NEW ALBANY
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New Albany Planning Commission Agenda

Monday, August 21, 2023 7:00pm

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

I. Call to order

II. Roll call

III. Action on minutes: July 17, 2023

IV. Additions or corrections to agenda

Administration of the 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-69-2023 Final Development Plan

Final development plan to allow the construction of a 2,247 square foot Taco Bell restaurant with drive-through on 1.37 acres located at 8511 Smiths Mill Road in Licking County (PID: 093-016512).

Applicant: Kimley-Horn, c/o Evan Salyers

Motion of acceptance of staff reports and related documents into the record for FDP-69-2023.

Motion of approval for application FDP-69-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-70-2023 Variances

Variances to C.O. 1169.04 to allow digital drive-thru menu board signs and to Beech Crossing zoning text section II.B.1(c) to allow a second access point on a private road for Taco Bell located at 8511 Smiths Mill Road in Licking County (PID: 093-016512).

Applicant: Kimley-Horn, c/o Evan Salyers

Motion of acceptance of staff reports and related documents into the record for VAR-70-2023.

Motion of approval for application VAR-70-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-80-2023 Rezoning
Request to rezone 5.916 acres located at 6455 West Campus Oval in Franklin County from Office Campus District (OCD) to Infill Planned Development (I-PUD) for an area to be known as the Central College Office Zoning District (PID: 222-003104).
Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Motion of acceptance of staff reports and related documents into the record for ZC-80-2023.

Motion of approval for application ZC-80-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-73-2023 Variance
Variance to C.O. 1165.04(b)(1) to allow a pergola to be aluminum metal at 9160 McClellan Drive (PID: 222-003776-00).
Applicant: Natasha Jones

Motion of acceptance of staff reports and related documents into the record for VAR-73-2023.

Motion of approval for application VAR-73-2023 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

New Albany Planning Commission
July 17, 2023
DRAFT Meeting Minutes

I. Call to order.

The New Albany Planning Commission conducted a regular meeting on Monday, July 17, 2023, in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:03 p.m.

II. Those answering roll call:

Mr. Kirby	present
Mr. Wallace	present
Mr. Schell	present
Ms. Briggs	present
Mr. Larsen	present
Council Member Brisk	present

Having all voting members present, the commission had a quorum to transact business.

Staff members present: Legal Counsel David Moser, Planner II Chris Christian, Planner Sierra Cratic-Smith, Engineering Manager Cara Denny, Planner Chelsea Nichols, Deputy Clerk Christina Madriguera.

III. Action on minutes: June 19, 2023

Chair Kirby stated he had a correction to page 2 of the minutes. In his statement on page 2, it states "they were at 53-feet wide and 115 -feet deep, and about 7 of them went into 40". The number 7 was actually 7.1 and the number 40 should have been 40,000 square feet (because 43,560 feet are in an acre). Chair Kirby shared his written notes with the clerk so that she could write the numbers on her hard copy.

Chair Kirby also stated that the June 20, 2023 Record of Action had been updated and the current version was before the commission.

Commissioner Wallace asked legal counsel whether the commission should make a motion to supplement the record with the updated version of the Record of Action.

Counsel Mosier replied that a motion to supplement the record was not necessary because the correct version was before the commission.

Chair Kirby moved to approve the minutes of the June 19, 2023 meeting as corrected. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Kirby yes; Ms. Briggs yes; Mr. Wallace yes; Mr. Schell yes; Mr. Larsen yes. Having five yes votes, the June 19, 2023 meeting minutes were approved as corrected.

IV. Additions or corrections to agenda.

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

Hearing none from staff, Chair Kirby administered the oath to all wishing to address the commission.

Chair Kirby reminded everyone to silence their devices.

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

Chair Kirby asked whether there was anyone present who wished to address the commission for an item not on the agenda.

Hearing none, Chair Kirby asked staff to present the first case.

VI. Cases:

ZC-58-2023 Rezoning

Request to rezone 78.16+/- acres located at 5708, 6760, 5782, 0 and a portion of 6140 Babbitt Rd in Franklin County from Agricultural (AG) and Limited General Employment District (L-GE) to Limited General Employment District (L-GE) for an area to be known as the Babbitt East Zoning District (PIDs: 220-000446, 220-000190, 220-000178, 220-002045, 220-002075, and a portion of 222-004864).

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

Planner Nichols delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineering Manager Denny responded that there were no engineering comments.

Chair Kirby asked to hear from the applicant.

Applicant Aaron Underhill with Underhill & Hodge at 8000 Walton Parkway in New Albany. Mr. Underhill explained that he was cognizant that neighbors were present. He explained the application, the setbacks and opacity provisions; the ingress and egress to the site which would be on Ganton PKWY, and stated that access from Babbitt Road would be limited to emergency vehicles only; he stated that they saw no need to exceed a 65-foot building height limit for this site.

Chair Kirby asked for the location of the placement of the mound.

Mr. Underhill stated that there would be a mound along Babbitt Road because the intervening right of way would be ignored in terms of adjacency to residential.

Chair Kirby continued there is 100-foot minimum setback, and noted that there would be another 100-foot setback for the building

Mr. Underhill responded 200.

Chair Kirby asked whether there was any reason not to put the mound 100-feet back. And observed that next to the street the mound would look like a wall on the edge of the road.

Applicant Tom Rubey with New Albany Company, responded that the Google site had a similar condition with fencing and street trees. He explained that the intent with this site was to have a similar look. He thought it was a great observation and asked that a condition be structured so that the applicant could work with staff regarding placement of the mound.

Chair Kirby stated that the mound could meander along the property.

Mr. Rubey agreed and noted the location of a tree preservation zone to the east and that the county line was on the eastern boundary. He noted adjacent property that was being marketed and that all of this property was within the New Albany Plain Local School District

Chair Kirby confirmed that the condition that the mounding is not fixed to the right of way would be agreeable.

Mr. Rubey responded, as long as the language provided that the applicant could work with staff on the placement.

Chair Kirby agreed and further thanked the applicants for the prohibition of access (for regular traffic) on Babbitt Road, and asked for other questions from the commission.

Commissioner Schell asked the applicant what the vision was for the site, whether single or multiple users were anticipated.

Mr. Underhill responded that based on the size of the site he thought there could be a single user with multiple buildings.

Commissioner Schell continued and asked whether it could be a business campus of some sort.

Mr. Underhill responded affirmatively.

Mr. Rubey responded that their objective was that it would be a single user with multiple buildings.

Commissioner Larsen confirmed that there would be no entry from Babbitt Road.

Mr. Underhill responded that was correct, no entry other than emergency vehicles.

Chair Kirby stated there was a similar situation with A&F from Central College Road, and it appears to have been relaxed and wondered whether there was a way to keep that from happening here.

Mr. Rubey responded that the A&F zoning was 25-years ago and there were many factors involved in the restrictions on access at that time. He did not see any similarities with this site and noted that this site is significantly larger.

Commissioner Briggs asked staff what the timing was for the Ganton PKWY extension.

Engineering Manager Denny responded that staff was completing the analysis for the alignment.

Commissioner Larsen asked staff how the RFBA voted on this application.

Planner Nichols responded that the RFBA unanimously recommended the application.

Chair Kirby opened the public hearing.

Tom Ribski, 5920 Babbitt Road, on the east side of Babbitt. He is a long-time resident of Plain Township, 37-years. He was on the Plain Township Planning Commission, on the RFBA, and had been a Plain Township Trustee. He stated that he understood development, he commended the New Albany Company on the proposal, and had a few comments and questions. Residents on Babbitt Road would like to maintain the rural character. He remarked that green space was critical and they are glad to maintain the green space and setbacks. He would like the zoning text

to address the light. The light coming off of the existing sites on Babbitt Road is substantial. He noted that a lot of the lighting comes from wall packs on the buildings and would like to have those limited; and further recommended that the color of the lighting be softer. He also requested increased screening at development rather than in five-years because it is during development that screening is needed most.

Chair Kirby responded that the reason is that the only screening that will be tall enough at development is arbor vitae and pines. He explained that it takes five years for the understory and deciduous screening to become established.

Mr. Ribski remarked that that meant that the developer was allowed to have less than 75% screening for five-years.

Chair Kirby answered affirmatively and asked whether staff had a comment.

Planner Nichols responded that the screening included mounding would be present at development and then the plantings would need to reach 75% opacity in five-years.

Mr. Ribski asked whether the rendering on the site plan was an accurate depiction of the orientation of Ganton PKWY.

Engineering Manager Denny responded that the rendering was a depiction, that the final plans regarding the orientation of the Ganton PKWY were not yet complete.

Mr. Ribski glad to hear that there will be no regular access via Babbitt Road and noted that there were various measurements from the centerline of the road.

Chair Kirby advised all present that they should get their well tested before development began in order to establish a baseline for determining whether development changed their water. He further advised the applicants to offer increased screening and buffers to the neighbors.

Mr. Ribski noted that QTS was at the top of the rezoning map and whether QTS Consulting was the prospective occupant.

Mr. Rubey replied that the occupant had not yet been determined.

Mr. Ribski continued that his view was that there were issues here that could be massaged, and perhaps a PUD zoning would be more appropriate.

Chair Kirby responded that the limitation text here was a near approximation of PUD text, and further changes could be requested at council's review.

Mr. Rubey offered the following responses to Mr. Ribski's questions: regarding the lighting, they would commit to wall packs also being 100% cutoff light fixtures and would be limited in number to the extent feasible; regarding screening and the 75% opacity, they would rather not do planting and would like to work with the city's landscape architect to come up with a plan sooner rather than later; regarding QTS, there is nothing that they could announce now, they have been working with a number of folks and there have not been any commitments.

Chair Kirby asked whether uplighting could be eliminated for the whole property.

Mr. Rubey replied there could be no uplighting on the buildings but could not commit to no uplighting property-wide considering safety and site circulation.

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Chair Kirby stated that code requires submission of a conforming light plan and lighting must be fixed if the limits are exceeded.

Commissioner Schell thanked Mr. Rubey for his service to New Albany.

Planner Nichols stated that the annexation for the four properties would be heard by council at their July 18, 2023 meeting, but the rezoning, if approved by the commission, will not be heard until August 1st.

Ronald Farber, 5596 Babbitt Road which is the property to the south. He asked what the intent of the 8-foot leisure trail was and whether it was to install just a section.

Planner Nichols answered that the installation of the trail was required by the City of New Albany and would be along Babbitt Road along the construction site only.

Chair Kirby remarked that initially it will be a trail to nowhere, but eventually it will become a trail to everywhere.

Mr. Farber asked whether water and sewer would be served by public utilities.

Chair Kirby answered yes. He further remarked that for folks considering an annexation request into the city, he believed they could request connection if they were located within 200 feet of the line. He asked staff whether there was a ballpark idea of where sanitary and sewer will go.

Engineering Manager Denny replied that she did not have that information.

Commissioner Wallace noted that Mr. Underhill had stated earlier that the toothbrush piece is just for the roadway and he asked how the screening for the road was going to work.

Mr. Underhill clarified that he did not intend to imply that there would not be room for anything else, their intent was to also accommodate a private drive and he was sure there would be screening there.

Chair Kirby noted that west of the site plan was zoned residential or rural residential, actually AG but a residential use.

Mr. Underhill responded that he believed the mounding requirement was for buildings.

Mr. Rubey responded that the vehicular access will be on the length of the drive and there would not be buildings visible. There were no screening requirements for the access drive; the code requirements for screening the neighbors will be related to the site plan.

Chair Kirby stated that in the winter headlights will spill. He noted there is no screening requirement for the access drive, and asked whether the site plan will address screening on the access drive.

Mr. Rubey responded that they would seek ways to minimize lights on the private drive.

Commission Wallace stated that the condition will be that positioning of the access drive will minimize headlight spillover.

Julie De Iullo, 5900 Babbitt which is the property to the north of the subject property. When the Country Club was built, retention ponds were installed but it is not unusual to see a lot of storm water collecting there. She asked what the stormwater management plan included.

Chair Kirby responded that, although it may be a little late now because the spring rains had passed, he would strongly suggest that she record the amount of water she currently had because, by law, the developer was not allowed to change a neighboring property owner's drainage, for better or worse.

Ms. De Iullo noted that she did not enjoy the amount of floodwater that she currently had, and noted that the bridges on Babbitt would probably need to be changed.

Chair Kirby stated within their own site they are required to have storm water retention and asked legal counsel whether a neighbor could consent to changing drainage.

Legal Counsel Moser responded that he did not know off of the top of his head, and that storm water agreements were varied.

Chair Kirby moved to accept the staff reports and related documents into the record for ZC-58-2023. Commissioner Larsen seconded the motion.

Chair Kirby asked if there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes; Mr. Larsen yes; Mr. Schell yes; Ms. Briggs yes; Mr. Wallace yes. Having five yes votes the staff reports and related documents were accepted into the record.

Commissioner Wallace moved for approval of application ZC-58-2023 based on the findings in the staff report and subject to the four conditions discussed during the meeting including:

1. The position of the mound is not fixed, it can be variable subject to staff approval;
2. There will be no uplighting on the buildings;
3. The applicant will work with the city's landscape architect to come up with increased screening at the southern property line and northern property line if requested; and
4. The access drive will be positioned to minimize light spillage.

Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace yes; Mr. Kirby yes; Ms. Briggs yes; Mr. Larsen yes; Mr. Schell yes. Having five votes in favor, the application was approved subject to the conditions stated above.

ZC-62-2023 Rezoning

Request to rezone 11.4+/- acres located at 435, 1043 and 1063 Beech Road SW in Licking County from Agricultural (AG) and General Employment District (GE) to Infill Planned Development (I-PUD) for an area to be known as the Ganton/Beech Northwest Zoning District (PIDs: 094-106590-00.000, 094-107748, and a portion of 094-107106-00.001).
Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Planner Nichols delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineering Manager Denny delivered the engineering staff report.

Chair Kirby asked to hear from the applicant.

Applicant Aaron Underhill of Underhill & Hodge located at 8000 Walton Parkway. He thanked Planner Nichols and explained that this rezoning and the next zoning application were intended to accommodate dining and retail establishments to serve the business park and also intended to limit vehicle traffic in New Albany.

Chair Kirby raised the issue of access and asked how many feet deep the property was on the Ganton Road side; roughly how much frontage would be on Ganton Road considering sight lines and minimum distances to intersections and right-in right-out.

Applicant Tom Rubey responded they would return with a final development plan which will include a detailed traffic analysis. More than 50-feet of right of way was provided when Ganton and Beech road were built and a traffic analysis was conducted in 2014. A traffic analysis will be conducted and presented at final development for this application.

Chair Kirby asked whether the applicants had any conflict with the engineering condition.

Mr. Underhill responded that the applicants had no conflict with engineering condition.

Chair Kirby asked whether uplighting could be eliminated.

Mr. Rubey remarked that the property was 350-feet deep, in response to Chair Kirby's earlier question. Regarding the uplighting he stated he was unsure about future signage and asked whether the condition could say there would be no uplighting on buildings or architecture.

Chair Kirby agreed.

Commissioner Schell referenced the school impact letter that was submitted with the application, and noted that this application involved commercial development so there would be no increase in student population. He asked the applicant to discuss the positive impact this will have on the schools.

Mr. Underhill responded this development will increase revenues from hotels, restaurants, and service establishments. He also remarked that revenues will increase as the result of the transfer from CAUV status - the land transfer alone will increase the value of the property and the amount of taxes collected. Increased revenues from food and services sales will result in substantial positive impacts on the schools.

Chair Kirby asked Mr. Underhill to take a shot at justifying the language in that allowed canopies over fuel pumps to encroach on building setbacks.

Mr. Underhill responded that the canopies would typically be located well in front of the building and in a parking area, and the language was likely a carryover from prior applications.

Mr. Rubey added that fuel canopies were a tricky element to deal with, they were unique and did not function as the face of a building for a number of reasons such as height and lighting.

Planner Nichols added that the language was similar to other commercial areas such as Beech Crossing.

Chair Kirby stated he was trying to avoid a variance and was also trying to tease out how much encroachment was actually needed.

Mr. Underhill remarked that they would agree to a condition that canopy may encroach, if approved, as part of the final development.

Commissioner Wallace asked for the nature of the zoning for the property north of the subject property and what was contemplated there because it might make more sense to put this closer to the road.

Mr. Underhill responded that the next road to the north was Worthington Road and S.R. 161 was after that, he continued that he thought the property to the north was zoned office campus district. He stated that they control that and they were not quite sure what the right thing would be with that property. He stated it was under consideration and he anticipated applications would be filed within the next six to 12 months.

Chair Kirby asked whether there was anyone from the public who wished to speak on the application.

Hearing no response, Chair Kirby moved for acceptance of the staff reports into the record for application ZC-62-2023. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes; Ms. Briggs yes; Mr. Larsen yes; Mr. Wallace yes; Mr. Schell yes. Having five yes votes the staff reports and related documents were accepted into the record.

Commissioner Schell moved for approval of application ZC-62-2023 based on the findings in the staff report and subject to the following conditions:

1. The comments of the city engineer shall be addressed and incorporated into the zoning text as appropriate and subject to staff approval;
2. No uplighting on buildings;
3. Regarding D5 canopy encroachments shall be subject to staff approval at final development.

Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Schell yes; Mr. Larsen yes; Mr. Kirby yes; Mr. Wallace yes; Ms. Briggs yes. Having five yes votes ZC-62-2023 was approved subject to the conditions stated above.

ZC-63-2023 Rezoning

Request to rezone 12.8+/- acres located at 14461 Worthington Rd, 0 Worthington Rd, and 0 Beech Road SW in Licking County from Office Campus District (OCD) to Infill Planned Development (I-PUD) for an area to be known as the Beech Interchange Southwest Zoning District (PIDs: 094-106836-00.000, 094-108390-00.000 and 094-109458-00.000).
Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Planner Nichols delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineering Manager Denny delivered the comments from engineering.

Chair Kirby asked to hear from the applicant.

Applicant Aaron Underhill with Underhill & Hodge at 8000 Walton Parkway. He stated that the site is largely similar to the subject property in the prior rezoning application [ZC-62-2023], this property is well positioned to serve the public and the business park. There will be no access from Beech Road. All access will be from the south.

Chair Kirby asked whether he agreed with the engineering comments and whether he would agree with imposition of the same conditions as the prior application [ZC-62-2023].

Mr. Underhill responded that they had no conflict and would agree with imposition of the same conditions.

Commissioner Wallace asked about the cut-out property.

Mr. Underhill responded that they had been in negotiations with the property owner for acquisition of that property and despite repeated attempts, had not reached an agreement as to the value of the property.

Commissioner Briggs asked how the property was accessed by the owner, noting there is no roadway access.

Mr. Rubey responded that they have been aggressively negotiating for acquisition of the property and have not been able to agree on a price. Prior access was by an agreement with ODOT, but that agreement no longer exists. He further speculated that this would be resolved in the future.

Mr. Underhill explained that they have no legal obligation to allow access.

Chair Kirby asked if there were further questions or comments from the commission.

Hearing none he asked whether there was anyone from the public who wished to speak on the application.

Hearing none, Chair Kirby moved to accept the staff reports and related documents into the record for ZC-63-2023. Commissioner Briggs seconded he motion.

Chair Kirby asked whether there was any discussion on the motion.

Hearing none, Chair Kirby asked to hear the roll.

Upon roll call: Mr. Kirby yes; Ms. Briggs yes; Mr. Wallace yes; Mr. Schell yes; Mr. Larsen yes. Having five yes votes the staff reports and related documents were accepted into the record.

Commissioner Schell moved for approval of ZC-63-2023 based on the findings in the staff report and the following conditions:

1. The comments of the city engineer shall be addressed and incorporated into the zoning text as appropriate and subject to staff approval;
2. No uplighting on buildings;
3. Regarding canopy encroachments, they shall be subject to staff approval at final development.

Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion for the zoning change.

Hearing none, Chair Kirby asked to hear the roll.

Upon roll call: Mr. Schell yes; Mr. Wallace yes; Ms. Briggs yes; Mr. Larsen yes; Mr. Kirby yes. Having five yes votes the application was approved subject to the conditions stated above.

VAR-65-2023 Variance
Variances to codified ordinance 1165.04(b)(1) to allow a pergola to be aluminum metal and to encroach 2.5 feet into the side yard setback at 7830 Eastcross Drive (PID: 222-004933).
Applicant: The City of New Albany

Planner Cratic-Smith delivered the staff report.

Chair Kirby stated that this appeared to be a situation where the landowner did everything right and this variance is now required in order to correct the city's error. He further asked legal whether approval of this variance would set a precedent.

Planner II Christian answered that was correct, this was a city sponsored request in order to rectify an error made in the permit approval process.

Chair Kirby asked whether were any others like this in the neighborhood.

Planner II Christian answered that there were not.

Legal Counsel Moser responded that this decision is no more precedential than others made by the commission. This request was to correct the city's error and must be evaluated on the regular factors for every variance.

Commissioner Wallace confirmed that the city should not have approved this application.

Planner II Christian confirmed his understanding was correct.

Commissioner Wallace stated that if the commission makes it clear that this is a unique and highly unusual circumstance, the commission will not be setting a precedent for approval of similar pergolas in the neighborhood. He further asked where on the property the pergola could be properly situated.

Planner Cratic-Smith explained that according to code, the setbacks change based on the circumstance and the project. When a patio is uncovered it should be five feet from the sideline but when the patio is covered it should be 10-feet.

Commissioner Larsen stated that the setback of the house was seven and a half feet.

Planner Cratic-Smith stated that was correct.

Planner II Christian added that the house could actually be five feet from the property line.

Commissioner Wallace stated that the other alternative is that the city bears the cost of removing the pergola and put the homeowner back into their original position. How would the commission go about that – if the commission refused the variance, then the pergola would need to be removed.

Legal Counsel Moser answered that was correct. The commission could reflect that very clearly then the city would need to draft an agreement with the homeowner.

Chair Kirby stated that the Planning Commission has no authority to spend money.

Legal Counsel Moser stated that was correct, so the commission's desire would need to be made clear but an agreement between the city and the property owner would need to be reached.

Commissioner Wallace continued that if the city refuses, then the owner can sue the city for redress. Refusing the variance request here would send a message to the city to take greater care.

Legal Counsel Moser stated that was correct, there would be liability there.

Commissioner Schell observed that there is really no other option, it is either left in place or taken down.

Commissioner Wallace stated that has he understood it, to move it would block the door.

Applicant Steve D'Antonio stated that it would not work at all to move the pergola, it would block the light. Tearing down the pergola would come to great expense for the city. He respectfully requested approval of the variance. He observed that none of the neighbors were present to speak against the application. He stated that Planner Cratic-Smith did a great job putting this application together, that none of the workarounds were palatable to him and further requested that the commission note that this is an error on the part of the city and that is the only reason for approval of the variance.

Commissioner Briggs clarified with staff that no neighbors had complained, raised concerns or questions, regarding this construction.

Planner Cratic-Smith answered that that was correct.

Commissioner Briggs noted that she was the newest member of the commission and asked whether there have been other similar cases.

Planner II Christian said that the commission had not had a similar case, but the BZA had approved setback variances over the years.

Chair Kirby asked whether there was one on Harlem Road.

Planner II Christian recalled that there was one on Harlem Road involving a fence and that went before the BZA, and there might have been one prior to 2019. He further clarified that if this was a house instead of a pergola, that a variance would not be needed.

Chair Kirby asked whether there were further questions from the commission or the public on the application.

Hearing none he moved for acceptance of the staff reports and related documents into the record for VAR-65-2023. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes; Mr. Larsen yes; Ms. Briggs yes; Mr. Wallace yes; Mr. Schell yes. Having five yes voted the staff reports and related documents were accepted into the record.

Commissioner Larsen moved for approval of VAR-65-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Commissioner Briggs seconded the motion.
Chair Kirby asked for discussion on the motion.

Chair Kirby stated that he presumed that the movants wanted it to be made clear in the motion that this was not intended to set a precedent, the only goal was to correct the city's error during the permitting process.

The movants, Commissioner Larsen and Commissioner Briggs, agreed.

Chair Kirby asked to hear the roll.

Upon roll call: Mr. Larsen yes; Ms. Briggs yes; Mr. Kirby yes; Mr. Wallace no; Mr. Schell yes. Having four yes votes and one no vote, VAR 65 2023 was approved.

Commissioner Wallace stated that he voted no because he believed there was an alternate approach in that the city should bear the cost for removal of the pergola that it improperly approved, and therefore he did not believe this variance request met the *Duncan* requirements.

Chair Kirby noted that this application did not meet the *Duncan* factors but the commission has approved variances like this in the past when the property owner would suffer a hardship.

Chair Kirby and the commission wished the applicant good luck.

VAR-66-2023 Variance
Variance to codified ordinance 1165.04(b)(3)(C) to allow a deck to encroach 30 inches into a utility easement at 6867 Harper Lane (PID: 222-004663).
Applicant: Traci Moore

Planner Cratic-Smith delivered the staff report.

Chair Kirby stated that he wanted to discuss the prior case, VAR-65-2023. He wanted to discuss a condition that he had wanted to add to that variance, which was that the variance goes away if the pergola comes down. He asked legal whether the commission could reconsider the case.

Legal Counsel Moser stated that he believed it was too late to return to the prior case, since the vote had been taken and the variance was approved 4-1. He did not think the commission could go back and undo it.

Commissioner Wallace noted that the applicants had left and stated, for that reason he thought it would be unfair to reconsider the approval.

Chair Kirby agreed and the commissioners indicated agreement.

Chair Kirby returned the commission's attention to VAR-66-2023 and asked staff whether there were similar encroachments in this neighborhood.

Planner Cratic-Smith responded that there were and indicated existing encroachments on the site map. The existing encroachments had been properly approved administratively prior to the code change.

Commissioner Wallace clarified that prior to the code change, the city engineer was able to approve these types of requests administratively.

Planner II Christian added that the existing encroachments were not variances, the plat language allowed for them which was the reason they could be handled administratively.

Commissioner Wallace asked whether there was a difference from the city's perspective between drainage and utility easements.

Planner II Christian answered that Engineering Manager Denny could respond as well, but his understanding was that the city is stricter with drainage easements.

Engineering Manager Denny agreed and added that encroachment on drainage easements are not supported by engineering because encroachment affects flow. She further explained that utility easements are typically larger than what is actually required for the utility so encroachment may not interfere with access. In those cases, encroachment can be approved as long as a hold-harmless agreement is used.

Commissioner Wallace recalled a prior application involving encroachment into an easement and the staff report recommended denial of the application. He noted that this application had no such recommendation, that the staff report was supportive of the application as long as it included a hold harmless agreement.

Engineering Manager Denny responded that was correct, staff was supportive of this application as long as it included a hold harmless agreement.

Chair Kirby asked the applicant whether the footers could be moved out of the easement and still have enough strength to support the cantilever for the deck.

Applicant Michael Whitley of Three D Construction responded that it was possible and would require additional framing; it could be moved back another eight inches. The main thing was the sewer line, which was at the back of the property and they were not going to be anywhere near that.

Chair Kirby continued that he was trying to avoid impacts to the homeowner in case of unforeseen events or projects.

Applicant and property owner Traci Moore pointed out that the sanitary sewer line was 11-feet away.

Chair Kirby asked what the separation requirement between water and sewer.

Engineering Manager Denny replied that she believed it was 10-feet horizontally.

Chair Kirby responded that was pretty close and was a good reason to move the footer out from underneath the deck and closer to the house.

Commissioner Schell asked whether there would be additional costs with moving the footer.

Mr. Whitely responded that it would require additional framing.

Commissioner Wallace stated that the commission would include that as a condition of approval - that the footer be moved out of the easement.

The applicants agreed.

Commissioner Schell asked staff whether this was the first variance request since the code change in 2019.

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Planner II Christian responded that the BZA has heard similar requests and that, generally speaking drainage requests have been denied, but there have been a few utility easement encroachment requests with a hold harmless agreement that have been approved.

Council Member Brisk recalled that she had reviewed a few cases that were approved with a hold harmless agreement.

Planner II Christian asked Legal Counsel Moser to talk about hold harmless agreements.

Legal Counsel Moser explained the function of the hold harmless agreement. The agreement clarifies that the city is not responsible for damage should the deck or a portion of the deck need to be removed to access the easement.

Chair Kirby asked about the language requiring screening. He asked whether it was at the footer level or at the cantilever level.

Planner Cratic-Smith responded that she believed it was to the cantilever.

Planner II Christian agreed and stated Planner Cratic-Smith was correct.

Mr. Whitley indicated the area on the site plan where there would be skirting.

Commissioner Wallace asked whether the homeowner agreed with the hold harmless and the conditions in the staff report.

Ms. Moore responded that she agreed and that she understood her obligations under the hold harmless agreement.

Chair Kirby asked whether anyone from the public had a comment. Hearing none, he asked whether anyone from the commission had a comment.

Commissioner Wallace stated that he thought he could count on one hand the variances he had approved in his 15-20 years on the commission. However, he continued, this request is unique in that there are existing and similar decks that were administratively permitted prior to the code change. He did not believe this set a city-wide precedent but acknowledged that there were many existing and similar decks.

Chair Kirby agreed with Commissioner Wallace's statement and further stated that he wanted that made clear in the record.

Chair Kirby moved for acceptance of staff reports and related documents into the record for VAR-66-2023. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes; Mr. Wallace yes; Mr. Schell yes; Ms. Briggs yes; Mr. Larsen yes. Having five yes votes the staff reports and related documents for VAR-66-2023 were accepted into the record.

Commissioner Briggs moved for approval of application VAR-66-2023 based on the findings in the staff report with the following conditions subject to staff approval:

1. The area underneath the deck must be screened in accordance with city code.
2. The homeowner enters into a hold harmless agreement specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a

public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must be the responsibility of the homeowner to address.

3. The footers will be moved to outside the easement.

Commissioner Schell seconded the motion.

Chair Kirby asked for discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Ms. Briggs yes; Mr. Schell yes; Mr. Wallace yes; Mr. Larsen yes; Mr. Kirby yes. Having five yes votes the application was approved subject to the conditions stated above.

The commission wished the applicant good luck.

Chair Kirby called a 10-minute recess at 8:56 p.m.

Chair Kirby called the commission to order at 9:05 p.m. and asked staff to present the staff report for the review and recommendations to the code for electronic/digital drive through menu board signs.

VII. Other business

- Review and Recommendation to City Council of updates to the Display Signs and Outdoor Advertising section of the New Albany Codified Ordinances to permit and provide development standards for electronic/digital drive thru menu board signs.

  Planner II Christian delivered the staff report.

  Commissioner Wallace clarified that the commission was not precluded from asking for additional landscaping. He further clarified that in the event a sign was visible from the right of way and was requesting a variance, the commission could discuss and impose conditions that would make the sign invisible from the right of way.

  Planner II Christian answered that was correct. He further requested that the commission move to favorably recommend the proposed updates to council.

  Chair Kirby asked whether there were any other thoughts or questions from the commission.

  Commissioner Larsen remarked that, in thinking about the Wendy's situation that the commission recently reviewed, he was wondering whether there should there be language restricting the view from a residential type structure, such as a hotel.

  Planner II Christian responded that that was not typically how it was structured, but certainly that was something to consider.

  Commissioner Wallace asked for the definition of public right of way.

  Planner II Christian stated that it was a right of way for the public to use, and does not apply to privately maintained roads such as the road behind Dairy Queen.

  There was a general discussion of public rights of way, private drives, and screening.

  Planner II Christian stated that the proposed updates would impose standards and restrictions on usage where currently there are none. For example, there is language that requires

electronic signs to be turned off when restaurants are closed, but there is no such language currently in the code.

Chair Kirby made a motion to accept the staff reports and related documents into the record. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, Chair Kirby asked to hear the roll.

Upon roll call: Mr. Kirby, yes; Mr. Wallace, yes; Mr. Schell, yes; Ms. Briggs, yes; Mr. Larsen, yes. Having five yes votes the staff reports and related documents were accepted into the record.

Chair Kirby made a motion to recommend to council the adoption of the proposed changes to the display signs and outdoor advertising section of the code. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes; Ms. Briggs yes; Mr. Schell yes; Mr. Larsen yes; Mr. Wallace yes. Having five yes votes the commission recommended that council adopt the proposed changes to the display signs and outdoor advertising section of the code.

The commission thanked Planner II Christian for his work on the proposed changes.

Planner II Christian stated that the changes would review the changes on August 1st.

- Engage New Albany Strategic Plan Central College Redevelopment Framework Plan.

Planner Christian delivered the staff report.

Commissioner Wallace asked whether this could be characterized what we are doing tonight as an overlay of the existing strategic plan, in order to evaluate future applications for this site.

Planner II Christian responded that was correct. This Redevelopment Framework Plan is in order to provide tools in the event of redevelopment. It is not a development proposal.

Commissioner Larsen asked whether the goal was to update the Strategic Plan.

Planner II Christian stated that it was correct, it would be an amendment or addendum of the Strategic Plan.

Chair Kirby noted that the existing zoning text was drafted specifically for the Discover facility.

Planner II Christian answered that was correct.

At the conclusion of the staff report, Chair Kirby opened the discussion for questions from the commission.

Chair Kirby stated that the future plan how this site will interact with the hamlet next door. The hamlet is mixed use and contemplates some of the same uses as this facility and we need to be careful not to assassinate the hamlet.

Planner II Christian agreed and replied that any development will be fully considered.

Chair Kirby asked how the commercial site would be accessed and wondered whether people would drive and park in order to use these businesses.

Planner II Christian answered yes, they would drive or walk. He clarified that there would be no residential on the site.

Council Member Brisk agreed and reiterated that there is no residential. The concept was that residents from adjacent living would walk or drive over.

Chair Kirby stated that he wondered whether the office of the future was downstairs from the apartment of the future.

Commissioner Larsen remarked that once the hamlet is developed, there will be a large population.

Commissioner Wallace asked whether there was any thought to extending the hamlet north into this area.

Planner II Christian answered no, candidly, the hamlet is the hamlet.

Commissioner Wallace continued that, putting aside the politics, the hamlet was going in, so he wondered whether it would it make sense to extend residential north.

Planner II Christian stated that although residential might be missing, the city's first goal is to restore the income taxes lost at that site.

Chair Kirby added that a good example could be Bell Labs in Holmdel, NJ.

Council Member Brisk asked how many stories Discover is right now.

Planner II Christian answered two.

Commissioner Schell asked Planner II Christian how many employees were at Discover.

Planner II Christian answered it was a lot.

Commissioner Larsen observed that if the hamlet or residential was extended this way it would impact schools and traffic, so this proposed use is a better solution.

Planner II Christian stated that the current use as call center creates the most traffic.

Chair Kirby added that the roads were built to handle the traffic.

Commissioner Wallace asked whether offices and retail or residential created more traffic.

Planner II Christian answered that he was not sure, but call center usage would be the highest.

Commissioner Briggs stated that it depends on the kind of office it was. Due to the COVID effect, office work has changed so much, we cannot predict the future.

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Council Member Brisk added that call centers squeeze a lot of people into their square footage. But executive offices present another scenario. It really depends on the occupant.

Commissioner Briggs also commented that call center work is a lot different now, many people work from home.

Council Member Brisk agreed and stated that prior to COVID, New Albany had a huge need for small office space. It is a different time.

Planner II Christian replied that was correct. Time in the office is reduced and the modern workspaces are highly amenitized.

Council Member Brisk recognized the potential for this to complement the hamlet.

Commissioner Larsen stated this is a lot about what the residents were asking for with the hamlet, and at that time the developer purported that the hamlet could not support businesses. And now it seems they are saying they could be supported.

Chair Kirby noted that many cubicles could fit inside the structure, and that would mean a lot of jobs at the site.

Planner II Christian agreed and stated that, as a reminder, that under the current zoning a call center business could start up right away at that site. Commissioner Wallace asked whether the Discover site was included in the traffic study for the hamlet.

Planner II Christian stated that Discover was out of business at the time the study was conducted but that it was an addendum to the study. He further stated that the city was nearing completion of an audit of the traffic study conducted for the hamlet.

Commissioner Wallace recalled that the traffic from the hamlet was not projected to be substantial, and neither was the school impact. This also would not have a negative impact on the schools. He further stated that the city has seen an influx of 55+, the new apartments at Market and Main, was there any sense from the city that there would be housing for young professionals and perhaps residents looking to down-size.

Planner II Christian stated he gets frequent calls from developers, but there is limited appetite from council and residents.

Commissioner Wallace stated that more housing made sense.

Chair Kirby commented about the existing space downtown, behind CVS, for housing. Housing placed there would be walkable to amenities downtown.

Council Member Brisk replied that she thinks that is the direction that council is headed. We do not want to overshadow downtown by developing other areas of town. Market Street will continue to be developed. Efforts are currently underway by NACO to get more liquor licenses for mixed use downtown.

Council Member Brisk asked Planner II Christian what he was seeking from the commission, because this site already permits commercial use.

Planner II Christian replied that he was asking for a site by site review and motion to recommend this as an addendum to the Northwest Focus Area.

Chair Kirby stated that this boils down to a heavy-on-employment recommendation. This is a lot of jobs and let's do it better document.

Commissioner Wallace asked whether their existing property in Columbus or New Albany that has this kind of use because he was trying to get a sense [of what the city had in mind].

Planner II Christian stated that there were not any examples he could think of at this scale. They looked at many case studies, a few of which were cited in the plan.

Chair Kirby opened the public hearing.

Amy Lane, a neighboring property owner who commercializes biotech since 2015. She stated that traffic is very important to her. Traffic from Walnut on to 605 is already dangerous, and New Albany has to get it right as the city grows. She works in patient-one healthcare. She works every day to save a limb and save a life. She stated that she already sees vehicular accidents on the roads surrounding the subject property and her home and she urged the commission to think very hard about adding vehicular and pedestrian traffic to this area. She requested the traffic study from Mayor Spalding and has not heard anything. She remarked that it is already scary and unsafe. She stated that she works in biotech so she understands the Silicon Heartland development and she thinks we need evolution, but she urged the commission to take care because the road is already very busy.

Planner II Christian responded that the Walnut/605 intersection is not controlled by the City of New Albany, it is controlled by the Franklin County Engineer's office. However, city staff is aware the Franklin County Engineer's Office has conducted studies of that intersection because that is a dangerous intersection. The city has assisted where needed because the city would like to see the situation at that intersection improved. More specifically the city would like the speed limit reduced at that intersection. He continued that when buildings are placed closer to the street, as will be the case with the hamlet, drivers tend to slow down. He also stated that this is an important, gateway intersection to the New Albany community.

Commissioner Larsen stated that this was probably a question better directed to MKSK. He had observed that the brochure sent out about the hamlet seemed to indicate more businesses than were approved by the commission and the city council.

Planner II Christian responded that he would check, but he thought it was the same.

Kirk Smith, 6830 Central College Road. He indicated the location of his residence on the site map. He stated that he had lost at the hamlet and that he and a group of residents was at the meeting in order to urge the commission and council to be very planful with this redevelopment framework. He was very disappointed at the suggestion of additional residential density into that space. He asked the commission to carefully consider any kind of additional density – whether dining, retail, or whatever. This does not match what was said a year ago.

Chair Kirby clarified nothing presented at the meeting suggested additional residential density.

Mr. Smith stated correct and continued that there were discussions of additional out-lying buildings in the parking area.

Council Member Brisk stated that she believed [the commission and council] had asked the question all along, whether that was already permitted by the current zoning text.

Planner II Christian answered that it was.

Council Member Brisk explained that [the commission and council] cannot take away what the landowner already has, that is not authority that [the commission and council] have. The staff is asking the commission to protect that area and is requesting a clearer definition of what can happen there. We cannot take away existing property owner rights.

Mr. Smith returned that [the commission and council] could grant additional and urged the commission to be planful as they proceed.

Ms. Lane stated that she is a property owner and she put this in the hands of the commission. She remarked that she knew that money wins and asked that the commission please be planful.

Tricia Segnini, 7267 Walnut Drive. She thanked the commission for hearing her questions and asked how many acres the site spanned.

Planner II Christian responded that it was 49-acres.

Ms. Segnini stated that the parking lot makes it bigger. She confirmed that residential is not planned. She remarked that the unknowns made surrounding residents nervous. She noted that some of the larger retail establishments, such as Wal-Mart, scared area residents. She stated that if a Cameron Mitchell restaurant was placed there, she would be delighted.

Planner II Christian thanked her and stated that a large, stand-alone retail establishment was not envisioned for that property and they could add that description.

Ms. Segnini thanked Planner II Christian and stated that would be great. She reiterated that the unknown was unnerving and if the residents knew what was planned they would feel a lot better.

Chair Kirby moved to accept the documents into the record for the Engage New Albany Strategic Plan Redevelopment Framework Plan. Commissioner Schell seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes; Mr. Schell yes; Ms. Briggs yes; Mr. Larsen yes; Mr. Wallace yes. Having five yes votes the documents were accepted into the record.

Commissioner Briggs moved to recommend the new Engage New Albany Strategic Plan Redevelopment Framework Plan to council with the changes discussed by staff at the meeting. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Ms. Briggs yes; Mr. Kirby yes; Mr. Larsen no; Mr. Wallace yes; Mr. Schell yes. Having four yes votes and one no vote the Engage New Albany Strategic Plan Redevelopment Framework Plan was recommended to council.

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Commissioner Larsen stated that he has learned a lot about this particular site that he liked the plan but was concerned about the traffic. He believed that traffic impacts were being minimized and that the traffic concerns should be addressed.

VIII. Poll members for comment

Chair Kirby polled the commission for comment. They all wished each other a good evening.

IX. Adjournment

Having no further business, Chair Kirby adjourned the meeting at 10:04 p.m.

Submitted by: Christina Madriguera, Esq., Deputy Clerk.

Appendix

ZC-58-2023
- **Staff Report**
- **Record of Action**

ZC-62-2023
- **Staff report**
- **Record of Action**

ZC-63-2023
- **Staff Report**
- **Record of Action**

VAR-65-2023
- **Staff Report**
- **Record of Action**

VAR-66-2023
- **Staff Report**
- **Record of Action**

Review and Recommendation to City Council of updates to the Display Signs and Outdoor Advertising section of the New Albany Codified Ordinances

Engage New Albany Strategic Plan Central College Redevelopment Framework Plan

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NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
July 17, 2023 Meeting

BABBITT EAST ZONING DISTRICT ZONING AMENDMENT

LOCATION:	Located at 5708, 5760, 5782, 0 and a portion of 6140 Babbitt Rd for an area to be known as Babbitt East Zoning District (PIDs: 220-000446, 220-000190, 220-000178, 220-002045, 220-002075, and a portion of 222-004864).
REQUEST:	Zoning Amendment
ZONING:	AG (Agricultural) and L-GE (Limited General Employment District) to L-GE (Limited General Employment District)
STRATEGIC PLAN:	Mixed Use
APPLICATION:	ZC-58-2023
APPLICANT:	MBJ Holdings LLC, c/o Aaron Underhill, Esq.

Review based on: Application materials received May 19, 2023 and July 10, 2023.

Staff report completed by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 78.16+/- acres. The request proposes to create a new limitation text for the area known as the "Babbitt East Zoning District" by zoning the area to Limited General Employment (L-GE) from Agriculture (AG) and Limited General Employment (L-GE). The proposed rezoning serves as an expansion of the New Albany International Business Park. The Rocky Fork-Blacklick Accord reviewed and recommended approval of the application on June 15, 2023.

The proposed zoning is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code. The Limited General Employment District permits office, data center, manufacturing & production, warehouse & distribution, and research & production uses. The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned Limited General Employment (L-GE). This rezoning serves to extend the same or similar zoning and development standards to the property as currently applies to much of the developed and undeveloped land in its general vicinity.

II. SITE DESCRIPTION & USE

The overall site consists of five parcels and is located within Franklin County. The site is located on the east side of Babbitt Road. Four of the subject parcels are currently being annexed into the city. The annexation petition was submitted on May 2, 2023. Its first reading at city council was on July 5, 2023 and its second reading is scheduled for July 18, 2023.

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

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02. Upon review of the proposed amendment to the zoning map, the

Commission is to make recommendation to city council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

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

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

A. Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Mixed-Use future land use category. However, given the proposed rezoning, staff has evaluated this proposal against the Employment Center standards. The strategic plan lists the following development standards for the Employment Center land use category:

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

B. Use, Site and Layout

1. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
2. The 2020 Engage New Albany strategic plan designates the area as the Mixed-Use future land use category. However, given the proposed rezoning, staff has evaluated this proposal against the Employment Center standards. Office and commercial uses are a component of the mixed-use category. The strategic plan intent for the mixed use within this area is to have employment center uses but allow for incorporation of retail and residential uses if appropriate. The proposed uses are consistent with the zoning in the surrounding area.
3. Due to the proximity of this site to Ganton Parkway, State Route 161/Beech Road interchange, and its location adjacent to other Limited General Employment (L-GE) zoned land in the existing New Albany International Business Park to the north and east, the site appears to be most appropriate for the proposed type of development.
4. The limitation text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned L-GE. The text allows office, data center, manufacturing & production, warehouse & distribution, and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this subarea.
5. Conditional uses include industrial manufacturing & assembly, car fleet and truck fleet parking, and limited educational industries.

6. Prohibited uses include industrial product sales and services, mini-warehouses, vehicle services, radio/television broadcast facilities, off-premise signs and sexually oriented business.
7. The proposed L-GE text requires the following setbacks:
    - Babbitt Road: There shall be a minimum building setback of 200 feet from the right-of-way of the Babbitt Road. There shall be a minimum pavement setback of 100 feet from the Babbitt Road right-of-way.
    - Perimeter Boundaries: Minimum pavement setback of 25 feet and a minimum building setback of 100 feet.
        - The proposed setback meets other similarly zoned parcels in the surrounding area and exceeds standard building setbacks from city code.

C. Access, Loading, Parking

1. Vehicular access shall be provided to and from this zoning district along Ganton Parkway. An access point along Babbitt Road shall be permitted only for use by emergency vehicles. Regular vehicular access and construction vehicles access shall not be permitted to and from Babbitt Road, except temporary vehicular access shall be permitted if access to and from Ganton Parkway is unavailable due to its repair or maintenance, as confirmed by City staff.
2. Parking and loading will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
3. Zoning text section V.C proposes to dedicate the following right-of-way:
    - The developer shall dedicate property to the City as right-of-way for a distance of 30 feet as measured from the centerline of Babbitt Road. The developer shall grant easements to the City which are adjacent to the aforementioned 30-foot right-of-way, not to exceed 25 feet in width on either side, to provide for the installation and maintenance of streetscape improvements, public utility lines, and leisure paths.
4. An 8-foot-wide asphalt leisure trail is required to be installed along the Babbitt Road frontage of the site. Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building, to parking, and to any other civic or public uses within convenient walking distances.

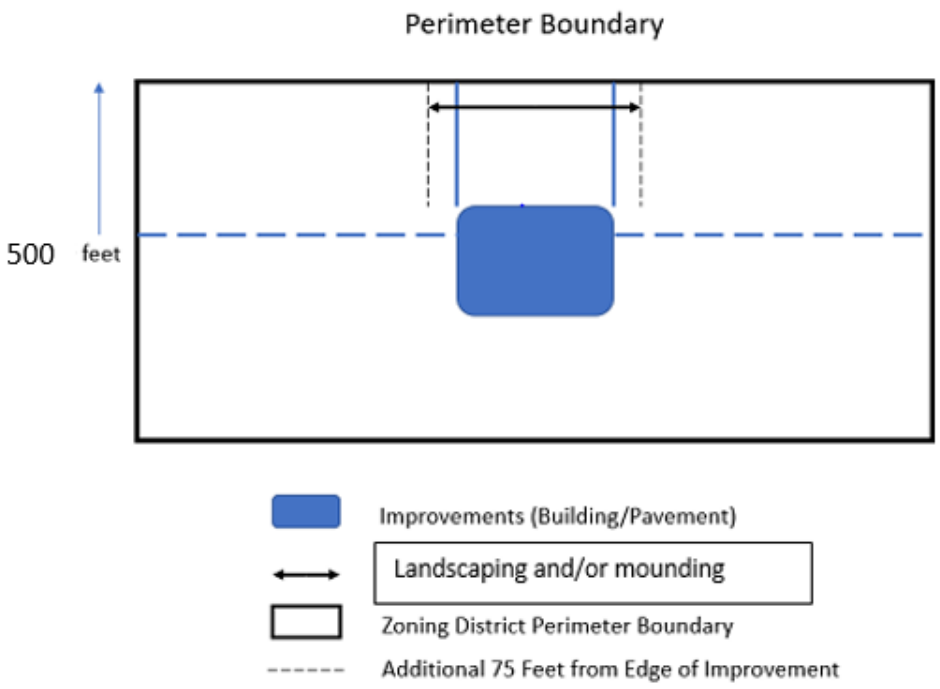
D. Architectural Standards

1. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
2. The same architectural requirements as the existing business park areas directly to the north and east are proposed.
3. The zoning text section IV.A. permits 65-foot-tall buildings, subject to Section 1165.03 of the Codified Ordinances. The General Employment district does not typically have a height limitation. In fact, L-GE districts, that do implement a height restriction usually allow up to 85-foot tall buildings. By creating a height requirement of 65 feet, the text is still being more restrictive than the standard district requirements and proves to be sensitive to the existing adjacent residential uses.
4. The city Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the DGRs as those in the other subareas of the business park, which ensures the quality and consistent design of these buildings throughout this portion of the business park.
5. Section IV.E.6 of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening

is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.

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

1. Maximum lot coverage for this subarea is 75%, which is the same requirement as the surrounding L-GE zoning districts.
2. Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
3. For perimeter boundaries which abut properties containing existing residential uses or has a zoning classification which permits the development of residential uses that are not owned by the developer a minimum six (6) foot high mound shall be installed along the property line and shall include a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of 10 feet above ground level.
    a. These mounds shall be installed within the minimum pavement setback area as required by this zoning text and may encroach on the abutting property if that owner agrees with the mound's installation on his/her property.
    b. The plan for these areas must be reviewed and approved by the City's Landscape Architect.
4. There shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.
5. Master Landscape Standards Plan:
    a. Unless a landscape and signage standards plan is developed for this specific area and approved by the Planning Commission, the City of New Albany Business Campus South – Beech Road South Landscape Standards Master Plan which was previously created for the Beech Road corridor and approved by the Planning Commission on June 5, 2017 shall apply to the Babbitt Road frontage in this Zoning District.
6. Babbitt Road:
    a. Landscaping and mounding within the minimum required pavement setback along Babbitt Road shall be coordinated and consistent throughout this Zoning District and surrounding areas.
    b. A street tree row shall be established along Beech Road and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect.
7. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within this Zoning District, for all portions of the Zoning District where there is required landscaping as contemplated in Section VI.B above, it may be installed in phases. For each phase of development in the Zoning District, such required landscaping and/or mounding shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or aboveground equipment or utility infrastructure, once constructed within that phase, will be located within 500 feet of the relevant perimeter boundary line. At a minimum for each phase, this landscaping shall be installed along the portion of the relevant perimeter boundary line of the Zoning District between two points which are determined by extending two straight lines from the perimeter boundary line of the Zoning District to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



E. Lighting & Signage

1. No signage is proposed at this time. Per the text all signage shall conform to the standards set forth in the District Framework & Landscape Design Standards for the Beech Road North District as adopted by the City and Chapter 1169 of the Codified Ordinances of the City of New Albany.
2. All lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
3. The maximum height of light poles is 30 feet.
4. The zoning text requires lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

F. Other Considerations

1. The property owner has submitted a school impact statement which states the proposed L-GE zoning will add significant value to the land and proposes the means to provide additional value by way of improvements.

IV. ENGINEER'S COMMENTS

The City Engineer has no comments on this submittal.

IV. SUMMARY

The limitation text provides for stricter limitations in use and design than the straight General Employment zoning districts and retains or improves upon many of the requirements found in adjacent existing zoning texts. Due to the proximity of this site to Ganton Parkway, State Route 161/Beech Road interchange, and its location adjacent to other Limited General Employment (L-GE) zoned land in the existing New Albany International Business Park to the north and east, the site appears to be most appropriate for the proposed type of commercial development.

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

1. The large scale of the rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).

2. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
3. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
4. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while having a positive impact on the school district (1111.06(h)).

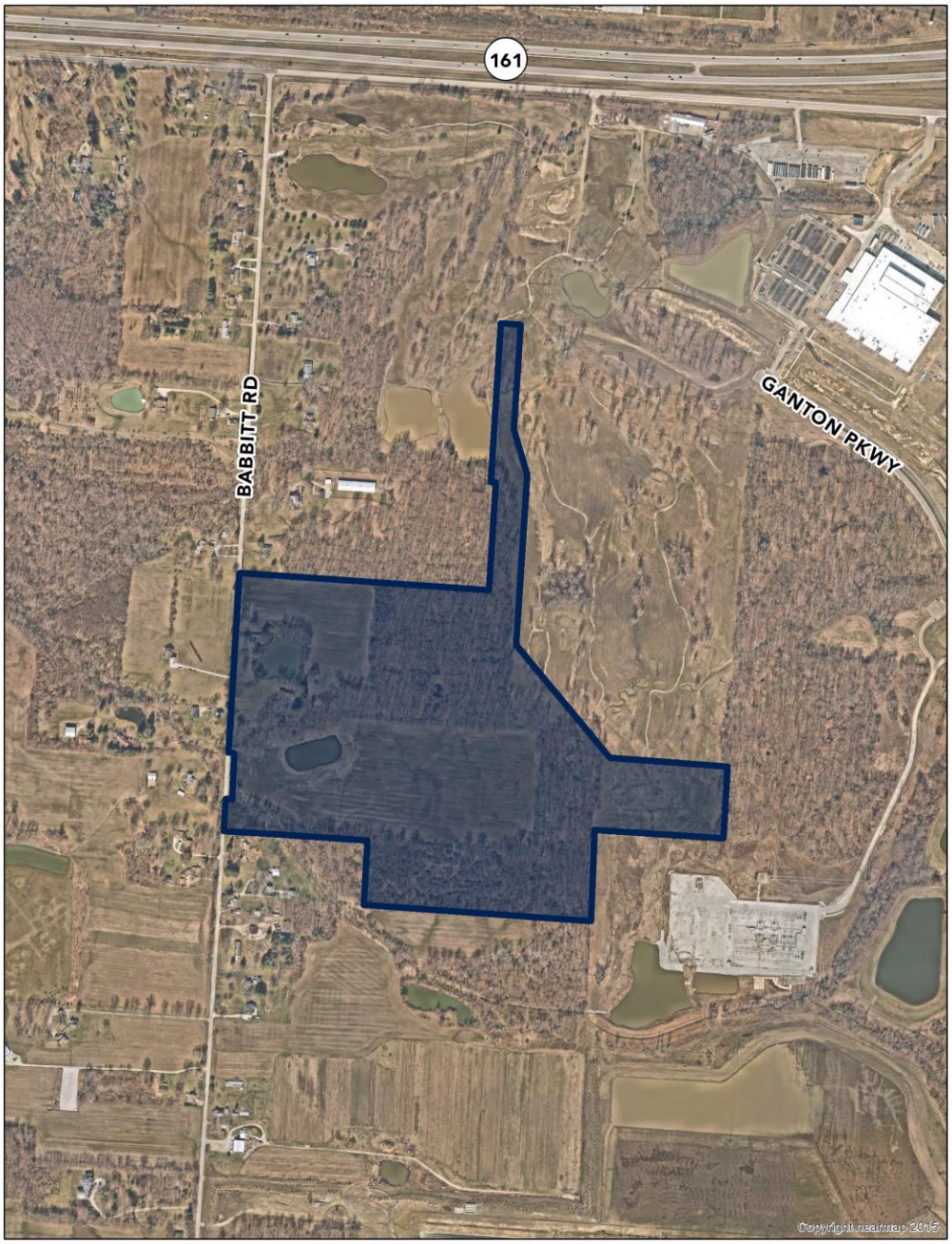
V. ACTION

Suggested Motion for ZC-58-2023:

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application ZC-58-2023 based on the findings in the staff report.

Approximate Site Location:



NEW ALBANY

Community Development Department

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

Dear Aaron Underhill,

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

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

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

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

Thank you.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, July 18, 2023

The New Albany Planning Commission took the following action on 07/17/2023 .

Zoning Amendment

Location: 6140 Babbitt RD, 5760 BABBITT RD, 5782 BABBITT RD, 5708 BABBITT RD

Applicant: Aaron Underhill, Esq.

Application: PLZC20230058

Request: Review and recommendation to city council to rezone 78.16 acres to L-GE for an area to be known as the Babbitt East Zoning District.

Motion: Move to approve application ZC-58-2023 based on the findings in the staff report, with conditions.

Commission Vote: Motion Passed, 5-0

Result: The Planning Commission recommended approval of zoning amendment (PLZC20230058) to city council by a vote of 5-0.

Recorded in the Official Journal this Tuesday, July 18, 2023.

Condition(s) of Approval:

1. The zoning text shall be updated to stated that the position of the mound along Babbitt Road within the front yard setback is not fixed, can be variable and its location be subject to staff approval.

2. The zoning text shall be updated to prohibit uplighting on buildings.

3. The application shall work with the city's landscape architect at the time of permitting to determine final landscaping to be installed within the southern and northern setbacks to provide for adequate screening for the adjacent neighbors.

4. The position of the access drive shall be and installed so as to minimize headlight spill over on adjacent properties to the west of the access drive.

Staff Certification:

Chelsea Nichols

Chelsea Nichols
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
July 17, 2023 Meeting

GANTON/BEECH NORTHWEST ZONING DISTRICT ZONING AMENDMENT

LOCATION:	11.4 +/- acres located at 435, 1043 and 1063 Beech Road SW in Licking County (PIDs: 094-106590-00.000, 094-107748, and a portion of 094-107106-00.001).
APPLICANT:	MBJ Holdings LLC c/o Aaron L Underhill
REQUEST:	Zoning Change
ZONING:	Agricultural (AG) and General Employment (GE) to Infill Planned Unit Development (I-PUD)
STRATEGIC PLAN:	Mixed-Use
APPLICATION:	ZC-62-2023

Review based on: Application materials received on June 1, 2023 and July 10, 2023.

Staff report completed by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 11.4+/- acres. The request proposes to create a new zoning district to be known as the "Ganton/Beech Northwest Zoning District" by zoning the area to Infill Planned Unit Development (I-PUD) from Agricultural (AG) and General Employment (GE).

The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Crossing Zoning District, which is located generally to the north of this site and is zoned Infill Planned Unit Development (I-PUD). This rezoning serves to extend the same or similar zoning standards to this property as currently applies to Beech Crossing Zoning District. This zoning district would facilitate the development of service, retail, restaurant, and gasoline service station uses to serve employees within and visitors to the New Albany International Business Park, as well as others traveling along State Route 161.

II. SITE DESCRIPTION & USE

The overall site consists of three parcels located within Licking County. The zoning district is generally located at the northeast corner of Beech Road and Ganton Parkway. The neighboring uses and zoning districts include L-GE. The site is currently undeveloped.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.10. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to city council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in <u>underlined text</u>.

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

(a) Adjacent land use.
(b) The relationship of topography to the use intended or to its implications.

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

A. Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Mixed-Use future land use category. The strategic plan lists the following development standards for the Employment Center land use category:

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

B. Use, Site and Layout

1. The proposed text permits uses set forth in the C-3, Highway Business District. Permitted uses include a mix of administrative, business and professional offices uses and retail stores and personal service uses. In addition, gasoline and diesel fueling stations with convenience stores and other accessory uses, vehicle charging stations, and restaurants or banks with drive-throughs.
2. In addition, the following uses shall be prohibited:
    a. Self-service laundries
    b. Funeral services
    c. Automobile sales
    d. Motor vehicle sales and service (combined) establishments
    e. Commercial recreational facilities
    f. Carry out food and beverage establishments with drive-thru facilities. To clarify, this prohibited use is intended to include uses such as drive-thru and carry-out beer and wine sales and is not intended to apply to restaurants with drive-throughs.
3. In this zoning district, the term "gasoline service station" shall include, but not be limited to, service stations selling gasoline, diesel, and/or any other fuel for trucks and/or passenger vehicles, and/or offering charging stations for electric vehicles." Special provisions outlined in the zoning text for gasoline and diesel service stations include:
    a. Sections 1165.08(a) through (d) of the Codified Ordinances shall not apply.
    b. Such uses shall be permitted to serve the commercial trucking industry in addition to regular (non-truck) motorists, but the overnight parking of trucks shall be prohibited.
    c. Showers and bathing facilities serving truck drivers or others shall be prohibited.
    d. No lodging shall be permitted as part of the use.
4. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned land in the existing Licking County business park to the north, the site appears to be appropriate for retail and commercial development.

5. The proposed L-GE text requires the following setbacks:
    a. Beech Road and Ganton Parkway: There shall be a minimum pavement setback and minimum building setback of 50 feet from the right-of-way of the Beech Road and Ganton Parkway.
    b. Eastern and Northern perimeter boundaries: There shall be a minimum pavement setback and a minimum building setback of 25 feet from each of the eastern and northern perimeter boundaries of this Zoning District.
    c. Internal parcel lines: There shall be a zero-setback requirement for pavement and a minimum building setback of 10 feet from internal parcel lines within this zoning district.
    d. Canopies: Canopies over fuel pumps as part of a gasoline service station use may encroach into minimum building setback.

C. Access, Loading, Parking

1. One vehicular access point shall be permitted along Beech Road with full turn movements. An additional vehicular access point on Beech Road and/or a vehicular access point on Ganton Parkway shall be permitted only if supported by a traffic impact study approved by the city engineer. Final locations of the proposed access points will be reviewed for approval as part of the first final development plan that is filed for this zoning district.
2. Internally within the Zoning District, private roadways and/or drives shall be utilized to provide vehicular circulation, with locations and specifications for the same to be reviewed and approved as part of one or more final development plans.
3. In conjunction with the filing of the first final development plan for this Zoning District, a traffic study shall be filed by the applicant unless the city engineer requires less than a full study as determined prior to the filing of the final development plan application.
4. Parking will be provided per the city's parking code requirements (Chapter 1167).
5. An 8-foot-wide leisure trail exists along both Beech Road and Ganton Parkway. No additional leisure trails are required to be constructed. A 5-foot wide concrete sidewalk shall be provided on both sides of all roadways internal to the zoning district.
6. The text also requires an internal pedestrian circulation system be created within the zoning district. Every development shall be required to connect into the internal pedestrian circulation system either by direct connection to a leisure trail or sidewalk, subject to review and approval at the time of a Final Development Plan application. The zoning text requires that a 5-foot wide sidewalk must be installed along the full length of the building along any façade featuring a customer entrance along any façade abutting public parking areas. Such walkways may be omitted to accommodate drive-through lanes, where necessary or desirable to reduce or eliminate conflict between pedestrian and vehicular traffic, as approved as part of a final development plan.
7. Each parcel within this Zoning District shall have frontage on a public street, provided, however, that a parcel shall not be required to have vehicular access to and from the public street on which it fronts directly on its site if that parcel has the right to vehicular and utilities access to and from Beech Road and/or Ganton Parkway by and through one or more recorded instruments providing perpetual easements in favor of the parcel for these purposes.
8. No additional right-of-way dedications for Ganton Parkway shall be required. Additional right-of-way shall be dedicated to the city along Beech Road to match the width of right-of-way for that street which exists to the north of the zoning district. The actual amount and width of right-of-way to be dedicated to the city along Beech Road shall be reviewed for approval as part of a final development plan.

D. Architectural Standards

1. The proposed architectural standards are consistent with existing I-PUD districts that permit retail and commercial, such as Beech Crossing.

2. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
3. The zoning text section E.2. permits buildings to be a minimum of one (1) story and a maximum of two (2) stories, except that hotels and office buildings may exceed two stories and are permitted to be a maximum of 65 feet in height. Architectural elements such as parapets, cupolas, mechanical screening or similar features may exceed these maximum building heights.
4. Section E.3. permits exterior materials such as Hardi Plank or its equivalent, brick, stone, cultured stone, metal, EIFS and composite material (except vinyl). Exterior wall finish materials must be used to complete massing elements.
5. Section E.7. of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.

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

1. Maximum lot coverage for this subarea is 80%, which is the same requirement as existing I-PUD districts that permit retail and commercial, such as Beech Crossing.
2. Standard tree preservation practices will be in place to preserve and protect trees that are to remain on site during all phases of construction, including the installation of snow fencing at the drip line.
3. Within the minimum required pavement setback along Beech Road and Ganton Road, landscaping shall be coordinated and consistent throughout. The following also shall be provided:
    a. A four-board white horse fence shall be required along the street frontages. The final location will be determined as part of a final development plan.
    b. A landscaped area shall be required behind the fence and within the required pavement setbacks. This buffer shall consist of deciduous shade trees planted at a rate equal to six (6) trees or more for every 100 lineal feet of street frontage. Such trees may be equally spaced or randomly grouped and shall be of species which are native to Central Ohio. No single species shall be used for more than one-third of the trees required by this paragraph. Minimum sizes for trees required to be planted pursuant to this paragraph shall be two (2) or three (3) caliper inches, provided that no more than 50% of these trees shall be two (2) inches in caliper.
    c. A landscape buffer to screen parking areas shall be located within the pavement setback along all public rights-of-way. This buffer may contain landscape material, mounding, or a combination of both and shall have a minimum height of 3.5 feet at installation and a minimum opacity of 75% within 3 years of installation.
4. Street trees already exist along Beech Road and Ganton Parkway. No additional street tree plantings shall be required. Street trees that interfere with approved vehicular access points may be removed and relocated in coordination with the city arborist. A street tree row shall be established along private roads and shall contain one (1) tree for every thirty (30) feet of street frontage.
5. Within this zoning district, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings.

E. Lighting & Signage

1. No signage is proposed at this time. Signage for all uses in this Zoning District shall comply with relevant provisions of the Codified Ordinances unless a master signage plan that

provides alterative standards is provided for review and approval by the Planning Commission as part of a final development plan. In the event of a conflict between an approved master sign plan and the relevant provision of the Codified Ordinances, the approved master sign plan shall govern. One wall mounted sign per tenant shall be permitted on each elevation of the building that fronts or sides on a public or private road, but parking lot drive aisles shall not be construed as a private road. Retail tenants are permitted one sandwich board sign, not to exceed six (6) square feet in area, per side. The signs may be placed on the sidewalk in front of the appropriate tenant space, but may not be sited in a location that interferes with vehicular sight distance.

2. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
3. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed thirty (30) feet in height.
4. Landscape uplighting from a concealed source shall not be permitted.
5. No permanent colored lights or neon lights shall be used on the exterior of any building.
6. All new electrical utilities that are installed in this Zoning District shall be located underground.
7. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City Standards and Specifications.

IV. ENGINEER'S COMMENTS

The City Engineer, E.P. Ferris reviewed the proposed rezoning application and provided the following comments. Staff recommends a condition of approval that the comments of the city engineer are addressed and incorporated into the zoning text as appropriate, subject to staff approval.

1) Exhibit A (see attached) is excerpted from the Beech Road construction plans. This roadway was built in 2018. If not already provided, we recommend that the applicant dedicate at least 50' of r/w from the Beech Road centerline to stay consistent with what has previously been provided in this area with final amount determined at FDP as required by the text.
2) We recommend that the Traffic Study provided analyzes trip generation, intersection capacity analysis and turn lane requirements. The study area should extend from the SR 161 Ramps located north of Worthington Road to the proposed signalized intersection located south of Ganton Parkway at the Beech Road Fulfillment Center (CMH-7). Staff will provide recommendations regarding site access once study results are made available.
3) Staff will review OEPA and ACOE permitting requirements after the applicant has completed an environmental assessment.

V. SUMMARY

This zoning district would facilitate the development of service, retail, restaurant, and gasoline service station uses to serve employees within, and visitors to, the New Albany International Business Park, as well as others traveling along State Route 161. The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Crossing Zoning District, which is located generally to the north of this site. The proposed text is appropriate given the type of retail and commercial mixture of uses that are envisioned for this area in the 2020 Engage New Albany Strategic Plan.

V. ACTION

Suggested Motion for ZC-62-2023:

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

Move to approve application ZC-62-2023, based on the findings in the staff report, with the following condition:

1. The comments of the city engineer shall be addressed and incorporated into the zoning text as appropriate, subject to staff approval.

Approximate site Location:

Worthington Rd NW
Worthington Rd NW
Worthington Rd NW

NEW ALBANY

Community Development Department

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

Dear Aaron Underhill,

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

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

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

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

Thank you.

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NEW ALBANY
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Planning Commission Staff Report
July 17, 2023 Meeting

BEECH INTERCHNAGE SOUTHWEST ZONING DISTRICT ZONING AMENDMENT

LOCATION:	12.8 +/- acres located at 14461 Worthington Rd, 0 Worthington Rd, and 0 Beech Road SW in Licking County (PIDs: 094-106836-00.000, 094-108390-00.000 and 094-109458-00.000).
APPLICANT:	MBJ Holdings LLC c/o Aaron L Underhill
REQUEST:	Zoning Change
ZONING:	Office Campus District (OCD) to Infill Planned Development (I-PUD)
STRATEGIC PLAN:	Mixed-Use
APPLICATION:	ZC-63-2023

Review based on: Application materials received on June 1, 2023 and July 10, 2023.

Staff report completed by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 12.8+/- acres. The request proposes to create a new zoning district to be known as the "Beech Interchange Southwest Zoning District" by zoning the area to Infill Planned Unit Development (I-PUD) from Office Campus District (OCD).

The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Crossing Zoning District, which is located directly to the north, on the other side of State Route 161, from this site. This rezoning serves to extend the same or similar zoning standards to this property as currently applies to Beech Crossing Zoning District. This zoning district would facilitate the development of service, retail, restaurant, and gasoline service station uses to serve employees within and visitors to the New Albany International Business Park, as well as others traveling along State Route 161.

II. SITE DESCRIPTION & USE

The overall site consists of three parcels located within Licking County. The zoning district is generally located to the southwest of and adjacent to State Route 161/Beech Road interchange. The neighboring uses and zoning districts include L-GE, L-OCD, I-PUD. The site is currently undeveloped.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.10. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to city council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in <u>underlined text</u>.

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

(a) Adjacent land use.
(b) The relationship of topography to the use intended or to its implications.

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

A. Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Mixed-Use future land use category. The strategic plan lists the following development standards for the Employment Center land use category:

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

B. Use, Site and Layout

1. The proposed text permits uses set forth in the C-3, Highway Business District. Permitted uses include a mix of administrative, business and professional offices uses and retail stores and personal service uses. In addition, gasoline and diesel fueling stations with convenience stores and other accessory uses, vehicle charging stations, and restaurants or banks with drive-throughs.
2. In addition, the following uses shall be prohibited:
    a. Self-service laundries
    b. Funeral services
    c. Automobile sales
    d. Motor vehicle sales and service (combined) establishments
    e. Commercial recreational facilities
    f. Carry out food and beverage establishments with drive-thru facilities. To clarify, this prohibited use is intended to include uses such as drive-thru and carry-out beer and wine sales and is not intended to apply to restaurants with drive-throughs.
3. In this zoning district, the term “gasoline service station” shall include, but not be limited to, service stations selling gasoline, diesel, and/or any other fuel for trucks and/or passenger vehicles, and/or offering charging stations for electric vehicles.” Special provisions outlined in the zoning text for gasoline and diesel service stations include:
    a. Sections 1165.08(a) through (d) of the Codified Ordinances shall not apply.
    b. Such uses shall be permitted to serve the commercial trucking industry in addition to regular (non-truck) motorists, but the overnight parking of trucks shall be prohibited.
    c. Showers and bathing facilities serving truck drivers or others shall be prohibited.
    d. No lodging shall be permitted as part of the use.
4. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned land in the existing Licking County business park to the north, the site appears to be appropriate for retail and commercial development.

5. The proposed L-GE text requires the following setbacks:
    a. State Route 161 and Worthington Road: There shall be a minimum pavement setback of 25 and minimum building setback of 50 feet from the right-of-way of State Route 161 and from Worthington Road.
    b. Beech Road: There shall be a minimum pavement setback and minimum building setback of 50 feet from the right-of-way of the Beech Road.
    c. Western perimeter boundaries: There shall be a minimum pavement setback and a minimum building setback of 10 feet from each of the western perimeter boundaries of this Zoning District.
    d. Internal parcel lines: There shall be a zero-setback requirement for pavement and a minimum building setback of 10 feet from internal parcel lines within this zoning district.
    e. Adjacent Parcel: There shall be a minimum pavement setback and a minimum building setback of 25 feet from the shared boundary lines of this Zoning District and the parcel of real property which is known on the effective date of this text as Licking County Auditor parcel number 082-107508-00.000, should that parcel and adjacent property within this Zoning District come under common ownership in the future, then a zero setback shall be required along shared boundary lines.
    f. Canopies: Canopies over fuel pumps as part of a gasoline service station use may encroach into minimum building setback.

C. Access, Loading, Parking

1. Vehicular access to and from this Zoning District shall be permitted only along Worthington Road. No vehicular access shall be permitted along Beech Road. The northern portion of the zoning district is bounded by the eastbound exit ramp from State Route 161 and no access is permitted.
2. Two vehicular access points shall be permitted along Worthington Road with full turn movements, provided that such access points are at least 500 feet apart. A third vehicular access point shall be permitted along Worthington Road, but only if it is restricted to right-in and right-out turning movements. Final locations of the proposed access points will be reviewed for approval as part of the first final development plan that is filed for this zoning district.
3. Internally within the Zoning District, private roadways and/or drives shall be utilized to provide vehicular circulation, with locations and specifications for the same to be reviewed and approved as part of one or more final development plans.
4. In conjunction with the filing of the first final development plan for this Zoning District, a traffic study shall be filed by the applicant unless the City Engineer requires less than a full study as determined prior to the filing of the final development plan application.
5. Prior to or in conjunction with the issuance of the first building permit for a structure in this Zoning District, right-of-way shall be dedicated to the City as necessary to extend 30 feet northward from the centerline of the right-of-way of Worthington Road.
6. Parking will be provided per the city's parking code requirements (Chapter 1167).
7. An 8-foot-wide leisure trail shall be provided along the Zoning District's frontage on Worthington Road and shall connect on the east with an existing leisure trail on Beech Road.
8. The text requires an internal pedestrian circulation system be created within the zoning district. The zoning text requires that a 5-foot wide sidewalk must be installed on both sides of all roadways internal to the zoning district.

D. Architectural Standards

1. The proposed architectural standards are consistent with existing I-PUD districts that permit retail and commercial, such as Beech Crossing.

2. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
3. The zoning text section E.2. permits buildings to be a minimum of one (1) story and a maximum of two (2) stories, except that hotels and office buildings may exceed two stories and are permitted to be a maximum of 65 feet in height. Architectural elements such as parapets, cupolas, mechanical screening or similar features may exceed these maximum building heights.
4. Section E.3. permits exterior materials such as Hardi Plank or its equivalent, brick, stone, cultured stone, metal, EIFS and composite material (except vinyl). Exterior wall finish materials must be used to complete massing elements.
5. Section E.7. of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.

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

1. Maximum lot coverage for this subarea is 80%, which is the same requirement as existing I-PUD districts that permit retail and commercial, such as Beech Crossing.
2. Standard tree preservation practices will be in place to preserve and protect trees that are to remain on site during all phases of construction, including the installation of snow fencing at the drip line.
3. State Route 161 Treatment: A four-board white horse fence shall be required generally running parallel to State Route 161 along the perimeter of this Zoning District but outside of the right-of-way. Existing trees within the required minimum pavement setback from the State Route 161 right-of-way shall be preserved, except that trees may be removed in order to (a) install and provide for the maintenance of the required 4-board white horse fence, and/or (ii) remove invasive or noxious plant species or trees or which present a danger to persons or property.
    a. The zoning text also requires that a minimum of 6 trees per 100 lineal feet must be installed within the required setback area along State Route 161.
4. Within the minimum required pavement setback along Beech Road and Worthington Road, landscaping shall be coordinated and consistent throughout. The following also shall be provided:
    a. A four-board white horse fence shall be required along the street frontages. The final location will be determined as part of a final development plan.
    b. A landscaped area shall be required behind the fence and within the required pavement setbacks. This buffer shall consist of deciduous shade trees planted at a rate equal to six (6) trees or more for every 100 lineal feet of street frontage. Such trees may be equally spaced or randomly grouped and shall be of species which are native to Central Ohio. No single species shall be used for more than one-third of the trees required by this paragraph. Minimum sizes for trees required to be planted pursuant to this paragraph shall be two (2) or three (3) caliper inches, provided that no more than 50% of these trees shall be two (2) inches in caliper.
    c. A landscape buffer to screen parking areas shall be located within the pavement setback along all public rights-of-way. This buffer may contain landscape material, mounding, or a combination of both and shall have a minimum height of 3.5 feet at installation and a minimum opacity of 75% within 3 years of installation.
5. Street trees already exist along Beech Road. No additional street tree plantings shall be required. A street tree row shall be established along Worthington Road, all public streets (other than State Route 161) and private roads and shall contain one (1) tree for every thirty (30) feet of street frontage. Street trees along Worthington Road shall be installed along the entire street frontage when the first parcel develops in this Zoning District. Street trees shall be located a minimum of ten (10) feet from the edge of the right-of-way unless the City's Landscape Architect approves planting these trees closer to the right-of-way or within the right-of-way.

6. Within this zoning district, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings.

E. Lighting & Signage

1. No signage is proposed at this time. Signage for all uses in this Zoning District shall comply with relevant provisions of the Codified Ordinances unless a master signage plan that provides alterative standards is provided for review and approval by the Planning Commission as part of a final development plan. In the event of a conflict between an approved master sign plan and the relevant provision of the Codified Ordinances, the approved master sign plan shall govern. One wall mounted sign per tenant shall be permitted on each elevation of the building that fronts or sides on a public or private road, but parking lot drive aisles shall not be construed as a private road. Retail tenants are permitted one sandwich board sign, not to exceed six (6) square feet in area, per side. The signs may be placed on the sidewalk in front of the appropriate tenant space, but may not be sited in a location that interferes with vehicular sight distance.
2. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
3. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed thirty (30) feet in height.
4. Landscape uplighting from a concealed source shall not be permitted.
5. No permanent colored lights or neon lights shall be used on the exterior of any building.
6. All new electrical utilities that are installed in this Zoning District shall be located underground.
7. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City Standards and Specifications.

IV. ENGINEER'S COMMENTS

The City Engineer, E.P. Ferris reviewed the proposed rezoning application and provided the following comments. <u>Staff recommends a condition of approval that the comments of the city engineer are addressed and incorporated into the zoning text as appropriate, subject to staff approval.</u>

1) Sheet 3 of 12 of the text states that 30' of r/w shall be dedicated as measured from road centerline. Currently the r/w as measured from road centerline ranges from approximately 100' to 110' along the parcel frontage adjacent to Worthington Road. The text should be revised to reflect this.
2) We recommend that the Traffic Study provided analyzes trip generation, intersection capacity analysis and turn lane requirements. The study area should include all signalized intersections in the project area. Staff will provide recommendations regarding site access once study results are made available.
3) Staff will review OEPA and ACOE permitting requirements after the applicant has completed an environmental assessment.
4) We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

V. SUMMARY

This zoning district would facilitate the development of service, retail, restaurant, and gasoline service station uses to serve employees within, and visitors to, the New Albany International Business Park, as well as others traveling along State Route 161. The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Crossing Zoning District, which is located generally to the north of this site. The proposed text is appropriate given the type of retail and commercial mixture of uses that are envisioned for this area in the 2020 Engage New Albany Strategic Plan.

V. ACTION

Suggested Motion for ZC-63-2023:

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

Move to approve application ZC-63-2023, based on the findings in the staff report, with the following conditions:

1. The comments of the city engineer shall be addressed and incorporated into the zoning text as appropriate, subject to staff approval.

Approximate site Location:

Source: ArcMap

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, July 18, 2023

The New Albany Planning Commission took the following action on 07/17/2023 .

Zoning Amendment

Location: 435, 1043 and 1063 Beech Rd SW

Applicant: Aaron Underhill, Esq.

Application: PLZC20230062

Request: Review and recommendation to city council to rezone 11.4 acres to I-PUD for an area to be known as the Ganton/Beech Northwest Zoning District.
Motion: Move to approve application ZC-62-2023 based on the findings in the staff report, with conditions.

Commission Vote: Motion Passed, 5-0

Result: The Planning Commission recommended approval of zoning amendment (PLZC20230062) to city council by a vote of 5-0.

Recorded in the Official Journal this Tuesday, July 18, 2023.

Condition(s) of Approval:

1. The city engineer's comments shall be addressed and incorporated into the zoning text as appropriate, subject to staff approval.
2. The zoning text shall be updated to prohibit uplighting on the buildings.
3. The zoning text shall be updated to include language stating canopy encroachments shall be subject to staff approval at the time of the final development plan.

Staff Certification:

Chelsea Nichols

Chelsea Nichols
Planner

NEW ALBANY

Community Development Department

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

Dear Aaron Underhill,

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

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

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

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

Thank you.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, July 18, 2023

The New Albany Planning Commission took the following action on 07/17/2023 .

Zoning Amendment

Location: 14461 Worthington Rd, 0 Worthington Rd, and 0 Beech Rd SW

Applicant: Aaron Underhill, Esq.

Application: PLZC20230063

Request: Review and recommendation to city council to rezone 12.8 acres to I-PUD for an area to be known as the Beech Interchange Southwest Zoning District.

Motion: Move to approve application ZC-63-2023 based on the findings in the staff report, with conditions.

Commission Vote: Motion Passed, 5-0

Result: The Planning Commission recommended approval of zoning amendment (PLZC20230063) to city council by a vote of 5-0.

Recorded in the Official Journal this Tuesday, July 18, 2023.

Condition(s) of Approval:

1. The city engineer's comments shall be addressed and incorporated into the zoning text as appropriate, subject to staff approval.
2. The zoning text shall be updated to prohibit uplighting on the buildings.
3. The zoning text shall be updated to include language stating canopy encroachments shall be subject to staff approval at the time of the final development plan.

Staff Certification:

Chelsea Nichols

Chelsea Nichols
Planner

Planning Commission Staff Report
July 17, 2023 Meeting

7830 EASTCROSS DRIVE
PERGOLA MATERIAL & SETBACK VARIANCE

LOCATION:	7830 Eastcross Drive (PID: 222-004933)
APPLICANT:	City of New Albany, Ohio
REQUEST:	Variance to allow a pergola to be constructed of metal and encroach the side yard setback by 2.5 feet.
ZONING:	I-PUD (Planned Unit Development District)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-65-2023

Review based on: Application materials received on June 2, 2023.

Staff report prepared by Sierra Cratic-Smith, Planner

I. REQUEST AND BACKGROUND

The applicant requests two variances:

1. To allow a pergola material to be an aluminum metal where city code ordinance Chapter 1165.04(b)(1) prohibits metal material for recreational amenities.
2. To allow a pergola to encroach two and a half feet into the 10-foot side yard setback (C.O. Chapter 1165.04(b)(3)(C)).

This is a city sponsored variance request to allow the material of a pergola to be an aluminum metal and to allow an encroachment of 2.5 feet into the side yard. Prior to this request, the property owner followed the appropriate submittal and permitting process. The city approved the permit and the property owner purchased and installed the pergola in accordance with the approved application. A review conducted by the city, several months after approving the property owner's permit, identified a mistake in the approval process. The city contacted the property owner who agreed to work with the city to submit this variance application.

II. SITE DESCRIPTION & USE

The property measures at 0.19 acres in size and contains a single-family home. This property is located within the Nottingham Trace subdivision and is zoned residential I-PUD. The Nottingham Trace subdivision is located West of State Route 605. The surrounding properties are residential on all sides.

III. ASSESMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

Criteria

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

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

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

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

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

IV. EVALUATION

The applicant requests two variances:

1. **To allow a pergola material to be an aluminum metal where city code d ordinance Chapter 1165.04(b)(1) prohibits metal material for recreational amenities (C.O. Chapter 1165.04(b)(1)).**
2. **To allow a pergola to encroach two and a half feet into the 10-foot side yard setback (C.O. Chapter 1165.04(b)(3)(C)).**

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

1. The applicant requests a variance to allow the pergola columns material to be an aluminum metal where city code prohibits metal material for recreational amenities except on roofs. The applicant requests to use a black aluminum for the pergola's columns. The second request is to allow it encroach two and a half feet into the 10-foot side yard setback.
2. The pergola is fully constructed. The variance requests are to allow the pergola to remain in its existing form and location.

3. The variances do not appear to alter the character of the neighborhood considering the surrounding landscape and general area of the lot. The home is generally located in a corner of the subdivision with the pergola located in the rear yard so there is no visibility from the public street. In addition, there is currently arborvitae landscape along both sides of the pergola. This buffer includes the neighbor's landscaping located on the left side covering the rear yard.
4. The variance does not appear to be substantial because the black aluminum is a very popular material in New Albany similarly seen as fencing materials. In addition, the metal finish is a matte finish and is not the typical metallic shiny color so it appears appropriate in design.
5. The variances preserve the "spirit and intent" of the zoning requirement and "substantial justice" would be done by granting the variance. The pergola is made of a matte, black aluminum which does not shine. Its thin columns create an inconspicuous appearance which results in the pergola blending into the background.
6. There are special conditions that create a uniqueness for the lot. There is an existing patio built in the rear of the home connected to the back door. The pergola is fastened on top of an existing concrete patio and matches its area.
7. Granting the variances 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.
8. Approving the variances will not adversely affect the delivery of government services.
9. The special conditions and circumstances do not result from the action of the applicant. The city approved the permit and the property owner purchased and installed the pergola in accordance with the approved application. A review conducted by the city several months after approving the property owner's permit and the after its installation identified a mistake in the approval process. The city contacted the property owner who agreed to work with the city to submit this variance application.
10. The setback request does not appear that it can be solved by some manner other than the granting of a variance. If the pergola were to be relocated, it would block the rear door and prevent its use. This setback encroachment is the minimum needed to clear the doorway. The house and the pergola are constructed the same distance from the side property line. If it was attached to the house, it would be meeting code requirements and the setback variance would not be necessary.

IV. SUMMARY

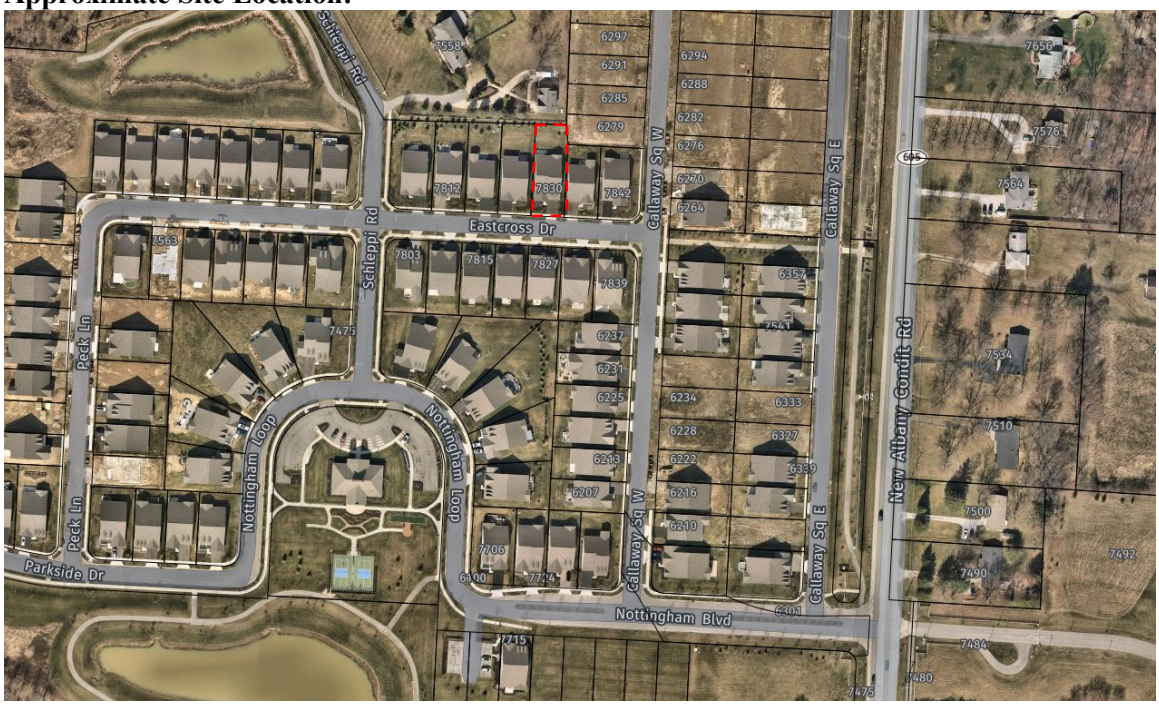
This variance is to allow the pergola columns' material to be an aluminum metal and to allow it encroach two and a half feet into the side yard setback. This variance is not significant because it is not visible to the public and has limited visibility from neighbors due to landscaping. In addition, the black aluminum material is a very popular material used in New Albany since it lacks shine blends/fades into the background. The spirit and intent of the material regulation is to ensure metallic and shiny metals are not utilized since it they would clash with the character of the community and materials used on the primary structure. This pergola material and color is extensively used for fencing in New Albany. The design and material is appropriate for the home and its location in the setback is necessitated in order to not block the back door.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for disapproval, finding the following motion is appropriate.

Move to approve application VAR-65-2023 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

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

Dear Steve Diantonio

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

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

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

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

Thank you.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, July 18, 2023

The New Albany Planning Commission took the following action on 07/17/2023 .

Variance

Location: 7830 Eastcross Dr., Unit:35
Applicant: **The City of New Albany**

Application: PLVARI20230065
Request: 1.To allow a pergola material to be an aluminum metal where city code d ordinance Chapter 1165.04(b)(1) prohibits metal material for recreational amenities (C.O. Chapter 1165.04(b)(1)).

2.To allow a pergola to encroach two and a half feet into the 10-foot side yard setback (C.O. Chapter 1165.04(b)(3)(C)).

Motion: To approve

Commission Vote: Motion Approved, 4-1

Result: Variance, PLVARI20230065 was Approved, by a vote of 4-1.

Recorded in the Official Journal this July 18, 2023

Condition(s) of Approval: N/A

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
July 17, 2023 Meeting

6867 HARPER LANE
DECK VARIANCE

LOCATION:	6867 Harper Lane (PID: 222-004663)
APPLICANT:	Traci Moore
REQUEST:	Variance to codified ordinance 1165.04(b)(3)(B) to allow a deck to encroach a platted easement.
ZONING:	Wentworth Crossing
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-66-2021

Review based on: Application materials received on June 23, 2023

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

Variance to codified ordinance 1165.04(b)(3)(B) to allow a deck to encroach 30 inches into a 40-foot utility easement located within the rear yard at 6867 Harper Lane.

II. SITE DESCRIPTION & USE

The property is 0.241-acre(s) large with a single-family residential home. It is within the Wentworth Crossing subdivision which is north of Central College Road. The home is surrounded by other single-family residential homes and neighbors the New Albany Links to the east.

III. ASSESSMENT

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

Criteria

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

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

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*

6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*

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

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

III. EVALUATION

Variance to C.O. 1165.04(b)(3)(b) to allow a deck to be located within a platted easement.
The following should be considered in the Board's decision:

1. Codified Ordinance Section 1165.04(b)(3)(b) states that decks and other recreational amenities are not permitted to be constructed in an easement. According to the final plat for the subdivision, there is an existing 40-foot wide general utility easement that extends from the rear property line. According to the engineering plans for the subdivision, the easement contains an underground, public sanitary sewer line.
2. The applicant is requesting a variance to allow a deck to encroach 30 inches (approximately 2.5 feet) into the easement. The back of the house is about 44.46+/- feet from the rear property line. The easement is 40-foot-wide thereby leaving approximately 4.46 feet of buildable space.
3. The deck is 311 square feet in area (size). It extends 8.5 feet from the back of the house and is about 21.5 feet wide. The encroachment area is approximately 56.25 square feet.
4. In October 2019, modifications to section 1165 of the city's Codified Ordinances were approved by City Council. The modifications included adding provisions that decks, patios and other recreational amenities are not permitted to be installed in easements. By adding this prohibition, a property owner can now request a variance. Prior to the adoption of these code modifications city code was silent on easements, and decks and similar at-grade encroachments into easements where regulated only by plat notes which typically state encroachments could only be approved by the city engineer. Plat notes provide no other mechanism for relief via a public process. The intent of this requirement is to protect property owners and to add an extra level of review for these types of encroachment requests.
5. It does not appear the essential character of the neighborhood will be altered because there are other neighbors with recreational amenities such as decks and patios partially constructed within the easement. Each property has the same 40-foot-wide easement located in the rear yard and the encroachments of the existing patios/decks into the easement varies from 8 feet to 1 foot. Therefore, the proposed encroachment is similar to the existing encroachments and does not change the characteristics of the neighborhood.
6. The variance request does not appear to be substantial since the deck is installed directly

over the sewer line. The sanitary sewer is constructed approximately 11 feet away from the end of the deck so it appears it can be sufficiently accessed. If the city or another utility provider needs to access the easement, the deck may be taken down or partially removed in order to access utilities, and the property owner is responsible for the expense of replacing or repairing the structure. Staff recommends a condition of approval that the homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address.

- The plans show multiple planter boxes around the deck. These applicant states these planter boxes are not affixed to the deck or ground. Since these are movable objects (not permanent) a variance for them is not required.

7. The variance request appears to meet the spirit and intent of the zoning requirement since the deck is cantilevered over the easement area. The deck's footing and foundations are constructed on the easement line in order to allow access to the ground underneath the deck.
8. Granting the variance does not adversely affect the delivery of government services since the deck is not constructed directly over the sanitary sewer line and provides access the ground beneath the deck via its cantilever design. The installation of the deck does not obstruct the operation of the sewer line.
9. It appears that granting the variance will not adversely affect the health and safety of persons residing in the vicinity.

IV. SUMMARY

While the applicant proposes to install a deck within an easement, it does not obstruct the public utility. The hold harmless agreement ensures that the applicant, and all future owners, are aware that the city is not responsible for any damages to the deck in the event that the easement area has to be accessed in the future and further ensures that the spirit and intent of the requirement is being met and the delivery of government services will not be negatively impacted.

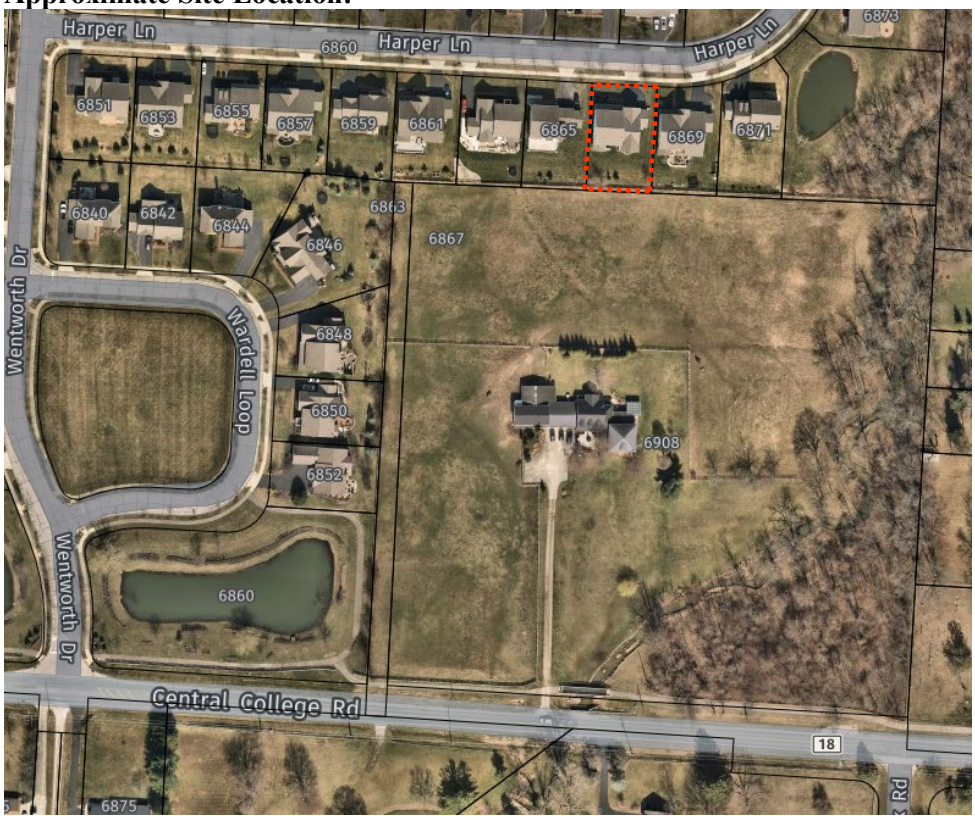
V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application VAR-66-2023 with the following conditions, subject to staff approval (conditions of approval may be added).

1. The area underneath the deck must be screened in accordance with city code.
2. The homeowner enters into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address.

Approximate Site Location:



Source: NearMap

Please cross-reference
Instrument #201603150030695

HOLD HARMLESS AGREEMENT REGARDING EASEMENT VARIANCE

THIS HOLD HARMLESS Agreement ("***Agreement***") is made and entered into as of the _____ day of _____, 2023, by and between ANTHONY MOORE AND TRACI MOORE, husband and wife ("**Owners**") of the property located at 6867 Harper Lane, New Albany Ohio 43054 (*"**Property**")* and THE CITY OF NEW ALBANY, OHIO, an Ohio municipal corporation ("***City***"). Owners and City may be referred to collectively herein as the "***Parties***".

RECITALS

WHEREAS, Owners' real property is located in the City of New Albany, County of Franklin and State of Ohio, commonly known as Franklin County tax parcel no. 222-004663 and also known as 6867 Harper Lane.

WHEREAS, the Owners requested and received approval of a variance from the New Albany Board of Zoning Appeals on July 17, 2023, to permit a variance to encroach 30 inches into a 40-foot utility easement located within the rear yard, for the addition of a deck on the rear of the house, as is more set forth and depicted as Exhibit A, attached hereto.

WHEREAS, as a condition of approval, the Owners were required to execute and have recorded with the Franklin County Recorder's Office a hold harmless agreement specifying that the current Owners and all future owners, and not the City, are fully responsible for any damages to the deck in the event that a public or private utility provider needs to access the utility easement area, and that any impacts to neighboring surface drainage is the responsibility of the Owners.

NOW THEREFORE, in consideration of the promises and conditions set forth herein, and for good and valuable consideration, the receipt of which is hereby acknowledged, and as a condition of approval of the requested easement encroachment variance by the New Albany Board of Zoning Appeals, the Parties hereby agree as follows:

1. The Owners, their heirs, successors and assigns, and all future Property owners shall be subject to this Agreement and shall hold the City harmless and be fully financially responsible for any damages to the deck in the event that a public or private utility provider needs access to the utility easement area located in the rear yard of the Owners' Property. The Owners, their heirs, successors

and assigns, and all future Property owners shall further hold the City harmless and be fully financially responsible for any impacts to neighboring surface drainage caused by the addition of the rear deck on the Property.

2. Successors and Assigns. The rights and obligations granted and created under this Agreement shall be deemed to run with the land and shall be binding upon and inure to the benefit of the heirs, legal representatives, successors, assigns and subsequent purchasers of and from the Owners.

3. Severability. If any provision of this Agreement is determined to be void and unenforceable by any court, that determination shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

4. Governing Law. The terms of this Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

5. Appurtenant; Run with Land. The rights and responsibilities set forth in this Agreement shall constitute covenants running with the land.

6. Obligation to Notify Subsequent Purchasers. The Owners and all future owners shall, in addition to any disclosures included in title work that they provide to potential purchasers of the Property, provide such potential purchasers with a copy of this Agreement as part of the Residential Property Disclosure Form required pursuant to RC 5302.30 as currently exists or may be amended.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

OWNERS
ANTHONY MOORE AND TRACI MOORE

By:_____
Print Name: _____

By: _____
Print Name: _____

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Anthony Moore and Traci Moore.

_____
Notary Public

Commission Expires: _____

CITY OF NEW ALBANY, OHIO
an Ohio municipal corporation

By: _____
Print Name: _____
Its: _____

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, the _____ of the City of New Albany, Ohio.

_____
Notary Public

Commission Expires: _____

NEW ALBANY

Community Development Department

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

Dear Traci & Tony Moore

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

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

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

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

Thank you.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, July 18, 2023

The New Albany Planning Commission took the following action on 07/17/2023 .

Variance

Location: 6867 Harper Lane
Applicant: **Traci & Tony Moore**

Application: PLVARI20230066
Request: Variance to codified ordinance 1165.04(b)(3)(B) to allow a deck to encroach a platted easement.
Motion: To approve

Commission Vote: Motion Approved with Conditions, 5-0

Result: Variance, PLVARI20230066 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this July 18, 2023

Condition(s) of Approval:

1. The footer must move out of the easement.
2. The homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address.
3. The area underneath the deck must be screened in accordance with city code.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner

NEW ALBANY
COMMUNITY CONNECTS US

To: Planning Commission

From: Community Development Department

Re: City Sign Code Update: Digital/Electronic Menu Board Sign Regulations

Date: July 10, 2023

At the direction of the Planning Commission and City Council, the city staff prepared the attached updates to the city sign code. Proposed changes are indicated in red within the code section and are limited to pages 5 and 12. These updates are intended to permit and provide regulations for electronic/digital drive-thru menu board signs. The proposed code changes were presented informally to the Planning Commission during the June 19th meeting.

During the July 17th Planning Commission meeting, staff asks the board to review and make a formal recommendation to City Council to adopt these code changes. Please feel free to contact city staff if you have any questions.

CHAPTER 1169 DISPLAY SIGNS AND OUTDOOR ADVERTISING

1169.01 PURPOSE.

(a) The purpose of these sign regulations is to ensure the proper development and regulation of signs. These regulations are intended to provide design regulations for sign types so that they may fit harmoniously with structures and their surroundings. It is the intent of these regulations to prevent signs from becoming a distraction or obstruction to the safe flow of pedestrian and vehicular traffic, to prevent signs from becoming a nuisance factor to adjacent properties or uses, to protect and encourage a healthful economic and business environment in the community, and thereby protect the general health, safety, and welfare of the community.

(b) This chapter shall supersede all previous regulations regarding signs and shall be considered the requirements necessary for promotion of public safety, health, and general welfare through the regulation of signs.

(Ord. O-38-2010. Passed 12-7-10.)

1169.02 DEFINITIONS.

(a) As used in this chapter, the following words or phrases shall have the meanings herein:

(1) "Abandoned sign" means a sign associated with an abandoned use, a sign that remains after the termination of the business, or a sign on its immediate premises not adequately maintained.

(2) "Address sign" means any street location identifier that integrates with the architecture of the building and is not standard to a typical address marker permitted by code. These address signs are usually larger in scale and meant to be highly visible beyond standard means.

(3) "Awning" means a non-rigid cloth or canvas hood or cover that projects from the wall of a building.

(4) "Banner" means a non-rigid cloth, plastic or canvas sign typically related to a special event or promotion. National flags, state flags, municipal flags or corporate flags shall not be considered banners.

(5) "Bench sign" means any sign painted on, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public roadway.

(6) "Billboard" means an off-premises sign directing attention to a specific business, product, service, entertainment or other activity sold, offered, or conducted.

(7) "Blade" means a sign projecting from the face of the building and is oriented such so that it is vertical.

(8) "Building directory sign" means an exterior building mounted sign intended to provide the identity or name, whether through logo, type, graphics or other symbols, for two (2) or more uses within one building.

(9) "Building face" means one side of an exposed elevation.

(10) "Canopy" means a projection from a building made from any material, which is cantilevered, suspended or supported on columns intended only for shelter or ornamentation.

(11) "Canvas blade" means a cloth or flexible material sign which is not limited by code for the time it is allowed to be displayed.

(12) "Clearance Zone" means an area not obstructed by objects.

(13) "Copy" means the lettering or graphics on the face of a sign.

(14) "Deteriorated" means showing signs of rust, corrosion, exposed wiring, chipped paint or faces, cracked, broken, or missing faces, or loose materials

(15) "Directional sign" means a sign which locates features within a lot or indicates points of ingress or egress for automobile traffic.

(16) "Drive-thru/Menu board sign" means a sign which displays the goods and prices available from a business for customers in their automobile.

(17) "Dual-post sign" means a sign which is supported on two (2) sides by posts that are attached to the ground.

(18) "Electronic sign" means any sign, or portion of a sign, that displays an electronic image or video, which may or may not include text, where the rate of change is electronically programmed and can be modified by electronic processes. This definition includes television screens, plasma screens, digital screens, LED screens, video boards, holographic displays, and other similar media.

(19) "Face change" means a change in colors, copy, graphics, or visual image that does not require the installation of a new or modified sign board.

(20) "Flag" means any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government or political subdivision.

(21) "Flashing" means a sign or graphic which in any manner, as a whole or in part, physically changes in light intensity or gives the appearance of such change.

(22) "Freeway oriented business park sign" means a sign announcing general development opportunities in a business park and/or a sign welcoming a new business to the business park, which is located on property adjacent to a freeway, expressway or divided highway.

(23) "Ground sign" means a sign supported by or suspended from posts, pillars, columns, or other structures and which is wholly independent of any building for support.

(24) "Hanging sign" means a sign suspended from its top and attached to an architectural piece of a building.

(25) "Interior sign" means a sign which is not in any manner physically attached to or painted on the glass or any structural component of the window but which is on the interior of the building or structure and is clearly visible through the window from the exterior of the premises.

(26) "Identification" means the act of specifying the name, address, and number of a building, institution, or person or the activity carried on in the building or institution. "Joint identification sign" means a sign intended to provide the identity or name, for two (2) or more uses within one building or on one property or the name of the building or its address for property occupied by two (2) or more businesses.

(27) "Monument sign" means a sign incorporated as part of an architectural feature, the base of which rests entirely on the ground and is wholly independent of any building for support.

(28) "Mounting width" means the length available to suspend a hanging sign from.

(29) "Moving sign" means any sign, all or any part of which physically moves or is animated so as to give the appearance of movement.

(30) "Nonconforming sign" means any sign which does not meet the standards set forth in this code document and/or has become abandoned.

(31) "Pennant" means a triangular shaped banner.

(32) "Permanent subdivision identification sign" means those signage features specifically relating to the denotation of a major entrance or entrances to a subdivision.

(33) "Permanent sign" means a sign intended to be erected or used or in fact which is used for a time period in excess of thirty (30) days, other than those temporary signs allowed a longer use period as specifically permitted in Section 1169.10.

(34) "Political sign" is a sign having reference to a political official, candidate, question, issue or opinion".

(35) "Portable sign" means a sign that is designed to be transported, however, it also includes a sign that was designed to be transported, but which has had its wheels removed, and a sign with a chassis or support constructed without wheels, designed to be transported by trailer, vehicle, or wheels; a portable sign also includes sidewalk signs.

(36) "Post-top" means a sign board that is atop a single supporting post.

(37) "Primary Entrance" means the entrance which faces the public right-of-way, public easement, or is clearly the identifiable way to which the general public would enter a building.

(38) "Projecting" means a sign which extends outward perpendicular to the building face.

(39) "Residential For Sale/For Lease Signs" means signs that indicate the sale, rental or lease of a particular structure or land area.

(40) "Roof line" means the bottom-most portion of a roof that abuts or is adjacent to the supporting exterior walls of a building.

(41) "Roof sign" means a sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building or eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.

(42) "Setback" means the distance from the property line and/or right-of-way line to the nearest part of the applicable building, structure or sign, measured perpendicularly to the property line and/or right-of-way line.

(43) "Sidewalk sign" means a sign placed within the sidewalk and set out daily for the advertisement of products and services at an accompanying business.

(44) "Sidewalk plaque" means a durable emblem, graphic, or lettering embedded into the sidewalk or a business entry outside of the public right-of-way.

(45) "Sign" means any name, number, symbol, identification, description, display, illustration, object, graphic, sign structure, or part thereof, whether permanent or temporary, which is affixed to, painted on, represented directly or indirectly upon, or projected onto a building, structure, lot, or other device, whether mobile or affixed to the ground, and which directs attention to any object, product, place, activity, person, institution, organization, or business. This definition includes all signs visible from the right-of-way or adjacent property, including interior signs oriented towards the exterior facade of any building or structure. Signs erected by the local, state or federal government for the purposes of discharging any normal governmental function, such as traffic control or safety, are excluded from the regulations of this chapter.

(46) "Sign board" means the area of a sign to which the lettering and graphics are applied.

(47) "Sign relief means a measured dimension created by the materials used for a sign or the thickness of lettering applied to a building face or sign board.

(48) "Single-post sign" means a sign which hangs from an armature that is attached to the ground and erected by one post.

(49) "Streamer" means any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, string or cord, usually in a series, designed to move in the wind. A streamer may have pennants and/or banners attached.

(50) "Street frontage" means the total length or width of the side and or front of a building, or storefront that faces a principal improved public right-of-way, excluding any extension of a building wall beyond the building itself.

(51) "Temporary sign" means a sign of a type described in Section 1169.10 intended to be used, or in fact used, for a time period not to exceed thirty (30) days in any calendar year unless otherwise specifically permitted in Section 1169.10.

(52) "Trailer sign" means a sign that is attached to, supported by, or part of a structure which is designed to move on trailer wheels, skids, or other similar devices, or transported, pushed, or pulled by a motor vehicle.

(53) "Wall plaque" means a small sign attached to the face of the building and typically is made of very durable materials (etched stone, cast metal) and is integrated with the architectural detailing of the building.

(54) "Wall sign" means a sign attached to a building face, with the exposed face thereof in a plane parallel to the plane of the wall. Wall signs include painted murals, messages, graphics and other designs painted along with any letters or numerals mounted directly on buildings and any extensions thereon.

(55) "Window sign" means a sign, graphic, poster, symbol or other identification that is physically affixed to or painted on the glass or other structural component of the window.

(Ord. O-38-2010. Passed 12-7-10.)

1169.03 SIGN APPROVAL PROCEDURES.

(a) The following sign approval criteria shall be observed:

(1) All signs contained in Section 1169.11 (Special Signs), Section 1169.12 (Permanent Signs), and Section 1169.18 (By-Right Signs) require a sign permit issued by the Zoning Officer.

(2) Existing, conforming signs requiring a sign face change shall require a sign permit issued by the Zoning Officer.

(3) All new permanent signs within the Village Center Area require a certificate of appropriateness according to Section 1157.06 prior to the issuance of a sign permit.

(4) All signs contained in Section 1169.10 (Temporary Signs) require a temporary sign permit issued by the zoning officer.

(b) Application and Permit Procedure . Application for a sign permit shall be made by the owner of the property upon which the sign is proposed, or his agent, on forms provided by the Community Development Department. The Department shall regulate and enforce the requirements of this chapter, and approve or disapprove all requests for sign permits. An application for a sign permit shall include the following information:

(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.

(3) Details and specifications for the construction and attachment of the sign.

(4) Name, address and telephone number of the sign contractor or company.

(5) Other information as may be required by the Community Development Department to ensure compliance with the provisions of this chapter.

(6) Any required application fee.

(c) Variances and waivers . Requests for deviations to the requirements of this chapter for properties located within the Village Center, as defined in the Village Center Strategic Plan, shall be considered to be waivers and shall be heard by the Architectural Review Board as set forth in Chapter 1113 of these Codified Ordinances. Requests for variances to the requirements of this chapter for properties located outside of the Village Center shall be heard by the Board of Zoning Appeals as set forth in Chapter 1113 of these Codified Ordinances.

(Ord. O-38-2010. Passed 12-7-10; Ord. O-8-2011. Passed 5-17-11.)

1169.04 PROHIBITED SIGNS.

The following signs or similar devices are prohibited: trailer signs, search lights, laser lights, pennants, streamers, spinners, balloons, bench signs, portable signs (except for sidewalk signs), roof signs, billboards, changeable copy (except for gasoline station price signs), flashing signs, projected images and animated signs, signs with moving or moveable parts, electronic signs (except for drive-through menu board signs), and any look-alike version of any of these prohibited sign types. Signs on vending machines, trash bins, or other devices serving any premises, shall be fully screened from view of any public right-of-way and adjoining property. 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).

(Ord. O-38-2010. Passed 12-7-10.)

1169.05 PROHIBITED SIGN LOCATIONS.

Signs may not be installed in any of the following locations:

(a) In any public easement, right-of-way, or no build zone, except publicly owned signs, such as traffic control signs and directional signs.

(b) In any public park or other public property, without written authority of the owner of that property;

(c) On any traffic control signs, construction signs, fences (without written permission from owner), utility poles, street signs, trees or other natural objects;

(d) No sign shall be located so as to interfere with the safe movement of vehicles or pedestrians entering, leaving, or crossing a public right-of-way or private street;

(e) On any property without the prior authorization of the owner of the property on which any sign is to be placed.

(Ord. O-38-2010. Passed 12-7-10.)

1169.06 MAINTENANCE.

(a) All signs and components thereof shall be subject to the following conditions:

(1) The property owner shall be solely responsible for maintaining the appearance, safety and structural integrity of the sign at all times;

(2) Whenever a Community Development Department inspecting official finds a sign in need of repair, support, replacement, cleaning, repainting, or that other action is necessary to maintain reasonable and proper appearance or public safety, he or she shall issue an order to the owner allowing thirty (30) days to effect needed repairs, maintenance or action. If the inspecting official determines that the existing condition of the sign creates an immediate hazard to the health or safety of the general public, he or she shall issue an order to the owner requiring that the sign be removed immediately.

(b) Failure of an owner to comply with the provisions listed above shall be cause for the inspecting official to order the permit issued for the sign void and issue an order for the sign to be removed. If the sign is not removed by the deadline established by the inspecting official, that official may cause the sign to be removed and the cost assessed to the property owner. If the property owner refuses to pay for removal of the sign, the cost of such removal shall be assessed to the property owner's real property tax assessment.

(Ord. O-38-2010. Passed 12-7-10.)

1169.07 NONCONFORMING SIGNS.

(a) Abandonment . Use of an existing sign shall terminate and a sign will be considered abandoned when any of the following conditions exist:

(1) When the sign is associated with an abandoned use;

(2) When the sign remains after a business has ceased operations. A business has ceased operations if it is closed to the public for at least thirty (30) consecutive days, or the business has vacated site, whichever comes first;

(3) When the sign is not maintained or does not conform to the following:

A. All signs, together with all supports, braces, guys and anchors shall be kept in a proper state of repair;

B. Every sign and the immediately surrounding premises shall be maintained by the owner, or his agent, in a clean, sanitary and inoffensive condition, free from all obnoxious substances, rubbish and weeds.

Abandoned signs shall be removed by the property owner.

Upon determination by a Community Development Department inspecting official that a sign has been abandoned, but not removed, the inspecting official shall issue an order for its removal by the property owner within fifteen (15) days. Any abandoned sign still standing after fifteen (15) days following an order for removal may be removed by the Village at the property owner's expense. If the property owner refuses to reimburse the Village for removal of the sign, the cost of such removal, as determined by the Village Administrator, will be added to the owner's real property tax assessment.

(b) Relocation or Replacement . A nonconforming sign shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this section. Should any replacement or relocation occur without being brought into compliance, the sign shall be existing illegally, and subject to the penalties as specified in Section 1169.99.

(c) Maintenance . A nonconforming sign shall be maintained or repaired in accordance with the following provisions:

(1) The size and structural shape of the sign shall not be changed or altered. The copy may be changed provided the size and structural shape of the sign face is not altered.

(2) In case damage occurs to the sign to the extent that more than fifty percent (50%) of the replacement value is lost, the sign shall be removed within sixty (60) days. Any replacement sign must meet the requirements of this chapter.

(Ord. O-38-2010. Passed 12-7-10.)

1169.08 SIGN AREA AND OTHER MEASUREMENT CALCULATIONS.

For the purposes of this chapter, the measurement of sign area and other supporting measurements shall comply with the following standards:

(a) Sign area shall include the face of all the display areas of the sign not including bracing, framing and structural supports of the sign, unless such support members are made part of the message or face of the sign or are determined by the Village Administrator's designee to be intended solely to make the sign more visible rather than serving any aesthetic or structural purpose.

(b) For a sign that has two (2) display faces and is perpendicular to a public easement, right-of-way or lot line, the total area of the sign shall be determined by the total area of both sign faces unless otherwise specified. For spherical signs, the sphere shall be bisected by an imaginary line through the center of the sphere, and the surface area of the two (2) half spheres shall be counted as the sign face.

(c) The area of the letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such letters, numbers or emblems with an imaginary rectangle around the letters, numbers or emblems, and determining the area.

(d) Measurement of Building Frontage . The frontage of a building shall be the width of the facade of the building, excluding any overhang or non-enclosed cover, that faces the principal street or contains the primary entrance, if a building is divided into units, the building unit frontage shall be the width of that unit, as measured from the party wall centerlines, on the frontage of the building.

(e) Measurement of Lot Frontage . The frontage of a lot shall be the number of linear feet the lot abuts on the principal street. For structures and uses having no direct frontage on public roads, as within shopping centers, frontage shall be counted as the intersection of the building line onto adjacent drives or parking areas.

(f) Measurement of Ground Sign . The height of ground signs shall be measured from the base of the sign at its point of attachment to the ground to its topmost element. However, if the support of a ground sign is

attached to a wall or other man-made base, including a graded earth mound, the sign height shall be measured from the natural grade of the nearest street, drive or parking area.

(g) Measurement of Sign Location . In determining the location of signs in relation to lot lines, distances shall be measured from the vertical projection of the lot line to the closest point on the sign.

(Ord. O-38-2010. Passed 12-7-10.)

1169.09 CUSTOMARY SIGNS.

The following special signs do not require a sign permit but are subject to the following standards:

(a) Flags . The flag or insignia of any nation, state, city or other political subdivision. Poles for such flags must be no more than thirty-five (35) feet in height as measured from established grade line to the top of the pole. The maximum size of such flags must be determined according to the following table:

POLE HEIGHT	MAXIMUM FLAG SIZE
35'	5' by 9'6"
30'	5' by 8'
25'	4' by 6'
20'	3' by 5'

(b) Corporate Flags . Corporate Flags are exempt from this sign code subject to the following conditions:

(1) No more than one corporate flag may be flown per parcel of land;

(2) A corporate flag shall not be larger than three (3) feet in height and five (5) feet in length;

(3) The maximum height for a corporate flag on a separate pole shall be twenty (20) feet as measured from established grade line to top of the pole;

(4) Corporate flags may display only the name, corporation emblem and/or logo of a given corporation. Slogans and tag lines are not permitted.

(c) Standard Street Address Markers . New and existing buildings shall have approved numbers, buildings numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of high with a minimum stroke width of one-half (0.5) inch. Addresses which exceed twenty-four (24) inches in height or four (4) square feet in area shall be considered address signs and shall require a sign permit.

(d) Government Signs . Signs required or authorized for a public purpose by any law, statute or ordinance, including traffic control devices, provided that such signs contain no supplementary advertising.

(e) Public Information Signs . Public information signs approved and installed by the Village, including "block watch", way-finding, public events and attractions, and other such signs.

(f) Historical Markers . Signs which describe locations of historical importance and are administered by the Ohio Historical Markers Program.

(g) Political Signs . Political signs may be erected and displayed with no limitation on time or duration subject to the following limitations: Such signs shall not exceed three (3) square feet in area and shall not exceed four (4) feet in height above the ground level. All political signs are an important and distinct medium of expression and are being regulated, not based on their content, but to the extent they become deteriorated and/or a safety issue. A political sign shall be removed when it becomes deteriorated, as defined in Section

1169.02, or when it is displayed in a non-compliant position. Such signs shall not be illuminated and shall not be located on any public property, street or right-of-way, nor shall such signs be attached to any utility pole, fence, traffic sign or other structure located upon public property, street or right-of-way.

(h) Residential For Sale/For Lease Signs . Signs that indicate the sale or rental of a particular structure or land area, are limited in size to sixteen (16) square feet total and a maximum of eight (8) square feet per side, with one sign allowed per street front. Signs shall not exceed six (6) feet in height in all residential areas. Such sign may only be located on the property offered for sale or lease. Such signs shall not be located in a public right-of-way and shall not be illuminated. Such sign shall be removed not later than ten (10) days after the closing of the sale of the property or entering of a lease agreement.

(i) Garage/Yard Sale Signs . A sign which advertises the sale of personal property such as a garage, yard, or moving sate sign provided that it is limited to one sign, not greater than four (4) square feet in size and is located only on the sale premises. Such sign shall be erected for a period not greater than three (3) consecutive days. Such signs shall not be located in public right-of-way. No property shall display a garage, yard, or moving sale sign for more than fifteen (15) days per year.

(j) Business Open/Close Signs . A sign which indicates that a business is open is permitted for each business. The following criteria shall be met:

(1) Shall be no more than four (4) square feet in area;

(2) Shall only be placed within ground floor windows;

(3) Shall not be associated with any business names or logos;

(4) Shall only illuminate "open";

(5) If exposed lighting is used as an illumination method, the approval of the Architectural Review Board is required. The use of exposed lighting shall be appropriate to the design of the sign and location of the building.

(k) Business Hours . Each business with operating hours shall be permitted to post them as necessary. Signs shall be limited to one and one-half square feet in area, not be associated with any business names or logos, and not be illuminated.

(Ord. O-38-2010. Passed 12-7-10.)

1169.10 TEMPORARY SIGNS.

Temporary signs shall require a temporary sign permit subject to the following standards:

(a) Business Event Signs . A sign advertising a business event may not exceed a maximum of sixteen (16) square feet in area unless it is a sign covering all portions of an existing permitted sign. The sign must be located on the premises of the business event. No business shall display such sign for more than thirty (30) days and only three (3) business event signs are permitted per site per year. The date that the sign is first displayed shall be legibly marked on the sign.

(b) Temporary Window Signs . Signs placed in first floor and storefront windows so as to be visible from the right-of-way, will be considered temporary. Temporary window signs are limited to a maximum of one per window, up to three (3) windows, not to exceed fifteen percent (15%) of the area of the windows in which they are placed. Typical uses for temporary window signs would be to promote limited-time events or retail sales. No business shall display such sign for more than forty-five (45) days.

(c) Commercial Construction Signs .

(1) Construction signs may be placed no sooner than sixty (60) days prior to construction and shall be removed within fourteen (14) days after construction is complete. One sign may be displayed for each frontage. Such sign(s) may identify the owner's name, the architect, the contractors, the financing arrangements, and the purpose for which the project is intended. No products or services may be advertised on construction signs.

(2) Each sign shall be located only on the parcel of land being improved. No sign shall exceed thirty (30) square feet in total area and shall not extend more than seven (7) feet above the grade of the lot on which it is located. The sign shall not be located nearer the right-of-way line than five (5) feet, and on corner lots shall not be nearer the right-of-way line of either street than thirty (30) feet.

(d) Subdivision Construction Signs . Signs advertising the sale of lots in an undeveloped subdivision may be erected and displayed in the subdivision. A permitted sign package for temporary subdivision construction signs may include a primary signs and additional story-board signs. All signs shall be removed at the expiration of three (3) years after its erection or when sixty percent (60%) of the lots fronting on the street which the sign faces have been built on and occupied as residences, whichever occurs first.

(1) One primary sign shall be permitted for each new subdivision street that intersects with the previously existing roadway grid. No sign shall be located within the intersection clearance zone. No sign shall be more than six (6) feet in height above the established grade of the abutting street. The sign shall not exceed thirty-six (36) square feet in area or display surface.

(2) Storyboard signs shall be permitted to display subdivision amenities. Graphics are not permitted on these signs. No sign shall be more than four (4) feet in height and exceed twelve (12) square feet in area or display surface. One sign is permitted for each seventy-five (75) feet of street frontage with a maximum number of three (3).

(e) Residential Subdivision Model Home Signs . Signs advertising the model home of a builder in an undeveloped subdivision may be displayed provided that only one sign may be located on the property of a model home. No sign shall be located nearer than ten (10) feet (three (3) feet in the Village Center District) to any street right-of-way line. No sign shall exceed two (2) feet by three (3) feet in dimension or six square feet in area. No sign shall extend more than four (4) feet above the grade of the lot on which it is located. Such sign shall not be illuminated.

(f) Community Event and Program Signs . Community events and programs which last for a time period of thirty (30) days or less and which are sponsored by nonprofit, public, educational, religious and charitable organizations may display up to four (4) signs, not to exceed a total area of twenty (20) square feet, for a period of thirty (30) days immediately preceding the commencement of the event. One sign may be located at the site of the event provided it does not exceed twenty (20) square feet in size. All off-site signs shall be placed at different sites and shall be removed not later than forty-eight (48) hours after the scheduled activity. Additional community event signage may be approved by the City as part of a special event permit.

(g) Theater, Stadium, Sports Arena, Auditorium and Assembly Hall Banners . Theaters, stadiums, sports arenas, auditoriums and assembly halls may display building mounted banners to promote events and programs. Banners may not be used as an advertising medium for specific commercial products. Such banners must be artistic in nature and must be sized and designed appropriately for the building facade on which they are located.

(h) Freeway Oriented Business Park Signs . Freeway Oriented Business Park signs are limited to a maximum of four (4) along the State Route 161 freeway frontage and subject to the following standards:

(1) The area of each sign shall not exceed two hundred twenty-five (225) square feet and is limited to a height of fifteen (15) feet.

(2) Such sign shall be incorporated into the design of the horse fence if one exists, and shall be located behind the right-of-way.

(3) Illumination of the sign is prohibited.

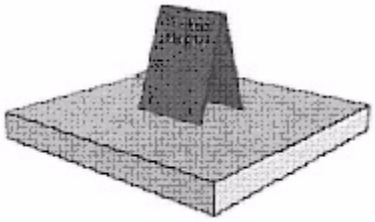
(4) The sign may not advertise the sale/lease of specific parcels.

(5) Development opportunity signs may be displayed for a period of two (2) years in a single location and business welcome signs may be displayed for a period of sixty (60) days.

(i) Commercial and Industrial For Sale/For Lease Signs . Signs indicating the sale, rental, or lease of commercial or industrial real estate is permitted and limited to sixteen (16) square feet in area and five (5) feet in height for lots with less than one hundred (100) feet of street frontage. For lots with street frontage of one hundred (100) feet or more a sign of thirty-six (36) square feet in area and eight (8) feet in height is permitted. For lots with greater than two hundred (200) feet with freeway frontage, an additional sign on the freeway frontage, limited to one hundred twenty (120) square feet and ten (10) feet in height, is permitted. Free-standing signs must be located so that they do not interfere with the safe movement of vehicular and pedestrian traffic and must be removed within ten (10) days after the sale, rental, or lease has occurred. Individual tenant spaces within a parcel are allowed a window or wall sign no larger than sixteen (16) square feet in area. Such sign may only be located on the property offered for sale or lease.

(j) Residential For Sale/For Lease Signs . Signs that indicate the sale of a land area, in excess of five (5) acres for residential development or redevelopment are limited to sixteen (16) square feet in area and five (5) feet in height for lots with less than one hundred (100) feet of street frontage. For lots with street frontage of one hundred (100) feet or more a sign of thirty-six (36) square feet in area and eight (8) feet in height is permitted. Free-standing signs must be located so that they do not interfere with the safe movement of vehicular and pedestrian traffic and must be removed within ten (10) days after the sale has occurred. Such sign may only be located on the property offered for sale or lease.

(k) Sidewalk . Sidewalks signs shall be designed according to the following diagram and standards:



(1) Must be a durable weatherproof material such as painted wood, metal or plastic.

(2) A-frame or hanging signs allowed, spinning or spring-mounted signs are prohibited.

(3) May be located within the right-of-way with approval of the Community Development Department but must not obstruct pedestrian movement along public or private walkways.

(4) Must be removed after business hours.

(5) Content may change only on chalkboard, whiteboard, or applied vinyl lettering signs.

(6) The following specifications shall apply:

SUB-DISTRICT/ CATEGORY	NUMBER OF SIGNS	PERMITTED AREA	MEASUREMENTS	ILLUMINATION
Historic Core	One per business	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Village Core	One per business	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Core Residential	Not Permitted			

Village Residential	Not Permitted			
Campus	One per building	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Parks & Preservation	One per building	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Commercial/Warehousing	One per business	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Residential Subdivision	Not Permitted			
Retail	One per business	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Institutional	One per building	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted

(Ord. O-38-2010. Passed 12-7-10; Ord. O-8-2011. Passed 5-17-11.)

1169.11 SPECIAL SIGNS.

Signs limited to specific functions shall require a sign permit subject to the following standards:

(a) ATM Signs . Signage for all ATMs (automated teller machines) shall be limited to one square foot of sign area and utilize no more than three (3) colors. ATM signage must have an opaque background. If the ATM contains a logo, it may be internally illuminated. In addition, monochromatic, non-illuminated logos of accepted credit systems (VISA, MasterCard, etc.) are limited to less than one square foot in area.

(b) Automotive Fuel Station Signs . Automotive fuel stations are permitted two (2) name/logo combinations for each stand-alone pumping station. The area of the name and logo shall not exceed one and one half (1.5) square feet in area. Automotive fuel stations may display the following additional signs without the information contained thereon being treated as items of information: signs showing an affiliation with a motor club or signs indicating the acceptance of designated credit cards. The name/logo or additional information may not be illuminated. Matter appearing on gasoline pumps as purchased or installed shall not be considered a sign for the purposes of this Chapter.

(c) Drive-through, menu board signs . A drive-through menu board sign is permitted only when all of the following conditions are fulfilled:

(1) The sign is located on the property to which it refers;

(2) The sign is not visible from the public right-of-way;

(3) The sign is single-face only and does not exceed thirty-two (32) square feet in size;

(4) The sign is not placed in front of the building setback line.

(5) Electronic drive-through, menu board signs are permitted and shall comply with the following requirements, in addition to the requirements listed above:

(a) The signs must be static and are not permitted to display any flashing, moving or animated graphics;

(b) An automatic dimmer, controlling the sign brightness, must be installed to ensure that the sign is not overly bright throughout the day;

(c) The sign must be turned off when the business is closed.

(d) Home Occupation Signs . Home occupation signs as regulated by Section 1165.09(d) shall be limited to one non-illuminated sign, not more than two (2) square feet, attached flat against the structure. Such sign shall contain no more than two (2) colors.

(Ord. O-38-2010. Passed 12-7-10.)

1169.12 PERMANENT SIGNS: GENERAL REQUIREMENTS

All permitted permanent signs shall be subject to the following requirements where applicable:

(a) Context and Compatibility .

(1) Signs are consistent with the design/style of the building on which they are located. Signs integrate with the building/site on which they are located and adjacent development in scale, design, and intensity. For example, large signs are best suited for buildings with larger massing.

(2) Signs do not adversely impact existing and adjacent residential uses in mixed-use settings.

(3) Signs do not create an appearance of competition between adjacent signs. For example, all signs on a single building have similar scale, placement and proportion as to create harmony among all sign designs.

(4) Joint identification signs on a single sign face contain consistent or complementary fonts and colors for all tenants.

(5) Signs are appropriate to their settings. For example, a monument sign is not particularly suitable for a pedestrian-oriented retail environment.

(b) Execution .

(1) Signs do not block portions of architectural detailing, windows, entries, or doorways.

(2) Sign materials are complementary to the building materials and are high quality and durable.

(3) Signs are well designed using unique materials and combinations, lighting concepts, and progressive forms.

(4) Multiple sign types should avoid repeated functionality. For example, a blade sign and a projecting sign that are both perpendicular to a building face have very similar visibility perspectives.

(c) Illumination . Appropriate illumination methods shall be permitted within each sign type as indicated in Section 1169.16 through Section 1169.18 for permanent signs. The following illumination method standards shall apply:

(1) External . All external lighting sources shall be shielded. For energy conservation, all external light sources shall be LED, fluorescent, compact fluorescent lamps, gas-discharge lamps, or any other lighting technology that delivers fifty (50) or more lumens per watt. Light sources shall use a warm color temperate range of less than five thousand (5,000) Kelvin. Incandescent light sources are prohibited. Ground mounted fixtures shall not exceed a total height of one foot, including base. No mounting base shall exceed a height of four (4) inches from the ground level. All permanent ground-mounted fixtures for external illumination shall be fully landscaped and screened with living plant material to hide any visible fixtures. All shrubs, trees, turf, groundcovers, and other planting shall be well maintained, properly installed, weeded, mulched as needed and kept free of trash and other unsightly material and/or debris.

(2) Internal . All internal lighting sources shall be shielded behind semi-opaque acrylic lettering or graphics. Only individual lettering or graphics may be illuminated for signs greater than eight (8) square feet. For

energy conservation, all internal light sources shall be fluorescent, compact fluorescent lamps, or other lighting technology that is equal or greater to in energy efficiency.

(3) Exposed . Signs are prohibited from utilizing exposed neon, exposed LED or equivalent exposed light sources without express approval granted by the Architectural Review Board. The Architectural Review Board may only grant approval of signs utilizing exposed neon, exposed LED or equivalent light sources if the use of exposed lighting is appropriate to and consistent with the design and style of the building, the sign, the location of the building and the concerns expressed by the adjacent property owners. If approved, the light source may utilize a range of colors but must meet requirements of Section 1169.12(f) for maximum permitted number of colors. Other exposed light sources and signs with moving or changing words, shall be prohibited.

(4) Halo . Light sources concealed behind lettering or graphics may utilize white or soft white light sources. The face of characters or graphics utilizing halo lighting shall not be illuminated. For energy conservation, all light sources shall be fluorescent, compact fluorescent lamps, or other lighting technology that is equal or greater to in energy efficiency.

(d) Joint identification signs . Joint identification signs shall be limited to premises where there are two (2) or more business uses on one property. Any joint identification sign shall not exceed the maximum sign area and measurements for sign types identifying individual occupants.

(e) Continuity . Signs and their location should be considered in relationship to their surrounding environment and, if seen as a single package of signs, should have a continuity of design. Sign continuity should be achieved for buildings or storefronts with matching architectural composition and detailing. The sign shall be in harmony with the buildings on the site and shall not detract from the appearance of the general neighborhood in which it is located.

(f) Color . Signs with color shall be limited to four (4) colors. For the purposes of this section, black and white shall be considered colors.

(1) Color gradation . Gradation from different shades of one color is considered to be one color. Color gradation to a different color is considered to be two (2) colors.

(2) Joint identification signs . Joint identification signs consisting of multiple sign boards connected by chains or similar materials leaving visible space between sign boards shall be limited to four (4) colors per sign board.

(g) Materials . Sign materials shall be of good quality, good durability and complementary to the building of which they become part. The following materials design criteria shall apply, unless otherwise noted.

(1) Nylon or other flexible synthetic materials are limited to only temporary banner signs.

(2) Any combination of these materials may be used for any permanent sign: wood, stone, brick, glass, metal, acrylic, PVC, medium/high density overlay board, Alumalite™, DiBond™, LusterBoard™ or other similar products.

(3) Canvas or other colorfast fabric materials for permanent signs shall only be utilized for canvas blade or awning signs.

(4) Signs shall not be manufactured of synthetic foams (exposed or encased).

(Ord. O-38-2010. Passed 12-7-10.)

1169.13 PERMANENT SIGNS: STANDARDS DEFINED.

The following shall be observed to define the number of permitted signs:

(a) Signs within the Village Center . The number and types of permitted signs shall be regulated by the location of the signage within the Village Center District. Sub-districts are established and depicted in the Village Center Sign Code map, as adopted by reference, which has the following area designations:

(1) Historic Center.

(2) Village Core.

(3) Core Residential.

(4) Village Residential.

(5) Campus.

(6) Parks and Preservation

The Village Center Sign Code reference map shall be updated as necessary to reflect rezonings within the Village Center area.

(b) Signs outside the Village Center Area . The number of permitted signs shall coincide with a land use category for which a permit is being applied. The land use categories are follows:

(1) Commercial and warehousing.

(2) Residential Subdivision.

(3) Retail.

(4) Institutional.

(c) Sign types . The term "sign types" refers to a unique set of design standards and criteria for signage as listed in Sections 1169.16 through 1169.18. Each Village Center sub-district or use category outside of the Village Center is permitted a defined number of sign types. The number of permitted sign types may not necessarily correlate to a maximum number of individual signs, For example, the "window" sign type allows for the location of multiple signs in a business' storefront. The application of window signs constitutes as one permitted sign type. Not all sign types are permitted in designated sub-districts or use categories and is noted with each sign type.

(Ord. O-38-2010. Passed 12-7-10; Ord. O-08-2011. Passed 5-17-11.)

NEW ALBANY
COMMUNITY CONNECTS US

To: Planning Commission

From: Community Development Department

Re: Engage New Albany Strategic Plan: Central College Redevelopment Framework Plan

Date: July 10, 2023

The attached Central College Redevelopment Framework Plan provides recommendations and a framework for the former Discover Financial Services site to guide future redevelopment proposals. During the July 17th Planning Commission meeting, city staff will present this plan to the board. Staff asks the Planning Commission to make a formal recommendation to City Council to adopt this planning document. Please feel free to contact city staff if you have any questions.

Since the adoption of the Engage New Albany Strategic Plan in March of 2021, Discover Financial Services ceased call center and business office operations in the city. The city of New Albany has a history of being nimble by creating or updating plans to reflect present realities and market trends.

This plan incorporates a detailed understanding of the relationship of the former Discover site with the surrounding area, including proposed developments to the south and east of the site. These proposed developments have an impact on the recommendations put forth in this plan. Given the new understanding of the site and its context, this plan serves as a supplement to the Northwest Focus Area plan, which begins on p. 188 of the Engage New Albany Strategic Plan.The planning team for this project included city staff as well as the city landscape and urban design consultants, MKSK.

Based on a review of relevant literature and several case studies of similar developments in other communities, the planning team developed a list of goals for the redevelopment of the Discover site which is included on the right side of this page.

Goals for the Redevelopment of the Site:

- Reuse existing infrastructure;
- Reuse existing surface parking;
- Integrate existing stormwater retention ponds;
- Reinforce the intersection at Central College Road and SR 605/New Albany-Condit Road as a community node and gateway;
- Reimagine the site within the context of the Business Park to provide a vibrant, walkable, mixed-use, and amenitized environment to attract modern talent and companies to New Albany; and
- Integrate the site with the changing surrounding context.

Using these goals, several redevelopment scenarios were created and included in the plan. These scenarios imagine redevelopment of the site, including or excluding the existing office building. The purpose of this planning exercise is to determine potential land uses, building layouts, interior and exterior mobility connections, an open space network, and potential building re-use opportunities for the site. The scenarios provided in the plan do not represent a development proposal or final plan and are illustrative in nature.

The development scenarios informed the creation of the following development standards. These standards outline critical recommendations for redevelopment of the Discover site. These standards are intended to inform residents and landowners of the desired development pattern for the site.

CENTRAL COLLEGE REDEVELOPMENT	
Development Standards	
a.	Site redevelopment should be designed in a comprehensive manner and include an overall master plan for the site showing how it fits together with surrounding context appropriately in terms of mobility, site layout, uses, and aesthetics.
b.	If the existing office building remains, it should be mindfully incorporated with other infill development to create a cohesive, pedestrian-friendly site layout.
c.	Any redevelopment of the site beyond the existing use should go through the Planned Unit Development rezoning process.
d.	Only existing curb cut locations from Central College Road, New-Albany Condit Road, and New Albany Road East should be utilized, no new curb cut locations should be permitted.
e.	Existing internal drives should be utilized. If they are redesigned or realigned, private streets within the site should be designed to public street standards. On-street parking is recommended for internal streets.
f.	The placement of buildings should encourage pedestrian activity and building entrances should connect with the pedestrian network and promote connectivity through the site.
g.	Buildings may not be taller than 40 feet, including the roof-line.
h.	Any commercial mixed-use or retail building on-site should include an active first floor, occupied by restaurants, shops, service businesses, and other similar uses that promote activity throughout the day.
i.	The use of materials, colors, and texture to break up large-scale facades is strongly encouraged.
j.	Redevelopment of the site is expected to propose an architectural style that is both distinctive and complementary to New Albany's character and brand.
k.	Parking must be integrated throughout the site through on-street parking, parking structure, surface parking located behind primary buildings, and limited surface parking located beside primary buildings. Surface parking lots must be properly screened from the street.
l.	Anyone seeking to redevelop the site with new or additional uses and structures other than what currently exist must submit a parking model to demonstrate sufficient parking is provided for the mix of uses. Shared parking among complementary uses is strongly encouraged and the installation of excessive parking is discouraged. If the tenants significantly change or if the use mix changes, the developer must resubmit the parking model to city zoning staff for review.

ENGAGE NEW ALBANY

You're part of the plan

CENTRAL COLLEGE

Redevelopment Framework Plan

July 2023

NEW ALBANY
ESTABLISHED 1837

CONTENTS

INTRODUCTION **3**
Purpose 3
Process 3

EXISTING CONDITIONS **4**
Mobility Zone 6

REDEVELOPMENT FRAMEWORK **8**
Recommended Land Uses 8
Recommended Roadway Character Classification 9
Redevelopment Scenarios 12
Development Standards 20

INTRODUCTION

PURPOSE

The city of New Albany has a history of being nimble and creating or updating plans to reflect present realities and trends. The city embarked on crafting this plan to provide recommendations and a framework for the potential redevelopment of the former Discover Financial Services site in northwest New Albany.

Additionally, this plan incorporates a more detailed understanding of the relationship of the former Discover site with the surrounding area, including proposed developments to the south and east of the site. One of these proposed developments is the New Albany Hamlet, which is proposed in the current version of the city's Strategic Plan, *Engage New Albany*. These proposed developments have an impact on the recommendations put forth in this plan. Given the new understanding of the site and its context, this plan also serves as a supplement to the Northwest Focus Area plan, which begins on p. 188 of *Engage New Albany*.

The following are several goals that this plan seeks to achieve through any proposed redevelopment of the former Discover site.

Goals for the Redevelopment of the Site:

- Reuse existing infrastructure;
- Reuse existing surface parking;
- Integrate existing stormwater retention ponds;
- Reinforce the intersection at Central College Road and SR 605/New Albany-Condit Road as a community node and gateway;
- Reimagine the site within the context of the Business Park to provide a vibrant, walkable, mixed-use, and amenitized environment to attract modern talent and companies to New Albany; and
- Integrate the site with the changing surrounding context.

PROCESS

The planning team for this work included staff from the city of New Albany as well as a team from MKSK. Beginning in January 2023, the planning team collaborated to plan for potential development scenarios for the former Discover site. These scenarios imagined redevelopment of the site, including or excluding the existing office building. The purpose of this planning exercise was to determine potential land uses, building layouts, interior and exterior mobility connections, an open space network, and potential building re-use opportunities for the site. These scenarios do not represent a development proposal or final plan and are illustrative in nature. These scenarios present two options for how the recommended development standards (see p. 20) could be applied to the site.

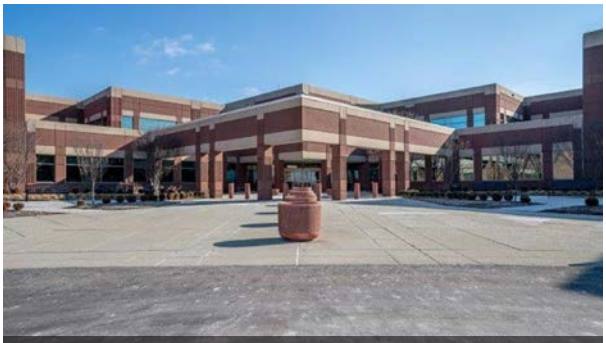
EXISTING CONDITIONS

The former Discover site lies at the northwest corner of the intersection of SR 605/New Albany-Condit Road and Central College Road, as shown in the diagram on the following page. The site, which is roughly 49 acres, is the former site of a Discover Financial Services call center. The *Engage New Albany Strategic Plan*, revised and adopted in 2022, depicted the former Discover site as a future significant opportunity for a "vibrant, more pedestrian-oriented node at this intersection."

The site is bounded to the north by a private access roadway, to the east by SR 605/ New Albany-Condit Road, to the south by Central College Road, and to the west by New Albany Road East. North of the site sits an active data center. To the east, in the city of New Albany, single family residential is the predominant use. Two age-restricted communities, Nottingham Trace and The Courtyards at New Albany, have been developed off of SR 605/New Albany Condit Road in the nearby vicinity. South of the former Discover site is an area identified in *Engage New Albany* as a hamlet. A development plan for this area, called the Hamlet at Sugar Run, is currently underway after City Council approved a rezoning request for the site. To the west, which is located within the city of Columbus, single family and multifamily residential uses comprise much of the developed land with a small node of retail at the intersection of New Albany Road East and Central College Road. The rest remains undeveloped land.

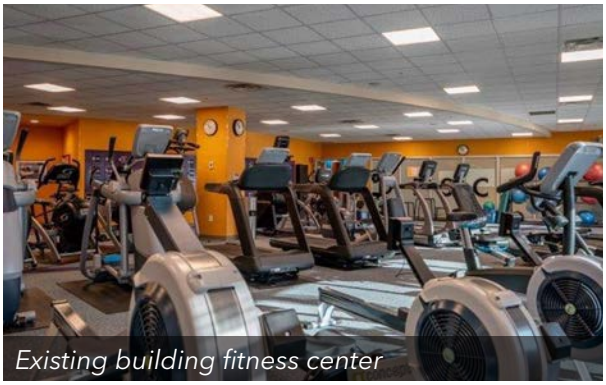
On-site, the former Discover Financial Services building remains. Constructed in 1998, the two-story office building spans 333,169 square feet of space. The building is outfitted with a full-service cafeteria, fitness center, outdoor spaces, and data center. The building is located in the center of the site, surrounded by four pods of surface parking lots, totaling 2,501 parking spaces. An interior access road connects these parking lots and creates access to the main, public roads surrounding the site.

The diagrams on the following page illustrate the existing site conditions and context.



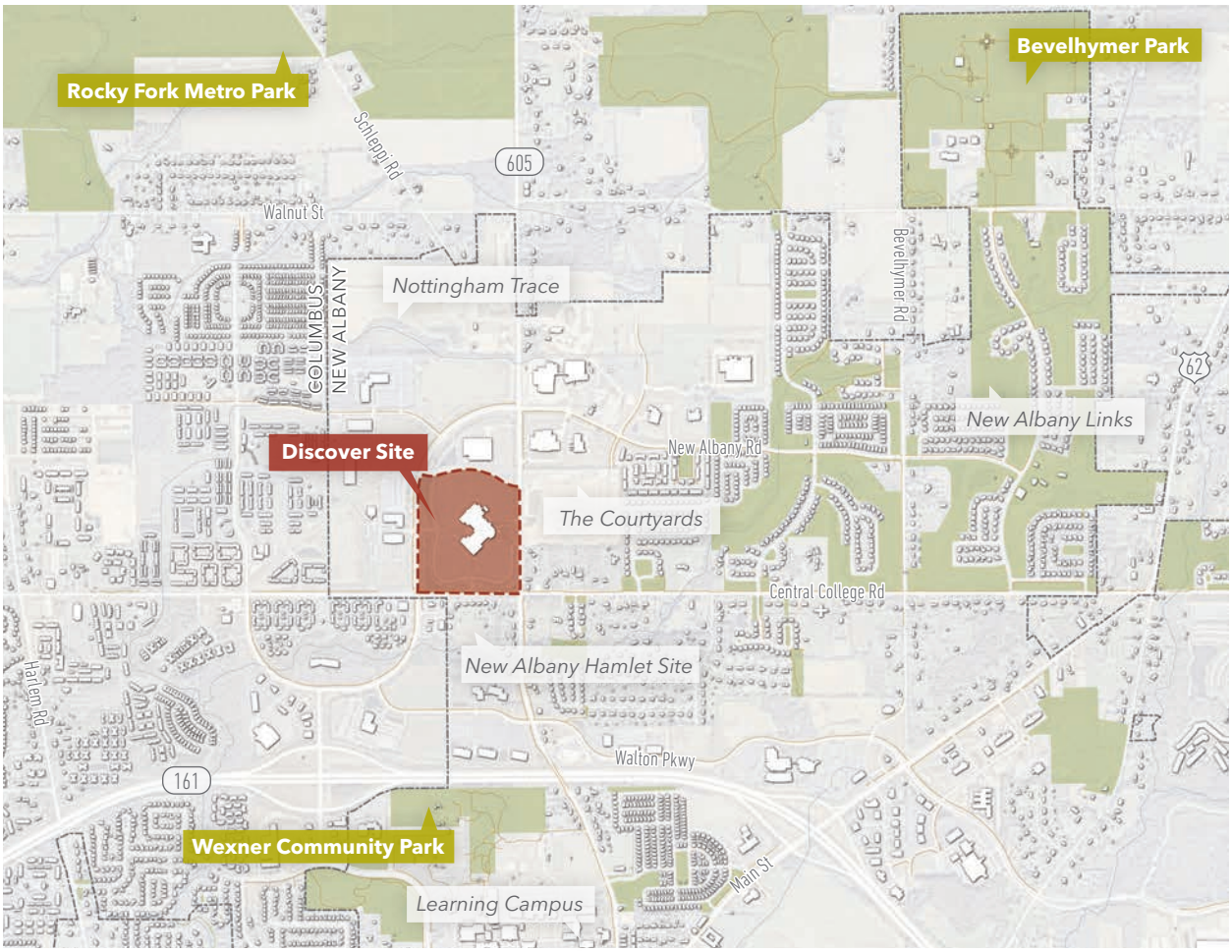
Building exterior and entrance

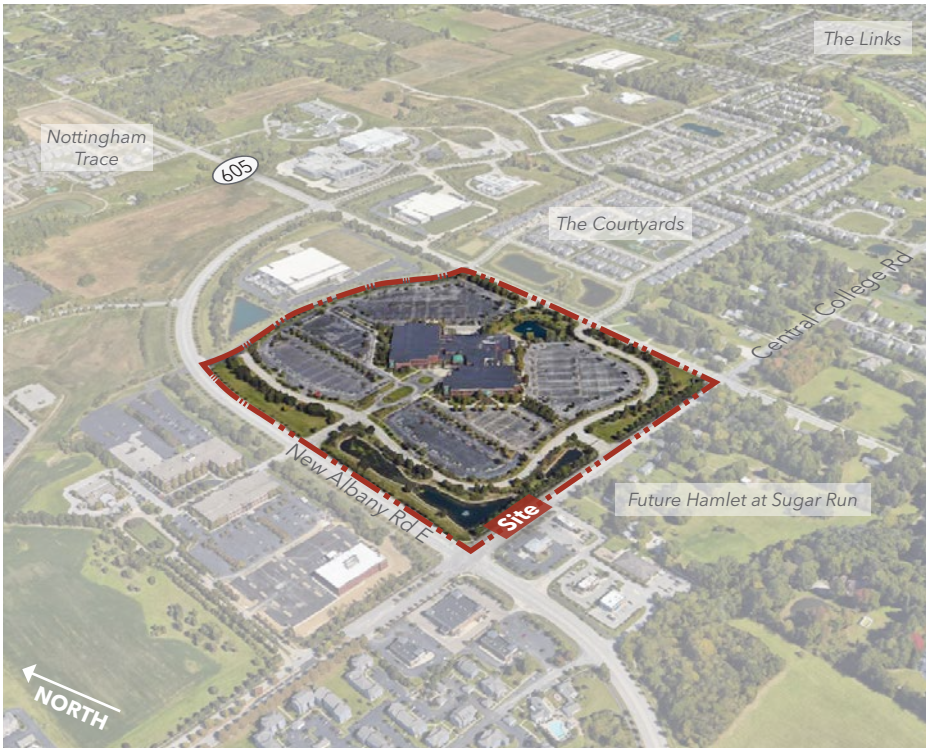
Existing building floor plate



Existing building fitness center

Existing Conditions and Context Diagram





Legend

- Discover Site
- City Boundary
- Buildings
- Open Space
- Leisure Trails
- Rivers & Streams

MOBILITY ZONE

In *Engage New Albany*, this area is identified as a future mobility zone. A mobility zone is a concept identified in *Engage New Albany* to provide a planning tool for the city to prioritize alternative and new mobility options. A mobility zone is defined as an area in which active and alternative modes of transportation are prioritized for future transportation improvements. Through targeted improvements to these mobility zones, vehicular traffic and congestion may be reduced, contributing to safer roadway travel for all modes. A mobility zone should include the following components or characteristics:

- Highly served by transit
  - » SmartRide
  - » COTA Park and Ride
- Well connected by bike facilities
  - » Velo Loop
  - » Bike lanes
  - » Bike docks & fix-it stations
- Buildings and sites designed to accommodate mobility
  - » Transit-facing front doors
  - » Alternative fuel charging stations
  - » Alternate street typologies and reduced setbacks in mixed-use and hamlet areas may be appropriate based on the pattern of development
- Multiple roadway connections
- Mix of uses to serve commuters
- Increased density
- Facilities intended to slow vehicular traffic and ensure pedestrian accessibility

Highly Served by Transit

Increased Density

Well Connected by Bike Facilities

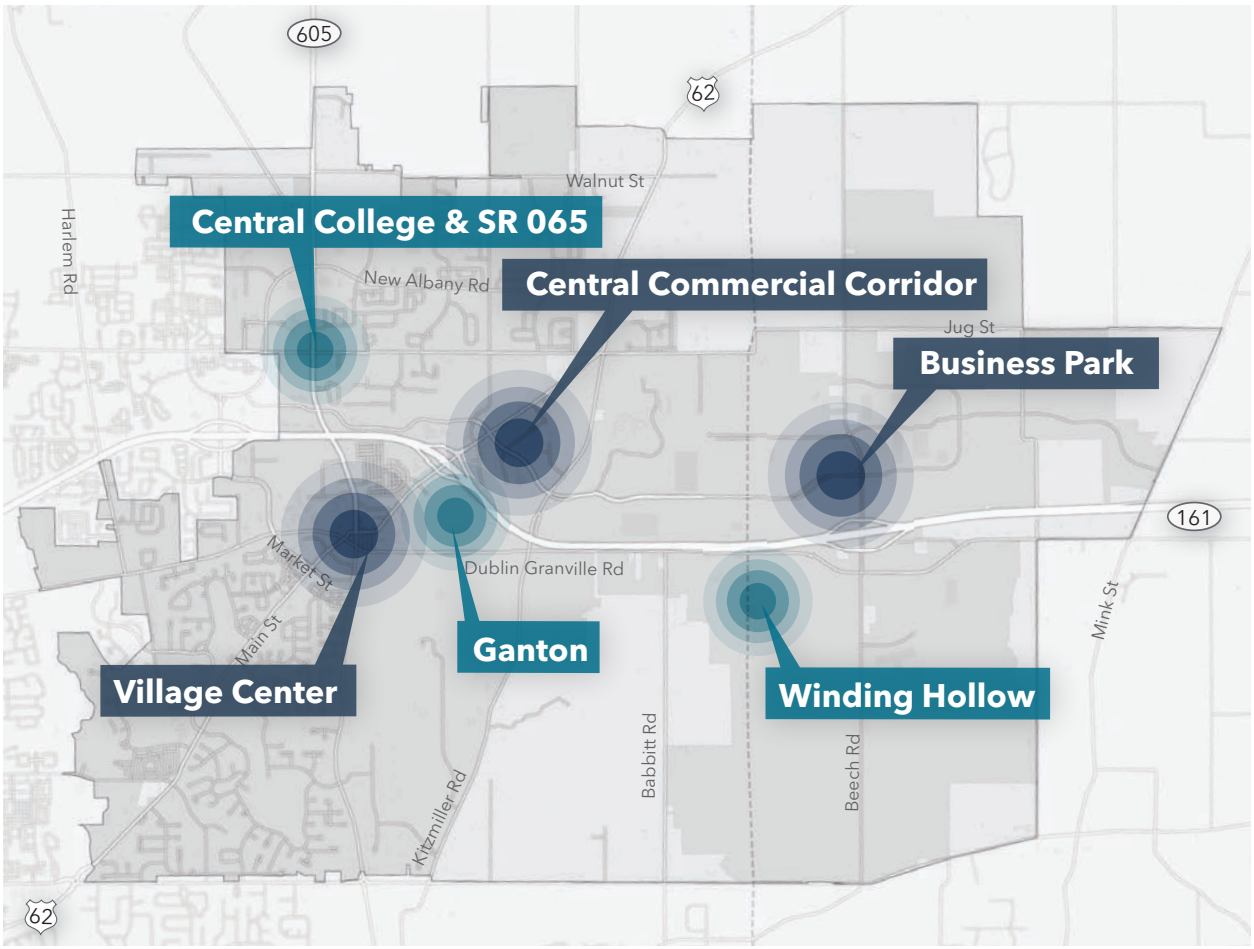
Multiple Roadway Connections

Buildings & Sites Designed to Accommodate Mobility

Facilities Intended to Slow Vehicular Traffic and Ensure Pedestrian Accessibility

Mix of Uses to Serve Commuters

Engage New Albany Mobility Zone Locations



Legend

Proposed Mobility Zone

Future Mobility Zone

REDEVELOPMENT FRAMEWORK

The following pages outline a redevelopment framework for imagining and planning the future of the Discover site. This framework includes the land uses that are recommended for the site and the character of the public roadways surrounding the site. This section also includes two redevelopment scenario options that were developed to study site capacity and potential.

RECOMMENDED LAND USES

The Discover site is located within the New Albany Road District of the International Business Park. This is one of the original sections of the Business Park that began to develop about 25 years ago. Now, this area contains a mix of uses, including some employment uses, single family residential, and scattered undeveloped sites. The manner in which the Discover site was developed in the early 2000s is no longer conducive to the needs of the modern workforce, whose members desire to work in vibrant, walkable, mixed-use, and highly amenitized environments that promote wellness and that allow them to easily meet their daily needs. The redevelopment of the Discover site is an opportunity to reimagine this area of the Business Park to provide that type of setting to attract modern talent and companies to New Albany.

Engage New Albany envisioned the intersection of Central College Road and SR 605/ New Albany-Condit Road as a mixed-use community node that would create a needed focal point in this part of New Albany to spatially organize the various neighborhoods and employment centers in this area. That vision is carried forward in this document and in the two development scenarios presented within.

In the future land use map, found in *Engage New Albany* (p. 52-53), the Discover site is identified as part of the Employment Center District. This site is also currently zoned Office Campus District (OCD). One option for the future of the site is for these regulations to remain in place and a new office user identified to occupy the site and existing building. Given the site's location, the proposed developments surrounding the site, and other adjacent land uses, a mix of employment-oriented land uses may be appropriate if the site were to be redeveloped. Potential land uses if the site is redeveloped include:

- **Commercial** - corporate headquarters, data center, etc.
- **Retail** - restaurants, service businesses, shops, fitness center, childcare, etc.
- **Institutional** - government, medical, educational, workforce training facility
- **Mixed-use Commercial** - buildings a mix of retail and commercial uses

Retail land uses that are strongly discouraged for this site include big box stores, standalone drive thru businesses, gas stations, auto body shops, and other auto-oriented retail. Drive thru uses should only be permitted if they're connected to a mixed-use commercial building. These types of retail businesses are discouraged in order to create a pedestrian-oriented environment.

CASE STUDIES

The following case studies depict two examples of large-scale building reuse and redevelopment into highly amenitized places that meet the needs of the modern workforce.

The Park | Berkeley Heights, NJ

What: The Park, a $400 million, 185-acre mixed-use redevelopment of a former suburban office park

Where: Berkeley Heights, NJ

Entities Involved: Connell Company

Details:

- Former suburban office park being redeveloped for the 21st century workforce
- Scalable office floor plates across five office buildings, comprising 1.5 million square feet
- Indoor and outdoor recreation facilities, including 114,000 square foot fitness center and outdoor pool
- On-site primary care, behavior therapy, and physical therapy
- The Residences at The Park, 328 apartments
- Embassy Suites, 176-room hotel and 12,000 square feet of event and meeting space

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The Continuum | Lake City, SC

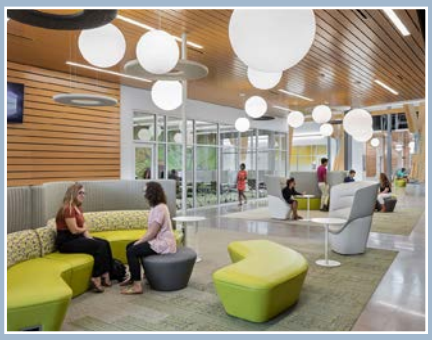
What: The Continuum Regional Education, Workforce Development, and Technical Training Center

Where: Lake City, South Carolina

Entities Involved: The Darla Moore Foundation, Florence-Darlington Technical College, Francis Marion University

Details:

- Former big box store converted into state-of-the-art educational facility
- 13 partner high schools
- 7 high-tech classrooms
- 3 computer labs
- 3 distance learning classrooms
- Biology and chemistry labs
- 4 workforce development classrooms/labs
- Health sciences space
- Lecture hall that can be converted into event space



ROADWAY CHARACTER CLASSIFICATION

The diagram on the following page illustrates the character classifications for the roadways immediately adjacent to the Discover site. Roadway character classification is explained in greater detail in *Engage New Albany*, but is intended to define the ways in which existing and future roadway corridors can contribute to New Albany's aesthetics and help to further define the character of the community. This classification examines elements that are within the public right-of-way, such as on-street bike facilities; on-street parking; street edge conditions; and amenity zones, which are designated areas for streetscape elements, such as street lighting, furnishings, and street trees. Some elements of this classification system can extend beyond the right-of-way, like development setbacks, utilities, and access management.

The charts to the right show a description of the roadway characteristics for the roadways that bound the Discover site: Central College Road, New Albany Road East, and SR 605/New Albany-Condit Road. Based on the development patterns presented in this document, there is the potential for alternative roadway characteristics to be used for the sections of Central College Road and SR 605/New Albany-Condit Road that border the southeast portion of the site, as shown on the diagram on the following page.

Business Park

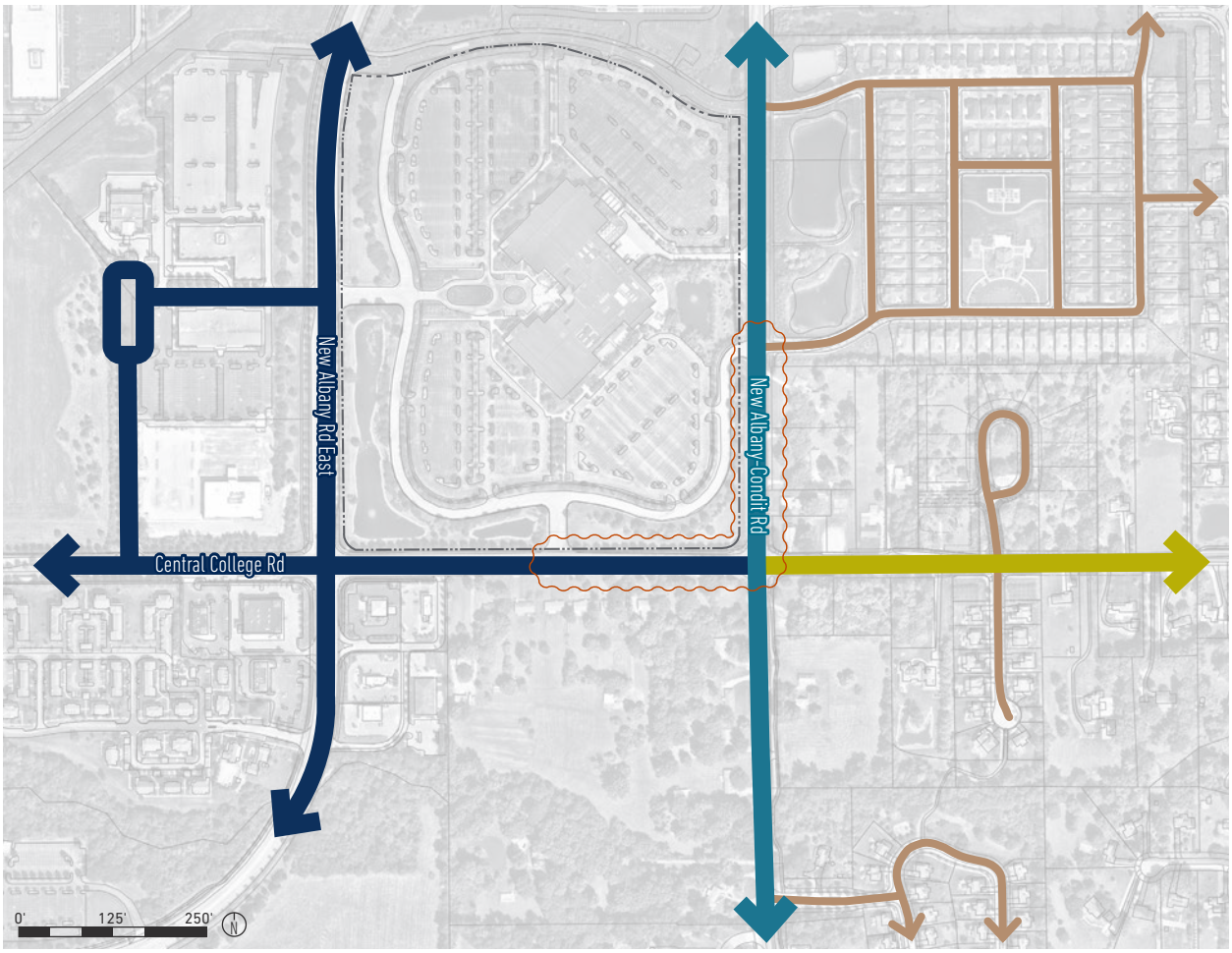
New Albany's Business Park extends from west to east across the city, with more recent expansion south of SR 161 along the Beech Road corridor. With the anticipated continued growth of the Business Park and employment-based land uses, new roadways with this character classification will likely be built over the next several years. Business Park roadways typically have

Business Park Roadway Characteristics	
Street Pavement	
Drive Lane Width	11′ (12′ outside lanes)
Turn Lane Width	11′-12′
Total Number of Drive Lanes	2-4
On-Street Bike Facility	Bike Lanes (5′)
On-Street Parking	No
Access Management Priority	Medium
Transit Accommodations	Yes
Pavement Edge	Curb
Total Pavement Width	35′-69′
Streetscape/Amenities	
Trail/Sidewalk Width	8′ trail min. on both sides of street*
Trail/Sidewalk Material	Asphalt
Amenity Zone	Tree lawn
Amenity Zone Width	8′-15′
Streetlights	Yes
Underground Utility Priority	High
Tree Spacing	30′ on center
Right-of-Way Fence	Yes
Setbacks Beyond ROW	50′ min.
Total Right-of-Way	**67′-115′**

Business Park Transitional Roadway Characteristics	
Street Pavement	
Drive Lane Width	11′ (12′ outside lanes)
Turn Lane Width	11′
Total Number of Drive Lanes	2-4
On-Street Bike Facility	Shared road
On-Street Parking	No
Access Management Priority	High
Transit Accommodations	Yes
Pavement Edge	Swale
Total Pavement Width	24′-58′
Streetscape/Amenities	
Trail/Sidewalk Width	8′ trail min. on both sides of street*
Trail/Sidewalk Material	Asphalt
Amenity Zone	Natural buffer
Amenity Zone Width	15′-20′ min.
Streetlights	No
Underground Utility Priority	Medium
Tree Spacing	30′, irregular spacing
Right-of-Way Fence	Yes
Setbacks Beyond ROW	100′
Total Right-of-Way	**70′-114′**

* Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.

Central College Roadway Character Classification



employment-based uses on both sides of the street and carry employee, truck, and delivery traffic. These two- to four-lane roads have curbs, decorative street lighting, and should have leisure trails on both sides of the road. Most of the landscape is turf grass and trees, with natural tree stands preserved where practical. Parking is not fully screened from view but includes plantings. Setbacks along these roads beyond the right-of-way should be at least 50'.

Business Park Transitional

Business Park Transitional roadways are those where the long-term condition on at least one side of the road is likely to remain rural or residential. These roads, however, do still carry some through-traffic and traffic for the business park. These roads will have more narrow road shoulders and a ditch street edge condition. They should also have a leisure trail on the business park side of the street, along with white horse fence and significant naturalized plantings, with some mounding if necessary. Any parking areas should be properly screened.

Legend

Character Classification

- Business Park Roadway
- Business Park Transitional Roadway
- Village Traditional Roadway
- Neighborhood Roadway
- Potential Alternative Roadway Character
- Discover Site Boundary

REDEVELOPMENT SCENARIOS

This plan contains recommendations for the potential redevelopment of the former Discover site and the recommended improvements to address the site, including land uses, roadways, and open space. The following pages illustrate and summarize two redevelopment scenarios and their main land uses, development patterns, and connection to surrounding area.

These redevelopment scenarios were developed to study site capacity. The following diagrams and plans are illustrative in nature and do not represent a development proposal or final plan.

Scenario Option A

Scenario Option A imagines the preservation of the existing building as office space, while also adding infill development to create a mix of uses and activity on this site. The existing office building is in good condition and has over 330,000 square feet of space suitable for adaptive reuse or a modern, amenitized office. See the case studies on p. 9 for examples of successful building reuse and re-purposing.

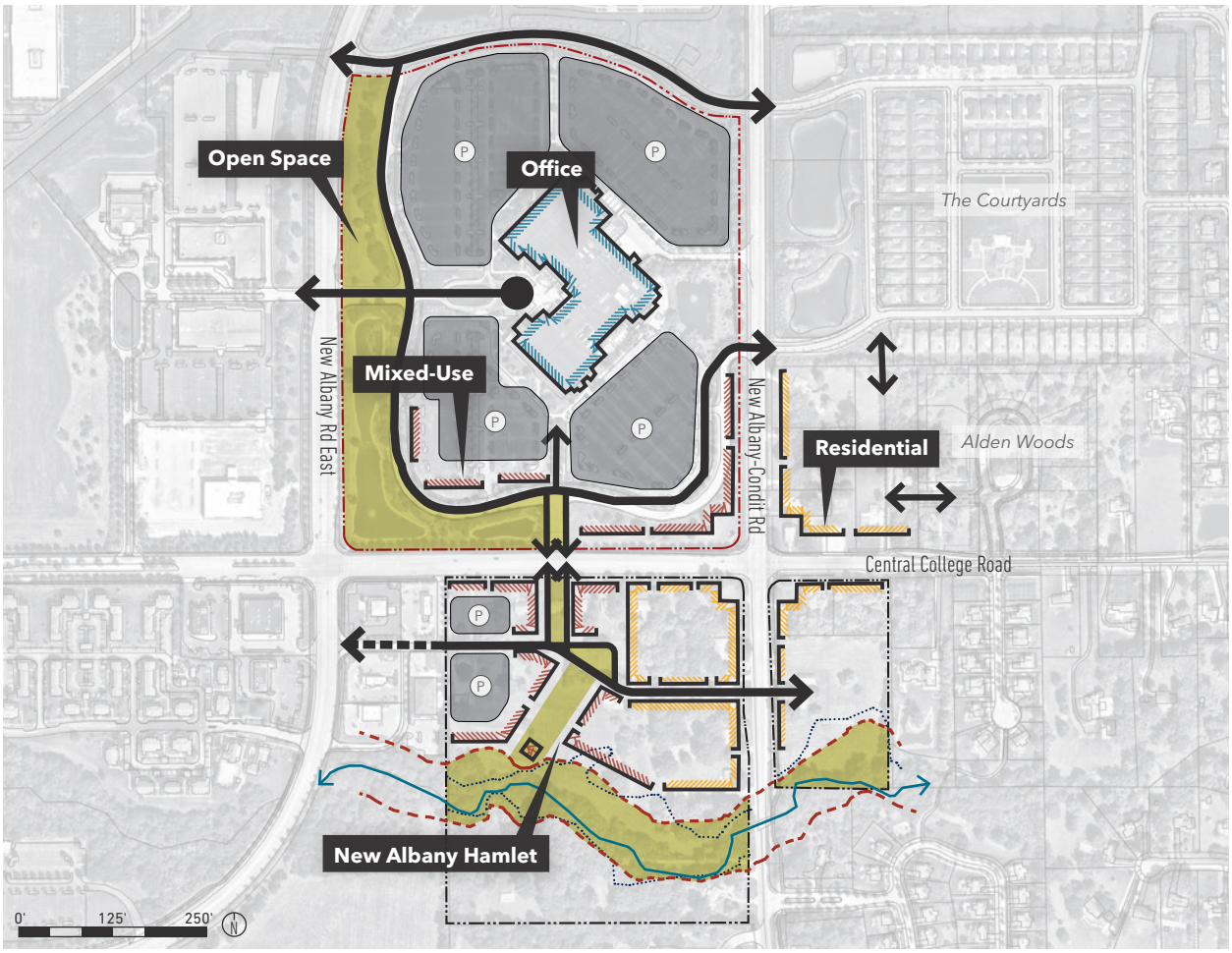
The proposed infill buildings are focused on the southern portion of the site, with the goal of creating a strong center of activity at the SR 605 and Central College Road intersection. With the proposed hamlet south of Central College and the potential for residential development at the northeast corner of the intersection, Option A ties into these surrounding potential developments with a pedestrian oriented southeast corner of the site. This southeast corner would have smaller setbacks, mirroring those of the hamlet, a set of mixed-use commercial buildings oriented toward the street and sidewalk, and a realigned interior roadway to allow for some on-street parking.

Adaptive Reuse

Adaptive Reuse

Infill Development

Central College Redevelopment Framework Diagram | Option A



Legend

- Discover Site Boundary
- Hamlet Boundary
- Proposed Residential
- Proposed Commercial
- Proposed Mixed-Use Commercial
- Open Space/Green Corridors
- Parking
- Roadway
- Sugar Run Stream Corridor
- Stream Corridor Protection Zone
- Floodplain

Central College Redevelopment Plan Rendering | Option A

Example of adaptive reuse of an office building

Example of adaptive reuse of an office building

Example of infill development

Scenario Option B

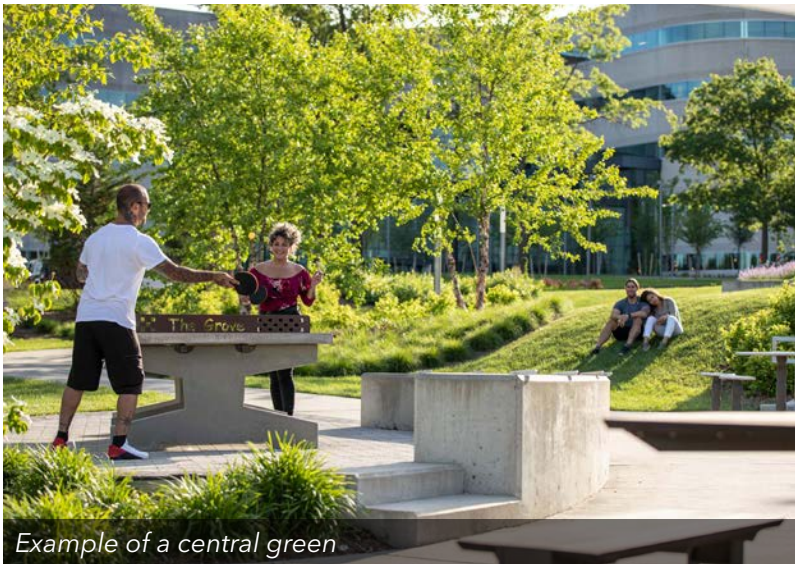
Scenario Option B evaluates the redevelopment potential of the site if the existing office building were to be demolished. This would open up the site for more new buildings. This scenario does utilize the existing infrastructure, like the roadway and open space network to frame the new development and to serve this new development.

Similar to Option A, this scenario envisions mixed-use commercial buildings with minimal setback on the southeast corner of the site to create a strong node of activity at the SR 605 and Central College Road intersection. With the removal of the existing building, this scenario also creates a strong core of commercial development surrounding a central green. Surface parking lots would be tucked between and behind these buildings to foster a pedestrian-friendly environment and to screen parking.

To the north, there is an opportunity to develop some larger buildings for commercial and office uses, including data centers. This development scenario creates a transition between the rest of the site and the other office uses in the Business Park to the north.

This development scenario would fit in with the other employment land uses in this section of the Business Park, while being mindful of the potential mixed-use neighborhood development pattern that could occur south of the site. A combination of medical office, retail, fitness centers, childcare centers, and educational uses, in addition to more traditional office space would serve all users in this area of the city.

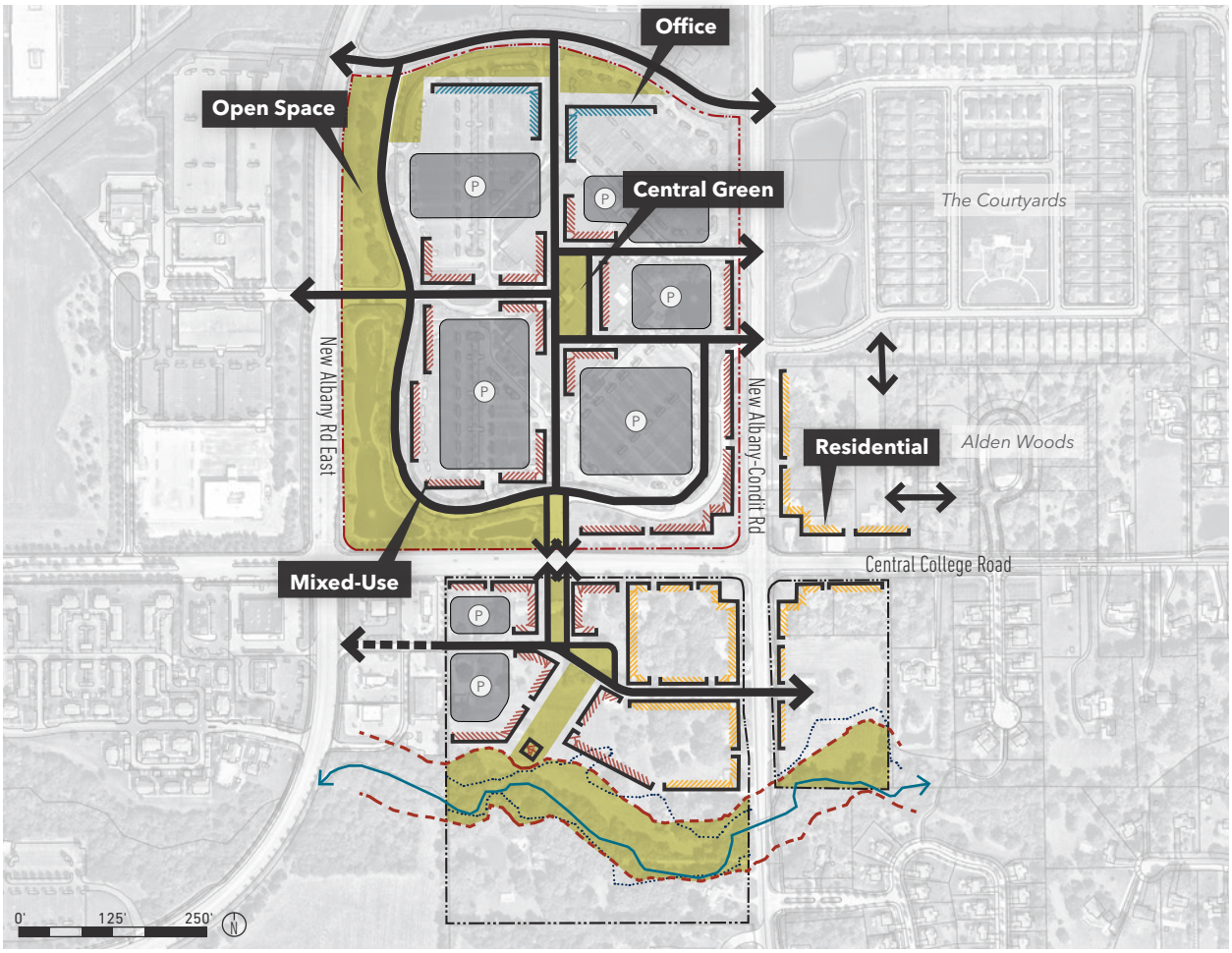
Example of mixed-use infill development



Example of a central green

Example of retail infill development

Central College Redevelopment Framework Diagram | Option B



Legend

- Discover Site Boundary
- Hamlet Boundary
- Proposed Residential
- Proposed Commercial
- Proposed Mixed-Use Commercial
- Open Space/Green Corridors
- Parking
- Roadway
- Sugar Run Stream Corridor
- Stream Corridor Protection Zone
- Floodplain

Central College Redevelopment Plan Rendering | Option B

Example of an outdoor gathering space

Example of infill development

Example of infill development

DEVELOPMENT STANDARDS

The potential redevelopment scenarios informed the creation of the following development standards. These standards outline critical recommendations for redevelopment of the Discover site. These standards are intended to inform residents and landowners of the desired development pattern for the site.

CENTRAL COLLEGE REDEVELOPMENT	
Development Standards	
a.	Site redevelopment should be designed in a comprehensive manner and include an overall master plan for the site showing how it fits together with surrounding context appropriately in terms of mobility, site layout, uses, and aesthetics.
b.	If the existing office building remains, it should be mindfully incorporated with other infill development to create a cohesive, pedestrian-friendly site layout.
c.	Any redevelopment of the site beyond the existing use should go through the Planned Unit Development rezoning process.
d.	Only existing curb cut locations from Central College Road, New-Albany Condit Road, and New Albany Road East should be utilized, no new curb cut locations should be permitted.
e.	Existing internal drives should be utilized. If they are redesigned or realigned, private streets within the site should be designed to public street standards. On-street parking is recommended for internal streets.
f.	The placement of buildings should encourage pedestrian activity and building entrances should connect with the pedestrian network and promote connectivity through the site.
g.	Buildings may not be taller than 40 feet, including the roof-line.
h.	Any commercial mixed-use or retail building on-site should include an active first floor, occupied by restaurants, shops, service businesses, and other similar uses that promote activity throughout the day.
i.	The use of materials, colors, and texture to break up large-scale facades is strongly encouraged.
j.	Redevelopment of the site is expected to propose an architectural style that is both distinctive and complementary to New Albany's character and brand.
k.	Parking must be integrated throughout the site through on-street parking, parking structure, surface parking located behind primary buildings, and limited surface parking located beside primary buildings. Surface parking lots must be properly screened from the street.
l.	Anyone seeking to redevelop the site with new or additional uses and structures other than what currently exist must submit a parking model to demonstrate sufficient parking is provided for the mix of uses. Shared parking among complementary uses is strongly encouraged and the installation of excessive parking is discouraged. If the tenants significantly change or if the use mix changes, the developer must resubmit the parking model to city zoning staff for review.

Planning Commission Staff Report
August 21, 2023 Meeting

TACO BELL
FINAL DEVELOPMENT PLAN

LOCATION:	8511 Smiths Mill Road (PID: 093-016512)
APPLICANT:	Kimley-Horn, c/o Evan Salyers
REQUEST:	Final Development Plan
ZONING:	Beech Crossing I-PUD
STRATEGIC PLAN:	Retail
APPLICATION:	FDP-69-2023

Review based on: Application materials received July 27, 2023.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Taco Bell located at the southwest corner of Smith's Mill Road and Beech Crossing. The development includes a dine in restaurant with a drive-thru.

The property in question is zoned I-PUD and is located within the Beech Crossing Zoning District. The proposed use (Taco Bell with drive-thru) is permitted as a carry-out food and beverage establishment with drive-through facility.

<u>The applicant is also applying for two variances related to this final development plan under application VAR-70-2023. Information and evaluation of the variance requests are under a separate staff report.</u>

This site is located within the Beech Crossing zoning district which was reviewed and approved by the Planning Commission on January 22, 2020 (ZC-102-2019).

II. SITE DESCRIPTION & USE

The site is generally located north of State Route 161, south of Smith's Mill Road and west of Beech Road. The site is 1.37 acres and is currently undeveloped. This is the third proposed development for this zoning district. The Planning Commission approved a final development plan application for Duke and Ditches in this zoning district on October 20, 2020 and an application for Holiday Inn Express in this zoning district on February 19, 2020.

III. EVALUATION

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

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

a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*

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

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

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

l. Provide for innovations in land development, especially for affordable housing and infill development.

Engage New Albany Strategic Plan Recommendations

The Engage New Albany strategic plan recommends the following development standards for the 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. Combined curb cuts and cross-access easements between parking areas are preferred between individual buildings.
5. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
6. Integrate outdoor spaces for food related businesses.

A. Use, Site and Layout

1. The applicant proposes to develop a 2,247 sq. ft. Taco Bell restaurant with a drive-thru. The existing total site size is 1.37-acres. The proposed development is in an appropriate location given its proximity to the New Albany Business Park and State Route 161.
2. The Beech Crossing I-PUD zoning text places a limitation on total acreage that can be utilized for retail uses in the Beech Road / Smith's Mill Road area. The intent is to limit retail development to a maximum of 92 acres in this general area. Once 92 acres have been developed with retail uses found in the C-3 and GE zoning districts, the remainder of the land from all of these subareas can only allow non-retail General Employment (GE) zoning district uses listed in their respective zoning texts. This 1.37-acre development is subject to this overall 92-acre retail limitation.
3. The development site is accessed by a private road which was reviewed and approved by the Planning Commission on October 21, 2019 (FDP-72-2019). This private road, Beech Crossing, was constructed by another private developer and includes street trees and a sidewalk along the road.
4. According to zoning text section C(1), the applicant is required to install leisure trail along Smiths Mill Road. The site plan meets this standard by providing an 8' wide leisure trail within the front yard of the lot along Smiths Mill Road
5. Per zoning text section C(4,) the applicant is required to connect into the existing pedestrian circulation system. The applicant is meeting this requirement by providing a direct connection into the sidewalk along the outparcel access road, Beech Crossing.
6. The zoning text requires that the total lot coverage, which includes all areas of pavement and building, to not exceed 80% of the total area. The proposed development is at 48.9% lot coverage thereby meeting this requirement.
7. The PUD zoning text requires the following setbacks from these perimeter boundaries:
    a. Smiths Mill Road:
        i. Required minimum: 75-foot building and 55-foot pavement
        ii. Proposed: 60+/- foot pavement and 99.8+/- foot building setback [requirement met]
    b. Internal Parcel Boundaries (western and southern property lines):
        i. Required minimum: 10-foot building and pavement setback
        ii. Proposed (western property line): 27.5-foot pavement and 97.5-foot building setback [requirement met]
        iii. Proposed (southern property line): 22+/- feet pavement and 109.7-foot building setback [requirement met]
    c. Outparcel Access Road (Beech Crossing):
        i. Required minimum: 15-foot building and pavement setback
        ii. Proposed: 26.4+/- foot pavement and 81.4+/- foot building setback [requirement met]

B. Access, Loading, Parking

1. The site is proposed to be accessed from two curb cuts along Beech Crossing.
   a. The applicant proposes one full access point near the southeast corner of the property and one right-in only near that northeast corner of the property.
   b. Per Beech Crossing zoning text requirement II.B.1(c) states that as part of a final development plan approval, two vehicular access points along the Outparcel Access Road/Beech Crossing may be permitted for any outparcel with side and rear boundary lines that are contiguous to the Outparcel Access Road, subject to approval of the City Engineer and if supported by a traffic analysis provided by the applicant. The City Engineer may waive the obligation for this traffic analysis. The city's traffic engineer has reviewed the request for a second access point. They are supportive of allowing the second right-in only access point and has waived the obligation of the traffic analysis.
2. Codified Ordinance 1167.05(d)(4) requires a minimum of one parking space for every 75 square feet of restaurant floor area space. The building is 2,247 square feet in size therefore 30 parking spaces are required. The applicant is providing 30 parking spaces.
3. Additionally, the city parking code requires a minimum number of stacking spaces in the drive thru lane must be provided. The required number of drive-thru stacking spaces must equal 25% of the total required parking spaces for the drive-through tenant space. Based on this calculation, 8 stacking spaces must be provided and the applicant is meeting this requirement by providing 8.
4. Per C.O. 1167.03(a), the minimum parking space dimensions required are 9 feet wide and 19 feet long. The applicant is meeting this requirement.
5. Per C.O. 1167.03(a), the minimum maneuvering lane width size is 22 feet for this development type. The applicant is meeting this requirement.
6. The city's design consultant reviewed the proposal and provided the following comments. Staff recommends a condition of approval that the design consultant's comments are addressed, subject to staff approval.
   a. One of the comments is to revise the site plan to provide a partial private street extension and cross access easement along the remainder of the rear of the property to allow for a future road connection if and when future develop to the west occurs.
      i. The Engage New Albany strategic plan recommends combined curb cuts and cross access easements as development standards for retail uses. The strategic plan also recommends curb cuts on primary streets be minimized and well-organized connections be created within and between all retail establishments.
      ii. The property to the west is zoned to allow for additional retail uses. Historically, retail users have extended the private street within this area in conformance with the strategic plan recommendations. An example is the Holiday Inn Express which had to extend the road at the time of their development.
      iii. Staff recommends a condition of approval that the site plan be revised to accommodate and include an extension of the 24-foot-wide private drive, adjusting the location of the curb cut to it aligns with the existing private road, relocating the dumpster, proving sidewalk, and providing a cross access easement. The city staff recommends the final design be subject to staff approval.

C. Architectural Standards

1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design. The zoning text contains architectural standards and the site also falls under the Section 6 of the Design Guidelines and Requirements: Commercial Outside Village Center.

2. The zoning text states that buildings with this use shall be a minimum of one story and a maximum of two stories in height and this requirement is being met as the restaurant is a one-story building.
3. The primary building material for the restaurant is brick, which is a permitted building material in the zoning text.
4. Zoning text section E.4(b) states that all rooftop mechanical units must be screened to limit off site visibility and sound. The applicant meets this requirement through the use of a parapet wall on all four sides of the building.
5. DGR Section 6(I)(A)(4) states that the number, location, spacing and shapes of window openings shall be carefully considered, particularly for buildings in retail use and shall impart a sense of human scale. The applicant meets this requirement.
6. DGR Section 6(I)(A)(6) states that all visible elevations of a building must receive similar treatments in style, materials and design so that no visible side is of a lesser character than any other. The applicant is meeting this requirement by using the same materials on all building elevations.
7. DGR Section 6(I)(A)(12) states that buildings shall have active and operable front doors along all public and private streets. The restaurant fronts onto Smiths Mill Road and to the north and Beech Crossing to the east. The building is designed with an active and operable front door along Smiths Mill Road but there is no door on the east facing Beech Crossing. The second active and operable from door is along the west facing side, which is an internal parcel boundary. The building has been designed with the drive-thru window on the east side/private road side in order to allow for the menu board and stacking for the drive-thru to happen to the rear of the building as opposed to the front of the building. <u>The applicant requests a variance, under application VAR-70-2-23, to eliminate this requirement for the east elevation of the building. This variance request is evaluated under a separate staff report.</u>
8. C.O. 1171.05(b) states that all trash and garbage container systems must be screened, not be located in front yards, and meet the minimum required pavement setbacks. All of these requirements are met as the applicant proposes to install a dumpster enclosure in the rear of the lot. It meets the minimum pavement setback and is completely screened with a dumpster enclosure and landscaping.

D. <u>Parkland, Buffering, Landscaping, Open Space, Screening</u>

1. Per Beech Crossing zoning text requirements G(a) and G(3)(a), a four-board horse fence is required to be installed along Smiths Mill Road. This requirement is met.
2. Per zoning text requirement (G)(3)(b)(i), a minimum of 6 trees per 100 lineal feet must be installed within the required setback area along Smiths Mill. The applicant is exceeding this requirement by providing 13 trees along their 182+/- feet of frontage along Beech Road.
3. Per zoning text requirement G(3)(c), a minimum 3.5-foot-tall landscape buffer must be provided to screen parking areas along all public rights of way. The proposed landscape plan shows that a 3.5-foot-tall landscape buffer installed along the parking areas that are along public rights of way, therefore this requirement is being met.
4. Per zoning text requirement G(3)(d), a landscape buffer is required to be installed within the required setback of any interior side parcel line and shall consist of a ten-foot landscape buffer with grass and landscaping and deciduous trees planted at a rate of 4 trees for every 100 feet of side property line and deciduous shrubs must be planted under the trees. The applicant is required and proposes to install these 11 trees and shrubs along the west side within the 10-foot setback. Therefore, this requirement is being met.
5. Per zoning text requirement G(7), a minimum of one tree for every 10 parking spaces is required and at least 5 percent of the vehicular use area shall be landscaped. The applicant is providing 30 parking spaces, and exceeding this requirement by providing 6 trees. 5% of the total parking area is landscaped. This requirement is being met.
6. Per zoning text requirement G(8), a master landscape plan shall be completed as part of the first final development plan that is submitted for a property located west of the previously approved "Outparcel Access Road"/the existing Beech Crossing. This

landscape plan is subject to the review and approval of the city landscape architect. The current property owner, the New Albany Company, has submitted the plan and it has been approved by the city landscape architect. The landscape standards established along the south side of Smiths Mill in front of the outlots and the east side of the access road continues west in front of Taco Bell. If additional outlots are developed west of Taco Bell, the same landscape standard must be continued.

E. Lighting & Signage

1. Section II(H)(1) of the zoning text requires all parking lot light poles to be downcast and use cut-off type fixtures in order to minimize light spilling beyond the boundaries of the site. Site lighting proposed of the site matches the existing Duke and Duchess site with the development and meets the requirements. In addition, a detailed photometric plan was submitted showing that there will be no light spillage from this site.
2. Section II(H)(3) states that all parking lot poles within the entire zoning district shall be black or New Albany Green, be constructed of metal and not exceed 30 feet in height. The applicant is proposing to use the same black metal poles that are installed at the existing Duke and Duchess site within the development. However, it is not clear at this time what the proposed height of the light poles are to be. Staff recommends a condition of approval that all parking lot light poles not exceed 30 feet in height and are subject to staff approval at the time of permitting.
3. As part of this final development plan application, the applicant has submitted a sign plan for the site. As part of that sign plan, the applicant proposes to install a drive-thru menu board signs at the rear of the site which is permitted per C.O. 1169.11(c). However, the menu board sign is proposed to be digital. Currently, C.O. 1169.04 prohibits digital menu board signs. The applicant has applied for variance to allow the digital menu board signage under application VAR-70-2023. Information and evaluation of the variance request is under a separate staff report. However, staff recommends a condition of approval that all other sign details be subject to staff approval and must meet code requirements. Any additional variances needed, other than what is included in application VAR-70-2023, must be heard by the Planning Commission at a later date in the future.
4. The applicant proposes to install two wall signs, one on the eastern building elevation and one on the north elevation.
5. The applicant proposes to install one monument sign at the northeast corner of the site along Smiths Mill Road.

Wall Signs

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

Smiths Mill Northern Elevation Wall Sign:

a. Lettering Height: 14 inches [meets code]
b. Area: 25 square feet [meets code]
c. Location: northern elevation facing Smiths Mill Road
d. Lighting: external lighting [meets code]
e. Relief: 1 inch [meets code]
f. Colors: white (total of 1 color) [meets code]
g. Material: aluminum [meets code]

The wall sign reads “Taco Bell” with the two words stacked and feature the company logo on top.

Beech Crossing Eastern Elevation Wall Sign:

h. Lettering Height: No Letter, Logo only [meets code]
i. Area: 22 square feet [meets code]
j. Location: eastern elevation facing Beech Crossing
k. Lighting: external lighting [meets code]
l. Relief: 1 inch [meets code]
m. Colors: white (total of 1 color) [meets code]
n. Material: aluminum [meets code]

The wall sign features the company logo.

- DGR Section 6(II)(A)(8) states that signage for this building type shall be as simple and unobtrusive as possible and shall avoid overly bright or jarring colors. The applicant is proposing two wall signs that are appropriately scaled for the building and are appropriate for this area given the desired development type.

Ground Mounted Signs

The applicant proposes to install one monument sign at the northeast corner of the site along Smiths Mill Road. Monument signage along Smiths Mill Road is intended to match the existing sign plan for the retail within the neighbor Canini Trust Corp development along US-62. The proposed sign meets those standards as proposed. The signs feature the company logo and read "Taco Bell."

IV. ENGINEER'S COMMENTS

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

1. Engineering staff will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

V. SUMMARY

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

V. ACTION

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

Move to approve final development plan application FDP-60-2020, subject to the following conditions:

1. The city's design consultant's comment shall be addressed as part of permitted, subject to staff approval:
    a. Provide an access easement along the rear of the property that allows for a potential road connection if and when future develop to the west occurs. Adjust the entry drive and dumper location to accommodate.
    b. The site plan is revised to accommodate recommended development standards from the Engage New Albany Strategic Plan. Revisions must include an extension of the 24-foot-wide private drive, adjusting curb cut location to align

with existing road, relocating the dumpster, providing sidewalk, and providing a cross access easement. The final drive design is subject to staff approval

2. All parking lot light poles shall not exceed 30 feet in height and are subject to staff approval at the time of permitting.
3. The applicant has applied for variances related to signage under application VAR-70-2023. All other sign details are subject to staff approval at the time of permitting and must meet code requirements. Any additional variances needed, other than what is included in application VAR-70-2023, must be heard by the Planning Commission at a later date in the future; and
4. The city engineer comments must be addressed, subject to staff approval.

Approximate Site Location

Source: ArcGIS

City of New Albany
99 West Main Street
New Albany, Ohio 43054

MEMO

404.640-01
July 5, 2023
(Revised 8-7-23)

To: Chelsea Nichols
City Planner

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

Re: Taco Bell -
Final Development Plan

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

1. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

MEF/JMH

cc: Cara Denny, Engineering Manager

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 8511 Smiths Mill Road
Parcel Numbers 093-016512-00.009
Acres 1.37 # of lots created —

Choose Application Type		Circle all Details that Apply		
☐☐Appeal				
☐☐Certificate of Appropriateness				
☐☐Conditional Use				
☐■Development Plan	Preliminary	Final	Comprehensive	Amendment
☐☐Plat	Preliminary	Final		
☐☐Lot Changes	Combination	Split	Adjustment	
☐☐Minor Commercial Subdivision				
☐☐Vacation	Easement		Street	
☐☐Variance				
☐☐Extension Request				
☐☐Zoning	Amendment (rezoning)		Text Modification	

Description of Request: Proposed Final Development plan for quick serve restaurant on corner of Beech Crossing and Smiths Mill Road.

Contacts

Property Owner's Name: MRG Ohio PropCo, LLC
Address: 10600 Shadow Wood Drive
City, State, Zip: Houston, TX 77043
Phone number: 346 260 4190 Fax: _____
Email: CNEW@MASRGLLC.com

Applicant's Name: Evan Salyers
Address: 7965 N. High St., Suite 200
City, State, Zip: Columbus, OH 43235
Phone number: 380-215-0695 Fax: _____
Email: EVAN.Salyers@Kimley-Horn.com

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner Chuck New Director of Development Date: 06/14/2023
Signature of Applicant [signature] Date: 6/14/23

Kimley»Horn

To:	Chelsea Nichols City of New Albany Village Hall 899 W. Main St. New Albany, OH 43054 614-245-8871
Date:	7/24/2023
Subject:	Taco Bell 8511 Smiths Mill Road – Final Development Plan Application

Chelsea,

This narrative describes the Final Development Plan for the above referenced project, which consists of a quick serve restaurant with a drive through located on the southwest corner of Beech Crossing and Smiths Mill Road. This plan will include all associated improvements with the site, including parking, storm sewer, sanitary service, water service, landscaping, and building elevations per the ordinances of the City of New Albany and the Infill Planned Unit District (IPUD) zoning district. This request is to be submitted for review at the August 21st, 2023 Planning Commission meeting. This plan will include two variance requests that will be submitted under a separate application.

Legal Description:

Parcel 093-016512-00.009 Situated in the State of Ohio, County of Licking, City of New Albany, located in Half Section 15, Quarter Township 3, Township 2, Range 15, United States Military District, being part of the remainder of that 49.534 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201010060020026, (all references refer to the records of the Recorder's Office, Licking County, Ohio).

If you have any questions or need any additional information, please feel free to contact me at 380-215-0695.

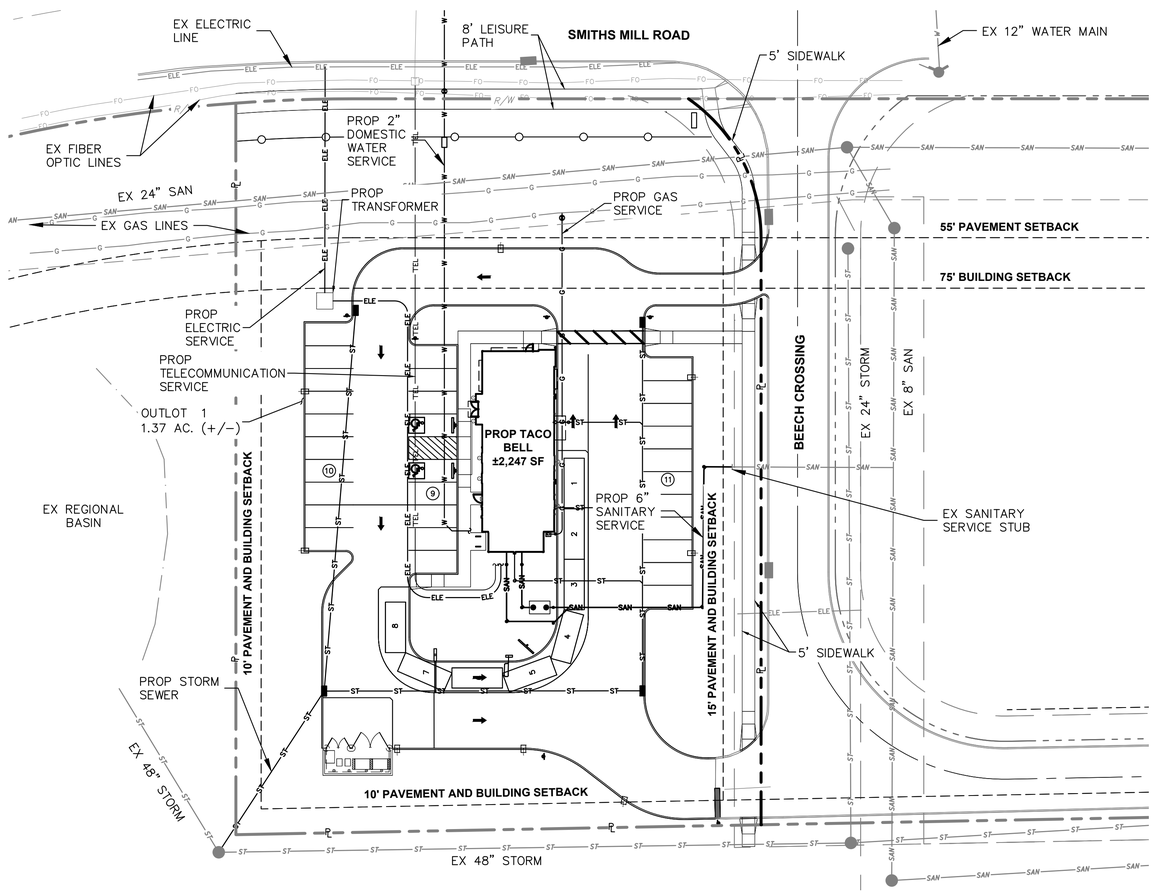
Sincerely,

Evan Salyers, PE
Kimley-Horn and Associates, Inc.

FINAL DEVELOPMENT PLAN
TACO BELL

CITY OF NEW ALBANY
161 EXPRESSWAY/BEECH ROAD INTERCHANGE RETAIL, OUTLOT 1

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	GENERAL NOTES
4	CONSTRUCTION DETAILS
5	ALTA SURVEY
6	SITE PLAN
7	UTILITY PLAN
8	GRADING PLAN
9	STORM PROFILES
10	EROSION AND SEDIMENT CONTROL PLAN
11	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
12	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
13	SITE LIGHTING PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE NOTES AND DETAILS
16	FIRE TRUCK TURNING EXHIBIT

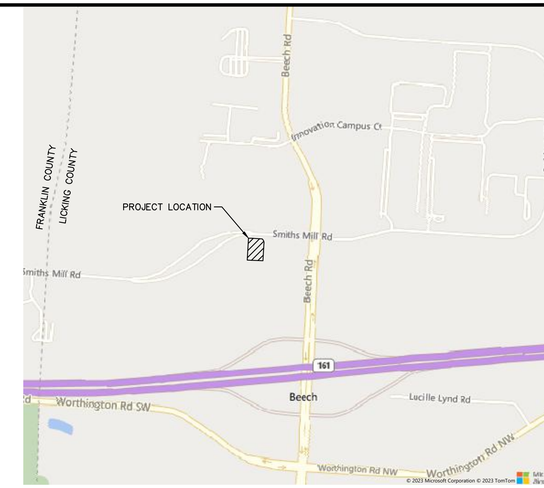


INDEX MAP

SCALE: 1"=30'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



VICINITY MAP

SCALE: 1"=1000'

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED BY THE REGIONAL BASIN LOCATED WEST OF THE SITE.

MONUMENTATION

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

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEVELOPMENT OF A 2,247 SF QUICK SERVE RESTAURANT WITH DRIVE THROUGH WITH ASSOCIATED UTILITIES AND PARKING.

FLOOD PLAIN

ALL OF THE SITE IS IN THE FLOOD HAZARD X (OUTSIDE THE 100-YEAR FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39049C0209K, EFFECTIVE DATE, 6/17/2008.

SITE STATISTICS

CURRENT ZONING:	INFILL PLANNED UNIT DEVELOPMENT C-3, HIGHWAY BUSINESS DISTRICT
PROPOSED LAND USE:	RESTAURANT WITH DRIVE THROUGH
PARCEL NUMBER:	093-106512-00.009
PARCEL AREA:	1.37 ACRES
LOT NUMBER:	OUTLOT 1
TOTAL SITE AREA:	±1.37 ACRES
PERVIOUS AREA:	±0.70 ACRES
IMPERVIOUS AREA:	±0.67 ACRES
PERCENT COVERAGE (IMPERVIOUS/TOTAL):	48.9%
BUILDING SETBACKS FROM R/:	
NORTH (SMITHS MILL ROAD):	75 FEET (55 FEET PAVEMENT SETBACK)
SOUTH:	10 FEET
EAST (BEECH CROSSING):	15 FEET
WEST:	10 FEET
MAXIMUM BUILDING HEIGHT:	2 STORIES
PROPOSED BUILDING HEIGHT:	1 STORY
PARKING REQUIRED (1:75 GROSS SF):	30 SPACES
PARKING PROVIDED:	30 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES (1 VAN SPACE)
HANDICAP SPACES PROVIDED:	2 SPACES (1 VAN SPACE)
BICYCLE PARKING REQUIRED	2 SPACES
BICYCLE PARKING PROVIDED	4 SPACES
DRIVE THROUGH STACKING REQUIRED (25% OF REQUIRED PARKING):	8 STACKING SPACES
DRIVE THROUGH STACKING PROVIDED:	8 STACKING SPACES
MAXIMUM STACKING TO BEECH CROSSING:	21 STACKING SPACES
MAXIMUM STACKING TO SMITHS MILL:	25 STACKING SPACES

APPROVALS

PLANNING COMMISSION CHAIR

VICE CHAIR OR DESIGNEE

PROFESSIONAL ENGINEER

PROFESSIONAL SURVEYOR

BENCHMARKS (NAVD 88)

(SEE ALTA SURVEY FOR LOCATIONS)

BM 1: CHISELED "X" ON BOLT OF A HYDRANT LOCATED APPROXIMATELY 76.5 FEET SOUTHWEST OF A LIGHT POLE LOCATED APPROXIMATELY 2.3 FEET SOUTH OF THE SOUTHERLY EDGE OF PAVEMENT OF SMITHS MILL ROAD.
NORTHING: 759520.0520
EASTING: 1896723.8230
ELEV=1131.37' (NAVD 88)

BM 2: CHISELED "X" ON BOLT OF A HYDRANT LOCATED APPROXIMATELY 2.3 FEET SOUTH OF THE SOUTHERLY EDGE OF PAVEMENT OF SMITHS MILL ROAD.
NORTHING: 759516.4040
EASTING: 1897116.4990
ELEV=1133.22' (NAVD 88)

BASIS OF BEARINGS:

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011).

STANDARD CONSTRUCTION DRAWINGS

THE STANDARD DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF:

CITY OF COLUMBUS

AA-S106	AA-S151	L-6310
AA-S107	AA-S160	L-6311
AA-S119	AA-S161	L-6316A
AA-S121	AA-S162	L-9002C
AA-S125A	L-1701A	L-9002G
AA-S128	L-1701B	2319 7/01/21
AA-S142		

CITY OF NEW ALBANY
NA-SNS-4

UTILITY COMPANIES

ELECTRIC:
AEP OHIO
(800) 672-2231

PHONE:
SPECTRUM
(877) 350-2076

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

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

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

STORM SEWER:
CITY OF NEW ALBANY PUBLIC SERVICES
7800 BEVELHYMER ROAD
NEW ALBANY, OH 43054
614-855-0076

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org
Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non members must be called directly)

OWNER
MBJ HOLDINGS, LLC
8000 WALTON PKWY STE 120
NEW ALBANY OH 43054
PHONE: (614) 939-8000

DEVELOPER
MAS RESTAURANT GROUP, LLC
10600 SHADOW WOOD DRIVE
HOUSTON, TX 77043
CONTACT: CHUCK NEW
PHONE: (346) 260-4190
EMAIL: CNEW@MASRGLLC.COM

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
7965 N. HIGH ST, SUITE 200
COLUMBUS, OH 43235
CONTACT: EVAN SALYERS
PHONE: (380) 215-0695
EMAIL: EVAN.SALYERS@KIMLEY-HORN.COM

ARCHITECT
CASTLES DESIGN GROUP
3801 KIRBY DRIVE SUITE 600
HOUSTON, TX 77098
CONTACT: JANIE CORTÉS-SAUCEDO
PHONE: (713) 664-7974 EX.1346
EMAIL: JCSAUCEDO@CASTLESDESIGNGROUP.COM

SURVEYOR
CESO, INC.
175 MONTROSE WEST AVE, SUITE 400
AKRON, OH 44321
CONTACT: STEVEN CLUTTER
PHONE: (330) 396-5967
EMAIL: CLUTTER@CESOINC.COM

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-771-1830
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

COVER SHEET

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
SHEET NUMBER
1
OF 16

Drawing name: K:\CLB_LDEV\190164002_tb - new albany (final engineering)\2 Design\CAD\plansheets\COVER SHEET.dwg COVER SHEET Jul 21, 2023 9:58am by: Evan.Salyers
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY OF NEW ALBANY STANDARD NOTES

1.0 GENERAL

1.1 STANDARDS
THE CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, TOGETHER WITH THE CITY OF NEW ALBANY SPECIFICATIONS INCLUDING ALL SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS OF THESE PLANS UNLESS OTHERWISE NOTED. IF CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. CMSC ITEM NUMBERS LISTED REFER TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS.

1.2 PLAN MODIFICATIONS
ANY MODIFICATIONS TO THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF NEW ALBANY. INSPECTORS HAVE NO AUTHORITY TO APPROVE REVISIONS IN THE FIELD.

1.4 PRE–CONSTRUCTION CONFERENCE
1.4.1 A PRE–CONSTRUCTION CONFERENCE INVOLVING A REPRESENTATIVE OF THE CITY OF NEW ALBANY, THE OWNER, THE PRINCIPLE CONTRACTOR, AND ALL AVAILABLE SUB–CONTRACTORS WILL BE HELD PRIOR TO THE START OF CONSTRUCTION.

1.4.2 ALL EASEMENTS SHALL BE RECORDED AND SUBMITTED TO THE CITY ENGINEER PRIOR TO THE PRE–CONSTRUCTION CONFERENCE.

1.4.3 DURING THE CONFERENCE THE CONTRACTOR SHALL SUBMIT HIS CONSTRUCTION SCHEDULE, PROPOSED SCHEDULE FOR CONTROLLING SILTATION AND EROSION, AND FOR TEMPORARY AND PERMANENT SEEDING FOR THE PROJECT.

1.5 WORKING HOURS
1.5.1 CITY ORDINANCE 521.12 RESTRICTS THE HOURS OF WORK TO 7:30 AM TO 7:00 PM.

1.5.2 WORK WILL NOT BE PERMITTED ON SUNDAYS UNLESS OTHERWISE APPROVED BY THE CITY MANAGER.

1.6 INSPECTION
1.6.1 INSPECTION ON THIS PROJECT WILL BE PROVIDED BY THE REPRESENTATIVES OF THE CITY OF NEW ALBANY.

1.6.2 THE OWNER SHALL DEPOSIT WITH THE CITY OF NEW ALBANY THE TOTAL ESTIMATED COSTS FOR CONSTRUCTION INSPECTION PRIOR TO ANY CONSTRUCTION OPERATIONS.

1.6.3 THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

1.7 WORK WITHIN PUBLIC RIGHT–OF–WAYS
1.7.1 ALL TRENCHES WITHIN PUBLIC RIGHT–OF–WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NON–WORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NON–WORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION. TRENCHES WITHIN CITY RIGHT OF WAY SHALL BE BACKFILLED PER ITEM 911, CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATION. ITEM 912 (TYPE 1 ONLY) COMPACTED GRANULAR BACKFILL SHALL BE USED WITHIN THE 45 DEGREE INFLUENCE PLANE OF PAVED SURFACES.

1.7.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT–OF–WAY AND PUBLIC EASEMENTS FOR A PERIOD OF 2 (TWO) YEARS FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY OF NEW ALBANY. THE DEVELOPER/CONTRACTOR SHALL PROVIDE A LETTER TO THE CITY INDICATING ANY SETTLEMENT OF THE TRENCHES WILL BE REPAIRED AT THEIR EXPENSE FOR A PERIOD OF 5 (FIVE) YEARS FROM THE DATE OF ACCEPTANCE OF THE SUBDIVISION OR SITE (WHICHEVER APPLICABLE).

1.7.3 NON–RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON PUBLIC STREETS. THE CITY ENGINEER MAY GRANT EXCEPTIONS WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGES MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF NEW ALBANY.

1.7.4 NO MATERIALS, INCLUDING PIPE, SHALL BE STORED WITHIN THE PUBLIC RIGHT–OF–WAY OR WITHIN ONE HUNDRED (100) FEET OF ANY INTERSECTING STREET OR DRIVEWAY. DURING NON–WORKING HOURS, STORAGE OF EQUIPMENT SHALL COMPLY WITH THESE SAME REQUIREMENTS. COMPLIANCE WITH THESE REQUIREMENTS ALONG WITH ADDITIONAL PROVISIONS OF THE CONTRACT SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR LEGAL RESPONSIBILITY TO MAINTAIN JOB SAFETY.

1.7.5 ANY DETERIORATED PAVEMENT DUE TO CONSTRUCTION OPERATIONS SHALL BE SAW CUT AND REMOVED AND REPLACED AS PER CITY OF COLUMBUS STANDARD DRAWING 2130 DR.A. THE LOCATION OF THE SAW CUT SHALL BE DETERMINED BY THE CITY ENGINEER IN THE FIELD.

1.7.6 WHEN A NEW ROADWAY IS TO ADJOIN AN EXISTING ROADWAY ANY EXISTING UNDERDRAIN IS TO BE MAINTAINED, OR REPLACED IF NOT FUNCTIONAL. A RELIEF JOINT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE EXISTING AND NEW ROAD.

1.7.7 INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES TO PUBLIC AND PRIVATE PROPERTY. ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

1.7.8 ACCESS TO THE SITE SHALL BE PROVIDED THROUGH THE CONSTRUCTION ACCESS DRIVE (ONLY) AS SHOWN ON THE EROSION CONTROL PLAN.

1.7.9 WHEN MAIL BOXES, ROAD OR STREET NAME SIGNS AND SUPPORTS INTERFERE WITH CONSTRUCTION, THE CONTRACTOR SHALL REMOVE AND ERECT THEM IN TEMPORARY LOCATIONS DURING CONSTRUCTION IN A MANNER SATISFACTORY TO THE CITY ENGINEER AND U.S. POSTAL SERVICE. AFTER COMPLETION OF THE CONSTRUCTION AND BEFORE FINAL ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL ERECT THE MAILBOXES, ROAD OR STREET NAME SIGNS AND SUPPORTS IN A PERMANENT LOCATION IN ACCORDANCE WITH THE PLANS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. REMOVAL, TEMPORARY ERECTION AND PERMANENT ERECTION OF MAILBOXES SHALL BE IN ACCORDANCE WITH U.S. POSTAL REGULATIONS. THIS WORK SHALL BE PERFORMED AT NO COST TO THE CITY OR THE PROPERTY OWNERS.

1.7.10 TRENCHES ALONG ROADWAYS SHALL BE PROTECTED IN ACCORDANCE WITH THE ODOT 'DROP OFFS IN WORK ZONES' POLICY COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 E. BROAD STREET, COLUMBUS, OHIO 43215.

1.8 EQUIPMENT ON PUBLIC ROADS
NON–RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON PUBLIC STREETS. THE CITY ENGINEER MAY GRANT EXCEPTIONS WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING EXCEPTIONS MUST BE IN WRITING, AND ANY DAMAGES MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF NEW ALBANY.

1.9 TRAFFIC MAINTENANCE
1.9.1 ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD STREET, COLUMBUS, OHIO 43215.

1.9.2 ALL TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC ON ALL PUBLIC ROADWAYS. ANY LANE CLOSINGS MUST BE COORDINATED WITH THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO THE LANE CLOSURE.

1.9.3 STEADY–BURNING TYPE 'C' LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR DEVICES IN USE AT NIGHT.

1.9.4 MANUAL CONTROL OF TRAFFIC BY ANYONE OTHER THAN A POLICE OFFICER IS NOT PERMITTED.

1.9.5 THE MAINTENANCE OF TRAFFIC SHOULD FOLLOW TYPICAL APPLICATION (TA)–6 "SHOULDER WORK WITH MINOR ENCROACHMENT" FROM THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD) CURRENT EDITION AND ODOT SCD MT–101.90 FOR DROP OFF REQUIREMENTS.

1.9.6 THE MINIMUM LANE WIDTH OF 10 FEET MUST BE MAINTAINED IF THE WORK ZONE ENCROACHES IN TO THE TRAVELED LANE. IF THIS REQUIREMENT CANNOT BE MET, THE 6 LANE MUST BE CLOSED AND FLAGGERS EMPLOYED FOLLOWING TYPICAL APPLICATION (TA)–10 "LANE CLOSURE ON A TWO LANE ROAD USING FLAGGERS" FROM THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCO) CURRENT EDITION.

1.9.7 THIS OPERATION MAY BE PERFORMED AT ANY TIME, EXCEPT DURING PEAK HOURS (7AM – 9AM AND 4PM–6PM).

1.9.8 IF IN THE OPINION OF THE CITY ENGINEER, THE CONTRACTOR FAILS TO COMPLY WITH THESE REQUIREMENTS AND THE PROVISIONS OF THE APPROVED MAINTENANCE OF TRAFFIC PLAN, THE CITY ENGINEER SHALL SUSPEND WORK UNTIL ALL REQUIREMENTS ARE MET. ANY COSTS OR DELAYS INCURRED AS A RESULT OF THE FAILURE SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.

1.9.9 THE FOLLOWING DEVICES MUST MEET NCHRP 350 OR MASH–08 BEFORE THE DEVICES ARE INSTALLED ON THE PROJECT: DRUMS, CONES, VERTICAL PANELS AND THE PANEL SUPPORT, PORTABLE SIGN SUPPORTS, TEMPORARY IMPACT ATTENUATORS, TEMPORARY CONCRETE BARRIER, AND BARRICADES.

1.9.10 PAYMENT FOR ALL TRAFFIC MAINTENANCE ITEMS SHALL BE INCLUDED WITHIN THE PRICE BID FOR THE PROJECT IMPROVEMENTS.

1.9.11 ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY CONTROLS SHALL BE MAINTAINED THROUGHOUT THIS PROJECT BY THE CONTRACTOR. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED, AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED AND IMPROPERLY PLACED SIGNS.

1.9.12 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REINSTALLATION AND/OR REPLACEMENT OF ALL PERMANENT TRAFFIC CONTROL DEVICES DAMAGED OR REMOVED DURING THE CONSTRUCTION. PERMANENT TRAFFIC CONTROL NO LONGER IN CONFLICT WITH TEMPORARY TRAFFIC CONTROL SHALL BE REPLACED IMMEDIATELY.

1.10 EXISTING TRAFFIC SIGN MAINTENANCE
1.10.1 SPECIAL CARE SHALL BE TAKEN TO MAINTAIN EXISTING SIGNS. IF NECESSARY, THE CONTRACTOR SHALL RELOCATE THESE SIGNS OUT OF THE WAY OF CONSTRUCTION, BUT IN CONFORMANCE WITH OMUTCD. ANY DAMAGED SIGNS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

1.11 LOCAL ACCESS
1.11.1 INGRESS AND EGRESS SHALL BE MAINTAINED TO ALL RESIDENTIAL AND COMMERCIAL PROPERTIES. DRIVEWAY CLOSURE MAY BE NECESSARY TO ENABLE WORK ON OR IN FRONT OF A DRIVE. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING OWNERS, RESIDENTS, OR BUSINESS OPERATORS IN WRITING AT LEAST 48 HOURS BUT NOT MORE THAN 72 HOURS PRIOR TO CLOSURE. THE ENGINEER SHALL BE GIVEN A LIST OF THE PERSONS THAT WERE GIVEN NOTICES WITH THE DATE OF NOTY INCLUDED. CLOSURE IS PERMITTED ONLY DURING WORK HOURS AND ACCESS MUST BE RETURNED AT THE END OF EACH WORKING DAY. PROPERTIES WITH MULTIPLE DRIVES MAY HAVE ONE DRIVE CLOSED AT A TIME, WHILE WORK IS PERFORMED IN THE AREA OF THE CLOSED DRIVE. INDIVIDUAL DRIVE CLOSURES SHALL BE KEPT TO THE MINIMUM TIME NEEDED FOR CONSTRUCTION ACTIVITIES. EVERY EFFORT MUST BE MADE TO ACCOMMODATE THE OWNER'S NEED FOR ACCESS.

1.12 DUST CONTROL
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL MEASURES IN ACCORDANCE WITH COCCMS ITEM 616. DUST CONTROL OPERATIONS SHALL BE PERFORMED ON A PERIODIC BASIS AND/OR AS DIRECTED BY THE CITY ENGINEER TO ALLEVIATE OR PREVENT A DUST NUISANCE ORIGINATING WITHIN THE PROJECT LIMITS. CALCIUM CHLORIDE ON AREAS TO BE SEEDED AND MULCHED WILL NOT BE PERMITTED. THE COST FOR ALL DUST CONTROL MEASURES SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT IMPROVEMENTS.

1.13 MAINTAIN DRAINAGE
THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR. WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATISFACTORY TO THE CITY ENGINEER.

1.14 REPLACEMENT OF DRAIN TILE AND STORM SEWER
ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUB–DRAIN, STORM SEWER SYSTEM OR PROVIDED WITH AN OUTLET INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON BEDDING COMPACTED TO 98% MAXIMUM DENSITY.

1.15 DEWATERING
1.15.1 CONTRACTORS INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE(S) USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.16 AND 1524.05. ADDITIONS, ANY WELL OR SUCH FACILITY SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 1521.15 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, CONTACT:

OHIO DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WATER
FOUNTAIN SQUARE
COLUMBUS, OHIO 43224–1387
(614) 265–6717

1.13.2 THE CONTRACTOR SHALL BE RESPONSIBLE TO THE ODNR FOR REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN THE CONSTRUCTION OF THIS PROJECT.

1.13.3 ANY WELL, WELL POINT, PIT, OR DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745.9.10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN.

1.13.4 THE OUTLET FOR THE WELL SHALL BE DIRECTED INTO A SUITABLE EROSION CONTROL DEVICE AS APPROVED BY THE CITY ENGINEER.

1.13.5 IF DURING CONSTRUCTION OF THE SEWER, THE WATER WELLS BELONGING TO NEARBY RESIDENCES ARE DEWATERED, THE CONTRACTOR SHALL PROVIDE POTABLE WATER TO THE RESIDENTS. BOTTLED WATER WILL BE PROVIDED IN 4 HOURS AND A 500 GALLON WATER TANK HOOKED UP TO THE EXISTING PLUMBING SYSTEM WILL BE PROVIDED WITHIN 48 HOURS SHOULD WELL SERVICE BECOME DEWATERED. IF THE WELL IS UNABLE TO BE RE–COMMISSIONED AFTER CONSTRUCTION, A TAP TO A WATER LINE SHALL BE PROVIDED IF AVAILABLE OR ANOTHER WELL DUG, AT NO EXTRA COST TO THE RESIDENTS.

~~1.16 BLASTING~~
~~IF THE CONTRACTOR INTENDS TO USE BLASTING DURING EXCAVATION, THE BLASTING SHALL BE IN ACCORDANCE WITH THE CITY OF A NEW ALBANY ORDINANCE 1505.~~

~~1.17 STREET LIGHTING~~
~~1.17.1 CONTRACTOR REQUIREMENTS~~
~~(a) THE CONTRACTOR MUST REGISTER WITH THE CITY OF NEW ALBANY AND SHOW EVIDENCE OF LIABILITY INSURANCE AND A COPY OF THEIR STATE OF OHIO LICENSE.~~
~~(b) OBTAIN REQUIRED PERMITS THROUGH THE NEW ALBANY SERVICE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT.~~

~~1.17.2 STREET LIGHT SUBMITTALS~~
~~(a) A SITE DEVELOPMENT PLAN MUST BE SUBMITTED BY OHIO REGISTERED ENGINEER TO THE CITY OF NEW ALBANY SERVICE DEPARTMENT FOR PRELIMINARY REVIEW. THE PLANS NEED TO SHOW THE FOLLOWING INFORMATION:~~
~~(1) PROPERTY LINES.~~
~~(2) UTILITY AND DRAINAGE EASEMENTS.~~
~~(3) STORM DRAINS AND CATCH BASINS.~~
~~(4) STREET LIGHT LAYOUT.~~
~~(b) SUBMIT THREE (3) COPIES OF THE STANDARD CONSTRUCTION DRAWINGS TO COMMUNITY DEVELOPMENT FOR REVIEW TO RECEIVE APPROVAL. PERMIT MUST BE ISSUED PRIOR TO BEGINNING WORK.~~
~~(c) INFORMATION ON THE CONSTRUCTION DRAWINGS ARE TO INCLUDE:~~
~~(1) LOCATION OF LIGHT POLES, DISCONNECT SWITCH, AND POWER SOURCE.~~
~~(2) VOLTAGE DROP CALCULATIONS, LOADS, WIRE SIZE, AND OVER CURRENT PROTECTION.~~
~~(3) PHOTO CELL LOCATION SHOWN NEAR OR AT DISCONNECTS.~~
~~(4) FOUNDATION AND REBAR PLACEMENT DETAILS FOR POLE BASES.~~

~~1.17.3 INSPECTION REQUIREMENTS~~
~~(a) THE CONTRACTOR MUST SCHEDULE INSPECTIONS THROUGH THE COMMUNITY DEVELOPMENT.~~
~~(b) THE FOLLOWING INSPECTIONS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT ARE REQUIRED:~~
~~ROUGH INSPECTIONS~~
~~(1) CONDUIT DEPTH. (100% OF CONDUIT MUST BE INSPECTED BEFORE BURIAL)~~
~~(2) GROUND ROD AND REBAR CONNECTIONS~~
~~(3) REBAR REINFORCEMENT OF LIGHT POLE FOUNDATION~~

~~FINAL INSPECTION~~
~~(1) FINAL CONNECTIONS AT DISCONNECT AND LIGHT POLES.~~
~~(2) DEMONSTRATE 25 OHMS OR LESS TO THE GROUND OR ADD A SECOND GROUND ROD.~~
~~(3) LIGHT POLE FINISH (SCRATCHES, DENTS OR PAINT DEFECTS) SHALL BE REPAIRED IF DAMAGED.~~
~~(4) FINAL INSPECTION DEMONSTRATING THE OPERATION OF ALL LIGHTS~~

~~1.17.4 INSTALLATION REQUIREMENTS~~
~~(a) THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING ELECTRICAL MATERIALS AND EQUIPMENT COMPLETE AND READY FOR SERVICE, IN CONFORMITY WITH THE LOCATIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS OR AS ORDERED BY THE CITY ENGINEER. THIS WORK SHALL ALSO INCLUDE NECESSARY EXCAVATION AND BACKFILL AND DISPOSAL OF DISCARDED MATERIALS, AND RESTORATION OF DISTURBED AREAS.~~
~~(b) FOUNDATIONS SHALL HAVE A SLEEVE FOR THE GROUNDING ELECTRODE CONDUCTOR. THE CONNECTION TO THE GROUND ROD SHALL BE BY EXOTHERMIC WELDING OR LISTED PRESSURE CONNECTOR. THE GROUND ROD SHALL BE DRIVEN 8 FEET INTO UNDISTURBED EARTH NEXT TO THE POLE BASE.~~
~~(c) TRENCHES ADJACENT TO THE PAVEMENT SHALL BE EXCAVATED IN A MANNER THAT WILL PREVENT THE CURB FROM MOVING OR SEPARATING FROM THE ROAD BASE. MINIMUM DISTANCE FROM THE CURB TO THE DITCH SHALL BE 2 FEET.~~
~~(d) WHERE CONDUIT CROSSES THE STREET, A PULL BOX SHALL BE INSTALLED ON BOTH SIDES OF THE STREET AND AT DIRECTIONAL CHANGES MORE THAN 45 DEGREES. NO CONDUIT RUNS TO EXCEED 200' BETWEEN JUNCTION POINTS.~~
~~(e) CONDUIT SHALL BE SCHEDULE 40 PVC AND SHALL BE AT A DEPTH OF AT LEAST 24".~~
~~(f) WHERE, IN THE OPINION OF THE ENGINEER, AN EXCAVATION FOR A FOUNDATION HAS REVEALED AN UNSTABLE CONDITION AT THE BOTTOM OF THE EXCAVATION, THE FOUNDATION SHALL BE DEEPENED OR ENLARGED IN SIZE AS DIRECTED BY THE ENGINEER. PAYMENT FOR ADDITIONAL QUANTITIES OF EXCAVATION AND FOUNDATION CONCRETE REQUIRED BY THE ENGINEER FOR THIS PURPOSE SHALL BE MADE BY THE CONTRACTOR. IF A CAVE–IN SHOULD OCCUR DURING THE EXCAVATION, THE CONTRACTOR MAY CONTINUE EXCAVATION WITH USE OF A CASING, SLEEVES, OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER.~~
~~(g) ANCHOR BOLTS FOR LIGHT POLES SHALL BE INSTALLED IN THE FOUNDATIONS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND ANCHOR BOLT SETTING TEMPLATES. THE TOPS OF FOUNDATIONS SHALL BE FINISHED SMOOTH AND LEVEL. ANCHOR BOLT SETTINGS FOR LIGHT POLES SHALL PROVIDE THAT LIGHT POLES PREDOMINANTLY ILLUMINATING A MAINLINE ROADWAY SHALL BE POSITIONED WITH THE ARM OF THE POLE PERPENDICULAR TO THE LONGITUDINAL CENTERLINE OF THE ROADWAY AT THAT LOCATION. AFTER FORMS HAVE BEEN REMOVED, DISTURBED SPACES AROUND THE FOUNDATIONS SHALL BE BACKFILLED WITH SUITABLE MATERIALS PLACED AND TAMPED IN THIN LAYERS AS DIRECTED BY THE ENGINEER.~~
~~(h) WHEN PULL BOXES ARE INSTALLED IN PAVED AREAS, AN ADEQUATE AREA SHALL BE REMOVED BY SAW CUTTING ON THE SIDES, OR BY REMOVAL BACK TO AN EXPANSION JOINT. THE COVER SURFACE SHALL BE ADJUSTED TO BE SLIGHTLY ABOVE THE SURROUNDING PAVEMENT.~~

~~1.17.5 GENERAL REQUIREMENTS~~
~~(a) STREET LIGHTING ILLUMINATION AND INSTALLATION SHALL MEET THE NEW ALBANY STANDARDS.~~
~~(1) THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING ELECTRICAL MATERIALS AND EQUIPMENT COMPLETE AND READY FOR SERVICE, IN CONFORMITY WITH THE LOCATIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS OR AS ORDERED BY THE ENGINEER. THIS WORK SHALL ALSO INCLUDE NECESSARY EXCAVATION AND BACKFILL AND DISPOSAL OF DISCARDED MATERIALS, AND RESTORATION OF DISTURBED FACILITIES AND SURFACES.~~
~~(2) EACH SYSTEM SHALL CONFORM AS TO VOLTAGE, AMPERAGE, FREQUENCY AND TYPE AS SPECIFIED BY DESIGN. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTALS NECESSARY TO PROVIDE A COMPLETE AND PRACTICAL WORKING UNIT OR SYSTEM. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND SHALL ALSO CONFORM TO LOCAL LAWS AND CODES GOVERNING SUCH WORK. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED. IN ORDER TO PROVIDE THE NECESSARY REQUIREMENTS FOR THE PROPOSED LIGHTING SYSTEM, THE CONTRACTOR SHALL COOPERATE WITH THE AGENCY WHICH WILL FURNISH ELECTRICAL SERVICE ALSO HEREINAFTER REFERRED TO AS THE SUPPLYING AGENCY.~~
~~(3) LIGHT POLES CONFORMING TO APPROVED SHOP DRAWINGS SHALL BE SET IN THE GROUND, ERECTED UP ON THE COMPLETED CONCRETE FOUNDATIONS OR OTHER SPECIFIED TYPE OF MOUNTING. LIGHT POLES SHALL BE PLUMBED. AFTER ERECTION, EACH LIGHT POLE SHALL BE ADEQUATELY GROUNDED AND SHALL HAVE HAND HOLE COVERS OR TRANSFORMER BASE DOORS FASTENED IN PLACE. AFTER ERECTION, PAINTED POLES SHALL BE INSPECTED FOR DEFECTS IN THE PAINTED SURFACES. MINOR SCRATCHES SHALL BE GIVEN TWO COATS OF MATCHING PAINT. THE SECOND COATS SHALL NOT BE APPLIED UNTIL AFTER THE FIRST COAT HAS ADEQUATELY DRIED. POLES HAVING MAJOR SCRATCHES OR DEFECTS IN THE PAINTED SURFACES WILL NOT BE ACCEPTED.~~
~~(4) THE CONTRACTOR SHALL FURNISH ALL OF THE MATERIALS IN ACCORDANCE WITH THE LISTED SPECIFICATIONS. THE EQUIPMENT LIST AND RECEIPTS SHALL BE DELIVERED TO THE SERVICE DEPARTMENT. – A COPY OF THE RECEIPT SHALL BE PROVIDED TO THE CITY ENGINEER.~~
~~(5) THE CONTRACTOR SHALL PROVIDE THE REQUIRED NUMBER OF POLES COMPLETE WITH LIGHT FIXTURE, BULB, WIRING, AND PEDESTAL TO THE CITY. THE EQUIPMENT SHALL BE DELIVERED TO THE SERVICE DEPARTMENT AND A COPY OF THE RECEIPT SHALL BE PROVIDED TO THE CITY ENGINEER.~~
~~(6) STREET FIXTURES SHALL BE CONTROLLED TO OPERATE AT THE SAME TIME WHEN IN CLOSE PROXIMITY OR ON THE SAME STREET IN THE AREAS THEY SERVE. SOME AREAS MAY REQUIRE A SINGLE PHOTOCELL FOR EACH LIGHT, WHILE OTHERS MAY BE JOINED TO ONE PHOTOCELL. IN NO CASE SHALL THERE BE MORE THAN 6 LIGHTS ON A PHOTOCELL. THE PHOTO CONTROLLER SHALL BE PLACED NEAR THE DISCONNECT BOX.~~

~~1.17.7 MATERIAL SPECIFICATIONS~~
~~(a) DISCONNECT BOX FOR A 120 RATED CURRENT CIRCUIT SHALL BE MOUNTED TO A 4X6 TREATED LUMBER POLE CONTAINING A CIRCUIT BREAKER AND HAVE A LOCKABLE DOOR. THE BOX NEEDS TO BE A MINIMUM OF 24 INCHES ABOVE FINAL GRADE. DISCONNECT FOR A 480 VOLT CIRCUIT SHALL BE STAINLESS STEEL IN MATERIAL AND MOUNTED TO A CONCRETE FOOTER. THE BOX SHALL BE A MINIMUM OF 30 INCHES TALL, 18 INCHES WIDE, AND 15 INCHES DEEP. THE CONCRETE FOOTER SHALL EXCEED 4 INCHES IN ALL DIRECTIONS BEYOND BASE OF DISCONNECT BOX. THE ACCESS DOOR ON DISCONNECT SHALL BE A MINIMUM OF 16 INCHES WIDE BY 23 INCHES TALL. THE DOOR SHALL HAVE A LATCHING HANDLE THAT CAN BE LOCKED BY PADLOCK, AND HINGED ON ONE SIDE.~~
~~(b) WIRING FOR A 120 VOLT CIRCUIT TO THE POLE AND/OR DISCONNECT SHALL BE 6 GAUGE IN SIZE, COPPER CONDUCTOR, AND HAVE A USE JACKETING OR EQUIVALENT THICKNESS. WIRING FOR A 480 VOLT CIRCUIT TO THE POLE AND/OR DISCONNECT SHALL BE 4 GAUGE IN SIZE, COPPER CONDUCTOR, AND HAVE A USE JACKETING OR EQUIVALENT THICKNESS. WIRING GOING UP ALL POLES TO THE LOAD SHALL BE 10 GAUGE STRANDED COPPER WIRE. THE HOT LEAD SHALL HAVE A BLACK JACKET. NEUTRAL LEAD SHALL HAVE A WHITE JACKET, AND THE GROUND LEAD SHALL HAVE A GREEN JACKET.~~
~~(c) EACH ELECTRICAL CIRCUIT SHALL HAVE A FUSE IN THE POLE BASE. THE FUSE HOLDER MUST BE CAPABLE OF ACCEPTING #6 AWG ON LINE SIDE AND 10 GAUGE ON LOAD SIDE. 480 VOLT CIRCUITS MUST BE CAPABLE OF PASSING POWER TO ANOTHER POLE ON THE LINE SIDE OF THE HOLDER.~~
~~(d) PULL BOXES IN RESIDENTIAL AREAS SHALL BE 18 INCHES LONG, 12 INCHES WIDE AND 18 INCHES DEEP IN SIZE OR EQUIVALENT. ALL 480 VOLT CIRCUIT PULL BOXES SHALL BE TRAFFIC RATED. THE 480 VOLT BOXES SHALL BE 25 INCHES LONG, 16 INCHES WIDE, AND 18 INCHES DEEP IN SIZE OR EQUIVALENT. ALL PULL BOXES MUST HAVE THE WORD "ELECTRICAL" EMBOSSED ON THE COVER OF THE BOX. PLATES ATTACHED TO THE COVER WILL NOT BE ACCEPTED. ALL PULL BOXES MUST BE A MINIMUM OF CURB HEIGHT OR FINAL GRADE.~~

1.18 PERMITS
THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE NOTED.

1.18.1 A TAP PERMIT FOR DOMESTIC AND COMMERCIAL WATERLINE SERVICES MUST BE OBTAINED FROM THE CITY OF COLUMBUS AND THE CITY OF NEW ALBANY PRIOR TO MAKING THE TAP INTO THE PUBLIC WATERLINE.

1.18.2 NO SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTIONS MADE TO ANY SERVICE TAPS UNTIL WATERLINES HAVE BEEN DISINFECTED (CHLORINATED).

1.18.3 EXCAVATION AND DRIVEWAY PERMIT(S) FOR WORK WITHIN THE PUBLIC RIGHT–OF–WAY LIMITS SHALL BE OBTAINED FROM THE CITY AS WARRANTED.

1.18.4 NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL PUNCH LIST ITEMS ARE COMPLETED TO THE SATISFACTION OF THE CITY OF NEW ALBANY. DOMESTIC WATERLINE TAPS FOR POTABLE USE AND FIRE SUPPLY AND SANITARY SEWER CONNECTION PERMITS MUST BE COORDINATED WITH THE CITY OF COLUMBUS AND THE CITY OF NEW ALBANY AND ALL ASSOCIATED FEES MUST BE PAID PRIOR TO MAKING THE TAP. WATER SERVICE WILL NOT BE PROVIDED UNTIL ALL LINES HAVE BEEN CHLORINATED.

1.22 CONSTRUCTION LAYOUT
GENERAL FIELD LAYOUT CONTROL WILL BE PROVIDED BY THE OWNER. PROVISIONS FOR ALL OTHER CONSTRUCTION STAKING REQUIRED TO ACCOMPLISH THE UTILITY IMPROVEMENTS SHALL BE PERFORMED BY A STATE OF OHIO LICENSED PROFESSIONAL SURVEYOR IN ACCORDANCE WITH CONTRACT DOCUMENTS.

1.22.1 ALL CONSTRUCTION LAYOUT STAKES (PLACED AT INTERVALS NOT

4.0 STORM SEWER (CONT.)

4.2 SEWER INSPECTION
4.2.1 THE CONTRACTOR SHALL ENSURE THERE IS A SURVEYOR'S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR THE USE OF AND ASSIST THE CITY INSPECTOR IN PERFORMING GRADE CHECKS WHEN REQUESTED BY THE INSPECTOR. THE INSPECTOR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO TIMES CONVENIENT TO THE CONTRACTOR.

4.2.2 THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING:

1. PROPER PLACEMENT OF EACH STRUCTURE.
2. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.
3. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN.
4. GRADE, AT ANY OTHER TIME THE INSPECTOR HAS REASON TO QUESTION GRADE OF INSTALLATION.

4.2.3 GRADE CHECKS PERFORMED BY THE CITY INSPECTOR IN NO WAY RELIEVE THE CONTRACTOR FOR THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE.

4.2.4 AT THE REQUEST OF THE CITY ENGINEER, THE CONTRACTOR SHALL REMOVE 36" STORM SEWER CASTINGS FOR INSPECTION DURING CONSTRUCTION AND FOR FINAL INSPECTION.

4.2.5 DEFLECTION TESTING
ALL SEWER LINES INSTALLED ON THIS PROJECT USING P.V.C., HDPP, OR H.D.P.E. PIPE WILL BE DEFLECTION TESTED BY PULLING AN APPROVED MANDREL EQUAL IN DIAMETER TO 95% OF THE PIPE DIAMETER THROUGH THE PIPE AFTER PIPE IS BACKFILLED AND A SUFFICIENT AMOUNT OF TIME IS ALLOWED FOR WEIGHT TRANSFER OF THE BACKFILL TO THE PIPE AND BEDDING, AS REQUIRED UNDER CMSC ITEM 901.21. TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER INSTALLATION AND BACKFILLING.

5.0 WATER LINE

5.1 ALL WATER LINE AND FIRE HYDRANT CONSTRUCTION, MATERIAL AND SPECIFICATION SHALL BE IN ACCORDANCE WITH "CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS", 2018 EDITION AND ALL REVISIONS, INCLUDING SUPPLEMENTS AND CITY OF NEW ALBANY REQUIREMENTS INCLUDING CHAPTER 939 OF THE CITY CODE. WATER MAIN MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES, REGULATIONS AND STANDARD DRAWINGS OF THE CITY OF COLUMBUS, DIVISION OF WATER.

5.2 FOR ANY EMERGENCIES INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.

~~5.3 EACH FIRE HYDRANT SHALL BE ACCEPTABLE TO THE CITY OF NEW ALBANY WITH TWO (2) 2-1/2" SIDE NOZZLES AND ONE (1) 5" INTEGRATED STORZ FITTING IN PLACE OF PUMPER NOZZLE (NO ADD-ON FITTINGS) IN ACCORDANCE WITH NEW ALBANY FIRE SPECIFICATIONS. HYDRANTS SHALL BE IN ACCORDANCE WITH THE CCMS. ALL PUBLIC HYDRANTS AND NOZZLES SHALL RECEIVE 2 COATS OF NEW ALBANY RED (FEDERAL COLOR CODE 595, COLOR 11105). PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED WITH WHITE CAPS AND BONNETS. AN ADDITIONAL FIRE HYDRANT FOR FUTURE MAINTENANCE PURPOSES SHALL BE DELIVERED TO THE PUBLIC SERVICE DEPARTMENT BUILDING LOCATED AT 7800 BEVELHYMER ROAD, NEW ALBANY, OH 43054 (RESIDENTIAL SUBDIVISION PROJECTS ONLY). PRIOR TO FINAL ACCEPTANCE, FIRE HYDRANTS SHALL BE INSPECTED AND ACCEPTED BY THE MONROE FIRE DEPARTMENT AND THE PUBLIC SERVICE DEPARTMENT BUILDING LOCATED AT 7800 BEVELHYMER ROAD, NEW ALBANY, OH 43054. THESE INSPECTIONS WILL BE SCHEDULED BY CONTACTING THE NEW ALBANY BUILDING DEPARTMENT AT (614) 939-2254. ALL BRASS FITTINGS ASSOCIATED WITH WATER WORK, INCLUDING REPAIRS TO THE EXISTING SYSTEM, SHALL CONFORM TO THE REVISED ALLOWABLE LEAD EXTRACTION LIMIT PER THE UPDATED NSF/ANSI 61 STANDARD. THE DIVISION OF WATER'S APPROVED MATERIALS LIST HAS BEEN UPDATED TO REFLECT THIS REQUIREMENT.~~

5.4 NO WATER SERVICE CONSTRUCTION BEFORE OR AFTER THE WATER METER SHALL BEGIN UNTIL PERMITS ARE ISSUED BY THE CITY OF COLUMBUS DIVISION OF WATER. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON CITY OF COLUMBUS WATER LINE SYSTEMS WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.

5.5 WATER SERVICE TAPS 2" AND SMALLER SHALL BE TYPE K, SOFT TEMPER COPPER TUBING CONFORMING WITH THE REQUIREMENTS OF 805.03 OF THE CMSC. THE CONTRACTOR SHALL OBTAIN THE PROPER HYDRANT PERMIT(S), AND PAY ANY APPLICABLE FEES, FOR ANY APPROVED HYDRANT USAGE DEEMED NECESSARY FOR WORK UNDER THIS IMPROVEMENT. PERMITS MUST BE OBTAINED FROM THE NEW ALBANY BUILDING DEPARTMENT PRIOR TO CONTACTING THE DIVISION OF WATER PERMIT OFFICE (645-7330). THE CONTRACTOR SHALL ADHERE TO ALL RULES & REGULATIONS GOVERNING SAID PERMIT AND MUST HAVE THE ORIGINAL PERMIT ON SITE ANYTIME IN WHICH THE HYDRANT IS IN USE. COST TO BE INCLUDED IN THE VARIOUS BID ITEMS.

5.6 ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 801.15 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AWWA C-651. WHEN WATER MAINS ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT THE SURVEY COORDINATES TO THE DESIGN ENGINEER FOR PREPARATION OF DIGITAL AS-BUILT DRAWINGS. THE DESIGN ENGINEER SHALL THEN SUBMIT THREE (3) SETS OF THE RED-LINED "AS-BUILT" PLANS (WITH SURVEY COORDINATES) TO THE CITY ENGINEER. THE CITY OF NEW ALBANY SHALL SUBMIT A LETTER STATING THAT THE WATERLINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS & ASSOCIATED WITH THE DISINFECTION OF ALL WATER MAINS CONSTRUCTED UNDER THIS PLAN. ALL WATER MAINS SHALL BE CLEANED AND FLUSHED, AND ANY WATER MAIN 12-INCH AND LARGER MUST BE PROPERLY PIGGED, IN ACCORDANCE WITH SECTION 801.13 OF THE CITY OF COLUMBUS, CONSTRUCTION, AND MATERIAL SPECIFICATIONS. ONLY ONE CONNECTION TO AN EXISTING WATER LINE IS PERMITTED BEFORE DISINFECTION OF A NEW WATER LINE HAS BEEN COMPLETED. ALL OTHER CONNECTIONS MUST BE MADE AFTER THE LINE HAS BEEN DISINFECTED.

THE CONTRACTOR AND REPRESENTATIVES FROM THE CITY OF NEW ALBANY SHALL MEET WITH COC/DOW STAFF PRIOR TO INSTALLING BLOW-OFFS AND TAPS TO OBTAIN PRE-APPROVAL.

5.6.1.1 ANY SECTION OF WATER MAIN THAT IS LONGER THAN 20 FEET IN LENGTH SHALL BE CHLORINATED. HAND SWABBING METHODS WILL ONLY BE PERMITTED FOR SECTIONS LESS THAN OR EQUAL TO 20 FEET IN LENGTH. USE UNSCENTED HOUSEHOLD BLEACH FOR HAND SWABBING OF PIPE AND FITTINGS. PLEASE NOTE THAT CUT-IN TEES, SLEEVES, AND ANY OTHER REQUIRED FITTINGS OR PIPING SHALL BE TAKEN INTO ACCOUNT AND ARE INCLUDED IN THE TOTAL LENGTH OF THE SECTION (CUT TO CUT).

5.6.1.2 CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE OHIO ADMINISTRATIVE CODE CHAPTER 3745-83.02 WATER DISRUPTION OF SERVICE RULE. EXCAVATE PITS SUFFICIENTLY BELOW THE AREA TO BE CONNECTED IN ORDER TO MAINTAIN WATER LEVELS BELOW THE WATER MAIN. IF WATER FROM THE PIT ENTERS THE EXISTING MAIN, CONTACT THE DIVISION OF WATER IMMEDIATELY. ENSURE THAT SUFFICIENTLY SIZED PUMPS ARE UTILIZED TO REMOVE WATER FROM THE TRENCH AND BACK-UP PUMPS ARE KEPT ON SITE FOR REDUNDANCY.

5.7 ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 801.14 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, WITH THE FOLLOWING EXCEPTION: 150 PSI OF PRESSURE SHALL BE MAINTAINED FOR AT LEAST TWO HOURS IN ANY TESTED SECTION. THE CITY MAY NOT APPROVE ANY TEST LASTING LESS THAN TWO HOURS REGARDLESS OF THE AMOUNT OF LEAKAGE.

~~5.8 WHERE INDICATED ON THE PLANS, THE EXISTING WATER MAIN SHALL BE ABANDONED; AND ANY EXISTING WATER SERVICES OFF THIS MAIN SHALL BE TRANSFERRED TO THE NEW WATER MAIN. PRIOR TO ABANDONMENT OF THE EXISTING WATER MAIN, THE PROPOSED WATER MAIN SHALL BE PIGGED (IF REQUIRED), TESTED, CHLORINATED AND PUT IN SERVICE AND THEN THE EXISTING WATER SERVICES SHALL BE TRANSFERRED. THE CONTRACTOR SHALL MAINTAIN WATER SERVICES TO ALL PROPERTIES DURING CONSTRUCTION OF THE NEW WATER MAIN AND SHALL NOTIFY ALL CUSTOMERS AFFECTED BY THE TRANSFER OF SERVICES TO ENSURE THAT ALL EXISTING SERVICES ARE TRANSFERRED TO THE NEW MAIN; NO WATER MAIN SHALL BE ABANDONED UNTIL THE NEW WATER MAIN HAS BEEN PUT IN SERVICE; ALL AFFECTED WATER SERVICES HAVE BEEN TRANSFERRED; AND THE EXISTING WATER MAIN TO BE ABANDONED HAS BEEN SHUT DOWN FOR 24 HOURS. ALL VISIBLE VALVE BOXES, FIRE HYDRANTS, AND SERVICE BOXES ON THE WATER MAIN TO BE ABANDONED, WHICH WILL NO LONGER BE IN SERVICE, SHALL BE REMOVED. ALL WATER MAINS TO BE ABANDONED SHALL BE MADE WATER TIGHT. THE REQUIRED SURFACE RESTORATION SHALL BE PAID FOR UNDER THE APPROPRIATE BID ITEM(S).~~

5.9 WATER SERVICE BOXES SHALL BE PLACED 1' FROM THE EDGE OF THE PROPOSED OR EXISTING SIDEWALK BETWEEN THE SIDEWALK AND THE CURB, OR 2 FEET INSIDE THE RIGHT-OF-WAY OR EASEMENT LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. REFER TO STANDARD DRAWING L-9901 FOR ADDITIONAL INFORMATION.

5.10 MAINTAIN EIGHTEEN (18) INCHES VERTICAL AND TEN (10) FEET HORIZONTAL SEPARATION BETWEEN ANY SANITARY OR STORM SEWER PIPING AND ALL PROPOSED WATER MAINS.

5.11 WHEN CONTROLLED DENSITY FILL (ITEM 613, TYPE 3 ONLY WITHIN PUBLIC R/W) IS TO BE USED AS BACKFILL, THE CONTRACTOR SHALL PROVIDE SIZE NO. 57 CRUSHED CARBONATE STONE (CCS) 1 FOOT BELOW TO 1 FOOT ABOVE THE EXISTING WATER LINE.

5.12 ALL WATER LINES INSTALLED WITHIN A 45 DEGREE INFLUENCE PLAIN OF PAVEMENT SHALL BE BACKFILLED WITH ITEM 912 (TYPE 1 ONLY) COMPACTED GRANULAR BACKFILL.

5.13 SURVEY COORDINATES
"SURVEY COORDINATES" SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING, AND ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES SHALL BE OBTAINED FOR THE COMPLETED WATER MAIN CONSTRUCTION AND SHALL INCLUDE ALL VALVES, TEES, CROSSES, BENDS, DEFLECTIONS, PLUGS, REDUCERS, TAPPING SLEEVES, BLOW OFFS, CHLORINATION TAPS, FIRE HYDRANTS, AIR RELEASES, CURB STOPS, CASING PIPE TERMINI, AND OTHER FITTINGS. ADDITIONAL SURVEY COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 200' WHERE NO FITTING OR OTHER WATER MAIN STRUCTURE IS BEING INSTALLED WITHIN THAT LENGTH OF THE IMPROVEMENT.

ALL SURVEY COORDINATES SHALL BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER'S MONUMENTS, AND SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE NSRS2007 ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM, SOUTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING, ELEVATION) SHALL BE REFERENCED TO THE NEAREST HUNDREDTH (NXXXXXX.XX,EXXXXXX.XX, ELEV. XXX.XX). ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 1.0 FOOT HORIZONTAL AND A TENTH OF A FOOT (0.10) OR LESS VERTICAL.

THE COORDINATES SHALL BE DOCUMENTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE IN DIGITAL SPREADSHEET FORM AND SHALL INCLUDE THE APPLICABLE ITEM, STATION, NORTHING, EASTING, AND ELEVATION. COORDINATES SHALL BE SUBMITTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE ON A BI-WEEKLY BASIS. COORDINATES SHALL ALSO BE SUBMITTED TO THE DIVISION OF POWER AND WATER AS PART OF THE REQUEST FOR CHLORINATION (SEE NOTE BLOCK 5.6).

LUMP SUM PAYMENT IS FULL COMPENSATION FOR ALL WORK INVOLVED IN OBTAINING AND DOCUMENTING THE SURVEY COORDINATES AS DESCRIBED IN THIS SPECIFICATION.

5.14 THE CONTRACTOR MUST RECEIVE PRE-APPROVAL FROM THE DIVISION OF WATER AND CITY ENGINEER 48 HOURS IN ADVANCE IF ELIMINATION OF BENDS IS PROPOSED AND JOINT DEFLECTION IS UTILIZED INSTEAD.

6.0 SPECIAL NOTES

6.1 ALL WATER LINE VALVE BOXES, SERVICE BOXES, TEST STATIONS, PITOMETER TAP STRUCTURES, METER PIT COVERS, AND OTHER SURFACE UTILITY STRUCTURES WITHIN THE DISTURBED AREA SHALL BE ADJUSTED TO GRADE. ANY OF THESE STRUCTURES LOCATED WITHIN PAVEMENT, DRIVEWAYS, OR OTHER TRAVELED AREAS, WHETHER EXISTING OR PROPOSED, SHALL BE EQUIPPED WITH A TRAFFIC RATED, HEAVY DUTY VALVE BOX AND/OR COVER IN ACCORDANCE WITH THE STANDARD DRAWINGS. EXISTING WATER SERVICE BOXES TO REMAIN THAT ARE ENCOUNTERED WITHIN THE PROJECT LIMITS SHALL BE CLEANED OUT, CENTERED OVER THE CURB STOP, AND ADJUSTED TO THE PROPOSED GRADE.

6.2 WHERE NEW CONDUIT IS PROPOSED TO CROSS AN EXISTING OR PROPOSED WATER MAIN OR WATER SERVICE, A MINIMUM OF 12-INCH OF VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE CONDUIT AND THE WATER MAIN OR SERVICE. A MINIMUM OF 3-FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) IS REQUIRED AT LOCATIONS WHERE THE CONDUIT IS PARALLEL TO THE WATER MAIN AND AT LOCATIONS OF WATER LINE THRUST BLOCKS.

6.3 A MINIMUM OF 3 FEET HORIZONTAL CLEARANCE (OUT TO OUT) SHALL BE MAINTAINED BETWEEN ALL EXISTING WATER MAINS AND FOUNDATIONS FOR POLES, PULL BOXES, PUSH BUTTON PEDESTALS, AND ANY OTHER MISCELLANEOUS ELECTRICAL STRUCTURE.

6.4 A MINIMUM OF 4 FEET OF COVER IS REQUIRED PRIOR TO PRESSURE TESTING ANY WATER MAIN. A SUFFICIENT AMOUNT OF BACKFILL SHALL BE INSTALLED TO PROVIDE THE ADEQUATE RESTRAINT IN AREAS WHERE REQUIRED.

6.4.1 PROPOSED WATER MAINS SHALL BE LOCATED A MINIMUM DISTANCE OF TWENTY (20) FEET AWAY FROM ANY STRUCTURE, OVERHANG OR FOOTER.

~~6.5 NO TWO (2) ADJACENT FIRE HYDRANTS SHALL BE TAKEN OUT OF SERVICE CONCURRENTLY.~~

~~6.6 RELOCATED FIRE HYDRANTS SHALL BE PUT BACK IN SERVICE AS SOON AS POSSIBLE.~~

6.7 THE CONTRACTOR SHALL COORDINATE HIS WORK SUCH SUCH THAT NO WATER CUSTOMER WILL HAVE THEIR SERVICE DISRUPTED MORE THAN TWO (2) TIMES THROUGHOUT THE DURATION OF THIS PROJECT.

~~6.8 FIRE HYDRANT RELOCATIONS SHALL CONFORM TO APPLICABLE SECTIONS OF ITEM 809 OF THE COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WORK SHALL CONSIST OF REMOVING THE EXISTING HYDRANT, INSTALLING NEW 6" PIPE AND FITTING AS REQUIRED TO LOCATE THE FIRE HYDRANT 2 FEET FROM BACK OF PROPOSED CURB OR 8 FEET OFF EDGE OF PAVEMENT, RESETTING HYDRANT AND BLOCKING AS REQUIRED. ALL 6" PIPE SHALL BE INSTALLED AT 4'0" MINIMUM COVER. HYDRANT EXTENSIONS SHALL BE PROVIDED PER ITEM 810, AS REQUIRED. RELOCATED FIRE HYDRANTS SHALL BE ADJUSTED TO PROPER GRADE AND FACED IN PROPER DIRECTION. WHEN A HYDRANT IS RELOCATED FIFTEEN (15) FEET OR MORE FROM THE "TYPICAL HYDRANT SETTING" VALVE LOCATION (SEE L-6409 & L-6637), AN ADDITIONAL VALVE SHALL BE INSTALLED, AND RESTRAINED, WITHIN TWO (2) FEET OF THE RELOCATED HYDRANT. PAYMENT IS TO BE INCLUDED UNDER ITEM 809, FIRE HYDRANT RELOCATED.~~

8.0 EROSION CONTROL

8.0.1 CONTROL OF EROSION AND SEDIMENTATION SHALL BE IN ACCORDANCE WITH THE CITY OF NEW ALBANY CODIFIED ORDINANCE CHAPTER 1183.

8.1 TEMPORARY SOIL EROSION AND SEDIMENT CONTROL
8.1.1 EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS A PART OF THIS PROJECT. THE EROSION AND SEDIMENT CONTROL PLAN REFLECTS A SCHEMATIC DIAGRAM OF THE INTENDED MEASURES FOR COMPLIANCE WITH THE REQUIRED STANDARDS. GENERAL PRACTICE AND/OR SITE FIELD CONDITIONS MAY WARRANT VARIATION IN THE PLACEMENT OR USE OF THE SPECIFIC CONTROLS. ANY VARIATIONS SHALL BE APPROVED BY THE CITY ENGINEER.

8.1.2 THE CONTRACTOR IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND IN ACCORDANCE WITH THE CITY OF NEW ALBANY'S ORDINANCE 1183, WILL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES ALONG WITH PROPER MAINTENANCE AND INSPECTION. AN EROSION CONTROL MAINTENANCE LOG SHALL BE KEPT ON SITE IN COMPLIANCE WITH OEPA REGULATIONS. THE LOG SHALL BE AVAILABLE FOR PUBLIC INSPECTION.

8.2 SEEDING
8.2.1 "TEMPORARY SEEDING" NO AREA FOR WHICH GRADING HAS BEEN COMPLETED SHALL BE LEFT UNSEEDED OR UN-MULCHED FOR LONGER THAN 14 DAYS. IF PERMANENT SEED IS NOT APPLIED AT THIS TIME, TEMPORARY SEEDING SHALL BE DONE AT THE FOLLOWING RATES:

MARCH 1 TO AUGUST 15
SEED: OATS 2 LBS./1,000 SQ. FT.
FERTILIZER: (12:12:12) 12-½ LBS./1,000 SQ. FT.
MULCH: (STRAW OR HAY) 2 TONS/ACRE

AUGUST 15 TO NOVEMBER 1
SEED: ANNUAL RYE 2 LBS./1,000 SQ. FT.
FERTILIZER: (12:12:12) 12-½ LBS./1,000 SQ. FT.
MULCH: (STRAW OR HAY) 2 TONS/ACRE

NOVEMBER 1 TO MARCH 1
MULCH (ONLY): (STRAW OR HAY) 2 TONS/ACRE

8.2.2 "PERMANENT SEEDING" SHALL BE DONE BETWEEN MARCH 15 AND SEPTEMBER 15. IF SEEDING IS DONE BETWEEN SEPTEMBER 15 AND MARCH 15, IT SHALL BE CLASSIFIED AS "TEMPORARY SEEDING". PERMANENT SEED SHALL BE 40% KENTUCKY BLUEGRASS, 40% CREEPING RED FESCUE, 20% ANNUAL RYEGRASS.

8.2.3 PERMANENT SEEDING SHALL CONSIST OF FERTILIZING, WATERING AND SEEDING RATES INDICATED UNDER ITEM 659. SEEDING SHALL BE APPLIED WITHIN TWO (2) DAYS AFTER FINAL GRADING OR FOLLOWING SEED BED PREPARATION.

RATES OF APPLICATION OF ITEM 659:
SEED: 2 LBS./1,000 SQ. FT.
FERTILIZER: (12:12:12) 25 LBS./1,000 SQ. FT.
MULCH: (STRAW OR HAY) 2 TONS/ACRE

8.3 STABILIZATION OF DENUDED AREAS
8.3.1 DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FOURTEEN – DAYS.

8.3.2 SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTING FACILITY.

8.3.3 SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

8.3.4 PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

8.3.5 THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS, WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

8.3.6 IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF THE BARRIER DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER.

8.4 MAINTENANCE
8.4.1 IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

8.4.2 ALL EROSION & SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DIRECTION OF THE CITY ENGINEER AND/OR OHIO EPA.

THE CONTRACTOR SHALL HAVE ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION. A PERMIT IS REQUIRED TO BURY IN PUBLIC RIGHT-OF-WAY. PERMITS MAY BE REQUIRED FROM MORE THAN ONE GOVERNING AGENCY. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AGENCY AT LEAST FORTY-EIGHT HOURS IN ADVANCE OF COMMENCEMENT OF WORK. ON STATE RIGHT-OF-WAY, CALL OHIO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS PERMIT EXPEDITER FORTY-EIGHT HOURS IN ADVANCE.
THE CONTRACTOR SHALL HAVE ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION. A PERMIT IS REQUIRED TO BURY IN PUBLIC RIGHT-OF-WAY. PERMITS MAY BE REQUIRED FROM MORE THAN ONE GOVERNING AGENCY. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AGENCY AT LEAST FORTY-EIGHT HOURS IN ADVANCE OF COMMENCEMENT OF WORK. ON STATE RIGHT-OF-WAY, CALL OHIO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS PERMIT EXPEDITER FORTY-EIGHT HOURS IN ADVANCE.

9.0 RIGHT-OF-WAY PERMITS

THE CONTRACTOR SHALL HAVE ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION. A PERMIT IS REQUIRED TO BURY IN PUBLIC RIGHT-OF-WAY. PERMITS MAY BE REQUIRED FROM MORE THAN ONE GOVERNING AGENCY. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AGENCY AT LEAST FORTY-EIGHT HOURS IN ADVANCE OF COMMENCEMENT OF WORK. ON STATE RIGHT-OF-WAY, CALL OHIO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS PERMIT EXPEDITER FORTY-EIGHT HOURS IN ADVANCE.

10.0 PAVEMENT REPLACEMENT

IF ANY STREET OR ROAD WITHIN THE CITY IS DAMAGED AS A RESULT OF CONSTRUCTION TRAFFIC RELATED TO CONSTRUCTION AS DETERMINED BY THE CITY ENGINEER, ALL REQUESTED REPAIRS SHALL BE MADE BY THE CONTRACTOR. EXISTING PAVEMENT SURFACES SHALL BE VIDEO TAPED PRIOR TO THE PRE-CONSTRUCTION MEETING BY THE CONTRACTOR AND A COPY OF THE TAPE IS TO BE FURNISHED TO THE CITY ENGINEER.

11.0 EXISTING UTILITIES

11.1 THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOW TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF NEW ALBANY AND/OR ENGINEER ASSUMES NO RESPONSIBILITY TO THE ACCURACY OR THE DEPTHS OF THE UNDERGROUND FACILITIES SHOWN ON THE PLANS.

11.1.1 INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS WORK INCLUDES MAINTENANCE OF ADEQUATE DEPTH ON ALL EXISTING UTILITY FACILITIES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND COORDINATE FIELD STAKEOUT OF ALL LOCATIONS OF POSSIBLE GRADE CONFLICTS WITH EXISTING UTILITIES PRIOR TO CONSTRUCTION.

11.1.2 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
PRIVATE UTILITY MANHOLES WITHIN THE LIMITS OF THE WORK SHALL BE ADJUSTED TO GRADE BY THE RESPECTIVE UTILITY. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT IMPROVEMENTS.

11.1.3 UTILITY POLES WITHIN THE INFLUENCE OF THE EARTHWORK OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

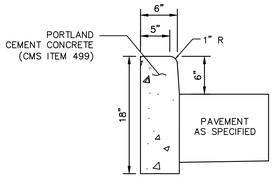
11.1.4 ABANDONMENT (CAPPING, ETC.) OF EXISTING UTILITY FACILITIES (AMERITECH, COLUMBIA GAS, AMERICAN ELECTRIC POWER) SHALL BE PERFORMED BY THE RESPECTIVE UTILITY COMPANY. UPON COMPLETION OF SAME, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY OR ALL THE NECESSARY UTILITY AS REQUIRED TO COMPLETE THE PLAN IMPROVEMENTS. THE COST OF ALL REMOVAL ALONG WITH THE PROPER DISPOSAL THEREOF SHOULD BE INCLUDED IN THE PRICE BID FOR THE PROJECT IMPROVEMENT.

11.1.5 THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE OHIO UTILITIES PROTECTION SERVICE (TELEPHONE 800-362-2764, TOLL-FREE) AND TO THE OWNERS OF THE UNDERGROUND UTILITIES WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153.64 OF THE REVISED CODE. THE ABOVE MENTIONED NOTICE SHALL BE GIVEN AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

UTILITY	OWNER	TELEPHONE
ELECTRIC	AEP 850 TECH CENTER DRIVE GAHANNA, OH 43230 CONTACT: MIKE FRALEY	(614) 634-1007
SANITARY SEWER	CITY OF NEW ALBANY SERVICE DEPARTMENT 7800 BEVELHYMER ROAD NEW ALBANY, OH 43054	(614) 855-0076
STORM SEWER	THE NEW ALBANY COMPANY 8000 WALTON PARKWAY, SUITE 120 NEW ALBANY, OH 43054	(614) 939-8000
WATER FACILITIES	CITY OF COLUMBUS (DIVISION OF POWER & WATER) WATER DISTRIBUTION CENTER 910 DUBLIN ROAD. COLUMBUS, OH 43215	(614) 855-0076
TELEPHONE	AT&T 111 NORTH 4TH STREET, ROOM 802 COLUMBUS, OH 43215 CONTACT: RON HARRISON	(614) 223-4362
GAS	COLUMBIA GAS OF OHIO, INC. 290 W NATIONWIDE BLVD. COLUMBUS, OH 43215	(800) 344-4077
	ASPIRE ENERGY 300 TRACY BRIDGE RD. ORVILLE, OH 44667	1-800-203-0285

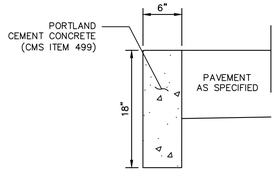
12.0 TREES

ALL BRANCHES OR GROWTH FROM TREES THAT ARE TO BE SAVED AND WHICH ARE INTERFERING WITH THE GRADING OPERATION MAY BE REMOVED BY THE USE OF PRUNING TOOLS. ALL PRUNING TOOLS USED AND METHODS EMPLOYED SHALL MEET WITH THE APPROVAL OF THE CITY ARBORIST. THE BRANCHES SHALL BE REMOVED WITH A GOOD CLEAN CUT MADE FLUSH WITH THE PARENT TRU



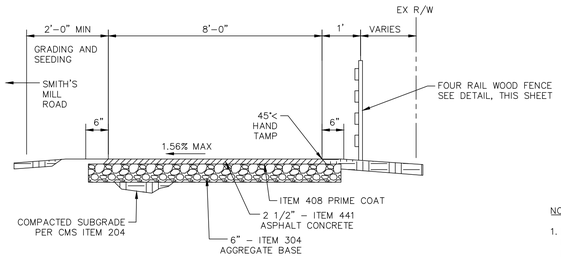
1 6" CONCRETE CURB

N.T.S.



2 6" CONCRETE FLUSH CURB

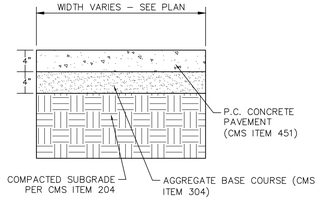
N.T.S.



1. CAUTION: EXISTING UTILITIES ARE IN CLOSE PROXIMITY TO PROPOSED FENCING. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO INSTALLING PROPOSED FENCE POSTS.

3 ASPHALT LEISURE TRAIL DETAIL

N.T.S.

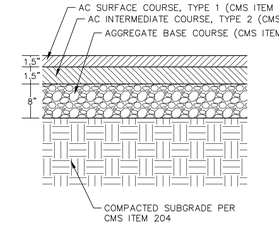


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6–6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.
7. CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI. 4–INCH MAXIMUM SLUMP, 5 TO 7% AIR ENTRAINED, AND 6–SACK MINIMUM MIX.

4 CONCRETE SIDEWALK

N.T.S.

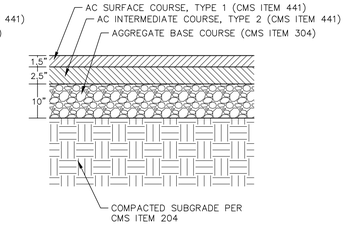


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. TO MATCH OR EXCEED GEOTECHNICAL REPORT PERFORMED BY GEOTECHINCAL CONSULTANTS INC. DATED 08/21/2017. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. TACK–COAT REQUIREMENTS PER CMS ITEM 407.

5 LIGHT DUTY ASPHALT PAVEMENT SECTION

N.T.S.



NOTE:

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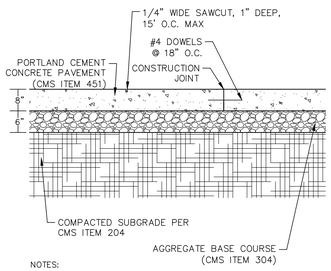
2. TACK–COAT REQUIREMENTS PER CMS ITEM 407.

6 STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.



NOTES:

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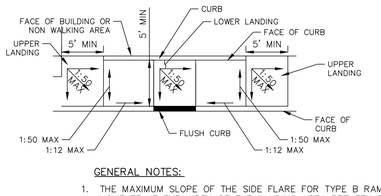
2. CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI. 4–INCH MAXIMUM SLUMP, 5 TO 7% AIR ENTRAINED, AND 6–SACK MINIMUM MIX.

7 HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

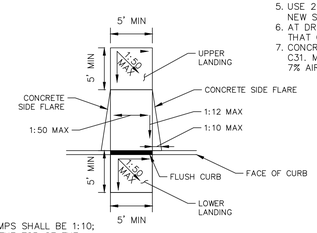


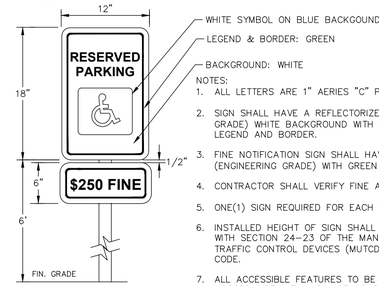
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'–0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER CITY REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

9 ACCESSIBLE RAMP

NOT TO SCALE



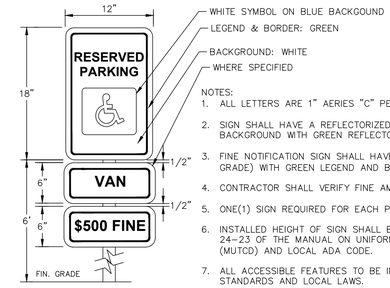


NOTES:

1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTORIZED LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.

10 ACCESSIBLE PARKING STALL SIGNAGE

N.T.S.



NOTES:

1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
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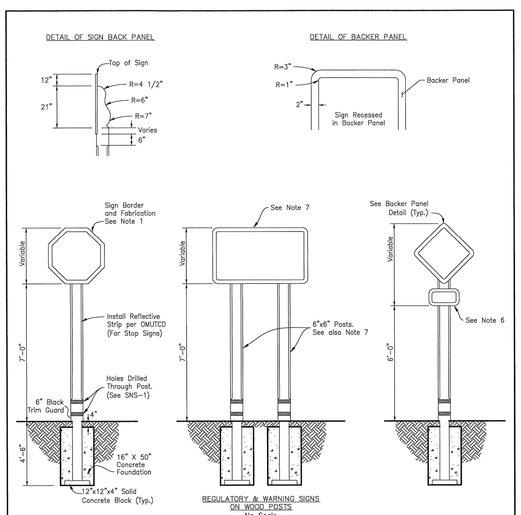
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.

11 VAN ACCESSIBLE PARKING STALL SIGNAGE

N.T.S.



Note:
1–Regulatory/warning on wood supports – Sign sheeting and backer panel per NA–SNS–3.
2–Post Color: Ref NO. PMS 5535 (Hi–Gloss).
3–Hardware – Stainless Steel.
4–Post size per NA–SNS–1.
5–Trim guard to be thermoplastic vinyl.
6–Mounting height of supplemental sign shall meet OMUTCD criteria and may require increased height of primary sign.
7–Double posts for lane use, warning or other signs wider than 42" exclusive of backer panel, except for signs specified in other standard drawings. Foundations to be same as for single post installations. Spacing of foundations to allow for typical dimension between bolt openings on sign sheeting.
8–For double post installations, the foundations may also be installed by use of sleeves separated by compacted backfill, or as a single foundation.

City Engineer:
E. P. FERRIS AND ASSOCIATES INC.
Consulting Civil Engineers and Surveyors

CONTACT:
2130 QUARRY TRAILS DR
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299–2999
(614) 299–2992 (Fax)
www.EPFERRIS.com

REGULATORY & WARNING SIGNS ON WOOD POSTS STANDARD

CITY OF NEW ALBANY STANDARD DRAWING 2/14/2023

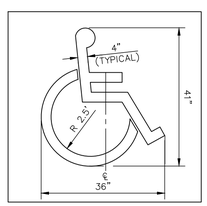
STD. NO. NA-SNS-4

DESIGNED BY: WGS | REVIEWED BY: ELS

K:\105,06-67 St Name Signs\NA_SNS_4.dwg –REGULATORY AND WARNING SIGNS LAST EDITED BYWGSEL ON 2/14/23

10 11 23 24 STANDARD SIGN BASE

N.T.S.

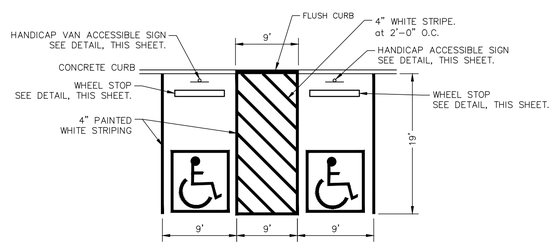


NOTE:

1. WHITE WHEELCHAIR SYMBOL WITH BLUE BACKGROUND PER FIGURE 3B–22, MUTCD, LATEST EDITION.

12 ACCESSIBLE PARKING SYMBOL

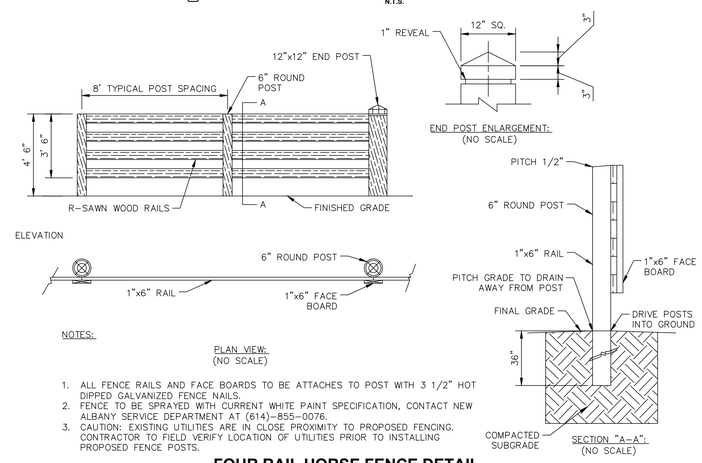
N.T.S.



NOTE: REFER TO SHEET # FOR DETAILED LAYOUT AND DIMENSIONS

13 ADA AND ACCESS AISLE PAVEMENT MARKING

N.T.S.

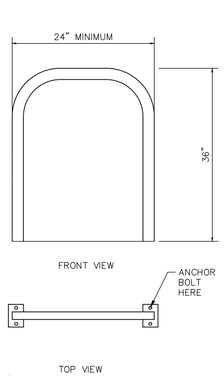


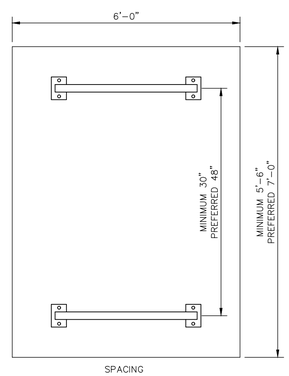
NOTES:

1. ALL FENCE RAILS AND FACE BOARDS TO BE ATTACHES TO POST WITH 3 1/2" HOT DIPPED GALVANIZED FENCE NAILS.
2. FENCE TO BE SPRAYED WITH CURRENT WHITE PAINT SPECIFICATION, CONTACT NEW ALBANY SERVICE DEPARTMENT AT (614)–855–0076.
3. CAUTION: EXISTING UTILITIES ARE IN CLOSE PROXIMITY TO PROPOSED FENCING. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO INSTALLING PROPOSED FENCE POSTS.

25 FOUR RAIL HORSE FENCE DETAIL

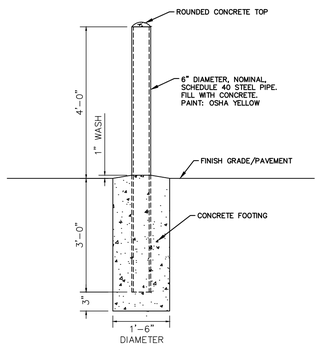
N.T.S.





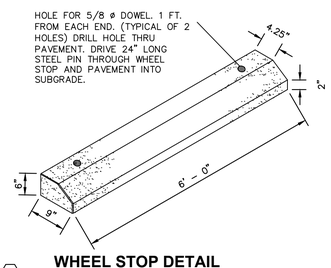
26 INVERTED "U" BIKE RACK

N.T.S.



27 6" BOLLARD DETAIL

N.T.S.



28 WHEEL STOP DETAIL

NTS

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

© 2023 KIMLEY–HORN AND ASSOCIATES, INC.

7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-771-0300
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED | DESIGNED BY: ELS | DRAWN BY: GTJ | CHECKED BY: AJS

CONSTRUCTION DETAILS

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023

KHA PROJECT NO. 190164002

SHEET NUMBER

Drawing name: K:\CLB_LDEV\190164002_tb – new albany (final engineering)\2 Design\CAD\plansheets\CONSTRUCTION DETAILS.dwg Layout1 Jul 21, 2023 9:58am by: Evan.Sajyers
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA / NSPS LAND TITLE SURVEY

STATE OF OHIO, LICKING COUNTY, CITY OF NEW ALBANY
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY LANDS

LEGAL DESCRIPTION: 8397

BASED UPON TITLE COMMITMENT FILE NO: 8397, STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: JANUARY 30, 2023 AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LICKING, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS;

PARCEL I:

BEING A TRACT OF LAND CONTAINING 1.37 ACRES, MORE OR LESS; A MORE COMPLETE DESCRIPTION OF WHICH IS TO BE PROVIDED TO INSURER PRIOR TO CLOSING.

PARCEL II:

TOGETHER WITH THE RIGHTS OF ACCESS AS CONTAINED IN THE ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT

202003240006755.

PARCEL III:

TOGETHER WITH THE RIGHTS OF DRAINAGE AS CONTAINED IN THE STORM WATER DRAINAGE EASEMENT OF RECORD IN INSTRUMENT

202011300032409.

PARCEL IV:

TOGETHER WITH THE RIGHTS OF ACCESS AS CONTAINED IN THE CONSTRUCTION ACCESS EASEMENT OF RECORD IN INSTRUMENT

202011300032413.

SCHEDULE B-PART II: 8397

PER STEWARD TITLE GUARANTY COMPANY, TITLE UPDATE REPORT, ORDER NO.: 8397, ISSUE DATE: JANUARY 30, 2023 AT 8:00 AM.

ITEMS 1-9, AND 30-33 ARE NOT SURVEY RELATED.

10. EASEMENT & RIGHT OF WAY GRANTED TO LICKING RURAL ELECTRIFICATION, INC., AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 200402060004403.
NOT LOCATED ON SURVEYED PROPERTY.

11. MATTERS SHOWN ON THE PLAT OF RECORD AS INSTRUMENT 200505130014263.
LOCATED ON SURVEYED PROPERTY, AS SHOWN HEREON.

12. EASEMENT & RIGHT OF WAY GRANTED TO LICKING RURAL ELECTRIFICATION, INC., AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 201903180004909.
NOT LOCATED ON SURVEYED PROPERTY.

13. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN INSTRUMENT 201112190024776.
SURVEYED PROPERTY IS LOCATED WITHIN THE AREA AS DESCRIBED.

14. DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR THE NEW ALBANY EAST COMMUNITY AUTHORITY OF RECORD IN INSTRUMENT 201401070000343, AS AMENDED BY THE SECOND AMENDMENT OF RECORD IN INSTRUMENT 201507230015501, AS AMENDED BY THE THIRD AMENDMENT OF RECORD IN INSTRUMENT 201705190010466, AS AMENDED BY THE FOURTH AMENDMENT OF RECORD IN INSTRUMENT 201708090016777, AS AMENDED BY THE FIFTH AMENDMENT OF RECORD IN INSTRUMENT 201811090023836.
SURVEYED PROPERTY IS LOCATED WITHIN THE AREA AS DESCRIBED.

15. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE NEW ALBANY BUSINESS PARK EAST OF RECORD IN INSTRUMENT 201409080017225.
NOT LOCATED ON SURVEYED PROPERTY.

16. TERMS AND CONDITIONS OF THE MEMORANDUM OF RIGHT OF FIRST OFFER OF RECORD IN INSTRUMENT 201510160022402.
SURVEYED PROPERTY IS LOCATED WITHIN THE AREA AS DESCRIBED.

17. EASEMENT GRANTED TO SINCLAIR REFINING CO., AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 353 PAGE 468, AS ASSIGNED TO THE OHIO RIVER PIPE LINE COMPANY OF RECORD IN DEED BOOK 663 PAGE 6 9, AS AMENDED BY INSTRUMENT 200906160013038.
NOT LOCATED ON SURVEYED PROPERTY.

18. PERPETUAL EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF OHIO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 616 PAGE 496.
NOT LOCATED ON SURVEYED PROPERTY.

19. EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 714 PAGE 606.
NOT LOCATED ON SURVEYED PROPERTY.

20. EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF OHIO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 602 PAGE 572.
NOT LOCATED ON SURVEYED PROPERTY.

21. EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 604 PAGE 33.
NOT LOCATED ON SURVEYED PROPERTY.

22. EASEMENT GRANTED TO SINCLAIR REFINING CO., AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 354 PAGE 33, AS ASSIGNED IN DEED BOOK 663 PAGE 69.
NOT LOCATED ON SURVEYED PROPERTY.

23. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF NEW ALBANY, OHIO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 202011300032405.
LOCATED ON SURVEYED PROPERTY, AS SHOWN HEREON.

24. ACCESS EASEMENT AGREEMENT BY AND BETWEEN MBJ HOLDINGS, LLC AND BEECH ROAD LAND, LLC, INCLUDING TERMS AND CONDITIONS THEREOF AS RECORDED IN INSTRUMENT 202011300032411
NOT LOCATED ON, BUT IS ADJACENT TO THE SURVEYED PROPERTY AS SHOWN HEREON.

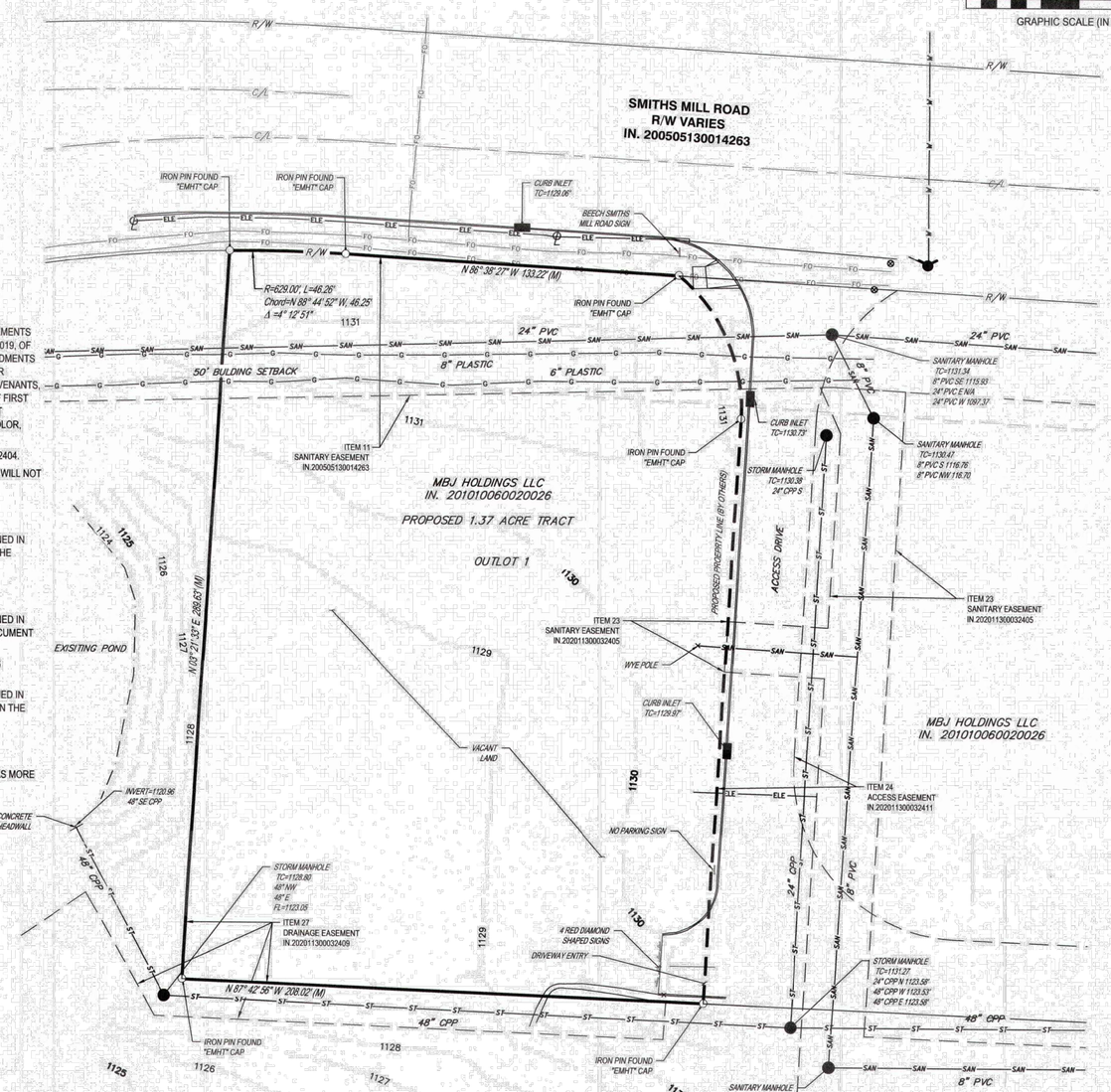
25. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BEECH CROSSING OWNERS' ASSOCIATION, FILED DECEMBER 18, 2019, OF RECORD IN INSTRUMENT 201912180028131, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS OR NATIONAL ORIGIN.
AS AMENDED BY THE FIRST AMENDMENT IN INSTRUMENT 202011300032404.
NOTE: A BREACH OR VIOLATION OF THE ABOVE NOTED RESTRICTIONS WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE.
SURVEYED PROPERTY IS LOCATED WITHIN THE AREA AS DESCRIBED.

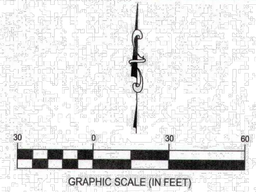
26. SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT CONTAINED IN THE ACCESS EASEMENT AGREEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 202003240006755.
NOT LOCATED ON SURVEYED PROPERTY.

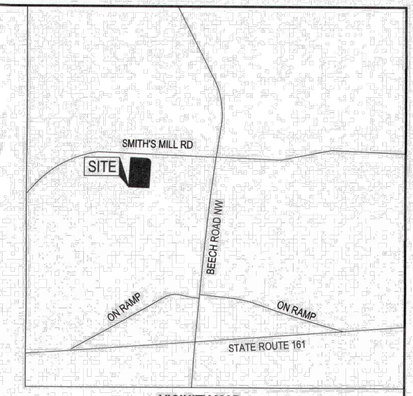
27. SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT CONTAINED IN THE STORM WATER DRAINAGE, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 202011300032409.
NOT LOCATED ON, BUT IS ADJACENT TO THE SURVEYED PROPERTY AS SHOWN HEREON.

28. SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT CONTAINED IN THE CONSTRUCTION ACCESS EASEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 202011300032413.
SURVEYED PROPERTY IS LOCATED WITHIN THE AREA AS DESCRIBED.

29. EASEMENT AND RIGHT OF WAY GRANTED TO OHIO POWER COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT 202301310001835.
NOT LOCATED ON SURVEYED PROPERTY.







VICINITY MAP:
NOT TO SCALE

SURVEYOR'S NOTES:

1. ALL SET PROPERTY CORNERS ARE MARKED 5/8" DIAMETER REBARS WITH A CESO CAP.
2. THIS PROPERTY DOES NOT HAVE DIRECT ACCESS TO SMITHS MILL ROAD, A PUBLIC RIGHT-OF-WAY.
3. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK AT THE TIME OF SURVEY.
4. NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY WERE DISCLOSED TO THE SURVEYOR AT THE TIME OF SURVEY.

ZONING INFORMATION:

NOT PROVIDED.

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP, THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL NO. 39049C0209K (DATED JUNE 17, 2008).

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OUPS NOTIFICATION DATE: FEBRUARY 03, 2023; TICKET NUMBERS B303400975-00B AND B303400979-00B.

PRIVATE UTILITY LOCATE PERFORMED BY: THE UNDERGROUND DETECTIVE, REPORT#D2974BDA-6848-41B5-83AA-515BBBC1FCD0

BASIS OF BEARINGS & HORIZONTAL DATUM:

OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, (2011).

VERTICAL DATUM:

NAVD 88

SURVEYORS CERTIFICATION:

TO: (i) STEWART TITLE GUARANTY COMPANY
(ii) MRG OHIO PROPCO, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 7b1, 8, 9, 11, 13,16, 17, AND 20 OF TABLE A THEREOF.

FIELD WORK COMPLETED IN FEBRUARY, 2023

4-27-23

JEFFREY A. MILLER, OHIO P.S. NO. 7211 DATE:
jeff.miller@cesoinc.com

STATE OF OHIO
JEFFREY A. MILLER
7211
REGISTERED
PROFESSIONAL SURVEYOR

MONUMENT LEGEND

IRON PIN FOUND

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING EASEMENT
EXISTING CENTERLINE
EXISTING PROPERTY SETBACK
EXISTING FACE OF CURB
EXISTING BACK OF CURB
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATERLINE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING FIBER OPTIC
EXISTING PAVEMENT
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING LIGHT POLE
EXISTING SIGN
EXISTING TELEPHONE BOX
EXISTING STORM INLET/CATCH BASIN
EXISTING STORM MANHOLE
EXISTING STORM CURB INLET
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATERLINE VALVE

ALTA / NSPS LAND TITLE SURVEY

NEW ALBANY-TACO BELL

U.S.M.L. — CITY OF NEW ALBANY, LCKING COUNTY, OHIO

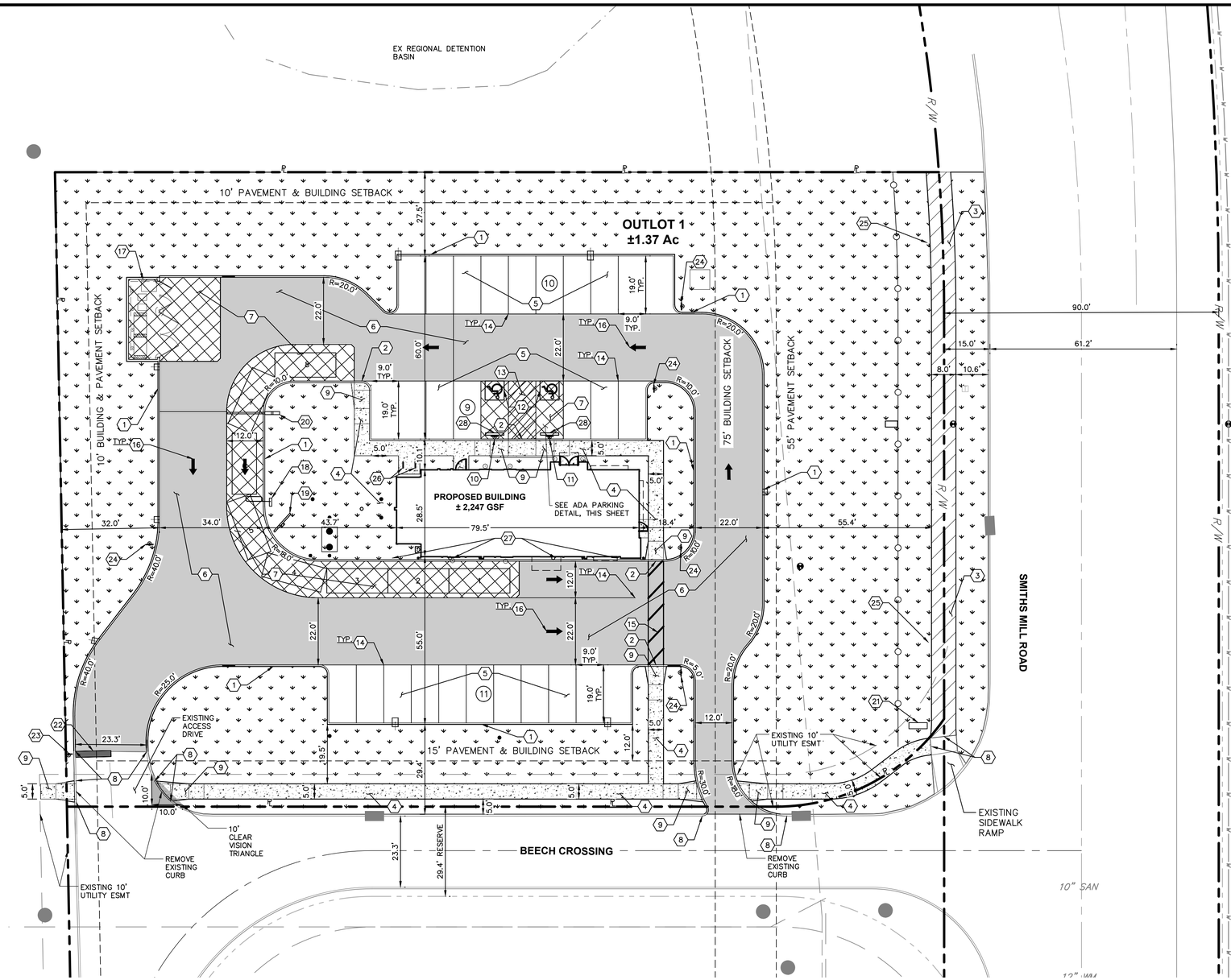
SCALE: 1" = 30' — DATE: 3/2/2023

DESIGN: N/A
DRAWN: OPG
CHECKED: MJA

CESO
WWW.CESOINC.COM
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43232
(614) 794-7080

JOB NO.: 762102
SHEET NO.: 5

W:\PROJECTS\KIMLEY HORN\762102_TACO BELL NEW ALBANY, OH\04-SURVEY\DWG\762102_NEW ALBANY-TACO BELL-ALTA.DWG - 3/6/2023 3:59 PM



NORTH

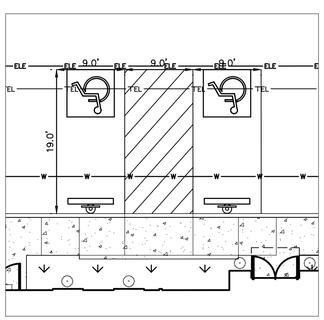
GRAPHIC SCALE IN FEET
0 10 20 40

SITE LEGEND

- PARKING COUNT
- PROPERTY LINE
- NEW ALBANY WHITE 4–BOARD HORSE FENCE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED LEISURE TRAIL

SITE PLAN KEY NOTES

1. 6" CONCRETE CURB, TYP. (PER CMS ITEM 609, SEE DETAIL ON SHEET 4)
2. 6" CONCRETE FLUSH CURB, TYP. (PER CMS ITEM 609, SEE DETAIL ON SHEET 4)
3. 8' LEISURE TRAIL (SEE DETAIL ON SHEET 4)
4. 5' CONCRETE SIDEWALK, TYP. (SEE DETAIL ON SHEET 4)
5. LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET 4)
6. STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET 4)
7. HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHEET 4)
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. ACCESSIBLE RAMP (SEE DETAIL ON SHEET 4)
10. ADA PARKING SIGN (SEE DETAIL ON SHEET 4)
11. ADA VAN PARKING SIGN (SEE DETAIL ON SHEET 4)
12. ACCESSIBLE PAVEMENT MARKINGS (PER CMS ITEM 642, SEE DETAIL ON SHEET 4)
13. ADA AND ACCESS AISLE PAVEMENT MARKINGS (PER CMS ITEM 642, SEE DETAIL ON SHEET 4)
14. 4" WIDE PAINTED SOLID LINE, TYP. (PER CMS ITEM 641)
15. TRANSVERSE/DIAGONAL LINE, TYP. (PER CMS ITEM 641)
16. PAVEMENT MARKING, WHITE (PER CMS ITEM 642)
17. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. DRIVE THRU CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. MENU BOARD (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. CLEARANCE BAR (SEE ARCHITECTURAL PLAN FOR DETAILS)
21. MONUMENT SIGN (SEE ARCHITECTURAL PLAN FOR DETAILS)
22. 24" STOP BAR (PER CMS ITEM 642)
23. STOP SIGN (SEE DETAIL ON SHEET 4)
24. DO NOT ENTER SIGN (SEE DETAIL ON SHEET 4)
25. NEW ALBANY WHITE 4–BOARD HORSE FENCE (SEE DETAIL ON SHEET 4)
26. BIKE RACK (SEE DETAIL ON SHEET 4)
27. BOLLARD (SEE DETAIL ON SHEET 4)
28. WHEEL STOP (SEE DETAIL ON SHEET 4)



ADA PARKING DETAIL
SCALE: 1" = 10'

SITE STATISTICS

CURRENT ZONING:	INFILL PLANNED UNIT DEVELOPMENT C–3, HIGHWAY BUSINESS DISTRICT
PROPOSED LAND USE:	RESTAURANT WITH DRIVE THROUGH
PARCEL NUMBER:	093–106512–00.000
PARCEL AREA:	7.38 ACRES
LOT NUMBER:	OUTLOT 1
LOT AREA:	±1.37 ACRES
PERVIOUS AREA:	±0.70 ACRES
IMPERVIOUS AREA:	±0.67 ACRES
PERCENT COVERAGE (IMPERVIOUS/TOTAL)	48.9%
BUILDING SETBACKS FROM R/:	
NORTH (SMITHS MILL ROAD):	75 FEET (55 FEET PAVEMENT SETBACK)
SOUTH:	10 FEET
EAST (BEECH CROSSING):	15 FEET
WEST:	10 FEET
MAXIMUM BUILDING HEIGHT:	2 STORIES
PROPOSED BUILDING HEIGHT:	1 STORY

PARKING STATISTICS

PARKING REQUIRED (1:75 GROSS SF):	30 SPACES
PARKING PROVIDED:	30 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES (1 VAN SPACE)
HANDICAP SPACES PROVIDED:	2 SPACES (1 VAN SPACE)
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
DRIVE THROUGH STACKING REQUIRED (25% OF REQUIRED PARKING):	8 STACKING SPACES
DRIVE THROUGH STACKING PROVIDED:	8 STACKING SPACES
MAXIMUM STACKING TO BEECH CROSSING:	21 STACKING SPACES
MAXIMUM STACKING TO SMITHS MILL:	25 STACKING SPACES

GENERAL NOTES

1. CURB RADIUS TO BE 3' UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
3. ALL PROPOSED ON–SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. SITE STORMWATER QUALITY/QUANTITY CONTROL TO BE PROVIDED BY EXISTING REGIONAL BASIN.

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SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

SITE PLAN

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
SHEET NUMBER
6
OF 16

Drawing name: K:\CLB_DEV\190164002_tb – new albany (final engineering)\2 Design\CAD\plansheets\Site Plan.dwg Layout1 Jul 21, 2023 9:58am by: Evan.Salyers
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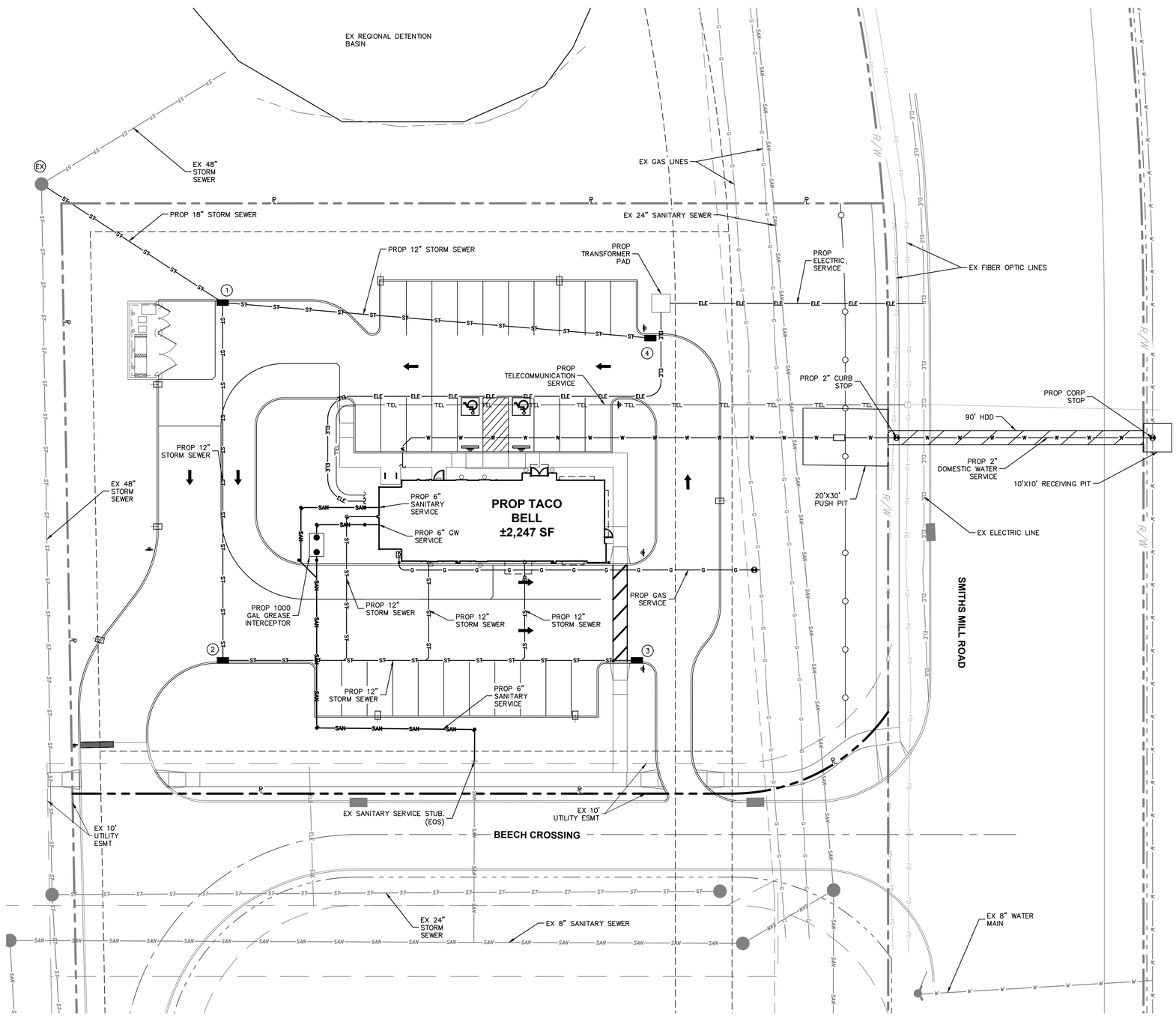

UTILITY LEGEND

- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC
- EXISTING GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED TELECOMMUNICATIONS LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM CATCH BASIN
- PROPOSED SANITARY MANHOLE
- HORIZONTAL DIRECTIONAL DRILL

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
2. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO INSTALLATION AND SERVICE CONNECTIONS.
3. NO CONSTRUCTION SHALL BEGIN UNTIL PERMITTED BY THE LOCAL UTILITIES AND/OR THE STATE OF OHIO.

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UTILITY PLAN

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
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Drawing name: K:\CLB_LDEV\190164002_tb – new albany (final engineering)\2 Design\CAD\plansheets\UTILITY PLAN.dwg UTILITY PLAN Jul 21, 2023 9:58am by: Evan.Sulyers
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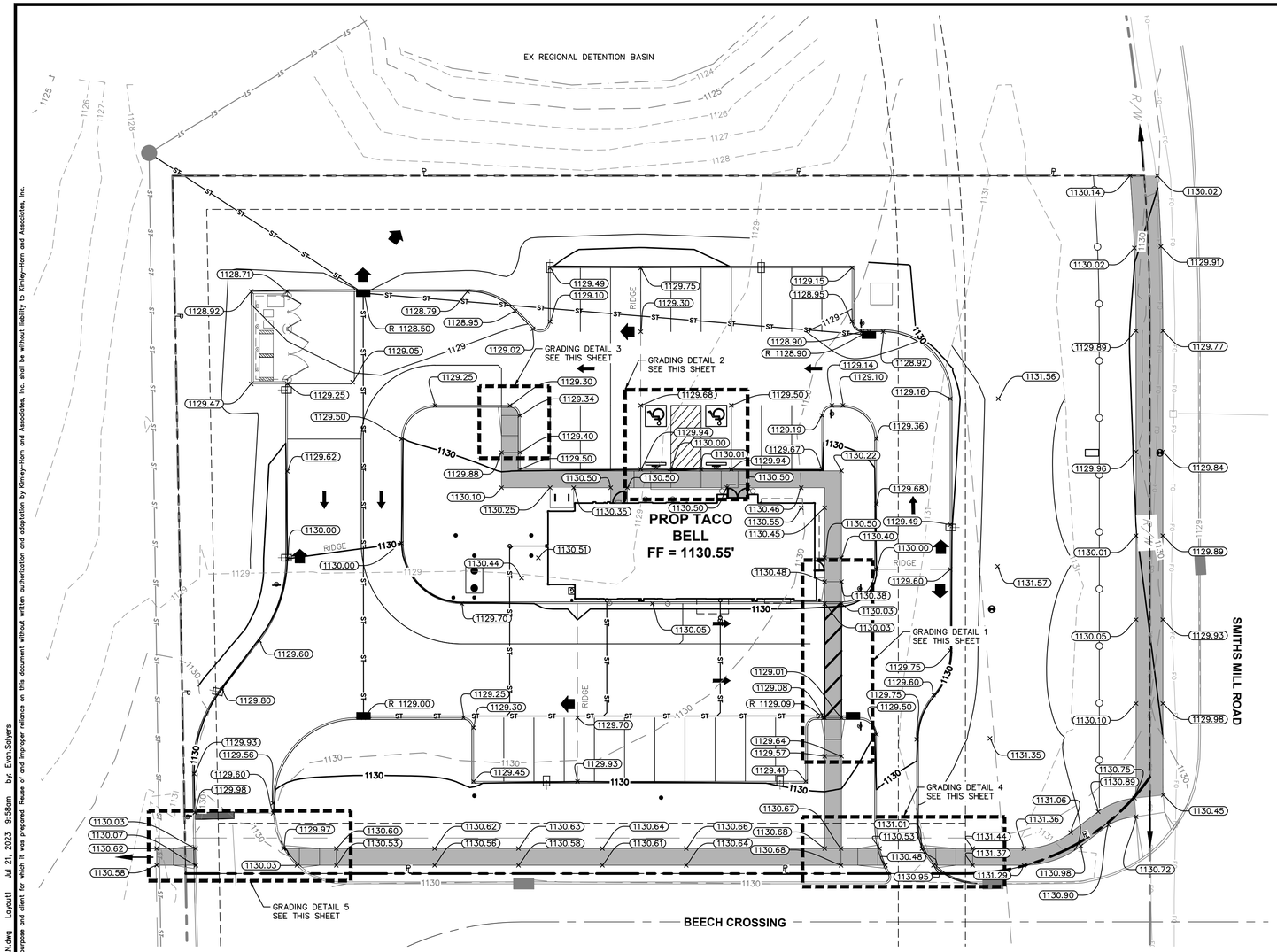
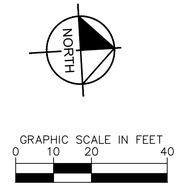


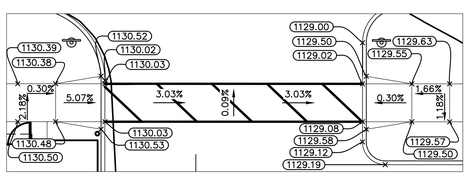


GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
R XXX.XX	RIM ELEVATION
760	PROPOSED CONTOUR
760	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	MAJOR FLOOD ROUTING
	ADA ACCESSIBLE ROUTE

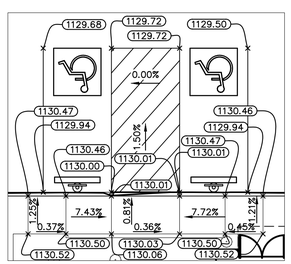
GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB REFER TO FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
8. ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.
9. SPOT ELEVATIONS AT CURB LINE REPRESENT BOTTOM OF CURB ELEVATION. ASSUME 0.5' TO TOP OF CURB UNLESS OTHERWISE NOTED.



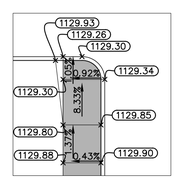
GRADING DETAIL 1

SCALE: 1"=10'



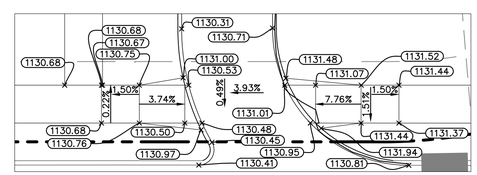
GRADING DETAIL 2

SCALE: 1"=10'



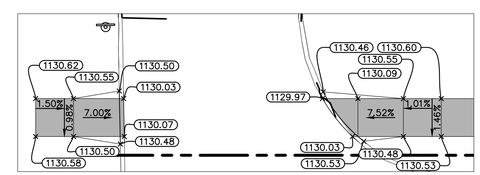
GRADING DETAIL 3

SCALE: 1"=10'



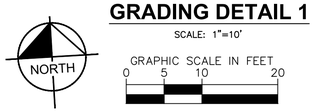
GRADING DETAIL 4

SCALE: 1"=10'



GRADING DETAIL 5

SCALE: 1"=10'



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SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

GRADING PLAN

TACO BELL

FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023

KHA PROJECT NO. 190164002

SHEET NUMBER

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OF 16

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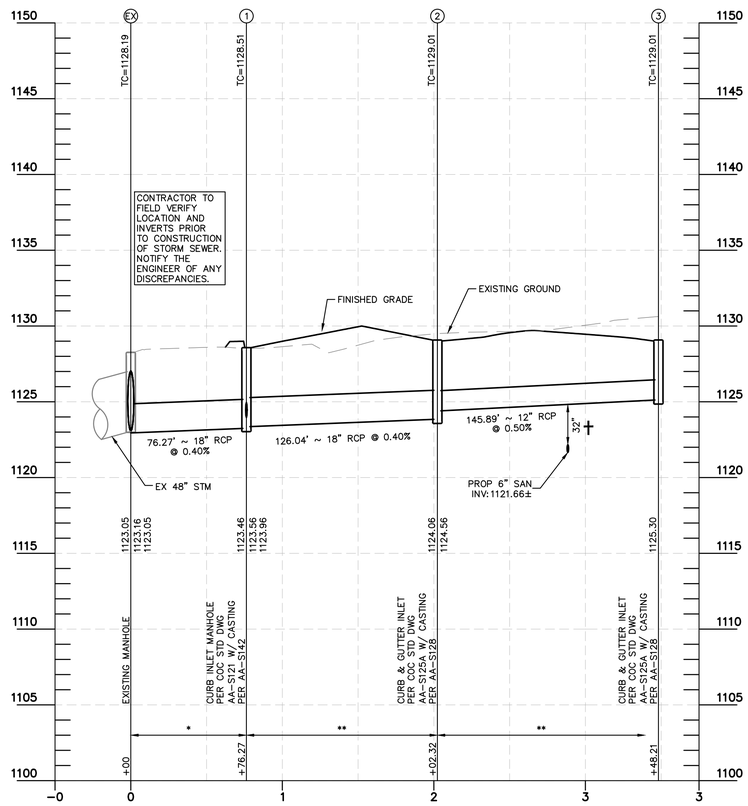
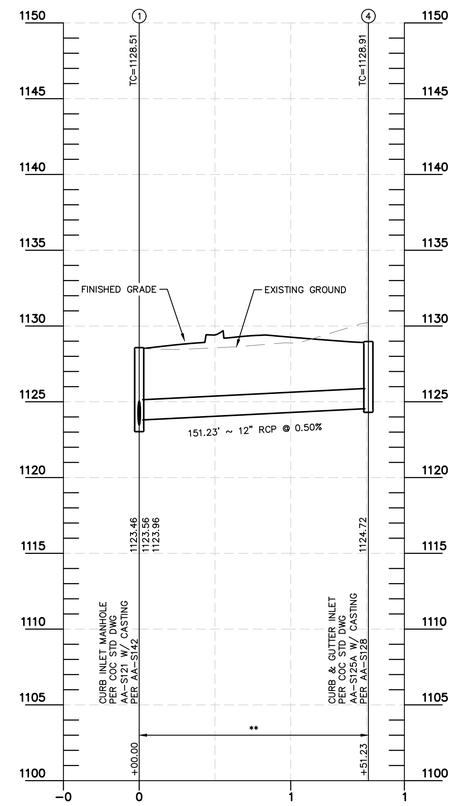


STORM PROFILE 3-EX

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



STORM PROFILE 4-1

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

STORM SEWER STRUCTURE TABLE

STRUCTURE	NORTHING	EASTING	ELEVATION	NORTHING (AS-BUILT)	EASTING (AS-BUILT)	ELEVATION (AS-BUILT)
EX	759224.72	1896813.43	1128.19			
1	759285.99	1896858.85	1128.51			
2	759278.69	1896984.69	1129.01			
3	759424.33	1896993.23	1129.01			
4	759435.72	1896880.16	1128.91			

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
2. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

† 18" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN ALL STORM, SANITARY AND WATER LINES.

* COMPACTED BACKFILL PER CMS ITEM 911.

** COMPACTED GRANULAR BACKFILL PER CMS ITEM 912.

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DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

STORM PROFILES

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
SHEET NUMBER
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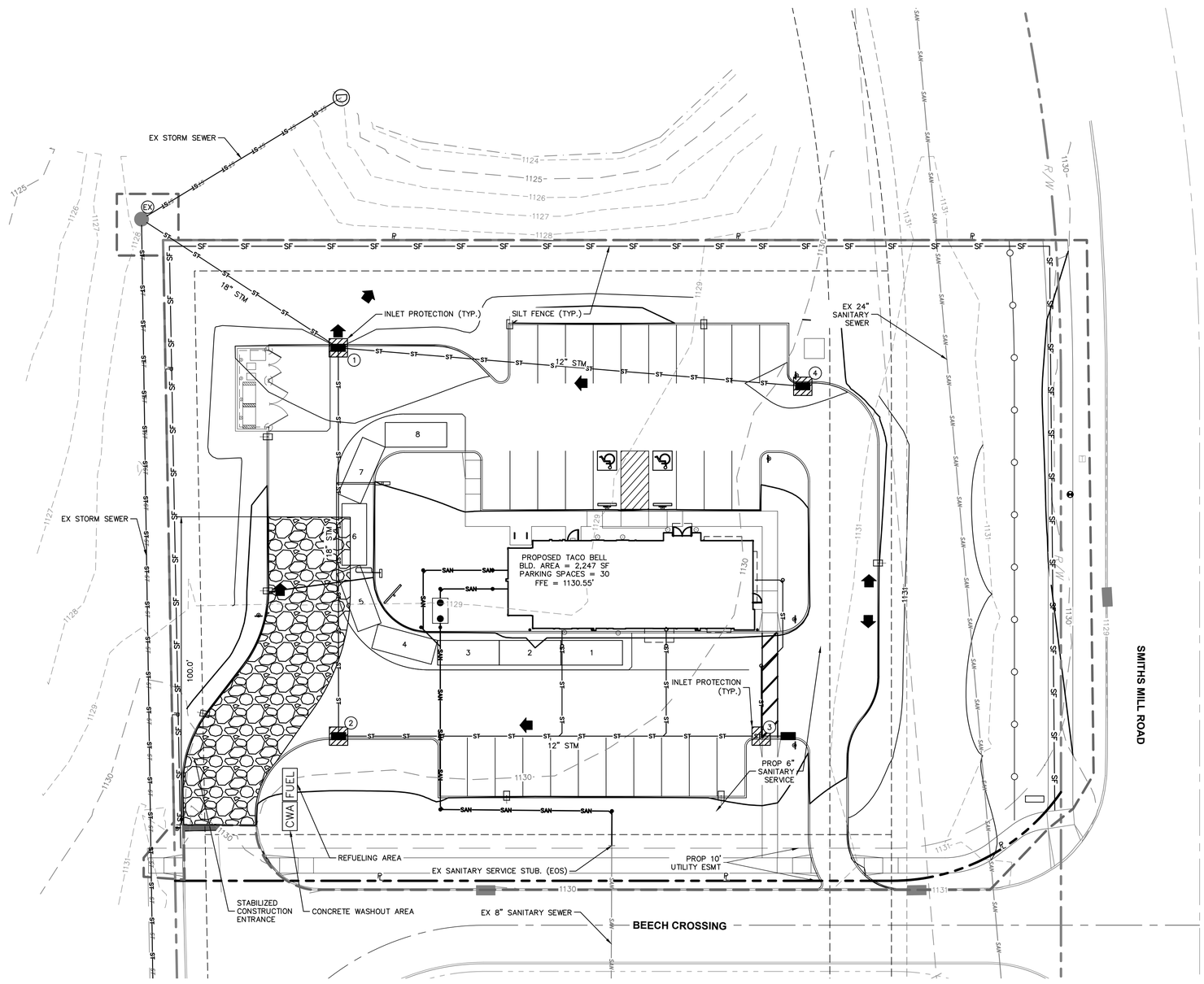

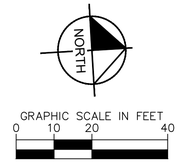

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FACE-OF-CURB
- EXISTING BACK-OF-CURB
- EXISTING EASEMENT
- EXISTING MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER
- PROPOSED LIMITS OF DISTURBANCE (±1.40 ACRES)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED CURB INLET
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- CWA — PROPOSED CONCRETE WASH OUT
- FUEL — PROPOSED REFUELING AREA
- PROPOSED CONSTRUCTION ENTRANCE
- MAJOR FLOOD ROUTING

PARCEL NUMBER:	093-106512-00.000
PARCEL AREA:	7.38 ACRES
LOT AREA:	±1.37 ACRES
DISTURBED AREA:	1.37 ACRES

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DRAWN BY: GTJ
CHECKED BY: AJS

EROSION AND SEDIMENT CONTROL PLAN

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
SHEET NUMBER
10
OF 16

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SITE NARRATIVE

PLAN DESIGNER: KIMLEY HORN & ASSOCIATES, INC.
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COLUMBUS, OH 43235
CONTACT: EVAN SALYERS
PHONE: (380)-215-0695
EVAN.SALYERS@KIMLEY-HORN.COM

DEVELOPER: MAS RESTAURANT GROUP
10600 SHADOW WOOD DR
HOUSTON, TX 77043
CONTACT: CHUCK NEW
TEL: (346) 260-4190
EMAIL: CNEW@MASRGLLC.COM

PROJECT DESCRIPTION: THE PROJECT IS LOCATED WEST OF OH 161 AT THE CORNER OF SMITHS MILL ROAD AND BEECH CROSSING. THE PROPOSED DEVELOPMENT CONSISTS OF A PROPOSED COMMERCIAL BUILDING AND ASSOCIATED SITE AND UTILITY INFRASTRUCTURE ON THE ±1.37 ACRE PARCEL.

EXISTING SITE: THE EXISTING SITE IS UNDEVELOPED LAND. STORMWATER RUNOFF FLOWS FROM NORTHWEST TO SOUTHEAST INTO AN STORM SEWER SYSTEM AND EXTENDED DRAINAGE BASIN.

RECEIVING STREAM: BLACKLICK CREEK

ADJACENT AREAS: THE SITE IS BORDERED ON THE SOUTH AND WEST BY UNDEVELOPED LAND, TO THE EAST BY BEECH CROSSING, AND TO THE NORTH BY SMITHS MILL ROAD.

SOIL TYPES: BeB – BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES.
Pe – PEWAMO SILTY CLAY LOAM, LOW CARBONATE TILL, 0 TO 2 PERCENT SLOPES.

PERMANENT STABILIZATION: THE SITE WILL BE STABILIZED BY THE USE OF PAVEMENTS (IMPERVIOUS AREAS) AND LANDSCAPE/SEEDING (PERVIOUS AREAS).

MAINTENANCE: ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT DAILY AND AFTER SIGNIFICANT RAINFALLS. ANY DAMAGED FACILITIES ARE TO BE REPLACED/REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

CONSTRUCTION SEQUENCE:

1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONSTRUCTION ENTRANCE AHEAD SIGNAGE .
2. INSTALL INLET PROTECTION ON EXISTING STORM STRUCTURES, AS PER PLAN.
3. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL.
4. CLEAR AND GRUB AS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES.
5. BEGIN ROUGH SITE GRADING.
6. STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY.
7. INSTALL UTILITIES.
8. BUILDING CONSTRUCTION.
9. FINAL GRADING AND INSTALL PERMANENT SEEDING.
10. BEGIN HARDSCAPING/PAVING.
11. RESEED ANY DISTURBED AREAS AND LANDSCAPE SITE.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

PERMIT NUMBER: PENDING

DISTURBED AREA: IMPERVIOUS: 0.69 AC
PERVIOUS: 0.68 AC
TOTAL: 1.37 AC

SITE CONTACT: MAS RESTAURANT GROUP
10600 SHADOW WOOD DR
HOUSTON, TX 77043
CONTACT: CHUCK NEW
TEL: (346) 260-4190
EMAIL: CNEW@MASRGLLC.COM

POST-CONSTRUCTION INSPECTION & MAINTENANCE SCHEDULE

INSPECTION ITEM	MAINTENANCE PROCEDURES	FREQUENCY OF INSPECTION
INLET/OUTLET STRUCTURE & SIDE SLOPES	-REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES. -MOW SIDE SLOPES. (MIN. GRASS HEIGHT 3") -DO NOT FERTILIZE VEGETATION SURROUNDING BASIN.	MONTHLY
BASIN ENBANKMENT	-N/A	EVERY 6 MONTHS
STORM SEWER SYSTEM	-REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN.	EVERY 6 MONTHS
STORMWATER BASIN	-INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE. -CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILD-UP) -NOTE SIGNS OF HYDROCARBON BUILD-UP, REMOVE APPROPRIATELY -MONITOR SEDIMENT ACCUMULATION IN THE FACILITY. -EXAMINE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL. -INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.	ANNUALLY
STORMWATER BASIN SEDIMENT ACCUMULATION	-MONITOR SEDIMENT ACCUMULATIONS AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (25% OF PERMANENT POOL VOLUME LOST), OR THE POND BECOMES EUTROPHIC. MEASUREMENTS SHALL BE TAKEN USING A SEDIMENT MONITOR POST AT THE FACE OF THE OUTLET STRUCTURE. THE BASIN SHALL BE CLEANED WHEN SEDIMENT REACHES 3' OF ACCUMULATION (ELEV. 1019.00 FOR WET DETENTION BASINS A1 & A2	5 TO 10 YEARS

PROHIBITED CONSTRUCTION ACTIVITIES

THE CONTRACTOR SHALL NOT USE CONSTRUCTION PROCEEDINGS, ACTIVITIES OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OR THE PUBLIC HEALTH AND SAFETY, PROHIBITED CONSTRUCTION PROCEEDINGS, ACTIVITIES, OR OPERATIONS INCLUDE BUT NOT LIMITED TO:

1. DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL IN WETLANDS OR FLOODPLAIN, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER.
2. INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDORS, ANY WETLANDS, ANY SURFACE WATERS, OR OUTSIDE THE EASEMENT LIMITS
3. PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS OR STORM DRAINS.
4. DISCHARGING POLLUTANTS SUCH AS CHEMICAL, FUEL, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWERAGE, AND OTHER HARMFUL WASTE INTO OR ALONGSIDE OF RIVERS, STREAMS IMPOUNDMENTS OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO.
5. PERMANENT OR UNSPECIFIED ALTERATIONS OF THE CONSTRUCTED AREA.
6. DAMAGING VEGETATION OUTSIDE OF THE CONSTRUCTION AREA.
7. DISPOSAL OR TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, ANY WETLANDS, ANY SUBSURFACE WATERS, OR AT UNSPECIFIED LOCATIONS.
8. OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT.
9. STORING CONSTRUCTION EQUIPMENT AND VEHICLES AND/OR STOCKPILING CONSTRUCTION MATERIALS ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED BY THE CITY ENGINEER FOR SAID PURPOSE.

EROSION AND SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF NEW ALBANY AND/OR THE OHIO EPA.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

DIRECT DISCHARGE OF OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE PLAN AS INDICATED BY THE LIMITS OF DISTURBANCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

MARCH 1 TO AUGUST 15

SEED:	OATS	2 LBS./1,000 SQ. FT.
FERTILIZER:	(12: 12: 12)	25 LBS./1,000 SQ. FT.
MULCH:	(STRAW OR HAY)	2 TONS /ACRE

AUGUST 15 TO NOVEMBER 1

SEED:	ANNUAL RYE	2 LBS./1,000 SQ. FT.
FERTILIZER:	(12:12:12)	25 LBS./1,000 SQ. FT.
MULCH:	(STRAW OR HAY)	2 TONS/ACRE

NOVEMBER 1 TO MARCH 1

MULCH (ONLY): (STRAW OR HAY) 2 TONS/ACRE

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1 – MAY AND AUGUST 1 – SEPTEMBER 30.

RATES OF APPLICATION OF ITEM 659:

SEED:	4 LBS/1000 SQ. FT.
FERTILIZER: (12:12:12)	20 LBS/1000 SQ. FT.
MULCH: STRAW (HAY)	2 TONS/ACRE (3 TONS/ACRE)

WASTE DISPOSAL

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER RENTED FROM A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL, CITY AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF TWICE PER WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED OFF-SITE. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE OFFICE TRAILER. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE WILL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY ORC 3714

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.

OFF-SITE VEHICLE TRACKING

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

DEWATERING ACTIVITIES

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

PROCESS WASTEWATER

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN AND THE TEMPORARY RISER AND SKIMMER WILL BE REMOVED FROM THE OUTLET STRUCTURE.

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS – ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS – FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS – ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS – CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL.
5. SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

1. VEGETATIVE COVER AND/MULCH – APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
2. WATERING – SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. SPRAY-ON ADHESIVES – APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

SOIL STABILIZATION

STABILIZATION OF DISTURBED AREAS SHALL, AT A MINIMUM, BE INITIATED IN ACCORDANCE WITH THE TIME FRAMES SPECIFIED IN THE FOLLOWING TABLES:

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. PERMANENT

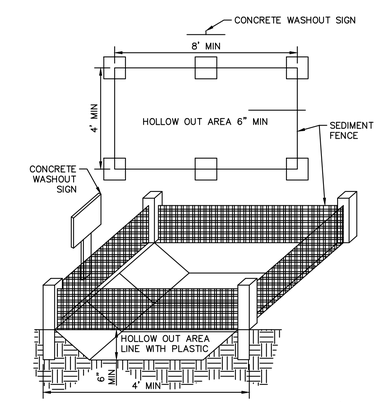
Spill Cap.	L	W	H	Item No.
Spill Containment Berms				
119 gal.	4 ft.	4 ft.	12"	45YX94
179 gal.	4 ft.	6 ft.	12"	45YX95
235 gal.	4 ft.	8 ft.	12"	45YX96
269 gal.	6 ft.	6 ft.	12"	45YX97
478 gal.	8 ft.	8 ft.	12"	45YX98
595 gal.	8 ft.	10 ft.	12"	45YX99
748 gal.	10 ft.	10 ft.	12"	45YY01
1077 gal.	12 ft.	12 ft.	12"	45YY02
2333 gal.	12 ft.	26 ft.	12"	45YY03
4488 gal.	12 ft.	50 ft.	12"	45YY04
5810 gal.	15 ft.	50 ft.	12"	45YY05

Description	Spill Cap.	H	Item No.
Containment Pools			
28" Outside Dia.	20 gal.	13"	45YY06
48" Outside Dia.	65 gal.	14"	45YY07

GRAINGER SPILL CONTAINMENT BERM OR SIMILAR.

VEHICLE REFUELING AREA

N.T.S



THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED) FOR ALL CONSTRUCTION. THE EXACT LOCATION OF CONCRETE WASHOUT(S) MAY BE FIELD LOCATED BY THE ON-SITE PROJECT ENGINEER/CONTACT.

CONCRETE WASHOUT AREA

N.T.S

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002

SHEET NUMBER
11
OF 16

Drawing name: K:\CLB_LDEV\190164002_tb – new albany (final engineering)\2 Design\CAD\plansheets\EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.dwg Layout1 Jul 21, 2023 9:58am by: Evan.Salyers
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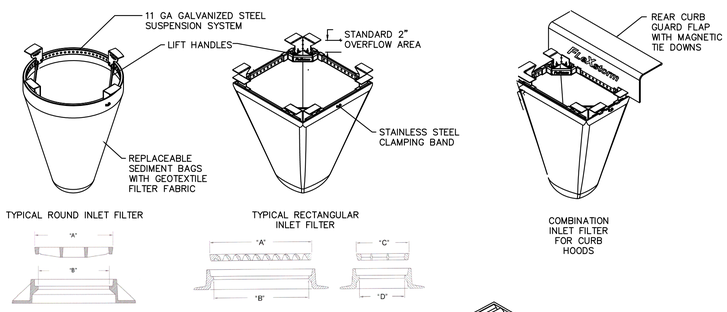
INLET PROTECTION

DESCRIPTION

STORM DRAIN INLET PROTECTION DEVICES REMOVE SEDIMENT FROM STORM WATER BEFORE IT ENTERS STORM SEWERS AND DOWNSTREAM AREAS. INLET PROTECTION DEVICES ARE SEDIMENT BARRIERS THAT MAY BE CONSTRUCTED OF WASHED GRAVEL OR CRUSHED STONE, GEOTEXTILE FABRICS AND OTHER MATERIALS THAT ARE SUPPORTED AROUND OR ACROSS STORM DRAIN INLETS.

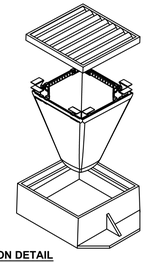
INLET PROTECTION IS INSTALLED TO CAPTURE SOME SEDIMENT AND REDUCE THE MAINTENANCE OF STORM SEWERS AND OTHER UNDERGROUND PIPING SYSTEMS PRIOR TO THE SITE BEING STABILIZED. DUE TO THEIR POORER EFFECTIVENESS, INLET PROTECTION IS CONSIDERED A SECONDARY SEDIMENT CONTROL TO BE USED IN CONJUNCTION WITH OTHER MORE EFFECTIVE CONTROLS.

SPECIFICATIONS FOR FLEXSTORM INLET PROTECTION



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



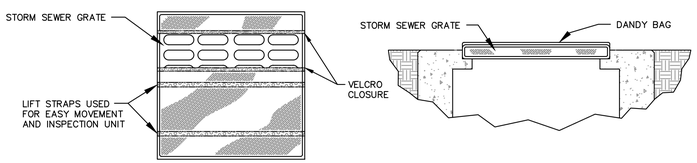
INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

FLEXSTORM TEMPORARY INLET PROTECTION DETAIL

N.T.S

1. INLET PROTECTION SHALL BE INSTALLED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCHES LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
3. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

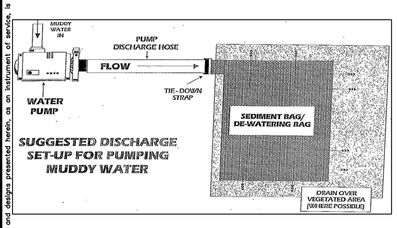


HI-FLOW DANDY BAG® (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

INLET PROTECTION ALTERNATIVE: DANDY BAG

N.T.S



THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS.

ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGE SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURE'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL BELOW OF A TYPICAL SEDIMENT BAG INSTALLATION.

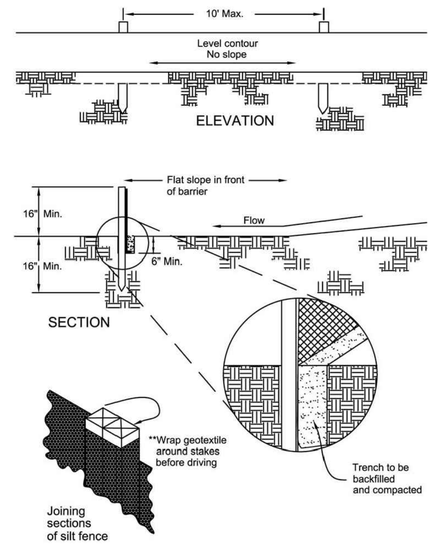
SILT FENCE

DESCRIPTION

A SILT FENCE IS A SEDIMENT-TRAPPING PRACTICE UTILIZING A GEOTEXTILE FENCE, TOPOGRAPHY AND SOMETIMES VEGETATION TO CAUSE SEDIMENT DEPOSITION. SILT FENCE REDUCES RUNOFF'S ABILITY TO TRANSPORT SEDIMENT BY PONDING RUNOFF AND DISSIPATING SMALL RILLS OF CONCENTRATED FLOW INTO UNIFORM SHEET FLOW. SILT FENCE IS USED TO PREVENT SEDIMENT-LADEN SHEET RUNOFF FROM ENTERING INTO DOWNSTREAM CREEKS AND SEWER SYSTEMS.

SPECIFICATIONS FOR SILT FENCE

(Not to Scale)

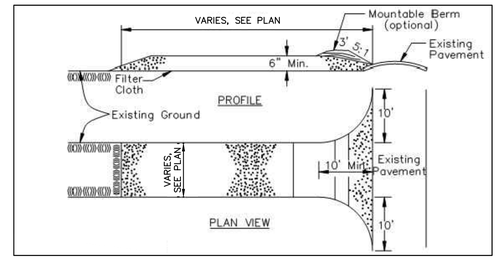


1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH AA MINIMUM 6 INCHES OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS)
10. MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS:

1. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2-BY-2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC (SEE CHART BELOW):

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	< OR = 0.84 MM	ASTM D4751
MINIMUM PERMITTIVITY	1X10-2 SEC. -1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355



STABILIZED CONSTRUCTION ENTRANCE

N.T.S

CONSTRUCTION ENTRANCE SPECIFICATIONS (SEE LEFT FOR DETAIL):

1. STONE SIZE – USE 2 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING MATERIAL IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADDITIONAL NOTES:

1. DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY/COUNTY SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND THE CITY OF NEW ALBANY REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.
2. UPPER BANK ABOVE NORMAL WATER ELEVATION SHOULD BE STABILIZED QUICKLY WITH STRAW BLANKETS, JUTTE MATTING, OR SIMILAR GEO-TEXTILE.
3. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF NEW ALBANY AND/OR THE OHIO EPA.
4. ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.
5. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.
6. THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.
7. THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE. ADDITIONALLY, THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.
8. STRAW WATTLES OR COMPOST ROLLS HAVE TO BE A MINIMUM OF 12 INCHES IN DIAMETER (OEPA).

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
SHEET NUMBER
12
OF 16

Drawing name: K:\CLB_LDEV\190164002_tb – new albany (final engineering)\2 Design\CAD\plansheets\EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.dwg Layout1 (2) Jul 21, 2023 9:58am by: Evan.Sulyers
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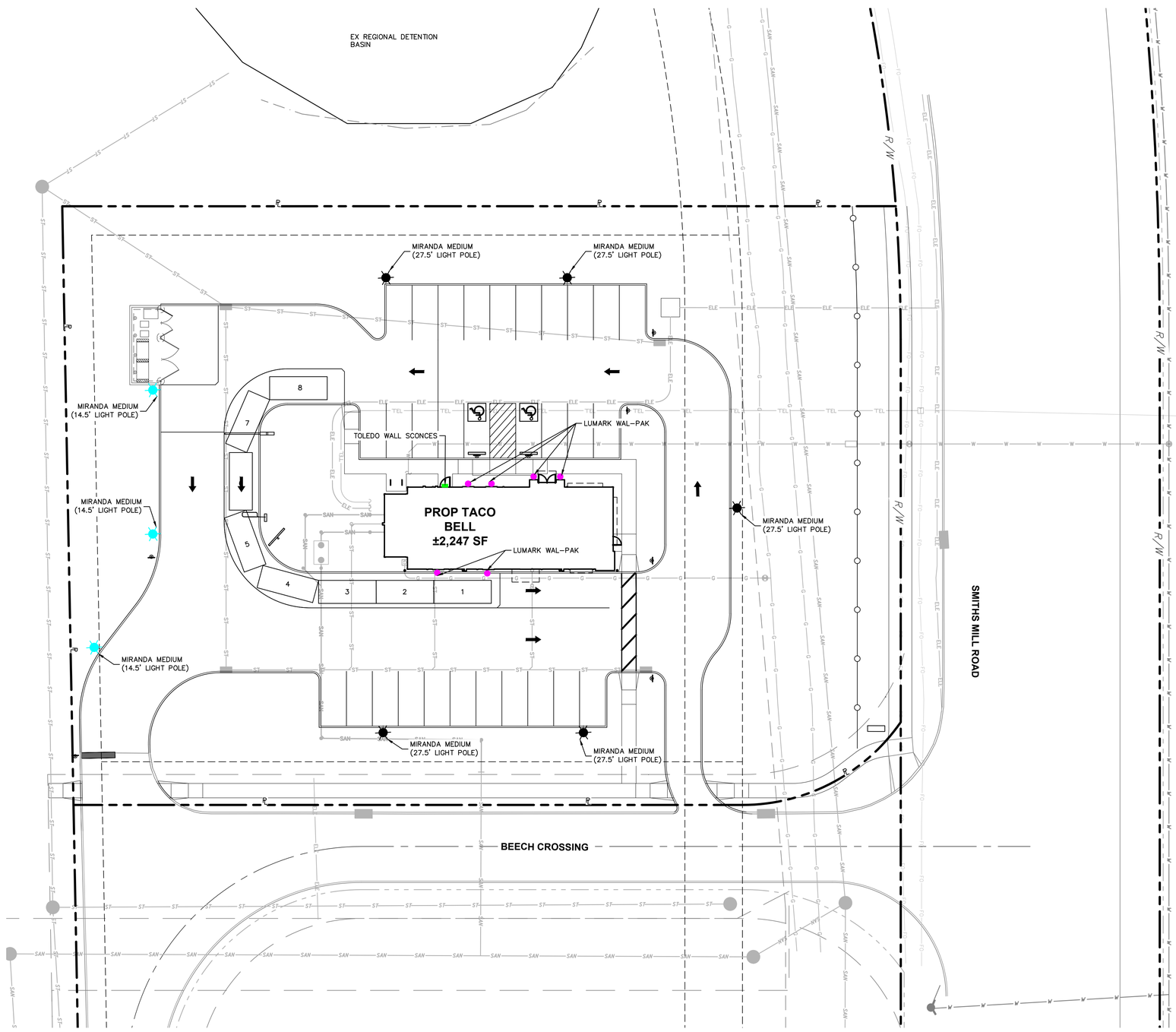

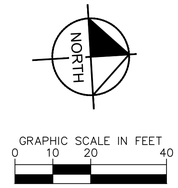

UTILITY LEGEND

- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC
- EXISTING GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED TELECOMMUNICATIONS LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED MIRANDA MEDIUM (27.5' LIGHT POLE)
- PROPOSED MIRANDA MEDIUM (14.5' LIGHT POLE)
- PROPOSED LUMARK WAL-PAK
- PROPOSED TOLEDO WALL SCONCES

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
2. NO CONSTRUCTION SHALL BEGIN UNTIL PERMITTED BY THE LOCAL UTILITIES AND/OR THE STATE OF OHIO.
3. LIGHT FIXTURES ARE TO BE MIRANDA MEDIUM OUTDOOR LED LIGHTS.

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SITE LIGHTING PLAN

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
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Drawing name: K:\CLB_DEV\190164002_tb - new albany (final engineering)\2 Design\CAD\plansheets\SITE LIGHTING PLAN.dwg UTILITY PLAN Jul 21, 2023 9:58am by: Evan.Sayers
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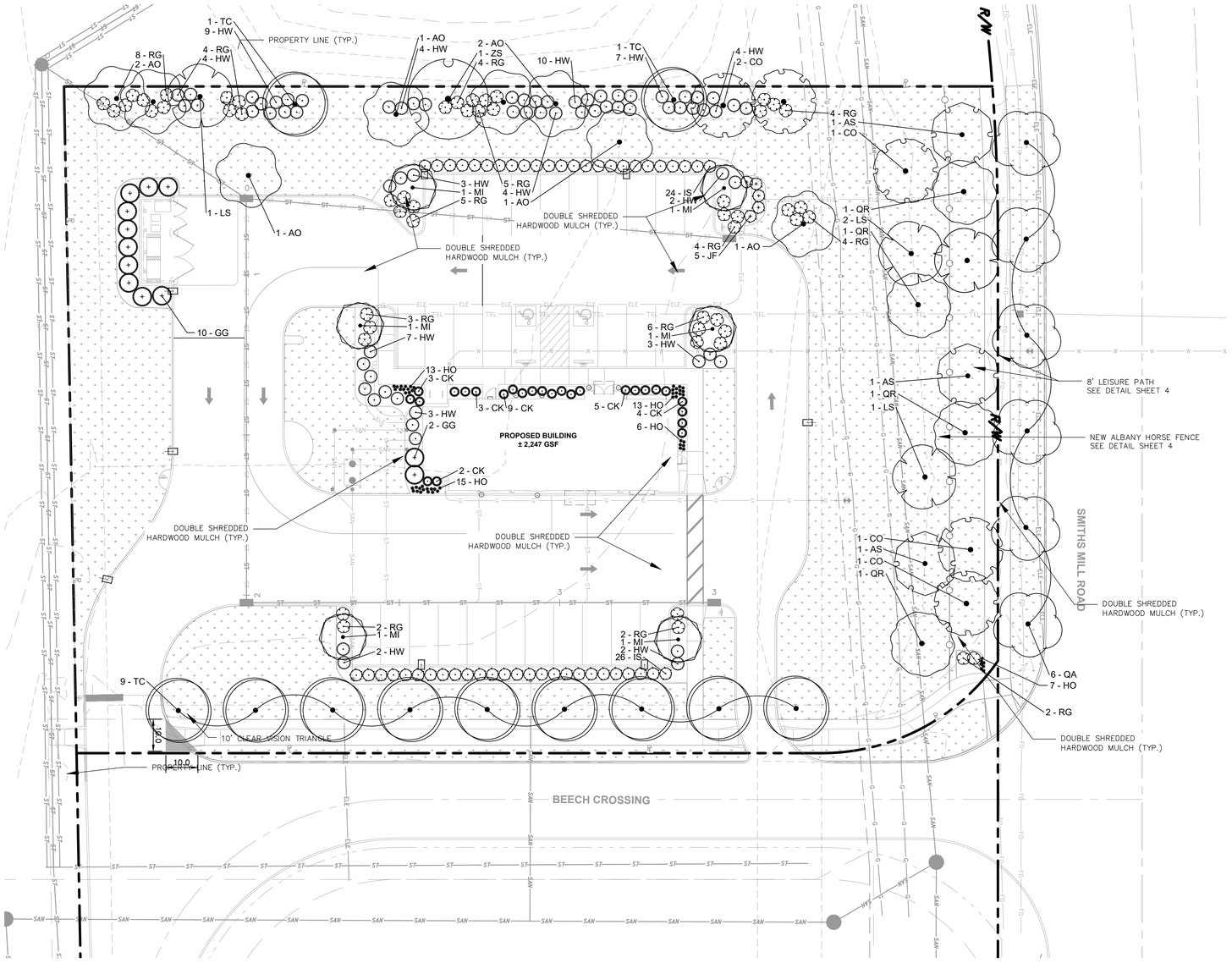

LANDSCAPE REQUIREMNTS PER "CITY OF NEW ALBANY" MUNICIPAL CODE		
CODE	REQUIREMENTS	PROVIDED
STREET TREES **1171.04**	1 TREE / 24-36 LF BEECH CROSSING: 1 TREE/30 LF 260 LF/30 LF = 9 TREES SMITH MILL ROAD: 1 TREE/30 LF 180 LF/30LF = 6 TREES	BEECH CROSSING: 9 TREES PROVIDED SMITH MILL ROAD: 6 TREES PROVIDED
TRASH RECEPTICAL SCREENING **1171.05.b**	TRASH RECEPTICALS MUST BE SCREEENED TO 6' HIGH	TREE RECEPTICAL SCREENED
MINIMUM TREES **1171.05.e**	1 TREE PER 5,000 SF 15,076 SF / 5,000 SF = 3 TREES 15,076 SF / 2,000 SF = 8 INCHES TRUNK SIZE	3 TREES PROVIDED AT 3" CAL. 9" CAL PROVIDED
PARKING LOT ISLANDS **1171.06.a**	5 SF OF LA PER 100 SF OF PARKING 12829 SF / 100 SF = 13 X 5 SF = 64 SF 1 TREE PER 10 SPACES 30 SPACES / 10 SPACES = 3 TREES	64 SF PROVIDED OF LANDSCAPE SPACE 6 TREES PROVIDED
PARKING LOT BUFFERING **1171.06.b**	PARKING LOTS SHALL BE SCREENED FROM PRIMARY STREETS, RESIDENTIAL AREAS, AND OPEN SPAFCE 3.5 HT EVERGREEN HEDGE	WEST PARKING SCREENED

LANDSCAPE REQUIREMNTS PER BEECH CROSSING I-PUD REQUIREMENTS		
CODE	REQUIREMENTS	PROVIDED
TREATMENT ALONG BEECH ROAD AND SMITH'S MILL ROAD / FENCE: **G(A) & G(3)(A)**	A FOUR-BOARD HORSE FENCE IS REQUIRED TO BE INSTALLED ALONG SMIITHS ROAD.	PROVIDED, SEE PLAN.
SETBACK LANDSCAPING, USES OTHER THAN CF USES: **(G)(3)(B)(I)**	A MINIMUM OF 6 TREES PER 100 LINEAL FT. MUST BE INSTALLED WITHIN SETBACK AREA. 182 LF / 100 LF = 1.82 * 6 TREES = 11 TREES	13 TREES PROVIDED, AS PER NACO LANDSCAPE PLAN
SETBACK LANDSCAPING, CF USES: **(G)(3)(C)**	A MINIMUM 3.5 FT. TALL LANDSCAPE BUFFER MUST BE PROVIDED TO SCREEN PARKING AREAS ALONG PUBLIC RIGHTS OF WAY	LANDSCAPING PROVIDED, SEE PLAN.
SETBACK LANDSCAPING, INTERIOR SETBACK LINES: **(G)(3)(D)**	LANDSCAPE BUFFER REQUIRED WITHIN SETBACK OF ANY INTERIOR SIDE PARCEL LINE 285 LF /100 LF = 2.85 * 4 = 11 TREES	11 TREES PROVIDED, ALONG WITH DECIDUOUS SHRUBS
PARKING AREAS: **(G)(7)**	1 TREE PLANTED FOR EVERY 10 PARKING SPACES LOCATED THEREIN. AT LEAST 5% OF AREA SHALL BE LANDSCAPED. 12829 SF / 100 SF = 13 x 5 SF = 64 SF 30 SPACES / 10 SPACES = 3 TREES	6 TREES PROVIDED, 64 SF PROVIDED OF LANDSCAPE

SEEDING / SODDING LEGEND

PERMANENT SODDING
GREEN VELVET TURF TYPE TALL FESCUE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE
	AO	8	AESCULUS GLABRA	OHIO BUCKEYE	B & B	3.5" CAL MIN
	AS	3	ACER SACCHARUM	SUGAR MAPLE	B & B	3.5" CAL MIN
	CO	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	3.5" CAL MIN
	LS	5	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	3.5" CAL MIN
	QA	6	QUERCUS ALBA	WHITE OAK	B & B	3.5" CAL MIN
	QR	4	QUERCUS RUBRA	RED OAK	B & B	3.5" CAL MIN
	TC	11	TILIA CORDATA	LITTLELEAF LINDEN	B & B	3.5" CAL MIN
	ZS	1	ZELKOVA SERRATA	JAPANESE ZELKOVA	B & B	3.5" CAL MIN

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE
	GG	12	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	6` HT MIN

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	HEIGHT
	MI	6	MALUS X 'INDIAN MAGIC'	INDIAN MAGIC CRABAPPLE	B & B	2" CAL MIN	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT
	HW	68	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	#2 CONT.	SEE PLAN	30" HT MIN
	RG	52	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#2 CONT.	SEE PLAN	30" HT MIN

CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	IS	50	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	#5 CONT.	SEE PLAN
	JF	5	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	#3 CONT.	SEE PLAN

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CK	26	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2 CONT.	SEE PLAN

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	HO	54	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#2 CONT.	SEE PLAN

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LANDSCAPE PLAN

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE:
7/24/2023

KHA PROJECT NO.
190164002

SHEET NUMBER
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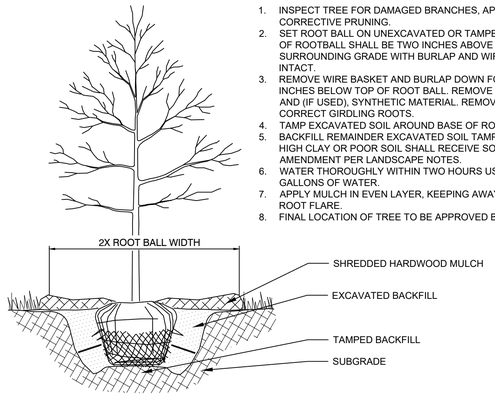
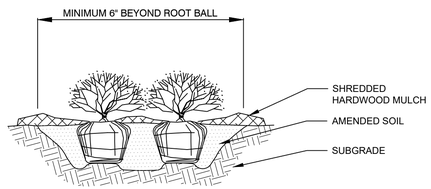


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

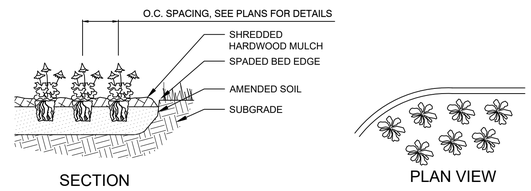
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

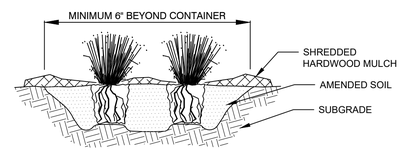
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS



NOTES:

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

4 ORNAMENTAL GRASS PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

LANDSCAPE NOTES AND DETAILS

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
SHEET NUMBER
15
OF 16

Drawing name: C:\Users\KAMRAN~1.KHO\AppData\Local\Temp\AcPublish_1472\Landscape Plan.dwg NOTES Aug 11, 2023 10:20am by: kamran.khorsandi
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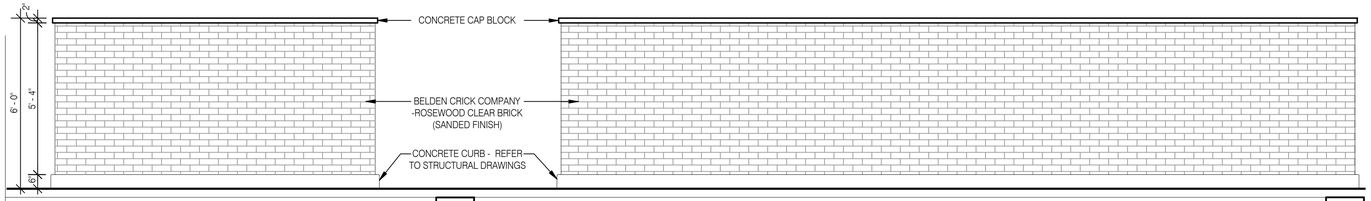
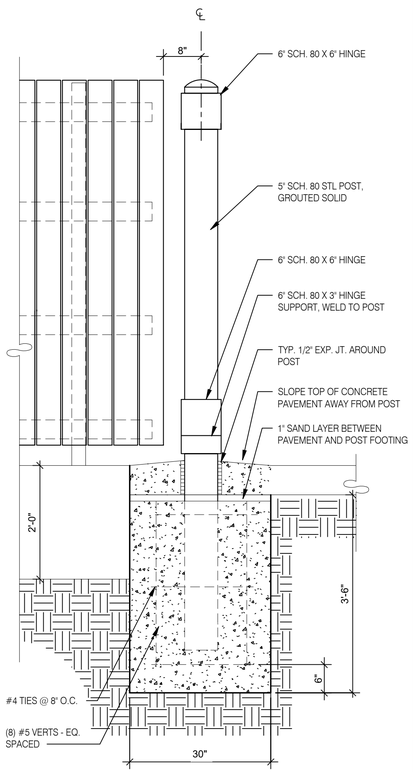
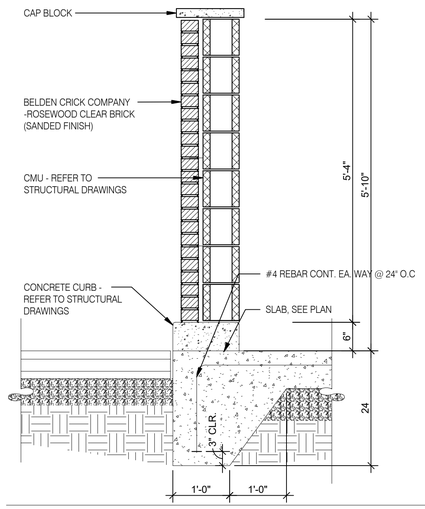


TRASH ENCLOSURE ELEVATIONS 3/8" = 1'-0" **K**

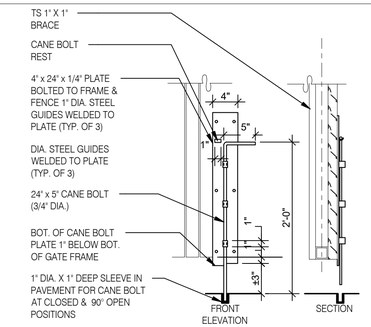
TRASH ENCLOSURE ELEVATIONS 3/8" = 1'-0" **J**



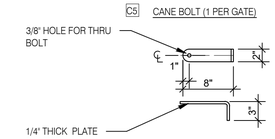
GATE POST FOOTING 3/4" = 1'-0" **H**



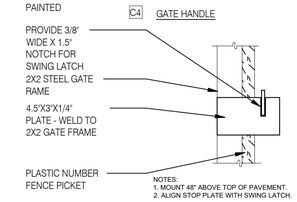
FENCE SECTION 3/4" = 1'-0" **F**



C5 CANE BOLT (1 PER GATE)

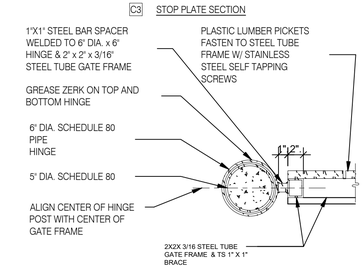


C4 GATE HANDLE

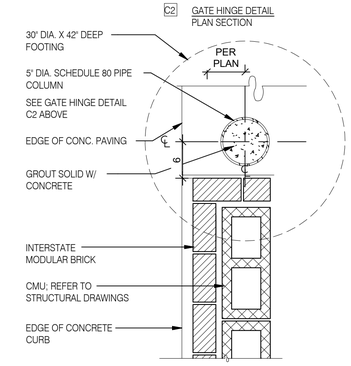


NOTES:
1. MOUNT 48" ABOVE TOP OF PAVEMENT.
2. ALIGN STOP PLATE WITH SWING LATCH.

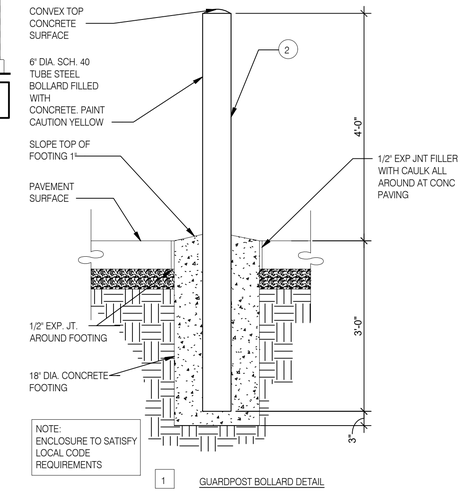
C3 STOP PLATE SECTION



C2 GATE HINGE DETAIL
PLAN SECTION

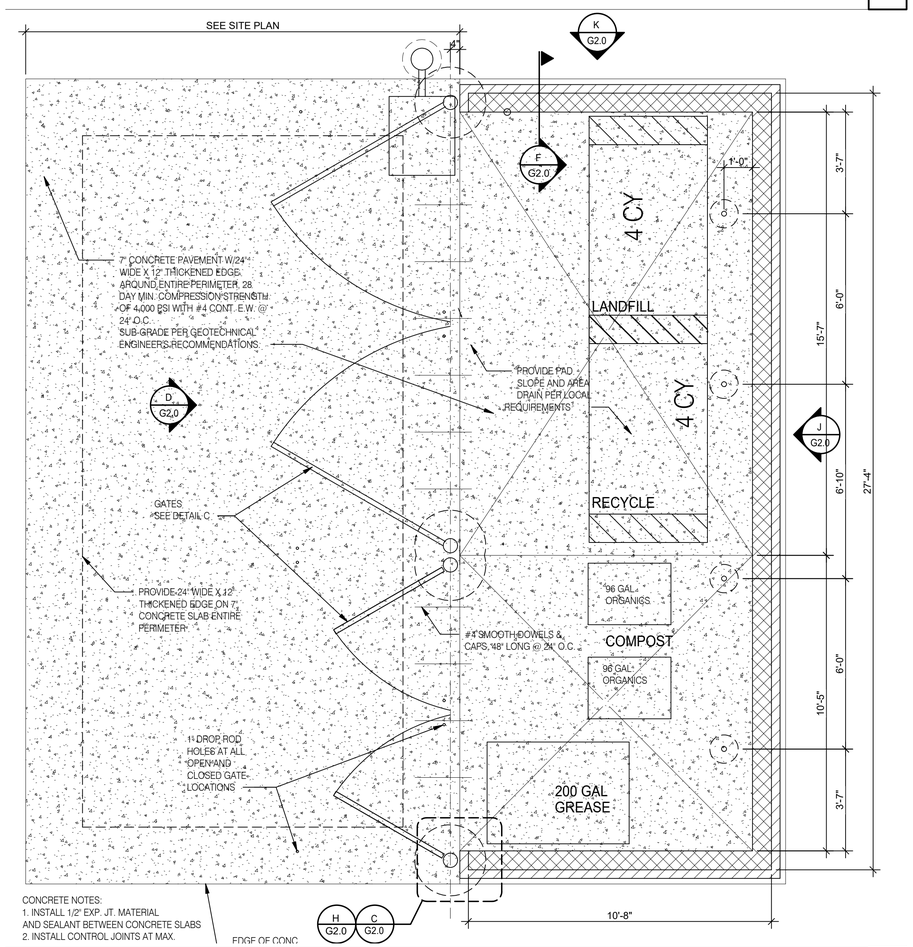


C1 JAMB DETAIL
PLAN SECTION



1 GUARDPOST BOLLARD DETAIL

TRASH ENCLOSURE BOLLARD DETAILS 3/4" = 1'-0" **B**



CONCRETE NOTES:
1. INSTALL 1/2" EXP. JT. MATERIAL
AND SEALANT BETWEEN CONCRETE SLABS
2. INSTALL CONTROL JOINTS AT MAX.

TRASH LAYOUT 3/8" = 1'-0" **A**

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

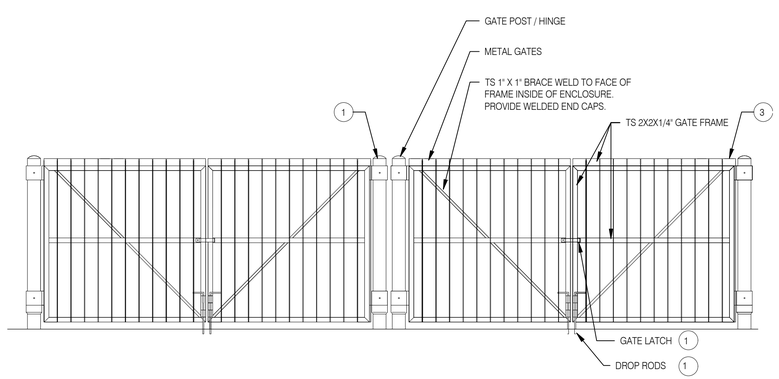
GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

GATE NOTES: (4) EQUAL WIDE x 6-0' HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/ T.S. 1 X1 1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

ENCLOSURE NOTES N.T.S. **G**

SYMBOL	AREA	MANUFACTURER	COLOR
1	GATE FRAME COLOR	SHERWIN WILLIAMS	SW 7055 ENDURING BRONZE
2	PIPE BOLLARDS	SHERWIN WILLIAMS	CAUTION YELLOW
3	METAL GATES	SHERWIN WILLIAMS	SW 7055 ENDURING BRONZE

SCHEDULE N.T.S. **E**



FRONT ELEVATION N.T.S. **D**

GATE DETAILS N.T.S. **C**

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DATE	REMARKS

CONTRACT DATE: 01.27.2023
BUILDING TYPE: END. MED. 40
WM UPLOAD DATE: 6/28/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0
BEECH ROAD
NEW ALBANY, OH 43054

ENDEAVOR 2.0
TRASH ENCLOSURE DETAILS

G2.0

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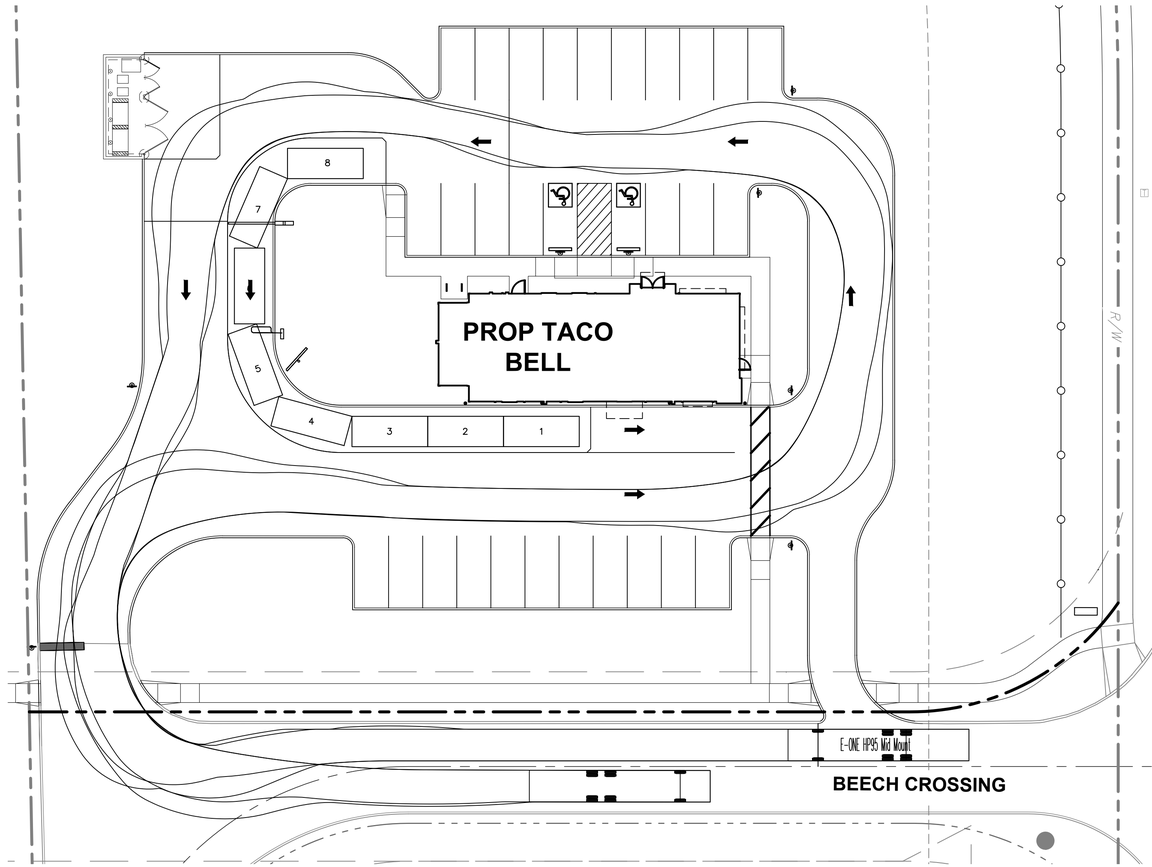

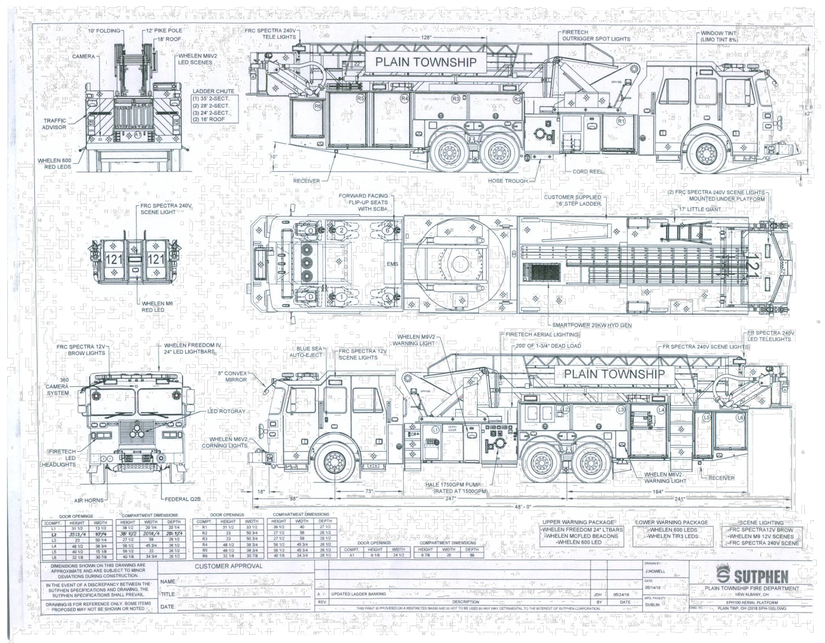

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SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

FIRE TRUCK TURNING EXHIBIT

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023

KHA PROJECT NO. 190164002

SHEET NUMBER

16

OF 16

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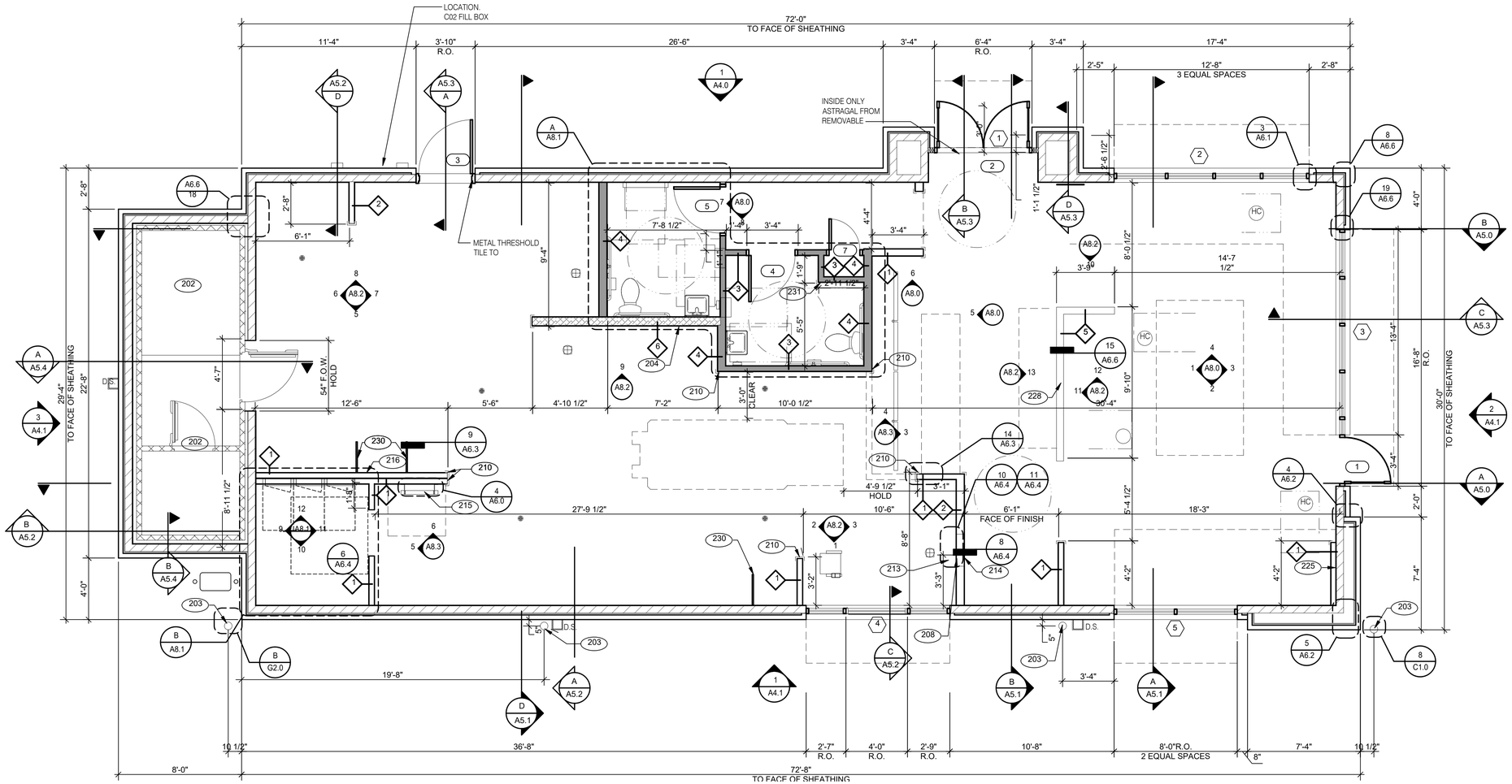

FLOOR PLAN 1/4" = 1'-0" **1**

N

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ENDEAVOR 2.0

BEECH ROAD
NEW ALBANY, OH 43054

TACO BELL

ENDEAVOR 2.0

FLOOR PLAN

A1.0

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WALL LEGEND (E)

TYPICAL EXTERIOR WALL:
2X6 WD STUDS AT 16" O.C. W/ SHEATHING AS SCHEDULED (SEE STRUCT. DWGS.) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. WITH BLUESKIN VP 100 WATER RESISTIVE AIR BARRIER MEMBRANE.

TYPICAL INTERIOR WALL:
WD STUDS AT 16" O.C. AS INDICATED

- 1 — 2X4 WOOD STUDS
- 2 — 2X6 WOOD STUDS

WALL HEIGHTS:
ALL INTERIOR NON-BEARING WALLS GO TO BOTTOM OF TRUSS, U.O.N. REFER TO STRUCTURE.

INTERIOR SOUND-RATED WALL:
TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.

- 3 — 2X4 WOOD STUDS
- 4 — 2X6 WOOD STUDS

HOODWALL:
INTERIOR NON-COMBUSTIBLE WALL WITH 20 GA. S.S. PANEL BEHIND HOOD. EXTEND MIN. 18" BEYOND END OF HOOD. M. STUD FRAMING. REFER TO DETAIL 2/M3.0 FOR EXTENT OF S.S. PANEL.

- 6 — 6" METAL STUD

DASHED LINE INDICATES INTERIOR SUBSTRATE LOCATION.

LOW WALL:
2X4 WD STUDS AT 16" O.C. AS SCHEDULED (SEE DETAIL 15/A6.6)

- 5 — 2X4 WOOD STUDS

WALL SUBSTRATES:
- DINING ROOM:
1/2" GYPSUM WALLBOARD FROM FLOOR SLAB TO 6' ABOVE CEILING HEIGHT U.O.N. SEE 6 & 8/A6.3 (NOTE: THE CEMENT BOARD SPECIFICATION IS DESIGNED TO ALLOW THE G.C. FLEXIBILITY.)
- KITCHEN WALLS AND DINING ROOM CLOSET:
1/2" CEMENT WALLBOARD FROM T.O. SLAB T.O. 12" A.F.F. AT 12" A.F.F., USE 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6' ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDE SHEAR WALL PLYWD IS SPECIFIED THE PLYWOOD SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. SEE 4/A6.3.
- RESTROOM WALLS:
5/8" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 5/8" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED.
- ALL OTHER FRAME WALL CONDITIONS:
1/2" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULE

FLOOR PLAN NOTES (D)

DIMENSIONS:
A. ALL DIMENSIONS NOTED ARE TO FACE OF CONCRETE FOUNDATION, FACE OF SHEATHING ON EXTERIOR WALLS, AND FACE OF FINISH ON INTERIOR WALLS U.N.O.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQUIRED. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHEET A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:
A. PROVIDE 1/2" THICK CEMENTITOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH 'NSF INTERNATIONAL' APPROVED SEALANTS.
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

DECOR:
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
B. SEE A7.0 FOR FLOOR FINISHES.
C. SEE A8.0 - A8.3 FOR WALL FINISHES.
D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC AND (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT. FOR ADDITIONAL INFORMATION SEE SHEET A2.0
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

KEY NOTES (B)

202 NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER.
203 PIPE BOLLARD. SEE DETAIL.
204 HOOD WALL, SEE WALL LEGEND.
208 KEEP CLEAR FOR UTILITIES & SYRUP LINES.
210 S.S. CORNER GUARD/WALL CAP [TM-2], TYP. ALL CORNERS IN BACK OF HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER.
213 SYRUP LINE CHASE (ABOVE).
214 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER.
215 ROOF LADDER.
216 ADD SECOND 2X4 WALL ON KITCHEN SIDE.
224 CASED OPENING, REFER TO DETAIL 5/A6.4
225 FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.
228 LOW WALL, BY G.C. COORDINATE WITH STRUCTURAL DRAWINGS
230 STAINLESS STEEL SPLASH GUARD.
231 CORNER GUARD TILE SCHLUTER.

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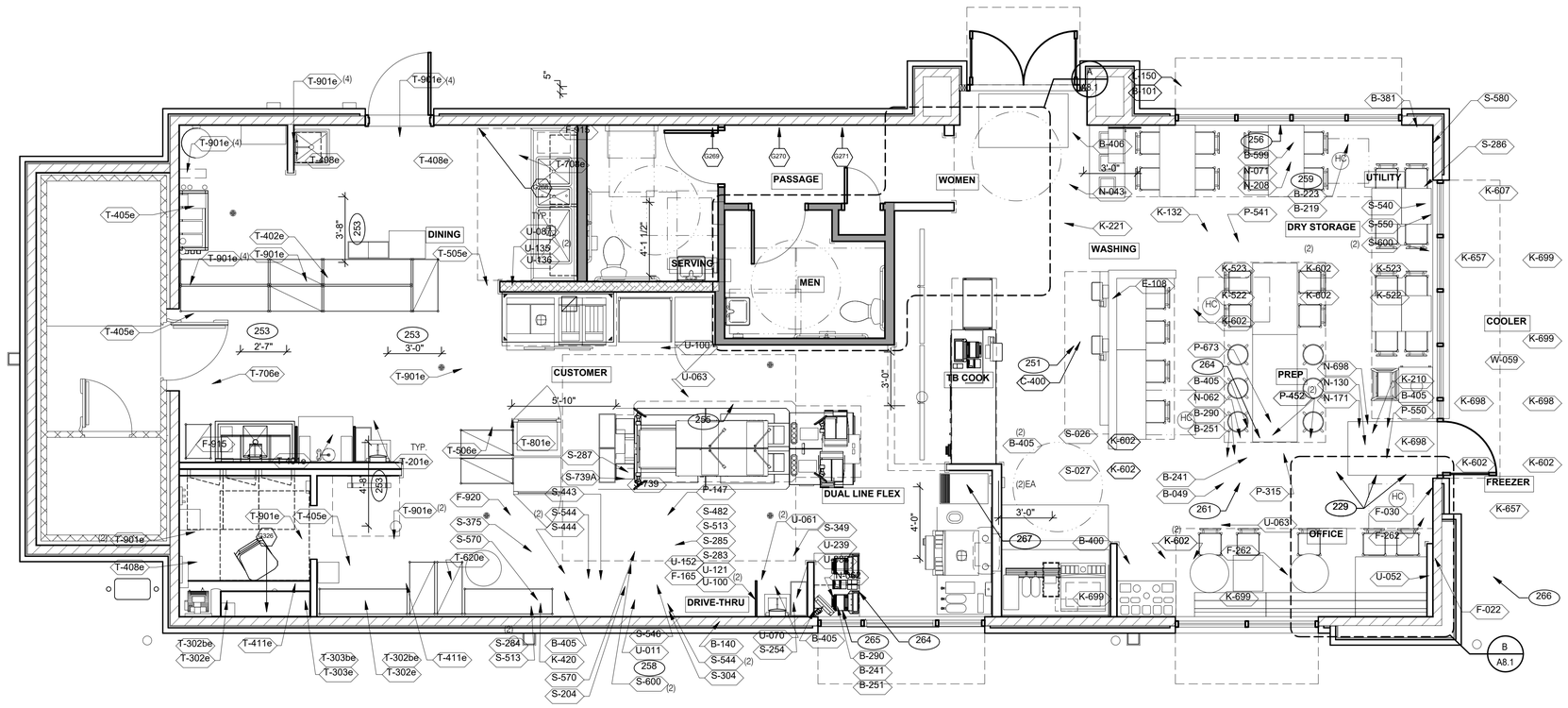

EQUIPMENT AND SEATING PLAN 1/4" = 1'-0" **A**

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DRAWN BY.: RR
JOB NO.:

N

TAG	QTY	ITEM DESCRIPTION
T-105	5	RETRO CHAIR - 18
T-201e	6	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-302be	2	BENCH BACK REST - 48"
T-302e	2	BENCH SEAT - 48"
T-303be	1	BENCH BACK REST - 60"
T-303e	1	BENCH SEAT - 60"
T-401e	1	HUB TABLE - 72" - HIGH TOP
T-402e	1	HUB TABLE - 48" - ADA
T-405e	5	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	3	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	2	SS TABLE - 24 DIA X 30 - 2 TOP
T-415	1	SS TABLE - 24 DIA X 30 - 2 TOP
T-416	2	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-505e	1	COUNTER TOP - 48" X 20" X 30"
T-506e	1	COUNTER TOP - 60" X 20" X 30"
T-620e	1	CONDIMENT COUNTER - RECTANGLE

TAG	QTY	ITEM DESCRIPTION
T-706e	1	WASTE ENCLOSURE - SINGLE
T-708e	1	WASTE ENCLOSURE - 3 STREAM
T-801e	1	KIOSK 1/2 TOWER
T-901e	29	CHAIR - LAMINATE SEAT
T-903	4	BENCH SEAT - 48"
T-904	3	BENCH SEAT - 60"

FURNITURE PACKAGE - BY FURNITURE VENDOR U.O.N. **E**

	QTY.	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
3328	1	HYPNOTIZE ME BELL	D	M01	H6'-4" x W17'-6"	SEE A8.0
3269	1	CAMO PATTERN	D	F01	28x40	SEE A8.0
3270	1	CAMO PATTERN	D	F02	28x40	SEE A8.0
3271	1	CAMO PATTERN	D	F01	28x40	SEE A8.0

ARTWORK SCHEDULE **D**

DECOR
REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITY

HC SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

GENERAL NOTES **C1**

STORAGE TYPE	LINEAR FT.
DRY STORAGE	53
COLD STORAGE	26
FROZEN STORAGE	12

SHELVING QUANTITIES **C2**

229 ELECTRICAL PANELS.
251 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
253 MAINTAIN 36" MIN. CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS, 32" AT DOORWAYS AND CASED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS).
255 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
256 PULL STATION @ 3'-8" A.F.F.
258 COORDINATE LOCATION OF HORIZONTAL PVC SYRUP CHASE THRU WALL TO COUNTER.
259 6" HIGH WATER HEATER PLATFORM.
261 ROOF LADDER WITH BILCO LADDER UP SAFETY POST.
264 SPLASH GUARD.
265 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
266 GAS METER.
267 FOR DUAL-FLEX LINE SUB-EQUIPMENT SEE SHEET A8.3.

XXX **KEY NOTES** **B**

ENDEAVOR 2.0
BEECH ROAD
NEW ALBANY, OH 43054

TACO BELL

ENDEAVOR 2.0
EQUIPMENT AND SEATING PLAN

A2.0

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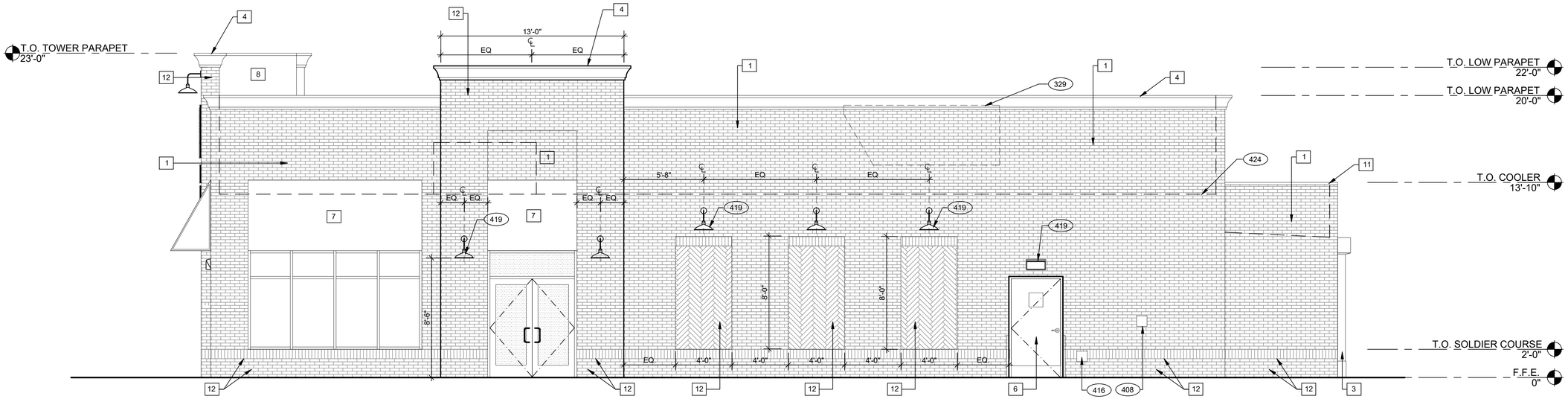

WEST ELEVATION 1/4" = 1'-0" **1**

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 6" X 4' 0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6' H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6' H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L 3" H X 1' 4" D BLACK	A4.0

SIGNAGE **E**

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES **C**

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
G516	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
G517	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
G516	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
G517	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES **A**

DATE	REMARKS

CONTRACT DATE: 01.27.2023
BUILDING TYPE: END. MED. 40
WM UPLOAD DATE: 7/18/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0
BEECH ROAD
NEW ALBANY, OH 43054

TACO BELL

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.0

6/28/2023 1:55:13 PM

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	FACE BRICK	BELDEN BRICK CO.	3 5/8" W X 2 5/8" H X 8" L	ST. ANNE BLEND (SANDED FINISH)	SEE C / A 7.2
2	SCUPPERS	-	-	CYBERSPACE (SW7076) KYNAR 500 COATING	
3	DOWN SPOUTS	-	-	CYBERSPACE (SW7076) KYNAR 500 COATING	
4	E.I.F.S. CORNICE	SHERWIN WILLIAMS	-	SAWGRASS BASKET (SW9121) KYNAR 500 COATING	
5					
6	HOLLOW METAL DOOR	-	-	CYBERSPACE (SW7076) KYNAR 500 COATING	
7	AWNING	COOL PLANET AWNING	1 X 1 FRAME	SUNBRELLA BLACK, BLACK ANODIZED FRAME	
8	E.I.F.S.	SHERWIN WILLIAMS	-	PAINT SW7043 - WORLDY GREY	
9					
10	STOREFRONT			DARK BRONZE	
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	
12	FACE BRICK	BELDEN BRICK CO.	3 5/8" W X 2 5/8" H X 8" L	ROSEWOOD CLEAR (SANDED FINISH)	SEE C / A 7.2
12	SINGLE PLY ROOF MEMBRANE OVER R-20 RIGID INSULATION AND 5/8" EXTERIOR GRADE PLYWOOD. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS.	DURO-LAST		WHITE	SEE C / A 7.2

EXTERIOR FINISH SCHEDULE **D**

ALUMINUM TRIM PROFILES [ALTERNATE SOURCE]	
DESCRIPTION	ITEM ID - MANUFACTURER
SURROUND J CHANNEL TRIM	T2 - FRY REGLET JMS - TAMLYN
SURROUND VERTICAL TRIM	V2 - FRY REGLET W516RV - TAMLYN
VENT SCREEN	VST38 - TAMLYN
SURROUND HORIZONTAL TRIM	W2 - TAMLYN
SURROUND DRAINAGE FLASHING	XWF - TAMLYN
SURROUND OUTSIDE CORNER TRIM	OC9 - FRY REGLET XOCR516 - TAMLYN
SURROUND INSIDE CORNER TRIM	IC1 or IC21 - FRY REGLET XIC516 - TAMLYN

329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILLER VALVE & COVER.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES **B**

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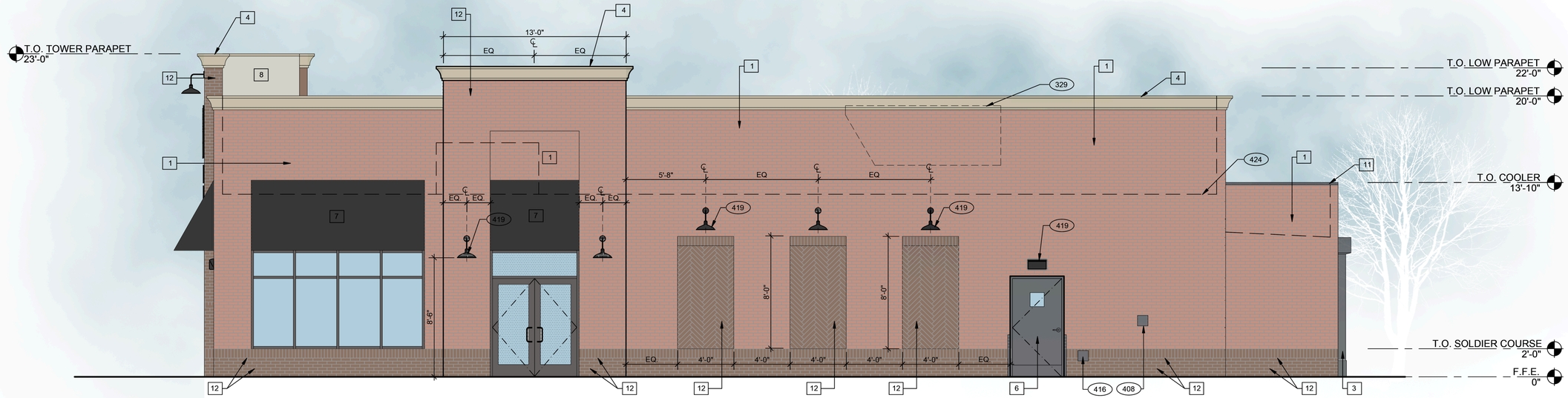

WEST ELEVATION 1/4" = 1'-0" **1**

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 6" X 4' 0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6" H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L 3" H X 1' 4" D BLACK	A4.0

SIGNAGE **E**

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

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GENERAL NOTES **C**

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
3518	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
3517	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
3516	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
3517	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES **A**

DATE	REMARKS

CONTRACT DATE: 01.27.2023
BUILDING TYPE: END. MED. 40
WM UPLOAD DATE: 7/18/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0

BEECH ROAD
NEW ALBANY, OH 43054

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	FACE BRICK	BELDEN BRICK CO.	3 5/8" W X 2 5/8" H X 8" L	ST. ANNE BLEND (SANDED FINISH)	SEE C / A 7.2
2	SCUPPERS	-	-	CYBERSPACE (SW7076) KYNAR 500 COATING	
3	DOWN SPOUTS	-	-	CYBERSPACE (SW7076) KYNAR 500 COATING	
4	E.I.F.S. CORNICE	SHERWIN WILLIAMS	-	SAWGRASS BASKET (SW9121) KYNAR 500 COATING	
5					
6	HOLLOW METAL DOOR	-	-	CYBERSPACE (SW7076) KYNAR 500 COATING	
7	AWNING	COOL PLANET AWNING	1 X 1 FRAME	SUNBRELLA BLACK, BLACK ANODIZED FRAME	
8	E.I.F.S.	SHERWIN WILLIAMS	-	PAINT SW7043 - WORLDY GREY	
9					
10	STOREFRONT			DARK BRONZE	
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	
12	FACE BRICK	BELDEN BRICK CO.	3 5/8" W X 2 5/8" H X 8" L	ROSEWOOD CLEAR (SANDED FINISH)	SEE C / A 7.2
12	SINGLE PLY ROOF MEMBRANE OVER R-20 RIGID INSULATION AND 5/8" EXTERIOR GRADE PLYWOOD. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS.	DURO-LAST		WHITE	SEE C / A 7.2

ALUMINUM TRIM PROFILES [ALTERNATE SOURCE]	
DESCRIPTION	ITEM ID - MANUFACTURER
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SURROUND VERTICAL TRIM	V2 - FRY REGLET W516RV - TAMLYN
VENT SCREEN	VST38 - TAMLYN
SURROUND HORIZONTAL TRIM	W2 - TAMLYN
SURROUND DRAINAGE FLASHING	XWF - TAMLYN
SURROUND OUTSIDE CORNER TRIM	OC9 - FRY REGLET XOCR516 - TAMLYN
SURROUND INSIDE CORNER TRIM	IC1 or IC21 - FRY REGLET XIC516 - TAMLYN

EXTERIOR FINISH SCHEDULE **D**

329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILLER VALVE & COVER.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES **B**

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.0

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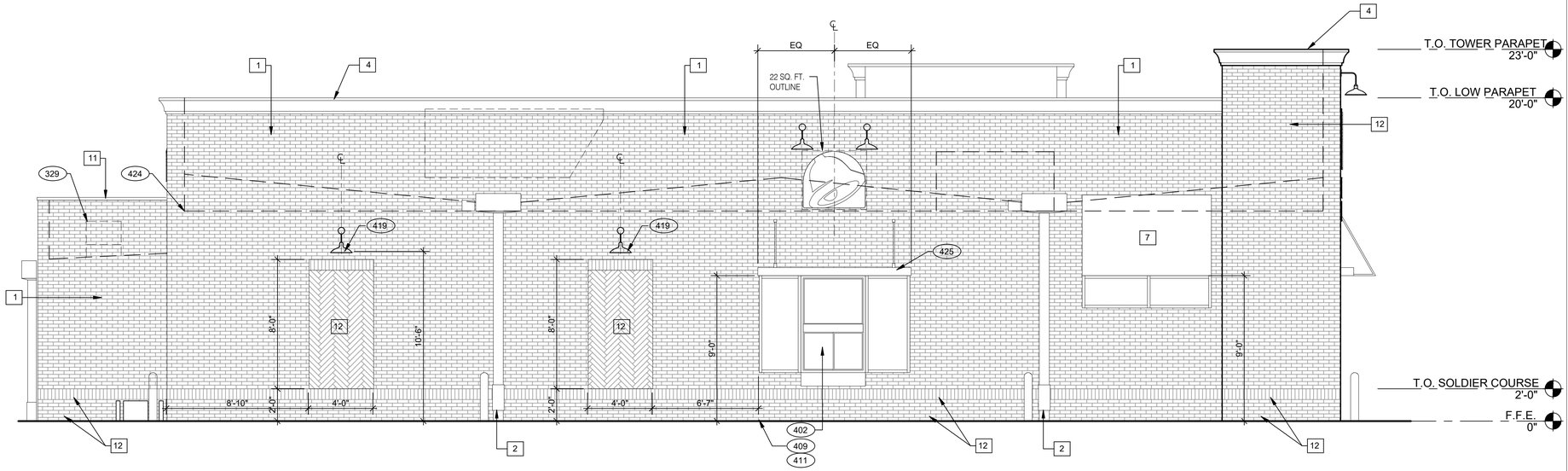

EAST ELEVATION 1/4" = 1'-0" **1**

SEE SHEET A4.0 FOR FINISH SCHEDULE

KEY NOTES **A**

316	METAL PARAPET CAP.
329	MECHANICAL UNIT, SEE ROOF PLAN.
401	BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402	DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407	AWNING BY VENDOR.
409	ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411	CONCRETE CURB.
419	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422	PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424	LINE OF ROOF BEYOND.
425	METAL CANOPY BY VENDOR.

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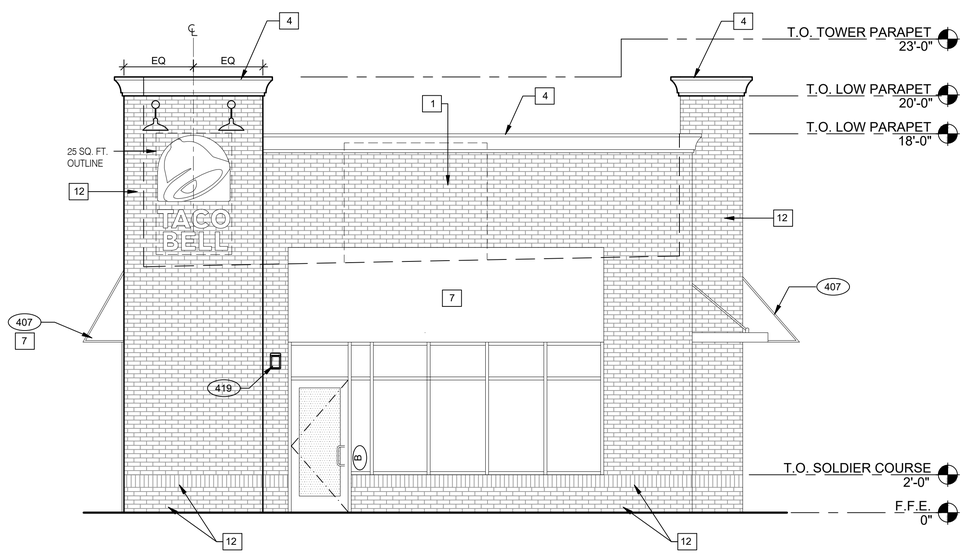
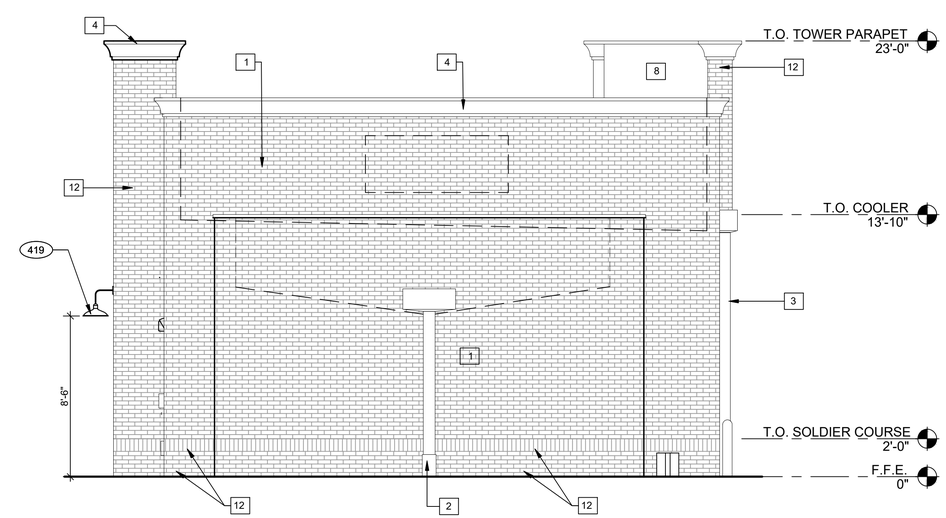


NORTH ELEVATION 1/4" = 1'-0" **2**



NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

SOUTH ELEVATION 1/4" = 1'-0" **3**

DATE	REMARKS

CONTRACT DATE: 01.27.2023
BUILDING TYPE: END. MED. 40
WM UPLOAD DATE: 7/18/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0
BEECH ROAD
NEW ALBANY, OH 43054

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.1

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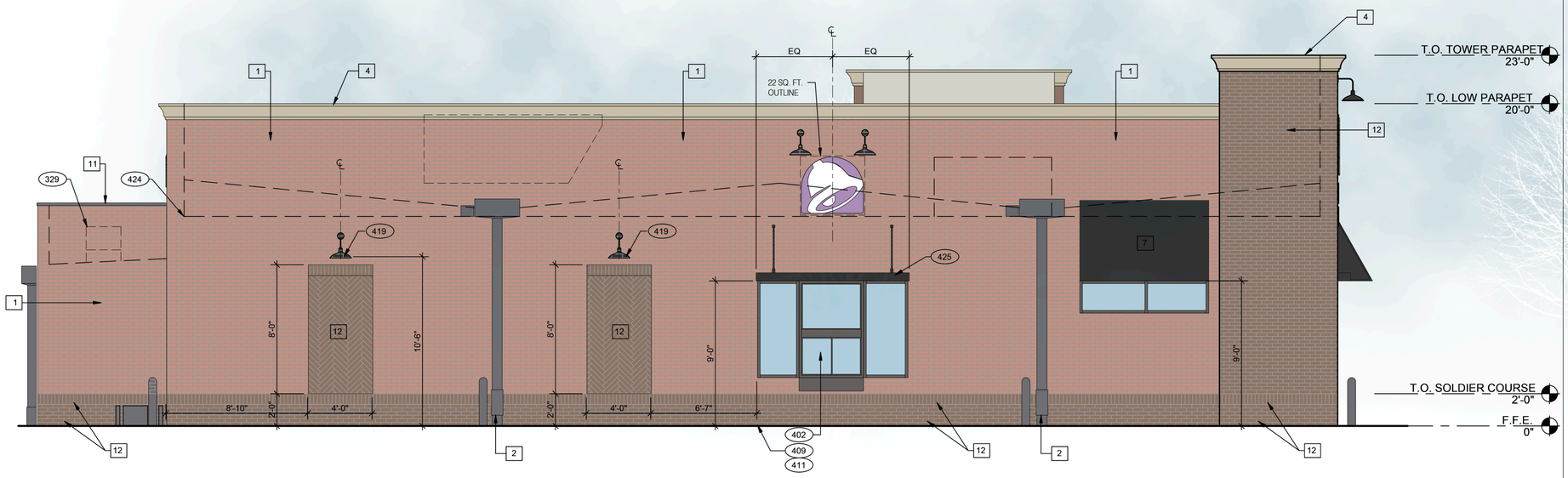

EAST ELEVATION 1/4" = 1'-0" **1**

SEE SHEET A4.0 FOR FINISH SCHEDULE

KEY NOTES **A**

316	METAL PARAPET CAP.
329	MECHANICAL UNIT, SEE ROOF PLAN.
401	BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402	DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407	AWNING BY VENDOR.
409	ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411	CONCRETE CURB.
419	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422	PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424	LINE OF ROOF BEYOND.
425	METAL CANOPY BY VENDOR.

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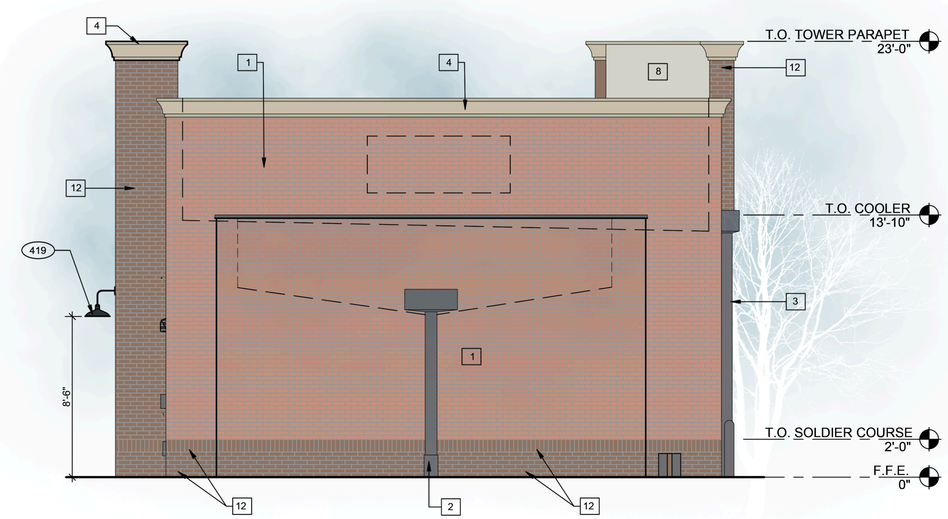
NORTH ELEVATION 1/4" = 1'-0" **2**



NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

SOUTH ELEVATION 1/4" = 1'-0" **3**

DATE	REMARKS

CONTRACT DATE: 01.27.2023
BUILDING TYPE: END. MED. 40
WM UPLOAD DATE: 7/18/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0

BEECH ROAD
NEW ALBANY, OH 43054

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.1

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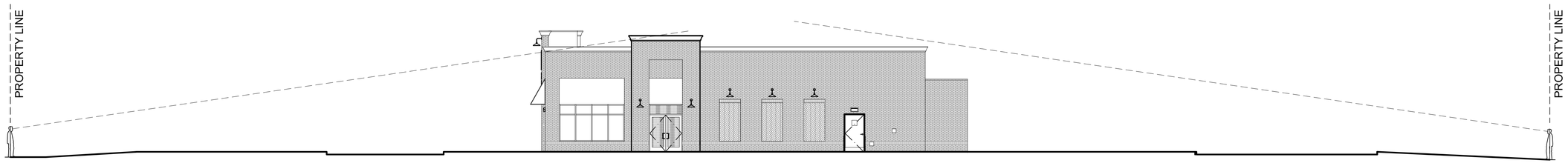
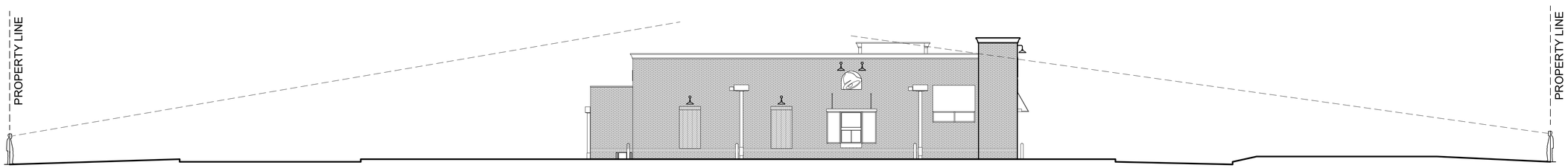
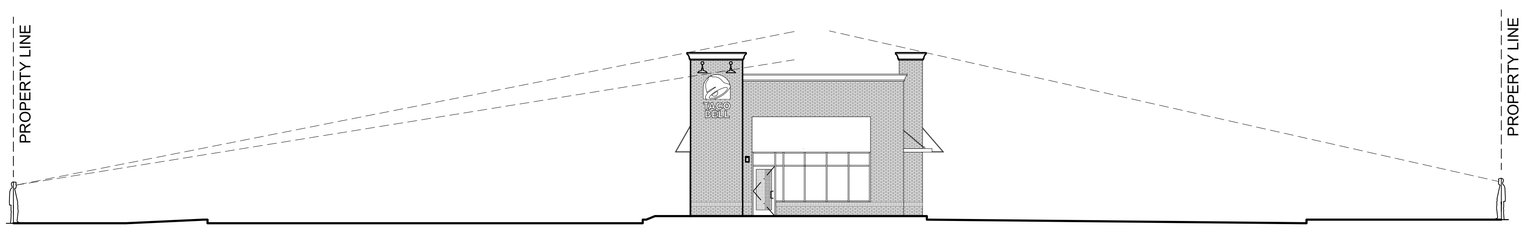


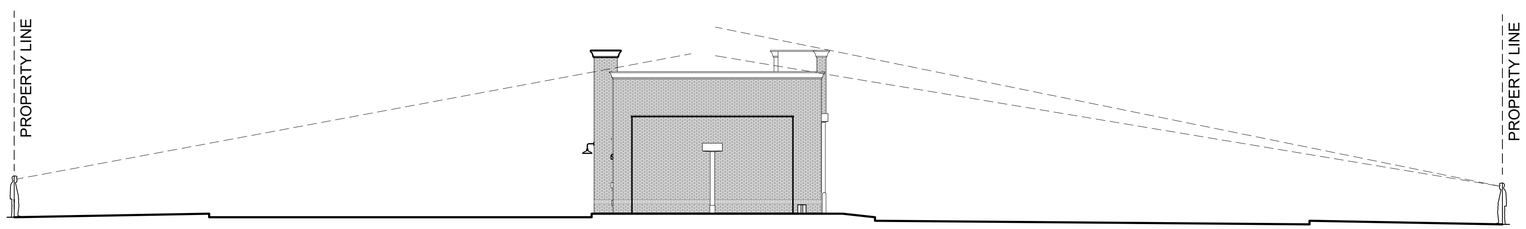
WEST ELEVATION 3/32" = 1'-0" **1**



EAST ELEVATION 3/32" = 1'-0" **2**



SOUTH ELEVATION 3/32" = 1'-0" **3**



NORTH ELEVATION 3/32" = 1'-0" **4**

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fax: 713 664 9756

DATE	REMARKS

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BUILDING TYPE: END. MED. 40
WM UPLOAD DATE: 6/28/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0

BEECH ROAD
NEW ALBANY, OH 43054

TACO BELL

ENDEAVOR 2.0
SITE LINE STUDY

A4.2

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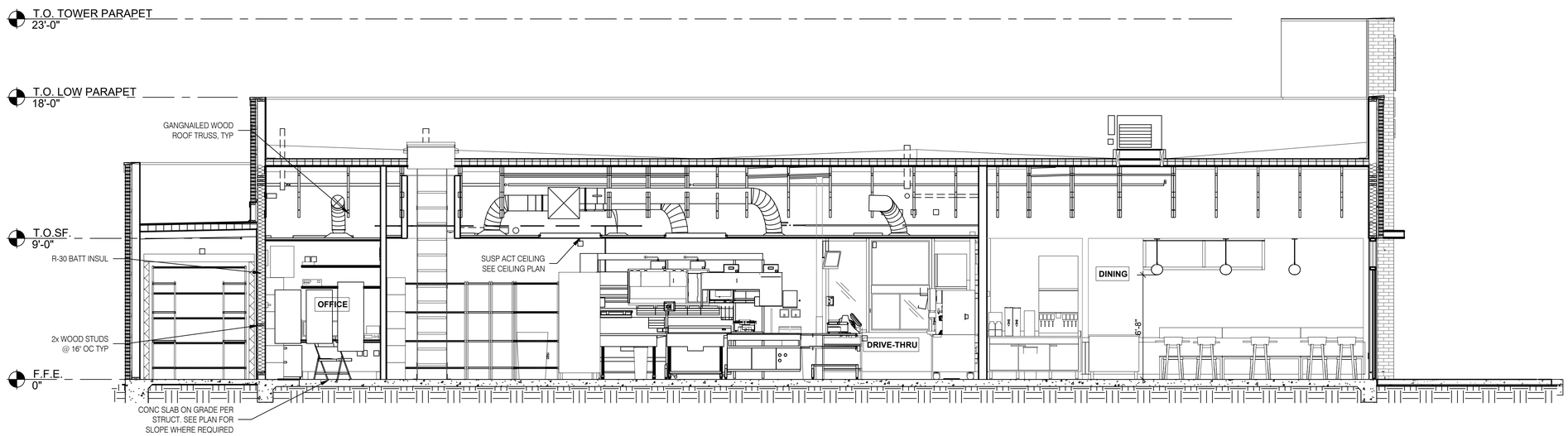
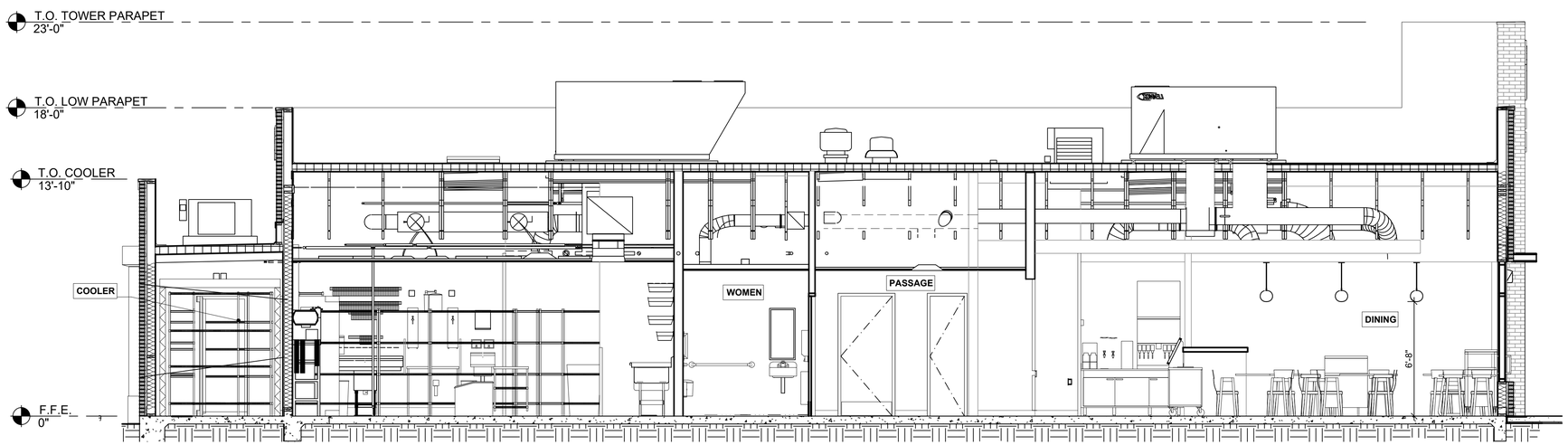


EAST/WEST BUILDING SECTION 2 1/4" = 1'-0" **A**



EAST/WEST BUILDING SECTION 1 1/4" = 1'-0" **B**

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DATE	REMARKS

CONTRACT DATE: 01.27.2023
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WM UPLOAD DATE: 6/28/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0

BEECH ROAD
NEW ALBANY, OH 43054

TACO BELL

ENDEAVOR 2.0
BUILDING SECTIONS

A5.0

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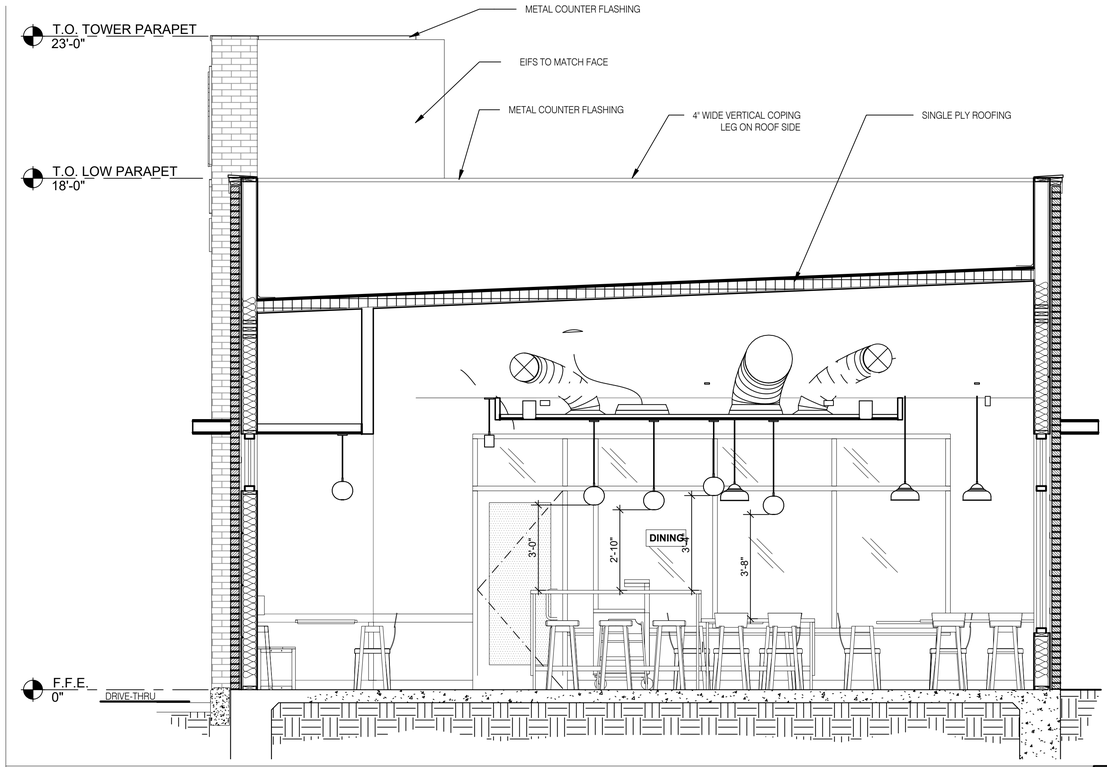
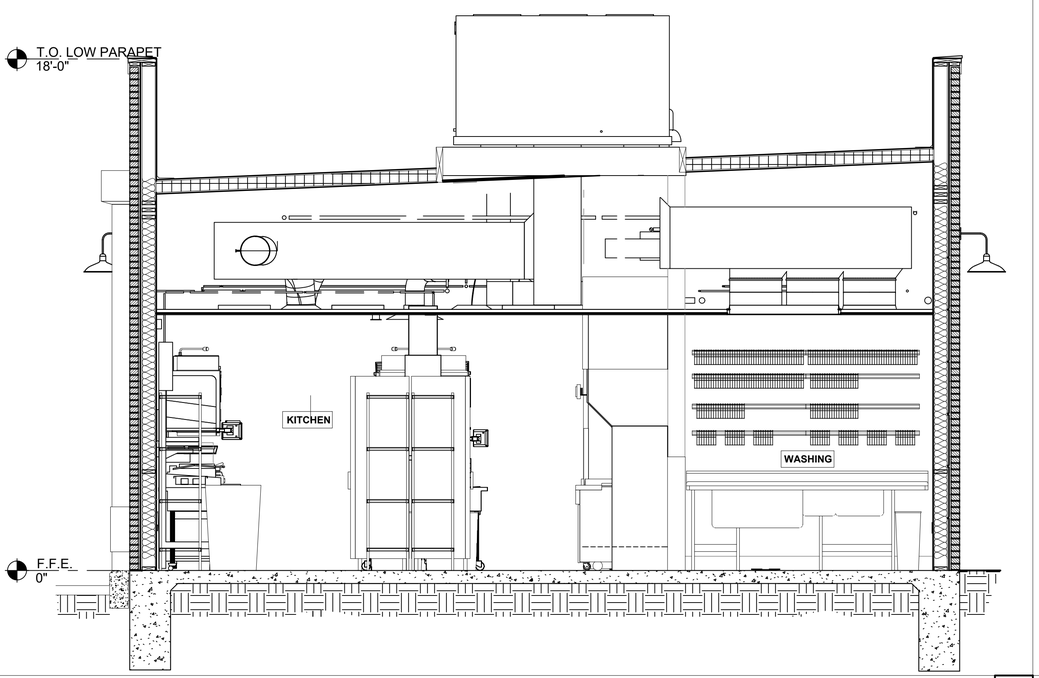
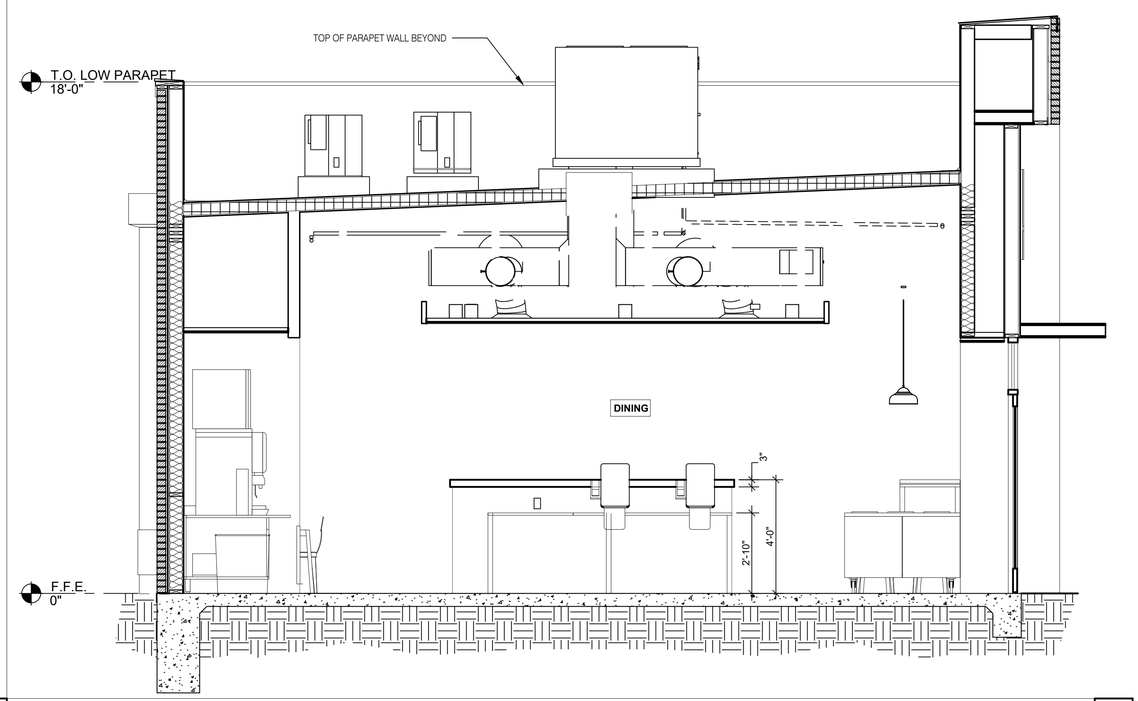


LEFT TO RIGHT BUILDING SECTION 5 3/8" = 1'-0" **A**



LEFT TO RIGHT BUILDING SECTION 4 3/8" = 1'-0" **D**



LEFT TO RIGHT BUILDING SECTION 3 3/8" = 1'-0" **B**

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

DATE	REMARKS

CONTRACT DATE: 01.27.2023
BUILDING TYPE: END. MED. 40
WM UPLOAD DATE: 6/28/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY.: RR
JOB NO.:

ENDEAVOR 2.0

BEECH ROAD
NEW ALBANY, OH 43054

TACO BELL

ENDEAVOR 2.0
BUILDING SECTIONS

A5.1

6/28/2023 1:55:13 PM

BIM 360://RVT/94275-50_Taco Bell Endeavor 2.0/94275_ARCH_MED40.rvt

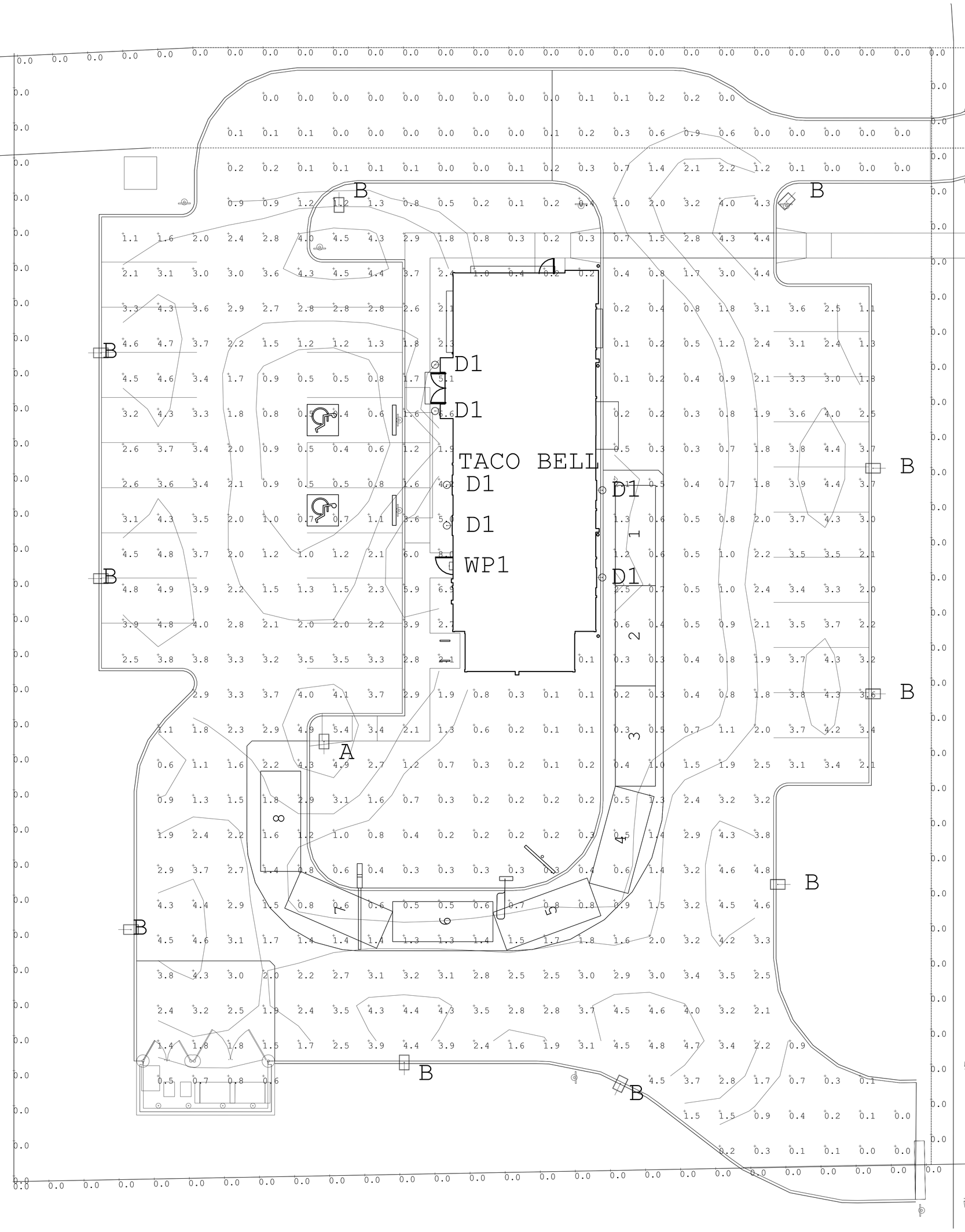
TACO BELL
NEW ALBANY, OH
PREPARED BY: JOHN BUJAKE
ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
jbujake@accu-serv.com
JUNE 20, 2023

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	1.94	8.0	0.0	N.A.	N.A.
PROPERTY LINES	0.00	0.0	0.0	N.A.	N.A.
PARKING LOT & DRIVE-THRU SURFACE	1.99	4.9	0.0	N.A.	N.A.

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	Luminaire Watts	Description
	1	A	SINGLE	7562	0.900	48	MRM-LED-07L-SIL-FT-UNV-DIM-40-70CRI-BLK / 4SQB3-S11G-10-S-BLK
	10	B	SINGLE	4852	0.900	48	MRM-LED-07L-SIL-FT-UNV-DIM-40-70CRI-BLK-IL / 4SQB3-S11G-10-S-BLK
	6	D1	SINGLE	779	0.900	10	B2772 @ 8.5' & 11' A.F.G.
	1	WP1	SINGLE	3270	0.900	27	LDWP-GL-3B-ED-7040 @ 8.5' A.F.G.

NOTE: LIGHT LEVEL NOT TO EXCEED ZERO FOOT-CANDLES AT THE PROPERTY LINES
SITE FIXTURES AND POLES HAVE A BLACK FINISH
SITE FIXTURES ARE 48W 4000K LED
FIXTURE B HAS AN AN INTEGRAL BACKLIGHT LOUVER
POLES ARE 10'-0" ON 2'-6" BASES FOR AN OVERALL FIXTURE HEIGHT OF 12'-6" A.F.G.


TACO BELL
D1
D1
D1
D1
D1
WP1
A
B
B
B
B
B
B
B
B
B
1
2
3
4
5
6
7
8

S8851

6.5ST19/CL/LED/E26/40K/120V
6.5 watt ST19 LED; Clear; Medium base; 4000K; 810 lumens; 120 volts

S8851

Features
- LED with a traditional incandescent look and feel
- Omni-directional light source
- Smooth dimming
- Replaces up to 60 watt lamps
- Long life - 15,000 hours
- Damp Location
- UL listed for totally enclosed fixtures

Item Number	UPC	Voltage	Watts	Incandescent Equivalent	Lamp Shape	Base	ANSI Base
S8851	045923088513	120	6.5	60W	ST19	Medium	E26

Lamp Code	Dimmable/Non-Dimmable	Suggested Dimmers	Finish	MOL In Inches	MOD In Inches	Initial Lumens	Average Rated Hours
6.5ST19/CL/LED/E26/40K/120V	Dimmable	Compatible dimmers for S8851	Clear	5-1/2"	2-3/8"	810	15000

Kelvin Temp	Color	CRI	Beam Spread Deg	Operating Temperature	Pack	Package Type	CEC Status
4000	Cool White	80	360	-20C (-4F) to a maximum of +45C (+113F)	24/1	Box	Non-Compliant

RoHS Compliant	UL or ETL Listed	UL Classification	Warranty
Yes	Yes	cULus - Damp Location Rated	3 Year Limited

National Toll-Free:
800.43.SATCO
(800.437.2826)
www.satco.com

Distribution Centers:
New York, Florida, Texas,
Washington, California,
Puerto Rico

Corporate Offices:
110 Heartland Blvd.,
Brentwood, NY 11717
800.437.2826 631.243.2022
Fax 631.243.2027

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TROY LIGHTING
Est.1963

TOLEDO WALL SCONCES

PRODUCT ID **B2772**

DIMENSIONAL INFORMATION

DIAMETER	14"
WIDTH	14"
LENGTH	-
HEIGHT	17.25"
EXTENSION	16.75"
ADA COMPLIANT	No
TCD	3"
MINIMUM HEIGHT	-
MAXIMUM HEIGHT	-
CHAIN LENGTH	-
STEM KIT	
CANOPY/BACKPLATE	6"

LAMPING INFORMATION

(1) 100 WATT MAX 120	
BULB INCLUDED	No
SOCKET TYPE	E26 Medium Base

SHADE INFORMATION

SHADE TOP	N/A
SHADE BOTTOM	N/A
SHADE HEIGHT	N/A
SHADE ATTACHMENT	N/A
SHADE MATERIAL	N/A
SHADE COLOR	

SHIPPING INFORMATION

CARTON LENGTH	16.25"
CARTON WIDTH	7.5"
CARTON HEIGHT	15.25"
GROSS WEIGHT	6.6 lbs.
SHIPPING METHOD	UPS
QUANTITY PER CARTON	1

AVAILABLE FINISHES

JOB/LOCATION

QUANTITY

NOTES

Lumark

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

		Type
Catalog #	LDWP-GL-3B-ED-7040	WP1
Project	Taco Bell	
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Housing
Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical
Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W [-40°C / -40°F]. High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical
Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

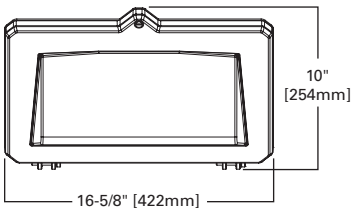
Door Assembly
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish
Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representitive at Eaton for a complete selection of standard colors.

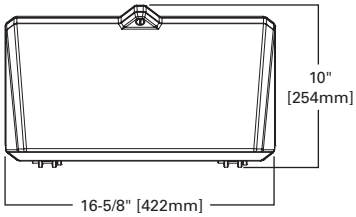
Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.

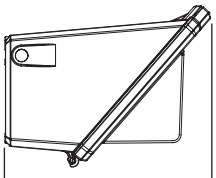
DIMENSIONS

BOROSILICATE GLASS DOOR (GL)

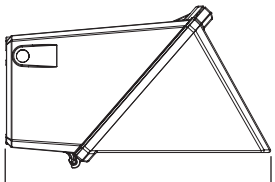


FULL CUTOFF DOOR (FC)





Small 11-3/8" [290mm]
Large 12-3/4" [323mm]



Small 15" [381mm]
Large 16-1/4" [414mm]

WP WAL-PAK

27, 32 and 46W
LED
250 - 400W
Pulse Start Metal Halide
250 - 400W
High Pressure Sodium

WALL MOUNT LUMINAIRE

TECHNICAL DATA

UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA Ⓔ, ARRA, Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA

CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) Ⓔ
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) Ⓔ

SHIPPING DATA

Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

Ⓔ

POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
LDWP-GL-3B-ED-7040	3,270	27W	B1-U3-G1	4000K	73
LDWP-GL-4B-ED-7040	4,160	32W	B1-U3-G2	4000K	73
LDWP-GL-6B-ED-7040	5,828	46W	B1-U4-G4	4000K	73
LDWP-GL-3B-ED	3,333	27W	B1-U3-G1	5000K	72
LDWP-GL-4B-ED	4,199	32W	B1-U3-G3	5000K	73
LDWP-GL-6B-ED	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
LDWP-FC-3B-ED-7040	1,884	27W	B1-U0-G1	4000K	72
LDWP-FC-4B-ED-7040	2,239	32W	B1-U0-G1	4000K	73
LDWP-FC-6B-ED-7040	3,137	47W	B1-U0-G1	4000K	73
LDWP-FC-3B-ED	1,912	27W	B1-U0-G1	5000K	72
LDWP-FC-4B-ED	2,279	32W	B1-U0-G1	5000K	73
LDWP-FC-6B-ED	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	**3B**	**4B**	**6B**
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

* Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94

ORDERING INFORMATION

Sample Number: LDWP-FC-4B-120V

Lamp Type	Product Family [2]	Door Type [3]	Lamp Wattage [4]	Voltage [5]
LD=Solid State Light-Emitting Diodes (LED) [1] **HP**=High Pressure Sodium **MP**=Pulse Start Metal Halide	**WP**=Wal-Pak	**GL**=Borosilicate Glass Door **FC**=Full Cutoff Door	**LED** **3B**=(3 Package), 27W **4B**=(4 Package), 32W **6B**=(6 Package), 46W **HP** **250**=250W **400**=400W **MP** **250**=250W **400**=400W	**120V**=120V **208V**=208V **240V**=240V **277V**=277V **347V**=347V [6] **480V**=480V [6] **DT**=Dual-Tap **MT**=Multi-Tap **TT**=Tri-Tap **ED**=Electronic LED Driver

Options (Add as Suffix) [7]	**Accessories** (Order Separately)
F1=Single Fuse (Must Specify Voltage. 120, 277 or 347V) **PE**=Button Type Photocontrol (Must Specify Voltage. 120, 208, 240 or 277V) **LL**=Lamp Included **Q**=Quartz Restrike T4 Lamp [8] **EM**=Emergency Quartz Restrike T4 Lamp with Time Delay Relay [8] **EMLED-CD**=LED Battery Backup Cold Temperature [9] **7040**=72 CRI / 4000K CCT **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**WG/WPGL**=Wire Guard Borosilicate Glass Lens Door **WG/WPFC**=Wire Guard Full Cutoff Door **TR/WP**=Tamper-resistant Screw and Bit **VS/WPGL**=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door

NOTES:
1. DesignLights Consortium™ Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Fixture color is standard bronze unless optional color is specified.
3. Small housing offered for LED models. Large housing for 250W-400W. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with Solite® glass.
4. LED packages based on 70 CRI / 5000K package at 25°C ambient.
5. See voltage chart for descriptions. 105°C Rated wire required for thru-branch wiring for units above 250W. Thru-branch wiring is rated for 40°C for LD. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
6. Not available with thru-branch wiring. LED will be supplied with integral step down transformer.
7. Not all options can be combined. Only one emergency or battery back-up option available within the fixture. LD models utilize EMLED-CD options only for battery back-up.
8. Q or EM not available with LD or E electronic ballast.
9. EMLED-CD available with B models only. For use in 25°C ambient operating temperature environments. Specify 120V or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.

STOCK ORDERING INFORMATION - LAMP INCLUDED

Sample Number: WPL4BC

Product Family	Lamp Type	Lamp Wattage	Door/Glass Type
WP=Wal-Pak	**L**=LED **P**=Pulse Start Metal Halide **S**=High Pressure Sodium	**LED** **3B**=27W **4B**=32W **6B**=46W **Pulse Start Metal Halide** **25**=250W **40**=400W **High Pressure Sodium** **25**=250W **40**=400W	**[Blank]**=Standard **C**=Full Cutoff Door

VOLTAGE CHART

MT=Multi-Tap	120, 208, 240, 277V (Wired 277V)
TT=Triple-Tap	120, 277, 347V (Wired 347V)
ED=Electronic LED Driver	120-277V (Universal - 50-60Hz)

Catalog # : MRM-LED-07-SIL-FT-UNV-DIM-40-70CRI Project : Taco Bell - New Albany, OH Type : A, B

Prepared By : Date :

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 8 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

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Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[12]	**70CRI** - 70 CRI	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite	**MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White	**(Blank)** - None **IH -** Integral Half Louver (Moderate Spill Light Cutoff[2] **IL -** Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System
ALSCH - AirLink Synapse Control System Host / Satelite[3]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor
ALSCHS02 - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor[3]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor
ALSCHS04 - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor[3]
ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle ANSI C136.41[6]
IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[5]
IMSBT2- Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[5]

Button Type Photocells
PCI120 - 120V
PCI208-277 - 208 -277V
PCI347 - 347V

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[7]

CONTROLS ACCESSORIES

Description	Order Number
PC120 Photocell for use with CR7P option (120V)[8]	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[8]	122515
Twist Lock Photocell (347V) for use with CR7P [8]	122516
Twist Lock Photocell (480V) for use with CR7P [8]	1225180
AirLink 5 Pin Twist Lock Controller [8]	661409
AirLink 7 Pin Twist Lock Controller [8]	661410
Shorting Cap for use with CR7P	149328

FUSING OPTIONS[11]

Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS

Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution
3. Consult Factory for availability.
4. Not available in HV.
5. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CLR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCH control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.

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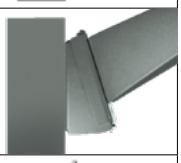
Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES

Side Arm	**Universal Mounting Bracket** Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" **Part Number: BKA UMB CLR**	
Side Arm	**Quick Mount Plate** True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" **Part Number: BKS PQM B3B5 XX CLR**	
Side Arm	**15° Tilt Quick Mount Plate** True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" **Part Number: BKS PQ15 B3B5 XX CLR**	
Tenon / Slipfitter	**Adjustable Slipfitter** Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) **Part Number: BKA ASF CLR**	
Tenon / Slipfitter	**Square Tenon Top** Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires **Part Number: BKA XNM ***	
Tenon / Slipfitter	**Square Internal Slipfitter** Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires **Part Number: BKA X_ISF * CLR**	
Wall Mount/ Wood Pole	**Wall Mount Bracket** Mounts onto vertical wall surface (hardware/anchors not included) **Part Number: BKS XBO WM CLR**	
Wall Mount/ Wood Pole	**Wood Pole Bracket** Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) **Part Number: BKS XBO WP CLR**	

SHIELDING, POLES & MISC. ACCESSORIES

Shielding	**Integral Louver** Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS **Part Number: 690981**	
Shielding	**Integral Half Louver** Field Install Integral Half Louver provides great backlight control without impacting front side distribution. **Part Number: 743415**	
Shielding	**External Shield** External shield blocks view of light source from anyside of luminaire, additional shielding configurations available **Part Number: 783607BLK (3") / 776538BLK (6")**	
Poles	**Square Poles** 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction **Part Number: 4SQ/5SQ/6SQ**	
Poles	**Round Poles** 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction **Part Number: 4RP/5RP**	
Poles	**Tapered Poles** 20' - 39' steel and aluminum poles for retrofit and new construction **Part Number: RTP**	
Misc.	**Bird Spikes** 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool **Part Number: 736795**	

Replace CLR with paint finish description

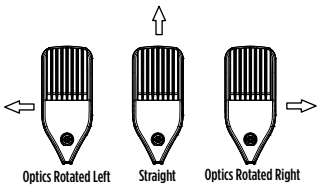
Repleace XX with SQ for square pole or RD for round pole (≥3" OD)

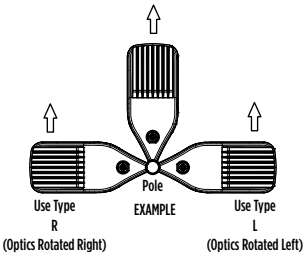
Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View





ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)

Luminaire Shown with IMSBT Option

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

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PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
7L	2	70	7560	157	B2-U0-G2	7560	157	B2-U0-G2	7560	157	B2-U0-G2	48
	3		7616	159	B1-U0-G2	7616	159	B1-U0-G2	7616	159	B1-U0-G2	
	5W		7292	152	B3-U0-G1	7292	152	B3-U0-G1	7292	152	B3-U0-G1	
	FT		7562	158	B2-U0-G2	7562	158	B2-U0-G2	7562	158	B2-U0-G2	
	FTA		7595	158	B2-U0-G2	7595	158	B2-U0-G2	7595	158	B2-U0-G2	
	AM		7687	160	B1-U0-G1	7687	160	B1-U0-G1	7687	160	B1-U0-G1	
9L	2	70	9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	62
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
	5W		9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
12L	2	70	13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	85
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	5W		12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	
	FT		13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM		13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
18L	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA		19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	
	AM		19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	
24L	2	70	25957	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	176
	3		26149	149	B3-U0-G4	26149	149	B3-U0-G4	26149	149	B3-U0-G4	
	5W		25037	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	
	FT		25964	148	B3-U0-G4	25964	148	B3-U0-G4	25964	148	B3-U0-G4	
	FTA		26077	148	B3-U0-G3	26077	148	B3-U0-G3	26077	148	B3-U0-G3	
	AM		26393	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	
30L	2	70	32417	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	232
	3		32656	141	B3-U0-G4	32656	141	B3-U0-G4	32656	141	B3-U0-G4	
	5W		31267	135	B5-U0-G3	31267	135	B5-U0-G3	31267	135	B5-U0-G3	
	FT		32424	140	B3-U0-G4	32424	140	B3-U0-G4	32424	140	B3-U0-G4	
	FTA		32566	140	B4-U0-G3	32566	140	B4-U0-G3	32566	140	B4-U0-G3	
	AM		32960	142	B3-U0-G3	32960	142	B3-U0-G3	32960	142	B3-U0-G3	
36L	2	70	38275	133	B4-U0-G4	38275	133	B4-U0-G4	38275	133	B4-U0-G4	288
	3		38557	134	B4-U0-G5	38557	134	B4-U0-G5	38557	134	B4-U0-G5	
	5W		36917	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	
	FT		38283	133	B4-U0-G5	38283	133	B4-U0-G5	38283	133	B4-U0-G5	
	FTA		38450	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		38916	135	B3-U0-G3	38916	135	B3-U0-G3	38916	135	B3-U0-G3	

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PERFORMANCE (CONT.)

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
42L	2	70	44118	125	B5-U0-G4	44118	125	B5-U0-G4	44118	125	B5-U0-G4	354
	3		44444	126	B4-U0-G5	44444	126	B4-U0-G5	44444	126	B4-U0-G5	
	5W		42555	120	B5-U0-G4	42555	120	B5-U0-G4	42555	120	B5-U0-G4	
	FT		44130	125	B4-U0-G5	44130	125	B4-U0-G5	44130	125	B4-U0-G5	
	FTA		44322	125	B4-U0-G4	44322	125	B4-U0-G4	44322	125	B4-U0-G4	
	AM		44859	127	B4-U0-G3	44859	127	B4-U0-G3	44859	127	B4-U0-G3	
48L	2	70	48795	122	B5-U0-G4	48795	122	B5-U0-G4	48795	122	B5-U0-G4	401
	3		49156	123	B4-U0-G5	49156	123	B4-U0-G5	49156	123	B4-U0-G5	
	5W		47066	117	B5-U0-G4	47066	117	B5-U0-G4	47066	117	B5-U0-G4	
	FT		48809	122	B4-U0-G5	48809	122	B4-U0-G5	48809	122	B4-U0-G5	
	FTA		49021	122	B5-U0-G4	49021	122	B5-U0-G4	49021	122	B5-U0-G4	
	AM		49615	124	B4-U0-G3	49615	124	B4-U0-G3	49615	124	B4-U0-G3	

ELECTRICAL DATA (AMPS)*

Lumens	120V	208V	240V	277V	347V	480V
7L	0.40	0.23	0.20	0.17	0.14	0.10
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37
30L	1.93	1.12	0.97	0.84	0.67	0.48
36L	2.40	1.38	1.20	1.04	0.83	0.60
42L	2.95	1.70	1.48	1.28	1.02	0.74
48L	3.4A	1.9A	1.7A	1.5A	1.2A	0.8A

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1] (7-18L)

Ambient	Intial[2]	25h[2]	50hr[2]	75hr[2]	100hr[2]
0-50 C	100%	96%	92%	88%	84%

RECOMMENDED LUMEN MAINTENANCE[1] (24-48L)

Ambient	Intial[2]	25h[2]	50hr[2]	75hr[2]	100hr[2]
0-40 C	100%	100%	97%	94%	92%

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610mm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	10955	63	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

*LEDs are frequently updated therefore values are nominal.

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PHOTOMETRICS

Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

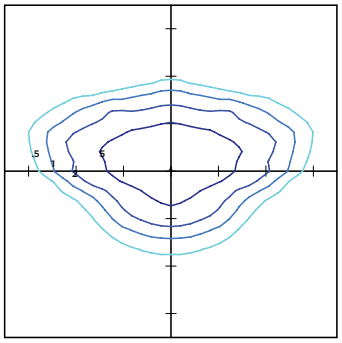
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,416
Watts	232
Efficacy	140
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4796	15%
Medium (30-60°)	19811	61%
High (60-80°)	7474	23%
Very High (80-90°)	335	1%
Uplight (90-180°)	0	0%
Total Flux	32416	100%

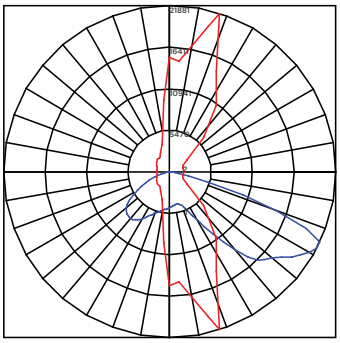
ISO Footcandle



25' Mounting Height/ 25' Grid Spacing

5 FC **2 FC** **1 FC** **0.5 FC**

POLAR CURVE

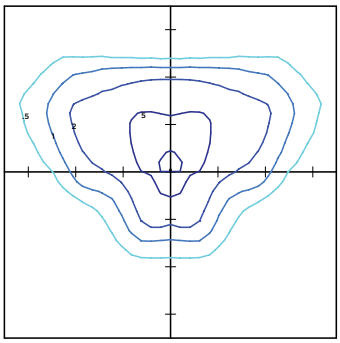


MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3385	10%
Medium (30-60°)	16250	50%
High (60-80°)	12430	38%
Very High (80-90°)	591	2%
Uplight (90-180°)	0	0%
Total Flux	32656	100%

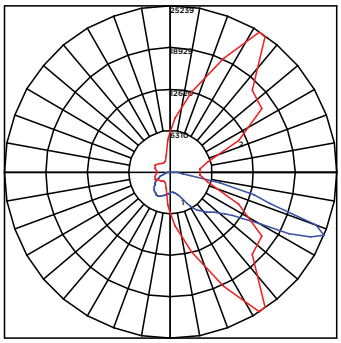
ISO Footcandle



25' Mounting Height/ 25' Grid Spacing

5 FC **2 FC** **1 FC** **0.5 FC**

POLAR CURVE

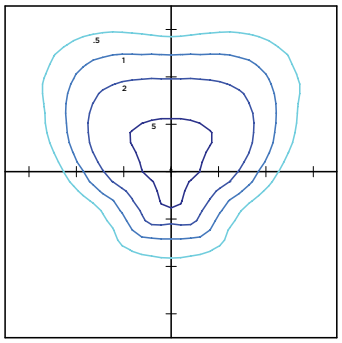


MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3952	12%
Medium (30-60°)	15505	48%
High (60-80°)	12279	38%
Very High (80-90°)	688	2%
Uplight (90-180°)	0	0%
Total Flux	32424	100%

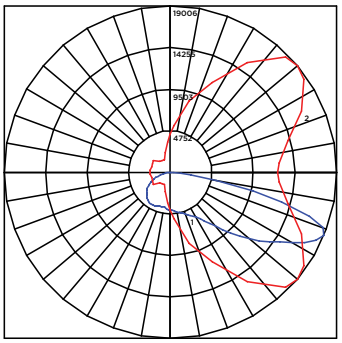
ISO Footcandle



25' Mounting Height/ 25' Grid Spacing

5 FC **2 FC** **1 FC** **0.5 FC**

POLAR CURVE



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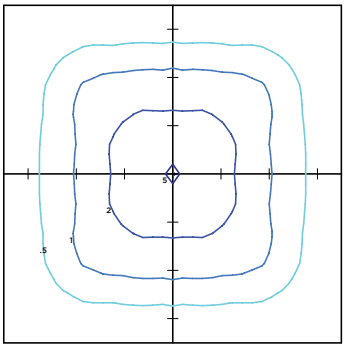
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-5W-40-70CRI

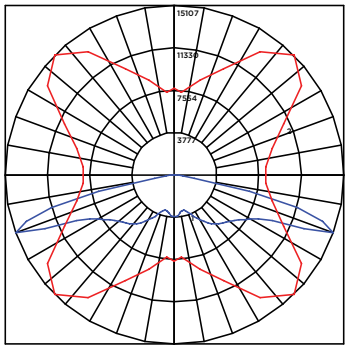
Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3138	10%
Medium (30-60°)	13193	42%
High (60-80°)	14641	47%
Very High (80-90°)	296	1%
Uplight (90-180°)	0	0%
Total Flux	31267	100%

ISO Footcandle



POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

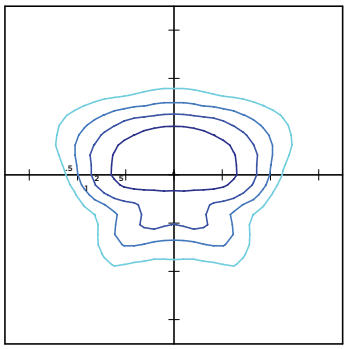
5 FC **2 FC** **1 FC** **0.5 FC**

MRM-LED-30L-SIL-FTA-40-70CRI

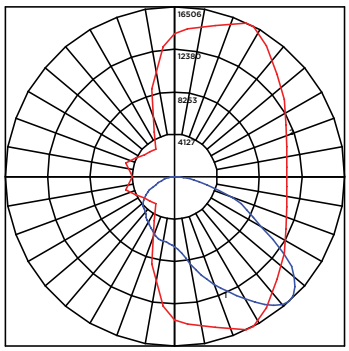
Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6986	21%
Medium (30-60°)	19172	59%
High (60-80°)	5875	18%
Very High (80-90°)	534	2%
Uplight (90-180°)	0	0%
Total Flux	32566	100%

ISO Footcandle



POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

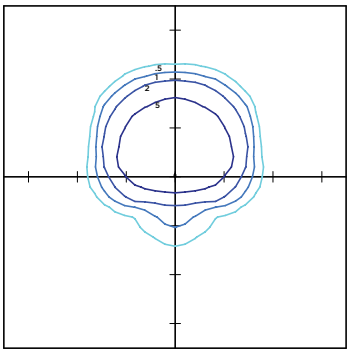
5 FC **2 FC** **1 FC** **0.5 FC**

MRM-LED-30L-SIL-AM-40-70CRI

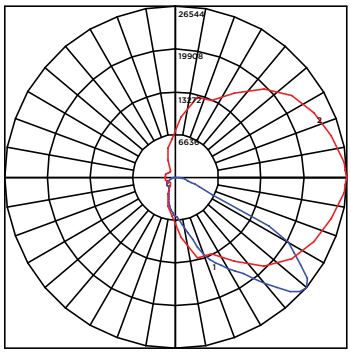
Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6363	19%
Medium (30-60°)	22026	67%
High (60-80°)	4192	13%
Very High (80-90°)	379	1%
Uplight (90-180°)	0	0%
Total Flux	32960	100%

ISO Footcandle



POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

5 FC **2 FC** **1 FC** **0.5 FC**

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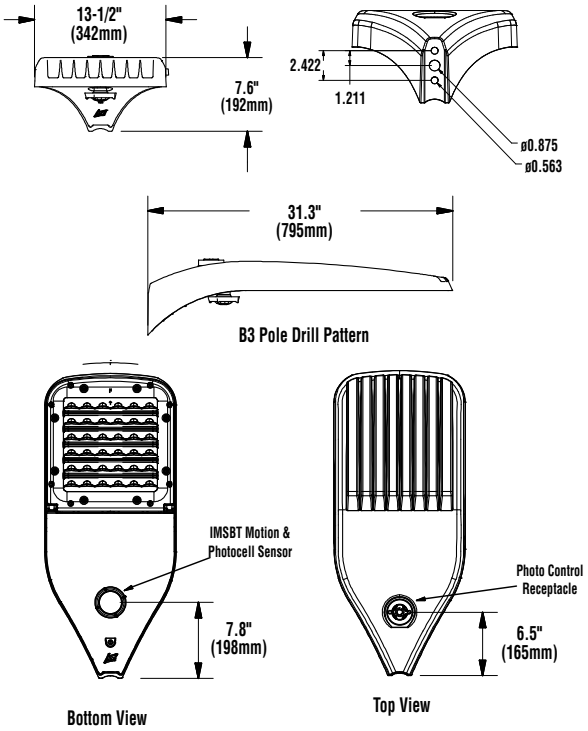
PRODUCT DIMENSIONS

Back to Quick Links



LUMINAIRE EPA CHART - MRM

Tilt Degree	0°	30°	45°	Tilt Degree	0°	30°	45°
Single	0.5	1.5	1.9	T90°	1.0	2.5	2.8
D180°	1.0	1.5	1.9	TN120°	1.0	3.3	3.9
D90°	0.8	1.9	2.3	Q90°	1.0	2.5	2.8

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

https://www.lsicorp.com/wp-content/uploads/documents/products/airlink-outdoor-specsheet.pdf

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

https://www.lsicorp.com/wp-content/uploads/documents/products/imsbt-specsheet.pdf

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

https://www.lsicorp.com/product/airlink-blue/

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Catalog # : 4SQB3-S11G-10-S-BLK, 4SQB3-S11G-25 Project : Taco Bell - New Albany, OH Type : A, B

Prepared By : Date :

Steel Poles

Square Straight

QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4”, 5”, or 6” square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8” O.D. high-strength pipe. Tenon is 4-3/4” in length.

Hand-Hole

- Standard hand-hole location is 12” above pole base.
- Poles 22’ and above have a 3” x 6” reinforced hand-hole. Shorter poles have a 2” x 4” non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts can be made available featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty:
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings

- UL Listed
- BAA/TAA Compliant

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Steel Poles Square Straight

Type : _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: 4SQ B3 S11G 24 S PLP DGP

Pole Series	Mounting Method	Material	Height [2]	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole (New Build) **5SQ** - 5" x 5" Square Straight Pole (New Build) **6SQ** - 6" x 6" Square Straight Pole (New Build) **4SQU** - 4" x 4" Square Straight Pole (Retrofit) **5SQU** - 5" x 5" Square Straight Pole (Retrofit) **6SQU** - 6" x 6" Square Straight Pole (Retrofit)	**Bolt-On Mount**[1] - See pole selection guide for patterns and fixture matches **B5** - 5" Traditional Drilling Pattern **B3** - 3" Reduced Drilling Pattern **B2** - 2" Reduced Drilling Pattern **T** - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches **I** - No Mounting Holes[1]	**S11G** – 11 Ga. Steel (4SQ/4SQU and 5SQ/5SQU Only) **S07G** – 07 Ga. Steel	**8'** **10'** **12'** **13'** **14'** **15'** **16'** **17'** **17'6"** **18'** **20'** **22'** **22'6"** **23'** **24'** **25'** **26'** **27'** **28'** **30'** **32'** **35'** **39'**	**S** – Single/Parallel **D180** – Double **D90** – Double **DN90** – Double **T90** – Triple **TN120** – Triple **Q90** – Quad **QN90** – Quad **N** – Tenon Mount (Standard Tenon size is 2-3/8" O.D.)[8] **(Blank)** - Use with I for Mounting Method	**BRZ** – Bronze **BLK** – Black **PLP** – Platinum Plus **WHT** – White **SVG** – Satin Verde Green **GPT** – Graphite **MSV** – Metallic Silver **BZA** – Alternate Bronze	**GA** – Galvanized Anchor Bolts **SF** – Single Flood[3] **DF** – Double Flood [3] **DGP** – DuraGrip® Plus **LAB** – Less Anchor Bolts **CRXX** - Conduit Raceway[4]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
122559CLR	4BC – 4" Square Base Cover
122561CLR	5BC – 5" Square Base Cover
122563CLR	6BC – 6" Square Base Cover
132488CLR	5BC - 5' Square Universal Base Cover
131252CLR	6BC - 6' Square Universal Base Cover
122566CLR	ER2 – Weatherproof Duplex Receptacle
122567CLR	GFI – Ground Fault Circuit Interrupter
132336	MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)
725841	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)
172538	Vibration Damper - 5" Square Pole (bolt-on mount only)
178361	Vibration Damper - 6" Square Pole (bolt-on mount only)

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.

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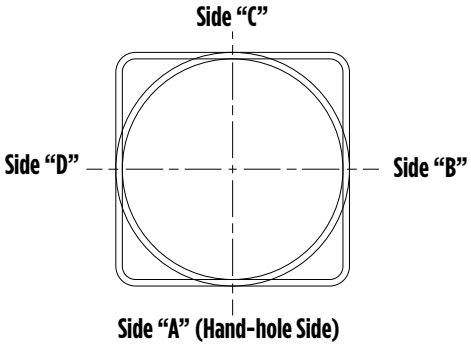
DRILLING LOCATIONS

Back to Quick Links

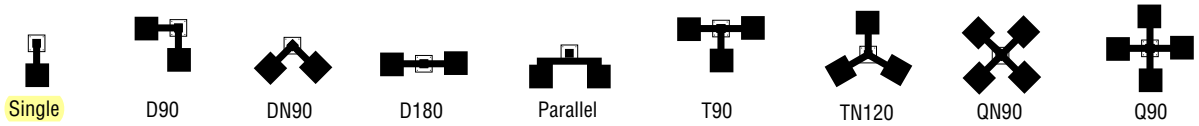
Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90[1]				
T90	X	X		X
TN120[2]				
Q90	X	X	X	X
QN90[3]				
Single FBO	X			
Double FBO		X		X



1 - Two locations will be 45° to the left and right of Side A.
2 - Other two locations will be 120° to the left and right of Side A.
3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS



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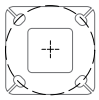
BOLT CIRCLE

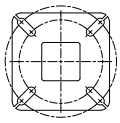
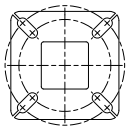
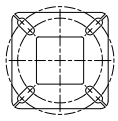
Back to Quick Links

STANDARD BASEPLATE

	4" (102mm) square 10-1/8" (257mm) sq. 11" (279mm) Dia. Bolt Circle	5" (127mm) square 10-1/8" (257mm) sq. 11" (279mm) Dia. Bolt Circle	5" (127mm) square 10-1/8" (257mm) sq. 11" (279mm) Dia. Bolt Circle	6" (152mm) square 12" (305mm) sq.  12" (305mm) Dia. Bolt Circle
Bolt Circle Designator	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 24" (19mm x 609mm)	3/4" x 24" (19mm x 609mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

UNIVERSAL BASEPLATE

	4" (102mm) square 10.5" (267mm) sq.  4SQ	5" (127mm) square 11.125" (283mm) sq. 5SQ	5" (127mm) square 11.75" (298mm) sq.  5SQ	6" (152mm) square 12-1/2" (318mm) sq.  14" (356mm) Dia. Bolt Circle
Bolt Circle Designator	E	F	G	H
Bolt Circle	Slotted 9"-12"	Slotted 10-13"	Slotted 10-13"	Slotted 11"-14" (279mm-356mm)
Anchor Bolt Size	3/4" x 24" (19mm x 609 mm)	3/4x 24" (19mm x 609 mm)	1x 36" (25mm x 914 mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83 mm)	3-1/4" (83 mm)	4" (102 mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	5-1/8" (130 mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/2" sq. x 3/4" thk. (267 mm x 19 mm)	11-1/8 sq. x 3/4" thk. (283 mm x 19 mm)	11-3/4" sq. x 1" thk. (298 mm x 25 mm)	12 1/2" sq. x 1 1/8" thk. (318mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

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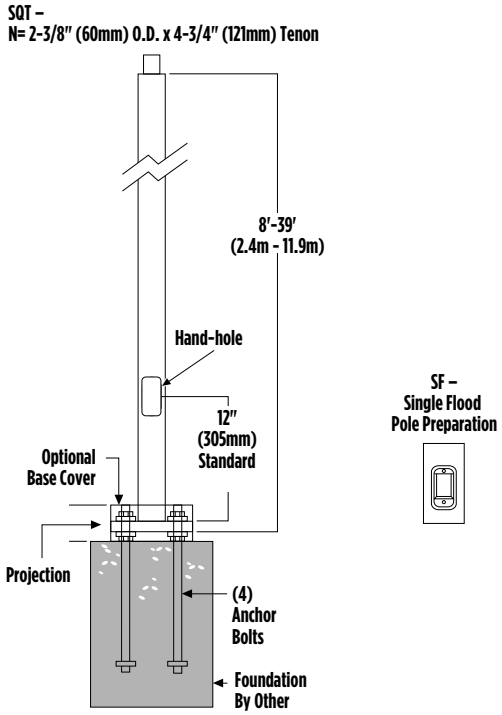
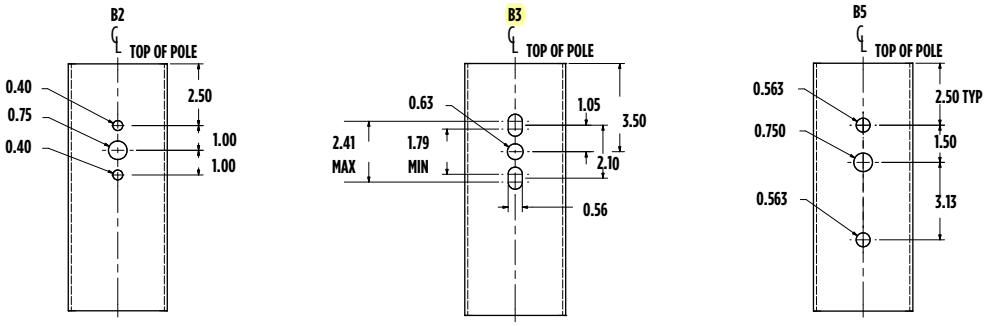
PRODUCT DIMENSIONS

Back to Quick Links



SHIPPING WEIGHTS	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 24")(19mm x 609mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set

Bolt-On Mount 2-Bolt Pattern



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Steel Poles Square Straight

Type : _____

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WIND SPEED

Back to Quick Links

EPA Information

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia {in}	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28'[2]	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30'[2]	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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Steel Poles Square Straight

Type : _____

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WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5″ x 11-ga x 14′	14	11	F	11″	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5″ x 11-ga x 14′	14	11	F	13″	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5″ x 11-ga x 16′	16	11	F	11″	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5″ x 11-ga x 16′	16	11	F	13″	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5″ x 11-ga x 18′	18	11	F	11″	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5″ x 11-ga x 18′	18	11	F	13″	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5″ x 11-ga x 20′	20	11	F	11″	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5″ x 11-ga x 20′	20	11	F	13″	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5″ x 11-ga x 22′	22	11	F	11″	0.75	12.7	11.1	9.6	7.4	5.6	4.1	3.0	2.0	1.1
5″ x 11-ga x 22′	22	11	F	12″	0.75	10.3	8.9	7.7	5.7	4.1	2.8	1.8	0.9	-
5″ x 11-ga x 22′	22	11	F	13″	0.75	8.6	7.4	6.4	4.6	3.1	2.0	1.1	-	-
5″ x 11-ga x 24′	24	11	F	11″	0.75	10.2	8.9	7.6	5.6	4.0	2.6	1.6	0.7	-
5″ x 11-ga x 24′	24	11	F	12″	0.75	8.0	6.9	5.8	4.0	2.6	1.5	0.5	-	-
5″ x 11-ga x 24′	24	11	F	13″	0.75	6.7	5.5	4.6	3.0	1.7	0.7	-	-	-
5″ x 11-ga x 26′	26	11	F	11″	0.75	8.1	6.9	5.8	4.0	2.5	1.3	-	-	-
5″ x 11-ga x 26′	26	11	F	12″	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-
5″ x 11-ga x 26′	26	11	F	13″	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-
5″ x 11-ga x 28′	28	11	F	11″	0.75	6.3	5.2	4.3	2.5	1.1	-	-	-	-
5″ x 11-ga x 28′	28	11	F	12″	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-
5″ x 11-ga x 28′	28	11	F	13″	0.75	3.4	2.5	1.7	-	-	-	-	-	-
5″ x 11-ga x 30′	30	11	F	11″	0.75	4.7	3.7	2.8	1.2	-	-	-	-	-
5″ x 11-ga x 30′	30	11	F	12″	0.75	3.1	2.2	1.4	-	-	-	-	-	-
5″ x 11-ga x 30′	30	11	F	13″	0.75	2.0	1.2	0.5	-	-	-	-	-	-
5″ x 7-ga x 20′	20	7	G	11″	0.75	19.0	17.0	15.0	12.2	9.7	7.8	6.2	5.0	3.8
5″ x 7-ga x 20′	20	7	G	12″	0.75	21.4	19.1	17.1	13.8	11.2	9.1	7.3	5.9	4.7
5″ x 7-ga x 20′	20	7	G	13″	0.75	21.4	19.2	17.2	13.9	11.3	9.2	7.4	6.0	4.8
5″ x 7-ga x 20′	20	7	G	11″	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5″ x 7-ga x 20′	20	7	G	13″	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5″ x 7-ga x 22′	22	7	G	11″	0.75	16.0	14.1	12.5	9.8	7.6	5.9	4.4	3.3	2.3
5″ x 7-ga x 22′	22	7	G	12″	0.75	17.7	15.9	14.2	11.2	8.7	7.0	5.4	4.1	3.0
5″ x 7-ga x 22′	22	7	G	13″	0.75	19.9	17.3	15.6	12.6	10.0	8.0	6.3	5.0	3.8
5″ x 7-ga x 22′	22	7	G	11″	1	21.0	18.7	16.7	13.4	10.6	8.5	6.8	5.4	4.2
5″ x 7-ga x 22′	22	7	G	12″	1	23.4	20.6	18.4	15.0	12.2	9.9	8.0	6.4	5.1
5″ x 7-ga x 22′	22	7	G	13″	1	21.3	18.8	17.0	13.7	11.0	8.8	7.0	5.6	4.3
5″ x 7-ga x 24′	24	7	G	11″	0.75	13.3	11.6	10.0	7.7	5.7	4.2	2.9	1.9	1.0
5″ x 7-ga x 24′	24	7	G	12″	0.75	15.0	13.0	11.6	8.9	6.8	5.1	3.8	2.6	1.7
5″ x 7-ga x 24′	24	7	G	13″	0.75	16.6	14.6	12.9	10.2	8.0	6.1	4.6	3.3	2.3
5″ x 7-ga x 24′	24	7	G	11″	1	17.5	15.7	13.9	10.9	8.6	6.7	5.0	3.7	2.7
5″ x 7-ga x 24′	24	7	G	12″	1	20.0	17.4	15.4	12.3	9.9	7.8	6.0	4.7	3.5
5″ x 7-ga x 24′	24	7	G	13″	1	18.1	16.0	14.2	11.0	8.7	6.7	5.3	3.9	2.8
5″ x 7-ga x 26′	26	7	G	11″	0.75	10.9	9.3	8.0	5.9	4.1	2.7	1.6	0.6	-
5″ x 7-ga x 26′	26	7	G	12″	0.75	12.4	10.9	9.5	7.0	5.1	3.6	2.3	1.3	-
5″ x 7-ga x 26′	26	7	G	13″	0.75	14.0	12.3	10.7	8.1	6.0	4.4	3.1	2.0	1.0
5″ x 7-ga x 26′	26	7	G	11″	1	15.0	13.2	11.5	8.8	6.7	4.9	3.5	2.3	1.3

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Steel Poles Square Straight

Type : _____

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WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5″ x 7-ga x 26′	26	7	G	12″	1	17.0	14.8	13.0	10.2	7.9	6.0	4.4	3.1	2.1
5″ x 7-ga x 26′	26	7	G	13″	1	15.3	13.5	11.8	9.0	6.8	5.0	3.6	2.5	1.4
5″ x 7-ga x 28′	28	7	G	11″	0.75	8.9	7.4	6.3	4.3	2.7	1.4	-	-	-
5″ x 7-ga x 28′	28	7	G	12″	0.75	10.2	8.8	7.5	5.3	3.5	2.1	1.0	-	-
5″ x 7-ga x 28′	28	7	G	13″	0.75	11.8	10.2	8.8	6.4	4.5	3.0	1.7	0.7	-
5″ x 7-ga x 28′	28	7	G	11″	1	12.5	10.9	9.5	7.0	5.0	3.3	2.1	1.0	-
5″ x 7-ga x 28′	28	7	G	12″	1	14.2	12.4	11.0	8.2	6.0	4.3	3.0	1.7	0.8
5″ x 7-ga x 28′	28	7	G	13″	1	12.9	11.0	9.7	7.2	5.2	3.6	2.2	1.1	-
5″ x 7-ga x 30′	30	7	G	11″	0.75	7.0	5.8	4.7	2.8	1.3	-	-	-	-
5″ x 7-ga x 30′	30	7	G	12″	0.75	8.4	7.0	5.8	3.8	2.2	0.9	-	-	-
5″ x 7-ga x 30′	30	7	G	13″	0.75	9.7	8.2	7.0	4.8	3.0	1.6	0.5	-	-
5″ x 7-ga x 30′	30	7	G	11″	1	10.4	8.8	7.6	5.3	3.4	2.0	0.8	-	-
5″ x 7-ga x 30′	30	7	G	12″	1	12.0	10.3	9.0	6.4	4.4	2.9	1.6	0.5	-
5″ x 7-ga x 30′	30	7	G	13″	1	10.6	9.1	7.7	5.5	3.6	2.1	1.0	-	-
5″ x 7-ga x 35′	35	7	G	11″	0.75	3.2	2.2	1.2	-	-	-	-	-	-
5″ x 7-ga x 35′	35	7	G	12″	0.75	4.4	3.2	2.2	0.5	-	-	-	-	-
5″ x 7-ga x 35′	35	7	G	13″	0.75	5.5	4.2	3.1	1.3	-	-	-	-	-
5″ x 7-ga x 35′	35	7	G	11″	1	6.0	4.8	3.6	1.8	-	-	-	-	-
5″ x 7-ga x 35′	35	7	G	12″	1	7.3	6.0	4.8	2.7	1.1	-	-	-	-
5″ x 7-ga x 35′	35	7	G	13″	1	6.3	5.0	3.8	1.9	-	-	-	-	-
6″ x 7-ga x 24′	24	7	H	11″	1	16.5	14.4	12.6	9.6	7.2	5.3	3.8	2.5	1.4
6″ x 7-ga x 24′	24	7	H	12-1/2″	1	19.8	17.5	15.4	12.0	9.2	7.0	5.3	3.8	2.7
6″ x 7-ga x 24′	24	7	H	14″	1	23.0	20.5	18.0	14.3	11.2	8.9	6.9	5.3	3.8
6″ x 7-ga x 26′	26	7	H	11″	1	13.7	11.8	10.2	7.5	5.3	3.6	2.1	1.0	-
6″ x 7-ga x 26′	26	7	H	12-1/2″	1	16.5	14.6	12.6	9.6	7.0	5.2	3.6	2.2	1.1
6″ x 7-ga x 26′	26	7	H	14″	1	19.6	17.3	15.2	11.7	8.9	6.7	5.0	3.5	2.2
6″ x 7-ga x 28′	28	7	H	11″	1	11.0	9.3	7.8	5.5	3.5	1.9	0.6	-	-
6″ x 7-ga x 28′	28	7	H	12-1/2″	1	13.8	12.0	10.2	7.5	5.2	3.4	1.9	0.7	-
6″ x 7-ga x 28′	28	7	H	14″	1	16.4	14.5	12.5	9.4	6.9	4.7	3.2	1.8	0.7
6″ x 7-ga x 30′	30	7	H	11″	1	9.0	7.3	6.0	3.6	1.9	0.5	-	-	-
6″ x 7-ga x 30′	30	7	H	12-1/2″	1	11.4	9.6	8.0	5.5	3.4	1.7	-	-	-
6″ x 7-ga x 30′	30	7	H	14″	1	14.0	12.0	10.0	7.2	5.0	3.2	1.6	-	-
6″ x 7-ga x 32′	32	7	H	11″	1	7.0	5.5	4.2	2.0	-	-	-	-	-
6″ x 7-ga x 32′	32	7	H	12-1/2″	1	9.2	7.6	6.0	3.8	1.8	-	-	-	-
6″ x 7-ga x 32′	32	7	H	14″	1	11.4	9.7	8.0	5.4	3.2	1.6	-	-	-
6″ x 7-ga x 34′	34	7	H	11″	1	5.1	3.7	2.5	0.6	-	-	-	-	-
6″ x 7-ga x 34′	34	7	H	12-1/2″	1	7.2	5.6	4.4	2.2	-	-	-	-	-
6″ x 7-ga x 34′	34	7	H	14″	1	9.3	7.6	6.2	3.6	1.7	-	-	-	-
6″ x 7-ga x 35′	35	7	H	11″	1	4.2	3.0	1.8	-	-	-	-	-	-
6″ x 7-ga x 35′	35	7	H	12-1/2″	1	6.2	4.8	3.6	1.4	-	-	-	-	-
6″ x 7-ga x 35′	35	7	H	14″	1	8.2	6.6	5.2	2.9	1.0	-	-	-	-
6″ x 7-ga x 39′	39	7	H	11″	1	1.0	-	-	-	-	-	-	-	-
6″ x 7-ga x 39′	39	7	H	12-1/2″	1	3.0	1.6	0.5	-	-	-	-	-	-
6″ x 7-ga x 39′	39	7	H	14″	1	4.6	3.3	2.0	-	-	-	-	-	-

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TACO BELL

Prepared Exclusively for
SITE TBNEWALBANY

Unknown
NEW ALBANY, OH 43054

July 13, 2023

Account Manager: Susan Wenszell
swenszell@everbrite.com (414) 529-3500

Sign Schedule

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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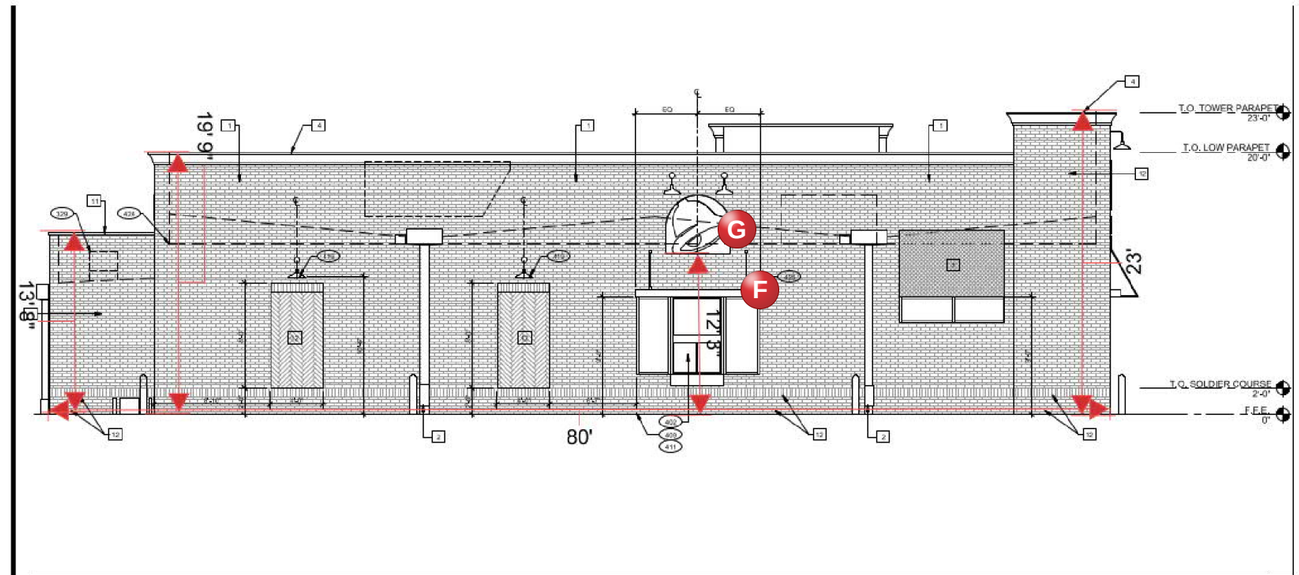
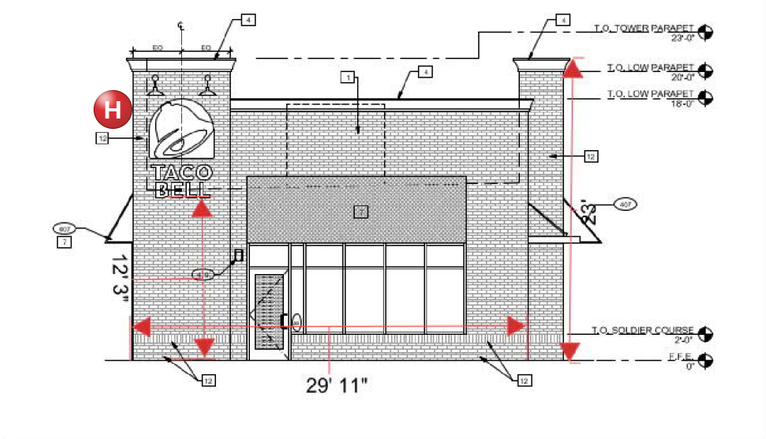
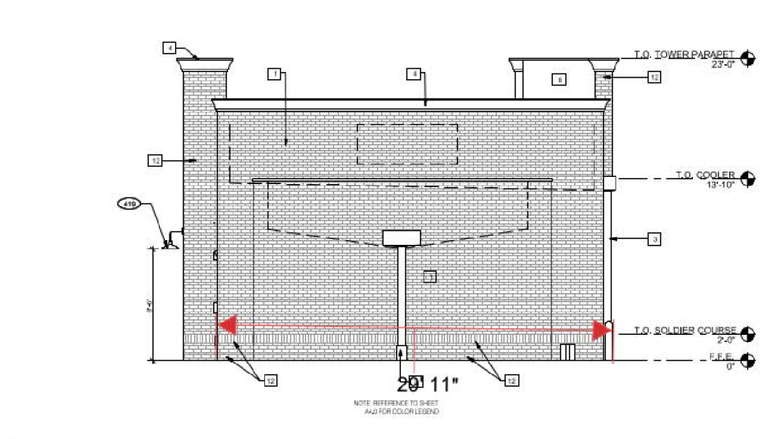


EAST ELEVATION 1/4" = 1'-0" 1



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



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

CAUTION: IF THIS SHEET IS NOT 22"X34" IT IS A REDUCED PRINT

SEE SHEET A4.0 FOR FINISH SCHEDULE

315	METAL PARAPET CAP.
329	MECHANICAL UNIT. SEE ROOF PLAN.
401	BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS.
402	DRIVE THRU WINDOW. SEE SHEET A1.2 AND A1.1.
407	AWNING BY VENDOR.
409	ASSUME DT LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411	CONCRETE CURB.
419	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422	PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424	LINE OF ROOF BEYOND.
425	METAL CANOPY BY VENDOR.

KEY NOTES A

Castles Design Group

A Professional Corporation
5804 Kitty Dr., Suite 800
Houston, Texas 77081
tel: 713 864 7974
fax: 713 864 9954

DATE	REMARKS

CONTRACT DATE: 01.27.2023
BUILDING TYPE: END, MED, 40
WM UPLOAD DATE: 6/15/2023
BRAND DESIGNER: FRANK WANCHO
SITE NUMBER: 316435
STORE NUMBER: 461162
PA/PM:
DRAWN BY: RR
JOB NO.:

ENDEAVOR 2.0

BEECH ROAD
NEW ALBANY, OH 43054

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.1

6/15/2023 1:44:13 PM

Sign Schedule

- **F** Drive Thru building Canopy
- **G** Large White Cut Out Bell Non-illuminated 22 SF
- **H** White Bell and Stacked Letters 25 SF Non-illumin.

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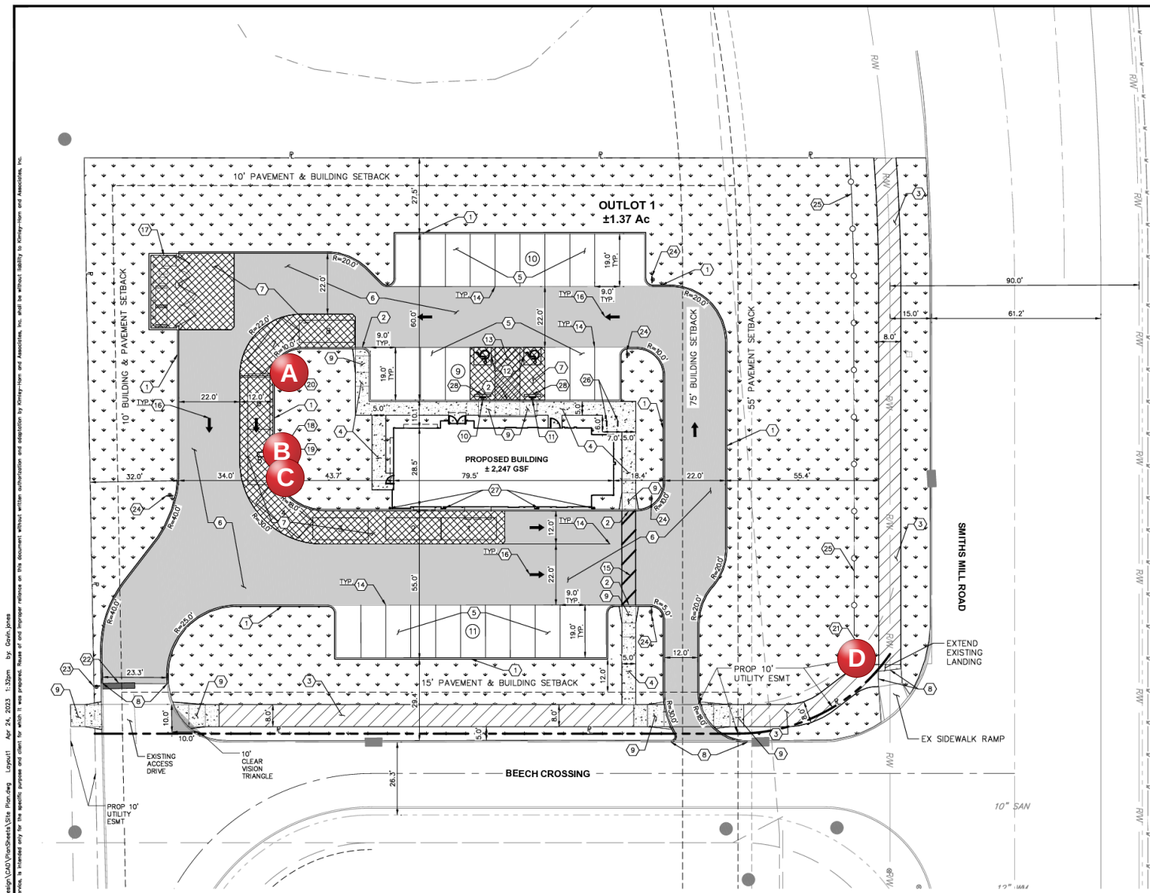

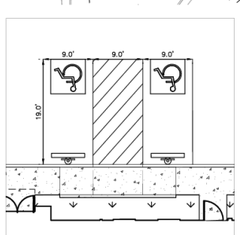

ADA DETAIL
SCALE: 1" = 10'

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

1. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. CURB RADIUS TO BE 3' UNLESS OTHERWISE NOTED

SITE LEGEND

- # — PARKING COUNT
- PROPERTY LINE
- NEW ALBANY WHITE 4-BOARD HORSE FENCE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED LEISURE TRAIL

SITE PLAN KEY NOTES

1. 6" CONCRETE CURB, TYP. (PER CMS ITEM 609, SEE DETAIL ON SHEET 4)
2. 6" CONCRETE FLUSH CURB, TYP. (PER CMS ITEM 609, SEE DETAIL ON SHEET 4)
3. 8' LEISURE TRAIL (SEE DETAIL ON SHEET 4)
4. 5' CONCRETE SIDEWALK, TYP. (SEE DETAIL ON SHEET 4)
5. LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET 4)
6. STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET 4)
7. HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHEET 4)
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. ACCESSIBLE RAMP (SEE DETAIL ON SHEET 4)
10. ADA PARKING SIGN (SEE DETAIL ON SHEET 4)
11. ADA VAN PARKING SIGN (SEE DETAIL ON SHEET 4)
12. ACCESSIBLE PAVEMENT MARKINGS (PER CMS ITEM 642, SEE DETAIL ON SHEET 4)
13. ADA AND ACCESS AISLE PAVEMENT MARKINGS (PER CMS ITEM 642, SEE DETAIL ON SHEET 4)
14. 4" WIDE PAINTED SOLID LINE, TYP. (PER CMS ITEM 641)
15. TRANSVERSE/DIAGONAL LINE, TYP. (PER CMS ITEM 641)
16. PAVEMENT MARKING, WHITE (PER CMS ITEM 642)
17. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. DRIVE THRU CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. MENU BOARD (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. CLEARANCE BAR (SEE ARCHITECTURAL PLAN FOR DETAILS)
21. MONUMENT SIGN (SEE ARCHITECTURAL PLAN FOR DETAILS)
22. 24" STOP BAR (PER CMS ITEM 642)
23. STOP SIGN (SEE DETAIL ON SHEET 4)
24. DO NOT ENTER SIGN (SEE DETAIL ON SHEET 4)
25. NEW ALBANY WHITE 4-BOARD HORSE FENCE (SEE ARCHITECTURAL PLAN FOR DETAILS)
26. BIKE RACK (SEE DETAIL ON SHEET 4)
27. BOLLARD (SEE DETAIL ON SHEET 4)
28. WHEEL STOP (SEE DETAIL ON SHEET 4)

SITE STATISTICS

CURRENT ZONING:	INFILL PLANNED UNIT DEVELOPMENT C-3, HIGHWAY BUSINESS DISTRICT
PROPOSED LAND USE:	RESTAURANT WITH DRIVE THROUGH
PARCEL NUMBER:	093-106512-00.000
PARCEL AREA:	7.38 ACRES
LOT NUMBER:	OUTLOT 1
LOT AREA:	±1.37 ACRES
PERVIOUS AREA:	±0.68 ACRES
IMPERVIOUS AREA:	±0.69 ACRES
BUILDING SETBACKS FROM @:	
NORTH (SMITHS MILL ROAD):	75 FEET (55 FEET PAVEMENT SETBACK)
SOUTH:	10 FEET
EAST (BEECH CROSSING):	15 FEET
WEST:	10 FEET
MAXIMUM BUILDING HEIGHT:	2 STORIES
PROPOSED BUILDING HEIGHT:	1 STORY
PARKING REQUIRED (1:75 GROSS SF):	30 SPACES
PARKING PROVIDED:	30 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES (1 VAN SPACE)
HANDICAP SPACES PROVIDED:	2 SPACES (1 VAN SPACE)
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
DRIVE THROUGH STACKING REQUIRED (25% OF REQUIRED PARKING):	8 STACKING SPACES
DRIVE THROUGH STACKING PROVIDED:	8 STACKING SPACES

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

SITE PLAN

TACO BELL FINAL ENGINEERING
NEW ALBANY, OH
(TOWNSHIP - LICKING COUNTY)

ORIGINAL ISSUE: 4/21/2023
KHA PROJECT NO. 190164002
SHEET NUMBER
6
OF 11

Sign Schedule

- A Clearance Bar
- B Order Point Canopy
- C Menu board
- D Monument Sign

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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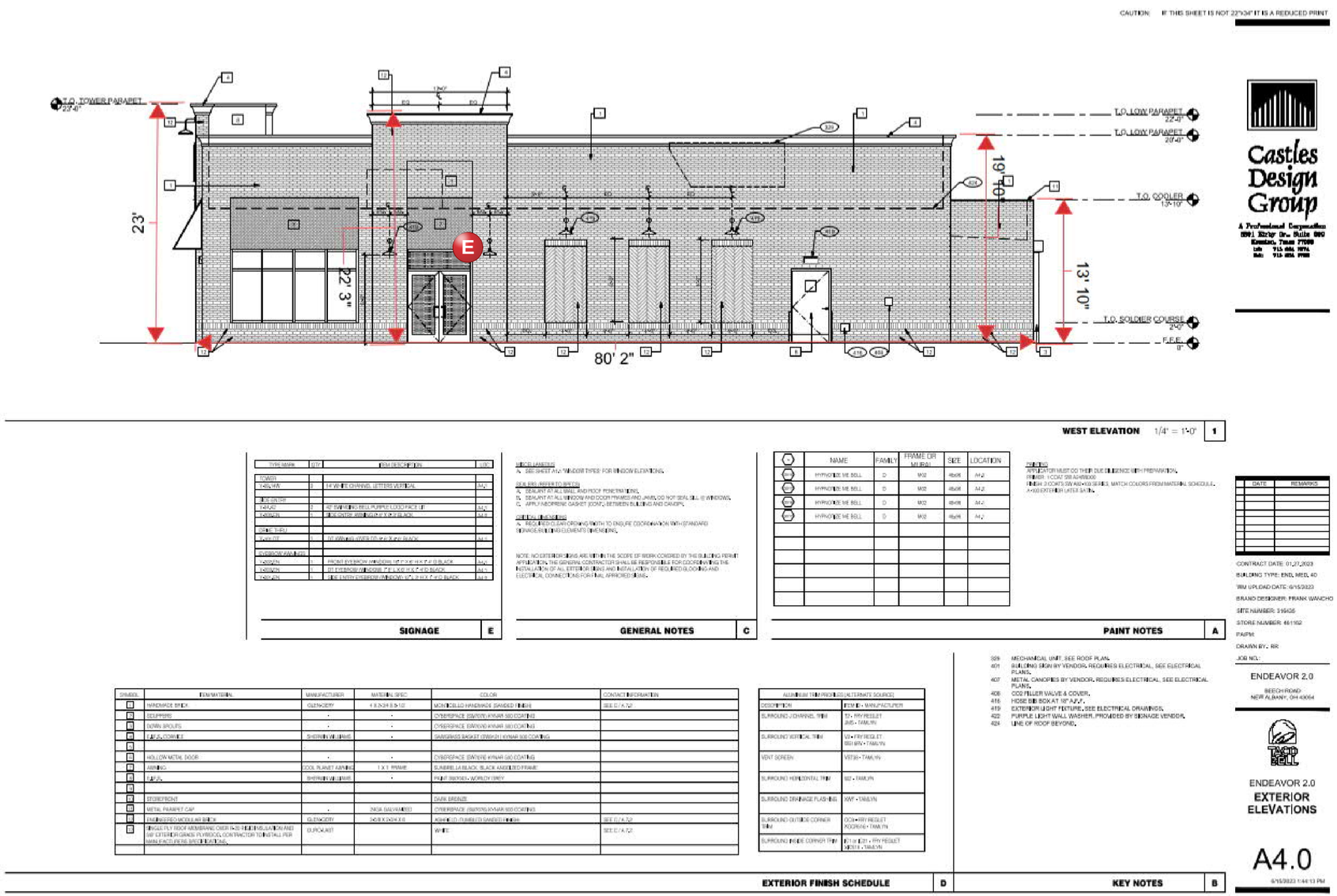
Sign Schedule

E 6'4 Building Canopy



Customer/Site No:	Prepared By: Susan Wenszell		
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0	
Description: TACO BELL	Customer Signature:		

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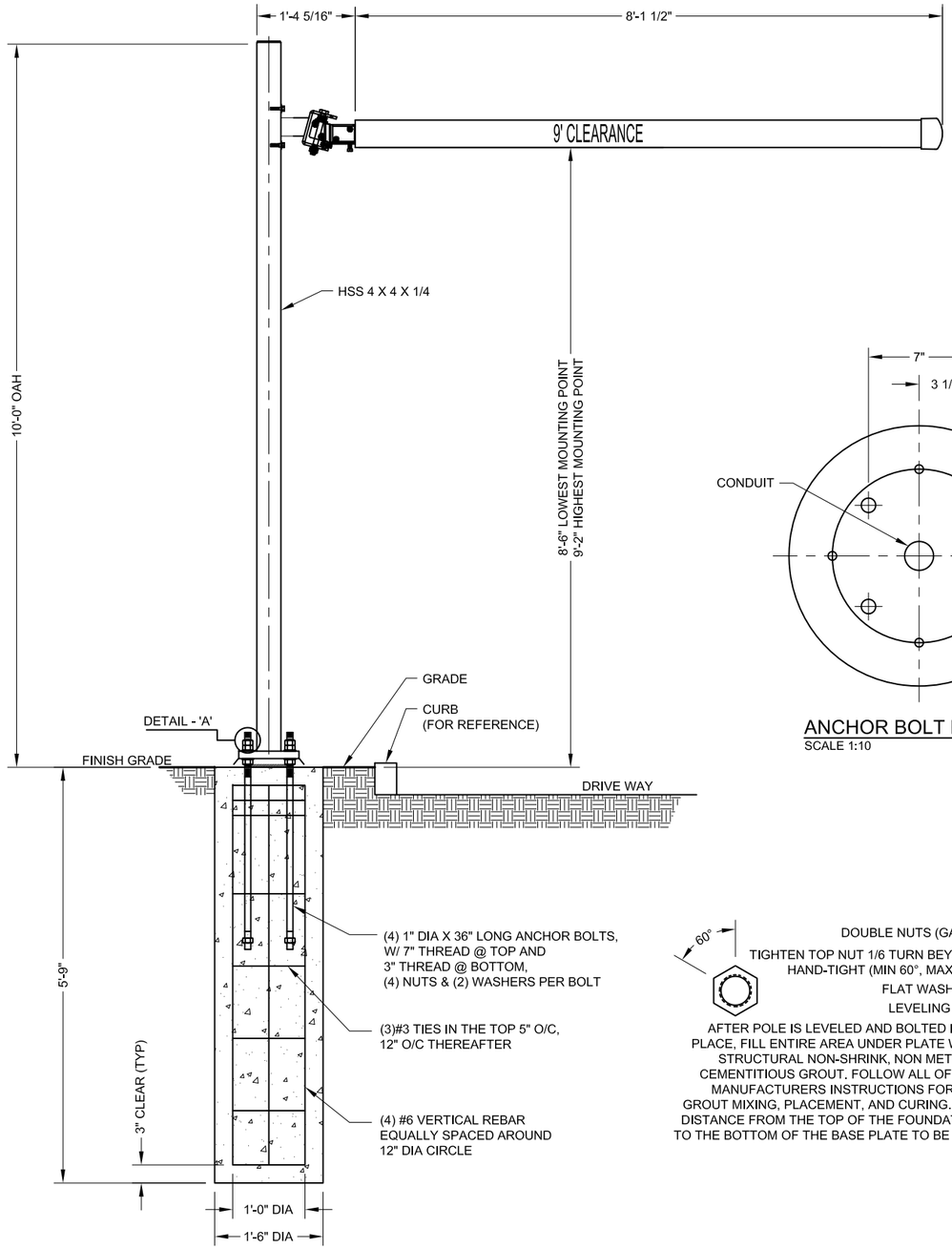
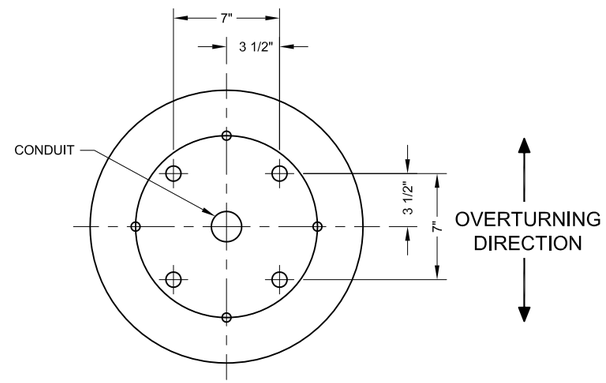
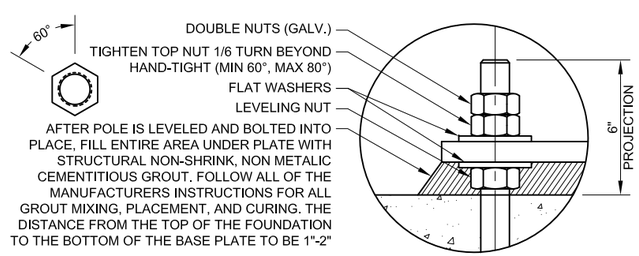


FRONT ELEVATION
SCALE 1:24



ANCHOR BOLT PATTERN
SCALE 1:10



ANCHOR BOLT DETAIL-'A'
SCALE 1:10

INSTALLER TO PROVIDE COMPLETION PHOTOS OF

FOUNDATION WITH ANCHOR BOLTS, REBAR & CONDUIT (BEFORE & AFTER POUR), BASE PLATE(S) w/ANCHOR BOLT CONNECTIONS, GROUT INSTALLATION, MATCH PLATE/SIGN CONNECTIONS, ANY WELDED CONNECTIONS, ELECTRICAL WIRING AND OVERALL ELEVATION.

LANDSCAPING MATERIALS SHOULD BE KEPT MINIMUM TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

CONCRETE SPECIFICATION
0.38 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 29 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET ANCHOR BOLTS, REBAR.
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
5. ANCHOR POLE(S) AS SHOWN IN AB DETAIL. CHECK FOR PLUMB.
6. MOUNT SIGNAGE TO POLE(S).
7. TEST SIGNAGE FOR PROPER FUNCTION.
8. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
9. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

SWING ARM INSTALLATION INSTRUCTIONS
1. MOUNT ARM ASSEMBLY TO CHASSIS
2. LOCATE CORRECT SIDE OF CHASSIS THAT IS FACING ONCOMING TRAFFIC INTO THE DRIVE THRU.
3. SLIDE PVC TUBE INTO POSITION, OVER ASSEMBLY ARM, WITH THE LETTERING FACING ONCOMING TRAFFIC.
4. DRILL A HOLE ON THE TOP OF THE PVC TUBE 6" FROM THE END, ON THE END THAT HAS THE PIVOT BRACKET, COUNTERSINK FOR 1/4" BOLT.
5. INSERT 1/4" SCREW (PROVIDED) INTO PRE-DRILLED HOLE AND TIGHTEN UNTIL SNUG.
6. INSERT PVC CAP ON OPPOSITE END.
7. DRILL 1/8" HOLE THRU THE TOP OF THE CAP AND TUBE.
8. INSERT PROVIDED #8 - 3/4" SHEET METAL SCREW AND TIGHTEN INTUL SNUG SO CAP WILL NOT COME OFF.

EVERBRITE TO FURNISH
1. 10'-0" PORTAL SIGN
2. ANCHOR BOLTS
3. ALL MOUNTING HARDWARE

INSTALLER TO FURNISH
1. FOUNDATION

INSTALLATION | DRAWN BY | SITE | TITLE

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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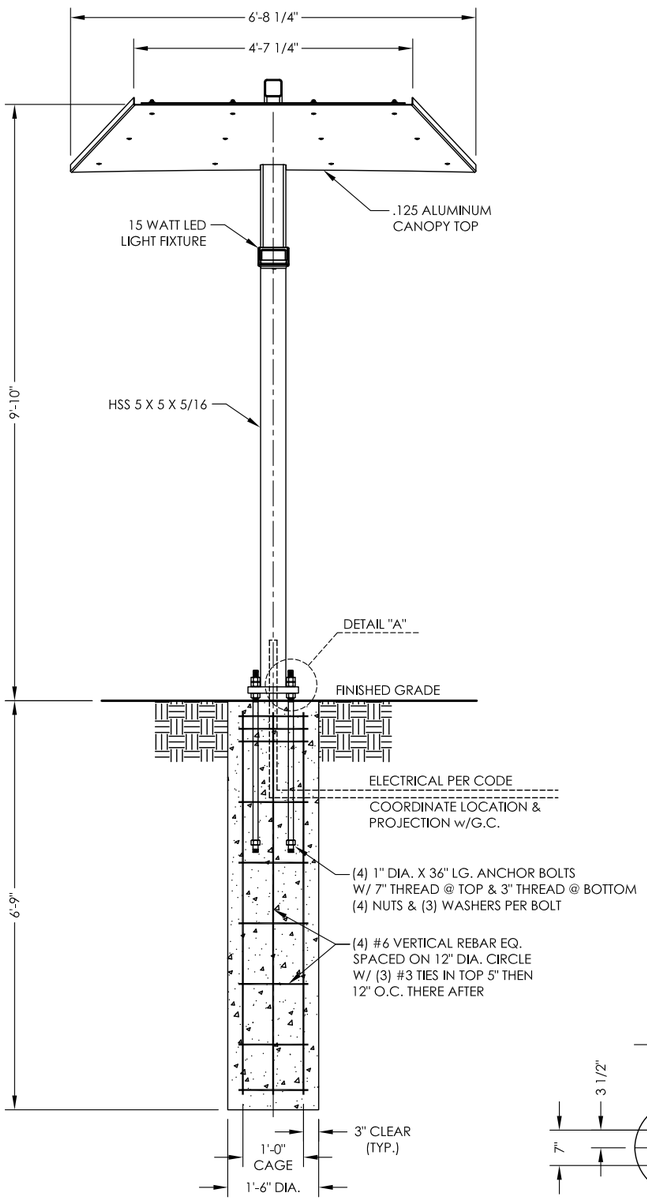
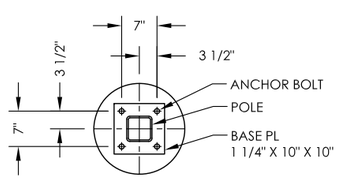
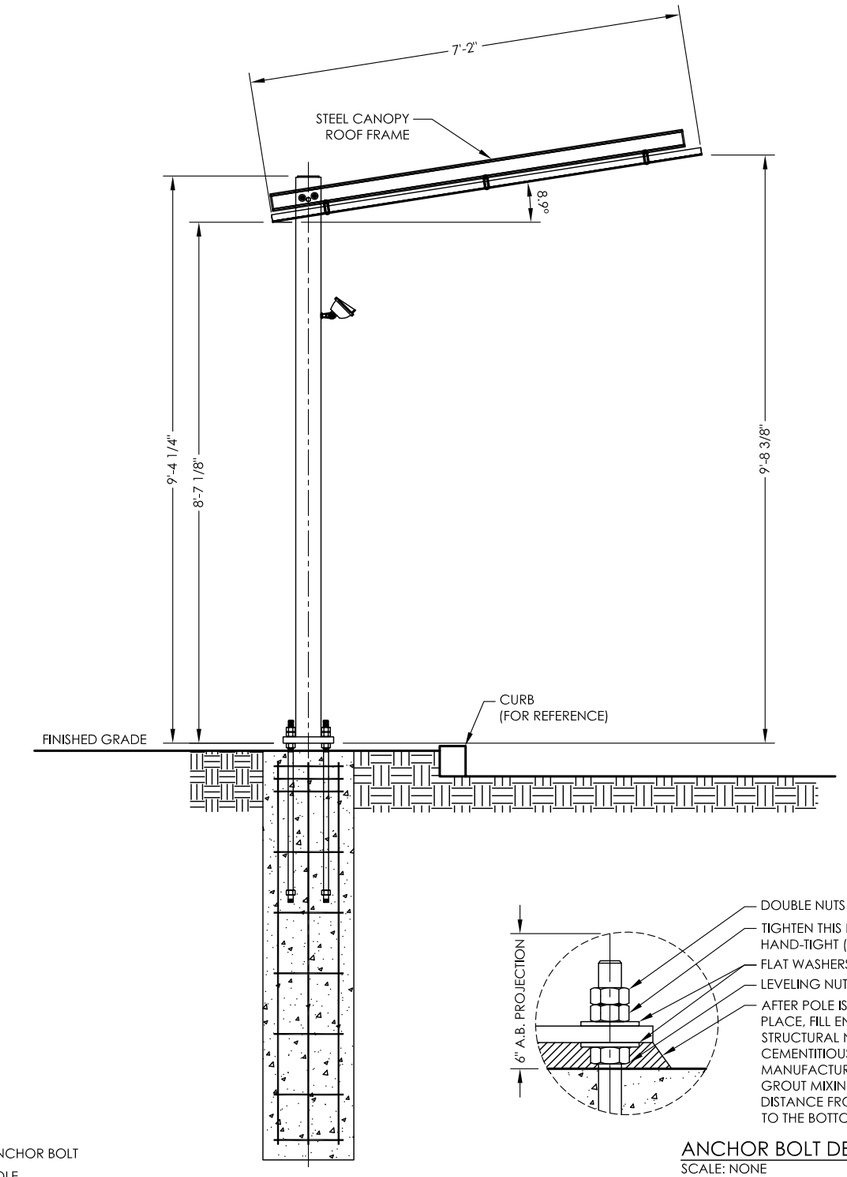


FRONT ELEVATION
SCALE 1:30



ANCHOR BOLT PATTERN
SCALE 1:30



SIDE ELEVATION
SCALE 1:30

GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF FOUNDATION, GROUT INSTALLATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WELDING CONNECTIONS AND OVERALL ELEVATION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

LANDSCAPING MATERIALS SHOULD BE KEPT TO A MINIMUM OF TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

CONCRETE SPECIFICATION
0.45 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI.
RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE POLE & SIGN INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

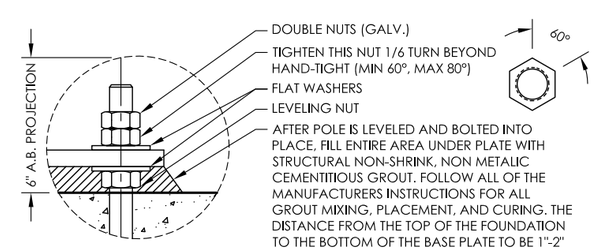
WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 54 PSF & A SNOW LOAD OF 17 PSF OR A WINDLOAD OF 24 PSF & A SNOWLOAD OF 76 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
4. SET CONDUIT STUB, ANCHOR BOLTS AND REBAR.
5. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED (A MINIMUM OF 7 DAYS IS SUGGESTED BEFORE CONTINUING WITH INSTALLATION).
5. SET COLUMN PLUMB AND ANCHOR AS SHOWN IN A.B. DETAIL.
6. MOUNT CANOPY TO POLE.
7. MAKE FINAL ELECTRICAL HOOK UP (ALL ELECTRICAL TO MEET LOCAL CODES.)
8. TEST SIGN FOR PROPER FUNCTION.
9. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
10. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL.

Pole and Canopy are painted Black



ANCHOR BOLT DETAIL "A"
SCALE: NONE

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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STRATACACHE

May 10, 2022

Re: Letter of lighting ordinance compliance.

To whom it may concern,

This letter describes that **STRATACACHE** ("Sign Manufacturer" as listed herein) confirms that the proposed new digital menu boards for Taco Bell restaurants will be in compliance with the outdoor lighting standards detailed below:

1. The maximum luminance produced by the sign shall not exceed three-tenths (3/10) foot candles greater than the ambient light level.
2. Automatic dimming capability shall adjust the signs illumination to the ambient light at all times of the day or night.
3. Menu board signs shall be permitted EMDs or changeable copy signs. Such signs shall only display menu items with no other advertisement and the content of such sign shall only change once in any twenty-four (24) hour period.

Name: Bruno Pupo

Company: STRATACACHE

Phone #: 937-660-5828

Email: bpupo@stratacache.com

Signature:

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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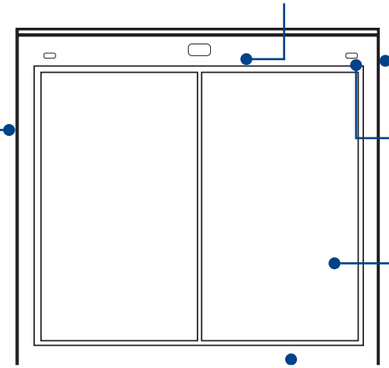
OUTDOOR DIGITAL DISPLAY

High quality and manufactured in the USA, STRATACACHE outdoor digital displays are designed to handle any weather condition and deliver maximum visibility even in direct sunlight. Integrated hardware and software provides streamlined content management with remote monitoring and control 24/7, making it easy to reboot a media player or troubleshoot. Our advanced display technology has a sensor-rich design that delivers personalization and predictive maintenance, ensuring the delivery of the best customer experience. A partnership with STRATACACHE for your outdoor digital signage needs means confident deployment and network management, at scale, regardless of your project's complexity or size. Discuss your outdoor digital display goals with us today, and we can create a custom solution for your business.

Modular Design
All components are field serviceable in 15 mins or less

24/7 Monitoring and Control
Easy to reboot a media player or troubleshoot remotely



Content Management
Streamlined using integrated hardware and software

Sensor-Rich Capabilities
Gives deeper understanding of operations and customer behavior ensuring the delivery of the best customer experience

Visibility at All Angles
A brightness of 3,000 nits and vandal resistant tempered glass delivers clear views even in direct sunlight through polarized sunglasses

Maximum Reliablity

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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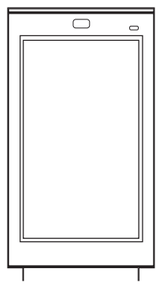
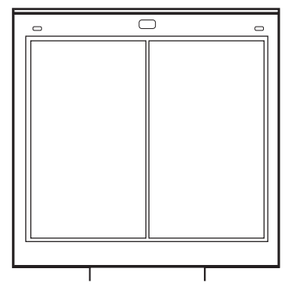
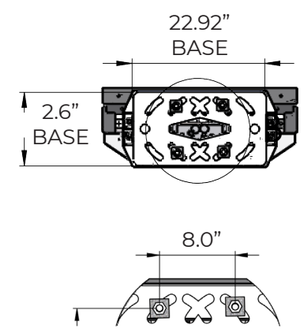
OUTDOOR DIGITAL DISPLAY

Description	Specification	55STR-V12S	55STR-V12D
LCD Panel	Configuration	1 x 1 Single Panel	1 x 2 Double Panel
	Panel Size	55” Diagonal LCD	2 x 55” diag
	Orientation	Portrait	
	Native Resolution (W x H)	1080 x 1920	2160 x 1920
	Brightness (Min/Max)	380/3,500 cd/m²	
	Contrast Ratio	1300:1	
	LCD Technology	IPS RGB+W with QLP - polarized eyewear compatible	
	Viewing Angle	178° x 178°	
	External Control	Yes - RS232C	
Connectivity	Content	ActiVia for Media 4.0	
	Data Access	CAT 6 | Wi-Fi | 4GLTE	
Audio	Speakers	Optional - Side or Bottom Mounted	
	Microphone	Optional - Side or Bottom Mounted	
Enclosure	Thermal Management	Direct Air Cooling System (DACS) US Patent# 8472174 B2	
	Cover Glass	Proprietary AR treated tempered safety glass (UL48 Listed)	
	Ingress Protection	Water and Dust Protection to IP56 - NEMA 4 - Certified IEC-60950	
	Mount Design	8” x 8” Universal Base-Plate	
	Accessibility	Remote power lock with hinge-less front door access	
	Dimensions (HxWxD mm) (HxWxD in)	1849.2 x 850.9 x 330.2 72.8” x 33.5” x 13”	1849.2 x 1551.0 x 330.2 72.8” x 61.1” x 13”
	Overall Height (options)	1.8 m / 72” standard - Optional 1.68 m/ 66” and 1.98m / 78”	
	Net Weight	215 kg / 474 lbs	320 kg / 705 lbs
Special Features	Ambient Light Sensor	Yes - Automatically adjusts backlight brightness based on ambient light conditions (night sky compliance ready)	
	Field Serviceability	All components are on-site serviceable in under 15 min. (avg)	
	Easy Access Module Swap	All components are modular for simple trouble-shooting and swap.	
	Remote Monitoring	Remote diagnostics, control and monitoring of system health	
Power	Input Power	100/120/240V 50/60Hz	
	Consumption	450W/800W	830W/1150W
	Cable Access	Bottom via sealed junction box in base area.	
	Termination	Embedded circuit breaker, surge suppression protection and EMI filter	
Approval	Safety	UL, cUL, UL48, TUV, CB Report, IEC-60950	
	EMC	FCC Class “A” | CE Mark | CISPR	
Environmental	Operating Temperature	-30°C to +50°C Under full solar exposed conditions	
	Wind Load Rating	Up to 290 km/h | 180 mph	
	Operating Humidity	10% to 90% RH (non-condensing)	







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Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
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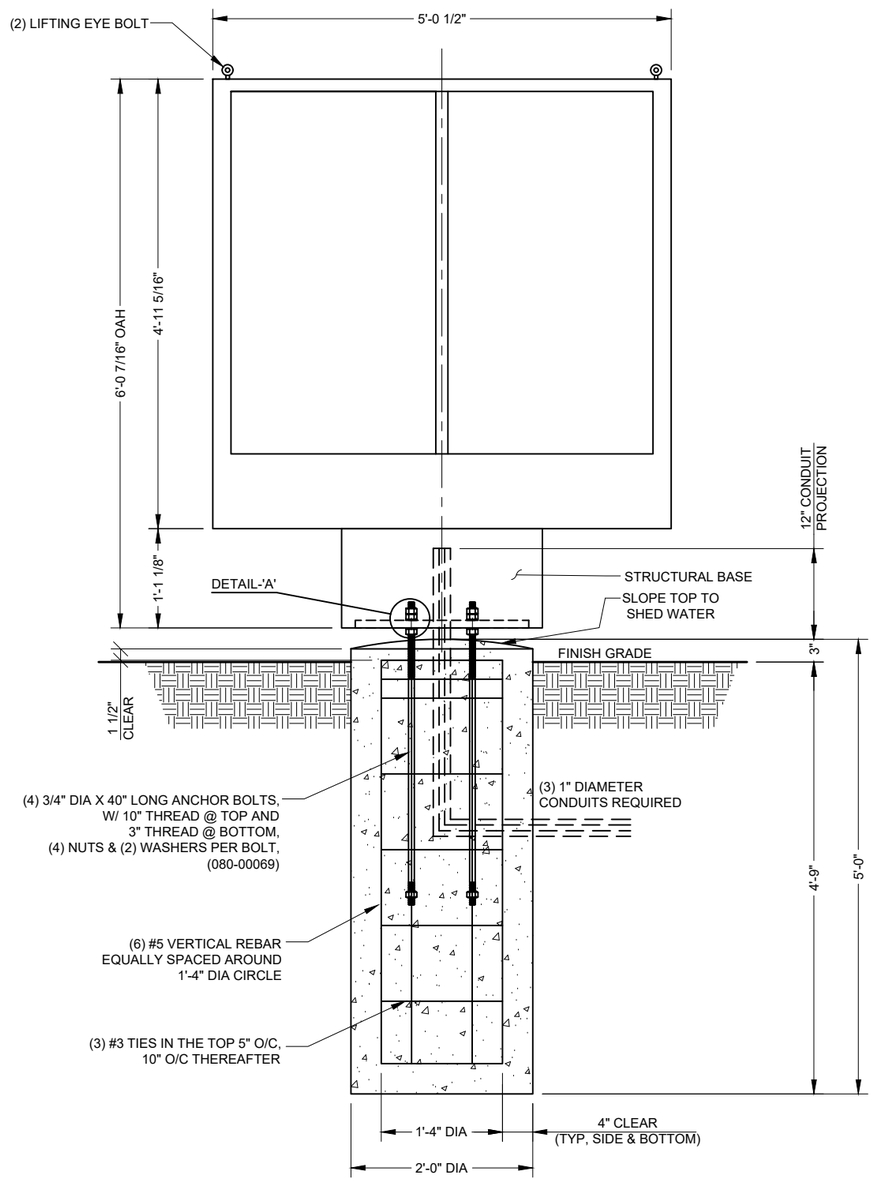


FRONT ELEVATION
SCALE 1:20

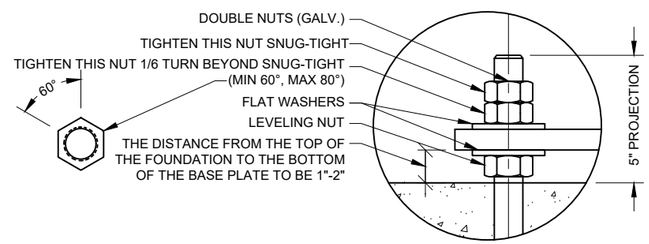
1. 6'-0 7/16" X 5'-0 1/2" MENU BOARD WITH POLE
2. (4) ANCHOR BOLTS AND NUTS
3. ALL MOUNTING HARDWARE

INSTALLER TO FURNISH
1. ALL ELECTRICAL COMPONENTS REQUIRED
2. FOUNDATION

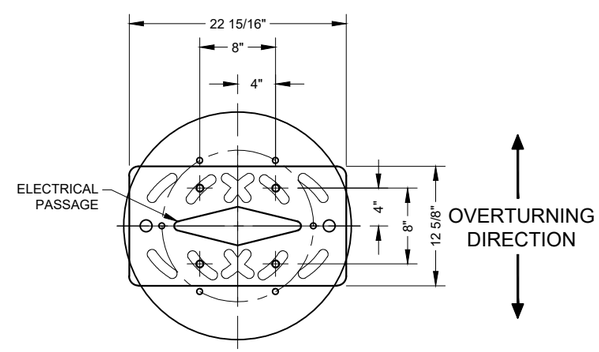
GENERAL CONTRACTOR TO FURNISH
1. PRIMARY WIRES FROM BUILDING TO SIGN

ELECTRICAL SPECIFICATION :
POWER SUPPLIES : HARDWIRED AC POWER
120/240V 50/60Hz
1150W (@ MAX LOAD)
UL RATED @ 10Amp
BACKLIGHT: LED LIGHT SOURCE
380 CD/M2 TO 3,500 CD/M2

WEIGTH : 915 LBS



ANCHOR BOLT DETAIL-'A'
SCALE: NONE



ANCHOR BOLT PATTERN
SCALE 1:16

INSTALLER TO PROVIDE COMPLETION PHOTOS OF THE FOLLOWING
1. MATCH PLATE/SIGN CONNECTIONS
2. BEFORE AND AFTER PHOTOS OF ALL PLUG WELDS, CAP PLATE WELDS, AND ANY OTHER WELDED CONNECTIONS DONE IN THE FIELD
3. ELECTRICAL WIRING
4. ALL SIGN ILLUMINATING (PREFRABLY SHOWING LED'S OR LAMPS ILLUMINATING)
5. ANY WALL PENETRATION CAULKED AND SEALED
6. OVERALL ELEVATION

GENERAL NOTES

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN AND INSTALLING DISCONNECT SWITCHES IF NOT FACTORY INSTALLED ON THE SIGN.

SIGN ASSEMBLY IS INTENDED FOR OUTDOOR WET LOCATION.

INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

LANDSCAPING MATERIALS SHOULD BE KEPT MINIMUM TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

CONCRETE SPECIFICATION

0.58 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

LIFTING HOLE NOTE

ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE

ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED. PROOF OF WELDER CERTIFICATION REQUIRED (COPY OF WELDER CERTIFICATION,PHOTO OF AWS CERTIFICATION CARD OF PERSON DOING THE WELDING).

DESIGN NOTE

SIGN, POLE AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND AN ALLOWABLE WIND LOAD OF 35 PSF, 123 MPH,IBC 2009,EXPOSURE C.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET ANCHOR BOLTS, REBAR AND CONDUIT STUB. (PRIMARY ELECTRICAL SERVICE TO BASE BY G.C.)
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
5. ANCHOR POLE(S) AS SHOWN IN AB DETAIL. CHECK FOR PLUMB.
6. MOUNT SIGNAGE TO POLE(S). (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.)
7. MAKE FINAL ELECTRICAL HOOK-UP. (ALL ELECTRICAL TO MEET LOCAL CODES.)
8. TEST SIGNAGE FOR PROPER FUNCTION AND LIGHTING.
9. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
10. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

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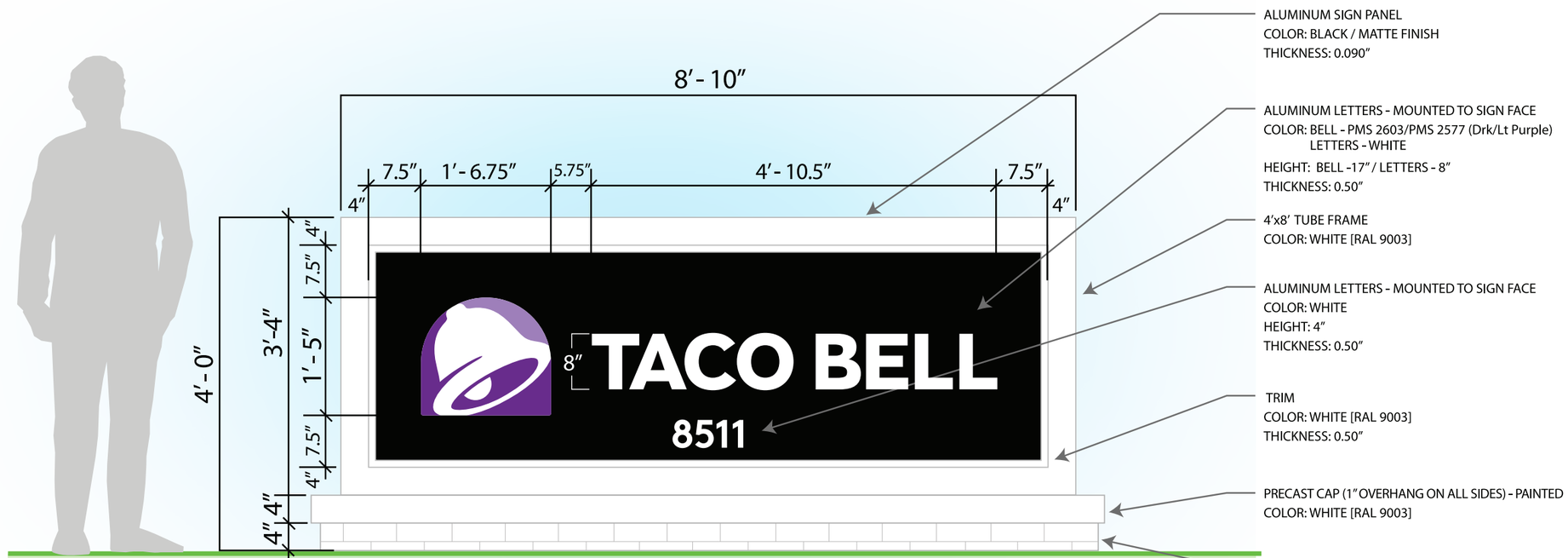

SIGN TYPE 2 - SINGLE TENANT SIGN

Scale: 1/2″ = 1′-0″

Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

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Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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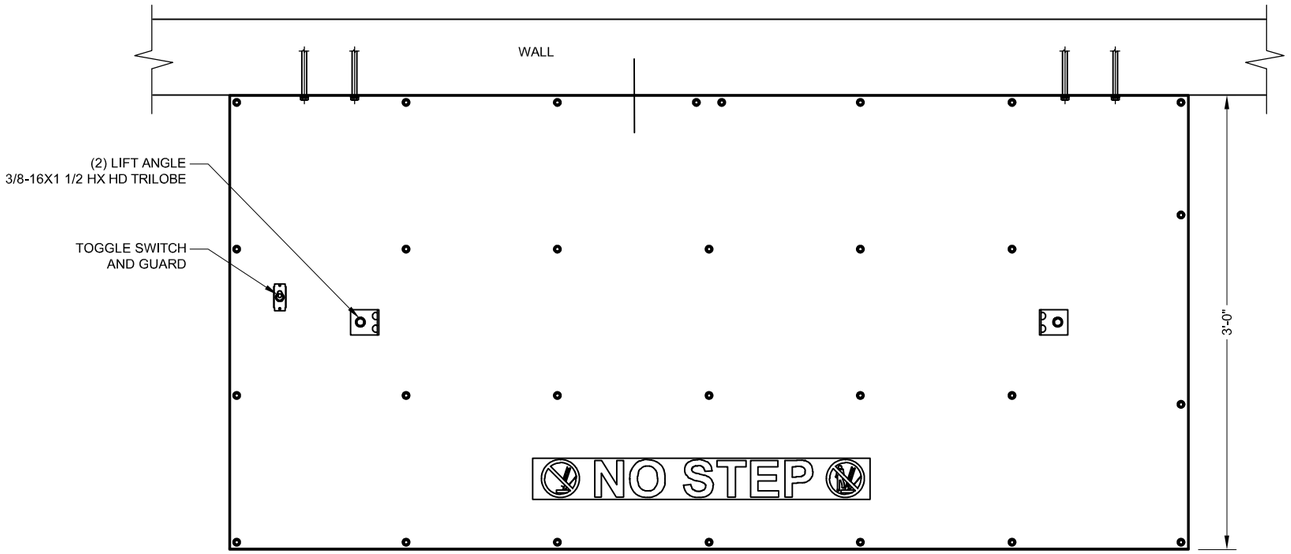
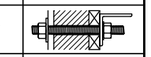
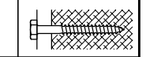
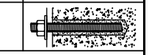
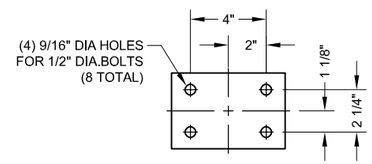


TOP VIEW
SCALE 1:12

1/2" DIAMETER FASTENER CHART

WALL CONSTRUCTION	FASTENER	COMMENTS	EXAMPLE
WOOD BLOCKING ATTACHED BETWEEN AND TO STUDS	THRU BOLT WITH ANGLE OR UNISTRUT ACROSS STUDS	USE APA ENGINEERED WOOD ASSOCIATION FASTENER LOADS FOR PLYWOOD - BOLTS	
	LAG BOLTS (4 1/2" EMBEDMENT INTO BLOCKING)	STEEP REDUCTION FOR COMBINED WITHDRAWL AND LATERAL LOADS	
BRICK, CONCRETE BLOCK, SOLID CONCRETE	SLEEVE ANCHOR (2" MINIMUM EMBEDMENT)	SEE HILTI TECHNICAL GUIDE	
	HILTI HIT HY 20 OR EQUAL	SEE HILTI TECHNICAL GUIDE	

NOTE: ALL FASTENERS TO BE THRU BOLTS IF POSSIBLE, USE ALTERNATE FASTENERS PER WALL TYPE SHOWN ABOVE IF THRU BOLTING IS NOT POSSIBLE. ALL FASTENERS ARE TO BE CHOSEN AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



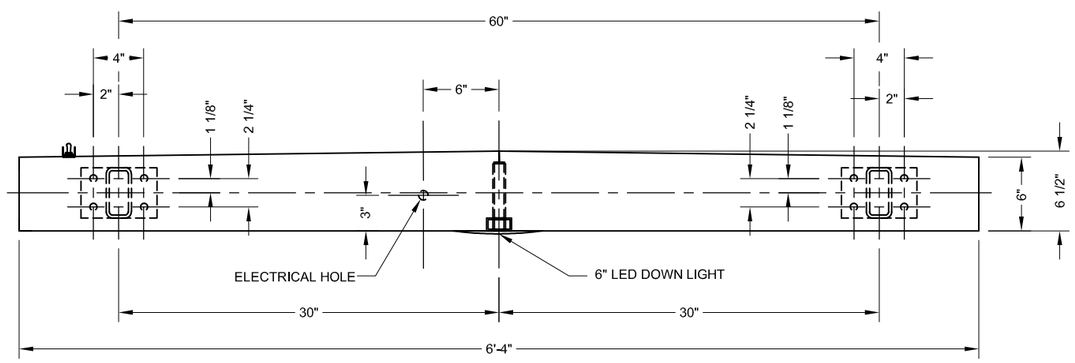
(2) WALL MOUNTING DETAIL
SCALE 1:8

GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF MOUNTING/CONNECTION POINTS AND OVERALL ELEVATION.

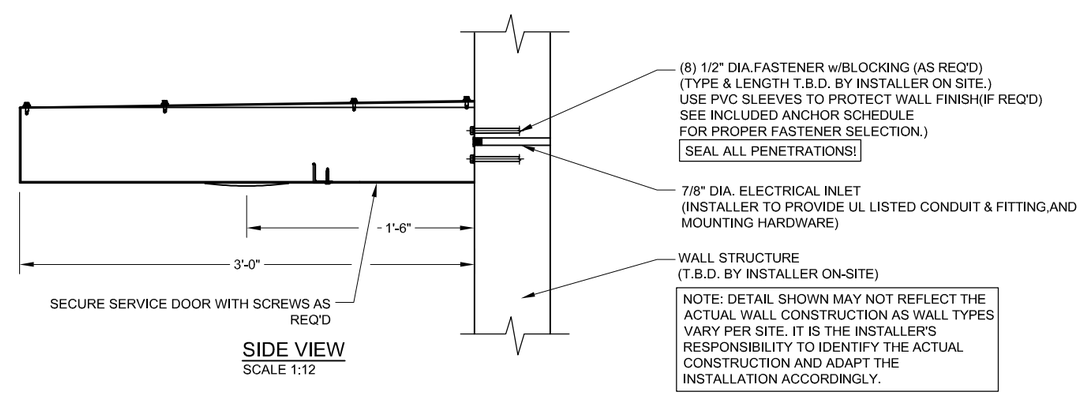
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

INSTALLATION INSTRUCTIONS
1. OPEN PACKAGING CAREFULLY AND INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, CLAIM MUST BE FILED WITHIN 5-DAYS WITH SHIPPING AGENT.
2. DETERMINE SIGN LOCATION AND TAPE UP THE TEMPLATE (IF PROVIDED) ON THE SURFACE TO WHICH IT WILL BE INSTALLED, RECEIVE CONFIRMATION FROM CLIENT OR CONTRACTOR.
3. LAYOUT AND PRE-DRILL ALL REQUIRED MOUNTING HOLES.
4. FILL ALL HOLES WITH SILICONE PRIOR TO MOUNTING THE CANOPY.
5. ALIGN CANOPY TO MATCHING PRE-DRILLED HOLES WHILE INSERTING FASTENERS THROUGH CANOPY, WALL AND BLOCKING (AS REQ'D). FASTEN WITH HARDWARE. USE PVC SLEEVES TO PROTECT WALL FINISH OVER SHEATHING (IF NECESSARY).
6. MAKE ELECTRICAL CONNECTIONS.
7. PERFORM TOUCH-UP AS REQUIRED
8. CLEAN INSTALLATION WORK SITE OF ALL EXCESS MATERIALS AND DEBRIS. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.



FRONT VIEW W/ MOUNTING PATTERN
SCALE 1:12



SIDE VIEW
SCALE 1:12

This sign is non-illuminated

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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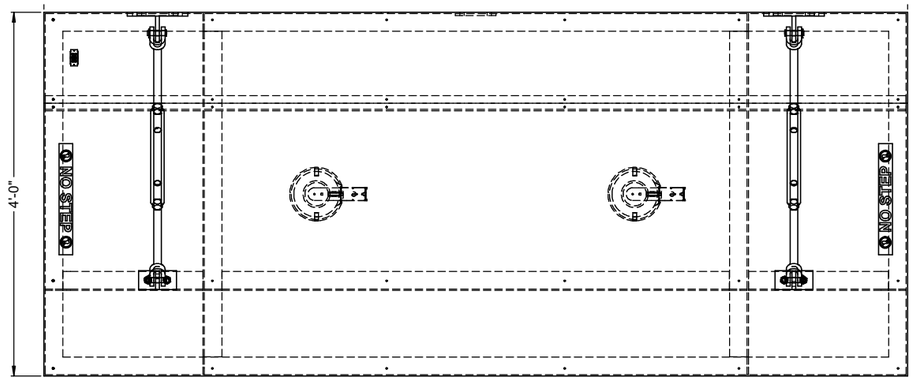
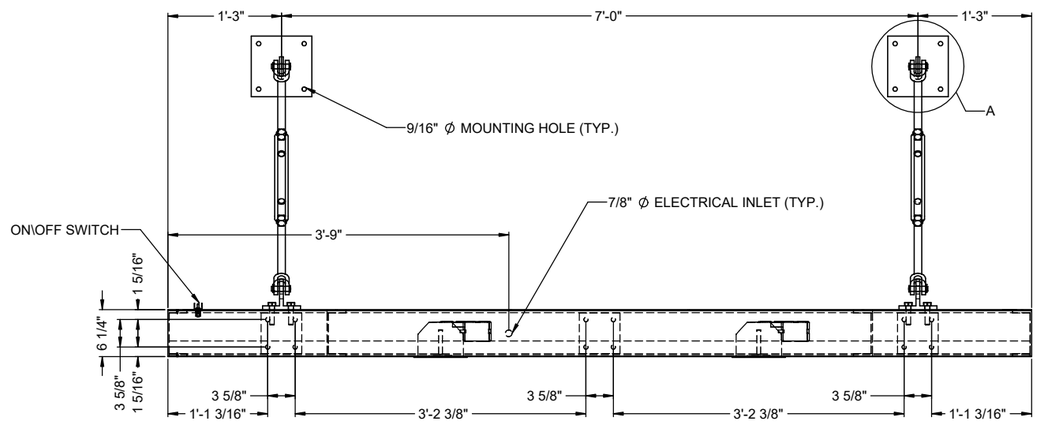
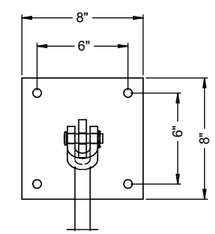


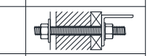
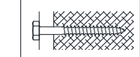
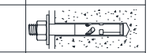
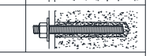
TOP VIEW
SCALE 1:10



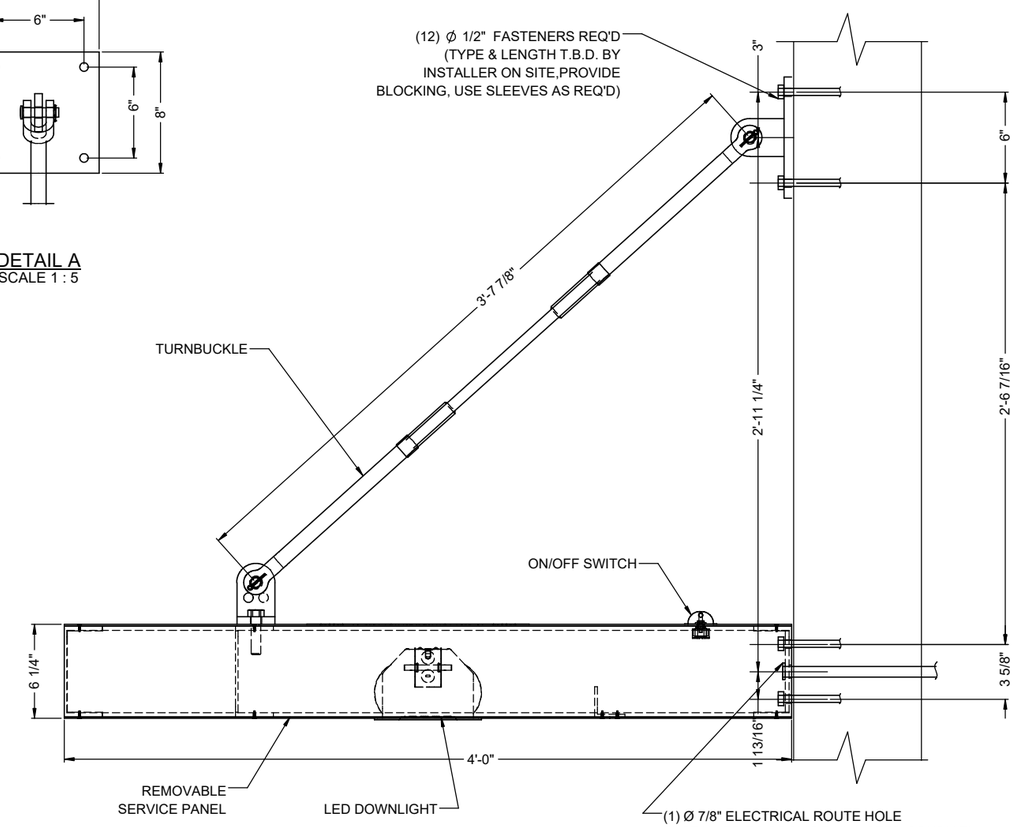
FRONT VIEW
SCALE 1:10



DETAIL A
SCALE 1 : 5

1/2" DIAMETER FASTENER CHART			
WALL CONSTRUCTION	FASTENER	COMMENTS	EXAMPLE
WOOD BLOCKING ATTACHED BETWEEN AND TO STUDS	THRU BOLT WITH ANGLE OR UNISTRUT ACROSS STUDS	USE APA ENGINEERED WOOD ASSOCIATION FASTENER LOADS FOR PLYWOOD - BOLTS	
	LAG BOLTS (4 1/2" EMBEDMENT INTO BLOCKING)	STEEP REDUCTION FOR COMBINED WITHDRAWL AND LATERAL LOADS	
BRICK, CONCRETE BLOCK, SOLID CONCRETE	SLEEVE ANCHOR (2" MINIMUM EMBEDMENT)	SEE HILTI TECHNICAL GUIDE	
	HILTI HIT HY 20 OR EQUAL	SEE HILTI TECHNICAL GUIDE	

NOTE: ALL FASTENERS TO BE THRU BOLTS IF POSSIBLE, USE ALTERNATE FASTENERS PER WALL TYPE SHOWN ABOVE IF THRU BOLTING IS NOT POSSIBLE. ALL FASTENERS ARE TO BE CHOSEN AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



TYPICAL WALL SECTION
SCALE 1:5

GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF MOUNTING/CONNECTION POINTS, WIRE ROUTING, OVERALL ELEVATION, AND SEALED PENETRATIONS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES.THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN AND INSTALLING DISCONNECT SWITCHES IF NOT FACTORY INSTALLED ON THE SIGN.

SIGN ASSEMBLY IS INTENDED FOR OUTDOOR WET LOCATION.

INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

THIS DRAWING IS TO BE USED FOR INSTALLATION PURPOSES ONLY, NOT TO BE USED FOR MANUFACTURING.

SIGN SPECIFICATIONS
DIMENSIONS: 48" X 114"
APPROX. WEIGHT: TO BE DETERMINED BY INSTALLER PRIOR TO INSTALLATION

INSTALLATION INSTRUCTIONS
1. OPEN PACKAGING CAREFULLY AND INSPECT FOR DAMAGE.
2. DETERMINE SIGN LOCATION AND TAPE UP THE TEMPLATE (IF PROVIDED) ON THE SURFACE TO WHICH IT WILL BE INSTALLED, RECEIVE CONFIRMATION FROM THE CLIENT.
3. LAYOUT AND PRE-DRILL ALL MOUNTING AND ELECTRICAL HOLES REQUIRED FOR MOUNTING THE SIGN.
4. FILL ALL HOLES WITH SILICONE PRIOR TO MOUNTING THE SIGN.
5. ATTACH THE HORIZONTAL BLOCKING BEHIND WALL FRAMING SO ALL CONNECTION POINTS HAVE SUPPORT (IF REQUIRED).
6. ALIGN SIGN TO MATCHING PRE-DRILLED HOLES WHILE INSERTING FASTENERS THROUGH SIGN, WALL AND BLOCKING. FASTEN WITH HARDWARE. USE PVC SLEEVES TO PROTECT BUILDING FINISH IF NECESSARY.
7. MAKE ELECTRICAL CONNECTIONS TO REMOTE POWER SUPPLY/PRIMARY WIRING THROUGH DRILLED ELECTRICAL HOLES.
8. TEST THE SIGN FOR PROPER FUNCTION AND LIGHTING.
9. PERFORM TOUCH-UP AS REQUIRED.
10. CLEAN INSTALLATION WORK SITE OF ALL EXCESS MATERIALS AND DEBRIS. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

This sign is non-illuminated

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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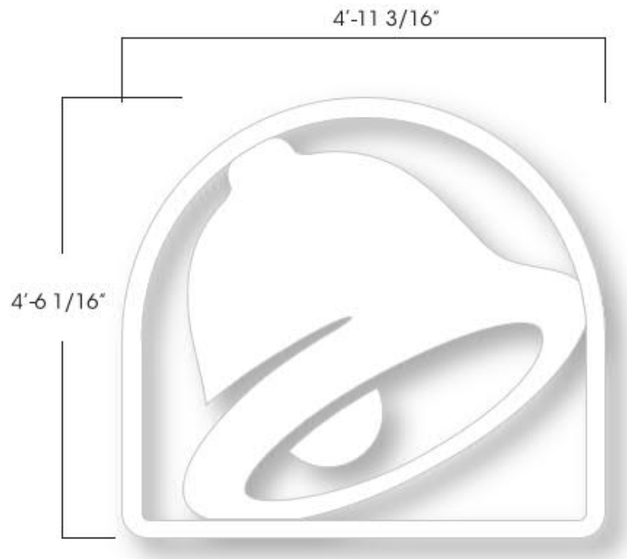

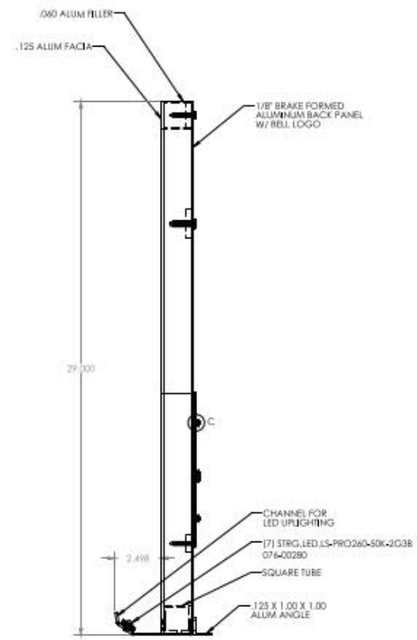

GENERAL SPECIFICATIONS:

- Fabricated aluminum
- Wind load: 90 mph 3 second gust wind speed per ASCE 7-05
- Sign Area: 22.2 Sq. Ft.

COLOR SPECIFICATIONS:

Matte White

E032894; V08.4650
Matte White

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Everbrite
Everbrite LLC
4949 S 110th Street, Greenfield, WI 53220
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No:	Project No: 385417-2
Description: 4'6x5' BELL LOGO FCO IL -WHITE	Date: 12/20/18
	Drawn By: RB

TACO BELL

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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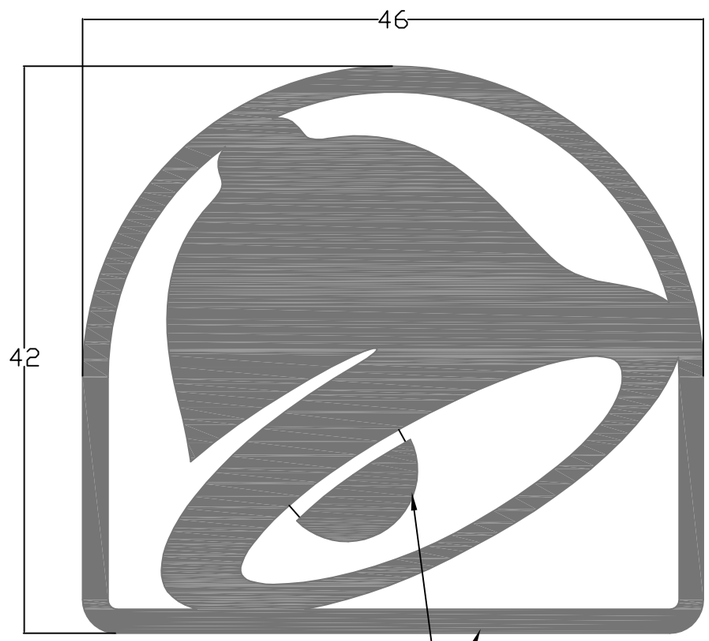
NOTE: ADJUSTABLE DEPTH SIGN TO BE MOUNTED USING ALUMINUM TUBE INSERT/RECEIVER SYSTEM, OR BY REMOVING ALUMINUM MOUNTING PLATES, REVEALING KEEP-NUT/THREADED ROD SYSTEM.

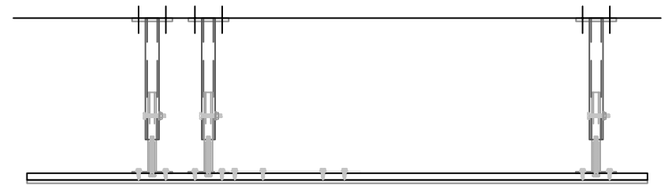
INSTALLER TO DETERMINE INSTALLATION SYSTEM PER SITE CONDITIONS.

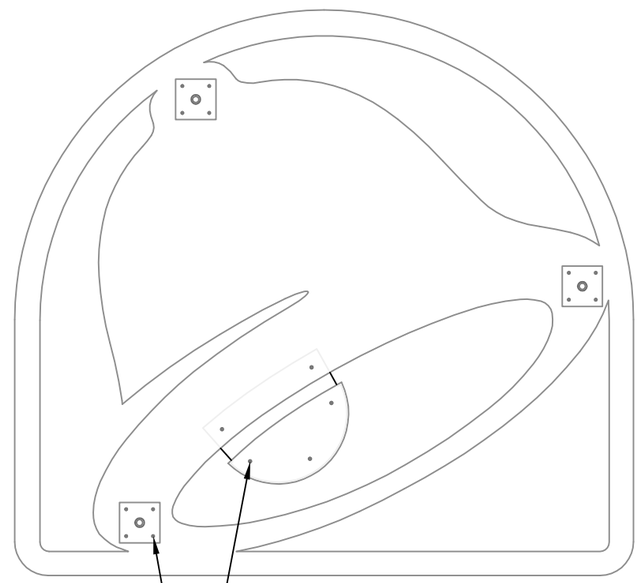


.250" ALUMINUM LOGO FACE GLUED TO 1/2" BLACK SINTRA USING LORD 7610DTM (017-00026); THEN ALL PAINTED MATTE BLACK

ALUM. TUBES/PLATES PAINTED MATTE BLACK

AS INSTALLATIONS WILL VARY GREATLY FROM LOCATION TO LOCATION, IT IS IMPOSSIBLE TO PROVIDE SPECIFIC INSTALLATION INFORMATION. TYPICAL INSTALLATION WILL INCLUDE A TOTAL OF (12) 5/16" PENETRATIONS IN THE FASCIA, UTILIZING 1/4" (SIZE) NUTS, BOLTS, LAGS, SHIELDS, ETC. (NOT PROVIDED).





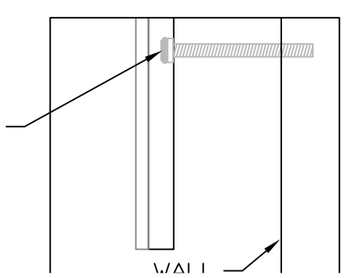
.125" ALUM. PLATES SECURED TO SINTRA BACK W/ (12) #12 X 5/8" SCREWS 31117

.118 CLEAR POLY CONNECTOR SECURED TO SINTRA BACK W/ (5) #12 X 5/8" SCREWS 31117

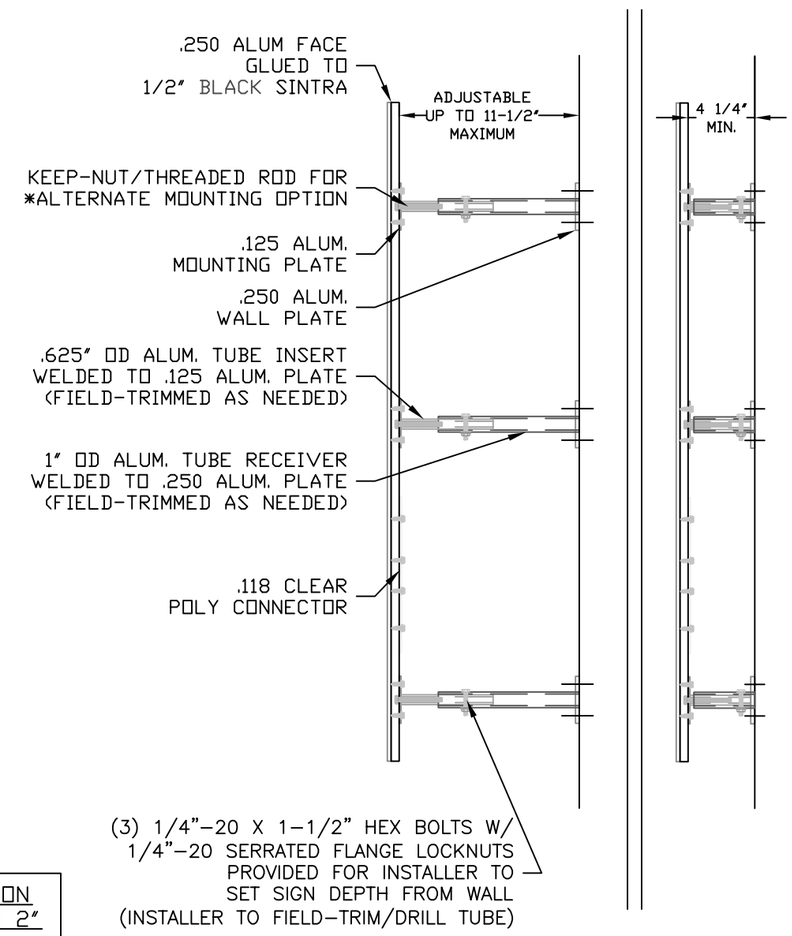
NOTE: KEEP-NUTS/THREADED RODS TO BE MANUFACTURED INTO LOGO BACK PRIOR TO ATTACHMENT OF ALUMINUM MOUNTING PLATES.

*ALTERNATE MOUNTING OPTION FOR STAND-OFFS LESS THAN 2"

(3) ø1/4 X 3" THREADED RODS INSTALLED INTO KEEP-NUTS



FOR MINIMUM TUBE INSTALL DEPTH
5-1/8" FIELD-TRIMMED FROM 1" O.D. RECEIVER;
2" FIELD-TRIMMED FROM 5/8" O.D. INSERT



ITEM	FILE	SHEET 1 OF 6

Everbrite
4949 So. 110th St.
P.O. Box 20020
Greenfield, WI 53220
414-529-3500

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Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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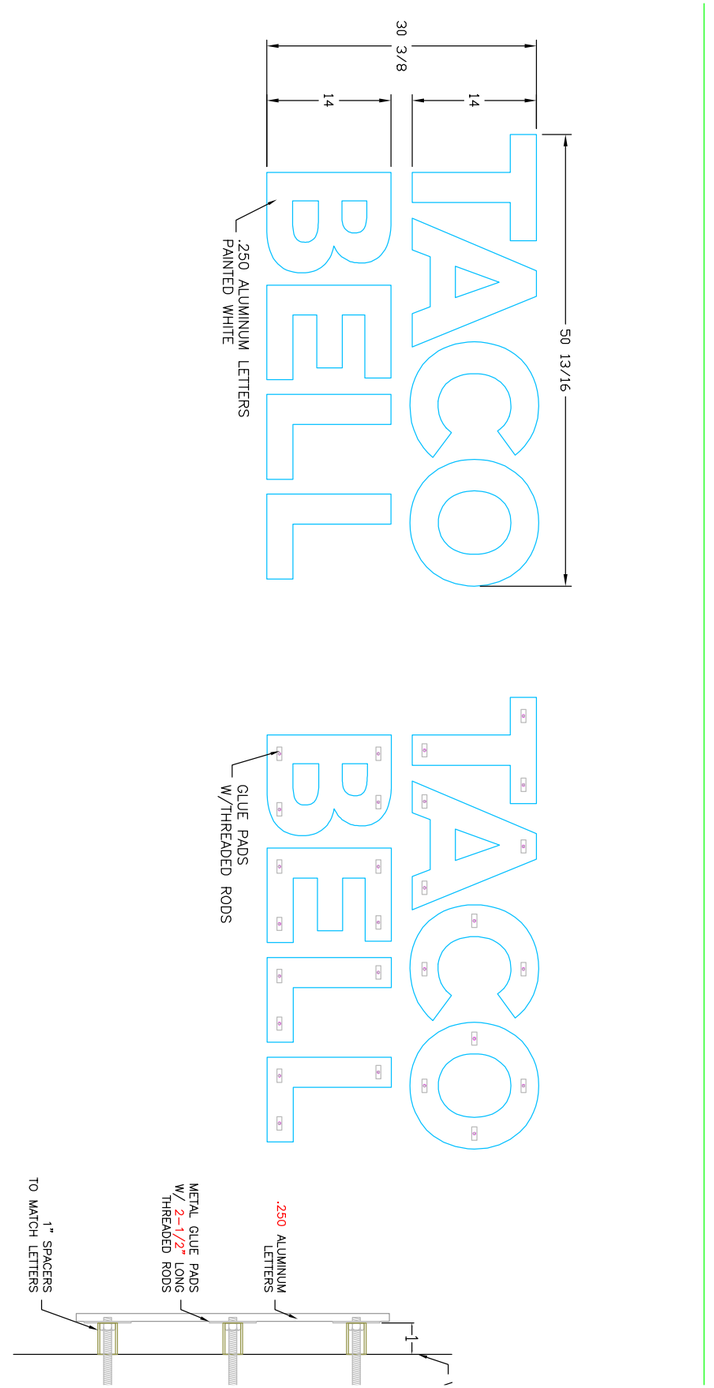

KAMEKO BURROW FROM: BRIAN G. HALL DATE 09/27/18

APD BY DATE
ORDER CANNOT BE PROCESSED FROM ENGINEERING TO MANUFACTURING WITHOUT CUSTOMER APPROVAL
DELAYS IN OBTAINING NECESSARY APPROVAL WILL ALTER PROJECTED SHIP DATE

NOTE:
PAINTED ALUMINUM PIN-MOUNT

ITEM | TYPE

Everbrite
4949 So. 110th St.
P.O. Box 20020
Greenfield, WI 53220
414-529-3500

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TITLE LTR, TB 14" FCO WM - STACKED WHI

DWN	DT	SCALE	DRWG NO
BGH	09/27/18	NTS	E033C
CKD	DT		

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
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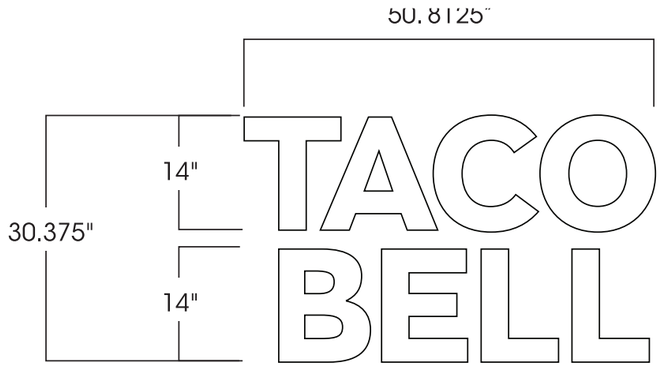
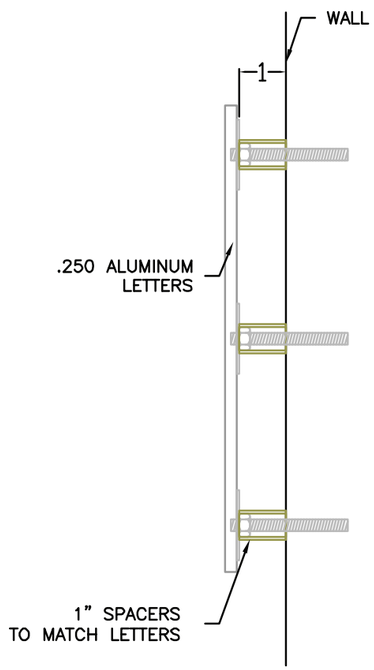


GENERAL SPECIFICATIONS:

- .25" Flat Aluminum w/ white finish
- Sign Area (Squared): 10.71

COLOR SPECIFICATIONS:

White



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Description: TACO BELL	Customer Signature:	

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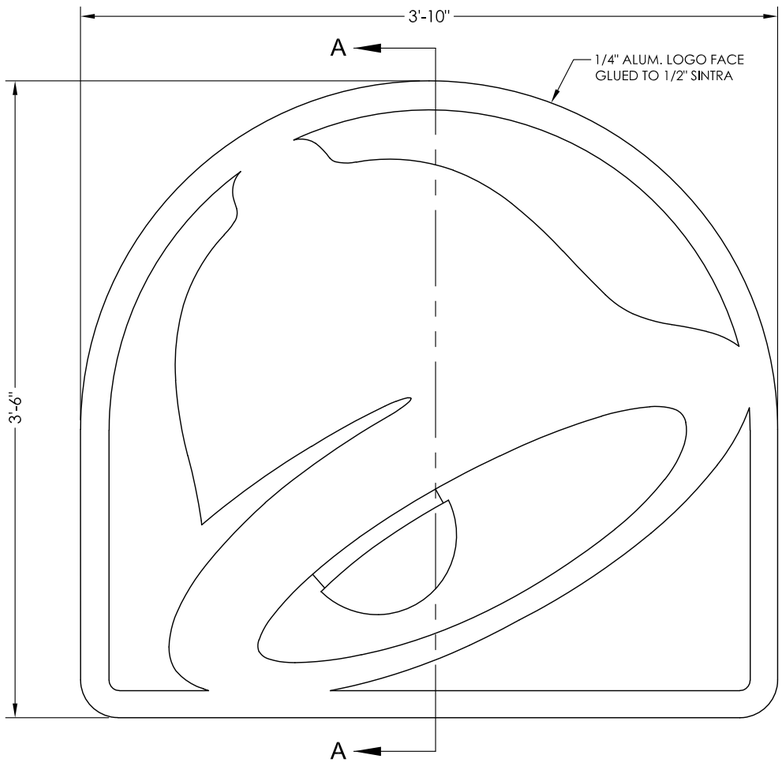
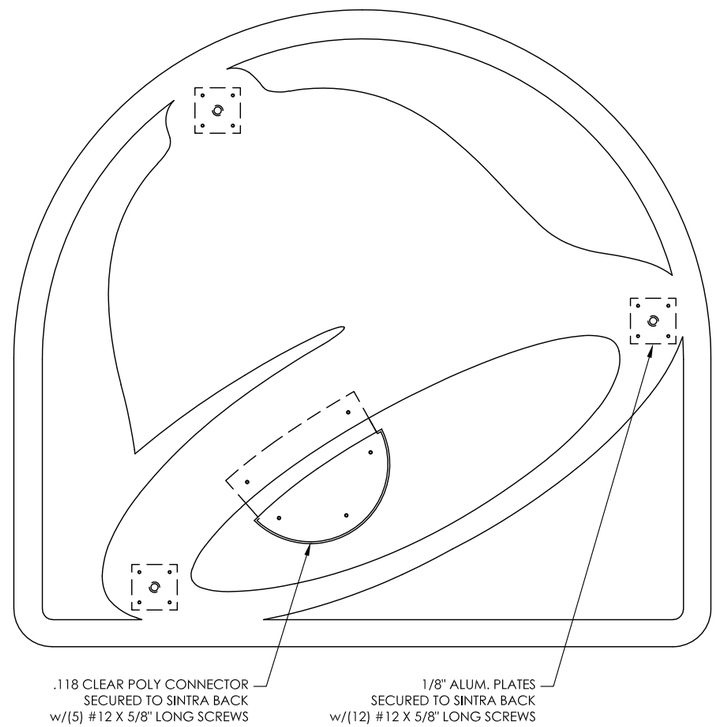
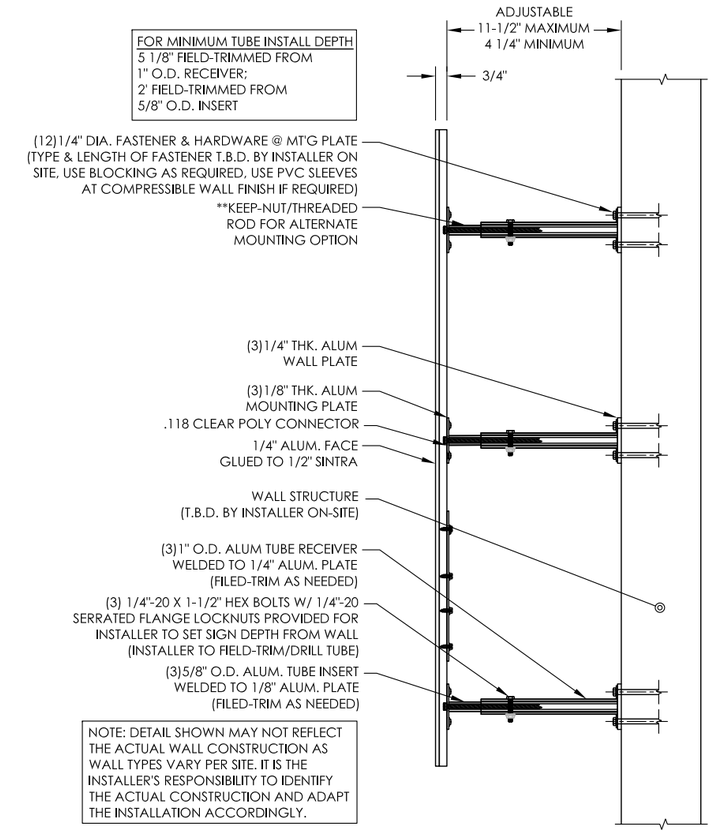


FRONT VIEW
SCALE 1:10



FRONT VIEW (X-RAY)
SCALE 1:10



SECTION "A-A"
SCALE 1:10

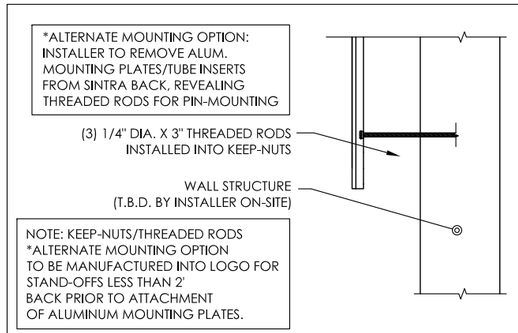
GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF MOUNTING/CONNECTION POINTS AND OVERALL ELEVATION.

INSTALLER TO VERIFY SIGN IS PROPERLY INSTALLED, CONNECTED AND GROUNDED.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

INSTALLATION INSTRUCTIONS
1. OPEN PACKAGING CAREFULLY AND INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, CLAIM MUST BE FILED WITHIN 5-DAYS WITH SHIPPING AGENT.
2. DETERMINE SIGN LOCATION AND TAPE UP TEMPLATE (IF PROVIDED) ON THE SURFACE TO WHICH IT WILL BE INSTALLED, RECEIVE CONFIRMATION FROM CLIENT OR CONTRACTOR.
3. LAYOUT AND PRE-DRILL ALL MOUNTING AND ELECTRICAL HOLES REQUIRED FOR MOUNTING THE LETTERS TO THE WALL.
4. FILL ALL HOLES WITH SILICONE PRIOR TO MOUNTING THE SIGN.
5. ALIGN WALL PLATES TO MATCHING PRE-DRILLED HOLES WHILE INSERTING FASTENERS THROUGH PLATES, WALL AND BLOCKING (AS REQ'D). FASTEN WITH HARDWARE. USE PVC SLEEVES TO PROTECT BUILDING FINISH SYSTEM OVER SHEATHING (IF REQ'D).
6. DETERMINE IF ADJUSTABLE MOUNTING OR ALTERNATE MOUNTING IS REQUIRED.
7. TRIM INSERTS IF REQUIRED (PER NOTES) ADJUST SIGN SPACING IF REQUIRED.
8. PERFORM TOUCH-UP AS REQUIRED.
9. CLEAN INSTALLATION WORK SITE OF ALL EXCESS MATERIALS AND DEBRIS. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

NOTE: ADJUST ABLE DEPTH SIGN TO BE MOUNTED USING ALUMINUM TUBE INSERT /RECEIVER SYSTEM, OR BY REMOVING ALUMINUM MOUNTING PLATES, REVEALING KEEP-NUT /THREADED ROD SYSTEM. INSTALLER TO DETERMINE INSTALLATION SYSTEM PER SITE CONDITIONS.



**ALTERNATE MOUNTING FOR STAND-OFFS LESS THAN 2"
SCALE 1:10

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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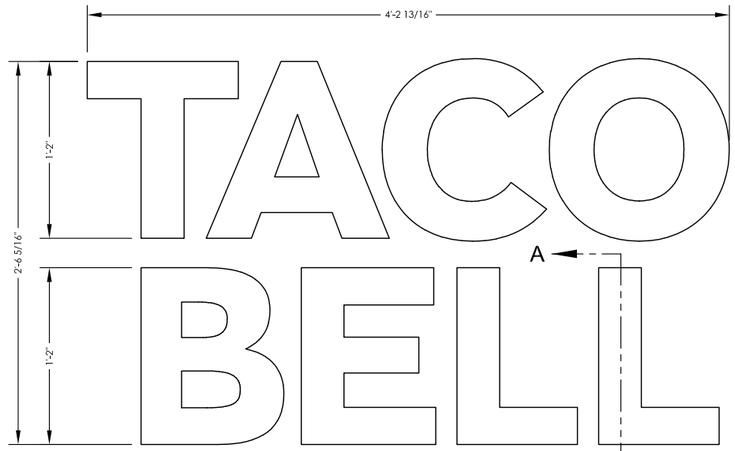
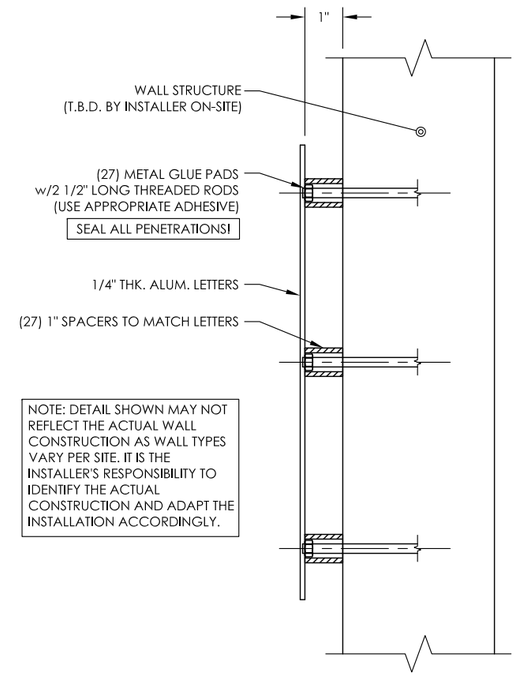
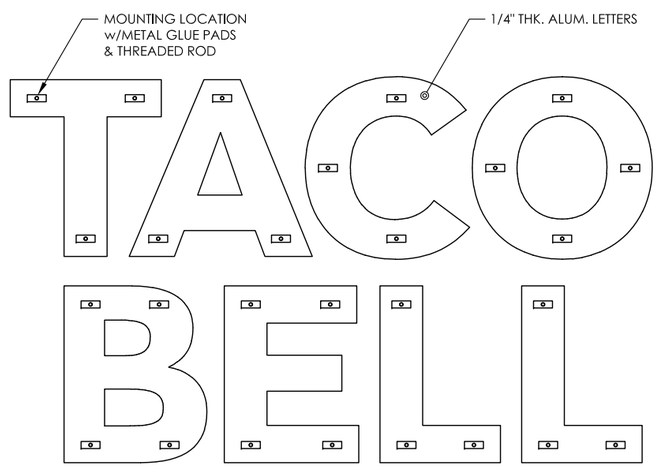


FRONT VIEW
SCALE 1:12



NOTE: DETAIL SHOWN MAY NOT REFLECT THE ACTUAL WALL CONSTRUCTION AS WALL TYPES VARY PER SITE. IT IS THE INSTALLER'S RESPONSIBILITY TO IDENTIFY THE ACTUAL CONSTRUCTION AND ADAPT THE INSTALLATION ACCORDINGLY.

WALL SECTION "A-A"
SCALE 1:4



FRONT VIEW (X-RAY)
SCALE 1:12

GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF MOUNTING LOCATIONS AND OVERALL ELEVATION.

INSTALLER TO BE VERIFY SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

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INSTALLATION INSTRUCTIONS
1. OPEN PACKAGING CAREFULLY AND INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, CLAIM MUST BE FILED WITHIN 5-DAYS WITH SHIPPING AGENT.
2. DETERMINE SIGN LOCATION AND TAPE UP THE TEMPLATE (IF PROVIDED) ONTO THE SURFACE TO WHICH IT WILL BE INSTALLED, RECEIVE CONFIRMATION FROM CLIENT OR CONTRACTOR.
3. LAYOUT AND PRE-DRILL ALL MOUNTING HOLES REQUIRED FOR MOUNTING THE SIGN.
4. FILL ALL HOLES WITH SILICONE PRIOR TO MOUNTING THE SIGN.
5. ASSEMBLY THREADED RODS AND GLUE PADS AND APPLY TO BACKS OF LETTERS (IF REQUIRED). PLACE SPACERS ON THREADED RODS.
6. ALIGN SIGN TO MATCHING PRE-DRILLED HOLES & INSERT RODS INTO WALL STRUCTURE. HOLD 1" USING SPACERS.
7. PERFORM TOUCH-UP AS REQUIRED.
8. CLEAN INSTALLATION WORK SITE OF ALL EXCESS MATERIALS AND DEBRIS. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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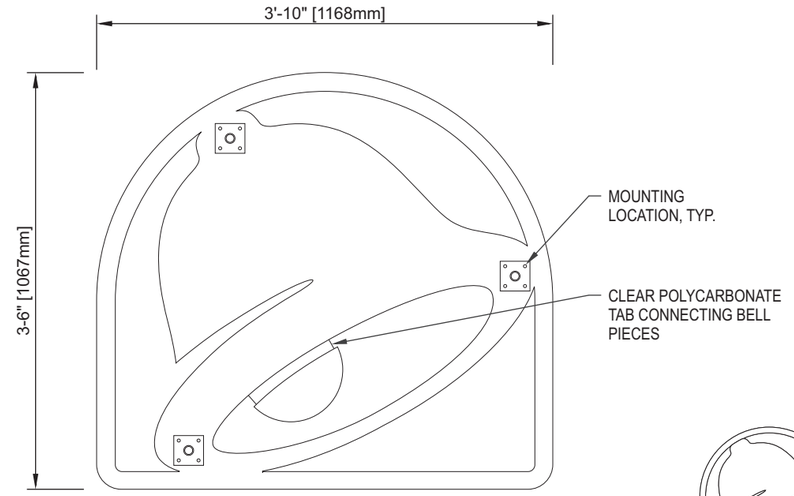
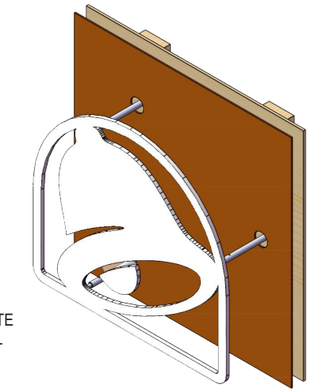
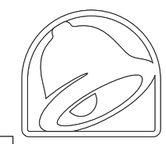


FRONT VIEW



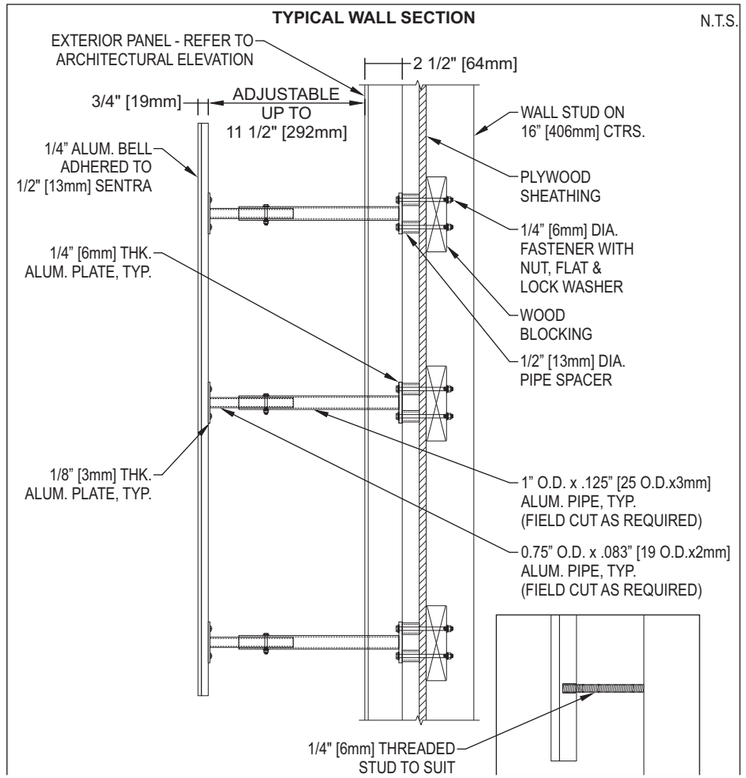
ISOMETRIC VIEW



MATTE WHITE

TYPICAL WALL SECTION

N.T.S.



SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2015, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- 1/4" [6mm] aluminum backed up with 1/2" [13mm] sentra with white finish
- Adjustable aluminum tube support

Area

- Squared: 13.42 sf

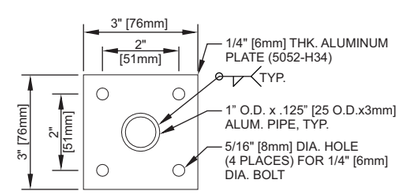


PLATE DETAIL

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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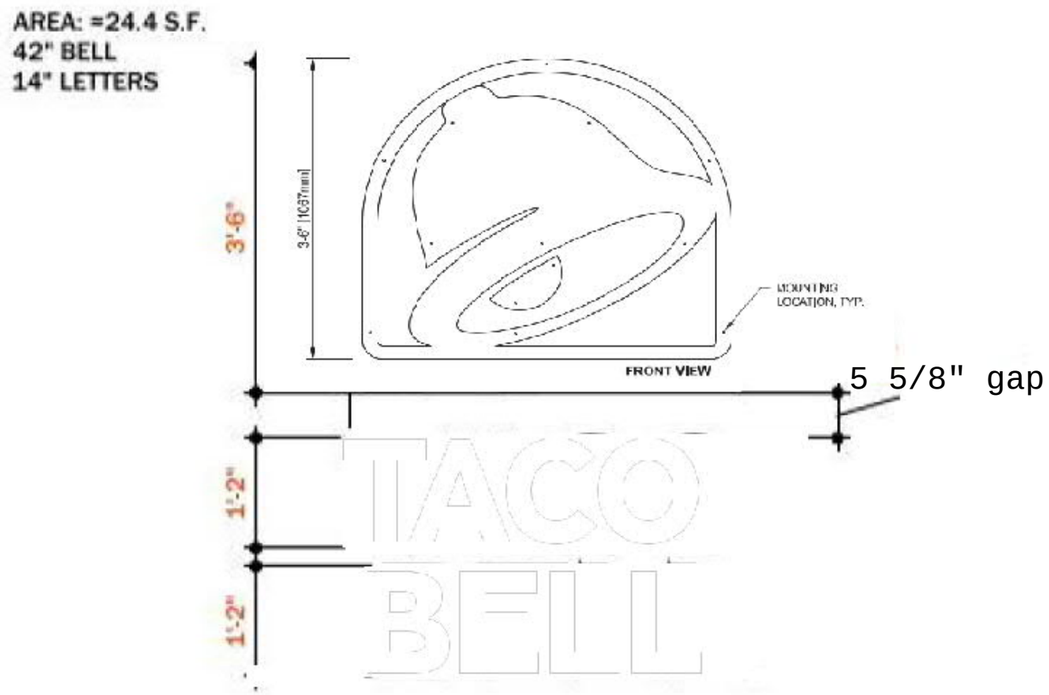

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
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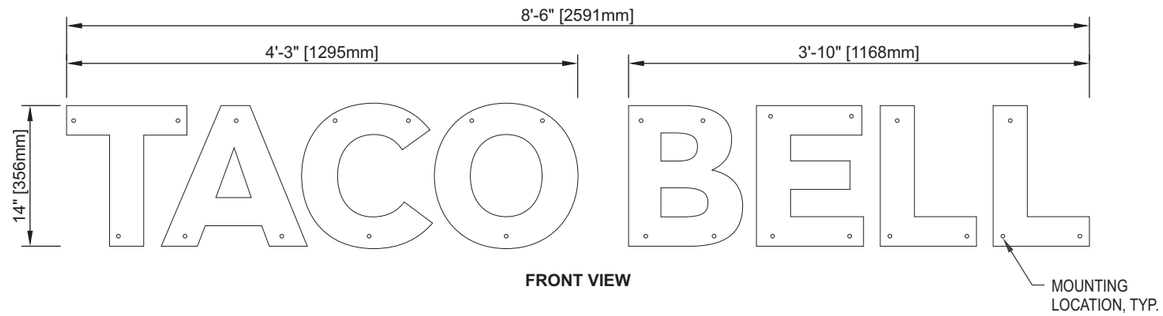
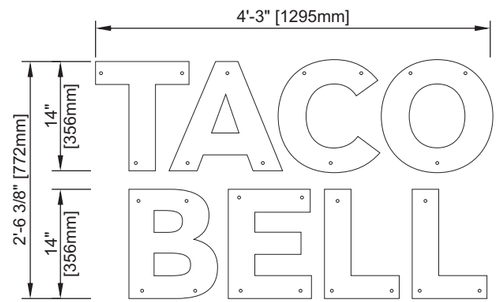


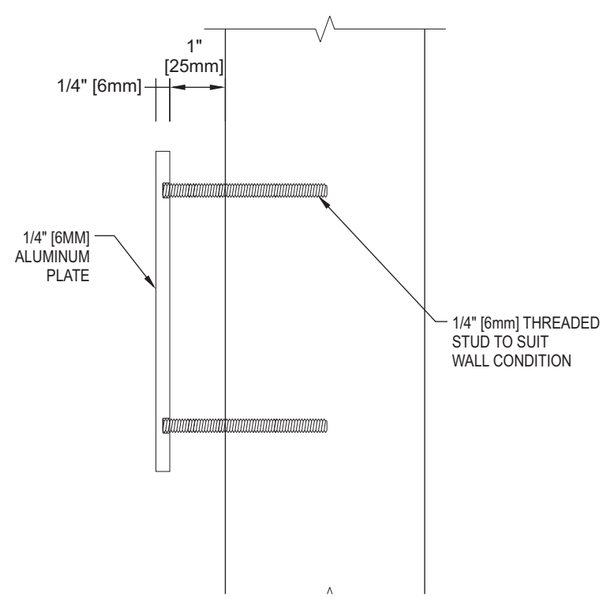
FRONT VIEW



ALTERNATE LAYOUT CONFIGURATION

MATTE WHITE

TYPICAL SECTION *N.T.S.*



SPECIFICATIONS

DESIGN PARAMETERS

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- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2015, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- 1/4" [6mm] Aluminum Plate painted Black, White or Bronze finish

Area

- Squared: 9.92 sf

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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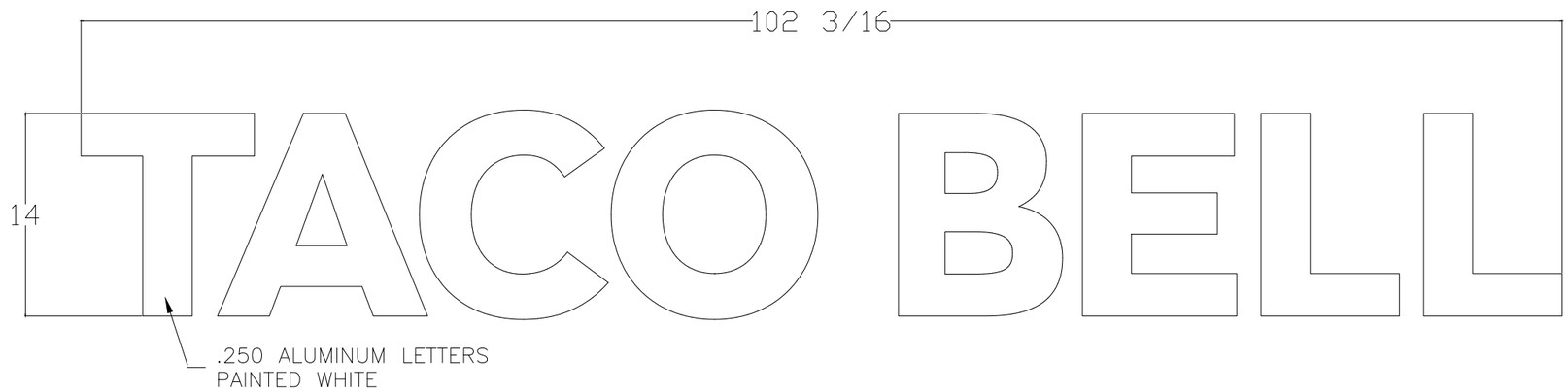
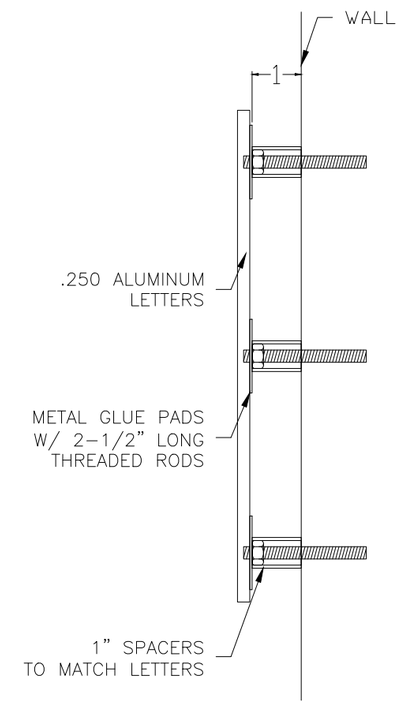
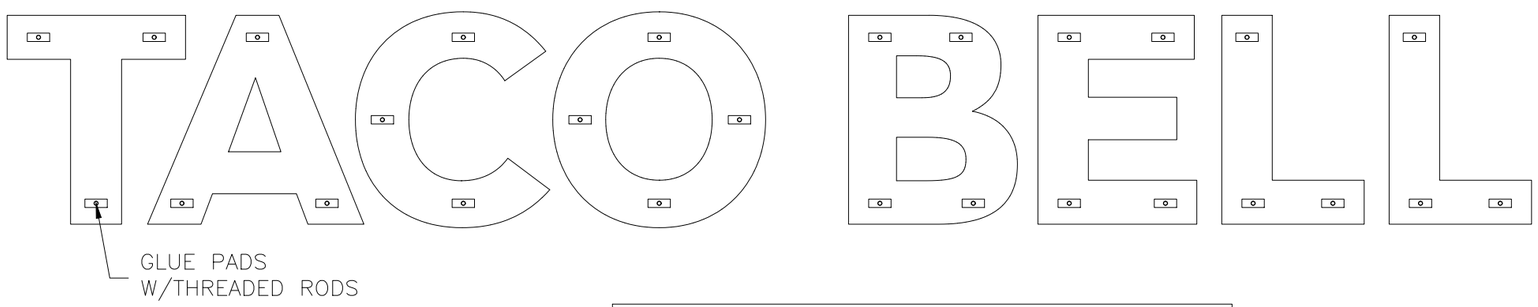
DESCRIPTION	ITEM #	QTY	TOTAL	ON HAND	BUY
SHT,ALU .250 48X96 M.F.	1100022B	1			
FSTNR F1-T38 1/4	153-00273	27			
ROD,THREADED 1/4"-20X72" SS	SC00088B	1			
PAINT,AVERAGE OF COLORS,SIGNS	931464	13'			





SEND MOUNTING PATTERN WITH JOB



AS INSTALLATIONS WILL VARY GREATLY FROM LOCATION TO LOCATION, IT IS IMPOSSIBLE TO PROVIDE SPECIFIC INSTALLATION INFORMATION. TYPICAL INSTALLATION WILL INCLUDE A TOTAL OF (27) 5/16" AND (0) 7/8" PENETRATIONS IN THE FASCIA, UTILIZING 1/4"X2.5" (SIZE) STAINLESS THREADED RODS (PROVIDED).

NOTE: FRANCHISEE IS RESPONSIBLE FOR PROVIDING A POWER SOURCE TO THE SIGN

NOTE:
PAINTED ALUMINUM PIN-MOUNT

ITEM	FILE	SHEET 1 OF 2

Everbrite
4949 So. 110th St.
P.O. Box 20020
Greenfield, WI 53220

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Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
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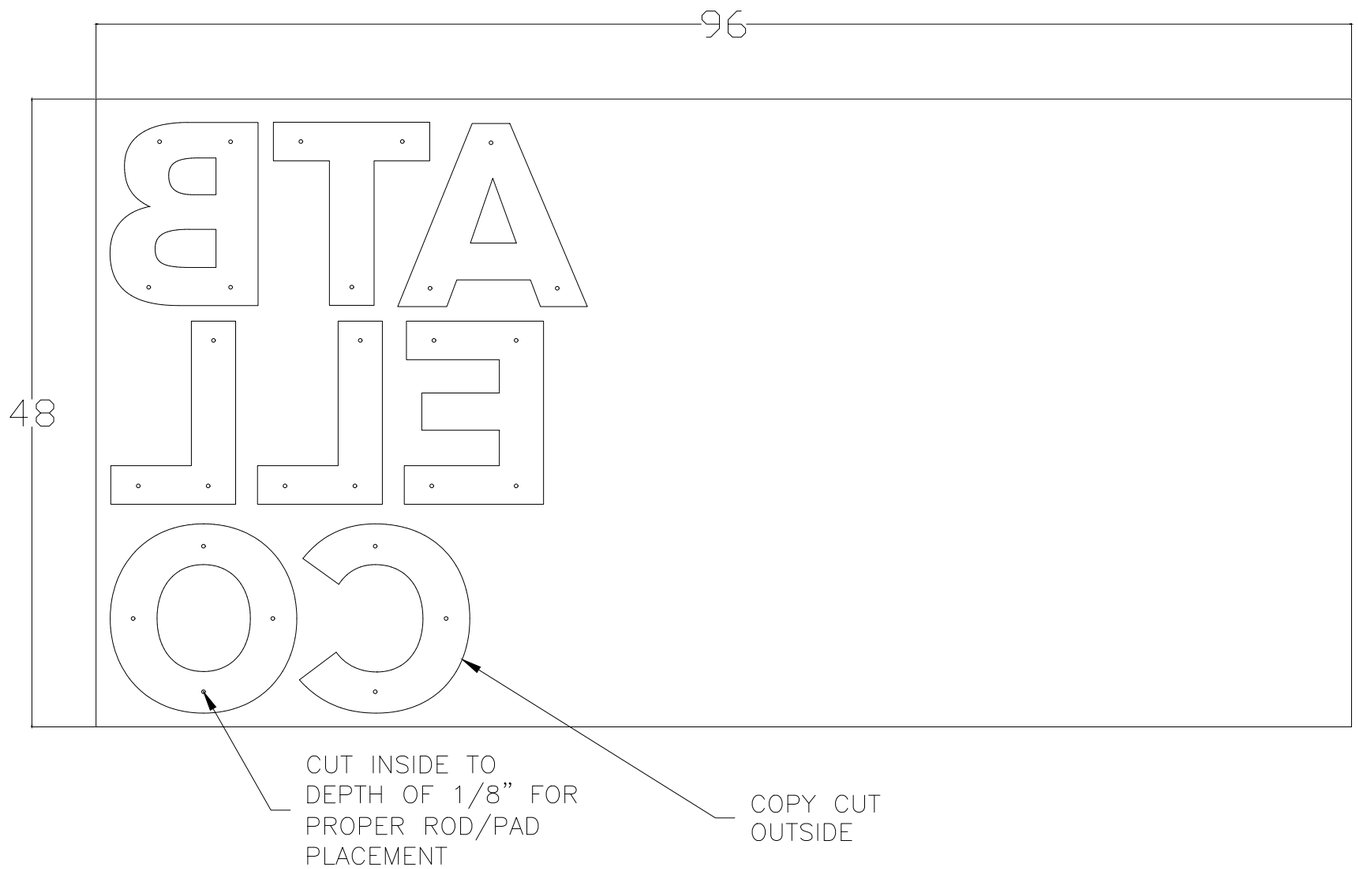

MATERIAL
.250 ALUMINUM
48 X 96

SIZE OF BIT
3/16" STRAIGHT

PLUNGE DEPTH
1/32"

CUT TO SIDE
(INSIDE, OUTSIDE, ON LINE)
AS NOTED

FILE NAME
E032920L.DXF

NOTE:

1. PARTS SHOWN ABOVE ON BLANK.

SHEET 2 OF 2

THIS SHEET IS A VISUAL REPRESENTATION | TITLE

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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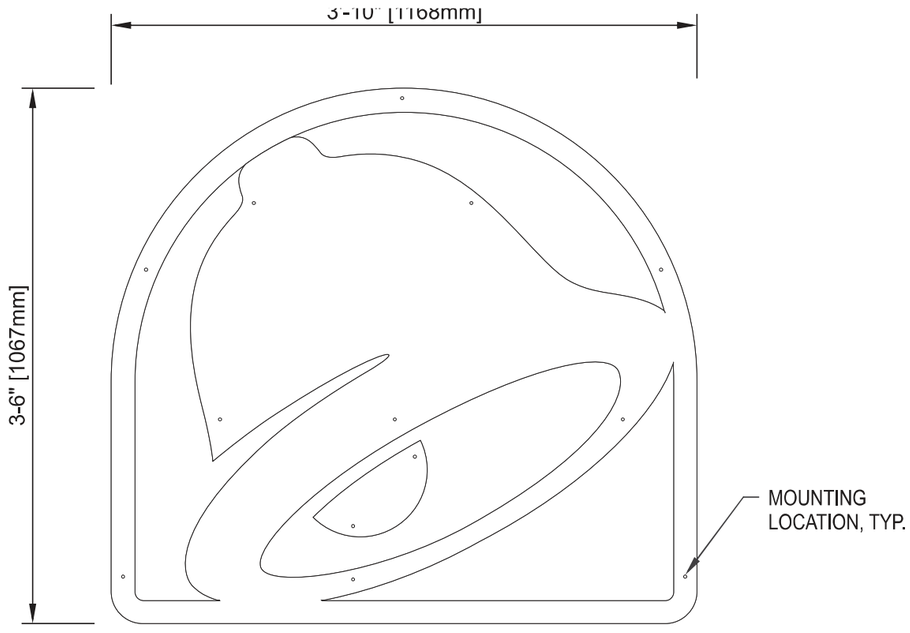
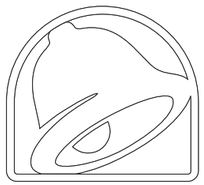
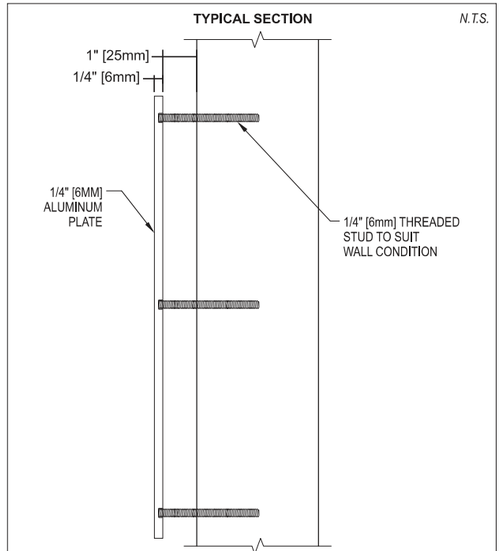


FRONT VIEW



MATTE WHITE



SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2015, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- 1/4" [6mm] Aluminum Plate painted Black, White or Bronze finish

Area

- Squared: 13.42 sf

GRAPHIC & COLOR SPECIFICATIONS:

	COLOR	
1	White	Painted White Matte Face & Sides

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Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
August 21, 2023 Meeting

TACO BELL
VARIANCES

LOCATION:	8511 Smiths Mill Road (PID: 093-016512)
APPLICANT:	Kimley-Horn, c/o Evan Salyers
REQUEST:	
	(A) Variance to C.O. 1169.04 to allow a digital menu board sign where code prohibits digital/electronic signs.
	(B) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the Beech Crossing private road building elevation.
ZONING:	Beech Crossing I-PUD
STRATEGIC PLAN:	Retail
APPLICATION:	VAR-70-2023

Review based on: Application materials received August 10, 2023.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

This application is for variances related to a final development plan for a proposed Taco Bell located at the southwest corner of Smith's Mill Road and Beech Crossing within the Beech Crossing development. The development includes a dine in restaurant with a drive-thru.

The applicant requests the following variances:

(A) Variance to C.O. 1169.04 to allow digital menu board sign where code prohibits digital/electronic signs.
(B) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the Beech Crossing private road building elevation.

II. SITE DESCRIPTION & USE

The site is generally located north of State Route 161, south of Smith's Mill Road and west of Beech Road. The site is 1.37 acres and is currently undeveloped. This is the third proposed development for this zoning district. The Planning Commission approved a final development plan application for Duke and Duchess in this zoning district on October 20, 2020 and an application for Holiday Inn Express in this zoning district on February 19, 2020.

III. EVALUATION

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

Criteria

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

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

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

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

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

III. RECOMMENDATION

Considerations and Basis for Decision

(A) Variance to C.O. 1169.04 to allow digital menu board sign where code prohibits digital/electronic signs.

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

1. C.O. 1169.04 states that digital/electronic signs are a prohibited sign type. The applicant proposes to allow a digital menu board sign to be used on the site, therefore a variance is required.
2. An update to C.O. Chapter 1169 (Display Signs and Outdoor Advertising) to permit and establish regulations for electronic drive-thru menu board signs was approved by New Albany City Council on August 15, 2023. The city staff prepared these changes at the direction of the Planning Commission and City Council, as multiple variances have been requested and approved to allow the installation of electronic drive-thru menu board signs. The proposed code amendment permits the use of electronic menu board signs and includes additional regulations that are consistent with those approved by the Planning Commission. The proposed code changes were reviewed and recommended for approval by the Planning Commission by a vote of 5-0 at their July 17, 2023 meeting. This code

update will not be in effective until September 15, 2023. Therefore, any current requests for an electronic menu board sign still require a variance.

3. The Planning Commission approved the same variance request for other restaurants with drive-thrus such as Popeyes, Dunkin Donuts, and Wendy's. These restaurants are located in a similar nearby development, Canini Trust Corp. All three approvals include common conditions:
    a. The electronic menu-board signs do not display any flashing graphics, nor may animated or moving graphics take up more than 33% of the menu board sign area;
    b. The menu must be static so it not be used as a reader board with scrolling or frequent display changes; and
    c. Wherever possible, additional landscape screening for the menu board must be added, subject to staff approval.
4. The Popeyes and Wendy's variance approvals also includes a condition that an automatic brightness dimmer is installed to ensure the menu sign is not overly bright.
5. The placement of the digital menu board sign is directed away from public roads and the heavy landscape buffer requirements provides additional screening from off-site view.
6. The proposed menu board sign is 25 square feet (code permits 32 square feet).
7. The signs meet all other menu board sign requirements in city code which requires the following:
    a. The sign is located on the property to which it refers;
    b. The sign is not visible from the public right-of-way;
    c. The sign is single-face only and does not exceed thirty-two (32) square feet in size; and,
    d. The sign is not placed in front of the building setback line.
8. The city sign code states the purpose of the sign regulations are intended to provide design regulations for sign types so that they may fit harmoniously with structures and their surroundings. It is the intent of these regulations to prevent signs from becoming a distraction or obstruction to the safe flow of pedestrian and vehicular traffic, to prevent signs from becoming a nuisance factor to adjacent properties or uses, to protect and encourage a healthful economic and business environment in the community, and thereby protect the general health, safety, and welfare of the community. Accordingly, the city sign code Codified Ordinance Chapter 1169.04 lists flashing, animated, and electronic signs as prohibited sign types. <u>The city staff recommends a condition of approval requiring that the menu board sign does not employ any animated or flashing features on the sign.</u>
9. <u>Additionally, in order to abide by the spirit and intent of a typical menu sign, as stated above, the applicant commits to the menu be static so it is not used as a reader board with scrolling or frequent display changes. The city staff recommends this be a condition of approval.</u>
10. <u>To prevent the sign from becoming a nuisance factor to adjacent properties or uses at night, as stated above, the applicant commits that an automatic brightness dimmer be installed to ensure the sign is not overly bright. The city staff recommends a condition of approval.</u>
11. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

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

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

1. The applicant is requesting a variance to eliminate the requirement that buildings have operable and active front doors along all public and private roads. The building has two frontages, one along Beech Crossing and one along Smiths Mill. As proposed, the commercial building will have an entrance along the Smiths Mill elevation and along the

west facing side elevation facing an internal parcel boundary (1/2 elevations are meeting the requirement). The elevation with no active door is along the side of the building and is adjacent to Beech Crossing, which is a private drive and referred to as the Outparcel Access Drive in the zoning text.

2. As required by the zoning text, the building is designed with the same caliber of finish on all sides of the building using the same building materials.
3. The variance appears to preserve the "spirit and intent" of the zoning requirement. The intent of this requirement is to ensure that buildings maintain a presence on the street and not contain blank or "empty" building elevations so there is architectural vibrancy and interest on all sides of a building which is crucial in pedestrian oriented development. This site and the overall Beech Crossing developments are auto-oriented by design, therefore it does not appear that maintaining an entrance on every street is as important in this development scenario along a private, secondary road. All sides of the building are designed with the same caliber of finish using the same building materials so none of the elevations appear as a "lesser" side of the building.
4. The building has been designed with the drive-thru window on the east side/Beech Crossing (private road side) in order to allow for the menu board and stacking for the drive-thru to happen to the rear of the building as opposed to the front of the building.
5. While there isn't an active and operable door along the private road elevation, the applicant is providing strong architectural features and materials so the building adequately addresses the primary street (Smiths Mill) architecturally. The building is designed so the front door architectural elements such as the awning and retail storefront windows front Smiths Mill. The Smiths Mill elevation of this building makes the entrance to the building easily identifiable.
6. It does not appear that the essential character of the neighborhood will be altered if the variance request is granted. This same variance request has been granted for other developments including the nearby Canini Trust Corp development.
7. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

II. SUMMARY

Due to the auto-oriented nature of this zoning district, providing active and operable front doors on every elevation does not appear to be necessary, and the applicant is still providing a high-quality designed building. The electronic menu board sign may be appropriate if there are parameters in place to ensure the sign is unobtrusive as possible to ensure it doesn't become a nuisance or distraction. The Planning Commission approved the same variance request for multiple sites within the nearby Canini Trust Corp and Walton-62 zoning districts for Popeyes, Dunkin Donuts and Wendy's. The variances were approved with additional restrictions and regulations regarding the display and brightness of the sign to ensure it meets the purpose of the sign code regulations and is unobtrusive as possible. The variances were also approved with consideration on where the sign is oriented, additional landscaping be added, and that the signs meet all other code requirements. Given the fact that this application commits to the same consistent standards, which are listed as recommended conditions of approval, the request does not appear to be substantial.

V. ACTION

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

Move to approve application VAR-70-2023 with the following conditions:

1. The electronic menu-board signs do not display any flashing, moving or animated graphics;

2. The menu-board signs must be static so they are not used as a reader board with scrolling or frequent display changes; and
3. An automatic brightness dimmer is installed to ensure the menu sign is not overly bright;

Approximate Site Location:

Source: ArcGIS

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 8511 Smiths Mill Road

Parcel Numbers 093-016512-00.009

Acres 1.37 # of lots created N/A

Choose Application Type	Circle all Details that Apply			
Appeal				
Certificate of Appropriateness				
Conditional Use				
Development Plan	Preliminary	Final	Comprehensive	Amendment
Plat	Preliminary	Final		
Lot Changes	Combination	Split	Adjustment	
Minor Commercial Subdivision				
Vacation	Easement		Street	
XVariance				
Extension Request				
Zoning	Amendment (rezoning)		Text Modification	

Description of Request: Request for three variances for a proposed Taco Bell quick serve restaurant at the corner of Beech Crossing and Smiths Mill Road. First variance is for a digital menu board in the drive thru, second variance is for a second access point to the Outparcel Accesss Drive (Beech Crossing), and the third variance is omitting an operable door location from the private frontage.

Contacts

Property Owner's Name: MRG OHIO PROPCO, LLC
Address: 10600 Shadow Wood Dr.
City, State, Zip: Houston, TX 77043
Phone number: 346-260-4190 Fax:
Email: cnew@masrgllc.com

Applicant's Name: Evan Salyers (Kimley-Horn)
Address: 7965 N. High Street Suite 200
City, State, Zip: Columbus, OH 43235
Phone number: 380-215-0695 Fax:
Email: evan.salyers@kimley-horn.com

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner _____ Date: 6/27/2023
Signature of Applicant Chuck New Date: 06/27/2023

Kimley»Horn

To:	Chelsea Nichols City of New Albany Village Hall 899 W. Main St. New Albany, OH 43054 614-245-8871
Date:	8/10/2023
Subject:	Taco Bell 8511 Smiths Mill Road – Variance Application

Chelsea,

The following is a variance request for a Digital Menu Board and omitting an operable front door along the private road (Beech Crossing) for the above referenced project. This request is to be submitted for review at the August 21st, 2023 Planning Commission meeting. The current zoning district is an Infill Planned Unit Development (IPUD).

Legal Description:

Parcel 093-016512-00.009 Situated in the State of Ohio, County of Licking, City of New Albany, located in Half Section 15, Quarter Township 3, Township 2, Range 15, United States Military District, being part of the remainder of that 49.534 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201010060020026, (all references refer to the records of the Recorder's Office, Licking County, Ohio).

Variance 1

C.O. 1169.04 Signage – Digital Menu Board

Taco Bell is requesting a variance to allow the installation of a standalone digital menu board at the drive thru area for this project. The proposed menu board will be 25 SF consisting of two (2) menu screens per the attached menu board drawings. The content on the menu board will be static – no video, including flashing or animated graphics, or continuous movement will be displayed. The menu board will have adjustable light levels and a built-in sensor to adjust to ambient lighting. The menu board will only be on during the hours of operation of the restaurant.

This variance request is based on precedence of similar variances given to quick serve restaurants near Johnstown Road, such as the Popeye's at 9980 Johnstown Road and the Wendy's at 10014 Johnstown Road.

Variance 2

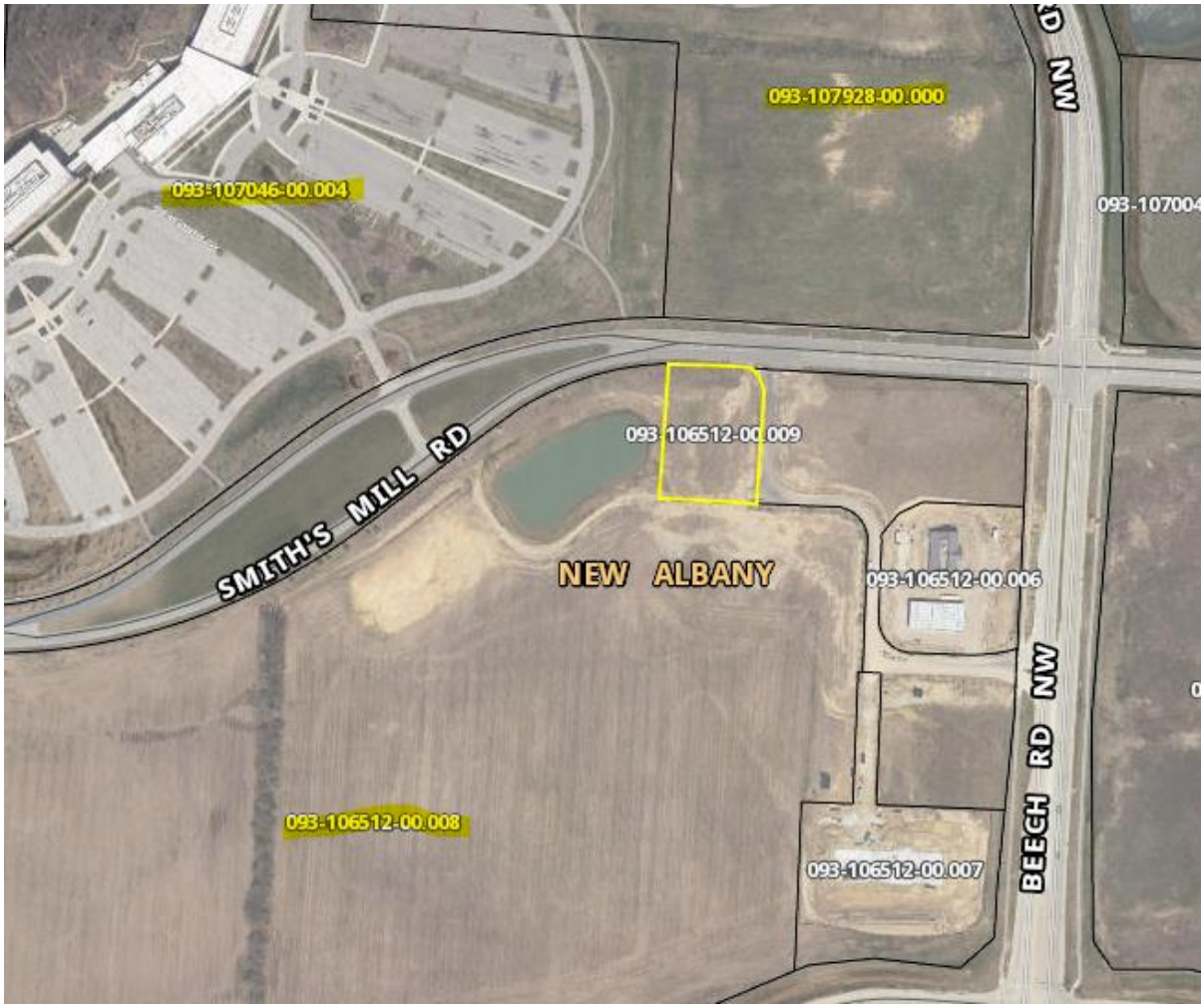
DGR Section 6(I)(A)(12) – Operable front doors along all public and private streets.

Taco Bell is requesting a variance to omit an operable front door from the private road facing side of the building. Based on the geometry of the site and coordination with city staff, the building drive-thru window is on the private road face. This feature prohibits an operable door on this face due to the building floor plan and the close proximity of the drive through lane. The building will provide two operable front doors, one to the public road frontage per this section and one to the west facing side of the building near the parking lot.

If you have any questions or need any additional information, please feel free to contact me at 380-215-0695.

Sincerely,

Evan Salyers, PE
Kimley-Horn and Associates, Inc.



Licking County Property Map

Parcel 093-106512-00.000
Owner: MBJ Holdings LLC
Land Use: Commercial Vacant Land
(not pictured – adjacent property east of site)
8000 Walton Parkway, Suite 120
New Albany, OH 43054

Parcel 093106512-00.008
Owner: Beech Road Land LLC
Land Use: Commercial Vacant Land
3430 Ohio Health Parkway
Columbus, OH 43214

Parcel 093-107928-00.000
Owner: AEP Ohio Transmission Company LLC
Land Use: Industrial Vacant Land
1 Riverside Plaza
Columbus, OH 43215

Parcel 093-107046-00.004
Owner: AEP Ohio Transmission Company LLC
Land Use: Office Buildings (3 Stories or More)
1 Riverside Plaza
Columbus, OH 43215

STRATACACHE

May 10, 2022

Re: Letter of lighting ordinance compliance.

To whom it may concern,

This letter describes that **STRATACACHE** ("Sign Manufacturer" as listed herein) confirms that the proposed new digital menu boards for Taco Bell restaurants will be in compliance with the outdoor lighting standards detailed below:

1. The maximum luminance produced by the sign shall not exceed three-tenths (3/10) foot candles greater than the ambient light level.
2. Automatic dimming capability shall adjust the signs illumination to the ambient light at all times of the day or night.
3. Menu board signs shall be permitted EMDs or changeable copy signs. Such signs shall only display menu items with no other advertisement and the content of such sign shall only change once in any twenty-four (24) hour period.

Name: Bruno Pupo

Company: STRATACACHE

Phone #: 937-660-5828

Email: bpupo@stratacache.com

Signature:

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

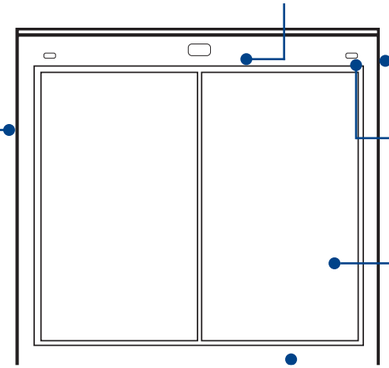
These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

OUTDOOR DIGITAL DISPLAY

High quality and manufactured in the USA, STRATACACHE outdoor digital displays are designed to handle any weather condition and deliver maximum visibility even in direct sunlight. Integrated hardware and software provides streamlined content management with remote monitoring and control 24/7, making it easy to reboot a media player or troubleshoot. Our advanced display technology has a sensor-rich design that delivers personalization and predictive maintenance, ensuring the delivery of the best customer experience. A partnership with STRATACACHE for your outdoor digital signage needs means confident deployment and network management, at scale, regardless of your project's complexity or size. Discuss your outdoor digital display goals with us today, and we can create a custom solution for your business.

Modular Design
All components are field serviceable in 15 mins or less

24/7 Monitoring and Control
Easy to reboot a media player or troubleshoot remotely



Content Management
Streamlined using integrated hardware and software

Sensor-Rich Capabilities
Gives deeper understanding of operations and customer behavior ensuring the delivery of the best customer experience

Visibility at All Angles
A brightness of 3,000 nits and vandal resistant tempered glass delivers clear views even in direct sunlight through polarized sunglasses

Maximum Reliablity

Customer/Site No:	Prepared By: Susan Wenszell	
Address: Unknown NEW ALBANY, OH 43054	Date: 07/13/2023	PIF: 482882-0
Description: TACO BELL	Customer Signature:	

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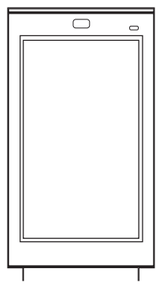
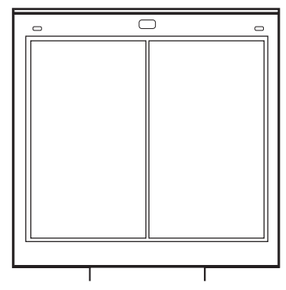
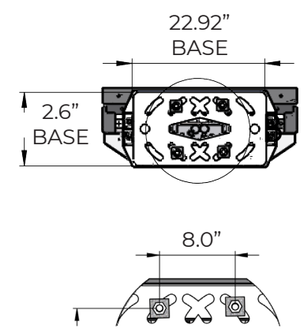
OUTDOOR DIGITAL DISPLAY

Description	Specification	55STR-V12S	55STR-V12D
LCD Panel	Configuration	1 x 1 Single Panel	1 x 2 Double Panel
	Panel Size	55” Diagonal LCD	2 x 55” diag
	Orientation	Portrait	
	Native Resolution (W x H)	1080 x 1920	2160 x 1920
	Brightness (Min/Max)	380/3,500 cd/m²	
	Contrast Ratio	1300:1	
	LCD Technology	IPS RGB+W with QLP - polarized eyewear compatible	
	Viewing Angle	178° x 178°	
	External Control	Yes - RS232C	
Connectivity	Content	ActiVia for Media 4.0	
	Data Access	CAT 6 | Wi-Fi | 4GLTE	
Audio	Speakers	Optional - Side or Bottom Mounted	
	Microphone	Optional - Side or Bottom Mounted	
Enclosure	Thermal Management	Direct Air Cooling System (DACS) US Patent# 8472174 B2	
	Cover Glass	Proprietary AR treated tempered safety glass (UL48 Listed)	
	Ingress Protection	Water and Dust Protection to IP56 - NEMA 4 - Certified IEC-60950	
	Mount Design	8” x 8” Universal Base-Plate	
	Accessibility	Remote power lock with hinge-less front door access	
	Dimensions (HxWxD mm) (HxWxD in)	1849.2 x 850.9 x 330.2 72.8” x 33.5” x 13”	1849.2 x 1551.0 x 330.2 72.8” x 61.1” x 13”
	Overall Height (options)	1.8 m / 72” standard - Optional 1.68 m/ 66” and 1.98m / 78”	
	Net Weight	215 kg / 474 lbs	320 kg / 705 lbs
Special Features	Ambient Light Sensor	Yes - Automatically adjusts backlight brightness based on ambient light conditions (night sky compliance ready)	
	Field Serviceability	All components are on-site serviceable in under 15 min. (avg)	
	Easy Access Module Swap	All components are modular for simple trouble-shooting and swap.	
	Remote Monitoring	Remote diagnostics, control and monitoring of system health	
Power	Input Power	100/120/240V 50/60Hz	
	Consumption	450W/800W	830W/1150W
	Cable Access	Bottom via sealed junction box in base area.	
	Termination	Embedded circuit breaker, surge suppression protection and EMI filter	
Approval	Safety	UL, cUL, UL48, TUV, CB Report, IEC-60950	
	EMC	FCC Class “A” | CE Mark | CISPR	
Environmental	Operating Temperature	-30°C to +50°C Under full solar exposed conditions	
	Wind Load Rating	Up to 290 km/h | 180 mph	
	Operating Humidity	10% to 90% RH (non-condensing)	







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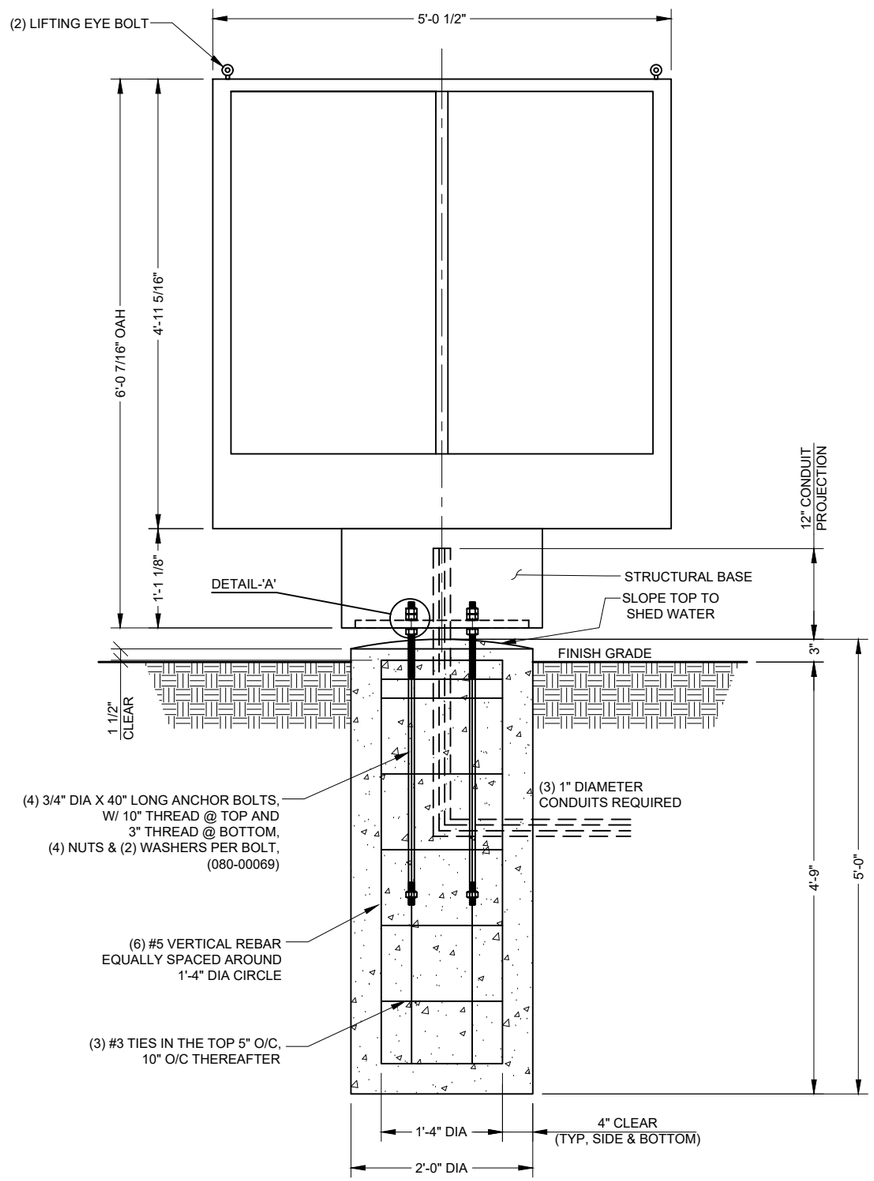


FRONT ELEVATION
SCALE 1:20

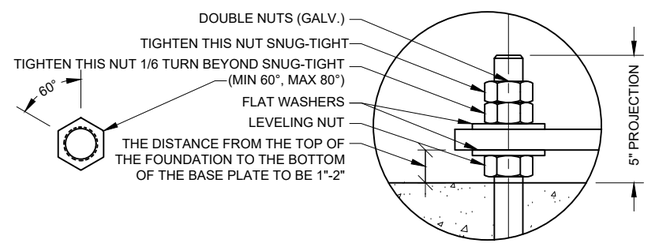
1. 6'-0 7/16" X 5'-0 1/2" MENU BOARD WITH POLE
2. (4) ANCHOR BOLTS AND NUTS
3. ALL MOUNTING HARDWARE

INSTALLER TO FURNISH
1. ALL ELECTRICAL COMPONENTS REQUIRED
2. FOUNDATION

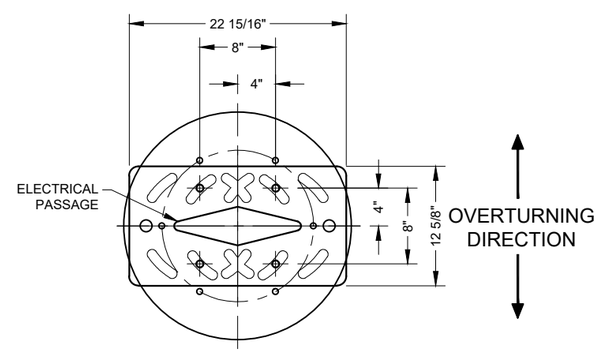
GENERAL CONTRACTOR TO FURNISH
1. PRIMARY WIRES FROM BUILDING TO SIGN

ELECTRICAL SPECIFICATION :
POWER SUPPLIES : HARDWIRED AC POWER
120/240V 50/60Hz
1150W (@ MAX LOAD)
UL RATED @ 10Amp
BACKLIGHT: LED LIGHT SOURCE
380 CD/M2 TO 3,500 CD/M2

WEIGTH : 915 LBS



ANCHOR BOLT DETAIL-'A'
SCALE: NONE



ANCHOR BOLT PATTERN
SCALE 1:16

INSTALLER TO PROVIDE COMPLETION PHOTOS OF THE FOLLOWING
1. MATCH PLATE/SIGN CONNECTIONS
2. BEFORE AND AFTER PHOTOS OF ALL PLUG WELDS, CAP PLATE WELDS, AND ANY OTHER WELDED CONNECTIONS DONE IN THE FIELD
3. ELECTRICAL WIRING
4. ALL SIGN ILLUMINATING (PREFRABLY SHOWING LED'S OR LAMPS ILLUMINATING)
5. ANY WALL PENETRATION CAULKED AND SEALED
6. OVERALL ELEVATION

GENERAL NOTES

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN AND INSTALLING DISCONNECT SWITCHES IF NOT FACTORY INSTALLED ON THE SIGN.

SIGN ASSEMBLY IS INTENDED FOR OUTDOOR WET LOCATION.

INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

LANDSCAPING MATERIALS SHOULD BE KEPT MINIMUM TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

CONCRETE SPECIFICATION

0.58 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

LIFTING HOLE NOTE

ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE

ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED. PROOF OF WELDER CERTIFICATION REQUIRED (COPY OF WELDER CERTIFICATION,PHOTO OF AWS CERTIFICATION CARD OF PERSON DOING THE WELDING).

DESIGN NOTE

SIGN, POLE AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND AN ALLOWABLE WIND LOAD OF 35 PSF, 123 MPH,IBC 2009,EXPOSURE C.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET ANCHOR BOLTS, REBAR AND CONDUIT STUB. (PRIMARY ELECTRICAL SERVICE TO BASE BY G.C.)
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
5. ANCHOR POLE(S) AS SHOWN IN AB DETAIL. CHECK FOR PLUMB.
6. MOUNT SIGNAGE TO POLE(S). (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.)
7. MAKE FINAL ELECTRICAL HOOK-UP. (ALL ELECTRICAL TO MEET LOCAL CODES.)
8. TEST SIGNAGE FOR PROPER FUNCTION AND LIGHTING.
9. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
10. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

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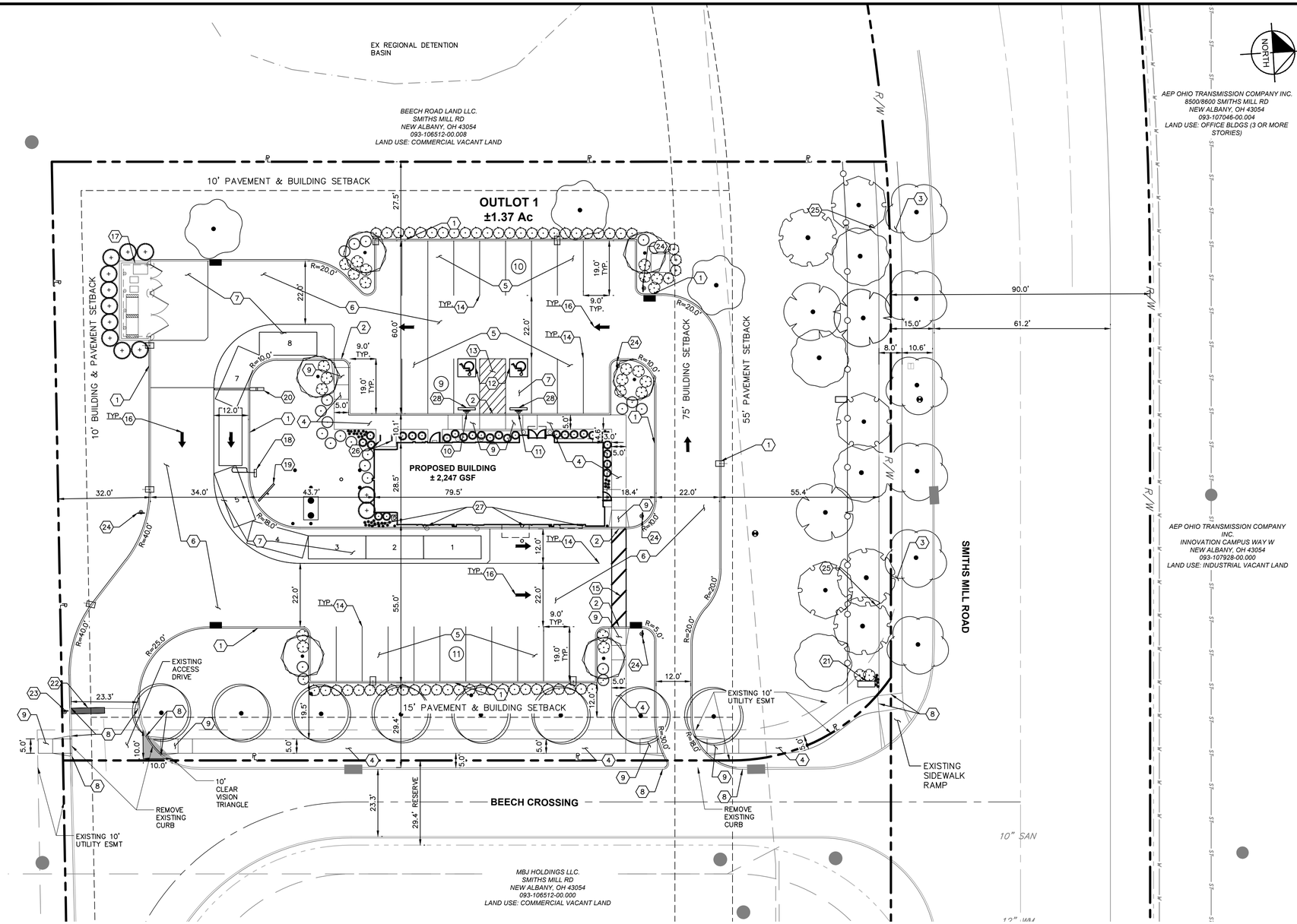


SITE LEGEND

#	PARKING COUNT
— — —	PROPERTY LINE
—○—○—	NEW ALBANY WHITE 4-BOARD HORSE FENCE

SITE PLAN KEY NOTES

1. 6" CONCRETE CURB, TYP. (PER CMS ITEM 609, SEE DETAIL ON SHEET 4)
2. 6" CONCRETE FLUSH CURB, TYP. (PER CMS ITEM 609, SEE DETAIL ON SHEET 4)
3. 8' LEISURE TRAIL (SEE DETAIL ON SHEET 4)
4. 5' CONCRETE SIDEWALK, TYP. (SEE DETAIL ON SHEET 4)
5. LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET 4)
6. STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET 4)
7. HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHEET 4)
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. ACCESSIBLE RAMP (SEE DETAIL ON SHEET 4)
10. ADA PARKING SIGN (SEE DETAIL ON SHEET 4)
11. ADA VAN PARKING SIGN (SEE DETAIL ON SHEET 4)
12. ACCESSIBLE PAVEMENT MARKINGS (PER CMS ITEM 642, SEE DETAIL ON SHEET 4)
13. ADA AND ACCESS AISLE PAVEMENT MARKINGS (PER CMS ITEM 642, SEE DETAIL ON SHEET 4)
14. 4" WIDE PAINTED SOLID LINE, TYP. (PER CMS ITEM 641)
15. TRANSVERSE/DIAGONAL LINE, TYP. (PER CMS ITEM 641)
16. PAVEMENT MARKING, WHITE (PER CMS ITEM 642)
17. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. DRIVE THRU CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. MENU BOARD (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. CLEARANCE BAR (SEE ARCHITECTURAL PLAN FOR DETAILS)
21. MONUMENT SIGN (SEE ARCHITECTURAL PLAN FOR DETAILS)
22. 24" STOP BAR (PER CMS ITEM 642)
23. STOP SIGN (SEE DETAIL ON SHEET 4)
24. DO NOT ENTER SIGN (SEE DETAIL ON SHEET 4)
25. NEW ALBANY WHITE 4-BOARD HORSE FENCE (SEE DETAIL ON SHEET 4)
26. BIKE RACK (SEE DETAIL ON SHEET 4)
27. BOLLARD (SEE DETAIL ON SHEET 4)
28. WHEEL STOP (SEE DETAIL ON SHEET 4)

SITE STATISTICS

CURRENT ZONING:	INFILL PLANNED UNIT DEVELOPMENT C-3, HIGHWAY BUSINESS DISTRICT
PROPOSED LAND USE:	RESTAURANT WITH DRIVE THROUGH
PARCEL NUMBER:	093-106512-00.000
PARCEL AREA:	7.38 ACRES
LOT NUMBER:	OUTLOT 1
LOT AREA:	±1.37 ACRES
PERVIOUS AREA:	±0.70 ACRES
IMPERVIOUS AREA:	±0.67 ACRES
PERCENT COVERAGE (IMPERVIOUS/TOTAL)	48.9%
BUILDING SETBACKS FROM R:	
NORTH (SMITHS MILL ROAD):	75 FEET (55 FEET PAVEMENT SETBACK)
SOUTH:	10 FEET
EAST (BEECH CROSSING):	15 FEET
WEST:	10 FEET
MAXIMUM BUILDING HEIGHT:	2 STORIES
PROPOSED BUILDING HEIGHT:	1 STORY

PARKING STATISTICS

PARKING REQUIRED (1:75 GROSS SF):	30 SPACES
PARKING PROVIDED:	30 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES (1 VAN SPACE)
HANDICAP SPACES PROVIDED:	2 SPACES (1 VAN SPACE)
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
DRIVE THROUGH STACKING REQUIRED (25% OF REQUIRED PARKING):	8 STACKING SPACES
DRIVE THROUGH STACKING PROVIDED:	8 STACKING SPACES
MAXIMUM STACKING TO BEECH CROSSING:	21 STACKING SPACES
MAXIMUM STACKING TO SMITHS MILL:	25 STACKING SPACES

LEGAL DESCRIPTION

PARCEL 093-016512-00.009 SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF NEW ALBANY, LOCATED IN HALF SECTION 15, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15, UNITED STATES MILITARY DISTRICT, BEING PART OF THE REMAINDER OF THAT 49.534 ACRE TRACT CONVEYED TO MBJ HOLDINGS, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201010060020026, (ALL REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE, LICKING COUNTY, OHIO).

PROPERTY OWNER INFO

PARCEL #	OWNER NAME	ADDRESS	LAND USE
093-106512-00.008	BEECH ROAD LAND LLC.	SMITHS MILL RD NEW ALBANY, OH 43054	COMMERCIAL VACANT LAND
093-107046-00.004	AEP OHIO TRANSMISSION COMPANY INC.	8500/8600 SMITHS MILL RD NEW ALBANY, OH 43054	OFFICE BLDGS (3 STORIES OR MORE)
093-107928-00.000	AEP OHIO TRANSMISSION COMPANY INC.	INNOVATION CAMPUS WAY W NEW ALBANY, OH 43054	INDUSTRIAL VACANT LAND
093-106512-00.000	MBJ HOLDINGS LLC.	SMITHS MILL RD NEW ALBNAY, OH 43054	COMMERCIAL VACANT LAND

GENERAL NOTES

1. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. CURB RADIUS TO BE 3' UNLESS OTHERWISE NOTED.
5. SITE STORMWATER QUALITY/QUANTITY CONTROL TO BE PROVIDED BY EXISTING REGIONAL BASIN.

OWNER
MBJ HOLDINGS, LLC
8000 WALTON PKWY STE 120
NEW ALBANY OH 43054
PHONE: (614) 939-8000

DEVELOPER
MAS RESTAURANT GROUP, LLC
10600 SHADOW WOOD DRIVE
HOUSTON, TX 77043
CONTACT: CHUCK NEW
PHONE: (346) 260-4190
EMAIL: CNEW@MASRGLLC.COM

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
7965 N. HIGH ST, SUITE 200
COLUMBUS, OH 43235
CONTACT: EVAN SALYERS
PHONE: (380) 215-0695
EMAIL: EVAN.SALYERS@KIMLEY-HORN.COM

ARCHITECT
CASTLES DESIGN GROUP
3801 KIRBY DRIVE SUITE 600
HOUSTON, TX 77098
CONTACT: JANIE CORTÉS-SAUCEDO
PHONE: (713) 664-7974 EX.1346
EMAIL: JCSAUCEDO@CASTLESDESIGNGROUP.COM

SURVEYOR
CESO, INC.
175 MONTROSE WEST AVE, SUITE 400
AKRON, OH 44321
CONTACT: STEVEN CLUTTER
PHONE: (330) 396-5967
EMAIL: CLUTTER@CESOINC.COM

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-772-2300
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: AJS

DIGITAL MENU BOARD VARIANCE EXHIBIT

TACO BELL
FINAL DEVELOPMENT PLAN
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

SUBMITTAL DATE: 7/24/2023
KHA PROJECT NO. 190164002
SHEET NUMBER

Drawing name: K:\CLB_LDEV\190164002_TB - New Albany (Final Engineering)\2 Design\CAD\Exhibits\Menu Board Variance Exhibit.dwg Layout1 Aug 10, 2023 9:32am by: Evan.Salyers
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Planning Commission Staff Report
August 21, 2023 Meeting

CENTRAL COLLEGE OFFICE ZONING DISTRICT ZONING AMENDMENT

LOCATION:	Located at 6455 West Campus Oval for an area to be known as Central College Office Zoning District (PID: 222-003104).
REQUEST:	Zoning Amendment
ZONING:	OCD (Office Campus District)
STRATEGIC PLAN:	Employment Center
APPLICATION:	ZC-80-2023
APPLICANT:	NDA Ohio LLC, c/o Aaron Underhill, Esq.

Review based on: Application materials received July 17, 2023 and August 3, 2023.

Staff report completed by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 5.916+/- acres. The request proposes to create a new zoning text for the area known as the "Central College Office Zoning District" by zoning the area to Infill Planned Unit Development (I-PUD) from Office Campus District (OCD). The Rocky Fork-Blacklick Accord is scheduled to reviewed the application on August 17, 2023. The application is solely for adding uses the property. The site is already developed and there are no proposed changes to the development standards.

The proposed zoning districts allows for the existing uses found in the City of New Albany's general Office Campus District (OCD) and it also allows for veterinary offices, veterinary hospitals, and research & development uses associated with veterinary office and/or veterinary hospital uses. Unless otherwise specified in the zoning text, the standards and requirements of Chapter 1144, OCD (Office Campus District) shall apply to this proposed zoning district. Therefore, it is consistent with surrounding zoning requirements.

II. SITE DESCRIPTION & USE

The site is currently located within an existing office development known as The Business Campus at New Albany. The site is one of five lots within the office development located within Franklin County. The site is located at the northwest corner of Central College Road and New Albany Road E.

The property is developed with an office building consisting of 46,080+/- gross square feet of floor area, which is currently unoccupied. The property owner has received interest from a company that would bring a state-of-the-art veterinary hospital as the sole occupant of the recently constructed office building. The neighboring uses and zoning districts include OCD zoned land in the existing business park to the north, east and west. Properties across the street (Central College Road) to south are located within the city of Columbus.

III. PLAN REVIEW

The Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to city council. The staff's review is based on city plans

and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

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

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

A. Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Employment Center future land use category. The strategic plan lists the following development standards for the Employment Center land use category:

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

B. Use, Site and Layout

1. The site is located within the Engage New Albany Strategic Plan's Employment Center future land use district. The site is currently zoned Office Campus District (OCD). Veterinary hospitals are not listed as permitted or conditional uses in the OCD. The purpose of this rezoning of the property to an I-PUD classification is to allow for this use, in addition to those in the OCD classification, The change in use for the area enables the continued success of the New Albany International Business Park.
2. The proposed use is consistent with the zoning in the surrounding area. Due to the proximity of this to State Route 161, and its location adjacent to OCD zoned land in the existing business park (to the north, and east and west), the site is appropriate for office and commercial development.
3. The proposed zoning text permits the following uses (new uses in italics):
    - Office
    - *Veterinary offices*
    - *Veterinary hospitals (not including facilities for outside boarding or exercising of animals),*
    - *Research and development use associated with veterinary office and/or veterinary hospitals*
    - Religious exercise facilities
    - Temporary parking lots
    - Park-and-ride facility
    - Data centers.

- Other uses permitted in the building where the primary use in the building is an office, when such use is clearly incidental to and located within the same building as the primary permitted use, including:
    - Drug store
    - Deli/restaurant/food service
    - Office supply service
    - Travel agent personal services
    - Newsstand
    - Health and fitness center
    - Training facility
    - Storage facilities
    - Day care facilities.

All of these non-veterinary uses are already permitted on this site with the current zoning classification. The rezoning only introduces veterinary offices, veterinary hospitals (not including facilities for outside boarding or exercising of animals), and research and development uses associated with veterinary office and/or veterinary hospitals as new uses.

4. The proposed zoning text includes limitations on veterinary office and animal hospital uses. The following limitations shall apply to veterinary and animal hospital uses:
    - No outdoor activities: No exercising of animals shall be permitted outside of a fully enclosed primary (not accessory) structure.
    - No boarding: No overnight boarding of animals of any animal daycare uses shall be permitted, except tat overnight boarding of animals within a fully enclosed structure shall be permitted for the sole purpose of allowing an animal to recover from medical procedure or to undergo treatment of a health condition.
5. Conditional uses include those listed is C.O. 1144.03 (OCD). This is not a change from the existing zoning designation. Such conditional uses include drive-through facilities to eb developed in association with a permitted use, research and development, hotels, limited educational institutions, and miscellaneous accessory uses when the primary use of the building is permitted.

C. Access, Loading, Parking

1. Parking and loading must be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
2. The rezoning proposal is solely for adding uses to the site and does not modify any exterior development standards.

D. Architectural Standards

1. The rezoning proposal is solely for adding uses to the site and does not modify any exterior development standards.

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

1. The rezoning proposal is solely for rezoning the site adding uses to the site and does not modify any exterior development standards.

F. Lighting & Signage

1. No signage is proposed at this time. All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.
2. The rezoning proposal is solely for adding uses to the site and does not modify any exterior development standards.

D. Other Considerations

1. The property owner has submitted a school impact statement which indicates the rezoning merely provides a change in use for the existing building and does allow for

residential development. By permitting the zoning change, it results in no new financial burdens on New Albany Plain Local School District and continues to provide an opportunity for new revenue sources.

2. Should the property owner propose any exterior changes in the future, for anything to the building or parking lot, the applicant will need to apply to modify the final development plan and it would be reviewed by the Planning Commission at that time.

IV. ENGINEER'S COMMENTS

The City Engineer has no comments on this submittal.

IV. SUMMARY

It appears that the proposed zoning text meets the use recommendations found in the Engage New Albany Strategic Plan. The application is solely for rezoning the site. No exterior site development standard modifications result from the proposed rezoning. The property has recently been developed within an office building, which is currently unoccupied. The existing zoning does not allow for exterior facilities for outside boarding or exercising of animals in order to ensure it continues to look and feel like a traditional office building in the business park.

Due to the proximity of this to State Route 161, and its location adjacent to OCD zoned land in the existing business park (to the north, and east and west), the site is appropriate for office and commercial development.

V. ACTION

Suggested Motion for ZC-80-2023:

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application ZC-80-2023 based on the findings in the staff report.

Approximate Site Location:

Source: ArcGIS

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 6455 West Campus Oval, New Albany, OH 43054

Parcel Numbers 222-003104

Acres 5.916 +/- Acres # of lots created _____

Choose Application Type	Circle all Details that Apply			
☐☐Appeal				
☐☐Certificate of Appropriateness				
☐☐Conditional Use				
☐☐Development Plan	Preliminary	Final	Comprehensive	Amendment
☐☐Plat	Preliminary	Final		
☐☐Lot Changes	Combination	Split	Adjustment	
☐☐Minor Commercial Subdivision				
☐☐Vacation	Easement		Street	
☐☐Variance				
☐☐Extension Request				
☐XZoning	Amendment (rezoning)		Text Modification	

Description of Request: Request to rezone the subject property from OCD, Office Campus District to I-PUD, Infill Planned Development.

Contacts

Property Owner's Name: Medical Center of New Albany LLC, c/o Aaron L. Underhill
Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260
City, State, Zip: New Albany, OH 43054
Phone number: 614.335.9320 Fax: 614.335.9329
Email: aaron@uhlawfirm.com

Applicant's Name: NDA Ohio, LLC, c/o Aaron L. Underhill
Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260
City, State, Zip: New Albany, OH 43054
Phone number: 614.335.9320 Fax: 614.335.9329
Email: aaron@uhlawfirm.com

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner By: Aaron L. Underhill, Attorney for Owner Date: 7/17/2023
Signature of Applicant By: Aaron L. Underhill, Attorney for Applicant Date: 7/17/2023

AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to 5.916+/- acres known as Franklin County Parcel Number 222-003104, being first duly sworn, do hereby state and depose the following:

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

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

Further Affiant sayeth not.

By:_____
Aaron L. Underhill
Attorney, Underhill & Hodge LLC

STATE OF OHIO
COUNTY OF FRANKLIN SS.

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

_____
Notary Public

My Commission Expires: _____

APPLICANT:

NDA Ohio, LLC
601 Gates Road, Suite 1
Vestal, NY 13850

PROPERTY OWNER:

Medical Center of New Albany LLC
170 N. Sunbury Road
Westerville, OH 43081

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054

SURROUNDING PROPERTY OWNERS:

Sugar Run Owner LLC
3330 Dundee Road, Suite S1
Northbrook, IL 60062

Huntington National Bank
7 Easton Oval
Columbus, OH 43219

FDT Group LLC
1000 Taylor Station Rd., Suite C
Columbus, OH 43230

Exchangeright Net-Leased
Portfolio 50 DST
1055 E. Colorado Blvd., Suite 310
Pasadena, CA 91106

Lancaster Pine Village Ltd.
222 E. 11th Avenue
Columbus, OH 43201

The New Albany Company LLC
8000 Walton Parkway, Suite 120
New Albany, OH 43054

Discover Properties LLC
2500 Lake Cook Road
Riverwoods, IL 60015

Underhill & Hodge LLC
ATTORNEYS & COUNSELORS AT LAW

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

P: 614.335.9321
F: 614.335.9329
aaron@uhlawfirm.com

July 17, 2023

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

RE: School Impact of Zoning of 5.916+/- acres located at 6455 West Campus Oval in New Albany, Ohio (the "Property")

Dear Chris:

This letter accompanies an application to rezone the Property from an OCD, Office Campus District designation to an I-PUD, Infill Planned Development to expand the permitted and conditional uses which are allowed to be operated thereon. The property is located in the New Albany-Plain Local School District. The purpose of this letter is to analyze the impact of this zoning on this school district.

There is an existing commercial building on this property that will remain on the site. This rezoning will merely provide a change in use for the existing building and will not allow for residential development. Therefore, it will result in no new financial burdens on the school district and will continue to provide an opportunity for new revenue sources.

The obvious positive financial impact of developing the Property with non-residential uses eliminates the need to undertake a detailed analysis of the impact the development would have on the local school district. In general terms, the rezoning will permit the development of the Property with non-residential uses, which will provide the school with a substantial financial benefit. This zoning will add significant value to the land and will provide the means to provide additional value by way of improvements.

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

Sincerely,

Aaron L. Underhill
Attorney for the Applicant

CENTRAL COLLEGE OFFICE DISTRICT
INFILL PLANNED DEVELOPMENT (I-PUD)

Information concerning specific Code requirements for rezoning submittal by NDA Ohio, LLC

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

Response: The property being zoned includes 5.9 +/- acres located at 6455 W. Campus Oval in New Albany, Ohio. The site is already developed with an office building and associated parking. No exterior modifications to the site are being proposed with this application, with the possible exception that new signage may be installed in accordance with the standards of the Codified Ordinances. A veterinary hospital is proposed to be operated within the existing building, with no outdoor operations. The current zoning of the property (OCD, Office Campus District) does not list this use as being permitted or conditional, so this rezoning serves to add this use as being permitted in addition to OCD uses. The proposed zoning amendment will have no impact on adjacent and proximate properties.

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

Response: No new restrictions, easements, covenants, or encumbrances will apply to the property in conjunction with this rezoning.

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

Response: Development of the site is already complete.

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

Response: No such application is required since no exterior site modifications will result from approval of this rezoning.

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

Response: No such application is required since no exterior site modifications will result from approval of this rezoning.

Instrument Number: 201611030151852
Recorded Date: 11/03/2016 11:29:38 AM

Terry J. Brown
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov
FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160071750
Document Type: DEED
Document Page Count: 3

Submitted By (Walk-In):
STEWART TITLE AGENCY OF COLS LTD
Walk-In

Return To (Box):
STEWART TITLE BOX
Box

First Grantor:
NWES REALTY PARTNERS II LLC

First Grantee:
SHREYAS15 LLC

Fees:

Document Recording Fee:	$28.00
Additional Pages Fee:	$8.00
Non-Conforming Document Fee:	$20.00
Total Fees:	$56.00
Amount Paid:	$56.00
Amount Due:	$0.00

Instrument Number: 201611030151852
Recorded Date: 11/03/2016 11:29:38 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Conveyance
Mandatory- 1300.00
Permissive- 1300.00
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR
23672

TRANSFERRED
NOV 03 2016
CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

File No.: 01032-21832

GENERAL WARRANTY DEED

NWES Realty Partners II, LLC, an Ohio limited liability company, for One Dollar ($1.00) and other good and valuable consideration paid, grants with general warranty covenants to Shreyas15 LLC, an Ohio limited liability company,their heirs and assigns forever, whose tax mailing address is: 99 N. Brice Rd, Suite 100, */ *Columbus, OH 43213, the following described real estate:
SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 0 West Campus Oval, New Albany, OH 43054

Parcel Number: 222-003104-00

Prior Instrument Reference: Instrument No. 200701240014710, of the Franklin County, Ohio Records.

Excepting from said general warranty covenants, all legal highways, restrictions, and easements of record, and taxes and assessments not yet due and payable.

Executed this November 1, 2016.

NWES Realty Partners II, LLC, an Ohio limited liability company

By: [signature]
Name: Dan Brown
It's: Owner/Member

By: [signature]
Name: Todd Whitaker
It's: Owner/Member

By: [signature]
Name: Robert E. Lembach
It's: Owner/Member

By: [signature]
Name: Jeffrey Oehler
It's: Owner/Member

State of Ohio
County of Franklin

The foregoing deed was acknowledged before me this 1st day of November, 2016, by Dan Brown Member of NWES Realty Partners II, LLC, an Ohio limited liability company, on behalf of the company.

CH 1 of 2
Stewart Title Agency
of Columbus Box
C1032-21832

[signature]
Notary Public
My Commission Expires: 11/28/2017

State of Ohio
County of Franklin

The foregoing deed was acknowledged before me this 1st day of November ,2016, by Todd Whitaker Member of NWES Realty Partners II, LLC an Ohio limited liability company, on behalf of the company.

Rebecca Dunaway
Notary Public
My Commission Expires: 11/28/2017

State of Ohio
County of Franklin

The foregoing deed was acknowledged before me this 1st day of November, 2016, by Robert E. Lembach Member of NWES Realty Partners II, LLC an Ohio limited liability company, on behalf of the company.

Rebecca Dunaway
Notary Public
My Commission Expires: 11/28/2017

State of Ohio
County of Franklin

The foregoing deed was acknowledged before me this 1st day of November, 2016, by Jeffrey Oehler Member of NWES Realty Partners II, LLC an Ohio limited liability company, on behalf of the company.

Rebecca Dunaway
Notary Public
My Commission Expires: 11/28/2017

This instrument was prepared by:
Joseph E. Budde
Attorney at Law
259 W. Schrock Road
Westerville, OH 43081

EXHIBIT "A"
LEGAL DESCRIPTION

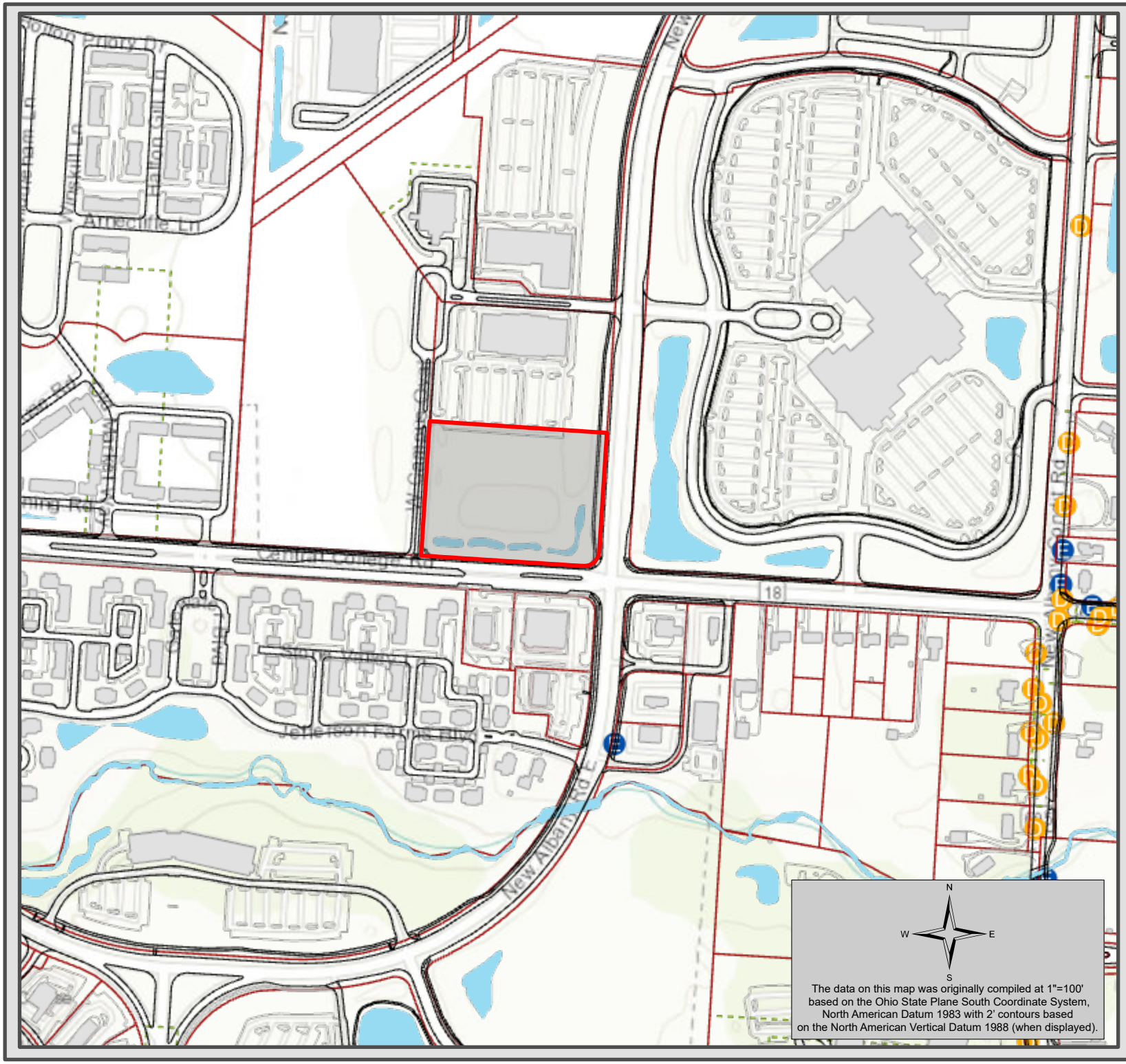
PARCEL I:

Situated in the State of Ohio, County of Franklin, and in the City of New Albany:

Being Lot Number One (1) in THE BUSINESS CAMPUS AT NEW ALBANY as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 101 Page 79, Recorder's Office, Franklin County, Ohio.

PARCEL II:

Non-exclusive easements as contained in that certain Drainage and Dumpster/Utility and Cross Access Easement by Duke Realty Ohio of record in Instrument No. 200701240014707.



Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced June 19, 2023

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

For scaled maps, please visit the parcel viewer at https://gis.franklincountyohio.gov/parcelviewer

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

THE BUSINESS CAMPUS AT NEW ALBANY

Approved this 7 day of April 2003

Chairperson, Planning Commission, New Albany, Ohio

Approved this 15 day of April 2003

Mayor, New Albany, Ohio

Approved this 15 day of APRIL 2003

Village Engineer, New Albany, Ohio

Approved this 15 day of April 2003

Council Representative to Planning Commission, New Albany, Ohio

Approved this 15th day of APRIL 2003

Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-22-2003, passed 4-1-, 2003 wherein all of THE BUSINESS CAMPUS AT NEW ALBANY shown hereon is accepted as such by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to 4-1-, 2004.

Transferred this 21st day of April, 2003

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this 21st day of APRIL, 2003 at
Fee $ 43.20
File No.

Robert G. Montgomery
Recorder, Franklin County, Ohio
By me

Recorded this 21st day of APRIL, 2003

Deputy Recorder, Franklin County, Ohio

Plat Book 101, Page 79-80

Situated in the State of Ohio, County of Franklin, Village of New Albany and in Section 8, Farm Lot 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 40.836 acres of land, more or less, said 40.836 acres being comprised of all of that 32.021 acre tract of land deeded to **DUKE REALTY OHIO** in Instrument Number 200302260056923, and all of that 8.815 acre tract of land deeded to **CAMPUS DEVELOPMENT COMPANY, LLC.** in Instrument Number 200004280083098 both being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, **DUKE REALTY OHIO** of **DUKE REALTY LIMITED PARTNERSHIP**, a general partner of **DUKE REALTY OHIO**, an Indiana limited partnership, by **DONALD J. HUNTER**, Senior Vice-President, **CAMPUS DEVELOPMENT COMPANY, LLC.**, an Indiana limited liability company, by **DONALD J. HUNTER**, Senior Vice-President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "**THE BUSINESS CAMPUS AT NEW ALBANY**", a subdivision containing Lots numbered 1 to 5, both inclusive, does hereby accept this plat of the same and dedicates the Lots shown hereon.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" for the, construction/installation, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground. No building shall be constructed in any area over which easements are hereby reserved.

In Witness, Whereof, **DONALD J. HUNTER**, Senior Vice-President of **DUKE REALTY LIMITED PARTNERSHIP**, the general partner of **DUKE REALTY OHIO**, has hereunto set his hand this 14th day of April, 2003.

Signed and acknowledged In the presence of:

DUKE REALTY OHIO

By: Duke Realty Limited Partnership

Stephanie T. Tran

By
DONALD J. HUNTER, Senior Vice-President

Mark Giallucca

STATE OF OHIO
COUNTY OF FRANKLIN ss:

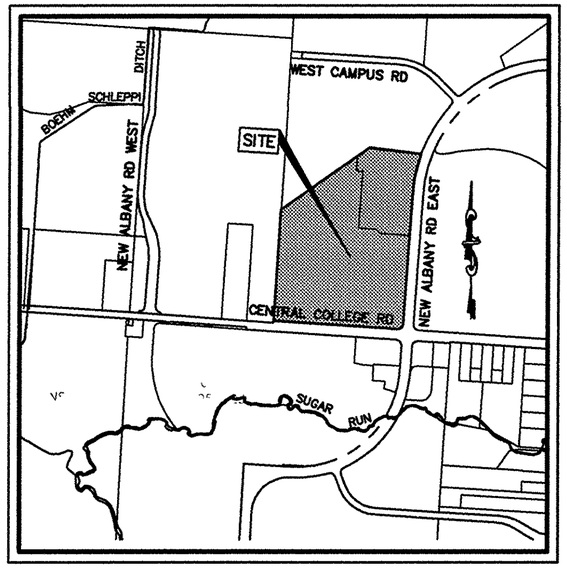
Before me, a Notary Public in and for said State, personally appeared **DONALD J. HUNTER**, Senior Vice-President of **DUKE REALTY LIMITED PARTNERSHIP**, a general partner of **DUKE REALTY OHIO**, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of **DUKE REALTY OHIO** for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 14th day of April, 2003.

My Commission expires 08-24-04

Stephanie T. Tran
Notary Public, State of Ohio

NOTARIAL SEAL STATE OF OHIO
STEPHANIE T. TRAN
Notary Public, State of Ohio
My Commission Expires 08-24-04



LOCATION MAP
SCALE: 1" = 1000'

In Witness, Whereof, **DONALD J. HUNTER**, Senior Vice-President of **CAMPUS DEVELOPMENT COMPANY, LLC.** has hereunto set his hand this 14th day of April, 2003.

Signed and acknowledged In the presence of:

CAMPUS DEVELOPMENT COMPANY, LLC.

Stephanie T. Tran

By
DONALD J. HUNTER, Senior Vice-President

Mark Giallucca

STATE OF OHIO
COUNTY OF FRANKLIN ss:

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Stephanie T. Tran
Notary Public, State of Ohio

NOTARIAL SEAL STATE OF OHIO
STEPHANIE T. TRAN
Notary Public, State of Ohio
My Commission Expires 08-24-04

TRANSFERRED
APR 21 2003
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

SURVEY DATA:

BASIS OF BEARINGS: The bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83. Control for the bearings was established from Franklin County Survey Control Monuments, FRANK 5211 and FRANK 5212, coordinates established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data are the records of Franklin County, Ohio. Existing easements shown hereon reflect recorded easements shown in Stewart Title Agency of Columbus Title Commitment No. 12003130, Schedule B-2 dated January 14, 2003.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". Iron pins shall be placed within 30 days of the record date of this document.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

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

○ = Iron Pin Set
◎ = Permanent Marker
● = Iron Pin Found

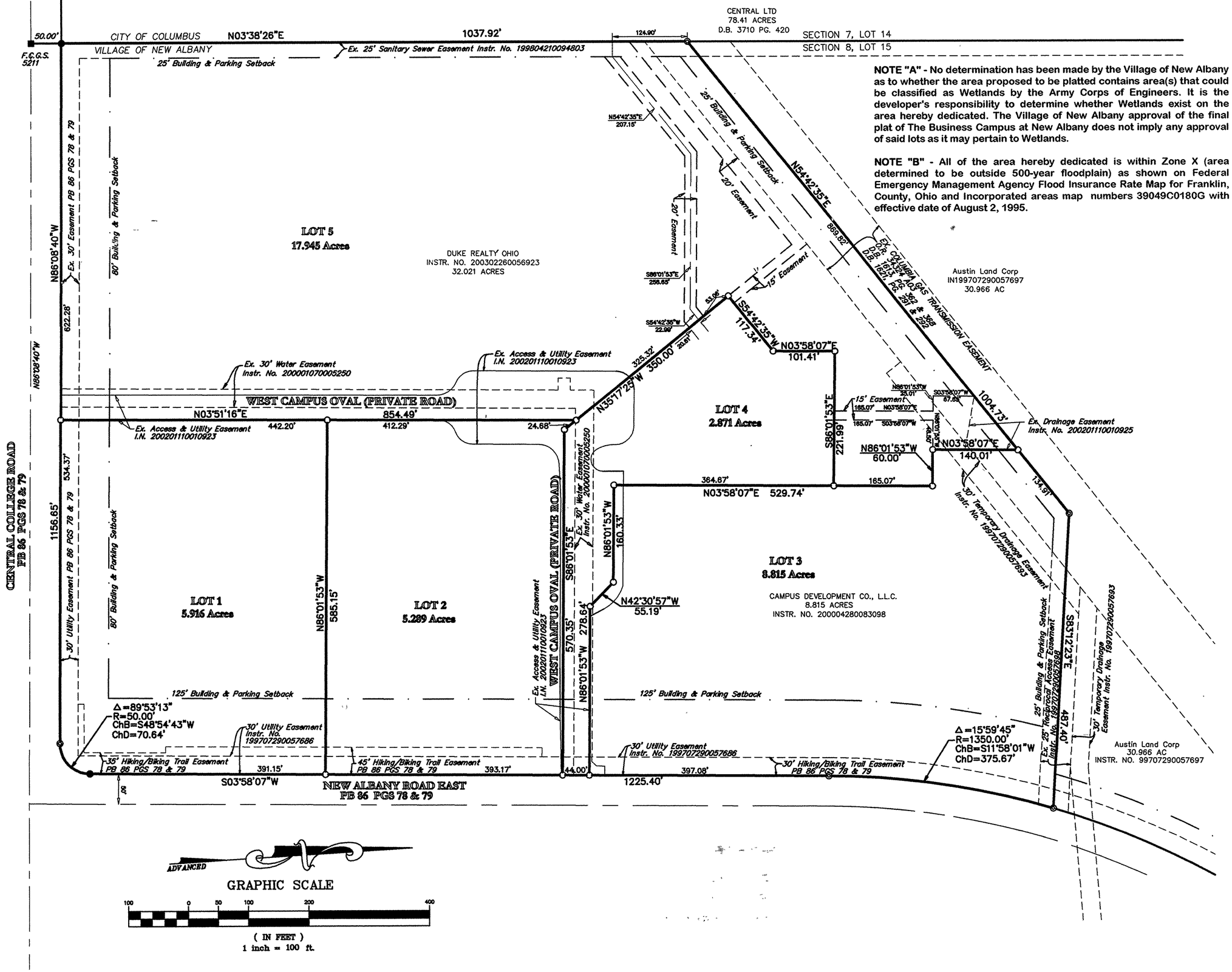
By
Douglas R. Hock, Ohio P.S. #7661 Date 4/14/03

STATE OF OHIO
DOUGLAS R. HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

Instr.200304210115130 04/21/2003 12:11PM
Pages:1 F:$43.20
Robert G. Montgomery T20030048489
Franklin County Recorder HAC

SURVEYED & PLATTED BY:
ADVANCED CIVIL DESIGN, INC.
4625 MORSE ROAD, SUITE 102
COLUMBUS, OHIO 43230
PH: (614) 428-7750 FAX: (614) 428-7755

THE BUSINESS CAMPUS AT NEW ALBANY



CENTRAL COLLEGE OFFICE DISTRICT

INFILL PLANNED DEVELOPMENT (I-PUD)

DEVELOPMENT STANDARDS TEXT

July 17, 2023

I. <u>Summary</u>: The property which is the subject of this text consist of 5.9+/- acres located to the northwest of and adjacent to the intersection of New Albany Road East and Central College Road. It has recently been developed with an office building consisting of 46,080+/- gross square feet of floor area which is unoccupied and is zoned with the OCD, Office Campus District classification under the City's Codified Ordinances. This zoning classification permits a range of office uses, a select group of other uses, and allows a list of allowable conditional uses (subject to review and approval of Planning Commission) which include, but are not limited to, research and development, hotels, and educational institutions.

The property owner, Medical Center of New Albany LLC, has received interest from a company that would bring a state-of-the-art veterinary hospital as the sole occupant of the recently constructed office building. Veterinary hospitals are not listed as permitted or conditional uses in the OCD zoning category. The purpose of this rezoning of the property to an I-PUD classification is to allow for this use in addition to those in the OCD classification and to establish development standards that will apply to this new district.

II. <u>Development Standards</u>: Unless otherwise specified in the submitted drawings or in this written text, the provisions of City of New Albany Codified Ordinances shall apply to this zoning district. The standards and requirements of Chapter 1144, OCD, Office Campus District shall apply to this zoning district. In the event of a conflict between this text or the submitted drawings and a specific provision of the Codified Ordinances, this text and/or the drawings shall govern.

III. <u>Uses</u>:

A. Permitted uses in this zoning district shall include:

1. The permitted uses set forth in Codified Ordinances Section 1144.02 (Office Campus District).

2. Veterinary offices and veterinary hospitals, not including facilities for outside boarding or exercising of animals.

3. Research and development uses associated with a veterinary office and/or veterinary hospital.

B. The conditional uses listed in Codified Ordinances Chapter 1144.03 (Office Campus District) shall be conditional uses in this I-PUD, subject to review and approval in accordance with the procedures set forth in Codified Ordinances Chapter 1115.

IV. <u>Limitations on Veterinary Office and Animal Hospital Uses</u>: The following limitations shall apply to veterinary office and animal hospital uses:

A. <u>No Outdoor Activities</u>: No exercising of animals shall be permitted outside of a fully enclosed primary (not accessory) structure.

B. <u>No Boarding</u>: No overnight boarding of animals or any animal daycare uses shall be permitted, except that overnight boarding of animals within a fully enclosed structure shall be permitted for the sole purpose of allowing an animal to recover from a medical procedure or to undergo treatment of a health condition.

V. <u>Final Development Plan</u>: Due to the fact that this zoning district has recently been developed in accordance with permits issued by the City and meets the requirements of the OCD, Office Campus District under the Codified Ordinances, there shall be no requirement for the review and approval of a final development plan application for the site in its present condition. The plans that were approved by the City in ***Commercial New Building Permit Number PRBCN-2021-0322*** shall constitute the approved final development plan for this zoning district. Should the property owner or another applicant desire to modify those plans in accordance with applicable portions of the Codified Ordinances and this text, it shall be allowed to do so after filing for and being issued applicable permits. If the proposed modification to an approved final development plan seeks variances from the Codified Ordinances or this text, then an amended final development plan application shall be required to be filed for review and approval in accordance with the procedures for I-PUDs as set forth in the Codified Ordinances.

Planning Commission Staff Report
August 21, 2023 Meeting

9160 MCCLELLAN DRIVE
PERGOLA MATERIAL VARIANCE

LOCATION:	9160 McClellan Drive (PID: 222-003776)
APPLICANT:	Natasha Jones
REQUEST:	Variance to allow a pergola to be constructed of metal material.
ZONING:	I-PUD (Planned Unit Development District)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-73-2023

Review based on: Application materials received on July 7, 2023.

Staff report prepared by Sierra Cratic-Smith, Planner

I. REQUEST AND BACKGROUND
The applicant requests a variance to allow a pergola material to be an aluminum metal where city code ordinance Chapter 1165.04(b)(1) prohibits metal material for recreational amenities.

II. SITE DESCRIPTION & USE
The property measures at 0.35 acres in size and contains a single-family home. This property is located within the Tidewater subdivision and is zoned residential I-PUD. The Tidewater subdivision is located east of US Route 62 (Johnstown Road) and north of Central College Road.

III. ASSESMENT
The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

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

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

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*

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

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

IV. EVALUATION

A variance to allow a pergola material to be an aluminum metal where codified ordinance chapter 1165.04(b)(1) prohibits metal material for recreational amenities.

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

1. The applicant requests a variance to allow the pergola column material to be aluminum metal where city code prohibits metal material for recreational amenities except on roofs. The applicant requests to use a black aluminum for the pergola's columns.
2. The pergola is fully constructed. The variance request is to allow the pergola to remain in its existing form and location. During a zoning final inspection for a pool, it was discovered that the pergola was built without a permit.
3. The variance does not appear to alter the character of the neighborhood considering the surrounding landscape and general area of the lot. The home is generally located in a corner of the subdivision with the pergola located in the rear yard so there is no visibility from the public street. In addition, there is currently arborvitae landscape along all sides of the pergola. This buffer prevents any visibility of the pergola and pool. Also, a reserve is located behind the arborvitae which provides additional buffering.
4. The variance does not appear to be substantial since the proposed black aluminum is a very popular material in New Albany for fencing material. In addition, the metal is a matte finish and is not the typical metallic shiny color so it appears to be appropriate in design. Also, the columns will be covered by a fabric curtain leaving the roof as the only visible material. Otherwise, this pergola meets all other code requirements.
5. Granting the variances 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.
6. Approving the variances will not adversely affect the delivery of government services.

IV. SUMMARY

This variance is not significant because it is not visible to the public and has limited visibility from neighbors because of the layers of screening including: landscaping, a reserve, and the addition of

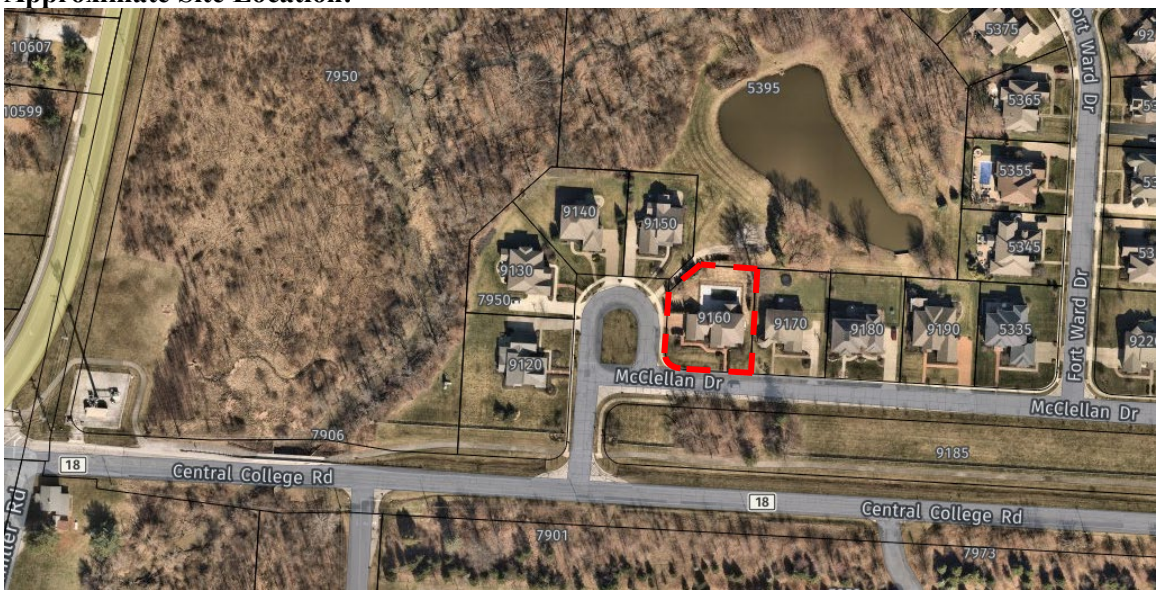
fabric curtains. In addition, the black aluminum material is a very popular material used in New Albany because it lacks shine and blends/fades into the background. The spirit and intent of the material regulation is to ensure metallic and shiny metals are not utilized since it they would clash with the character of the community and materials used on the primary structure. This pergola material and color is extensively used for fencing in this subdivision and throughout New Albany. Therefore, the proposed pergola material appears suitable for the home without disrupting the character of the neighborhood.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for disapproval, finding the following motion is appropriate.

Move to approve application VAR-73-2023 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 9160 McClellan Dr
Parcel Numbers 222-003776-00
Acres .35 # of lots created Ø

Choose Application Type				Circle all Details that Apply
☐☐Appeal				
☐☐Certificate of Appropriateness				
☐☐Conditional Use				
☐☐Development Plan	Preliminary	Final	Comprehensive	Amendment
☐☐Plat	Preliminary	Final		
☐☐Lot Changes	Combination	Split	Adjustment	
☐☐Minor Commercial Subdivision				
☐☐Vacation	Easement		Street	
☒☒Variance				
☐☐Extension Request				
☐☐Zoning	Amendment (rezoning)		Text Modification	

Description of Request: We would like to request the approval of an outdoor, aluminum pergola. L x W x H : 13' x 10' x 18'

Contacts

Property Owner's Name: Ashish & Anupreet Kumar
Address: 9160 McClellan Dr.
City, State, Zip: New Albany, OH 43054
Phone number: Ashish - (203) 715-1541 Anu (203) 917-9825 Fax:
Email: ashishvkumar@yahoo.com or anupreetkaur1@yahoo.com

Applicant's Name: Natasha Jones
Address: 949 Cypress Ridge Pl
City, State, Zip: Columbus, OH 43228
Phone number: 614-805-9395 Fax: N/A
Email: natasha.jones1144@gmail.com

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner [signature] Date: 07/02/23
Signature of Applicant Natasha Jones Date: 7-2-23

Printable page

Parcel ID: 222-003776-00 **Map Routing: 222-N053T -005-00**
KUMAR ASHISH **9160 MCCLELLAN DR**

KNOW YOUR HOME VALUE

OWNER

Owner	KUMAR ASHISH
Owner Mailing / Contact Address	9160 MCCLELLAN DR NEW ALBANY OH 43054-7113 Submit Mailing Address Correction Request
Site (Property) Address	9160 MCCLELLAN DR Submit Site Address Correction Request
Legal Description	9160 MCCLELLAN DRIVE TIDEWATER AT NEW ALBANY LOT 5
Calculated Acres	.35
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website **If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.**
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/222-003776-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map Print Parcel Summary

MOST RECENT TRANSFER

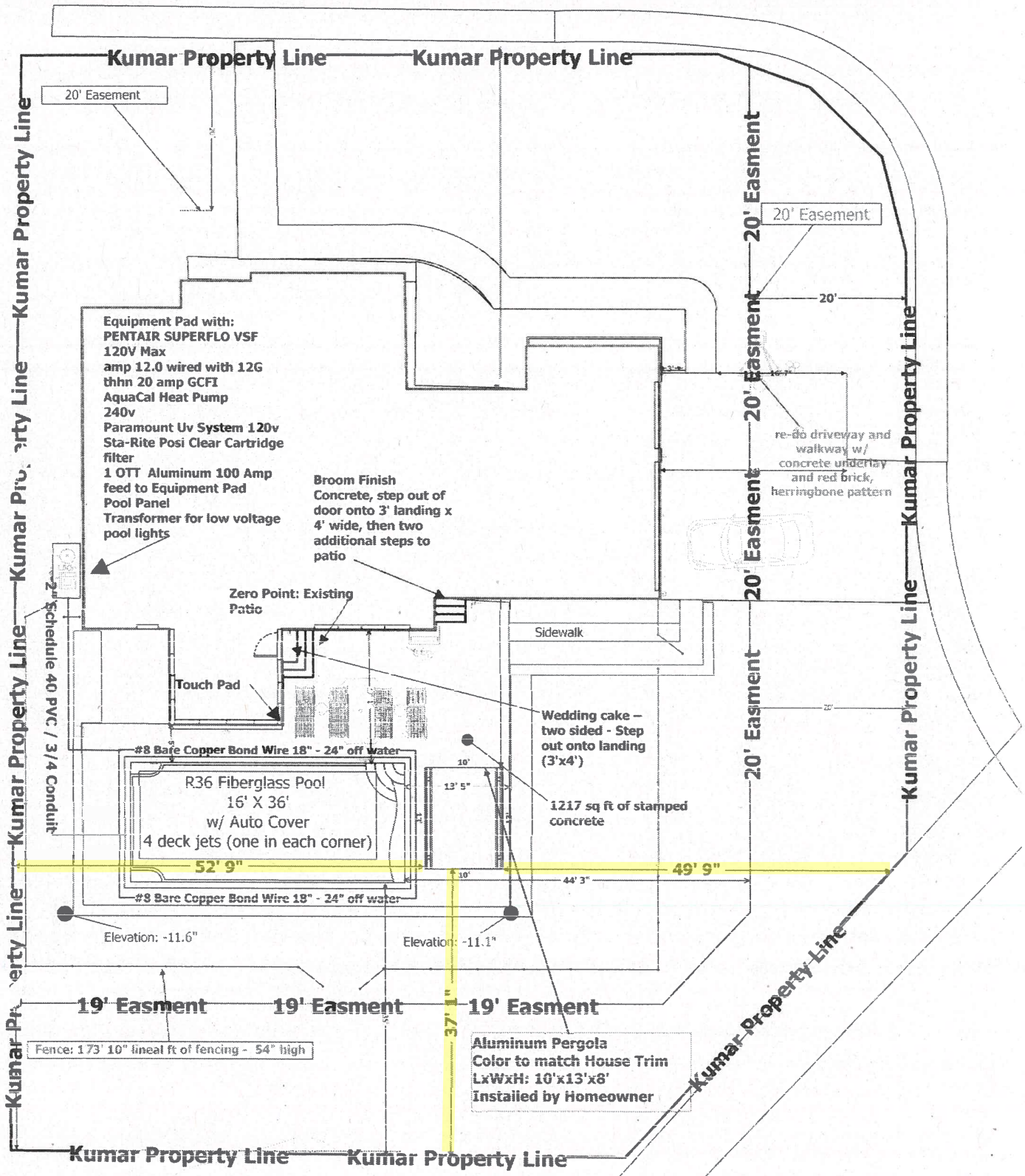
Transfer Date	MAY-28-2020
Transfer Price	$0
Instrument Type	QE
Parcel Count	1

2022 TAX STATUS

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT

Kumar family's request for a variance:

We come to you to today, to kindly request a variance for parcel 222-003776, 9160 McClellan Dr., according to city codified ordinance Chapter 1165.04(b)(1) Metal is not permitted for pergolas. We are requesting approval of the installed pergola, as there was careful consideration and deliberation between wooden or aluminum columns. With wooden columns, there was no option for the louvered roofing system, allowing for a waterproof area underneath the pergola. While the columns are made of aluminum, they are covered with curtains and are not visible. The pergola columns are so hidden by the landscaping trees placed around the property. The Pergola was selected to match the aesthetics of the home and to provide covering for our children and loved ones as they rest from the pool. Photo of the Louvered system below:


Kumar Property Line
Kumar Property Line
20' Easement
20' Easement
20' Easement
20' Easement
20' Easement
20' Easement
20' Easement
20'
Equipment Pad with:
PENTAIR SUPERFLO VSF
120V Max
amp 12.0 wired with 12G
thhn 20 amp GCFI
AquaCal Heat Pump
240v
Paramount Uv System 120v
Sta-Rite Posi Clear Cartridge
filter
1 OTT Aluminum 100 Amp
feed to Equipment Pad
Pool Panel
Transformer for low voltage
pool lights
Broom Finish
Concrete, step out of
door onto 3' landing x
4' wide, then two
additional steps to
patio
re-do driveway and
walkway w/
concrete underlay
and red brick,
herringbone pattern
2" Schedule 40 PVC / 3/4 Conduit
Zero Point: Existing
Patio
Sidewalk
Touch Pad
Wedding cake –
two sided - Step
out onto landing
(3'x4')
#8 Bare Copper Bond Wire 18" - 24" off water
R36 Fiberglass Pool
16' X 36'
w/ Auto Cover
4 deck jets (one in each corner)
10'
13' 5"
1217 sq ft of stamped
concrete
52' 9"
49' 9"
44' 3"
#8 Bare Copper Bond Wire 18" - 24" off water
Elevation: -11.6"
Elevation: -11.1"
19' Easment
19' Easment
19' Easment
37' 1"
Fence: 173' 10" lineal ft of fencing - 54" high
Aluminum Pergola
Color to match House Trim
LxWxH: 10'x13'x8'
Installed by Homeowner
Kumar Property Line
Kumar Property Line