



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, September 28, 2023 at 7:00 P.M.**

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

Watch online at [worthington.org/live](https://www.worthington.org/live), and comment in person or at [worthington.org/meeting-public-input](https://www.worthington.org/meeting-public-input)

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the September 14, 2023 meeting
4. Affirmation/swearing in of witnesses.

B. Architectural Review Board – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Sign – **693 ½ High St.** (Jessica Seed) **ARB 75-2023**
2. Roof Replacement – **5577 N. High St.** (Jennifer Allendorfer/Hans A. Schell) **ARB 76-2023**

C. Architectural Review Board – Old Business

1. New Chick-fil-A Restaurant – **60 E. Wilson Bridge Rd.** (Bill Skebba) **ARB 109-2022**

D. Municipal Planning Commission – Old Business

1. **Conditional Use Permit**

- a. Drive-In Commercial Use in C-4 – New Chick-fil-A Restaurant – **60 E. Wilson Bridge Rd.** (Bill Skebba) **CU 09-2022**

E. Architectural Review Board – New Business

1. New Storefront Window System – **940 High St.** (Zach Gaspar/Anytime Fitness) **ARB 73-2023**
2. Outdoor Smoker – **2177 W. Dublin-Granville Rd.** (James Garrison/Hungarian Butcher) **ARB 74-2023**

F. Municipal Planning Commission – New Business

1. **Subdivision**
 - a. Final Plat – **286 W. South St.** (Eric Kmetz) **SUB 03-2023**

G. Other

H. Adjournment



MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: R. Lee Brown, Planning Director
Lynda Bitar, Planning Coordinator

DATE: September 22, 2023

SUBJECT: Staff Memo for the Meeting of September 28, 2023

B. Architectural Review Board – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Sign – **693 ½ High St. (Jessica Seed) ARB 75-2023**

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in the early 20th century and has mainly housed retail on the first floor, with a mix of personal services and office on the second floor. The upstairs spaces at 693 ½ have housed a number of users, many of whom have had signage at the first floor level by the entry door.

This applicant is proposing location of a wall sign by the north entrance to the upstairs space.

Project Details:

1. A 10" x 22" and 1" thick wall sign is proposed east of the blue entry door, and below the existing signs which are the same size.
2. The new sign would be constructed of sandblasted HDU and would identify "*Seedling photography*". The proposed sign would have a white/gray background with raised dark and light green text and a light green border.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

Recommendation:

Staff is recommending approval of the proposed sign. The material should look like wood and be in character with the building and Old Worthington.

Motion:

THAT THE REQUEST BY JESSICA SEED FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 693 ½ HIGH ST., AS PER CASE NO. ARB 75-2023, DRAWINGS NO. ARB 75-2023, DATED SEPTEMBER 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Roof Replacement – 5577 N. High St. (Jennifer Allendorfer/Hans A. Schell) ARB 76-2023**Findings of Fact & Conclusions****Background & Request:**

This 4394 square foot building was originally built in 1948 and added onto and renovated in the early 1990's. Hans Schell purchased this building in 2008.

This is a request to replace the roof with a different color.

Project Details:

1. The existing is a dimensional shingle in brown/gray.
2. The new dimensional shingles would be black.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending approval of this application. The roof color change is appropriate.

Motion:

THAT THE REQUEST BY JENNIFER ALLENDORFER ON BEHALF OF HANS A. SCHELL FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF AT 5577 N. HIGH ST., AS PER CASE NO. ARB 76-2023, DRAWINGS NO. ARB 76-2023,

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DATED SEPTEMBER 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – Old Business

1. New Chick-fil-A Restaurant – **60 E. Wilson Bridge Rd.** (Bill Skebba) **ARB 109-2022**

&

D. Municipal Planning Commission – Old Business

1. Conditional Use Permit

- a. Drive-In Commercial Use in C-4 – New Chick-fil-A Restaurant – **60 E. Wilson Bridge Rd.** (Bill Skebba) **CU 09-2022**

Findings of Fact & Conclusions

Background & Request:

Buca di Beppo opened at this location in 2001 and has operated there ever since. The property is in the C-4 Zoning District but is also subject to provisions in the Wilson Bridge Corridor (WBC) chapter of the Code. The site is made up of a parcel that is 582.5' deep on the north side (33' of that depth is part of a highway easement); 591.37' deep on the south side (33' of that depth is part of a highway easement); about 180' wide at E. Wilson Bridge Rd.; and about 160' wide at N. High St. for a total of about 2.3 acres (2.18 acres without the area in the highway easement). The highway easement needs to be dedicated to the City as right-of-way. Although the site has frontage on N. High St. and E. Wilson Bridge Rd., access is only allowed from E. Wilson Bridge Rd. as N. High St. is limited access right-of-way.

The applicant is proposing to demolish the existing building and construct a new Chick-fil-A restaurant with a drive-thru. Some revisions have been made since the ARB first heard the request in January of this year.

Project Details:

1. Site:
 - a. Building Location:
 - A 5028 square foot (sf) building is proposed about 85' from the N. High St. right-of-way. The required setback is 100' along N. High St.
 - The required side yard in the C-4 Zoning District is 15' so the canopies and dumpster enclosure would also be closer than allowed to the property lines.
 - A simplified site plan with structures and dimensions to property lines is needed.
 - a. Canopy Locations:
 - Two canopies are proposed – on the north and south sides of the building.
 - The north side canopy would be a 55'1" x 26'1" freestanding structure.
 - The south side canopy would be a roughly 69' x 31' part of the building.

- b. Parking and Drive-thru:
 - The existing 35.5' wide drive would be reused and allow for an entrance lane, and right and left turn lanes out of the property. The arrow for the entrance is shown incorrectly on the site plan.
 - Asphalt pavement framed with curb and gutter would start at 50' from the E. Wilson Bridge property line and cover most of the site between that line and the building.
 - Parking for 83 vehicles, including 4 ADA spaces adjacent to the east side of the building is proposed. Based on the building size, the minimum number of spaces required would be 68; the maximum number of spaces allowed in the WBC would be 85. Parking space size for non-ADA spaces would be 10' wide and 18' deep.
 - Drive-thru customers would be directed to veer to the right after entering the lot and two 12' wide drive-thru lanes with 3' striped between would begin about 113' from the right-of-way. Pavement on the north side is proposed 15' from the property line, transitioning to about 6' at the jog in the property.
 - At about 155' east of the building, the pavement would change to concrete. The two drive-thru lanes would continue around the building, coming as close as 50' to the N. High St. right-of-way, and transition back to asphalt just east of the building. The parking on the south side is proposed at the property line.
 - Magnetic delineators that were previously proposed all along the lanes are no longer shown. Now, there may be a couple delineators under both canopies, and team member crossing flex signs under the meal delivery canopy. Examples of all ground signage is needed.
- d. Pedestrian Access:
 - The previous connection to the north has been replaced with a sidewalk entering the property from the Wilson-Bridge Rd. sidewalk, crossing the drive thru entry, and continuing through parking lot islands to the building.
- e. Outdoor Seating Area:
 - Four tables with red umbrellas are shown east of the north end of the building in front of the main entrance. Logos would not be permitted on the umbrellas. Catalogue cuts or photographs are needed for the furniture.
 - The area is proposed on concrete and surrounded by a black metal picket fence.
- f. Bicycle Racks:
 - Four inverted "U" bicycle racks are proposed in front of the building at the north end. It appears there would not be enough room to accommodate bicycles with those racks.
- g. Site Coverage:
 - The applicant has calculated the impervious area at 71,330 square feet which is 78.35% of the site.
- h. Dumpster Enclosure:
 - An enclosure that is 36'8" wide x 10'8" deep x 8'8" high is proposed about 6' from the south property line at about the midpoint of the parking lot.
 - The enclosure would have brick walls and metal doors, but the color shown on sheet A-103 is brick that is yellow/gold.
- i. Landscaping:

- Trees, shrubs, and ground cover are proposed at the perimeter and in islands in the parking lot.
 - Parking Lot Islands/Peninsulas – A combination of Thornless Honey Locust and Willow Oak trees are proposed. The trees would be 3” caliper at planting. Coniferous and deciduous shrubs, perennials and grasses would complete the areas.
 - East Side – Planting beds are proposed adjacent to the parking lot on both sides of the drive and would combine with four peninsulas at the front of the parking lot. The remainder of the property between the planting beds and the sidewalk is proposed to be sod.
 - North Side - Four Willow Oak Trees are proposed in the area between the parking lot and the property line.
 - South Side – Plantings are proposed on the south and east sides of the dumpster enclosure; and along the area south of the building and drive-thru.
 - West Side – Planting beds are proposed at the western corners of the lot and along the west side of the drive-thru lanes.
- j. Lighting:
- Pole lights are proposed for the parking lot with the fixture mounting height being 15’ and 10’. Bases with 2’ of exposed concrete are proposed. The rectangular fixtures and poles are proposed in black. LED light sources would have color temperature of 3000k.
 - Round low-profile surface mounted fixtures are proposed under canopies on the building. Details about the light source are needed.
 - The drive-thru canopies would have 6 square fixtures each in the ceilings, which are 12’ high. The color temperature would be 3000k.
 - The photometric drawing shows the average footcandles for the site would be 3.1. The brightest lighting level is under the canopies at 34.7 footcandles.
- k. Utilities:
- All utilities are existing for the site except a new fire protection line would be needed and would be run from the 6” watermain on the east side of E. Wilson Bridge Rd., with hydrants added near the street and within the dumpster enclosure. Utility connections will be reviewed by the City Engineer.
- City of Westerville Electric Division reference should be deleted from applicable sheets.
- l. Stormwater:
- The applicant plans to install an underground detention system in the area north of the sign near the N. High St. right-of-way.
- m. Traffic:
- A traffic impact study has been reviewed by the City Engineer. See “Engineering Comments” below.
2. Building:
- a. General Design:
- The proposed one-story building would have a mansard roof with the top having a flat roof about 26’ in height, the top 6-7’ of the walls being a parapet to hide rooftop mechanical equipment. On the east and west elevations, two gables are proposed

that appear like large dormers extending from the parapet walls above. The drive-thru canopy on the south side would have the lower part of the mansard roof but without the parapet walls on top.

- Modular size brick veneer, Glen-Gery Jamestown, is proposed for building, with bricks on their sides creating a water table and in soldier courses for the eaves.
 - Argos San Tan would be the mortar color and expansion joint sealant color.
 - Prefinished metal coping in midnight bronze would be used at the top of the parapet walls.
 - Storefront material would be dark bronze, and windows are proposed with brick sills. A catalogue cut has not been provided for the storefront system.
 - It is not clear what color the utility doors and cabinets would be.
 - The roof material has not been identified but appears to be a brown asphalt shingle in the rendering.
 - The internal dining room would have 74 seats.
- b. East Elevation:
- The main entry is proposed in the north half of the building and would be a double door flanked by two storefront windows.
 - To the south, staff entrances are proposed. The windows and the doors are shaded but it is not clear what treatment would be used for the glass.
 - A bench is proposed in the middle portion of the wall.
- c. North Elevation:
- Six storefront windows are proposed, with the westernmost being shaded in some manner.
- d. West Elevation:
- Three storefront windows are proposed on the north 1/3 of the wall and one metal door is shown in the middle.
 - Other utility doors and high windows would be recessed under the arch of the gable.
- e. South Elevation:
- Most of the wall would be solid but the columns and arches at the outside of the canopy provides visual interest.
 - A drive-thru window and sliding door are proposed on the east end.
 - Heaters and fans would be added to the canopy ceiling.
- f. Lighting:
- Twelve 14" high cylinder lights in black are proposed on the north, west and east sides of the building. The width would be 5" and the color temperature 3000k.
3. Drive-thru canopy:
- On the north side a flat-roofed metal canopy is proposed. Brick columns are proposed to support the canopy. Heaters and fans would be added to the canopy ceiling which would be 9'6" from the concrete below.
4. Signage:
- The signage package and the building plans do not match exactly. Clarification is needed.
- a. Building:
- Four wall signs are proposed – "Chick-fil-A" 11'9" wide x 5' high (58.75 square

foot) signs made of white channel letters with white returns.

b. Freestanding Signs:

- N. High St. – Face replacement is proposed for the existing pole sign. The cabinet dimensions are shown as 10' wide x 4' high in the packet but were measured as 9'8" wide x 3'10" high when Buca di Beppo was approved. The new sign faces would be translucent cardinal red with "Chick-fil-A" in white, and the sign box and pole would be painted dark bronze.
- E. Wilson Bridge Rd. - The existing cabinet for the monument sign is proposed to be painted dark bronze. New sign faces would be 6' wide x 4' high (3'10") with translucent cardinal red backgrounds and white "Chick-fil-A" acrylic lettering.

c. Drive-thru Signs:

- Menu Boards – Two menu boards are proposed under the north canopy. The support column would be dark bronze 1'10 ¼" wide and 8' tall. The menu boards would be ~4'1" high x 6'8" wide each and post with the top at about 6' high. The menu areas are proposed as digital.
- Clearance Bar – A clearance bar is proposed to be 9' above grade at the start of the concrete drive-thru lanes. The support pole would be a matte black color and the dimension would be SW 5403 Gray.

d. Directional Signs:

- Regulatory signs such as stop, do not enter, and handicap parking are shown as part of the sign package but approval is not necessary.
- Two 2' high x 1'6" wide "Drive Thru/Dine In" sign with arrows are proposed near the site entrance. Total height would be 9'.
- Other directional signs are shown on the site plan under the canopies, but the style, size and number have not been identified.
- Curbside pickup signs have not been included but are expected.

e. Flag Pole:

A flag pole is proposed in a landscape island near the southeast corner of the building. The pole is proposed to be 50' tall with a 12' x 18' flag.

f. Additional Signs:

- Aluminum address numbers are proposed to be pin-mounted 8" in height mounted on the N. High St. side of the building.
- Vinyl film with the store hours is proposed for the exterior of glass doors.

5. Project Timeline:

The applicant previously stated construction would begin in August of 2026 with a grand opening in February of 2027. That timeline needs verified.

6. Variances:

Following is a list of necessary variances based on this submittal:

- a. Building setback from N. High St. – 100' required; about 85' proposed.
- b. Both drive-thru canopies in the required 15' side yards and possibly in the required 100' setback from N. High St.
- c. The dumpster enclosure on the south side within the 15' side yard.
- d. Signage
 - Wall Signs – Business facing more than one right-of-way are allowed one sign

facing each right-of-way. Signs cannot exceed 40 square feet in area. Four wall signs are proposed that are 58.75 square feet each.

- Freestanding Signs – Parcels in the WBC over 2 acres can have 2 freestanding signs. The digital menu boards and clearance bar would be considered additional freestanding signs for a total of five.
- Total Sign Area – 100 square feet allowed; the proposed sign area exceeds that limit.
- Freestanding Signs – The new sign faces must have backgrounds that are opaque.
- The digital menu boards would need variances for having illuminated backgrounds and changeable copy.
- Directional sign area cannot exceed 20 square feet for the site, and the signs must meet dimensional requirement. It seems the proposed will exceed those requirements, but further information of signs indicated on the site plan as well as any curbside pickup signs is needed. Magnetic and moveable delineators would also be considered directional signs.
- Signs on glass doors would need to be on the inside or considered additional wall signs in need of a variance.
- The flag pole would be higher than the allowable 45' height for the C-4 District.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Scale, Form & Massing: New construction should take special care to employ scale, form, and massing that are similar to and compatible with existing building designs. Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.

Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.

Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed.

Materials: New buildings should employ only traditional wood and brick. Contemporary materials that simulate wood can be acceptable if done well, and brick veneer construction over a wood frame also is acceptable. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.

Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry.

Use simple door and trim designs compatible with both the building and with adjacent and nearby development.

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Ornamentation: Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.

Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.

Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Sustainability:

Sustainability can be achieved by ensuring the economic, environmental and social concerns of Worthington are addressed in a balanced manner. The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Recommendations include: encouraging energy conservation methods; using landscape concepts to preserve energy; managing storm water run-off in an environmentally friendly way; using solar panels in locations that minimize the visual impact as seen from the right-of-way and surrounding properties; adding bike racks; using streetscape elements that are of a human scale; making use of recycled, renewable and energy efficient materials; using natural and controlled light and natural ventilation; and minimizing light pollution.

Wilson Bridge Corridor

Site Layout:

Setbacks: Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.

- Buildings 50,000 square feet in area or less shall be located between 5’ and 20’ from adjacent Right-of-Way Lines.

Equipment: Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.

Tract Coverage: A maximum of 75% of the property shall be covered with impervious surfaces.

Pedestrian Access: Sidewalks with a minimum width of 5’, Recreation Paths with a minimum width of 10’, or a combination of both shall be provided along all Rights-of-Way. Pedestrian

connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.

Landscaping: There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.

- Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.
- Deciduous trees shall be a minimum of 2" caliper at the time of installation; evergreen trees shall be a minimum of 6' in height at the time of installation; and shrubs shall be a minimum of 24" in height at the time of installation.
- Parking lot landscaping shall be required per the provisions in Chapter 1171.
- Seasonal plantings should be incorporated into the landscape plan.
- Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.
- The approved landscape plan must be maintained across the life of the development.

Building Design:

- A principal building shall be oriented parallel to Wilson Bridge Road (or High Street), or as parallel as the site permits, and should have an operational entry facing the street.
- The height of a building shall be a minimum of 12' for pitched roof buildings measured to the eave.
- Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.
- Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.
- Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.
- Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.
- Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.

Materials:

- Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.
- Vinyl siding and other less durable materials should not be used.
- Long-lived and sustainable materials should be used.
- The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.
- Especially durable materials on ground floor façades should be used.
- Generally, exterior insulation finishing systems (EIFS), are not preferred material types.
- A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.
- The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.

Windows and Doors:

- Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.
- For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2' and 10' above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'.

Lighting: All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

- The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.
- The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.
- For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.
- Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

Signs:

Exterior lighting fixtures are the preferred source of illumination.

- Freestanding Signs
 - There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.
 - Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.
 - Freestanding signs may include the names of up to eight tenants of that parcel.
 - Light sources shall be screened from motorist view.
- Wall-mounted Signs
 - Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
 - Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.

Parking:

- Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01.
- Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.

Public Spaces: A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

- An accessible plaza or courtyard designed for public use with a minimum area of 250 square feet;
- Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 48 inches in width;
- Public art;
- Decorative planters;
- Bicycle racks;
- Permanent fountains or other Water Features;
- Decorative waste receptacles;
- Decorative pedestrian lighting; and
- Other items approved by the Municipal Planning Commission.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.

Worthington Code Basic Standards and Review Elements The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use

8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Fire Comments:

While required to follow the Ohio Fire Code in its entirety, the applicant will be asked to demonstrate compliance with code requirements found in Ohio Fire Code Sections 503 & 507. High priority concerns contained within OFC Sections 503 & 507 have been summarized below.

- OFC 507.3 Fire flow requirements for the proposed buildings shall be determined by an approved method. (OFC Appendix B will be accepted as an approved method)
- OFC 507.1 An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
- OFC 507.5.1 Where a portion of the building is more than 400 ft from a hydrant, as measured by an approved route around the exterior of the structure, on site fire hydrants shall be provided. (Distance requirement shall be 600 ft if equipped throughout with an approved automatic sprinkler system)
- OFC 503.1.1 Fire apparatus access roads shall extend to within 150 ft of all first story exterior walls. (Distance may be increased to 300 ft if equipped throughout with an approved automatic sprinkler system)
- OFC 503.2.1 Fire apparatus roads shall have an unobstructed width of no less than 20 feet.
- OFC 503.2.3 Fire apparatus access roads shall be designed to support the imposed loads of fire apparatus.
- A travel path exhibit which demonstrates unobstructed access for Ladder 101 will be required. (Fire apparatus access roads only)

General Fire & EMS Notes:

- Installation of key boxes (Knox Box) will be required if the building is equipped with fire alarm / automatic sprinkler systems.
- Emergency responder radio coverage is required in new buildings.
- Installation of an emergency responder radio coverage system may be necessary.
- Proposed fire hydrant must comply with Worthington specifications.

Engineering Comments:

1. The proposed fire hydrant, if needed, will be constructed as a private hydrant located downstream of the site's meter and backflow assembly. These details can be addressed through the water service permitting process.
2. Stormwater management will be required on this site in accordance with the City of Columbus Stormwater Drainage Manual.
3. Based on a review of the project's traffic impact study, this development will not adversely impact existing traffic patterns under the following conditions:
 - a. Landscaping features along the site's frontage to Wilson Bridge Road do not obstruct the sight distance of turning vehicles.
 - b. Mitigation of development related congestion at the intersection of Wilson Bridge Road and High Street requires the Developer to improve the intersection as recommended in the traffic impact study. The design and construction of those improvements shall be completed to the satisfaction of the Director of Service and Engineering.

Planning Comments:

1. Site
 - a. The proposed building being so much closer to N. High St. than the buildings to the north and south will look out of place.
 - b. A simplified site plan with structures and dimensions to property lines is needed to determine what structures are in the required setbacks.
 - c. Pedestrian access from the parking lot to the front door might be difficult as parking, seating and bicycles could be barriers.
 - d. Review of bicycle rack placement is needed to assure there is enough room.
 - e. Bollards should have black or bronze covers instead of yellow.
 - f. The brick proposed for the dumpster enclosure should match the building.
 - g. Parking lot light poles should not have exposed concrete bases.
 - h. The canopy ceilings may appear too bright due to the light color and the number of fixtures.
 - i. Patio furniture cut sheets are needed.
 - j. The proposed flagpole is too high and the flag too large for this site and the community. No higher than 25' with a 4' x 6' flag should be used.
 - k. Traffic impact and utilities, including stormwater, must be satisfactory to the City Engineer.
 - l. Right-of-way dedication is required for the eastern 33' of the property.
 - m. The transformer should be brown in color.
 - n. Location of the hydrant appears too close to Wilson Bridge Rd.
2. Building
 - a. Placement of expansion joints is preferred to be hidden at corners, gutters and other locations that would camouflage the joints.
 - b. Glass should be clear. Concealing of the interior should only be done with internal blinds or shades.
 - c. Utility doors and cabinets should be painted bronze.

3. Signage

- a. The building signs are too large and the signs on the north and south elevations should not be approved.
- b. Although the preference would be to install a new monument sign along N. High St., reuse of the existing pole sign is acceptable. The background of the new sign faces for both freestanding signs must be opaque.
- c. The menu board signs seem typical for a drive-thru use.
- d. Graphics proposed for the glass doors must be on the inside of the glass.
- e. The directional signs are taller than allowed.
- f. The amount of signage for the site should be minimized, as the proposed, plus other signs like for curbside pickup, are excessive and do not reflect the desire of the community, the recommendations in the Design Guidelines and the Worthington Codified Ordinances.

4. Any requested variances would need approval from the Board of Zoning Appeals.

Recommendation:

Staff is recommending tabling these applications after discussion. Additional information is needed.

ARB Motion:

THAT THE REQUEST BY KIMLEY-HORN ON BEHALF OF CHICK-FIL-A FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE BUILDING AT 60 E. WILSON BRIDGE RD. AND CONSTRUCT A NEW RESTAURANT, AS PER CASE NO. ARB 109-2022, DRAWINGS NO. ARB 109-2022, DATED SEPTEMBER 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:

THAT THE REQUEST BY KIMLEY-HORN ON BEHALF OF CHICK-FIL-A FOR A CONDITIONAL USE PERMIT TO OPERATE A DRIVE-IN RESTAURANT IN THE C-4 ZONING DISTRICT AT 60 E. WILSON BRIDGE RD., AS PER CASE NO. CU 09-2022, DRAWINGS NO. CU 09-2022, DATED SEPTEMBER 15, 2023, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

E. Architectural Review Board – New Business

1. New Storefront Window System – 940 High St. (Zach Gaspar/Anytime Fitness) ARB 73-2023

Findings of Fact & Conclusions

Background & Request:

This building was constructed in 1962 and housed a pharmacy (CVS, Revco) on the south end and

ARB-MPC Staff Memo

Meeting September 28, 2023

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FedEx/Kinko's on the north end for many years. Ace Hardware moved into the southern space in 2012 and FedEx moved out of the northern space in 2021.

Anytime Fitness plans to move into the northern space and would like approval to change the storefront system.

Project Details:

1. The applicant plans to replace the storefront window system with new clear anodized framing and glass.
2. The limestone window sills are also proposed for replacement.
3. A 6' wide section of brick beneath the windows was replaced in the past with a brick color that does not match the building. The plan is to replace the brick again with a closer match.
4. At the last ARB meeting for signage, neighbors in the Tollgate Square Condominiums complained of excessive light shining from this part of the building. Last year, a deteriorating wall was removed from the end of the sidewalk and replaced with an open rail. There are tube lights mounted at the front of the ceiling above the sidewalk, and there will be light from the interior space once the business is operating 24 hours a day.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Windows: If windows are missing or must be replaced due to extensive deterioration, use new windows of the same size, design and profile.

Lighting: Avoid excessive brightness. Watch for excessive "spilling" of light onto adjacent properties and into nearby windows and storefronts. Fixtures can include shades or screens to help.

Recommendations:

- The storefront changes are appropriate.
- Investigation and resolution of the lighting complaint is needed.

Motion:

THAT THE REQUEST BY BRUCE WALWARK ON BEHALF OF ANYTIME FITNESS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW STOREFRONT SYSTEMS AT 940 HIGH ST. AS PER CASE NO. ARB 73-2023, DRAWINGS NO. ARB 73-2023, DATED SEPTEMBER 13, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Outdoor Smoker – **2177 W. Dublin-Granville Rd.** (James Garrison/Hungarian Butcher) **ARB 74-2023**

Findings of Fact & Conclusions

Background & Request:

This shopping center was originally constructed in the 1950's, with a major addition and renovation completed in the late 1980's. At that time, the storefronts and signs were approved in a uniform manner. Over the years, many amendments have been approved including the addition of a gable at the east end, multiple sign changes and most recently a change to the color scheme. In 2008, the eastern half of the building was approved for a facelift including new fascia and a change to the sign styles.

The Hungarian Butcher would like approval for its smoker – the timeframe for placement is not clear.

Project Details:

1. The Hungarian Butcher has been smoking meat in an outdoor smoker mounted on a trailer behind the building. The smoker had been connected with a temporary power line that was deemed unsafe by the Fire Department. A generator was used instead that resulted in a noise complaint from a neighbor. Upon hearing of the complaint, the business switched to a different generator that produces less noise. The goal is to permanently use an option that produces less noise or is noise free if the ARB approves the placement of the smoker.
2. The smoker is about 6' high and 6'6" wide and is mounted on a trailer behind the business near the rear property line. Corrugated metal makes mounted on metal posts makes up the roof structure. Other miscellaneous items stored outside are tanks, crates, barrels, wood and a small trash can. There are also dumpsters behind the building.
3. There are tall shrubs along the south property line, which is adjacent to single family residential on Westbrook Pl.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Keep functional items such as trash containers and mechanical equipment well screened with fences or plantings.

Recommendations:

- Reduction in noise is critical to the location of the smoker.
- Although the smoker is hardly seen from the right-of-way, the smoker and that area are seen from the parking lot and drive aisles and has other uses in close proximity.

Motion:

THAT THE REQUEST BY JAMES GARRISON ON BEHALF OF THE HUNGARIAN BUTCHER LLP FOR A CERTIFICATE OF APPROPRIATENESS TO HAVE A SMOKER BEHIND THE BUSINESS AT 2177 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. ARB 74-2023, DRAWINGS NO. ARB 74-2023, DATED SEPTEMBER 14, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

F. Municipal Planning Commission – New Business

1. Subdivision

a. Final Plat – 286 W. South St. (Eric Kmetz) SUB 03-2023

Findings of Fact & Conclusions

Background & Request:

The request before you is a Final Plat to subdivide an existing .88-acres lot that is located at the northwest corner of W. South St. and Weatherburn Pl. The proposal is to create three (3) building lots out of what is currently Lot #1 of Weatherburn Subdivision which was platted in 1986 that created a five (5) lot subdivision with four (4) lots gaining access from a newly constructed cul-de-sac. The subdivision now known as Weatherburn was a Resubdivision of Hoyer's Subdivision that was originally a 36-lot subdivision platted in 1894. The applicant purchased the property on March 14, 2023, and the existing 2,782 sq. ft. one-story home constructed in 1944 is proposed to be demolished as part of the redevelopment of the site. The property is located in the R-10 Zoning District.

History:

- On June 18, 2023, the Municipal Planning Commission approved the demolition of an existing 2,782 sq. ft. single-family home that was constructed in 1944.
- On June 18, 2023, the Municipal Planning Commission conditionally approved the Preliminary Plat to create two additional lots with the following conditions:
 - Building placement variance requests were not approved as part of the platting process.
 - Any missing items needed for the Preliminary Plat will be needed at the time of Final Plat submission.

Project Details:

1. Proposed Lots:

- a. Lot #1A:
 - i. Lot Area – 17,156 sq. ft.
 - ii. Lot Width – 78-feet – Weatherburn Pl.
 - iii. Lot Width – 174-feet – W. South St.
- b. Lot #1B:
 - i. Lot Area – 10,892 sq. ft.
 - ii. Lot Width – 65-feet
- c. Lot #1C:
 - i. Lot Area – 10,765 sq. ft.
 - ii. Lot Width – 67-feet

2. Proposed Front Setbacks:

- a. Lot #1A
 - i. Required – 30-feet
 - ii. Proposed – 30-feet plus along W. South St. and 73-feet along Weatherburn Pl.

- b. Lot #1B
 - i. Required – 30-feet
 - ii. Proposed – 58-feet
 - 1. Larger setback due to an existing platted utility easement for an existing 12-inch sanitary sewer line that runs north to south.
 - c. Lot #1C
 - i. Required – 30-feet
 - ii. Proposed – 58-feet
 - 1. Larger setback due to an existing platted utility easement for an existing 12-inch sanitary sewer line that runs north to south.
- 3. Access Points:
 - a. All access points to the lots will be from Weatherburn Pl. and will be required to receive a Driveway Permit and Right-of-way Permit from the Service & Engineering Department.
 - i. The Service & Engineering Department is asking that the access for Lot #1A (corner lot) be moved north towards the rear property line between Lot #1A and Lot #1B to provide an appropriate distance from the intersection of Weatherburn Pl. and W. South St.
 - b. The existing access point on W. South St. will be removed as part of the subdivision. This area will need to be reseeded, graded and a new curb installed in the area of the existing drive approach.
 - c. A Right-of-way Work Permit and Driveway Permit will be required by the Service & Engineering Dept.
- 4. Sidewalks:
 - a. Sidewalks will be required along the W. South St. frontage that will be 5-feet in width and will connect with the existing sidewalk of 4-feet along Weatherburn Pl.
- 5. Street Trees:
 - a. Twelve (12) street trees are proposed along W. South St. and Weatherburn Pl. Four (4) street trees along Weatherburn Pl. located in the public right-of-way and eight (8) street trees located on the backside of the new sidewalk that will be located on private property along W. South St.
 - i. The location of the existing underground utilities in the area is the reason for the location of the W. South St. street trees being located on the backside of the new sidewalk instead of the tree lawn.
 - ii. Utilities:
 - 1. 21-inch and 24-inch storm sewer
 - 2. 12-inch sanitary sewer line
 - 3. 6-inch waterline
 - b. The City Arborist has provided the following list of trees that are acceptable street trees:
 - i. Weatherburn Pl.
 - 1. Norwegian Sunset maple -Acer truncatum x platanoides 'Keithsform'
 - 2. Hot Wings Maple -Acer tataricum 'GarAnn'
 - 3. American Hornbeam -Carpinus caroliniana 'Native Flame®,'

- Palisade®, Ball O' Fire™, & Rising Fire®
 - 4. Cornelian Cherry Dogwood -*Cornus mas*
 - 5. Frontier Elm -*Ulmus x Frontier*
 - 6. Golden Rain Tree -*Koelreuteria paniculata*
 - 7. Fort McNair Red Horse Chestnut -*Aesculus x carnea* 'Fort McNair'
 - 8. Persian ironwood -*Parrotia persica*
 - 9. Paperbark Maple -*Acer grisium*
 - 10. American yellowwood -*Cladrastis kentukea*
 - ii. W. South St. – Any of the Weatherburn Pl. trees are acceptable as well as the following larger trees. Larger trees should not to be used in the quantity shown on the Preliminary Plat. Cordination with the City Arborist would be needed.
 - 1. Main Street® Maple -*Acer truncatum* 'WF-AT1'
 - 2. Japanese zelkova - *Zelkova serrata*
 - 3. Silver Linden - *Tilia tomentosa* 'Sterling'
 - 4. Swamp White Oak -*Quercus Bicolor*
 - 5. London planetree - *Platanus x acerifolia* 'Morton's Circle'
 - 6. Black Gum -*Nyssa sylvatica* 'Northern Splendor' or 'Green Gable'
 - 7. Kentucky Coffeetree - *Gymnocladus dioicus* 'Espresso'
- 6. Existing Vegetation:
 - a. A Tree Survey was submitted providing detail for every tree larger than 6 caliper inches on the site.
 - b. The site also has an abundance of honeysuckle and overgrown vegetation on the site.
 - c. There are thirty-eight (38) existing trees on the site that exceed 6 caliper inches on the site. The trees have all been ranked for their condition from Very Good to Poor.
 - d. Some of the trees have been shown on the Preliminary Plat to stay as part of the redevelopment of the site.
 - i. 17 trees have been shown to remain on the site.
 - e. Tree protection fencing needs to be shown on the plans for the trees that are proposed to stay on the site and be protected during demolition and construction of the new single-family homes.
 - 1. A Tree Protection Plan will be required to be submitted with the Demolition Permit for review and approval.
 - f. City Arborist comments:
 - i. Recommends removal of the existing Hackberry Tree and Crabapple Tree on Lot #1A due to their condition and quality.
 - ii. States that the Honey Locust Tree on Lot #1C is in great shape.
 - 1. This is likely the only tree that is impacted by the placement of the proposed new single-family home.
- 7. Utilities:
 - a. There is an existing 12-inch sanitary sewer line that runs north to south that is located in a 10' sanitary sewer easement that is approximately 40-feet from the public right-of-way of Weatherburn Pl.
 - i. Connection to sewer will connect to the existing 12-inch sanitary sewer line

that is already on the site.

- b. There is an existing 6-inch waterline on the eastern side of Weatherburn Pl. and a 6-inch waterline along the north side of W. South St.
 - i. To connect to the waterline on Weatherburn Pl. the Service & Engineering Department will require the applicant to bore under the roadway to access the waterline. The applicant will be responsible for any damage related to connection to utilities.
- c. Gas & Electric:
 - i. Gas:
 1. Lots #1B and #1C will access the gas main on Weatherburn Pl.
 2. Lot #1A will access the gas main on W. South St.
 - ii. Electric:
 1. Electric is required to be buried in any new subdivision.
 2. The electric is shown to cross under W. South St. at Weatherburn Pl. and run along the frontage of Lot #1A and then run along the western side of Lot #1A, Lot #1B and Lot #1C.
 - a. City staff has asked if AEP could run the powerlines along the western side of the development instead of along the W. South St. frontage. There is a concern that the easement will be in the same location as the proposed street trees on W. South St.
 - i. Clarification is needed.
 - ii. Electric:
 1. Electric is required to be buried in any new subdivision.
 2. The electric is shown to cross under W. South St. at Weatherburn Pl. and run along the frontage of Lot #1A and then run along the western side of Lot #1A, Lot #1B and Lot #1C.
 - a. City staff has asked if AEP could run the powerlines along the western side of the development instead of along the W. South St. frontage. There is a concern that the easement will be in the same location as the proposed street trees on W. South St.
 - i. Clarification is needed.
 - d. Stormwater:
 - i. There are two existing catch basins at the intersection of Weatherburn Pl. and W. South St. that connect to a 21-inch storm sewer line.
 - ii. The flow of water from the site will be required to be graded to not negatively impact the neighboring properties.
 - iii. Drainage Analysis
 1. A Drainage Analysis was submitted by E.P. Ferris and reviewed by the Service & Engineering Dept. and found that the addition of two lots will have minimal impact on the current storm sewer system.

8. A Subdivider's Agreement has been provided as part of the Subdivision process.

Worthington Planning & Zoning Code:

Section 1149.01 Yard, Area and Height for Dwellings & Accessory Structures

District	Lot Width	Lot Area	Front Setback	Rear Setback	Side	Sum of Side	Height
R-10	80-feet	10,400sq. ft.	30-feet	30-feet	8-feet	20-feet	30-feet

Land Use Plans:

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan states that one of the strengths of the Worthington Community is its residential neighborhoods. Encouraging development in existing neighborhoods is important in maintaining the existing housing stock throughout Worthington.

Staff Analysis:

1. Public Area Payment:
 - a. \$250.00/new dwelling unit – required at the time of applying for a permit to construct the new dwelling units.
2. Special Park Fund:
 - a. \$500.00/newly created lot – required prior to the recording the Final Plat.
3. Proposed Variances:
 - a. Lot #1B
 - i. Lot Width
 1. Required – 80-feet
 2. Proposed – 65-feet
 - a. Variance of 15-feet
 - i. The lot widths are not out of character for the area.
There are a variety of lot sizes and widths found throughout this quadrant of the City.
 - a. Lot #1C
 - ii. Lot Width
 1. Required – 80-feet
 2. Proposed – 67-feet
 - a. Variance of 13-feet
 - i. The lot widths are not out of character for the area.
There are a variety of lot sizes and widths found throughout this quadrant of the City.
4. Tree Protection Plan
 - a. Tree protection fencing needs to be shown on the plans for the trees that are proposed to stay on the site and be protected during demolition and construction of the new single-family homes.
 - i. A Tree Protection Plan will be required to be submitted with the Demolition Permit for review and approval.
5. Since the property is not located in the Architectural Review District, strict adherence to construct the homes as previously shown in the application materials provided as part of the Preliminary Plat is not legally possible by the Municipal Planning Commission and/or City Council.
6. The Municipal Planning Commission and/or City Council cannot legally require the proposed houses to be constructed as previously shown in the information provided as part of the Preliminary Plat. The Commission can review the proposal for compliance with the Subdivision Regulations and any variances as part of the platting process. The applicant previously proposed variances for building setbacks as part of the platting process and the proposed variances related to the setbacks would run with the land.
 - a. The Municipal Planning Commission did not approve setback variances for the proposed new homes as part of the Preliminary Plat approval. The Commission did recommend approval of a variance for lot width for Lot #1B and Lot #1C.
7. The applicant previously made application to demolish the existing single-family home on the site that that was approved on June 8, 2023. The demolition application met the requirements of Section 1153.05.

8. The proposed lot sizes exceed the minimum square footage of 10,400 sq. ft. in size for newly created lots in the R-10 District.
9. Two of the proposed lots do not meet the minimum lot width requirement for newly created lots in the R-10 District; however, the lot widths are not out of character for the area. There are a variety of lot sizes and widths found throughout the City.
 - a. The applicant provided an exhibit that depicts the lots in the surrounding area that do not meet the minimum lot width for newly created parcels in the vicinity of the proposed development.
 - b. The majority of lots in this area were created prior to the adoption of the 1971 Planning & Zoning Code.
 - c. The applicant would technically be able to create three (3) lots with a minimum of 80-feet of frontage without any variances if it was not for the 10' sanitary sewer easement that bisects the eastern portion of the site there could have been two lots on W. South St. and one lot on Weatherburn Pl.
 - d. City staff has provided an exhibit that depicts all the lots in the City that are zoned R-10 that are zoning compliant, lots less than 10,400 sq. ft. and lots that exceed 10,400 sq. ft., but are less than 80-feet in width.
 - i. Total R-10 parcels = 4,677.
 1. 940 parcels are under the current 80-feet in width requirement but meet or exceed the minimum lot size requirement.
 - a. Approximately 20% of the parcels do not meet the frontage requirement.
 2. 2,428 parcels are under the required 10,400 sq. ft. lot size requirement.
 - a. Approximately 52% of the parcels do not meet the lot size requirement.
 3. 1,488 parcels are compliant with both lot size requirements and road frontage requirements.
 - a. Approximately 32% of the parcels meet the R-10 requirements found in the Planning & Zoning Code.
 - ii. Please see attached exhibit.
10. Subdivision Process:
 - a. Municipal Planning Commission
 - i. Preliminary Plat – [Section 1101.09](#)
 1. MPC conditionally approved the Preliminary Plat.
 - ii. Final Plat – [Section 1101.12](#)
 1. The Municipal Planning Commission shall make a recommendation to City Council.
 - b. City Council
 - i. Council may review the application and may adopt or reject the Subdivision with or without change.
 1. The Ordinance will need to be introduced by City Council and set for a date for a public hearing at a later date.
 2. If approved, the Ordinance would have an effective date 20-days after Council passage.

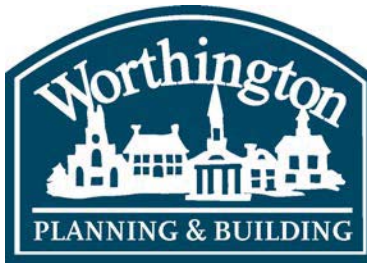
3. The Final Plat must be recorded by the applicant within 6-months of City Council approval unless such time is extended by Resolution of City Council.

Recommendations:

Staff is recommending approval of the application as the proposed lot widths are not out of character and the lots exceed the minimum square footage requirement for lots in the R-10 District.

Motion:

THAT THE REQUEST BY ERIC KMETZ FOR APPROVAL OF A FINAL PLAT AT 286 W. SOUTH ST., AS PER CASE NO. SUB 03-2023, DRAWINGS NO. SUB 03-2023, DATED SEPTEMBER 15, 2023, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



ARB APPLICATION ARB 0075-2023 693 1/2 High St.

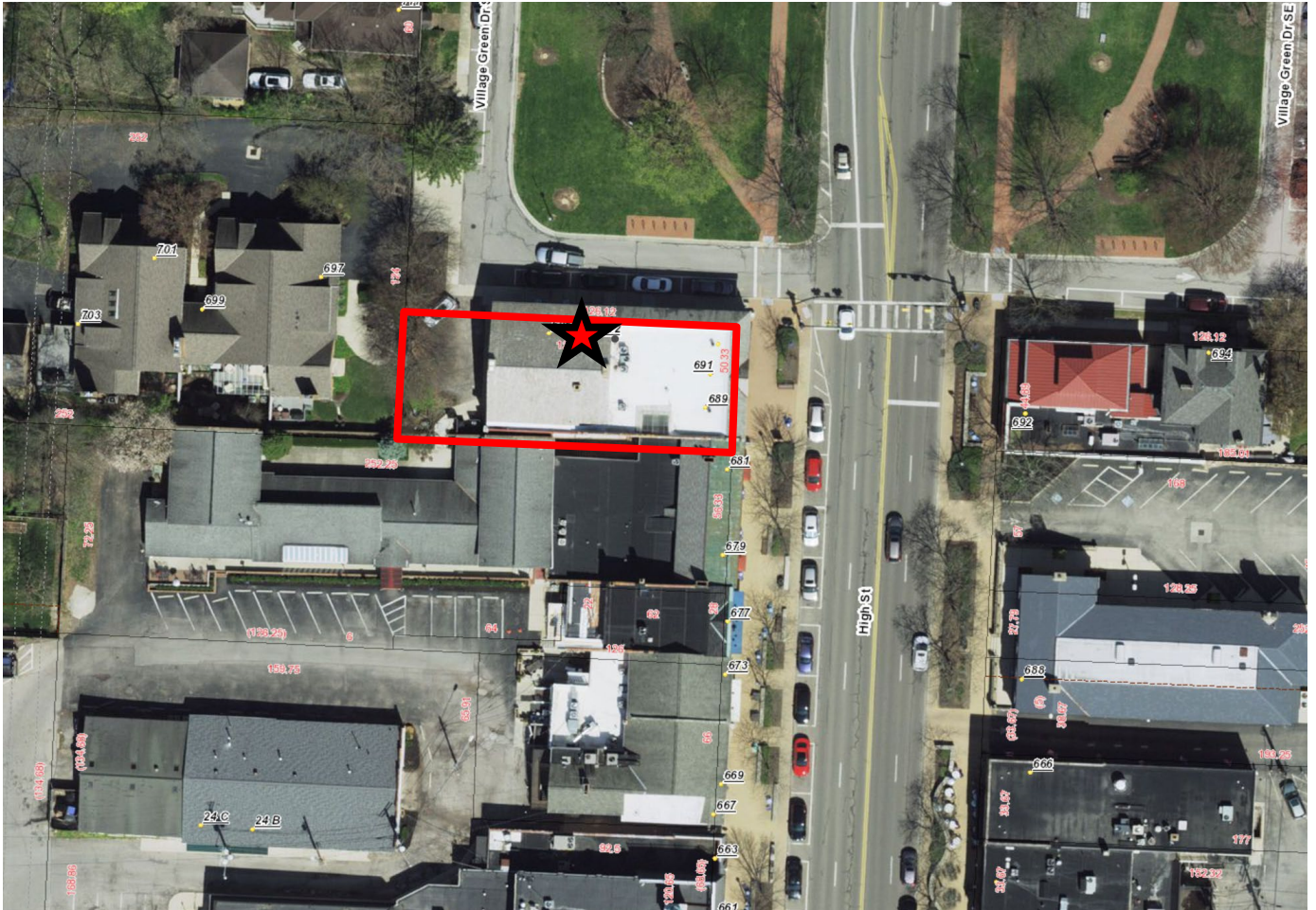
Plan Type: Architectural Review Board	Project:	App Date: 09/15/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$450.00		Approval
Description: sign on side of the building		Expire Date:

Parcel: 100-000197	Main	Address: 693 High St	Main	Zone: C-5(Central Commercial)
		Worthington, OH 43085		

Owner	Applicant
689 North High Street LLC	Jessica Seed
P.O. Box 647	6845 Downs St.
Worthington, OH 43085	Worthington, OH 43085
Business: 6148157852	Business: (513) 403-0316

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004613	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00004613		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

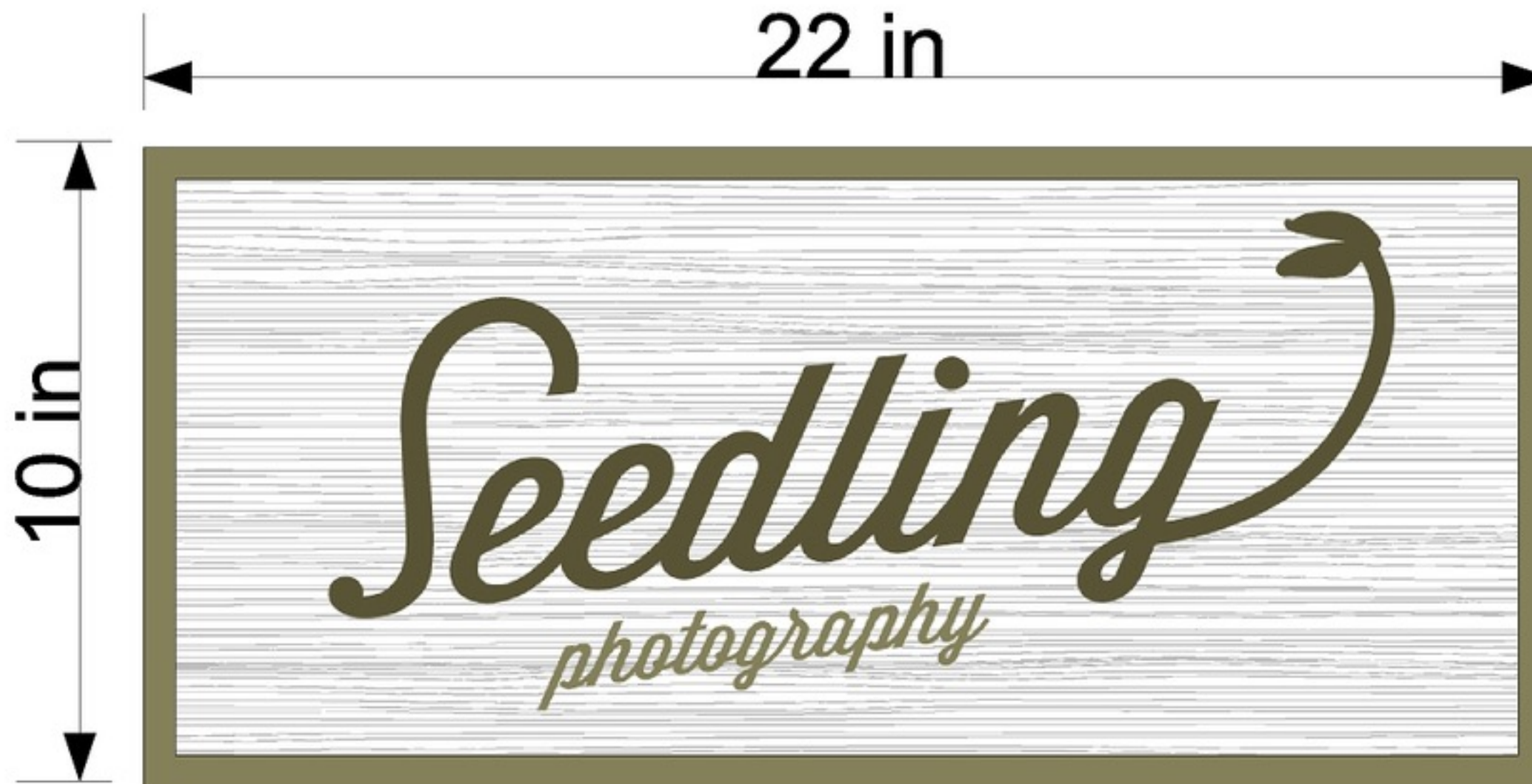
693 1/2 High St.



(1) 10"x22" - 1" thick, sandblasted HDU, single side, raised logo/border, 3 color paint finish TBD - \$266 + tax

(1) installation exterior brick wall - \$95 + tax

(1) worthington permit/ARB review - \$150 + tax



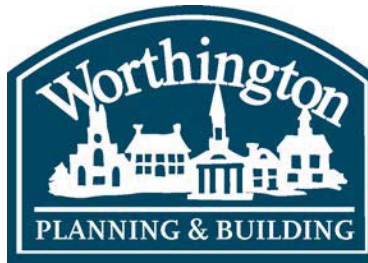
PROOF & PRODUCTION POLICY: Approval of this proof indicates that all SPELLING, PUNCTUATION, FONTS, COLORS, DIMENSIONS & GRAPHICS are correct and ready for production. Once the proof has been approved, any changes will result in additional fees. PLEASE REVIEW THIS PROOF CAREFULLY BEFORE APPROVING. PLEASE SIGN and FAX to 614.798.0003 or EMAIL to custservice@nextdaysignscols.com

This design concept is protected by US copyright law. Prior to sale or paid design fees all visual materials and specifications remain the property of Next Day Signs.

Customer: Jess Seed	 NextDaySignsCols.com P: 614.764.7446 F: 614.798.0003 6403 Nicholas Dr., Columbus, OH 43235	Salesperson: aaron	Date: 9/6/2023	Estimate: \$549.33
Company: Seedling Photography		Customer Signature:		Date:
Address:		 CITY OF WORTHINGTON DRAWING NO. ARB 0075-2023 DATE 09/15/2023		
City: State/ZIP:				
Phone: 513-403-0316				
Email: jess@seedling-photography.com				



CITY OF WORTHINGTON
DRAWING NO. ARB 0075-2023
DATE 09/15/2023



ARB APPLICATION ARB 0076-2023 5577 N. High St.

Plan Type: Architectural Review Board	Project:	App Date: 09/15/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$39,000.00		Approval
Description: replacing exiting roof with a new roofing system		Expire Date:

Parcel: 100-003066	Main	Address: 5577 N High St	Main	Zone: C-3(Institutions and Offices)
		Worthington, OH 43085		

Owner	Applicant
Hans A Schell	Jennifer allendorfer
5577 N HIGH ST	12920 StoneCreek Dr
Worthington , OH 43085	Pickerington, OH 43147
Business: 6148880606	Business: 6146474628

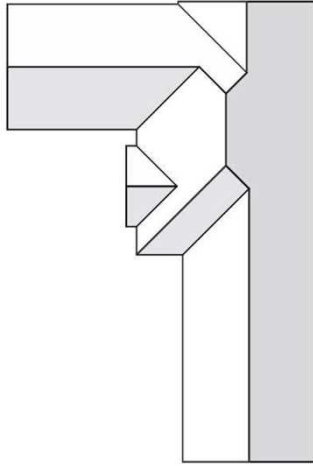
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004610	Architectural Review Board	\$39.00	\$39.00
		Total for Invoice INV-00004610	\$39.00
		Grand Total for Plan	\$39.00

5577 N. High St.



5577 North High Street, Worthington, OH 43085

Report: 54843890



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact: warren price
Company: Goat Roofing and Restoration
Address: 6500 Emerald Pkwy Ste 100
Dublin, OH 43016-6236
Phone: 614-647-4628

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MEASUREMENTS

Total Roof Area = 5,855 sq ft
Total Roof Facets = 9
Predominant Pitch = 8/12
Number of Stories > 1
Total Ridges/Hips = 213 ft
Total Valleys = 102 ft
Total Rakes = 133 ft
Total Eaves = 253 ft
Total Penetrations = 15
Total Penetrations Perimeter = 90 ft
Total Penetrations Area = 37 sq ft



CITY OF WORTHINGTON
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Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

5577 North High Street, Worthington, OH 43085

Report: 54843890

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



CITY OF WORTHINGTON
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DATE 09/15/2023

IMAGES

North Side



South Side



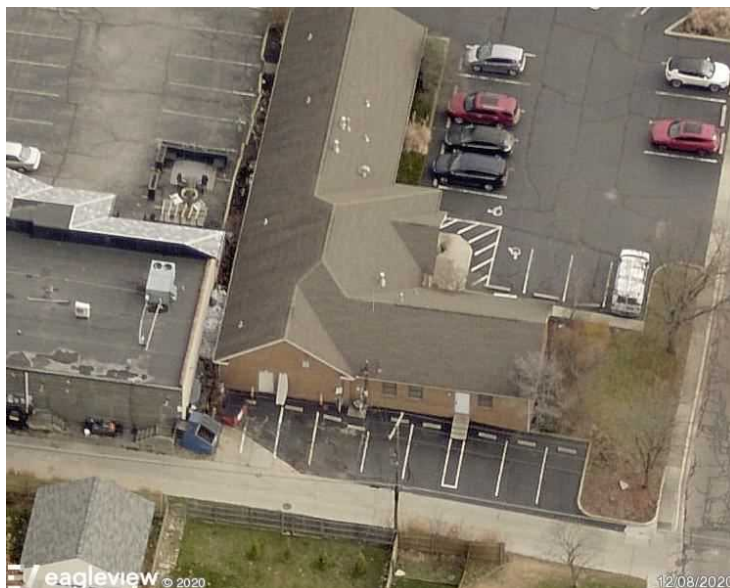
CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
DATE 09/15/2023

IMAGES

East Side



West Side



CITY OF WORTHINGTON
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DATE 09/15/2023

5577 North High Street, Worthington, OH 43085

Report: 54843890

LENGTH DIAGRAM

Total Line Lengths:

Ridges = 154 ft
Hips = 59 ft

Valleys = 102 ft

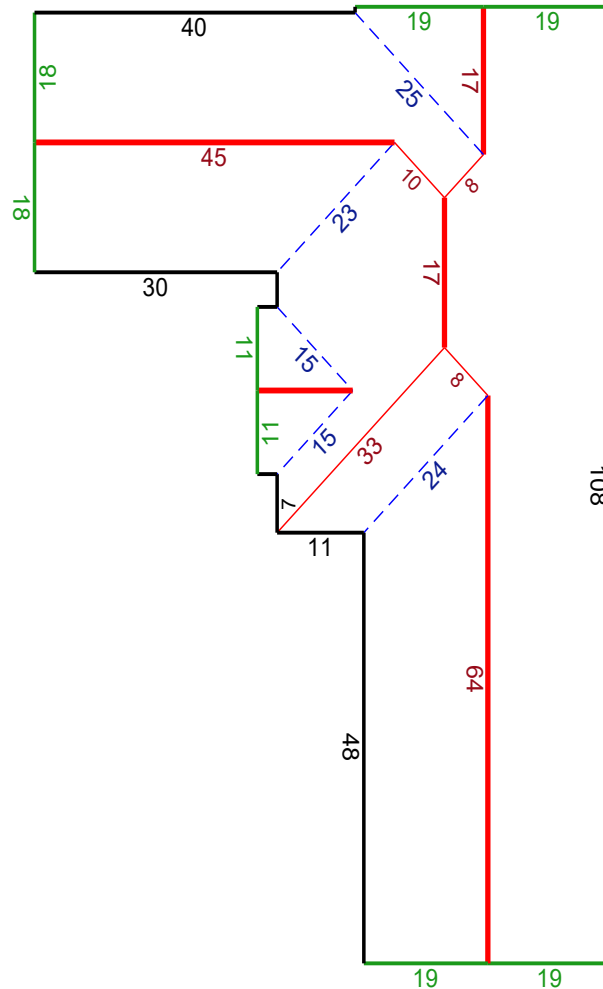
Rakes = 133 ft

Eaves = 253 ft

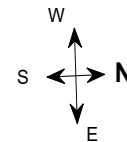
Flashing = 0 ft

Step flashing = 0 ft

Parapets = 0 ft



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DATE 09/15/2023

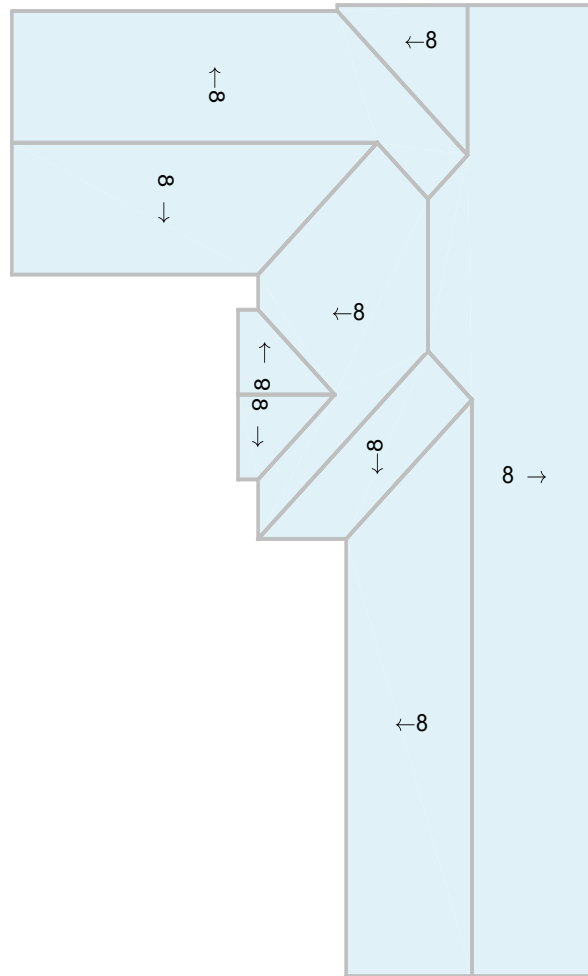
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

5577 North High Street, Worthington, OH 43085

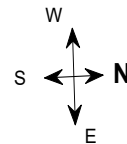
Report: 54843890

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 8/12



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DATE 09/15/2023

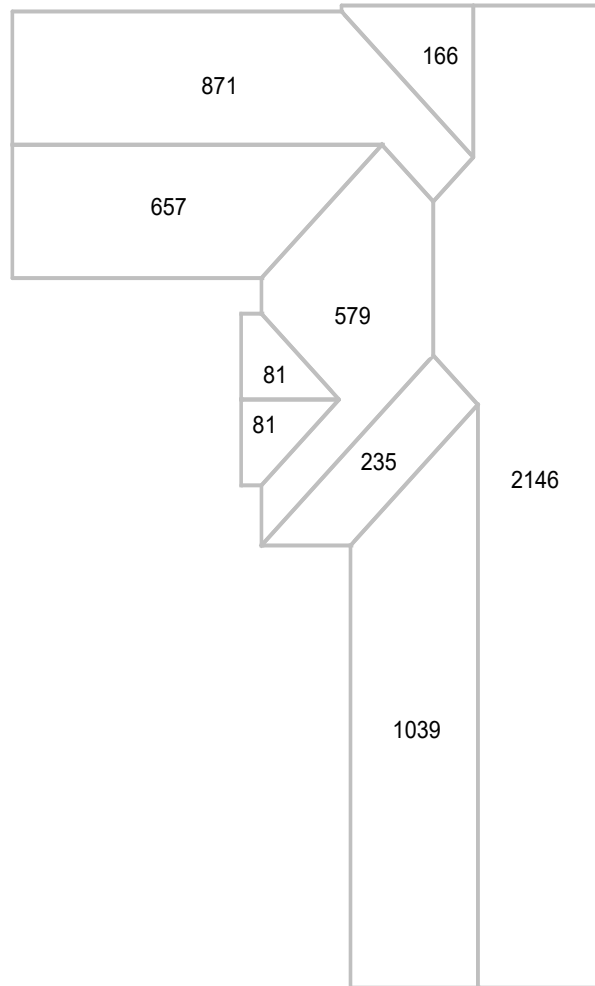
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

5577 North High Street, Worthington, OH 43085

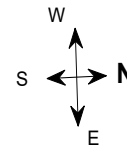
Report: 54843890

AREA DIAGRAM

Total Area = 5,855 sq ft, with 9 facets.



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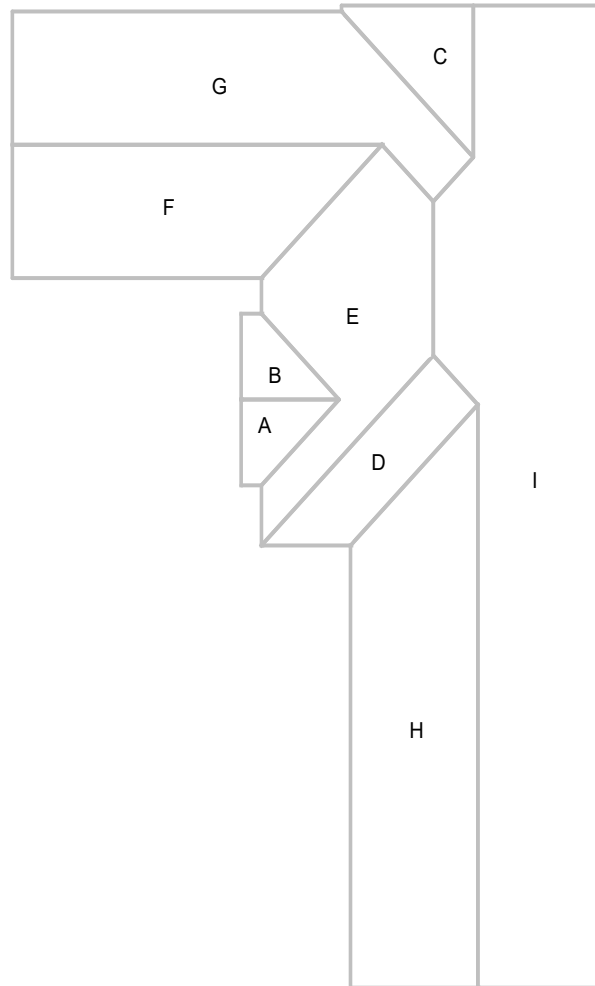


CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
DATE 09/15/2023

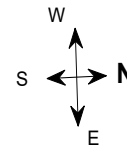
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Note: This diagram also appears in the Property Owner Report.



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5577 North High Street, Worthington, OH 43085

Report: 54843890

PENETRATIONS NOTES DIAGRAM

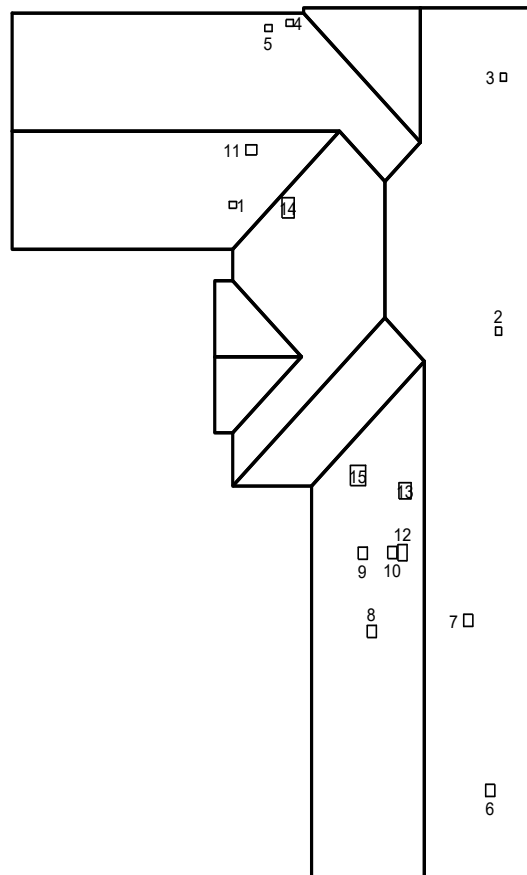
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 15

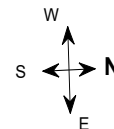
Total Penetrations Perimeter = 90 ft

Total Penetrations Area = 37 sq ft

Total Roof Area Less Penetrations = 5,818 sq ft



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CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
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REPORT SUMMARY

All Structures

Areas per Pitch

Roof Pitches	8/12
Area (sq ft)	5854.0
% of Roof	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

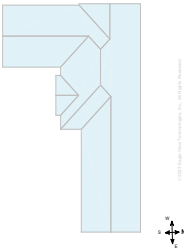
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	5,855	6440.5	6557.6	6733.3	6850.4	7,026	7143.1
Squares	58.5	64.4	65.6	67.3	68.5	70.3	71.4

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1-5	6-11	12	13	14	15				
Area (sq ft)	1	2.2	3	4	5	6.2				
Perimeter (ft)	4	6	7	8	9	10				

Any measured penetration smaller than 3.0x3.0 Feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 9
Total Penetrations = 15

Lengths, Areas and Pitches

Ridges = 154 ft (5 Ridges)
Hips = 59 ft (4 Hips)
Valleys = 102 ft (5 Valleys)
Rakes† = 133 ft (8 Rakes)
Eaves/Starter‡ = 253 ft (10 Eaves)
Drip Edge (Eaves + Rakes) = 386 ft (18 Lengths)
Parapet Walls = 0 (0 Lengths)
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Total Penetrations Area = 37 sq ft
Total Roof Area Less Penetrations = 5,818 sq ft
Total Penetrations Perimeter = 90 ft
Predominant Pitch = 8/12
Total Area (All Pitches) = 5,855 sq ft

Property Location

Longitude = -83.0192383
Latitude = 40.0764938

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.



CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
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5577 North High Street, Worthington, OH 43085

Report: 54843890

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=5577+North+High+Street,Worthington,OH,43085

Directions from Goat Roofing and Restoration to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=6500+Emerald+Pkwy+Ste+100,Dublin,OH,43016-6236&daddr=5577+North+High+Street,Worthington,OH,43085CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
DATE 09/15/2023

5577 North High Street, Worthington, OH 43085

Report: 54843890

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.



CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
DATE 09/15/2023



State Farm
P.O. Box 106169
Atlanta, GA 30348-6169
Fax: 1-844-236-3646
statefarmfireclaims@statefarm.com

Structural Damage Claim Policy

This estimate is priced based on estimated market pricing for the cost of materials, labor, and other factors at the time of the loss.

Adjustments in market pricing and timing of the repairs may impact the final cost of covered repairs. Should you or the contractor you select have questions concerning our estimate, please contact us. If your contractor's estimate is higher than ours, you should contact us prior to beginning repairs. State Farm will work with you and your contractor to determine the actual and necessary cost of covered repairs at the time repairs will be completed, subject to policy terms, conditions and limits.

- We want you to receive quality repair work to restore the damages to your property.
- We will provide you with a detailed estimate of the scope of the damage and costs of repairs. Should the contractor you select have questions concerning our estimate, they should contact your claim representative directly.
- Depending upon the complexity of your repair, our estimate may or may not include an allowance for general contractor's overhead and profit. If you have questions regarding general contractor's overhead and profit and whether general contractor services are appropriate for your loss, please contact your claim representative before proceeding with repairs.
- There may be building codes, ordinances, laws, or regulations that affect the repairs of your property. These items may or may not be covered by your policy. Please contact your claim representative if you have any questions regarding coverage which may be available under your policy.
- State Farm® cannot authorize any contractor to proceed with work on your property. Repairs should proceed only with your authorization.
- State Farm does not guarantee the quality of the workmanship of any contractor or guarantee that the work will be accomplished within any specific time frame.
- It is understood that the contractor is hired by you, our insured, and that they work for you - not State Farm.

If you have any questions or need additional information regarding your claim, please contact your claim representative immediately.





Building Estimate Summary Guide

This summary guide is based on a sample estimate and is provided for reference only.

Please refer to the estimate for specifics of your claim.

State Farm Insurance

Insured: Smith, Joe & Jane	Estimate: 00-0000-000
Property: 1 Main Street	Claim number: 00-0000-000
Anywhere, IL 00000-0000	Policy Number: 00-00-0000-0
Type of Loss: Other	Price List: ILBL8F_MAR 13
Deductible: \$1,000.00	Restoration/Service/ Remodel
	F = Factored In, D = Do Not Apply

Summary for Dwelling

Line Item Total [1]		5,953.10
Material Sales Tax	@ 10.000% x 1,520.00	
Subtotal		6,105.10
General Contractor Overhead [2]	@ 10.0% x 6,105.10	610.51
General Contractor Profit	@ 10.0% x 6,105.10	
Replacement Cost Value (Including General Contractor Overhead and Profit [3])		7,326.12
Less Depreciation (Including Taxes) [4]		(832.50)
Less General Contractor Overhead & Profit on Recoverable & Non - recoverable Depreciation		(166.50)
Less Deductible [5]		
Net Actual Cash Value Payment [6]		

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes) [4]	832.50
Less Non - recoverable Depreciation (Including Taxes) [7]	
Subtotal	312.50
General Contractor O&P on Depreciation	166.50
Less General Contractor O&P on Non - recoverable Depreciation	
Subtotal	
Total Maximum Additional Amounts Available If Incurred [8]	
Total Amount of Claim If Incurred [9]	

Claim Representative

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

- 1. Line Item Total** – Total value of all line items in the estimate plus possible adjustments for *labor minimums*. *Labor Minimum* is to cover a certain minimum number of hours for drive-time, set up time and applicable administrative costs and repairs.
- 2. General Contractor's Overhead and Profit** – General contractor's charge for coordinating your repairs.
- 3. Replacement Cost Value (RCV)** – Estimated cost to repair or replace damaged property.
- 4. Depreciation** – The decrease in the value of property over a period of time due to wear, tear, condition, and obsolescence. A portion or all of this amount may be eligible for replacement cost benefits.
- 5. Deductible** – The insurer will pay for losses, up to the policy limits, in excess of your applicable deductible.
- 6. Net Actual Cash Value Payment (ACV)** – The repair or replacement cost of the damaged part of the property less *depreciation* and *deductible*.
- 7. Non Recoverable Depreciation** – *Depreciation* applied to items that are not eligible for replacement cost benefits.
- 8. Total Maximum Additional Amount if Incurred** – Total amount of recoverable depreciation after actual repair or replacement of the property.
- 9. Total Amount of Claim if Incurred** – Total amount of the claim, including *net actual cash value payment* and *total maximum additional amount available if incurred*.

State Farm

SCHELL, HANS

35-53Z1-27N

Insured: SCHELL, HANS
Property: 5577 N HIGH ST
WORTHINGTON, OH 43085-3939
Home: 614-855-9224
Cellular: 614-565-3579
Type of Loss: Wind Damage
Deductible: \$1,000.00
Date of Loss: 3/31/2023
Date Inspected: 8/16/2023

Estimate: 35-53Z1-27N
Claim Number: 3553Z127N
Policy Number: 95E0C2863
Price List: OHCO28_APR23
Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 35 Windstorm and Hail

Line Item Total	34,689.43
Material Sales Tax	777.15
Replacement Cost Value	35,466.58
Less Depreciation (Including Taxes)	(17,437.98)
Less Deductible	(1,000.00)
Net Actual Cash Value Payment	\$17,028.60

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	17,437.98
Replacement Cost Benefits	17,437.98
Total Maximum Additional Amount Available If Incurred	17,437.98
Total Amount of Claim If Incurred	\$34,466.58

Davis, Gloria
844-458-4300 x 9725416633
Sherman, Timothy

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.



State Farm

SCHELL, HANS

35-53Z1-27N

Insured: SCHELL, HANS
Property: 5577 N HIGH ST
WORTHINGTON, OH 43085-3939

Estimate: 35-53Z1-27N
Claim Number: 3553Z127N
Policy Number: 95E0C2863
Price List: OHCO28_APR23
Restoration/Service/Remodel

Home: 614-855-9224
Cellular: 614-565-3579
Type of Loss: Wind Damage
Deductible: \$0.00
Date of Loss: 3/31/2023
Date Inspected: 8/16/2023

**Summary for Coverage A - Dwelling - 35 Windstorm and Hail - BC -
Code Upgrade**

Line Item Total	0.00
Replacement Cost Value	0.00
Less Deductible	(0.00)
Net Payment	\$0.00

Davis, Gloria
844-458-4300 x 9725416633
Sherman, Timothy

**ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND
LIMITS OF YOUR POLICY.**





Explanation of Building Replacement Cost Benefits
Business Policy
Coverage A - Dwelling - 35 Windstorm and Hail

To: Name: SCHELL, HANS
Address: 5577 N HIGH ST
City: WORTHINGTON
State/Zip: OH, 43085-3939

Insured: SCHELL, HANS
Date of Loss: 3/31/2023

Claim Number: 3553Z127N
Cause of Loss: WIND

Your insurance policy provides replacement cost benefits for some or all of the loss or damage to your dwelling or structures. Replacement cost benefits pays the actual and necessary cost of repair or replacement, without a deduction for depreciation, subject to your policy's limit of liability. To receive replacement cost benefits you must:

1. Complete the actual repair or replacement of the damaged part of the property.
2. Notify us of your intent to do so within 180 days of the loss.
3. Confirm completion of repair or replacement, by submitting invoices, receipts or other documentation to your agent or claim office.

Until these requirements have been satisfied, our payment(s) to you will be for the actual cash value of the damaged part of the property, which may include a deduction for depreciation.

Without waiving the above requirements, we will consider paying replacement cost benefits prior to actual repair or replacement if we determine repair or replacement costs will be incurred because repairs are substantially under way or you present a signed contract acceptable to us.

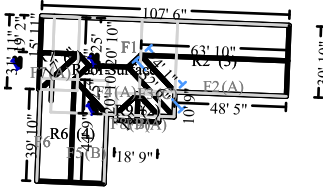
The estimate to repair or replace your damaged property is \$ 35,466.58 enclosed claim payment to you of \$17,028.60 is for the actual cash value of the damaged property at the time of loss, less any deductible that may apply. We determined the actual cash value by deducting depreciation from the estimated repair or replacement cost. Our estimate details the depreciation applied to your loss. Based on our estimate, the additional amount available to you for replacement cost benefits (recoverable depreciation) is \$17,437.98.

If you cannot have the repairs completed for the repair/replacement cost estimated, please contact your claim specialist prior to beginning repairs.

All policy provisions apply to your claim.



Dwelling
Roof Structure

**Roof Surface**

5,853.93	Surface Area	58.54	Number of Squares
395.48	Total Perimeter Length	153.87	Total Ridge Length
58.24	Total Hip Length		

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
1. Remove Laminated - comp. shingle rfg (per SHINGLE)						
4.00 EA						REVISED
REPAIR DAMAGE SHINGLE PER SLOPES						
TOP FRONT SLOPE	1					
RIGHT SLOPE	3 + TEMP REPAIR (TARP)					
2. Laminated - comp. shingle rfg (per SHINGLE)						
4.00 EA						REVISED
3. Roofer - per hour						
1.00 HR						REVISED
THIS IS ALLOW FOR STEEP CHARGE						
4. Roofer - per hour						
1.00 HR	166.99	0.00	166.99			166.99
THIS IS ALLOW FOR TEMP REPAIR (TARP)						
*****Beginning Of Revisions Timothy Sherman 08/22/2023*****						
5. Asphalt starter - universal starter course						
253.00 LF	2.02	12.71	523.77	20/20 yrs Avg.	(419.02) 80.00%	104.75
6. Tear off, haul and dispose of comp. shingles - Laminated						
58.54 SQ	72.02	0.00	4,216.05			4,216.05
7. Laminated - comp. shingle rfg. - w/ felt						
63.33 SQ	334.41	662.87	21,841.06	20/30 yrs Avg.	(14,560.70) 66.67%	7,280.36
8. Ridge cap - composition shingles						
213.00 LF	3.72	16.29	808.65	20/25 yrs Avg.	(646.92) 80.00%	161.73
9. Continuous ridge vent - shingle-over style						
144.00 LF	8.03	36.29	1,192.61	20/35 yrs Avg.	(681.49) 57.14%	511.12
10. Valley metal						
102.00 LF	6.67	19.35	699.69	20/35 yrs Avg.	(399.83) 57.14%	299.86
11. Flashing - pipe jack						
4.00 EA	38.64	3.17	157.73	20/35 yrs Avg.	(90.13) 57.14%	67.60

State Farm

SCHELL, HANS

35-53Z1-27N

CONTINUED - Roof Surface

	QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
12. Flashing - L flashing - galvanized							
	26.00 LF	5.19	4.31	139.25	20/35 yrs Avg.	(79.57) 57.14%	59.68
13. Step flashing							
	13.00 LF	11.37	1.89	149.70	20/35 yrs Avg.	(85.54) 57.14%	64.16
14. Remove Additional charge for steep roof - 7/12 to 9/12 slope							
	58.54 SQ	16.80	0.00	983.47			983.47
15. Additional charge for steep roof - 7/12 to 9/12 slope							
	63.33 SQ	59.32	0.00	3,756.74			3,756.74
16. Drip edge							
	386.00 LF	2.10	20.27	830.87	20/35 yrs Avg.	(474.78) 57.14%	356.09

The following code upgrade item is paid when actually repaired or replaced 1,256.21SF of Ice and Water Barrier @ \$2.04 per SF
=\$1,256.21

17. Ice & water barrier

1,256.21 SF

PWARR

This item did not previously exist or expands the scope of repairs, but is required by current building codes.

*****End Of Revisions Timothy Sherman 08/222023*****

Totals: Roof Surface	777.15	35,466.58	17,437.98	18,028.60
-----------------------------	---------------	------------------	------------------	------------------

Area Totals: Roof Structure

528.90 Exterior Wall Area

5,853.93 Surface Area

153.87 Total Ridge Length

58.54 Number of Squares

58.24 Total Hip Length

395.48 Total Perimeter Length

Total: Roof Structure	777.15	35,466.58	17,437.98	18,028.60
------------------------------	---------------	------------------	------------------	------------------

Exterior

0.00 SF Walls

0.00 SF Floor

0.00 SF Long Wall

0.00 SF Ceiling

0.00 SF Short Wall

0.00 SF Walls & Ceiling

0.00 LF Floor Perimeter

0.00 LF Ceil. Perimeter

	QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
--	----------	------------	-----	-----	-----------------------	------------------	-----

NO STORM DAMAGE WAS NOTED TO THE FRONT, RIGHT, REAR, LEFT ELEVATION FROM DATE OF LOSS.

Totals: Exterior	0.00	0.00	0.00	0.00
-------------------------	-------------	-------------	-------------	-------------



CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
DATE 09/15/2023

State Farm

SCHELL, HANS

35-53Z1-27N

Debris Removal

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
18. Haul debris - per pickup truck load - including dump fees						
1.00 EA						REVISED
Totals: Debris Removal		0.00	0.00		0.00	0.00
Area Totals: Dwelling						
528.90 Exterior Wall Area						
5,853.93 Surface Area		58.54 Number of Squares		395.48 Total Perimeter Length		
153.87 Total Ridge Length		58.24 Total Hip Length				
Total: Dwelling		777.15	35,466.58		17,437.98	18,028.60
Line Item Totals: 35-53Z1-27N		777.15	35,466.58		17,437.98	18,028.60

COVERAGE	TAX	RCV	DEPREC.	ACV
Coverage A - Dwelling - 35 Windstorm and Hail	777.15	35,466.58	(17,437.98)	18,028.60
Coverage A - Dwelling - 35 Windstorm and Hail - BC - Code Upgrade	0.00	0.00	(0.00)	0.00
Total	777.15	35,466.58	(17,437.98)	18,028.60

Grand Total Areas:

528.90 Exterior Wall Area				
5,853.93 Surface Area	58.54 Number of Squares	395.48 Total Perimeter Length		
153.87 Total Ridge Length	58.24 Total Hip Length			



Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
DMO GENERAL DEMOLITION					
Haul debris - per pickup truck load - including dump fees	1.00 EA	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL GENERAL DEMOLITION		\$0.00	\$0.00	\$0.00	\$0.00
RFG ROOFING					
Laminated - comp. shingle rfg. - w/ felt	63.33 SQ	\$21,841.06	\$7,280.36	\$0.00	\$14,560.70
Laminated - comp. shingle rfg (per SHINGLE)	4.00 EA	\$0.00	\$0.00	\$0.00	\$0.00
Remove Laminated - comp. shingle rfg (per SHINGLE)	4.00 EA	\$0.00	\$0.00	\$0.00	\$0.00
Tear off, haul and dispose of comp. shingles - Laminated	58.54 SQ	\$4,216.05	\$4,216.05	\$0.00	\$0.00
Asphalt starter - universal starter course	253.00 LF	\$523.77	\$104.75	\$0.00	\$419.02
Drip edge	386.00 LF	\$830.87	\$356.09	\$0.00	\$474.78
Flashing - L flashing - galvanized	26.00 LF	\$139.25	\$59.68	\$0.00	\$79.57
Flashing - pipe jack	4.00 EA	\$157.73	\$67.60	\$0.00	\$90.13
Ice & water barrier	1,256.21 SF	\$0.00	\$0.00	\$0.00	\$0.00
Roofer - per hour	1.00 HR	\$166.99	\$166.99	\$0.00	\$0.00
Roofer - per hour	1.00 HR	\$0.00	\$0.00	\$0.00	\$0.00
Ridge cap - composition shingles	213.00 LF	\$808.65	\$161.73	\$0.00	\$646.92
Additional charge for steep roof - 7/12 to 9/12 slope	63.33 SQ	\$3,756.74	\$3,756.74	\$0.00	\$0.00
Remove Additional charge for steep roof - 7/12 to 9/12 slope	58.54 SQ	\$983.47	\$983.47	\$0.00	\$0.00
Step flashing	13.00 LF	\$149.70	\$64.16	\$0.00	\$85.54
Continuous ridge vent - shingle-over style	144.00 LF	\$1,192.61	\$511.12	\$0.00	\$681.49
Valley metal	102.00 LF	\$699.69	\$299.86	\$0.00	\$399.83
TOTAL ROOFING		\$35,466.58	\$18,028.60	\$0.00	\$17,437.98
TOTALS		\$35,466.58	\$18,028.60	\$0.00	\$17,437.98

Note: Slight variances may be found within report sections due to rounding

Date: 8/28/2023 5:09 PM

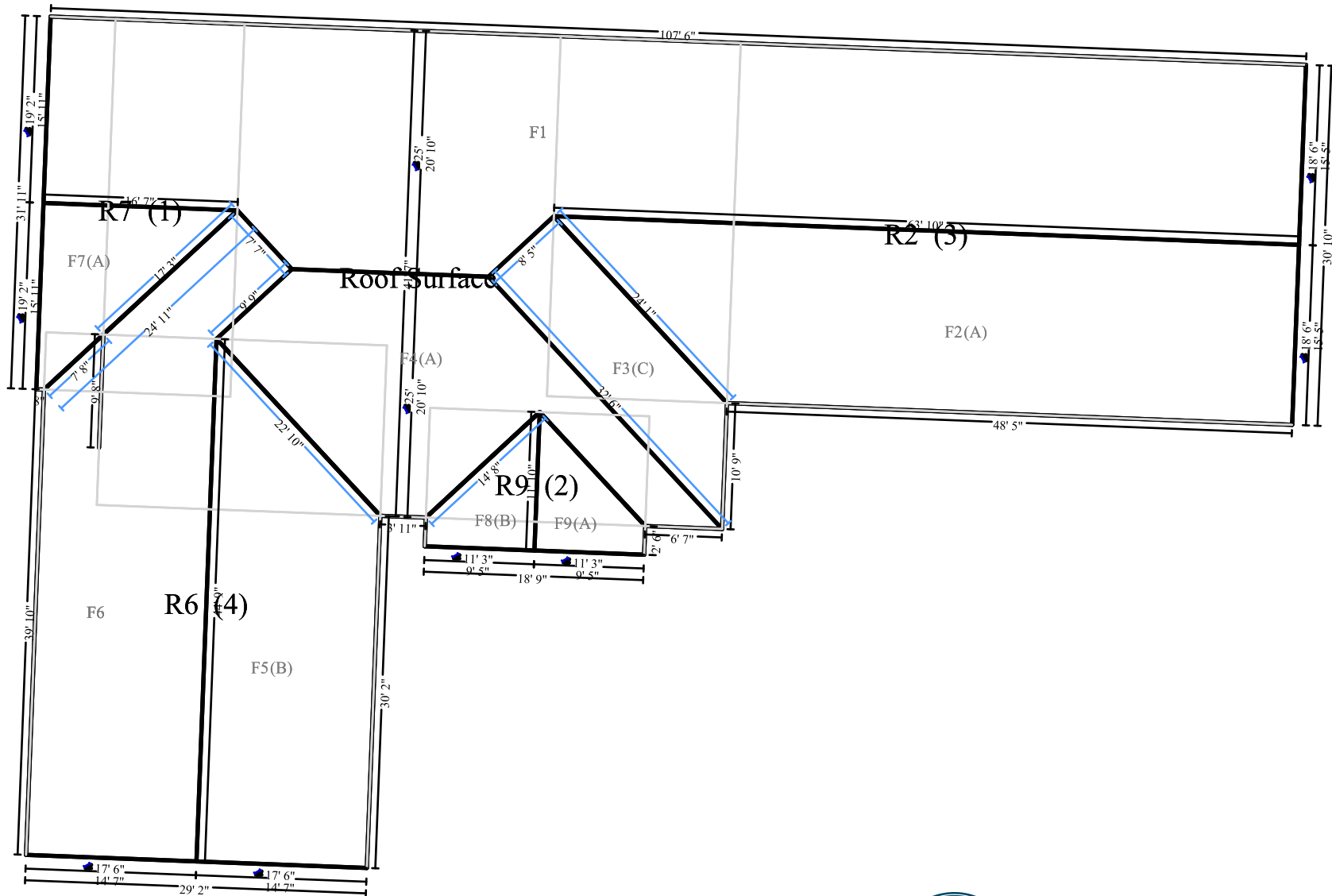


CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
DATE 09/15/2023

Page: 9

Recap of Taxes, Overhead and Profit

	GC Overhead (0%)	GC Profit (0%)	Material Tax (0%)	Material Sales Tax (7.5%)	Cln Matl Tax (7.5%)	Cln&Carpet Svc Tax (7.5%)
Line Items	0.00	0.00	0.00	777.15	0.00	0.00
Total	0.00	0.00	0.00	777.15	0.00	0.00



CITY OF WORTHINGTON
DRAWING NO. ARB 0076-2023
DATE 09/15/2023



Roof Structure



ARB & CU APPLICATIONS
ARB 0109-2022 & CU 09-2022
60 E. Wilson Bridge Rd.

Tabled 1-12-2023

Plan Type: Architectural Review Board, Conditional Use **Project:** **App Date:** 09/15/2023
Work Class: Certificate of Appropriateness, **District:** City of Worthington
Conditional Use Permit
Status: In Review
Valuation: \$2,400,000.00

Description: Construction of a new Chick-fil-A restaurant with dual lane drive-thru, two free-standing canopies over the drive-thru, a dumpster enclosure that matches the building materials, a patio with seating and completely new parking lot. The traffic pattern in the area should remain relatively unchanged due to the large amount of traffic. The effect on public facilities should remain unchanged as the site currently operates as a restaurant. Sewerage will remain the same. Drainage facilities will be provided for stormwater management and water quality. Utilities are already provided to the site. Safety and health concerns should remain unchanged. There should be no increase in noise, odors or other noxious elements due to the project. Chick-fil-A operates Monday through Saturday from 6:30am to 10:00pm, closed Sunday. The site will provide landscape to meet the zoning code. The Chick-fil-A site and building will provide a compatible use and appearance with the general neighborhood.

Parcel: 100-002556 Main	Address: 60 E Wilson Bridge Rd Main Worthington, OH 43085	Zone: C-4(Highway and Automotive Services)
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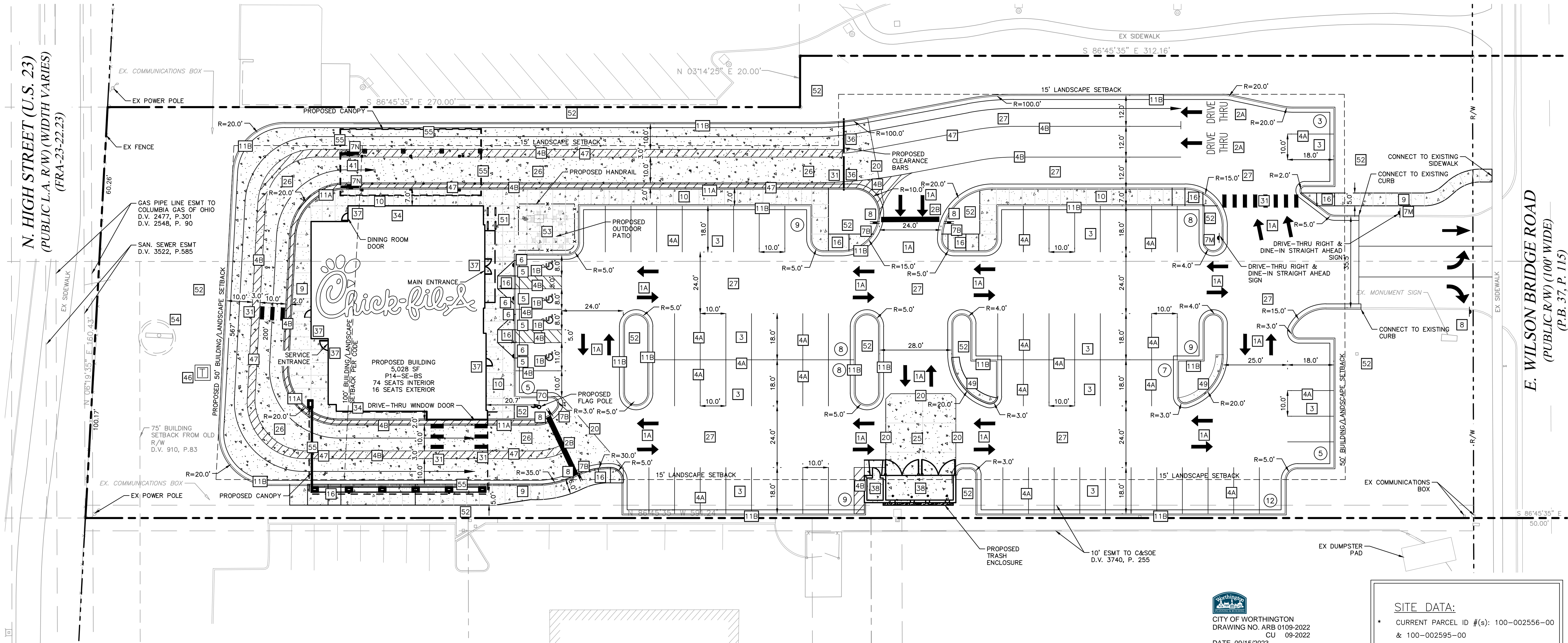
Owner Shaun Walker Business: (404) 765-8000	Tenant Buca di Beppo Business: 6148488466	Applicant Kimley-Horn Bill D Skebba 7965 N. High St. Suite 200 Columbus, OH 43235 Business: (614) 454-6698 Mobile: (440) 829-5133	Applicant Kimley-Horn Matt Shiflett 7965 N. High St. Suite 200 Columbus, OH 43235 Business: 3802239177
--	--	--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003321	Architectural Review Board	\$200.00	\$200.00
Total for Invoice INV-00003321		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003322	Conditional Use Permit	\$25.00	\$25.00
Total for Invoice INV-00003322		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

60 E. Wilson Bridge Rd.





SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW
1B PAINTED HANDICAP PARKING SYMBOL
2A DRIVE-THRU GRAPHICS
2B STOP LINE GRAPHIC
3 STANDARD PARKING STALL (10.0'x18.0') PER CODE
4 STANDARD 60 DEGREE PARKING STALL (8'x19')
4A 4" SOLID WHITE STRIPING
4B 4" SOLID YELLOW STRIPING
4C 4" SKIP DASH YELLOW STRIPING
5 BOLLARD MOUNTED SIGN
6 ADA ACCESSIBLE PARKING SIGN
7 DIRECTIONAL SIGNAGE

7A THRU 7I (SEE SIGNAGE LEGEND, THIS SHEET)

- 7J CHICK-FIL-A MONUMENT, SEE SIGNAGE PACKAGE
7K CHICK-FIL-A "ENTER" SIGN, SEE SIGNAGE PACKAGE
7L CHICK-FIL-A "EXIT" SIGN, SEE SIGNAGE PACKAGE
7M CHICK-FIL-A "DRIVE THRU" SIGN, SEE SIGNAGE PACKAGE
7N DRIVE THRU ORDERING STATION, SEE SIGNAGE PACKAGE
7O FLAGPOLE, 50', SEE SIGNAGE PACKAGE

- 8 STOP SIGN, SEE SIGNAGE PACKAGE
9 TYPICAL CONCRETE SIDEWALK, 5' MIN.
10 7' WIDE SIDEWALK w/ CURB & GUTTER
11 24" CONCRETE CURB & GUTTER
11A SPILLING CURB SECTION
11B CATCHING CURB SECTION
11C DEPRESSED SPILLING CURB
11D DEPRESSED CATCHING CURB
12 CONCRETE PAVEMENT SECTIONS
13 HANDICAP RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)
14 HANDICAP RAMP w/ FLARED SIDES (IN SIDEWALK)
15 RETURNED CURB HANDICAP RAMP
16 SIDEWALK (ADA COMPLIANT) RAMP
17 DETECTABLE WARNING DEVICE
18 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
19 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
20 PAVEMENT EDGE DETAIL
21 CONTRACTION JOINT
22 KEYED CONSTRUCTION JOINT
23 LONGITUDINAL BUTT JOINT
24 EXPANSION JOINT
25 CONCRETE APRON @ TRASH ENCLOSURE

- 26 CONCRETE PAVEMENT DRIVE-THRU LANE
27 TYPICAL HMA PAVEMENT SECTION
28 BUTT JOINT
29 CONCRETE BOLLARD
30 MULTI-LANE DIRECTIONAL GRAPHICS
31 CROSSWALK MARKINGS
32 FOUNDATION PLANTINGS
33 TYPICAL ADA RAMP & HANDRAIL
34 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
35 ROLLOVER/MOUNTABLE CURB
36 DRIVE-THRU CLEARANCE BAR
37 ENTRY DOOR FROST SLAB DETAIL
38 SCREENED REFUSE ENCLOSURE FOUNDATION
39 MENU BOARD LOOP DETECTION SYSTEM
40 MENU BOARD LOOP DETECTION SYSTEM (ISO VIEW)
41 DRIVE-THRU ORDER POINT ISLAND
42 DRIVE-THRU ISOMETRIC PLAN
43 DRIVE-THRU PLAN - FLUSH WITH FFE
44 DRIVE-THRU PLAN - 2" BELOW FFE
45 GREASE TRAP
46 PROPOSED TRANSFORMER
47 DRIVE-THRU STRIPING

- 48 MEAL DELIVERY AREA STRIPING
49 LANDSCAPE & IRRIGATION PROTECTOR
50 PROPOSED BOLLARD
51 BIKE RACK
52 LANDSCAPED AREA
53 TYPICAL LOCATION FOR OUTDOOR TABLES (SEE EQUIPMENT SCHEDULE)
54 CHICK-FIL-A PRIME SIGN (SEE SIGNAGE PACKAGE)
55 FACE-TO-FACE DRIVE-THRU CANOPY SYSTEMS

SIGN LEGEND

- 6 DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.)
6B DENOTES "\$300 FINE" R7-1101 6" X 12" (TYP.)
7A DENOTES "VAN ACCESSIBLE" D9-6P (BOLLARD MOUNTED WITH 6B)
7B DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
8 DENOTES "STOP" R1-1, 30" X 30" (TYP.)

PROJECT NOTES:

- TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON, ALONG, AND ADJACENT TO E. WILSON BRIDGE ROAD.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF WORTHINGTON STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY

SITE DATA:

- CURRENT PARCEL ID #(s): 100-002556-00 & 100-002595-00
- ZONING: C-4 (HIGHWAY & AUTOMOTIVE SERVICES)
- PROPOSED PARCEL SIZE: 91,040 SQ. FT. (2.09 ACRES)
- GROSS AREA OF SITE: 91,228 SQ. FT.
- BUILDING FLOOR AREA: 5,028 SQ. FT.
- PAVEMENT AREA: 66,302 SQ. FT.
- TOTAL IMPERVIOUS AREA (TIA): 71,330 SQ. FT.
- IMPERVIOUS RATIO (IR): 0.73

BUILDING DATA:

- BUILDING FLOOR AREA: 5,028 SQ. FT.
- NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES
- TOTAL NUMBER OF SEATS = 90
- INDOOR SEATS = 74
- OUTDOOR SEATS = 16

PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES: 79
- NUMBER OF ADA SPACES: 4
- TOTAL NUMBER OF SPACES PROVIDED: 83
- TOTAL NUMBER OF SPACES REQUIRED: 68
- TYPICAL PARKING WIDTH: 10.0'
- TYPICAL 90° PARKING LENGTH: 18.0'
- MINIMUM AISLE WIDTH: 24.0' (90°)

PARKING FORMULA:

- RESTAURANTS:
- PER CITY CODE: 1 SPACE PER 75 SQ. FT. OF GROSS FLOOR AREA.
 - BUILDING AREA = ±5,028 SQ. FT.

(5,028/75) = 68 SPACES



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

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7985 NORTH HIGH STREET, SUITE 200, COLUMBUS, OH 43235
PH: 614.291.1100
WWW.KIMLEY-HORN.COM

PRELIMINARY

CHICK-FIL-A
WORTHINGTON FSU
60 E. WILSON BRIDGE ROAD
WORTHINGTON, OH 43085

FSU# 05269

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

AGENCY # TBD

PROJECT # 190241012

PRINTED FOR 1ST

DATE 9/15/2023

DESIGN BY WDS

DRAWN BY MCS

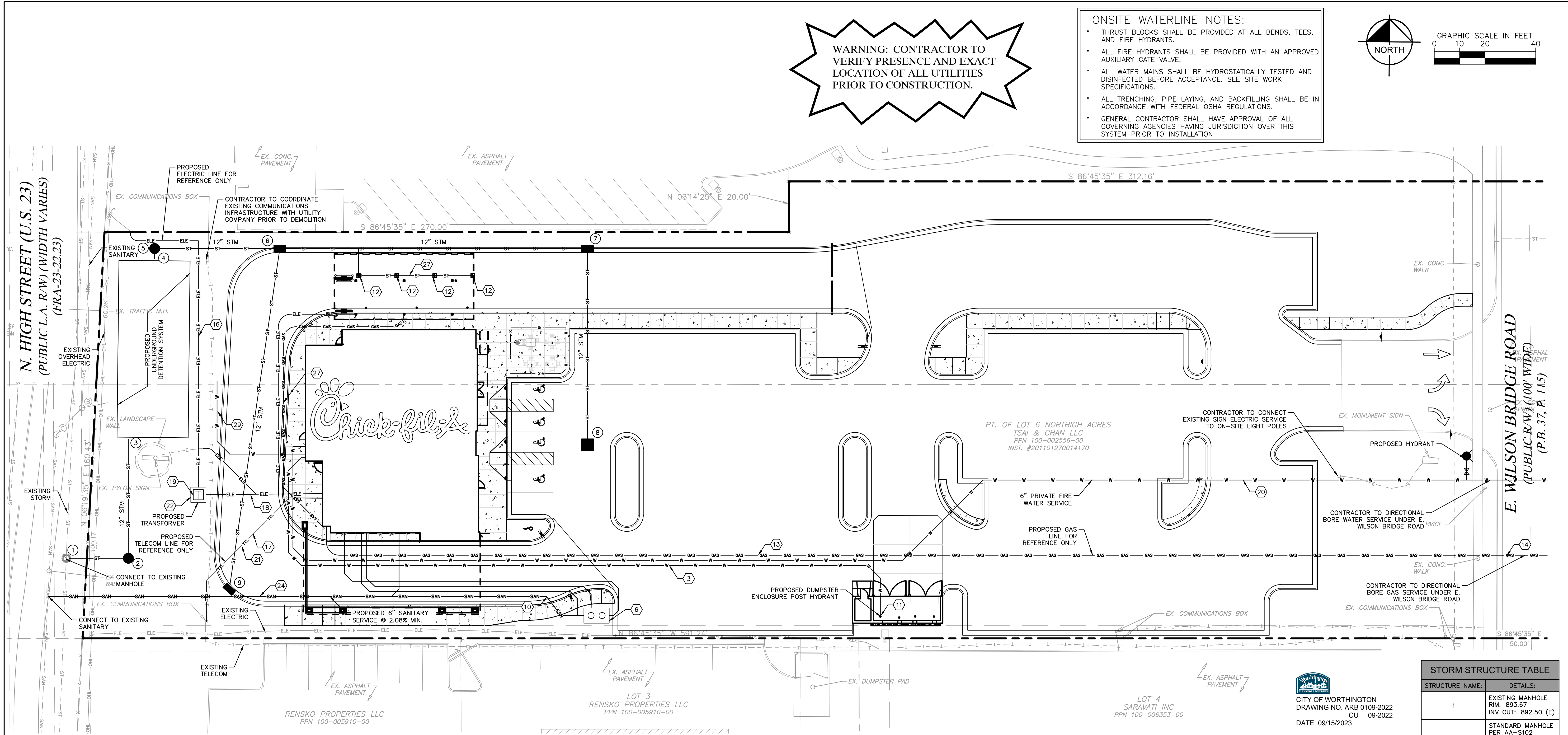
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SHEET

SITE PLAN

SHEET NUMBER

C-2.0



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NO.	DATE	DESCRIPTION

AGENCY # TBD

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PRINTED FOR 1ST

DATE 9/15/2023

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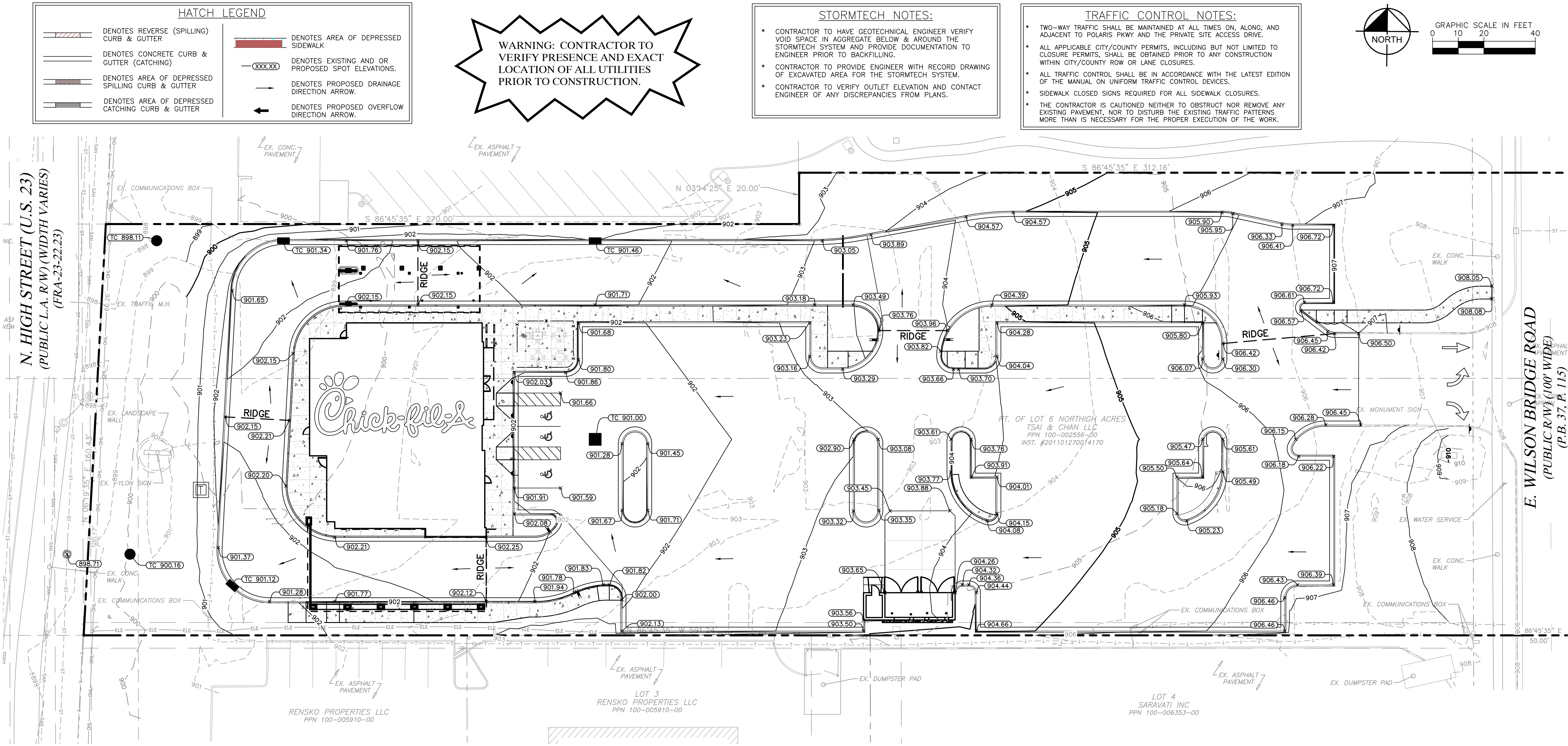
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SHEET

PLUMBING SITE PLAN

SHEET NUMBER

PS-1.0



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WORTHINGTON FSU
60 E. WILSON BRIDGE ROAD
WORTHINGTON, OH 43085

FSU# 05269

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

AGENCY #	TBD
PROJECT #	190241012
PRINTED FOR	1ST
DATE	9/15/2023

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CITY OF WORTHINGTON
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CU 09-2022
DATE 09/15/2023

GRADING PLAN

SHEET NUMBER

C-3.0



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CHICK-FIL-A

WORTHINGTON FSU

**60 E. WILSON BRIDGE ROAD
WORTHINGTON, OH 43085**

FSU# 05269






PAYMENT SCHEDULE

AGENCY #	TBD
PROJECT #	190241012
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DATE	9/06/2023
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AWN BY	MCS


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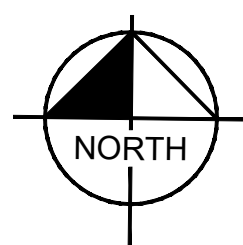
<u>PERENNIALS AND GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	EF	188	EUONYMUS FORTUNEI	WINTERCREEPER	1 GAL	18" OC
	LC	150	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL	18" OC
	NW	100	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	36" OC
	PH	127	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	3 GAL	36" OC
	RG	49	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	24" OC
	RH	36	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	18" OC

LANDSCAPE REQUIREMENTS		
PER "CODE ORDINANCES OF WORTHINGTON, OH"		
CODE	REQUIREMENTS	PROVIDED
1171.02(h) SPECIAL PARKING PROVISIONS	1 TREE PER 6,000 SF OF PAVED SURFACE 71,487 SF / 6,000 = 12 TREES	12 TREES
1171.02(h) SPECIAL PARKING PROVISIONS	1 TREE PER (6) PARKING SPACES 78 PARKING SPACES	13 TREES


SODDING LEGEND	
	<p>SOD</p> <p>GREEN VELVET TURF TYPE TALL FESCUE SOD</p>



CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

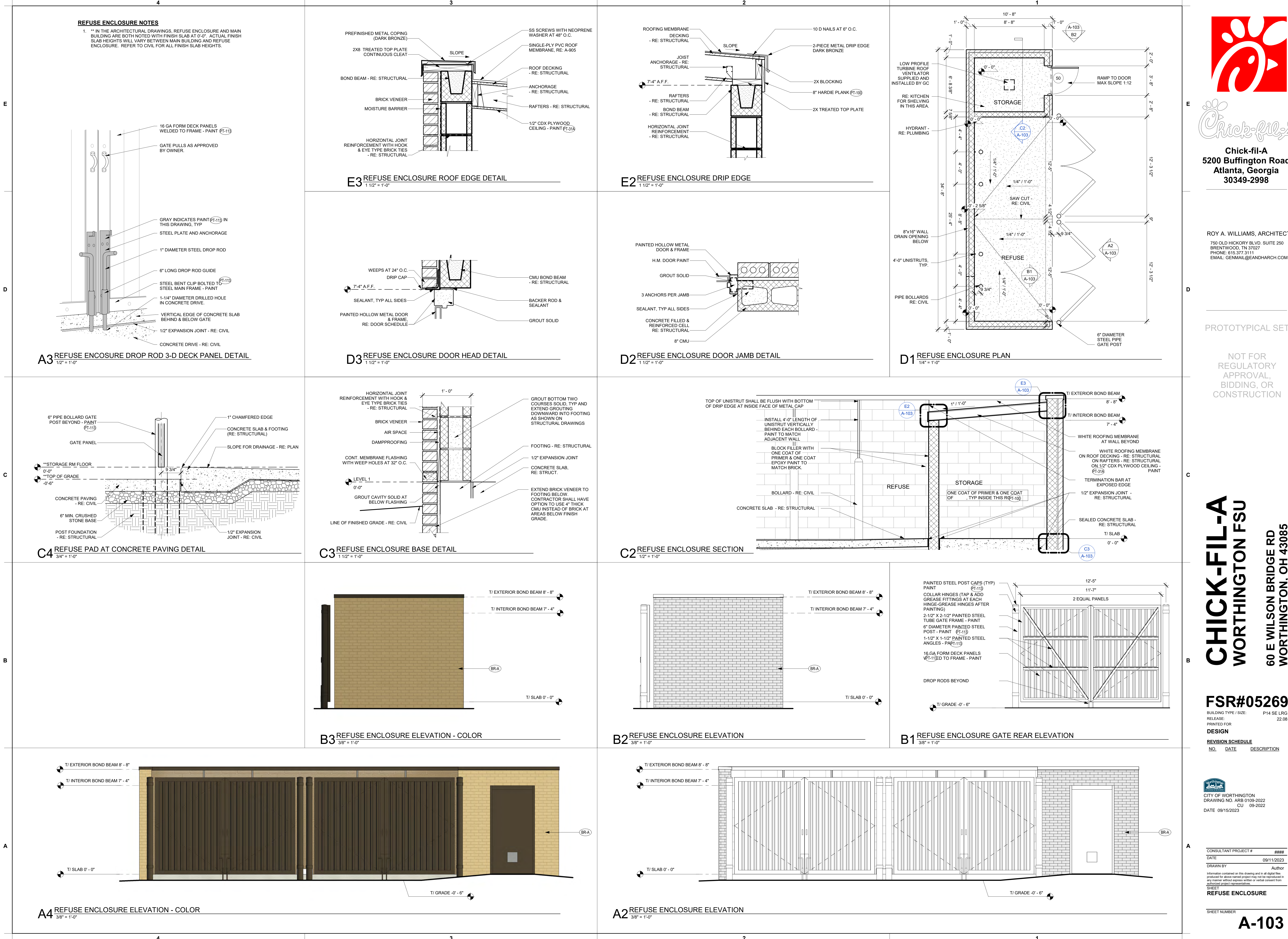


GRAPHIC SCALE IN FEET



A horizontal line with tick marks at 0, 10, 20, and 40. The segment between 0 and 10 is divided into two equal parts by a vertical line. The segment between 10 and 20 is solid black. The segment between 20 and 40 is divided into two equal parts by a vertical line. The segments from 0 to 10 and from 20 to 40 are white, while the segment from 10 to 20 is black.

9/13/2023 1:55:33 PM AutodesK Docs:/OH_05269_Worthington (Oh) FSU_2022.9_FSR05269_Worthington (Oh) FSU_ARC.rvt 10-SE-05269-A-103-REFUSE ENCLOSURE



Chick-fil-A

Chick-fil-A
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30349-2998

ROY A. WILLIAMS, ARCHITECT
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BRENTWOOD, TN 37027
PHONE: 615.377.3111
EMAIL: GENMAIL@EANDHARCH.COM

PROTOTYPICAL SET

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REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
WORTHINGTON FSU
60 E WILSON BRIDGE RD
WORTHINGTON, OH 43085

FSR#05269
BUILDING TYPE / SIZE: P14 SE LRG
RELEASE: 22-08

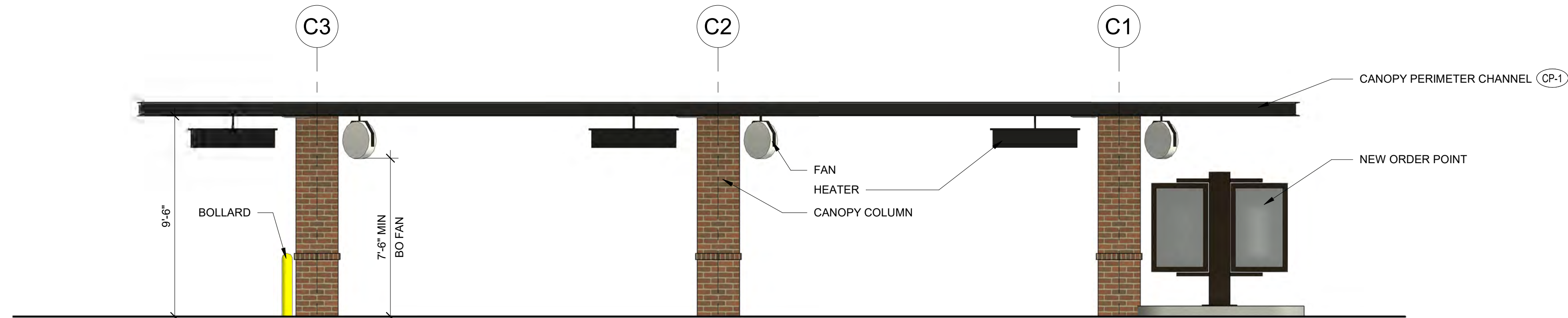
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REVISION SCHEDULE
NO. DATE DESCRIPTION

CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

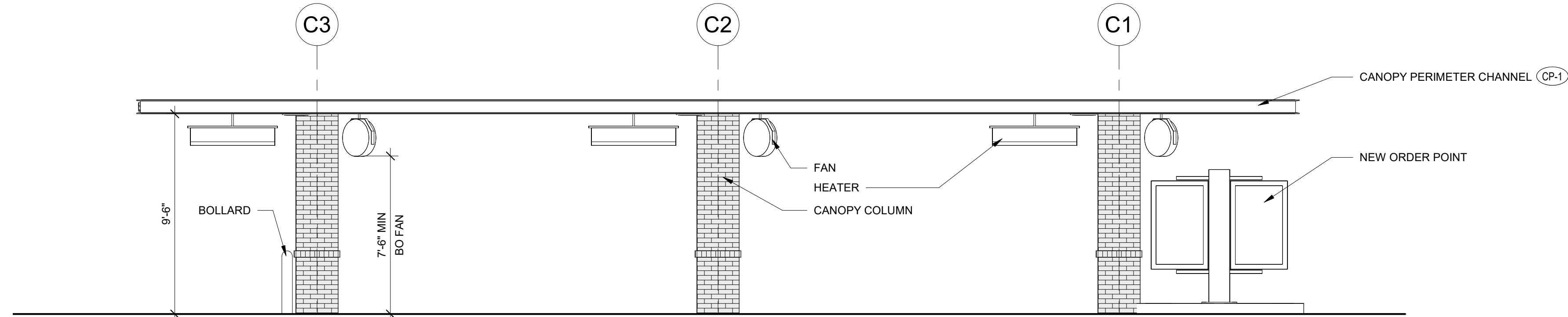
CONSULTANT PROJECT #
DATE 09/11/2023
DRAWN BY
Author
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SHEET
REFUSE ENCLOSURE

SHEET NUMBER
A-103

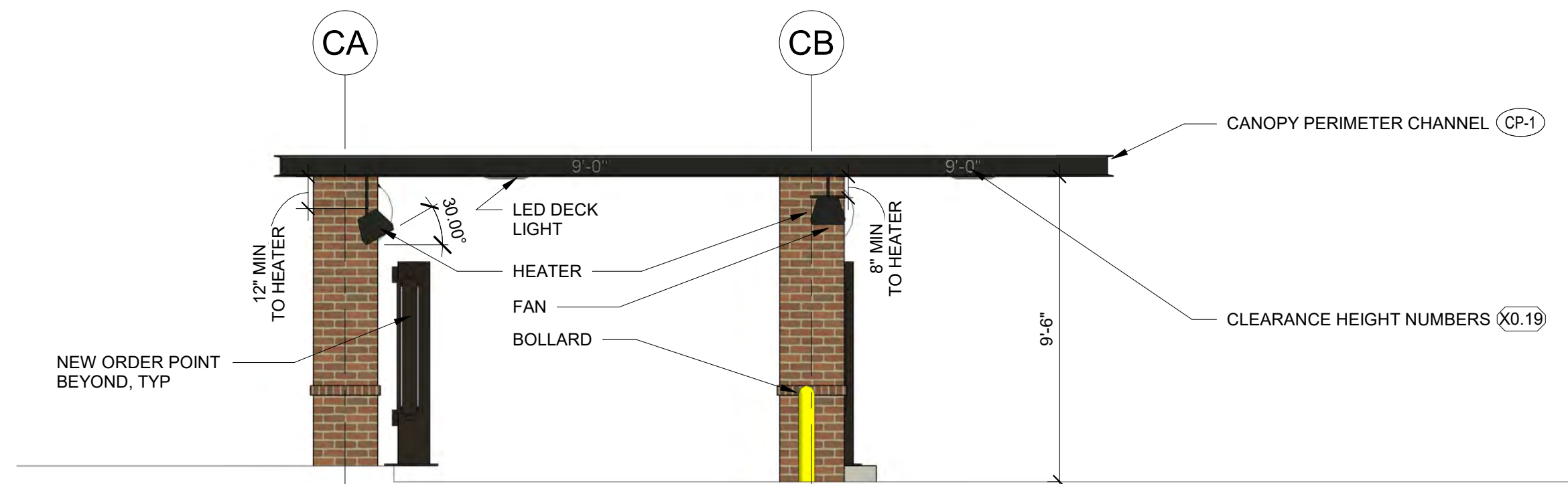
E4 SIDE ELEVATION - COLOR
1/4" = 1'-0"



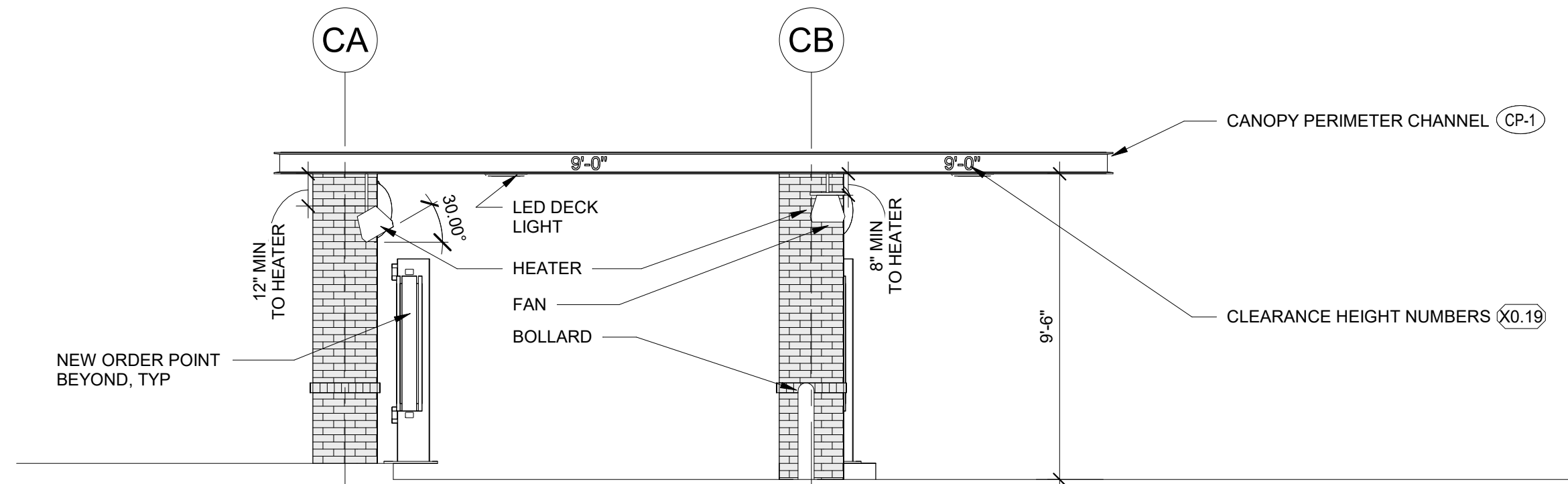
D4 SIDE ELEVATION
1/4" = 1'-0"



E2 ENTRY ELEVATION - COLOR
1/4" = 1'-0"

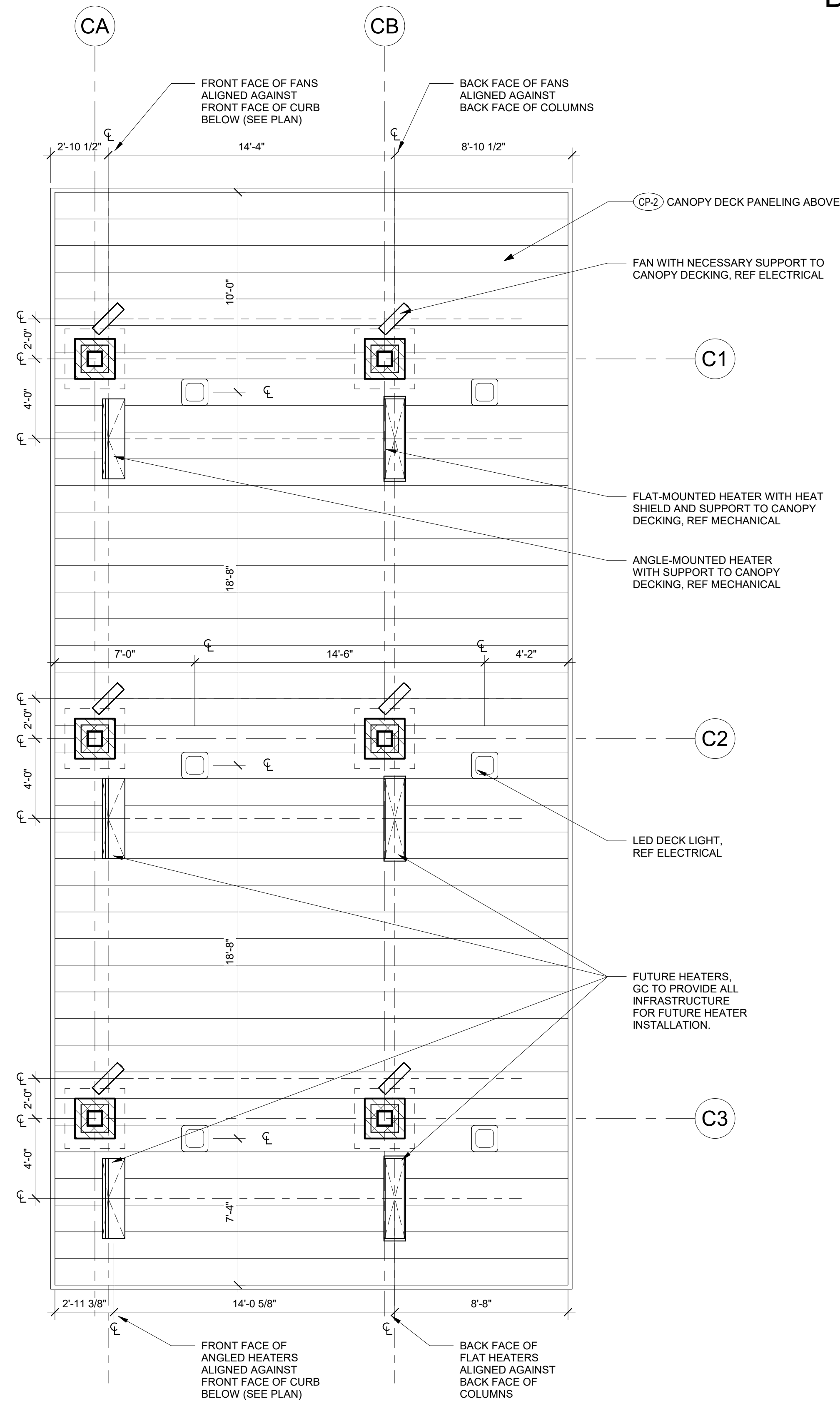


D2 ENTRY ELEVATION
1/4" = 1'-0"

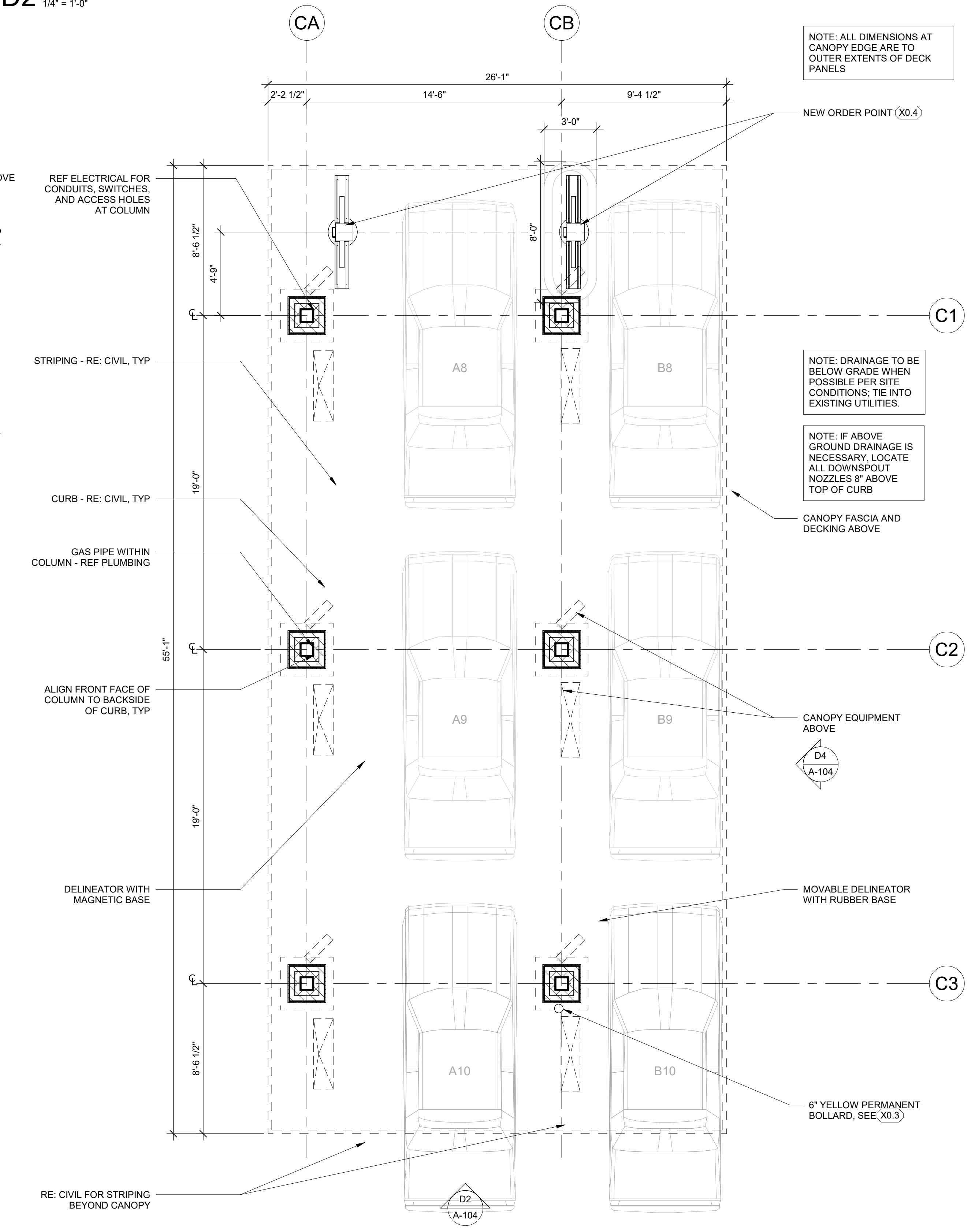


ORDER POINT EQUIPMENT SCHEDULE							
TAG	EQUIPMENT	APPLICABLE TIER			SUPPLIER	CONTACT	MANUFACTURER
		1	2	3			
X0.3	BOLLARD SLEEVE	-	X	X	GC	-	INTERSTATE PRODUCTS OR EQUAL
X0.4	C7 ORDER POINT W/O CANOPY	-	X	X	UNISTRUCTURES OR CHANDLER SIGNS	Carolyn Ward (678-974-1759) c.ward@unistructures.com OR Kristen Hamilton, Amy McCann, or Scarlett Quintero (210-349-3804) CFA@chandlersigns.com	UNISTRUCTURES OR CHANDLER SIGNS
X0.6	C7 DOUBLE CLEARANCE BAR	-	BY SITE	BY SITE	UNISTRUCTURES OR CHANDLER SIGNS	SEE X0.4	UNISTRUCTURES OR CHANDLER SIGNS
X0.19	CLEARANCE TEXT	-	X	X	LANE OR FASHION	Larry Tolbert (705-545-7615) ltolbert@lanesupplyinc.com OR Jason Holmes (785-242-8111) jholmes@fashioninc.com	LANE OR FASHION

A2 ORDER POINT CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



A1 ORDER POINT CANOPY PLAN
1/4" = 1'-0"



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PROTOTYPAL SET

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CHICK-FIL-A
WORTHINGTON FSU
60 E WILSON BRIDGE RD
WORTHINGTON, OH 43085

FSR#05269

BUILDING TYPE / SIZE: P14 SE LRG
RELEASE: CU 09-2022
PRINTED FOR: DESIGN

REVISION SCHEDULE
NO. DATE DESCRIPTION

CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

CONSULTANT PROJECT #
DATE 09/11/2023

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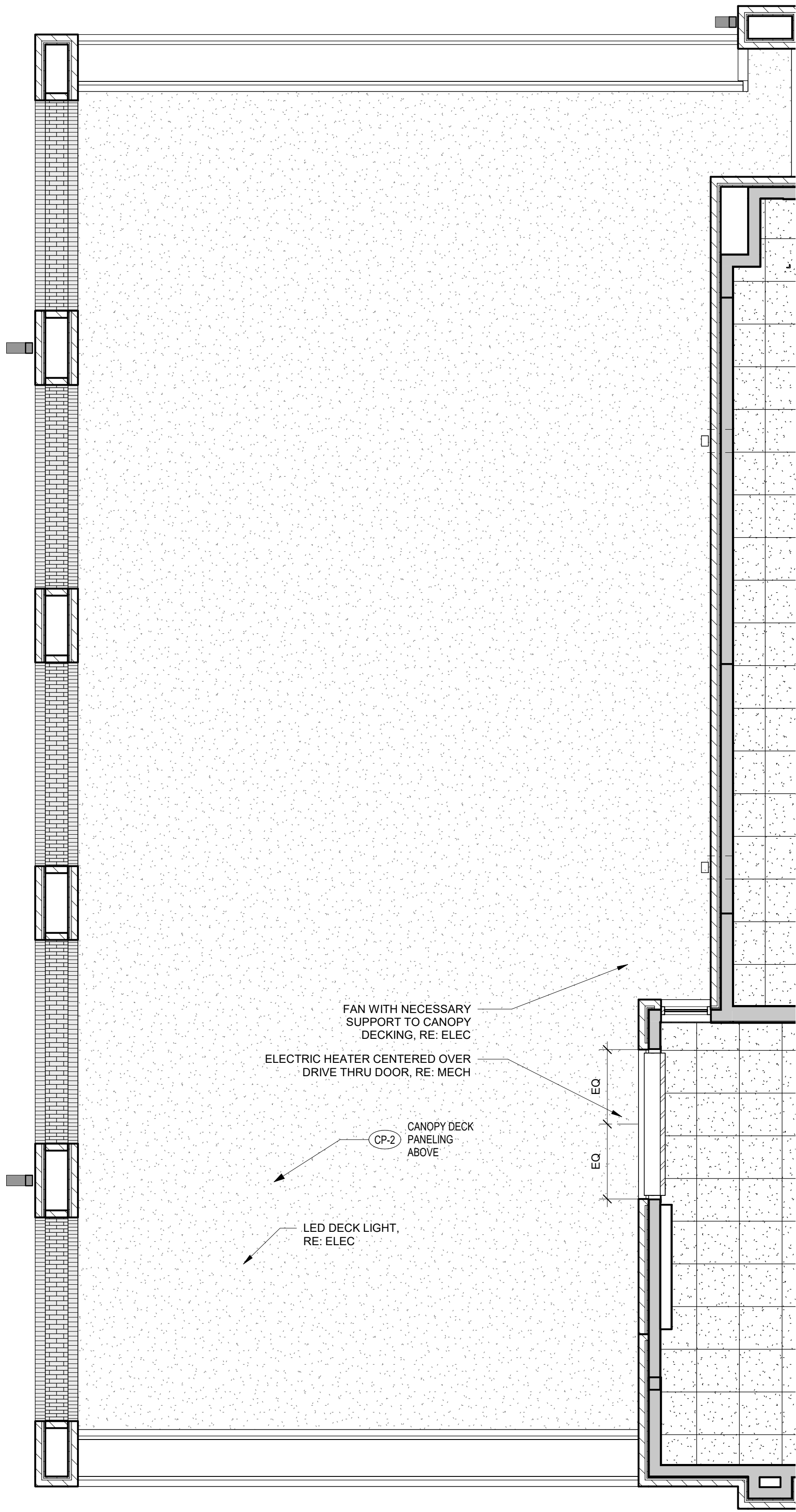
ORDER POINT CANOPY

SHEET
ORDER POINT CANOPY

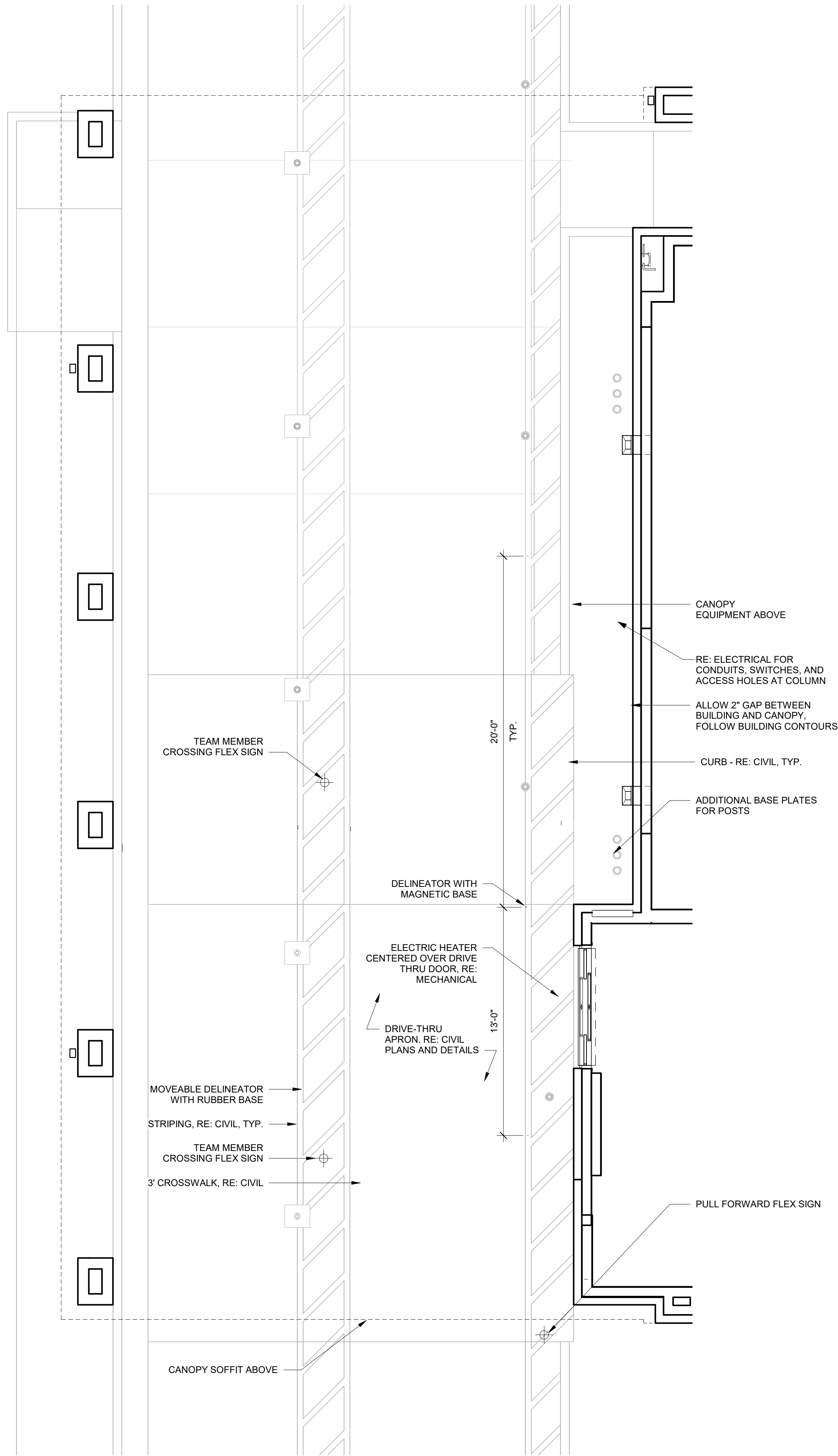
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A-104

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B4 OUTSIDE MEAL DELIVERY CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



B2 OUTSIDE MEAL DELIVERY CANOPY PLAN
1/4" = 1'-0"

CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023



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PROTOTYPICAL SET

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CHICK-FIL-A
WORTHINGTON FSU
60 E WILSON BRIDGE RD
WORTHINGTON, OH 43085

FSR#05269

BUILDING TYPE / SIZE: P14 SE LRG
RELEASE: 22-08

DESIGN

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # ###
DATE 09/11/2023

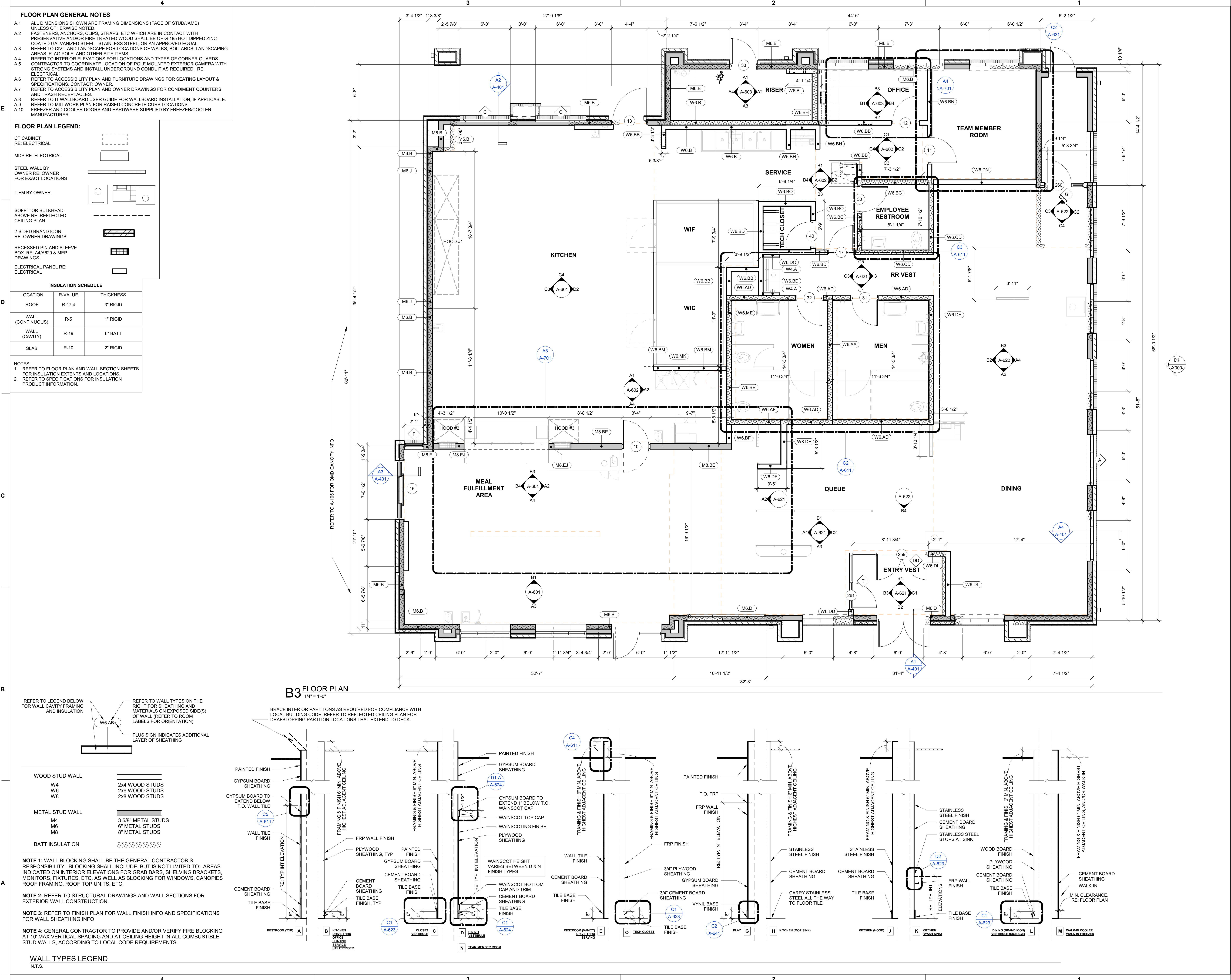
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SHEET
**OUTSIDE MEAL DELIVERY
CANOPY**

SHEET NUMBER

A-105

9/13/2023 1:57:32 PM 10-SE-05269-A-201-FLOOR PLAN





Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998


ROY A. WILLIAMS, ARCHITECT
750 OLD HICKORY BLVD, SUITE 250
BRENTWOOD, TN 37027
PHONE: 615.377.3111
EMAIL: GENMAIL@EANDHARCH.COM

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
WORTHINGTON FSU
60 E WILSON BRIDGE RD
WORTHINGTON, OH 43085

FSR#05269
BUILDING TYPE / SIZE: P14 SE LRG
RELEASE: 22-08
PRINTED FOR
DESIGN
REVISION SCHEDULE
NO. DATE DESCRIPTION


CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

CONSULTANT PROJECT #
DATE 09/11/2023
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SHEET
FLOOR PLAN
SHEET NUMBER
A-201

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4

3

2

1

E

D

C

B

A



E4 EXTERIOR ELEVATION
1/4" = 1'-0"



C4 EXTERIOR ELEVATION
1/4" = 1'-0"

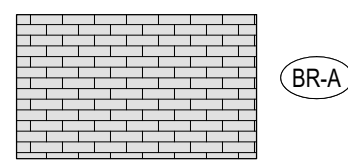
GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

CANOPY NOTES:
BUILDING MOUNTED CANOPIES - 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)
COLUMN MOUNTED CANOPIES - 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	GLEN-GERY	MODULAR	JAMESTOWN	DARK BRONZE	MORTAR: ARGOS SAN TAN / G402
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	SEE A-801 FOR GLAZING INFORMATION

LEGEND



EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR

CARD READER BY SECURITY VENDOR - RE: ELEC

SCUPPER - PT-113
SEE

DOWNSPOUT - PT-113
SEE

OIL EXTRACTION PORT ACCESS BOX

CO2 FILL BOX - RE: KITCHEN

LIGHT FIXTURE - RE: ELECTRICAL

CT CABINET - PT-113
RE: ELECTRICAL

MDP - PT-113
RE: ELECTRICAL



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FSR#05269

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CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
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CONSULTANT PROJECT #
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EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

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E

D

C

B

A

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

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

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	GLEN-GERY	MODULAR	*	JAMESTOWN	MORTAR: ARGOS SAN TAN / 0402
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE - FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	SEE A-801 FOR GLAZING INFORMATION

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

CANOPY NOTES:
BUILDING MOUNTED CANOPIES - 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)
COLUMN MOUNTED CANOPIES - 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

LEGEND

BR-A

EC-1

EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR

CARD READER BY SECURITY VENDOR - RE: ELEC

SCUPPER - PT-113
SEE

DOWNSPOUT - PT-113
SEE

OIL EXTRACTION PORT ACCESS BOX

CO2 FILL BOX - RE: KITCHEN

LIGHT FIXTURE - RE: ELECTRICAL

CT CABINET - PT-113
RE: ELECTRICAL

MDP - PT-113
RE: ELECTRICAL

Chick-fil-A
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PROTOTYPICAL SET

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CHICK-FIL-A
WORTHINGTON FSU
60 E WILSON BRIDGE RD
WORTHINGTON, OH 43085

FSR#05269

BUILDING TYPE / SIZE: P14 SE LRG
RELEASE: CU 09-2022
PRINTED FOR

DESIGN

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

CONSULTANT PROJECT #
DATE 09/11/2023

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EXTERIOR ELEVATIONS

SHEET NUMBER

A-302



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CHICK-FIL-A
WORTHINGTON FSU
60 E WILSON BRIDGE RD
WORTHINGTON, OH 43085

FSR#05269

BUILDING TYPE / SIZE: P14 SE LRG
RELEASE: 22-08

DESIGN

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

CONSULTANT PROJECT #	####
DATE	09/11/2023
DRAWN BY	Author

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SHEET
COLOR PERSPECTIVES

SHEET NUMBER

A-303



PERSPECTIVE - NORTH WEST



PERSPECTIVE - NORTH EAST



PERSPECTIVE - SOUTH WEST



PERSPECTIVE - SOUTH EAST

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10-SE-05269-A-304-EXTERIOR ELEVATIONS COLOR

E4 EXTERIOR ELEVATION
1/4" = 1'-0"



D4 EXTERIOR ELEVATION
1/4" = 1'-0"



B4 EXTERIOR ELEVATION
1/4" = 1'-0"



A4 EXTERIOR ELEVATION
1/4" = 1'-0"



FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)				JAMESTOWN	MORTAR: ARGOS SAN TAN / G402
CP-1	CANOPY METAL FASCIA	GLEN-GERY	MODULAR	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	SEE A-801 FOR GLAZING INFORMATION

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
------	-------------	-------	---------------	---------------	-------------------------------------	-------------------

CANOPY NOTES:
BUILDING MOUNTED CANOPIES
- 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)
COLUMN MOUNTED CANOPIES
- 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

EXTERIOR FINISHES



Chick-fil-A

Chick-fil-A
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PROTOTYPICAL SET

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CHICK-FIL-A
WORTHINGTON FSU
60 E WILSON BRIDGE RD
WORTHINGTON, OH 43085

FSR#05269

BUILDING TYPE / SIZE: P14 SE LRG
RELEASE: 22.08

PRINTED FOR
DESIGN

REVISION SCHEDULE
NO. DATE DESCRIPTION

CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

CONSULTANT PROJECT #
DATE 09/11/2023

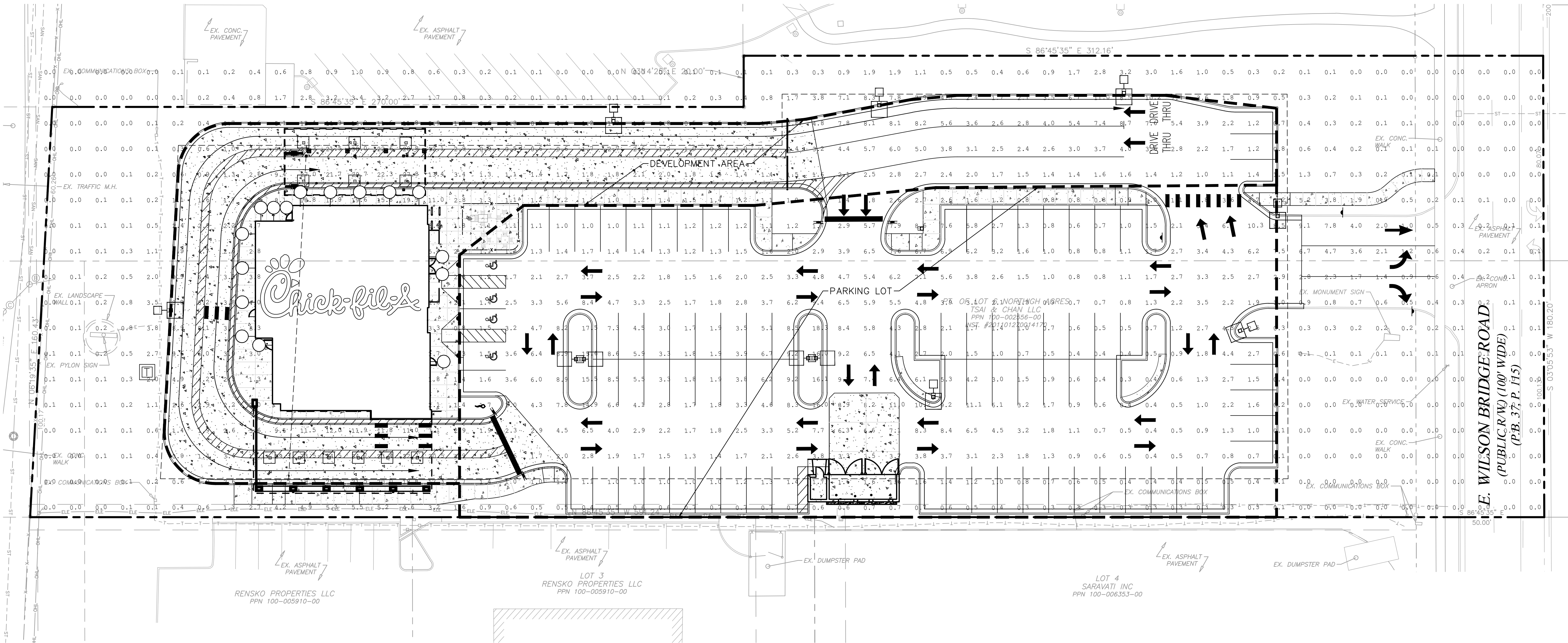
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EXTERIOR ELEVATIONS
COLOR

SHEET
SHEET NUMBER

A-304

K:\CLB_Library\10241012_Chick-fil-A_Worthington.dwg Sheet No. LAYOUT1 Saved by: jai labada Friday, September 15, 2023 1:38 PM Printed by: labada, Btl. September 15, 2023 2:47 PM



SYMBOL	TAG	MANUFACTURER	MODEL NUMBER	LLF*	QUAN TITY	MOUNTING STYLE	COLOR TEMP	LAMPS	MOUNTING HEIGHT	NOTES
	OD1	COOPER LIGHTING SOLUTIONS – LUMARK	PRV-C60-D-UNV-T4-BZ-7030	0.90	2	POLE	3000K	LED	15'-0"	CONTRACTOR TO ORDER ALL ACCESSORIES NECESSARY TO MEET THE INTENT OF THE LIGHTING SYSTEM INCLUDING MOUNTING BRACKETS, ADAPTORS AND CONTROLS. COORDINATE WITH ELECTRICAL PLANS FOR LIGHTING CONTROL. COORDINATE WITH POLE FOUNDATION DESIGNER FOR POLE TYPE.
	OD2	COOPER LIGHTING SOLUTIONS – LUMARK	PRV-C60-D-UNV-T4-BZ-7030	0.90	2	POLE	3000K	LED	15'-0"	CONTRACTOR TO ORDER ALL ACCESSORIES NECESSARY TO MEET THE INTENT OF THE LIGHTING SYSTEM INCLUDING MOUNTING BRACKETS, ADAPTORS AND CONTROLS. COORDINATE WITH ELECTRICAL PLANS FOR LIGHTING CONTROL. COORDINATE WITH POLE FOUNDATION DESIGNER FOR POLE TYPE.
	OD3	COOPER LIGHTING SOLUTIONS – LUMARK	PRV-C60-D-UNV-T3-BZ-7030	0.90	6	POLE	3000K	LED	10'-0"	CONTRACTOR TO ORDER ALL ACCESSORIES NECESSARY TO MEET THE INTENT OF THE LIGHTING SYSTEM INCLUDING MOUNTING BRACKETS, ADAPTORS AND CONTROLS. COORDINATE WITH ELECTRICAL PLANS FOR LIGHTING CONTROL. COORDINATE WITH CANOPY DESIGNER FOR MOUNTING.
	OA	PROGRESS	P5675-31	0.90	12	WALL	3000K	LED	12'-0"	CONTRACTOR TO ORDER ALL ACCESSORIES NECESSARY TO MEET THE INTENT OF THE LIGHTING SYSTEM INCLUDING MOUNTING BRACKETS, ADAPTORS AND CONTROLS. COORDINATE WITH ELECTRICAL PLANS FOR LIGHTING CONTROL. MOUNT INSIDE TRASH ENCLOSURE.
	Z1	COOPER/HALO	SLD405930WH	0.90	8	WALL	3000K	LED	10'-0"	CONTRACTOR TO ORDER ALL ACCESSORIES NECESSARY TO MEET THE INTENT OF THE LIGHTING SYSTEM INCLUDING MOUNTING BRACKETS, ADAPTORS AND CONTROLS. COORDINATE WITH ELECTRICAL PLANS FOR LIGHTING CONTROL. COORDINATE WITH CANOPY DESIGNER FOR MOUNTING.
	Z2	LSI INDUSTRIES, INC.	CRUS-SC-LW-30	0.90	12	CANOPY	3000K	LED	12'-0"	CONTRACTOR TO ORDER ALL ACCESSORIES NECESSARY TO MEET THE INTENT OF THE LIGHTING SYSTEM INCLUDING MOUNTING BRACKETS, ADAPTORS AND CONTROLS. COORDINATE WITH ELECTRICAL PLANS FOR LIGHTING CONTROL. MOUNT INSIDE TRASH ENCLOSURE.

*LIGHT LOSS FACTOR IS A MULTIPLIER THAT IS DERIVED FROM MULTIPLE FACTORS INCLUDING LAMP LUMEN DEPRECIATION (LLD), LUMINARE DIRT DEPRECIATION (LDD) AND LAMP BURNOUT (LBO). 0.9 IS USED AS TYPICAL FOR LED LUMINAIRES.

CALCULATION SUMMARY					
CALC TYPE	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	3.0	18.3	0.1	30.0	183.0
DEVELOPMENT AREA	3.1	34.7	0.0	N/A	N/A
PROPERTY AREA	2.98	34.7	0.0	N/A	N/A

OD POLES SHALL BE 13' SQUARE STRAIGHT STEEL POLES ON A 2' POLE BASE.
BUILDING MOUNTED LIGHTING TO HAVE HEIGHT OF 12'
CANOPY MOUNTED LIGHTING TO HAVE HEIGHT OF 10'



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Kimley»Horn
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7985 NORTH HIGH STREET, SUITE 200, COLUMBUS, OH 43235
PH: 614.291.1100
WWW.KIMLEY-HORN.COM

PRELIMINARY

CHICK-FIL-A
WORTHINGTON FSU
60 E. WILSON BRIDGE ROAD
WORTHINGTON, OH 43085

FSU# 05269

REVISION SCHEDULE

NO. DATE DESCRIPTION

AGENCY # TBD

PROJECT # 190241012

PRINTED FOR 1ST

DATE 9/15/2023

DESIGN BY WDS

DRAWN BY MCS

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SHEET

PHOTOMETRIC PLAN

SHEET NUMBER

E-102



CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Product Certifications



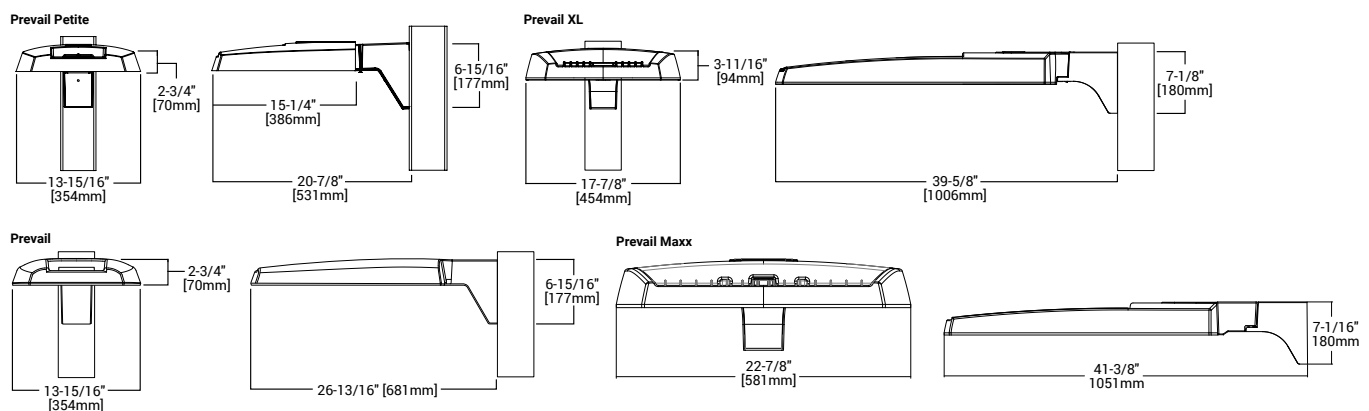
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Connected Systems

- WaveLinX




CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Color Temperature	Driver	Voltage	Distribution	Mounting	Color				
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	740 =70CRI, 4000K 727 =70CRI, 2700K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	D =Dimming (0-10V)	UNV =Universal (120-277V) H =High Voltage, 347-480V 8 =480V ⁵ 9 =347V DV =DuraVolt (277-480V) ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA = Fixed Mast Arm ²⁸ WM =QM Wall Mount Arm ADJA-WM =Adjustable Arm-Wall Mount ³⁰ ADJA =Adjustable Arm-Pole Mount ³⁰ ADJS =Adjustable Arm-Slipfitter, 3" vertical tenon ³⁰ SP2 =Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ^{28,30}	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White				
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens										
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens										
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Compliant ³ TAA-PRV-M =Prevail MaxxTAA Compliant ³	C200 =(9 LED) 48,000 Nominal Lumens C225 =(9 LED) 56,000 Nominal Lumens C250 =(9 LED) 65,000 Nominal Lumens C275 =(9 LED) 73,000 Nominal Lumens										
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}								
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ CC =Coastal Construction finish ³¹ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV/10kA UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁹ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13,22,28} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,22,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{12,13}			SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14,22} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14,22} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14,28,29} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ¹² ZD = DALI-enabled 4-PIN Twistlock Receptacle ¹² ZW-SWPD4XX =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17,22} ZW-SWPD5XX =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17,28,29} ZD-SWPD4XX = WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17,22} ZD-SWPD5XX =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17,28,29} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18,19}					PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁹ PRVXLMA-XX =Mast Arm Mounting Kit ²⁹ PRVXLWM-XX =Wall Mount Kit ²⁹ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁹ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁹ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁹ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁸ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon		MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 3" to 2-3/8" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield Kit ^{8,24} VGS-F/B = Vertical Glare Shield Kit, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield Kit, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²⁷ SWPD4-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15,16,17,22,26} SWPD5-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15,16,17,26,28,29}	
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ, or BK). 18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9). 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages. 28. Only for use with PRV-M configurations. 29. Only for use with PRV-XL configurations. 30. Fixed for PRV-M.											

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul		
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

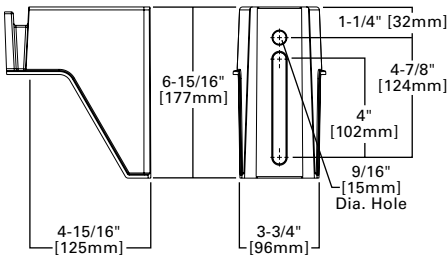
Stock Ordering Information

Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

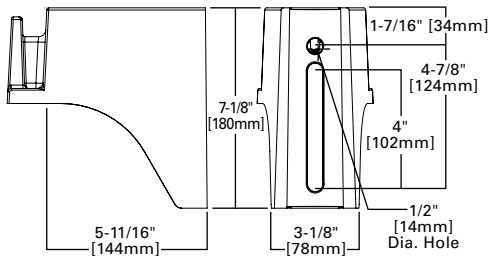
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DATE 09/15/2023PS50001EN page 2
June 28, 2023 12:47 PM

Mounting Details

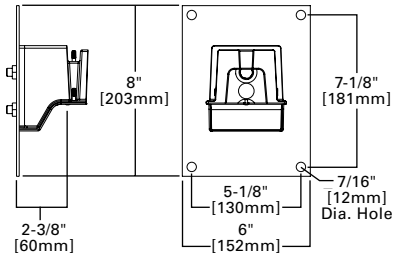
SA=QM Pole Mount Arm (PRV & PRV-P)



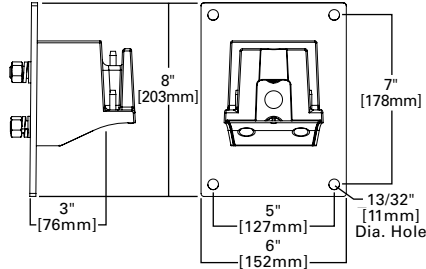
SA=QM Pole Mount Arm (PRV-XL)



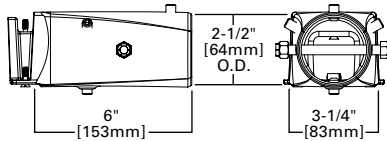
WM=QM Wall Mount Arm (PRV & PRV-P)



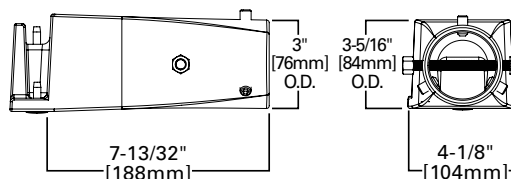
WM=QM Wall Mount Arm (PRV-XL)



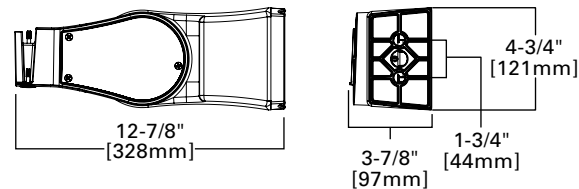
MA=QM Mast Arm (PRV & PRV-P)



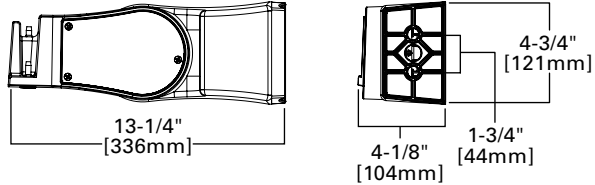
MA=QM Mast Arm (PRV-XL)



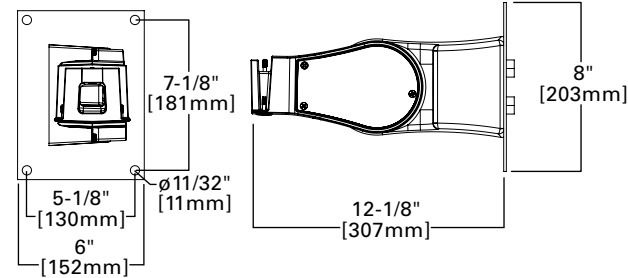
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



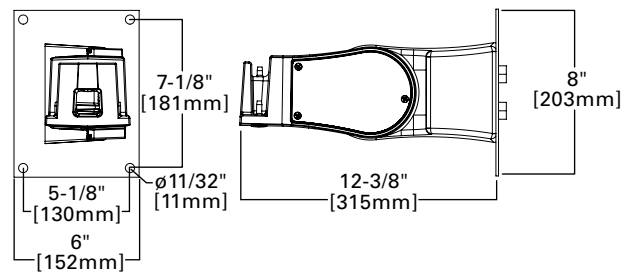
ADJA=Adjustable Arm Pole Mount (PRV-XL)



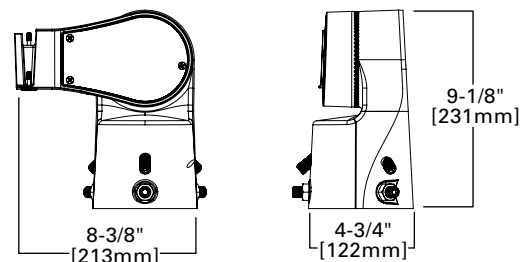
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



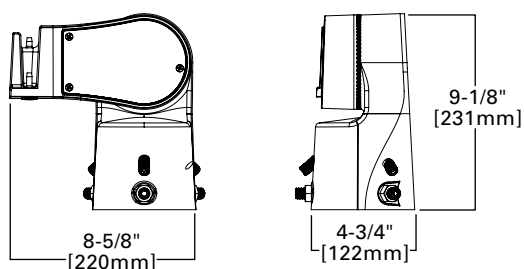
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)



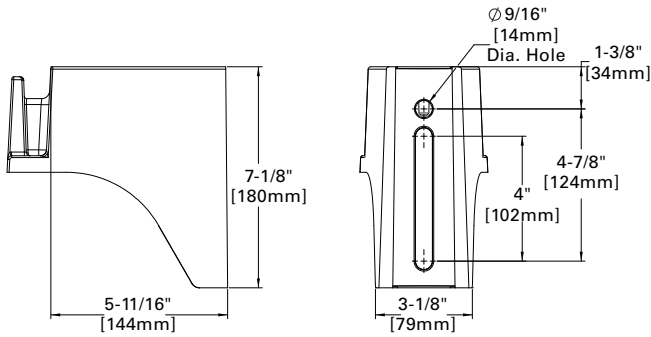
ADJS=Adjustable Slipfitter 3 (PRV-XL)



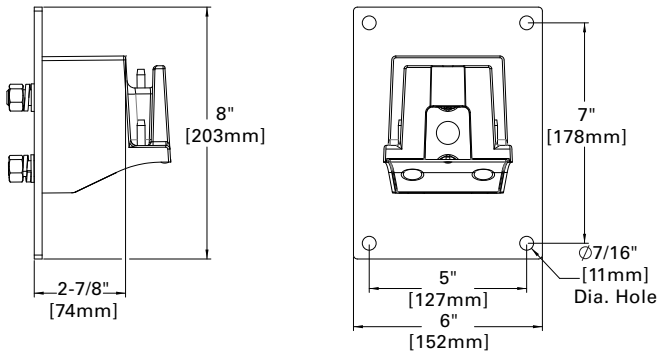
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Mounting Details

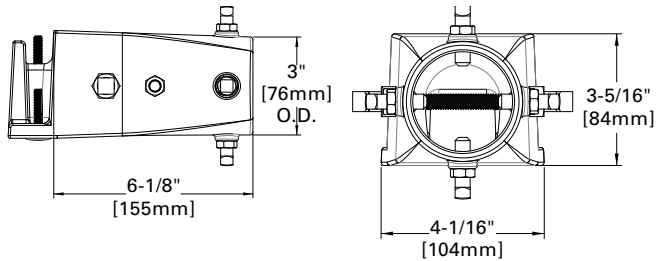
SA=QM Pole Mount Arm (PRV-M)



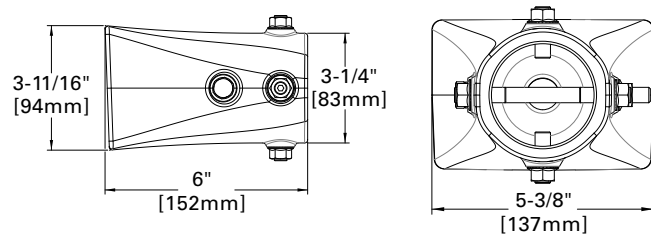
WM=QM Wall Mount Arm (PRV-M)



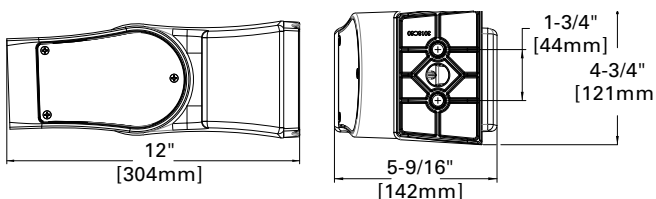
MA=QM Mast Arm (PRV-M)



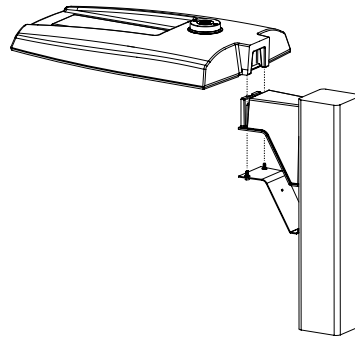
FMA=Fixed Mast Arm (PRV-M)



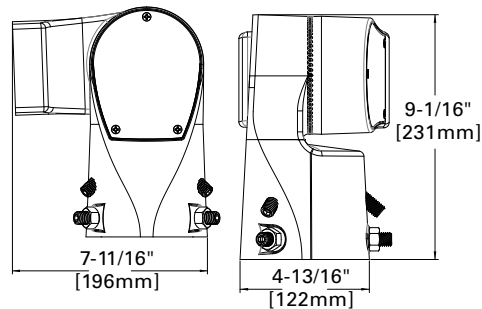
DM=Direct Pole Mount Arm (PRV-M)



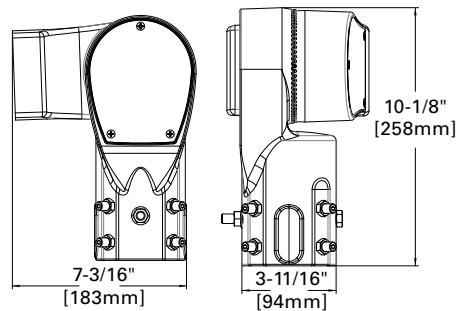
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



SP2=Adjustable Slipfitter 2-3/8" (PRV-M)


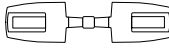
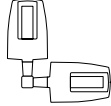
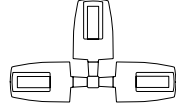
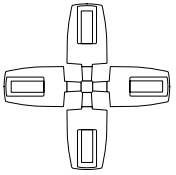


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Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

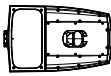
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

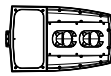
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



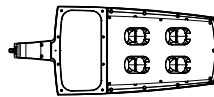
PRV-C15
(7,100 Nominal Lumens)



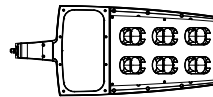
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



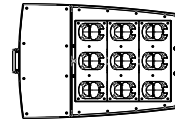
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



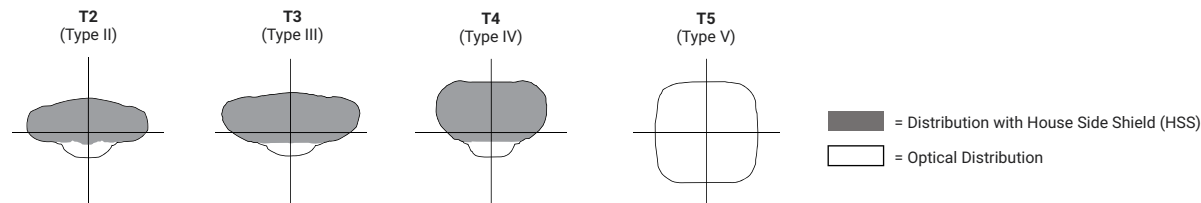
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



PRV-M-PA6X
(50,000/60,000/70,000/80,000 Nominal Lumens)



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal



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Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution ¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



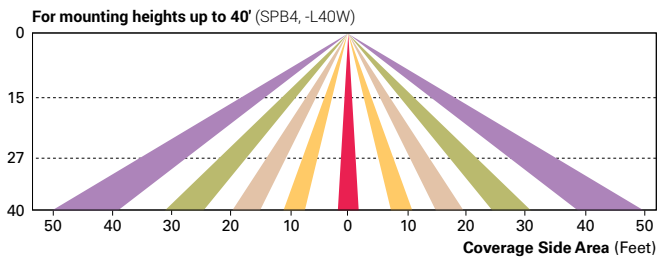
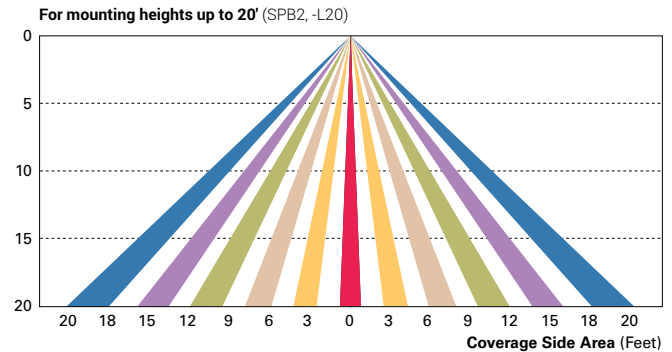
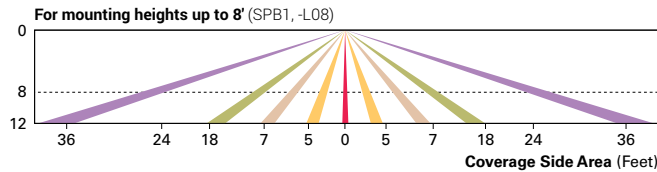
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Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

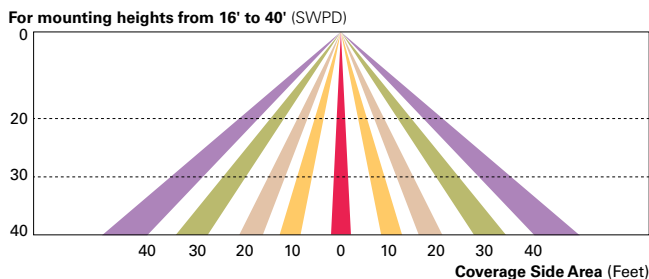
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



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LED CANOPY LIGHT - LEGACY™ (CRUS)



US & Int'l. patents pending.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5300°K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Low Wattage (LW) or Super Saver (SS).

OPTICS / DISTRIBUTION - Symmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy-efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards.

DRIVER HOUSING - Die cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Applications layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com



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Consult Factory

Class 1, Division 2 – Standard on SS & LW.

T5 Temperature Classification – The surface temperature of this product will not rise above 100°C., within a 40°C ambient.

Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below.
Please consult factory for your specific requirements.



LED CANOPY LIGHT - LEGACY™ (CRUS)

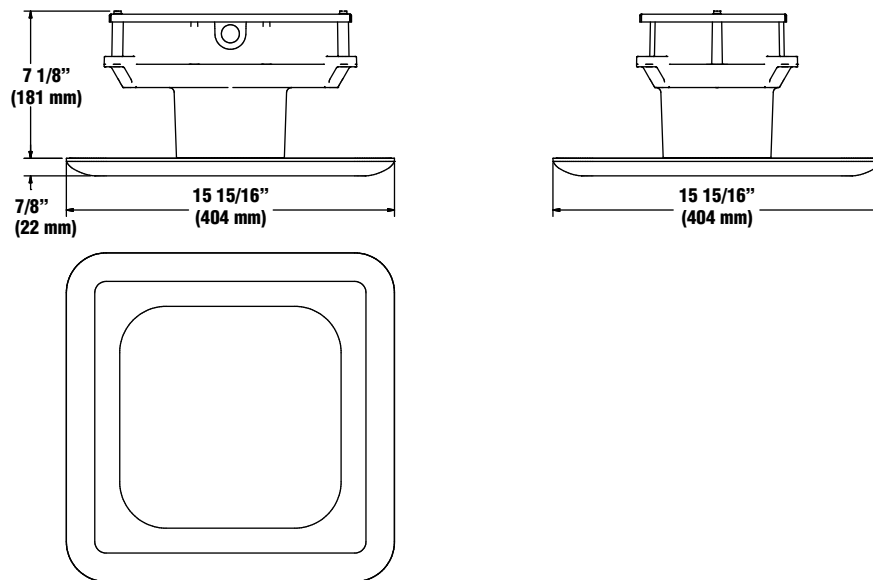
LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRUS SC LED SS CW UE WHT**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric	LED	LW - Low Watt SS - Super Saver	CW - Cool White	UE - Universal Voltage (120-277V) 347 - 347V	WHT - White BRZ - Bronze BLK - Black	None

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 2x2 Cover Panel Blank (no holes)	357282	2- Flange Kit used to mount CRU in double deck applications	
Retrofit RIC Cover Panel Blank (no holes)	354702		

DIMENSIONS



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LIGHT OUTPUT - CRUS				
		Lumens	Watts	LPW
Cool White	LW - Low Watt	10,871	88	124
	SS - Super Saver	13,554	114	119

DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD4 is designed for installation in many 3-1/2" and 4" round or octagon junction boxes. May also retrofit in 4" aperture IC and Non-IC recessed housings*. Dedicated LED wiring connector meets high-efficacy code requirement in recessed downlighting. Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

CONSTRUCTION

- Die cast aluminum trim ring and die formed aluminum frame

OPTICS

- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS

Accessories (sold separately)

SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.

- White (Paintable)
- Satin Nickel
- Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" octagon and round electrical junction boxes.
- Note:** Driver consumes 3 cubic inches of junction box.
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.
- Proprietary Slot-N-Lock quick installation system for junction box installation

- T-bracket with Slot-N-Lock mounting tabs included.

RECESSED HOUSING MOUNTING Friction Blade

- Pre-installed precision formed friction blades included
- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)

* **Note:** Not for use in recessed housings in direct contact with spray foam insulation refer to NEMA LSD 57-2013

LED

- Trilateral linear LED assembly is integrated in trim perimeter.
- Color Temperature: 2700K, 3000K, 3500K, 4000K
- CRI options: 80 and 90*
 - 90 CRI can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8
- L70 at 50,000 hours projected in accordance with TM-21

WARRANTY

Cooper Lighting Solutions provides a five year limited warranty on the SLD LED

LED CHROMATICITY

- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI C78.377-2008
- 90 CRI model features high color performance with R9 greater than 50

- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL CONNECTIONS Junction Box

- Compatible with many 3-1/2" x 2" and 4" x 1-1/2" round and octagon boxes (2-1/8" deep boxes recommended)

- Supply Wire Adapter with LED quick connector included

Recessed Housings

- LED connector is compatible with Halo 4" H995 and H245 Series LED Housings
- LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base
- The included E26 Edison screw-base adapter provides capability for retrofit*
- LED connector is a non-screwbase luminaire disconnect for tool-less installation

LED DRIVER

- Driver is a 120V input high efficiency, dimmable electronic power supply providing DC power to the LED array
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable if it should be required



SLD4058xxWH

80CRI
2700K, 3000K, 3500K,
and 4000K

SLD4059xxWH

90CRI
2700K, 3000K, 3500K,
and 4000K

4" Surface LED Downlight

Suitable for
ceiling or wall
electrical junction boxes

Suitable for
4" recessed
housing retrofit
(IC, Non-IC & AIR-TITE™)

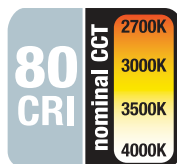
ENERGY DATA

	80 CRI	90 CRI
Lumens (4000K models)	800	710
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.10 A	0.10 A
Input Power	12.2 W	12 W
Efficiency (4000K models)	66 lm/W	59 lm/W
THD	≤ 20%	
Power Factor	≥ 0.90	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD405830WH

405 = 4" SLD
8 = >80 CRI
30 = 3000K
WH = Matte White



Refer to ENERGY STAR® Certified Products List.



Refer to ENERGY STAR® Qualified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.
Indoor LED nominal CCT of 4000K or less.



DIMMING

- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)

COMPLIANCE

- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (shower rated)
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)

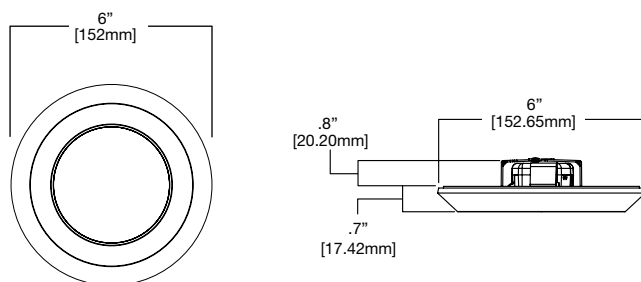
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements.
- 80 CRI: Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED luminaire.
- Can be used for International Energy Conservation Code (IECC)
- ENERGY STAR® Certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21

**SLD4058xxWH**

80CRI

**2700K, 3000K, 3500K,
and 4000K****SLD4059xxWH**

90CRI

**2700K, 3000K, 3500K,
and 4000K****4" Surface LED
Downlight****Suitable for
ceiling or wall
electrical junction boxes****Suitable for
4" recessed
housing retrofit
(IC, Non-IC & AIR-TITE™)****DIMENSIONS****ORDERING INFORMATION****SAMPLE NUMBER:** SLD405927WH SLD4TRMSN**Junction Box Installation:** Order junction box separately, as supplied by others, to complete installation.**Recessed Installation:** Order Halo recessed housing separately to complete installation.

Models	Color Rendering Index	Color Temperature (CCT)	Finish	Accessories
SLD405= 4" Surface LED Downlight, 120V <u>California non-E26 Models</u> SLD405927WH-CA SLD405930WH-CA SSLD405935WH-CA SSLD405940WH-CA	8= 80 CRI 9= 90 CRI	27= 2700K 30= 3000K 35= 3500K 40= 4000K	WH= White	Designer Trims Fit over the SLD4 for a designer finish SLD4TRMSN= 4" SLD Satin Nickel SLD4TRMTBZ= 4" SLD Tuscan Bronze SLD4TRMWH= 4" SLD White (paintable) J-Box Spacer Extension Ring Add 15/16" depth when SLD driver cannot fit into installed junction box SLD4EXT= 4" Surface LED J-Box Extender, 7.75" O.D. RAD Adapters When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling) SLD4RAD= 4" SLD Round Surface J-Box Adapter, 6.15" O.D. (For 4-inch round or octagon junction boxes) Spare Parts SLD4ACCKIT= 4" Accessory Parts Replacement Kit (Screwbase adapter, torsion springs, friction blades) SLD4BRKT= 4" Junction Box Bracket & Screws Refer to SLD Accessories specification sheet for further information.

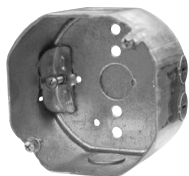


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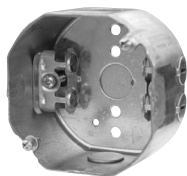
HOUSING COMPATIBILITY

The SLD4 is UL Listed in Halo recessed housings, and is UL Classified for use with any 4 inch diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 62.3 in³ in addition to those noted below:

Compatible Halo LED Housings with LED luminaire connector (high-efficacy compliant)		
HALO LED	Recessed Can Size	Catalog Number
	4"	H995ICAT, H995RICAT, H245ICAT, H245RICAT
Compatible Halo Incandescent E26 Screwbase Housings		
HALO	Recessed Can Size	Catalog Number
	4"	H99ICAT, H99TAT, H99RTAT, E4ICATSB, E4TATSB, E4RTATSB

COMPATIBLE WITH COOPER LIGHTING SOLUTIONS' CROUSE-HINDS JUNCTION BOXES

TP316
for non-metallic cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



TP317
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

- **TP316** - for non-metallic cable
- **TP317** - for metal clad cable
- UL Listed
- Refer to www.crouse-hinds.com

COMPATIBLE WITH MANY OTHER JUNCTION BOXES*

4" octagon light fixture/fan steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" octagon steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)



4" round new work non-metallic box with hanger bar assembly
4" diameter x 2-3/16" (102mm x 56mm)



4" round new work non-metallic light fixture/fan box
4" diameter x 2-3/16"
(102mm x 56mm)



3-1/2" round new work non-metallic ceiling box
3-1/2" diameter x 2-3/4"
(89mm x 70mm)



3-1/2" round old work non-metallic box
4-1/4" O.D. flange, 3-1/2" I.D. x 2-5/8"
(108mm O.D., 89mm I.D. x 67mm)



4" round surface mount box
4" diameter x 1-1/2"
(102mm x 38mm)
Requires SLD4RAD adapter

*This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Cooper Lighting Solutions makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the SLD mounting bracket in the box.



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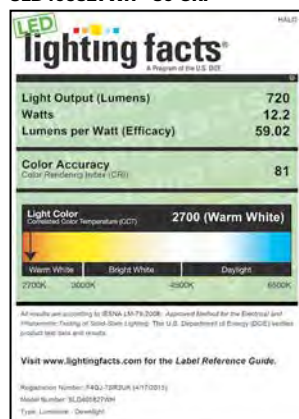
PRODUCT DATA

Cat No.	CRI	CCT	Lumens	Power (W)	LPW
SLD405827WH	81	2700	720	12.2	59
SLD405830WH	81	3000	750	12.2	61
SLD405835WH	81	3500	780	12.2	64
SLD405840WH	81	4000	800	12.2	66
SLD405927WH	92	2700	650	12	54
SLD405930WH	92	3000	670	12	56
SLD405935WH	92	3500	690	12	58
SLD405940WH	92	4000	710	12	59

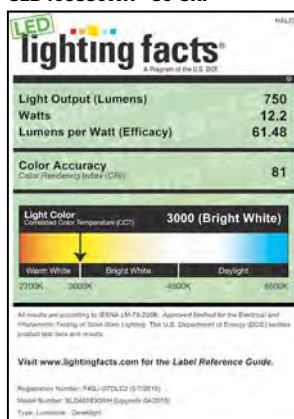
Performance values are presented as typical for the model(s) indicated. Field results may vary.

LIGHTING FACTS®

SLD405827WH - 80 CRI



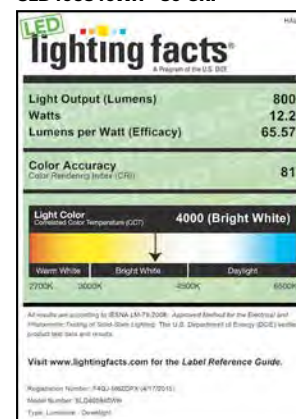
SLD405830WH - 80 CRI



SLD405835WH - 80 CRI



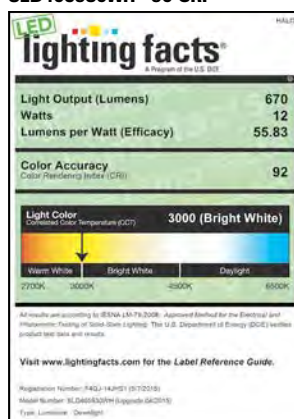
SLD405840WH - 80 CRI



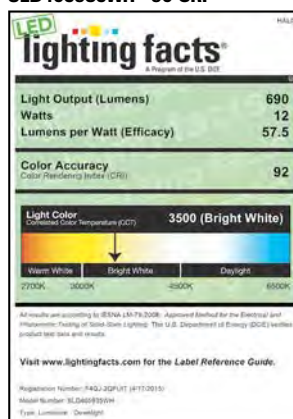
SLD405927WH - 90 CRI



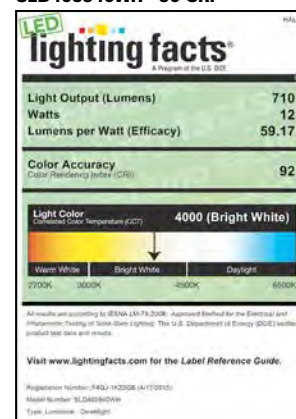
SLD405930WH - 90 CRI



SLD405935WH - 90 CRI



SLD405940WH - 90 CRI



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Cylinder

Wall Mounted • Damp Location Listed **PROGRESS LED**

Description:

5" LED up down wall cylinder - wall lantern in Black. The P5675 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits. Specify P860045 top cover lens for use in wet locations.

Specifications:

- Black finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 1,100 lumens 26 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.95 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	17 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	795/46 (LM-82) per module
Lumens/LPW (Up-Source)	795/46 (LM-82) per module
Lumens/LPW (Source)	795/46 (LM-82)
Lumens/LPW (Delivered)	1,100/26 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

P5675-31/30K



Dimensions:

Width: 5 in
Height: 14 in
Depth: 8-7/8 in
H/CTR: 8 in



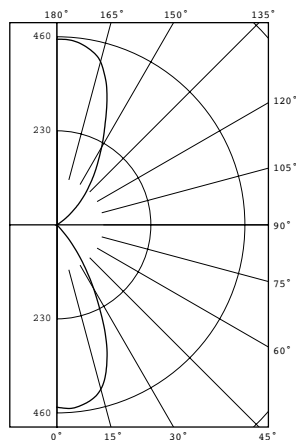
CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023

Photometrics:

ELECTRICAL DATA		P5675-31/30K
Input Voltage		120 V
Input Frequency		60 Hz
Power Factor		0.929
THD		<20%
EMI/RFI		FCC Title 47, Part 15, Class B
Operating Temperature		-30 °C to 30 °C
Dimming		Yes*
Over-voltage, over-current, short-circuit protected		
*See Dimming Notes for more information		

P5675-31/30K

LED Light Engine: 3000 K 90 CRI
 System Wattage: 17
 Fixture delivered lumens: 830
 Fixture Efficacy: 24.4
 Spacing Criteria: 0.8



Test 17.02768 Test Date 10/20/17

CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	446	
5	450	43
15	416	115
25	272	123
35	104	65
45	2	8
55	1	0
65	0	0
75	0	0
85	0	0
90	0	
95	0	0
105	1	0
115	2	2
125	17	18
135	83	64
145	167	104
155	282	130
165	413	114
175	452	43
180	454	

P5675-31/30K

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	280	33.8
0-40	346	41.7
0-60	354	42.7
0-90	354	42.7
90-120	3	0.3
90-130	21	2.5
90-150	189	22.8
90-180	476	57.3
0-180	830	100.0



Cylinder

Wall Mounted • Damp Location Listed **PROGRESS LED**

P5675-31/30K

Dimming Notes:

P5675-31/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P

Lutron_Nova NTELV-300

Lutron_Vierti VTELV-600

Lutron_Maestro MAELV-600

Lutron_spacer/system SPSELV-600

Leviton_Renoir II AWRMG-EAW

Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.




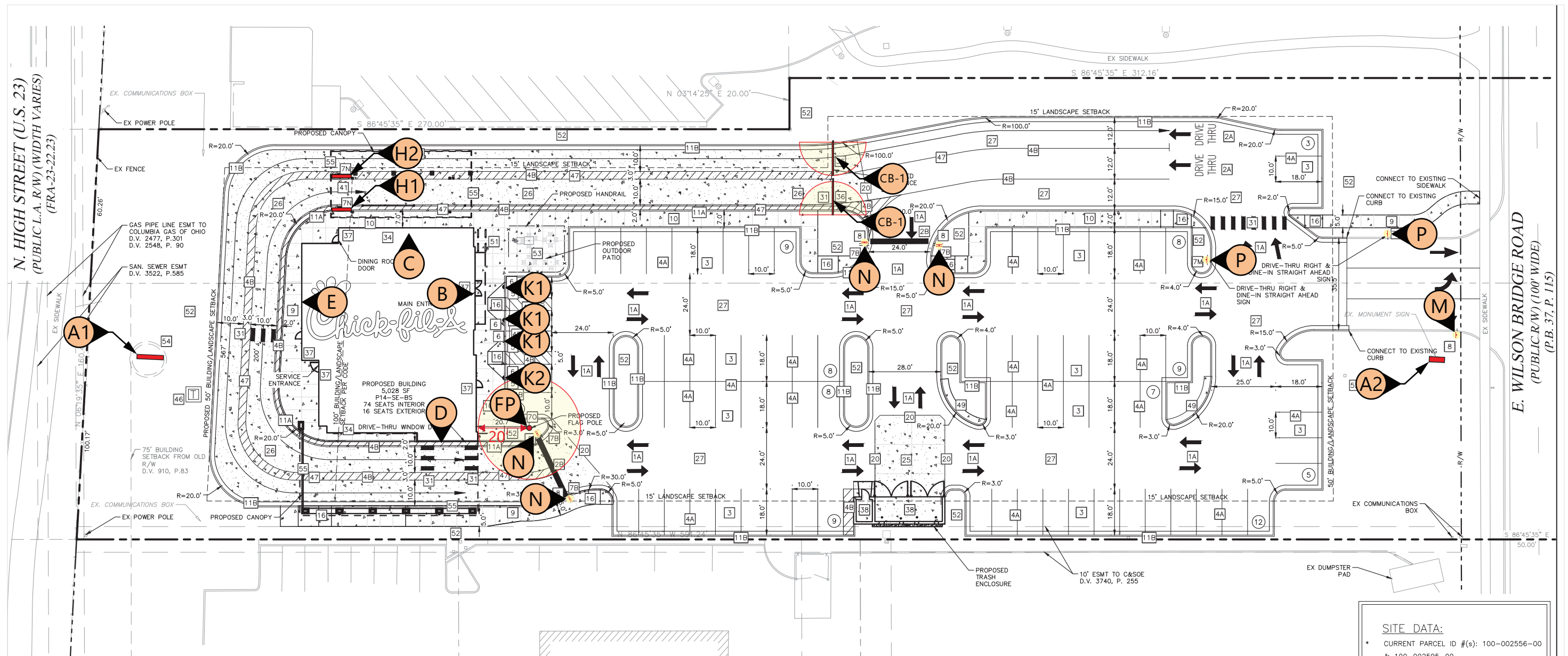
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Item	Description	Qty	Sign Area	Allowed
A1	Renovate Existing Main ID Sign	1	EXISTING	EXISTING
A2	Renovate Existing Main ID Sign	1	EXISTING	EXISTING
B	Wall Sign - Script 5.0'	1	58.75	BELOW
C	Wall Sign - Script 5.0'	1	58.75	BELOW
D	Wall Sign - Icon 6.0'	1	36.00	BELOW
E	Wall Sign - Script 5.0'	1	58.75	BELOW
Aggregate Totals			212.25	100.00

Item	Description	Qty
K1	DOT - Handicapped Parking	3
K2	DOT - Handicapped Parking (Van)	1
M	DOT - Stop	1
N	DOT - Stop / Do Not Enter	2
P	DOT - Drive Thru Dine In with arrows	2
H1-H2	Menu Board (Lane 1 and 2)	2
CB-1	Clearance Bar (single) 13.00'	2
FP	Flag pole (50')	1




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SITE PLAN

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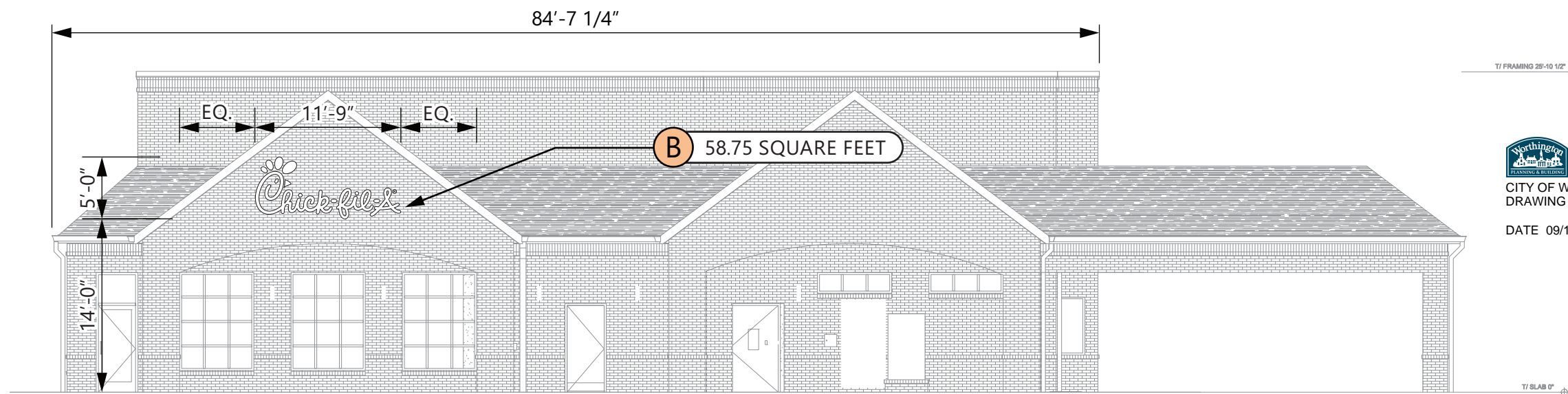
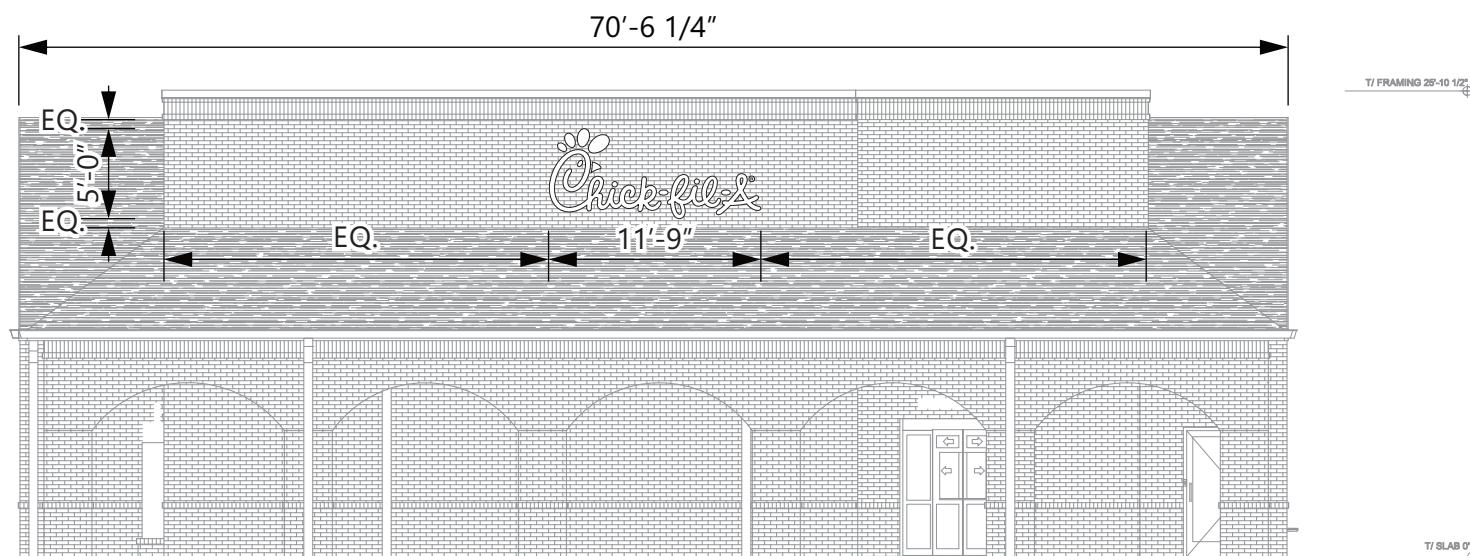
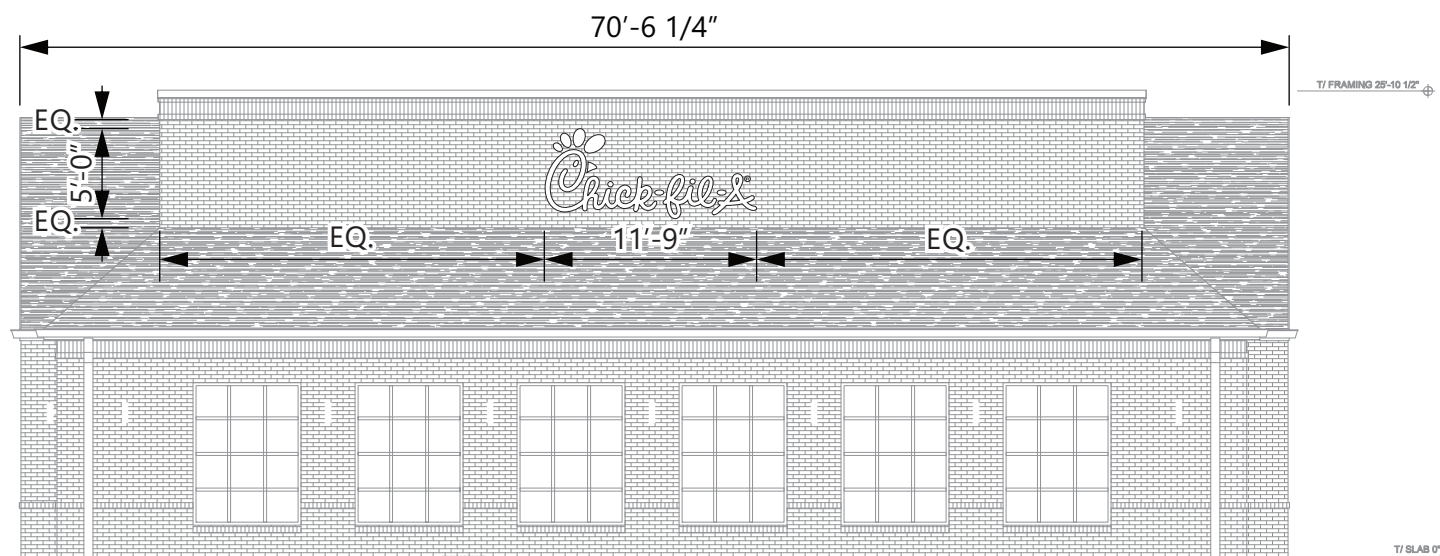
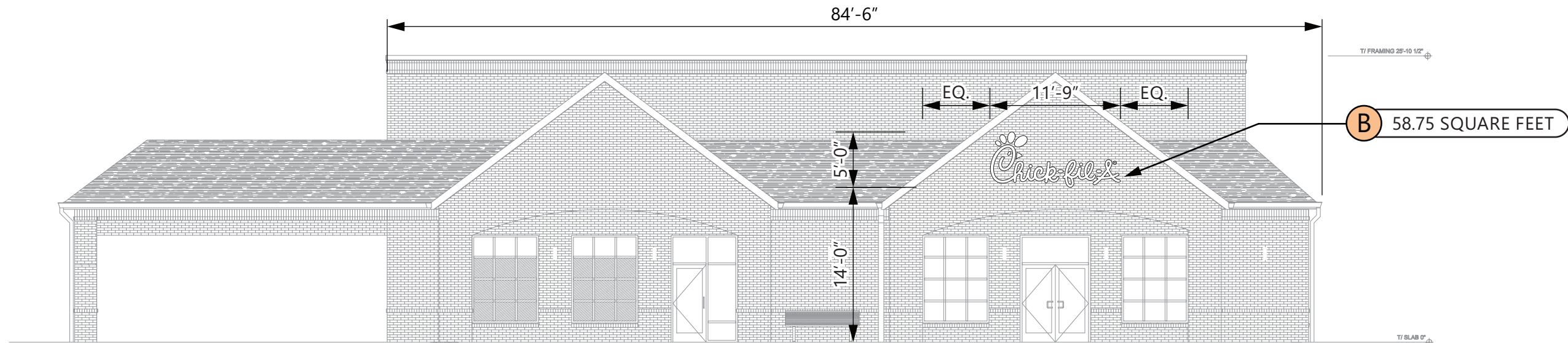
ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 23, 2022
REVISION DATE September 15, 2023

STORE NUMBER	STORE ADDRESS
L05269	Chick-fil-A at Worthington, OH 60 E. Wilson Bridge Road Worthington, OH 43085

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SITE
PLAN



ELEVATIONS

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



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ELEVATIONS

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BUILDING
ELEVATIONS



CITY OF WORTHINGTON
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CU 09-2022
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SPECIFICATIONS

- RENOVATE EXISTING SIGN WITH THE FOLLOWING:
- REPLACE FACES IN BOTH CABINETS ON BOTH SIDES
- REPAINT CABINETS AND POLES
- REPLACE INTERIOR LIGHTING WITH LED'S
- UPPER CABINET FACES ARE WHITE acrylic FACE DECORATED WITH VINYL FILM GRAPHICS.



3M #3630-53 TRANSLUCENT CARDINAL RED



WHITE FLEX
7328 WHITE ACRYLIC



MATTHEWS #74155 DARK BRONZE



BEFORE



AFTER



ELEVATION
SCALE - 1/2" = 1'- 0"



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RENOVATE EXISTING SIGN

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LOCATION
A1

SPECIFICATIONS

- RENOVATE EXISTING SIGN WITH THE FOLLOWING:
- REPLACE FACES IN BOTH CABINETS ON BOTH SIDES
- REPAINT CABINET
- REPLACE INTERIOR LIGHTING WITH LED'S



3M #3630-53 TRANSLUCENT CARDINAL RED



WHITE FLEX
7328 WHITE ACRYLIC



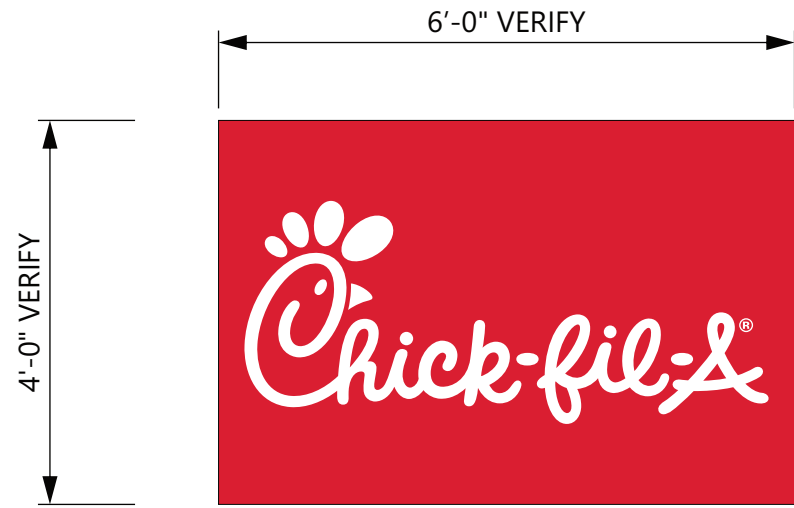
MATTHEWS #74155 DARK BRONZE



BEFORE



AFTER



ELEVATION
SCALE - 1/2" = 1'- 0"



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RENOVATE EXISTING SIGN

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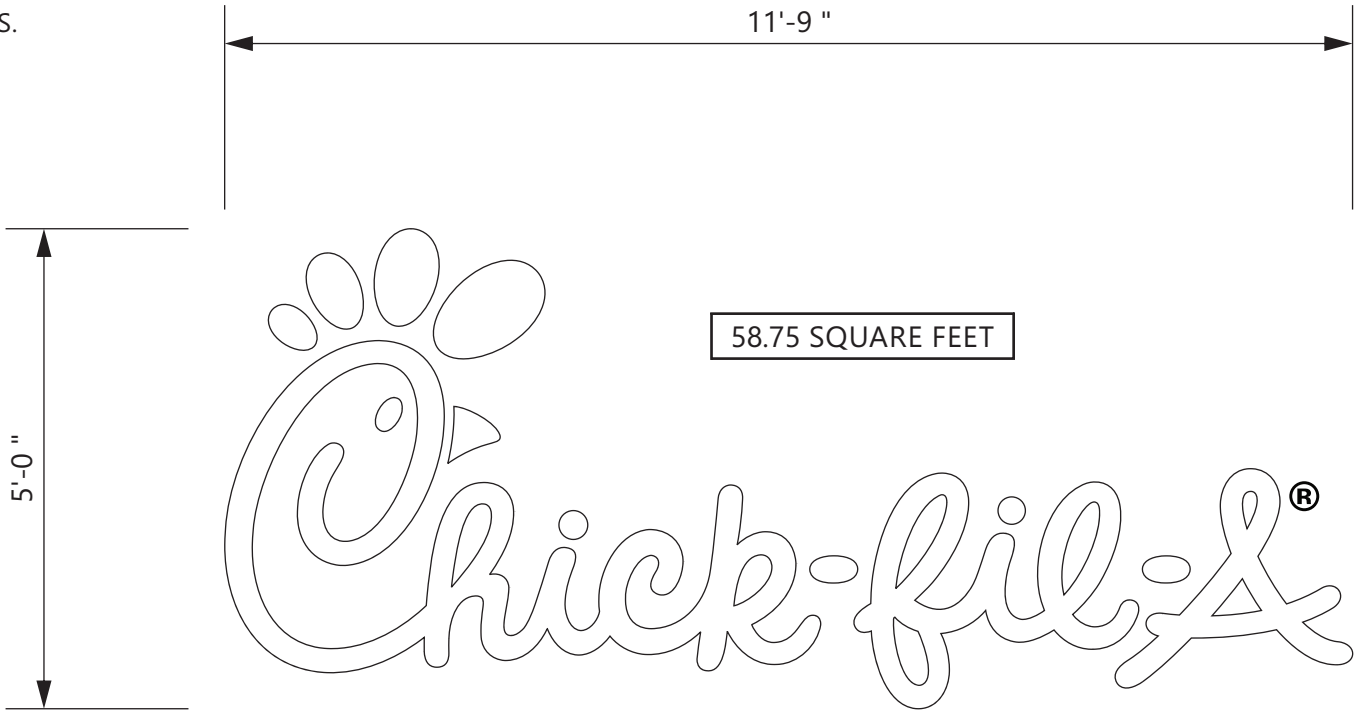
CITY OF WORTHINGTON
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CU 09-2022
DATE 09/15/2023

LOCATION
A2

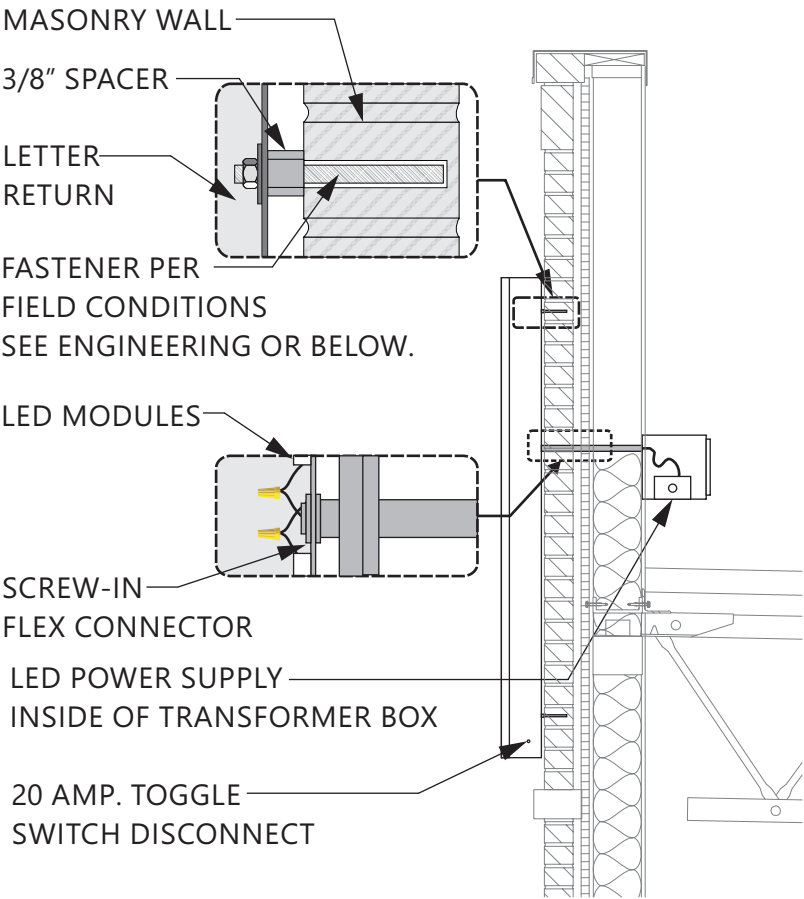
SPECIFICATIONS

CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

- WHITE ACRYLIC
- 1" WHITE JEWELITE TRIMCAP
- WHITE RETURNS
- WHITE LED'S




ELEVATION
SCALE - 1/2" = 1'- 0"




FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

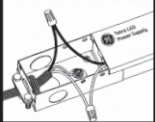
CROSS-SECTION
SCALE - 1/2" = 1'- 0"



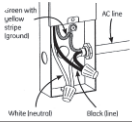
CHANNEL LETTERS (WHITE ILLUMINATION)



LED's
JTSL065W-0.5 WHITE LED
POWER SUPPLY
BL-120-12-60 POWER SUPPLY




WET LOCATION



CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

Connect with yellow stripe (ground) AC line White line/earth Black line

THIS SIGN IS ITENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



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LED-ILLUMINATED
CHANNEL LETTERS

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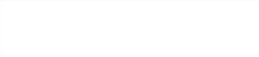
LOCATION
B,C,E

SPECIFICATIONS

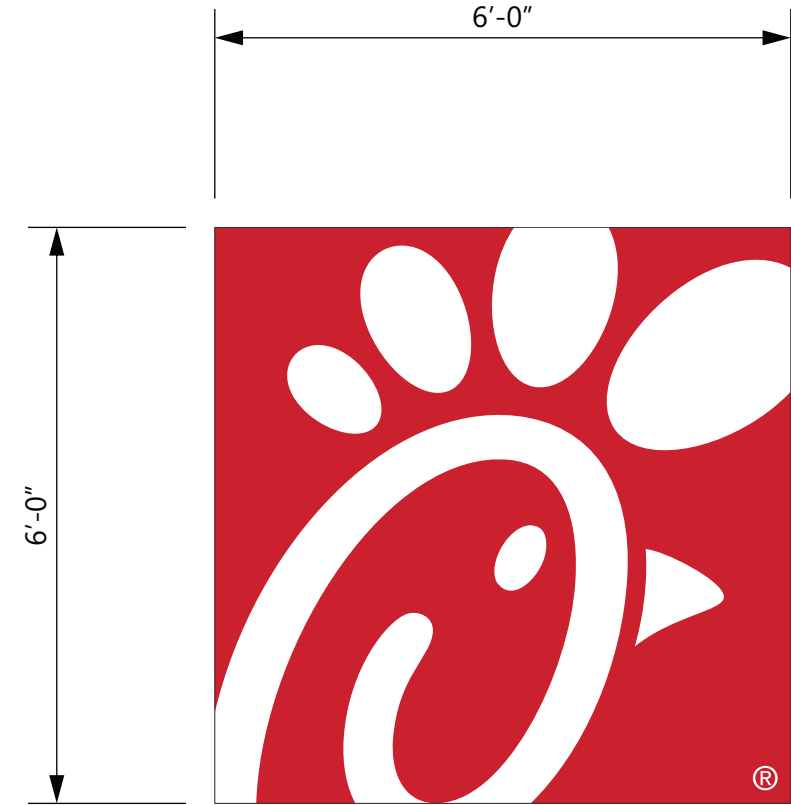
CABINET
ALUMINUM CABINET HAS EXTRUDED ALUMINUM
FACES
FLEX FACES DECORATED WITH TRANSLUCENT VINYL
FILM ON SURFACE OF ACRYLIC.
INTERNALLY ILLUMINATED WITH WHITE LED 6500K LIGHTS.
DISCONNECT SWITCH AS REQUIRED PER NEC.



FACES
3M #3630-53 CARDINAL
RED TRANSLUCENT VINYL
CABINET
GENESIS M SINGLE STAGE
(G2-SERIES) RED #48247

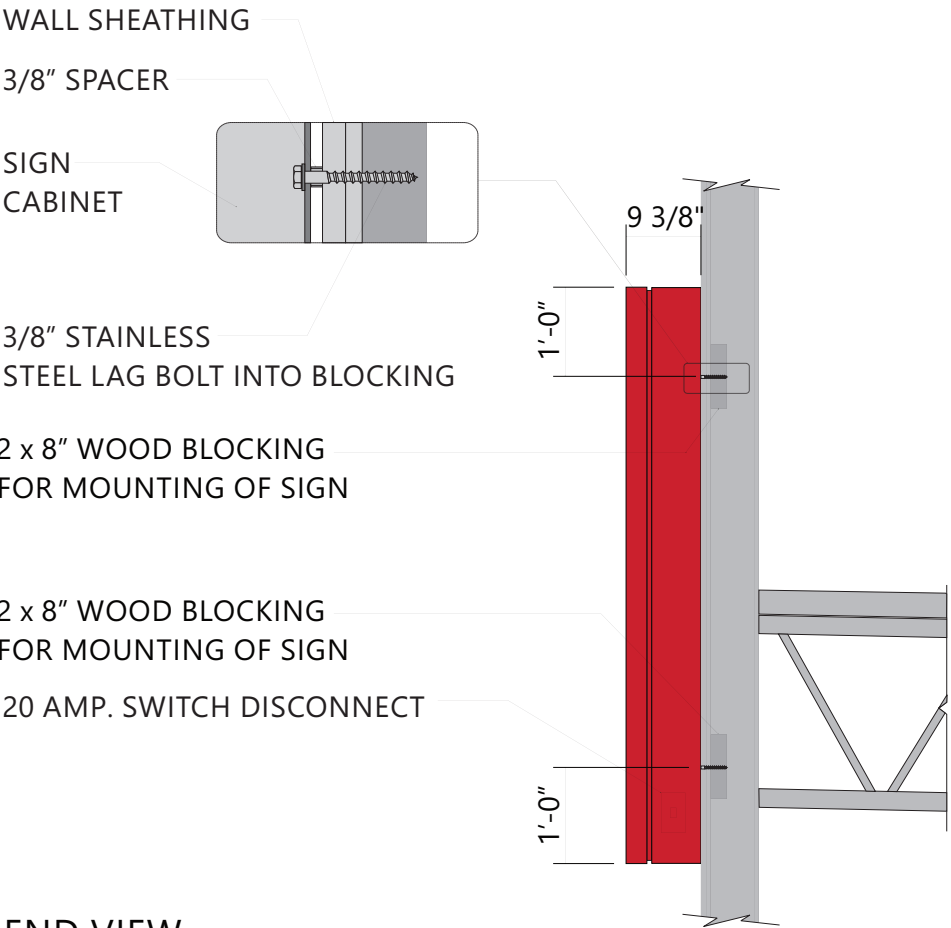


3M PANOGRAPHIC III FLEX FACE



ELEVATION
SCALE - 1/2" = 1'- 0"

36.00 SQUARE FEET



END VIEW
SCALE - 1/2" = 1'- 0"

SINGLE FACED CABINET

WET LOCATION

LED's
GEWHSPS3 - 71K - SINGLED SID
POWER SUPPLY
GEPST2 - 12V POWER SUPPLY

CONNECT THE AC LINE TO THE
BLACK (LINE) AND WHITE
(NEUTRAL) INPUT WIRES OF THE
POWER SUPPLY USING 18-14 AWG
TWIST ON WIRE CONNECTORS.
GROUND POWER SUPPLY GREEN
WIRE TO GROUNDING SCREW.
REPLACE JUNCTION BOX COVER.

AC line
White (neutral)
Black (line)

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WALL SIGN

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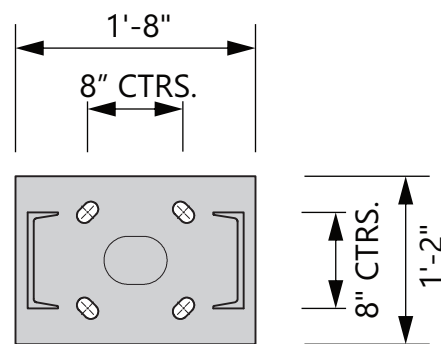
STORE NUMBER	STORE ADDRESS
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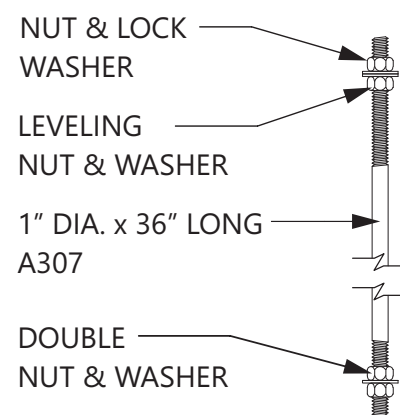
LOCATION
D

MENU BOARDS FURNISHED
BY COATES GROUP AND
INSTALLED BY HONOR BUILT
MENU BOARD COLUMN AND FRAMING
FURNISHED AND INSTALLED BY
PATTISON SIGN GROUP
ANCHOR CAGES AND FOOTINGS
FURNISHED AND INSTALLED BY
CLAYTON SIGNS

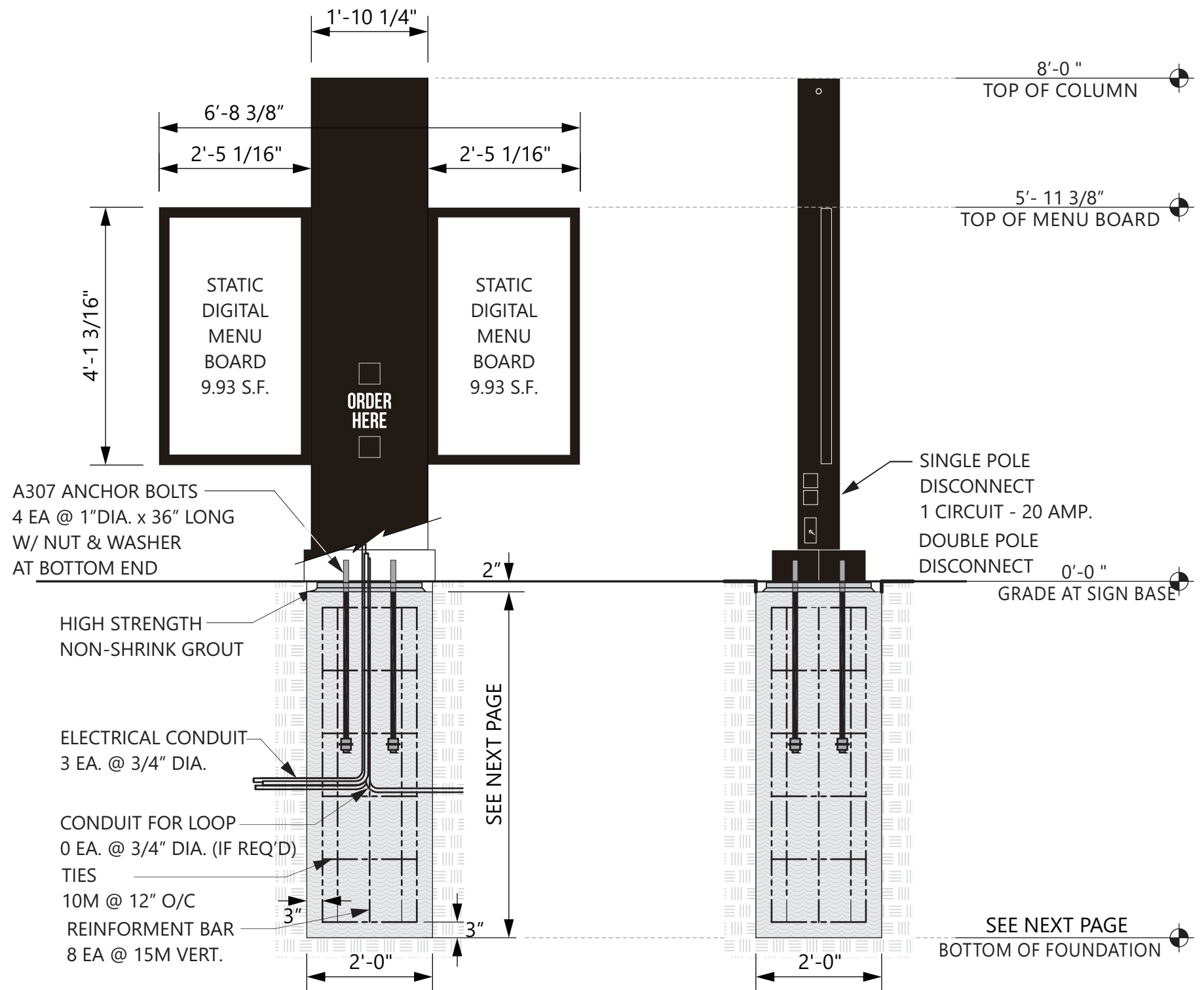
WHITE REFLECTIVE VINYL FILM



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

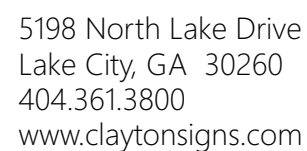
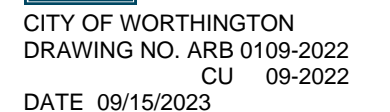


NOT TO SCALE



SCALE - 1/2" = 1'- 0"

SCALE - 1/2" = 1'-0"



DRAWING FILE - CFA - WORTHINGTON, OH SIGNAGE.CDR

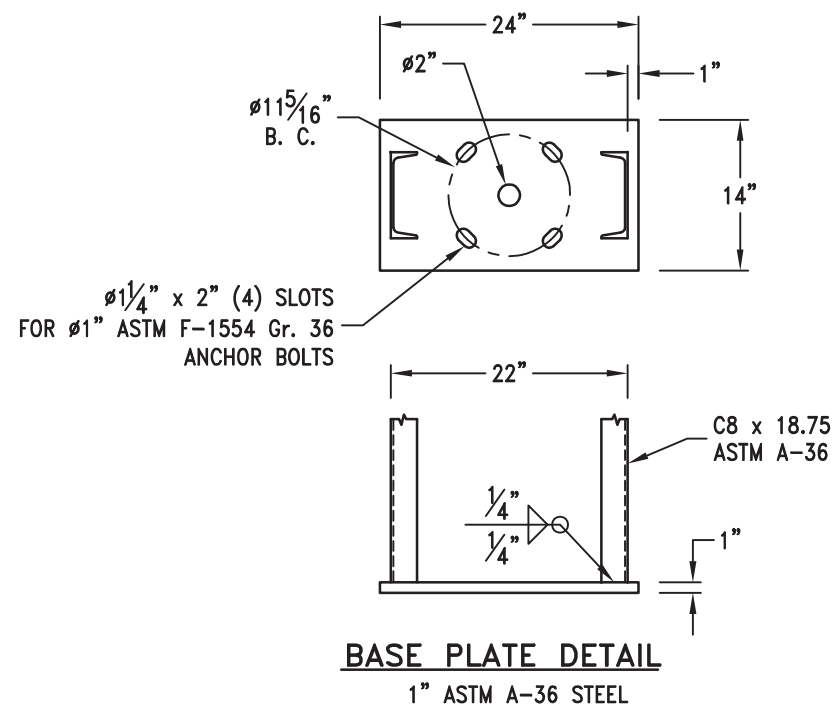
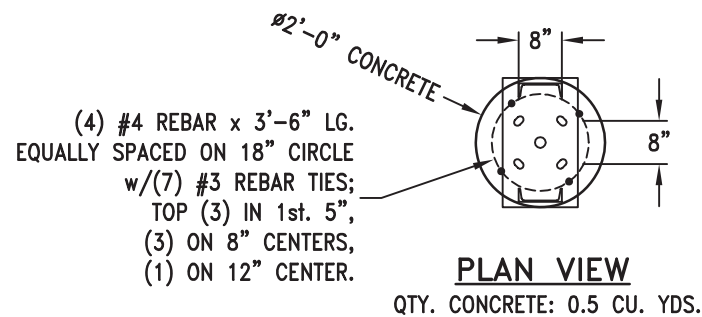
DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	August 23, 2022
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STORE NUMBER	STORE ADDRESS
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LOCATION
H1/H2

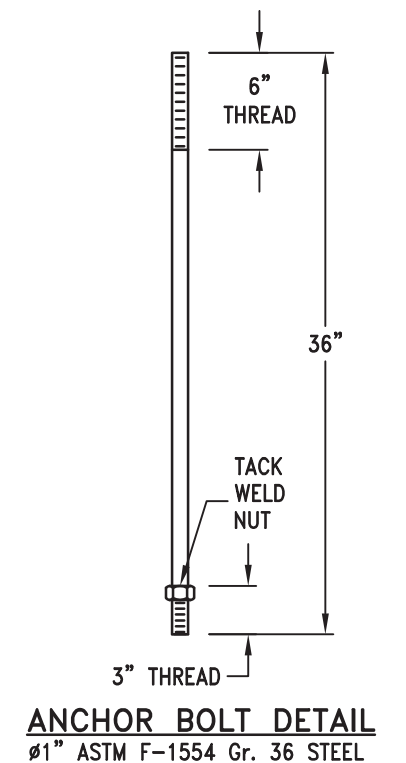
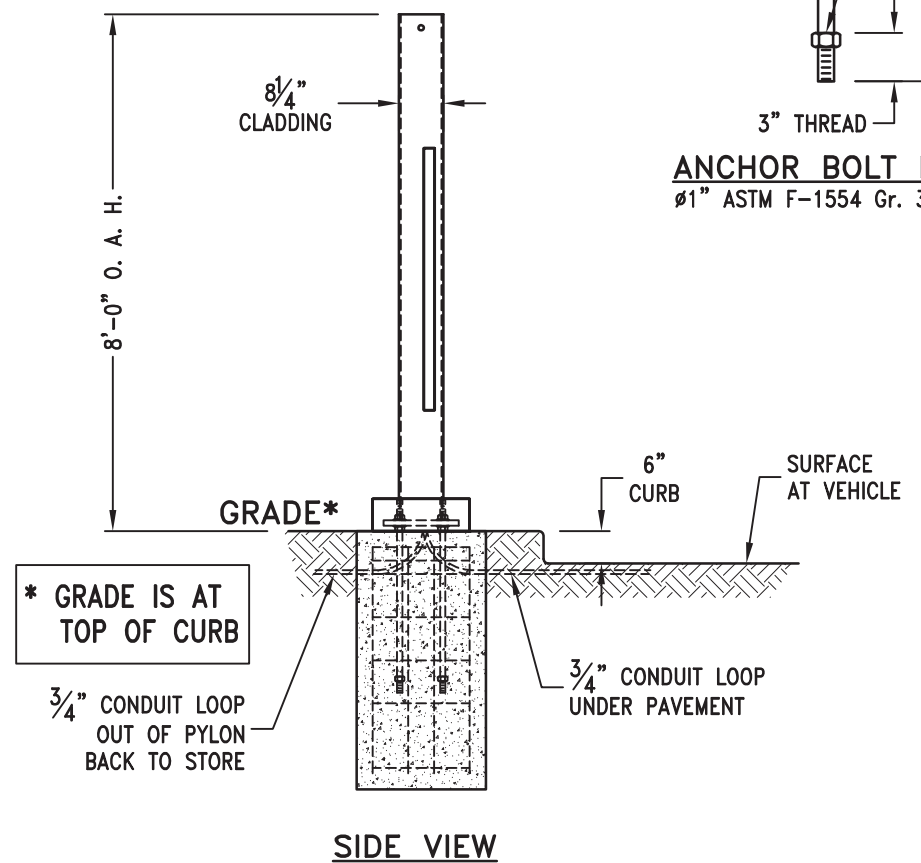
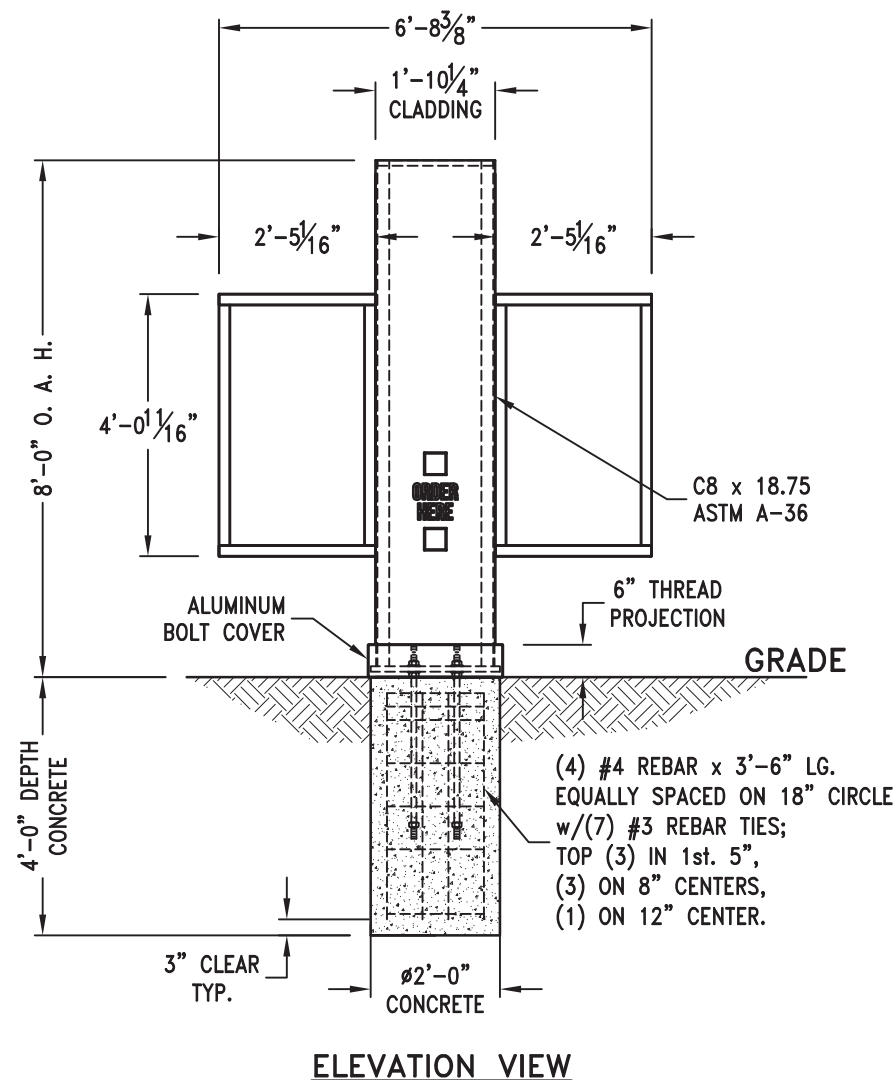


FOUNDATION DESIGN NOTES:

- Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
- Reinforcing steel shall be ASTM A-615 Gr. 60.
- Caisson footing designed using a soil bearing force of 150 PSF per foot Lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new footing designed for the existing soil conditions by a Licensed Engineer.
- Anchor bolts shall be ASTM F-1554 Gr. 36 steel.

DESIGN WIND LOAD:

Based on the 2015 International Building Code (ASCE 7-10) using Risk Category II, Exposure C and 115 mph wind speed.



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STATIC DIGITAL DRIVE-THRU MENU BOARDS

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LOCATION
H1/H2



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SPECIFICATIONS

SIGN PANELS

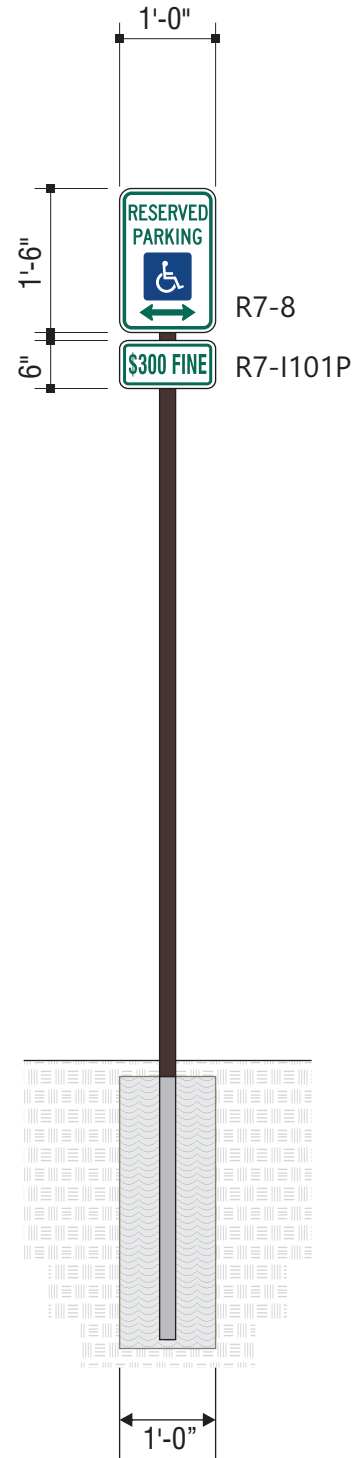
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.

SIGN POSTS

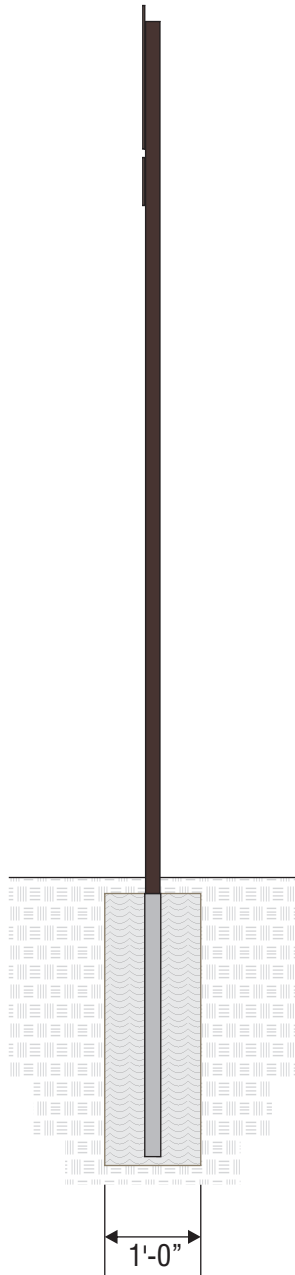
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



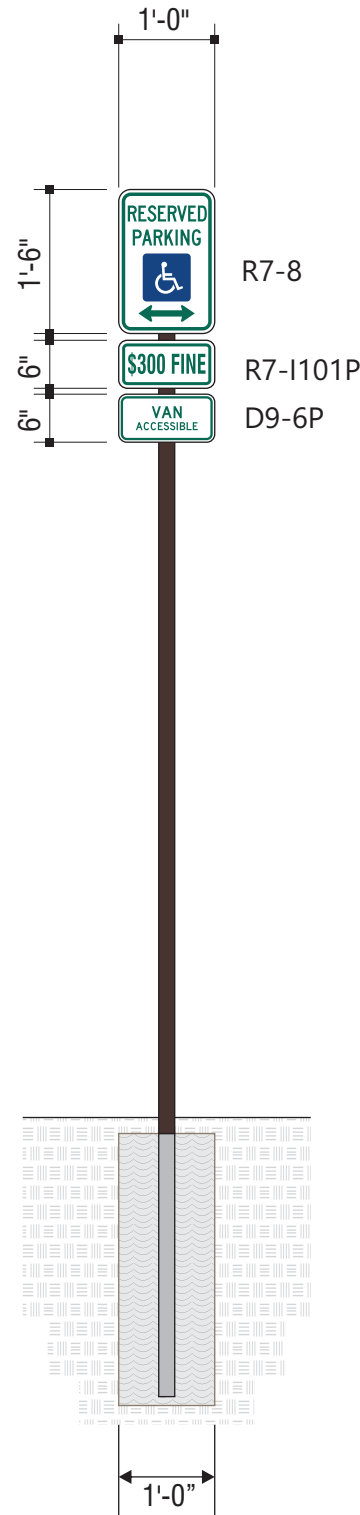
BACK OF SIGN PANEL AND POST
MP 20181 DARK BRONZE
SW #DDM460012



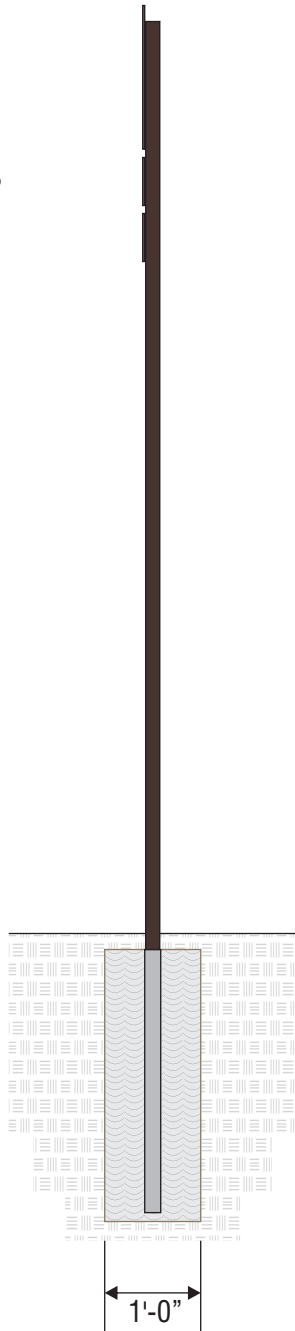
ELEVATION
SCALE - 1/2" = 1'- 0"



END VIEW
SCALE - 1/2" = 1'- 0"



ELEVATION
SCALE - 1/2" = 1'- 0"



END VIEW
SCALE - 1/2" = 1'- 0"

NOTE: IF THIS SIGN IS LOCATED ON THE SIDEWALK THEN
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE
SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN
BY CLAYTON SIGNS.

7'-0"
BOTTOM OF PANEL

0'-0 "
GRADE AT SIGN BASE

-3'-0 "
BOTTOM OF FOUNDATION



CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023



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DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - WORTHINGTON, OH SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 23, 2022
REVISION DATE September 15, 2023

STORE NUMBER	STORE ADDRESS
L05269	Chick-fil-A at Worthington, OH 60 E. Wilson Bridge Road Worthington, OH 43085

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LOCATION
K1/K2

SPECIFICATIONS

SIGN PANELS

PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.

SIGN POSTS

POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



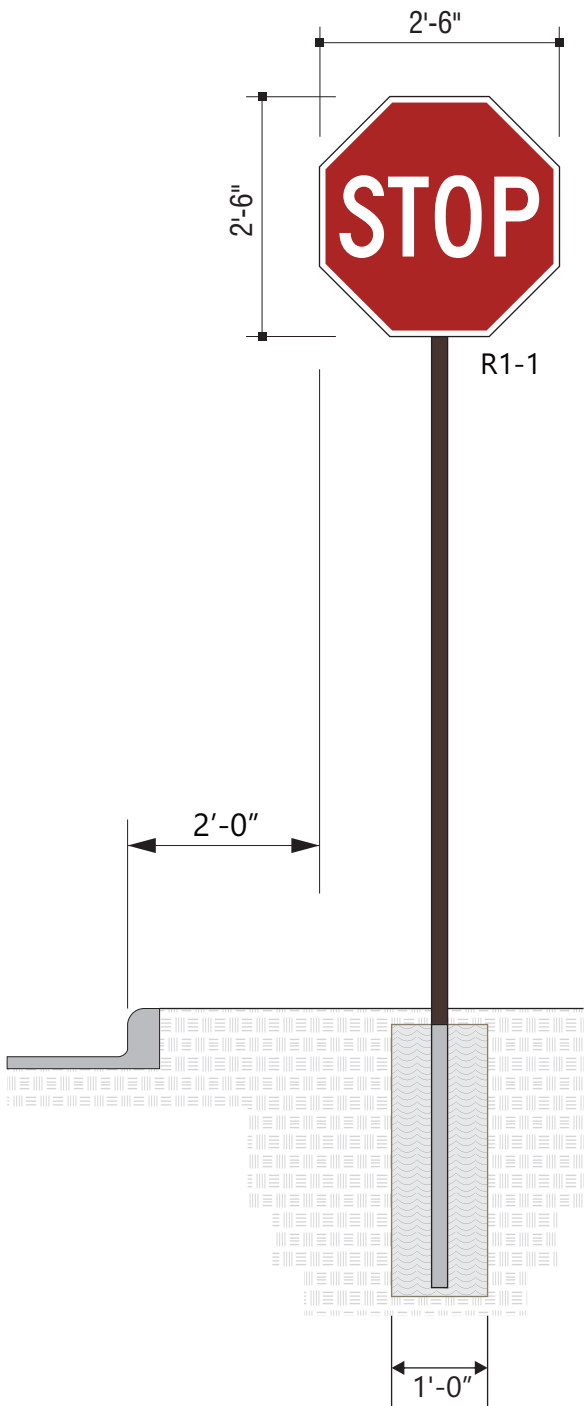
SIGN PANEL
3M #680-82 REFLECTIVE RED.



SIGN PANEL
3M #680-10 REFLECTIVE WHITE

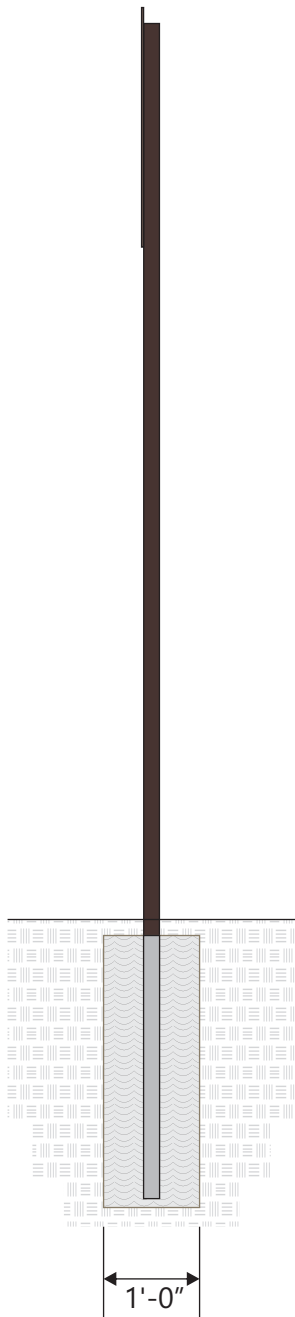


BACK OF SIGN PANEL AND POST
MP 20181 DARK BRONZE
SW #DDM460012



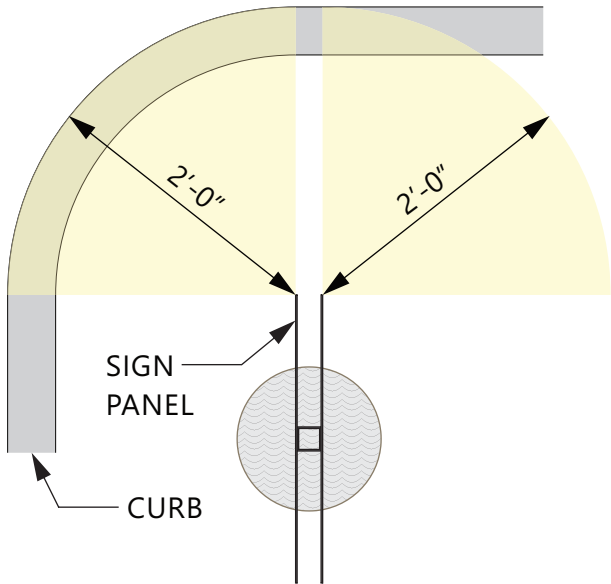
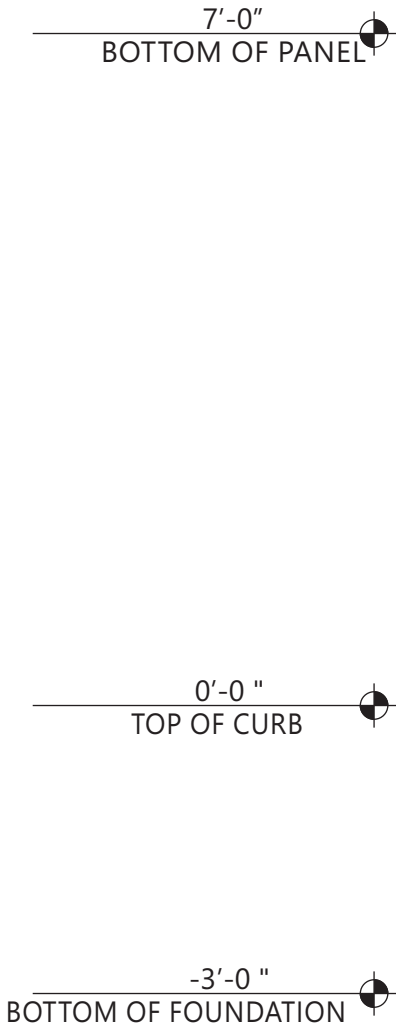
ELEVATION

SCALE - 1/2" = 1'- 0"



END VIEW

SCALE - 1/2" = 1'- 0"



PLAN VIEW

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



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DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - WORTHINGTON, OH SIGNAGE.CDR

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ACCOUNT REP. Ben Holliday
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LOCATION
M

SPECIFICATIONS

SIGN PANELS

PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.

SIGN POSTS

POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



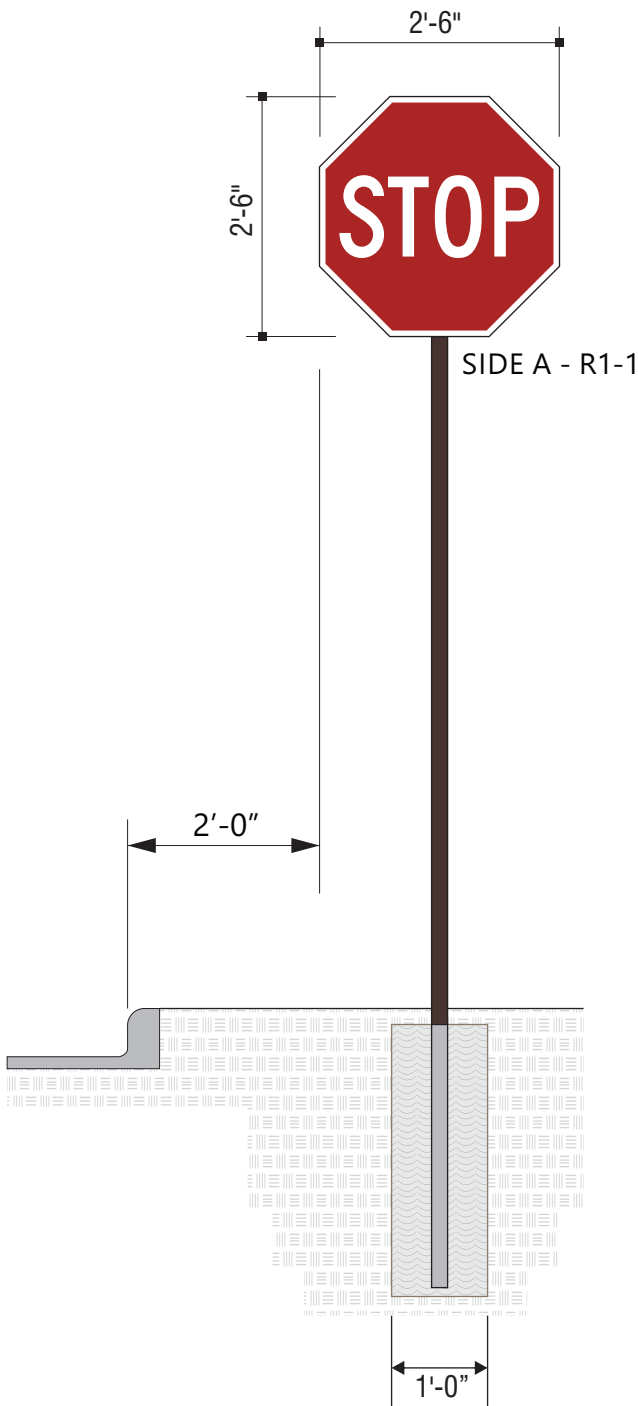
SIGN PANEL
3M #680-82 REFLECTIVE RED.



SIGN PANEL
3M #680-10 REFLECTIVE WHITE

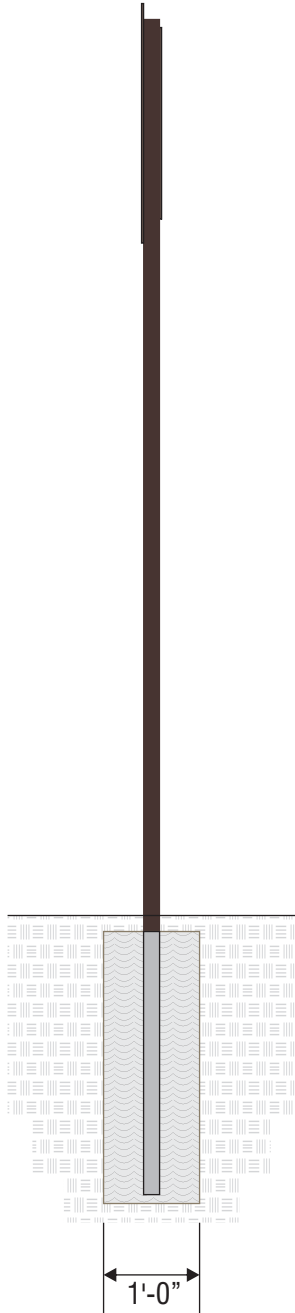


BACK OF SIGN PANEL AND POST
MP 20181 DARK BRONZE
SW #DDM460012



ELEVATION

SCALE - 1/2" = 1'- 0"



END VIEW

SCALE - 1/2" = 1'- 0"

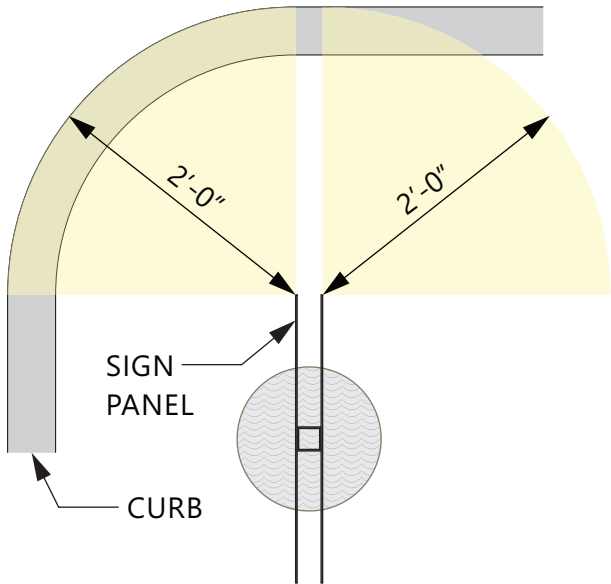


SIDE B - R5-1

7'-0"
BOTTOM OF PANEL

0'-0 "
TOP OF CURB

-3'-0 "
BOTTOM OF FOUNDATION



PLAN VIEW

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



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DOT REGULATORY TRAFFIC SIGNS

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LOCATION
N

SPECIFICATIONS

SIGN PANELS

SIGNS PANELS
PANELS ARE .080" ALUMINUM. BACKS TO BE PAINTED TO MATCH POSTS.
POSTS ARE 2" x 2" SQUARE ALUMINUM TUBING CAPPED ON TOP



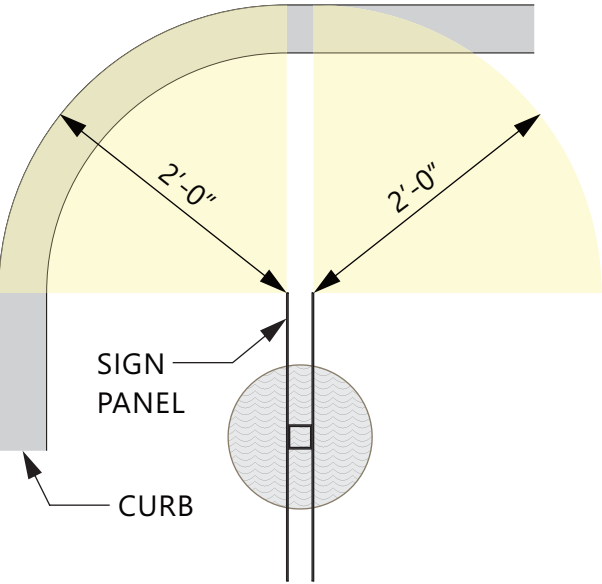
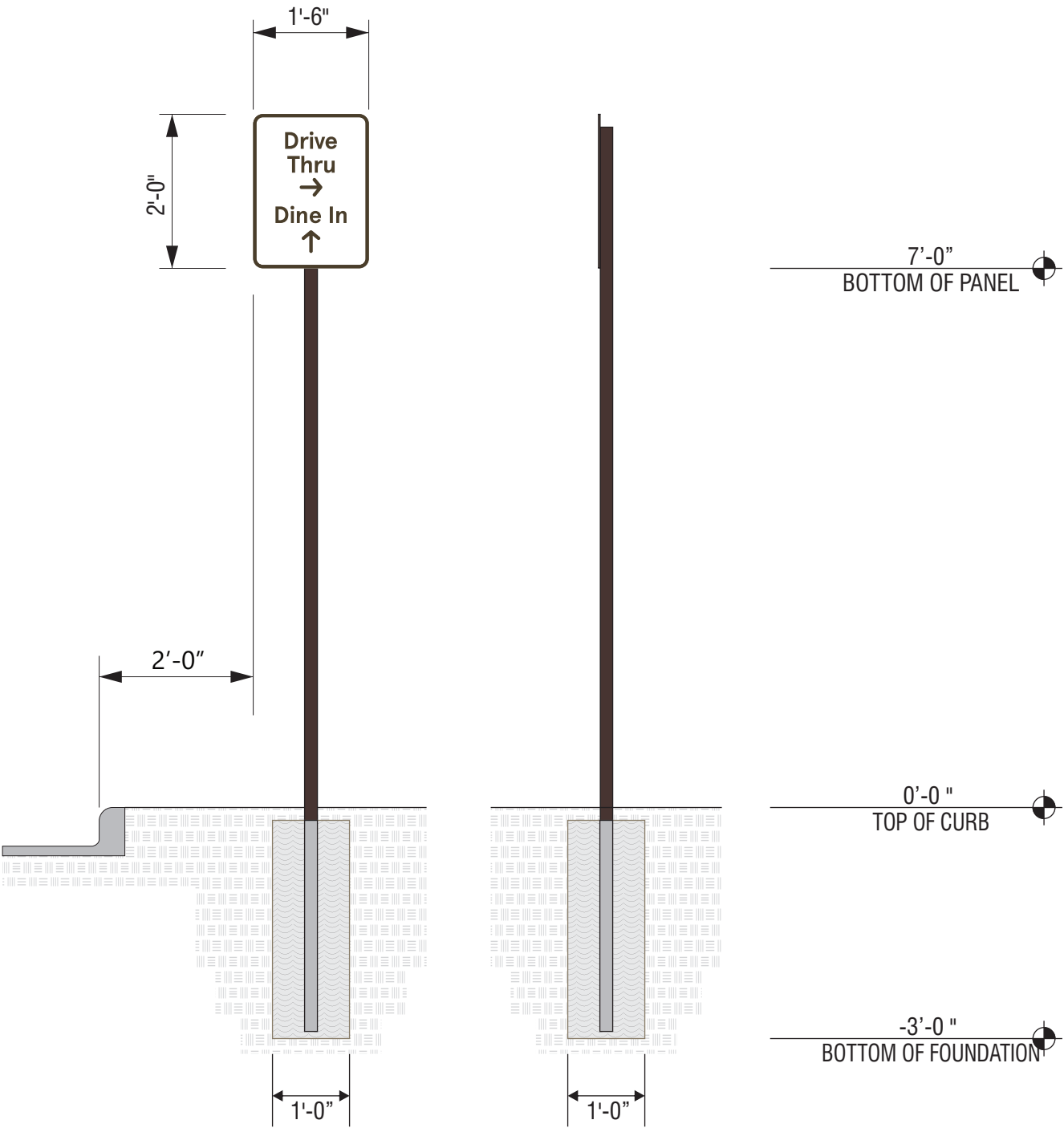
SIGN PANEL
3M #680-10 REFLECTIVE WHITE



BACK OF SIGN PANEL AND POST
MP 20181 DARK BRONZE
SW #DDM460012



SIGN PANEL (IF SHOWN)
BLACK REFLECTIVE



PLAN VIEW
SCALE - 3/4" = 1'- 0"



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DOT REGULATORY TRAFFIC SIGNS

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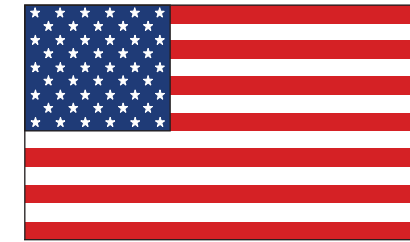
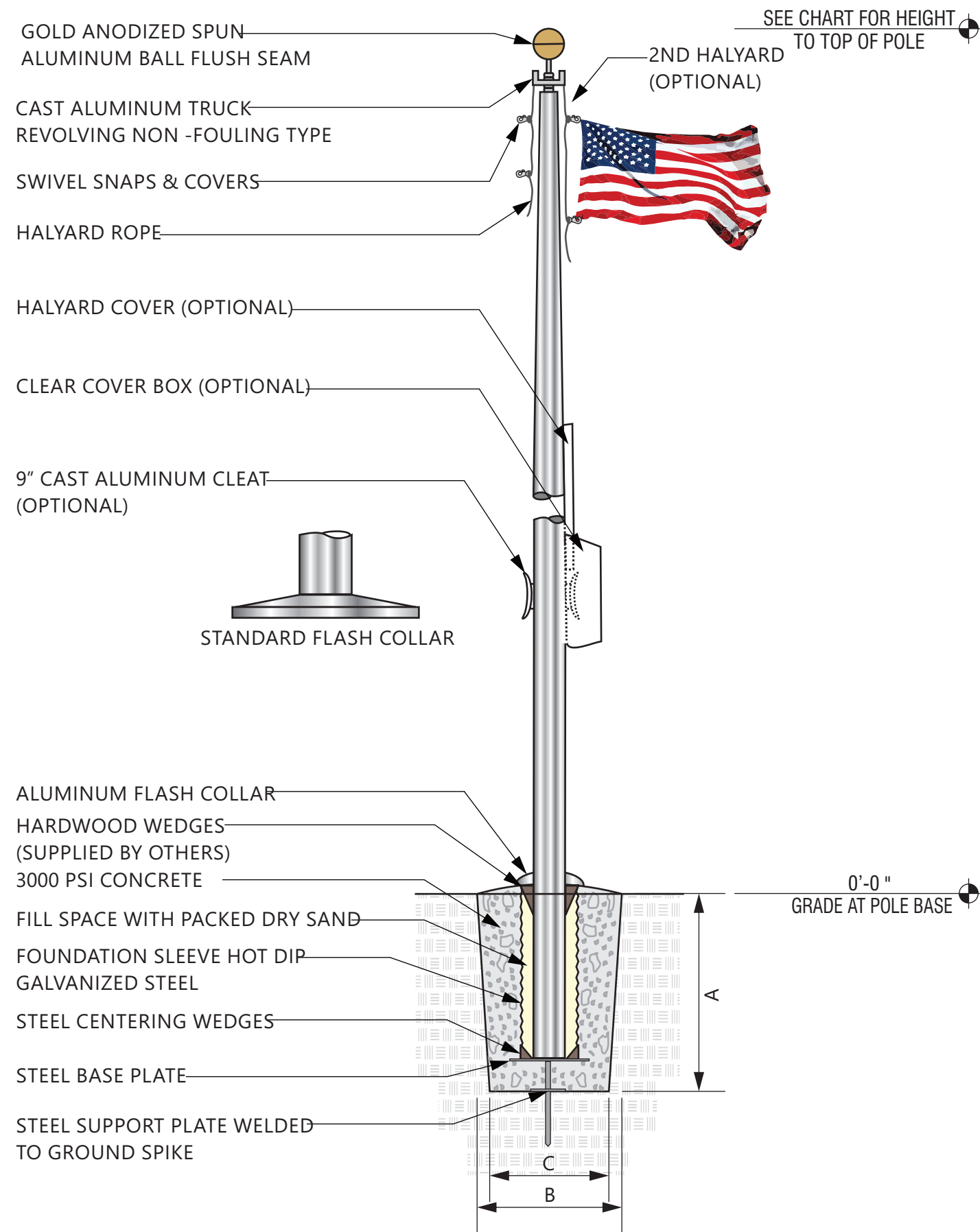
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LOCATION

P



FLAG SIZES

POLE	A	B	MATERIAL
20'	3'0"	5'0"	POLYESTHER
25'	4'0"	6'0"	POLYESTHER
30'	5'0"	8'0"	POLYESTHER
35'	6'0"	10'0"	POLYESTHER
40'	8'0"	12'0"	POLYESTHER
45'	8'0"	12'0"	POLYESTHER
50'	12'0"	18'0"	POLYESTHER

FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	30"	24"
25'	3'6"	30"	24"
30'	3'6"	30"	24"
35'	4'0"	36"	30"
40'	4'6"	42"	36"
45'	5'0"	48"	42"
50'	5'6"	48"	42"

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND
SLEEVE BY SIGN CONTRACTOR



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FLAG POLE

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LOCATION
FP

SPECIFICATIONS

CLEARANCE BAR

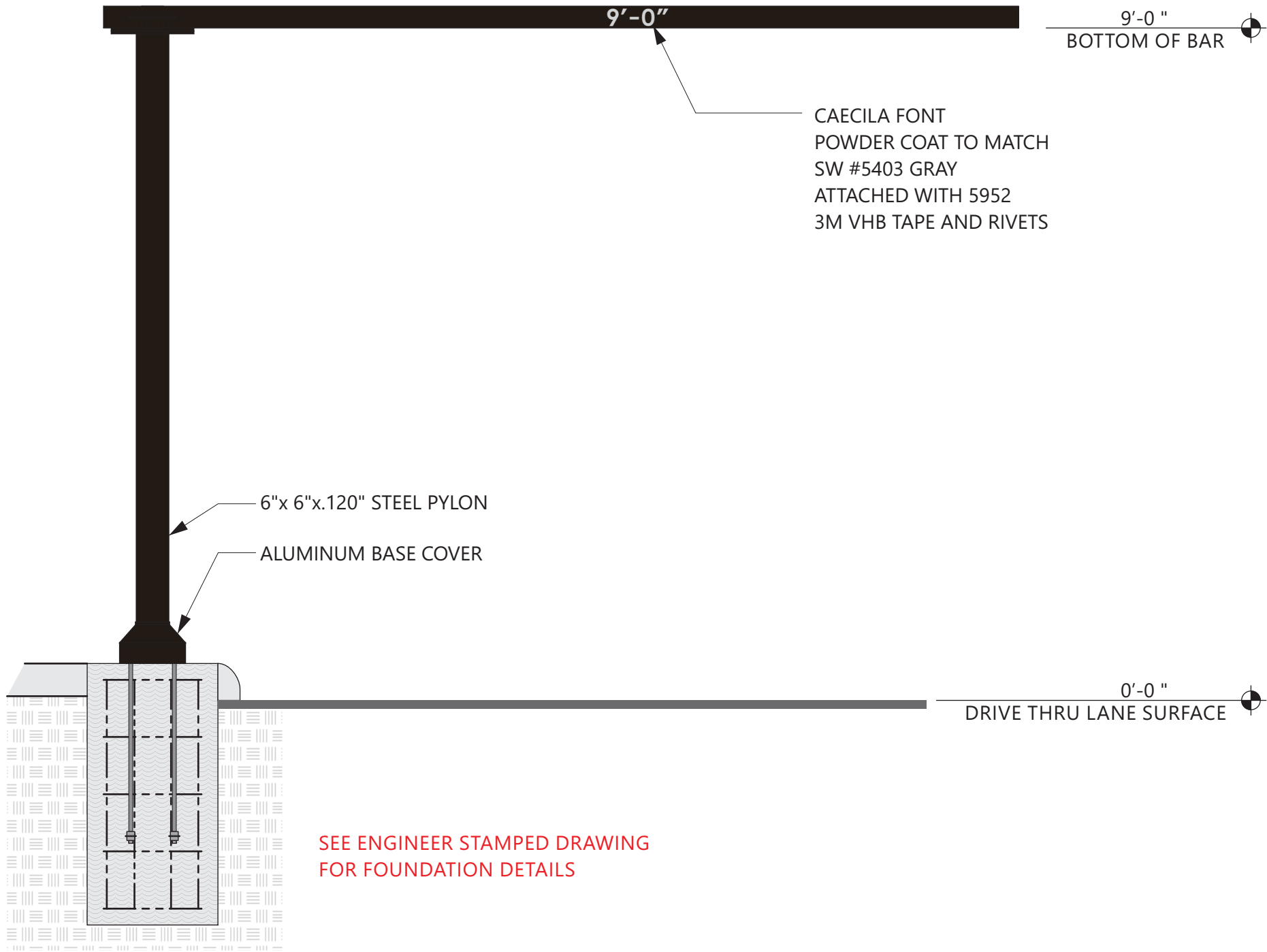
COLORS



MATTE BLACK TEXTURED



SHERWIN WILLIAMS
SW 5403 GRAY



CAISSON
24" DIA.

CURB AND DRIVE
LANE SURFACE

PLAN VIEW

SCALE - 1/2" = 1'- 0"



CITY OF WORTHINGTON
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DRIVE-THRU
CLEARANCE BAR

DRAWING FILE - CFA - WORTHINGTON, OH SIGNAGE.CDR

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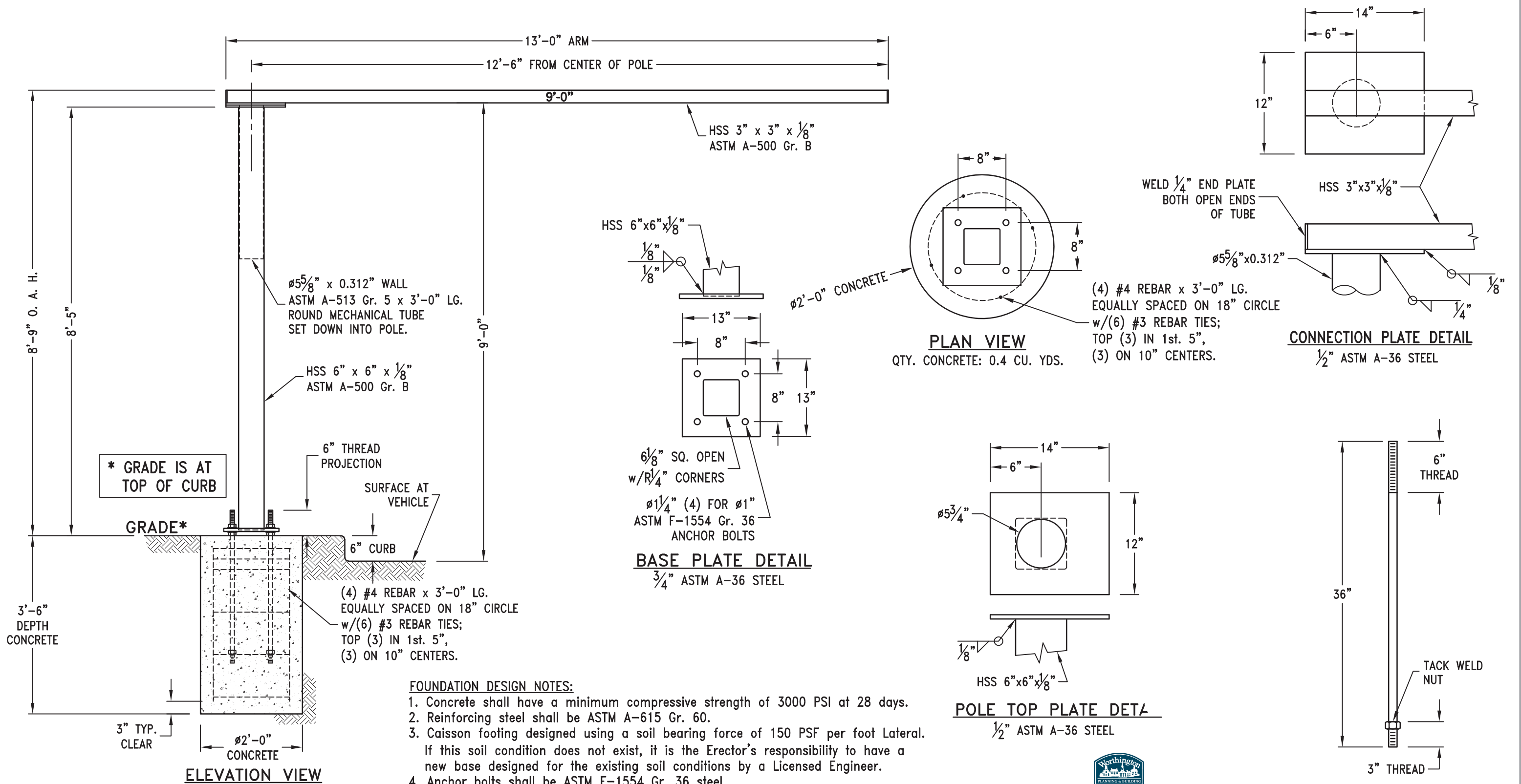
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LOCATION

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DRIVE-THRU CLEARANCE BAR

DRAWING FILE - CFA - WORTHINGTON, OH SIGNAGE.CDR

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OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 23, 2022
REVISION DATE September 15, 2023

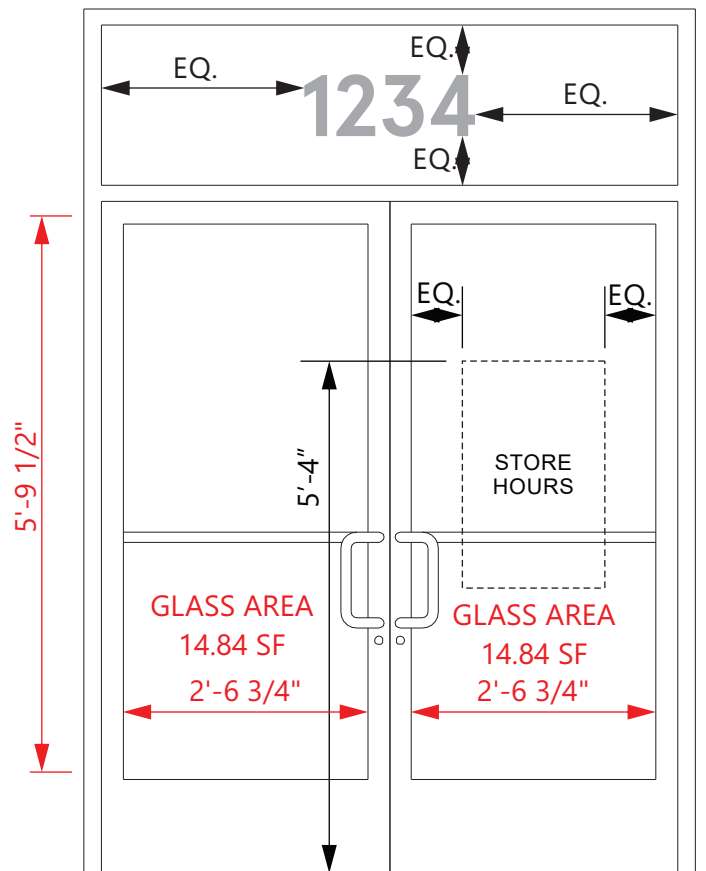
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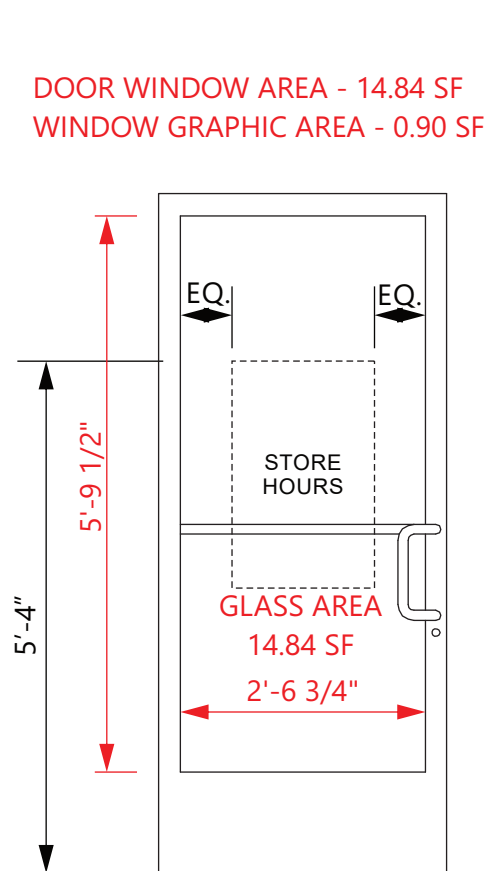
LOCATION
CB-1



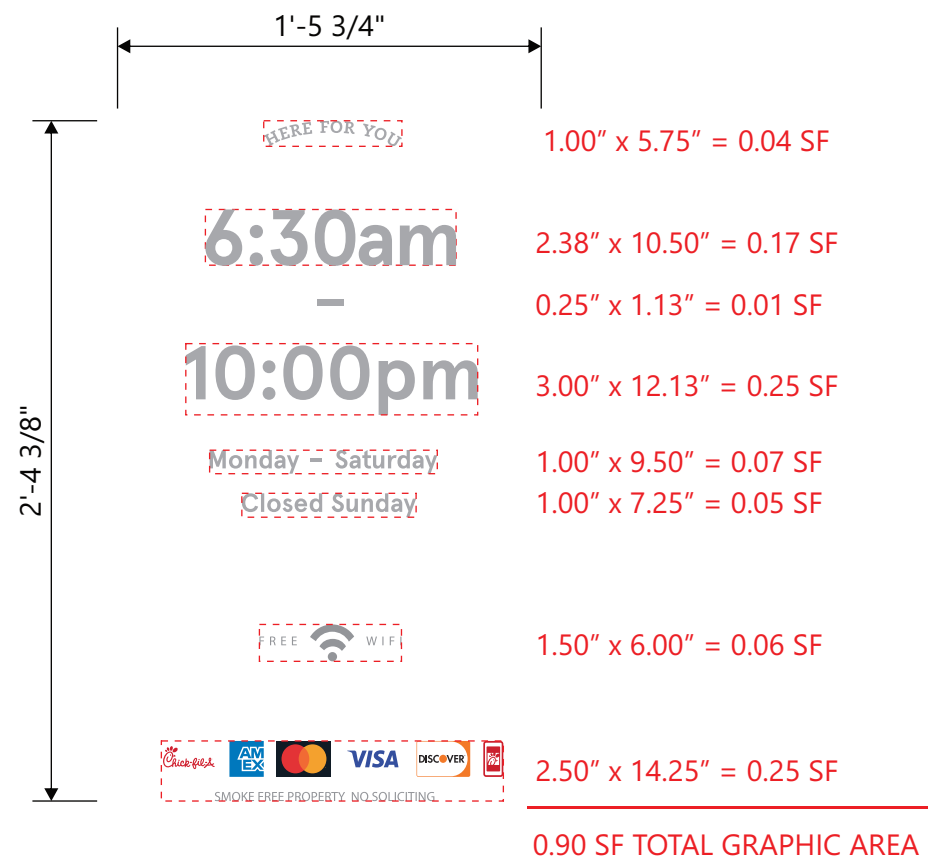
CITY OF WORTHINGTON
DRAWING NO. ARB 0109-2022
CU 09-2022
DATE 09/15/2023



ELEVATION
SCALE - 1/2" = 1'- 0"



ELEVATION
SCALE - 1/2" = 1'- 0"



ELEVATION
SCALE - 1 1/2" = 1'- 0"

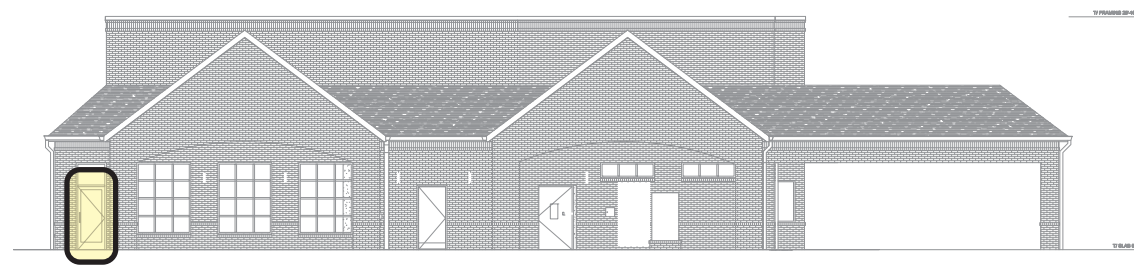
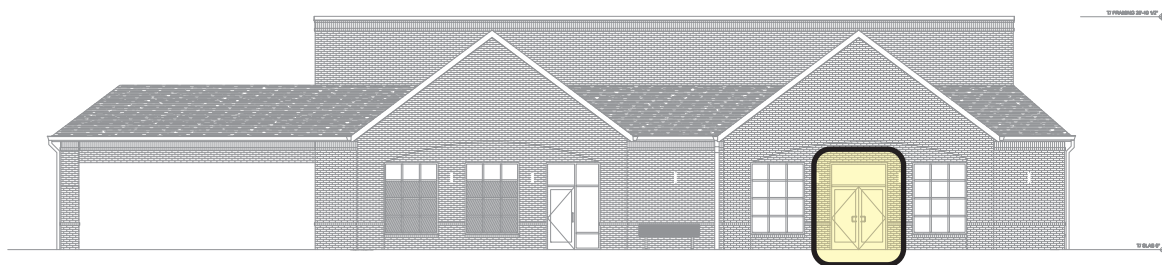
LETTERING IS 3M #7725-10 OPAQUE WHITE VINYL FILM (SHOWN IN GREY FOR ILLUSTRATION)
CREDIT CARD LOGOS ARE INDIVIDUAL PRINTED DECALS ON CLEAR FILM.
ALL GRAPHICS ARE APPLIED TO EXTERIOR SURFACE OF GLASS.
STORE HOURS MAY BE DIFFERENT PER STORE.
SUNDAY HAS RED VINYL FILM STRIKE THROUGH ON IT.
PROVIDE EXTRA 6:00 PER EACH SET.

8" 1234

8" TALL ADDRESS NUMBERS ARE 3M #7725-10 OPAQUE WHITE VINYL FILM APPLIED TO EXTERIOR SURFACE OF GLASS. (SHOWN IN GREY FOR ILLUSTRATION) APERCU BOLD FONT

VERIFY ADDRESS BEFORE MAKING NUMBERS

ELEVATION
NOT TO SCALE



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WINDOW GRAPHICS

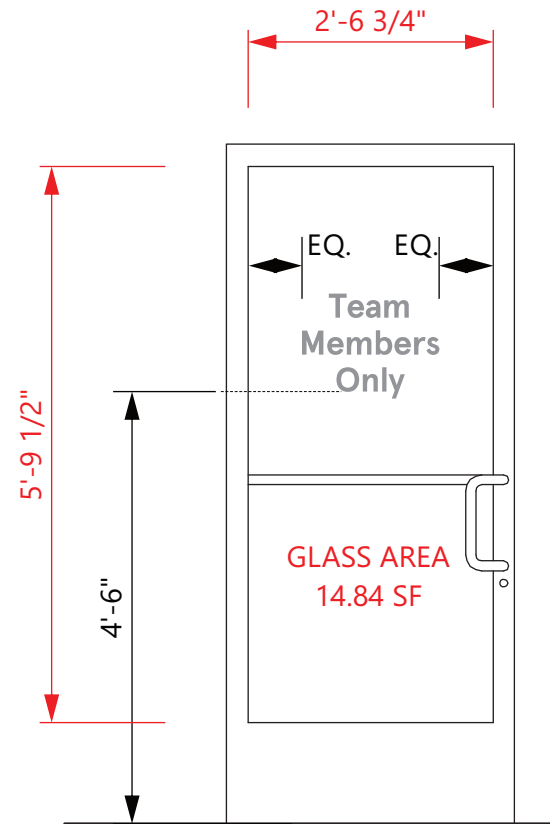
DRAWING FILE - CFA - WORTHINGTON, OH SIGNAGE.CDR

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120 VOLTS
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OTHERWISE INDICATED

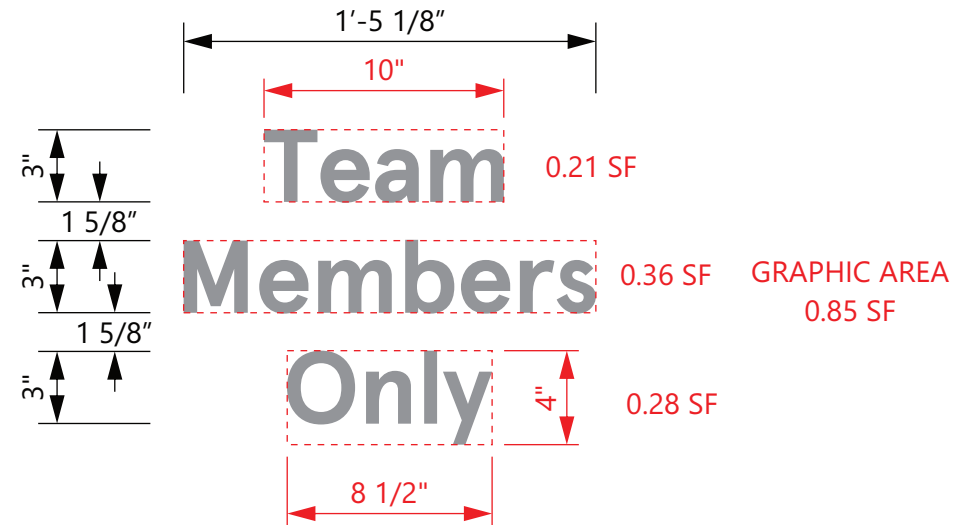
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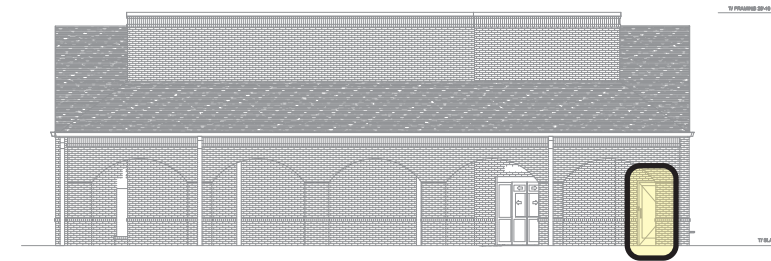
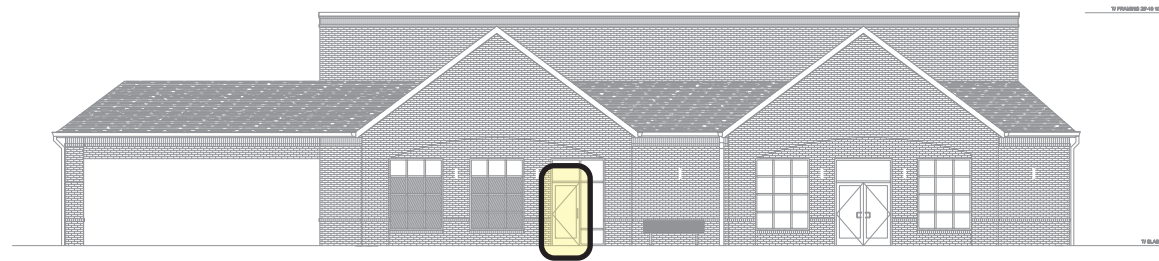


ELEVATION
SCALE - 1/2" = 1'- 0"



ELEVATION
SCALE - 1 1/2" = 1'- 0"

LETTERING IS 3M 7725-10
OPAQUE WHITE APPLIED VINYL
ALL GRAPHICS ARE APPLIED TO
EXTERIOR SURFACE OF GLASS.
(SHOWN IN GREY FOR ILLUSTRATION
PURPOSES ONLY)



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WINDOW GRAPHICS

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8" 1234

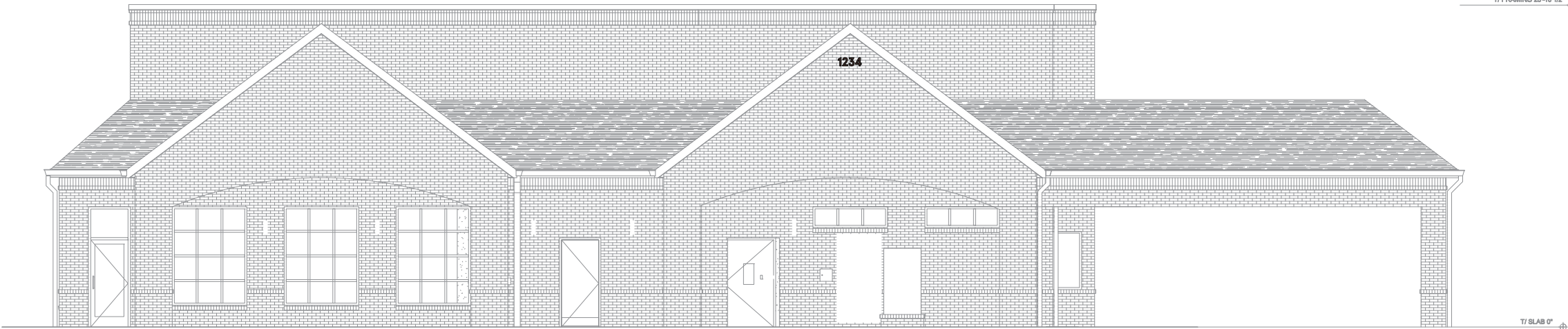
8" TALL ADDRESS NUMBERS
ARE 1/4" DEEP FLAT CUTOUT
ALUMINUM NUMBERS PIN-MOUTED
TO WALL.

VERIFY ADDRESS BEFORE
MAKING NUMBERS

ELEVATION
NOT TO SCALE



MP 20181 DARK BRONZE
SW #DDM460012



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



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ADDRESS NUMBERS

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ARB APPLICATION ARB 0073-2023 940 High St.

Plan Type: Architectural Review Board	Project:	App Date: 09/13/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$60,000.00		Approval

Description: We would like to replace the storefront window system like for like with new window framing and glass. The existing storefront framing/glass is very thin, old, and deteriorating. We are currently renovating the inside of the space under permit but the storefront work was not a part of the original plans. We would also like to replace the limestone masonry that the framing/glass sits on as it too is deteriorating.

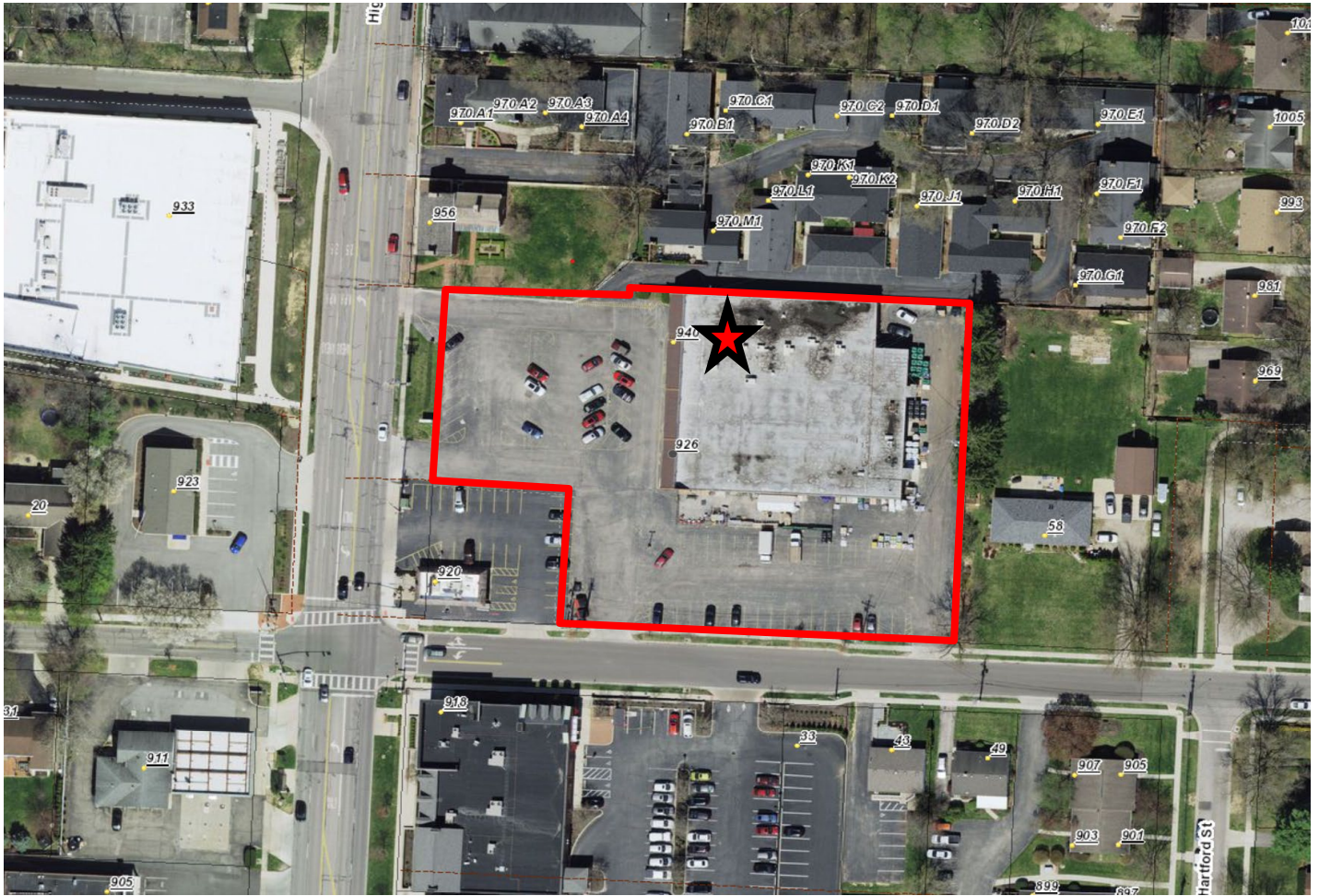
Below the glass on the left side there is also a 6 foot section of red brick mixed in with orange brick. We would like to replace it with orange brick so that all of the storefront contains orange brick.

Parcel: 100-003941	Main	Address: 940 High St	Main	Zone: C-2(Community Commercial)
		Worthington, OH 43085		

Applicant	Owner
Zach Gaspar	Bruce Walwark
101 E Town St. 401	Home: (952) 820-8794
Columbus, OH 43215	Mobile: (612) 760-9188
Mobile: (614) 696-0711	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004588	Architectural Review Board	\$60.00	\$0.00
		Total for Invoice INV-00004588	\$60.00
		Grand Total for Plan	\$60.00
			\$0.00

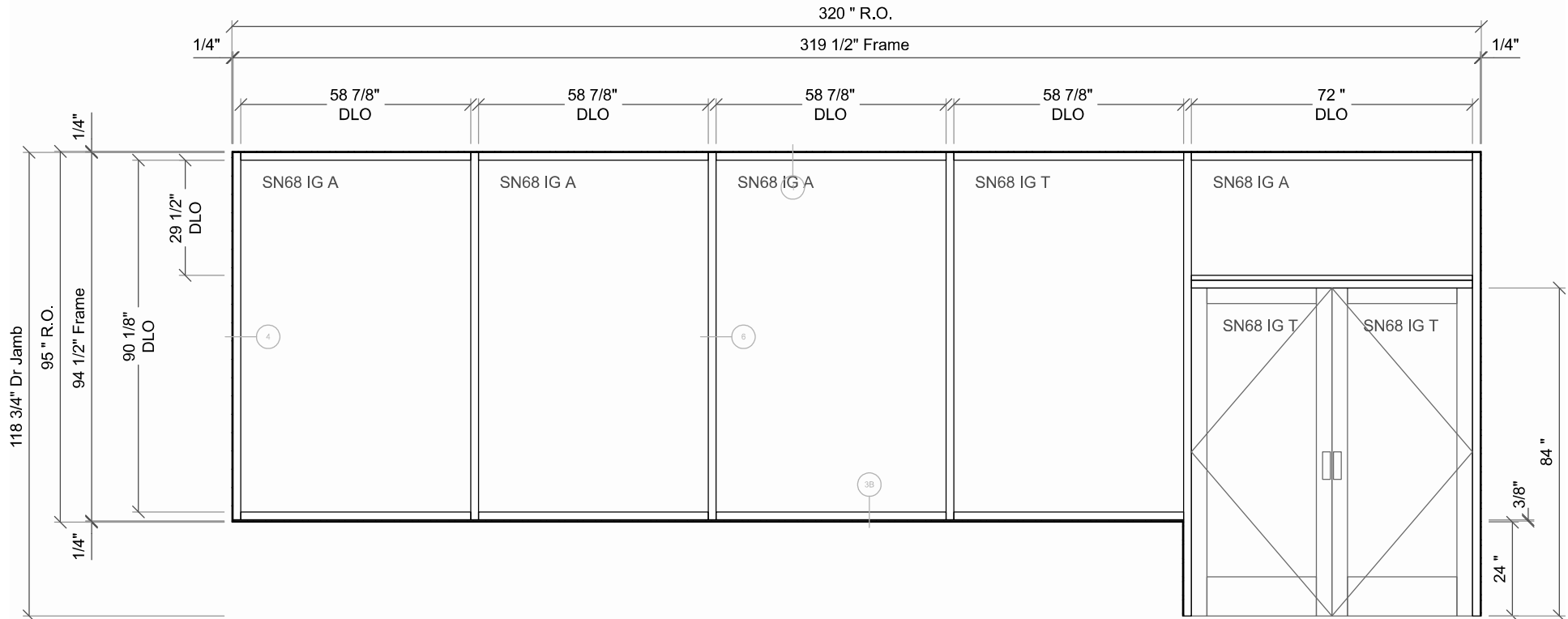
940 High St.



ANYTIME FITNESS EXTERIOR SHOP DRAWINGS



Job: Construction One- Anytime Fitness
 940 North High St
 Worthington OH 43085
 Work: 614-961-1136
 Email: zgaspar@constructionone.com



STOREFRONT (A) Main Entrance- Double doors w/Transom

One (1) approx. 320" x 119 1/2" Tubelite T14000 (2" x 4 1/2") clear anodized framing system with 1" clear over SN68 (or equal) insulated glass units, divided into five (5) bays and includes one (1) pair of 3'0" x 7'0" medium stile doors with 10" bottom rails, 1 1/2 pair butt hinges, surface mount door closers, Adams Rite 4550 lever w/indicator and 3 point lock, keyed cylinder, ADA threshold, screw applied bottom door sweeps. Includes exterior perimeter caulking (Contractor Grade Weather Sealant) in a similar color to the framing.

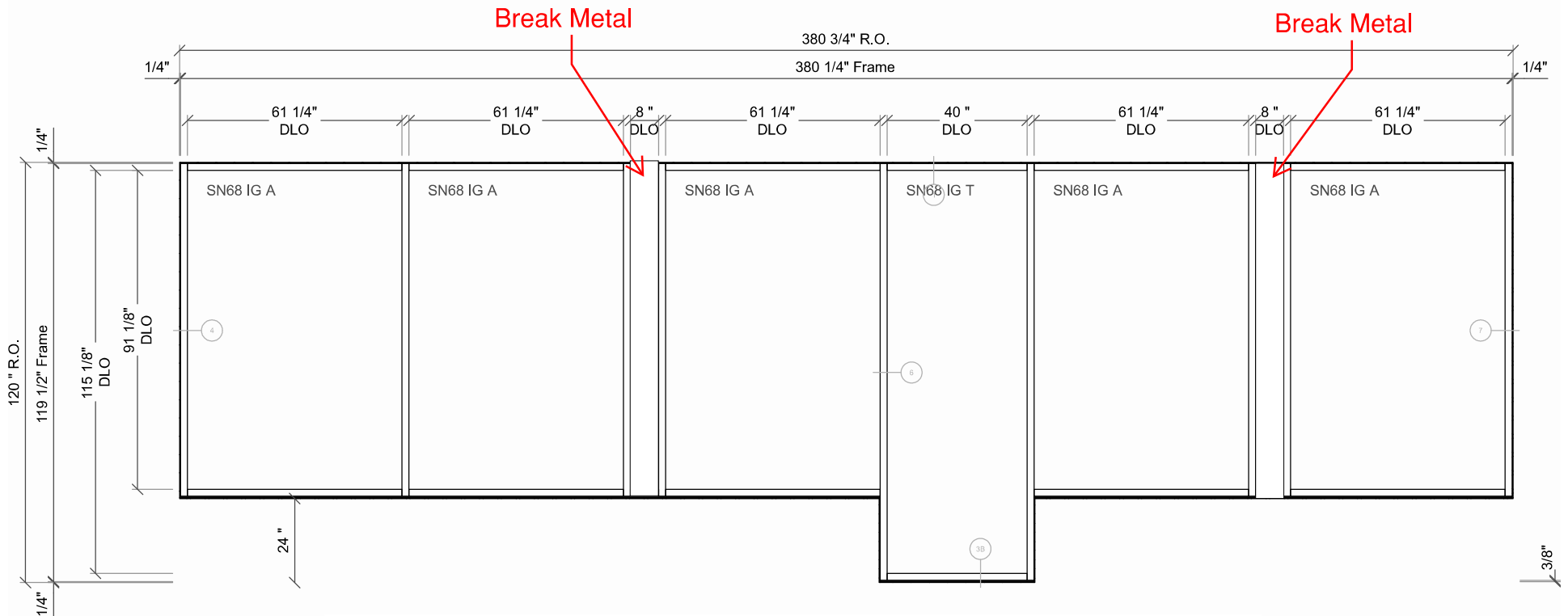


CITY OF WORTHINGTON
 DRAWING NO. ARB 0073-2023
 DATE 09/13/2023

ANYTIME FITNESS EXTERIOR SHOP DRAWINGS



Job: Construction One- Anytime Fitness
940 North High St
Worthington OH 43085
Work: 614-961-1136
Email: zgaspar@constructionone.com



STOREFRONT (B) without single door

One (1) approx. 448" x 119 1/2" Tubelite T14000 (2" x 4 1/2") clear anodized framing system with 1" clear over SN68 (or equal) insulated glass units divided into six (6) bays. Includes exterior perimeter caulking (Contractor Grade Weather Sealant) in a similar color to the framing.



CITY OF WORTHINGTON
DRAWING NO. ARB 0073-2023
DATE 09/13/2023

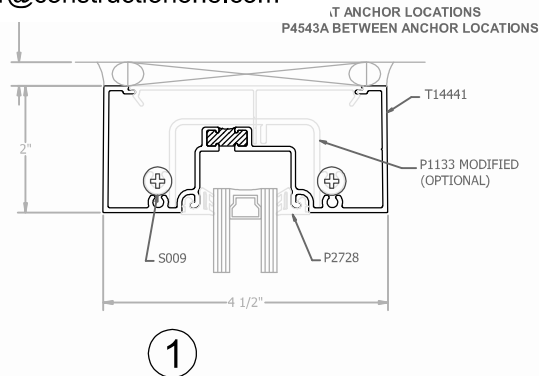
ANYTIME FITNESS EXTERIOR SHOP DRAWINGS

T14000 : Storefront : 2 x 4-1/2 : Flush Glaze : Screw Spline : T14259 subsill

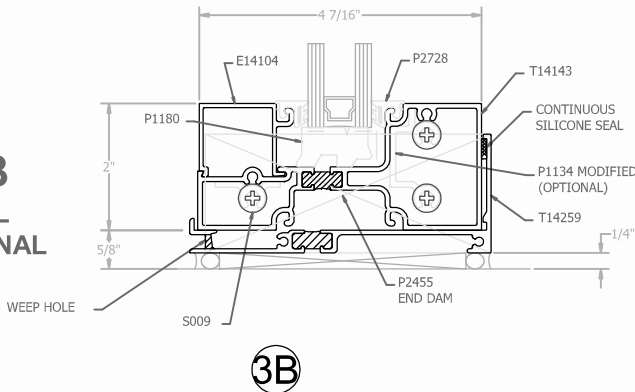
Job: Construction One- Anytime Fitness
940 North High St
Worthington OH 43085
Work: 614-961-1136
Email: zgaspar@constructionone.com



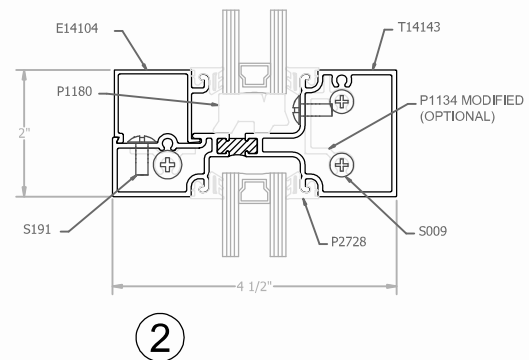
1
HEAD
STANDARD



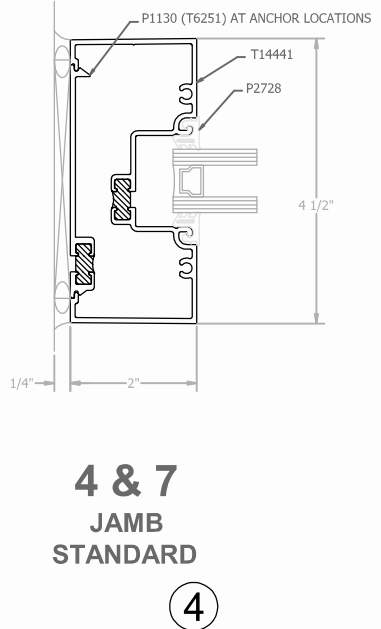
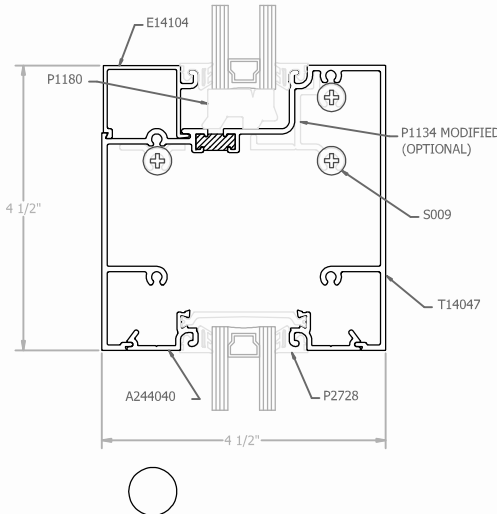
3B
SILL
OPTIONAL



2
HORIZONTAL
STANDARD



2A
HORIZONTAL
OPTIONAL



4 & 7
JAMB
STANDARD



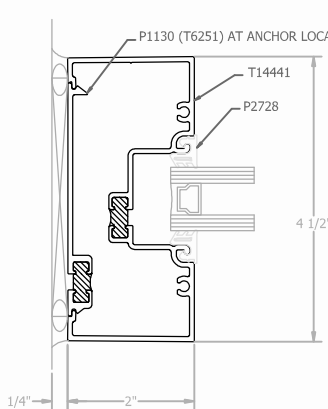
CITY OF WORTHINGTON
DRAWING NO. ARB 0073-2023
DATE 09/13/2023

ANYTIME FITNESS EXTERIOR SHOP DRAWINGS

T14000 : Storefront : 2 x 4-1/2 : Flush Glaze : Screw Spline : T14259 subsill

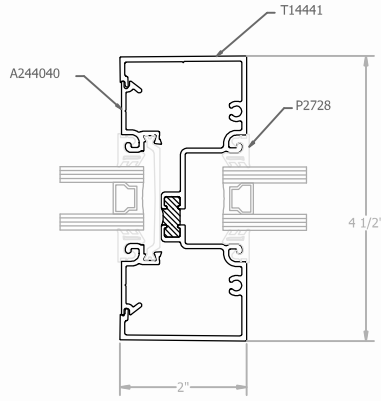


Job: Construction One- Anytime Fitness
940 North High St
Worthington OH 43085
Work: 614-961-1136
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4 & 7
JAMB
STANDARD

7



6
VERTICAL
STANDARD

6



CITY OF WORTHINGTON
DRAWING NO. ARB 0073-2023
DATE 09/13/2023



CONSTRUCTION ONE

Construction One Inc.

Printed on Wed Sep 13, 2023 at 04:59 pm EDT

Job #: 23-236 Anytime Fitness - Worthington, OH
940 High Street
Worthington, Ohio 43085

Unclassified

Description

Taken Date

09/08/2023 at 10:25 am

Upload Date

09/08/2023 at 10:41 am

Uploaded By

Zach Gaspar

File Name

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Unclassified

Description

Taken Date

09/08/2023 at 10:24 am

Upload Date

09/08/2023 at 12:53 pm

Uploaded By

Zach Gaspar

File Name

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CITY OF WORTHINGTON
DRAWING NO. ARB 0073-2023
DATE 09/13/2023



CONSTRUCTION ONE

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Job #: 23-236 Anytime Fitness - Worthington, OH
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Unclassified

Description

Taken Date

09/08/2023 at 10:24 am

Upload Date

09/08/2023 at 10:41 am

Uploaded By

Zach Gaspar

File Name

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Unclassified

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Taken Date

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Uploaded By

Zach Gaspar

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CITY OF WORTHINGTON
DRAWING NO. ARB 0073-2023
DATE 09/13/2023



CONSTRUCTION ONE

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Worthington, Ohio 43085

Unclassified

Description

Taken Date

09/08/2023 at 10:24 am

Upload Date

09/08/2023 at 03:24 pm

Uploaded By

Zach Gaspar

File Name

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Upload Date

09/08/2023 at 03:26 pm

Uploaded By

Zach Gaspar

File Name

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CONSTRUCTION ONE

Construction One Inc.

Printed on Wed Sep 13, 2023 at 04:59 pm EDT

Job #: 23-236 Anytime Fitness - Worthington, OH
940 High Street
Worthington, Ohio 43085

Unclassified

Description

Taken Date

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Upload Date

09/08/2023 at 03:39 pm

Uploaded By

Zach Gaspar

File Name

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Upload Date

09/08/2023 at 03:24 pm

Uploaded By

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CONSTRUCTION ONE

Construction One Inc.

Printed on Wed Sep 13, 2023 at 04:59 pm EDT

Job #: 23-236 Anytime Fitness - Worthington, OH
940 High Street
Worthington, Ohio 43085

Unclassified

Description

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Uploaded By

Logan Simpson

File Name

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Unclassified

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Upload Date

08/12/2023 at 01:58 am

Uploaded By

Zach Gaspar

File Name

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CONSTRUCTION ONE

Construction One Inc.

Printed on Wed Sep 13, 2023 at 04:59 pm EDT

Job #: 23-236 Anytime Fitness - Worthington, OH
940 High Street
Worthington, Ohio 43085

Unclassified

Description

Taken Date

08/11/2023 at 10:43 am

Upload Date

08/11/2023 at 07:22 pm

Uploaded By

Zach Gaspar

File Name

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Unclassified

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Taken Date

08/11/2023 at 10:43 am

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08/12/2023 at 02:19 am

Uploaded By

Zach Gaspar

File Name

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CONSTRUCTION ONE

Construction One Inc.

Printed on Wed Sep 13, 2023 at 04:59 pm EDT

Job #: 23-236 Anytime Fitness - Worthington, OH
940 High Street
Worthington, Ohio 43085

Unclassified

Description

Taken Date

08/11/2023 at 10:43 am

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Uploaded By

Zach Gaspar

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Zach Gaspar

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CONSTRUCTION ONE

Construction One Inc.

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Job #: 23-236 Anytime Fitness - Worthington, OH
940 High Street
Worthington, Ohio 43085

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08/11/2023 at 04:59 pm

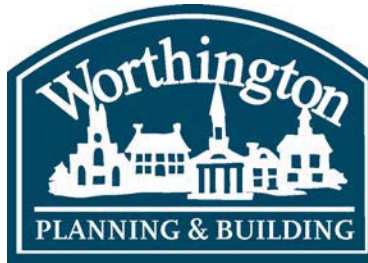
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Zach Gaspar

File Name

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ARB APPLICATION
ARB 0074-2023
2177 W. Dublin-Granville Rd.

Plan Type: Architectural Review Board	Project:	App Date: 09/14/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$2,000.00		Approval
Description: Application for cert. of appropriateness for placement of an outdoor smoker mounted on trailer (moveable as needed) for use by an existing operating tenant (dba The Hungarian Butcher) adjacent to rear access drive behind existing tenant space (2177 W Dublin Granville Rd.)		Expire Date:

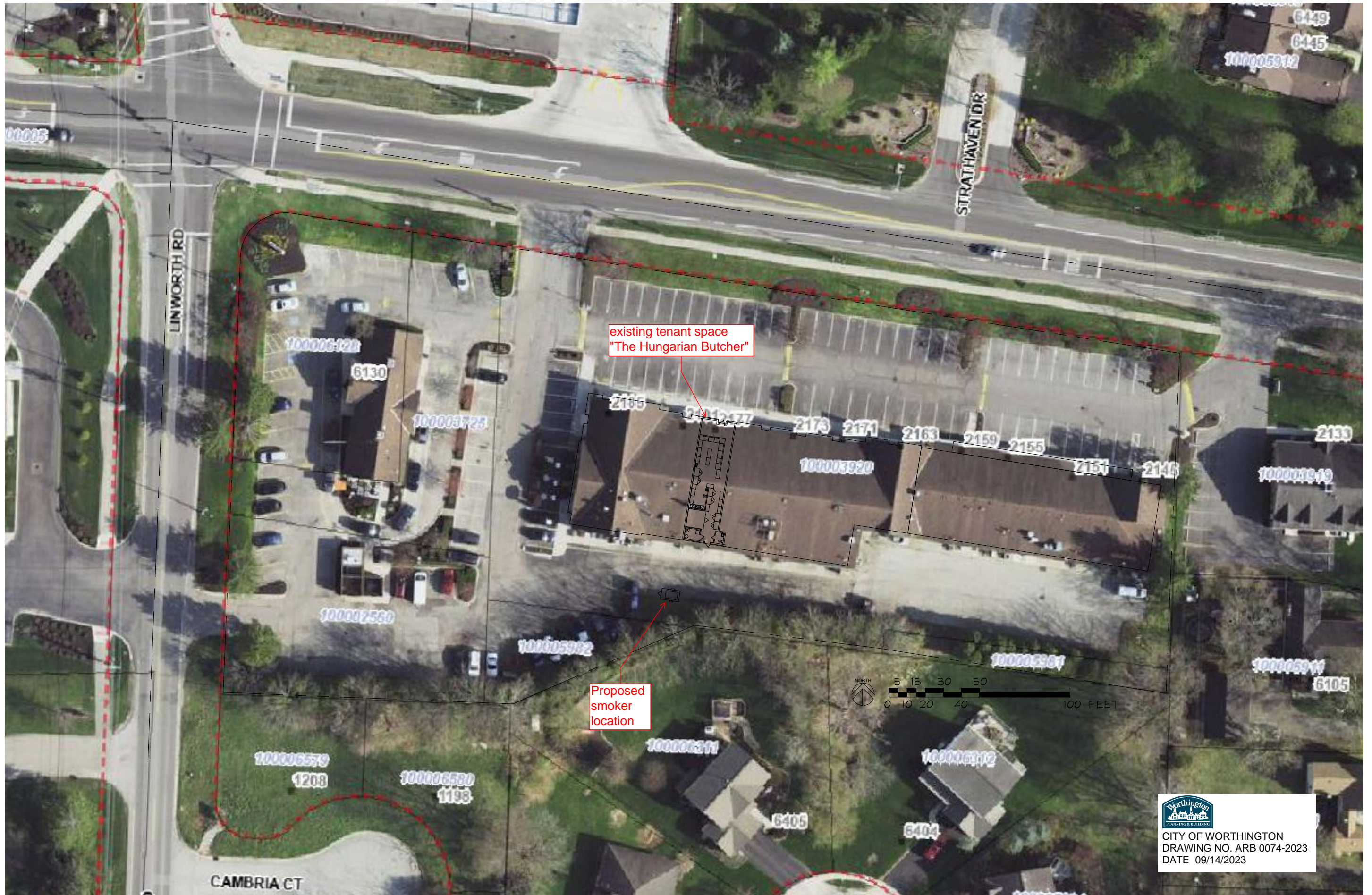
Parcel: 100-003920	Main	Address: 2177 W Dublin-Granville Rd	Main	Zone: C-2(Community Commercial)
		Worthington, OH 43085		

Owner	Applicant
The Hungarian Butcher LLP	James Garrison
Dan Varga	7775 Walton Parkway 250
2177 W. Dublin-Granville Rd.	New Albany, OH 43054
Worthington, OH 43085	Business: (614) 545-4550
Mobile: 6148050760	Mobile: (614) 632-0867

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004609	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00004609		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

2177 W. Granville Rd.









CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
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CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023

MODEL ELEC



CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023

Revolving Racks: (15) 12" x 30"
Cooking Surface: 37.5 Sq. Ft.



OLE HICKORY PITS™

WOOD BURNING BARBECUE PITS



Made In The USA

1-800-223-9667

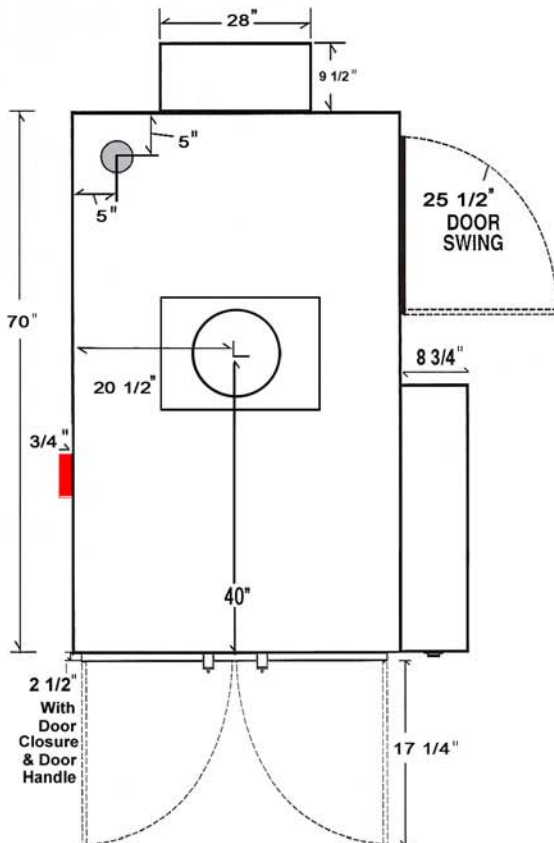
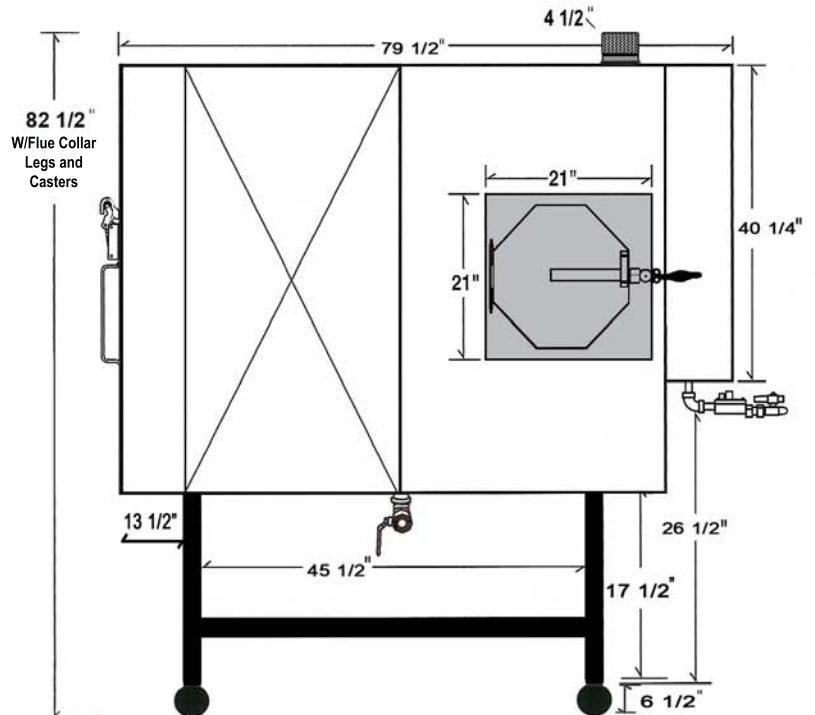
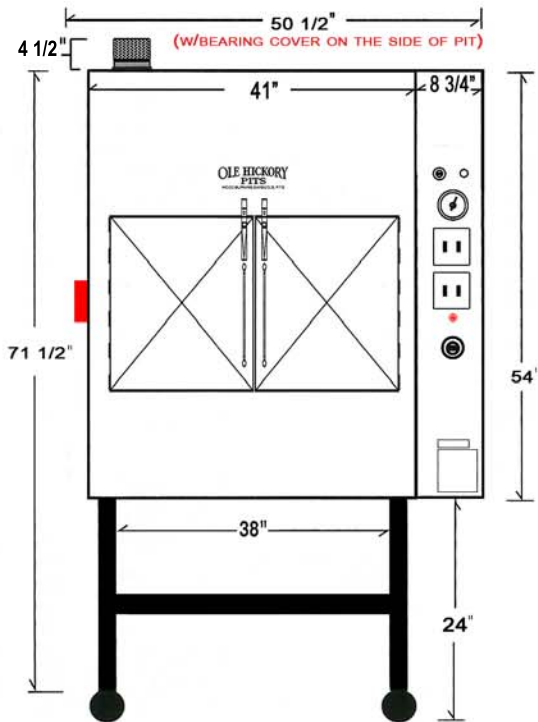
333 North Main Street ~ Cape Girardeau, MO ~ 63701

Email: main@olehickorypits.com

www.olehickorypits.com

REV 111714

MODEL ELEC



Construction: Heavy duty 12 gauge steel interior side walls (100% welded & inspected seams) tubular steel frame, 22 gauge stainless steel exterior, mineral wool insulation – rated 1200 degrees F. (contains no asbestos or fiberglass)

Electrical: 110 volts, 60 HZ, single phase, 15 amp – AVOID NON-GROUNDED EXTENSION CORDS.

Gas Burner: One (1) 65,000 BTU burner with electronic ignition. Available for LPG (Propane) or natural gas.

Firebox: Two (2) regular fireplace size logs will last for up to 6 hours of cooking. Air over firebox circulation.

Temperature range: Thermostat control range 100 degrees F. to 325 degrees F.

Upper Limit Control Switch: Extra safety feature (sat at 350 degrees F).

Dial Thermometer: 2 1/2" diameter.

Heavy Duty Foot Switch: Rotisserie advance.

Casters: Four (4) Heavy duty, ETL approved.

Convecture™ System: One (1) 1/4 HP motor with 10" fan blade provides a mix of both heat and smoke for product consistency.

Flue: 4" Diameter.

Grease Drain: 2" Pipe with 2" Ball Valve.

Weight: 1540 lbs, uncrated.

Rotisserie: 15 Racks, 12" X 30", 37.5 Sq. Ft. total cooking surface. Nickel-chrome (stainless available at extra cost) removable for easy cleaning.

Rotisserie Drive: Heavy duty 1/4 HP motor – long lasting chain drive system utilizing gear reduction.

Optional Equipment: Cook and Hold, Competition Switch and other options available.



CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023



Ole Hickory Pits ~ 1-800-223-9667 ~ (573) 334-3377 ~ www.olehickorypits.com

REV 102518

Arrows indicate
location of proposed
smoker in distance
beyond elements in
foreground



CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023



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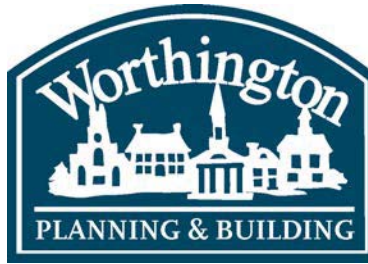
CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 0074-2023
DATE 09/14/2023



MPC APPLICATION SUB 03-2023 286 W. South St.

Plan Type: Subdivision	Project:	App Date: 07/14/2023
Work Class: Final Plat	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$0.00		Approval
		Expire Date:

Description: This is an application to subdivide a 0.88 acre parcel into three smaller parcels, each of which will be greater than the required minimum parcel size of 10,400 square feet. Due to a large sewer easement that runs across the parcel, a variance is requested to allow the frontage of the parcels to be less than the required 80'. The requested width of these parcels is consistent with the character of the neighborhood. Indeed, with the variance, the width of each of these parcels would be consistent with more than 20% of all residential parcels located in Worthington.

Parcel: 100-006200	Main	Address: 286 W South St	Main	Zone: R-10(Low Density Residence)
		Worthington, OH 43085		

Architect	Owner	Applicant / Owner
Clarke Architects	Megan Schaffernocker	Eric Kmetz
James W Clarke	1149 High Grove Dr	7720 Campus Lane
475 Village Park Dr.	Columbus, OH 43235	Montgomery, OH 45242
Powell, OH 43065	Mobile: (614) 203-1306	Mobile: (859) 307-2026
Business: (614) 791-1200		
Mobile: (614) 271-8420		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004617	(Subdivision)Final Plat	\$100.00	\$100.00
Total for Invoice INV-00004617		\$100.00	\$100.00
Grand Total for Plan		\$100.00	\$100.00

286 W. South St.



Situated in the City of Worthington, County of Franklin,
and State of Ohio, being known as all of Lot 1 of
Weatherburn, a resubdivision of Hoyer's Subdivision, as
recorded in Plat Book 65, Page 91, Recorder's Office,
Franklin County, Ohio.

I, _____, owner of the land embraced within this plat, do hereby declare this plat to be his/her free act and deed as said land owner and do hereby accept this Plat.

OWNER

State of Ohio }
County of Franklin } SS

Before me, a Notary Public in and for said County and State, personally appeared the above named persons, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal this ____ day of _____, 20____.

NOTARY PUBLIC

My commission expires

Approved this ____ day of _____, 20____.

Clerk, Municipal Planning Commission, Worthington, OH

Approved this ____ day of _____, 20____.

Director of Service and Engineering, Worthington, OH

Approved this ____ day of _____, 20____.

City Manager, Worthington, OH

Approved and accepted this ____ day of _____, 20____, by Ordinance No. _____ wherein the place shown hereon is accepted as such by the Council of the City of Worthington, Ohio.

Clerk of Council, Worthington, OH

Approved this ____ day of _____, 20____.

Deputy Auditor

Approved this _____ day of _____, 20____.

Deputy Recorder

Transferred this ____ day of _____, 20____.

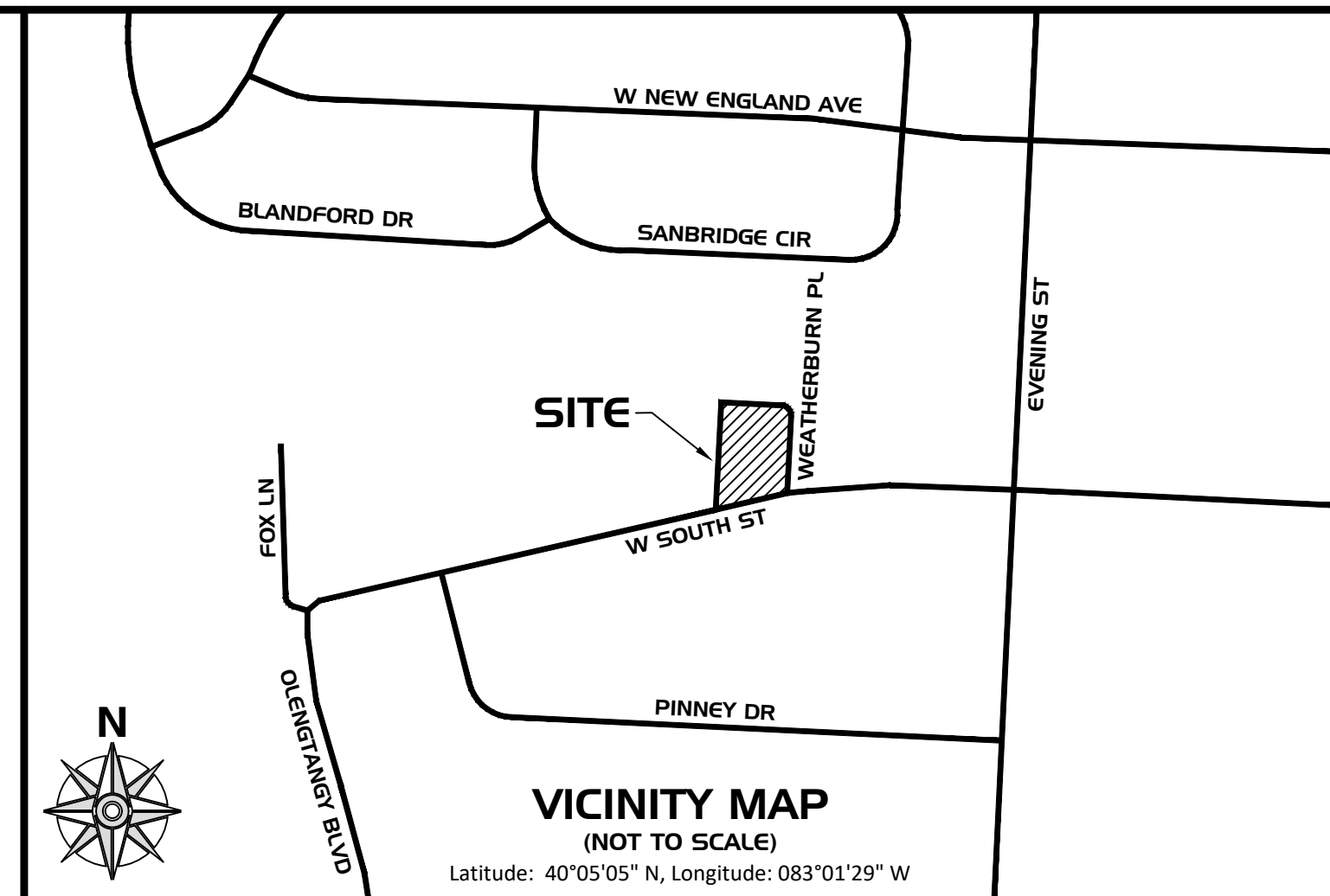
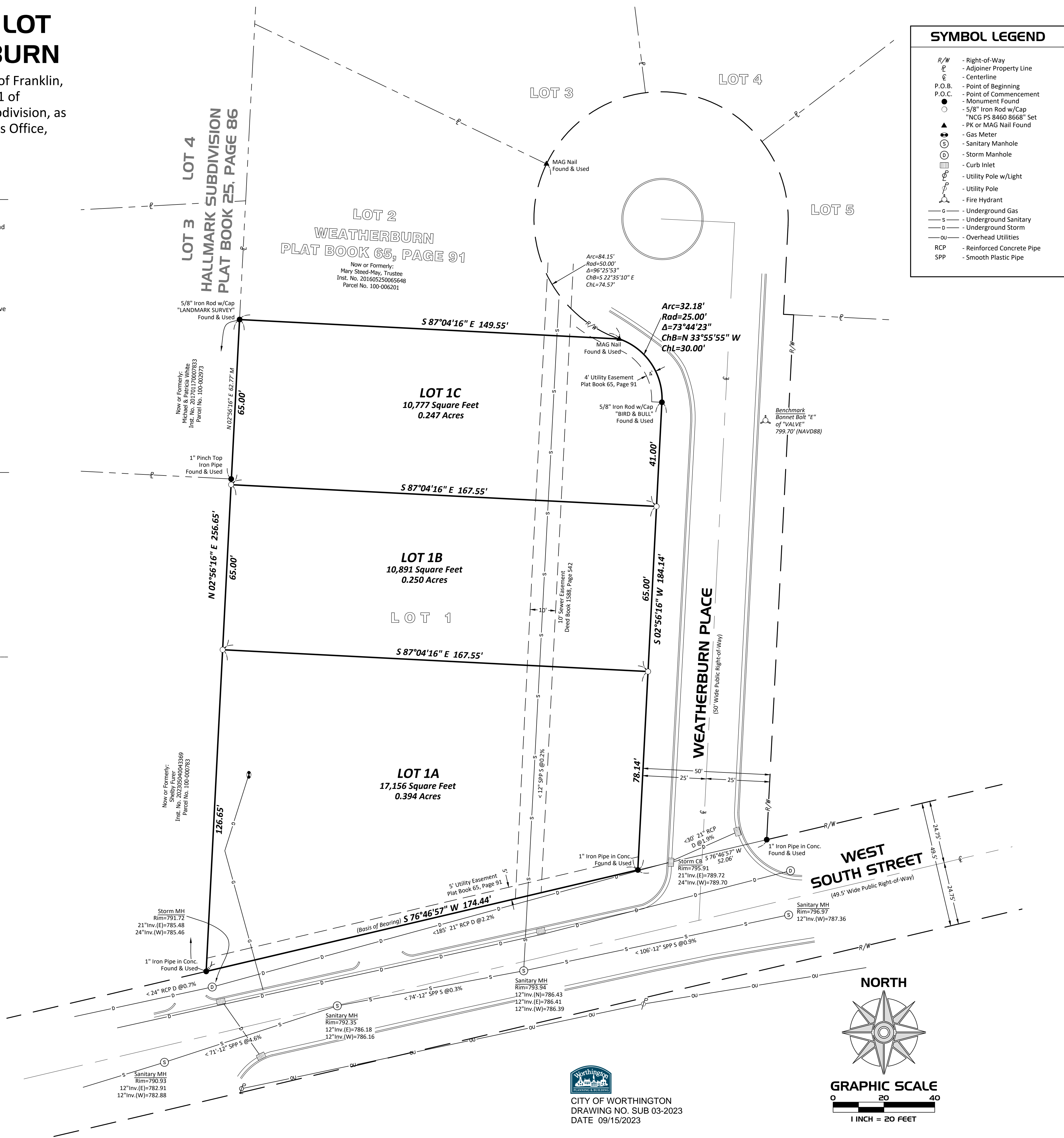
Auditor, Franklin County, OH

Filed for record this ____ day of _____, 20____, at _____

Recorded this ____ day of _____, 20____ in Plat Book _____, Page _____

File No. _____ Fee _____

Recorder, Franklin County, OH



SK Homes South Street LLC
Inst. No. 202303140024060
Parcel No. 100-006200
286 South Street, Worthington, OH

Lot 1A: 17,156 Square Feet, 0.394 Acres
Lot 1B: 10,891 Square Feet, 0.250 Acres
Lot 1C: 10,777 Square Feet, 0.247 Acres

Total Land Area: 38,824 Square Feet, 0.8913 Acres

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System South Zone (FIPS Zone 3402), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00002091033112. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 76°46'57" West for the northerly line of West South Street, and a Northing of 759,688.45 and Easting of 1,821,725.78 (U.S. Survey Feet) for the 1-inch pipe in concrete found at the southeast corner of the surveyed property.

- Franklin County Auditor's Office Geographic Information System and Tax Maps
- Plat Book 65, Page 91
- Plat Book 25, Page 86
- Inst. No. 202303140024060
- Documents as shown

The planting of street trees, on private property, along W. South Street, will be required.

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. This plat represents a survey made by me and that the monuments as shown exist, or will be set, as located and that all dimensional and geodetic details are correct.

The field work was completed on July 5, 2023.

Date of Plat or Map: July 7, 2023

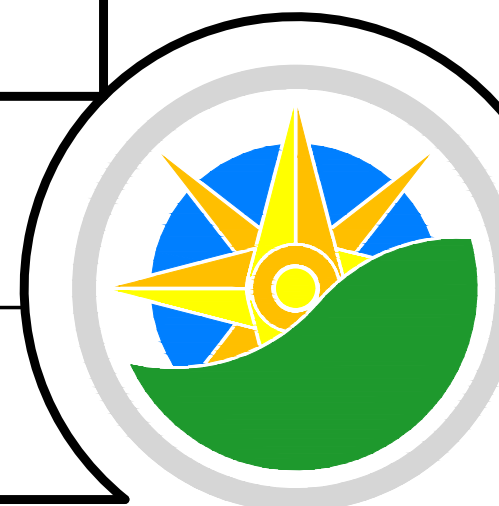
Eric S. Jackson, PS Signature Date:
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

667 Sunridge Rd
Fairlawn, OH 44333
(614) 519-3611

Project No. NCG 3046
Drafted by: ESJ/LKC

SHEET
OF

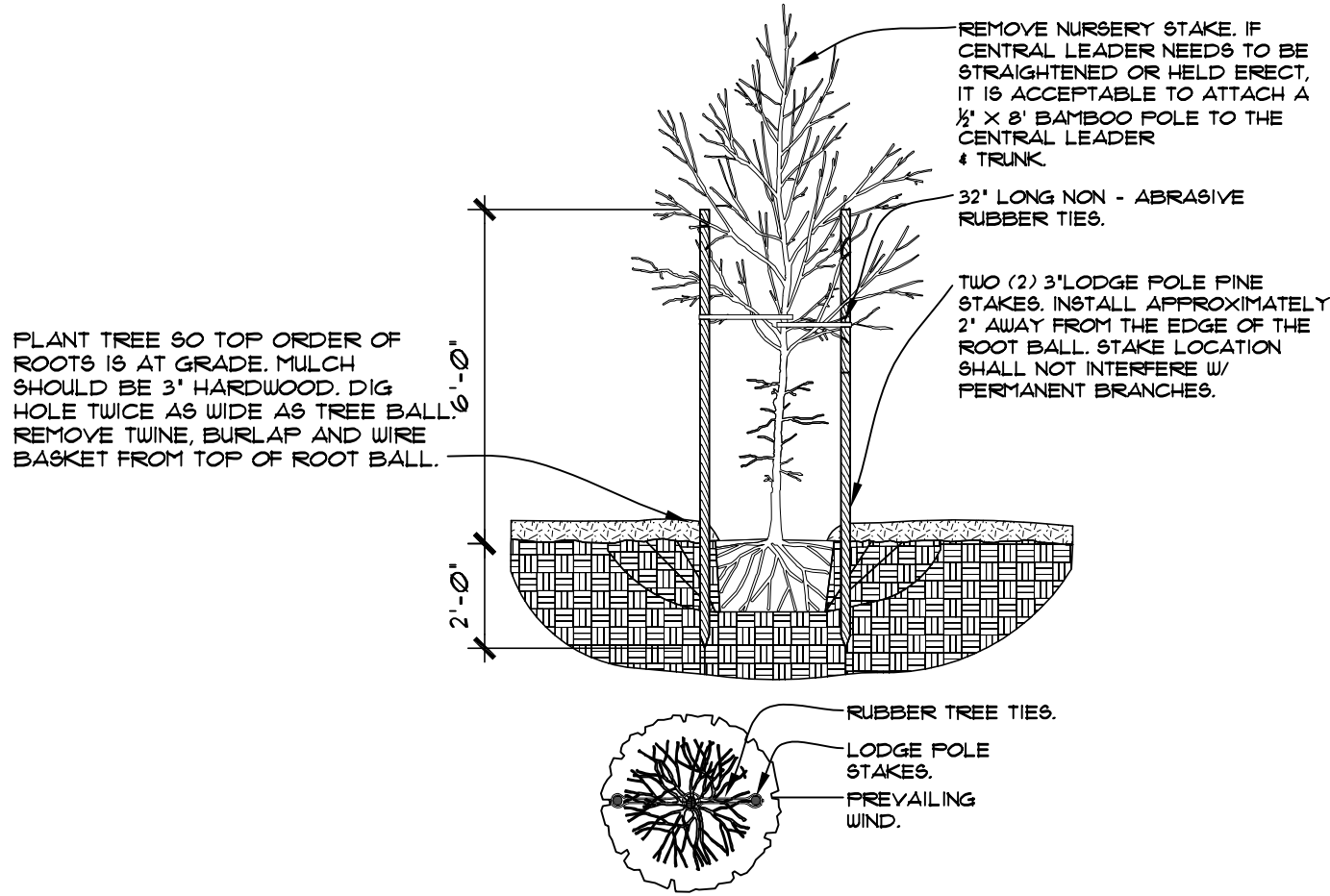


REVISION HISTORY

SURVEY PREPARED FOR:

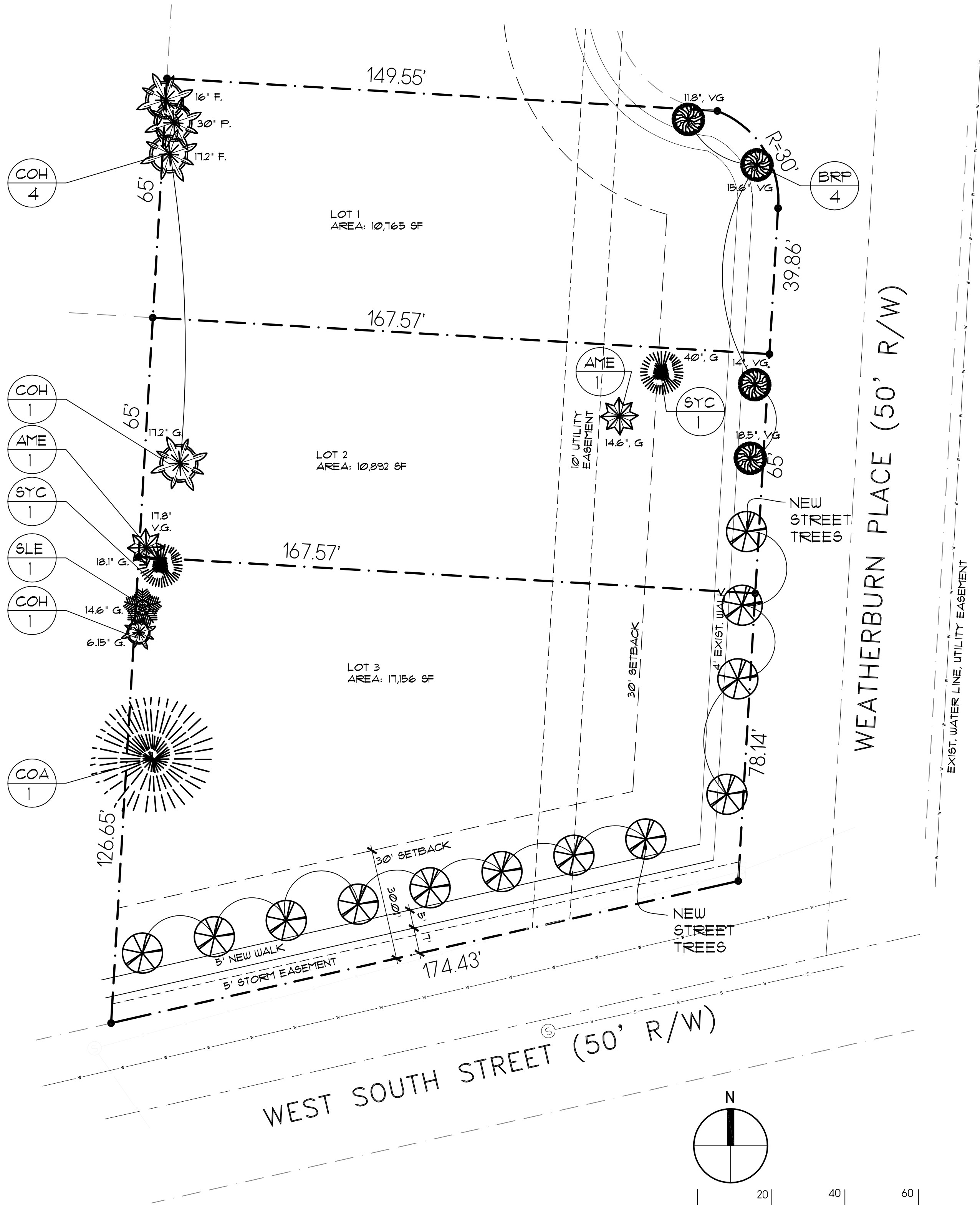
ISK HOMES MANAGEMENT, LLC

286 W. SOUTH STREET
CITY OF WORTHINGTON
COUNTY OF FRANKLIN
STATE OF OHIO



TREE PLANTING DETAIL

N.T.S.



LANDSCAPING SPEC:

SYMBOL	COMMON NAME	QTY	SYMBOL	COMMON NAME	QTY
COH	COMMON HACKBERRY	6	SLE	SLIPPERY ELM	1
BRP	BRADFORD PEAR	5	BLC	BLACK CHERRY	1
BOE	BOX ELDER	1	SIE	SIBERIAN ELM	1
AME	AMERICAN ELM	5	SWC	SWEET CHERRY	1
			HOL	HONEY LOCUST	1
SYC	SYCAMORE	2	BAP	BALSAM POPLAR	1
			HEM	HEMLOCK	1
DOW	DOG WOOD	1	COA	COMMON ASH	1

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BEFORE YOU DIG

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www.oups.org

NON-MEMBERS
MUST BE CALLED DIRECTLY

SYMBOL	TREE'S CONDITION
V.G.	VERY GOOD
G.	GOOD
F.	FAIR
P.	POOR

NOTE: TREE SIZES ARE X" DIAMETER
MEASURED FROM 3' ABOVE THE GROUND



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023



475 Village Park Dr.
Powell, Ohio 43065-9178
Office: 614-791-1200
Mobile: 614-271-8420
jclarke@clarkearchitects.com

These Drawings and Specifications prepared by Clarke Architects Inc. are instruments of service for use solely with respect to this Project and, unless otherwise provided, Clarke Architects Inc. shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others. No modifications or changes to the drawings shall be permitted.

DATE: MAY, 26 2023

REVISION DATES:

PROJECT:

3 HOUSES
WEATHERBURN PLACE

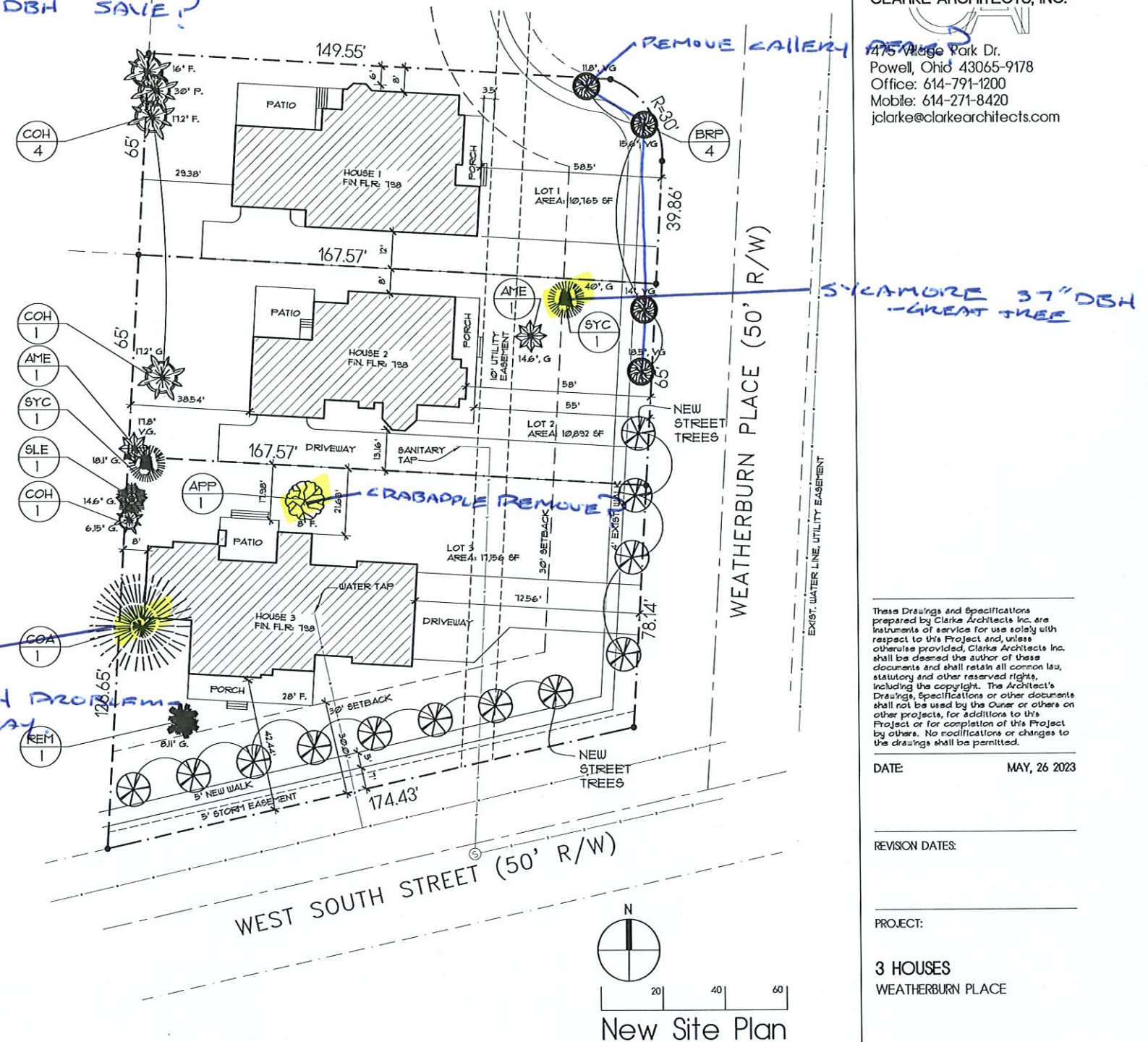
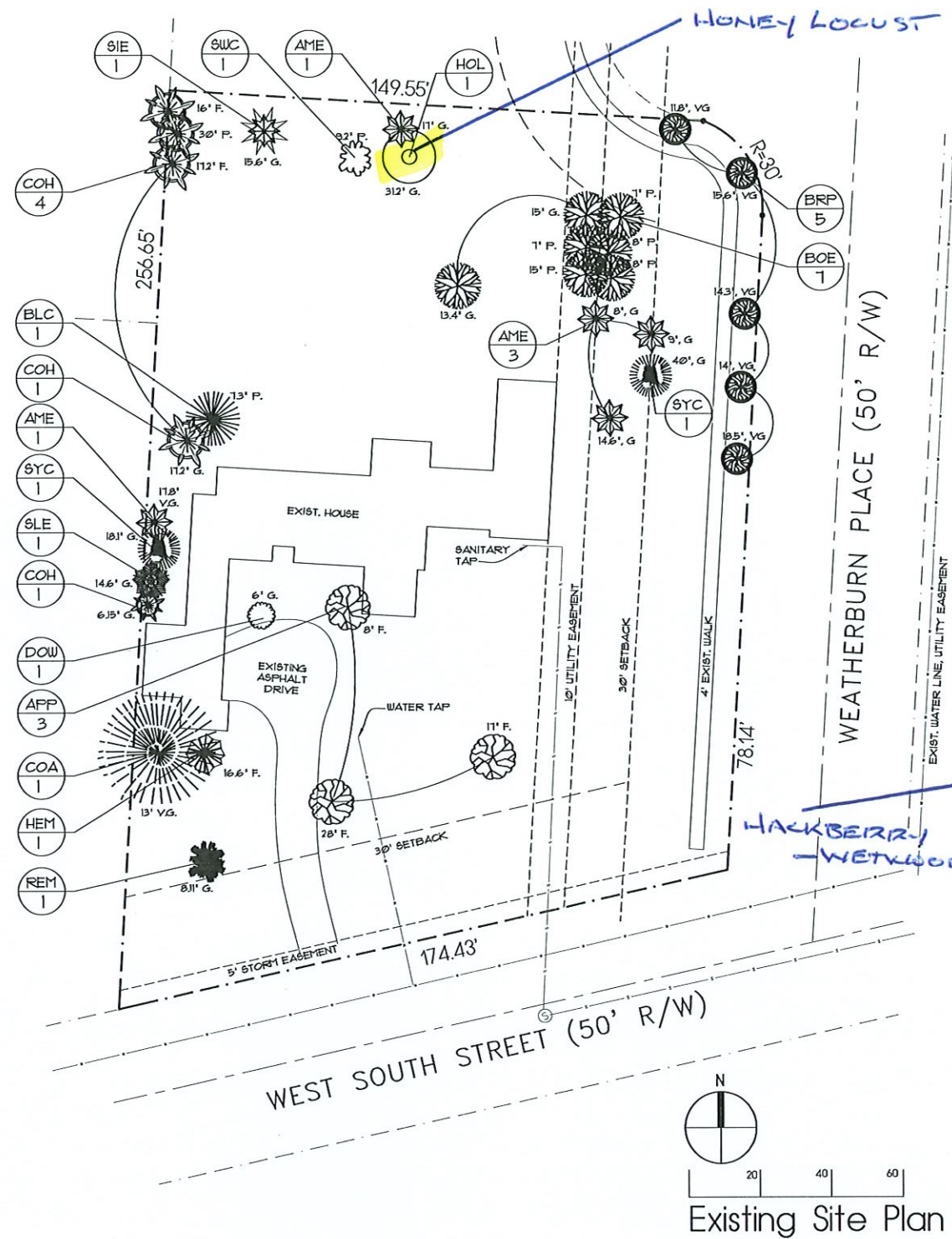
PROJECT NUMBER: 202316-H1

SHEET TITLE:

LANDSCAPE AND
SCREENING PLANS

SHEET NUMBER:

L2



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DATE: MAY, 26 2023

REVISION DATES:

PROJECT:

3 HOUSES
WEATHERBURN PLACE

PROJECT NUMBER: 202315-H11

SHEET TITLE:

EXISTING/NEW LANDSCAPE
PLANS

SHEET NUMBER:

S2

LANDSCAPING SPEC:

SYMBOL	COMMON NAME	QTY	SYMBOL	COMMON NAME	QTY
COH	COMMON HACKBERRY	6	SLE	SLIPPERY ELM	1
BRP	BRADFORD PEAR	5	BLC	BLACK CHERRY	1
BOE	BOX ELDER	1	SIE	SIBERIAN ELM	1
AME	AMERICAN ELM	5	SWC	SWEET CHERRY	1
APP	APPLE	3	HOL	HONEY LOCUST	1
SYC	SYCAMORE	2	BAP	BALSAM POPLAR	1
REM	RED MAPLE	1	HEM	HEMLOCK	1
DOW	DOG WOOD	1	COA	COMMON ASH	1



SYMBOL	TREE'S CONDITION
V.G.	VERY GOOD
G.	GOOD
F.	FAIR
P.	POOR

NOTE: TREE SIZES ARE X' DIAMETER
MEASURED FROM 3' ABOVE THE GROUND

Demolition approved with submission of a restoration schedule and tree protection plan.
Subdivision Preliminary Plat approved with the following amendments: building placement variances not approved; missing items needed for Preliminary Plat needed at time of Final Plat submission.

Approved
Municipal Planning Commission
City of Worthington
Date 06/08/2023

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. DEMO 02-2023
SUB 02-2023

DATE 05-26-2023



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023



From: [Daugherty, Shawn](#)
To: [Brown, Lee](#)
Subject: RE: Street Trees Recommendation
Date: Friday, July 28, 2023 7:55:52 AM

No particular order.

For Weatherburn Pl

Norwegian Sunset maple -Acer truncatum x platanoides 'Keithsform'
Hot Wings Maple -Acer tataricum 'GarAnn'
American Hornbeam -Carpinus caroliniana 'Native Flame®', Palisade®, Ball O' Fire™, & Rising Fire®
Cornelian Cherry Dogwood -Cornus mas
Frontier Elm -Ulmus x Frontier
Golden Rain Tree -Koelreuteria paniculata
Fort McNair Red Horse Chestnut -Aesculus x carnea 'Fort McNair'
Persian ironwood -Parrotia persica
Paperbark Maple -Acer grisium
American yellowwood -Cladrastis kentukea

For West South St

Anything on Weatherburn list can work as well as the following larger trees (Larger trees not to be used in quantity shown on preliminary plan)

Main Street® Maple -Acer truncatum 'WF-AT1'
Japanese zelkova - Zelkova serrata
Silver Linden - Tilia tomentosa 'Sterling'
Swamp White Oak -Quercus Bicolor
London planetree - Platanus x acerifolia 'Morton's Circle'
Black Gum -Nyssa sylvatica 'Northern Splendor' or 'Green Gable'
Kentucky Coffeetree - Gymnocladus dioicus 'Espresso'

Shawn Daugherty
City of Worthington Parks Supervisor/Arborist ISA-OH0499
Worthington Parks & Recreation Department
345 E. Wilson Bridge Rd. Worthington, OH 43085 | 614-436-2743 | worthington.org
Cell 614-348-4926

From: Brown, Lee <Lee.Brown@worthington.org>
Sent: Thursday, July 27, 2023 1:48 PM
To: Daugherty, Shawn <Shawn.Daugherty@worthington.org>



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023

Subject: Street Trees Recommendation

Shawn-

I wanted to see if you had a recommendation for the street trees on W. South St. and Weatherburn. I know you mentioned the idea of removing the existing ones on Weatherburn, but just wanted to touch base.

Thank you,
Lee

R. Lee Brown, AICP

Director

City of Worthington

Planning & Building Department

374 Highland Avenue

Worthington, Ohio 43085

Main Line: 614.431.2424

Direct Line: 614.781.3539

www.worthington.org



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023

Drainage Analysis

For

Weatherburn Subdivision Lot Split

286 W. South Street

Worthington, Ohio

Prepared By:



2130 Quarry Trails Drive 2nd Floor
Columbus, Ohio 43228
Ph. 614.299.2999

EP Ferris # 1283.001



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023

INTRODUCTION:

The following report presents the analysis of the existing storm sewer pipe system following a lot split of lot #1 of the Weatherburn Subdivision. The lot split will create three single family lots at the northwest corner of W. South St. and Weatherburn Place.

HYDROLOGIC ANALYSIS:

All proposed drainage will be directed to the existing drainage system along Weatherburn Place. The storm pipe calculations will use a 2yr. design with a 5 Yr. check.

A runoff coefficient of $c = 0.65$ was used for the entire drainage area tributary to the storm sewer system. Although the lot split creates an increase in impervious area from 5300 sf to 15000 sf, the runoff coefficient is consistent with the entire drainage area. A time of concentration of 10 minutes was used.

PRE-DEVELOPED CONDITIONS:

The pre-developed condition of the site consists of one single family lot of approximately 0.88 Ac. Currently the site drains from east to west and to the existing storm sewer system along W. South St.

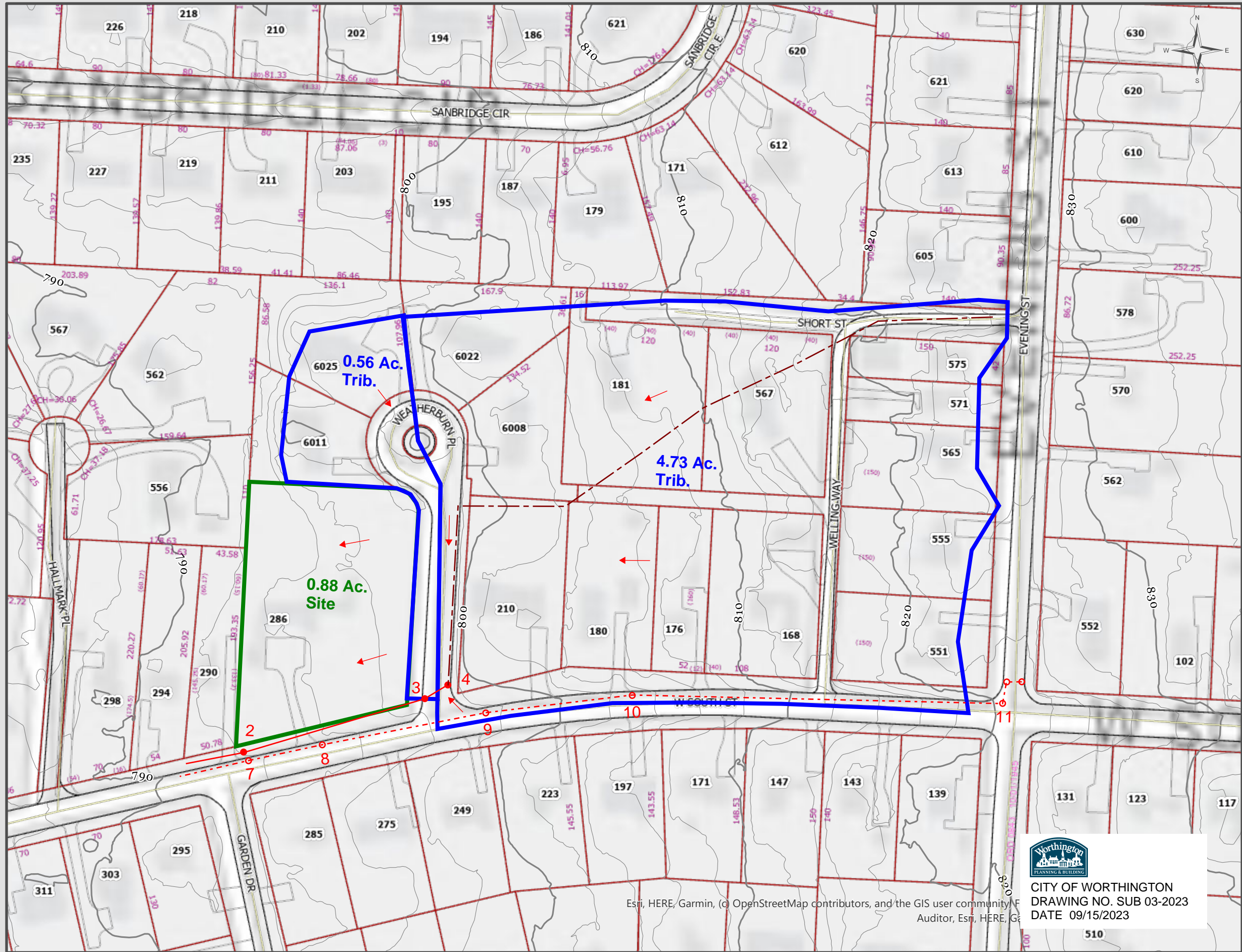
POST-DEVELOPED CONDITIONS:

The post developed condition of the site will consist of three single family lots. The three lots combined drain approximately 0.66 Ac. to the existing storm system along Weatherburn Place. The remaining 0.22 Ac. will drain to the W. South St. storm sewer system.

SUMMARY:

The addition of three lots that change the drainage pattern from W. South St. to Weatherburn Place will have a minimal affect of the current storm sewer system. The Weatherburn Place storm sewer (relief sewer) joins the existing W. South St. storm sewer downstream at Mid Dr. and continues as a 24" pipe at 3.3% with an approximate available capacity of 42 cfs at 13 Ft./s. Supporting drainage maps and calculations can be found at the end of this report.





Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

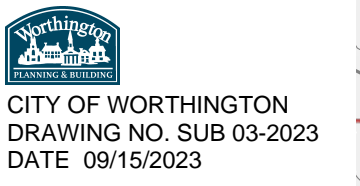


The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



Franklin County
Auditor's Office
Auditor

Michael Stinziano
Map Produced August 4, 2023



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Franklin County Auditor, Esri, HERE, G

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DATE: MAY, 26 2023

REVISION DATES:

PROJECT:

3 HOUSES

WEATHERBURN PLACE

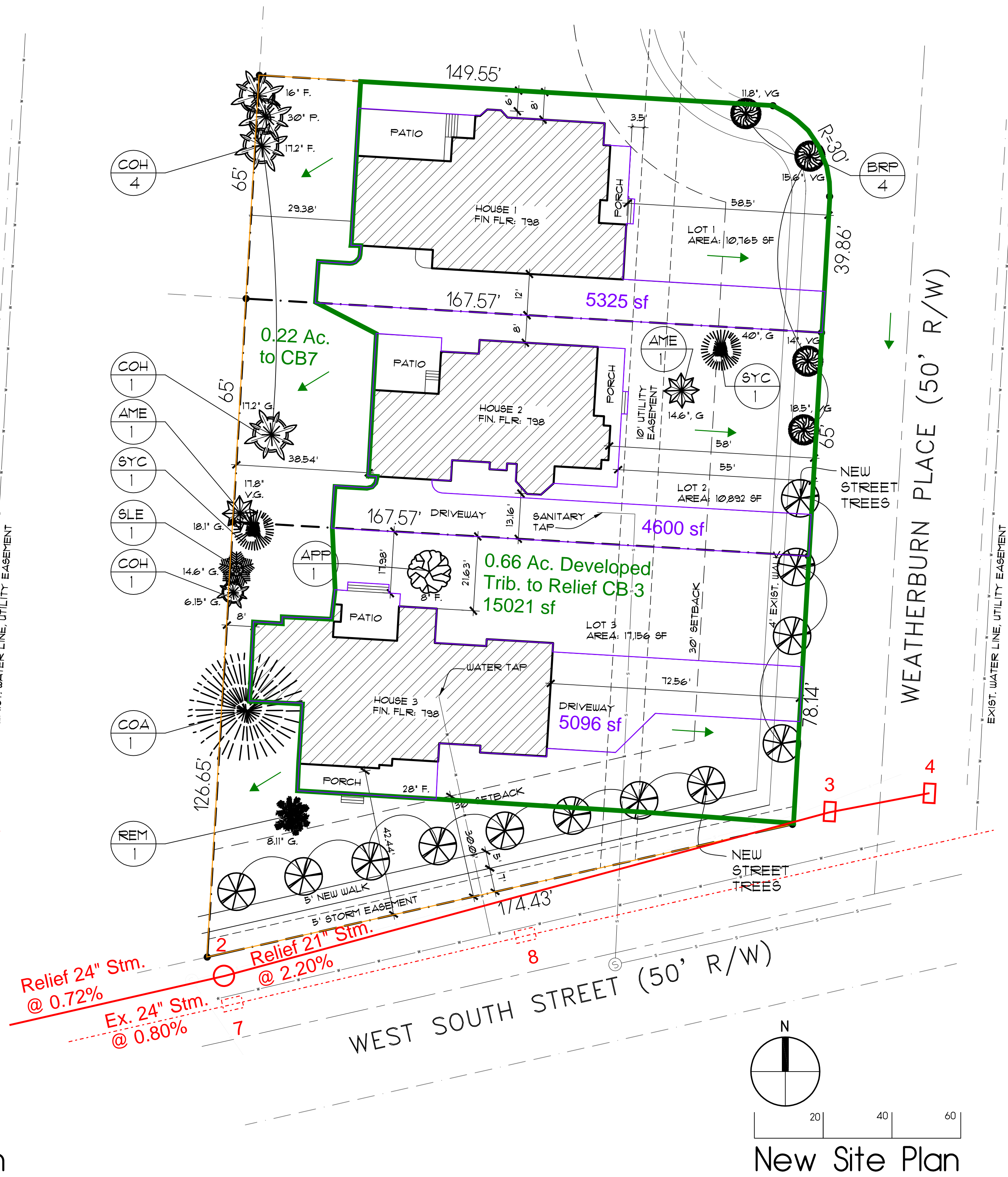
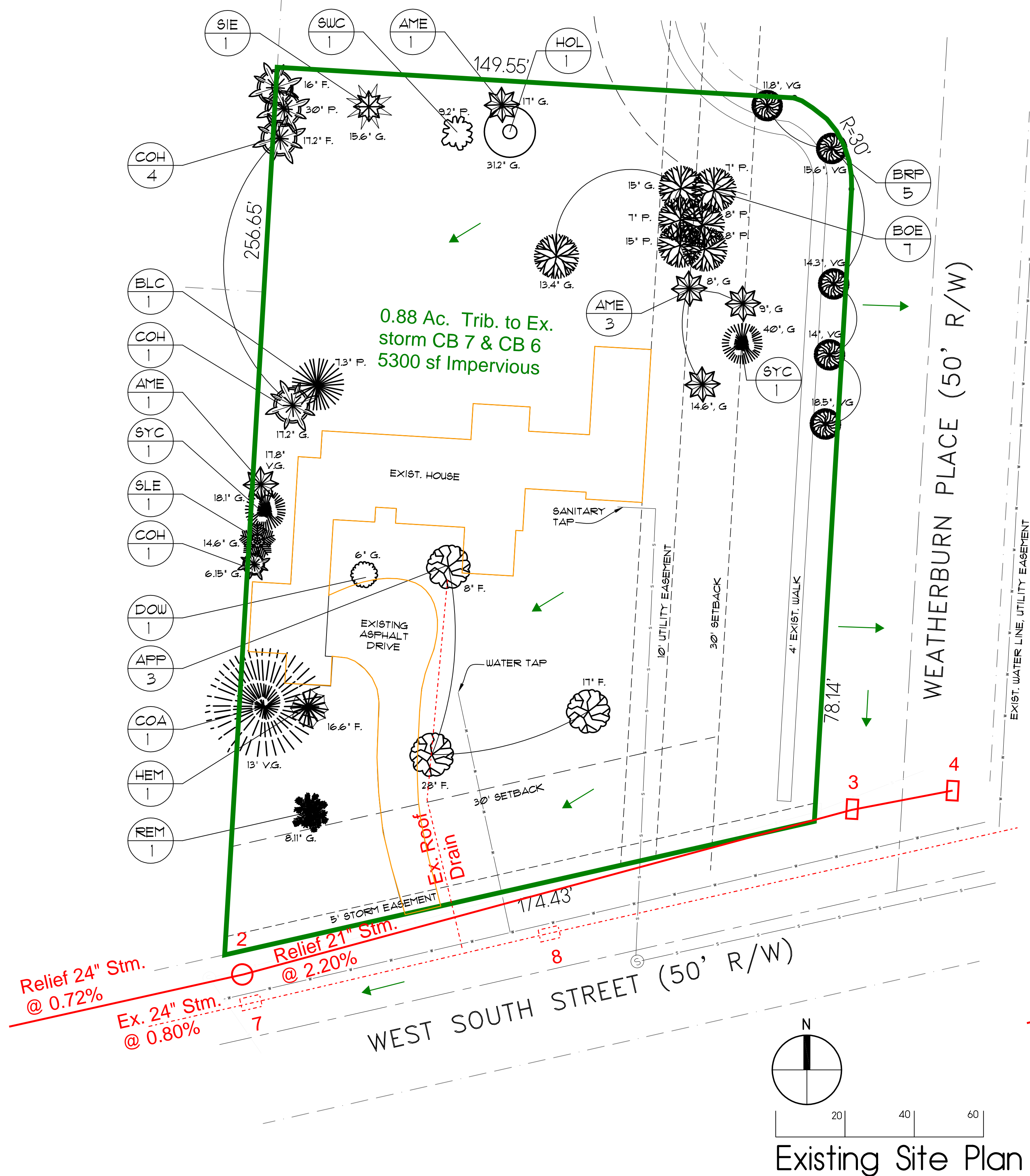
PROJECT NUMBER: 202316-H1

SHEET TITLE:

EXISTING/NEW LANDSCAPE PLANS

SHEET NUMBER:

S2



LANDSCAPING SPEC:

SYMBOL	COMMON NAME	QTY	SYMBOL	COMMON NAME	QTY
COH	COMMON HACKBERRY	6	SLE	SLIPPERY ELM	1
BRP	BRADFORD PEAR	5	BLC	BLACK CHERRY	1
BOE	BOX ELDER	7	SIE	SIBERIAN ELM	1
AME	AMERICAN ELM	5	SWC	SWEET CHERRY	1
APP	APPLE	3	HOL	HONEY LOCUST	1
SYC	SYCAMORE	2	BAP	BALSAM POPLAR	1
REM	RED MAPLE	1	HEM	HEMLOCK	1
DOW	DOG WOOD	1	COA	COMMON ASH	1



SYMBOL	TREE'S CONDITION
V.G.	VERY GOOD
G.	GOOD
F.	FAIR
P.	POOR

NOTE: TREE SIZES ARE X" DIAMETER
MEASURED FROM 3' ABOVE THE GROUND



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023

[illegible]

CITY OF WORTHINGTON
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DATE 09/15/2023

[illegible]

CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023



SUBDIVIDER'S AGREEMENT

THIS AGREEMENT is executed on this ____ day of _____ 2023, by and between SK Homes South Street LLC, an Ohio Limited Liability Company (the "Subdivider") and the City of Worthington, Ohio, an Ohio municipal corporation (the "City"), pursuant to Chapter 1101 of the Codified Ordinances of the City of Worthington and the Final Subdivision Plat for Subdivision of Lot No. 1 of Weatherburn (the "Subdivision").

NOW, THEREFORE, in consideration of the approval of the Subdivision by the Council of the City of Worthington, Ohio, it is hereby agreed as follows:

1. The proposed Subdivision and its ultimate use shall conform to the Subdivision Plat as approved by City Council and the requirements of law, including without limitation, the Planning and Zoning Code and the Building Code of the City of Worthington, except as may be otherwise authorized by proper authority.
2. No transfer of any lot, parcel or tract from said Subdivision shall be made, nor shall any construction work, including grading, be started which may affect the arrangement of streets or other public improvements until approval of the Final Plat is obtained by the Subdivider and the performance bond or irrevocable letter of credit acceptable to the City or certified check guaranteeing the completion of public improvements in accordance with Paragraph V of this Agreement is provided to the City.
3. The Subdivider shall pay the entire cost and shall construct, install or otherwise provide all public improvements necessary to serve the Subdivision as required by Part Eleven – Planning and Zoning Code - Title One – Subdivision Platting Regulations of the Worthington Codified Ordinances, in connection with the Subdivision, under the supervision of the City Engineer, including, at a minimum:
 - a. Sidewalks to be installed along the frontage of W. South Street.
 - b. Landscaping and screening features, and street trees along Weatherburn Place and W. South Street.
4. Prior to beginning any construction work, detailed engineering drawings and specifications shall be furnished to the City by the Subdivider for all of the public improvements to be installed in the Subdivision.
5. The Subdivider shall, in accordance with Section 1101.15 of the Worthington Codified Ordinances, provide to the City a performance bond or irrevocable letter of credit acceptable to the City, or a certified check, in an amount equal to the estimated cost of constructing said improvements, guaranteeing the completion thereof within one year from the date of approval of this Subdivider's Agreement, or such extension of time as may be granted by Council. Said performance bond or letter of credit acceptable to the

City or certified check shall be released upon acceptance of the public improvements by the City and upon the furnishing by the Subdivider of an additional bond or letter of credit acceptable to the City, or a certified check, in an amount equal to ten percent (10%) of the estimated cost of construction, guaranteeing the maintenance of said improvement for a period of one (1) year from the date of acceptance. Said maintenance bond or letter or credit acceptable to the City or certified check shall be released upon satisfactory completion of the one (1) year maintenance period. The Subdivider shall be responsible for the maintenance and care of all subdivision improvements for a period of one (1) year after acceptance of said improvements by the City.

6. The Subdivider shall in accordance with Section 1101.15 of the Worthington Codified Ordinances, deposit with the Finance Director a sum of money as prescribed by the City Engineer to defray the cost of inspection, engineering services, and other expenses, as may be incurred by the City in connection with the inspection of the installation of said public improvements. Should the amount of such deposit be insufficient to pay the cost thereof, the Subdivider shall, immediately upon demand by the City, deposit such additional sums as are estimated to be necessary. Upon completion and acceptance of said improvements, any unexpended balance shall be refunded.
7. The City Engineer shall be notified, in writing, seven (7) days before any construction is begun on said improvements in order that inspection may be provided.
8. The Subdivider shall hold the City of Worthington, its officials, and employees free and harmless from any and all claims for damages of nature arising or growing out of the construction of said public improvements, and shall defend, at its own cost and expense, any suit or action brought against the City of Worthington, or its officials and employees, by reason thereof, until the public improvements have been accepted by the City Council and until the end of the one (1) year maintenance period.
9. The Contractor shall purchase and maintain, during the duration of the Contract, Comprehensive General and Automobile Liability insurance issued to the Contractor and protecting the Contractor from all claims for personal injury, including death, and all claims for destruction of or damage to property, arising out of or in connection with any operations under the Contract Documents, whether such operations be by the Contractor or by any Subcontractor, or anyone directly or indirectly employed by the Contractor or by a Subcontractor. Insurance shall be written with limits of liability of not less than \$500,000.00 for each person and \$1,000,000.00 for each occurrence for all damages arising out of bodily injury, including death at any time resulting therefrom, and not less than \$500,000.00 for all property damages sustained in any one occurrence and shall include coverage for:
 - (a) Claims arising after the Contractor and Subcontractor have completed their work (completed operations and product liabilities coverage).

- (b) Claims arising from the liability assumed by the Contractor under this Contract including third party beneficiary liability coverage.
 - (c) Claims arising from property damage to wires, conduits, pipes, mains, sewers, tanks, tunnels, any similar property and any apparatus in connection therewith beneath the surface of the ground or water, caused by and occurring during the use of mechanical equipment for the purpose of grading land, paving, excavating, drilling, borrowing, filling, backfilling, tunneling, or pile driving.
 - (d) Claims for property damage arising out of collapse of or structural injury to any building or structure due to grading of land, excavating, borrowing, filling, backfilling, tunneling, pile driving, cofferdam work or caisson work.
10. Said insurance shall be maintained in full force and effect during the construction of the Subdivision improvements and shall protect the City, its officials, employees, agents and representatives from claims for damages to property arising in any manner from the negligent or wrongful acts, errors or omissions of the Subdivider or the contractor, their employees, agents, or representatives in the construction of the Subdivision improvements. Certificates of insurance naming the City as an additional insured shall be obtained and filed with the City prior to commencement of construction of the Subdivision improvements. These certificates shall contain a provision that coverage afforded under the policies shall not be cancelled unless at least thirty (30) days prior actual written notice has been given to the City.
11. Any violation of, or noncompliance with, any of the provisions of this Agreement shall constitute a breach of contract and the City shall have the right to stop the work forthwith and hold the bonding company responsible for the completion of said improvements according to the approved plat and this Agreement, or to use the certified check, or the letter of credit for such purpose. The City shall notify the Subdivider, in writing, of any such breaches, violations or noncompliance with any of the provisions or stipulations of this Agreement and shall provide a reasonable time for the Subdivider to remedy the breach, violation or noncompliance before the City shall have the right to stop work and hold the bonding company responsible for completion of said improvements.
12. The acceptance and approval of all required improvements be and hereby is conditioned upon the Subdivider or its authorized agent complying in full with Section 1101.16 of the Worthington Codified Ordinances unless the requirements as applicable to this Subdivision have been modified or deleted by action of Worthington City Council.



13. Upon approval and acceptance of the public improvements, reproducible as-built construction drawings of the public improvements shall be provided by the Subdivider and become the property of the City of Worthington.
14. In consideration whereof, the City of Worthington hereby grants the Subdivider, or its duly authorized agent, the right and privilege to make the improvements provided for herein.
15. This Agreement shall inure to the benefit of and be binding on the heirs, executors, successors or assigns of the Subdivider.
16. This Agreement shall be recorded in the Office of the Franklin County Recorder at the expense of the Developer and shall become a public record of Franklin County, Ohio.

IN WITNESS WHEREOF, the parties to this Agreement have caused it to be executed and subscribed by their duly authorized representatives as of the date first written above.

SK HOMES HOLDINGS, LLC

By_____

Print Name_____

Its_____

CITY OF WORTHINGTON

By_____

Print Name_____

Approved as to form:

By_____

Print Name_____

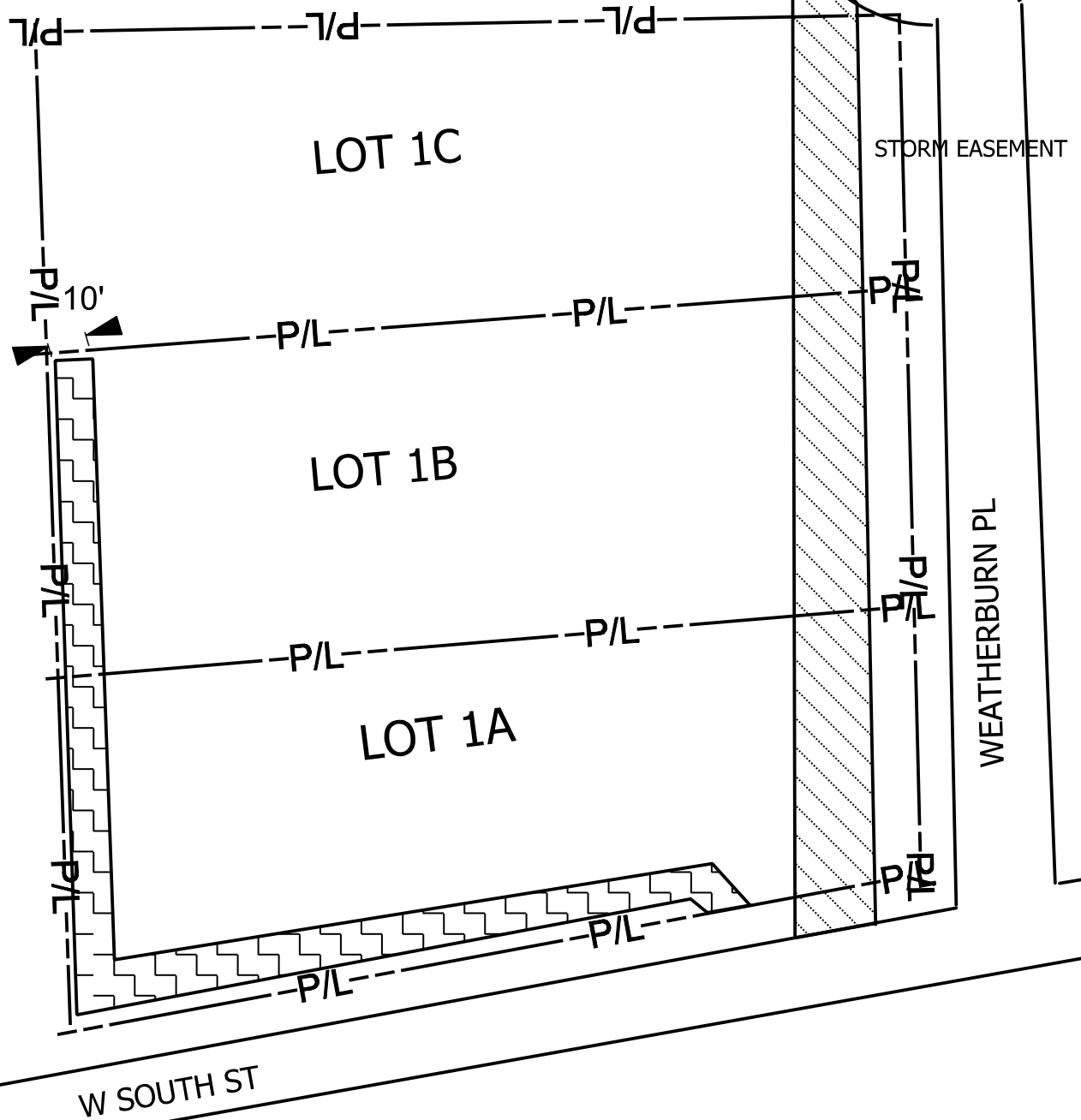
Director of Law
City of Worthington



"EXHIBIT A"



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
DATE 09/15/2023



DRAWN BY: Mark Plogsted

COUNTY: FRANKLIN

WR#:85930183

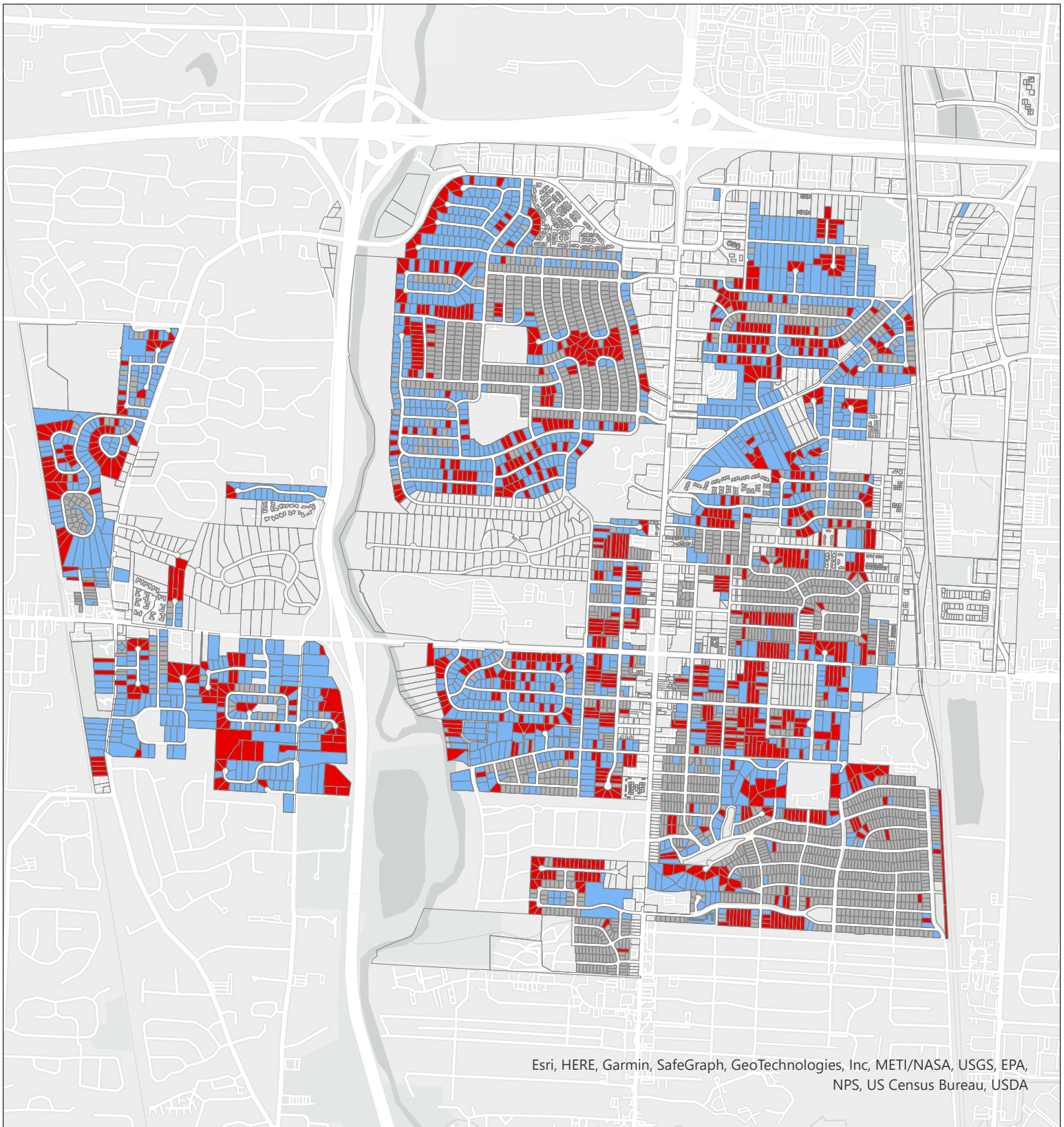
CITY/TWP: WORTHINGTON

DATE: 9/18/2023

STATE: Ohio

SCALE: NTS

OHIO POWER COMPANY



R-10 ZONED LOTS UNDER 80FT WIDTH

- R-10 < 80ft width & > 10400sf area
- R-10 Zoning < 10400SF area
- R-10 Zoning Compliant
- Parcel



CITY OF WORTHINGTON
DRAWING NO. SUB 03-2023
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0 0.25 0.5 1 Miles

