

Final 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: August 2, 2019

Case # 2019-04

Fee: \$350.00 plus \$25 per acre = **\$1,292**

Address of property 5770 Saltzgeber Road located on the east side of
Saltzgeber Road street / road / avenue.

Parcel # 185-002541. The property contains a total of 37.68 acres.

The property is currently being used for agricultural vacant land.

The property is currently zoned Rural (Unzoned).

I am requesting Final Development plan approval so that I may use the property for: _____

Industrial warehousing & a commercial outparcel

Applicant Name: Paul Hemmer Company Phone: 859-341-8300

Address: 226 Grandview Drive, Ft. Mitchell KY 41017

Property Owner Name: DMH Farms Phone: _____

Address: 4411 Blacklick Eastern Road, Baltimore, OH 43105

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.

- ☐ Legal description and survey drawing of the subject property.
- ☐ Development plan, subdivision plat or any other plans that may be applicable.
- ☐ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission.

Applicant's Signature

Adam Hemmer

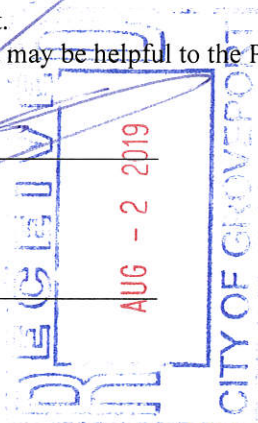
Applicant's Printed Name

859-578-1804

Contact phone number

AHemmer@paulhemmer.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 *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: 185-002768

Owner's Name: ROGER STUDLEY
Address: _____
City & State: _____ Zip Code: _____

Site Address: 5621 GROVEPORT ROAD

Mail Address: Name: MARC STUDLEY / Access Storage
Address: 5625 GROVEPORT ROAD
City & State: GROVEPORT, OH Zip Code: 43125

Parcel Number: 185-002767

Owner's Name: ROGER STUDLEY
Address: 16047 CATALPA RIDGE DR.
City & State: HOLLY, MI Zip Code: 48442

Site Address: 5625 GROVEPORT ROAD

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

Parcel Number: 180-001005

Owner's Name: LITTLE ANGEL CHURCH OF OLD REGULAR BAPTIST
Address: 5733 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code: 43125

Site Address: 5733 SALTZGABER ROAD

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

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Parcel Number: 180-001182

Owner's Name: ROSE MOORE
Address: 5777 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5777 SALTZGABER ROAD

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

Parcel Number: 180-001013

Owner's Name: DAVID GERMANN
Address: Same
City & State: _____ Zip Code _____

Site Address: 5781 SALTZGABER ROAD

Mail Address: Name: DAVID GERMANN
Address: 4900 OPOSSUM RUN ROAD
City & State: GROVE CITY, OH Zip Code 43123

Parcel Number: 180-001014

Owner's Name: DENNIS MOORE
Address: 5793 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5793 SALTZGABER ROAD

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

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Parcel Number: 180-001006

Owner's Name: MARK SCHLEPPI
Address: 5801 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5801 SALTZGABER ROAD

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

Parcel Number: 180-001015

Owner's Name: MARVIN & GINA BAILEY
Address: same
City & State: _____ Zip Code _____

Site Address: 5815 SALTZGABER ROAD

Mail Address: Name: MARVIN BAILEY & GINA BAILEY
Address: 5815 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 180-000990

Owner's Name: MARVIN & GINA BAILEY
Address: same
City & State: _____ Zip Code _____

Site Address: 5815 SALTZGABER ROAD

Mail Address: Name: MARVIN BAILEY & GINA BAILEY
Address: 5815 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

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Parcel Number: 180-001016

Owner's Name: LYNN LEGG

Address: 5831 SALTZGABER ROAD

City & State: GROVEPORT, OH

Zip Code 43125

Site Address: 5831 SALTZGABER ROAD

Mail Address: Name: Same

Address: _____

City & State: _____

Zip Code _____

Parcel Number: 180-001017

Owner's Name: JANICE COWAN

Address: 4210 AMANDA NORTHERN RD

City & State: CARROLL, OH

Zip Code 43112

Site Address: 5841 SALTZGABER ROAD

Mail Address: Name: Same

Address: _____

City & State: _____

Zip Code _____

Parcel Number: 180-001018

Owner's Name: CARL GRUBE

Address: 5861 SALTZGABER ROAD

City & State: GROVEPORT, OH

Zip Code 43125

Site Address: 5861 SALTZGABER ROAD

Mail Address: Name: Same

Address: _____

City & State: _____

Zip Code _____

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Parcel Number: 180-000068

Owner's Name: WILLIAM & SUSAN HARRIS
Address: Same
City & State: _____ Zip Code _____

Site Address: 5875 SALTZGABER ROAD

Mail Address: Name: WILLIAM HARRIS
Address: 5875 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 180-001028

Owner's Name: KENNETH Heacock & Marjorie Kannard
Address: 5879 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5879 SALTZGABER ROAD

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

Parcel Number: 180-001027

Owner's Name: BRIAN SCHLEPPI
Address: 5891 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5891 SALTZGABER ROAD

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

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Parcel Number: 180-001021

Owner's Name: RONALD & BOBBIE COTTRELL
Address: 5899 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5899 SALTZGABER ROAD

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

Parcel Number: 180-001026

Owner's Name: ANDREW LYLES
Address: 3590 TOY ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 3590 TOY ROAD

Mail Address: Name: Same
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 N Green Pointe Dr

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code 43230

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Parcel Number: 180-001498

Owner's Name: MELVIN EBERWEIN JR
Address: 5910 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5910 SALTZGABER ROAD

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

Parcel Number: 185-001316

Owner's Name: BUILD-A-BEAR RETAIL MANAGEMENT
Address: 1954 INNERBELT BUS CENTER
City & State: ST LOUIS, MO Zip Code 63114

Site Address: 5925 GREENPOINTE DR

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

Parcel Number: 185-001854

Owner's Name: MERITEX PROPERTIES
Address: 24 UNIVERSITY AVE NE #200
City & State: MINNEAPOLIS, MN Zip Code 55413

Site Address: 5885-5905 S GREEN POINTE

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

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Parcel Number: 185-001853

Owner's Name: THOMSON LOGISTICS ASSETS
Address: C/O CORPORATION SERVICE CO 251 LITTLE FALLS DR
City & State: WILMINGTON, DE Zip Code 19808

Site Address: 5835 GREEN POINTE DR

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

Parcel Number: 185-002056 / 185-002139

Owner's Name: GORDON CAPITAL
Address: 2074 ALRINGTON AVE
City & State: COLUMBUS, OH Zip Code 43221

Site Address: 5825 GREEN POINTE DR / 0 S Green Pointe Dr

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

Parcel Number: 185-001851

Owner's Name: R&C MURPHY FAMILY
Address: 5600 CLYDE MOORE DR
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 0 Green Pointe Dr

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

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Parcel Number: 185-002549

Owner's Name: BISHOP EDWARD HERRMANN
Address: _____
City & State: _____ Zip Code _____

Site Address: 5684 GROVEPORT ROAD

Mail Address: Name: ST MARYS GROVEPORT
Address: 5684 GROVEPORT ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-002550

Owner's Name: JAMES GRIFFIN
Address: _____
City & State: _____ Zip Code _____

Site Address: 5670 GROVEPORT ROAD

Mail Address: Name: ST MARYS GROVEPORT
Address: 5684 GROVEPORT ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-002547

Owner's Name: BRIGHT INNOVATIONS
Address: 5141 Bixford Ave
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5650 GROVEPORT ROAD

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

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Parcel Number: 185-002548

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

Site Address: 5600 SALTZGABER RD

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

Parcel Number: 180-000058

Owner's Name: DONALD MAYES
Address: Same
City & State: _____ Zip Code _____

Site Address: 5630 GROVEPORT RD

Mail Address: Name: DONALD MAYES
Address: PO BOX 418
City & State: CORNING, OH Zip Code 43730

1.0 DEVELOPMENT PLAN TEXT

Applicant: Paul Hemmer Company
226 Grandview Drive
Fort Mitchell, KY 41017

Owner: DMH Farms LLC
4411 Blacklick Eastern Road
Baltimore, OH 43105

Engineer/ Surveyor: Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

Property Address: 5770 Saltzgaber Road

Property Acreage: 37.68 Acres +/-

Tax Parcel Number: 185-002541-00

1.1 PROJECT NARRATIVE

The project site consists of approximately 37.68 acres located on the southeast corner of Saltzgaber and Groveport Road. It is currently Zoned Rural (unzoned) and is farmed.

Currently located around the proposed development to the:

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

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- Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes
KeB- Kendallville silt loam, 2 to 6 percent slopes
KeC2- Kendallville silt loam, 6 to 12 percent slopes, eroded

The applicant is requesting to rezone the property to a Planned Industrial Park (PIP). The proposed development will consist of three lots with the northern most lot #1 being set aside for future development, while lot #2 and lot #3 are developed with warehouse buildings, loading docks, parking and utilities.

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 warehouse buildings are a permitted use within a Planned Industrial Park zoned property.

The following uses shall be deemed as approved uses for Lot #2 and Lot #3:

- Warehouse and storage facilities.
- Distribution facilities
- Manufacturing and fabrication
- Office use as an ancillary use to the above
- Free standing office uses
- All other uses as permitted under section 1153.03 of Groveport Zoning Code, Land Use Matrix.

The following uses shall be deemed as approved uses for Lot #1:

- 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 tem 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 Food Vendors

- Retail Sales – Restaurants serving food for consumption on the premises and/or takeout restaurants, except that a drive-in, drive-up, or drive-through will not be permitted unless approved under /Chapter 1134 (Conditional Use Review)
- 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
- 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 and Storage Establishments primarily engaged in transporting, storing, handling, or selling merchandise to retailers, industrial, institutional, or professional users, or to other wholesalers, or acting as agents in buying or selling merchandise for such persons or companies
- 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
- Residential living quarters as an integral part of a permitted use structure, and restricted to the second story and above
- Retail sales within a warehouse. Outlet sales and showrooms accessory to a warehouse, provided no more than the lessor of twenty (20) percent or 2,500 sf of the gross floor area

may be used for sales purposes, all activities are conducted within an enclosed building, no outdoor storage of supplies and equipment shall be permitted, and the gross floor area used for sales shall meet the minimum parking space requirements of Section 1177.04(b)(2) (Schedule of Parking Spaces)

- 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: 37.68 Acres
R/W Dedication: 2.80 Acres
Number of Lots: 3

Building Setbacks: Front- 31.25ft (along Saltzgaber Road- 0.50 x 62.5' R/W width)
Front- 50ft (along Groveport Road)
Side- 50ft (next to residential)
Side- 25ft (0.50 x 50' building height)
Rear- 25ft

Parking Setbacks: Front- 19ft (along Saltzgaber Road- 0.60 x 31.25ft)
Front- 30ft (along Groveport Road- 0.60 x 50ft)
Side- 30ft (next to residential- 0.60 x 50ft)
Side- 15ft (next to industrial- 0.60 x 25ft)
Rear- 15ft (next to industrial- 0.60 x 25ft) (Includes trailer setback)

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

Lot 1

Acreage: 2.95 Acres +/-
Building Size: T.B.D. at Final Development Plan submittal for Lot #1
Building Employees: T.B.D. at Final Development Plan submittal for Lot #1
Parking Required: T.B.D. at Final Development Plan submittal for Lot #1
Parking Provided: T.B.D. at Final Development Plan submittal for Lot #1

Lot 2

Acreage: 15.52 Acres +/-
Building Size: 247,500 sf (275'x 900' Warehouse)
Building Employees: 124 employees (1 employee per 2,000sf)
Parking Required: 145 spots (5% (247,500sf/200sf) + 95% [(1 spot per 2 employees x 124 employees) + (247,500sf/10,000sf)])
Parking Provided: 175 spots
Loading Spaces Required: 32 (1 spot per every 10,000 sf over 10,000 sf + 1 spot for every 25,000sf over 50,000sf)
Loading Spaces Provided: 39 spots

Lot 3

Acreage:	16.44 Acres+/-
Building Size:	240,500 sf (260'x 925' Warehouse)
Building Employees:	121 employees (1 employee per 2,000sf)
Parking Required:	141 spots (5% (275,000sf/200sf) + 95% [(1 spot per 2 employees x 121 employees) + (275,000sf/10,000sf)])
Parking Provided:	177 spots
Loading Spaces Required:	31 (1 spot per every 10,000sf over 10,000sf + 1 spot for every 25,000sf over 50,000sf)
Loading Spaces Provided:	40 spots

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 ROADWAY

The public roadway adjacent to the site will be updated per the approved traffic study.

1.3.1 Saltzgaber Road

A three-lane road will be constructed per County Standards with a 100' diameter turnaround placed on the south end of the road improvement.

1.3.2 Groveport Road

A 325' (south) and 150' (north) left turn lane and a 150' (south) right turn lane will be provided from Groveport Road to Saltzgaber Road.

1.4 LANDSCAPE

Per the city of Groveport Zoning Code, Chapter 1176, 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 perimeter of the project site, with the exception of the north and west perimeter, shall meet the Groveport PIP perimeter screening requirements per section 1162.02 (e)(3)A.

The perimeter screening will include the required 15 or 25 foot buffer easement and achieve the 75% opaqueness and 10' height within five years of normal growth.

Loading Dock Screening:

The provided loading dock screening shall meet chapter 1176 of the City of Groveport Zoning Code.

Lot 1: T.B.D. at Final Development Plan submittal for Lot #1

Lot 2:

Buffer Deciduous Trees Required:	36 trees (3 trees per 100 lf of 25' buffer) $3 * (1,175 \text{ lf} / 100 \text{ lf})$
Buffer Deciduous Trees Provided:	33 trees
Buffer Evergreen Trees Required:	47 trees (4 trees per 100 lf of 25' buffer) $(4 * (1,175 \text{ lf} / 100 \text{ lf}))$
Buffer Evergreen Trees Provided:	44 trees
Buffer Shrubs Required:	339 shrubs (4 shrubs per 100 lf of 25' buffer + (25% (lf of 15' buffer / 2 ft per shrub)) $(4 * (1,175 \text{ lf} / 100 \text{ lf}) + 0.25 * (2,688 \text{ ft} / 2 \text{ ft}))$
Buffer Shrubs Provided:	176 shrubs
Interior Deciduous Trees Required:	47 trees (2 trees per 100 lf of building) $(2,350 \text{ lf} / 100 \text{ lf} * 2 \text{ trees})$
Interior Deciduous Trees Provided:	47
Interior Shrubs	235 shrubs (10 shrubs per 100 lf of building)

Required:	(2,350 lf / 100 lf * 10 shrubs)
Interior Shrubs Provided:	235
Minimum Island Size:	200sf
Interior Parking Landscape Required:	3,701 sf (10% of total parking area) (10% of 37,007 sf)
Interior Parking Landscape Provided:	53,867sf
Parking Area Trees Required:	18 trees (1 tree per 10 parking spots) (1 tree per 175 spots/10 spots)
Parking Area Trees Provided:	18 trees
Parking Area Shrubs Required:	353 shrubs (75%*(lf of exterior parking/2 ft per shrub)) (0.75*(939 ft/2 ft))
Parking Area Shrubs Provided:	353 shrubs

Lot 3:

Buffer Deciduous Trees Required:	37 trees (3 trees per 100 lf of 25' buffer) (3 * (1,203 lf / 100 lf))
Buffer Deciduous Trees Provided:	37 trees
Buffer Evergreen Trees Required:	49 trees (4 trees per 100 lf of 25' buffer) (4 * (1,203 lf / 100 lf))
Buffer Evergreen Trees Provided:	49 trees
Buffer Shrubs Required:	333 shrubs (4 shrubs per 100 lf of 25' buffer + (25%*(lf of 15' buffer/2 ft per shrub))) (4 * (1,203 lf / 100 lf) + .25*(2,261 ft/2ft))
Buffer Shrubs Provided:	252 shrubs

Interior Deciduous Trees Required:	48 trees (2 trees per 100 lf of building) (2,370lf / 100lf * 2 trees)
Interior Deciduous Trees Provided:	48
Interior Shrubs Required:	237 shrubs (10 shrubs per 100 lf of building) (2,370 lf / 100 lf * 10 shrubs)
Interior Shrubs Provided:	237
Minimum Island Size:	200sf
Interior Parking Landscape Required:	3,751 sf (10% of total parking area) (10% of 37,512 sf)
Interior Parking Landscape Provided:	3,817sf
Parking Area Trees Required:	18 trees (1 tree per 10 parking spots) (1 tree per 177 spots/10 spots)
Parking Area Trees Provided:	18 trees
Parking Area Shrubs Required:	357 shrubs (75%*(lf of exterior parking/2 ft per shrub)) (0.75*(952ft /2 ft)
Parking Area Shrubs Provided:	357 shrubs

1.5 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.

1.6 STORAGE TANKS

Storage tanks for water and fuel as required for the use and maintenance of a property shall be permitted provided such tanks comply with the following criteria:

1. Shall not be located between the building and the street.
2. Shall not be taller than the building that it serves.

1.7 EXTERIOR FENCING

All exterior chain link or traditional aluminum fencing is to be black PVC coated or painted black. No fencing shall exceed 10 feet in height without specific approval from the building department.

All exterior chain link or traditional aluminum fencing will be located no closer than the pavement setback along the right of way.

1.8 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 40 feet above finish grade.

1.9 BUILDING IDENTIFICATION SIGNS

Three ground mounted monument signs that identifies a single building and the multiple tenants and addresses within that building shall be permitted along Saltzgaber Road. One sign for each access point.

Each sign shall be painted to match the field color of the building it serves. Any accent colors on the sign shall also be consistent with any accent colors on the building it serves.

Ground mounted signage shall meet Chapter 1178 of City of Groveport Zoning Code.

Standard wayfinding signage will be placed as needed throughout the development and shall meet Chapter 1178 of City of Groveport Zoning Code.

1.10 TENANT WALL MOUNTED SIGNS

One wall mounted tenant identification sign will be permitted per building tenant.

The maximum sign area shall be 150 square feet for each principal sign.

The top edge of any wall sign shall be a minimum of 2 feet below the top edge of the wall to which it is attached.

All wall mounted signs shall be internally illuminated.

1.11 PROJECT SCHEDULE

Saltzgaber & Groveport Road Improvements- QTR 4 of 2019 to QTR 3 of 2020

Based on potential OPWC Grant opportunity, the construction schedule for Groveport Road and Saltzgaber Road will be T.B.D. if awarded.

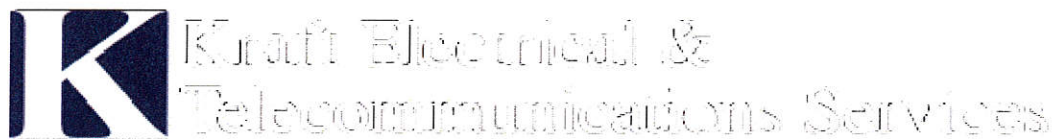
Lot 1: T.B.D. at Final Development Plan submittal for Lot #1

Lot 2: Warehouse, parking and utilities- QTR 2/3 of 2020.

Lot 3: Warehouse, parking and utilities- QTR 2/3 of 2021

1.12 DIVERGENCE REQUEST

A divergence is being requested from Chapter 1176.05 to provide no buffer trees along the property lines that have a shared common access drive.



EXTERIOR LIGHTING FIXTURE

Lithonia - DSX1 series

PROJECT:

Groveport Buildings 1 & 2

XXXX

Groveport, Ohio 43125



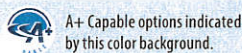
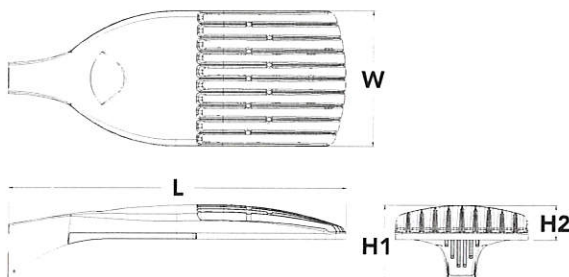
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K 3000 K	T1S Type I short	MVOLT ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁵ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷
	P1 P4 P7	40K 4000 K	T2S Type II short	120 ⁴	
	P2 P5 P8	50K 5000 K	T2M Type II medium	208 ⁴	
	P3 P6 P9		T3S Type III short	240 ⁴	
	Rotated optics		T3M Type III medium	277 ⁴	
	P10 ¹ P12 ¹		T4M Type IV medium	347 ^{4,5}	
	P11 ¹ P13 ¹		TFTM Forward throw medium	480 ^{4,5}	
			T5VS Type V very short		
			T5S Type V short		
			T5M Type V medium		
			T5W Type V wide		
			BLC Backlight control ²		
			LCCO Left corner cutoff ²		
			RCCO Right corner cutoff ²		

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ⁸ PIRHN Network, high/low motion/ambient sensor ⁹ PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁰ PER5 Five-pin receptacle only (controls ordered separately) ^{10,11} PER7 Seven-pin receptacle only (controls ordered separately) ^{10,11} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹² S Dual switching ^{2,12,14}	Shipped installed HS House-side shield ¹⁷ SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ¹⁵ EGS External glare shield ¹⁵	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

.7F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁹
uL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁹
DSHORT SBK U	Shorting cap ¹⁹
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁷
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁷
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁷
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁰
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

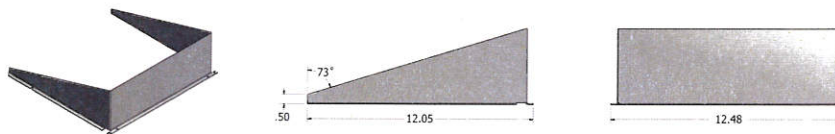
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM* mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

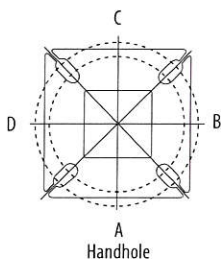
Options

EGS - External Glare Shield



Drilling

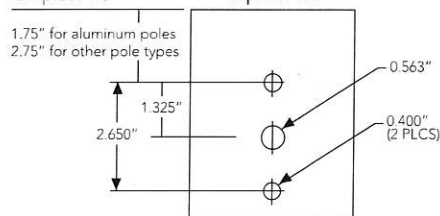
HANDHOLE ORIENTATION



Tenon Mounting Slipfitter **

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8

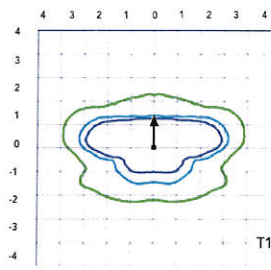
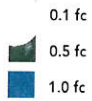


Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

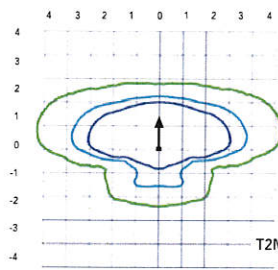
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

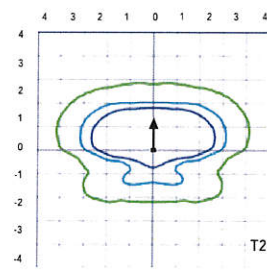
LEGEND



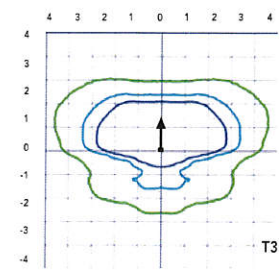
Test No. UT123211 tested in accordance with IESNA LM-79-08



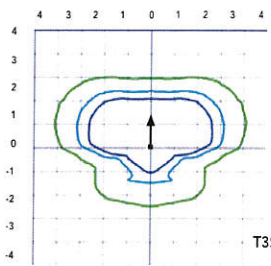
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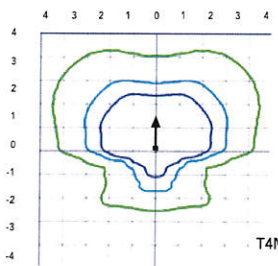
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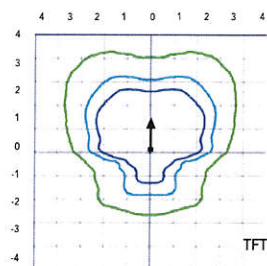
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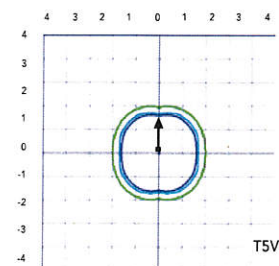
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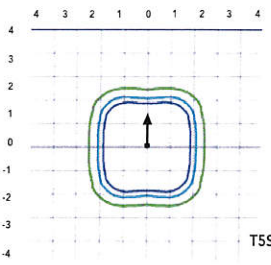
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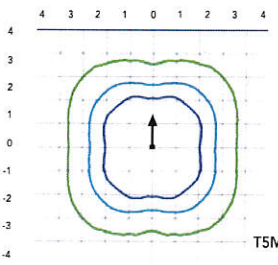
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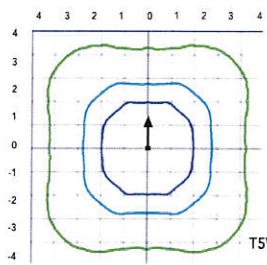
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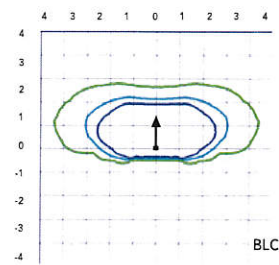
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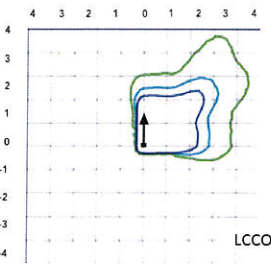
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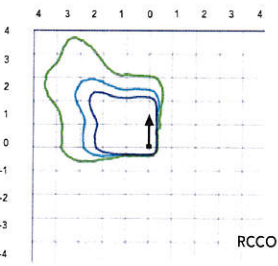
Test No. UT123222 tested in accordance with IESNA LM-79-08



Test No. UT123271 tested in accordance with IESNA LM-79-08



Test No. UT123211 tested in accordance with IESNA LM-79-08



Test No. UT12314B tested in accordance with IESNA LM-79-08

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

*These factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
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

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*Use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

When 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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
30	700	P2	70W	T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				TSM	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
30	1050	P3	102W	T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
30	1250	P4	125W	T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				TSM	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
30	1400	P5	138W	T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



Performance Data

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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				TSM	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				TSM	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				TSM	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

Performance Data

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.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				TSS	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency

- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

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 a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 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 and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once 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

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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.



A:\2018\185-6851-C000\Draw\185685-C001-C000-Cover Sheet.dwg(COVER SHEET) LS(8/27/2019 - Thursday) - LP: 8/28/2019 8:37 AM

SITE STATISTICS

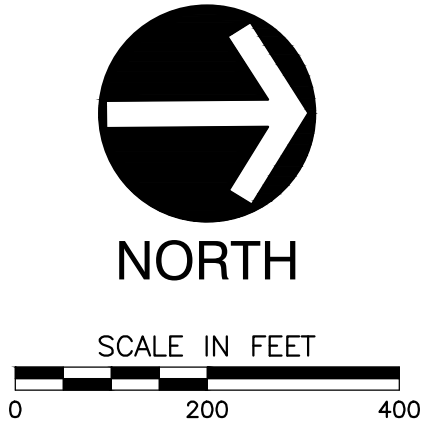
SITE ACREAGE	±37.68 AC
DEDICATED R/W ACREAGE	±2.80 AC
LOT 1 ACREAGE	±2.95 AC
LOT 2 ACREAGE	±15.52 AC
LOT 3 ACREAGE	±16.44 AC
CURRENT ZONING	RURAL (UNZONED)
PROPOSED ZONING	PLANNED INDUSTRIAL PARK (PIP)
LOT 1 BUILDING SETBACKS	
FRONT	31.25 FT/ 50 FT
SIDE	25 FT
REAR	25 FT
LOT 2 BUILDING SETBACKS	
FRONT	31.25 FT
SIDE	25 FT
REAR	25 FT
LOT 3 BUILDING SETBACKS	
FRONT	31.25 FT
SIDE	25 FT / 50FT
REAR	25 FT
LOT 1 PARKING SETBACKS	
FRONT	19 FT/ 30 FT
SIDE	15 FT
REAR	15 FT
LOT 2 PARKING SETBACKS	
FRONT	19 FT
SIDE	15 FT
REAR	15 FT (INCLUDES TRAILER PARKING)
LOT 3 PARKING SETBACKS	
FRONT	19 FT
SIDE	15 FT / 30FT
REAR	15 FT (INCLUDES TRAILER PARKING)
LOT 1 LANDSCAPE SETBACKS	
FRONT	25 FT
SIDE	0 FT
REAR	0 FT
LOT 2 LANDSCAPE SETBACKS	
FRONT	25 FT
SIDE	0 FT
REAR	15 FT
LOT 3 LANDSCAPE SETBACKS	
FRONT	25 FT
SIDE	0 FT / 15FT / 25FT
REAR	15 FT

PARKING DATA

BUILDING 2 SQUARE FOOTAGE	247,500 FT² (5% OFFICE/95% WAREHOUSE)
BUILDING 3 SQUARE FOOTAGE	240,500 FT² (5% OFFICE/95% WAREHOUSE)
TOTAL BUILDING SQUARE FOOTAGE	488,000 FT² (5% OFFICE/95% WAREHOUSE)
BUILDING 2 EMPLOYEES	124 EMPLOYEES (1 EMPLOYEE PER 2,000 FT²)
BUILDING 3 EMPLOYEES	121 EMPLOYEES (1 EMPLOYEE PER 2,000 FT²)
NUMBER OF SPACES REQUIRED (LOT 2)	145 5% (1 SPOT PER 200FT² OF BLDG FT²) + 95% [(1 SPOT PER 2 EMPLOYEES) + (1 SPOT PER 10,000FT² OF BLDG FT²)] 5% (247,500FT²/200FT²) + 95% [(1 SPOT/ 2 EMPLOYEES * 124 EMPLOYEES) + (275,000FT²/10,000FT²)]
NUMBER OF SPACES PROVIDED (LOT 2)	175 (4 HANDICAP)
NUMBER OF SPACES REQUIRED (LOT 3)	141 5% (1 SPOT PER 200FT² OF BLDG FT²) + 95% [(1 SPOT PER 2 EMPLOYEES) + (1 SPOT PER 10,000FT² OF BLDG FT²)] 5% (240,500FT²/200FT²) + 95% [(1 SPOT/ 2 EMPLOYEES * 121 EMPLOYEES) + (240,500FT²/10,000FT²)]
NUMBER OF SPACES PROVIDED (LOT 3)	177 (4 HANDICAP)
NUMBER OF LOADING SPACES REQUIRED (LOT 2)	32 SPOTS 1 SPOT PER EVERY 10,000FT² OVER 10,000 FT² + 1 SPOT FOR EVERY 25,000 FT² OVER 50,000FT²
NUMBER OF LOADING SPACE PROVIDED (LOT 2)	39 SPOTS
NUMBER OF LOADING SPACES REQUIRED (LOT 3)	31 SPOTS 1 SPOT PER EVERY 10,000FT² OVER 10,000 FT² + 1 SPOT FOR EVERY 25,000 FT² OVER 50,000FT²
NUMBER OF LOADING SPACE PROVIDED (LOT 3)	40 SPOTS

TOTAL IMPERVIOUS AREA

SQUARE FOOTAGE OF SITE	1,641,340 FT²
PERVIOUS AREA	639,572 FT²
85% IMP.	109,227 FT²
LOT 2 BUILDING PARKING SIDEWALK BASIN	247,500 FT² 267,054 FT² 3,612 FT² 35,112 FT²
LOT 3 BUILDING PARKING SIDEWALK	240,500 FT² 261,614 FT² 3,708 FT²
TOTAL IMPERVIOUS AREA	1,168,327 FT²



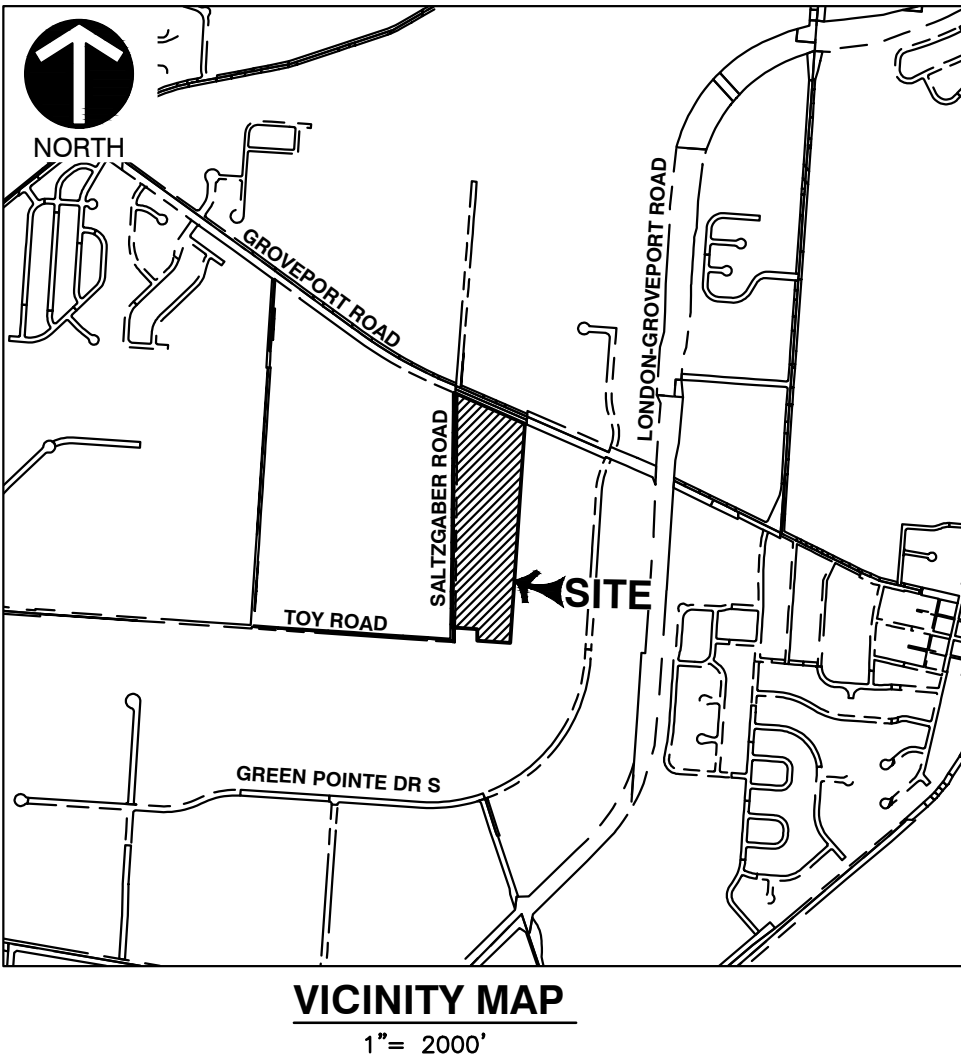
INDEX MAP
SCALE: 1"=200'

LOT 2 LANDSCAPING

REQUIRED BUFFER YARD DECIDUOUS TREES	36 DECIDUOUS TREES 3 TREES PER 100 LF OF 25' BUFFER 3 * (1,175LF/100LF)
PROVIDED BUFFER YARD DECIDUOUS TREES	33 DECIDUOUS TREES
REQUIRED BUFFER YARD EVERGREENS	47 EVERGREENS 4 TREES PER 100 LF OF 25' BUFFER 4 * (1,175LF/100LF)
PROVIDED BUFFER YARD EVERGREENS	44 EVERGREENS
REQUIRED BUFFER YARD SHRUBS	339 SHRUBS 4 SHRUBS PER 100 LF OF 25' BUFFER + (25%*(LF OF 15' BUFFER/2 FT PER SHRUB)) 4 * (1,810LF/100LF) + 0.25*(2,688FT/2FT)
PROVIDED BUFFER YARD SHRUBS	176 SHRUBS
REQUIRED INTERIOR SHRUBS	235 SHRUBS (10 SHRUBS PER 100 LF OF BUILDING) (2,350 LF/100LF * 10 SHRUBS)
PROVIDED INTERIOR SHRUBS	235 SHRUBS
REQUIRED INTERIOR DECIDUOUS TREES	47 DECIDUOUS TREES (2 DECIDUOUS TREES PER 100 LF OF BUILDING) (2,350 LF/100LF * 2 DECIDUOUS TREES)
PROVIDED INTERIOR DECIDUOUS TREES	47 DECIDUOUS TREES
MINIMUM PARKING ISLAND SIZE	200FT²
REQUIRED INTERIOR PARKING LANDSCAPE AREA	3,701FT² (10% OF TOTAL PARKING AREA) (10% OF 37,007FT²)
PROVIDED INTERIOR PARKING LANDSCAPING AREA	3,867FT²
REQUIRED TREES FOR PARKING AREA	18 TREES (1 TREE PER 10 PARKING SPACES) (1 TREE PER 175 SPACES/10 SPACES)
PROVIDED TREES FOR PARKING AREA	18 TREES
REQUIRED SHRUBS FOR PARKING AREA ADJACENT R/W	353 SHRUBS (75%*(LF OF EXTERIOR PARKING/2 FT PER SHRUB)) 0.75*(939FT/2FT)
PROVIDED SHRUBS FOR PARKING AREA ADJACENT R/W	353 SHRUBS

LOT 3 LANDSCAPING

REQUIRED BUFFER YARD DECIDUOUS TREES	37 DECIDUOUS TREES 3 TREES PER 100 LF OF 25' BUFFER 3 * (1,203LF/100LF)
PROVIDED BUFFER YARD DECIDUOUS TREES	37 DECIDUOUS TREES
REQUIRED BUFFER YARD EVERGREENS	49 EVERGREENS 4 TREES PER 100 LF OF 25' BUFFER 4 * (1,203LF/100LF)
PROVIDED BUFFER YARD EVERGREENS	49 EVERGREENS
REQUIRED BUFFER YARD SHRUBS	333 SHRUBS 4 SHRUBS PER 100 LF OF 25' BUFFER + (25%*(LF OF 15' BUFFER/2 FT PER SHRUB)) 4 * (1,203LF/100LF) + 0.25*(2,261FT/2FT)
PROVIDED BUFFER YARD SHRUBS	252 SHRUBS
REQUIRED INTERIOR SHRUBS	237 SHRUBS (10 SHRUBS PER 100 LF OF BUILDING) (2,370 LF/100LF * 10 SHRUBS)
PROVIDED INTERIOR SHRUBS	237 SHRUBS
REQUIRED INTERIOR DECIDUOUS TREES	48 DECIDUOUS TREES (2 DECIDUOUS TREES PER 100 LF OF BUILDING) (2,370 LF/100LF * 2 DECIDUOUS TREES)
PROVIDED INTERIOR DECIDUOUS TREES	48 DECIDUOUS TREES
MINIMUM PARKING ISLAND SIZE	200FT²
REQUIRED INTERIOR PARKING LANDSCAPE AREA	3,751FT² (10% OF TOTAL PARKING AREA) (10% OF 37,512FT²)
PROVIDED INTERIOR PARKING LANDSCAPING AREA	3,817FT²
REQUIRED TREES FOR PARKING AREA	18 TREES (1 TREE PER 10 PARKING SPACES) (1 TREE PER 177 SPACES/10 SPACES)
PROVIDED TREES FOR PARKING AREA	18 TREES
REQUIRED SHRUBS FOR PARKING AREA ADJACENT R/W	357 SHRUBS (75%*(LF OF EXTERIOR PARKING/2 FT PER SHRUB)) 0.75*(952FT/2FT)
PROVIDED SHRUBS FOR PARKING AREA ADJACENT R/W	357 SHRUBS



DRAWING INDEX		
NUMBER	DESCRIPTION	SHEET TITLE
1	C000	COVER SHEET
2	C100	EXISTING CONDITIONS PLAN
3	C200	SITE PLAN
4	C201	SITE PLAN
5	C202	ROAD WIDENING PLAN
6	C700	LANDSCAPE PLAN

REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. IN JANUARY 2019.
- EXISTING UTILITY INFORMATION SHOWN PER SURVEY & RECORDS.

UTILITIES

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.

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.

DRAINAGE: EXISTING DRAINAGE FLOWS WEST TO EAST. A DETENTION 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.

ROADWAY IMPROVEMENTS

- THE PUBLIC ROADWAY ADJACENT TO THE SITE WILL BE UPDATED PER THE APPROVED TRAFFIC STUDY.
- SALTZGABER ROAD: A THREE-LANE ROAD WILL BE CONSTRUCTED PER COUNTY STANDARDS WITH A 100' DIAMETER TURNAROUND PLACED ON THE SOUTH END OF THE ROAD IMPROVEMENT.
 - GROVEPORT ROAD: A 325' (SOUTH) AND 150' (NORTH) LEFT TURN LANE AND A 150' (SOUTH) RIGHT TURN LANE WILL BE PROVIDED FROM GROVEPORT ROAD TO SALTZGABER ROAD.

DEVELOPER
PAUL HEMMER COMPANY
226 GRANDVIEW DRIVE
FORT MITCHELL, KENTUCKY 41017
PHONE: (859) 341-8300
CONTACT: ADAM HEMMER
EMAIL: AHEMMER@PAULHEMMER.COM

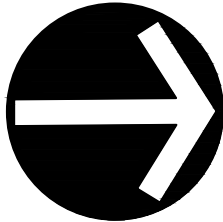
ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART
EMAIL: BBURKHART@CECINC.COM

Civil & Environmental Consultants, Inc.
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www.cecinc.com

PAUL HEMMER COMPANY
SALTZGABER WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO

COVER SHEET		DRAWING NO. C000	
DATE:	AUGUST 2019	DRAWN BY:	HKE
DWG SCALE:	AS NOTED	CHECKED BY:	BAB
PROJECT NO.:	185-685	APPROVED BY:	*HAB
* HAND SIGNATURE ON FILE			

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SCALE IN FEET
0 100 200



FEMA FLOODPLAIN DATA

THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39049C0431K & NO. 39049C0432K, WHICH BEAR AN EFFECTIVE DATE OF JUNE 17, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE.

SOILS

CrA-CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
KeB-KENDALLVILLE SILT LOAM, 2 TO 6 PERCENT SLOPES
KeC2-KENDALLVILLE SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED

EXISTING CONDITIONS PLAN

DRAWING NO.

C100

SHEET 2 OF 6

DATE: AUGUST 2019
DRAWN BY: HKE
DWG SCALE: 1"=100'
PROJECT NO: BAB
APPROVED BY: 185-685
* HAND SIGNATURE ON FILE *BAB

PAUL HEMMER COMPANY
SALTZGABER WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO

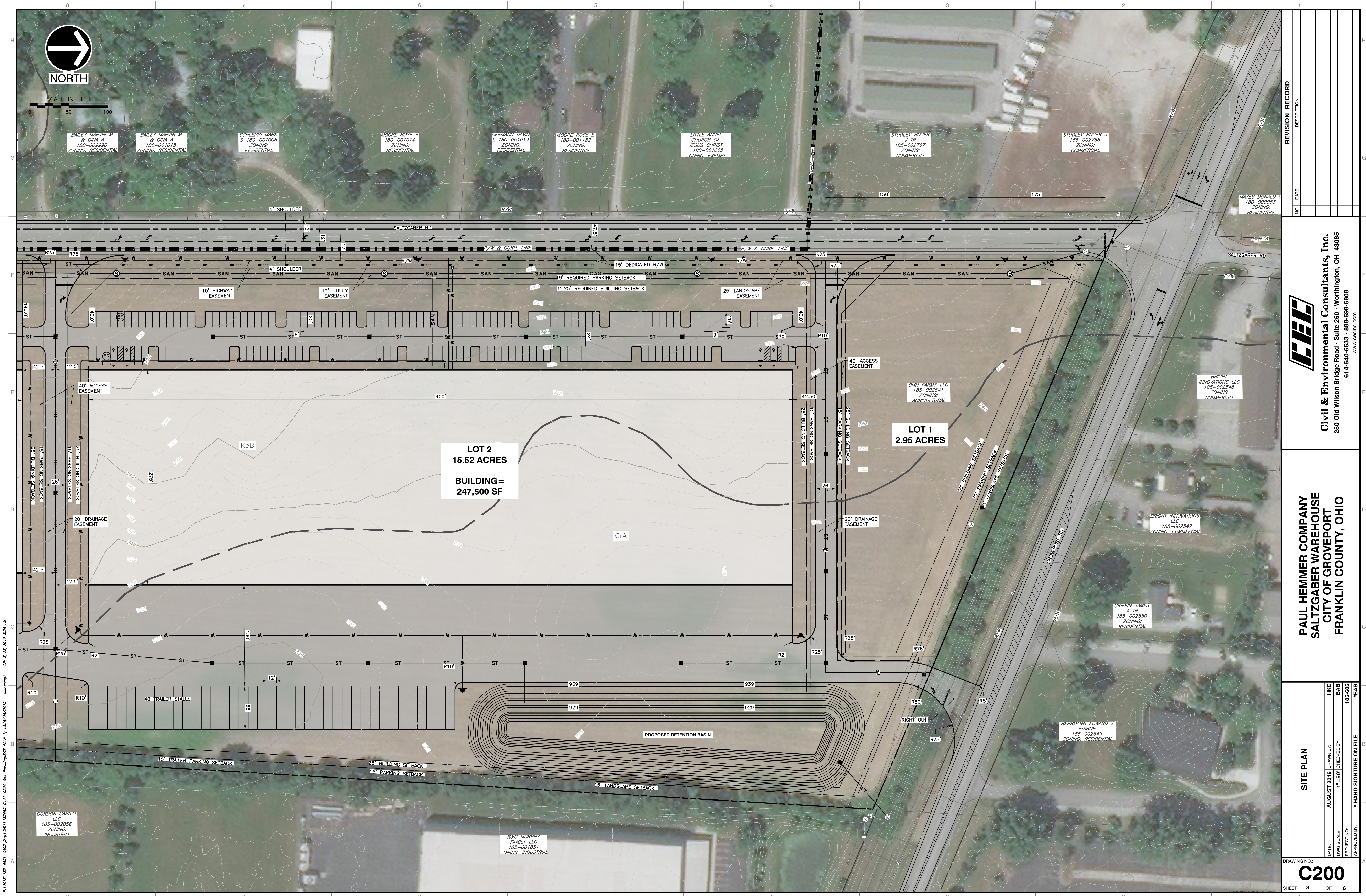


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614-540-6633 · 888-598-6808
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REVISION RECORD

DESCRIPTION

NO. DATE



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REVISION RECORD	
NO.	DATE



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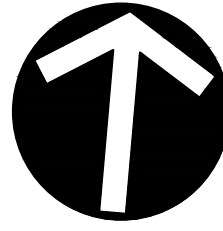
**PAUL HEMMER COMPANY
SALTZGABER WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO**

SITE PLAN

DATE:	AUGUST 2019	DRAWN BY:	HKE
DWG SCALE:	1"=50'	CHECKED BY:	BAB
PROJECT NO:	185-685	APPROVED BY:	*HAB
* HAND SIGNATURE ON FILE			

DRAWING NO: **C200**
SHEET 3 OF 6

A:\2018\185-685\185-685-C202-Road Widening Plan.dwg (185-685-C202-Road Widening Plan.dwg) - Ltr. 8/28/2019 8:38 AM



SCALE IN FEET
0 50 100



REVISION RECORD	
NO	DATE



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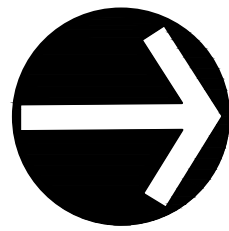
**PAUL HEMMER COMPANY
SALTZGER WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO**

ROAD WIDENING PLAN

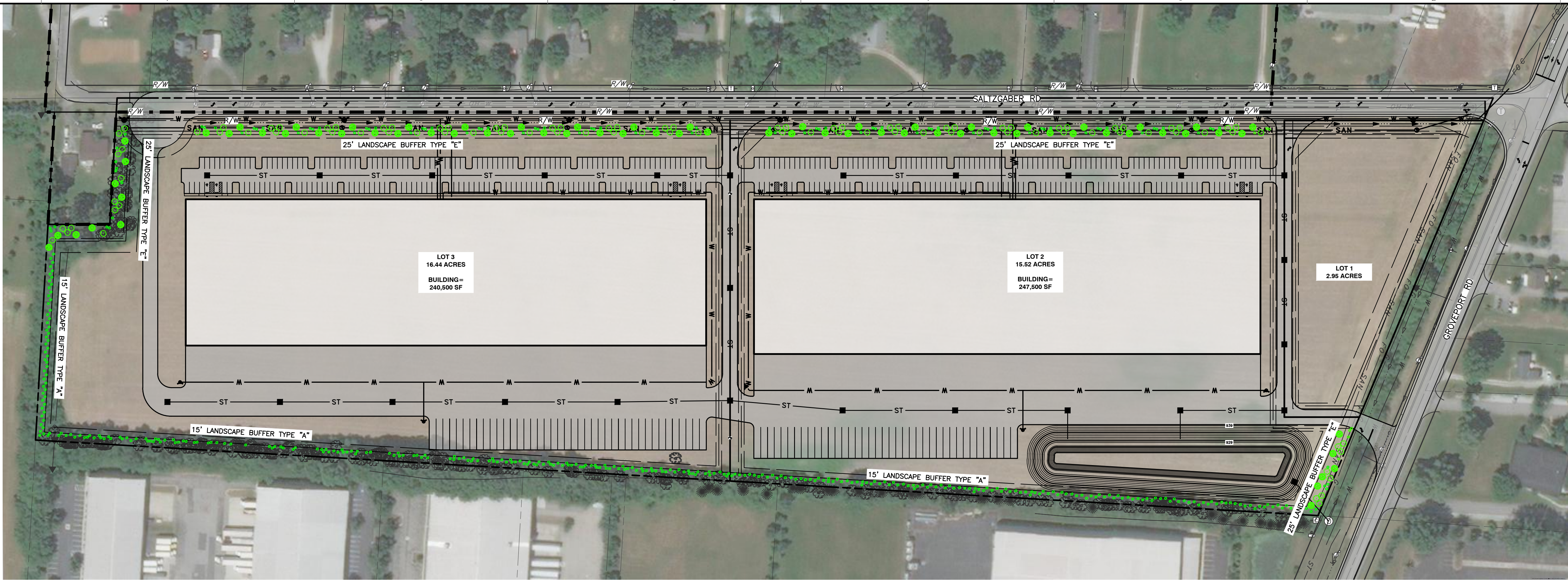
DRAWING NO: **C202**

SHEET 5 OF 6

DATE:	AUGUST 2019	DRAWN BY:	HKE
DWG SCALE:	1"=50'	CHECKED BY:	BAB
PROJECT NO:	185-685	APPROVED BY:	*EAB
APPROVED BY:		* HAND SIGNATURE ON FILE	



PLANT KEY	
	EVERGREEN
	DECIDUOUS TREE
	SHRUB
	EXISTING TREE



NOTES:

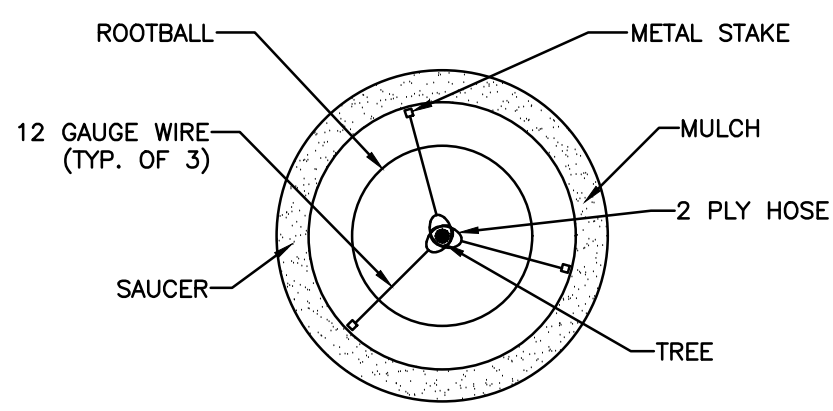
- PER THE CITY OF GROVEPORT ZONING CODE, CHAPTER 1176, IF A 6" OR GREATER CALIPER TREE IS REMOVED, THEN IT WILL BE REPLACED WITH AT LEAST A 2.5" CALIPER TREE.
- LOT 1 LANDSCAPING TO BE DETERMINED AT LOT 1 FINAL DEVELOPMENT PLAN SUBMITTAL.

LOT 2 BUFFER YARD REQUIREMENTS		
	REQUIRED	PROVIDED
NORTH (± 661) 0' EASEMENT	83 SHRUBS	0 SHRUBS
NORTH (± 190) 25' EASEMENT	6 DECIDUOUS 8 EVERGREEN 8 SHRUBS	6 DECIDUOUS 8 EVERGREEN 8 SHRUBS
EAST (± 1,047) 15' EASEMENT	131 SHRUBS	131 SHRUBS 37 EXISTING TREES
SOUTH (± 641) 0' EASEMENT	81 SHRUBS	0 SHRUBS
WEST (± 985) 25' EASEMENT	30 DECIDUOUS 39 EVERGREEN 39 SHRUBS	27 DECIDUOUS 36 EVERGREEN 37 SHRUBS

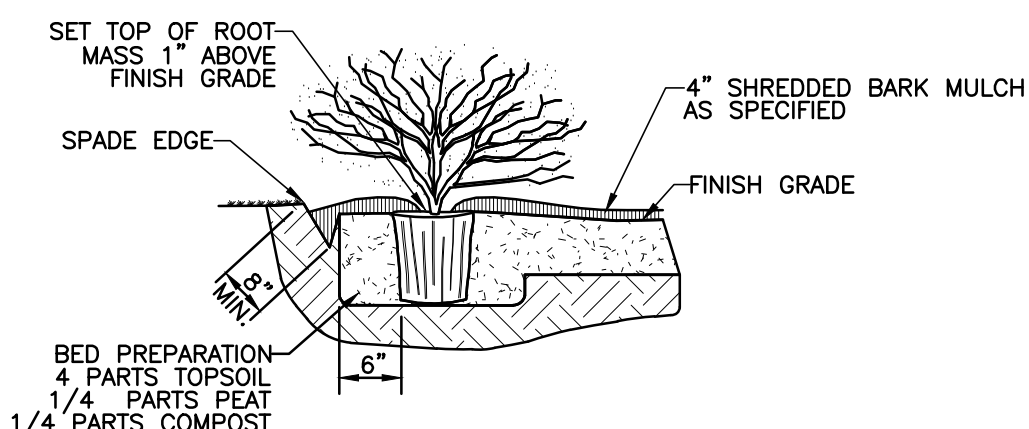
NOTE: EAST, WEST AND NORTH BUFFER PLANTING SHALL ACHIEVE A HEIGHT OF 10' OR MORE AND AN OPAQUENESS OF AT LEAST 75% WITHIN FIVE YEARS OF NORMAL GROWTH.

LOT 3 BUFFER YARD REQUIREMENTS		
	REQUIRED	PROVIDED
NORTH (± 641) 0' EASEMENT	81 SHRUBS	0 SHRUBS
EAST (± 1,236) 15' EASEMENT	155 SHRUBS	155 SHRUBS 95 EXISTING TREES
SOUTH (± 384) 15' EASEMENT	48 SHRUBS	48 SHRUBS
SOUTH (± 271) 25' EASEMENT	9 DECIDUOUS 11 EVERGREEN 11 SHRUBS	9 DECIDUOUS 11 EVERGREEN 11 SHRUBS
WEST (± 932) 25' EASEMENT	28 DECIDUOUS 38 EVERGREEN 38 SHRUBS	28 DECIDUOUS 38 EVERGREEN 38 SHRUBS

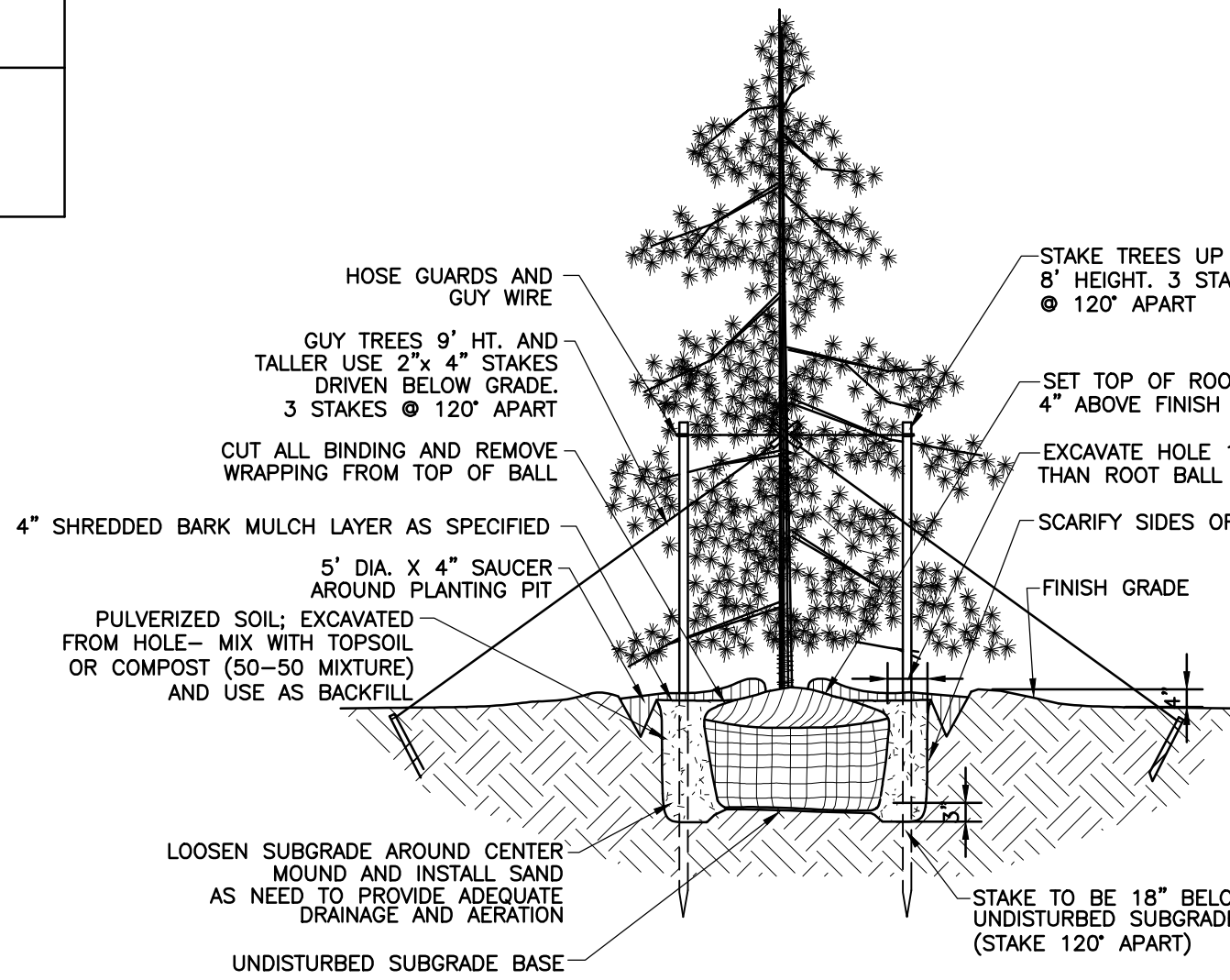
NOTE: EAST, WEST AND NORTH BUFFER PLANTING SHALL ACHIEVE A HEIGHT OF 10' OR MORE AND AN OPAQUENESS OF AT LEAST 75% WITHIN FIVE YEARS OF NORMAL GROWTH.



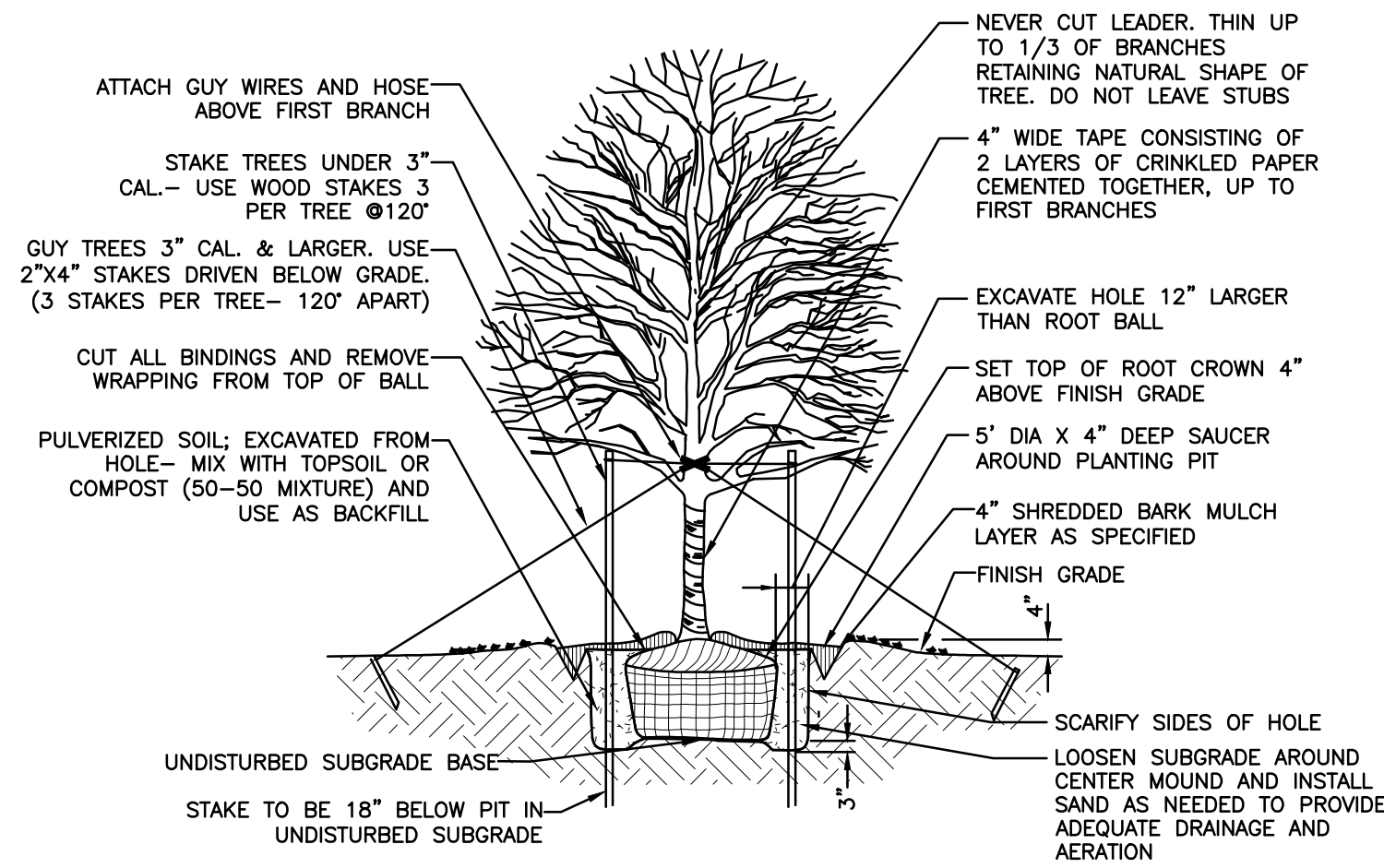
DETAIL 700 - TREE STAKING DETAIL
NOT TO SCALE



DETAIL 701 - SHRUB/ SMALL TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 702 - EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 703 - SHADE TREE PLANTING DETAIL
NOT TO SCALE

BUILDING FOUNDATION PLANTING		
	REQUIRED	PROVIDED
LOT 2 2,350 LF BUILDING PERIMETER	235 SHRUBS (10 PER 100 LF)	235 SHRUBS (NOT SHOWN ON PLAN)
LOT 3 2,370 LF BUILDING PERIMETER	237 SHRUBS (10 PER 100 LF)	237 SHRUBS (NOT SHOWN ON PLAN)

LOT INTERIOR LANDSCAPING		
	REQUIRED	PROVIDED
BUILDING 2 2,350 LF BUILDING PERIMETER	47 DECIDUOUS TREES (2 PER 100 LF)	47 DECIDUOUS TREES (NOT SHOWN ON PLAN)
BUILDING 3 2,370 LF BUILDING PERIMETER	48 DECIDUOUS TREES (2 PER 100 LF)	48 DECIDUOUS TREES (NOT SHOWN ON PLAN)

INTERIOR PARKING LANDSCAPE AREA		
	REQUIRED	PROVIDED
LOT 2 ±37,007 SF 175 SPACES (5 ADA)	3,701 SF (10%) 18 TREES (1 TREE PER 10 SPACES)	3,867 SF 18 TREES (NOT SHOWN ON PLAN)
LOT 3 ±37,512 SF 177 SPACES (4 ADA)	3,751 SF (10%) 18 TREES (1 TREE PER 10 SPACES)	3,817 SF 18 TREES (NOT SHOWN ON PLAN)

EXTERIOR PARKING LANDSCAPE AREA ADJACENT TO PUBLIC R/W		
	REQUIRED	PROVIDED
LOT 2 939 LF	353 SHRUBS (75% OPAQUENESS)	353 SHRUBS (NOT SHOWN ON PLAN)
LOT 3 952 LF	357 SHRUBS (75% OPAQUENESS)	357 SHRUBS (NOT SHOWN ON PLAN)

Civil & Environmental Consultants, Inc.
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**PAUL HEMMER COMPANY
SALTZGABER WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO**

LANDSCAPE PLAN

DATE: AUGUST 2019	DRAWN BY: HKE
DWG SCALE: 1"=100'	CHECKED BY: BAB
PROJECT NO: 185-685	APPROVED BY: * HAND SIGNATURE ON FILE
APPROVED BY: * HAND SIGNATURE ON FILE	185-685

DRAWING NO.: **C700**
SHEET 6 OF 6



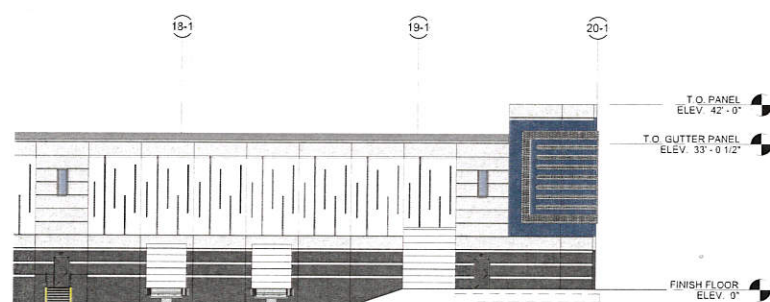
PAUL HEMMER COMPANY
GROVEPORT BUILDING 1 & 2
XXXX
GROVEPORT, OHIO

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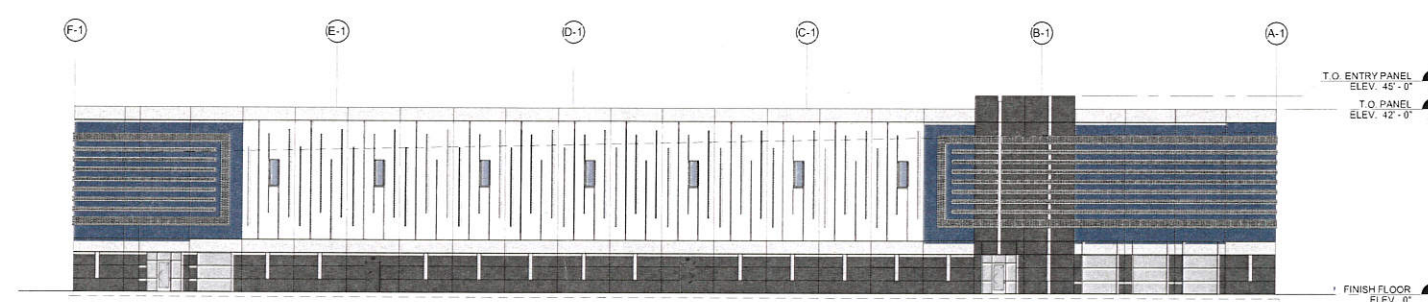
PROJECT #: 19008
DRAWN: Author CHECKED: Checker

BUILDING 1
ELEVATIONS

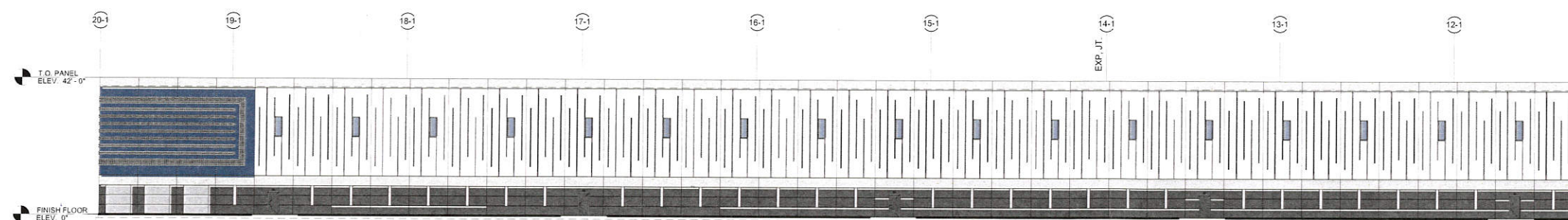
201-1



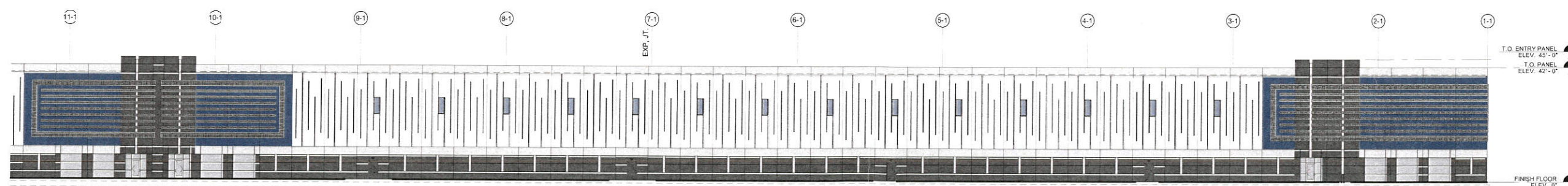
5 EAST ELEVATION - PARTIAL
201-1 1" = 20'-0"



2 NORTH ELEVATION
201-1 1" = 20'-0"



3 WEST ELEVATION - PARTIAL
201-1 1" = 20'-0"



4 WEST ELEVATION - PARTIAL
201-1 1" = 20'-0"



ATA | BEILHARZ
ARCHITECTS
1063 Central Avenue Cincinnati, Ohio 45202
p: 513-241-4422 f: 513-241-5560 www.ATA-B.com

PAUL HEMMER COMPANY
GROVEPORT BUILDING 1 & 2
XXXX
GROVEPORT, OHIO

REVISIONS

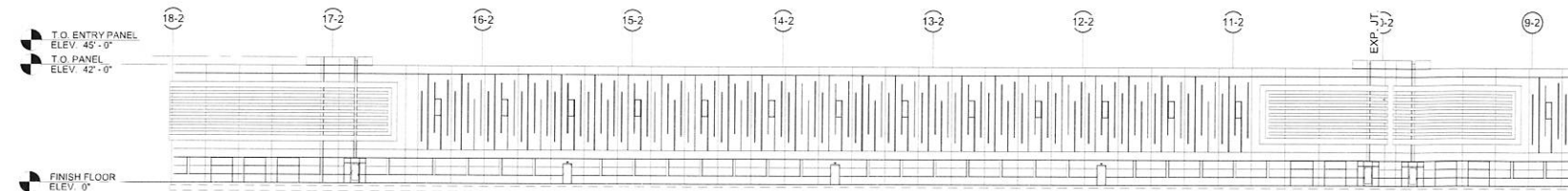
DATE DESCRIPTION

PROJECT #: 19008

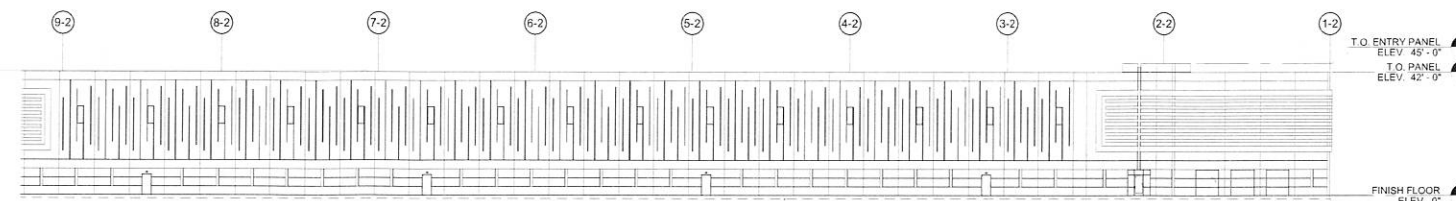
DRAWN: Author CHECKED: Checker

BUILDING 2
ELEVATIONS

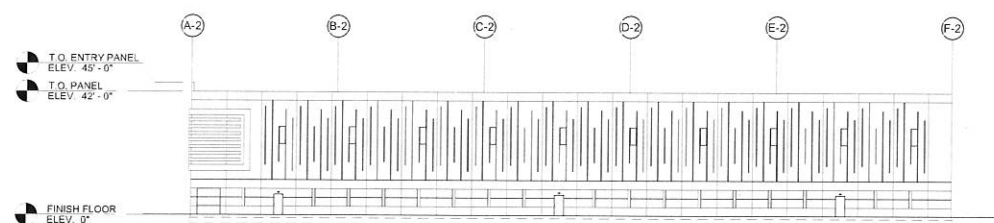
201-2



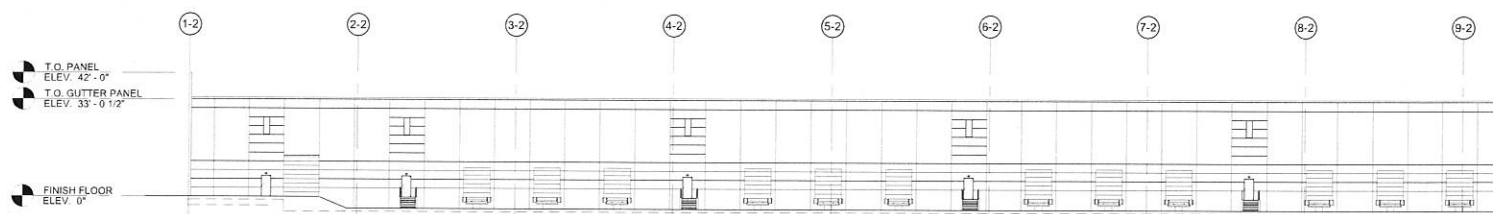
1A WEST ELEVATION - PARTIAL
201-2 1" = 30'-0"



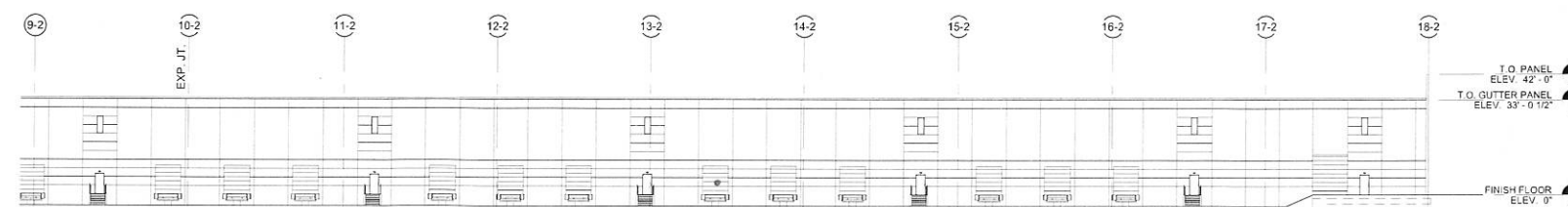
1B WEST ELEVATION - PARTIAL
201-2 1" = 30'-0"



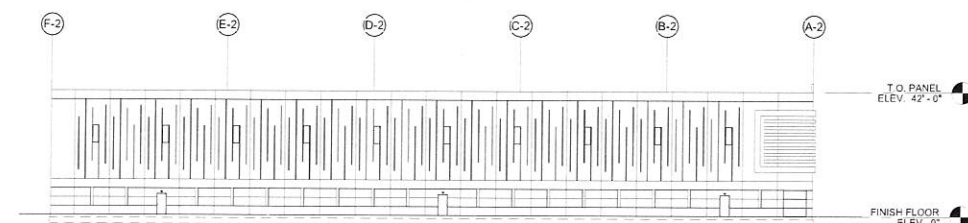
2 SOUTH ELEVATION
201-2 1" = 30'-0"



3A EAST ELEVATION - PARTIAL
201-2 1" = 30'-0"

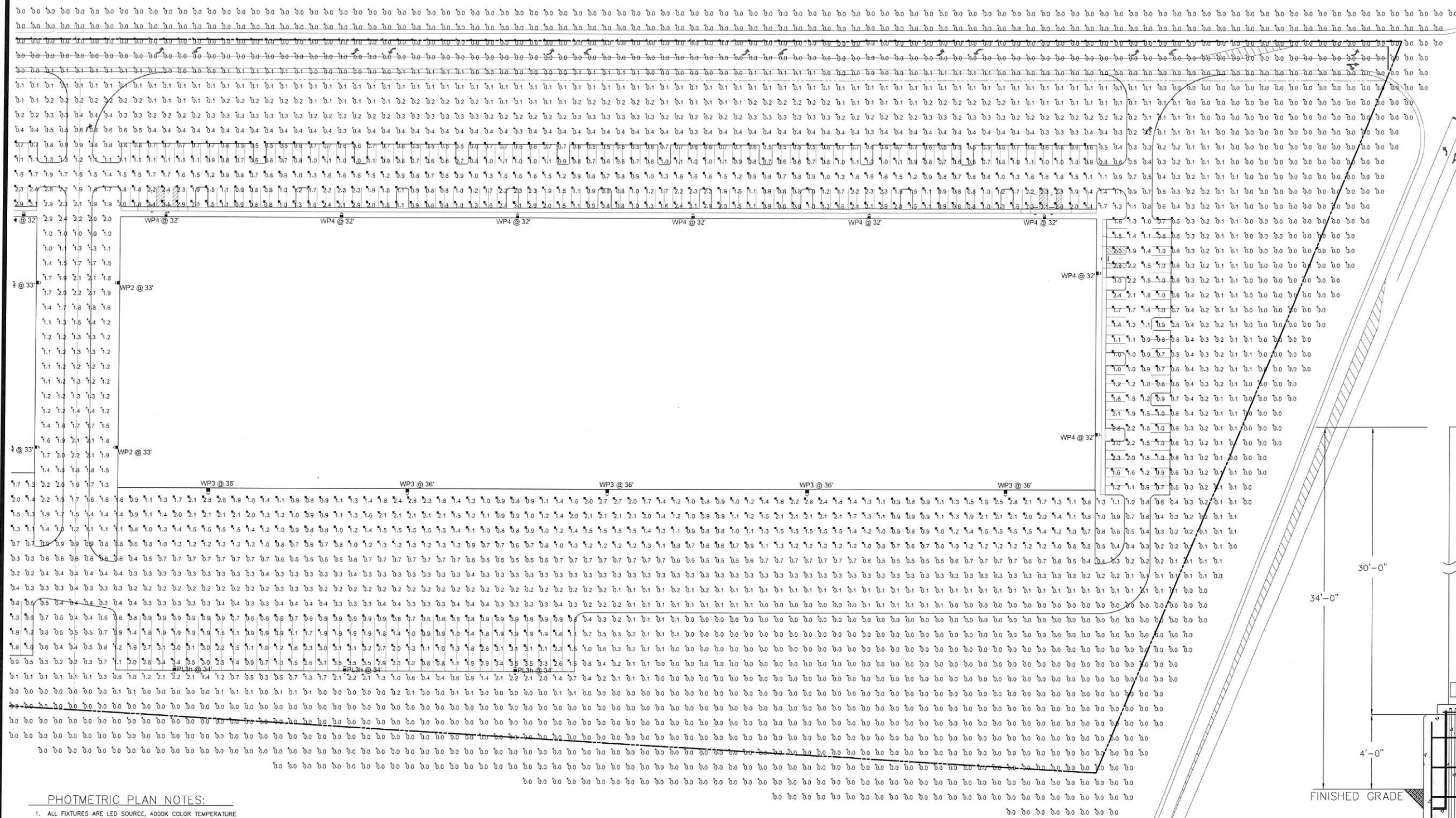


3B EAST ELEVATION - PARTIAL
201-2 1" = 30'-0"



4 NORTH ELEVATION
201-2 1" = 30'-0"





PHOTOMETRIC PLAN NOTES:

1. ALL FIXTURES ARE LED SOURCE, 4000K COLOR TEMPERATURE TO PROVIDE A SOFT WHITE LIGHT (SIMILAR TO METAL HALIDE).
2. ALL FIXTURES ARE CUTOFF TYPE FIXTURES. THERE IS NOT UP-LIGHTING PLANNED FOR THE PROJECT AT THIS TIME.
3. ALL LIGHT FIXTURES WILL BE INSTALLED BELOW THE OVERALL BUILDING HEIGHT.
4. BUILDING WALL-MOUNT FIXTURES ARE TO BE INSTALLED 32'-0" ABOVE FINISHED FLOOR. AT THE DOCK AREA OF THE BUILDING, THE FIXTURES WILL 36'-0" ABOVE FINISHED GRADE BECAUSE THE FINISHED FLOOR IS AT 4'-0" ABOVE GRADE IN THAT AREA.
5. OVERALL HEIGHT OF THE POLE LIGHTS WILL BE 34'-0" ABOVE THE GROUND (4'-0" BASE & 30'-0" POLE).
6. ALL POLES WILL BE "SSS" (SQUARE STRAIGHT STEEL) AND FINISHED WITH A BRONZE COLOR.
7. LIGHT LEVELS ARE AT 0.1 FC OR BELOW AROUND THE ENTIRE PROPERTY LINE OF THE OVERALL PROJECT. THERE WILL BE LIGHT SPillover AT THE LOT SPLIT LINE BETWEEN THE TWO BUILDINGS SO THAT THE SHARED ACCESS DRIVE BETWEEN THEM IS PROVIDED WITH LIGHT. THIS ACCESS DRIVE IS PART OF AN INDUSTRIAL BUSINESS PARK OF SIMILAR USE BUILDINGS AND THE LIGHT SPILLOVER SHOULD NOT BE A NUISANCE TO EITHER PROJECT.
8. AVERAGE LIGHT LEVEL ON THE SITE IS 0.5FC.
9. ALL FIXTURE SPACING EXCEED THE MINIMUM FIXTURE SPACING OF (4) TIMES THEIR MOUNTING HEIGHT.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	6.5 fc	3.5 fc	0.5 fc	N/A	N/A
Parking - Auto	X	1.2 fc	3.1 fc	0.5 fc	6.2 ft	2.4 ft
Parking - Deck	X	1.3 fc	2.8 fc	0.5 fc	5.6 ft	2.6 ft
Parking - Trailer	X	1.7 fc	3.5 fc	0.5 fc	7.0 ft	3.4 ft

Schedule						
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Wattage
WP4	WP4	8	Lincoln Lighting	DSK1 LED P9 40K T4M MVOLT	LED	26996
WP3	WP3	5	Lincoln Lighting	DSK1 LED P9 40K T2M MVOLT	LED	26790
WP2	WP2	2	Lincoln Lighting	DSK1 LED P4 40K T2M MVOLT	LED	14457
PL3h	PL3h	3	Lincoln Lighting	DSK1 LED P9 40K BLC MVOLT	LED	22611

Disclaimer:
Visual Professional has made great efforts to ensure the accuracy of their program, however Kraft Electric & Visual Professional assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by Visual Professional for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

K

Kraft
Electrical
Contracting

Commercial • Industrial

5710 Hillside Avenue
Cincinnati, OH 45233
513.467.0500

4407 Professional Parkway
Groveport, OH 43125
614.836.9300

www.kecc.com

Revisions:		FOR REVIEW		05/03/19	
Scale:	AS NOTED	Date:	05/03/19	Drawn By:	JDT
				Checked By:	JDT

PAUL HEMMER COMPANY

GROVEPORT BUILDING 1 & 2
GROVEPORT, OHIO 43125

BUILDING 1 - EXTERIOR PHOTOMETRIC

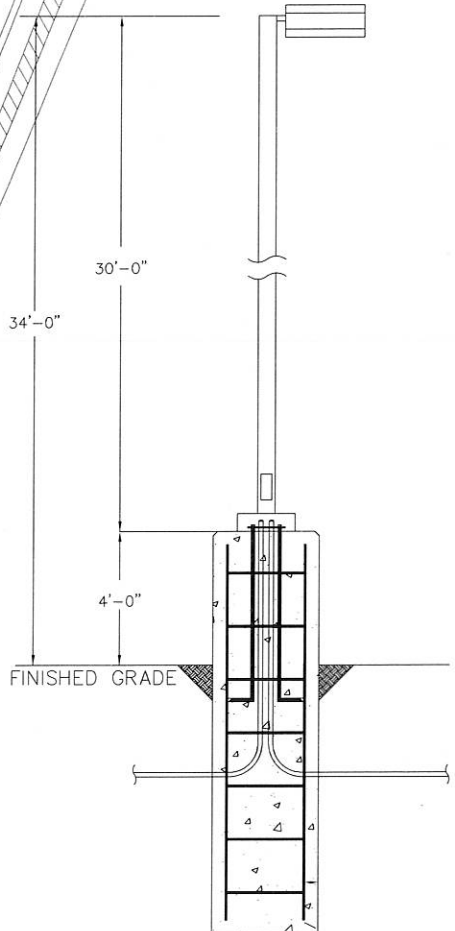
Certified By:

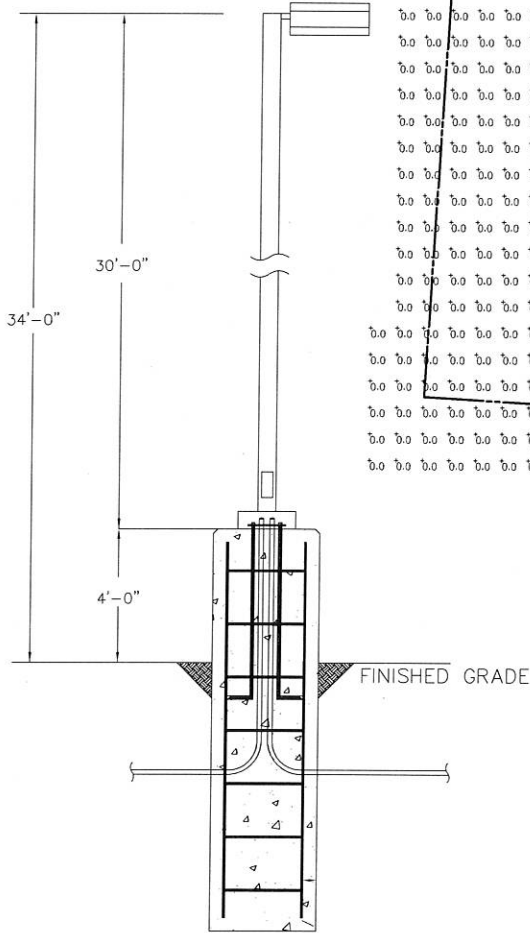
Drawing Number:
EP1-1

Client Job Number:
—

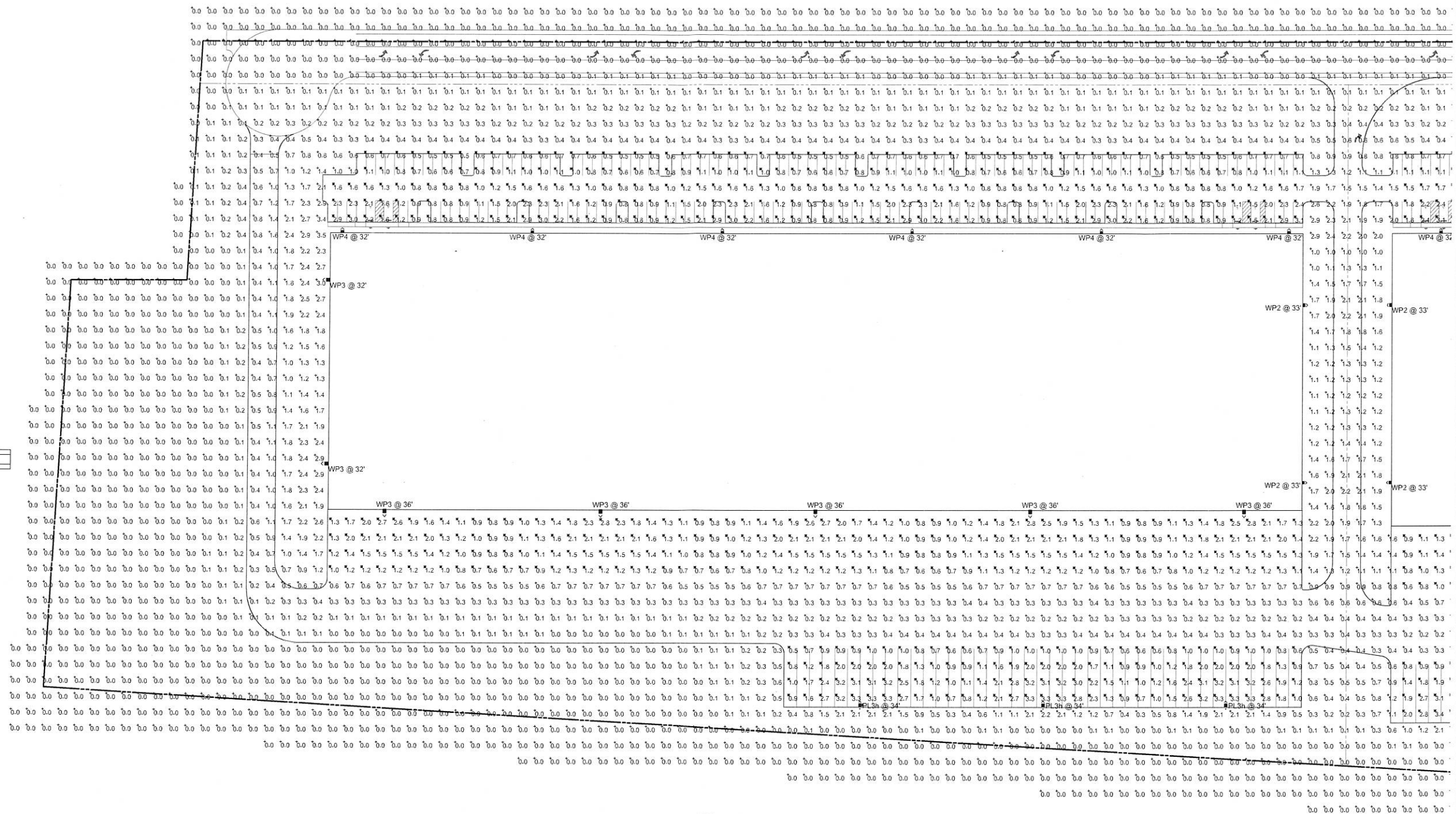
Kraft Job Number:
—

2 OVERALL POLE HEIGHT
SCALE: NTS





2 OVERALL POLE HEIGHT
SCALE: NTS



PHOTMETRIC PLAN NOTES:

- ALL FIXTURES ARE LED SOURCE, 4000K COLOR TEMPERATURE TO PROVIDE A SOFT WHITE LIGHT (SIMILAR TO METAL HALIDE).
- ALL FIXTURES ARE CUTOFF TYPE FIXTURES. THERE IS NOT UP-LIGHTING PLANNED FOR THE PROJECT AT THIS TIME.
- ALL LIGHT FIXTURES WILL BE INSTALLED BELOW THE OVERALL BUILDING HEIGHT.
- BUILDING WALL-MOUNT FIXTURES ARE TO BE INSTALLED 32'-0" ABOVE FINISHED FLOOR. AT THE DOCK AREA OF THE BUILDING, THE FIXTURES WILL 36'-0" ABOVE FINISHED GRADE BECAUSE THE FINISHED FLOOR IS AT 4'-0" ABOVE GRADE IN THAT AREA.
- OVERALL HEIGHT OF THE POLE LIGHTS WILL BE 34'-0" ABOVE THE GROUND (4'-0" BASE & 30'-0" POLE).
- ALL POLES WILL BE "SSS" (SQUARE STRAIGHT STEEL) AND FINISHED WITH A BRONZE COLOR.
- LIGHT LEVELS ARE AT 0.1 FC OR BELOW AROUND THE ENTIRE PROPERTY LINE OF THE OVERALL PROJECT. THERE WILL BE LIGHT SPILLOVER AT THE LOT SPLIT LINE BETWEEN THE TWO BUILDINGS SO THAT THE SHARED ACCESS DRIVE BETWEEN THEM IS PROVIDED WITH LIGHT. THIS ACCESS DRIVE IS PART OF AN INDUSTRIAL BUSINESS PARK OF SIMILAR USE BUILDINGS AND THE LIGHT SPILLOVER SHOULD NOT BE A NUISANCE TO EITHER PROJECT.
- AVERAGE LIGHT LEVEL ON THE SITE IS 0.5FC.
- ALL FIXTURE SPACING EXCEED THE MINIMUM FIXTURE SPACING OF (4) TIMES THEIR MOUNTING HEIGHT.

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Overall Site	+	0.5 fc	3.5 fc	0.0 fc	N/A
Parking - Auto	X	1.2 fc	3.1 fc	0.5 fc	6.2/1
Parking - Dock	X	1.3 fc	2.8 fc	0.5 fc	5.5/1
Parking - Trailer	X	1.7 fc	3.5 fc	0.5 fc	7.0/1

Schedule						
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Wattage
WP4	WP4	6	Lithonia Lighting	DSX1 LED P3 40K T4M MVOLT	LED	241
WP3	WP3	7	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	LED	241
WP2	WP2	2	Lithonia Lighting	DSX1 LED P4 40K T2M MVOLT	LED	125
PL3h	PL3h	3	Lithonia Lighting	DSX1 LED P3 40K SLC MVOLT	LED	241

Disclaimer:
Visual Professional has made great efforts to ensure the accuracy of their program, however Kraft Electric & Visual Professional assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by Visual Professional for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

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Revisions:	05/03/19
FOR REVIEW	

Scale:	AS NOTED
Date:	05/03/19
Drawn By:	JDT
Checked By:	JDT

PAUL HEMMER COMPANY

GROVEPORT BUILDING 1 & 2
XXXX
GROVEPORT, OHIO 43125

BUILDING 2 - EXTERIOR PHOTOMETRIC

Certified By:

Drawing Number:

EP1-2

Client Job Number:

Kraft Job Number:

ALTA / NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, RANGE 21, TOWNSHIP 11,
NORTHWEST QUARTER OF SECTION NO. 29, CONGRESS LANDS EAST OF THE SCIOTO RIVER

LEGAL DESCRIPTION:
FROM TITLE COMMITMENT

PARCEL NO. 185-002541 (37.176 ACRES)

SITUATE IN THE STATE OF OHIO, IN THE COUNTY OF FRANKLIN, AND IN THE CITY OF GROVEPORT, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTHWEST QUARTER OF SECTION NO. 29, TOWNSHIP NO. 11 AND RANGE NO. 21, MATTHEW'S SURVEY OF CONGRESS LANDS; COMMENCING AT THE SOUTHEAST CORNER THEREOF, AND RUNNING THENCE WEST WITH THE HALF SECTION LINE 36 POLES 24 LINKS TO THE MIDDLE OF THE COUNTY ROAD; THENCE N 3-1/2 DEG. WEST. 160 POLES AND 7 LINKS TO THE MIDDLE OF THE COLUMBUS AND GROVEPORT TURNPIKE ROAD; THENCE S 71 DEG. E. 48 POLES 11 LINKS TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH WITH SAID LINE 144 POLES 5 LINKS TO THE PLACE OF BEGINNING, CONTAINING 39.31 ACRES OF LAND.

EXCEPTING FROM THE ABOVE TRACT THE FOLLOWING DESCRIBED REAL ESTATE: BEGINNING WHERE THE EAST LINE OF THE LAND OF THE HEIRS OF ARCHIBALD WOOD INTERSECTS THE SOUTH LINE OF THE GROVEPORT PIKE; THENCE WITH SAID LINE SOUTHERLY TO A POINT 60 FEET FROM THE SOUTH LINE OF THE PIKE MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHEASTERLY 60 FEET FROM AND PARALLEL TO THE SOUTH LINE OF SAID PIKE ABOUT 808 FEET TO THE LINE OF THE LAND OF C.F. NEEDLES; THENCE WITH SAID LINE TO THE SOUTH LINE OF THE PIKE; THENCE WITH THE SOUTH LINE OF THE PIKE ABOUT 808 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.08 ACRES OR LESS AND BEING PART OF THE NORTHWEST ONE-FOURTH OF SECTION NO. 29.

FURTHER EXCEPTING FROM THE ABOVE TRACT THE FOLLOWING DESCRIBED REAL ESTATE: BEING IN THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 11, RANGE 21, CONGRESS LANDS AND BEING A PART OF A 39.31 ACRE TRACT CONVEYED BY WARRANTY DEED TO CECELIA M. SCHLAEGEL AND QUENTIN F. SCHLAEGEL, HER SON, AS THE SAME IS RECORDED IN DEED BOOK 1856, PAGE 160, RECORDER'S OFFICE, FRANKLIN COUNTY OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTH LINE OF THE ABOVE MENTIONED QUARTER SECTION, WHICH BEARS N. 88 DEG. 00' WEST A DISTANCE OF 384.84 FEET FROM SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE FROM SAID BEGINNING POINT, N. 88 DEG. 0' W., ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 225.0 TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 39.31 ACRE TRACT AND IN THE CENTER OF SALTZGABER ROAD, PASSING AN IRON PIN ON LINE AT 200.0 FEET; THENCE N. 01 DEG. 20' WEST, ALONG THE CENTER OF SALTZGABER ROAD AND THE WEST LINE OF SAID 39.31 ACRE TRACT, A DISTANCE OF 110.0 FEET TO A RAILROAD SPIKE; THENCE S. 88 DEG. 00' E. PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 225.0 FEET TO AN IRON PIN, PASSING AN IRON PIN ON LINE AT 25 FEET; THENCE S. 01 DEG. 20; EAST PARALLEL TO THE CENTER OF SALTZGABER ROAD AND THE WEST LINE OF SAID 39.31 ACRE TRACT, A DISTANCE OF 110.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.57 ACRES OF LAND, MORE OR LESS.

SAID PARCEL CONTAINING AFTER EXCEPTIONS 37.68 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:
"CEC" SURVEY FROM JANUARY 2019

TUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, TOWNSHIP 11, TOWNSHIP NORTHWEST JARTER OF SECTION NO. 29, RANGE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING ALL OF A 37.68 ACRE PARCEL OF LAND, CONVEYED TO DMH FARMS, LLC, OF RECORD IN INSTRUMENT NUMBER 201212210197736, ALL REFERENCES TO RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO, SAID 37.158 ACRE PARCEL BEING MORE FULLY DESCRIBED HEREIN;

BEGINNING FOR REFERENCE AT THE NORTHWEST CORNER OF GREEN POINT BUSINESS PARK OF RECORD IN PLAT BOOK 85, PAGE 100 AND ALSO BEING THE CENTERLINE OF GROVEPORT ROAD (RIGHT OF WAY VARIES);

THENCE SOUTH 03°49'28.43" WEST, A DISTANCE OF 95.40 FEET WITH THE WEST LINE OF SAID GREEN POINT BUSINESS PARK, THE EAST LINE A 1.08 ACRE PARCEL OF LAND CONVEYED TO THE FRANKLIN COUNTY COMMISSIONERS OF RECORD IN ROAD RECORD 19, PAGE 74 AND ALSO BEING THE FIRST EXCEPTION FROM THE 39.31 ACRES REFERENCED IN INSTRUMENT NUMBER 201212210197736 TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID 37.68 ACRE PARCEL AND THE SOUTHEAST CORNER OF SAID 1.08 ACRE PARCEL, AT THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 03°49'28.43" WEST, A DISTANCE OF 2283.49 FEET WITH THE EAST LINE OF SAID 37.68 AND THE WEST LINE OF SAID GREEN POINT BUSINESS PARK PASSING A 1/4" IRON PIN FOUND AT A DISTANCE OF 961.94 FEET, A 1/4" IRON PIN FOUND AT A DISTANCE OF 1231.84', A 1/4" IRON PIN FOUND WITH A CAP INSCRIBED HOCKADEN AT A DISTANCE OF 1269.57 TO A 1/4" IRON PIN FOUND WITH A CAP INSCRIBED HOCKADEN AT THE SOUTHEAST CORNER OF SAID 37.68 ACRE PARCEL, THE SOUTHWEST CORNER OF SAID GREEN POINT BUSINESS PARK AND BEING ON THE NORTH LINE OF A 22.65 ACRE PARCEL OF LAND CONVEYED TO BUILD-A-BEAR RETAIL MANAGEMENT, INC. OF RECORD INSTRUMENT NUMBER 200512280272183;

THENCE, NORTH 86°14'58.72" WEST, A DISTANCE OF 383.74 FEET WITH THE SOUTH LINE OF SAID 37.68 ACRE PARCEL AND THE NORTH LINE OF SAID 22.65 ACRE PARCEL TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF A 0.57 ACRE PARCEL OF LAND CONVEYED TO MELVIN L. EBERWEIN JR OF RECORD IN INSTRUMENT NUMBER 200505250100720;

THENCE, NORTH 00°17'59.01" EAST, A DISTANCE OF 109.91 FEET WITH THE EAST LINE OF SAID 0.57 ACRE PARCEL OF LAND TO A 5/8 REBAR FOUND AT THE NORTHEAST CORNER OF SAID 0.57 ACRE PARCEL;

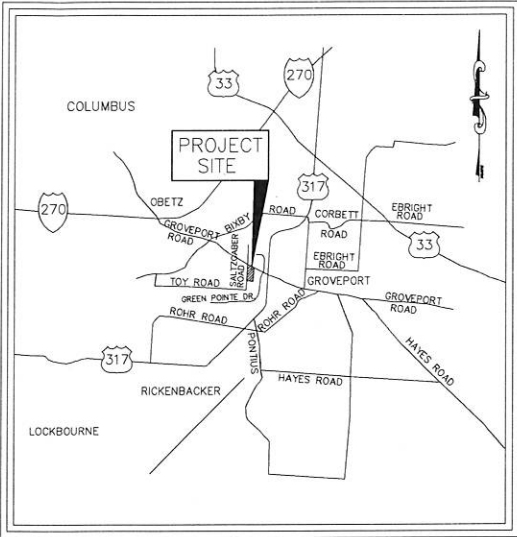
THENCE, NORTH 86°13'28.04" WEST, A DISTANCE OF 224.78 FEET WITH THE NORTH LINE OF SAID 0.57 ACRE PARCEL TO MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID 37.68 ACRE PARCEL, THE NORTHWEST CORNER OF SAID 0.57 ACRE PARCEL AND ALSO BEING IN THE CENTERLINE OF SALTZGABER ROAD (47.5 RIGHT OF WAY);

THENCE, NORTH 00°27'17.55" EAST, A DISTANCE OF 2445.63 FEET WITH THE WEST LINE OF SAID 37.68 ACRE PARCEL, THE CENTERLINE OF SAID SALTZGABER ROAD PASSING RAIL ROAD SPIKES FOUND AT 396.29 FEET, 481.39 FEET, 566.48' AND A MAG NAIL FOUND AT 2257.48 FEET TO A MAG NAIL SET AT THE NORTHWEST CORNER OF SAID 37.68 ACRE PARCEL AND ALSO BEING THE SOUTHWEST CORNER OF SAID 1.08 ACRE PARCEL;

THENCE, SOUTH 66°47'58.77" EAST, A DISTANCE OF 804.60 FEET WITH THE NORTH LINE OF SAID 37.68 ACRE PARCEL AND THE SOUTH LINE OF SAID 1.08 ACRE PARCEL TO THE TRUE POINT OF BEGINNING, CONTAINING 37.158 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND DOCUMENTS OF RECORD.

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH, WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC."

FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF NORTH 00°27'18" EAST WAS HELD ON THE CENTERLINE OF SALTZGABER ROAD, AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, AND WAS DETERMINED BY USING TIONAL GEODETIC SURVEY, OPUS-S SERVICE. THIS DOCUMENT IS BASED ON A SURVEY COMPLETED BY OR UNDER THE UPERVISION OF ROBERT W. MARTIN IN JANUARY OF THE YEAR 2019.



LOCATION MAP
NOT TO SCALE

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: 2018-255, FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: 12/24/2018 AT 8:00 AM

ITEMS 1-5, 8-10 ARE NOT SURVEY RELATED.

6. Right of Way Easement as set forth in Book 1820, page 340 and assigned in Book 2548, page 90. IS LOCATED ON SUBJECT PARCEL AND IS A BLANKET EASEMENT.

7. Sanitary Sewer Easement as set forth as instrument No. 20112150023339. IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON.

SURVEYOR'S NOTES:

- 1) FIELD WORK PERFORMED IN JANUARY 2019.
- 2) THIS SURVEY REPRESENTS THE SAME PARCEL AS DESCRIBED IN TITLE COMMITMENT SHOWN ON THIS SURVEY.
- 3) THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING ACTIVITIES ON THE SUBJECT PARCEL.
- 4) THERE IS NO OBSERVED EVIDENCE OF WETLAND MARKERS ON SITE.
- 5) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN THE RIGHT-OF-WAY LINES.
- 6) THE SUBJECT PARCEL HAS DIRECT PHYSICAL ACCESS TO GROVEPORT ROAD AND SALTZGABER ROAD, A PUBLICLY DEDICATED ROADWAY. SITE ACCESS TO GROVEPORT IS PROHIBITED AT THIS TIME.
- 7) THE SUBJECT PARCEL IS CONTIGUOUS ALONG IT'S COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

UTILITY NOTE

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

ZONING INFORMATION

AGRICULTURAL

BASIS OF BEARINGS

FOR THE PURPOSE OF THIS PLAT A BEARING OF NORTH 00°27'18" EAST WAS HELD ON THE CENTERLINE OF SALTZGABER ROAD (47.5' RIGHT OF WAY) AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011 ADJUSTMENT)

FLOOD NOTE

THE 27.069 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0431K AND 39049C0432K DATED: JUNE 17, 2008.

IRON PINS

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC."

PARKING SPACES

PARKING SPACES=0
HANDICAP SPACES=0
TOTAL SPACES=0

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO
(i) PAUL HEMMER COMPANY (ii) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN: JANUARY, 2019

ROBERT W. MARTIN, P.S.
OHIO REGISTRATION/LICENSE NO. 8114

DATE

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
WWW.CECINC.COM

CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO

ALTA / NSPS
LAND TITLE SURVEY

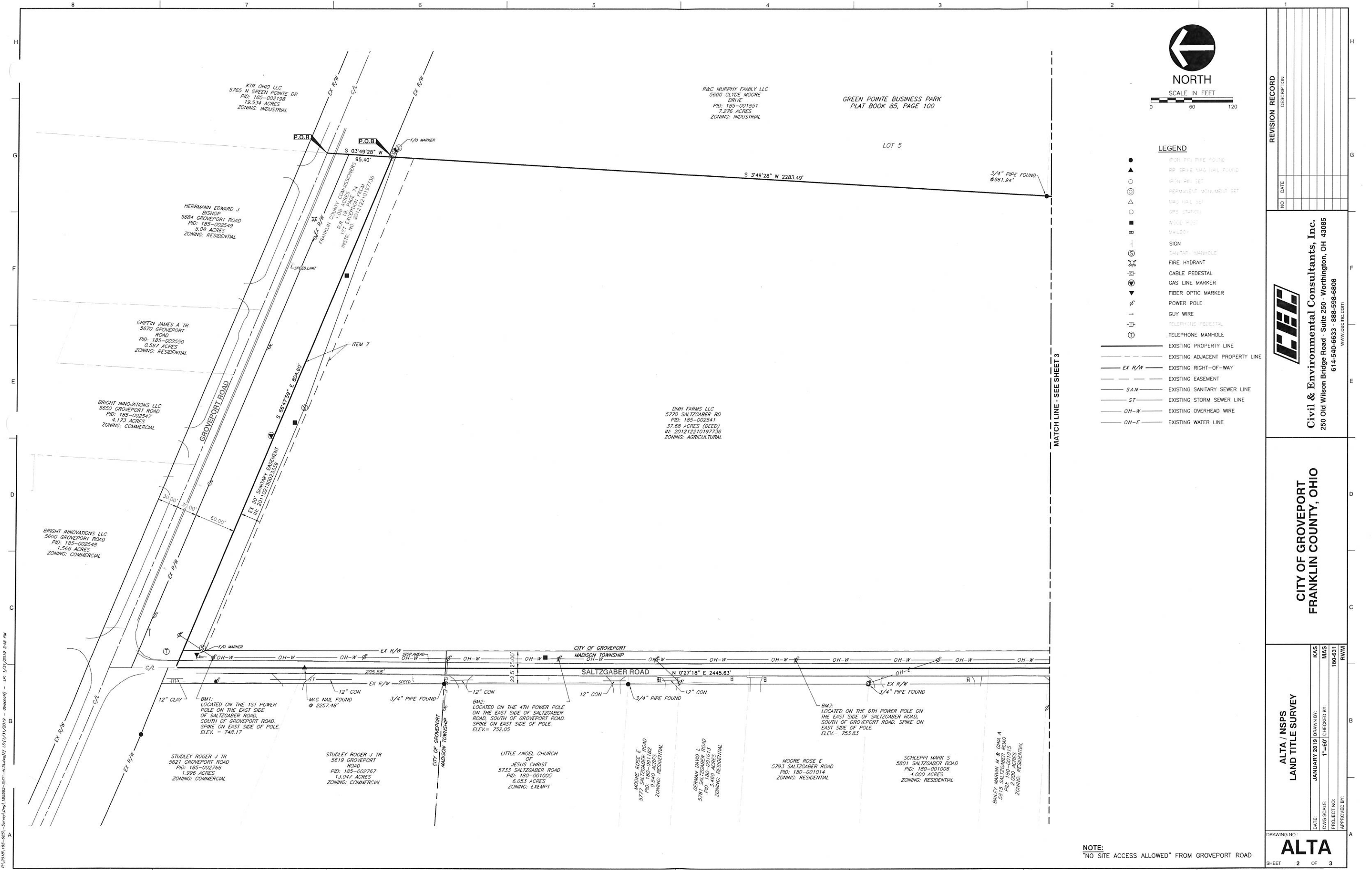
DATE:	JANUARY 2019	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	MAS
PROJECT NO:	180-631	APPROVED BY:	RWM

DRAWING NO.:

ALTA

SHEET 1 OF 3

P:\2019\185-0051-Survey\Draw\1850051-Survey.dwg (1/11/2019 2:48 PM) - LF: 1/11/2019 2:48 PM



NORTH

SCALE IN FEET



LEGEND

- IPON: PIN PIPE FOUND
- ▲ RP SPIKE MAG NAIL FOUND
- IPON: PIN SET
- ⊙ PERMANENT MEASUREMENT SET
- △ MAG NAIL SET
- GPE STATION
- WOOD POST
- MAILED
- ⊕ SIGN
- ⊕ SANITARY MAINHOLE
- ⊕ FIRE HYDRANT
- ⊕ CABLE PEDESTAL
- ⊕ GAS LINE MARKER
- ⊕ FIBER OPTIC MARKER
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EX R/W --- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- SAN --- EXISTING SANITARY SEWER LINE
- ST --- EXISTING STORM SEWER LINE
- OH-W --- EXISTING OVERHEAD WIRE
- OH-E --- EXISTING WATER LINE

MATCH LINE - SEE SHEET 3

NOTE:
"NO SITE ACCESS ALLOWED" FROM GROVEPORT ROAD

REVISION RECORD	
NO	DATE

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cesinc.com

CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO

ALTA / NSPS
LAND TITLE SURVEY

DATE:	JANUARY 2019	DRAWN BY:	KAS
DWG SCALE:	1"=60'	CHECKED BY:	MAS
PROJECT NO:	180-631	APPROVED BY:	RWM

- | | |
|-------------------|---------------------------------|
| — — — — — | EXISTING ADJACENT PROPERTY LINE |
| — <i>EX R/W</i> — | EXISTING RIGHT-OF-WAY |
| — — — — — | EXISTING EASEMENT |
| — <i>SAN</i> — | EXISTING SANITARY SEWER LINE |
| — <i>ST</i> — | EXISTING STORM SEWER LINE |
| — <i>OH-W</i> — | EXISTING OVERHEAD WIRE |
| — <i>OH-E</i> — | EXISTING WATER LINE |

ALTA / NSPS
LAND TITLE SURVEY

DATE:	JANUARY 2019	DRAWN BY:	KAS
DWG SCALE:	1"=60'	CHECKED BY:	MAS
PROJECT NO:			180-631
APPROVED BY:			RWM

DRAWING NO.:
ALTA
SHEET 3 OF 3

NOTE:
"NO SITE ACCESS ALLOWED" FROM GROVEPORT ROAD