Bunnell Hill Construction
A Division of the Schueler Group

Walther Engineering
Response to Major Site Plan Review Letter dated June 14, 2024
June 21, 2024

1. The applicant indicates that only 79 total parking spaces are provided when 107 total parking spaces are required per Section 1111.07 of the UDO. Please indicate whether the required parking spaces will be provided or whether there will be a request for the Planning Commission to vary the parking requirements per Subsection 1111.07 (s)(1).

   Response:
   Subsection 1111.07(s)(1) states - *Where the Planning Commission finds that strict compliance with the minimum improvement requirements provided for in this chapter results in extraordinary hardship or costs being imposed upon a particular subdivision, PUD, PRCD or other development, it may vary these improvement regulations so that substantial justice may be done, and the public interest secured.*

   Our request is for Planning Commission to vary the parking requirements of Subsection 1111.07 (s)(1) based on the following:

   The parking expansion as stated results in a total of 79 parking spaces. This number not only provides adequate parking for all visitors and employees over three shifts at the completion of this project, but it also provides for future employment growth.

   Additionally, please note the parking expansion extends into a hillside. Any further would result in additional retaining walls and be cost prohibitive.

2. Based on the submitted materials, the proposed building addition does not meet the exterior façade design standards per Subsection 1115.08(h). Please indicate whether the proposed building will be modified to meet these requirements or whether there will be a request for the Planning Commission to wave the exterior façade design standards per Subsection 11150.08(h)(2)(A).

   Response:
   Subsection 1115.08(h)(2)(A) states - *Certain manufacturing uses - the provisions of this Section are applicable to the construction and alteration of manufacturing uses within the I-1, Light Industrial District and I-2, General Industrial District; provided, however, that Planning Commission has the authority to waive any or all of the requirements contained in this Section for such uses.*

Our request is for Planning Commission to waive the exterior façade requirements per Subsection 1115.08(h) based the following:

This will be the third building for Walther Engineering on this site. The previous construction included the use of concrete knee walls and pre-engineered metal building. The exterior elevations presented for the third building match those of the first two. It would not be aesthetically pleasing to construct the third building to today's code and would be cost prohibitive to revise the previous two buildings to today's code.

3. The application does not include the landscaping plan. The applicant will need to demonstrate compliance with the landscaping requirements of Section 1111.06 or request a waiver from the landscaping or requirements per Subsection 1111.06(m)

Response:
Subsection 1111.06(M) states - *Modifications and Conditions: The quantity of required plant material may be modified by the Planning Commission or by the Appeals Board when the Board determines that special conditions exist making either more or less plant material necessary.*

Our request is for Planning Commission is to waive the landscaping requirements of Subsection 1111.06(M) based on the following:

The building is elevated from Shotwell Drive and this being the third building, this expansion essentially can't be seen from Shotwell Drive. The screening requirements for parking and dock area are in place from the previous projects. The dumpster is located inside a scrap building and is therefore screened. Landscape islands in the parking lot would reduce the number of spaces and would push the parking into the side of the hill resulting in retaining walls and as stated earlier, be cost prohibitive. Lastly, the neighboring properties are vacant and once sold will need to comply with current City Code.

4. A light plan needs to be provided which meets the requirements of Subsection 1115.08(f)(8).

Response:
Subsection 1115.08(f)(8) states - *A Lighting Plan indicating proposed lighting, including exterior building, parking lot and site lighting. The plan shall include sample cut sheets indicating pole and luminary height, as well as intensity of illumination in footcandles on a point-by-point iso-footcandle map.*

All required material submitted except for the sample cut sheet of the proposed lighting. Please see attached.

5. The calculations for the detention basin need to be provided to the City Engineer.

Response:
Our Civil Engineer of record Ruth Campbell with Wyco Consulting is finalizing this information and will respond to City Engineer, Barry Conway direct.

Catalog Number	
Notes	
Type	

Contractor Select™

TWR LED

LED Wall Pack
Adjustable+Switchable+Photocell

The Lithonia Lighting® TWR wall packs combine the power of the latest generation of LEDs in a popular and classic day-form to provide exceptional energy savings. These wall packs give ultimate versatility to both the distributor and contractor by offering 18 configurations in one product with their standard Adjustable Lumen Output (ALO), Switchable color temperature (SWW2), and adjustable photocell (PE) features.

Adjustable Lumen Output ALO | Switchable CCT SWW2 | Dusk-to-Dawn Operation PE

DLC LISTED PREMIUM | DLC LISTED | 5 YEAR warranty | 65 IP RATED | UL CERTIFIED | WET LOCATION™ | LED

FEATURES:

- Two sizes deliver from 2,300 lumens up to 16,100 lumens, replacing 70W to 400W HID luminaires
- Energy savings of up to 86% when replacing HID wall packs with less than two year paybacks
- Three power levels of adjustable lumen output. Switchable CCT(3000K/4000K/5000K) offers warm, cool and daylight in a single fixture
- Standard photocell can be turned on or off
- IP65 rated, Die-cast aluminum housing and borosilicate glass lens
- Up to 155 LPW

Catalog Number	Adjustable Lumen Output ALO			Switchable CCT SWW2	Dusk-to-Dawn Operation PE	Input Voltage	CRI
TWR1 LED ALO SWW2 UVOLT PE DDBTXD	2,300 Lumens	5,300 Lumens	8,500 Lumens*	Switchable 3000K, 4000K*, 5000K	Included Standard, Selectable On*/Off	120-347V	80CRI
TWR2 LED ALO SWW2 UVOLT PE DDBTXD	8,200 Lumens	12,100 Lumens	16,100 Lumens*				

* - Default out of the box settings

Made To Order Options

Ci Code	Input Voltage	Catalog Number	UPC	Number of fixtures per pallet	Traditional Replacement
*280GX1	120-277V	TWR1 LED ALO SWW2 MVOLT PE E7WC DDBTXD	00196183389954	60	70W - 250W HID
*2822T3	480V	TWR2 LED ALO SWW2 480 DDBTXD	00196183765819	32	250W - 400W HID

* Note: Made to order options are available with normal lead time

TWR LED Stock Configuations

Catalog Number	UPC	Ci Code	Number of fixtures per pallet	Traditional Replacement
TWR1 LED ALO SWW2 UVOLT PE DDBTXD	00196183389947	*280GWW	50	70W - 250W HID
TWR2 LED ALO SWW2 UVOLT PE DDBTXD	00196183390028	*280GX5	40	250W - 400W HID

Specifications

INTENDED USE:

The TWR LED combines traditional wall pack design with latest generation LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 400W Metal Halide fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR LED is ideal for outdoor applications such as carports, loading areas, self storage and parking areas.

CONSTRUCTION:

Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side and can be detached for easy installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Rated for outdoor installations, -40°C minimum ambient.

ELECTRICAL:

Light engine consists of long-life, high-efficacy LEDs mounted on an internal aluminum heat sink to maximize heat dissipation and promote long life. LEDs maintain 90% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. The UVOLT driver operates on any line voltage from 120-347V (50/60Hz). All luminaires have 6kV surge protection. There are no user serviceable parts. The fixture is supplied with a 0-10V driver and is dimmable by 0-10V controls.

BATTERY SPECS:

Emergency battery backup E7WC is a 7 Watt back up battery that delivers up to 1,000 lumens in emergency mode. The lowest operating temperature is -20°C and is compatible with the MVOLT model TWR1.

INSTALLATION

Designed for wall mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of four convenient 1/2" threaded conduit entry hubs.

LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY:

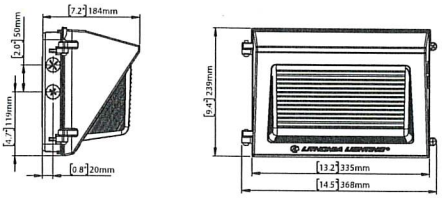
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

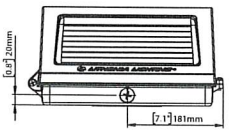
TWR1:

Width: 13.2" / 33.5cm
Height: 9.4" / 23.9cm
Depth: 7.2" / 18.4cm
Weight: 7.5lbs (3.4kg)



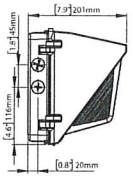
TWR1 E7WC:

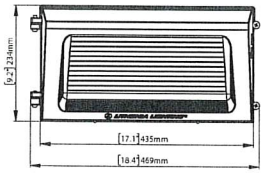
Width: 15.25" / 38.74cm
Height: 10.75" / 27.31cm
Depth: 8.75" / 22.23cm
Weight: 9.66lbs (4.38kg)



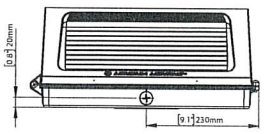
TWR2:

Width: 17.1" / 43.5cm
Height: 9.2" / 23.4cm
Depth: 7.9" / 20.1cm
Weight: 12.1lbs (5.5kg)





All dimensions are inches (centimeters) unless otherwise indicated.



CONTRACTOR SELECT™

LITHONIA LIGHTING®

LUMEN OUTPUT:

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.

Size	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
TWR1	2,300	16W	3000K	2,295	145
			4000K	2,292	
			5000K	2,359	
	5,300	36W	3000K	5,277	151
			4000K	5,347	
			5000K	5,390	
	8,500	59W	3000K	8,400	148
			4000K	8,581	
			5000K	8,523	

Size	Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt @ 4000K, 80CRI
TWR2	8,200	55W	3000K	8,132	155
			4000K	8,427	
			5000K	8,290	
	12,100	82W	3000K	11,875	152
			4000K	12,449	
			5000K	12,037	
	16,100	112W	3000K	15,794	147
			4000K	16,270	
			5000K	16,262	