

PRELIMINARY PROPERTY DESCRIPTION
GROVEPORT SENIOR VILLAGE II

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND THE CITY OF GROVEPORT.

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH OF BUCKINGHAM'S SURVEY OF RANGE 21 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF HENDRON ROAD AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF GROVEPORT SENIOR VILLAGE RECORDED IN PLAT BOOK 116, PAGES 47 AND 48.

THENCE N 04° 06' 57" E ALONG THE EAST RIGHT-OF-WAY OF HENDRON ROAD 445.97 FEET;

THENCE S 86° 06' 01" E FOR A DISTANCE OF 717.02 FEET;

THENCE S 04° 42' 47" W 456.12 FEET;

THENCE N 85° 17' 13" W 710.81 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS BASED ON RECORD DOCUMENTS, FRANKLIN COUNTY GIS DATA AND IS NOT BASED ON AN ACTUAL FIELD SURVEY. THIS DESCRIPTION IS NOT TO BE USED FOR ANY PROPERTY CONVEYANCE.

CONTAINING 7.4 ACRES



APPLICATION TO PLANNING & ZONING COMMISSION

ZONING AMENDMENT-REZONING

PART II. EXHIBIT B

To the north of the site exists open agricultural land and a single-family home . Most of the property to the north is currently used for agricultural purposes.

To the east of the site remains agricultural bordered by a Rail line.

To the south is the Groveport Senior Village development. The property is fully occupied with seniors 55 years and older and has a waiting list. Groveport Madison Schools has a facility just south of this property located on Glendenning Dr.

To the west along Hendron Rd. are single family homes on moderately sized lots.

The general character of the surrounding area could be categorized as mixed use, considering the single family homes, the school, residential apartments and Bright Industries.

The proposed use consists of 50 single story ranch style apartments specifically designed for and restricted to senior citizens 55 years and older. The design will feature approximately 905 square feet of living area in each unit. Each unit will also have an attached 1 ½ car garage. The scale and design of the architecture will complement and enhance the surrounding area and will be similar in scope and quality as the Groveport Senior Village Development that was completed in early 2015. Additional housing designed specifically for senior citizens is still needed in the Groveport market and the amendment to the zoning is the first step in bringing additional quality units to the area.

GE
Lighting

Evolve™ LED Post Top

Salem (EPST)



imagination at work

Product Features

The Evolve™ LED Salem Post Top offers energy efficiency and quality of light in a classic, utility carriage look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control. GE's unique optical ring technology effectively aims the light where you need it, while eliminating the unsightly shadow circles commonly seen under other LED post top fixtures.

The Salem post top can yield up to a 60-percent reduction in system energy compared with standard HID systems, depending on applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Roadway, site, area, and general lighting utilizing advanced LED optical system providing high uniformity, excellent vertical illuminance, reduced offsite visibility, and reduced on-site glare.

Housing

- Die-cast aluminum housing.
- Traditional utilitarian "carriage" design incorporates the heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 2G vibration standards per ANSI C136.31-2001. For 3G rating contact factory.

LED & Optical Assembly

- Structured LED array for optimized Roadway/walkway photometric and distribution.
- Evolve light engine consisting of nested concentric directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 65 CRI at 4100K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- System rating is 50,000 hours at L85. Contact factory for L rating (Lumen Depreciation) beyond 50,000 hours.

Ratings

- UL/cUL listed, suitable for wet locations.
- IP 65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 50°C.

Mounting

- Post top mounting 3-inch (76mm) OD held in place with three black squarehead set screws.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.
- Class "A" sound rating.
- Integral surge protection non-dimming:
 - For 120-277VAC per IEEE/ANSI C62.41.-1991, 4kV/2kA Location Category B2 (120 Events)
 - For 347-480VAC per IEEE/ANSI C62.41.-1991, 6kV/3kA Location Category B3 (120 Events)
- Integral surge protection GE dimming:
 - For 120-480VAC per IEEE/ANSI C62.41.2-2002, 6kV/3kA Location Category B (120 Events)
- Optional high capability surge protection per IEEE/ANSI C62.41.2-2002.
 - Rating 1 - 10kV/5kA Location Category (120 events)
 - Rating 2 - 6kV/3kA Location Category C-Low (5000 events)
- EMI: Title 47 CFR Part 15 Class A
- Photo electric sensors (PE) available for all voltages.

Ordering Number Logic

Salem Post Top (EPST)



E P S T 4 1 N P - - - -

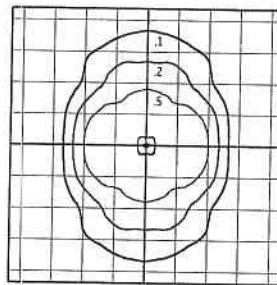
PROD. ID	VOLTAGE	OPTICAL CODE	LED COLOR TEMP	OPTICAL SIDE PANELS	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve P = Post Top S = Salem T = Traditional	0 = 120 - 277 H = 347 - 480 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347*		41 = 4100K	N = None	1 = None 2 = PE Rec. 4 = PE Rec. with Shorting Cap 5 = PE Rec. with Control PE control not available for 347-480V. Must be a discrete voltage.	P = Pole Mounted	BLCK = Black DKBZ = Dark Bronze Contact manufacturer for other colors.	F = Fusing P = Prewire with 6" of 14/3 cable T = Extra Surge Protection* XXX = Special Options *Contact manufacturer for availability.



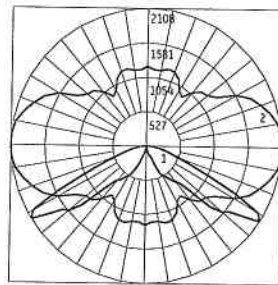
	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		POLE SPACING	BUG RATINGS			IES FILE NUMBER	
			4100K	120-277V	347-480V	2-4 LANES		B	U	G	120-277V	347-480V
TYPE V	C5	Symmetric	5,700	84	90	5:1		B3	U2	G1	EPST_C5_41A_-120-277V	EPST_C5_41A_-347-480V
	E5	Symmetric	2,900	48	52	5:1		B2	U2	G1	EPST_E5_41A_-120-277V	EPST_E5_41A_-347-480V
TYPE III	C3	Asymmetric Wide	5,700	84	90	5:1		B1	U2	G2	EPST_C3_41A_-120-277V	EPST_C3_41A_-347-480V
	E3	Asymmetric Wide	2,900	48	52	5:1		B1	U2	G1	EPST_E3_41A_-120-277V	EPST_E3_41A_-120-277V

Photometrics

EPST Type V – Symmetric (C5)
5,700 Lumens, 4100K

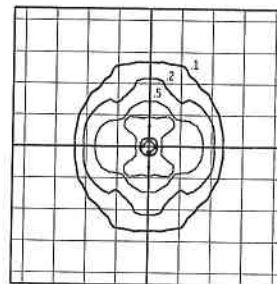


Grid Distance in Units of Mounting Height at 16' Initial Footcandle Values at Grade

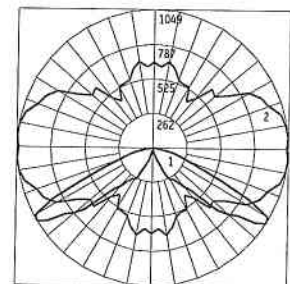


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EPST Type V – Symmetric (E5)
2,900 Lumens, 4100K

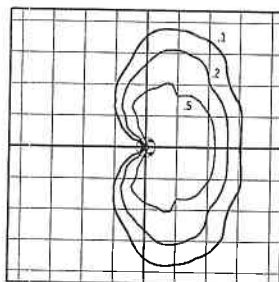


Grid Distance in Units of Mounting Height at 16' Initial Footcandle Values at Grade

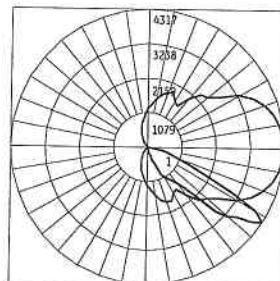


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EPST Type III – Asymmetric Wide (C3)
5,700 Lumens, 4100K

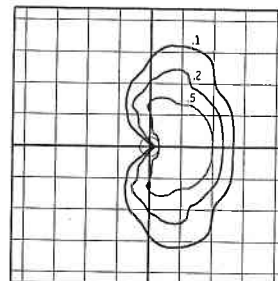


Grid Distance in Units of Mounting Height at 16' Initial Footcandle Values at Grade

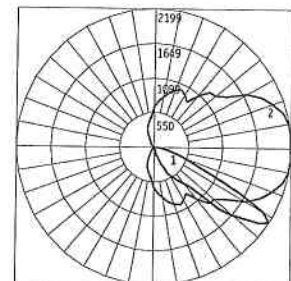


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EPST Type III – Asymmetric Wide (E3)
2,900 Lumens, 4100K

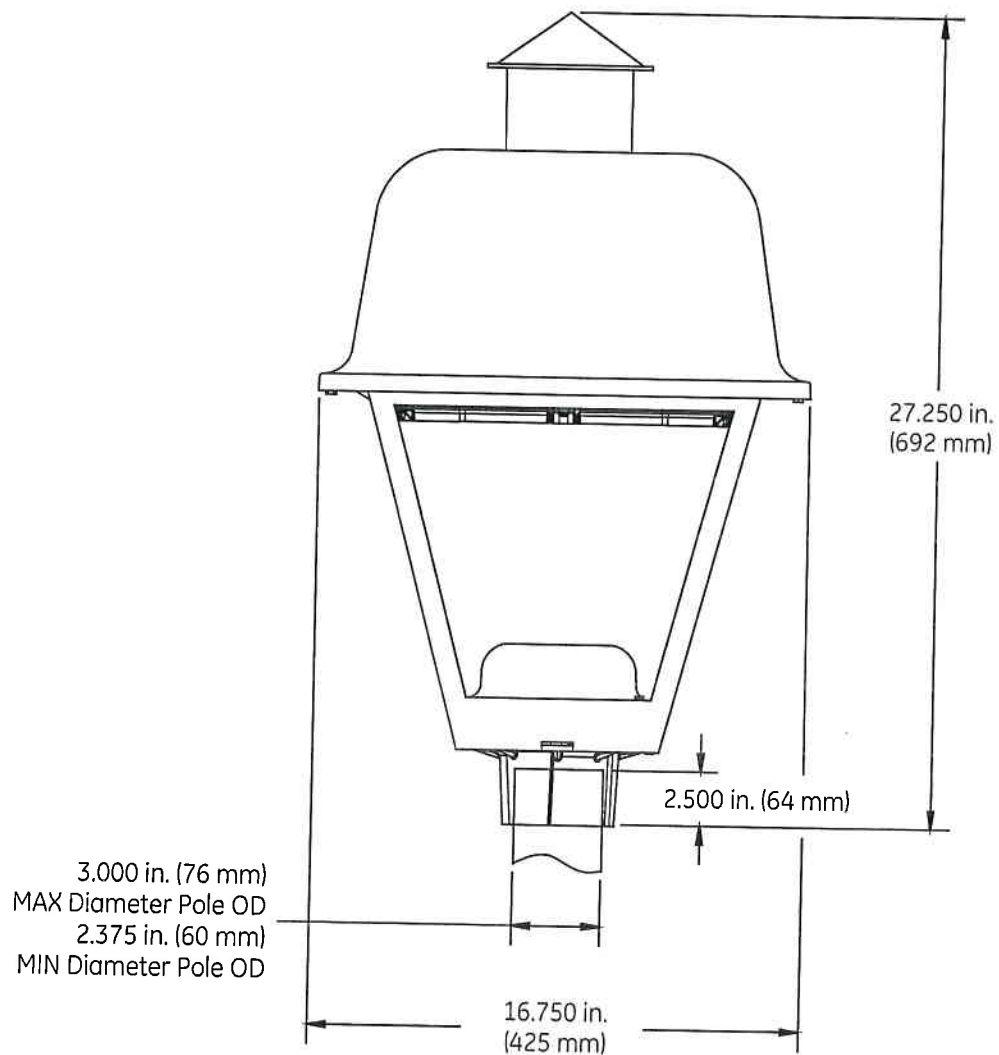


Grid Distance in Units of Mounting Height at 16' Initial Footcandle Values at Grade



Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

Product Dimensions



DATA

- Approximate Net Weight: 27 lbs (12 kgs)
- Suggested Mounting Height: 8-16 ft max (2.5-5 m)
- Effective Projected Area (EPA): 1.6 sq ft max (0.15 sq m)



www.gelighting.com

GE and the GE Monogram are trademarks of the General Electric Company. All other trademarks are the property of their respective owners. Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions. GE Lighting and GE Lighting Solutions, LLC are businesses of the General Electric Company. © 2014 GE.

OLP2897 (Rev 08/22/14)