

Modification to Development Plan Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 5-29-24

Case # Z-2024-0087

Fee: \$150.00

Address of property 5630 Saltzgaber Rd located on the S side of
Groveport _____ street / road / avenue.

Parcel # 185-002996

Applicant Name: Sunil Sunkara Phone: 6 14-537-5381

Address: 5405 Snider Loop New Albany OH 43054

Owner Name: Groveport Logistics Center LLC Phone: 859-444-8849

Address: 250 Grandview Dr. Suite 550 Fort Mitchell KY 41017

The property is currently being used for: Vacant Lot

The property is currently zoned: Planned Industrial Park

I am requesting modification to the following items in the development plan:

Proposed site use as depicted on Final Development Plan with modifications in the development text.



Submittal Requirements: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive or send by PDF to buildingclerk@groveport.org.

- Drawings, site plan, information, and any other plans that may be applicable.
- Statement of how the proposed modification will affect the original development plan and the reasons for such modification.
- Any additional information that may be helpful to the Planning & Zoning Commission.

Applicant's Signature

Sunil Sunkara
Applicant's Printed Name

614-537-5381
Contact phone number

sunkars@gmail.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-002997-00 _____

Owner's Name: GROVEPORT LOGISTICS 1 & 2 HOLDING LLC _____
Address: 2525 MCKINNON ST SUITE 530 _____
City & State: DAL LAS TX _____ Zip Code 75201 _____

Site Address: 5730 SALTZGABER RD _____

Mail Address: Name: Same as Owner Address _____
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002767-00 _____

Owner's Name: STUDLEY ROGER J TR _____
Address: 5625 GROVEPORT RD _____
City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5625 GROVEPORT RD _____

Mail Address: Name: Same as Owner Address _____
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002768-00 _____

Owner's Name: STUDLEY ROGER J TR _____
Address: 5625 GROVEPORT RD _____
City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5621 GROVEPORT RD _____

Mail Address: Name: Same as Owner Address _____
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies of this page.

PROPERTY OWNERS LIST

List of all adjoining property owners, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountvauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-000058-00

Owner's Name: MAYES STEVEN D
Address: 3305 HAMBURG ROAD SW
City & State: LANCASTER OH Zip Code 43130

Site Address: 5630 GROVEPORT RD

Mail Address: Name: Same as Owner Address
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002548-00

Owner's Name: BRIGHT INNOVATIONS LLC
Address: 5141 BIXFORD AVE
City & State: CANAL WINCHESTER OH Zip Code 43110

Site Address: 5640 SALTZGABER RD

Mail Address: Name: Same as Owner Address
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002547-00

Owner's Name: BRIGHT INNOVATIONS LLC
Address: 5141 BIXFORD AVE
City & State: CANAL WINCHESTER OH Zip Code 43110

Site Address: 5650 GROVEPORT RD

Mail Address: Name: Same as Owner Address
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies of this page.

PROPERTY OWNERS LIST

List of all adjoining property owners, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyohio.gov Go to Real Estate, Property Search, put your address in, then go to Mapping, and then Buffer Search. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-002550-00

Owner's Name: GRIFFIN JAMES A TR
Address: 5670 GROVEPORT RD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5670 GROVEPORT RD

Mail Address: Name: Same as Owner Address
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002549-00

Owner's Name: BISHOP HERRMANN EDWARD J
Address: 5684 GROVEPORT RD
City & State: GROVEPORT OH Zip Code 43215

Site Address: 5684 GROVEPORT RD

Mail Address: Name: Same as Owner Address
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002198

Owner's Name: KTR Ohio
Address: 300 Barr Harbor Dr #150
City & State: Conshohocken, PA Zip Code 19428

Site Address: 5765 Green Pointe Dr N

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel #: 180-001005

Little Angel Church of Old Regular Baptist
the Church of Jesus Christ
5733 Saltzgaber Rd
Groveport, OH 43125

mailing
&
site
address

1.0 DEVELOPMENT PLAN TEXT

Applicant: Sunil Sukara
5405 Snider Loop
New Albany, OH 43054

Owner: Groveport Logistics Center, LLC
250 Grandview Drive, Suite 550
Fort Mitchell, KY 41017

Engineer/ Surveyor: Prime AE Group, Inc.
8415 Pulsar Place, Suite 300
Columbus, OH 43240

Property Address: Saltzgaber Road

Property Acreage: 2.951 Acres+/-

Tax Parcel Number: 185-002996-00

1.1 PROJECT NARRATIVE

The project site consists of approximately 2.951 acres located on the southeast corner of Saltzgaber and Groveport Road. It is currently Zoned Planned Industrial Park (PIP) and is vacant land. Applicant proposes to rezone the property in order to construct and operate an eating establishment with drive-thru in phase one of the project. In phase 2 of the project, applicant seeks to construct a commercial space for retail stores, office, and other businesses.

Currently located around the proposed development to the:

- North of the property is existing commercial.

- South of the property is existing industrial/commercial.
- East of the property is existing industrial/commercial.
- West of the property is existing commercial.

Vegetation - Existing trees along the east and south property lines will be preserved to the greatest extent possible.

Soils - On site soils per the Franklin County Soil Survey include:

CrA-

KeB-

KeC2-

With the project site being on the western limits of the City, a zoning amendment to a Planned Industrial Park will match the surrounding property zoning designation (within city limits) to the east and south.

Per Chapter 1153.03 of the Codified Ordinances of Groveport, the proposed restaurant is a permitted use within a Planned Industrial Park zoned property.

The following uses shall be deemed as approved uses for the site:

- Community facilities such as libraries, offices, or cultural facilities operated by a public agency or government
- Parks, playgrounds and playfields open to the public without fee
- Offices - Business for insurance, real estate, data processing, advertising, business, professional or civil associations, and other similar management and/or service functions
- Offices - Professional offices for physicians, dentists, other licensed health practitioners, attorneys, accountants, engineers, architects and other similar professions
- Retail Sales - Clothing stores, personal apparel accessory and specialty stores, shoe stores, tailors and related retail stores
- Retail Sales - Food. Grocery stores, convenience food stores, candy, nut and other confectionery stores, bakeries, dairy products, meat and fish markets, and other food markets
- Retail Sales - fueling stations for automobiles not involving vehicle repairs or vehicle wash facilities
- Retail Sales - General hardware, drug, department, mail order, variety and other general merchandise stores

- Retail Sales - Home furnishings, furniture, household appliance, radio, television, computer, and music stores
- Retail Sales - Lawn and garden plants and supplies
- Retail Sales - Liquor stores and establishments serving liquor
- Retail Sales - Miscellaneous small tern retail stores, including antique, book, and stationary, sporting goods, bicycle, small appliance, camera, and photo, optical, gift and similar miscellaneous retail stores
- Retail Sales - Mobile Fcod Vendors
- Retail Sales - Restaurants serving food for consumption on the premises and/or takeout restaurants. In the 10,900 Sq Ft building no more than 1,900 SF shall be used for Retail Sales – restaurants.
- Retail Sales - Vehicle Parts and Supplies, Automobile and other small vehicle parts stores, tire, battery and accessory dealers, and retail sales of other vehicle related accessories
- Service and Repair – small item service
- Services - Consumer Services. Concerning services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption or enjoyment, including motion picture, theaters, dancing halls, studios or schools, bowling, billiards and pool halls, and similar facilities
- Services - Financial institutions and offices including banks, savings and loans, brokerage firms; credit institutions, and other similar financial and related services
- Services - Personal services generally involving the care of the person, including barber shops, beauty shops, portrait photography, and similar services. No unrelated retail trade is permitted
- Services - Printing, duplicating, blueprinting, photocopying, and similar business services
- Services - Contractor trade services establishments engaged in the general construction, maintenance, or repair of real or other tangible property, including landscape, general building, highway, plumbing, heating, air conditioning, painting, electrical, masonry, carpentering, roofing, concrete, water well drilling and similar contracting services
- Shopping Center which is developed, operated, and maintained within an organized development of associated commercial activities (shopping center) in accordance with Chapter 1135 (Development Plan Review Procedure
- Wholesaling of any goods, electrical products, drugs, chemicals and allied products, hardware, plumbing and heating supplies, machinery, equipment and supplies, tobacco products, beverages, paper products, furniture, and similar miscellaneous products

- Accessory Uses as a subordinate use or structure incidental to and in association with a principal use or structure and which is customarily required or provided for the principal use or structure as specified in Chapter 1171 (Accessory Uses and Structures)
- Drive-in car wash developed in association with a permitted use, except for a gasoline service station when all of its lot lines are less than twenty-five feet from a Residential Zoning District or a Planned Residential Zoning District
- Recreation facilities or other personal enrichment facilities established primarily for the use and/or the amenities of the occupants of Planned Development residential dwellings, employees of industrial establishments, or in conjunction with commercially operated recreation establishments, provided that such facilities are an approved part of the Development Plan
- Open display or outdoor service facility developed in association with a permitted use, except for a gasoline service station when all of its lot lines are twenty -five feet or more from a Residential Zoning District or a Planned Residential Zoning District as listed in Section 1127.02 (Designation of Zoning Districts)

Site Acreage: +/- 2.951 Acres

R/W Dedication: Acres

Number of Lots: 1

Building Setbacks: Front- 50ft (along Groveport Road)
Side- 31.25ft
Rear- 25ft

Parking Setbacks: Front- 30ft (along Groveport Road- 0.60 x 50ft)
Side- 19ft (along Saltzgeber Road)
Rear- 15ft (next to commercial)

Landscape Setbacks: 25ft typical
15' adjacent to industrial zoning districts
0' on common property line

Phase 1

Acreage:	0.91
Building Size:	2,000 Sq ft
Building Employees:	8 Employees
Parking Provided:	20 Spaces

Phase 2

Acreage:	2.041
Building Size:	10,900 Sq ft
Building Employees:	T.B.D.
Parking Provided:	T.B.D.

1.2 UTILITIES

All utilities shall be underground except for telephone and cable pedestals and electric transformers.

1.2.1 Waterline

There is an existing 20" water main located along the south side of Groveport Road. A 12" water main extension will be required along the site frontage of Saltzgaber Road.

1.2.2 Sanitary

There is an existing 12" sanitary main located along the south side of Groveport Road. A 12" sanitary main extension will be required along the site frontage of Saltzgaber Road.

1.2.3 Drainage

Existing drainage flows west to east. A regional retention basin is being proposed at the northeast corner of the project site and will outlet into an existing 27" storm sewer located along the south side of Groveport Road. The regional retention basin will serve all lots for stormwater quantity and quality control.

1.3 LANDSCAPE

Per the city of Groveport Zoning Code, if a 6" or greater caliper tree is removed, then it will be replaced with at least a 2.5" caliper tree.

Project Perimeter Screening:

The provided project perimeter screening shall meet City of Groveport Zoning Code.

Loading Dock Screening:

The provided loading dock screening shall meet City of Groveport Zoning Code.

1.4 DUMPSTERS AND COMPACTORS

All outdoor dumpsters or refuse containers not attached to or contiguous to the building shall be visually screened, by landscaping, masonry or durable material so as not to be visible from adjacent properties or streets. No refuse collection areas shall be permitted between a public street and the front of the building. Refuse collection areas shall be effectively designed to contain all refuse generated on-site and deposited between collections.

Any requirement screening shall be provided to a height one foot higher than the equipment contained therein.

1.5 LIGHTING

All exterior lighting shall be contained within the building lot and shall not spill out to adjacent properties.

All parking lot or truck court pole lighting shall be shoe box, cut-off fixture type. All exterior lighting shall be LED or other "white" light source.

Maximum pole fixture is 20 feet above finish grade.

1.6 BUILDING IDENTIFICATION SIGNS

Signs will comply with current Groveport regulations.

1.7 TENANT WALL MOUNTED SIGNS

Signs will comply with current Groveport regulations.

1.8 PROJECT SCHEDULE

Phase 1: Approximate start date of October 2024

Phase 2: T.B.D.

SHEET INDEX

- C1 SITE PLAN
- C2 SITE DETAILS
- C3-C4 AUTOTURN
- ALTA ALTA
- L1-L2 LANDSCAPE PLAN
- SE1-2 LIGHTING PLAN

PROPERTY OWNERS

- ① GROVEPORT LOGISTICS 1 & 2 HOLDING LLC
15.525 AC.
PID: 185-002997-00
ZONED: PIP (PLANNED INDUSTRIAL PARK)
- ② STUDLEY ROGER J TR
13.047 AC.
185-002767-00
ZONED: SCPD (SELECT COMMERCIAL PLANNED DISTRICT)
- ③ STUDLEY ROGER J TR
1.996 AC.
PID: 185-002768-00
ZONED: CS (COMMUNITY SERVICE)
- ④ MAYES STEVEN D
0.71 AC.
PID: 180-000058-00
ZONED: R (RURAL)

SITE SUMMARY

ADDRESS: XXXX GROVEPORT RD
PID: 185-002996-00

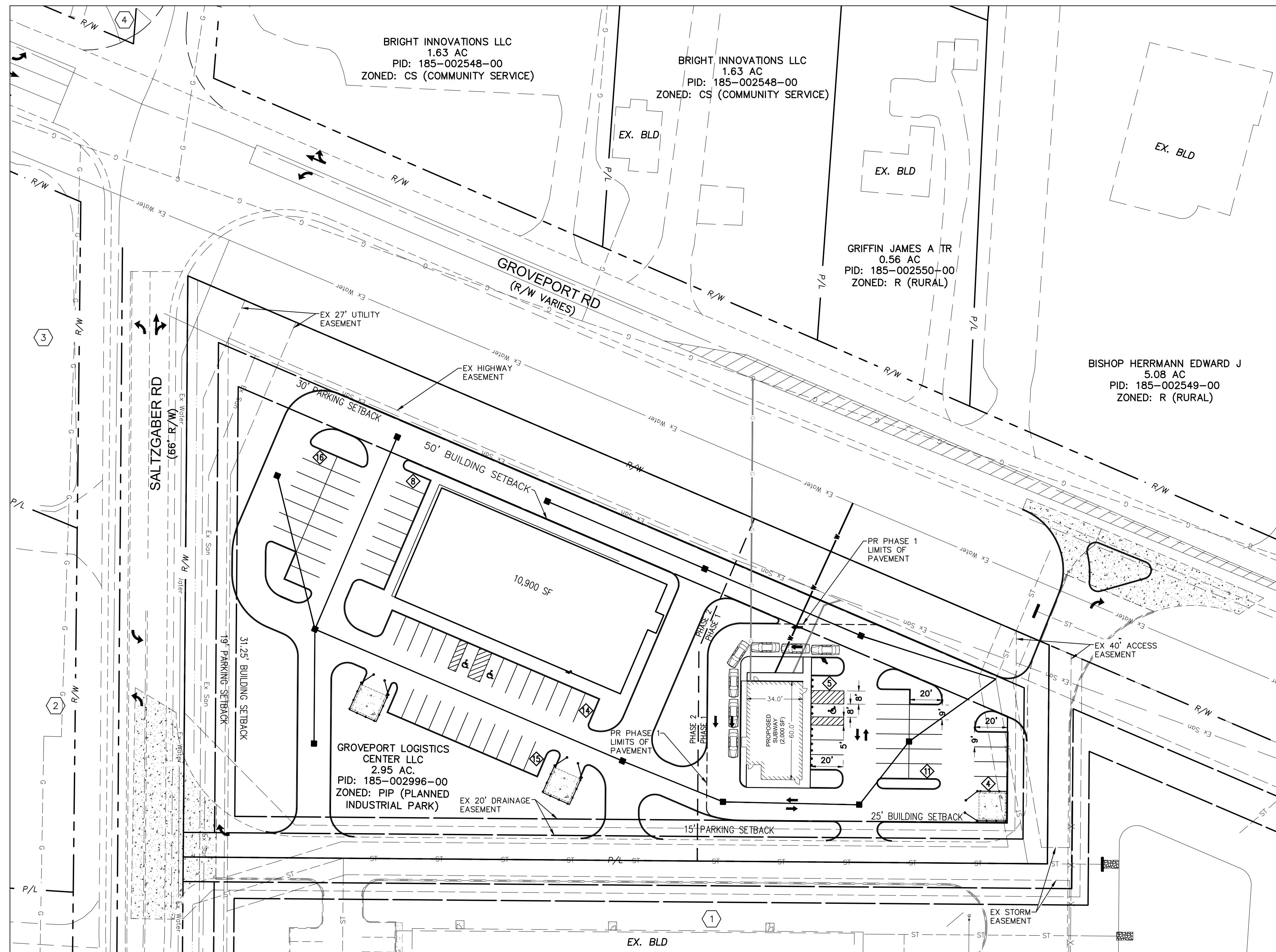
TOTAL SITE AREA: ± 2.95 ACRES
ZONING: PLANNED INDUSTRIAL PARK

SUBWAY (PH 1): 2,000 S.F.
RETAIL SALES (PH 2): 10,900 S.F.

PARKING REQUIRED:

PHASE 1:
RESTAURANT (SUBWAY) 1:100 S.F. = 20 PARKS
PARKING PROVIDED 20 PARKS

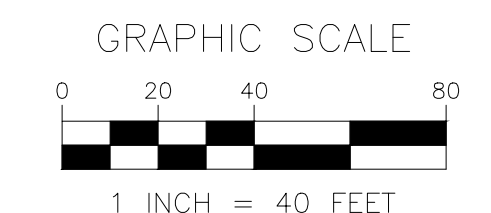
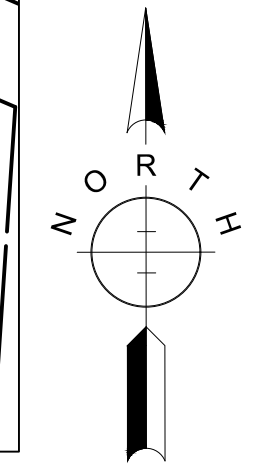
PHASE 2:
RETAIL SALES 3 FOR 1ST 1,000, THEN 1:250 S.F. = 43 PARKS
PARKING PROVIDED 53 PARKS



OWNER
GROVEPORT LOGISTICS CENTER LLC
250 GRANDVIEW DR STE 550
FORT MITCHELL KY 41017
CONTACT: NOLAN MERTEN
EMAIL: nmerten@roebbingdevelopment.com
PHONE: 859-444-8849

DEVELOPER
FRESH SUBS LLC
5405 SNIDER LOOP
NEW ALBANY, OH 43054
CONTACT: SUNIL SUNKARA
EMAIL: sunkars@gmail.com
PHONE: 614-537-5381

ENGINEER
PRIME AE GROUP, INC.
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OH 43240
CONTACT: STEVE FOX
EMAIL: sfox@primeeng.com
PHONE: 614-839-0250



NOTES

1. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL REFER TO THE FRESH SUBS LLC ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSION, ROOF LEADERS, EXIT DOORS, EXIT RAMPS, AND PORCHES.
3. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
5. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE AT 45° ANGLE AND 2' O.C.
6. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH FRESH SUBS LLC.
8. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THE CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.



GROVEPORT, FRANKLIN COUNTY, OH
ENGINEERING PLANS
 FOR
SUBWAY
 GROVEPORT RD
 SITE PLAN

NO.	DATE	REVISIONS

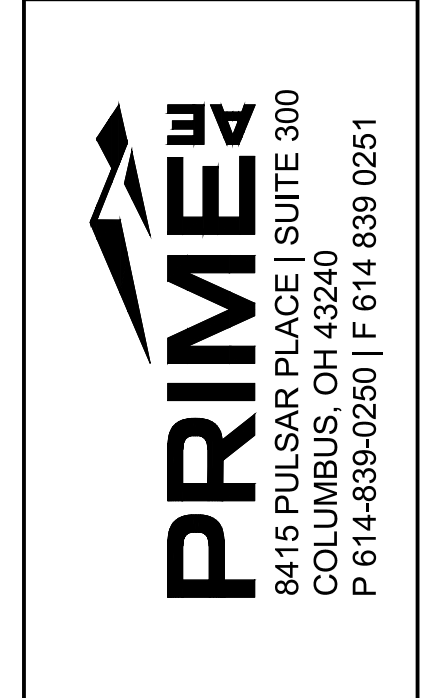
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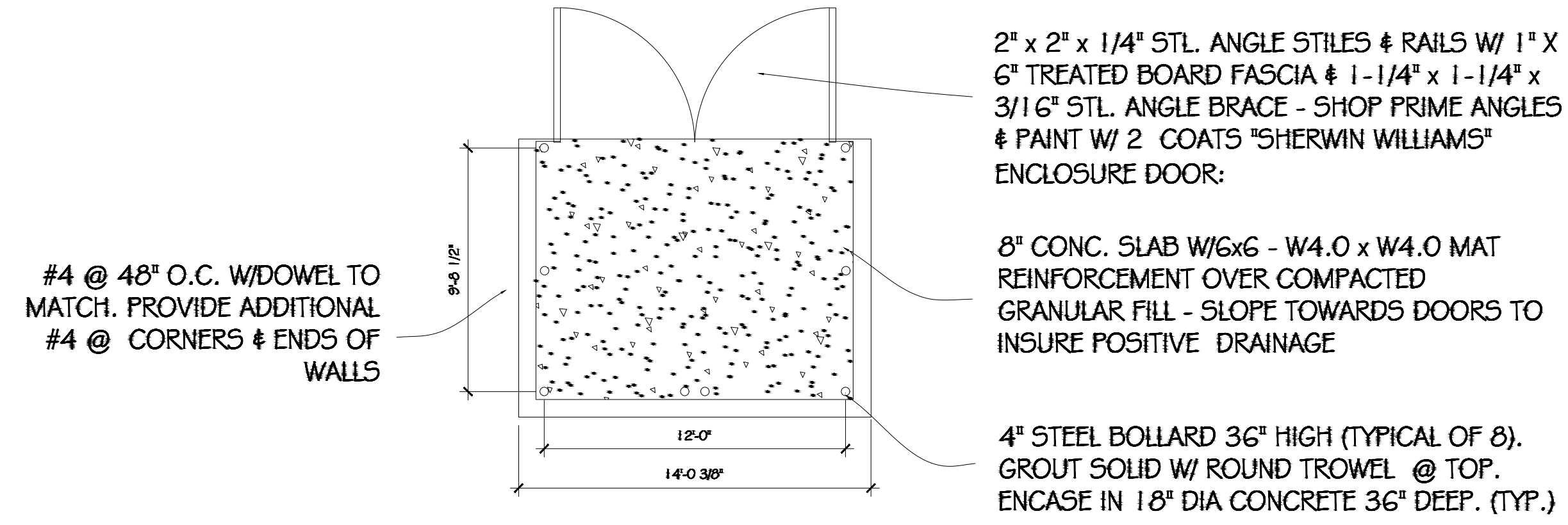
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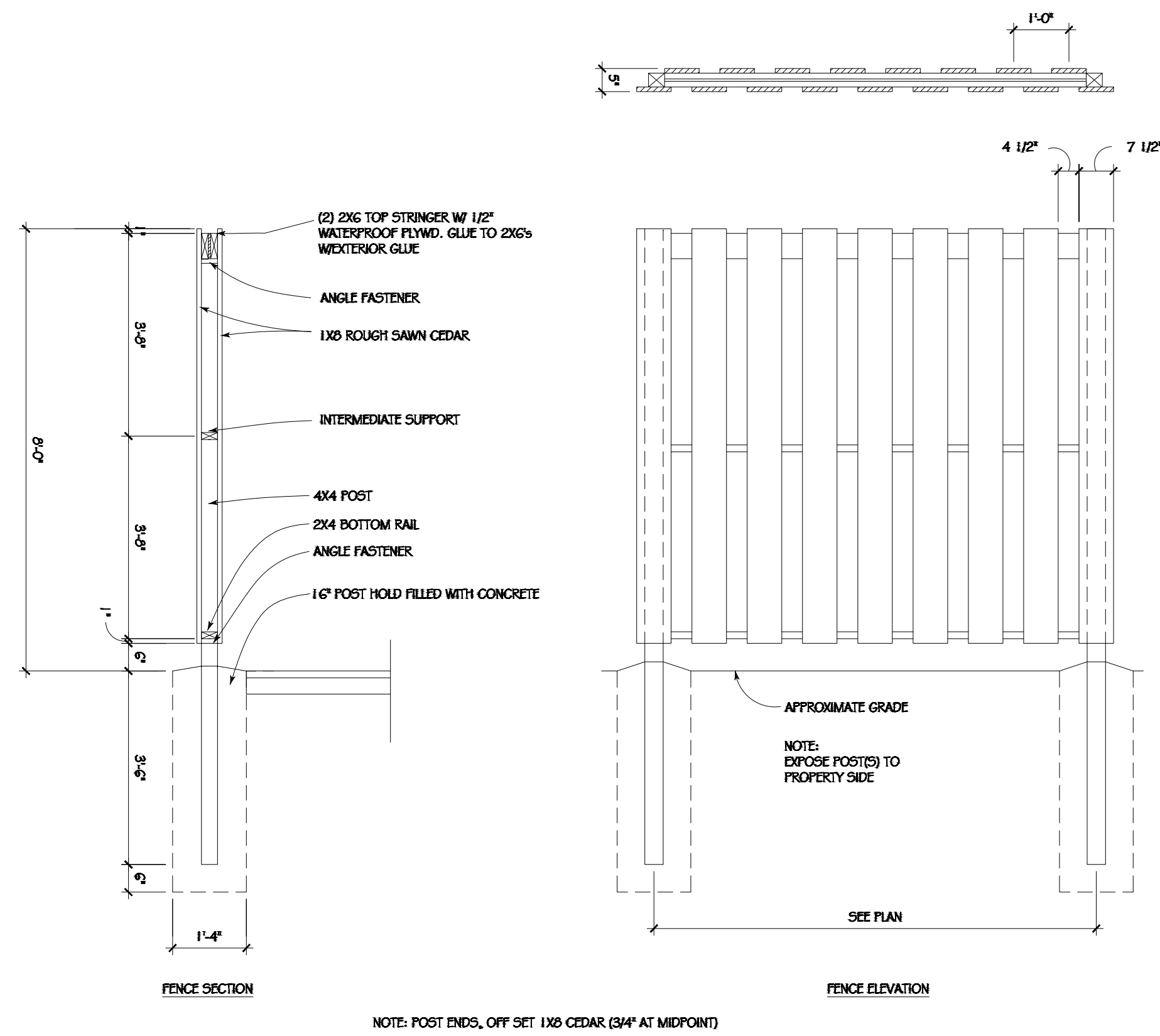
SHEET NO.

C1





PERMANENT TRASH DUMPSTER ENCLOSURE
N.T.S.



ENCLOSURE DETAIL
N.T.S.

NO.	REVISIONS	DATE

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DATE: **5-20-2024**

SHEET NO.

C2

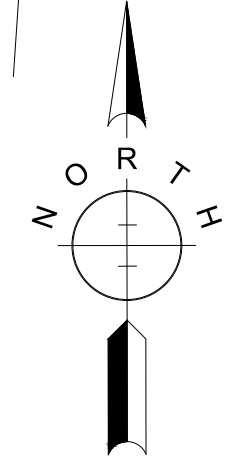
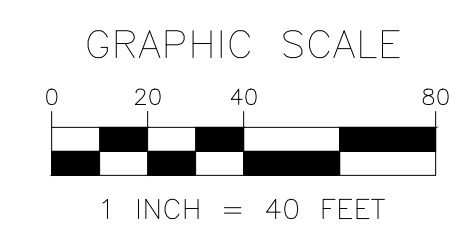
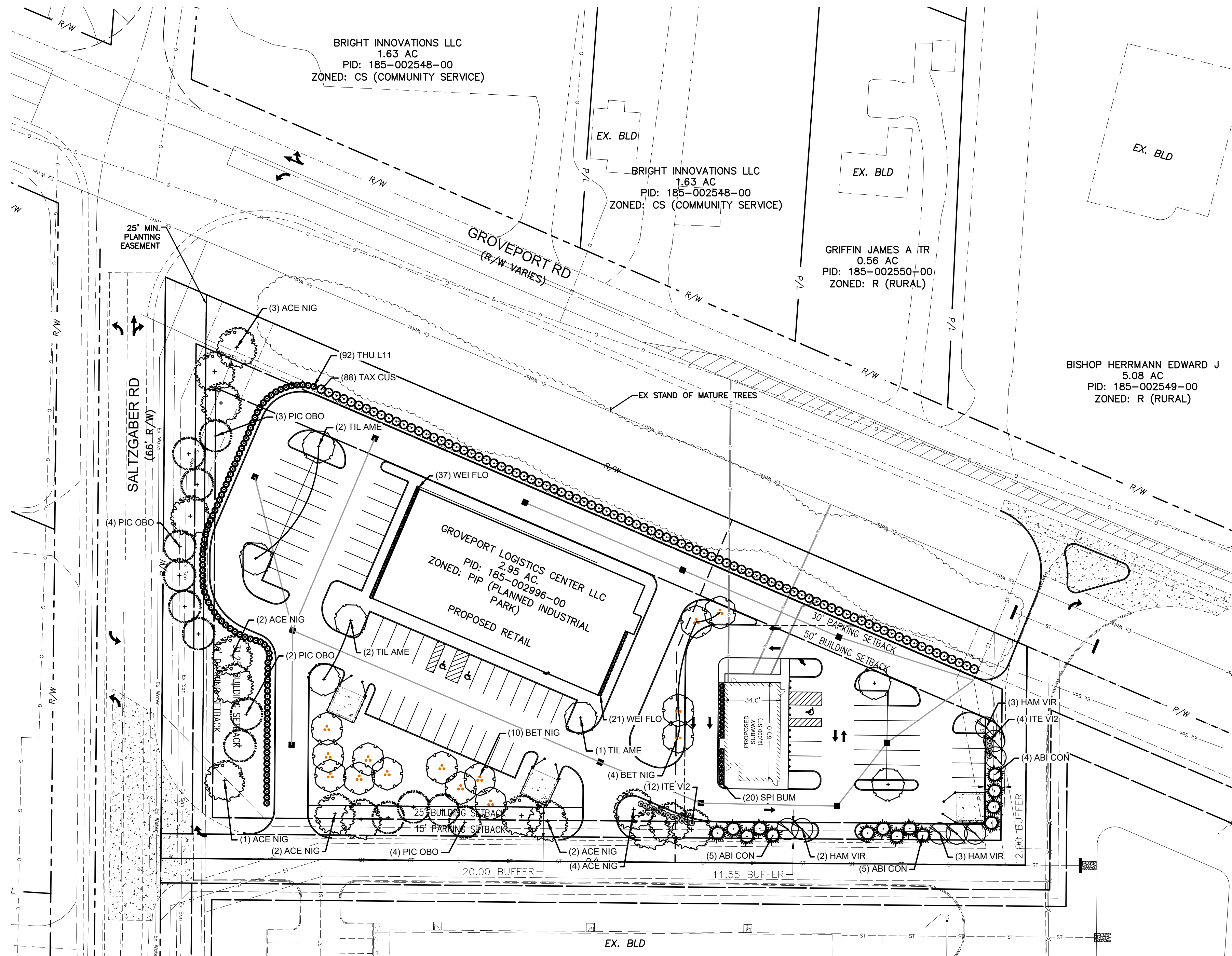
LANDSCAPE REQUIREMENTS
PER GROVEPORT ZONING CODE CHAPTER 1176 AND CHAPTER 1162

REQUIRED:	PROVIDED:
<p>1162.02 PIP DEVELOPMENT STANDARDS</p> <p>AN EASEMENT OF 25 FEET SHALL BE PROVIDED ALONG SALTZGABER ROAD AND SHALL BE LANDSCAPED. PLANTINGS WILL ACHIEVE A HEIGHT OF 10 FEET AND AN OPAQUESS OF 75% WITHIN 5 YEARS OF GROWTH.</p>	<p>A PLANTING EASEMENT OF 25'+ IS PROVIDED. A MIX OF EVERGREEN AND DECIDUOUS TREES IS PROVIDED INTENDED TO REACH OVER TEN FEET IN HEIGHT AND 75% OPAQUESS.</p>
<p>1176.04 TREE REPLACEMENT MITIGATION PLAN</p> <p>MAJOR TREES TO BE REPLACED BY AS MANY AS THE MUNICIPALITY DEEMS PRACTICAL.</p>	<p>EXISTING TREE STAND ON SITE. NUMBER AND SPECIES UNKNOWN. COUNT AND CONDITION TO BE PROVIDED WITH ENGINEERING SUBMITTAL.</p>
<p>1176.05 LANDSCAPING AND SCREENING STANDARDS</p> <p>(g) BUFFER YARDS COMMERCIAL TO LIGHT INDUSTRIAL LAND USE REQUIRES A TYPE 'B' BUFFER. A 20' BUFFER REQUIRES 2 DECIDUOUS TREES AND 2 EVERGREEN TREES PER 100 LINEAR FEET OF BOUNDARY. A 10' BUFFER REQUIRES 3 DECIDUOUS TREES, 4 DECIDUOUS SHRUBS AND 4 EVERGREEN TREES PER 100 LINEAR FEET OF BOUNDARY.</p>	<p>SOUTH BOUNDARY (RETAIL)=167 L.F. (20' BUFFER) 4 DECIDUOUS, 4 EVERGREEN REQUIRED 4 DECIDUOUS, 4 EVERGREEN PROVIDED (BLACK MAPLE AND SERBIAN SPRUCE)</p> <p>SOUTH BOUNDARY (SUBWAY)=210 L.F. (10' BUFFER) 9 DECIDUOUS, 12 DEC. SHRUBS, 12 EVERGREENS REQUIRED 9 DECIDUOUS, 12 DEC. SHRUBS, 10 EVERGREENS PROVIDED (MAPLE, WITCH HAZEL, FIR AND SWEETSPIRE) UNABLE TO MEET REQUIREMENT DUE TO AVAILABLE PLANTING SPACE</p> <p>EAST BOUNDARY=80 L.F. (10' BUFFER) 3 DECIDUOUS, 4 DEC. SHRUBS, 4 EVERGREEN TREES REQUIRED 3 DECIDUOUS, 4 DEC. SHRUBS, 4 EVERGREEN TREES PROVIDED (WITCH HAZEL, FIR AND SWEETSPIRE)</p>
<p>(d) PARKING LOT SCREENING AND LANDSCAPING</p> <p>(1) PERIMETER SCREENING - PARKING AREAS ADJACENT TO PUBLIC STREET OR PRIVATE ROADWAY SHALL BE SCREENED WITH PLANTS PROVIDING 75% OPAQUESS.</p> <p>(2) AN AREA EQUAL TO 5% OF THE TOTAL SIZE OF PARKING AREAS SHALL BE LANDSCAPED PARKING ISLANDS. REQUIRED PLANT MATERIALS - ONE DECIDUOUS TREE FOR EVERY TEN PARKING SPACES</p>	<p>EVERGREEN SCREEN SHRUBS PROVIDED YEW AND ARBORVITAE</p> <p>PARKING AREA: 12,316 S.F. X 5%-616 S.F. ISLANDS REQUIRED 2,979 S.F. ISLANDS PROVIDED SUBWAY-13 PARKING SPACES 2 TREES REQUIRED 2 TREES PROVIDED (LINDEN) RETAIL-49 PARKING SPACES 5 TREES REQUIRED 5 TREES PROVIDED (LINDEN)</p>
<p>(e) GENERAL LANDSCAPING FOR LOTS AND BUILDING FOUNDATIONS</p> <p>(1) LOT INTERIOR LANDSCAPING - TWO DECIDUOUS TREES SHALL BE REQUIRED FOR EACH 100 LINEAR FEET OF BUILDING PERIMETER OF NONRESIDENTIAL USES.</p> <p>(2) BUILDING FOUNDATION PLANTING REQUIREMENTS - TEN SHRUBS SHALL BE PROVIDED FOR EVERY 100 LINEAR FEET OF BUILDING PERIMETER.</p>	<p>SUBWAY-188 L.F. OF BUILDING PERIMETER 4 TREES REQUIRED 4 TREES PROVIDED (RIVER BIRCH) RETAIL-444 L.F. OF BUILDING PERIMETER 10 TREES REQUIRED 10 TREES PROVIDED (RIVER BIRCH)</p> <p>SUBWAY-188 L.F. OF BUILDING PERIMETER 20 SHRUBS PROVIDED (SPIREA) 20 SHRUBS PROVIDED (SPIREA) RETAIL-444 L.F. OF BUILDING PERIMETER 50 SHRUBS PROVIDED (WIEGELA) 50 SHRUBS PROVIDED (WIEGELA)</p>

NOTE:
EXISTING TREE COUNT AND SPECIES TO BE PROVIDED WITH FINAL ENGINEERING. TREE REPLACEMENT PLAN/FEE IN LIEU OF REPLACEMENT WILL BE PROVIDED PRIOR TO ENGINEERING APPROVAL. TREE REPLACEMENT WILL REQUIRE A \$400 REPLACEMENT FEE PER TREE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES					
	ABI CON	14	ABIES CONCOLOR	WHITE FIR	5-6' HT.
	ACE NIG	15	ACER NIGRUM	BLACK MAPLE	2.5" CAL.
	BET NIG	14	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	2.5" CAL.
	HAM VIR	8	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	2.5" CAL.
	PIC OBO	13	PICEA OBOVATA	SERBIAN SPRUCE	8' HT.
	TIL AME	7	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.
SHRUBS					
	ITE VI2	16	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24"x24" MIN.
	SPI BUM	20	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24"x24" MIN.
	TAX CUS	88	TAXUS CUSPIDATA 'DENSIFORMIS'	DENSE JAPANESE YEW	24"x24" MIN.
	THU L11	92	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	24"x24" MIN.
	WEI FLO	58	WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WIEGELA	24"x24" MIN.



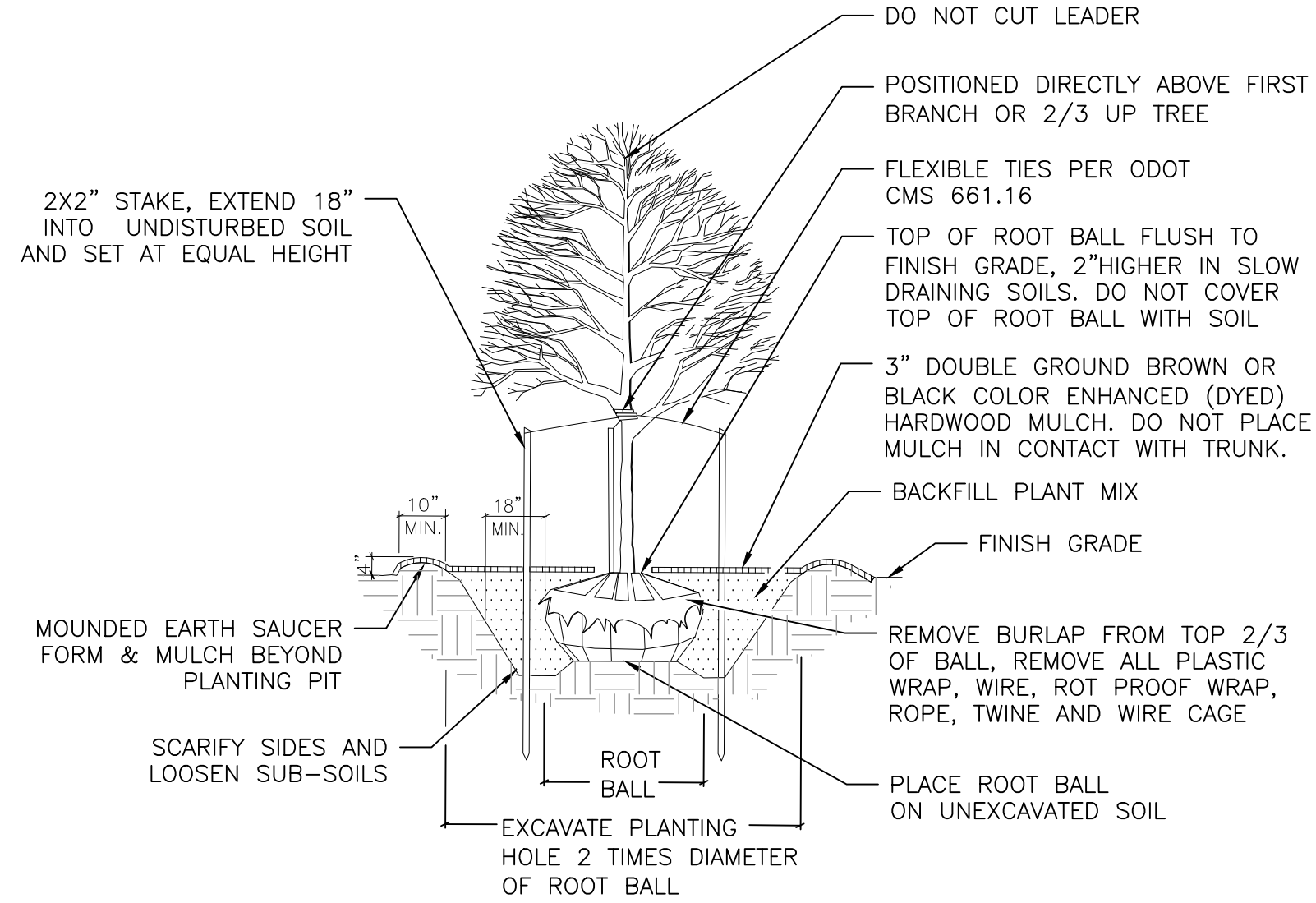
GROVEPORT, FRANKLIN COUNTY, OH
ENGINEERING PLANS
FOR
SUBWAY
GROVEPORT RD
LANDSCAPE PLAN

NO.	DATE	REVISIONS

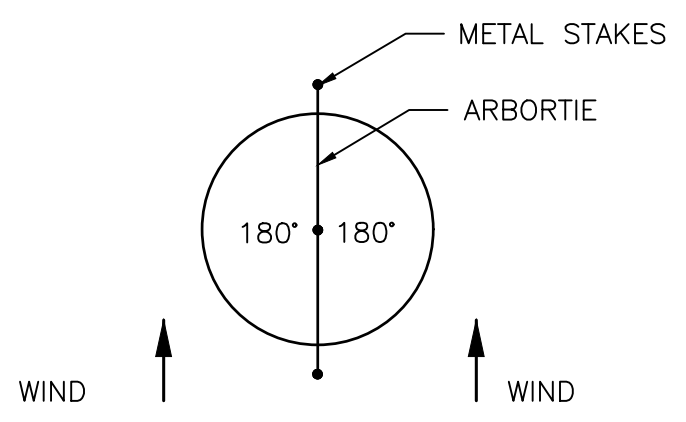
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DATE:	5-20-2024
SHEET NO.	L1

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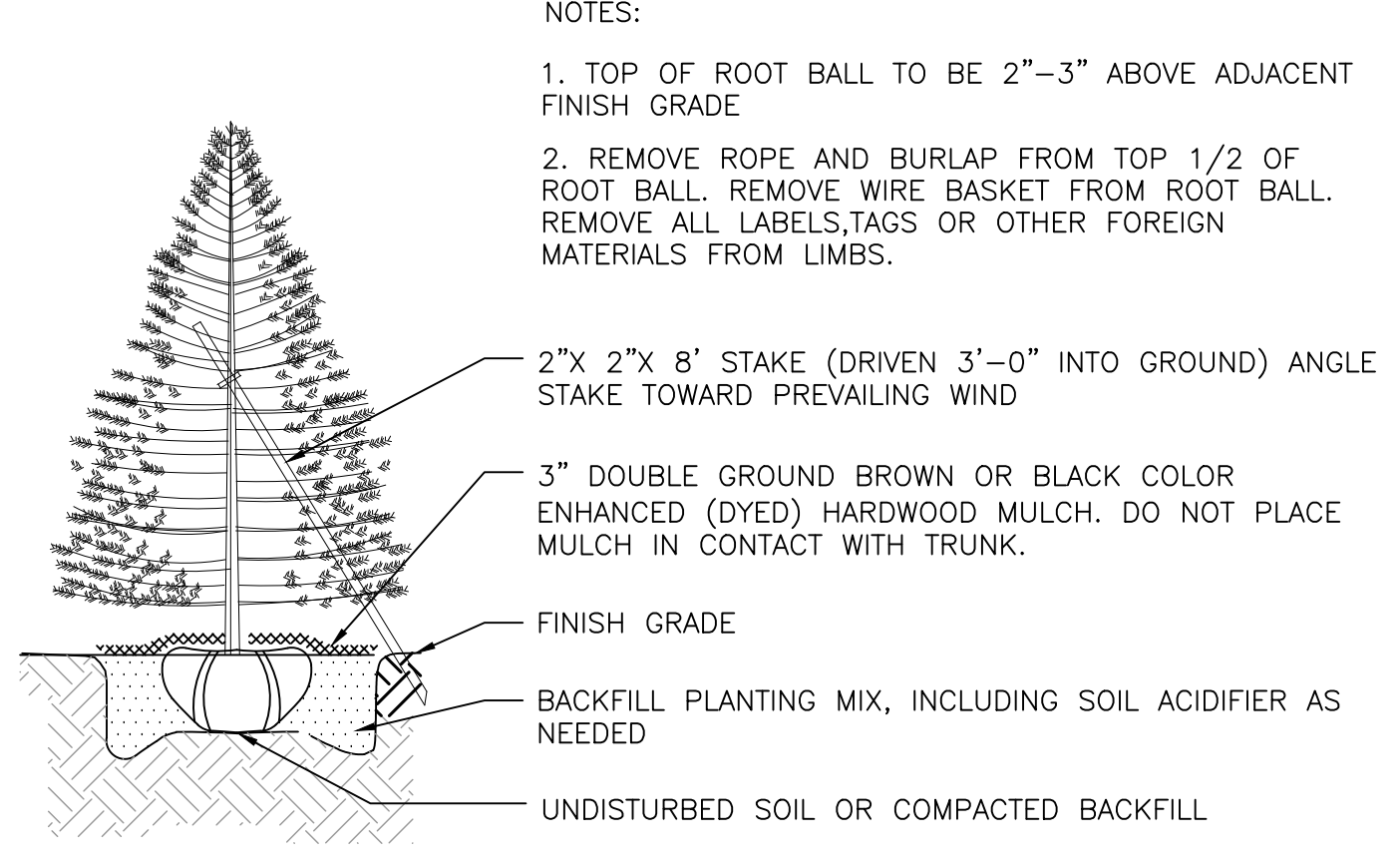
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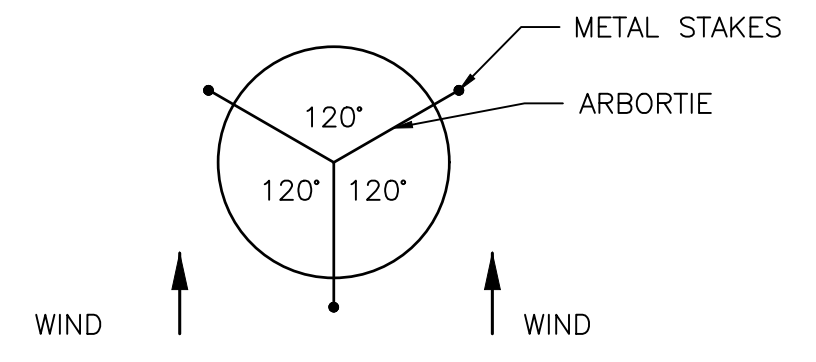
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



GUYING PATTERN FOR DECIDUOUS TREE PLANTING
NOT TO SCALE

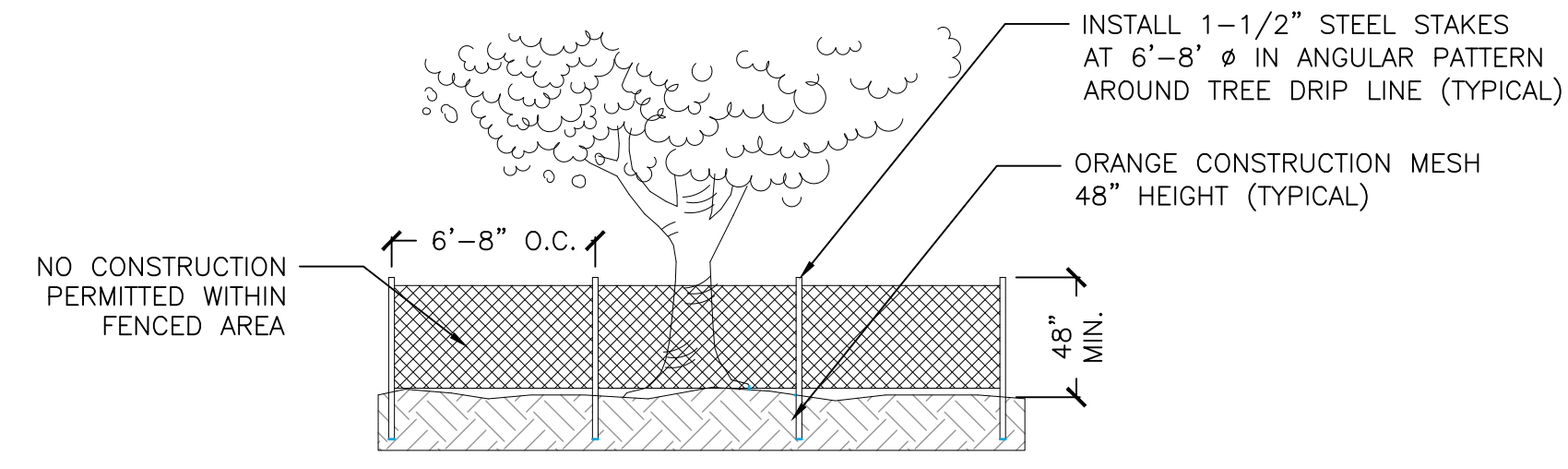


EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



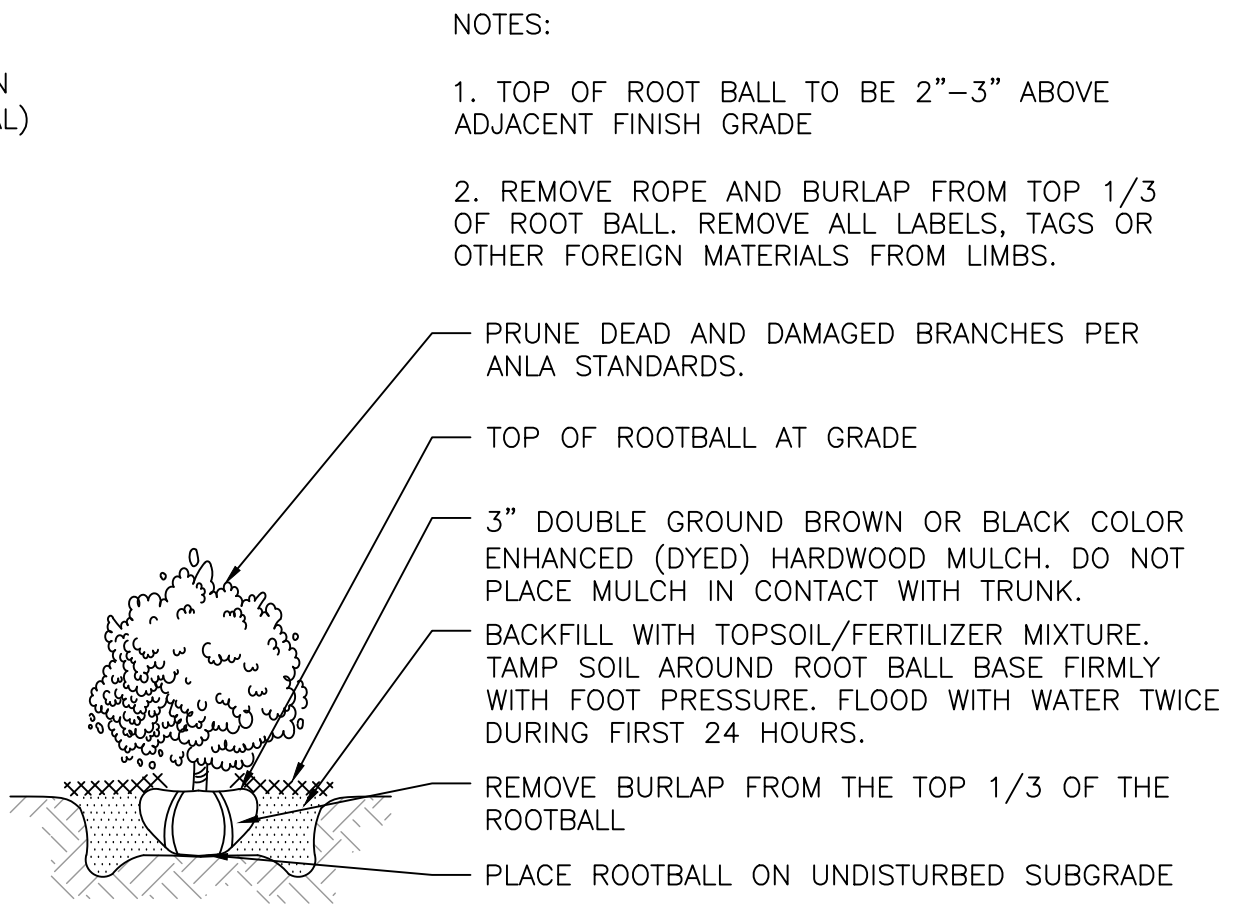
FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 2 GUYS UPSLOPE, ONE DOWNSLOPE; OTHERWISE PLACE FOR PREVAILING WIND.

GUYING PATTERN FOR EVERGREEN TREE PLANTING



TREE PROTECTION DETAIL
TO BE USED ON ALL EXISTING TREES
NO SCALE

NO CONSTRUCTION PERMITTED WITHIN FENCED AREA



SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/2 OF ROOT BALL. REMOVE WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF JOB ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY ENGINEER IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS.

SCREENING SHRUBS TO PROVIDE 75% OPACITY.

CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.

ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 2 INCHES OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. PULL MULCH AWAY FROM SHRUB STEMS.

CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE.

EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND IN ALL RESPECTS BE READY FOR FIELD PLANTING.

PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH TO THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

BED EDGES SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 'V' SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND THE PLANTING BED.

IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY ENGINEER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

TOPSOIL IN LAWN AREA TO BE 4" IN DEPTH. TOPSOIL MIX IN PLANTING BEDS TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL TO A DEPTH OF 12".

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS (ITEM 569). SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

KENTUCKY BLUEGRASS	30%
CREeping FESCUE	30%
ANNUAL RYEGRASS	20%
PERENNIAL RYEGRASS	10%

ALL TREES, SHRUBS, GROUND COVER AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN. SEED AREAS TO BE COVERED WITH CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BAILING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED NOXIOUS WEEDS.

CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER.



FRANKLIN COUNTY, OH
ENGINEERING PLANS
FOR
SUBWAY
GROVEPORT RD
LANDSCAPE NOTES AND DETAILS

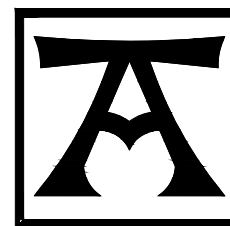
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DRAWN BY: _____ CHECKED BY: _____

SCALE: N/A

DATE: 5-20-2024

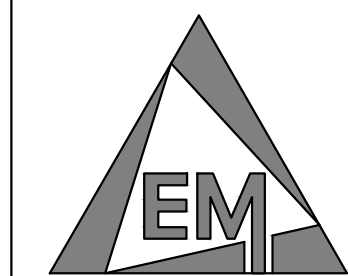
SHEET NO. L2



Alpha Architectural Services, LLC.
Donald R. Weaver, Arch.
620 Reindeer Lane
Gahanna, Ohio 43230

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COLUMBUS, OHIO 43214
614-225-1580
EMENGINEERINGGROUP.COM

PROJECT NUMBER: 230092
DESIGN BY: BDT

A NEW SUBWAY RESTAURANT FOR
MR. SUNIL SUNKARA

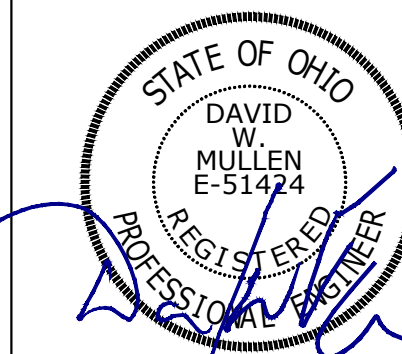
GROVEPORT RD. & SALTZGABER RD.
GROVEPORT, OHIO 43207

DATE

MAY 16, 2024

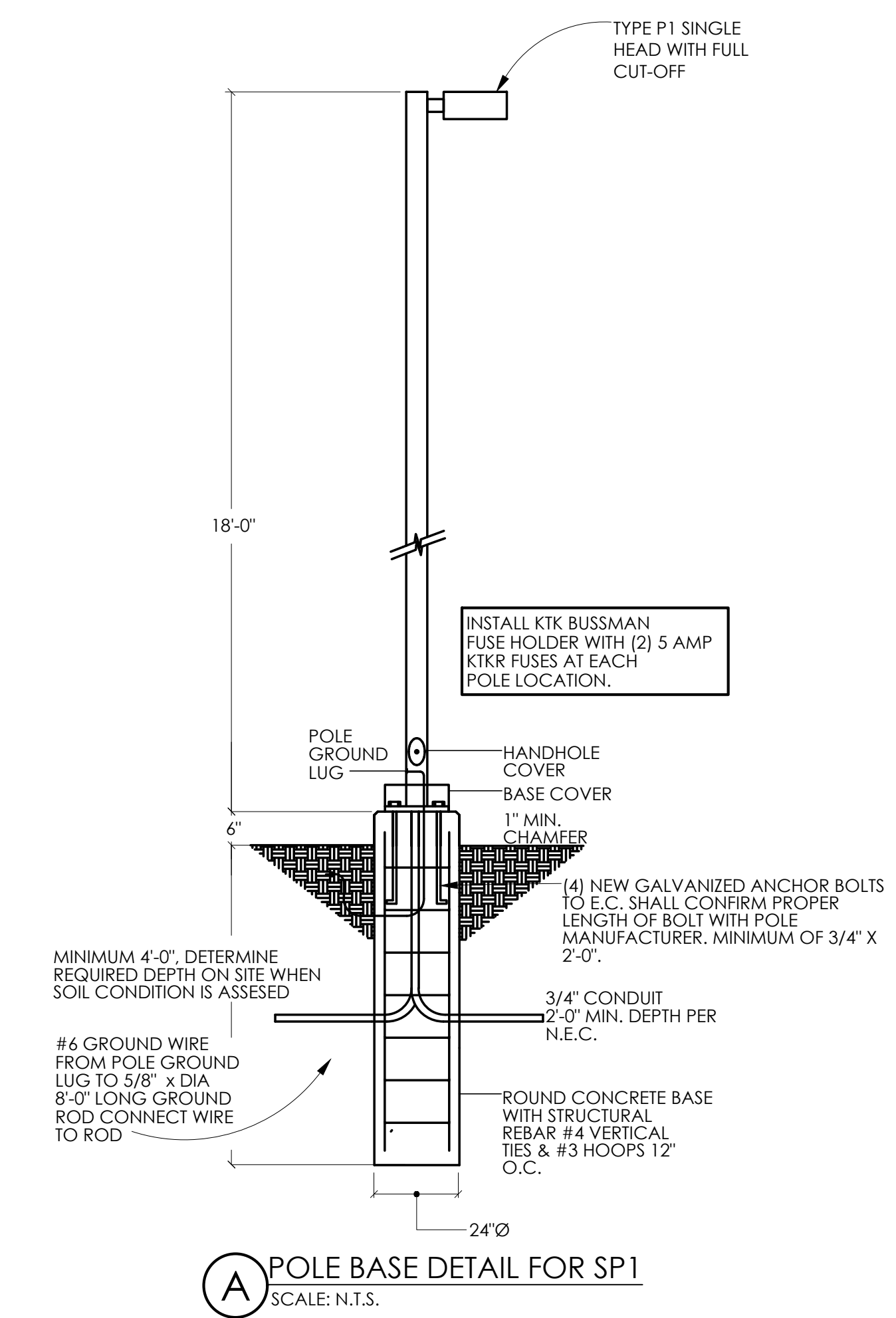
REV# DATE DESCRIPTION

REV#	DATE	DESCRIPTION

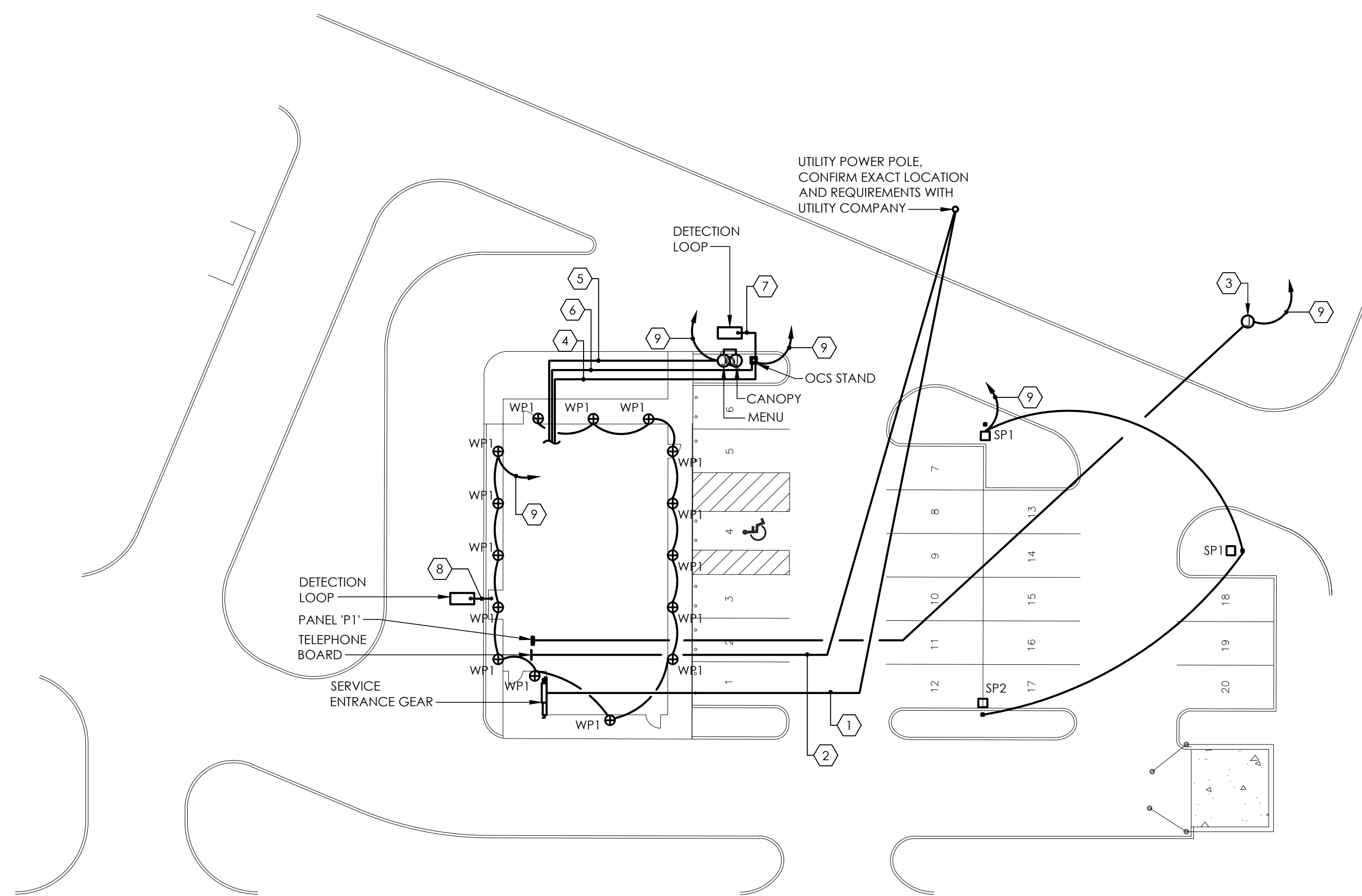


SITE ELECTRICAL PLAN

SE1.0

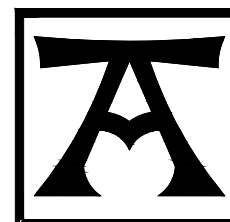


LIGHT FIXTURE SCHEDULE					
FIXTURE ID	DESCRIPTION	LAMP TYPE	LAMP QTY	VOLTAGE	ADDITIONAL INFORMATION
SP1	SINGLE HEAD POLE FIXTURE FIXTURE - LITHONIA CAT# RSX1 LED P3 40K R4 HS-DBLXD POLE - LITHONIA CAT# SSS-16-4G-DM19AS-DBLXD	109 W LED 12,930 LUMENS PER HEAD 4000K	N/A	120	FIXTURE AND POLE SPECIFIED AS BLACK. SEE DETAIL FOR MOUNTING HEIGHT. PROVIDE INTEGRAL HOUSE SIDE SHIELD ON FIXTURE
WP1	WALL MOUNTED GOOSENECK FIXTURE C-LITE CAT# C-WM-A-WDG-34L-4000K-UL-14IN-STR	17W LED 2,400 LUMENS 4000K	N/A	120	COORDINATE FIXTURE COLOR WITH ARCHITECT MOUNT BOTTOM OF LAMP AT 13'-8"



ELECTRICAL CODED NOTES - SITE

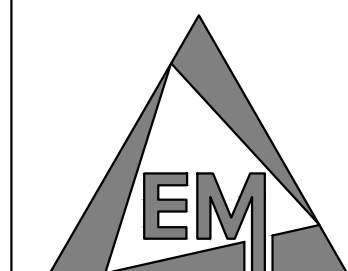
- E.C. SHALL FURNISH AND INSTALL CONDUITS/ CONDUCTORS FOR SECONDARY CONDUCTORS TO PROPERTY LINE OR UTILITY COMPANY PICK UP POINT. COORDINATE EXACT LOCATION, ROUTING, AND INSTALLATION REQUIREMENTS WITH UTILITY COMPANY PRIOR TO INSTALLATION. MINIMUM 36" BELOW TOP OF GRADE. CONCRETE ENCASEMENT MAY BE REQUIRED UNDER ROADWAY AND DRIVEWAY TO BE COORDINATED BY E.C. WITH UTILITY COMPANY PRIOR TO INSTALLATION. SEE ELECTRICAL RISER FOR FURTHER INFORMATION.
- E.C. SHALL FURNISH AND INSTALL (2) 4" C FOR TELEPHONE AND CATV/FIBER TO PROPERTY LINE OR UTILITY COMPANY PICK UP POINT. COORDINATE EXACT LOCATION, ROUTING, AND INSTALLATION REQUIREMENTS WITH UTILITY COMPANY PRIOR TO INSTALLATION. MINIMUM 36" BELOW TOP OF GRADE. CONCRETE ENCASEMENT MAY BE REQUIRED UNDER ROADWAY.
- E.C. SHALL FURNISH AND INSTALL 1" C UNDERGROUND FOR MONUMENT SIGN LOCATION. MINIMUM 36" BELOW TOP OF GRADE. CONCRETE ENCASEMENT MAY BE REQUIRED UNDER ROADWAY AND DRIVEWAY. PROVIDE JUNCTION BOX OPEN BOTTOM, 6"x6" WITH ENCLOSURE WITH TRAFFIC DUTY RATED COVER LABELED 'ELECTRIC'. ROUTE TO PANEL 'P1' AS SHOWN. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- E.C. SHALL FURNISH AND INSTALL (1) 1" C UNDERGRADE FOR 120V POWER FROM OCS STAND TO PANEL 'P1'.
- E.C. SHALL FURNISH AND INSTALL (1) 1" C UNDERGRADE FOR 120V POWER FROM MENU/ CANOPY TO PANEL 'P1'.
- E.C. SHALL FURNISH AND INSTALL (1) 1" C W/ PULL STRING UNDERGRADE FOR LOW VOLTAGE AUDIO FROM OCS STAND TO OCS AUDIO/ DETECTION CONTROL UNIT.
- E.C. SHALL FURNISH AND INSTALL (1) 1" C W/ PULL STRING UNDERGRADE FOR LOW VOLTAGE FROM DETECTION LOOP TO OCS STAND.
- E.C. SHALL FURNISH AND INSTALL (1) 1" C W/ PULL STRING UNDERGRADE FOR LOW VOLTAGE FROM DETECTION LOOP TO OCS AUDIO/ DETECTION CONTROL UNIT.
- WIRE CIRCUIT THROUGH EXTERIOR TIME CLOCK.



Alpha Architectural
Services, LLC.
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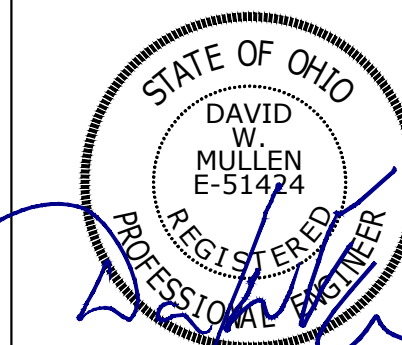
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PROJECT NUMBER: 230092
DESIGN BY: BDT

A NEW SUBWAY RESTAURANT FOR
MR. SUNIL SUNKARA
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DATE
MAY 16, 2024

REV#	DATE	DESCRIPTION

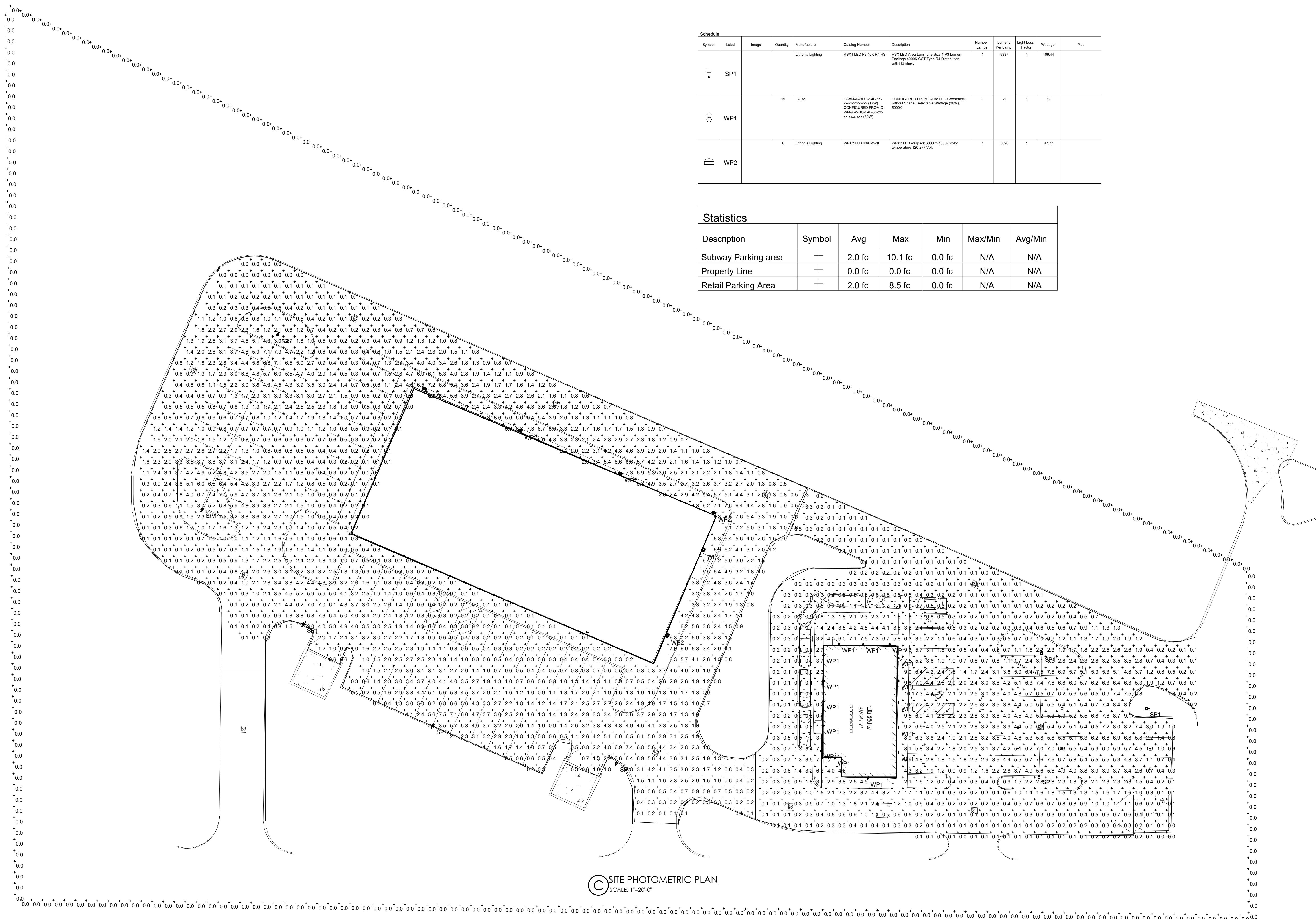


SITE PHOTOMETRIC PLAN

SE1.1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	SP1			Lithonia Lighting	RSX1 LED P3 40K R4 HS	RSX LED Area Luminaire Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	9337	1	109.44	
∧	WP1		15	C-Lite	C-WMA-WDG-S4L-SK-xxxx-xxxx (17W) CONFIGURED FROM C-WMA-WDG-S4L-SK-xxxx-xxxx (30W)	CONFIGURED FROM C-Lite LED Gooseneck without Shade, Selectable Wattage (30W), 5000K	1	-1	1	17	
⊞	WP2		6	Lithonia Lighting	WPX2 LED 40K Mvot	WPX2 LED wallpack 600lm 4000K color temperature 120-277 volt	1	5886	1	47.77	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Subway Parking area	+	2.0 fc	10.1 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Retail Parking Area	+	2.0 fc	8.5 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



RSX1 LED Area Luminaire

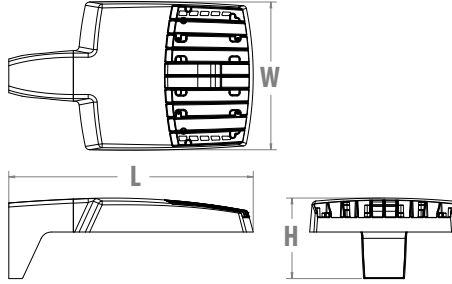


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ²	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³	
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) ⁴	
	P4	R4 Type 4 Wide	(use specific voltage for options as noted)		
		R4S Type 4 Short	120 ³ 277 ⁵		
		R5 Type 5 Wide ¹	208 ³ 347 ⁵		
		R5S Type 5 Short ¹	240 ³ 480 ⁵		
		AFR Automotive Front Row			
		AFRR90 Automotive Front Row Right Rotated			
	AFRL90 Automotive Front Row Left Rotated				

Options	Finish
Shipped Installed HS House-side shield ⁷ PE Photocontrol, button style ^{8,9} PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11} SF Single fuse (120, 277, 347) ⁵ DF Double fuse (208, 240, 480) ⁵ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ⁹ DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14} BAA Buy America (n) Act and/or Build America Buy America Qualified CCE Coastal Construction ¹⁵ *Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁶	



Ordering Information

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSGB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- 1 Any Type 5 distribution, is not available with WBA.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 4 XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- 5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 6 Maximum tilt is 90° above horizontal.
- 7 It may be ordered as an accessory.
- 8 Requires MVOLT or 347V.
- 9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- 10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming

- signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
 - 12 Must be ordered with PIRHN.
 - 13 Requires MVOLT or HVOLT.
 - 14 Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
 - 15 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
 - 16 Must be ordered with fixture for factory pre-drilling.
 - 17 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

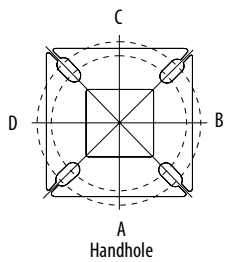


External 360 Full Visor

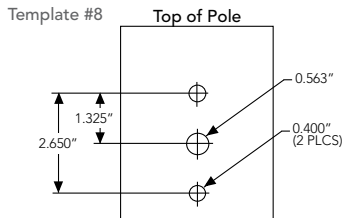
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

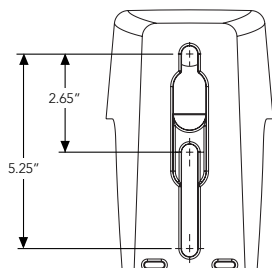
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

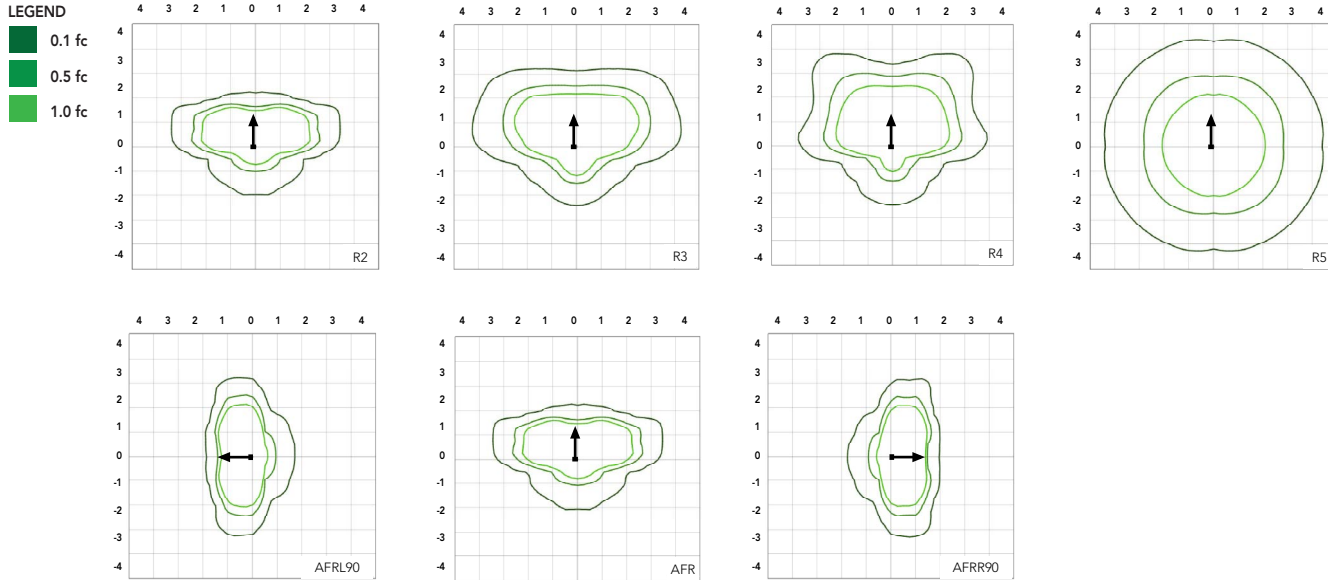
Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
#8	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
SPA - Square Pole Adaptor	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor	0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03
	10°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62
	20°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73
	30°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43
	40°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

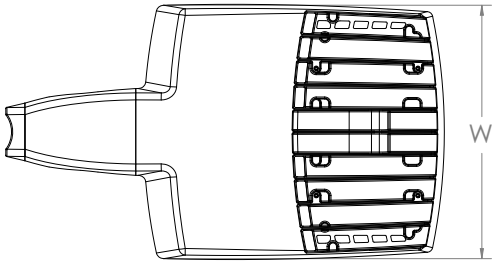
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R35	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R45	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R55	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140		
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R35	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R45	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R55	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137		
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R35	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R45	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R55	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130		
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R35	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R45	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R55	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125		

Dimensions & Weights

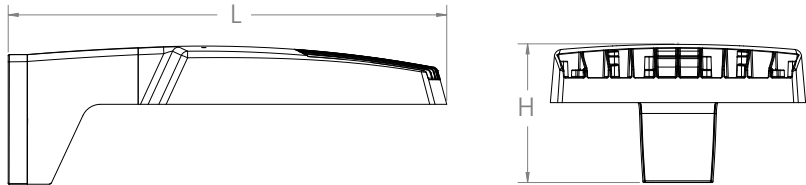
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



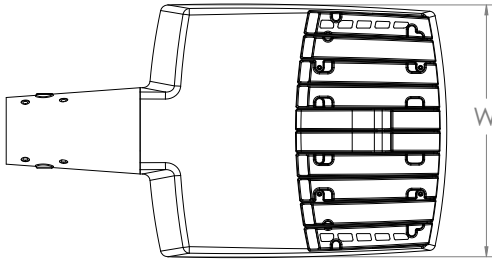
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



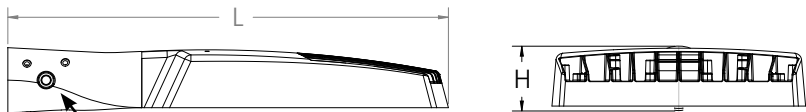
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

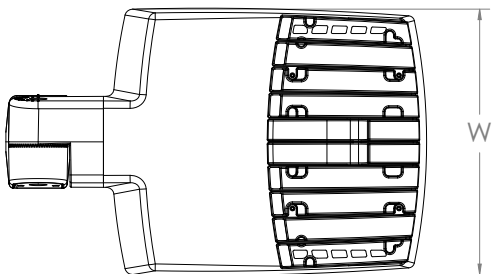


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

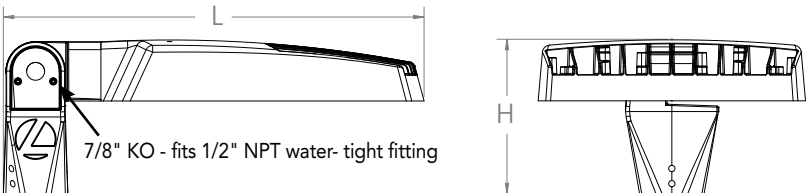


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



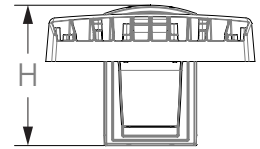
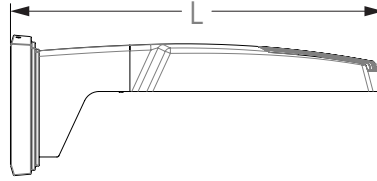
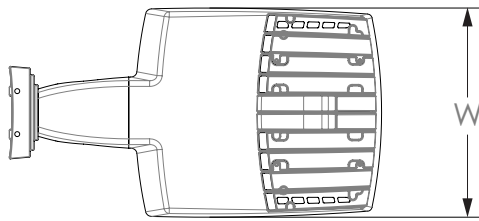
Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting

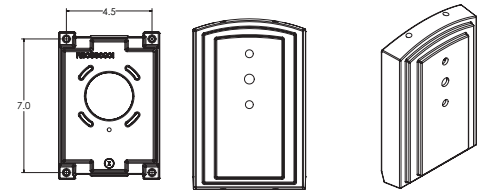
Dimensions

RSX1 with Wall Bracket (WBA)

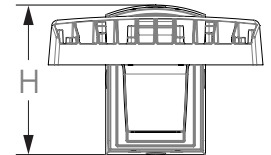
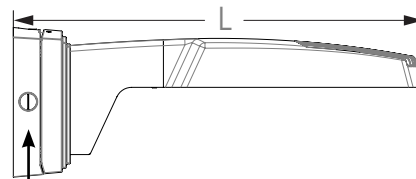
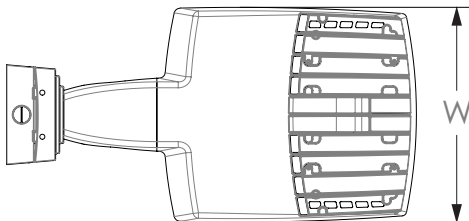


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



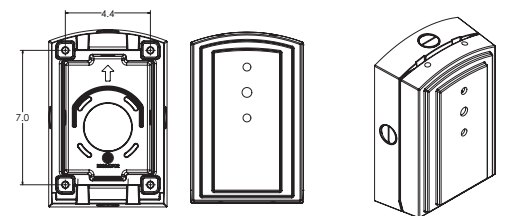
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

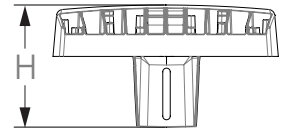
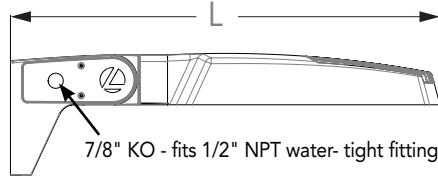
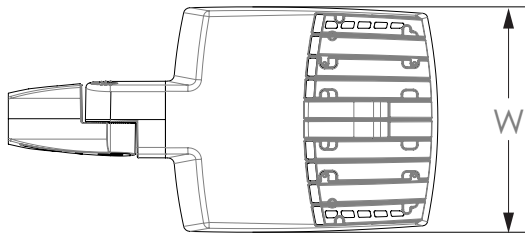
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

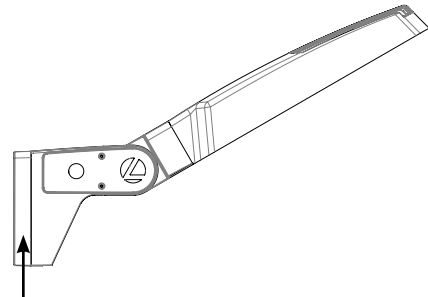


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

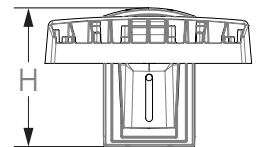
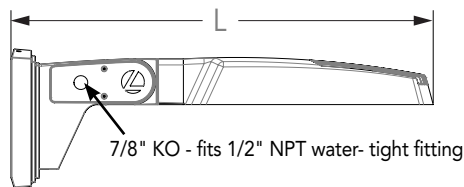
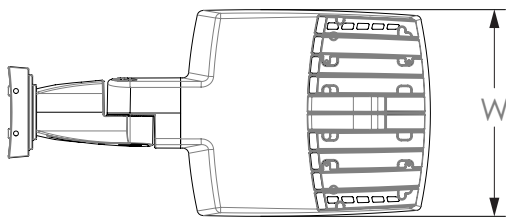


Notes

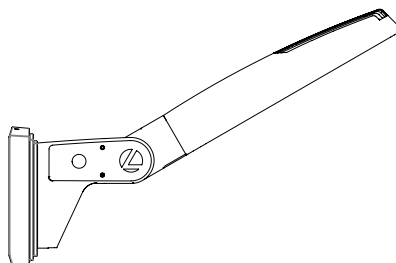
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

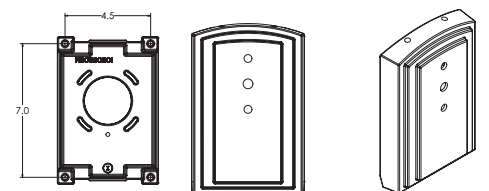
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

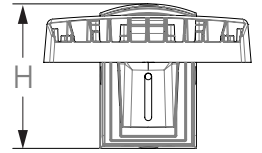
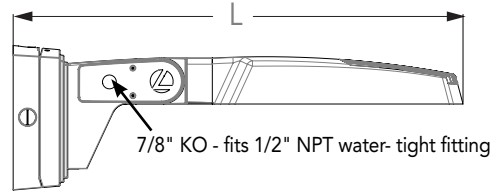
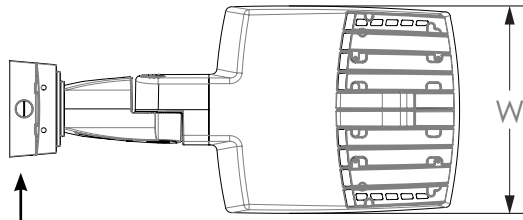


Wall Bracket (WBA) Mounting Detail

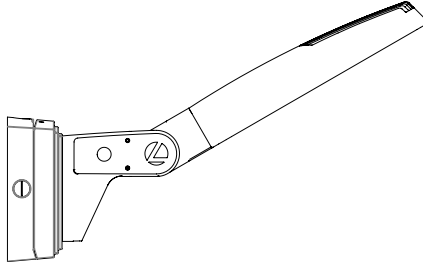


Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

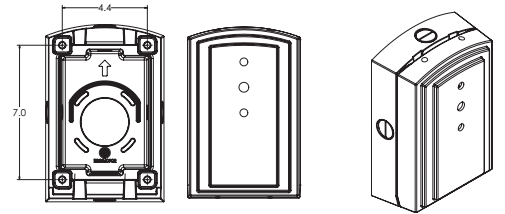


3/4" NPT taps with plugs - Qty (4) provided

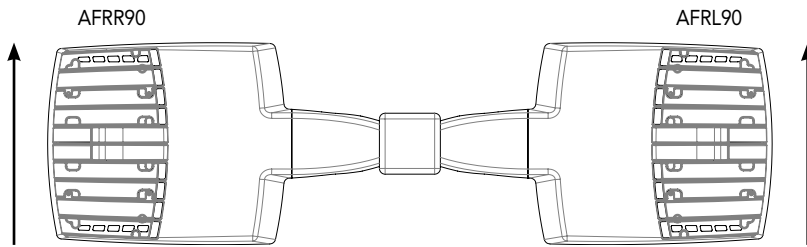


Length: 28.8" (73.2 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



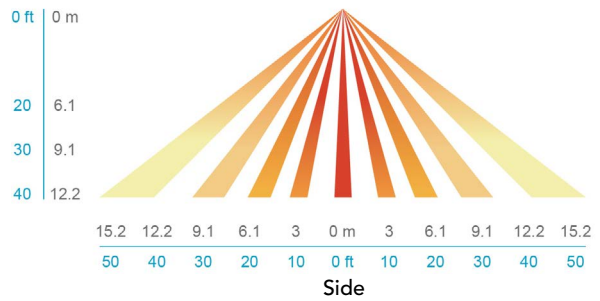
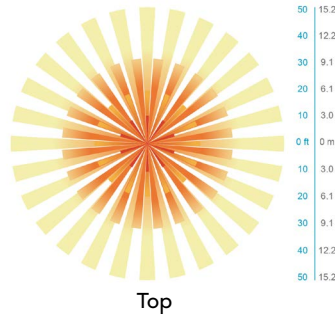
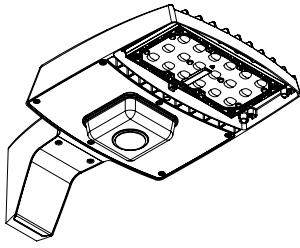
Automotive Front Row - Rotated Optics (AFRR90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under superdurable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with cribe rating of 10. Additional lead-times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. 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.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

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.

C-WM-A-WDG Series

LED Gooseneck Light | Field Selectable Wattage

Replaces 100W PSMH



DURABLE, EASY TO INSTALL & SELECTABLE WATTAGE

Add decorative appeal to an outdoor façade, patio or deck, storefront or other commercial building with our C-Lite LED Gooseneck Light. Choose from either an 11-inch or 14-inch straight or angled shroud. Easily mount to any wall, adjust the included arm to fit your needs, and enjoy up to 50,000 hours of maintenance free operation and efficient LED lighting. That's nearly 6 years of not having to get on a ladder to repair or replace a fixture. These gooseneck lights deliver either 4200 or 4500 lumens, are available in either 3000K or 5000K, and have field selectable wattage. It's cULus Listed for wet locations and backed by our amazing 5-year warranty.



PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 4200L or 4500L
- CRI: ≥ 70
- CCT: Warm White (3000K) or Cool White (5000K)
- Input Power: 36W/27W/17W
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Estimated L_{70} Lifetime @ 25°C: > 100,000 hours
- Power Factor: ≥ 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5 Years*
- Replaces 100W PSMH

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"> • FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions • 17-1/2" arm to gain maximum light distribution • Shroud can be adjusted to many different angles to fit your needs 	<ul style="list-style-type: none"> • Building Façades • Retail • Signs • Storefront • Outdoor Patios and Decks 	<ul style="list-style-type: none"> • Universal (120V - 277V)

ORDERING INFORMATION

Example SKU: C-WM-A-WDG-S4L-3K-UL-BK-11IN-STR

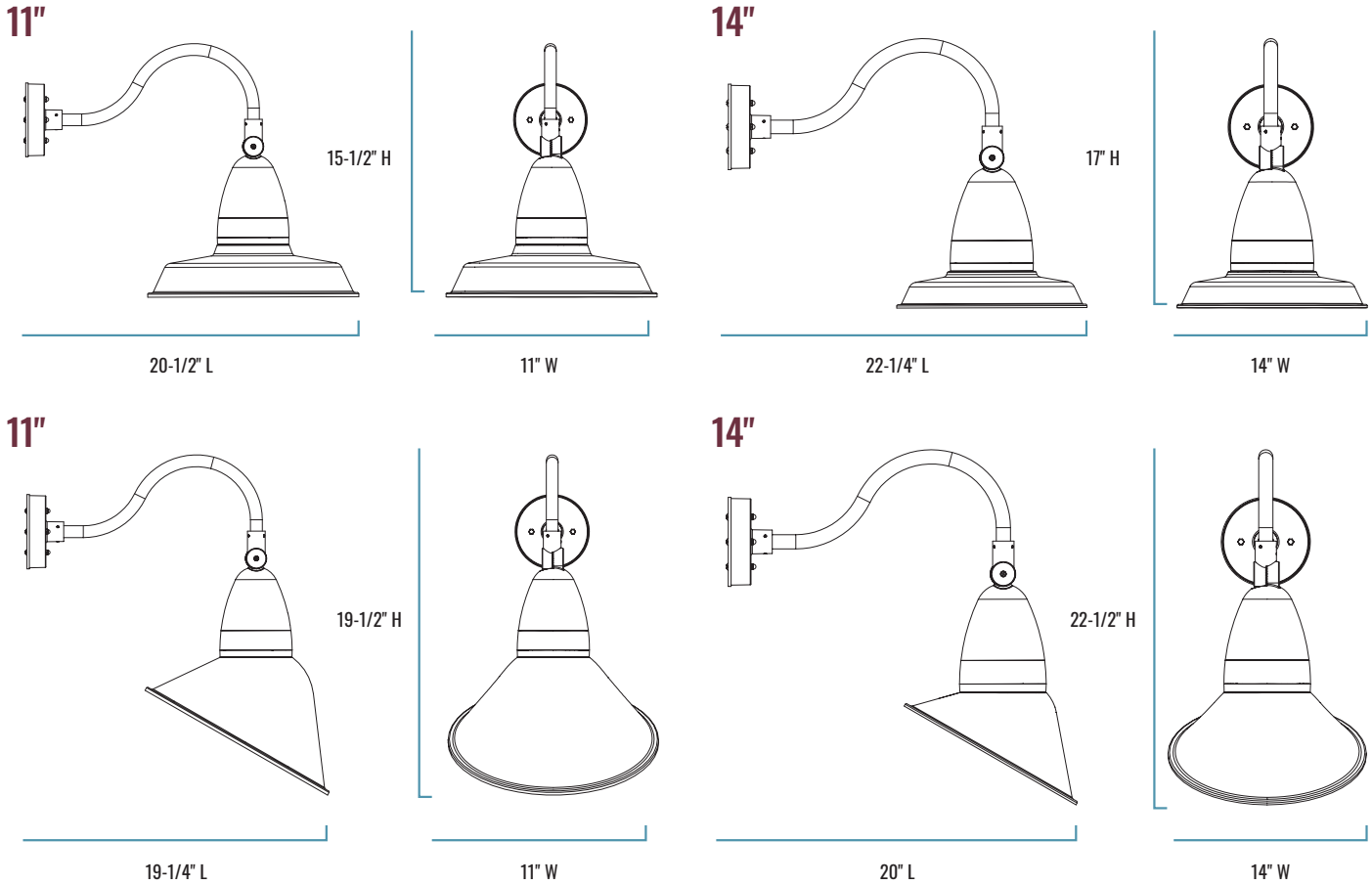
C-WM	A	WDG	S4L		UL	BK		
PRODUCT	SERIES	STYLE	LUMEN PACKAGE	CCT	VOLTAGE	FINISH COLOR	SHROUD SIZE	SHROUD TYPE
C-WM	A	WDG Gooseneck	S4L 3000K: 4200L/3600L/2400L S4L 5000K: 4500L/3700L/2500L	3K Warm White (3000K) 5K Cool White (5000K)	UL Universal (120V - 277V)	BK Black	11IN 11" Shroud 14IN 14" Shroud	STR Straight Shroud ANG Angled Shroud

CERTIFICATIONS:

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov



C-WM-A-WDG Series



SERIES OVERVIEW

DIMENSIONS (MOUNTING ARM INCLUDED IN VALUES)	PRODUCT WEIGHT	MOUNTING HEIGHT
11IN-STRAIGHT SHROUD: 20-1/2" L x 11" W x 15-1/2" H	5 lbs.	25 feet
11IN-ANGLED SHROUD: 19-1/4" L x 11" W x 19-1/2" H		
14IN-STRAIGHT SHROUD: 22-1/4 L x 14" W x 17" H		
14IN-ANGLED SHROUD: 20" L x 14" W x 22-1/2" H		

FIXTURE SPECIFICATIONS

HOUSING	Powder coated black, durable die-cast aluminum housing and aluminum shroud
LENS ASSEMBLY	Tempered glass
MOUNTING	Direct mount; includes mounting plate, fits over 4-inch square or octagonal junction box and secures with four acorn nuts

C-WM-A-WDG Series

LUMINAIRE AND ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED L ₇₀ LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°F to 104°F (-40°C to 40°C)	> 100,000 Hours	≥ 0.9 at full load	< 20 % at full load	No

SKU	REPLACES	LUMEN OUTPUT	SYSTEM WATTS	CURRENT DRAW (AMPS)			
				120V	208V	240V	277V
C-WM-A-WDG-S4L-3K-UL-BK-11IN-STR	100W PSMH	4200	36W/27W/17W	0.32	0.19	0.16	0.14
C-WM-A-WDG-S4L-5K-UL-BK-11IN-STR		4500					
C-WM-A-WDG-S4L-3K-UL-BK-11IN-ANG		4200					
C-WM-A-WDG-S4L-5K-UL-BK-11IN-ANG		4500					
C-WM-A-WDG-S4L-3K-UL-BK-14IN-STR		4200					
C-WM-A-WDG-S4L-5K-UL-BK-14IN-STR		4500					
C-WM-A-WDG-S4L-3K-UL-BK-14IN-ANG		4200					
C-WM-A-WDG-S4L-5K-UL-BK-14IN-ANG		4500					

LUMEN INFORMATION

WATTS	LUMEN OUTPUT (3000K)	LUMEN OUTPUT (5000K)
36W	4200L	4500L
27W	3600L	3700L
17W	2400L	2500L

WARRANTY AND CERTIFICATIONS

WARRANTY	cULus LISTED	DLC
5 Year Limited*	Wet Location	—

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C-LITE
LED LIGHTING