

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
GLEON-AE-M-LED-GALLEON AREA AND									

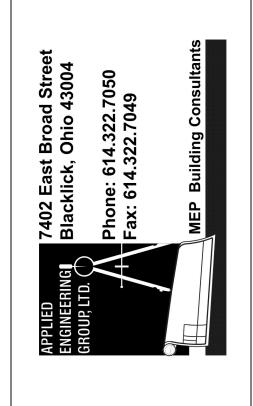
PL1 3 GLEON-AF-04-LED-GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, GLEON-AF-04- Absolute 1.00 225 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR GLEON-AF-04-LED-GALLEON AREA AND -E1-SL3-HSS ROADWAY LUMINAIRE PL2 GLEON-AF-04- Absolute 1.00 225 ROADWAY LUMINAIRE (4) 70 CRI, 4000K, LED-E1-SL3-HSS.ies 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR CROSSTOUR 81W WALL MOUNT LED EATON LED 5000K XTOR8B.ies Absolute 1.00 81 WP1 3 XTOR8B

# Plan View Scale 1" = 20'

STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
All Points	+	0.9 fc	6.7 fc	0.0 fc	N/A	N / A	
Parking Lot	Ж	1.8 fc	6.5 fc	0.1 fc	65.0:1	18.0:1	

# NOTES

- 1. All Poles are at 30 feet mounting height.
- 2. All wall Pack lights are at 20 feet



Hyatt

Lighting

Site

**Designer** DRR

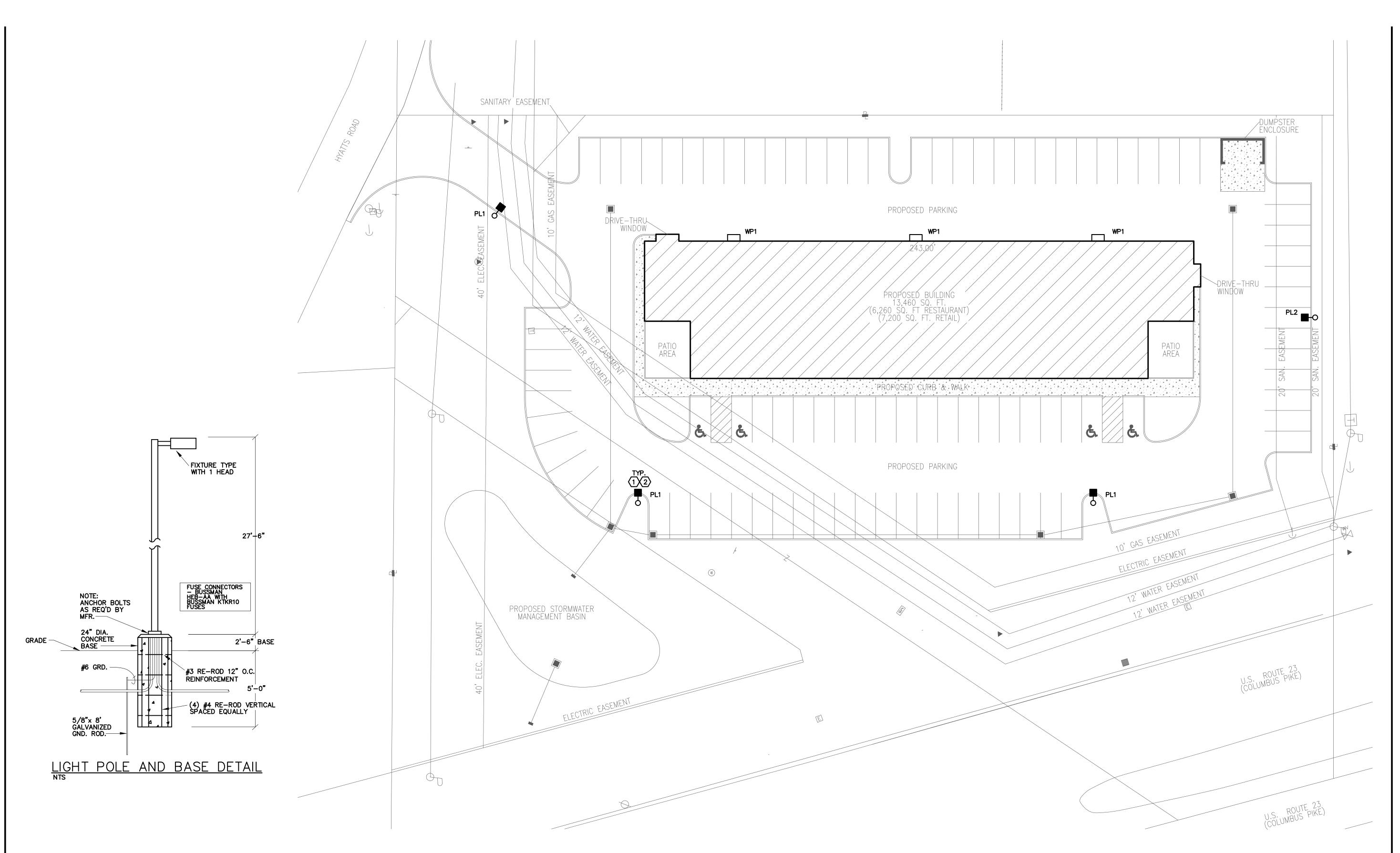
Date

May 18 2018

Scale
As Noted

**Drawing No.**PBP1

1 of 1



# SITE ELECTRICAL NOTES

- 1. PROVIDE ALL EXCAVATION, CONDUIT, FITTINGS, CONCRETE, ENCASEMENT OF CONDUIT (IF REQUIRED), GRANULAR BACKFILL, FLUSH MOUNTED JUNCTION BOXES AND WIRING NECESSARY TO INSTALL ALL SITE LIGHTING AND UNDERGROUND FEEDS AS SHOWN ON THE PLANS.
- 2. TOPS OF FOUNDATIONS ARE TO BE CHAMFERED AND THE VOID BETWEEN THE POLE BASE AND THE TOP OF THE FOUNDATION IS TO BE GROUTED. PROVIDE WEEP HOLES.
- 3. ALL TRENCHING IS TO BE BACKFILLED WITH GRITS OR PEA GRAVEL UP TO GRADE LEVEL. BANK RUN OR 304 GRAVEL MAY BE USED AT SURFACE JUST BEWLOW PAVEMENT OR CONCRETE. ELECTRICAL CONTRACTOR IS TO DISPOSE OF ALL FOUNDATION AND TRENCH SPOILS OFF SITE OR ON SITE IN AREAS DESIGNATED.

## GENERAL NOTES

- 1. MINIMIZE CONDUITS UNDER PAVEMENT BY ROUTING ALONG EDGE OF PARKING LOT.
- 2. PROVIDE PULL WIRE IN ALL SPARE CONDUITS.
- ALL TRENCHING UNDER ROADWAY/ PARKING LOT ARE TO BE BACKFILLED WITH GRAVEL UP TO GRADE LEVEL. UNLESS OTHERWISE NOTED.
- 4. SITE LIGHTING TO BE CONTROLLED: PHOTOCELL ON AND TIME CLOCK -OFF.
- REFER TO UTILITY CO. DRAWING PRIOR TO PRIMARY DUCT, TELEPHONE AND CATV (IF REQUIRED) INSTALLATION.

# OCODED NOTES

1. RUN 2 #12 & 1 #12 GRD IN 1" CONDUIT TYPICAL THROUGH CIRCUIT TO 20A-2P C.B. IN PANEL A FOR POLE LIGHTS.

DESIGNATION | MANUFACTURER | CATALOG NO.

LIGHTING SCHEDULE

COOPER

COOPER

COOPER

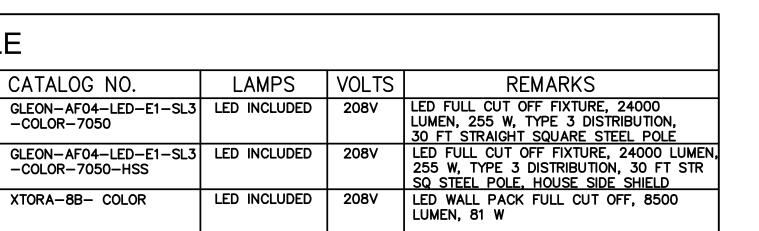
2. CONTROL NEW POLE LIGHTS AS PHOTOCELL ON AND TIME CLOCK

LAMPS

LED INCLUDED 208V

GLEON-AF04-LED-E1-SL3 LED INCLUDED -COLOR-7050

XTORA-8B- COLOR



MEP Building Consultants 7402 East Broad Street Blacklick, Ohio 43004 Phone: 614.322.7050 Fax: 614.322.7049 www.aegltd.com

	REVISION	S
NO.	DESCRIPTION	DATE

5-18-18 SCALE: 1"=20'-0" JOB #: **18203** 

> PROJECT TITLE Hyatt Plaza Berlin Township Delaware, OH

SHEET TITLE

SITE ELECTRICAL PLAN

#### DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

#### McGraw-Edison

Catalog #	GLEON-AF-04LED	Туре
Project	- EI-SL3 - COLOR-	
Comments	7050	Date
Prepared by	PL2: SAME BUT ADD	

"- HSS"

#### **SPECIFICATION FEATURES**

#### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, diecast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity, 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

#### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance, 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C. specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

#### Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option, QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

#### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

#### Warranty

Five-year warranty.

DRILLING PATTERN

[51mm]

1-3/4"

[44mm]

TYPE "N"

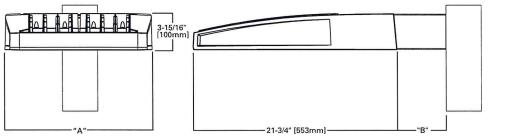


#### **GLEON GALLEON LED**

1-10 Light Squares Solid State LED

AREA/SITE LUMINAIRE

#### DIMENSIONS



#### **DIMENSION DATA**

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated

#### CERTIFICATION DATA

UL/cUL Wet Location Listed ISO 9001 LM79 / LM80 Compliant 3G Vibration Rated IP66 Rated DesignLights Consortium\* Qualified\*

#### **ENERGY DATA**

Electronic LED Driver >0.9 Power Factor <20% Total Harmonic Distortion 120V-277V 50/60Hz 347V & 480V 60Hz -40°C Min. Temperature 40°C Max. Temperature 50°C Max. Temperature (HA Option)



TD500020EN March 12 2018 4:50 PM



3/4" [19mm]

Diameter

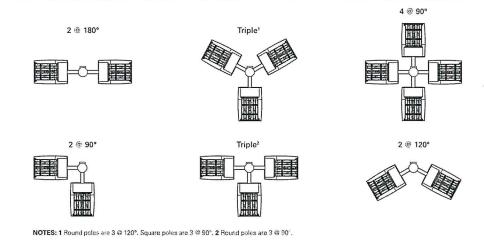
-7/8" [22mm]

(2) 9/16" [14mm] Diameter Holes

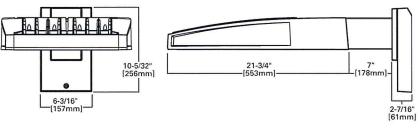
page 2 GLEON GALLEON LED

#### ARM MOUNTING REQUIREMENTS

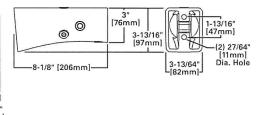
Configuration	90° Apart	120° Apart	
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)	
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)	
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)	
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)	
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)	
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)	
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)	
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)	
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)	
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)	



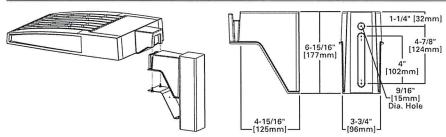
#### STANDARD WALL MOUNT

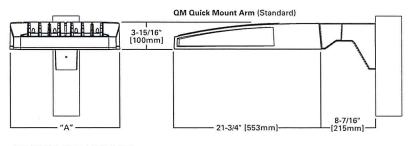


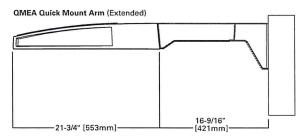
#### MAST ARM MOUNT



#### QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)







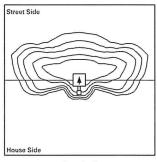
#### QUICK MOUNT ARM DATA

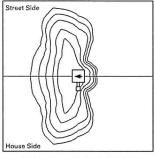
Number of Light Squares <sup>1,2</sup>	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	<b>EPA</b> (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	1.11
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

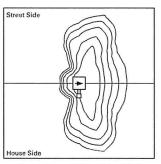
NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

GLEON GALLEON LED page 3

#### OPTIC ORIENTATION





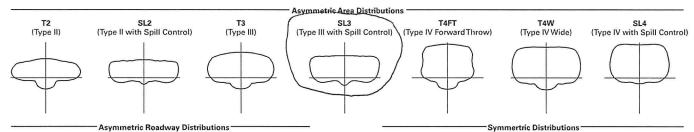


Standard

Optics Rotated Left @ 90° [L90]

Optics Rotated Right @ 90° [R90]

#### **OPTICAL DISTRIBUTIONS**



(Rectangular Wide Type I)

(Type II Roadway)



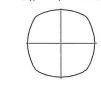
T3R (Type III Roadway)



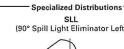
SLR

(Type V Square Medium)

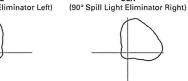
5WQ (Type V Square Wide)



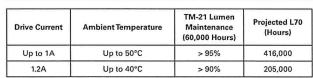
AFL (Automotive Frontline)

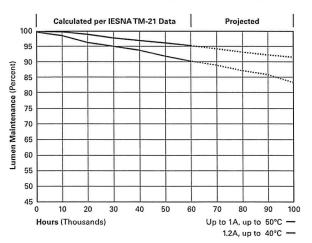


SLL (90° Spill Light Eliminator Left)



LUMEN MAINTENANCE





LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

#### ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family <sup>1, 2</sup>	Light Engine	Number of Light Squares <sup>3</sup>	Lamp Type	Voltage	Distribution		Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 4 06=6 07=7 5 08=8 5 09=9 4 10=10 8	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V <sup>7</sup> 480=480V <sup>7,8</sup>	T2=Type II T2R=Type II Roady T3=Type III Roady T3=Type III Roady T3F=Type III Roady T4FT=Type IV Wide 5NQ=Type V Sque 5WQ=Type V Sque 5WQ=Type V Sque 5U2=Type II w/Spi SL3=Type II w/Spi SL4=Type IV w/Spi SL4=Type IV w/Spi SL4=90° Spill Ligh RW=Rectangular V AFL=Automotive I	way ward Throw e e ow ure Medium ere Wide II Control iiII Control it Eliminator Left ut Eliminator Right Nide Type I	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm <sup>9</sup> MA=Mast Arm Adapter <sup>10</sup> WM=Wall Mount QM=Quick Mount Arm (Standard Length) <sup>11</sup> QMEA=Quick Mount Arm (Extended Length) <sup>12</sup>
Options (Add as S	uffix)		Local Control	to the second se		Accessories (Order	Separately)	<u> </u>
Options (Add as Suffix)  7030=70 CRI 3000K <sup>13</sup> 8030=80 CRI 3000K <sup>14</sup> 7050=70 CRI 6000K <sup>13</sup> 7060=70 CRI 6000K <sup>13</sup> 600=Drive Current Factory Set to Nominal 600mA <sup>15</sup> 800=Drive Current Factory Set to Nominal 800mA <sup>15</sup> 1200=Drive Current Factory Set to Nominal 1200mA <sup>15,16</sup> F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 21=Two Circuits <sup>13,16</sup> DIM=External 0-10V Dimming Leads <sup>15,20</sup> P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) <sup>21</sup> PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>21</sup> R=NEMA Twistlock Photocontrol Receptacle <sup>21</sup> AHD145=After Hours Dim, 5 Hours <sup>22</sup> AHD245=After Hours Dim, 6 Hours <sup>22</sup> AHD245=After Hours Dim, 7 Hours <sup>22</sup> AHD255=After Hours Dim, 7 Hours <sup>22</sup> AHD355=After Hours Dim, 8 Hours <sup>22</sup> MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height <sup>24,25</sup> MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>124,25</sup> MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) <sup>24,26</sup> MS/X-L08=Bi-Level Motion Sensor, 9' - 20' Mounting Height <sup>124,25</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>24,25,23</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>24,25,23</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>24,25,23</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>24,25,23</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>24,25</sup> MS-L08=Motion Sensor for ONOFF Operation, Maximum 8' Mounting Height <sup>24,25</sup> MS-L08=Motion Sensor for Sensor, 21' - 40' Mounting Height <sup>24,25</sup> MS-L08=Motion Sensor for Sensor, 21' - 40' Mounting Height <sup>24,25</sup> MS-L08=Motion Sensor for Sensor, 21' - 40' Mounting Height <sup>24,25</sup>					OA/RA1027=NEMAOA/RA1201=NEMAOA/RA1013=Photo OA/RA1013=Photo OA/RA1014=120V I MA1252=10kV Surg MA1036-XX=Singli MA1037-XX=2@18 MA1197-XX=2@29 MA1189-XX=2@90 MA1190-XX=3@90 MA194-XX=2@12 MA1038-XX=Singli MA1039-XX=2@90 MA1194-XX=3@90 MA1194-XX=3@90 MA1194-XX=3@90 MA1194-XX=3@90 MA1194-XX=3@90 MA1195-XX=3@90 GEON-MT1=Field GLEON-MT3=Field GLEON-MT3=Field GLEON-MT3=Field GLEON-MT4=Field GLEON-MT4=Field GLEON-MT4=Field GLEON-MT4=Field GLEON-MT4=Field GLEON-QMEA=Quick GLEON-QMEA=Quick GLEON-QMEA=QUICk MA1013-Pield GLEON-QMEA=QUICk GLEON-QMEA=QUICk GLEON-QMEA=QUICk GLEON-QMEA=QUICk MA1013-Pield GLEON-QMEA=QUICk GLEON-QMEA-QUICk GLEON-QMEA-QUICk GLEON-QMICK GLEON-QUICk GLEON-QMICK G	ge Module Replacement 10 Tenon Adapter for 2-3/8 10 Tenon Adapter for 2-3/0 10 Tenon Adapter for 2-3/0 10 Tenon Adapter for 2-3/0 10 Tenon Adapter for 2-3/8 10 Tenon Adapter for 2-3/8 10 Tenon Adapter for 2-3/2 10 Tenon Adapter for 3-1/2 11 Tenon Adapter for 3-1/2 12 Tenon Adapter for 3-1/2 13 Tenon Adapter for 3-1/2 14 Tenon Adapter for 3-1/2 15 Tenon Adapter for 3-1/2 16 Tenon Adapter for 3-1/2 16 Tenon Adapter for 3-1/2 17 Tenon Adapter for 3-1/2 18 Tenon Adapter for 3-1/2 18 Tenon Adapter for 3-1/2 20 Tenon Adapter for 3-1/2	" O.D. Tenon 8" O.D. Tenon 8" O.D. Tenon " O.D. Tenon " O.D. Tenon " O.D. Tenon " O.D. Tenon 8" O.D. Tenon " O.D. Tenon Supancy Sensor 24 4 Light Squares 8 Light Squares 8 Light Squares 10 Light Squares	

- NO 163.

  1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.

  2. DesignLights Consortium \*\*Oualified. Refer to www.designlights.org Qualified Products List under Family Models for details.

  3. Standard 4000K CCT and minimum 70 CRI.

  4. Not compatible with MS/4-LXX or MS/1-LXX sensors.

MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) 24.28 LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height 30 LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height 30

L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware

HSS=Factory Installed House Side Shield 32

LCF=Light Square Trim Plate Painted to Match Housing 31

- 4. Not compatible with MS/4-LXX or MS/1-LXX sensors.

  5. Not compatible with stended quick mount arm (QMEA).

  6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).

  7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.

  8. Only for use with 480V Wye systems. Por NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 8. Only for use with 480V Wye systems, Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).

  9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.

  10. Factory installed.

  11. Maximum B light squares.

  12. Maximum B light squares.

  12. Maximum B light squares.

  13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.

  14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.

  15. 1 Amp standard. Use dedicated IES files for 900mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.

  16. Not available with MA option.

  17. 2 L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2 L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.

  18. Not available with LumaWatt Pro wireless sensors.

  19. Cannot be used with other control options.

  20. Low voltage control lead brought out 18° outside fixture.

  21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.

  22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.

  23. 50°C lumen maintenance data applies to 600mA, 800mA and 14 drive currents.

  24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and

CE=CE Marking 33

- 30. LumaWatt Pro wireless sensors are record managed only requiring information.

  31. Not available with house side shield (HSS).

  32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.

  33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.

  34. One required for each Light Square.



#### DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #	Туре
Project	
Comments	Date
Prepared by	

#### **SPECIFICATION FEATURES**

#### Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

#### Optical

**DIMENSIONS FULL CUTOFF** 

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impactresistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

[279mm]

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assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

#### **Electrical**

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source, 58W. 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only, Crosstour MAXX luminaires. maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

#### **Emergency Egress**

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

#### Area and Site Pole Mounting

Optional extruded aluminum 6-1/2' arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

#### **Finish**

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polvester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

⊗

#### Warranty

[279mm]

REFRACTIVE LENS

8-3/4" [222mm]

Five-year warranty.

Lumark



#### XTOR **CROSSTOUR** MAXX LED

APPLICATIONS: WALL / SURFACE **INVERTED** SITE LIGHTING





#### **CERTIFICATION DATA**

UL/cUL Wet Location Listed LM79 / LM80 Compliant **ROHS Compliant** NOM Compliant Models 3G Vibration Tested UL924 Listed (CBP Models) IP66 Rated DesignLights Consortium® Qualified\*

#### TECHNICAL DATA

40°C Ambient Temperature External Supply Wiring 90°C Minimum

Effective Projected Area (Sq. Ft.): XTOR6B, XTOR8B, XTOR12B=0.54 With Pole Mount Arm=0.98

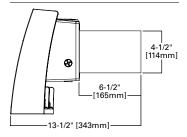
#### SHIPPING DATA:

Approximate Net Weight: 12-15 lbs. [5.4-6.8 kgs.]





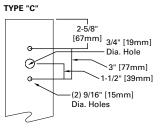
#### **OPTIONAL POLE MOUNT ARM**



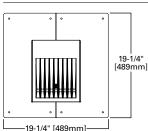
#### ARM DRILLING

DEEP BACK BOX

€)



**ESCUTCHEON PLATES** 





DEEP BACK BOX

[178mm]

**®** 

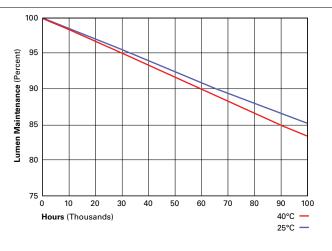
#### POWER AND LUMENS BY FIXTURE MODEL

	-	58W	Series			
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
		81W	Series			
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
		102W	Series			
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED	XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

#### LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)		
XTOR6B Model				
25°C	> 90%	246,000		
40°C	> 88%	217,000		
50°C	> 88%	201,000		
XTOR8B Model				
25°C	> 89%	219,000		
40°C	> 87%	195,000		
50°C	> 86%	181,000		
XTOR12B Model				
25°C	> 89%	222,000		
40°C	> 87%	198,000		



#### **CURRENT DRAW**

	Model Series				
Voltage	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52		
240V	0.25	0.35	0.45		
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		
480V	0.14	0.19	0.24		



#### ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series <sup>1</sup>	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B=58W XTOR8B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V <sup>2,3,4,5</sup> 480V=480V <sup>2,3,4,5,6</sup> PC1=Photocontrol 120V <sup>7</sup> PC2=Photocontrol 208-277V <sup>7,8</sup> PMA=Pole Mount Arm (C Drilling) with Round Adapter <sup>3,9</sup> MS-L20=Motion Sensor for ON/OFF Operation <sup>2,3,10,11</sup> MS/DIM-L20=Motion Sensor for Dimming Operation <sup>2,3,10,11,12,13,14</sup> CBP=Cold Weather Battery Pack <sup>2,3,15,16,17</sup> HA=50°C High Ambient <sup>17</sup>
Accessories (Order Separ	rately)		
VA1040-XX=Single Tenor VA1041-XX=2@180° Teno VA1042-XX=3@120° Tenor VA1043-XX=4@90° Tenor VA1044-XX=2@90° Tenor VA1045-XX=3@90° Tenor		VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> vA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> vA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> vA1038-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> vA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> ton <sup>18</sup> EWP/XTORMX-Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White	

#### NOTES:

- 1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- 2. Not available with HA option.
- 3. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
  4. Not available with CBP option.
- 5. Thru-branch wiring not available with HA option or with 347V.
- 6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- 7. Not available with MS-L20 and MS/DIM-L20 options.
- 8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
  9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- 10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
- 11. 120V thru 277V only.
- 12. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
- 13. Includes integral photo sensor.
- 14. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
- 15. 120V or 277V operation only.
- 16. Operating temperatures -20°C to 25°C
- 17. Not available in XTOR12B or XTOR12BRL models.
- 18. Replace XX with housing color.

#### STOCK ORDERING INFORMATION

58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	XTOR12B-WT=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	<b>XTOR12B-PC2</b> =102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR12B-PMA=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR8B-W=81W, 4000K, Carbon Bronze	XTOR12B-W=102W, 4000K, Carbon Bronze
<b>XTOR6B-PC2</b> = 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze	XTOR12B-W-PC1=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze	XTOR12B-W-PC2=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR8B-W-PMA=81W,4000K, Pole Mount Arm, Carbon Bronze	XTOR12B-W-PMA=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-PC1=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR2BRL-WT=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-PC2=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-PMA=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-PC1=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208- 277V PC, Carbon Bronze	XTOR8BRL-W-PC2=81W, 4000K, Refractive Lens, 208- 277V PC, Carbon Bronze	XTOR12BRL-W-PC2=102W, 4000K, Refractive Lens, 208- 277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-W-PMA=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-W-PMA=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze



#### www.berlintwp.us

BERLIN TWP. ZONING OFFICE 3271 CHESHIRE ROAD DELAWARE, OH 43015 740.548.5217 – PHONE / 740.548.7458 – FAX

	Date
	BZC#
Fee: \$	Rec#
Hearin	g Date:

#### APPLICATION FOR FINAL DEVELOPMENT PLAN

Name of Owner: KAT PROPERTIES LTP
Mailing Address: 40 COUGULN, P.O. BOX 1474, PNASKALA, OU. 4306
Email Address: Melway CMS.lan.
Business Telephone: 614.402.1275 Home Telephone: N/A
Address of Property: 5600 COUMBED PIKE 4.31 WATTI RD.
Parcel (s): 418-330.01.079.000 Acreage: 3 Present Zoning: PCD
Range: 18 Twp: 4 Section: 3 Farm Lot No: Part of 33
Subdivision Name:
The undersigned certifies that this application and the attachments thereto contain all information required by the Zoning Resolution and that all information contained herein is true and accurate and is submitted to induce the amendment of the Zoning Map. Applicant agrees to be bound by the provisions of the Zoning Resolution of Berlin Township, Delaware County, Ohio.  Revised 02/12/15  Date:
Agent/Applicant Address: P.6. Be & 991, PATASKACIA, OH 43662
Phone: 614.374,8488 Fax: N/A
Email address: CKEMP ATTORNEY & GMAIL. Com
Date:Zoning Inspector Signature:

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

# AAT PROPERTIESLTD

C/O Coughlin P.O. Box 1474 Pataskala, Ohio 43062



Board of Trustees
Berlin Township
3271 Cheshire Road
Delaware, Ohio 43015

Dear Board of Trustees,

parcel nos. 418-330-01-079-000 & 418-330-01-080-000 (the "Property"). Pike and 31 Hyatts Road, being a total of three (3) acres more or less and also identified as AAT Properties owns two adjacent parcels in Berlin Township known as 5600 Columbus I am an Owner/Member of AAT Properties, LTD, an Ohio limited liability company.

application to Berlin Township, Delaware, Ohio to rezone the Property from its current further to apply for a Preliminary Development Plan for the Property. zoning of FR-1 (Farm Residential District) to PCD (Planned Commercial/Office District) and I do hereby authorize and approve Connie J. Klema, Attorney at Law, to make

and the Berlin Township Board of Trustees. Properties seeking all governmental approvals relative to the rezoning and development of the Property including but not limited to attending public meetings and hearings before Delaware County Regional Planning Commission, Berlin Township Zoning Commission, Further, I authorize and approve Connie J. Klema to appear on behalf of AAT

Respectfully,

AAT Properties, LTD

KM Y

#### SECTION 17.05: REQUIRED PCD DESIGN STANDARDS

- A.) The development plan shall incorporate the following standards for all permitted uses:
  - 1.) Access: Requires frontage on or direct access to one or more dedicated and improved public arterial roads as shown on the Delaware County Thoroughfare Plan, or to an access road that runs parallel to an arterial road. Provision for future connections to other public roads may be required by the Township, the County Engineer, and/or the Regional Planning Commission.

#### Per the approved plan

2.) Minimum Tract Size: 10 acres or as approved on the final development plan.

#### Per the approved Plan

3.) Maximum Commercial Ground Coverage by Buildings and Parking (All Impervious Surfaces):
No more than 80% of the total tract acreage of a commercial development, exclusive of public street rights of way shall be covered by impervious surfaces, which includes all parking and commercial buildings (not multi-family dwellings). Land underneath overhead high voltage electric transmission lines may be used for open space, landscaping, parking, and roads with the permission of the electric utility company.

#### Per Approved Plan

4.) Minimum Required Open Space for Commercial Developments: Not less than 20% of the total tract acreage of a commercial development shall remain open space. Open spaces may be used for the retention, detention and disposal of storm water drainage. Features which are likely to cause erosion or flooding shall not be permitted. A 15-foot wide "green belt" shall be provided between the edge of any parking area and the adjacent public street right of way and shall be landscaped in accordance with Article 26.

#### Open space shall be a minimum of 35%

5.) **Minimum Lot Width**: At the building line shall be as approved per plan.

#### Per the Approved Plan

6.) **Minimum Side Yards**: Shall equal one-third (1/3) the sum of the height and depth of the structure, but in no case shall be less than one hundred (100) feet from any Residential Zoning District or Planned Residential District, or as approved per plan.

#### Per the Approved Plan

7.) **Minimum Rear Yard**: Shall equal one-third (1/3) the sum of the height and width of the structure, but in no case shall be less than one hundred (100) feet from any Residential Zoning District or Planned Residential District, or as approved per plan.

#### Per the Approved Plan

8.) **Perimeter Area**: No parking shall be constructed within 25 feet of the lot line of an existing or proposed single family home, or a residentially zoned district.

#### N/A

9.) Water and Sewer: Centralized water and centralized sewer service shall be provided unless otherwise approved per development plan. The appropriate state and/or county agencies with jurisdiction shall indicate feasibility of water supply and wastewater disposal systems at the time of the preliminary development plan review.

#### Water and Sewer are available

10.) Walkways and Street Trees: The Township may require walkways to connect parking areas with buildings. Where sidewalks or bike paths are required, they shall be separated from the paved street or parking lot surface by at least five feet (5') of landscaped area with trees placed behind the sidewalk.

#### Per Approved Plan

11.) Pavement Width Standards for Interior Development Streets, Drives and Parking Lots: All private streets, roads and driveways shall be constructed to a pavement width and cross section that meets the Average Daily Traffic and weights anticipated in the Delaware County

Engineer's Location and Design Manual, or shall have a design life of 20 years. Parking lot pavement does not have to meet street cross section standards, but parking lot drive aisles that connect to the public streets shall be constructed to public street cross sectional and design life standards within 50 feet of the edge of the public paved road.

#### Development will meet these standards

12.) **Underground Utilities**: All utility lines constructed to service the proposed commercial uses shall be located underground.

#### Utilities will be underground

13.) Environmentally Sensitive Areas: Jurisdictional wetlands, slopes greater than 20%, and 100year floodplains shall be preserved to the greatest extent possible. No commercial or office structures shall be constructed within the 100-year floodplain of any stream or river. To the maximum extent possible, all natural drainage courses, vegetation and contours in excess of 6% shall be maintained.

#### Per Approved Plan

14.) **Building Design**: The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site.

#### **Building Design per approved Plans**

15.) **Building Height Limits**: No building or structure in this district shall exceed thirty-five (35) feet in height measured from the front door threshold to the highest point on the

roof. Chimneys, spires, domes, flag poles, and elevator shafts may be constructed to any safe height, but shall not exceed one-hundred (100) feet in height. No windmill, aerial, antenna, or tower shall be constructed to a height greater than the distance from the center of the base to the nearest property line of said tract and shall not exceed one-hundred (100) feet in height.

#### Development will meet these standards

16.) Landscaping: All yards, front, side and rear, shall be landscaped in accordance with Article 23. All open spaces or non-residential use areas shall be landscaped and shall meet the landscaping requirements of this resolution, unless a variation from these standards is specifically approved as part of the final development plan. A landscape plan prepared by a licensed landscape architect showing the caliper, height, numbers, name and placement of all material, shall be submitted and is subject to approval as a part of the final development plan. Natural foliage shall be retained as buffers where practicable. The Township may require establishment of such tree cover and/or other foliage to buffer adjacent uses.

#### Landscaping per the Approved Landscape Plan

17.) **Parking**: Off-street parking shall be provided at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the final development plan. In preparing and approving the parking plan, the parking provisions of Article 24, Section 24.01 of this Resolution shall be incorporated, or a divergence requested.

#### Parking shall meet these standards

**Signs**: Signs shall conform to Article 25 of this resolution, or a divergence requested and approved as part of the final development plan.

#### Signs shall conform to Article 25

19.) **Exterior Lighting**: All exterior lighting shall be as specifically approved as part of the final development plan in accordance with Article 24, Section 24.13 of this resolution.

#### <u>Lighting shall be per the approved lighting plan</u>

 Building Size Limits: Retail or office buildings, including but not limited to NAICS Codes 114, 311811, 442, 443, 444, 445, 446, 447 448 451, 452, 453, 51, 52, 5312, 5313, 53211, 5322,

53242, 54, 55, and 561 shall contain no more than 65,000 square feet under one roof for any individual use.

#### Development will meet these standards

21.) Exception to Retail and Office Building Size Limits: Retail and office uses permitted in Section 15.02, and NAICS code 441 (Motor Vehicle and Parts Dealers) with an individual commercial or office that exceeds 65,000 square feet under one roof for any individual use may be approved at the discretion of the township provided they have direct access to or access to a commercial frontage road located parallel to and within 500 feet of U.S. 23 or U.S 36.

N/A

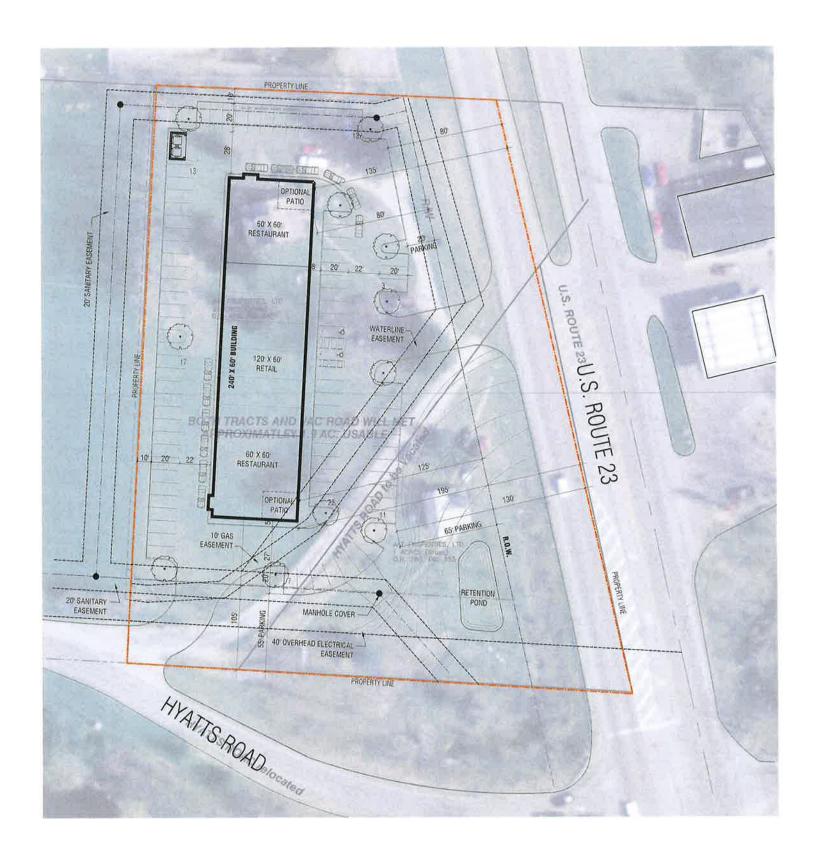
22.) **Supplemental Conditions and Safeguards**: The Zoning Commission and/or Board of Trustees may require additional conditions be met with regard to the type and extent of the public improvements to be installed; landscaping; improvements and maintenance of open space areas; and other development characteristics.

Per the approved final development plans

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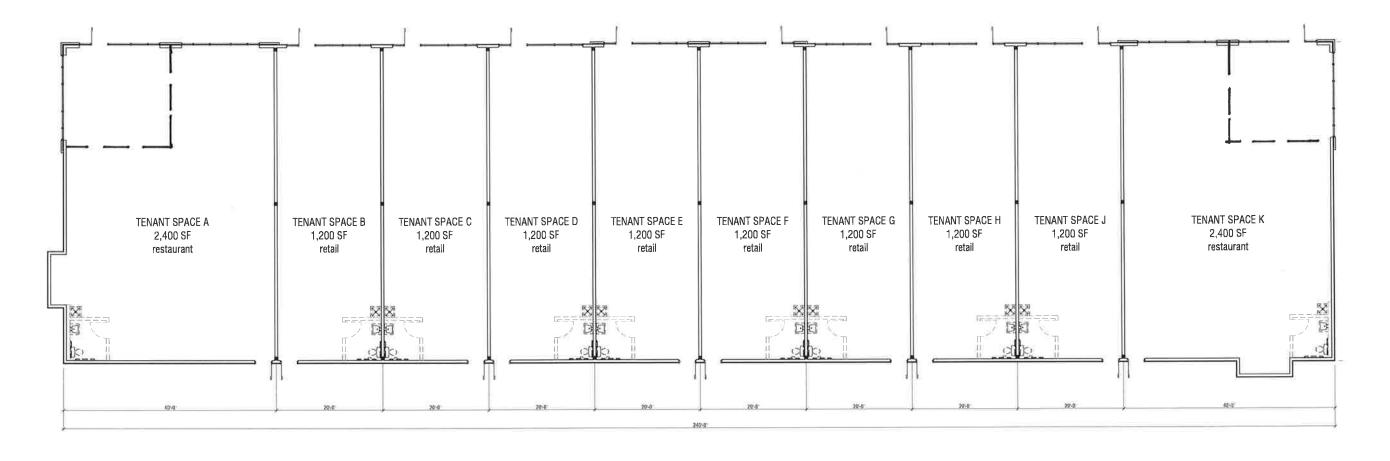
**Mitigation of Nuisance effects** 

Mitigation shall be in compliance with Article 17.06 D.)2.)s.)I thru vii)



RETAIL SPACE	7200 SF /2000 = 3.6 x 5	= 18 SPACES
RESTAURANT:		
50 SEATS x2	25 x 2	=53 SPAGES
PATID 900/150		= 6 SPACES
7 EMPLOYEE x 2	7 x 2	= 14 SPACES
TOTAL PERSONS		+BEPAROVOSPACES
TETAL PACAGO		=93 PARKING SPACES
RETAIL BUILDING A	REA∞	13 500 SF
EUTOCON PATRO A		900 SF
TOTAL SITE AREA =		95,162 SF (2.20 ACRES)
TOTAL IMPERMODE		58,691 SF (61%)







TOP OF PROMITT 61

TOP DE HEDISSEVADURET CONTE

ELEV - 11F -F SERVER SERVER SAMEN

109 OF SELE

RESTAURANT



\$100 00 SLAN



# COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE	DATE		
I,	as the owner, owner's representative do		
	equest the Delaware County Auditor to combine the		
	axing district of ( )		
Buildings : Yes Current Owner	No .		
REASON FOR COMBINATION REQUEST:  Planning Commission Requiren Other	nent Building Permit Personal Convenience		
to be combined. Signed			
Phone #			
for this year will not refle	according to its status on January 1 of the current year, your tax bills ct the combination.  you must seek Planning Commission approval to split properties.		
AUD	ITOR'S COMMENTS		
GIS MAP VERIFIED: OWNERSHIP VERIFIED: PARCEL SHEET VERIFIED: PARCEL NUMBER RETAINEI	):		

#### **AAT PROPERTIESLTD**

C/O Coughlin P.O. Box 1474 Pataskala, Ohio 43062



Board of Trustees Berlin Township 3271 Cheshire Road Delaware, Ohio 43015

Dear Board of Trustees,

I am an Owner/Member of AAT Properties, LTD, an Ohio limited liability company. AAT Properties owns two adjacent parcels in Berlin Township known as 5600 Columbus Pike and 31 Hyatts Road, being a total of three (3) acres more or less and also identified as parcel nos. 418-330-01-079-000 & 418-330-01-080-000 (the "Property").

I do hereby confirm that:

- a. AAT Properties has the financial security to develop the Property in accordance with the Final Development Plan including public service facilities that will be constructed within the project;
- b. AAT Properties has ownership and control of the Property and the ability to carry forth the engineering feasibility of the Final Development Plan; and
- c. The expected timetable for development of the project including infrastructure and buildings is approximately nine (9) months.

Respectfully, \*

AAT Properties, LTD

By: C. Couphli

# PEACHBLOW RD. HYATTS RD. SHANAHAN RD LEWIS CENTER RD SCALE: 1"=1/2 MILE

#### SITE DATE TABLE

5600 COLUMBUS PIKE 31 HYATTS ROAD 418-330-01-079-000 PARCEL No's.:

CURRENT ZONING: PLANNED COMMERCIAL & OFFICE DIST. (PCD)

PROPOSED USE: MISCELLANEOUS STORE RETAIL

TOTAL AREA: LOT COVERAGE: 2.07 Ac. (63.7%) 1.18 Ac. (36.3%) **OPEN SPACE AREA:** PRE-DEVELOPMENT IMPERVIOUS AREA: 0.85 Ac. POST-DEVELOPMENT IMPERVIOUS AREA: 2.07 Ac. TOTAL DISTURBED AREA: 1.74 Ac.

SETBACKS:

(1/3) x HEIGHT + DEPTH OF BUILDING

REAR YARD 87.67' (1/3) x HEIGHT + WIDTH OF BUILDING

PARKING 15' TO RIGHT-OF-WAY

25' TO RESIDENTIAL LOT LINE

SPACES REQUIRED 102 SPACES

(84 RESTAURANT)

SPACES PROVIDED 103 SPACES

SOUTHERN GATEWAY COMPLIANCE

DEVELOPMENT SHALL ONLY UTILIZE LOW-LEVEL DOWNWARD-FACING LIGHTING, GROUND SIGNS TO AVOID CLUTTER, AND ENHANCED LANDSCAPING IN PARKING AREA.

#### FLOOD INFORMATION

A PORTION OF THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "AE" WHILE THE REMAINDER OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 39041C0233K DATED APRIL 16, 2009.

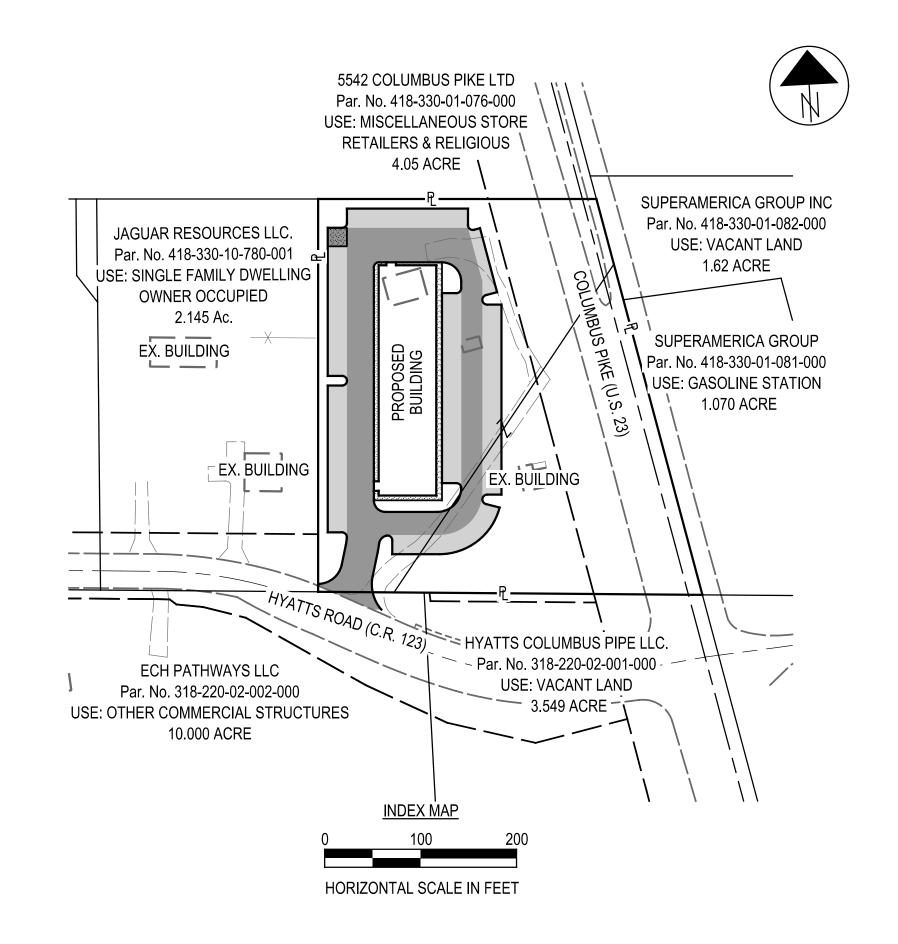
THE SIGNATURE BELOW IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET. INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC.



88 West Church Street Newark, OH 43055 (740) 345-1921 (ph) (740) 345-4994 (fax) www.adrinnovation.com

# HYATTS PLAZA FINAL DEVELOPMENT PLAN

SITUATED IN FARM LOT 33, SECTION 3, TOWNSHIP 4, RANGE 18, USML BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO



## INDEX OF SHEETS

TITLE SHEET	1
FINAL DEVELOPMENT PLAN	2
GRADING PLAN	3
UTILITY/EASEMENT PLAN	4
LOT COMBINATION SURVEY	
(LEGAL DESCRIPTION)	(BY OTHERS)
LIGHTING PLAN	(BY OTHERS)
LANDSCAPING PLAN	(BY OTHERS)
ARCHITECTURAL ELEVATIONS	(BY OTHERS)

OWNER/DEVELOPER
COUGHLIN AUTOMOTIVE PROPERTIES AL COUGHLIN 9000 EAST BROAD STREET P.O. BOX 1474 PATASKALA, OH 43062 Ph.: (740) 964-9191 alcoughlincars.com

> ARCHITECT ARCHALL JOHN ONEY 49 EAST 3rd AVENUE COLUMBUS, OH 4320 Ph.: (614) 469-7500 joney@archall.com



REQUEST APPROVED FROM SECTION 26.03, A. I. a.6.) REQUIRING A 6' HIGH HEDGE, FENCE OR MOUND. THE REQUEST IS TO REDUCE THIS TO 3. THIS OCCURS ON US ROUTE 23 AND THE WESTERN EDGE OF OUR PROPERTY ABUTTING HYATTS ROAD.

REQUEST APPROVED FROM SECTION 25.03B, 1) TO ALLOW THE TOP OF THE WALL SIGNS TO BE AT 17'4" IN LIEU OF 15'-0" TO ALLOW SIGNS TO BE PLACED IN THE CENTER OF THE BUILDING CAP FASCIA BAND.

REQUEST APPROVED FROM SECTION 26.03.A, a,5) REQUIRING 15' GREEN SPACE AND 6' HIGH HEDGE. THE REQUEST IS TO REDUCE TO 10' GREEN SPACE ON THE NORTH AND WEST PROPERTY LINES AND TO REDUCE THE 6' HEDGE TO 3' HEDGE ON THE NORTH PROPERTY LINE.

REQUEST APPROVED TO REDUCE THE MINIMUM TRACK SIZE FROM 10 ACRES TO 3 ACRES.

ALL REQUESTS WERE APPROVED ON JULY 8, 2019.

PRELIMINARY DEVELOPMENT PLAN COMPLIANCE:

THE FINAL DEVELOPMENT PLAN DRAWINGS INCLUDE MINOR MODIFICATIONS FROM THE PRELIMINARY DEVELOPMENT PLAN TO MEET ENGINEERING DESIGN REQUIREMENTS AND INSURE PRELIMINARY DEVELOPMENT PLAN COMPLIANCE.

AWARE COUNTY IDARD CONSTR DCED-S151	UCTION DRAW	PANY INGS	
DCFD-\$151			
DCED_S151			
DOLD-0101	1/04/10	Sa.S-14	12/31/18
DCED-S165A	1/04/10	Sa.S-30	12/31/18
Sa.S-1	12/31/18		
Sa.S-7	12/31/18		
Sa.S-11	12/31/18		
Sa.S-12	12/31/18		
	DCED-S165A Sa.S-1 Sa.S-7 Sa.S-11	DCED-S165A1/04/10Sa.S-112/31/18Sa.S-712/31/18Sa.S-1112/31/18	DCED-S165A       1/04/10       Sa.S-30         Sa.S-1       12/31/18         Sa.S-7       12/31/18         Sa.S-11       12/31/18

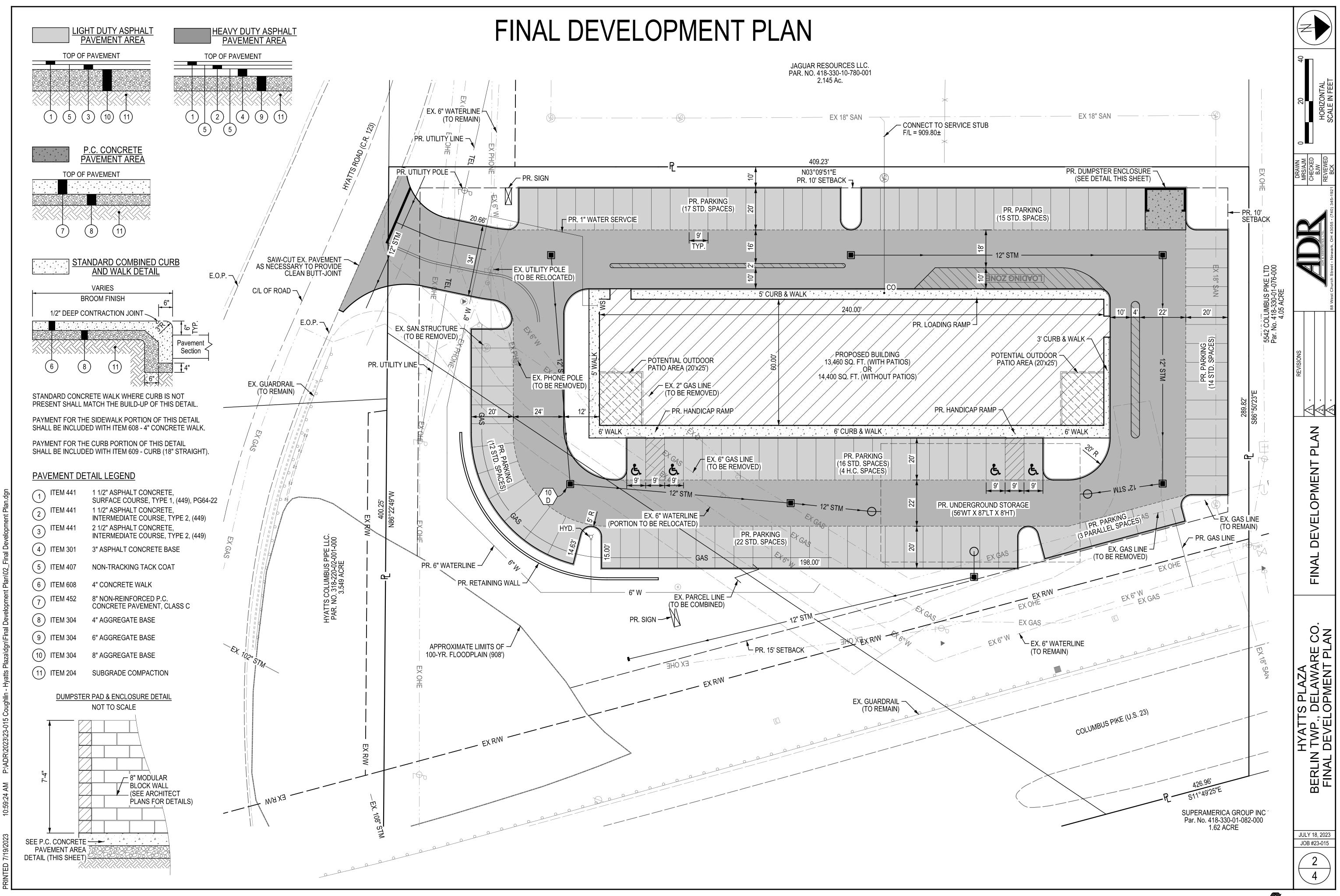
JULY 18, 2023 JOB #23-015

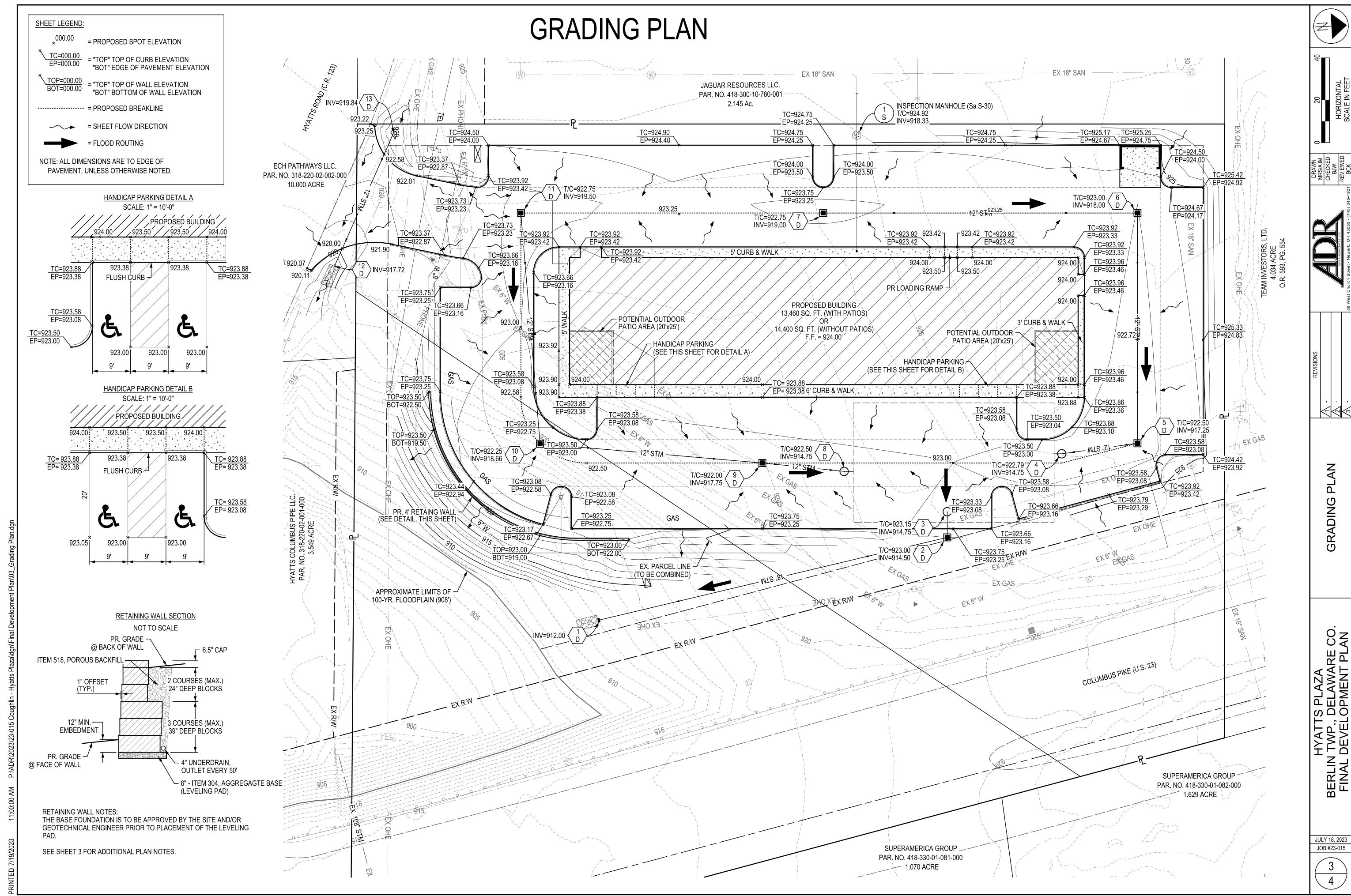
ARE TPL

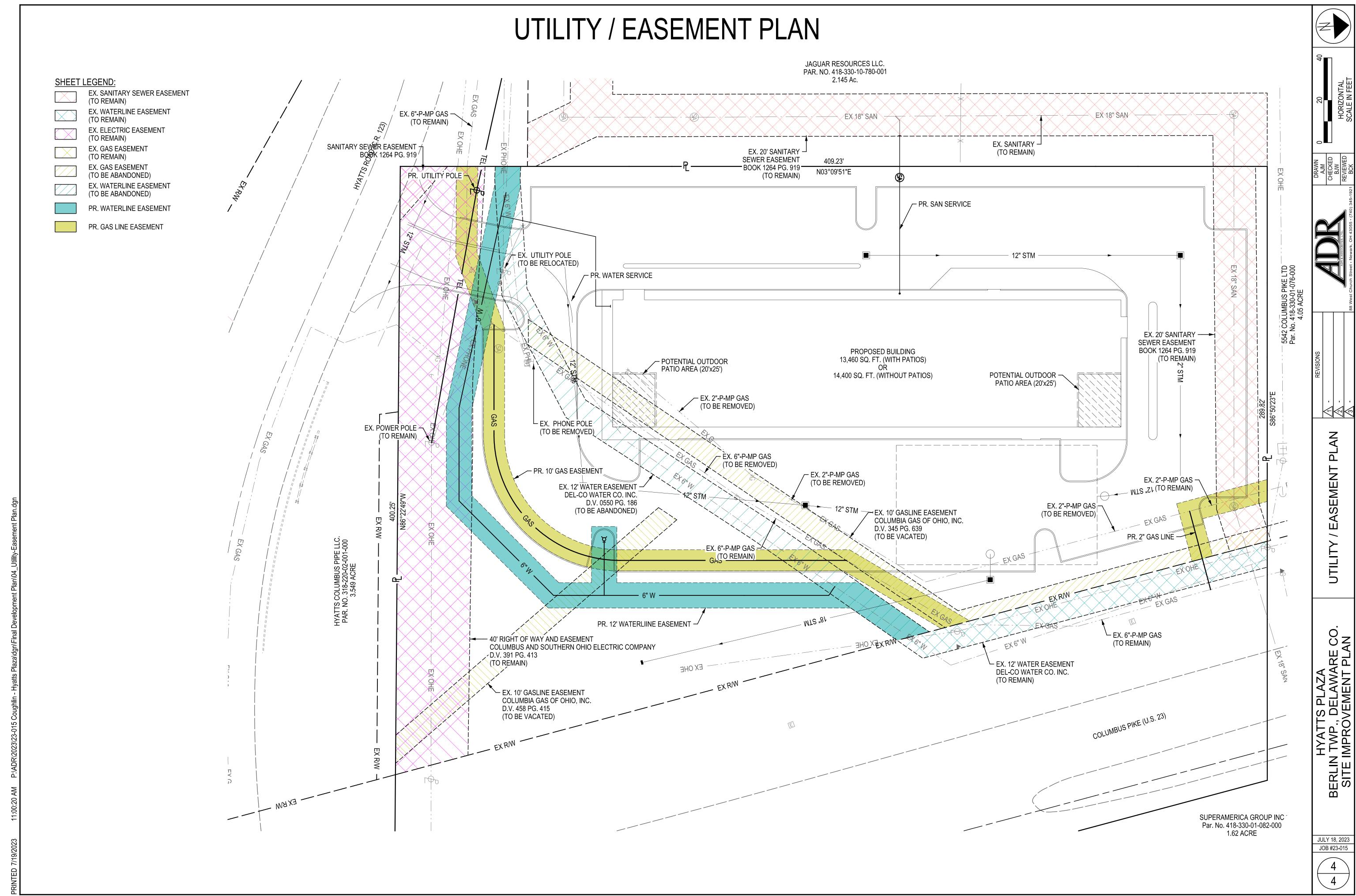
SODO

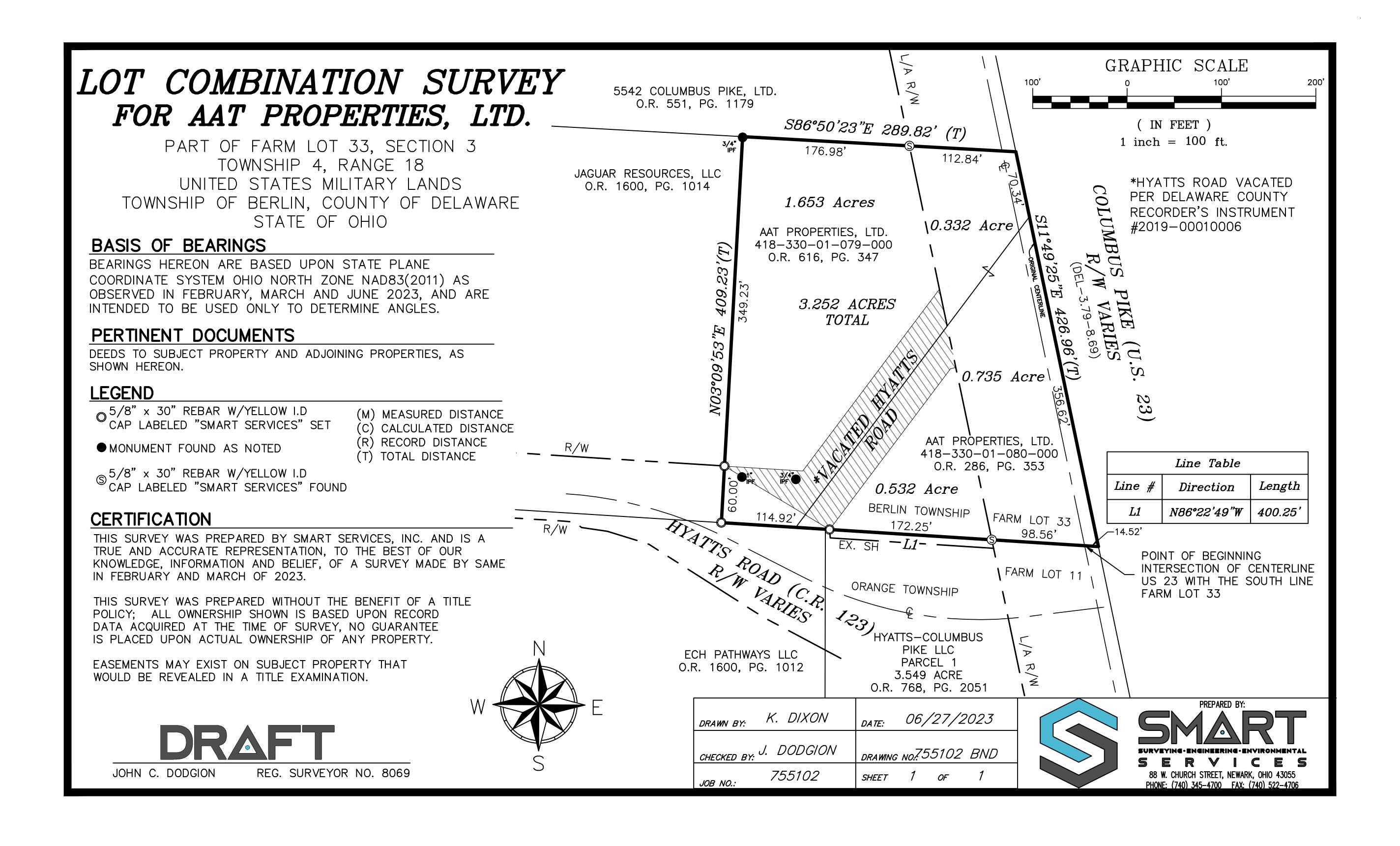
BRIAN C. KLINGENBERG, P.E. OHIO PROFESSIONAL ENGINEER #82904

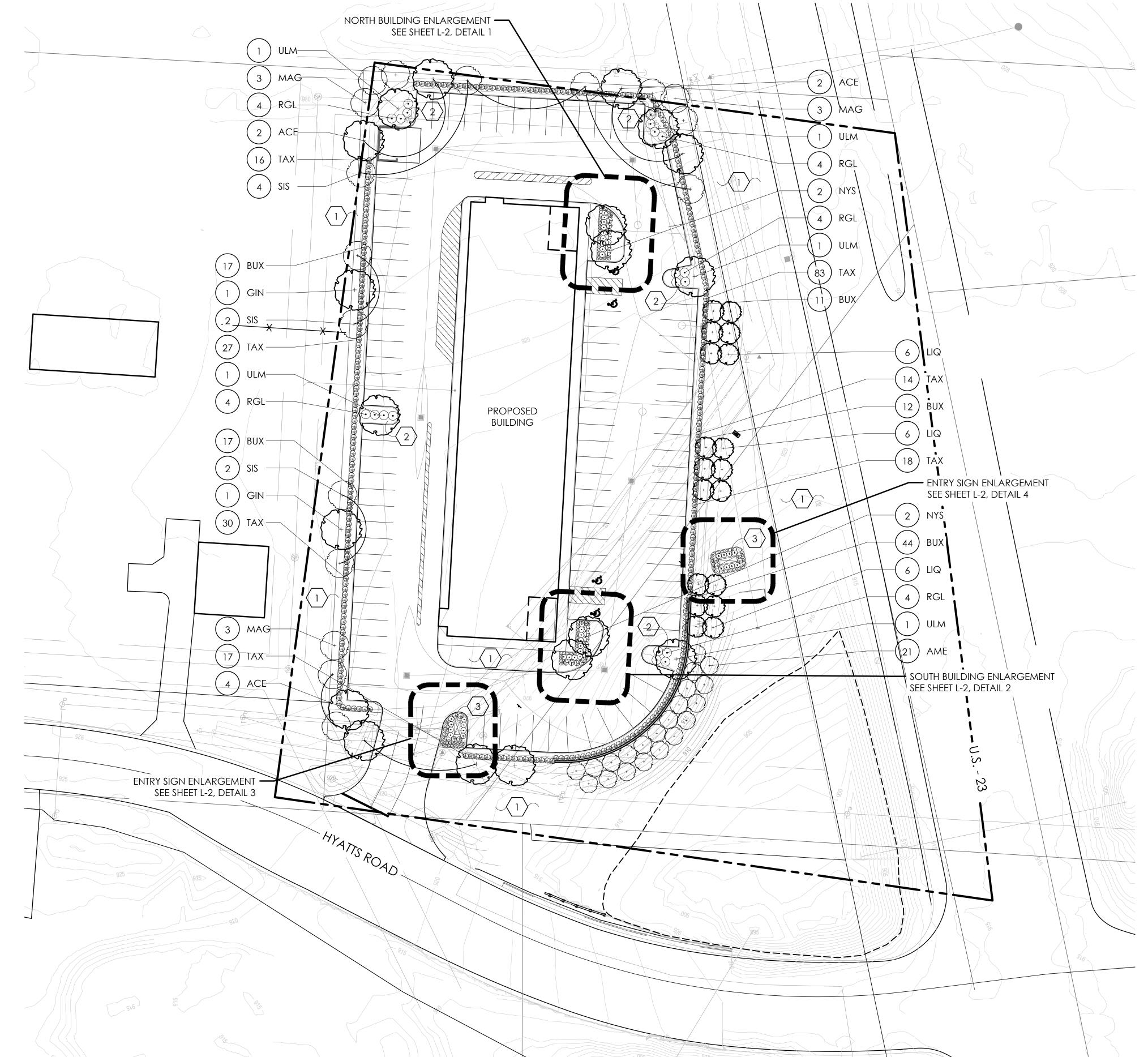
DATE











# LANDSCAPE REQUIREMENTS

NORTH PROPERTY	REQUIRED	PROVIDED
ONE (1) TREE PLANTED FOR EVERY 40 LF, & CONTINUOUS 6' HGT. PLANTING	8 TREES	8 TREES & 3' HGT. EVERGREEN HEDGE
	-	VERGENCE ON 6' TO 3' HGT.
15' ADJACENT TO ALL COMMON BOUNDARIES, EXCEPT STREET FRONTAGE	SEEKING DIVERGENCE TO 10' ADJACENT TO COMMON BOUNDA	

US-23 FRONTAGE	REQUIRED	PROVIDED
ONE (1) TREE PLANTED FOR EVERY 30 LINEAL FEET, PLUS CONTINUOUS 6' HGT. PLANTING	15 TREES	15 TREES & 3' HGT. EVERGREEN HEDGE
	J	IVERGENCE ON 6' . TO 3' HGT.

HYATTS ROAD FRONTAGE	REQUIRED	PROVIDED
ONE (1) TREE PLANTED FOR EVERY 30 LINEAL FEET, PLUS CONTINUOUS 6' HGT, PLANTING	13 TREES	13 TREES & 3' HGT. EVERGREEN HEDGE
	SEEKING DIVERGENCE ON 6' HGT. TO 3' HGT.	

INTERIOR VEHICULAR USE AREAS	REQUIRED	PROVIDED
ONE (1) TREE PER EVERY 40 LF OF BOUNDARY OF VUA, PLUS 3' HGT. CONTINUOUS PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND	27 TREES	27 TREES & 3' HGT. EVERGREEN HEDGE
4' MIN. BETWEEN TREES AND EDGE OF PAVING WHERE VEHICLES OVERHANG AND 3' STRIP THAT PROHIBITS ANY VEHICULAR OVERHANG FOR AREAS ADJACENT TO VUA FACING PUBLIC OR PRIVATE ROAD	PROVIDED	

INTERIOR VEHICULAR USE AREAS	REQUIRED	PROVIDED
5 SQ. FT. OF LANDSCAPED AREA PER	2,156	2,160
EVERY 100 SQ. FT. OF VUA	SQ. FT.	SQ. FT.

INTERIOR SPACE	REQUIRED	PROVIDED
ONE (1) TREE PLANTED FOR EVERY 5,000 SQ. FT. OF GROUND COVERAGE (STRUCTURES & VEHICULAR USE AREAS)	12 TREES	12 TREES
20 SQ. FT. OF LANDSCAPED AREA PER EVERY 1,000 SQ. FT. FOR BUSINESS AND COMMUNITY SHOPPING USES	282 SQ. FT.	486 SQ. FT.

# PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

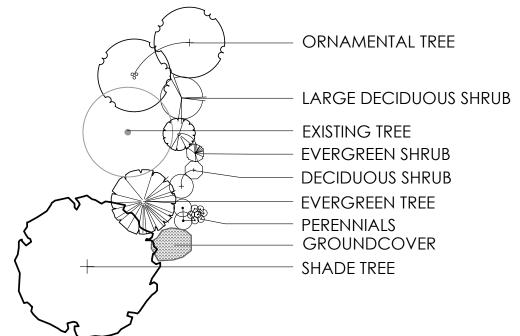
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
DECI	DUOUS	TREES	•		•	•
8	ACE	ACER x FREEMANII ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	
2	GIN	GINKGO BILOBA 'GOLDEN COLONNADE'	GOLDEN COLONNADE MAIDENHAIR	2" CAL.	B&B	
4	NYS	NYSSA SYLVATICA	BLACKGUM TREE	2" CAL.	B&B	
18	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2" CAL.	B&B	
5	ULM	ULMUS x 'MORTON'	ACCOLADE ELM	2" CAL.	B&B	
ORN	AMENTA	AL TREES	•	•	-	-
21	AME	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.75" CAL.	B&B	
9	MAG	MAGNOLIA x LOEBNERI 'MERRILL'	DR. MERRILL MAGNOLIA	1.75" CAL.	B&B	
8	SIS	SYRINGA RETICULATA 'SNOWDANCE'	SNOWDANCE JAPANESE TREE LILAC	1.75" CAL.	B&B	
SHRU	IBS		•	•		-
101	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	CONT.	
20	RGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" HGT.	CONT.	
205	TAX	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HGT.	CONT.	

# CONSTRUCTION NOTES

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- $\overline{3}$  Entry monument sign see architectural plans

# PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



OVERALL LANDSCAPE PLAN

HYATTS PLAZA
PREPARED FOR ARCHITECTURE ALLIANCE

DATE: 07/18/23

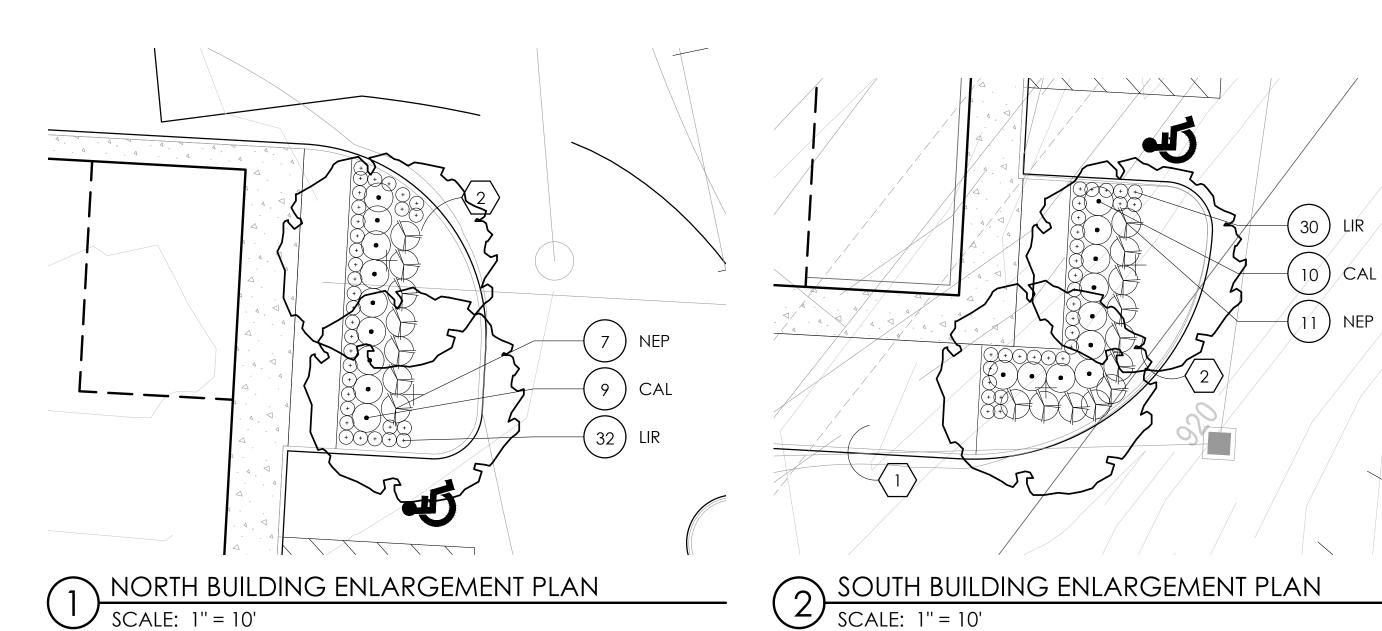
EXHIBIT L-1

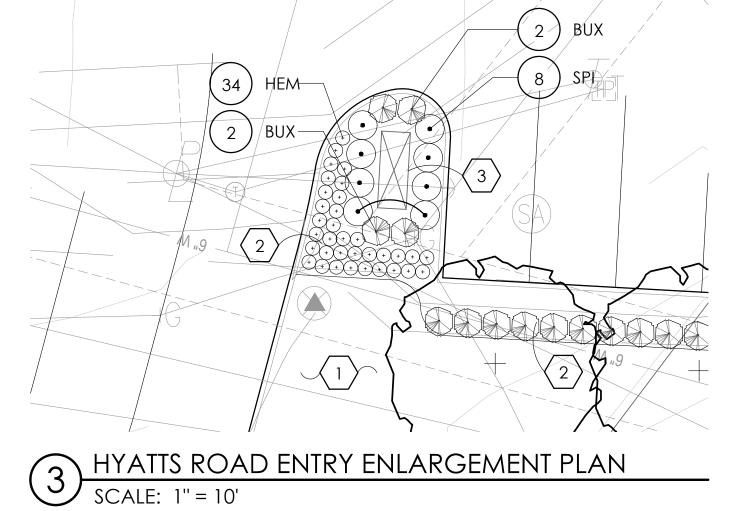
Faris Planning & Design

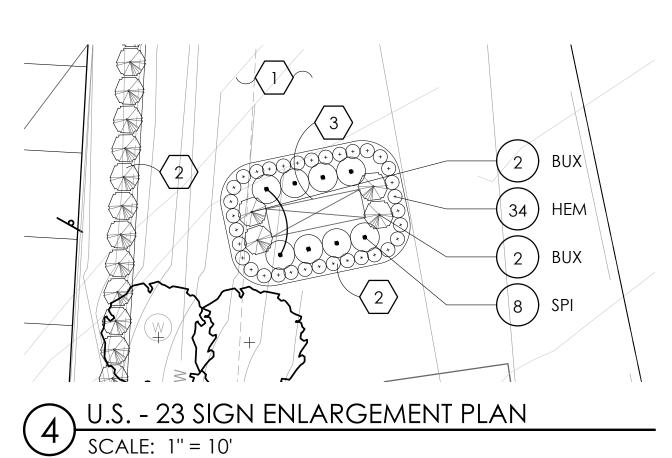
LAND PLANNII

LANDSCAPE ARCHITECT

4876 Cemetery Road p (614) 487-1964 Hilliard, OH 43026 www.farisplanninganddesign.com







# SEE PLANT LIST FOR SPECIFIC PLANT SPECIES ORNAMENTAL TREE - LARGE DECIDUOUS SHRUB EXISTING TREE - EVERGREEN SHRUB - DECIDUOUS SHRUB - EVERGREEN TREE PERENNIALS GROUNDCOVER SHADE TREE

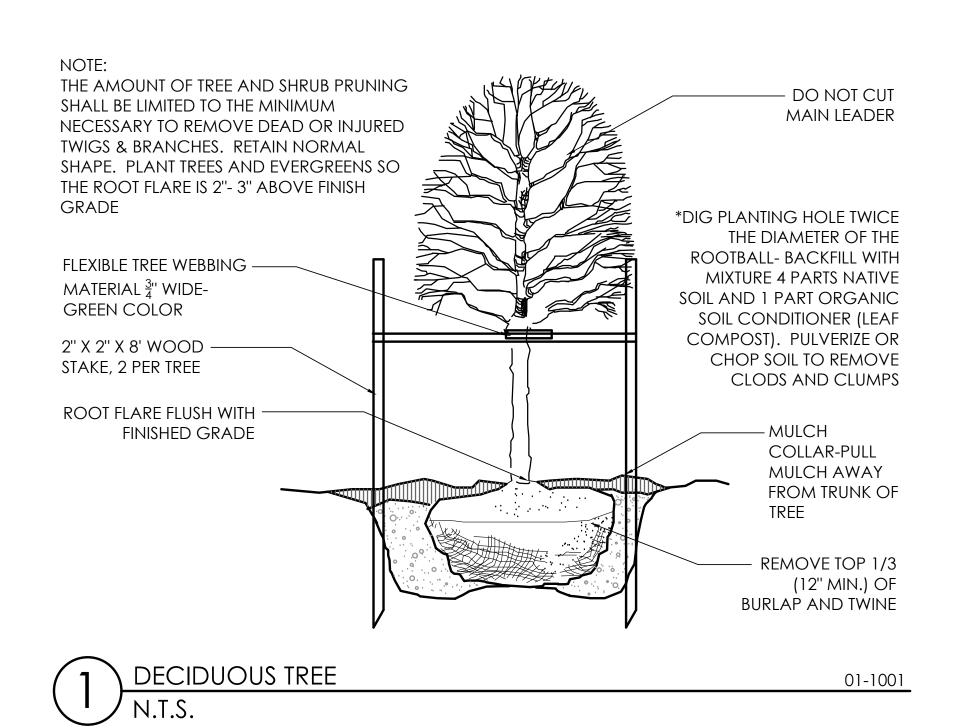
PLANT KEY TYPICALS

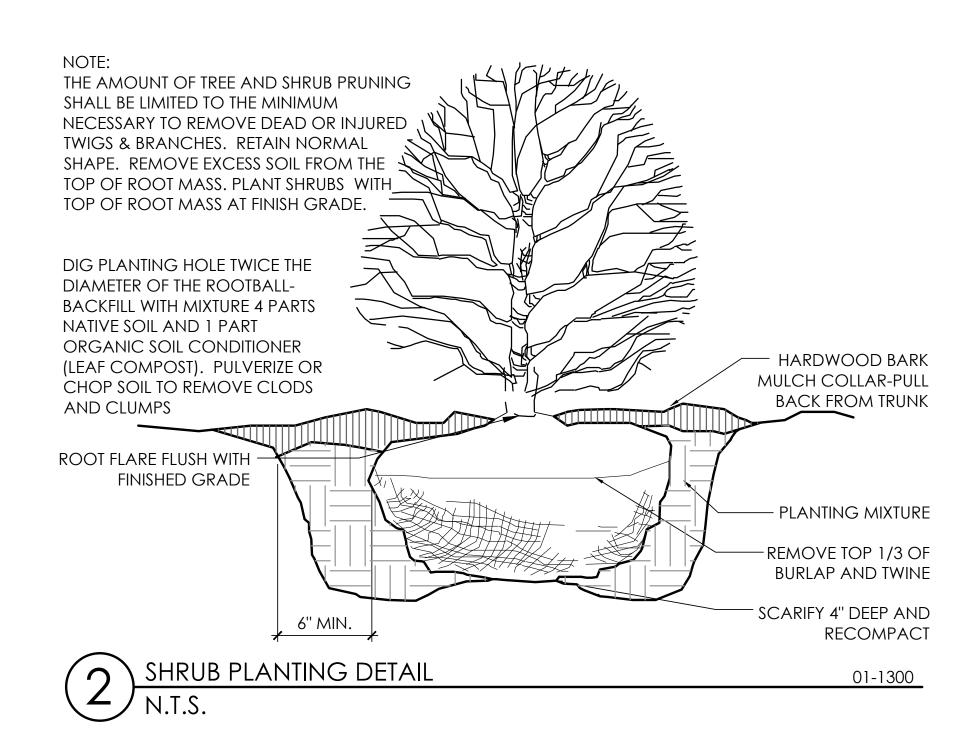
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- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- $\overline{3}$  Entry monument sign see architectural plans

# PLANT LIST

• —	<b>.</b>	2101				
(CO	NTRACT	OR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)				
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
DEC	DUOUS	SHRUBS			-	
16	SPI	SPIRAEA 'GOLDMOUND'	GOLDMOUND SPIREA	18" HGT.	CONT.	
EVER	GREEN	SHRUBS				
8	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	CONT.	
PERE	nnials	ORNAMENTAL GRASSES				
19	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
68	HEM	HEMROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
62	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	NO. 1	CONT.	
18	NEP	NEPETA FAASSENII 'CAT'S PAJAMA'S'	CAT'S PAJAMA'S CATMINT	NO. 1	CONT.	
						-





# LANDSCAPE ENLARGEMENTS PLAN & SITE DETAILS

HYATTS PLAZA PREPARED FOR ARCHITECTURE ALLIANCE DATE: 07/18/23

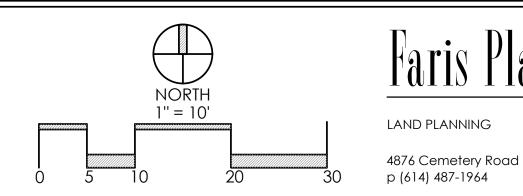


EXHIBIT L-2

Hilliard, OH 43026 www.farisplanninganddesign.com



#### LEGAL DESCRIPTION OF LOT COMBINATION 3.252 ACRES

June 27, 2023 Page 1 of 2

Situated in the State of Ohio, County of Delaware, Township of Berlin, being part of Farm Lot 33, Section 3, Township 4, Range 18, United States Military Lands, and being all of the properties conveyed to AAT Properties, Ltd. by Official Record 286, Pg. 353, and Official Record 616, Pg. 347, all records of the Delaware County Recorder's Office, (part of Auditor's Parcel Nos. 418-330-01-079-000 and 418-330-01-080-000), and being more particularly described as follows:

**Beginning** at the intersection of the original centerline of U.S. Route 23 (Columbus Pike)(DEL-3.79-8.69) with the south line of said Farm Lot 33, said point being on the southerly line of said AAT Properties (O.R. 286-353) property; said point being on the northerly line of a property conveyed to Hyatts Columbus Pike LLC by O.R. 768, Pg. 2051 and being the **Point of Beginning** of the parcel herein described;

Thence, along the southerly line of said AAT Properties property and northerly line of said Hyatts Columbus Pike property, North 86 degrees 22 minutes 49 seconds West, 385.73 feet to a rebar set, passing over a capped rebar labeled "Smart Services" found at 98.56 feet and a rebar set at 270.81 feet, said point being the southwest corner of said AAT Properties (O.R. 616-347) property, said corner being on the northerly line of a property conveyed to ECH Pathways LLC by O.R. 1600, Pg. 1012, said corner being the southeast corner of a property conveyed to Jaguar Resources, LLC by O.R. 1600, Pg. 1014;

Thence, along the westerly line of said AAT Properties (O.R. 616-347) property and easterly line of said Jaguar property, **North 03 degrees 09 minutes 53 seconds East, 409.23 feet** to a 3/4 inch iron pin found, passing over a rebar set at **60.00 feet**, said point being a common corner thereof and on the southerly line of a property conveyed to 5542 Columbus Pike, Ltd. by O.R. 551, Pg. 1179;

Thence, along the northerly line of said AAT properties and south line of said 5542 Columbus Pike property, South 86 degrees 50 minutes 23 seconds East, 289.82 feet to a point in the original centerline of U.S. Route 23 (Columbus Pike), passing over a capped rebar labeled "Smart Services" found at 176.98 feet;

Thence, along the easterly line of said AAT properties and said original centerline **South 11 degrees 49 minutes 25 seconds East, 426.96 feet** to the southeast corner of said AAT Properties (O.R. 286-353) property;

Thence, along the southerly line of said AAT Properties (O.R. 286-353) property, **North 86 degrees 22 minutes 49 seconds West, 14.52 feet** to the **True Point of Beginning**, containing 3.252 acres, more or less. 1.935 acres total of which lies in AAT Properties (O.R. 616-347) property with 0.332 acres in the Right-of-Way, 1.276 acres total of which lies in AAT Properties (O.R. 286-353) property with 0.735 acres in the Right-of-Way.

#### LEGAL DESCRIPTION OF LOT COMBINATION 3.252 ACRES

June 27, 2023 Page 2 of 2

Subject to all, legal, easements, rights-of-way, conditions and restrictions. Bearings are based on State Plane Coordinate System Ohio North Zone NAD83 (2011) as observed in February, March, and June 2023, and are intended to be used only for determining angles. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services".

John C. Dodgion, P.S. 8069

S:\2023 Projects\755102 - ADR - Hyatts Road Drive Entance Topo\Maps-Plans-Drawings\description\755102-3.252 ac

#### Property Information; Parcels

Currently, the property is comprised of two adjacent parcels located at the northwest corner of Columbus Pike (2 acres) and Hyatts Road (1 acre):

418-330-01-079-000: 2 acres

418-330-01-080-000: 1 acre

The proposed PCD rezoning pertains to both parcels which will be combined into one parcel when the rezoning is approved totaling 3 acres to accommodate one commercial building.

#### PERMITTED USES

#### Planned Commercial and Office District (PCD)

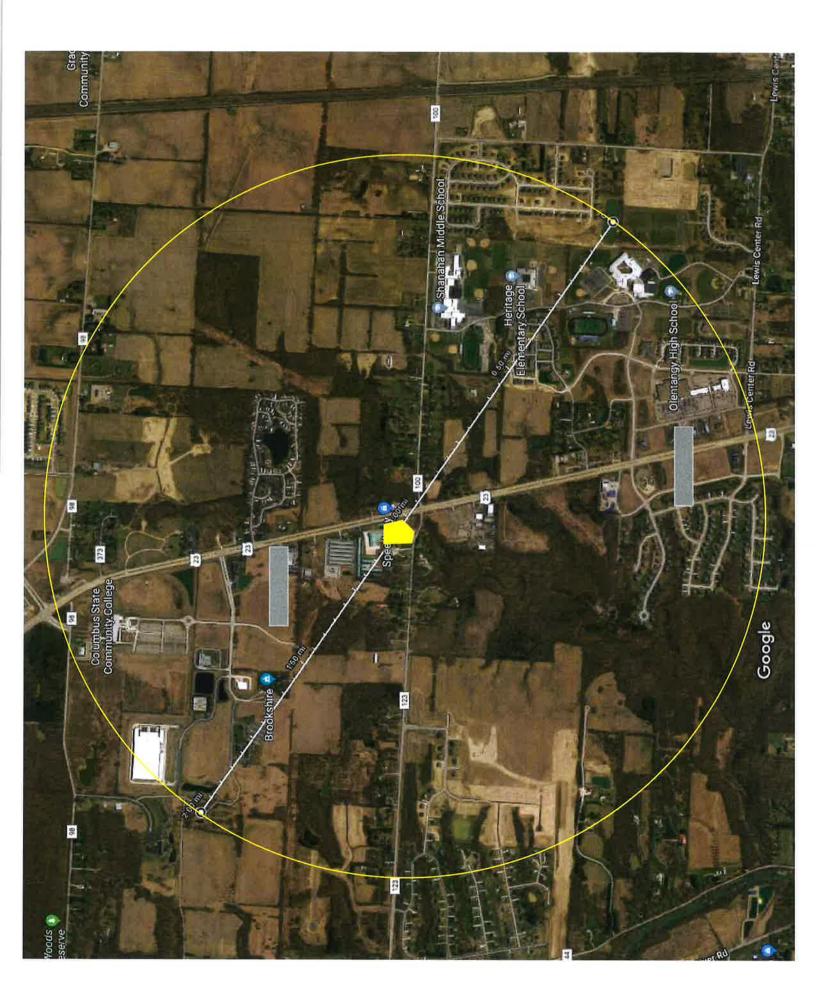
#### Source: 2002 U.S. NAICS Code

311811	Retail Bakeries
4413	Automotive Parts, Accessories, and Tire Stores except 441310 Auto Used Parts Stores
442	Furniture and Home Furnishings Stores
443	Electronics and Appliance Stores
444	Building Material and Garden Centers
445	Food and Beverage Stores
446	Health and Personal Care Stores
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Book (except Adult-Related Entertainment) and Music Stores
452	General Merchandise Stores
453	Miscellaneous Store Retailers (except Adult-Related Entertainment establishments and 45393 Manufactured Home Dealers)
491	Postal Service
511	Publishers
5133	Telecommunications
514	Information and Data Processing Services
516110	Internet Publishing
517110	Wired Telecommunications Carriers
517212	Cellular and other Wireless Telecommunications
518111	Internet Service Providers
52	Finance and Insurance
531210	Offices of Real Estate Agents and Brokers
531390	Other activities related to Real Estate
5322	Consumer Goods Rental

54	Professional, Scientific and Technical Services (Includes Medical, Veterinarians, Computer and Related Hardware and Research and Development etc.)
55	Management of Companies and Enterprises
561110	Office Administrative Support Services
561431	Private Mail Services
561439	Other Business Service Centers (including copy shops)
561510	Travel Agencies
61	Educational Services
621111	Offices of Physicians
621112	Offices of Mental Health Specialists
621210	Offices of Dentists
621310	Office of Chiropractor
621320	Offices of Optometrists
621330	Mental Health Practitioners
621340	Physical, Occupational, and Speech Therapists and Audiologists
621391	Podiatrists
621399	Miscellaneous Health Care Practitioners
621492	Kidney Dialysis Centers
621512	Diagnostic Imaging Centers
621610	Home Health Care Services
624410	Child Day Care Services
711110	Theater Companies and Dinner Theaters
711120	Dance Companies
711190	Other Performing Arts Companies (except Adult-Related Entertainment)
712110	Museums
713940	Fitness and Recreational Centers
722	Food Services and Drinking Places (except those establishment offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar adult entertainment or services), provided that there shall be a minimum of 300 feet of setback from the

	property line of any Food and Drink service place and the nearest residential property line or residential zoning district.
812	Personal and Laundry Services (except Adult-Related Entertainment)
813	Religious, Grant making, Civil, Professional and Similar Organizations
92	Public Administration (except 922150 Parole and Probation Offices)

No large semi deliveries to/from the property unless/until a second access is provided to/from the property that permits adequate turning radius for entry and exit.





Berlin Township Fire Department 2708 Lackey Old State Road Delaware, Ohio 43015 (740) 548-6031

Fire Chief Craig Hall Lt. Steve Arnold, Fire Prevention

Date:

05/22/2018

To:

Ryan Badger

From:

Lt. Arnold

Subject:

Confirmation of Service

I am writing in response to your request regarding Parcel No's 418-330-01-079-000 and 418-330-01-080-000 located at the corner of Columbus Pike and Hyatts Rd. This Section of land is located in Berlin Township and Berlin Township Fire Department does provide fire protection for this area.

We appreciate the opportunity to work with you in the future and thank you for your interest in Berlin Township. If we can be of any further assistance please do not hesitate to call or visit our 2708 Lackey Old State location.

Respectfully,

Lt. Steve Arnold, CFSI

Officers
TIMOTHY D. McNAMARA
President
DAVID A. BENDER
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
SHANE CLARK

Chief Operating Officer



#### 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015

www.delcowater.org Phone (740) 548-7746 • Fnx (740) 548-6203 Directors

BRUCE A. BLACKSTON

BRIAN P. COGHLAN

WILLIAM E. COLE

DOUGLAS D. DAWSON

PAMALA L. HAWK

PERRY K. TUDOR

May 18, 2018

Via Email: rbadger@adrinnovation.com

R. Ryan Badger ADR & Associates, Ltd. 88 West Church Street Newark, Ohio 43055

RE: Water Availability - Hyatts Plaza

Dear Mr. Badger:

As requested, this is to inform you that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Development: Hyatts Plaza

Proposed Land Use: Commercial Retail

Location: Northwest corner of Hyatts Rd. and US Route 23

Land Size: ±3 acres

This site can be served from an existing 6-inch waterline located on Hyatts Rd.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,

DEL-CO WATER COMPANY, INC.

Shane F. Clark, P.E.

Deputy General Manager



Ryan Badger

**ADR** and Associates

5/18/2018

This correspondence is in response to your request confirming the availability of electric service at:

#### Columbus Pike and Hyatts Road, Deleware Ohio

American Electric Power will serve the needs of its customers as those needs occur. Any extension of our facilities to serve a customer will be made in compliance with all rules and regulations your state's utility commission. Any cost associated with providing service to the above addressed will be discussed prior to service being installed.

Before construction begins, please notify AEP's Customer Solutions Center at 1-888-710-4237 if the units are for commercial purposes, for residential purposes contact 1-800-982-4237 to make arrangements for service. We ask that you allow us as much notice as possible, so we can prevent any delays.

Please do not hesitate to contact us if you need any assistance or further information.

Sincerely,

American Electric Power Business Operations



RESTAURANT

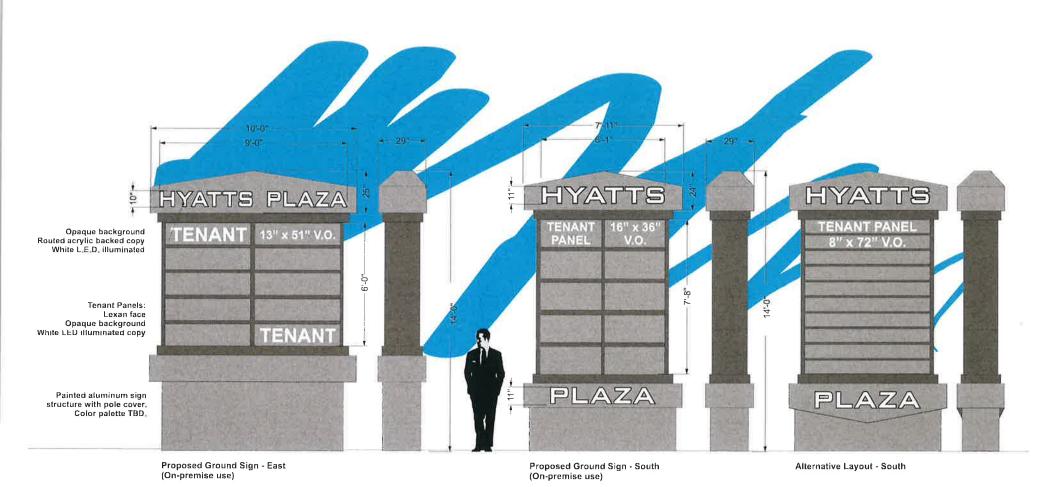
RETAIL STORE

US 23 building frontage.

#### PROPOSED TENANT SPACE SIGN PARAMETERS

Internally LED illuminated face-lit channel letters
Surface mounted w/ 1/2" non-corrosive spacers
Color palette options TBD
Recommended height 24" max letter height
Recommended length 80% storefront window glazing
Based on 20ft storefront, max size not to exceed 32sf

Hyatts Plaza - Berlin Twp. - Delaware County **Tenant signs** 



Hyatts Plaza - Berlin Twp. - Delaware County **Ground Signs** 

#### LEGAL DESCRIPTIONS OF RECORD, HYATTS ROAD:

SITUATED IN THE COUNTY OF DELAWARE, STATE OF OHIO, AND IN THE TOWNSHIP OF BERLIN AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING IN R. 18 TP. 4, SEC 3, LOT 33, COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT \$33, WHERE THE CENTER LINE OF THE MCKINNIE ROAD LEAVES THE SAID SOUTH LINE OF SAID LOT \$33, THENCE IN A NORTHEAST DIRECTION ALONG THE CENTER LINE OF SAID MCKINNIE ROAD TO THE WEST LINE OF THE RIGHT OF WAY OF THE C.D. & M. RR. THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID WEST LINE OF SAID C.D. & M. RR. TO THE SOUTH LINE OF SAID LOT NO. 33 THENCE WEST ALONG THE NORTH LINE OF LAND NOW OWNED BY F.K. NEUMAN AND SAID SOUTH LINE OF SAID LOT \$45 TO THE NORTH LINE OF LAND MOVE ON WIND BY F.K. NEUMAN AND SAID SOUTH LINE OF SAID LOT \$3.0 TO THE PLACE OF BEGINNING, CONTAINING NOW ACRE OF LAND MOVE OR LESS AND BEING THE SOUTH—EAST CORNER OF THE FARM CONVEYED TO SAID KATE E. COLFLESH BY JOHN E. COLFLESH BY JOHN E. COLFLESH BY JOHN E. OLATED NOW 12, 1887 AND RECORDED IN VOL 91, PAGE 33, RECORD OF DEEDS OF DELAWARE COUNTY, OHIO.

#### LEGAL DESCRIPTIONS OF RECORD, COLUMBUS PIKE:

SITUATED IN THE COUNTY OF DELAWARE, IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF BERLIN, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING PART OF LOT 33 IN SECTION 3, TOWNSHIP 4, RANGE 18, U.S.M. LANDS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE HYATTSVILLE ROAD WITH THE

THENCE WITH THE CENTER LINE OF ROUTE 23, N. 10' 00' E. 67.9 FEET TO A POINT OPPOSITE LARGE POST ON WEST SIDE OF ROAD;

THENCE N. 84° 40' W. 295.7 FEET TO A STAKE;

THENCE S. 5' 22' W. 408.7 FEET TO A STAKE ON THE SOUTH LINE OF LOT

33; THENCE WITH THE SOUTH LINE OF LOT 33, S. 84  $^{\circ}$  15  $^{\prime}$  E.79.3 FEET TO A

THENCE WITH CENTER LINE OF ROAD N 39'  $28^{\circ}$  E. 414.9 FEET TO PLACE OF BEGINNING, CONTAINING TWO ACRES MORE OR LESS.

SUBJECT TO EASEMENT AND RIGHT OF WAY OF THE COLUMBUS, DELAWARE AND MARION ELECTRIC RAILROAD, THE EASEMENT OF THE MARION RESERVE POWER COMPANY AND ALL LEGAL HIGHWAYS.

#### NOTES PER TITLE COMMITMENT NO. PRELIM1277

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER PRELIM1277 ISSUED BY TITLE FIRST INSURANCE COMPANY.

ITEM 9 RIGHT OF WAY APPEARING IN DEED BOOK 217, PAGE 678, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT.

DEED BOOK 244, PAGE 340, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

DEED BOOK 254, PAGE 462, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

DEED BOOK 356, PAGE 62, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

DEED BOOK 363, PAGE 142, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

DEED BOOK 391, PAGE 411, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

DEED BOOK 458, PAGE 415, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS A 10 FEET WIDE GAS LINE EASEMENT, HOWEVER THE EXACT LOCATION IS NOT STATED IN THE DOCUMENT.

ITEM 10 EASEMENT APPEARING IN OFFICIAL RECORD 12654, PAGE 919, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOCUMENT NOT PROVIDED.

#### NOTES PER TITLE COMMITMENT NO. PRELIM1278

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER PRELIM1278 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

ITEM 9(B) EASEMENT APPEARING IN DEED BOOK 220, PAGE 43, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT, EXACT LOCATION AND WIDTH OF EASEMENT NOT DESCRIBED.

ITEM 9(C) EASEMENT APPEARING IN DEED BOOK 550, PAGE 186, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

RIGHT OF WAY APPEARING IN DEED BOOK 198, PAGE 581, RECORDER'S OFFICE DELAWARE COUNTY, OHIO DOES AFFECT THE SUBJECT TRACT.

RIGHT OF WAY APPEARING IN DEED BOOK 223, PAGE 146, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT APPEARING IN DEED BOOK 248, PAGE 29, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT APPEARING IN DEED BOOK 254, PAGE 73, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT APPEARING IN DEED BOOK 458, PAGE 415, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT APPEARING IN OFFICIAL RECORD 1264, PAGE 919, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

TO: AAT PROPERTIES LTD., FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMMS STANDARD DETAIL REQUIREMENTS FOR ALTA/MSPS LAID TITLE SURVEYS," JOINTLY ESTRUISHED AND ADOPTED BY ALTA AND MSPS IN 2016, AND INCLIDES TIEMS 1, 2, 3, 4, 5, 6, 7(A), 13, 17, 18 AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND MSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED ADDITED BY ALIA AND STAPS AND IN EFFECT ON THE DATE OF THIS CENTIFICATION, UNDERSIDED INTERFECT RETRIFIES THAT THE "SUNDEY MESTER PROFILE AND THE ADDITION OF THE MESTER AND THE ADDITION OF THE MESTER AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FANCE, AND CLOSURE REQUIREMENTS FOR SURVEYS. THE FIELD WORK WAS COMPLETED IN AUGUST OF

Srundei

Scott D. SCOTT D. GRUNDEI, P.S. REGISTERED SURVEYOR NO. 8047

#### NOTES:

1) THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.

2) THERE WAS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.

3) ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY

#### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

#### ZONING NOTE:

A CURRENT ZONING REPORT WAS NOT PROVIDED TO THE UNDERSIGNED DURING THE TIME OF THIS SURVEY.

#### FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39041C0233K, WITH AN EFFECTIVE DATE OF 04/16/2009, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONDE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

#### UTILITY STATEMENT PER ITEM 11:

NOTE TO THE CLIENT, INSURER, AND LENDER — WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIBERY DEPOTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR HULLY LOCATE AND RELIBERY DEPOTED. IN HULLY LOCATE HE SURVEYOR SHALL NOTE ON THE PLAT OR MAR HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE LOCATION OF THE MUTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION THE CRUITED.

ALTA/NSPS LAND TITLE SURVEY OF

#### 5600 COLUMBUS PIKE AND 31 HYATTS ROAD

LYING IN

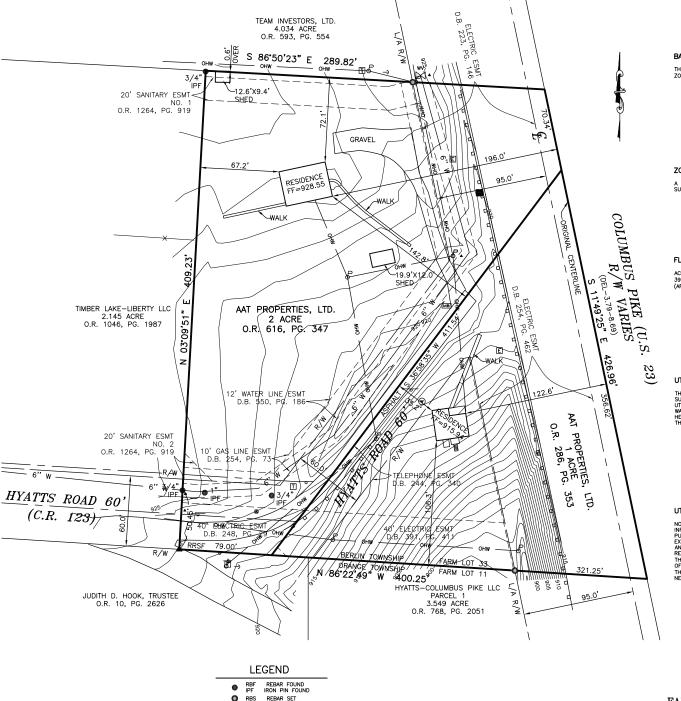
FARM LOT 33, SECTION 3, TOWNSHIP 4, RANGE 18 UNITED STATES MILITARY LANDS TOWNSHIP OF BERLIN, COUNTY OF DELAWARE STATE OF OHIO



LS LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212 PHONE: (614) 485-9000 FAX: (614) 485-9003 DATE: 12/11/17 FILE NO. 201436

REV.	DATE	DESCRIPTION



A RRSF RAILROAD SPIKE FOUND

GRAPHIC SCALE

( IN FEET ) 1 inch = 50 ft.

& POWER POLE

CATCH BASIN

▲ GAS MARKER ⊗ GAS VALVE T TELEPHONE PEDESTAL

WATER VALVE

W WATER METER

-6" W- WATER LINE

MB MAILBOX

→ GUY WIRE

SCOTT D. GRUNDEI S-8047

01/05/18

#### **APPROVED**

By mlove at 6:57 am, Aug 20, 2018

## 124 & 130 Hyatts Road Traffic Study

RECEIVED
JUL 19 2018
Delaware County Engineer

Prepared For:

**Architectural Alliance** 

Prepared By:



1900 Crown Park Court, Suite E Columbus, OH 43235 (614) 914-5543

**June 2018** 

SSI Project #: 716202

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#### 124 & 130 Hyatts Road Traffic Study

#### **Prepared For:**

Architectural Alliance 49 East Third Avenue Columbus, OH 43201

Telephone: (614) 469-7500

#### Prepared By:

Smart Services, Inc. 1900 Crown Park Court, Suite E Columbus, OH 43235

Telephone: (614) 914-5543 e-mail: tstanhope@smartservices-inc.com

Under the direction of:

Registered Engineer No. E-64507, Ohio

Date Date

Dun

#### TABLE OF CONTENTS

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#### APPENDIX

Correspondence
Traffic Counts
Referenced Volumes
Turn Lane Warrant Graphs
Turn Lane Length Calculations

#### BACKGROUND

The site is proposed to be developed with a new 7,236 SF "Health Barn" and two existing structures on the site will be repurposed as a 1,580 SF veterinarian office building and a 3,117 SF bookstore. The subject site is located on the north side of Hyatts Road, west of US 23. Figure 1 shows the location of the site. A full access is proposed on Hyatts Road. Figure 2 shows the proposed site layout.

As part of obtaining the access, a traffic study is required. The Delaware County Engineer's Office (DCEO) is the permitting agency. Smart Services, Inc. has been retained by the developer to perform the traffic study. The scope of the traffic study was discussed in a phone conversation with DCEO personnel on March 27, 2018.

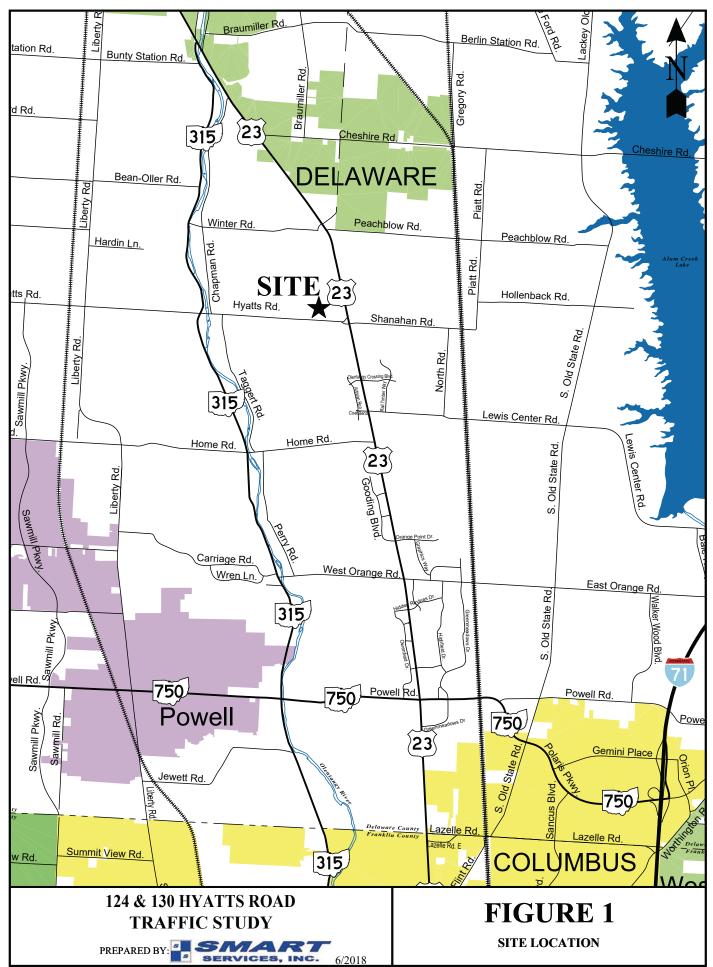
#### **EXISTING CONDITIONS**

Hyatts Road along the site frontage is a two-lane roadway segment with a speed limit of 50 MPH and is classified as a "Minor Arterial" in the Delaware County Thoroughfare Plan. There is a planned construction project (DEL-CR123-5.05) that will construct a three-lane roadway along the frontage of the site as well as improve the US 23 & Hyatts Road/Shanahan Road intersection. These improvements include eastbound left and right turn lanes on Hyatts Road at US 23.

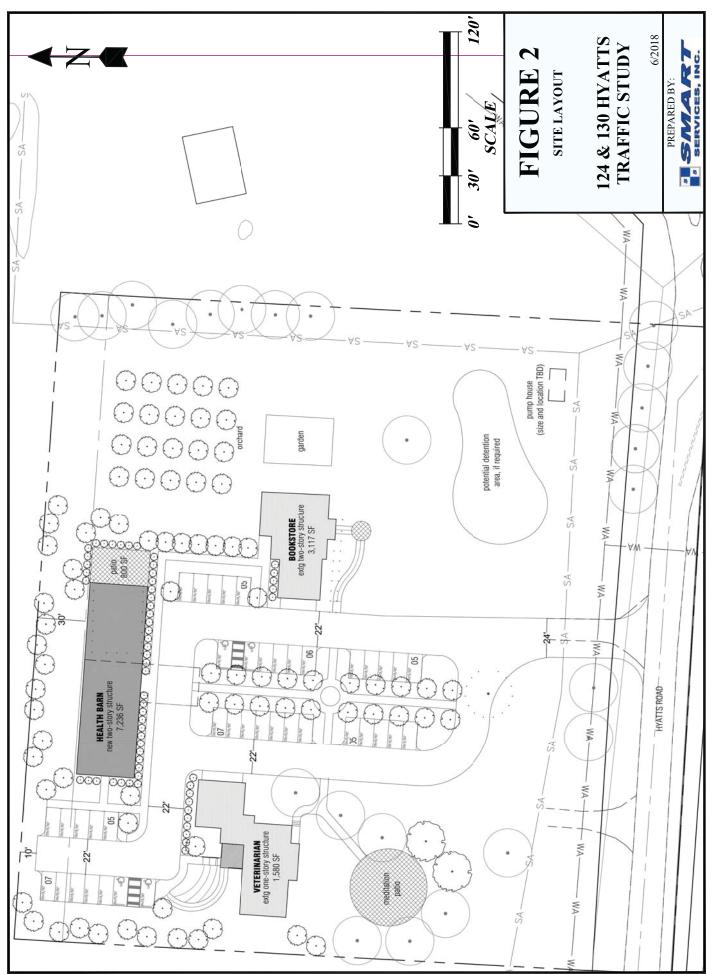
#### PROJECTED SITE TRAFFIC

#### **Trip Generation**

In traffic engineering, the accepted method for computing trip generation is utilizing data from the *Trip Generation Manual*, 10<sup>th</sup> Edition published by the Institute of Transportation Engineers. The proposed land uses are not directly represented in the *Trip Generation Manual*. Therefore, "Medical-Dental Office Building" (ITE Code #720) was used to represent the "Health Barn" and the veterinarian office building and "Shopping Center" (ITE Code #820) was used to represent the bookstore. In a trip generation study dated 9/19/2017 prepared for a zoning request, the bookstore was represented by "Specialty Retail Center" (ITE Code #826) in *Trip Generation Manual*, 9<sup>th</sup> Edition. Since that trip generation study was produced, *Trip Generation Manual*, 10<sup>th</sup> Edition was published and "Specialty Retail Center" was removed from the data set. Therefore, the average rates were used for the "Shopping Center" because it is a more realistic assumption for the smaller size building. Table 1 shows the proposed trip generation for the site.



124 & 130 Hyatts Road Traffic Study



124 & 130 Hyatts Traffic Study - 3



			Data Set from:	Overide	Regression Equation from:		Entering	Entering	Exiting	xiting
Traffic Study Subarea	Land Use	Time of Day	Trip Generation Manual, 10th Edition (Unless noted Otherwise)	with Average	Trip Generation Manual 10th Edition	Total Trips	%	Total Trips	%	Total Trips
	ОСМ 1. С. О. ТРГ	Daily	Weekday		T=38.42(X)-87.62	251	20%	126	20%	12.5
	Medical-Dental Office Building (115 Code #720)	AM Peak	Peak Hour of Adj. Street Trafife, One Hour between 7 & 9 AM		ln(T)=0.89ln(X)+1.31	26	78%	20	22%	9
-	Ind. Variable (X) = 8.816 1000 SF Gross Floor Area	PM Peak	Peak Hour of Adj. Street Trafife, One Hour between 4 $\&$ 6 $$\rm PM$$		T=3.39(X)+2.02	32	28%	6	72%	23
				ם						
	(100 TL) (100 V)	Daily	Weekday		ln(T)=0.68ln(X)+5.57	695	20%	285	20%	284
(	Snopping Center (LIE Code #820)	AM Peak	Peak Hour of Adj. Street Trafife, One Hour between 7 & 9 AM	ס	Average Rate= 0.94	т	62%	2	38%	.1
7	Ind. Variable (X)= 3.117 1000 SF Gross Leasable Area	PM Peak	Peak Hour of Adj. Street Trafife, One Hour between 4 & 6 PM	<b></b>	Average Rate= 3.81	12	48%	9	52%	9
			Daily	□		820		411		409
	TOTALS		AM Peak			29		22		7
			PM Peak			4		15		29
							124 & 130 F	124 & 130 Hyatts Road Traffic Study - 6/2018	Traffic Stu	ıdy - 6/2018

# TABLE 1 - SITE TRIP GENERATION SUMMARY

#### Trip Distribution

The distribution of primary traffic was developed based on the distribution developed in the *Menards - Orange Township Site Traffic Impact Study (Menards Study)* performed by Traffic Engineering Services, Inc. (now part of Smart Services, Inc.) and dated 7/2011. The proposed site is north of the Menards site (the Menards site was located between Orange Road and Home Road) so the distribution had to be adjusted. It was assumed that approximately 20% of the traffic oriented east in the *Menards Study* will be oriented to Shanahan Road and the remainder oriented east on roads south of the site. It was assumed 33% of the traffic oriented west in the *Menards Study* will be oriented west on Hyatts Road and the remainder oriented west on roads south of the site. In the *Menards Study*, there were separate distributions for retail and office. The trip distribution subsection from the *Menards Study* is in the Appendix. The proposed trip distribution for this site is in Table 2 below:

Direction	Retail	Office/ Industrial
To/from north via US 23	15%	12%
To/from south via US 23	73%	77%
To/from east via Shanahan road	6%	5%
To/from west via Hyatts Road	6%	6%

TABLE 2 – Proposed Trip Distribution

#### 2029 TRAFFIC

The results of the trip generation calculations indicate that the site will generate fewer than 400 trip ends. The *TIS Standards* require a 10-year design horizon for trip ends less than 400 trips. Opening day will be 2019, therefore the design year will be 2029. There are two components of the background traffic. The first is the background growth rates and the second is development in the area.

#### **Background Growth**

Linear annual growth rates were calculated by comparing existing 2015 counts to the 2035 certified traffic for the US 23 & Hyatts Road/Shanahan Road intersection improvement project. Tables 3 and 4 show the growth rates and the corresponding factors applied to the 2015 traffic counts.

#### Area Developments (2035 Additional Background)

Traffic from the Olentangy Falls East, Evans Farm, and Greif Properties were added to the background movements at relevant study area intersections. Figures 3 and 4 show the volume of each site in the study area. The original documentation is in the Appendix.

#### 2029 Traffic Exhibits

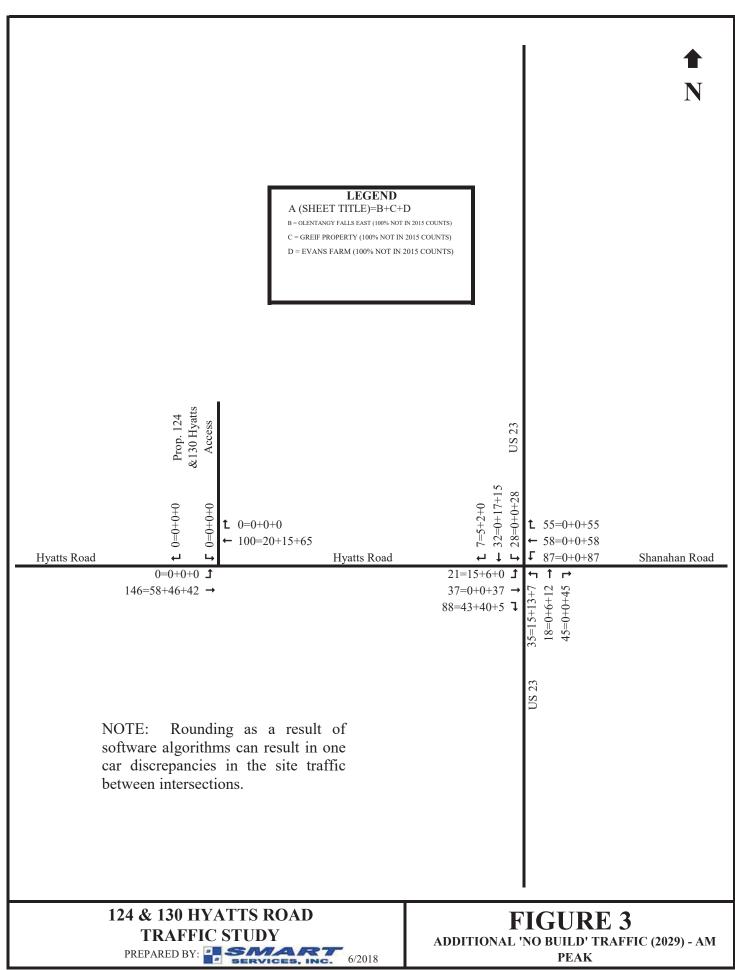
Figure 5 shows the components of the 2029 traffic.

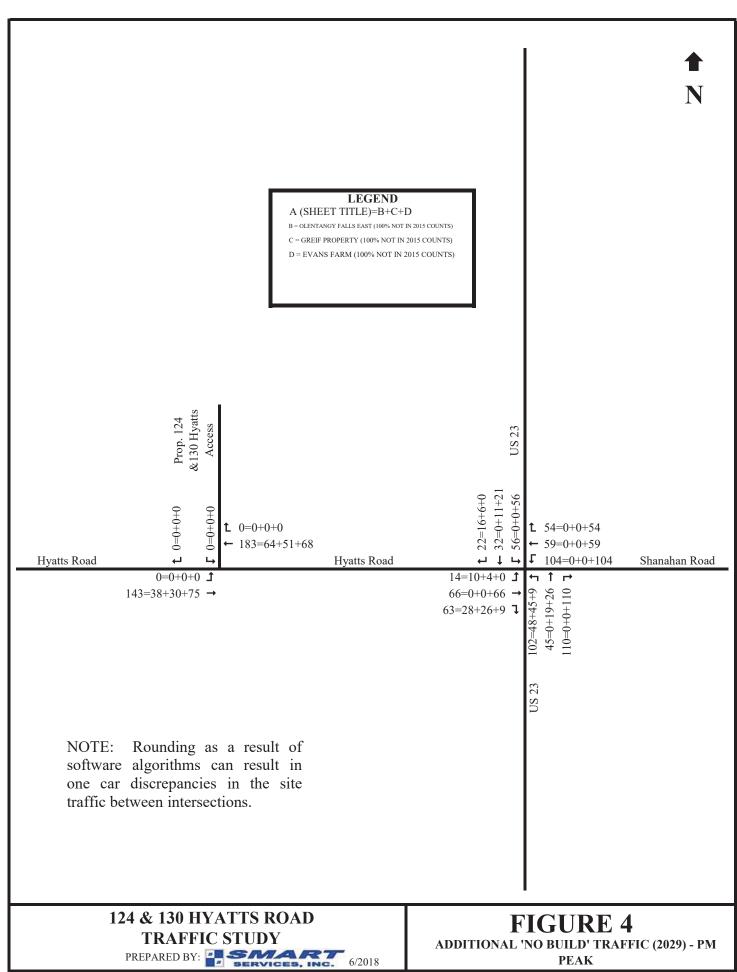
Movement	2015 Peak Hour Count Volume	2035 Peak Hour Count Volume	Linear Annual Growth Rate	2015 to 2029 Factor
EBLT	60	140	6.67%	1.933
EBTH	190	420	6.05%	1.847
EBRT	150	320	5.67%	1.793
NBLT	50	100	5.00%	1.700
NBTH	990	1470	2.42%	1.339
NBRT	60	140	6.67%	1.933
WBLT	100	210	5.50%	1.770
WBTH	100	210	5.50%	1.770
WBRT	50	100	5.00%	1.700
SBLT	110	240	5.91%	1.827
SBTH	1710	2520	2.37%	1.332
SBRT	40	100	7.50%	2.050

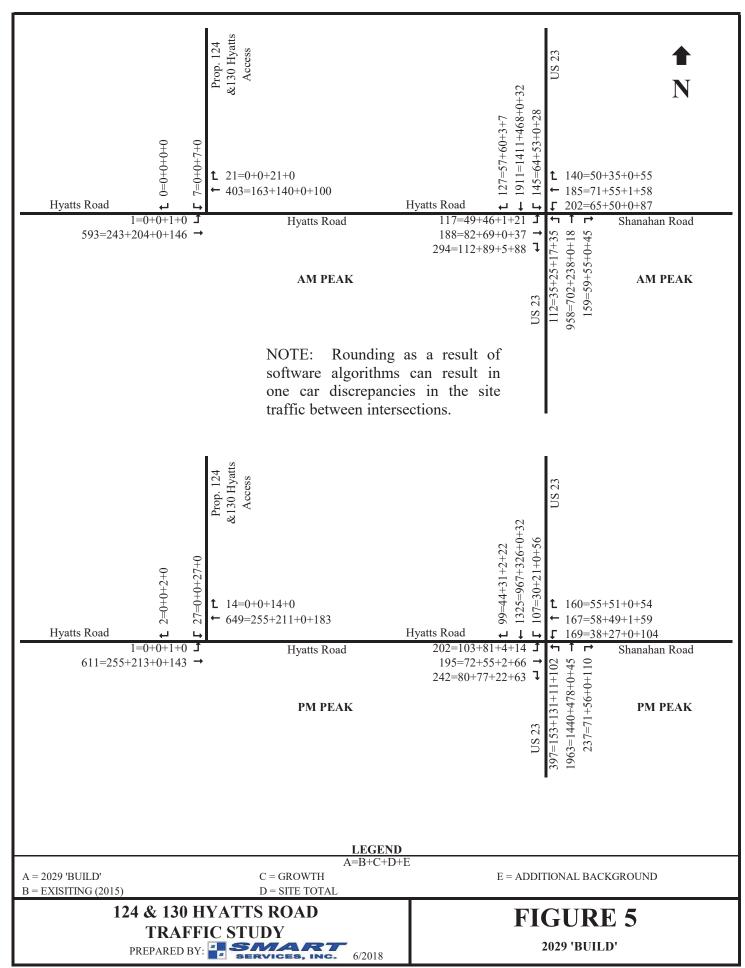
TABLE 3 - AM Peak Hour Growth Rate at US 23 & Hyatts Road/Shanahan Road

Movement	2015 Peak Hour Count Volume	2035 Peak Hour Count Volume	Linear Annual Growth Rate	2015 to 2029 Factor
EBLT	80	170	5.63%	1.788
EBTH	110	230	5.45%	1.764
EBRT	80	190	6.88%	1.963
NBLT	180	400	6.11%	1.856
NBTH	1940	2860	2.37%	1.332
NBRT	80	170	5.63%	1.788
WBLT	30	60	5.00%	1.700
WBTH	50	110	6.00%	1.840
WBRT	30	70	6.67%	1.933
SBLT	30	60	5.00%	1.700
SBTH	1340	1980	2.39%	1.334
SBRT	50	100	5.00%	1.700

TABLE 4 - PM Peak Hour Growth Rate at US 23 & Hyatts Road/Shanahan Road







#### TRAFFIC ANALYSES

#### Turn Lane Warrant Analysis

**Left Turn Lanes** – According to the *TIS Standards* for a minor arterial street (Hyatts Road), there are two criteria to examine to determine if left turn lanes are warranted. The first criterion is the procedure found in the *State Highway Access Management Manual (SHAMM)* published by ODOT. The second criterion is if speeds are greater than 40 MPH a left turn lane is warranted. The speed limit on Hyatts Road is 50 MPH so a left turn lane would be warranted. Table 5 shows a summary of the results of the left turn lane warrant analysis.

**Right Turn Lanes -** Per the *TIS Standards*, the procedure for determining whether a right turn lane is required is found in the *SHAMM*. **The results show that a right turn lane is not warranted.** The graph from the *SHAMM* is in the Appendix. Table 5 also shows a summary of the results of the right turn lane warrant analysis.

Intersection	Direction	Peak Hour	2029 'Build'
	EB RT	AM Peak	Warrant Not Met
Hyatts Road & Prop. 124 & 130 Hyatts	ED K1	PM Peak	Warrant Not Met
Site Access		AM Peak	Warrant
	EB LT	PM Peak	Met (Crit. # 2

TABLE 5 – Summary of Turn Lane Warrant Analyses

#### Turn Lane Length Analysis

Turn lane lengths for the warranted turn lane or and the eastbound turn lanes at US 23 were calculated if the volumes exceeded the 2035 design traffic for project DEL-CR123 (US 23). Table 6 shows a comparison of the volumes for the eastbound turn movements.

Turn Lane		123 (US 23) Traffic Volumes	2029 'Bui	ld Volumes
	AM Peak	PM Peak	AM Peak	PM Peak
Hyatts Road EB Right at US 23	320	190	294	242
Hyatts Road EB Left at US 23	140	170	117	202

TABLE 6 – Eastbound Turn Volume Comparison

The eastbound left turn movement on Hyatts Road at US 23 exceeds the 2035 design traffic volume, so that lane length will be calculated. The calculations were performed per Section 400 of the *ODOT L&D Manual*. The posted speed limit of 50 MPH was used as the speed in the calculations. Table 7 shows a summary of the results. The calculations are in the Appendix.

	DEL-	2029
LOCATION	CR123-	'Build'
Eccition	5.05	ODOT L&D
	Project	Manual
Hyatts Road EB Left Turn Lane at US 23	414'	420'
Hyatts Road EB Left Turn Lane at Site Access	*400	225'

\*=Two Way Left Turn Lane to west of approx. STA 103+50

TABLE 7 – Turn Lane Length Results (Includes the 50' diverging taper)

#### CONCLUSIONS

2029 'Build' volumes were developed for use in turn lane warrant analyses and turn lane length analyses. All necessary public roadway improvements associated with the development including any required off-site improvements, shall be constructed with the first phase of construction, except as agreed upon by the Delaware County Engineer. The following are the conclusions of the study:

#### •Hyatts Road & Prop. Site Access

oAn eastbound left turn lane is warranted. The length of the lane would be 225'which includes the 50' diverging taper. The DEL-CR123-5.05 project provides approximately 400' length of Two -Way Left Turn Lane (TWLTL) west of the site, therefore the 2029 'Build' traffic will be accommodated in the TWLTL.

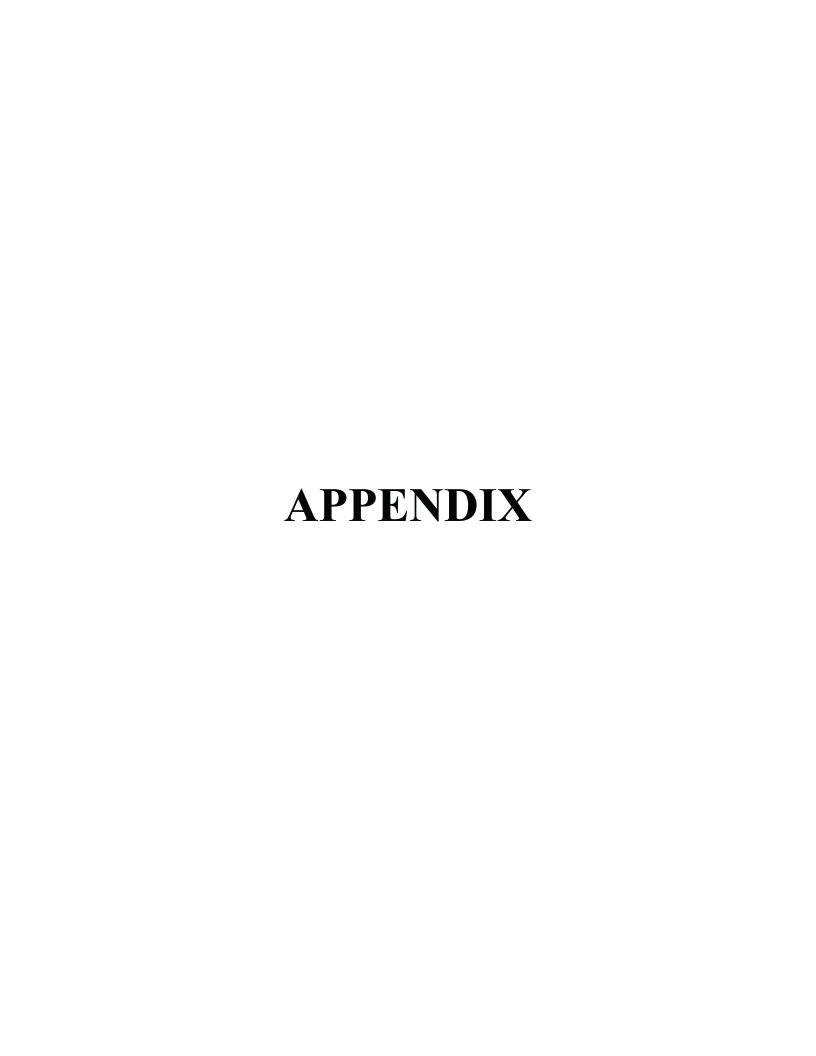
OA westbound right turn lane is not warranted.

#### •Hyatts Road & US 23

• The critical 2029 eastbound right turn volume is lower than the critical 2035 eastbound right turn volume so no further analysis is necessary.

oThe critical 2029 eastbound left turn volume is higher than the critical 2035 eastbound left turn volume. The length of the eastbound left turn lane was calculated and was 6 feet short of the distance provided by the project. Therefore, the DEL-CR123-5.05 project should substantially accommodate the 2029 'Build' traffic.

The conclusion of the study is that no roadway improvements are associated with the development of the site.



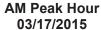
#### Peak Hour Data for Intersection

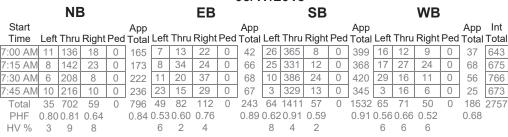
Int ID: 1232

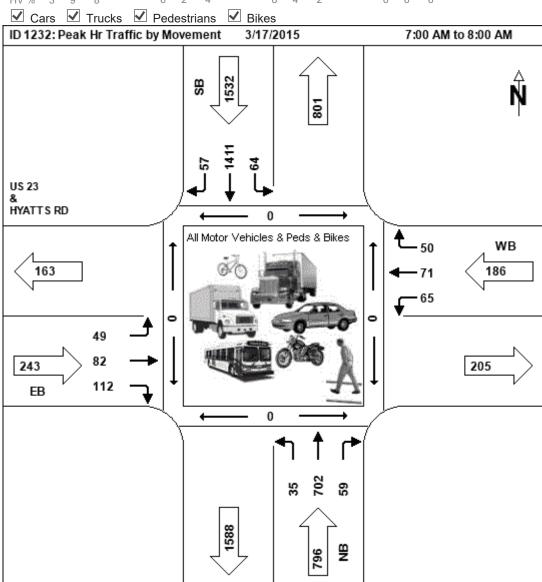
Community: LEWIS CENTER Corridor: NA

Road 1: US 23 Road 3: Road 2: HYATTS RD Road 4:

|<< | > | >>| 1-2 of 2







72

80

255

EΒ

#### **PM Peak Hour** 03/17/2015 NB **EB** SB **WB** Start App App App Int App Left Thru Right Ped Total Total Time 257 13 0 414 14 13 12 39 7 234 16 0 7 242 4:45 PM 44 0 395 21 18 31 0 70 0 256 9 13 30 751 5:00 PM 34 18 0 16 19 11 46 9 255 15 0 279 15 32 396 448 5:15 PM 40 350 0 | 407 | 52 | 22 | 26 0 100 7 236 6 0 249 9 12 13 34 | 790 1664 103 72 80 255 30 967 44 1041 38 58 55 151 3111 153 1440 0 0 0 0.87 0.91 0.74 0.93 0.50 0.82 0.65 0.64 0.83 0.95 0.69 $0.93\,0.73\,0.63\,0.72$ 0.69 HV % 2 3 0 3 3 5 0 0 2 ✓ Cars ✓ Trucks ✓ Pedestrians ✓ Bikes ID 1232: Peak Hr Traffic by Movement 3/17/2015 4:30 PM to 5:30 PM 5 ဓ္ US 23 HYATTS RD 0 All Motor Vehicles & Peds & Bikes WB 55 255 151 58 - 38 103

0

153

173



#### **OHIO DEPARTMENT OF TRANSPORTATION**

CENTRAL OFFICE • 1980 WEST BROAD STREET • COLUMBUS, OH 43223 JOHN R. KASICH, GOVERNOR • JERRY WRAY, DIRECTOR

June 5, 2013

Ryan Bush, P.E. MS Consultants, Inc. 2221 Schrock Road Columbus, OH 43229

RE: DEL-CR123-US23, No PID

Mr. Bush:

In response to the update received for the subject project on May 29, 2013, the review has been completed and the submitted traffic volumes are acceptable for this project. For reference a copy of the 2015/2035 AM and PM design hour volumes sent to this office on May 29<sup>th</sup> has been attached to this memo.

If you have any questions, please contact me at <u>Joshua.Kieselbach@dot.state.oh.us</u> or at (614) 752-5747.

Sincerely,

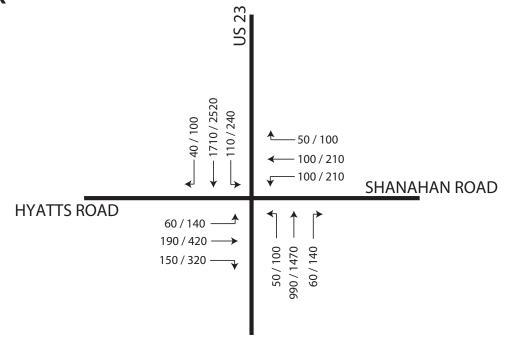
Joshua Kieselbach, P.E. Modeling & Forecasting

Office of Statewide Planning & Research

c: M. Byram, G. Giaimo - File

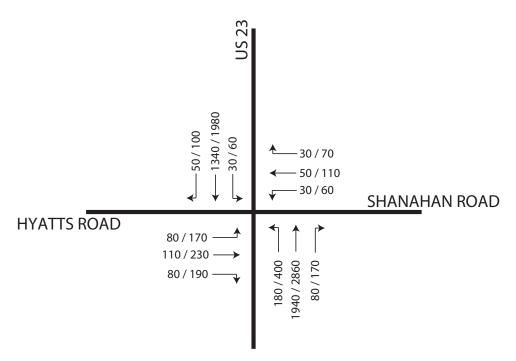
# **AM PEAK** 2015 / 2035





#### **PM PEAK**

2015 / 2035



#### FIGURE 1 - DESIGN HOUR VOLUMES

DEL-CR123 (US 23) Delaware County, Ohio May 29, 2013



#### **Trip Distribution**

The distribution of the primary site traffic to the street network had to be estimated. Since the scope of the study includes intersections internal to the site, the internal capture procedure shown in Chapter 7 of the *Trip Generation Handbook* could not be used directly. However, it can be used as a guide to what the external traffic percentage should be. The result was an internal capture of approximately 11% making the external traffic percentage 89%. This was applied in the design year because the Menards store is the only portion of the site anticipated to be developed Opening Day. For reference, the worksheet used to compute the internal capture is in the Appendix C.

The distribution of primary traffic was developed based on the distribution in the *Orange Centre Villas Revised Traffic Impact Study* produced by ms consultants. The location of that study was south of this site so distribution was revised to reflect orientation to Home Road and Lewis Center Road. In the design year, it is assumed that the North Orange development will be built out so some trips from the proposed site will be oriented there. Based on more current information, the County directed that 5% was a suitable assumption. Therefore, in the design year, the distribution was reduced proportionally to account for the trips internal to the site and trips oriented to North Orange.

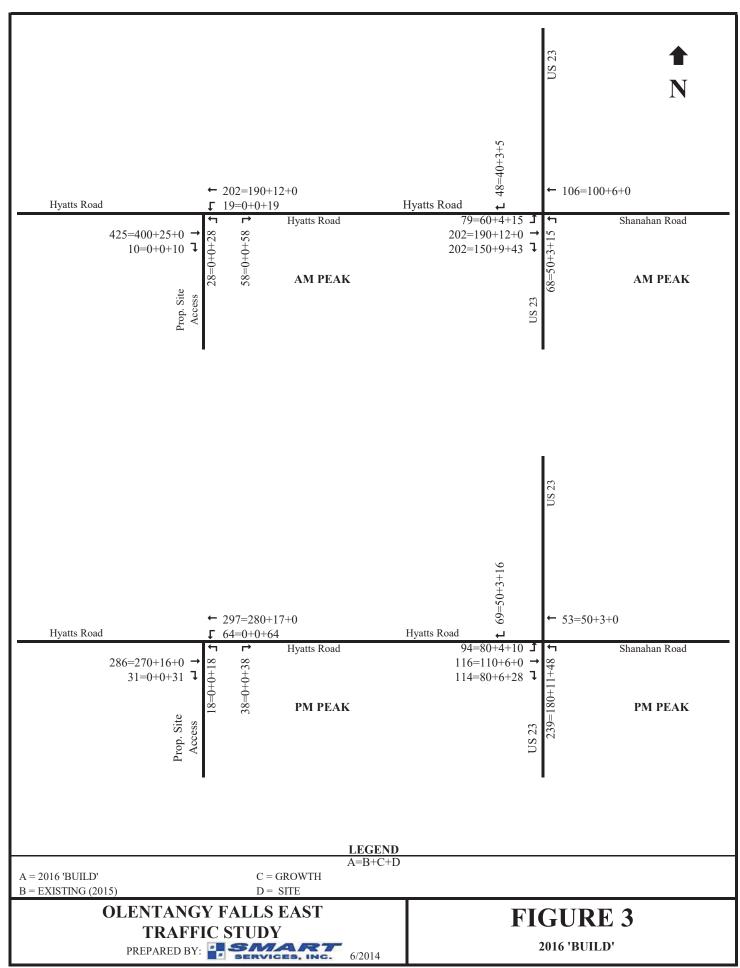
The office/residential distribution from the *Orange Centre Villas Revised Traffic Impact Study* was used as the basis of the office/industrial distribution. It was adjusted to reflect the location of the proposed site and reflect the assumptions for internal traffic and traffic to the North Orange development. The original distributions from the *Orange Centre Villas Revised Traffic Impact Study* were provided by the County and are in the Appendix A. Table 3 shows the resulting primary distribution used in the study. These distributions have been approved by the County for use in the study.

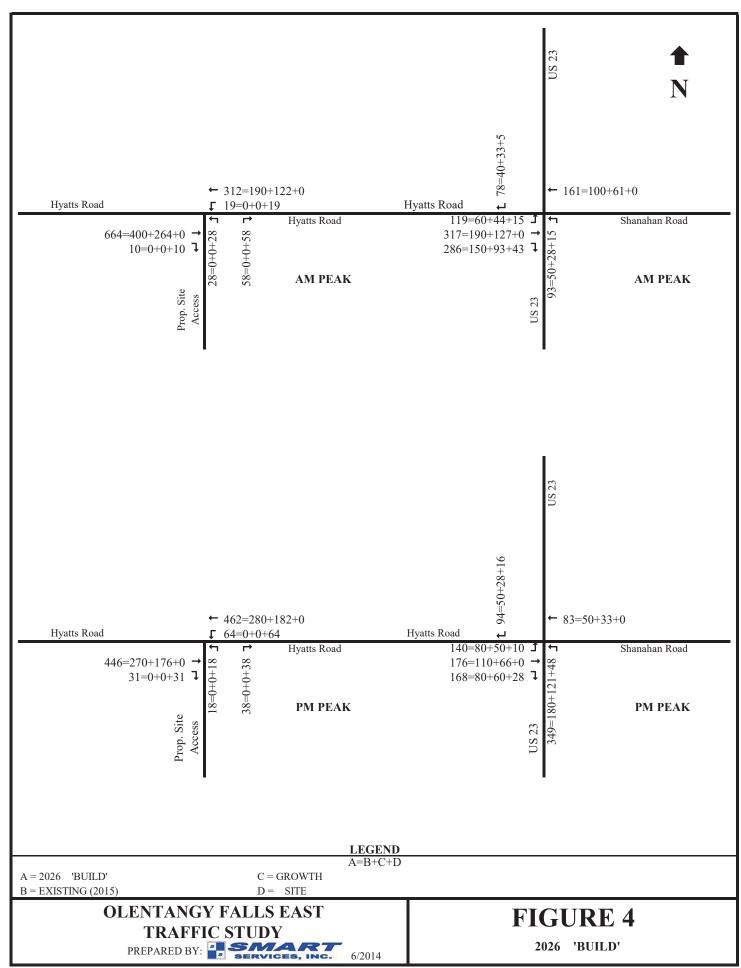
	OPENING DAY	DESIGN YEAR	DESIGN YEAR
	(Retail)	(Retail)	(Office/Industrial)
Internal to Site	NA	11%	10%
To/from North Orange Development	NA	5%	5%
To/from north via US 23 (north of Lewis Center Rd.)	15%	13%	10%
To/from south via US 23 (south of Orange Rd.)	25%	19%	40%
To/from east via Lewis Center Road	15%	12%	10%
To/from east via Orange Road	25%	25%	10%
To/from west via Home Road	15%	12%	10%
To/from west via Orange Road	5%	3%	5%

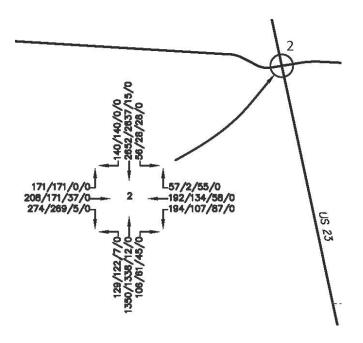
*Table 3* – Trip Distribution for new Site Primary Trips

The pass-by distribution was assumed to reflect the same distribution as the movements on US 23. The following is what was assumed in the study:

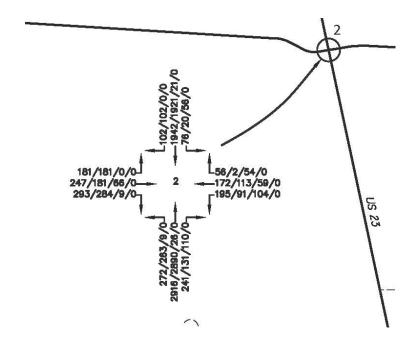
- •PM NB 61%
- •PM SB 39%







US 23 & Hyatts Road/Shanahan Road 2037 AM Peak (Total/Background/Evans Farm Primary/Evans Farm Pass-By) Source: Figure 18 of *Evans Farms Traffic Impact Study* (8/16/2016)



US 23 & Hyatts Road/Shanahan Road 2037 PM Peak (Total/Background/Evans Farm Primary/Evans Farm Pass-By) Source: Figure 19 of *Evans Farms Traffic Impact Study* (8/16/2016)

### Greif Property Traffic Impact Study Traffic Volume Calculations

p Assignmer	nt														AM Peak I
		:		RT	TH LT TH RT	L1 Cornerstone Dr	10 LT	RT TH LT	Greif Pkwy 31 RT	RT 5	TH 2 LT TH RT	14 17	6 LT	RT TH LT 6 TH	RT
į				SITE		In out	38 113	 i				4	Þ		
	Wes †Dr					East Dr						US 23		RT	
RT 23	LT 18	<b>6</b> 15	RT TH		RT 1 <i>5</i>	LT 27	9	RT	0.000	RT	TH	LT		TH	
LT	8	13	III	1/	LT	5	6	TH	Hyatts Rd	2	1 <i>7</i> LT	6	13	LT_	Shanahan Rd
TH	5				TH	18					TH	·	LT	TH	RT
											RT	40			

													F301.1.1	eak Hou F=B+I
				Cornerstone Dr	190	RT				US 23	0	RT		1-57
					1		- w/660.00			LT	0	TH		
	-			36				70					0	-5
			TH	6	LT									
			RT	0	_				RT	36				
					L									
		SITE				į				6	2			
امّ				ast C		:				US 23				
	DT		DT		,	DT		DT	711					
		20					Hyatts Rd			1			Shanahan Pd	
		-4	LT	5			riyans ku	- 30						_
10			TH	501					TH	202	LT	TH	RT	
									RT	242				
	T 6 8 245 3 40	T 6 RT 8 245 TH	T 6 RT 8 245 TH 4	O O  LT TH RT  SITE  T 6 RT RT 8 245 TH 15	RT TH LT   0 0 36   LT 1   TH 6   RT 0   SITE   S	RT TH LT 90 0 0 36 10  LT 1 0 TH 6 LT RT 0  SITE  T 6 RT RT LT 9 8 245 TH 15 27 227 B LT 5	SITE  RT TH LT 90 TH 0 0 36 10 LT  LT 1 0 0 TH 6 LT TH RT 0  SITE  T 6 RT RT LT 9 RT 8 245 TH 15 27 227 TH B LT 5	RT TH LT 90 TH   O 0 36 10 LT   Greif Pkwy   C   C   C   C   C   C   C   C   C	RT TH LT 90 TH Greif Pkwy 70  LT 1 0 0 36 10 LT Greif Pkwy 70  LT 1 TH RT  RT  RT  RT  RT  RT  RT  RT  RT  RT	RT	RT   TH   LT   90   TH   RT   TH   LT   10   0   36   10   LT   Greif Pkwy   70   1664   0   11   26   11   14   15   16   17   17   RT   TH   17   36   36   17   36   17   36   17   36   17   36   17   36   17   36   36   17   36   3	RT TH LT 90 TH Greif Pkwy 70 1664 0 0  LT 1 0 0 36 10 LT Greif Pkwy 70 1664 0 0  LT 1 1 0 0 31 LT 26 190  TH 6 LT TH RT TH 0 LT 26 190  RT 36 LT TH RT TH 10 RT 36  SITE  SITE  T 6 RT RT LT 9 RT RT LT 9 RT RT TH LT 106  8 245 TH 15 27 227 TH Hyatts Rd 50 1751 110 100  B LT 5 LT 85 81  TH 501 TH 202 LT	RT TH LT 90 TH RT TH LT 0 TH O 0 1 TH O 0 0 36 10 LT Greif Pkwy 70 1664 0 0 LT	RT TH LT 90 TH O 0 36 10 LT Greif Pkwy 70 1664 0 0 LT    LT 1 0 0 31

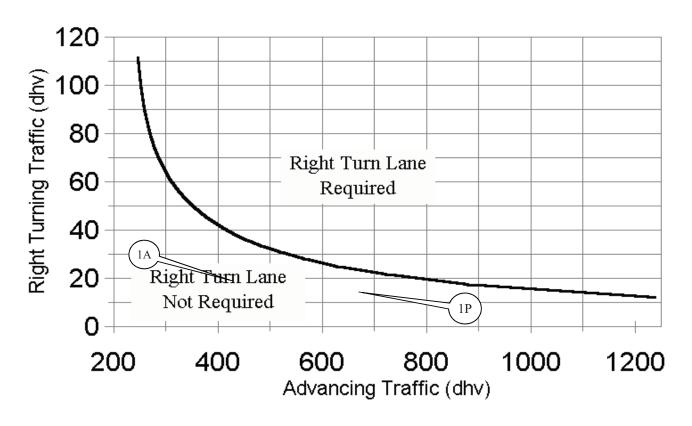
## Greif Property Traffic Impact Study Traffic Volume Calculations

Assignment														PM Peak
			RT	тн	T Cornerstone Dr		RT TH		RT	TH	드 US 23	KG	RT TH	
			IX I	****		35	LT_	Greif Pkwy	15	6			LT	
				LT :				20		LT	. 9	19	4	
				TH		LT	TH	RT		TH		LT	TH	RT
				RT						RT	11			
						l	;							
i			SITE		în out	128 75	i				23	>		
Wes Dy			SITE				i				US 23	·	RT	
RT LT	20	RT	SITE	RT	TT East Dr T	75 31	RT		RT	TH	T US 23		TH	
RT LT 15 12		RT TH	SITE	10	TT East	75	RT TH	Hyatts Rd	RT <b>6</b>	11	ΓĮ	>	TH LT	Shanahan Rd
RT LT 15 12 LT <b>26</b>	20		SITE	10 LT	out ts 2 LT 18	75 31		Hyatts Rd		1 ī	US	45	TH LT	7
RT LT 15 12	20		SITE	10	TT East	75 31		Hyatts Rd		LT TH	LT 4	<b>45</b> LT	TH LT	Shanahan Rd RT
RT LT 15 12 LT <b>26</b>	20		SITE	10 LT	out ts 2 LT 18	75 31		Hyatts Rd		1 ī	ΓĮ		TH LT	7

18 Buil	d Tro	iffic Vol	umes													PM Pe	ak Hou F=B+
					RT	TH	Cornerstone Dr	33	RT TH		RT	TH	디 US 23	0 0	RT TH		
					0	0	62	35	LT	Greif Pkwy	29	1058	0	0	LT		
						LT	0	0	0	20		LT	27	69	1694	1	-
						TH	64	LT	TH	RT		TH	0	LT	TH	RT	
						RT	0	l				RT	68				
		i <sub>1</sub>			SITE			ı — ı —	i				23				
		, γ γ γ γ					East						US	30	RT		
	RT	LT	20	RT		RT	LT	31	RT		RT	TH	LT	53	TH		
	15	12	325	TH	-11	10	18	381	TH	Hyatts Rd	75	1370	30	30	LT	Shanahan Rd	-
	LT	26				LT	17					LT	98	284	1986	80	
	TH	334				TH	336					TH RT	116 140	LT	TH	RT	
													140				

#### 2-Lane Highway Right Turn Lane Warrant

> 40 mph or 70 kph Posted Speed



#### WARRANT SUMMARY

	WARRANI SUMMA	AKY			
ID	INTERSECTION [MOVEMENT] - VOLUME SET	AM PEAK (A)	PM PEAK (P)		RESULT
1	Prop. 124 &130 Hyatts Access & Hyatts Road [WB RT] - 2029 'BUILD'	(424,21)	(663,14)		NOT MET
-					
				1	1

124 & 130 HYATTS ROAD TRAFFIC STUDY

PREPARED BY: SERVICES, INC. 6/2018

**APPENDIX** 

2 LANE HIGHWAY RIGHT TURN LANE WARRANT (> 40 MPH)

#### (1) PROP. 124 &130 HYATTS ACCESS & HYATTS ROAD - EB LT - 2029 'BUILD'

Critical Analysis Period: PM PEAK

Type = Unsignalized Thr	ough l	Road			
Speed =	50	MPH	Storage Length (Adj) =	NA	
Cycle Length =	60	seconds	Deceleration/Div. Taper =	225	feet
Turning Volume =	1	VPH	Turn Lane Length =	225	feet
# of Turning Lanes =	1				
Advancing Volume =	612	VPH			
Turning % (>10% HIGH) =	0.2%	LOW			

В

0.0

6.7

275 feet

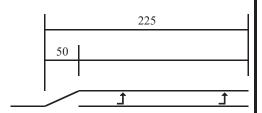
50 feet

Design Condition =

Vehicles per Cycle = Storage Length (Calc) =

Vehicles per Cycle =

Storage Length (Calc) =

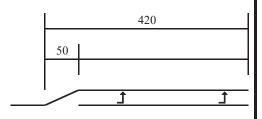


Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

#### (23) US 23 & HYATTS ROAD/SHANAHAN ROAD - EB LT - 2029 'BUILD'

Critical Analysis Period: PM PEAK

Type = Signalized			Design Condition (Rev)=	С				
Speed =	50	MPH	Storage Length (Adj) =	275	feet			
Cycle Length =	120	seconds	Deceleration/Div. Taper =	145	feet			
Turning Volume =	202	VPH	Turn Lane Length =	420	feet			
# of Turning Lanes =	1							
Advancing Volume =	639	VPH						
Turning % (>10% HIGH) = 31.6% HIGH								
Design Condition =	B or C							



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

124 & 130 HYATTS ROAD TRAFFIC STUDY

PREPARED BY: SERVICES, INC.

**APPENDIX** 

LEFT TURN LANE CALCULATIONS

6/2018