PLANNING COMMISSION MEETING

Thursday, July 20, 2023, 7:30 PM

CITY HALL

301 SYCAMORE STREET, BROOKVILLE, OHIO 45309

www.brookvilleohio.com

Join Online: https://brookvilleoh.webex.com/brookvilleoh/j.php?MTID=m267826e67fa9628afbe28914fc94e612
Meeting number: 2633 029 3681 Password: 2rRbNJRPd53
Join by phone: +1-415-655-0001 Access code: 263 302 93681

Agenda

I. Opening

a. Call to Order

b. Pledge of Allegiance

c. Roll Call

II. Adoption of Agenda

III. Approval of Minutes

a. Approval of June 15, 2023 Regular Meeting Minutes

IV. Site Development Plan Application - 40 Triggs Road

a. Electric Vehicle Charging Stations - McDonalds

V. Special Use Permit - 501 W. Westbrook Road

a. Automobile Service Station - Zach Music

VI. Special Use Permit - 245 Sycamore Street

a. AT&T Mobility - Wireless Telecommunication Facility

VII. Reports

a. Law Director

VIII. Old Business

IX. New Business

X. Adjournment

Chairperson Ryan Henderson • Mayor Chuck Letner
Members: • Ken Claggett • Ronda Dittrick • Tony Ezerski • Damian Kristof • Curt Schreier

Brookville Planning Commission
Regular Meeting
June 15, 2023

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on June 15, 2023. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Dittrick, Ezerski, Kristof and Schreier; Law Director Stephan and Clerk Duncan were present. Manager Keaton was absent.

Roll call by Chairperson Henderson.

Motion by Claggett, second by Kristof to adopt the Agenda as presented. All yeas, motion carried.

Motion by Kristof, second by Ezerski to approve the minutes of the May 18, 2023 Planning Commission Meeting. Kristof yea, Claggett yea, Letner yea, Schreier abstain, Dittrick yea, Ezerski yea, Henderson yea. Motion carried with six yeas and one abstention.

Law Director Stephan reported Joshua Wymer has filed a Special Use Application for an Italian Ice Mobile Food Truck to be located in the municipal parking lot on Arlington Road by the bikeway. Section 1163.03(b}(26) permits mobile food vendors to be approved as a Special Use. The applicant does a have a valid health permit for the truck. The municipal parking lot on Arlington Road has been approved by Planning Commission for mobile food vendors. It is requested that Planning Commission approve this Special Use Application.

Member Schreier asked if Mr. Wymer's health permit is recipricol between Preble and Montgomery County?

Law Director Stephan replied he thinks so, but he will verify that.

Mayor Letner asked if Italian Ice was a type of shaved ice?

Law Director Stephan replied he is not certain, but thinks it is a type of flavored shaved ice.

Chairperson Henderson inquired if this is a one-year permit?

Law Director Stephan replied that is correct.

Motion by Kristof, second by Schreier to approve a Special Use Permit for Italian Ice Mobile Food Truck to operate in the municipal parking lot on Arlington Road. All yeas, motion carried.

Law Director Stephan reported Gateway RV Storage, LLC has filed a Special Use Application and Site Plan application for additional storage units to be located at 600 Albert Rd. The existing building at the site is currently used for storage of RVs and other large vehicles. The proposed

Special Use would add additional storage units on the property. The property is zoned I-2 General Industrial District. This type of storage facility is also located on the property immediately to the south of this property. A County Auditor Map of the property is enclosed. The storage unit facility will have two entrances, one on each side of the existing building, for access to the storage units. Law Director Stephan reported the Fire Chief has reviewed the Site Plan Application and asked for an additional hydrant on the south side of the building and one at the middle or rear of the building.

Chairperson Henderson asked if there is a loop around the existing building that they could tap into?

Law Director Stephan replied there is water going back there but other businesses have been added to the line since it was installed so it probably needs to be improved. This is why the Fire Chief has asked for an additional hydrant to provide additional water if needed.

Mayor Letner inquired whether the building has a fire suppression system?

Applicant Mike Wenzler, of 4738 Gateway Circle, Kettering, Ohio 45440, replied yes it does have a fire suppression system.

Member Claggett inquired who will pay for the additional hydrant?

Law Director Stephan advised the City will be asking the applicant to address those costs.

Mr. Wenzler gave a short presentation of the project; discussing with Planning Commission the ingress and egress, lighting, elevation, indoor and outdoor storage, climate control, drainage, outdoor cameras and the security system.

Chairperson Henderson asked what the timing of the project will be?

Mr. Wenzler stated ideally they would like to do the project in phases, but will work with the City if they want them to move more quickly.

Chairperson Henderson inquired if this needs to go through our engineering for stormwater analysis?

Law Director Stephan replied he is looking for approval tonight for the Special Use Application and Site Plan, and we could then request stormwater management and ingress and egress review by our engineer. Planning Commission could also include compliance with the Fire Chief's requests as a condition of their approval.

Motion by Dittrick, second by Kristof to approve the Special Use Application and Site Plan for Gateway RV Storage, LLC for additional storage units to be located at 600 Albert Road, on the conditions that a storm water analysis is completed, the turning radius on the southeast corner is evaluated and the supplement fire hydrants requested by the Fire Chief are installed. All yeas, motion carried.

Law Director Stephan presented the zoning report, stating we continue to be busy issuing permits. Law Director Stephan reported we have hired a zoning code enforcement officer, Jim Lawson, who brings prior zoning experience and foreclosure investigation experience to the position.

Law Director Stephan stated there will be an announcement on a new GM project tomorrow.

There was no Old Business.

Mayor Letner announced the City will have a major announcement on the GM/Duramax deal tomorrow. Mayor Letner stated he is glad for Brookville and thanked Law Director Stephan for being instrumental in this project.

Mayor Letner stated he spoke with the new owners of the old firehouse on Mulberry and Main Streets, and they are having problems with vendors and supply issues. They will likely not open until next spring.

Motion by Claggett, second by Kristof to adjourn. All yeas, motion carried.

_____ _____

Kimberly Duncan, Clerk Ryan Henderson, Chairperson

MEMORANDUM:
DATE: JULY 13, 2023
TO: CITY OF BROOKVILLE PLANNING COMMISSION
FROM: RODNEY L. STEPHAN, LAW DIRECTOR
RE: SITE DEVELOPMENT PLAN APPLICATION-40 TRIGGS RD.

A site development plan application has been filed by Oscar W. Larson Co. to install Electric Vehicle Charging Stations at McDonalds located at 40 Triggs Rd. The application proposes to amend the current site plan of McDonalds to add Electric Vehicle Charging Stations in the rear of the McDonalds Parking Lot. The plan will use 4 existing parking spaces and provides for the installation of Electric Vehicle Charging Stations for those four parking spaces. A copy of the site development application is attached to this Memorandum for review by Planning Commission. It is requested that Planning Commission would approve this Site Development Application to permit the installation of the Electric Vehicle Charging Stations at McDonalds.

City of BROOKVILLE

SITE DEVELOPMENT PLAN APPLICATION

The undersigned hereby applies for Site Development Plan Approval. The review procedure and criteria are established in Chapter 1167 of the City of Brookville Zoning Code. Section 1167.05 sets forth the required contents of the Site Development Application and is attached to this Application. The Zoning Enforcement Officer is authorized to waive any requirements that do not apply to the proposed project, and to permit the existing conditions map and site plan to be combined into a single map.

Applicant:

1. Applicant Oscar W. Larson Co., Zachary Cosby
2. Contact Person: Courtney Ferguson
3. Contact Address: 6235 Southern Blvd, Youngstown, OH 44512
4. Contact Email: courtney.ferguson@owlservices.com

Project Site:

1. Project Address: 40 Triggs Rd, Brookville, OH 45309
2. Montgomery County County Auditor Parcel ID: C05-004 15 0016
3. Existing Zoning District:
4. Describe Existing Use of the Property: Fastfood Restaurant

Proposed Use of the Property: Describe the proposed use of the property:
Electric vehicle charging stations
Installation of 3-4 electric vehicle charging stations, a small equipment yard adjacent to the stations, new electrical distribution, minor site work to install the conduits, equipment pads, and screening around the equipment yard. EVgo uses existing parking spaces for their installations, and some minor restriping may be required.

Buildings: For any buildings to be constructed on the project site, please include the following information on the site development plan:

1. Building Height: N/A
2. Building Footprint Area: N/A
3. Building Floor Area: N/A
4. Front Yard Setback: N/A
5. Rear Yard Setback: N/A
6. Side Yard Setback: N/A

Setbacks are measured from the foundation of the building to the boundary line of the property.

Traffic Study: Under 1167.05(e), the Planning Commission or City Manager may require the applicant to provide a traffic study.

The applicant hereby certifies that they have submitted with this application the plat plan, existing conditions map, and site development plan required by Section 1167.05 unless any of those requirements are waived by the Zoning Enforcement Officer. Upon review of the site development plan, the Zoning Enforcement Officer or Planning Commission may request additional information from the applicant, and the applicant shall be permitted to supplement or amend this application to provide the requested information.

The applicant hereby certifies that, to the best of my knowledge, the information contained in this application is true and correct. Furthermore, I hereby certify that I am the property owner or the duly authorized representative or agent of the property owner for this application.

6-23-23
Date

Zack A Casby
Signature of Applicant

ZACHARY A. CASBY
Printed Name of Applicant

Approved by:

Zoning Enforcement Officer

Date

Planning Commission

Date

Fee Paid: _____

Date: _____

1167.05 CONTENTS OF SITE DEVELOPMENT APPLICATION.

The application shall include the following information and material for sites and development projects. Except, however, the Zoning Enforcement Officer is authorized to waive requirements in this section which are not affected by or do not apply to the proposed project:

(a) Site Development Plan Application.

(1) A completed application form provided by the Zoning Enforcement Officer.

(2) A plat plan of the parcel, lots, or parts or portions thereof, drawn to scale showing dimensions, as certified by a registered surveyor or a registered professional engineer, registered with the State of Ohio, as a true copy of the parcel, lots, or portions thereof, according to the registered or recorded plat of such land, also by proof that the property has been surveyed and that the corners have been marked in a permanent manner so as to be located easily. However, the Zoning Enforcement Officer may waive the certified plat if in his opinion such information is unnecessary for proper review and identification.

(b) An existing conditions map shall show the location, dimensions, size and height of the following, as applicable:

(1) Sidewalks, streets, alleys, easements and utilities, including street lighting.

(2) Buildings and structures.

(3) Septic fields, wells and public sewer and water systems.

(4) Slopes, particularly slopes specifically in excess of fifteen percent (15%), and terraces and retaining walls.

(5) Driveways, entrances, exits, parking areas and sidewalks.

(6) Water mains and fire hydrants.

(7) Natural and artificial watercourses and bodies of water and wetlands.

(8) Limits of flood plains.

(9) Areas that can reasonably be expected to or which do contain soils or materials contaminated with but not limited to heavy metals, petroleum products, PCB's, pesticides, or other toxic or hazardous materials.

(10) Underground storage tanks, if any.

(11) The topography of existing ground and paved areas, and elevations of streets, alleys, utilities, sanitary and storm sewers, buildings and structures. Topography is to be shown by dashed lines illustrating two (2) foot standard contour intervals and/or spot elevations where necessary to indicate flat areas, as appropriate.

(12) General alignment and lengths of all streets and all property lines.

(13) All fences and walls

(14) All building restriction lines, highway setback lines, easements, covenants, reservations and rights-of-way.

(15) Date, scale and north arrow.

(16) Existing development on the site including principal and accessory buildings, off-street parking and loading areas, and other improvements, as applicable.

(c) A separate site development plan shall be prepared to show the general location, dimensions, size and height of the following regarding the proposed development:

(1) For a site development plan which includes any existing structures or other improvements, an indication of those improvements that are to remain and those which will be removed.

(2) Sidewalks, streets, alleys, easements and utilities, including street lighting and underground conduits for street lighting.

(3) Building and structures with entrances and exits identified.

(4) Utility plan for water and sewage disposal.

(5) Driveways, entrances, exits, parking areas and sidewalks.

(6) Water mains and fire hydrants.

(7) Methods to control erosion on slopes of fifteen percent (15%) or more.

(8) Proposed recreation areas.

(9) Calculations of the following, as applicable:

A. Number of dwelling units or square footage of non-residential uses;

B. Number of parking spaces;

C. Number of loading spaces;

D. Total land area;

E. Total landscaped area;

F. Total open space; and

G. Total impervious surface.

(10) Tentative plans for collecting and depositing storm water and the method of treatment of natural and artificial watercourses, including a delineation of proposed limits of floodplains, if any.

(11) A general indication of proposed grading, surface drainage, terraces, retaining wall heights, grades on paved areas and ground floor elevations of proposed buildings and structures, shown by two (2) foot contours and approximate elevations.

(12) A landscape plan showing the location, names and area coverage of trees, shrubs and ground cover to be planted and the areas to be retained in natural vegetation.

(13) Plans for minimizing the impact on existing wetlands.

(14) A light plan indicating all exterior building mounted and free-standing lights and structures including overall height, type of lamp and luminaries.

(15) Exterior building elevations of all proposed structures and exterior elevations of existing buildings when existing buildings are proposed to be structurally altered. Elevations must indicate the materials to be used in the design of the structure and the proposed color scheme.

(16) Elevations of proposed signage as well as the intended sign message/display and the materials and colors intended for the sign.

(17) A location map locating the site in relation to the nearest intersection of two more streets at a scale that can be easily traced.

(d) Combining Existing Conditions Map and Site Plan. The requirements for each the Existing Conditions Map and Site Plan under subsections (b) and (c) above may be combined in a single map upon approval of the Zoning Enforcement Officer.

(e) Traffic Study. The Planning Commission or the City Manager may require the Applicant to provide a traffic study to be prepared by a professional traffic engineer that provides recommendations for traffic generated by the development, and evaluates the impact of traffic generated by the development on the existing public streets of the City of Brookville, and also assesses the need for additional improvements to the existing public streets to address increased traffic created by the development.

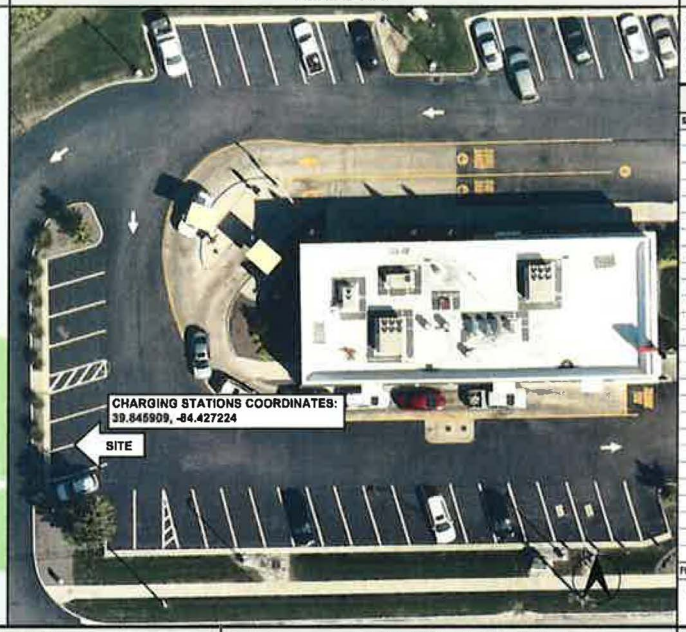
(Ord. 2004-06. Passed 8-3-04.)

EVgo
FAST CHARGING

P65974
INSTALLATION OF ELECTRIC VEHICLES CHARGING EQUIPMENT
MCDONALD'S 40
40 TRIGGS RD.-EV
BROOKVILLE, OH 45309

VICINITY MAP

AERIAL MAP



PROJECT DESCRIPTION

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) SWITCHBOARD ASSEMBLY
- INSTALL (1) METER SOCKET
- INSTALL (1) CT CABINET
- INSTALL (2) 350KW DELTA DISPENSERS
- INSTALL (2) 350KW DELTA POWER CABINETS

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV NO
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C-2	DEMOLITION SITE PLAN	1
C-3	ENLARGED SITE PLAN	1
D-1	DETAILS	1
D-2	DETAILS	1
D-3	DETAILS	1
D-4	DETAILS	1
D-5	DETAILS	1
E-1	ELECTRICAL UTILITY PLAN	1
E-2	ELECTRICAL ENLARGED SITE PLAN	1
E-3	ELECTRICAL SINGLE LINE DIAGRAM	1
E-4	ELECTRICAL DETAILS	1
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E-6	ELECTRICAL SPECIFICATIONS AND SWITCHBOARD/PANEL SCHEDULES	1
E-7	ELECTRICAL SYMBOLS, ABBREVIATIONS AND GENERAL NOTES	1
G-1	SCHEMATIC GROUNDING DETAILS	1
GN-1	ELECTRICAL GENERAL NOTES	1

FOR REFERENCE ONLY DRAWINGS
PROPERTY SURVEY

CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

CALL BEFORE YOU DIG

811
Know what's below
Call before you dig.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ENGINEER OF RECORD

NAME
PE#
ENGINEERING COMPANY NAME

EVgo
FAST CHARGING

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

WB

EVstrategies

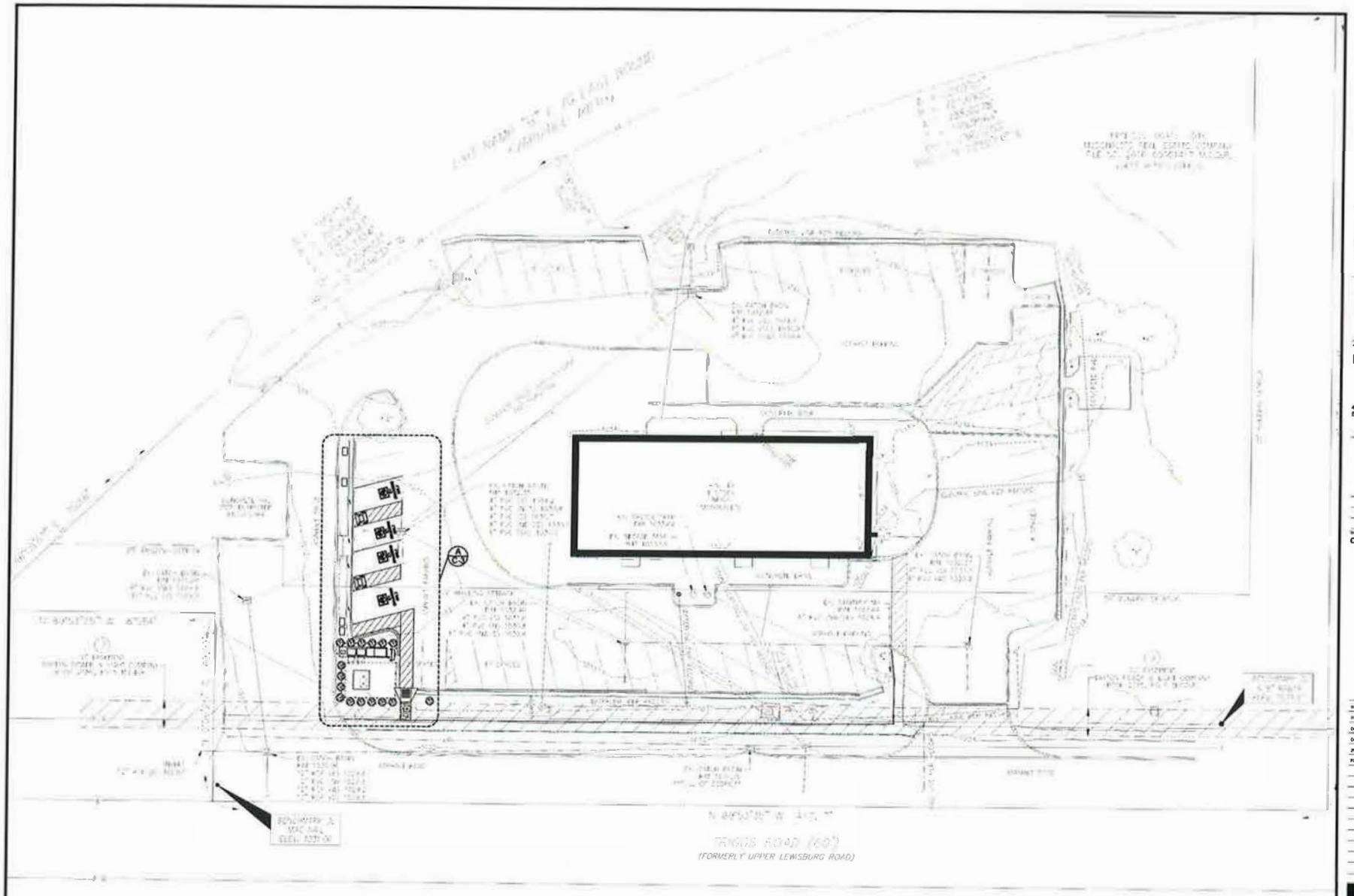
MCDONALD'S 40

40 TRIGGS RD.-EV
BROOKVILLE, OH 45309

COVER SHEET AND PROJECT INFORMATION

STATE OF OHIO

CS



A C-1 **OVERALL SITE PLAN**
SCALE: 1/16" = 1'-0"

EVgo
FAST CHARGING

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

EVstrategies

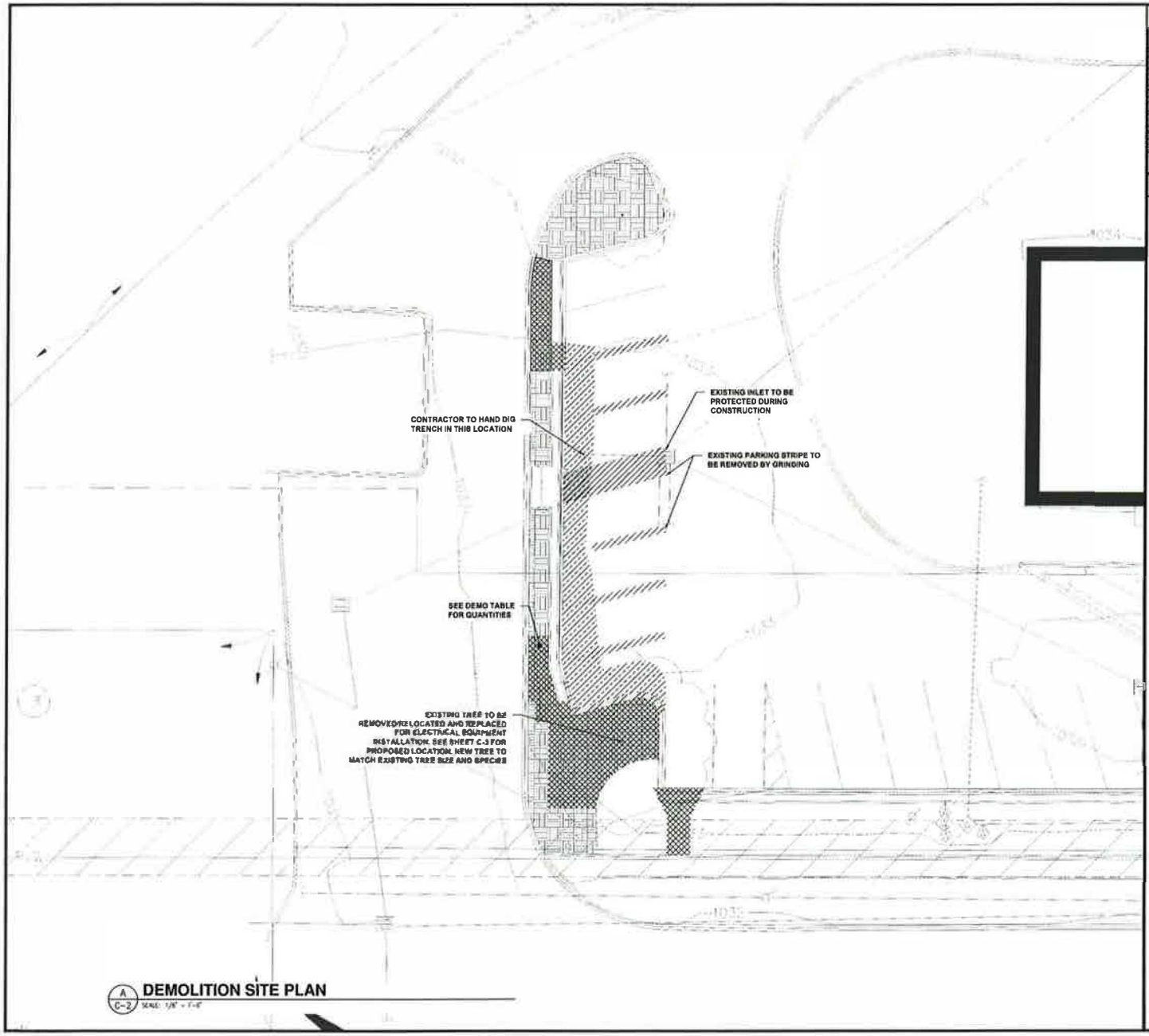
MCDONALD'S 40

40 TRIGGS RD.-EV
BROOKVILLE, OH 45309

SHEET DESCRIPTION
OVERALL SITE PLAN

Project # 19-0014
File
Drawn by AC
Date(s) 06/22/2021
2021-07-15 - 60% PRELIMINARY DESIGN
2021-08-02 - ISSUED FOR PERMIT

C-1



A C-2 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"

DEMO QUANTITIES TABLE

	ASPHALT	45 SQ YDS
	PARKING LINES	GRINDING
	CURB	22 SQ FT
	LANDSCAPING	400 SQ FT
	CONCRETE	10 SQ FT

NOTES

1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
3. CONTRACTOR TO BORE SECONDARY RUN. CONTRACTOR TO PROVIDE CONDUIT AND WIRE.

EVgo FAST CHARGING

EVgo SERVICES LLC
11625 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

EVstrategies

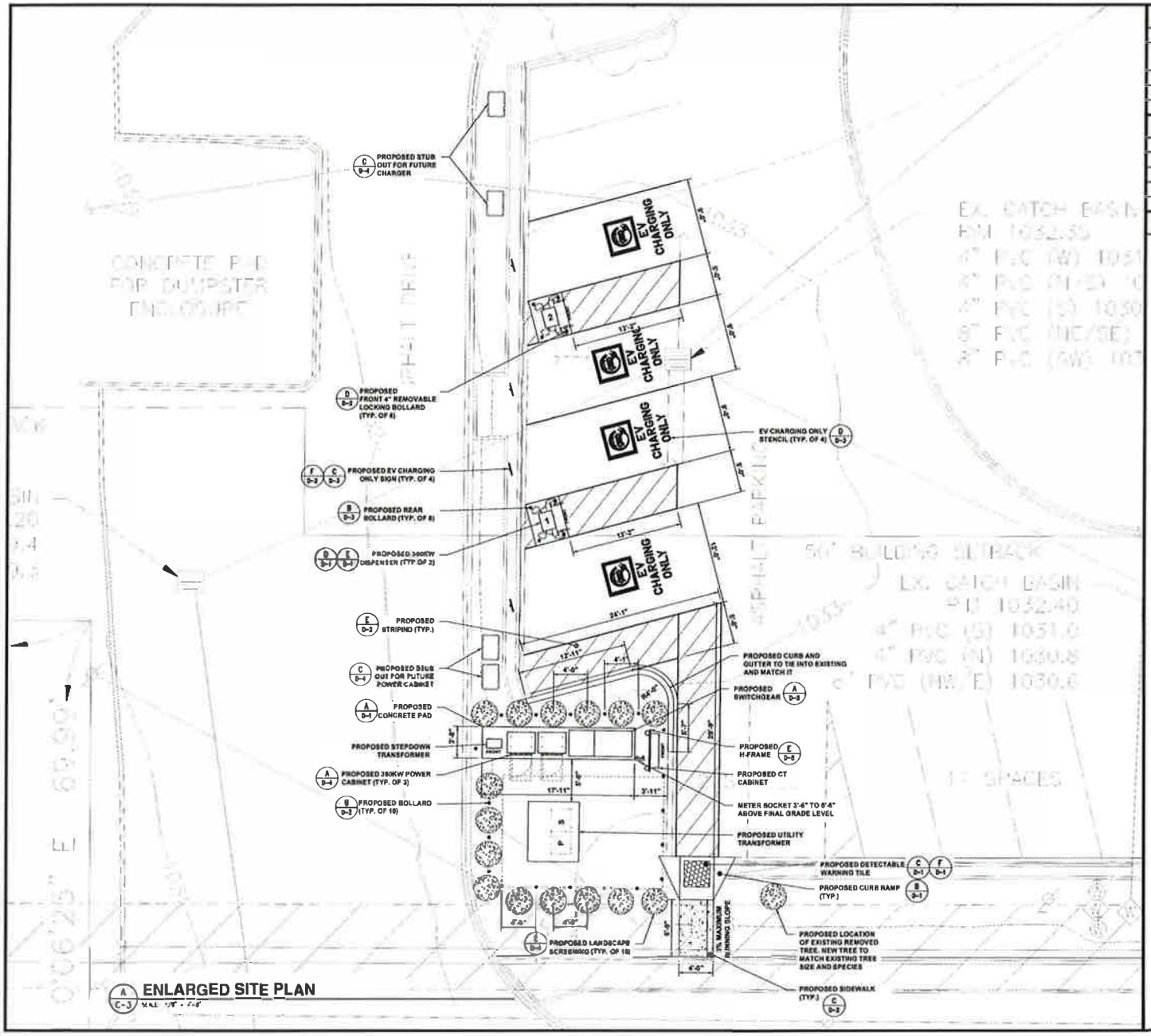
job name
MCDONALD'S 40

40 TRIGGS RD - EV
BROOKVILLE, OH 45309

sheet description
DEMOLITION SITE PLAN

Project # 100071
Rev
Drawn by MC
Date(s) 06/13/2023
2023-03-15 - 30% PRELIMINARY DESIGN
2023-06-02 - ISSUED FOR PERMIT

C-2



A ENLARGED SITE PLAN
C-3 SCALE: 3/16" = 1'-0"

PROPOSED DISPENSERS

CHARGE POST NUMBER	350KW	CABLE TYPE
1	1	CCS/CCS
2	1	CCS/CCS

PROJECT STALL COUNT

EXISTING STALL COUNT	7
PROPOSED STALL COUNT	4
SITE TOTAL APPROVED STALL COUNT	7

KEYNOTES

1. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
2. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
3. CONTRACTOR TO PROVIDE CONDUIT AND WIRE AND BORE UTILITY RUN.
4. CONTRACTOR SHALL CONFIRM ALL GRADING REQUIREMENTS ALONG THE PATH OF TRAVEL COMPLY WITH FEDERAL AND LOCAL AHJ REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL REQUIRED SIGN OFFS AND INSPECTIONS RELATED TO THE PATH OF TRAVEL WITH THE AHJ. CORRECTIONS TO THE GRADING TO MEET COMPLIANCE SHALL BE COORDINATED IN THE FIELD BY THE CONTRACTOR WITH THE EXACT SITE CONDITIONS.
5. MATERIALS TO MATCH EXISTING SITE MATERIALS. CONTRACTOR SHALL CONSTRUCT CURB RAMP AND SIDEWALK TO MEET ALL FEDERAL ADA COMPLIANCE VALUES. SLOPES SHALL NOT EXCEED 5% - RUNNING, 2% - CROSS. EXCAVATE EXISTING LANDSCAPE AREAS ARE REQUIRED TO MEET SLOPE REQUIRE MENTS FOR NEW PATHWAY.

EVgo
FAST CHARGING

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900-E
LOS ANGELES, CA 90064

EVstrategies

Job Name
MCDONALD'S 40

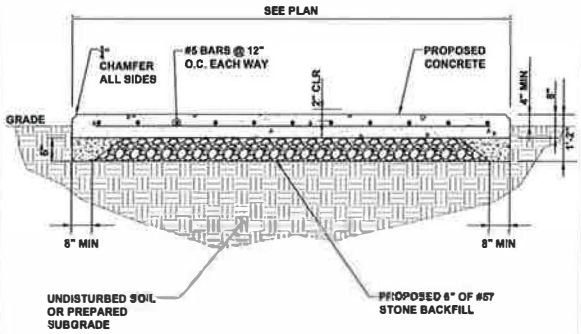
40 TROOS RD. EV
BROOKVILLE, OH 45309

SHEET DESCRIPTION
ENLARGED SITE PLAN

C-3

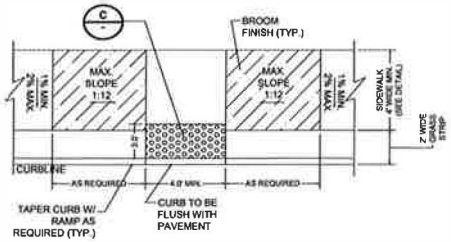
NOTES

1. ALL CONCRETE FOOTINGS AND SLABS TO HAVE A MINIMUM STRENGTH OF 3,500 PSI.



A D-1 CONCRETE PAD DETAIL

SCALE: N.T.S.



NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

2.) CURB RAMPS, PAVEMENT MARKINGS, & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

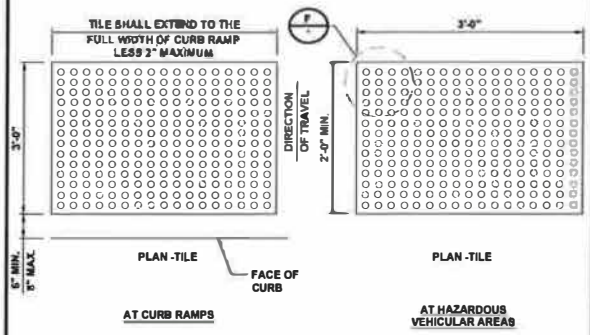
3.) A LEVEL LANDING AREA 5.0' (60 INCHES) IN LENGTH SHALL BE PROVIDED BEHIND THE RAMP.

B D-1 A.D.A CURB RAMP DETAIL

SCALE: N.T.S.

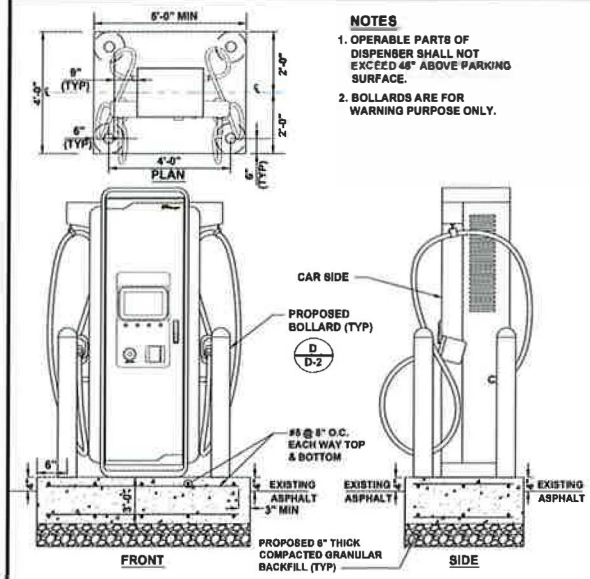
NOTES

1. THE DETECTABLE WARNING TILE SHALL BE SLIP RESISTANT AND CONSIST OF AN INLINE PATTERN OF RAISED TRUNCATED DOMES.
2. COLOR:
   A. AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595 C.
   B. AT LOCATIONS OTHER THAN VEHICULAR HAZARDOUS AREAS, DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.
3. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4.
4. DETECTABLE WARNING TILES SHALL COMPLY WITH CBC SECTION 11B-705.



C D-1 DETECTABLE WARNING TILE DETAIL

SCALE: N.T.S.



NOTES

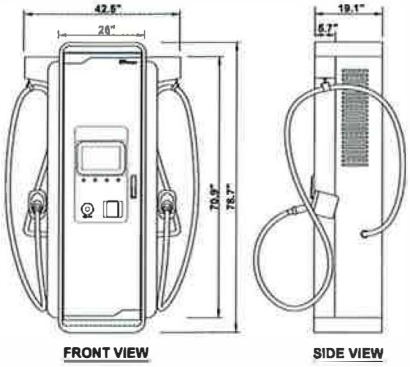
1. OPERABLE PARTS OF DISPENSER SHALL NOT EXCEED 48" ABOVE PARKING SURFACE.
2. BOLLARDS ARE FOR WARNING PURPOSE ONLY.

D D-1 DISPENSER FOOTING DETAIL (350KW)

SCALE: N.T.S.

NOTES

1. MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORS SHALL BE 6".
2. CONTRACTOR TO FIELD VERIFY THE ANCHOR SPACING PER MANUFACTURER'S INSTALLATION MANUAL.
3. CONTRACTOR TO REFER TO THE INSTALLATION MANUAL FOR ANCHORAGE AND CONDUIT ENTRY DETAILS.

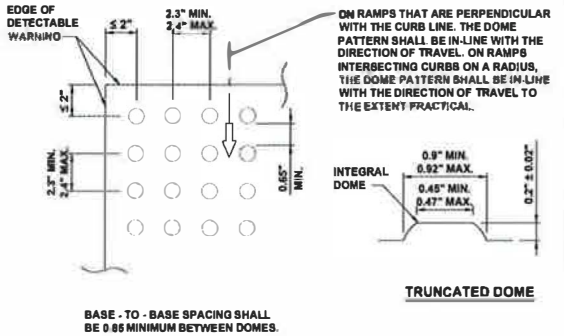


E D-1 DISPENSER DETAIL (350KW)

SCALE: N.T.S.

NOTE

1. DETECTABLE WARNING TILE SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACE MATCH EXISTING.



F D-1 DETECTABLE WARNING TILE DETAIL

SCALE: N.T.S.

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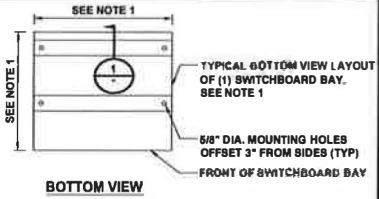
40 TRIGGS RD. EV
BROOKVILLE, OH 45309

DETAILS

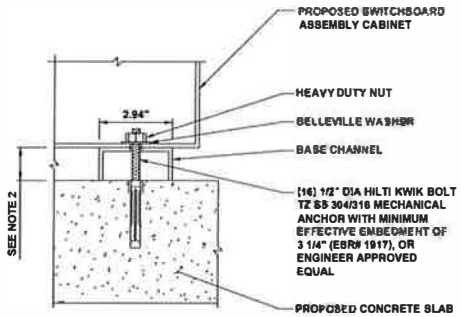
D-1

NOTES

1. SEE FLOOR PLAN IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR MOUNTING HOLE LOCATION AND SWITCHBOARD BAY DIMENSIONS.
2. SEE ELEVATION IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION.
3. MINIMUM 10 1/2" CONCRETE EDGE DISTANCE REQUIRED FOR PROPOSED ANCHORAGE.



BOTTOM VIEW



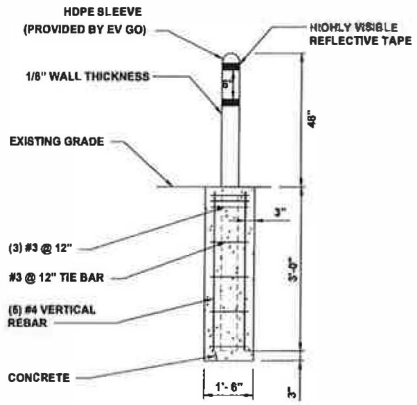
SECTION 1

A / D-2 SWITCHBOARD MOUNTING DETAIL

SCALE: N.T.S.

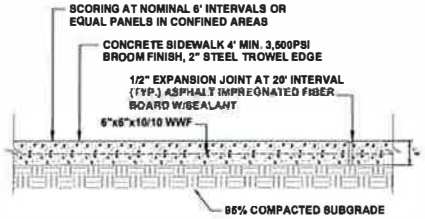
NOTES

1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND EV GO EQUIPMENT.
3. BOLLARD LIVE LOAD 33,610 PSI.



B / D-2 WARNING BOLLARD DETAIL

SCALE: N.T.S.

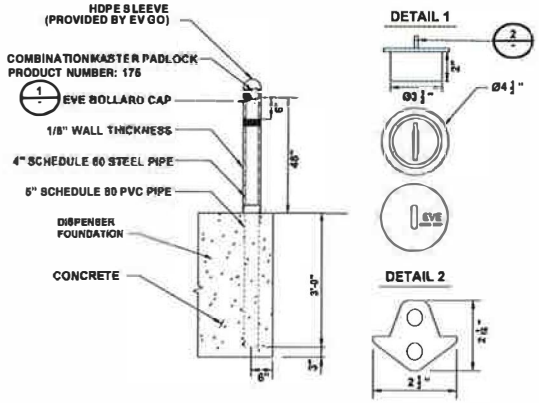


C / D-2 TYPICAL SIDEWALK DETAIL

SCALE: N.T.S.

NOTES

1. BOLLARD DETAIL FOR BOLLARDS INFRONT OF EVGO CHARGING DISPENSERS.
2. PRODUCT DETAILS: EVE LOCKING BOLLARD CAP, PART NUMBER: 60001
3. BOLLARD LIVE LOAD 33,610 PSI.
4. PURCHASE BOLLARD CAPS AT WWW.EVEINITIATIVES.COM.

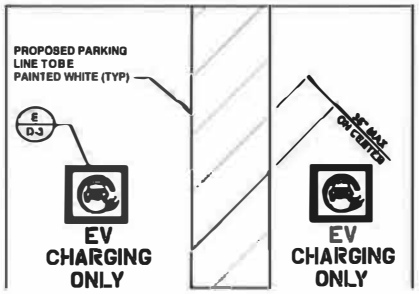


D / D-2 4 REMOVABLE LOCKING BOLLARD

SCALE:

NOTES

1. PROPOSED ACCESSISLE STALLS AND ACCESS AISLE SHALL BE 2% MAX SLOPE IN ALL DIRECTIONS.
2. REFER TO SHEET C-3 FOR PROPOSED SITE PLAN.
3. LOWER SIDE OF MARKING SHOULD BE ALIGNED WITH THE END OF THE PARKING SPACE.
4. THE CENTER OF THE TEXT SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE VEHICLE SPACE.
5. CONTRACTOR SHALL CONFIRM ALL GRADING REQUIREMENTS ALONG THE PATH OF TRAVEL COMPLY WITH FEDERAL AND LOCAL AHJ REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL REQUIRED SIGN-OFFS AND INSPECTIONS RELATED TO THE PATH OF TRAVEL WITH THE AHJ. CORRECTIONS TO THE GRADING TO MEET COMPLIANCE SHALL BE COORDINATED IN THE FIELD BY THE CONTRACTOR WITH THE EXACT SITE CONDITIONS.



E / D-2 EVCS ACCESSIBLE STALL MARKING PLAN

SCALE: N.T.S.

NOTES

1. CONTRACTOR TO SELECT APPROPRIATE SIGN PER PROPOSED SIGN LOCATION.
2. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED 66" ABOVE GRADE.

F / D-2 NO PARKING SIGN

SCALE: N.T.S.

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DETAILS

Project # P00014

D-2

A D-3 NOT USED

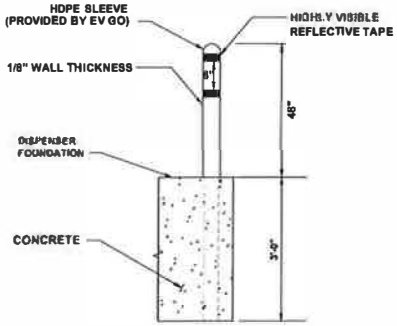
SCALE: N/S

B D-3 DISPENSER WARNING BOLLARD DETAIL

SCALE: N/S

NOTES

1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND EV GO EQUIPMENT.
3. BOLLARD LIVE LOAD 33,610 PSI.

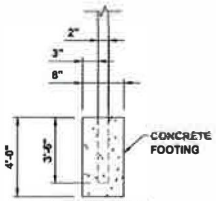


NOTES

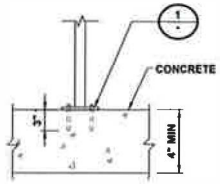
1. CONTRACTOR TO SELECT CONCRETE FOOTING OR BOLT DOWN BASED ON EXISTING CONDITIONS.
2. SEE SHEET C-3 FOR PLACEMENT.
3. BOTTOM OF LOWEST SIGN TO BE INSTALLED 66" ABOVE GRADE.
4. ADDITIONAL PARKING SIGNS TO BE INSTALLED 2" ABOVE TOP OF PREVIOUS SIGN.
5. SIGN, SIGN POST, AND SIGN FASTENERS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO PROVIDE SIGN POST FASTENERS IF REQUIRED AND PAINTED TO MATCH.
6. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED.
7. CONTRACTOR SHALL COORDINATE WITH CITY WHEN SPECIAL JURISDICTIONAL/CITY REQUESTS ARE NECESSARY FOR ANY SIGN POST INSTALLATION, I.E. POST MATERIAL, PAINT COLORS, HARDWARE, ETC. CONTRACTOR IS RESPONSIBLE FOR ENSURING CITY APPROVES ALL MATERIALS PRIOR TO INSTALLATION.

BOLT DOWN BASE PLATE NOTES

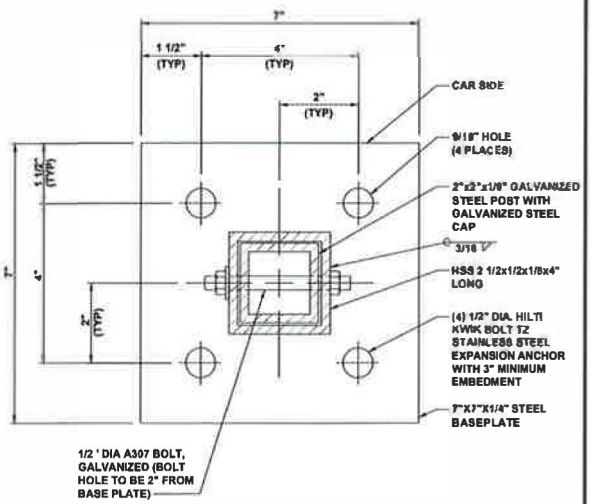
1. CONTRACTOR TO PROVIDE AND INSTALL SIGN POST, BASE PLATE ASSEMBLY, EXPANSION ANCHORS, AND 1/2" DIA A307 BOLT.
2. BASE PLATE ASSEMBLY TO BE HOT DIPPED GALVANIZED. PAINT TO MATCH SIGN POST.
3. PROVIDE 1/4" DIA. DRAIN HOLE TO PREVENT WATER FROM COLLECTING IN HSS.



BEHIND CURB



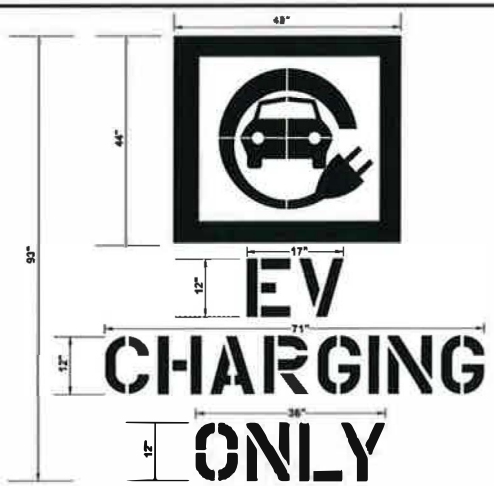
NEW OR EXISTING SIDEWALK



BASE PLATE DETAIL
-DETAIL 1

C D-3 SIGN POST INSTALLATION DETAIL

SCALE: N/S



NOTES:

1. PROVIDE 4.5" SPACING BETWEEN STENCILS
2. LOCATION: CENTER AT FOOT OF PARKING STALL
3. FONT: STANTARDGOTHIC
4. COLOR: WHITE ON EXISTING SURFACE (NO FILL INSIDE STENCIL)

D D-3 STANDARD STALL MARKINGS DETAIL

SCALE: N/S

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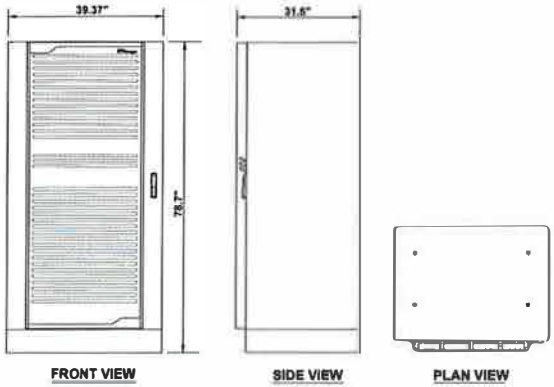
BRIDGEVILLE, OH 45309

DETAILS

D-3

NOTES

1. MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORS SHALL BE 6".
2. CONTRACTOR TO FIELD VERIFY THE ANCHOR SPACING PER MANUFACTURER'S INSTALLATION MANUAL.
3. CONTRACTOR TO REFER TO THE INSTALLATION MANUAL FOR ANCHORAGE AND CONDUIT ENTRY DETAILS.

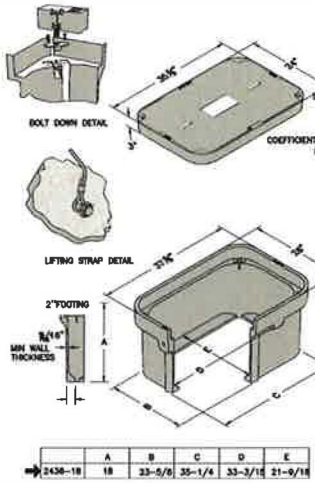


A D-4 POWER CABINET DETAIL

SCALE: N.T.S

B D-4 NOT USED

SCALE: N.T.S



	A	B	C	D	E
2436-18	18	33-5/8	35-1/4	33-3/16	21-9/16

COVER:
STYLE: FLUSH SOLID
MATERIAL: POLYMER CONCRETE
MODEL: 24"X36"
WEIGHT: TIER 15:150 LBS
TIER 22:204 LBS
STD. FASTENERS: 1/2-13 STAINLESS STEEL HEX HEAD BOLT,WASHER AND FLOATING NUT
OPTIONS: LOGOS AND SPECIAL MARKINGS
SURFACE: SLIP RESISTANT & MARKED*
COEFFICIENT OF FRICTION: >0.6ASTM 1028
PERFORMANCE: ANSI/SCTE-77 TIER 15,WUC 3.6
ASTM C857A-12
ANSI/SCTE-77 TIER22,WUC3.6,
ASTM C857A-16

BODY:
MATERIAL: POLYMER CONCRETE
MODEL: 24"X36"
WEIGHT: 18"DEPTH:143LBS
24"DEPTH:175LBS
36"DEPTH:242LBS
WALL TYPE: STRAIGHT
PERFORMANCE: ANSI/SCTE-77 TIER22,WUC3.6,
ASTM C857A-16

MEDIUM DUTY: NON-DELIBERATE TRAFFIC

HEAVY DUTY:INCIDENTAL NON-DELIBERATE TRAFFIC

FOR USE IN NON-VEHICULAR TRAFFIC

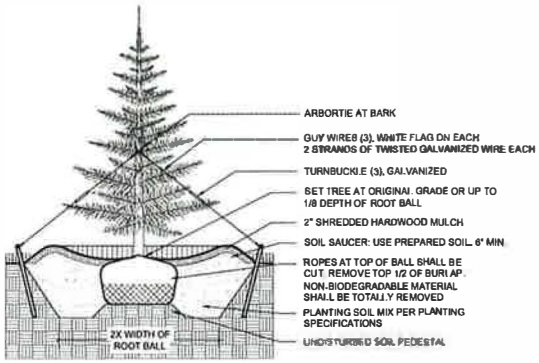
C D-4 HANDHOLE DETAIL OR APPROVED EQUAL

SCALE: N.T.S

D D-4 NOT USED

SCALE: N.T.S

PLANTING SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING
15	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE 'EMERALD GREEN'	8'-0" HEIGHT; 4'-0" SPREAD	SEE SHEET C-3



E D-4 TREE PLANTING - STAKING

SCALE: N.T.S

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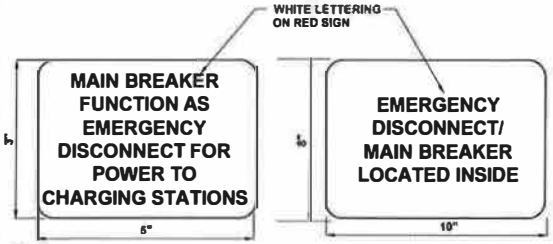
BROOKVILLE, OH 45309

DETAILS

Project # P62874
File
Drawn by: BC
Date(s): 08/22/2023
2023-08.15 - 50100 PRELIMINARY DESIGN

D-4

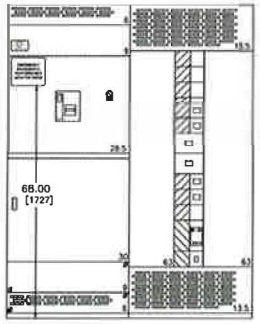


NOTE
1. TO BE PLACED BY THE MAIN BREAKER INSIDE SWITCHBOARD.

NOTE
1. TO BE PLACED ON OUTSIDE OF SWITCHBOARD SECTION HOUSING THE MAIN BREAKER.

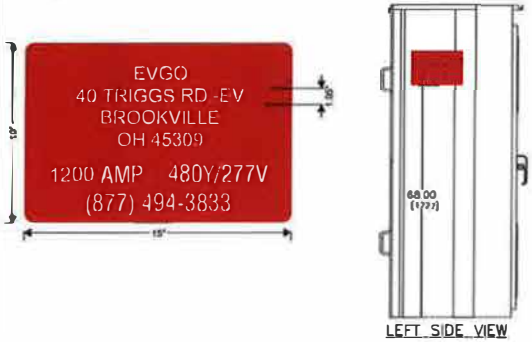
A / D-5 EMERGENCY DISCONNECT SIGN DETAIL
SCALE: N.T.S.

NOTES
1. CONTRACTOR TO SELECT APPROPRIATE SIGN PER PROPOSED SIGN LOCATION.
2. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED 68" ABOVE GRADE.



B / D-5 EMERGENCY DISCONNECT SIGN HEIGHT DETAIL
SCALE: N.T.S.

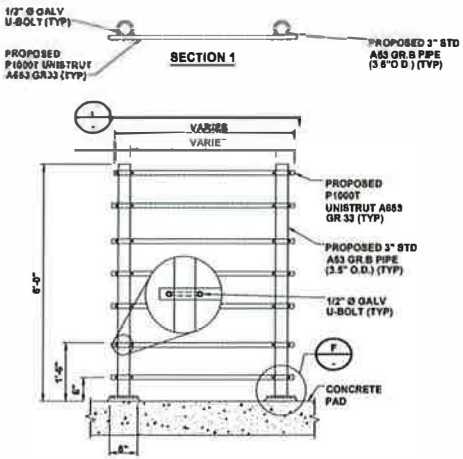
NOTES
1. LASER ENGRAVED PLAQUE. RED/WHITE, 0.5" ROUNDED CORNERS.
2. FURNISH AND INSTALL ON SWITCHBOARD WHERE IT IS VISIBLE.
3. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED 68" ABOVE GRADE.



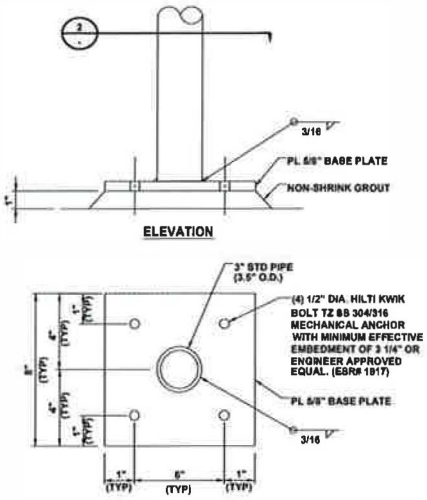
C / D-5 ADDRESS AND PLACARD DETAIL
SCALE: N.T.S.

D / D-5 NOT USED
SCALE: N.T.S.

NOTES
1. UNISTRUT CHANNELS, FITTINGS, NUTS, AND BOLTS SHALL BE HOT DIPPED GALVANIZED (HDG).
2. ADJUST MIDDLE UNISTRUT CHANNELS AS NEEDED TO MOUNT EQUIPMENT.
3. TYVEK TAPE (3MIL) OR ENGINEER APPROVED EQUAL TO BE INSTALLED BETWEEN BASE PLATE AND GROUT.



E / D-5 H-FRAME DETAIL
SCALE: N.T.S.



F / D-5 H-FRAME BASE PLATE DETAIL
SCALE: N.T.S.

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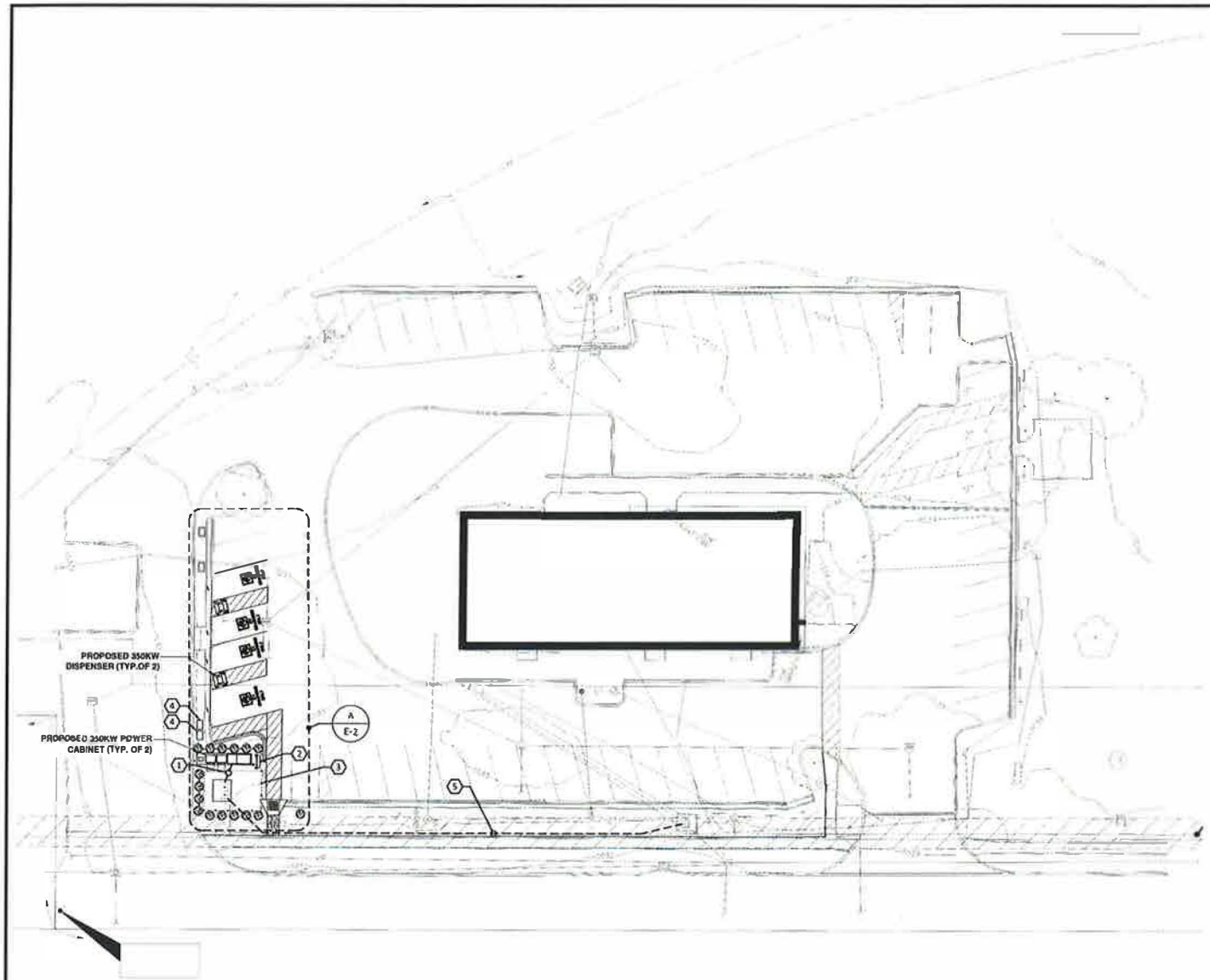
DETAILS

D-5



A E-1 **UTILITY PLAN**
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. THE UTILITY DESIGN DETAILS SUMMARIZED ON THIS SHEET ARE FOR PROPERTY OWNER REVIEW. THE CONTRACTOR SHALL REFERENCE THE UTILITY DESIGN PACKAGE (UDP), PROVIDED WITH THE ISSUED FOR CONSTRUCTION DRAWINGS FOR BIDDING. THE CONTRACTOR SHALL INSTALL THE UTILITY RELATED SCOPE OF WORK PER UTILITY CONSTRUCTION SPECIFICATION REQUIREMENTS.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK AND TERMINATION OF SERVICE CONDUCTORS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. FOR GENERAL NOTES AND SYMBOL LIST, SEE E-7.
4. BEFORE BID SUBMISSION AND COMMENCING WORK, CONTRACTOR SHALL FIELD INSPECT SCOPE OF PROJECT, AND SUBMIT A REQUEST OF INFORMATION TO THE ENGINEER FOR ANY DISCREPANCIES OR INCOMPATIBILITIES FOUND BETWEEN DESIGN AND ACTUAL CONDITIONS.
5. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
6. EQUIPMENT LOCATIONS, WHERE SHOWN, ARE APPROXIMATE. FIELD VERIFY AND COORDINATE WITH OWNER, INCLUDING OTHER CONSTRUCTION RELATED INFORMATION.
7. ALL WORK TO BE PERFORMED AS PER LATEST LOCAL AHJ APPROVED EDITION OF NEC, AND LATEST LOCAL UTILITY SPECIFICATIONS.
8. PROVIDE PULL BOX FOR ALL CONDUIT(S) AS REQUIRED IF EXCEED THE MAXIMUM ALLOWABLE CONDUIT BENDING RULE PER UTILITY (PRIMARY CONDUIT) AND NEC (SECONDARY CONDUIT AND ALL OTHER BRANCH CIRCUITRY CONDUIT). VERIFY IN FIELD FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
9. TRENCH OR BORE THE CONDUIT ROUTING OUTSIDE OF TREE DRIP LINE IF POSSIBLE TO AVOID ROOT DAMAGE. VERIFY IN FIELD AS REQUIRED.

KEYNOTES

1. PROVIDE (4) 4" PVC CONDUIT FROM UTILITY TRANSFORMER SECONDARY TO SWITCHBOARD, C/T UTILITY COMPARTMENT & ADJACENT METER CAN. THE CONTRACTOR TO COORDINATE WITH UTILITY FOR FINAL LOCATIONS, QUANTITY CONDUITS AND ADDITIONAL REQUIREMENTS.
2. PROPOSED SERVICE ELECTRICAL INFRASTRUCTURE. REFER TO POWER RISER FOR ADDITIONAL INFORMATION.
3. BOLLARDS HAVE BEEN SHOWN DIAGRAMMATICALLY FOR GENERAL INTENT AND SPATIAL COORDINATION PURPOSES. ALL UTILITY REQUIRED BOLLARDS SHALL HAVE REQUIREMENTS CONFIRMED WITH THE UTILITY PROVIDER SPECIFICATIONS AND CONSTRUCTION STANDARDS PRIOR TO INSTALLATION. BOLLARDS SHALL BE INSTALLED IN COMPLIANCE WITH ALL UTILITY REQUIREMENTS INCLUDING BUT NOT LIMITED TO: MATERIALS, DIAMETERS, MINIMUM/MAXIMUM SPACING, ETC.
4. PROVIDE CONDUITS FROM 277/480V PANELS/SWITCHBOARD AND STUB UP AT THE FUTURE POWER CABINET LOCATION. COORDINATE WITH EVGO IN FIELD FOR EXACT LOCATION AND REQUIREMENTS.
5. PROVIDE CONDUIT FROM EXISTING UTILITY TRANSFORMER TO NEW UTILITY TRANSFORMER. COORDINATE WITH UTILITY FOR EXACT CONDUIT SIZE/QUANTITY, FINAL ROUTING, AND ADDITIONAL REQUIREMENTS.

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EVstrategies

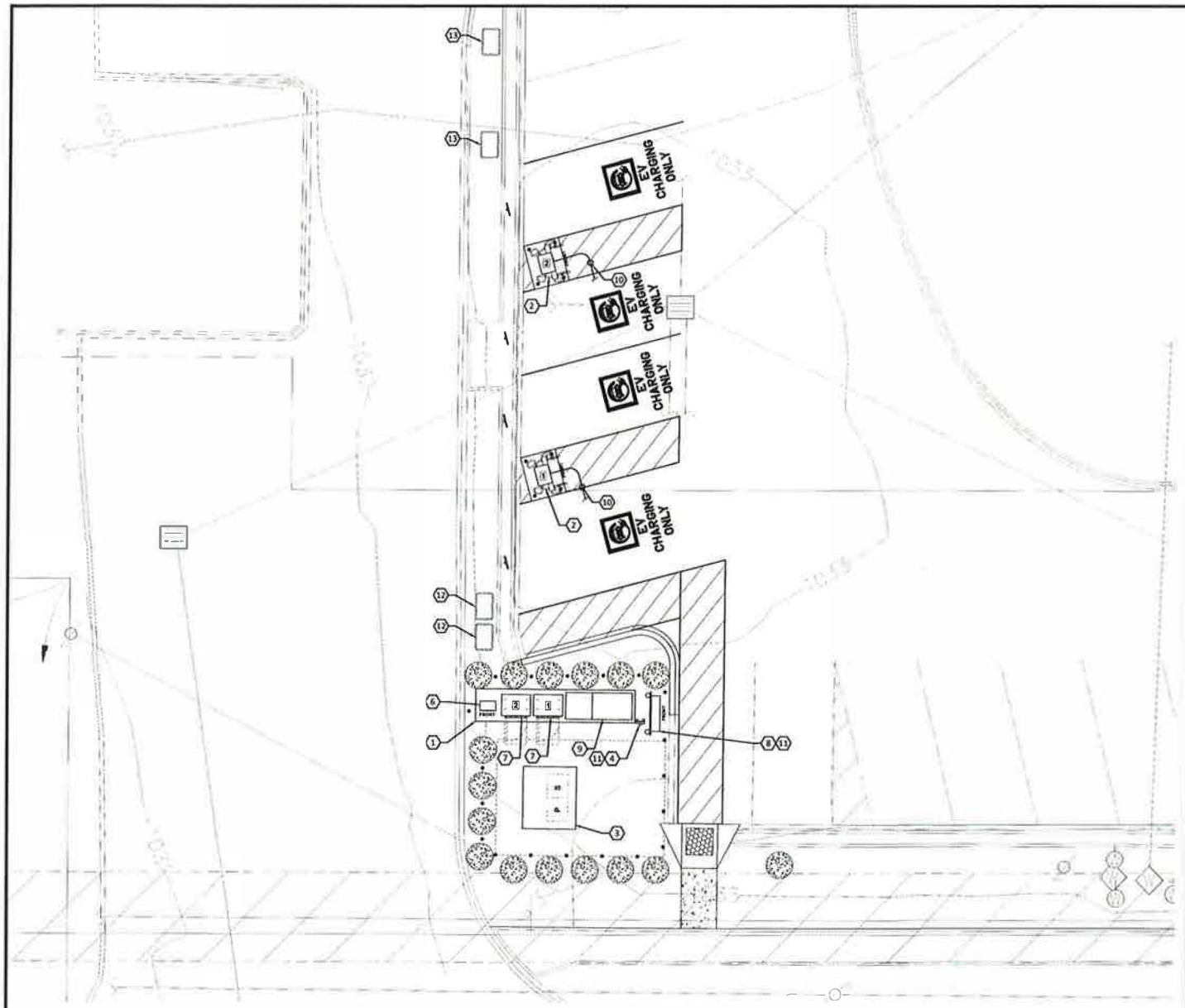
Job Name
MCDONALD'S 40

40 TROOS RD_EV
BROOKVILLE, OH 45309

Sheet Description
ELECTRICAL
UTILITY PLAN

Project # 165874
File
Drawn by: KT
Issued 08/15/2023
ISSUED TO - DESIGN DEVELOPMENT REVIEW
ISSUED FOR - ISSUED FOR PERMIT

E-1



A E-2 **ELECTRICAL ENLARGED SITE PLAN**
SCALE: 3/16" = 1'-0"

DISPENSERS TABLE

PROPOSED DISPENSERS

CHARGE POST NO.	100 KW		350 KW		CABLE TYPE
1	-		1		CHAdeMO /CCS
2	-		1		CHAdeMO /CCS
-	-		-		
-	-		-		

DISPENSER & POWER CABINET LENGTH

DISP. & POWER CABINET COMBO NO.	EST. LINEAR LENGTH SWBD TO DISP. & POWER CABINET	POWER CABINET NO.	EST. LINEAR LENGTH SWBD TO POWER CABINET	**EST. LENGTH (FT)	
		1	5	21	
		2	7	23	
TOTAL ESTIMATED LENGTH				44	
TOTAL ESTIMATED LENGTH OF WIRE				176	

TOTAL LENGTH OF AC WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER POWER UNIT

TOTAL LENGTH GROUND WIRE = SUM OF ESTIMATED LENGTH

DC CHARGING POST LENGTH

POWER CABINET	DISPENSER	EST. LINEAR LENGTH (FT)	**EST. LENGTH (FT)		
1	1	36	48		
2	2	50	72		

NOTES

(SEE SHEET E-3 FOR WIRE CONFIGURATION)

** AC CONDUCTOR: 16 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH
*** DC CONDUCTORS: 22 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH

1. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS.
2. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT TIME OF CONSTRUCTION.
3. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.

KEY NOTES (#)

1. PROPOSED LOCATION OF NEW CONCRETE PAD.
2. PROPOSED DISPENSER (OFCI).
3. PROPOSED LOCATION FOR UTILITY TRANSFORMER.
4. PROPOSED LOCATION OF UTILITY METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD). COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION OF METER.
5. NOTUSED.
6. PROPOSED 120/208V, 3PH, 4W PANEL & 480V-120/208V 3PH.
7. PROPOSED POWER CABINET (OFCI).
8. PROPOSED LOCATION FOR B C/T CABINET (IF METER SOCKET NOT BUILT-IN SWITCHBOARD). COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION.
9. PROPOSED SWITCHGEAR ASSEMBLY (OWNER FURNISHED-CONTRACTOR-INSTALLED). COORDINATE IN FIELD FOR EXACT LOCATION AND DIMENSION AS REQUIRED.
10. PROVIDE CONDUIT(S) AND WIRING PER POWER RISER. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.
11. MOUNT THE C/T CABINET(IF UTILITY COMPARTMENT NOT BUILT-IN SWITCHBOARD) AND METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD) ON METAL SUPPORT CHANNELS AND THE HEIGHT REQUIREMENTS PER UTILITY STANDARD/NEC.
12. STUB-OUT FOR FUTURE POWER CABINET. COORDINATE WITH EVgo FOR ADDITIONAL INFORMATION.
13. STUB-OUT FOR FUTURE POWER DISPENSER. COORDINATE WITH EVgo FOR ADDITIONAL INFORMATION.

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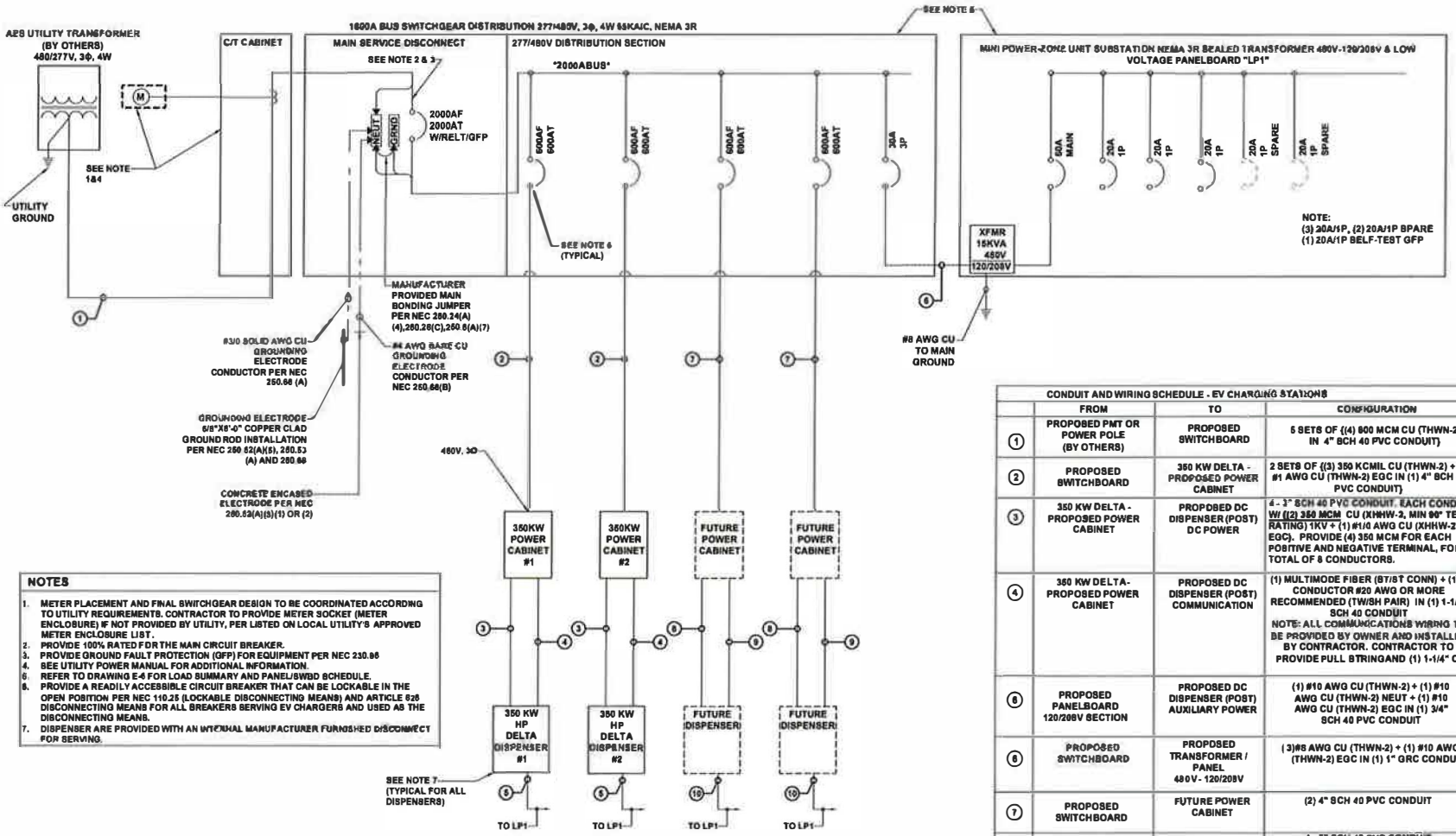
ELECTRICAL ENLARGED SITE PLAN

E-2



NOTES

1. METER PLACEMENT AND FINAL SWITCHGEAR DESIGN TO BE COORDINATED ACCORDING TO UTILITY REQUIREMENTS. CONTRACTOR TO PROVIDE METER SOCKET (METER ENCLOSURE) IF NOT PROVIDED BY UTILITY, PER LISTED ON LOCAL UTILITY'S APPROVED METER ENCLOSURE LIST.
2. PROVIDE 100% RATED FOR THE MAIN CIRCUIT BREAKER.
3. PROVIDE GROUND FAULT PROTECTION (GFP) FOR EQUIPMENT PER NEC 230.95
4. SEE UTILITY POWER MANUAL FOR ADDITIONAL INFORMATION.
5. REFER TO DRAWING E-6 FOR LOAD SUMMARY AND PANEL/SWBD SCHEDULE.
6. PROVIDE A READILY ACCESSIBLE CIRCUIT BREAKER THAT CAN BE LOCKABLE IN THE OPEN POSITION PER NEC 110.25 (LOCKABLE DISCONNECTING MEANS) AND ARTICLE 625 DISCONNECTING MEANS FOR ALL BREAKERS SERVING EV CHARGERS AND USED AS THE DISCONNECTING MEANS.
7. DISPENSER ARE PROVIDED WITH AN INTERNAL MANUFACTURER FURNISHED DISCONNECT FOR SERVICING.

A
E-3
SINGLE LINE DIAGRAM
SCALE NTS

CONDUIT AND WIRING SCHEDULE - EV CHARGING STATIONS

	FROM	TO	CONFIGURATION
1	PROPOSED PMT OR POWER POLE (BY OTHERS)	PROPOSED SWITCHBOARD	5 SETS OF ((4) 500 MCM CU (THWN-2) IN 4" SCH 40 PVC CONDUIT)
2	PROPOSED SWITCHBOARD	350 KW DELTA - PROPOSED POWER CABINET	2 SETS OF ((3) 350 KCMIL CU (THWN-2) + (1) #1 AWG CU (THWN-2) EGC IN (1) 4" SCH 40 PVC CONDUIT)
3	350 KW DELTA - PROPOSED POWER CABINET	PROPOSED DC DISPENSER (POST) DC POWER	4 - 3" SCH 40 PVC CONDUIT. EACH CONDUIT W/ ((2) 350 MCM CU (XHHW-2, MIN 90° TEMP RATING) 1KV + (1) #1/0 AWG CU (XHHW-2) EGC). PROVIDE (4) 350 MCM FOR EACH POSITIVE AND NEGATIVE TERMINAL, FOR A TOTAL OF 8 CONDUCTORS.
4	350 KW DELTA- PROPOSED POWER CABINET	PROPOSED DC DISPENSER (POST) COMMUNICATION	(1) MULTIMODE FIBER (ST/ST CONN) + (1) 2 CONDUCTOR #20 AWG OR MORE RECOMMENDED (TW/SH PAIR) IN (1) 1-1/4" SCH 40 CONDUIT NOTE: ALL COMMUNICATIONS WIRING TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE PULL STRINGAND (1) 1-1/4" C.
5	PROPOSED PANELBOARD 120/208V SECTION	PROPOSED DC DISPENSER (POST) AUXILIARY POWER	(1) #10 AWG CU (THWN-2) + (1) #10 AWG CU (THWN-2) NEUT + (1) #10 AWG CU (THWN-2) EGC IN (1) 3/4" SCH 40 PVC CONDUIT
6	PROPOSED SWITCHBOARD	PROPOSED TRANSFORMER / PANEL 480V - 120/208V	(3)#8 AWG CU (THWN-2) + (1) #10 AWG CU (THWN-2) EGC IN (1) 1" GRC CONDUIT
7	PROPOSED SWITCHBOARD	FUTURE POWER CABINET	(2) 4" SCH 40 PVC CONDUIT
8	FUTURE POWER CABINET	FUTUREDC DISPENSER (POST) DC POWER	4 - 3" SCH 40 PVC CONDUIT.
9	FUTURE POWER CABINET	FUTURE DC DISPENSER (POST) COMMUNICATION	(1) 1-1/4" SCH 40 CONDUIT
10	PROPOSED PANELBOARD 120/208V SECTION	FUTURE DC DISPENSER (POST) AUXILIARY POWER	(1) 3/4" SCH 40 PVC CONDUIT

PENDING UTILITY DESIGN. ENGINEER OF RECORD TO CONFIRM UTILITY FAULT CURRENT AND MEANS OF MITIGATION

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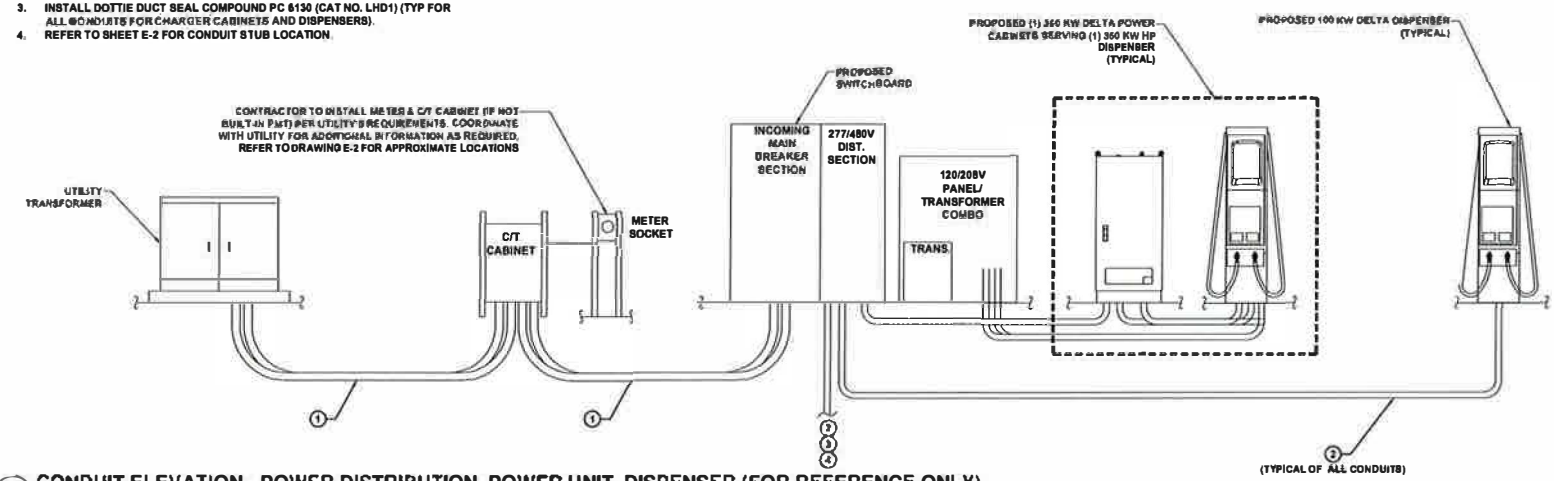
ELECTRICAL
SINGLE LINE DIAGRAM

E-3

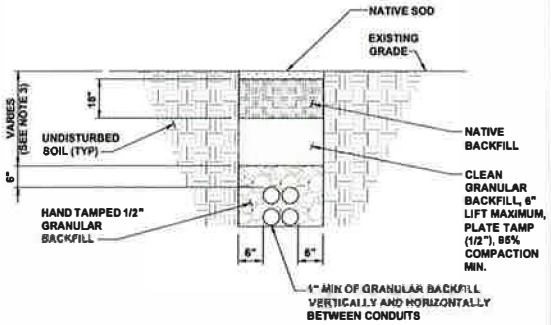
NOTES

1. CONDUITS SHALL BE BURIED BELOW FROST LINE AND IN COMPLIANCE WITH LOCAL AND NATIONAL CODE REQUIREMENTS.
2. REFER TO CONDUIT AND WIRE SCHEDULE ON E-3 FOR CONDUIT AND WIRE REQUIREMENTS.
3. INSTALL DOTTIE DUCT SEAL COMPOUND PC 6130 (CAT NO. LHD1) (TYP FOR ALL CONDUITS FOR CHARGER CABINETS AND DISPENSERS).
4. REFER TO SHEET E-2 FOR CONDUIT STUB LOCATION.



A E-4 CONDUIT ELEVATION - POWER DISTRIBUTION, POWER UNIT, DISPENSER (FOR REFERENCE ONLY)
SCALE: N.T.S

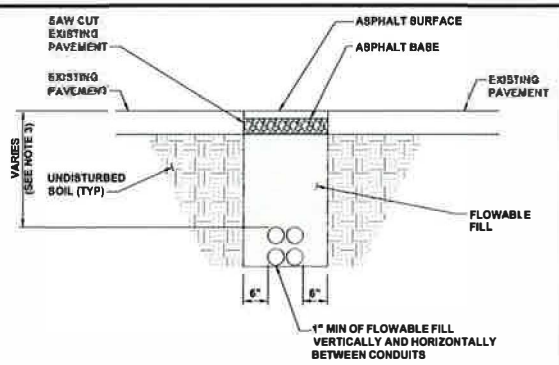
PENDING UTILITY DESIGN



NOTES

1. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-1 & E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

B E-4 TYPICAL NON-UTILITY CONDUIT UNDER SOIL TRENCH
SCALE: N.T.S



NOTES

1. ASPHALT SHALL COMPLY WITH STANDARD DOT OR LOCAL JURISDICTION SPEC. FOR HMA SURFACE COURSE.
2. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
5. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-1 & E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

C E-4 TYPICAL NON-UTILITY CONDUIT UNDER ASPHALT TRENCH
SCALE: N.T.S

D E-4 DETAIL NOT USED
SCALE:

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ELECTRICAL DETAILS

Project # : P50814
File:
Drawn by: JC
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2023.03.15 - DD100 PRELIMINARY DESIGN
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E-4

ELECTRICAL SPECIFICATIONS

260500 - GENERAL REQUIREMENTS

A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS. CONTRACTOR IS TO INFORM ENGINEER OF ANY EXISTING WORK OR MATERIALS THAT VIOLATE ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE BY THIS CONTRACTOR AND AT NO EXPENSE TO THE OWNER.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING BUILDING CONSTRUCTION STANDARDS.

C. PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF HIS BID, AND IF NOT RESOLVED TO SATISFACTION SHALL BE SUBMITTED AS A WRITTEN QUALIFICATION OF THE BID. SUBMISSION OF A BID SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE. REQUEST FOR ADDITIONAL COMPENSATION DUE TO CONTRACTOR'S FAILURE TO EXAMINE THE SITE PRIOR TO SUBMISSION OF BID SHALL NOT BE CONSIDERED.

D. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. IF A CONFLICT OCCURS IN THE SPECIFICATIONS AND/OR ON THE DRAWINGS, THE MORE STRINGENT SITUATION SHALL APPLY.

E. PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, AND SHALL INCLUDE ANY WORK REQUIRED IN THE BID THAT IS INDICATED OR IMPLIED TO BE PERFORMED BY THIS TRADE IN OTHER SECTIONS OF THE WORK.

F. ANY EQUIPMENT, PARTS, MATERIALS, ACCESSORIES, OR LABOR THAT IS NECESSARY FOR PROPER PERFORMANCE OF THE ELECTRICAL WORK, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN, OR SHOWN ON THE DRAWINGS, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL WITHOUT ADDITIONAL COST.

G. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. FINAL ACCEPTANCE SHALL BE DEFINED AS THE TIME THAT THE ELECTRICAL WORK IS TAKEN OVER AND ACCEPTED BY THE OWNER, AND IS UNDER CARE, CUSTODY, AND CONTROL OF THE OWNER. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP AND OPERATION AND SERVICING OF THE EQUIPMENT.

H. ALL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITERS' LABORATORIES INC. MATERIALS SHALL BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS AND APPROVED RULES AND REGULATIONS OF NEMA AND SHALL BEAR THE UL INSPECTION LABEL. MATERIAL AND APPARATUS FOR LIKE SHALL BE BY THE SAME MANUFACTURER.

I. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTOR'S SERVICES NECESSARY FOR COMPLETE, SAFE INSTALLATION OF ALL ELECTRICAL WORK. THE SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. PROVIDING OF LIGHT FIXTURES AND LAMPS INCLUDING EXIT AND EMERGENCY LIGHTING AND ALL ASSOCIATED COMPONENTS AND BRANCH CIRCUITING.
2. PROVIDING OF NEW RACEWAY AND CONDUCTORS FOR LIGHTING AND POWER.
3. CUTTING, CHANNELING AND CHASING REQUIRED TO ACCOMMODATE THE ELECTRICAL INSTALLATION AND ROUGH PATCHING.
4. PROVIDING OF CONDUIT, JUNCTION BOXES, PULL BOXES, ETC, REQUIRED FOR THE AFOREMENTIONED EQUIPMENT.
5. GROUNDING OF ALL EQUIPMENT AS REQUIRED BY NATIONAL ELECTRICAL CODE AND AS SHOWN ON THE DRAWINGS.
6. PROVIDING RECEPTACLES, LIGHT SWITCHES, DISCONNECT SWITCHES, OUTLET BOXES, CONTACTORS AND OTHER WIRING DEVICES INCLUDING RELATED BRANCH CIRCUIT WIRING.
7. PROVIDING ENGRAVED LAMICOID NAMEPLATES FOR NEW PANELBOARDS, SWITCHES, CABINETS, MOTOR STARTERS, ETC.

J. FOLLOW THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 LATEST EDITION, OR AS REQUIRED BY THE ARCHITECTS DOCUMENTS AND/OR ENGINEERS DOCUMENTS.

K. SUBMIT SHOP DRAWINGS CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT ALL CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS. PROVIDE A MINIMUM OF SIX (6) COPIES OF 8-1/2"X11" SUBMISSIONS AND ONE (1) REPRODUCIBLE AND ONE (1) PRINT OF ALL DRAWINGS.

SUBMIT SHOP DRAWINGS FOR THE FOLLOWING ELECTRONICALLY TO SUBMITTALSDC@WBENGINEERING.COM, AS WELL AS THE WB PROJECT MANAGER:

1. SWITCHES AND FUSES.
2. OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY.
3. ARC FLASH HAZARD ANALYSIS STUDY.

L. CONTRACTOR SHALL REVISE DRAWINGS TO CONFORM TO RECORD DRAWINGS AND SUBMIT AS-BUILT CONDITION (DEVICES, EQUIPMENT, CIRCUITRY, ETC.), DRAWINGS UPON COMPLETION OF THE PROJECT. FINAL SUBMISSION OF REPRODUCIBLE AND ACAD DISKETTE OF AS-BUILT DRAWINGS ARE TO BE SUBMITTED TO THE OWNER AND WB ENGINEERS AND CONSULTANTS FOR REVIEW AND RECORDS.

M. SUBSTITUTE MATERIAL OR MANUFACTURER OF EQUIPMENT SHALL NOT BE PERMITTED WITHOUT A FORMAL WRITTEN SUBMITTAL TO THE ENGINEER THAT INCLUDES ALL DIMENSIONAL, PERFORMANCE AND MATERIAL SPECIFICATIONS. ANY CHANGES IN LAYOUT, ELECTRICAL CHARACTERISTICS, STRUCTURAL REQUIREMENTS, OR DESIGN DUE TO THE USE OF A SUBSTITUTION SHALL BE SUBMITTED TO THE ENGINEER AS PART OF THIS PROPOSAL. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE SUBSTITUTION AND ALL CHANGES RESULTING FROM SUBSTITUTION.

N. DEFINITIONS:

1. "ELECTRICAL CONTRACTOR", "THE CONTRACTOR" - THE PARTY OR PARTIES HAVE BEEN DULY AWARDED THE CONTRACT FOR AND ARE THEREBY MADE RESPONSIBLE FOR THE ELECTRICAL WORK AS DESCRIBED HEREIN.
2. "ARCHITECT", "ENGINEER", "OWNER'S REPRESENTATIVE" - THE PARTY OR PARTIES RESPONSIBLE FOR INTERPRETING, ACCEPTING AND OTHERWISE RULING ON THE PERFORMANCE UNDER THIS CONTRACT.
3. "FURNISH" - PURCHASE AND DELIVER TO THE PROJECT SITE COMPLETE WITH EVERY NECESSARY APPURTENANCE AND SUPPORT, ALL AS PART OF THE ELECTRICAL WORK.
4. "INSTALL" - UNLOAD AT THE DELIVERY POINT AT THE SITE AND PERFORM EVERY OPERATION NECESSARY TO ESTABLISH SECURE MOUNTING INSTALLATION AND CORRECT OPERATION AT THE PROPER LOCATION IN THE PROJECT, ALL AS PART OF THE ELECTRICAL WORK.
5. "PROVIDE" - "FURNISH" AND "INSTALL"
6. "RELOCATE" - MOVE EXISTING EQUIPMENT/DEVICES/FIXTURE AND ALL ACCESSORIES AS REQUIRED, INCLUDING THE EXTENSION OF EXISTING OR PROVIDING NEW CIRCUIT/CONDUCTORS/WIRING AS REQUIRED.
7. "REMOVE" - DISMANTLE AND CART AWAY FROM SITE INCLUDING ALL RELATED ACCESSORIES. ALL OTHER EQUIPMENT AND OPERATIONS IN ANY WAY EFFECTED BY THE REMOVAL IS TO REMAIN IN FULL OPERATION. PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN SUCH OPERATION.

8. ACCEPTABLE MANUFACTURERS:
DISCONNECT SWITCHES: SIEMENS, GE OR SQUARE "D"
FUSES: BUSSMAN, GOULDSHAWMUTT
RACEWAY: NATIONAL WIRE PRODUCTS, TRIANGLE OR REPUBLIC
WIRE/CABLE: ROME PHELPS DODGE, GENERAL CABLE, SIMPLEX
PANELBOARDS: SIEMENS, GE OR SQUARE "D".
JUNCTION/PULL BOXES: APPLETOWN ELECTRIC, CROUSE HINDS OR O.Z./ GEDNEY CO.
FIRE STOP MATERIAL: HILTI, 3M (NOTE: MATERIAL MUST BE ACCEPTABLE TO LOCAL AHJ)
FITTINGS, COUPLINGS, BUSHINGS, CONNECTORS: OZ GEDNEY, BURNDY, NEPCO, THOMAS AND BETTS

260519 - WIRE AND CABLE

A. ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN INSULATED. ALL CONDUCTORS SHALL HAVE 600 VOLT AC RATED 1,000 VOLT DC RATED INSULATION, CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID WIRE. CONDUCTORS AND #8 AWG AND LARGER SHALL BE STRANDED WIRE.

B. METALCLAD CABLE (TYPE MC) IS NOT ALLOWED.

C. BRANCH CIRCUIT WIRE SIZE: THE MINIMUM WIRE SIZE FOR BRANCH CIRCUIT SHALL BE #12 AWG EXCEPT 120 VOLT CIRCUITS OVER 80 FEET IN LENGTH SHALL BE 10# AWG. REFER TO DRAWINGS FOR FURTHER WIRE SIZING INFORMATION.

D. PROVIDE ALL BRANCH CIRCUITS WITH DEDICATED GROUND WIRES.

G. PROVIDE FLAMEPROOF IDENTIFICATION TAGS IN ALL JUNCTION BOXES, PULL BOXES AND PANELBOARDS FOR ALL FEEDERS, BRANCH CIRCUIT AND CONTROL WIRING. TAGS SHALL IDENTIFY CONDUCTOR SIZES, SOURCE AND TERMINATION POINTS.

H. INSTALL NO MORE THAN 3 BRANCH CIRCUITS IN ONE CONDUIT OR HOMERUN UNLESS OTHERWISE NOTED.

260526 - GROUNDING AND BONDING OF ELECTRICAL SYSTEMS

A. SERVICE: PROVIDE COMPLETE SYSTEM OF GROUND CONDUCTORS, ELECTRODES, AND ACCESSORIES TO EFFECTIVELY AND PERMANENTLY GROUND ELECTRIC SERVICE.

B. EQUIPMENT: GROUND NON-CURRENT CARRYING METAL PARTS OF THE ELECTRICAL SYSTEM. PROVIDE A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH CIRCUITS, SIZED IN ACCORDANCE WITH THE OVER CURRENT PROTECTIVE DEVICE SERVING THAT FEEDER OR BRANCH CIRCUIT.

260533 - RACEWAY

A. CONDUIT FOR BRANCH CIRCUIT SHALL BE, WITH COMPRESSION FITTINGS SIZED PER DRAWING, 3/4" MINIMUM (MAXIMUM 3 CIRCUITS PER HOMERUN EXCEPT AS NOTED).

B. FLEXIBLE STEEL CONDUIT MAY BE USED ONLY FOR:

1. SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICABLE.
2. FOR FINAL CONNECTION TO MOTOR TERMINAL BOX, TRANSFORMERS AND OTHER VIBRATING EQUIPMENT: WITH POLYVINYL SHEATHING AND GROUND CONDUCTOR. MINIMUM LENGTH 18 IN (457.2mm). WITH SLACK. CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.
3. FOR EXPANSION JOINT CROSSINGS, CROSS AT RIGHT ANGLES AND ANCHOR ENDS.
4. CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.

C. EXPANSION FITTINGS: INSTALL AT RIGHT ANGLES WITH CLIP CENTERED IN EXPANSION JOINT. PROVIDE LENGTH OF RUNS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

D. RACEWAYS PASSING THROUGH FIRE-RATED CONSTRUCTION: SEAL OPENING WITH FIRE SEALANT AS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING.

E. PROVIDE FISH OR PULL WIRE IN ALL EMPTY CONDUITS OVER 10 FEET (3048mm) LONG.

F. MAINTAIN GROUND CONTINUITY OF ALL INTERRUPTED RACEWAYS WITH GROUND CONDUCTOR.

G. ALL WIRING WITHIN ELECTRICAL CLOSET AND IN BUILDINGS CORE CEILINGS SHALL BE INSTALLED IN CONDUIT.

H. INSTALL ACCESSIBLE JUNCTION AND PULLBOXES CLEAR OF OTHER TRADES AND SUPPORTED FROM BUILDING STRUCTURE INDEPENDENT OF CONDUIT.

I. OUTDOORS: APPLY RACEWAY PRODUCTS AS SPECIFIED BELOW UNLESS OTHERWISE INDICATED:

1. EXPOSED CONDUIT: GRC, RNC-TYPE EPC-40-PVC, RNC-TYPE EPC-80-PVC.
2. CONCEALED CONDUIT, ABOVEGROUND: GRC, EMT, RNC-TYPE EPC-40-PVC.
3. UNDERGROUND CONDUIT: RNC-TYPE EPC-40-PVC/TYPE EPC-80-PVC, DIRECT BURIED, CONCRETE ENCASED.

260534 - PULL BOXES, JUNCTION BOXES AND OUTLET BOXES

J. PULLBOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED INDUSTRY STANDARD GAUGE SHEET STEEL.

K. PROVIDE PULL BOXES AND JUNCTION BOXES IN LONG STRAIGHT RUNS OF RACEWAY TO ASSURE THAT CABLES ARE NOT DAMAGED WHEN THEY ARE PULLED, TO FULFILL REQUIREMENTS AS TO THE NUMBER OF BENDS PERMITTED IN RACEWAY BETWEEN CABLE ACCESS POINTS, THE ACCESSIBILITY OF CABLE JOINTS AND SPLICES, AND THE APPLICATION OF CABLE SUPPORTS.

L. PULLBOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE MAINTAINED.

M. ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULLBOXES AND OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO THE BOX. IF NECESSARY AND APPROVED BY ARCHITECT, PROVIDE ACCESS DOOR OR COVERPLATES IN AREAS WHERE UNOBSTRUCTED ACCESS IS NOT POSSIBLE.

N. USE WEATHERPROOF BOXES, JUNCTION BOXES AND DEVICES FOR ALL REQUIRED WEATHERPROOF INSTALLATION.

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Job Name:
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40 TRIGGS RD.-EV
BROOKVILLE, OH 45309

Sheet Description:
ELECTRICAL SPECIFICATIONS

Project #: [illegible]
File:
Drawn by: [illegible]
Date(s): 06/02/2023
2023.02.15 - 100% PRELIMINARY DESIGN
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E-5

ELECTRICAL SPECIFICATIONS

260573 - OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY

A. COMPUTER SOFTWARE DEVELOPERS. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

1. SKM SYSTEMS ANALYSIS, INC.
2. ESA, INC.
3. CGICYME.
4. EDSA MICRO CORPORATION.
5. OPERATION TECHNOLOGY, INC.

B. CALCULATE THE MAXIMUM AVAILABLE SHORT-CIRCUIT CURRENT IN AMPERES RMS SYMMETRICAL AT CIRCUIT BREAKER POSITIONS OF THE ELECTRICAL POWER DISTRIBUTION SYSTEM. THE CALCULATION SHALL BE FOR A CURRENT IMMEDIATELY AFTER INITIATION AND FOR A THREE-PHASE BOLTED SHORT CIRCUIT AT EACH OF THE FOLLOWING:

1. SWITCHGEAR AND SWITCHBOARD BUS.
2. BRANCH CIRCUIT PANELBOARD.

C. CALCULATIONS TO VERIFY INTERRUPTING RATINGS OF OVERCURRENT PROTECTIVE DEVICES SHALL COMPLY WITH IEEE 141.

D. PERFORM COORDINATION STUDY USING APPROVED COMPUTER SOFTWARE PROGRAM. PROVIDE A WRITTEN REPORT USING RESULTS OF FAULT-CURRENT STUDY. COMPLY WITH IEEE 399.

1. CALCULATE THE MAXIMUM AND MINIMUM 1/2-CYCLE SHORT-CIRCUIT CURRENTS.
2. CALCULATE THE MAXIMUM AND MINIMUM INTERRUPTING DUTY (5 CYCLES TO 2 SECONDS) SHORT-CIRCUIT CURRENTS.
3. CALCULATE THE MAXIMUM AND MINIMUM GROUND-FAULT CURRENTS.

E. COMPLY WITH IEEE 241 RECOMMENDATIONS FOR FAULT CURRENTS AND TIME INTERVALS.

F. TRANSFORMER PRIMARY OVERCURRENT PROTECTIVE DEVICES:

1. DEVICE SHALL NOT OPERATE IN RESPONSE TO THE FOLLOWING:
   1.a. INRUSH CURRENT WHEN FIRST ENERGIZED.
   1.b. SELF-COOLED, FULL-LOAD CURRENT OR FORCE-AIR-COOLED, FULL-LOAD CURRENT, WHICHEVER IS SPECIFIED FOR THAT TRANSFORMER.
   1.c. PERMISSIBLE TRANSFORMER OVERLOADS ACCORDING TO IEEE C57.96 IF REQUIRED BY UNUSUAL LOADING OR EMERGENCY CONDITIONS.
2. DEVICE SETTINGS SHALL PROTECT TRANSFORMERS ACCORDING TO IEEE C57.12.00, FOR FAULT CURRENTS.

G. CONDUCTOR PROTECTION: PROTECT CABLES AGAINST DAMAGE FROM FAULT CURRENTS ACCORDING TO ICEA P-32-382, ICEA P-45-482, AND CONDUCTOR MELTING CURVES IN IEEE 242.

260574 - ARC FLASH HAZARD ANALYSIS STUDY

A. THE CONTRACTOR SHALL FURNISH AN ARC FLASH HAZRD ANALYSIS STUDY PER THE REQUIREMENTS SET FORTH IN NFPA 70E - STANDARD FOR SAFETY IN THE WORKPLACE. THE ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED ACCORDING TO IEEE 1584 EQUATIONS THAT ARE PRESENTED IN NFPA70E-2004, ANNEX.

B. THE FLASH PROTECTION BOUNDARY AND THE INCIDENT ENERGY SHALL BE CALCULATED AT ALL SIGNIFICANT LOCATIONS IN THE ELECTRICAL DISTRIBUTION SYSTEM (SWITCHBOARDS, PANELBOARDS, BUSWAY AND SPLITTERS) WHERE WORK COULD BE PERFORMED ON ENERGIZED PARTS.

C. SAFE WORKING DISTANCES SHALL BE BASED UPON THE CALCULATED ARC FLASH BOUNDARY CONSIDERING AN INCIDENT ENERGY OF 1.2 CAL/CM².

D. ARC FLASH CALCULATIONS SHALL BE BASED ON ACTUAL OVERCURRENT PROTECTIVE DEVICE CLEARING TIME. MAXIMUM CLEARING TIME WILL BE CAPPED AT 2 SECONDS BASED ON IEEE 1584-2002 SECTION B.1.2. WHERE IT IS NOT PHYSICALLY POSSIBLE TO MOVE OUTSIDE OF THE FLASH PROTECTION BOUNDARY IN LESS THAN 2 SECONDS DURING AN ARC FLASH EVENT A MAXIMUM CLEARING TIME BASED ON THE SPECIFIC LOCATION SHALL BE UTILIZED.

E. CONTRACTOR SHALL PROVIDE A 3.5" (91mm) x 5" (129mm) THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED.

F. ALL LABELS WILL BE BASED ON RECOMMENDED OVERCURRENT SETTINGS AND WILL BE PROVIDED AFTER THE RESULTS OF THE ANALYSIS HAVE BEEN PRESENTED TO THE OWNER AND AFTER ANY SYSTEM CHANGES, UPGRADES, OR MODIFICATIONS HAVE BEEN INCORPORATED IN THE SYSTEM.

G. THE LABEL SHALL INCLUDE THE FOLLOWING INFORMATION, AT A MINIMUM:

1. LOCATION DESIGNATION
2. NOMINAL VOLTAGE.
3. FLASH PROTECTION BOUNDARY.
4. HAZARD RISK CATEGORY.
5. INCIDENT ENERGY.
6. WORKING DISTANCE.
7. ENGINEERING REPORT NUMBER, REVISION NUMBER AND ISSUE DATE.

H. LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD MARKINGS.

1. FOR EACH SWITCHBOARD AND PANELBOARD, ONE ARC FLASH LABEL SHALL BE PROVIDED.

I. THE WORKPLACE ELECTRICAL SAFETY STANDARD SHALL BE FOLLOWED FOR THE ARC-FLASH CALCULATION, STUDIES AND ARC-FLASH LABELS AS THE MAIN STANDARD.

SWITCHBOARD SCHEDULE - "SWBD"

CKT #	Breaker	Frame	Trip	Poles	Description	LTG	REC	MTR	A/C	HTG	DATA	A/T	MISC	A	B	C
1	600	600		3	DELTA POWER UNIT 1500W								122.7			
													122.7			
													122.7			
2	600	600		3	DELTA POWER UNIT 1500W								122.7			
													122.7			
3	600	600		3	FUTURE POWER UNIT											
4	600	600		3	FUTURE POWER UNIT											
5					SPACE											
6					SPACE											
7	100	20		3	SPARE											
8	100	20		3	SPARE											
						0.0	0.0	0.0	0.0	0.0	0.0	0.0	736.3			

CONNECTED LOAD (KVA)	736.3					
DEMAND LOAD (KVA)	736.3	PHASE A	245.5		122.7	
		PHASE B	245.5		122.7	
CONNECTED LOAD (AMPS)	883.5	PHASE C	245.5		122.7	
DEMAND LOAD (AMPS)	883.5		AMPS		KVA	
AMPACITY REQUIRED	883.5					

NOTES:
1. METAL SWITCHBOARD ON 3" HIGH CONCRETE PAD LENGTH AND WIDTH EXCEEDING BASE BY 3" ON ALL SIDES.

SWBD LOAD CALCULATION

LIGHTING		0.00	KVA X	125 %	=	0.0 KVA
RECEPTACLE	TOTAL	0.00	KVA			
	1ST	10.00	KVA X	100 %	=	0.0 KVA
	REMAIN	0.00	KVA X	50 %	=	0.0 KVA
MOTORS	TOTAL	0.00	KVA X	100 %		
	LARGEST		KVA X	125 %	=	0.0 KVA
	REMAIN	0.00	KVA X	100 %	=	0.0 KVA
A/C		0.00	KVA X	100 %	=	0.0 KVA
HEATING		0.00	KVA X	100 %	=	0.0 KVA
LOCKED OUT LOAD			KVA X	100 %	=	0.0 KVA
KITCHEN		0.00	KVA X	65 %	=	0.0 KVA
DATA PROCESSING		0.00	KVA X	80 %	=	0.0 KVA
MISCELLANEOUS (EQUIPMENTS)		736.27	KVA X	100 %	=	736.3 KVA
						883.5 AMPS
TOTAL					=	736.3 KVA
					=	883.5 AMPS

PANELBOARD SCHEDULE

LP1 — ☑ NEW ☐ EXISTING

RATING (AMPS)	60A
MAIN TYPE / THERMAL MAG	
VOLTAGE	208Y/120V
PHASE	3
NEUTRAL	100%
WIRE	X
ENCLOSURE	NEMA 3R
MOUNTING	SURFACE
FEED THRU LUGS	NO
ISOLATED GND	NO
A/C	22K

CKT #	EXIST	NEW	TRIP / POLE	DESCRIPTION	BRANCH CKT Ø	N	G	LTG	REC	MTR	A/C	HTG	DATA	A/T	MISC	Ø-Ø	LTG	REC	MTR	A/C	HTG	DATA	A/T	MISC	BRANCH CKT Ø	N	G	DESCRIPTION	TRIP / POLE	NEW	EXIST	CKT #
1	-	-	20/1	DISPENSER #1	3A	3A	3A		1.1							0.0	A											FUTURE DISPENSER	20/1	-	-	2
3	-	-	20/1	CONTROLS					0.3							0.0	B											FUTURE CONTROL	20/1	-	-	4
5	-	-	20/1	DISPENSER #2	3A	3A	3A		1.1							0.0	C											FUTURE DISPENSER	20/1	-	-	6
7	-	-	20/1	CONTROLS	-	-	-		0.3							0.0	A								-	-	-	FUTURE CONTROL	20/1	-	-	8
9	-	-	-	RUSSO SPACE	-	-	-		-							0.0	B								-	-	-	RUSSO SPACE	-	-	-	10
11	-	-	-	RUSSO SPACE	-	-	-		-							0.0	C								-	-	-	RUSSO SPACE	-	-	-	12

LIGHTING (KVA)	0.0																														
RECEPTACLE (KVA)	3.5																														
MOTORS (KVA)	0.0																														
A/C (KVA)	0.0																														
HEATING (KVA)	0.0																														
DATA PROCESSING (KVA)	0.0																														
KITCHEN (KVA)	0 PIECES	0.0																													
MISCELLANEOUS (KVA)	0.0																														

PHASE BREAKDOWN		
PHASE A	2	14.7
PHASE B	1	5.8
PHASE C	1	8.8
	KVA	AMPS
BASIS OF DESIGN		
SIEMENS		

TYPES		
SC =	SHUNT TRIP	
GF =	GROUND FAULT	
AF =	ARC FLASH	
EX =	WIRE KEY	

NOTES		
EX =	EXISTING	
MX =	MATCH EXISTING	
SR =	SEE RISER(S)	
EQ =	SEE EQUIP. COMM SCH.	

CONNECTED LOAD (KVA)	3.5
DEMAND LOAD (KVA)	3.5
CONNECTED LOAD (AMPS)	9.8
DEMAND LOAD (AMPS)	9.8
AMPACITY REQUIRED	9.8

NOTES:

EVgo FAST CHARGING

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SHEET DESCRIPTION
ELECTRICAL SPEC (CONT.)
SWB & PNL SCHEDULES

STATE OF OHIO

Project # 16014
Rev
Drawn by: KC
Issued: 06/05/2023
2023-06-15 - ISSUE PRELIMINARY SET
2023-06-23 - ISSUED FOR PERMIT

E-6

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
3. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWINGS. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE ARCHITECTURAL DRAWINGS, UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTERLINE OF BOX):
   A. RECEPTACLES (WALL MOUNTED) - 18 A.F.F.
4. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE TO MAKE HIMSELF AWARE OF EXISTING CONDITIONS BEFORE SUBMITTING HIS PRICE.
5. THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICE ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. ALL RATINGS OF DISCONNECT SWITCHES AND OR FUSES/ OVER-CURRENT DEVICES SHALL BE SIZED IN ACCORDANCE WITH CODE FOR THE LOADS SERVED PER DESIGN DRAWINGS.
6. NO LOW VOLTAGEWIRING SHALL BE PERMITTED IN THE SAME RACEWAY AS LINE VOLTAGE POWER WIRING.
7. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
8. AT ALL EMPTY CONDUITS PROVIDE BUSHINGS AT ENDS AND DRAG WIRES.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSPECTION APPROVAL CERTIFICATE TO OWNER UPON COMPLETION OF WORK.
10. CIRCUIT ASSIGNMENTS FOR, RECEPTACLES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE DESIGNATED BY THE NUMBER SHOWN ADJACENT TO THESE DEVICES / EQUIPMENT. PROVIDE CONDUITS, WIRES AND BOXES REQUIRED TO ENERGIZE THE EQUIPMENT AS SHOWN.
11. CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CIRCUIT NUMBERS ARE INTENDED TO BE USED FOR QUANTITIES AND FOR DESIGNATING WHAT OUTLETS (FIXTURES, EQUIPMENT, ETC.) WILL BE ON THE SAME CIRCUIT. CONTRACTOR SHALL REARRANGE CIRCUITS PER FIELD CONDITIONS SO THAT LOAD VALUES FOR EACH PHASE DO NOT EXCEED CODE REQUIREMENTS AND TO BALANCE THE LOADS AT THE PANELS PER SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUITS WITH PROPER PHASE SEQUENCES FOR EVERY REQUIRED NEUTRAL WIRE THAT IS SHARED. ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL AFFECTED CIRCUITS, LABEL EACH OUTLET COVER WITH ACTURAL PANEL DESIGNATION AND CIRCUIT NUMBER, AND PROVIDE AS-BUILT PANEL DIRECTORIES AND DRAWINGS PER SPECIFICATIONS.
12. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS.
13. ¾" (21mm) SHALL BE THE MINIMUM CONDUIT INSTALLED.

A, AMP	AMPERE
ADA	AMERICANS WITH DISABILITIES
ACT	
AF	AMPERE FRAME
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPS INTERRUPTING CAPACITY
AT	AMPERETRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT
CAT	CATALOG
CB	CIRCUIT BREAKER
CD	CANDELA
CFSD	COMBINATION FIRE/SMOKE
DAMPER	
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CU	COPPER
DACS	DIGITAL ALARM COMMUNICATION
SYSTEM	
DACT	DIGITAL ALARM COMMUNICATION
	TERMINAL
DGP	DATA GATHERING PANEL
DIFF	DIFFERENTIAL
DISC	DISCONNECT
DN	DOWN
DWG	DRAWING
ELEC	ELECTRICAL
EMR	ELEVATOR MACHINE ROOM

EMT	ELECTRICAL METAL TUBING
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISH BY OTHER DIVISION OF
WORK	
FCO	FUSE CUTOUT BOX
FCS	FIRE COMMAND STATION
FSD	FIRE SMOKE DAMPER
FU	FUSE
FL	FLOOR
FLEX	FLEXIBLE
FT	FEET OR FOOT
GA	GAUGE
G, GRD	GROUND
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HVAC	HEATING VENTILATING & AIR
	CONDITIONING DIVISION OF WORK
HZ	HERTZ
IC	INTERRUPTING CAPACITY
JB	JUNCTION BOX
LEMCS	LOCAL EMERGENCY CONTROL
SYSTEM	
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MER	MECHANICAL EQUIPMENT ROOM
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED

N	NEUTRAL
NC	NORMALLY CLOSED
NO	NUMBER
NTS	NOT TO SCALE
OL	OVERLOAD DEVICE
OFCI	OWNER FURNISHED CONTRACTOR
	INSTALLED
P	POLE
PNL	PANEL
Ø	PHASE
RA	RETURN AIR
RG, RAG	RETURN AIR GRILLE
SN	SOLID NEUTRAL
SPCP	STAIR PRESSURIZATION SYSTEM
	CONTROL PANEL
STP	STAIR PRESSURIZATION
SW	SWITCH
SWBD	SWITCHBOARD
TEL	TELEPHONE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UL	UNDERWRITERS LABORATORIES
UV	ULTRAVIOLET
VESDA	VERY EARLY SMOKE DETECTION
	APPARATUS
V	VOLTAGE
VDC	DIRECT CURRENT VOLTAGE
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF

POWER AND SIGNAL DEVICE LEGEND

SYMBOL	DESCRIPTION
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES, NEMA 5-20R. (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID. "WP" - INDICATES WEATHERPROOF (TYP FOR WIRING DEVICES) "C" - INDICATES COUNTER HEIGHT (TYP FOR WIRING DEVICES)
	SHADING FOR DUPLEX OR DOUBLE DUPLEX PER ABOVE INDICATES DEDICATED CIRCUIT
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES WITH GROUND FAULT CIRCUIT INTERRUPTER, NEMA 5-20R. WEATHER PROOF (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID.
J	ELECTRICAL JUNCTION BOX FOR HARDWIRED EQUIPMENT. (J) INDICATES DOUBLE-GANG BOX. (F) INDICATES FLOOR RECESSED. (CE) INDICATES CEILING RECESSED. (AFC) INDICATES ABOVE FINISHED CEILING, SURFACE MTD.
	SURFACE MOUNTED PANELBOARD - SOLID INDICATES NEW, UNSHADED/DASHED INDICATES EXISTING
T	DRY TYPE TRANSFORMER - SIZE AS INDICATED ON THE DRAWINGS
	ELECTRICAL METER OR SUB METER AS IDENTIFIED ON THE DRAWINGS
4 CKT PNL-(#) / 2 CKT PNL-(#),(#) / 1 CKT PNL-(#),(#),(#)	ONE, TWO, OR THREE HOME RUNS TO ELECTRICAL PANEL 'PNL' - DEDICATED PANEL NAME '#' - INDICATES CIRCUIT NUMBER, U.O.N.
	GROUND BAR

ONE LINE/RISER DIAGRAM LEGEND

SYMBOL	DESCRIPTION
#A/#P	CIRCUIT BREAKER "#A" - INDICATES AMPERAGE RATING "#P" - INDICATES NUMBER OF POLES
#FAS / #FAF	FUSED DISCONNECT SWITCH "#FAS" - INDICATES SWITCH SIZE "#FAF" - INDICATES FUSE SIZE
#A/#P	NON-FUSED DISCONNECT SWITCH "#A" - INDICATES SWITCH SIZE "#P" - INDICATES NUMBER OF POLES
480V OR 600V / 120V/208V	TRANSFORMER, 480V INDICATES PRIMARY VOLTAGE, 120/208V INDICATES SECONDARY VOLTAGE
	GROUNDING CONNECTION
PANEL NAME	PANELBOARD - REFER TO PANELBOARD SCHEDULES FOR ADDITIONAL INFORMATION

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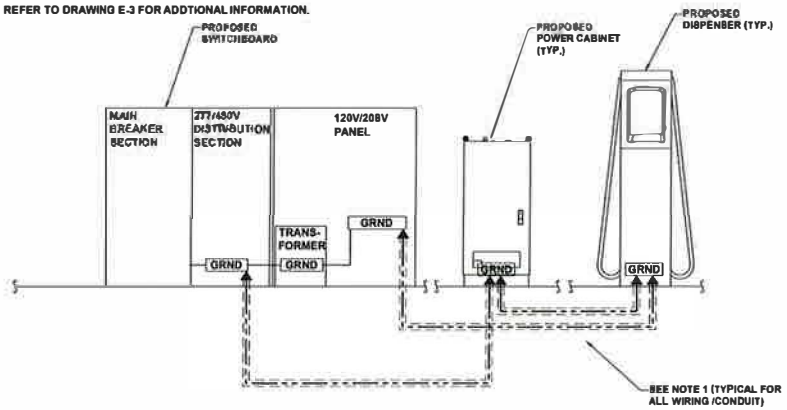
ELECTRICAL SYMBOLS, & ABBREVIATIONS & GENERAL NOTES

Project # 7R3071
File:
Drawn by: KZ
Date(s): 06/02/2023
2023-05-15 - 60100 PRELIMINARY DESIGN
2023-06-02 - ISSUED FOR PERMIT

E-7

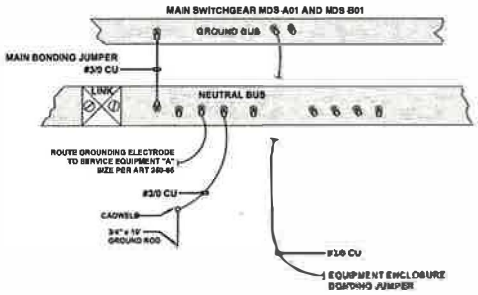
NOTE:

1. REFER TO DRAWING E-3 FOR ADDTIONAL INFORMATION.



A G-1 SCHEMATIC GROUNDING DETAIL

SCALE: NTS

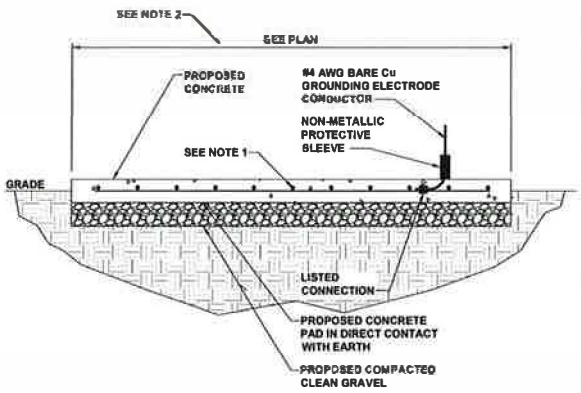


E G-1 SERVICE GROUNDING & BONDING DETAIL

SCALE: NTS

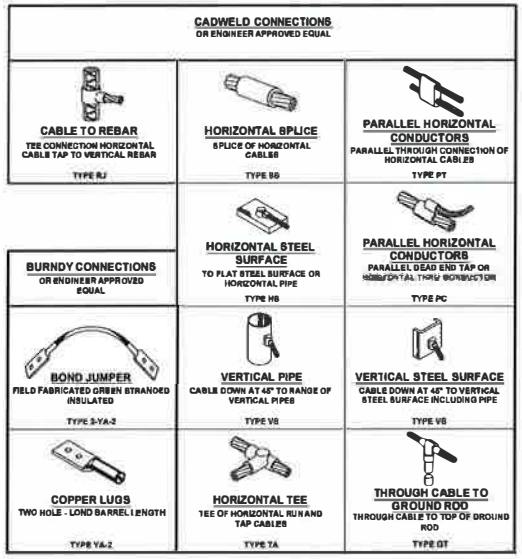
NOTE

1. REBAR BONDED TOGETHER WITH STEEL TIE WIRES OR EXOTHERMIC WELDING
2. COORDINATE EXACT PAD DETAILS REQUIREMENTS WITH ACE FOR PMT AND WITH SWITCHBOARD MANUFACTURER FOR SWITCHBOARD AS REQUIRED.



B G-1 CONCRETE ENCASED ELECTRODE DETAIL

SCALE: NTS



C G-1 CADWELD CONNECTION DETAIL

SCALE: NTS

NOTES:

1. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. 2014 NEC 250.121 EXCEPTION: A WIRE-TYPE EQUIPMENT GROUNDING CONDUCTOR INSTALLED IN COMPLIANCE WITH 250.6(A) AND THE APPLICABLE REQUIREMENTS FOR BOTH THE EQUIPMENT GROUNDING CONDUCTOR AND THE GROUNDING ELECTRODE CONDUCTOR IN PARTS II, III, AND VI OF THIS ARTICLE SHALL BE PERMITTED TO SERVE AS BOTH AN EQUIPMENT GROUNDING CONDUCTOR AND A GROUNDING ELECTRODE CONDUCTOR.

D G-1 GROUNDING NOTES

SCALE: NTS

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SHEET DESCRIPTION
SCHEMATIC GROUNDING DETAIL

Project # 250014
File
Drawn by: KC
Date(s) 04/01/2025
2025-02-13 - 50% PRELIMINARY DESIGN
2025-03-03 ISSUED FOR PERMIT

G-1

GENERAL CONSTRUCTION NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY
   GENERAL CONTRACTOR: TBD
   OWNER: EVGO
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
13. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
14. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
15. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
16. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

GENERAL CONSTRUCTION NOTES CONT.

22. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
23. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
24. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
25. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
26. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 90 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
27. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
28. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
29. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
30. THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
31. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
32. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
33. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
34. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
35. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. THE CONDITION OF EXISTING ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:
   A. UL - UNDERWRITERS LABORATORIES
   B. NEC - NATIONAL ELECTRICAL CODE
   C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC
   D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
   E. SBC - STANDARD BUILDING CODE
   F. NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, BUT CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: THE CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
6. THE CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING THE EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.

ELECTRICAL NOTES CONT.

8. THE CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.
10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. TRENCHING AND BACKFILL: THE CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO GENERAL SITE WORK NOTES.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS EXCEPT THE EV CHARGE CABLE TERMINATION IN THE CHARGE POST SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC., COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
26. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID UNLESS SPECIFIED OTHERWISE. ALL BURIED CONDUITS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.
27. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC, MEETING OR EXCEEDING NEMA TC2 - 1990, THE CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLO GALV'.
28. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. THE CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC".
31. WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
32. ALL BOLTS SHALL BE STAINLESS STEEL.
33. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE CONTRACTOR SHOULD BE NEW AND UNUSED.

EVgo
FAST CHARGING

EVgo SERVICES LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES CA 90064

EVStrategies

MCDONALD'S 40

40 TRIGGS RD EV
BROOKVILLE, OH 45309

ELECTRICAL GENERAL NOTES

Project #: [illegible]
Date(s) 06/02/2023
[illegible] - PRELIMINARY DESIGN
2023 06 07 - ISSUED FOR PERMIT

GN-1

VICINITY MAP
N.T.S.

ADDITIONAL INFORMATION

AAC SETTLEMENT SERVICES
COUNTY REPORT
ORDER #: 50023294
DATE: 01/12/2022

1. EASEMENT OR ANY MATTERS AS MAY BE SHOWN ON MAP OF PROPOSED ANNEXATION TO THE VILLAGE OF GERMANTOWN, OHIO, RECORDED 10/8/1979 IN PLAT BOOK 106, PAGE 1, MONTGOMERY COUNTY RECORDS.
(PLAT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS, SEE RESTRICTIONS)
2. SUBJECT TO EASEMENT FROM THE STANDARD OIL COMPANY TO FRANCHISE REALTY INTERSTATE CORPORATION, DATED 12/4/1978 AND RECORDED 12/13/1978 IN BOOK 78, PAGE 718A01, MONTGOMERY COUNTY RECORDS
(EASEMENT IS PLOTTED AND SHOWN)
3. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON PLAT OR SURVEY FOR WAREHAM'S RECORDED 10/21/2013, DOC #2013-00061, MONTGOMERY COUNTY RECORDS.
(10 FOOT DAYTON POWER AND LIGHT EASEMENT IS PLOTTED AND SHOWN)

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED IN THAT WARRANTY DEED ON SEPTEMBER 20, 2016 IN FILE NUMBER 2016-00051417, IN THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, OHIO.

NOTE REGARDING ZONING

THIS SITE IS ZONED "HS" (HIGHWAY SERVICE DISTRICT) PER CITY OF BROOKVILLE PLANNING DEPARTMENT.

BUILDING SETBACKS:
FRONT – 50 FEET
SIDE – 30 FEET
REAR – NONE

NO ZONING INFORMATION PROVIDED BY THE CLIENT. ANY ZONING SETBACKS SHOWN HEREON ARE THE INTERPRETATION OF THE SURVEYOR. FOR CLARIFICATION OF EXACT ZONING DESIGNATIONS AND SETBACK LOCATIONS, PLEASE, CONTACT THE CITY OF BROOKVILLE PLANNING AND ZONING DEPARTMENT AT 937-833-2133 EXT. 106.

FLOOD ZONE

FLOOD ZONE "X"
"AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN"
COMMUNITY PANEL No. 3904270106
MAP No. 39113C0106E
EFFECTIVE DATE: JANUARY 6, 2005

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

UTILITY NOTE

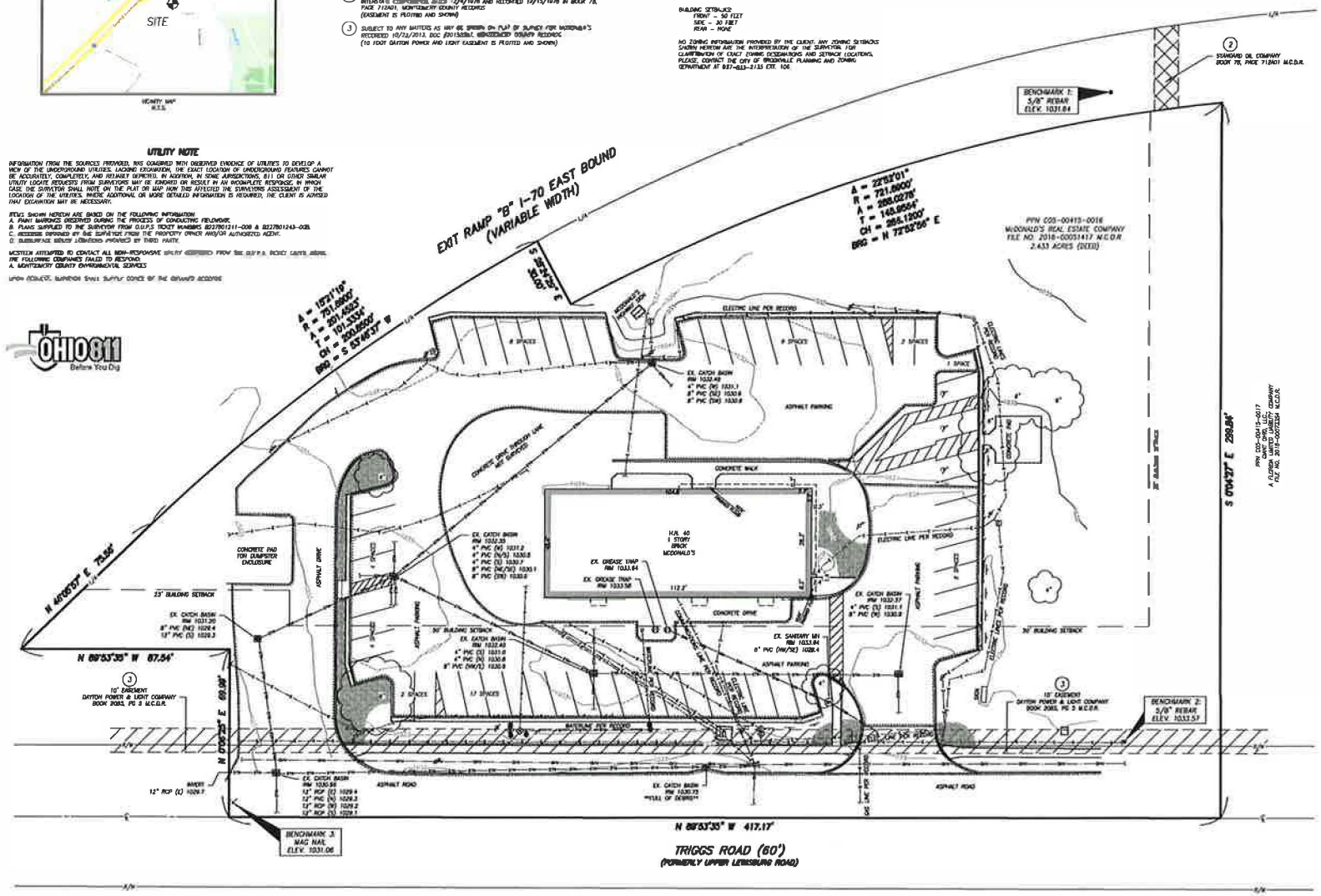
INFORMATION FROM THE SOURCES PROVIDED, WAS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYORS ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

UTILS SHOWN HEREON ARE BASED ON THE FOLLOWING INFORMATION:
A. PAINT MARKINGS OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.
B. PLANS SUPPLIED TO THE SURVEYOR FROM O.U.P.S. TICKET NUMBERS B227801211-008 & B227801243-008.
C. RECORDS OBTAINED BY AAC SURVEYOR FROM THE PROPERTY OWNER AND/OR AUTHORIZED AGENT.
D. SUBSURFACE UTILITY LOCATIONS PROVIDED BY THIRD PARTY.

MCSTEEN ATTEMPTED TO CONTACT ALL NON-RESPONSIVE UTILITY COMPANIES FROM THE O.U.P.S. TICKET LISTED ABOVE. THE FOLLOWING COMPANIES FAILED TO RESPOND:
A. MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

UPON REQUEST, SURVEYOR SHALL SUPPLY COPIES OF THE ORIGINAL RECORDS

OHIO811 Before You Dig



EXISTING CONDITIONS SURVEY

FOR

P65974 McDONALDS

KNOWN AS BEING PART OF SECTION 28, TOWN 6, RANGE 4 EAST OF THE CONGRESS LANDS WEST OF THE MIAMI RIVER SURVEY, AND BEING CITY LOT NO. 1491 OF THE CONSECUTIVE LOTS, NOW SITUATED IN THE

CITY OF BROOKVILLE

COUNTY OF MONTGOMERY – STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440 585 9800 www.mcsteen.com

MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817

JOB NO.: 22-293
FIELD DATE: DECEMBER 20, 2022
SURVEY DATE: JANUARY 9, 2023
DRAWN BY: MGS & TEE

STATE OF OHIO
MATTHEW A. HILDEBRANDT
S-8817
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND

- CATCH BASIN
- CLEAN OUT
- ELECTRIC BOX
- FLAG POLE
- GAS METER
- HANDICAP PARKING SPACE
- LIGHT POLE
- GREASE TRAP
- SANITARY MANHOLE
- SIGN
- FENCE
- UTILITY POLE
- WATER METER
- WATER VALVE
- PERMANENT DEBRIS VALVE
- REBAR FOUND AS NOTED
- NAIL FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- L/A LIMITED ACCESS RIGHT-OF-WAY
- FD. FOUND

CONCRETE | ASPHALT | MASONRY

- OVERHEAD UTILITY WIRES
- ELECTRIC LINES
- GAS LINES
- SANITARY LINES
- STORM LINES
- FOLLYNEME LINES
- WATER LINES
- 900 MAJOR CONTOURS
- 900 MINOR CONTOURS

MISCELLANEOUS NOTES

1. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (3402) NAD 1983 (2011) ADJUSTED EPOCH AS DERIVED FROM GNSS OBSERVATIONS PER THE OHIO RTN (RTK – NETWORK).
2. VERTICAL DATUM – NAVD 88, DERIVED FROM GNSS OBSERVATIONS THROUGH THE O.D.O.T. RTK NETWORK.
3. A BOUNDARY SURVEY WAS NOT PERFORMED WITH THIS TOPOGRAPHIC DRAWING. ANY PROPERTY INFORMATION DEPICTED IN THIS TOPOGRAPHIC DRAWING WAS TAKEN FROM MONTGOMERY COUNTY PROVIDED RECORDS AND SHOWN HEREON FOR PLANNING PURPOSES ONLY. BEFORE ANY DESIGN WORK IS FINALIZED, WE RECOMMEND THAT A BOUNDARY SURVEY BE PERFORMED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE OF THE STATE OF OHIO. PLEASE REVIEW ALL MONTGOMERY COUNTY DOCUMENTS ON THE INFORMATION THAT THEY PROVIDE.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, THE SURVEYOR RELIED UPON AN EQUITY REPORT, PROVIDED BY AAC SETTLEMENT SERVICES WITH AN ORDER NUMBER OF 50023294, DATED 01/12/2022.
5. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON DECEMBER 20, 2022.
6. THE OWNER NAMES AND TAX PARCEL DATA SHOWN HEREON ARE BASED UPON THE PUBLIC RECORDS AVAILABLE AT THE ORIGINAL DATE OF THIS SURVEY. CURRENT OWNERSHIP AND TAX PARCEL DATA SHOULD BE VERIFIED FOR ACCURACY.

SURVEY FOR REFERENCE ONLY

Job No: 22-293
© 2023 McSteen & Associates, Inc

McD 40 Triggs Rd #4926

40 Triggs Rd, Brookville, OH 45309

P65974

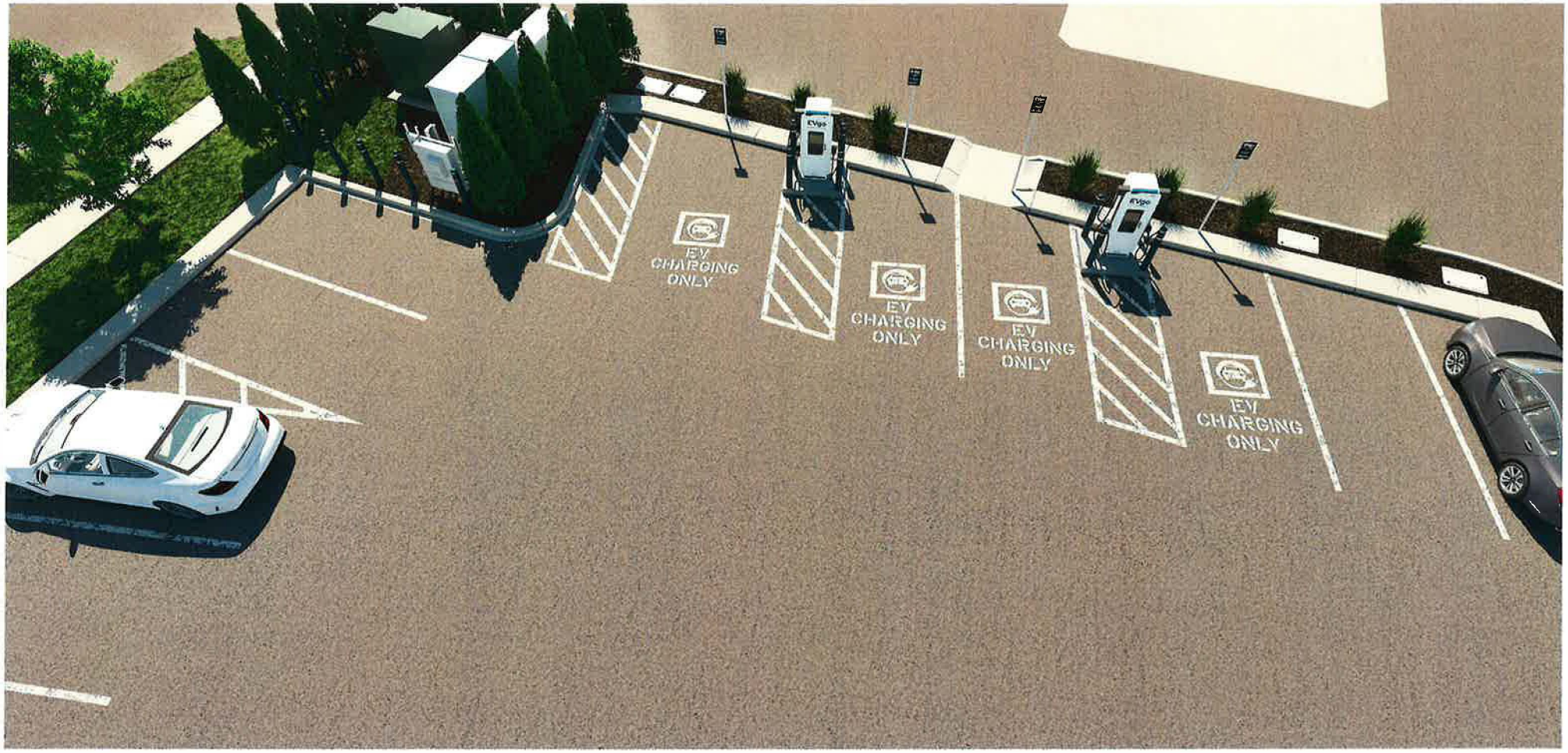
Febuary 14th, 2023

EVgo
FAST CHARGING

View 01

McD 40 Triggs Rd #4926 - P65974

EVgo
FAST CHARGING



View 02

McD 40 Triggs Rd #4926 - P65974

EVgo
FAST CHARGING

MEMORANDUM:
DATE: JULY 13, 2023
TO: CITY OF BROOKVILLE PLANNING COMMISSION
FROM: RODNEY L. STEPHAN, LAW DIRECTOR
RE: SPECIAL USE APPLICATION-23-06

Zach Music has filed a special use application to operate an automobile service station at 501 W. Westbrook Rd. A copy of the application and county auditor map for the property are submitted to Planning Commission with this Memorandum. The property is located in the Convenience Business District, and under Section 1135.02(b)(1), automobile service stations are listed as a special use that may be approved by Planning Commission in Convenience Business Districts. The statement of the applicant indicates that the business would focus on oil changes and routine maintenance. This property has previously been used as an automotive service station, and the parking lot for the business will provide off-street parking for the customers. It is requested that Planning Commission approve this special use application.

City of Brookville

"A Proud and Progressive Community"

Application #SU 23-06

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a **SPECIAL USE PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. **(PERMIT SHALL EXPIRE IF USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant ZACH MUSIC

2. Applicant address 15722 SCHOOL HOUSE RD BROOKVILLE

3. Phone (Hm) 9372483265 (Bus) 9378332886 Interest in property _____

4. Location or address of property to be affected 501 W. WESTBROOK RD

5. Legal description _____

6. Present Zoning classification _____ Existing _____

7. Proposed Special Use _____

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, odor, fumes, and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

SEE ATTACHED DOCUMENT

9. The Planning Commission shall establish beyond reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.

10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has previous application been filed for a **SPECIAL USE PERMIT?** _____

12. When? _____ Results? _____

6/23/23
Application Date

Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)

The proposed purpose of this location, would be to provide an oil change/routine maintenance only option for Brookville and surrounding area residents that will be during normal daytime business hours and also provide slight evening (Monday – Friday 8AM till 8PM) and Saturday options (8AM till 3PM). Understanding the current demand Brookville faces with increasing homes and population, to the decrease of repair shop options over the last 5 years I see the need for this service. The unique location of this property gives teachers and driving students the option to drop off their vehicle and walk to school, as well as its proximity to Westbrook Park for soccer parents to have their vehicle serviced during their children's game time. This location being a service only location and not repair should not have the normal noise of a repair shop. This location has a large parking lot that can contain all vehicles without street parking congestion. Cars in the lot should not stay on the premises for longer than 24 hours for most cases. This location has been an automobile repair facility multiple times in the past. For historical information When Musics Automotive started in 2016 there were 9 operating aftermarket repair shops in Brookville. Not counting Hatmakers (retiring and for sale) and Mitchells Garage (mentioned retiring soon) that leaves only Muslcs Automotive and Village Auto Repair to handle the current vehicles here as well as the new construction homes going up that have on average 2 cars per house. Thank you.

Karl Keith

**DISCLAIMER:
This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors
Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for
1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused, or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.
Note: Exact property boundaries must be derived by a legal survey of the property.

1 inch = 50 ft

GIS DEPARTMENT

MEMORANDUM:
DATE: JULY 14, 2023
TO: CITY OF BROOKVILLE PLANNING COMMISSION
FROM: RODNEY L. STEPHAN, LAW DIRECTOR
RE: SPECIAL USE APPLICATION-AT&T MOBILITY WIRELESS TELECOMMUNICATION FACILITY

GPD Group has filed a special use application as the agent for AT&T Mobility to construct a wireless telecommunication facility at 245 Sycamore St. (Parcel C05 00114 0011). The property is owned by the City of Brookville, and the City of Brookville would be leasing the tower area to AT&T Mobility. A copy of special use application is submitted to Planning Commission with this Memorandum.

The property is located in a I-1 Light Industrial District. Wireless Telecommunication Facilities are a special use in the I-1 Light Industrial District, Section 1143.02(b)(10). Chapter 1169 of the Code of Ordinances sets forth the standards for Wireless Telecommunication Facilities. Chapter 1169 was enacted in 2014.

Section 1169.04 (I) provides certain construction standards for the towers in industrial districts. 1169.04(I)(1) provides that the tower height will not exceed 200 feet. The proposed tower would be 285 feet in height. Planning Commission is authorized under 1105.03(c) to modify frontage, setback and building size requirements. As a part of the special use approval, Planning Commission would need to specifically approve the tower height of 285 feet. The existing tower at 301 Sycamore St. is 225 feet in height. In addition, Chapter 1169.04(I)(3) provides that the tower shall not be located such that the distance from the tower to a residentially zoned property or residential use is less than 500 feet. The zoning setback plan, Sheet C-1.2 sets forth a 500 ft. radius from the tower. The setbacks from the residential properties on Sycamore St., Cusick Ave., McKinley St., Oak St.

would be less than 500 feet as set forth on the zoning setback plan, and Planning Commission would need to specifically approve this zoning setback plan with a distance of less than 500 feet from the residential properties. AT&T have included within their application a letter dated July 12, 2023 outlining the reasons why they need to build a new wireless facility in Brookville. In addition, AT&T has also provided a letter dated July 14, 2023 providing that co-location of at least one additional wireless telecommunication facility owned by another carrier can be located on this tower as required by Section 1169.05(a).

City of Brookville

"A Proud and Progressive Community"

Application #SU _____

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a **SPECIAL USE PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. **(PERMIT SHALL EXPIRE IF USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant Brad Laucher, GPD Group (Agent of AT&T Mobility)

2. Applicant address 1801 Watermark Drive Suite 210, Columbus, OH 43215

3. Phone (Hm)_____ (Bus)(614) 859-1626 Interest in property Agent of proposed lessee

4. Location or address of property to be affected near 245 Sycamore St, behind Brookville Area Chamber of Commerce

5. Legal description 80'x125' proposed lease area on parcel C05 00114 0011, offset 10' from the existing northern property line.

6. Present Zoning classification I-1 Existing _____

7. Proposed Special Use Proposed Wireless Telecommunication Facility

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, odor, fumes, and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

This tower is not to produce any glare, odors, fumes or vibrations on adjoining properties. The proposed generator will create a noise level of 66.0 dBA at 7 meters at max load, comparable to normal conversation levels. This proposed use is compatible with current adjacent uses, being in an industrially zoned area with an existing communication tower ±210' from the proposed installation.

9. The Planning Commission shall establish beyond reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.

10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has previous application been filed for a **SPECIAL USE PERMIT**? No

12. When? _____ Results? _____

07/13/2023
Application Date

Brad M Lowe
Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)

SOH2525

245 SYCAMORE ST
BROOKVILLE, OH 45309

GPD GROUP
www.gpdgroup.com
1.800.955.4731

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH.
RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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OVERALL SITE PLAN

20' 10' 0 20' 40'
1"=20'

1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

NOTE: TOWER FOUNDATION SHALL BE DRILLED PIER ONLY DUE TO LIMITED SPACE. PAD AND PIER FOUNDATION IS NOT ACCEPTABLE.

NOTES

2

PROPOSED FENCE	X X X X
PROPOSED LEASE AREA	
PROPOSED EASEMENT	
EXISTING SANITARY	SAN
EXISTING WATER	W W
EXISTING OVERHEAD UTILITIES	OHU
PROPOSED UNDERGROUND POWER	UGP
PROPOSED UNDERGROUND FIBER	UGF
EXISTING FENCE	X X
EXISTING PROPERTY LINE	P/L
EXISTING RIGHT OF WAY	R/W

LEGEND

3

APPLICANT/OWNER:

at&t Mobility
8372 EAST BROAD STREET
FLOOR 2 - SOUTH (83)
REYNOLDSBURG, OHIO 43068

BLACK & VEATCH
4449 EASTON WAY
SUITE 150
COLUMBUS, OH 43219

PREPARED BY:

GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101
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SEAL:

NOT TO BE USED FOR CONSTRUCTION

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PROJECT NO:	2020747.23
DRAWN BY:	LJC
CHECKED BY:	BML

LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	06/28/23	ISSUED FOR REVIEW
B	07/14/23	ISSUED FOR REVIEW

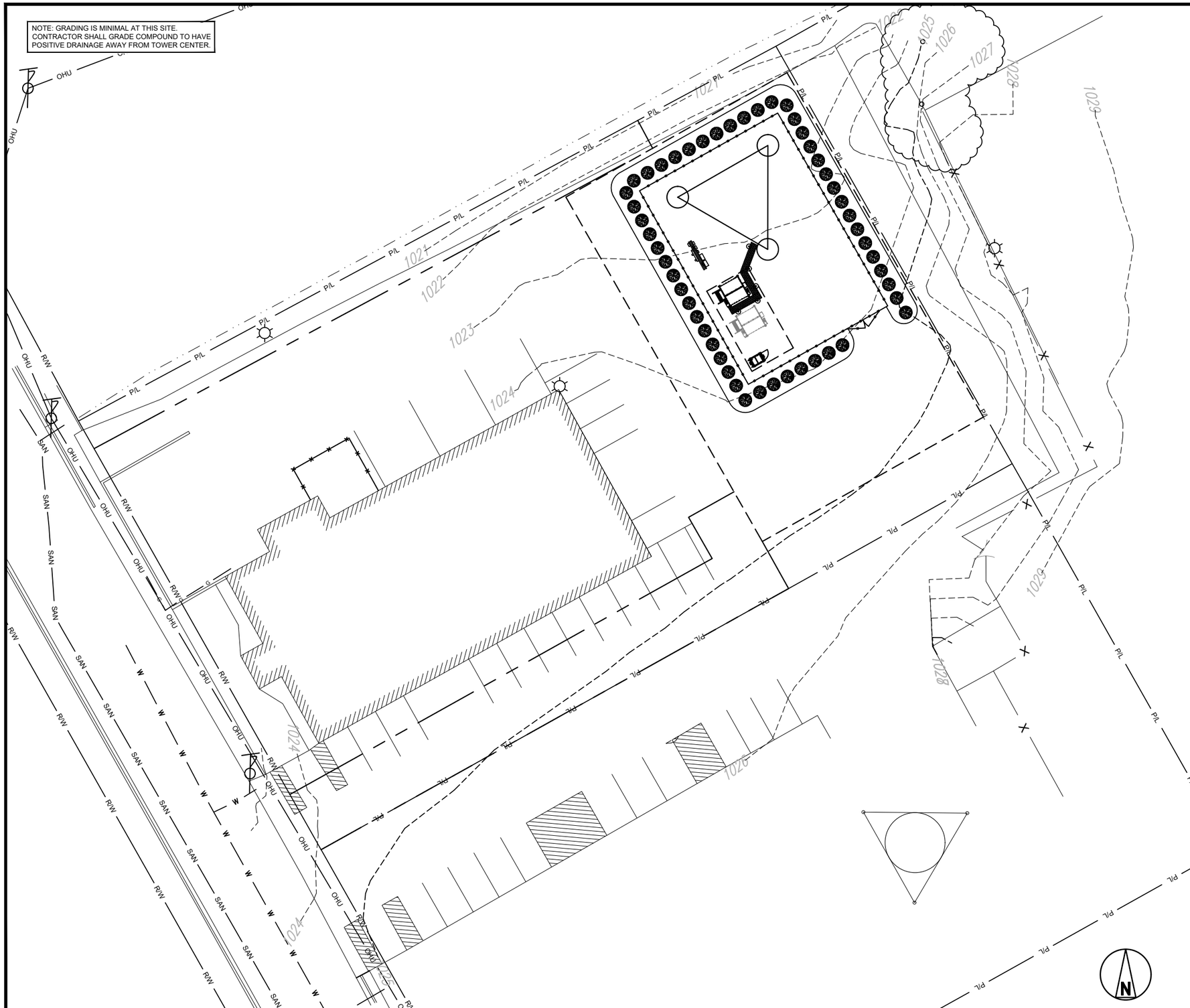
PROJECT LOCATION:

BROOKVILLE EAST
SOH2525
(NEAR) 245 SYCAMORE ST
BROOKVILLE, OH 45309

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1

NOTE: GRADING IS MINIMAL AT THIS SITE.
CONTRACTOR SHALL GRADE COMPOUND TO HAVE
POSITIVE DRAINAGE AWAY FROM TOWER CENTER.



OVERALL EXISTING CONTOUR PLAN

16' 12' 8' 4' 0 16' 32'
1/16"=1'-0"

1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

NOTES 2

PROPOSED FENCE	x x x x
PROPOSED LEASE AREA	
PROPOSED EASEMENT	
EXISTING FENCE	x x
EXISTING PROPERTY LINE	P/L
EXISTING RIGHT OF WAY	R/W

LEGEND 3

APPLICANT/OWNER:

at&t Mobility
8372 EAST BROAD STREET
FLOOR 2 - SOUTH (83)
REYNOLDSBURG, OHIO 43068

BLACK & VEATCH
4449 EASTON WAY
SUITE 150
COLUMBUS, OH 43219

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PROJECT LOCATION:
BROOKVILLE EAST
SOH2525
(NEAR) 245 SYCAMORE ST
BROOKVILLE, OH 45309

SHEET TITLE:
OVERALL EXISTING CONTOUR PLAN

SHEET NUMBER:
C-1.1

ZONING SETBACK PLAN

60' 30' 0 60' 120'
1"=60'

1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

NOTE: TOWER FOUNDATION SHALL BE DRILLED PIER ONLY DUE TO LIMITED SPACE. PAD AND PIER FOUNDATION IS NOT ACCEPTABLE.

NOTES

2

PROPOSED FENCE	X X X X
PROPOSED LEASE AREA	
PROPOSED EASEMENT	
EXISTING SANITARY	SAN
EXISTING WATER	W W
EXISTING OVERHEAD UTILITIES	OHU
PROPOSED UNDERGROUND POWER	UGP
PROPOSED UNDERGROUND FIBER	UGF
EXISTING FENCE	X X
EXISTING PROPERTY LINE	P/L
EXISTING RIGHT OF WAY	R/W

LEGEND

3

APPLICANT/OWNER:

at&t Mobility
8372 EAST BROAD STREET
FLOOR 2 - SOUTH (83)
REYNOLDSBURG, OHIO 43068

BLACK & VEATCH
4449 EASTON WAY
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COLUMBUS, OH 43219

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DRAWN BY:	LJC
CHECKED BY:	BML

LANDLORD/PROPERTY OWNER SIGNATURE:

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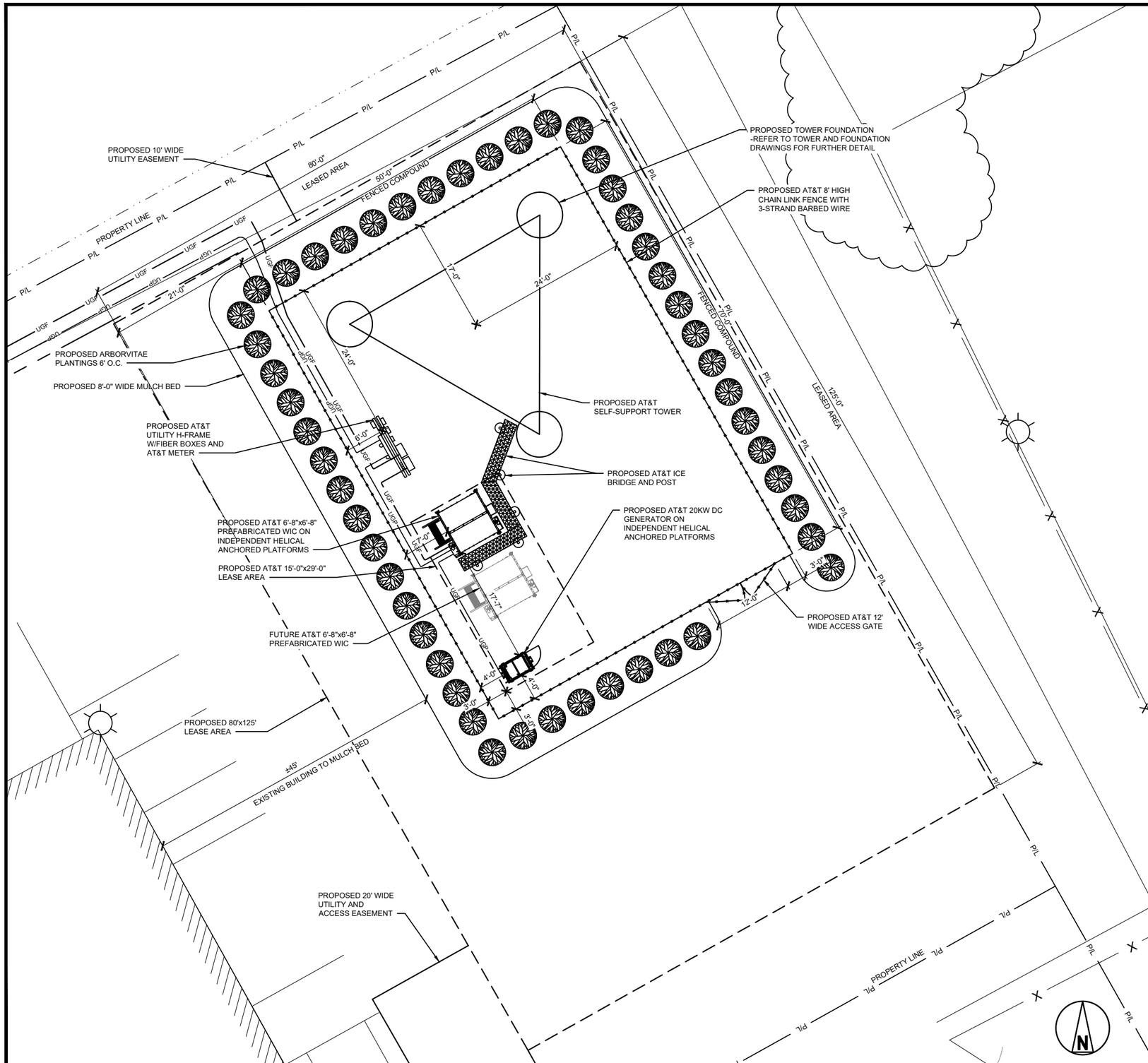
PROJECT LOCATION:

BROOKVILLE EAST
SOH2525
(NEAR) 245 SYCAMORE ST
BROOKVILLE, OH 45309

SHEET TITLE:
ZONING
SETBACK PLAN

SHEET NUMBER:
C-1.2



DETAILED COMPOUND PLAN

8' 4' 0 8' 16'
1/8"=1'-0"

1

NOTE: TOWER FOUNDATION SHALL BE DRILLED PIER ONLY DUE TO LIMITED SPACE. PAD AND PIER FOUNDATION IS NOT ACCEPTABLE.

NOTE: EXISTING ASPHALT TO BE REMOVED IN AREA OF PROPOSED COMPOUND AND MULCH BED. CONTRACTOR TO REMOVE AND DISPOSE OF ASPHALT OFFSITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

NOTES

2

PROPOSED FENCE	x x x x
PROPOSED LEASE AREA	
PROPOSED EASEMENT	
EXISTING FENCE	x x
EXISTING PROPERTY LINE	P/L
PROPOSED ICE BRIDGE	

LEGEND

3

APPLICANT/OWNER:

at&t Mobility
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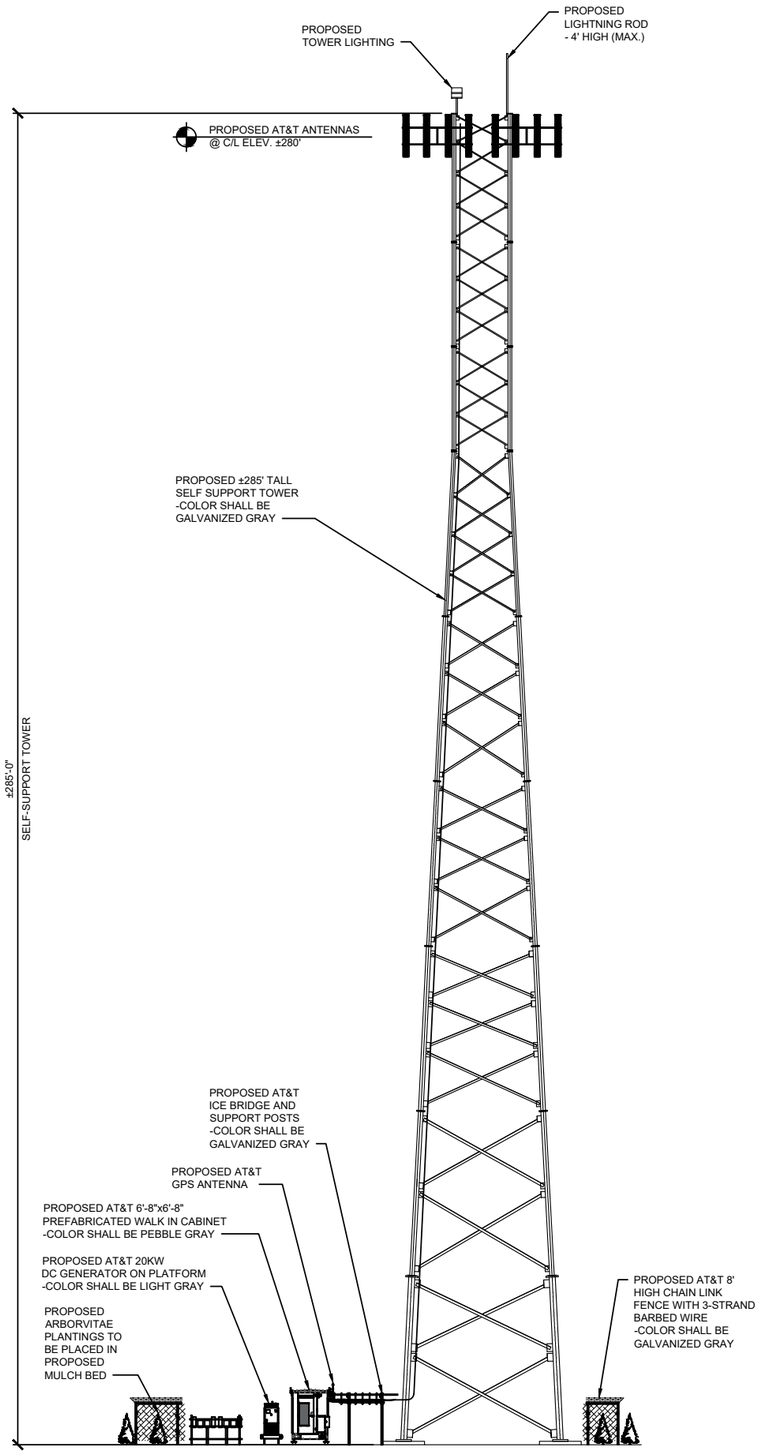
PROJECT LOCATION:

BROOKVILLE EAST
SOH2525
(NEAR) 245 SYCAMORE ST
BROOKVILLE, OH 45309

SHEET TITLE:
DETAILED COMPOUND PLAN

SHEET NUMBER:
C-2



TOWER ELEVATION	NO SCALE	1

DETAIL NOT USED	NO SCALE	2
DETAIL NOT USED	NO SCALE	3

DETAIL NOT USED	4
DETAIL NOT USED	5
DETAIL NOT USED	6

APPLICANT/OWNER:

at&t Mobility
8372 EAST BROAD STREET
FLOOR 2 - SOUTH (83)
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CHECKED BY:	BML

LANDLORD/PROPERTY OWNER SIGNATURE:

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PROJECT LOCATION:

BROOKVILLE EAST
SOH2525
(NEAR) 245 SYCAMORE ST
BROOKVILLE, OH 45309

SHEET TITLE:
TOWER ELEVATION, ANTENNA & COAX PLANS

SHEET NUMBER:
T-1

AT&T Mobility
8372 East Broad Street
Reynoldsburg, OH 43068

July 14, 2023

City of Brookville
301 Sycamore Street
Brookville, OH 45309

To whom it may concern:

AT&T Mobility is proposing to build a new wireless telecommunication facility with a 285' tall tower plus 4' lightning rod on the property located at 245 Sycamore Street, Brookville, OH 45309, parcel number C05 00114 0011.

Pursuant to §1169.05(a) of the Zoning Ordinance, the proposed tower will be capable of accommodating at least one additional wireless communication facility owned by another carrier.

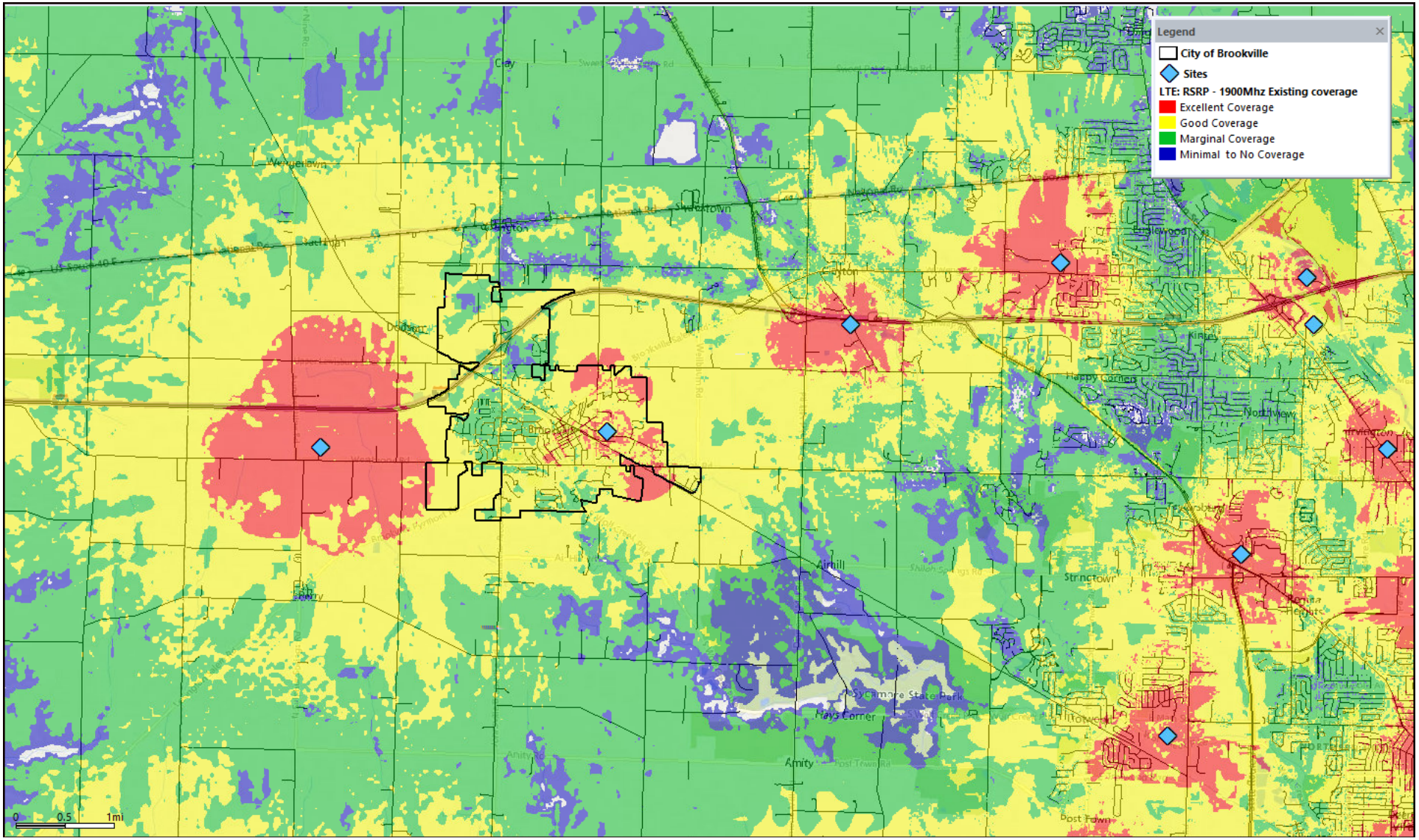
Pursuant to §1169.07(h) of the Zoning Ordinance, AT&T Mobility agrees to allow for the potential collocation of additional wireless telecommunication facilities by other providers on AT&T Mobility's structure or within the same site location (with the understanding that future collocators reach an agreement with the tower owner). AT&T Mobility also agrees to remove the facility within 180 days after its use is discontinued.

Sincerely,

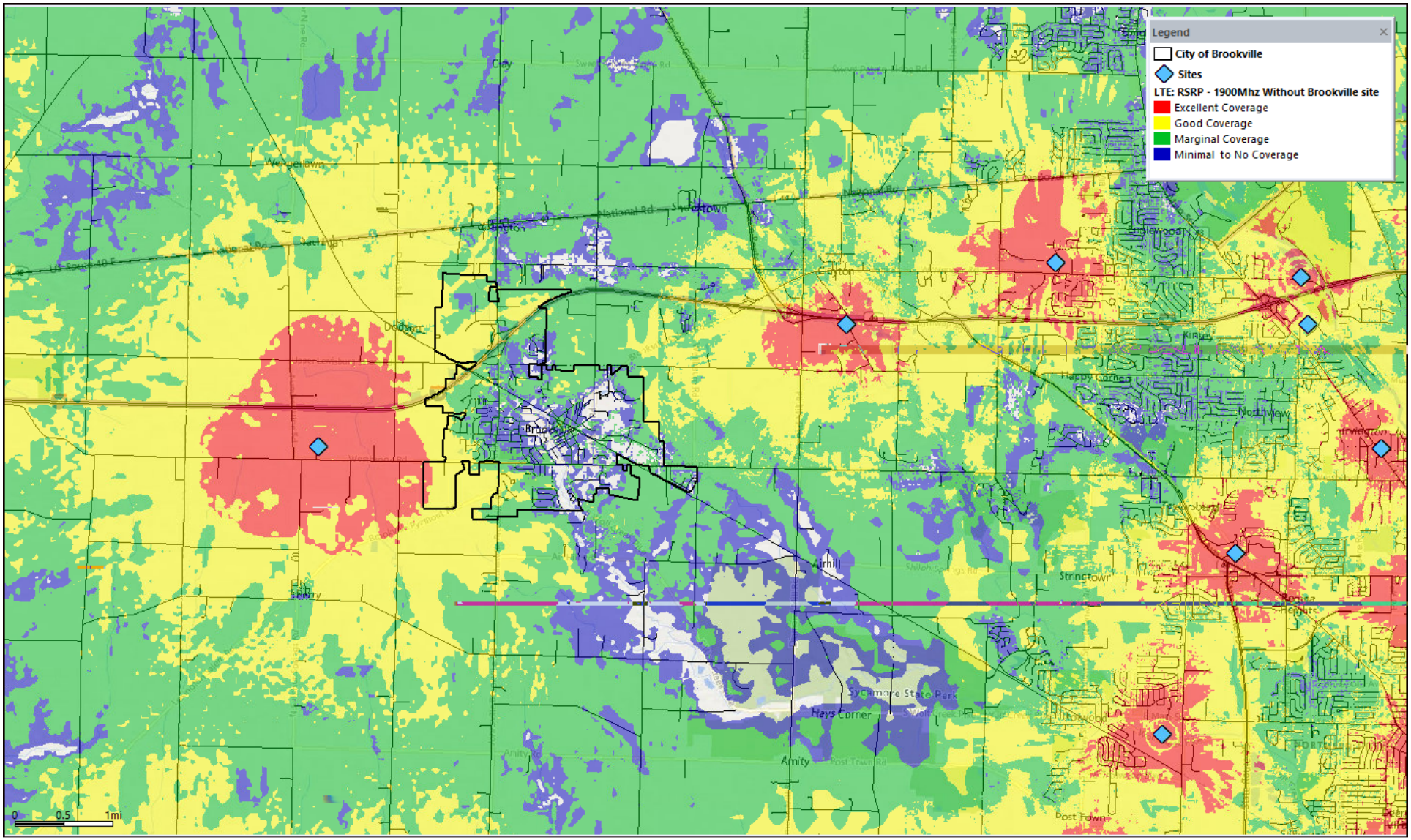
Cynthia Rafalski

Cynthia Rafalski
Sr. Manager, Real Estate/Construction

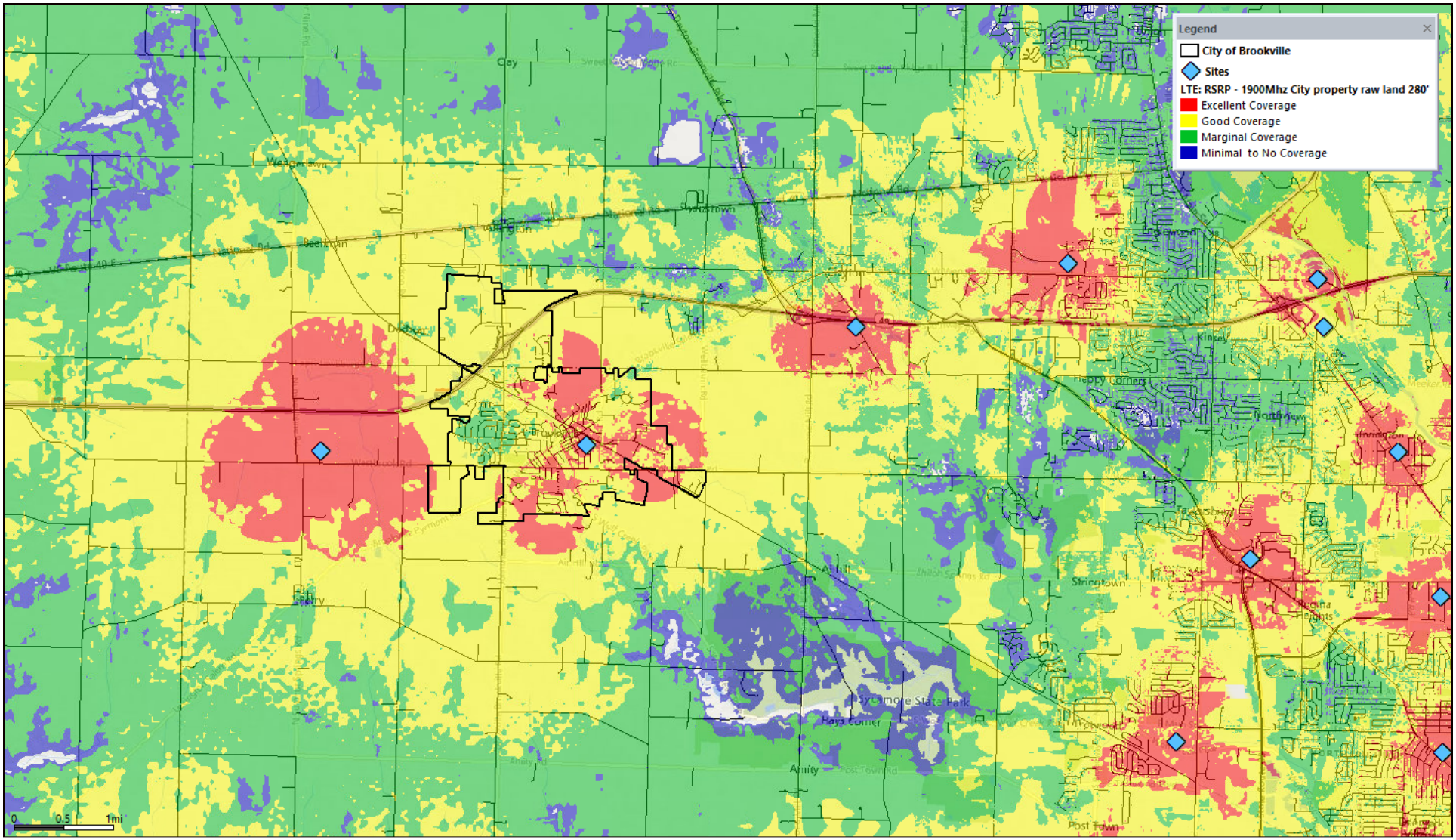
Coverage from existing location 250’



Coverage with no site in Brookville

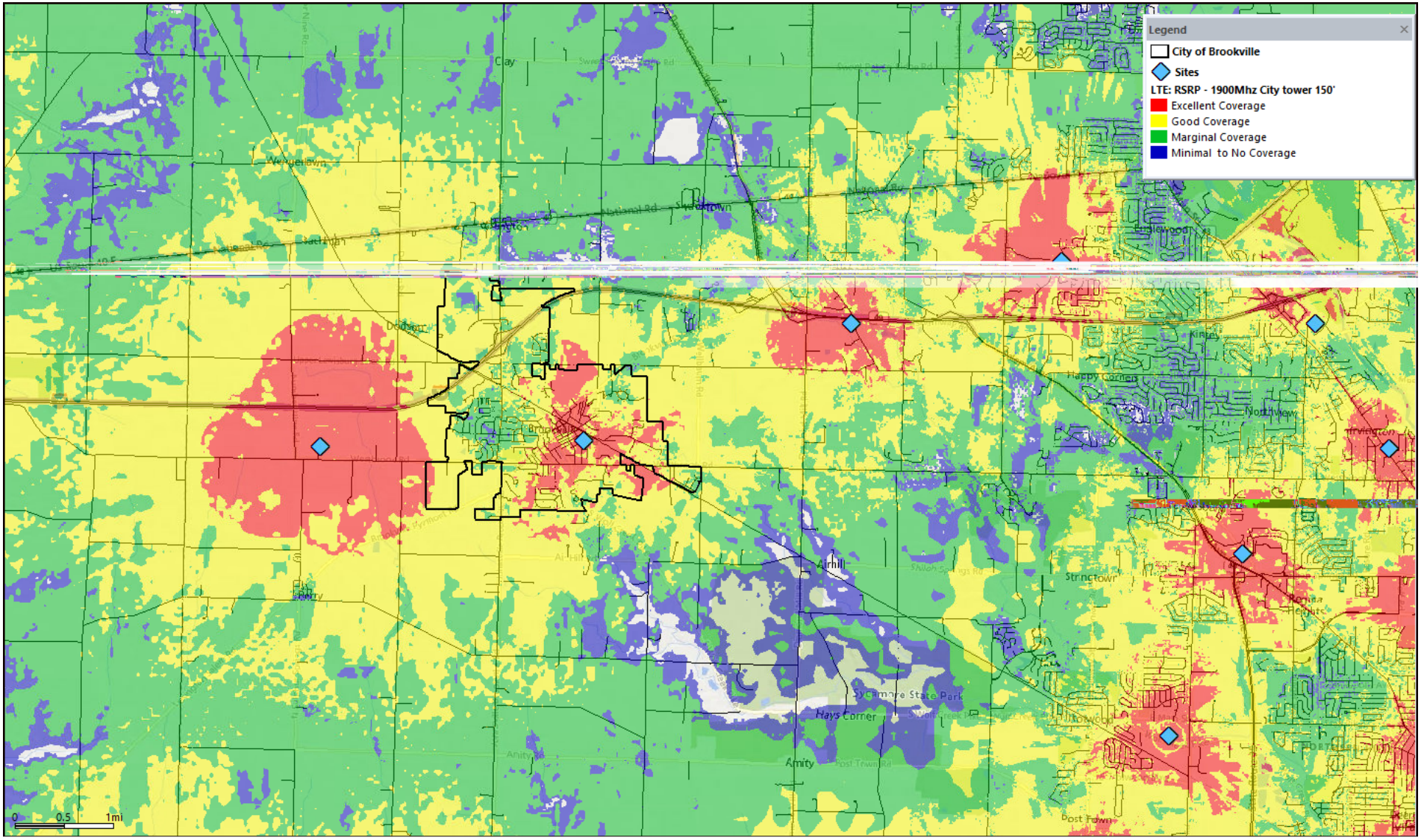


Proposed coverage at 280’ raw land location



Coverage if on City Owned Tower at 150’

Note: Significant coverage loss on the west side of Brookville, Pleasant Plain Rd and north, Providence Pike and south, Diamond Mill Rd and East



ASR Registration Search

Registration Search Results

Displayed Results

PA = Pending Application(s)

Specified Search

Latitude=**'39-50-7.6 N'**, Longitude=**'84-24-32.6 W'**, Radius=**1.6 Kilometers**

	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	1012892	Constructed	A0015460	BROOKVILLE, MUNICIPALITY OF	39-50-06.0N 084-24-32.0W	BROOKVILLE, OH	74.0
2	1013462	Constructed	A0016125	DAYTON POWER & LIGHT COMPANY	39-50-44.0N 084-23-52.0W	BROOKVILLE, OH	54.9
3	1015651	Terminated	A0018713	GTE NORTH INCORPORATED	39-50-06.0N 084-24-32.0W	BROOKVILLE, OH	74.0
4	1051796	Dismantled	A0463449	CLEAR CHANNEL METROPLEX, INC. DBA = WGTZ	39-50-10.0N 084-24-16.0W	EATON, OH	152.4
5	1258288	Constructed	A1097104	VB-S1 Assets, LLC	39-50-10.2N 084-24-15.8W	Brookville, OH	152.4

CLOSE WINDOW

Federal Aviation Administration

« OE/AAA

Circle Search for Cases Results

Records 1 to 3 of 3

Page 1 of 1

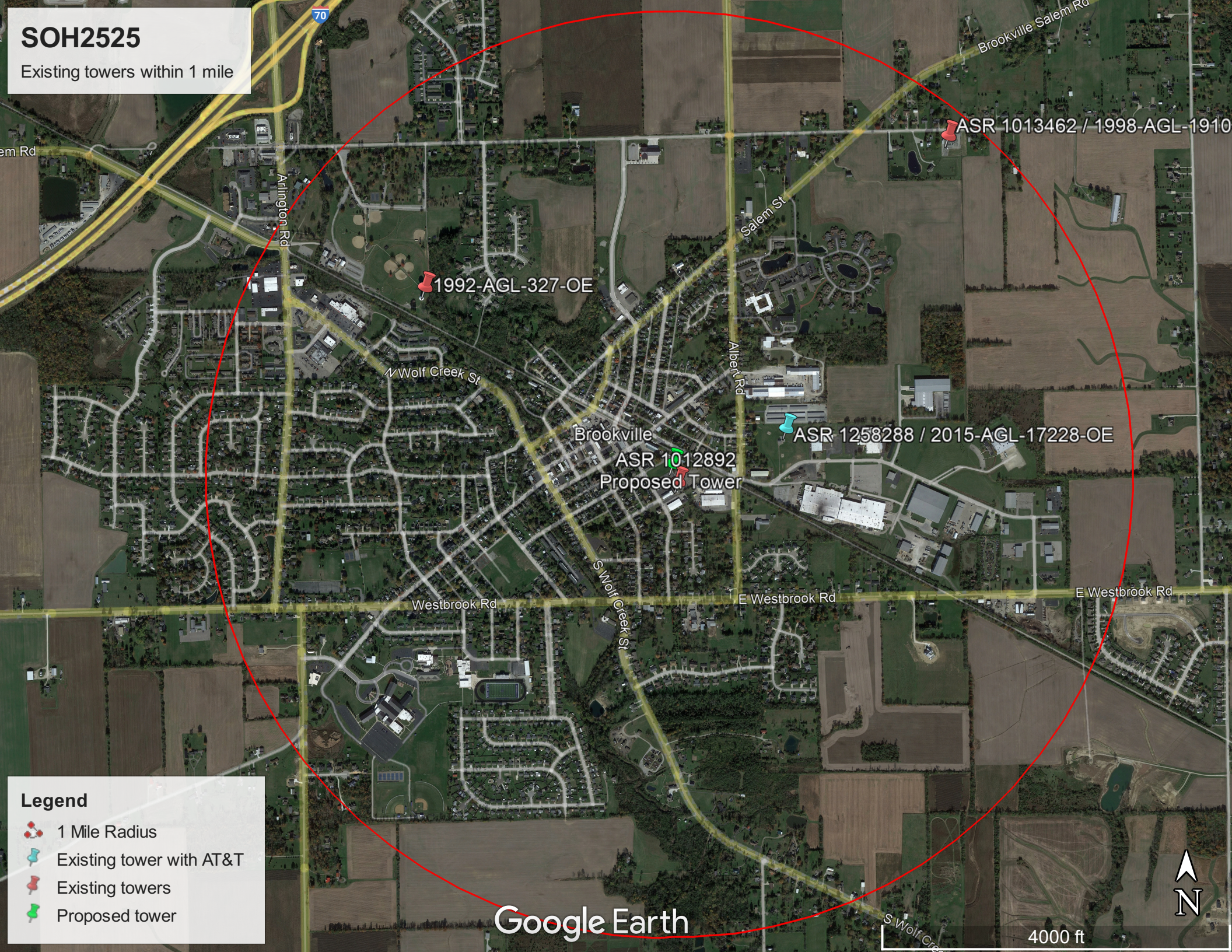
Case Number	City	State	Latitude	Longitude	Site Elevation	Structure Height	Total Height
1992-AGL-327-OE	BROOKVILLE	OH	39° 50' 27.00" N	84° 25' 08.00" W	1019	165	1184
1998-AGL-1910-OE	DAYTON	OH	39° 50' 44.19" N	84° 23' 51.81" W	1050	180	1230
2015-AGL-17228-OE	Brookville	OH	39° 50' 10.20" N	84° 24' 15.80" W	1030	500	1530

Rows per Page: 20

Records 1 to 3 of 3

Page: 1

Page 1 of 1


SOH2525
Existing towers within 1 mile
70
Brookville Salem Rd
ASR 1013462 / 1998-AGL-1910
Arlington Rd
Salem St
1992-AGL-327-OE
N Wolf Creek St
Albert Rd
Brookville
ASR 1012892
Proposed Tower
ASR 1258288 / 2015-AGL-17228-OE
S Wolf Creek St
Westbrook Rd
E Westbrook Rd
E Westbrook Rd
Legend
1 Mile Radius
Existing tower with AT&T
Existing towers
Proposed tower
Google Earth
N
4000 ft

ZONING PERMITS 2023

ZONING PERMITS JUNE 2023

Date	Address	Application	Name	Zoning Permit #	Special Use	Subdivision Major/Minor	Zoning Approved/ Denied	Building # Residential Commercial	Building Completion Date	C/O	Misc. Permit Information
6/1/2023	248 Crosswell	Fence	Friedlander	4530			A-06-01-23				
6/1/2023	4 Urban Lane	Fence	Friedlander	4531			A-06-01-23				
6/1/2023	377 Mallard Ct	Pool and Fence	Pelkey	4532			A-06-02-23				
6/2/2023	212 Columbia St	Pool	Helton	4533			A-06-02-23				
6/6/2023	218 Foothill	Pool	Bush	4534			A-06-06-23				
6/8/2023	813 Hunters Run	Fence	U.P.M.	4535			A-06-08-23				
6/15/2023	237 Maple St	Pool and Fence	Ezerski	4536			A-06-21-23				
6/22/2023	139 Ashmark Court	SFR 2291 sq.ft.	Davis	4537			A-06-22-23				
6/29/2023	573 Arlington Rd.	Fence	Wallen	4538			A-06-30-23				