



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, FEBRUARY 18, 2016 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – January 21, 2016

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **1731 Brice Rd.; Application #172727; Applicant: Paul Powell; Business Name: El-Shaddai Praise Tabernacle; Special Exception Use Permit**
2. **1792 Brice Rd.; Application #172745; Applicant: Samir Rahim; Special Exception Use Permit**
3. **0 Refugee Rd. SW; Application #172748; Applicant: Drew McClain; Major Site Plan Review for the Inn at Summit Trail**
4. **8173 E. Broad St.; Application #172834; Applicant: DNReynoldsburg, LLC; Major Site Plan Review**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JANUARY 21, 2016 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, OH 43068

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Enfinger
ABSENT:

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – November 19, 2015

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Rettke: Would anyone addressing the Board, please stand and raise their right hand? Do you swear or affirm that the testimony you give in front of the Board will be truthful? If so, say I do.

Audible "I do" in Council Chambers.

Chairman Rettke: Please sign in and state your name and address for the record when you speak.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

None.

D. NEW BUSINESS

- 7810 E. Main St.; Application #172454; Applicant: Chris Winkle/Gandee Heydinger Group; Variance from Section 1175.05 of the Reynoldsburg City Code to Allow a Building Expansion with a Reduced Rear Setback of 4.5'; Property Owner: Rodney Bigham**

Mr. Snowden: Thank you Mr. Chairman. This application was #172454 for the property located on the corner of East Main St., and Oak Valley Dr. Existing Zoning: CC - Community Commerce District. And the request is for the Board to review and approve a

Minutes Acceptance: Minutes of Jan 21, 2016 6:30 PM (APPROVAL OF MINUTES)

variance from Section 1175.05 of the Zoning Code to allow a building expansion/modification with a rear setback of 4.5ft, no less than. Current Use: Business Office/Storage. The applicant is Mr. Rodney Bigham, and his agent who is with us here this evening is Chris Winkle. The site contains an existing commercial building with a gravel parking lot and surrounding fence. The property was used for many years as offices and secured storage for a petroleum storage company. The site does not have direct access to a public street; access is accommodated through shared access agreements. My understanding is one of those is the City, as the City's Service Garage is directly behind this property to the north. You can see that I gave you the table showing that the minimum yard requirements for rear yard depth is 30 feet. The lot meets the minimum size requirements for the CC district but it does not front on any public streets and has an irregular shape. It is trapezoidal and none of the sides are parallel. Research indicates that the existing structure was originally constructed in 1960, and that the setback requirement was in place at that time. This indicates to Staff that the property was either previously granted a variance or that a lot split was approved which placed a lot line closer to the structure than would be permitted by Code. It is one or the other that has caused this. Regardless of the cause, the requested variance is the only way for the applicant to reasonably expand his structure. Staff's position is that the intent of the Code is not to require existing buildings to be oddly offset to meet a setback requirement. The idea here is to prevent buildings from being so close to property lines that air, light, and people cannot pass through that area in the event of an emergency. That is the purpose of these types of zoning regulations, in general. In this case, the Service Garage is several hundred feet to the north of this. There is nothing else around it except for the commercial properties immediately to the east, and the school bus garage. You are talking structures that are several hundred feet away. In this case, the requested variance would allow the applicant to utilize his property in a manner consistent with other properties in the same zoning district. Again, by granting this variance, the Board is not giving the applicant any special privilege that no one else has in the entire district, they are just allowing them to construct a building, which generally you are allowed to do in commercial CC Districts anyway. Staff recommends that the Board should apply the standards for review of a variance contained in Section 1147.05 of the Zoning Code and determine if the proposed variance complies with those standards. Staff finds the requested variance in compliance with those standards and recommends approval. With that, I will turn it back over to our Chairman, and I will be happy to answer any questions.

Chairman Rettke: If the applicant would please step forward and state their name and address.

Mr. Winkle: Good evening, my name is Chris Winkle. I am with Gandee Heydinger Group out of Westerville, 642 Brookesedge Blvd., Westerville. I am here representing Rodney Bigham and his property. We are his surveyor and civil engineer.

Chairman Rettke: Any questions from the Board?

Mr. Donovan: The proposed building, what kind of building is it?

Mr. Winkle: It is going to be a pole barn. It is a pole barn style construction. It will have garage doors and everything like that. Mr. Bigham has a fencing company and this will allow him to store him to store his equipment and that kind of stuff.

Mr. Donovan: So that will be equipment storage? It will not be bathrooms or anyone working in there.

Mr. Snowden: Mr. Winkle, you can clarify, I do not think there is even a heating system in the majority of this building, is there?

Mr. Winkle: I don't think it will be. It will be a basic pole barn style construction.

Mr. Donovan: I go by there all the time and I can't see how you would offend any of your neighbors by what I see is around it.

Mr. Winkle: He has worked with the City previously, with the other building that is existing, and getting it up to code, and doing upgrades to that building also, to make sure it is up to where it needs to be.

Mr. Snowden: Mr. Chairman, and other Members of the Board, I didn't go into depth in my report, but the applicant has cleaned the brush, the tanks were removed from the previous petroleum company. Which leaves the existing gravel parking lot. The brush was removed. The applicant did a fence repair to the majority of the site. This did go to DRB, before the variance was realized. DRB made a few minor changes, but generally they were comfortable that this is more than consistent with what is around there. If you look at this building, verses the City's garage that is directly behind it, this looks fantastic, in relation. So, that is definitely a positive step for everyone.

Mr. Winkle: I can give you more details. The site plan is highlighted so you can see a little bit more.

Mr. Donovan: The yellow part that you have here...

Mr. Snowden: I can jump in here. The yellow part would be where the proposed building would sit, if they had to comply with the rear yard setback requirement. And that's the point I'm making, the intent of this code is to make sure that there is adequate separation between buildings. But, the intent was not, in my opinion, to require these buildings to be disjointedly shaped in order to meet a code requirement, between and existing building and something new. Whenever we are dealing with a variance, one of the questions we have to ask ourselves is are we allowing the applicant to do something that makes sense, given the existing site.

Mr. Winkle: That is exactly it. The green line that you see cutting through the blue building there, that would be ten feet or less that we actually would be touching. We would barely be able to have a door to get between the two buildings, so, one of the reason for setting it back. The other reason we brought up, and I have given you some photos that I have taken, and

went to Google Earth and dropped a little guy there so you can actually see where the tanks and all that kind of stuff use to be. Now, they did remove the tanks out of there, but of course all they cared about was getting the hazardous stuff out. They did not remove all the foundation. I highlighted those on there in pink, for you so you can see. Those are the foundations. They would have to go in there and rip hem out, so they did not have those underneath their building. If we can slide it back, and make that work, it saves them from having to rip our stuff they really don't need to.

Mr. Snowden: Mr. Chairman, and other Members of the Board, this is the first time that I have seen this exhibit that is in front of you now. Seeing the existing gravel pads, if I had to guess, I would say that probably what happened here, those buildings were removed at some point, and Earnhart Petroleum, which was the previous owner, got a variance to construct a building at the rear of the lot, beyond that thirty foot setback, in order to give themselves room to park the trucks. Now that I have seen this, seeing that there use to be structures there, I think that seems more than likely. It is very consistent with how these types of industrial sites tend to develop over time. The smaller of the two, the existing concrete buried under gravel, that may have been an existing small house or something. Going back to before this use. It is very consistent with these types of industrial sites. Now that I am seeing this full exhibit, what is here is starting to make more sense than what we knew already.

Mr. Winkle: That is why I wanted to give this to you guys, so you could see a little bit more of what is going on there.

Mr. Rettke: So, is any of the development going to come before the Board further down the pike, or is the Design Review Board handling everything from here on out.

Mr. Snowden: The Design Review Board can conditionally approve this, because we figured this out at the meeting, it was actually one of the members that caught that there was a rear setback. Staff tries to review everything. I am the first one to admit I am certainly not perfect. It is something that I should have caught in the review for DRB, and said, "Hey, you need to go for a variance first." DRB basically approved it as is, as you are seeing here, on condition that they can still get the variance. Which is something that DRB can do, although they have not done it that often in the past, given the way the Code is set up. There really is nothing else that needs to happen after this, except for the items that I have listed under the "Next Steps"... Complete a plot grade utility to confirm with our stormwater, that they are taking care of the stormwater, given the site expansion. At this point, it would be from Staff, if the Board approves the variance.

Mr. Enfinger: Mr. Snowden, can you pull it up on Google Earth?

Mr. Snowden: It would be my pleasure Sir, one moment.

Mr. Enfinger: I would like to see how the interplay is with the other buildings in the back, and get a larger perspective.

Mr. Snowden: Sure, let's take an extent view here. So, Mr. Enfinger, just to give you an idea, the distance between the proposed structure as it exists, and the nearest property, is seventy-five feet. We move over to accommodate their new building, we are still talking fifty feet of clearance here.

Mr. Enfinger: Is that a special Google Map tool?

Mr. Snowden: This is on all Google maps if you right click, and click "measure distance". It looks like it is approximately two hundred feet between what would be the propsed rear set-back at four and a half feet from the lot line, to the City's facility. That is four hundred feet, excuse me.

Mr. Enfinger: Is that narrow patch of grass city? I guess that is all city property because it is the buses or it is the Street Department.

Mr. Snowden: Let me explain the property owner here. The school system owns this lot here, that I am outlining for you here now. This is a privately owned gas station here, and small commercial building. This is the applicant's property here. This lot here is owned by the city. So, there is a four and a half foot distance to a lot line. Behind it is property that is owned by the City. And then the City owns this entire property here. So, you have a garage, salt barn, some out buildings. This is a cell tower. So, we are talking about an area, and although it has an institutional zoning for public use, has a very industrial character to it. From the side of the building, to the trailer park structure, you are talking eighty-some feet.

Mr. Enfinger: My only apprehension is, we are adding another variance to correct another problem. Because somebody else did something a long time ago and let it through. Eventually all this is going to change. That is the thing about variances, you grant it and it is there 75, or possibly 100 years. That is why I was wanting to see it in detail. So, I understood everything.

Mr. Snowden: Mr. Enfinger, that is a good observation in general, for your Board. When the Board makes a land use decision, that is a land use decision that we have to be willing to live with for a long time. So, that certainly is a good general statement about anyone involved with land use decision making.

Chairman Rettke: Any other discussion?

Mr. Snowden: Mr. Winkle, I will provide a written notification stating what was discussed here tonight. The variance was not approved with any conditions, so you have the variance. You have already submitted for a zoning certificate Minor Site Plan. I can issue that once the Plot Grade Utility Plan is reviewed. You should submit that Plot Grade Utility as soon as possible, and the phone number is on the staff report in front of you.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anthony Rettke, Chairman
SECONDER:	Richard Donovan
AYES:	Rettke, Linder, Donovan, Enfinger

2. Annual Organization Meeting to Elect a Chairman, Vice-Chairman, and a Secretary

Mr. Snowden: All the Charter says is that the first meeting in January, the Board has to select these offices. The Chairman and Vice Chairman have to be from within the Board, the Secretary does not. It has been tradition here to designate the Planning Administrator as the Secretary, even though we know that staffing the Board is a team effort between our Development Director, myself, and Rochelle providing a lot of behind the scenes support. But as far as taking care of the formalities, that has been the procedure. With that, I will turn it back over to our Chairman to open the floor.

Mr. Donovan: I nominate Tony for Chairman.

Pastor Linder: I second it.

Mr. Snowden: Mr. Rettke, if you would like, I am not hearing any other nominations, if you would like me to temporarily Chair this in order for you to not be involved with your own election, I can do that if the Board does not have any issues with that.

Mr. Rettke: I do not particularly care. I can do it. You know my situation, it might be sketchy. It just depends on a game. I am now the Varsity Softball Coach at Reynoldsburg High School. The season is no that long. But, if they are fine with it, I am fine with it I guess.

Mr. Snowden: I will temporarily have the Chair turned over to me, if that is the consent of our Chairman. Are there any other nominations for Chairman? Given that Mr. Rettke was nominated, it was seconded, and he accepted the nomination, we will vote by voice. All in favor of electing Mr. Rettke our Chairman for 2016, please signify by saying aye "Aye", any opposed " ". Very well, Mr. Rettke is our Chairman again. Congratulations and I will turn it back over to our Chairman.

Chairman Rettke: Do we have any nominations for Vice Chairman?

Mr. Donovan: I would like to nominate Mr. Enfinger.

Chairman Rettke: Second. Any other nominations? Hearing none, we will have a vote.

Mr. Snowden: Very well, given that Mr. Enfinger has been nominated, seconded, and has accepted his nomination, we can vote by voice. All those in favor of electing Mr. Enfinger our Vice Chairman, signify by saying aye, "Aye". Any opposed, " ".

Chairman Rettke: Moving on to Secretary. Any nominations for Secretary?

Mr. Donovan: I will nominate Eric Snowden.

Mr. Enfinger: Gentlemen, I accept. It is a pleasure to serve you.

Mr. Snowden: Very well, we will call this by voice. All in favor of retaining me as your secretary for 2016, please signify by saying aye, "Aye". Opposed, " ". Thank you Gentlemen, it is my pleasure to serve you.

3. Board of Zoning and Building Appeals Rules Revision

Mr. Snowden: Mr. Chairman, if I could have the floor please. And, I apologize, I am doing a lot of talking tonight, but we have to take care of this type of business. Gentlemen, I sent you this, and we reviewed this at one of our previous meetings. I am simply trying to get all of our "Rules" documents updated for all of our Boards, to make sure that they are up to date with how we are actually proceeding today. I believe I have caught any errors. I have reused the document from the Planning Commission. Last time there were a few things that did not get changed, that should have been changed. I spent a good amount of time reviewing this. All this document is doing is stating everything that we do now. The one item that could be considered a change, is that if you look under the section related to calling the role, 5.6, both City Council and Planning Commission are calling the role in sequential alphabetical order which means the first person we call, changes each time. Truthfully, this does not matter, but it is easy for me to have one way of doing it and Planning Commission seems to be very concerned that it be done this way. What it would mean, for example, our first meeting of this year, I called Mr. Donovan first, and in alphabetical order. The next time I would start with Mr. Enfinger, provided that he was not chairing the meeting. I still would call the Chairman last each time. It is only an issue of Staff keeping track of where to start. It is better for me to have one way. Which way it is really doesn't make a difference. I am just requesting you make that change so I can do it the same for both Boards. It helps me maintain my general sanity. I like doing it the way we were doing it, in alphabetical order each time. But. Planning Commission wanted to be consistent with what Council was doing. The idea behind that, the reason you would change each time, is the idea that the people who vote first have more power because they could theoretically influence the votes of those later. If that is something Council is obviously concerned about for various reasons, Planning Commission wanted to be like Council. BZBA would be like Planning Commission and Council, that would help me. It really won't make a difference given the good relationship between our Board Members and the overwhelming majority of things that are approved more or less unanimously, where the Board is in concurrence with one another.

Chairman Rettke: That method is preferred if it could take some pressure off, or equalizes pressure.

Mr. Snowden: Thank you.

Chairman Rettke: I did take the time and read through it. It does pretty much align with what we had done. The voting was an issue I had brought up and I think we have got that

squared away. We do have the agenda seven days in advance and that helps us out significantly. It gives us proper review time. It documents everything we need to document.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anthony Rettke, Chairman
SECONDER:	Aaron Enfinger
AYES:	Rettke, Linder, Donovan, Enfinger

E. OTHER BUSINESS

Chairman Rettke: Any other business to come before the Board.

Mr. Snowden: I am still here, I am going to be here. I think that was my announcement last time, I will announce that I will be staying for the foreseeable future.

Mr. Donovan: Glad to hear that.

Chairman Rettke: Well, glad you are back, or didn't leave, one of the two.

Mr. Havener: We are all happy.

F. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Jan 21, 2016 6:30 PM (APPROVAL OF MINUTES)



Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172727
Permit #:
Date Submitted: 1/22/16
Fee Amount: \$350.00
☒ Paid: Cash

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION	
Property Address: <u>1131 Brice Rd</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Mason Property</u>	
Contact Email: <u>J</u>	Contact Phone Number: <u>614-781-1100</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>EL-SHAADAI Praise Tabernacle</u>	Contact Name: <u>Pastors Paul & Veronica Powell</u>
Contact Phone Number: <u>614-599-4953</u>	Contact Email: <u>Jususp@yahoo.com</u>
Description of Use: <u>Spiritual Community Educational Outreach</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Paul Powell</u>	Applicant Address: <u>2671 Rockhampton CRT Columbus OH 43229</u>
Applicant Phone Number: <u>614-599-4953</u>	Applicant Email: <u>Jususp@yahoo.com</u>
☐ Property Owner	☒ Business Owner
☐ Contractor	☐ Architect
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):	
☒ Special Exception Use (\$350): <u>Non Profit Church Ministry</u>	
☐ Major Site Plan Review (\$500):	
☐ Other:	

Applicant shall submit **nine (9)** copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 1-21-16

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>CC</u>	
	☐ Historic District ☒ CC Overlay	
	Other Board Approval	
	☐ DRB	
	BZBA Meeting Date: <u>2/18/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	Planner Initials: _____ Date: _____	
	Clerk of Council Initials: _____ Date: _____	

Narrative of Building Space Exception (Section 1145.09)

Property Name: Mason Equity Properties

Business: El-Shaddai Praise Tabernacle

Address: 1731 Brice Road Reynoldsburg OH-43213

Standards and Requirements

- A) The proposed use will be in harmony with the existing or intended character of the district. A Methodist church was there before, with other surrounding and attached building block churches. The same applies to us, as we give to the community both spiritually and through community volunteer services. Our purpose will not change the character of the district.
- B) The ministry as mentioned above, will not affect the use of adjacent property, or properties, because we have a curtain which is always drawn, we keep all our activities inside, and we are good neighbors where ever we go. In-fact they are other ministries who are neighbors on the same block of-which we all do share the same concept and format of praise and worship/teachings.
- C)The use will not affect the health, safety, morals, or welfare of the persons residing or working in the neighborhood. The previous ministry gave out many things through salvation army and was a life source to the community. We have started doing that, as we are also an affiliate of the southern Baptist of churches, who invest heavily in community ground work.
- D) Indeed public facilitating is not prohibited. Our doors are always open to accommodate the law intervention, road operations and just about any public purpose as required.
- E) Our congregation is very small. We are not even 30 in numbers. Our members car pole with others, and because we are mainly there on a Sunday, parking is never an issue for other businesses, including to interrupt the flow of the public traffic lights.
- F) The building use will be to educate, spiritualized, grow and developed, young men and women, children and parents in the state of Ohio and the city of Reynoldsburg. We are a family oriented ministry, who believes in empowering our people, to be relevant in today’s society.
- G) We acknowledge that the use is in conjunction, of it’s contingency plan, in complying with original use.
- H) We intend to comply accordingly within these definitions, of proposed use, and understand it is specifically for the purpose as intended.

Thank You

El-Shaddai Praise Tabernacle

1731 Brice Road, Columbus OH-43231

Site Operation

The space at the said address as mentioned above is for community development, spiritual renewal and up liftmen and other educational purposes. The property is located off the main road, and is attached to several other buildings. Parking is mainly in the front area of the building, which is easily accessible. There is a back access, with parking area, and access to building from the back. The building as being previously used, for a church before, which all the guidelines and rules are still in place accordingly. Traffic is none are limited within the week, and is mainly occupied on a weekend. There is a sanctuary space, children room for recreation, a back room area, which sits a bathroom and wash room. Chairs are set up in a theatre style arrangement or class room approach without any desk. There is a sound both but no other offices. The space is an open space, with patricians, and single doors except the main entrance which is a double approach.

As said before, it is mainly for community development and Biblical Educational purposes. The group gathers on a Sunday from 11 :00pm-1:30 and from 3-6 or 7:00PM.

Divine Services: 11:00AM-1:30PM

Bible Studies& Community Outreach: 3:00PM-7:00PM

Weekdays: Random Meetings, Teachings, Lectures as Necessary.

Attachment: 1731 Brice Rd App #172727 (1315 : 1731 Brice Rd.; Application #172727; Applicant: Paul Powell)





City of Reynoldsburg
Board of Zoning and Building Appeals
STAFF REPORT
February 18, 2016

New Business

1) 1731 Brice Road – El Shaddai Praise Tabernacle – Special Exception Use Permit

Application: #172727 – Special Exception Use Permit

Location: Property is located on the west side of Brice Road between Astor Ave and Radekin Road.

Existing Zoning: CC – Community Commerce District / CCO – Community Commercial Overlay

Request: Request for the Board to review and approve a special exception use permit for a new semi-public use in the CC – Community Commerce District of the City.

Current Use: Semi-public Use

Applicant: Rev. Dr. Paul Powell

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board to review and approve a special exception use permit for a new semi-public use within an existing multi-tenant commercial building in the CC Community Commerce District and CCO Community Commercial Overlay District of the City. The proposed semi-public use is the worship space for a church.

Existing Site & Context

The site is located on the west side of Brice Road between Astor Ave and Radekin Road. The site contains an existing multi-tenant commercial building, associated parking and other improvements.

Adjacent uses include commercial businesses in the CC – Community Commerce District, including retail sales, professional activities/office and personal service uses. All adjacent properties that front Brice Road are in the Community Commercial Overlay District. To the west, the property abuts single family dwellings in the City of Columbus.

CONSIDERATIONS

1145.09 STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS.

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*
- (b) The proposed use shall not adversely affect the use of adjacent property;*
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*
- (d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;*
- (e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*
- (f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*
- (g) The proposed use complies with the applicable specific provisions and standards of this Code;*
- (h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.*

1145.06 CONDITIONS OF APPROVAL.

In approving a special exception, the Board may impose such conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of this ordinance, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- (a) Locations, setbacks, and configurations of structures and of uses of interior and exterior space*
- (b) Screening comprised of landscaping, walls, fencing or other materials or construction;*
- (c) Access points and traffic management provisions, including those impacting vehicular and pedestrian access, and the locations and design of parking facilities;*

- (d) *Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;*
- (e) *Other features of construction, including but not limited to paving and parking, signs, and landscaping;*
- (f) *Hours and method of operation;*
- (g) *Maintenance of the site, structures, and landscaping;*
- (h) *Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water;*
- (i) *A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.*

STAFF REVIEW

Parking

The applicant stated that the church membership is about 30 persons. The parking requirement for a place of worship is 1 space for every 4 seats in the main worship space, which would mean the applicant would need to provide 8 parking spaces. Staff has calculated that the entire site provides over 90 spaces. In addition, the applicant's Sunday worship service takes place at a time when many other businesses in the space are closed. Staff is comfortable that there is adequate parking, but would like the applicant to clarify how many members their worship space can accommodate.

STAFF RECOMMENDATION

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff finds the proposed special exception in compliance with those standards and recommends approval of the special exception use permit.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings.
2. The applicant should submit for a zoning certificate. Staff will require two copies of a site plan showing the location of the proposed use within the existing shopping center.
3. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections.

Per section 1145 of the Zoning Code, Staff will review this permit approval in 6 months to confirm compliance and report those findings to the Board. If the applicant has not complied with all conditions of their approval and completed all the required steps to open the business/use, the special exception use permit can be revoked by the Board.

2) 1792 Brice Road – 99 Cent Family Store – Special Exception Use Permit

Application: #172745 – Special Exception Use Permit

Location: Property is located on the east side of Brice Road just north of Livingston Ave..

Existing Zoning: CC – Community Commerce District / CCO – Community Commercial Overlay

Request: Request for the Board to review and approve a special exception use permit for a new auto sales use in the CC – Community Commerce District of the City.

Current Use: Retail Sales

Applicant: Samir Rahim

BACKGROUND INFORMATION

Proposal

Applicant is requesting a special exception use permit to rent vehicles from their property located within the CC Community Commerce District. The applicant proposes to limit themselves to four (4) total trucks.

Existing Site & Context

The site is located on the east side of Brice Road just north of Livingston Ave. The site contains an existing multi-tenant commercial building, associated parking, and other improvements.

Adjacent uses include commercial businesses in the CC Community Commerce District, including retail sales and an auto services use. All adjacent properties that front Brice Road are in the Community Commercial Overlay District. To the north, the property abuts multi-family dwellings in the AR-3 District of the City.

CONSIDERATIONS

1145.09 STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS.

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*
- (b) The proposed use shall not adversely affect the use of adjacent property;*

- (c) *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*
- (d) *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;*
- (e) *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*
- (f) *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*
- (g) *The proposed use complies with the applicable specific provisions and standards of this Code;*
- (h) *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.*

1145.06 CONDITIONS OF APPROVAL.

In approving a special exception, the Board may impose such conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of this ordinance, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- (j) *Locations, setbacks, and configurations of structures and of uses of interior and exterior space*
- (k) *Screening comprised of landscaping, walls, fencing or other materials or construction;*
- (l) *Access points and traffic management provisions, including those impacting vehicular and pedestrian access, and the locations and design of parking facilities;*
- (m) *Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;*
- (n) *Other features of construction, including but not limited to paving and parking, signs, and landscaping;*
- (o) *Hours and method of operation;*
- (p) *Maintenance of the site, structures, and landscaping;*
- (q) *Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water;*
- (r) *A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.*

1145.10 SUPPLEMENTARY REQUIREMENTS FOR SPECIAL EXCEPTIONS.

(c) *Outdoor Storage.* The following regulations, in addition to those stated at 1145.09, shall apply to special exception permits for outdoor storage:

(1) *Outdoor storage shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty (50') feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway;*

(2) *Any outdoor storage area located closer than one hundred (100') feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan;*

(3) *Illumination of outdoor storage areas shall be designed to prevent glare or direct light from the illumination source into residential areas;*

(4) *Outdoor displays shall be maintained in a neat and orderly fashion. Signs shall comply with this Zoning Ordinance. Waste material shall be contained within a storage area completely surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Board. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan;*

1175.08 SIDE AND REAR YARD REQUIREMENTS FOR NONDWELLING USES ABUTTING RESIDENTIAL DISTRICTS.

(a) *The following non-dwelling buildings and uses shall comply with the following minimum setbacks from the boundaries of residential districts:*

<i>Building or Use</i>	<i>Minimum Side and Rear Yard Setback</i>
<i>Recreational facilities, entertainment facilities, motels, trailers and mobile home parks, all commercial uses</i>	<i>120 feet</i>

(b) *The minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping and screening are provided as approved by the Design Review Board. Screening shall be a masonry or solid fence between four feet (4') and six feet (6') in height maintained in good condition and free of all advertising or other signs. Landscaping may be provided in lieu of a wall or fence and shall consist of a strip of land not less than fifteen feet (15') in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four feet (4') in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet (20') of an intersection.*

1179.03 REQUIRED PARKING AND LOADING SPACES.

(a) *The number of off-street parking spaces provided for a use shall not be less than set forth in the table identified as "Table 1179: Required Parking Spaces". The number of parking and loading spaces required for a use shall be as determined by the Zoning Officer in conformance with the provisions of this Zoning Code.*

(b) *For a use for which off-street parking requirements have not been specifically stated in this Code, parking and loading facilities shall be provided as determined by the Board of Zoning and Building*

Appeals to be sufficient for the parking and loading needs of the proposed use and structures, giving consideration to the following criteria:

- (1) The number of off-street parking spaces required for a use listed in the table that is the most similar to the proposed use in terms of anticipated parking demand;*
- (2) The floor area of the proposed use;*
- (3) The anticipated number of employees and patrons;*
- (4) Any evidence submitted regarding the parking demand for the same use on similar existing sites.*

1195.05 SITE ORIENTATION

(c) When the primary activity occurs predominantly outside of a structure, such as a car sales lot, miniature golf facility, or mulch sales, the setback for such activity shall be a minimum of twenty-five (25) feet along a primary street; and a minimum of ten (10) feet along any other public way or along a lot line that borders (disregarding alleyways) a residentially-zoned or used property. Such setback area shall be landscaped and planted with at least one shade tree and three shrubs per thirty (30) lineal feet, or fraction thereof, in addition to the landscaping provisions in section 1180 of the code of ordinances.

STAFF REVIEW

Parking Requirements

Use	Requirement	Building Area	Required Spaces	Spaces on Site
Retail Sales	1 space for every 200sf of building	6777sf	33 spaces	120 spaces

Setbacks

The applicant proposes to meet the minimum setback required under Section 1195.05. Since Section 1195.05, has a more stringent requirement, its regulation takes precedence over the requirements of Section 1145.10(d). The distance between the north lot line of the property and the north façade of the applicant tenant space is 180ft. Staff recommends that the applicant be restricted to storing vehicles no further to the north than the row of parking directly in front of the entrance to his tenant space.

STAFF RECOMMENDATION

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff finds the proposed special exception in compliance with those standards and recommends approval of the special exception use permit on the following condition.

1. That the applicant be restricted to storing vehicles no further to the north than the row of parking directly in front of the entrance to his tenant space.

2. That the applicant be restricted to no more than four (4) vehicles on site at any one time.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings.
2. The applicant should submit for a zoning certificate. Staff will require two copies of a site plans showing the location of the proposed use.

Per section 1145 of the Zoning Code, Staff will review this permit approval in 6 months to confirm compliance and report those findings to the Board. If the applicant has not complied with all conditions of their approval and completed all the required steps to open the business/use, the special exception use permit can be revoked by the Board.

3) 0 Refugee Road – SRJ Properties of Ohio LLC – Major Site Plan Review

Application: #172748 – Major Site Plan Review

Location: Property is located on south side of Refugee Road between Summit Road and Old Summit Road

Existing Zoning: UN – Un-zoned (AR-3 Multi-family Residential District)

Request: Request for the Board to review and approve a major site plan for a parcel in the AR-3 – Multi-family Residential District to permit construction of a new residential care facility.

Current Use: Vacant Land

Applicant: Drew McClain

BACKGROUND INFORMATION

Proposal

The applicant is requesting that the Commission review and approve a zoning district amendment that changes the zoning district of the subject parcel to AR-3 – Multi-family Residential District to allow construction of a residential care facility. The parcel does not currently have a zoning district designation.

Existing Site & Context

The site consists of a 11.22 acre tract located at the southeast corner of Refugee Road and Summit Road which contains no structures and is currently used for agricultural purposes. The site is triangular in shape and is bounded along the east side by Old Summit Road and along the west side by Summit Road. To the north, the property abuts Refugee Road single family homes located in the City of Pataskala.

CONSIDERATIONS

1143.03 SITE PLAN.

(c) Major Site Plan. A written application for a major site plan shall be submitted to the Zoning Officer on forms provided and shall include:

(1) General Requirements.

- A. Completed major site plan application.
- B. Six copies of the major site plan submitted on 22" x 34" paper, and three copies submitted on 11" x 17".
- C. Professional engineer, architect, or landscape architect registered with the State of Ohio must sign and seal all plans.
- D. The current zoning of the property. In addition, current zoning of adjacent parcels.
- E. Vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.

- F. *Property lines, parcel dimensions and adjoining rights-of-way.*
- G. *The names and addresses of all adjoining property within 150 feet of the proposed development.*
- H. *Title block for each sheet.*
- I. *Location of proposed buildings and structures.*
- J. *Wetland limits and size clearly shown, regardless of size.*
- K. *One hundred-year flood elevation to be clearly indicated.*
- L. *The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within 150 feet of the proposed development.*
- M. *The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within 250 feet of the proposed subdivision.*
- N. *Approximate location of all existing buildings within 150 feet of the proposed development.*
- O. *The approximate location, dimensions, and area of all property proposed to be set aside for parks and open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.*
- P. *Topography with a maximum contour interval of two feet.*
- Q. *Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.*
- R. *Show all existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.*
- S. *Show existing adjacent roads with rights-of-way.*
- T. *Complete facility demand worksheets as provided by the Planning Administrator.*
- U. *All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.*
- V. *Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall also be made available for inspection.*
- W. *Fees as required by Chapter 1155.*
- (2) *Zoning Standards and Requirements.*
 - A. *Setbacks and building separations shall be noted in accordance with zoning requirements.*
 - B. *Striping for parking lot shall be indicated directly on the plans, and include the spaces required vs. spaces provided.*
 - C. *Loading spaces indicated.*
 - D. *Plantings shown in accordance with zoning requirements. All utilities shall be shown on all planting plans.*
 - E. *Completed zoning certificate and fee.*

(some sections omitted.)

Approval of a major site plan shall expire twelve (12) months from the date of approval unless building permits have been obtained for construction. A single extension, not to exceed six (6) months may be granted by the Board upon receipt of a written request from the applicant.

1180.11 PARKING LOT LANDSCAPING STANDARDS.

(a) Parking lots containing more than 6,000 square feet of area or 20 or more vehicular parking spaces, whichever is less, shall provide interior landscaping of the peninsular or island types of uncompacted, well-drained soil that contains a minimum of 6 inches of top soil mix, as well as perimeter landscaping.

- (1) For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one tree with a minimum diameter of 2 inches and 4 shrubs.
- (2) The minimum landscape area permitted shall be 200 square feet with a minimum planting width of 10 feet.

- (3) In order to encourage the required landscape areas to be properly dispersed, and to break up large expanses of parking, no individual landscape area shall be larger than 500 square feet in size in vehicular use areas less than 30,000 square feet and no individual area shall be larger than 2,000 square feet in vehicular use areas over 30,000 square feet. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.

(b) All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten (10) feet exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of 36" in height, within one year of installation. The perimeter landscape shall also contain a minimum of one deciduous tree per 50 linear feet of parking perimeter. When perimeter landscaping of parking is required in addition to a buffer zone or overlapping of a buffer zone of Section 1180.10(b), the required perimeter landscaping of parking may be satisfied concurrently with the requirements of Section 1180.10(b) by the more intensive planting and the more extensive width required by either this subsection or Section 1180.10(b).

(c) Parked vehicles may hang over the interior landscaped area no more than two and one-half feet. Concrete or other wheel stops shall be provided to ensure no greater overhang on the landscaped area. Where parked vehicles will overhang a four-foot minimum spacing shall be provided from edge of pavement to all trees.

(d) Grass or ground cover shall be planted on all portions of the required landscaping area not occupied by other landscape material. Such material fulfills required interior or perimeter landscaping.

STAFF REVIEW

Administrative

The applicant has previously secured approval of a zoning district amendment which will take effect next month. The applicant proposes to construct an original building, and is requesting that the Board approve a proposed "Phase II" site pad. The Board can approve the site plan on condition that Staff review the architecture, and issue zoning certificate for that phase.

Zoning District Regulations/Lot Characteristics

	<u>Required</u>	<u>Proposed</u>
Minimum Parking Setback	20'	24'
Required Aisle Width	22'	22'

Building Architecture

The applicant has provided a conceptual building rendering showing a one story building with nearly 100% coverage of natural material on the exterior. The proposed structure exceeds the requirements for natural materials required by the Zoning Code for all projects in multi-family and commercial districts. Staff does not feel that the building architecture is at variance with the adjacent single family dwellings or nearby school campus.

Traffic & Parking

The applicant provided a preliminary traffic study which indicated that the number of new trips generated by the proposed development would not warrant additional infrastructure improvements at the cost of the applicant. The applicant's site plan for typical aisle and parking spaces meet the minimum zoning regulations.

Landscaping & Buffering

The applicant has provided a landscape plan that appears to satisfy the minimum requirements of the Zoning Code. All parking areas and service areas are screened, and the applicant has provided the required street trees and additional plantings. The applicant provided a detailed landscape plan showing their front entrance and interior courtyard planting. The landscaping as proposed exceeds the requirements for landscaping in any multi-family or commercial district.

Utilities

The applicant has shown the general location of utilities and will need to have a plot-grade-utility plan approved by the City Engineer prior to issuance of a zoning certificate. The proposed site plan modifies a stormwater retention area along the north side of the property that also collects stormwater from a portion of the public right-of-way. The applicant is working with the City Engineer to modify a required easement.

Lighting

The applicant has provided a detailed lighting plan, including cut sheets on the individual fixture types for review. The applicant is proposing attractive front accent lighting that is consistent with the building architecture and colors. The applicant is proposing 14' light poles around the parking area and is lighting all pedestrian areas and courtyards with LED bollard style lights. The distance between the nearest light and the single family dwellings to the north is approximately 100ft. The proposed lighting for the entrance signage and flagpole is shielded and not directed toward the public street.

STAFF RECOMMENDATION

The Board should determine if the applicant has met all the criteria for major site plan review and approval as outlined in Section 1143.03(c) of the Zoning Code, and if the site plan as proposed will have a negative impact on the public health, safety, morals, comfort and general welfare. Staff finds the proposed site plan in compliance with those standards and recommends approval of the site plan on the following condition:

1. That the required zoning district amendment take effect as scheduled.
2. That the applicant present staff an architectural plan for the proposed second phase that is consistent with the scale and materials used in the original phase. Until that time, the site pad shall be maintained as grass or landscape.

NEXT STEPS

Provided the Board approves the application, the next steps are as follows:

1. The applicant should contact the Planning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans showing compliance with the approved site plan.

2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for plot-grade-utility plan review and approval. The Planning Administrator cannot issue a zoning certificate until a plot-grade-utility plan is approved.
3. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review. The Building Division cannot issue permits until after the zoning certificate is issued.

4) 8173 (8097) East Broad Street – Shoppes at East Broad, Phase II – Major Site Plan Review – Phase II

Application: #172834 – Major Site Plan Review

Location: Property is located on the south side of E Broad Street, east of Waggoner Road.

Existing Zoning: CS – Community Services/Limited Overlay

Request: Request for review of a major site plan for a new retail shopping center.

Current Use: Retail Sales

Applicant: DN Reynoldsburg LLC

BACKGROUND INFORMATION

Proposal

Applicant is requesting a major site plan review for a proposed commercial shopping center located in CS Community Service District. Phase I of the project was approved by the Board in March, 2015. The applicant is proposing to modify that original site plan to create additional building sites for a second phase.

Existing Site & Context

The site consists of an existing 120,000sf commercial building with relate parking improvements and neighboring outlots. Neighboring uses include commercial business along the north side of E. Broad street in the City of Columbus.

CONSIDERATIONS

1143.03 SITE PLAN

- (a) *Site Plans Required.* Application for a site plan review shall be required in addition to the application for a zoning certificate. Site plans shall be submitted and reviewed as follows:
 - (1) *Major Site Plan.* An application for a major site plan shall be submitted for review and approval by the Board of Zoning and Building Appeals prior to issuance of a zoning certificate for any development which is other than: a single family dwelling; a two-family dwelling; or a dwelling within a PD Planned Development District which has an approved detailed development plan. The application and review shall conform to the provisions of 1143.03(c).
- (c) *Major Site Plan - Application and Review.* A written application for a major site plan shall be submitted to the Zoning Officer on forms provided and shall include:
 - (1) A complete zoning certificate application;
 - (2) Location and acreage of the uses proposed on the lot;
 - (3) Proposed topography with a contour interval of two (2) feet;

- (4) Location, names, and dimensions of existing and proposed streets, buildings, structures, easements, and drainage features and improvements on the site;
- (5) Preliminary plans for the provisions of utilities, including but not limited to drainage features and improvements, water supply, and sewage disposal;
- (6) Proposed parking layout including ingress and egress;
- (7) Information regarding the properties abutting the subject property, including the names of owners, current zoning districts, and current uses;
- (8) Locations and descriptions of proposed fences, screening, and retaining walls;
- (9) Proposed walkways;
- (10) Number of stories, floor areas, height, location, and proposed use of each structure; and the number, size, and type of multifamily dwellings;
- (11) Conceptual drawings of building elevations;
- (12) Location and size of recreation and open space areas;
- (13) Generalized landscaping plan indicating the locations of planting areas, earth mounds, and other landscaping features;
- (14) Special flood hazard limits;
- (15) Such other information as may be necessary to illustrate and document compliance with the provisions of this Code.
- (16) Fees as required by this Code.

1180.11 PARKING LOT LANDSCAPING STANDARDS

- (a) Parking lots containing more than 6,000 square feet of area or 20 or more vehicular parking spaces, whichever is less, shall provide interior landscaping of the peninsular or island types of uncompacted, well-drained soil that contains a minimum of 6 inches of top soil mix, as well as perimeter landscaping.
 - (1) For every ten (10) parking spaces or fraction thereof, the applicant shall provide no less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one tree with a minimum diameter of 2 inches and 4 shrubs.
 - (2) The minimum landscape area permitted shall be 200 square feet with a minimum planting width of 10 feet.
 - (3) In order to encourage the required landscape areas to be properly dispersed, and to break up large expanses of parking, no individual landscape area shall be larger than 500 square feet in size in vehicular use areas less than 30,000 square feet and no individual area shall be larger than 2,000 square feet in vehicular use areas over 30,000 square feet. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
- (b) All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten (10) feet exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of 36" in height, within one year of installation. The perimeter landscape shall also contain a minimum of one deciduous tree per 50 linear feet of parking perimeter. When perimeter landscaping of parking is required in addition to a buffer zone or overlapping of a buffer zone of Section 1180.10(b), the required perimeter landscaping of parking may be satisfied concurrently with the requirements of Section 1180.10(b) by the more intensive planting and the more extensive width required by either this subsection or Section 1180.10(b).
- (c) Parked vehicles may hang over the interior landscaped area no more than two and one-half feet. Concrete or other wheel stops shall be provided to ensure no greater overhang on the landscaped area. Where parked vehicles will overhang a four-foot minimum spacing shall be provided from edge of pavement to all trees.
- (d) Grass or ground cover shall be planted on all portions of the required landscaping area not occupied by other landscape material. Such material fulfills required interior or perimeter landscaping.

STAFF REVIEW

Administrative

The site was last rezoned in 2006, and in conjunction with that process, a limited overlay was placed over the site. The overlay text is on file in the Zoning Division office. The applicant was previously approved for a major site plan in March of 2015, and is now proposing to revise that site plan to add additional in-line tenant spaces.

Building

The applicant is proposing to increase the total building area on the 24.94ac site to 200,550sf, which is an increase to 78,650sf from their Phase I.

Parking

The applicant is proposing 200,550sf of retail space. The limited overlay requires that the applicant provide 1 parking space for every 250 sf of retail space. This would require the applicant to have 802 parking spaces on site. The applicant has provided for 928 spaces, so Staff is comfortable that there is adequate parking. The overlay has different requirements for different types of uses, so the applicant could return to the Board to approve a new parking plan if the tenant mix were to change again.

Pedestrian Connectivity

At the request to Staff, the applicant has connected a previously constructed sidewalk along the south side of the main entrance drive from Waggoner Road to the front pedestrian area of the development.

Landscaping/Buffering

The applicant's previously approved landscape plan is still in effect. The proposed site plan revision reflects an adequate amount of landscape area within the additional parking lot area.

Lighting

The applicant's previously approved lighting plan is still in effect. Staff will require that any additional fixtures match the fixtures that were approved for Phase I of the project.

STAFF RECOMMENDATION

The Board should determine if the applicant has met all the criteria for major site plan review and approval as outlined in Section 1143.03(c) of the Zoning Code, and if the site plan as proposed will have a negative impact on the public health, safety, morals, comfort and general welfare. Staff finds the proposed site plan in compliance with those standards and recommends approval of the site plan on the following condition:

1. That the applicant submit an architectural, lighting, and landscape plan for review and approval by the Design Review Board and Staff to confirm compliance.

NEXT STEPS

Provided the Board approves the application, the next steps are as follows:

1. The applicant should contact the Planning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the approved major site plan. That zoning certificate application must include a landscape plan and lighting plan so Staff can confirm all materials are matching the existing Phase I.
2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for plot-grade-utility plan review and approval. The Planning Administrator cannot issue a zoning certificate until a plot-grade-utility plan is approved.

R CITY OF REYNOLDSBURG
 Planning and Zoning Division
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio

Application #: 172745
 Permit #: _____
 Date Submitted: 1/25/16
 Fee Amount: \$350.00

Section 1139

BOARD OF ZONING & BUILDING APPEALS
 APPLICATION

☒ Paid: CASH

I. PROPERTY INFORMATION

Property Address:

1792 BRICE RD.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

IMPALA CAPITAL LLC

Contact Email:

Contact Phone Number:

614-622-8992

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

FAMILY STORE 99 CENTS

Contact Phone Number:

614-622-8992

Description of Use:

RETAIL SALES

IV. APPLICANT INFORMATION

Applicant Name:

Samir Rahim

Applicant Address:

Applicant Phone Number:

614 622 8992

Applicant Email:

FAMILYSTORE99@HOTMAIL.COM☐ Property Owner☒ Business Owner☐ Contractor☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____☒ Special Exception Use (\$350):Auto Sales☐ Major Site Plan Review (\$500): _____☐ Other: _____

Applicant shall submit nine (9) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: _____

Date:

1/25/16

Additional Notes:

OFFICE USE ONLY

Zoning Information

Zoning District: CC☐ Historic District☐ CC Overlay

Other Board Approval

☐ DRB

BZBA Meeting

Date:

2/18/16☐ Approved as Submitted☐ Approved w/ Conditions☐ Tabled☐ Denied

City Council Meeting

Date:

☐ No Action Taken☐ Approved as Submitted☐ Approved w/ Conditions☐ Denied

Planner Initials: _____

Date: _____

Clerk of Council

Initials: _____

Date: _____

This is a retail store , with other retail businesses on both sides.

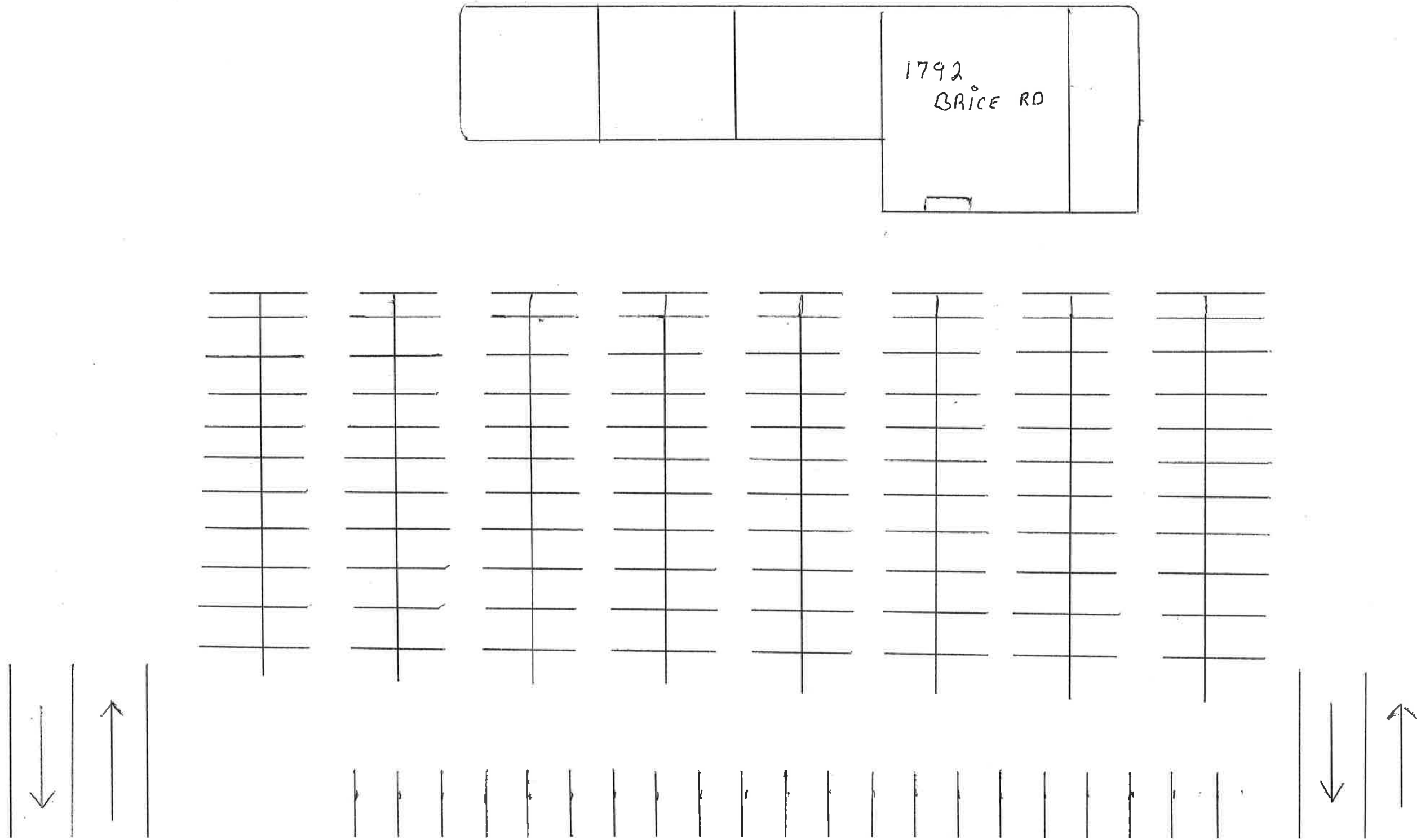
This property located at 1792 brice rd. reynoldsburg,ohio

we are requesting a variance to have rental trucks at this location, we would be parking the trucks 35 feet back from the curb, this location has six retail stores and 120 parking spaces, we would like to have four trucks here.

This retail lot has four entrances two in the front and one on each side the trucks will not be parked near any gas stations or homes, we will maintain the lot keeping it clean, we will not block any sidewalks or driveways, the trucks will not block or impair any traffic flow.

With the rental truck parked directy in front of this location it allows good and clear distances on both sides and in front for fire or emergency vehicles.

Thank you



Application #: 172748
Permit #:
Date Submitted: 1/25/16
Fee Amount: \$500.00
☐ Paid: _____

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION

Property Address:
Refugee Rd. SW, Reynoldsburg, Oh. 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
SRJ Properties of Ohio,LLC

Contact Email:
GDugger@smithandhale.com

Contact Phone Number:
614-221-4255

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:
na

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:
Drew McClain

Applicant Address:
29 w. Locust St., Newark, Oh. 43055

Applicant Phone Number:
740-345-3700

Applicant Email:
dmcclain@jmcclainco.com

☐ Property Owner ☒ Business Owner ☐ Contractor ☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____

☐ Special Exception Use (\$350): _____

☒ Major Site Plan Review (\$500): Major Site Plan Review for the INN at Summit Trail Project

☐ Other: _____

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: _____ Date: Jan 25, 2016

Additional Notes:

OFFICE USE ONLY

Zoning Information

Zoning District: AR-3

☐ Historic District

☐ CC Overlay

Other Board Approval

☐ DRB

BZBA Meeting

Date: 2/11/16

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ No Action Taken

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Denied

Planner Initials: _____ Date: _____

Clerk of Council

Initials: _____ Date: _____

Section 1147
MAJOR SITE PLAN

Background

An application for a major site plan shall be submitted for review and approval by the Board of Zoning and Building Appeals (BZBA) prior to issuance of a zoning certificate. A major site plan shall be required if the development meets more than one of the following definitions:

1. A development involving any new construction other than a one or two family residential structure or accessory structure;
 2. A development of a structure or site which involves more than 5,000 square feet of impervious surface;
 3. A development impacting or adjacent to an environmentally sensitive feature;
 4. A development which conflicts with an adopted City plan;
 5. A development which generates more than 50 peak hour trips (see also the Facility Demand Worksheet in the Development Handbook);
- or
6. Other unusual or unique impacts which, in the professional opinion of the Planning Administrator, warrant public review.

When and where do you initiate a Major Site Plan?

A major site plan application shall be submitted to the Planning Administrator 25 days prior to the regularly scheduled meeting of the BZBA. The Board meets the third Thursday of each month, except December.

What information must be provided with a Major Site Plan?

A written application for a major site plan shall be submitted to the Planning Administrator on forms provided and shall include:

1. Completed Major Site Plan Application.
2. Six (6) copies of the major site plan submitted on 24” x 36” paper, and three (3) copies submitted on 11” x 17”.
3. Professional Engineer, architect, or landscape architect registered with the State of Ohio must sign and seal all plans.
4. The current zoning of the property. In addition,

current zoning of adjacent parcels.

5. Vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.
6. Property lines, parcel dimensions and adjoining rights-of-way.
7. The names and addresses of all adjoining property within 150 feet of the proposed development.
8. Title block for each sheet.
9. Location of proposed buildings and structures.
10. Wetland limits and size clearly shown, regardless of size.
11. 100-year flood elevation to be clearly indicated.
12. The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within 150 feet of the proposed development.
13. The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within 250 feet of the proposed subdivision.
14. Approximate location of all existing buildings within 150 feet of the proposed development.
15. The approximate location, dimensions, and area of all property proposed to be set aside for parks and open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
16. Topography with a maximum contour interval of two feet.
17. Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
18. Show all existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.
19. Show existing adjacent roads with rights-of-way.

- 20. Complete facility demand worksheets as provided by the Planning Administrator.
- 21. All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.
- 22. Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall also be made available for inspection.
- 23. Fees as required by the Code

- II. Zoning Standards and Requirements
- 1. Setbacks and building separations shall be noted in accordance with zoning requirements. (Chapter 1175)
 - 2. Striping for parking lot. State directly on the plans the spaces required vs. spaces provided. (Chapter 1179)
 - 3. Loading spaces indicated. (Chapter 1179)
 - 4. Plantings shown in accordance with zoning requirements. All utilities shall be shown on all planting plans. (Chapter 1180)
 - 5. Completed Zoning Certificate and fee.

- Who is involved in a Major Site Plan?***
- Board of Zoning and Building Appeals
 - Planning Administrator
 - Safety/Service Department
 - City Engineer
 - Street Department
 - Water and Wastewater Department

How much will a Major Site Plan cost?
The fee for a major site plan is five hundred dollars (\$500).

What is the time frame for a Major Site Plan approval?
A major site plan approval process will take approximately 1-2 months depending on the number of changes made by the applicant, those requested by staff, and development review Boards.

What happens after I receive a Major Site Plan approval from the BZBA?
If the property is located within the Design Review District, application will need to be made to the Design Review Board for a Certificate of Appropriateness. Afterwards, a Plot, Grade, Utility Plan will be submitted. If the project is not located within the Design Review District, the applicant will file a final Zoning Certificate to confirm any conditions of approval that the BZBA placed upon the site plan.

Who may I call if I have questions?
Contact the Reynoldsburg Planning Administrator at 614-322-6829.

Section 1145
SPECIAL EXCEPTION USES

Background

Special Exceptions (often referred to as conditional uses) are uses which may have the potential to be made compatible with the use characteristics of the districts in which they are listed as Special Exceptions, but which, due to the nature of their operation, appearance, or other characteristics require individual review and control of their location, design, intensity, configuration, and impacts upon the community in order to promote such compatibility.

When and where do you initiate a Special Exception?

A Special Exception Use Permit shall be submitted to the Planning Administrator 25 days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

What information must be provided with a Special Exception?

An application for a Special Exception shall be submitted in writing on forms provided by the Planning Administrator and shall include the following:

1. Description of the existing use of the lot and of adjacent lots;
2. The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
3. A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
4. A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
5. A narrative addressing each of the applicable criteria set forth in section 1145.09; and

6. Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
 - o Traffic impact analysis;
 - o Storm water impact analysis;
 - o Utility impact analysis.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code.

Who may be involved in a Special Exception?

- Planning Administrator
- Board of Zoning and Building Appeals
- City Council

How much will a Special Exception cost?

The fee for a Special Exception Permit is three hundred and fifty dollars (\$350).

What is the time frame for review of a Special Exception Use Permit?

An application for a Special Exception will take approximately two to three months. The review and approval of a Special Exception is a two- phase process.

First the Special Exception will be reviewed by the Board of Zoning and Building Appeals (BZBA). The Board shall make a recommendation to City Council that a proposed use should be or should not be determined to be a similar use for the district.

If approval is recommended by the BZBA Council introduces legislation by the next regularly scheduled Council meeting once the recommendation of the BZBA, and minutes of the BZBA meeting have been received, or the Special Exception Use Permit stands approved.

Who may I call if I have questions?

Contact the Reynoldsburg Planning Administrator at 614-322-6829.

Section 1145.09

STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

(b) The proposed use shall not adversely affect the use of adjacent property;

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

(g) The proposed use complies with the applicable specific provisions and standards of this Code;

(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

Section 1147
VARIANCES

Background

The Board of Zoning and Building Appeals (BZBA) may vary the strict application of the provisions of the Zoning Code where, owing to special characteristics of a property, a literal enforcement of the provisions would result in unnecessary hardship or practical difficulty, and where such variance will be in harmony with the general purpose and intent of the Code and in accordance with the specific rules contained in the chapter.

Why might you request a variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the BZBA is satisfied that it will alleviate some hardship or difficulty.

Where do you initiate a variance request?

A variance application shall be submitted to the Planning Administrator at least 25 days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals. The Board meets the third Thursday of each month except December.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning Administrator. Such request shall include the following:

1. Name, address, and telephone number of the property owner(s) and owner’s agent(s);
2. Legal description, address, tax district and parcel number of the property;
3. Description of the nature of the variance requested and a statement demonstrating the extent to which the requested Variance conforms to the standards for variance in the Code (see section 1147.05);
4. Statement of the hardship;
5. Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

**** Note the application must be signed by the property owner for the property which pertains to the variance.**

Who is involved in a Variance request?

- Board of Zoning and Building Appeals
- Planning Administrator
- Safety/Service Department
- Director of Engineering

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a Variance Application is submitted it will be placed on the next BZBA agenda. The BZBA meets the third Thursday of each month except December. The application will be approved or denied at the first hearing by BZBA unless the application is withdrawn by the applicant to address the comments raised by the BZBA. The BZBA can hold the application but a decision must be reached by the board within sixty (60) days.

How much will a Variance cost?

The fee schedule for a Variance is one hundred dollars (\$100) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a Zoning Certificate or a Zoning Sign Permit depending on the type of variance.

Who may I call if I have questions?

Contact the Reynoldsburg Planning Administrator at 614-322-6829.

Section 1147.05
STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

(a) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: See Chapter 1195 and Chapter 1145 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

(f) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

(i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

3. Facilities Demand Worksheet

(To be completed for Major Site Plans, Re-Zoning, and Plot, Grade, & Utility Plan Applications¹)

1. Water:

a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement?

5097 gpd
(158,900 GALLONS PER MONTH)

b. How much pressure is required? 60 - 80 psi

Coordinate with the Director of Engineering to determine if a Water Usage/Flow Study is required (614.322.6884).

2. Sanitary Sewer:

a. What will the total anticipated flow in gallons per day for this proposed site improvement?

4995 gpd
(154,840 GALLONS PER MONTH)

Coordinate with the Department of Engineering to determine if a Utility Study is required (614.322.6884).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

210 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>15</u> AM	<u>12</u> AM	<u>15</u> AM
<u>29</u> PM	<u>18</u> PM	<u>29</u> PM

c. Is rezoning being requested that will generate 200 or more peak hour trip ends that the current zoning does not anticipate?

☐ Yes, Traffic Impact Study or Regional Traffic analysis is required.

☒ No, Traffic Access Study Required.

d. Check the following as applicable to the site development:

☒ Rezoning

☐ There are less than 200 Peak Hour trips anticipated
(Traffic Access Study is required)

☐ There are 200 or more Peak Hour trips anticipated
(Traffic Impact Study or Regional Traffic Study is required).

e. The information presented in this section is to assist the Applicant with the requirements for Traffic Analysis within the City Of Reynoldsburg. The Village reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the Applicant and the Engineer must schedule a scope verification meeting with the Village and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this Application with the City of Reynoldsburg.


Applicant's Signature

Jan 25 2016
Date

LSI GREENLEE® LED SPEC GRADE BOLLARD (XHYP3)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending
SMARTTEC™ ENERGY SAVING FEATURES:

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency, control, and protection. Components are fully encased in potting material for IP68 moisture resistance. Driver complies with IEC and FCC standards.

OPTIONAL INTERNAL MOTION SENSOR - Doppler motion sensor activates switching of luminaire light levels. High level light is activated when passerby enters target zone and increased to full bright in 2-3 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 4 minutes and is gradually ramped down (7 seconds) to low level to allow eyes time to adjust. Sensor detection range is 360 degrees horizontal x average of 25' - 30'.

DUAL BEAM OPTICS - Utilizes two separate LED arrays to provide more uniform illumination - proprietary to LSI. Results in unprecedented fixture spacing, while providing great uniformity.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.

LEDS - 16 or 30 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI (nominal).

REFLECTOR/DISTRIBUTION - 360° or 180° distribution.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options battery operate 10 LEDs in upper ring aperture for a minimum of 90 minutes and exceed NFPA-Life Safety Code requirements for means of egress lighting.

LOWER HOUSING - One-piece, heavy-walled, extruded aluminum, .322" thick for vandal resistance. Various heights are available in 6" increments starting at 30" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

CROWN ASSEMBLY - Flat or domed, heavy cast aluminum. For added security against vandals, crown attaches to lower housing with four captive, concealed ¼" x 20 Allen-head screws.

LENS - 2 one piece heavy walled borosilicate lenses are recessed .764" and protected by three cast ribs for vandal resistance. Exposed portion of top lens is only .934" tall with the lower lens being only 1.831" tall.

BASE PLATE - Extra thick, ½" cast T6 treated aluminum base is conversion coated and black powder coated for corrosion resistance.

OPTIONAL ROUGHNECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

ANCHOR BOLTS - Anchor bolts are 3/8"x10" long heavy duty galvanized steel. Four (4) are furnished.

ELECTRICAL - Universal voltage power supply (120-277 VAC 50/60HZ). 347-480V also available. 350 mA standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

OPERATING TEMPERATURE - -40°C to +50°C(-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT - 50 lbs.

LISTING - Listed to U.S. and Canadian standards. Suitable for wet locations.

LIGHT OUTPUT - XHYP						
Description		# of LEDs	Full Output Lumens Watts		Dimmed Lumens Watts	
Cool White	XHYP3-360	30	1690	34	692	12
	XHYP3-180	16	950	20	401	7
	XHYP3-360-30-BB	10	748	20	—	—
Neutral White	XHYP3-360	30	1599	34	—	—
	XHYP3-180	16	856	20	—	—
	XHYP3-360-30-BB	10	—	—	—	—
350mA - Standard						

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
Catalog # _____

01/20/15
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LSI INDUSTRIES INC.

LSI GREENLEE® LED SPEC GRADE BOLLARD (XHYP3)



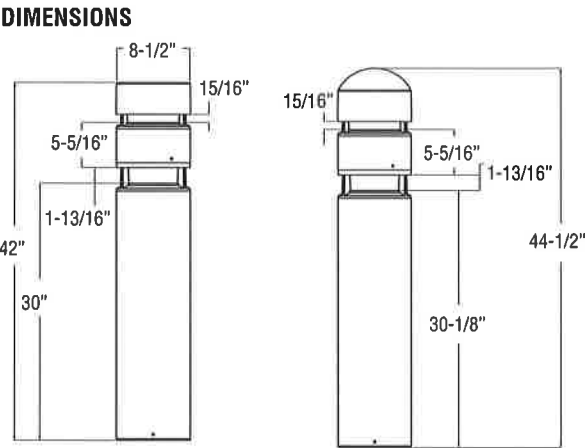
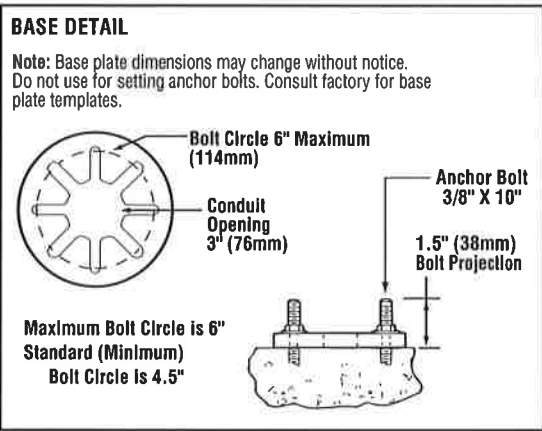
PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XHYP3 360 LED 30 350 NW UE BRZ FT IMS

Prefix	Distribution	Light Source	# of LEDS	Drive Current	Color Temp	Input Voltage	Finish	Top	Options
XHYP3 - LED Hyperion	360°	LED	30	350 - 350mA	NW - Neutral White CW - Cool White	UE - Universal Electronic (120-277) 347-480	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	FT - Flat Top DT - Dome Top	H - XX (Specify Height) ¹ GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts IMS - Integral Motion Sensor ⁶ PCI 120 - 120v Button Type Photocell PCI 208-277 - 208 - 277v Button Type Photocell PCI 347 - 347 Button Type Photocell RN - RoughNeck Heavy Duty Mtg. Plate ⁵ BB - Battery Backup ^{2, 3, 4} CWBB - Cold Weather Battery Backup ^{2, 3, 4} LPC - Lens Protector Casting painted black
	180°		16						

- 1- Standard height is 42" for FT and 45" for DT. Non-standard heights are available in 6" increments. Minimum height is 30". Maximum height is 60".
- 2- Not available with 180° Distribution
- 3- Battery Backup & Cold Weather Battery Backup minimum height is 36"
- 4- Battery Backup & Cold Weather Battery Backup is only available in 120 -277v.
- 5- Rough Neck option must be entered at time of original order. Can't be switched in field.
- 6- Not CE marked.

ACCESSORIES
ABKIT - Anchor Bolt Kit (BVR) 3/8" x 10" - Galvanized



Project Name _____ Fixture Type _____

Catalog # _____

01/20/15
© 2015
LSI INDUSTRIES INC.

CARIBE LED

RBF SERIES

80W LED ARCHITECTURAL FLOODLIGHT

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

Cat. No.: _____

Accessories.: _____

PRODUCT DESCRIPTION

The Caribe LED architectural floodlight is an energy efficient solution for landscape and façade lighting applications. Available with four different beam patterns the Caribe LED gives the architect flexibility of design. This fixture is ideal for façade lighting, columns and flag poles, as well as landscape and sign lighting. The LEDs provide not only energy efficiency but also long life and reduced maintenance, making this fixture an excellent choice for hard to reach areas. Acculite LED engines carry a 5 year limited warranty.

PRODUCT SPECIFICATIONS

Optics The Caribe LED is available with LED mounted optics that shape the beam, plus a glass lens to protect the LED components and make the fixture easy to clean

- Four different beam patterns (7x7 wide, 4x4 medium, 3x3 narrow, and 2x2 spot)
- LED lenses are board mounted
- Glass lens is mechanically secured and gasketed
- An array of visors and louvers is also available to tailor the beam pattern to the specific requirements of the installation.

Construction Specification grade die cast aluminum housing, door frame and mounting accessories

- Beveled edge door frame with full width concealed hinge
- ½” Stem and 2” slipfitter are marked with angles of inclination for consistent aiming throughout installation
- Tempered glass lens is secured mechanically and gasketed for easy replacement in case of damage.

Mounting Standard ½” stem mount or slip fitter 2” IPS (2-3/8” OD)

LED LUMEN DEPRECIATION

Ambient Temperature (°C)	L ₇₀ Hours
25°C	50,000

LED DATA

Beam Spread	Measured System Watts	Measured CCT	Measured Center Beam Candle Power	Typical CRI	Luminaire Initial Absolute Lumens
Wide 7H x 7V	71	4469K	1,122	80	2,887
Medium 4H x 4V	69	4680K	5,944	80	2,468
Narrow 3H x 3V	70	4064K	11,922	80	2,648
Spot 2H x 2V	69	4287K	27,227	80	2,648

Notes:
All lumen values were calculated according to IES LM-79-08
Fixture wattage may vary by +/-8% due the LED forward voltage specification.
The above values were calculated using a regulated power supply. Field values may vary an additional +/-10% due to actual input voltage.



Finish Polyester powder coat

- Designer colors are available

Electrical The luminaire is equipped with two 40W LED drivers with universal 120-240 0.5A, 277VAC 0.2A, 50/60Hz input

- Drivers provide power to the LEDs with an output of 12-24 VDC, 1400mA, max 40W
- Drivers are IP66 rated and RoHS compliant
- Driver operating temperature range is -30°C (-22°F) through 50°C (122°F)
- Total Harmonic Distortion (THD) 20% Max
- Power factor > 0.92 at full load, 115VAC, 230VAC
- Surge immunity > 1KVAC

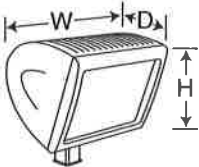
Certification UL1598, CSA C22.2 250

- Suitable for wet locations
- Union made
- Driver meets UL879, cUL1310 Class 2, cUL
- FCC CE (EN55015, EN61347)

Specifications subject to change without notice.

DIMENSIONS

Range	H	W	D
20 lb / 9.1 kg EPA = 0.80	8 3/4"	11"	8 5/8"



ORDERING INSTRUCTIONS

Series	Lamp/Watts	CCT	Voltage	Mounting	Beam Spread	Options
RBF	80L	41K	UN	no suffix	W	PC
	80W LED	4000K-5300K Color Temperature	120-277VAC	1/2" stem	Wide 7H x 7V	Photocontrol (must specify voltage)
			E12	SF	M	TP
			120V	Slip fitter 2" IPS (2 3/8" OD)	Medium 4H x 4V	Tamper resistant hardware
			E27		N	F1
			277V		Narrow 3H x 3V	Fused (must specify voltage)
			(E12 & E27 for option F1 & PC only)		S	Finish
					Spot 2H x 2V	no suffix
						Bronze
						BL
						Black
						WH
						White
						Custom colors - consult factory

ACCESSORIES (Order separately)
Bronze finish, change *-BZ* to *-BL* black or *-WH* white

Slipfitter Adapter Bronze finish
RBF-PTF Convert stem to slipfitter
2" - 3" IPS (2 3/8" - 3 1/2" OD)

Vandal Shield Lexan®
RBF-S-LS

Top Visor Black finish
RBF-S-TV

Side Visor Black finish
RBF-S-SV

Horizontal Louver Black finish
RBF-S-HLV

Stanchion Bronze finish

RBF-STANCHION-color For 1/2" Stem

Wall Bracket 2" IPS (2 3/8" OD) tenon
WB-1-BZ Use with slipfitter or RBF-TA

RBF-PTF-BZ

Slipfitter
Adapter.
Converts the
1/2" stem to
slipfitter



RBF- S-TV
Top Visor



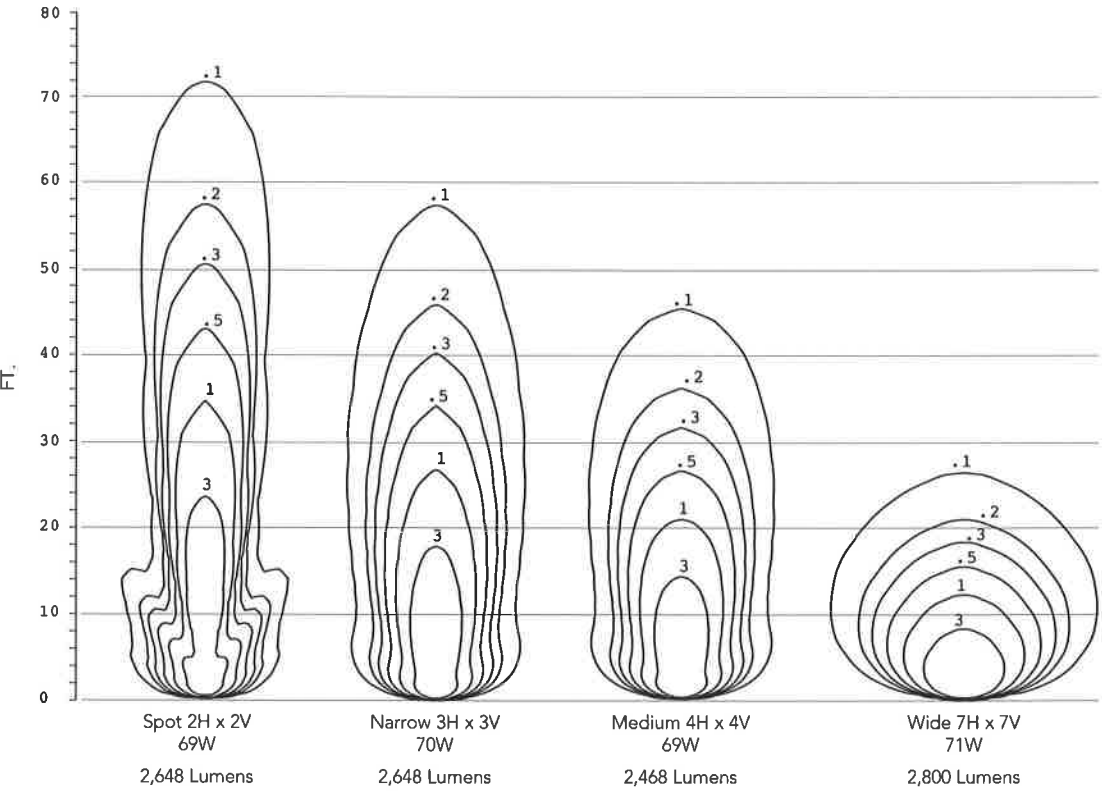
RBF- S-SV
Side Visor



RBF- S-HLV
Horizontal Louver

RBF-STANCHION -BZ

Stanchion for poured
concrete installations.
Use with 1/2"
stem fixture



Note: All photometry done according to IES LM-79-08



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
Visit us at www.junolightinggroup.com Specifications are subject to change with out notice ©2012 Juno Lighting, LLC

LED Flood Light

JOB NAME: _____
DATE: _____
TYPE: _____

PART NUMBER: LF-50WW (WARM WHITE)
LF-50CW (COOL WHITE)

PRODUCT DESCRIPTION:

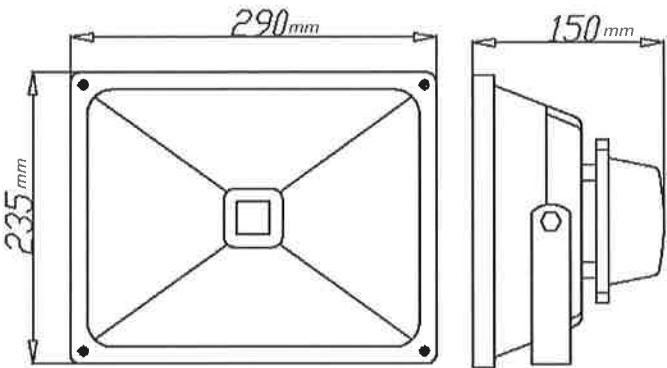
LED floodlight series 50w. Adopting Bridgelux LED chip as its light source . With its high lighting efficiency but low light decay, it can be used for a long



TECHNICAL SPECIFICATIONS:

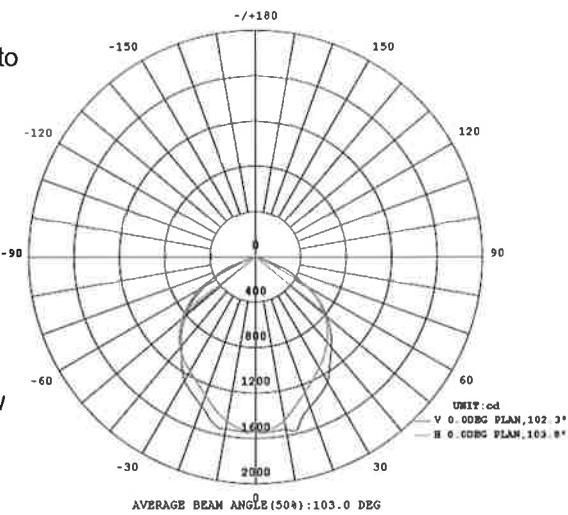
- LED Consumption 50W
- Power/Quantity 1pc*50W
- Power Consumption 56W
- LED Initial Flux >3700 lm
- Luminous efficiency: 76.0lm/w
- Color Temperature Warm White:3500K, Cool White:5000K

DIMENSIONS:



FEATURES:

- 1. Stainless Hex socket. The lights can only be opened with specific tool, that is to say, only the professional person can open it, which makes the safety of the products.
- 2. Silicon rubber instead of glue at every joint to prevent water coming into the internal part.
- 3. Waterproof VDE 3C rubber cable instead of PVC cable. Low oxidation.
- 4. Drivers’ PF is more than 0.95.
- 5. Bridgelux LED. High light efficiency (110-120lm/w), high CRI (Ra>70), and low light degradation.
- 6. Tempered glass.
- 7. Reflector. Mirror reflection cover can enhance the light reflection.
- 8. Environmental package. PE bag and EPE package instead of EPS.
- 9. Baking instead of spray painting.



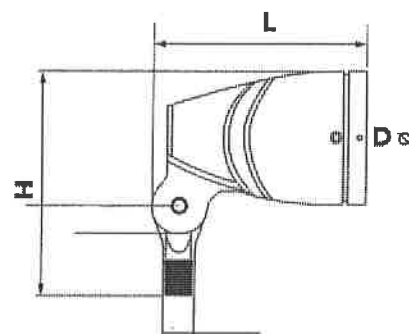
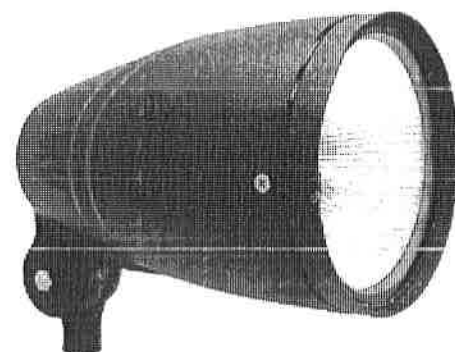
LED BULLET FLOOD LIGHT

FEATURES:

- Die-cast aluminum with powder coat finish (Dark Bronze)
- Tempered glass lens with seamless silicone gasket
- 140-degree beam angle. Fluted reflector provides even beam distribution
- Driver located in isolated compartment for improved thermal management
- 100% dip tested under load
- Fully adjustable 1/2" NPT threaded knuckle
- 70,000 hour rated life
- 7 year warranty
- Suitable for Wet Locations, IP54

APPLICATIONS:

- Ideal for general site lighting, landscape, sign lighting, flag poles and pathways.



Catalog Numbers: • **FLD-12-CW** (COOL WHITE, 5000K, 800 lumens)
 • **FLD-12-WW** (WARM WHITE, 3000K, 800 lumens)

LED Wattage: 12W (1) Cree
 CRI: 83
 Power Factor: 95%

Working Voltage: 120-277 volts (0.15 amps maximum at 120 volts)
 Oper. Temperature: -20°C (-4°F) to 40°C (104°F)
 Dimensions: 6-5/8" (L) x 4-7/8" (H) x 4" (D)
 LED: Cree CXA1507 LED chip and driver

Catalog Numbers: • **FLD-30-CW** (COOL WHITE, 5000K, 2300 lumens)
 • **FLD-30-WW** (WARM WHITE, 3000K, 2300 lumens)

LED Wattage: 30W (1) Cree
 CRI: 83
 Power Factor: 95%

Working Voltage: 120-277 volts (0.15 amps maximum at 120 volts)
 Oper. Temperature: -20°C (-4°F) to 40°C (104°F)
 Dimensions: 7-3/4" (L) x 5-3/4" (H) x 5-1/8" (D)
 LED: Cree CXA1507 LED chip and driver



Mounts to landscape post or any 1/2" hub



Isolated driver compartment



Fully adjustable 1/2" threaded knuckle for aiming versatility



Easily mounts to 1/2" hub on weatherproof box



LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)



US patent 782456, 7952293, & 8432108 and US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One piece housing/support frame is die-cast aluminum. Post top access cover and support arms are die-cast aluminum. Housing is sealed with an extruded silicone gasket.

HOUSING TOP CAP - Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

SEALED OPTICAL UNIT - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.

ELECTRICAL - Terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

MOUNTING - Post Top and Wall mounting available. Pole selection information shown under fixture drawings.

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XLXM3						
POST TOP MOUNT			Lumens (Nominal)			Watts (Nominal)
# of LEDS		Type 3	Type FT	Type 5		
Cool White	SS	64	6180	5570	5240	70
	HO	64	8670	8270	7510	108
Neutral White	SS	64	5930	5350	5150	70
	HO	64	8250	7560	6890	108

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaires Vibration 1.5G requirements.



Project Name _____ Fixture Type _____

Catalog # _____

11/13/15

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LSI INDUSTRIES INC.

LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)

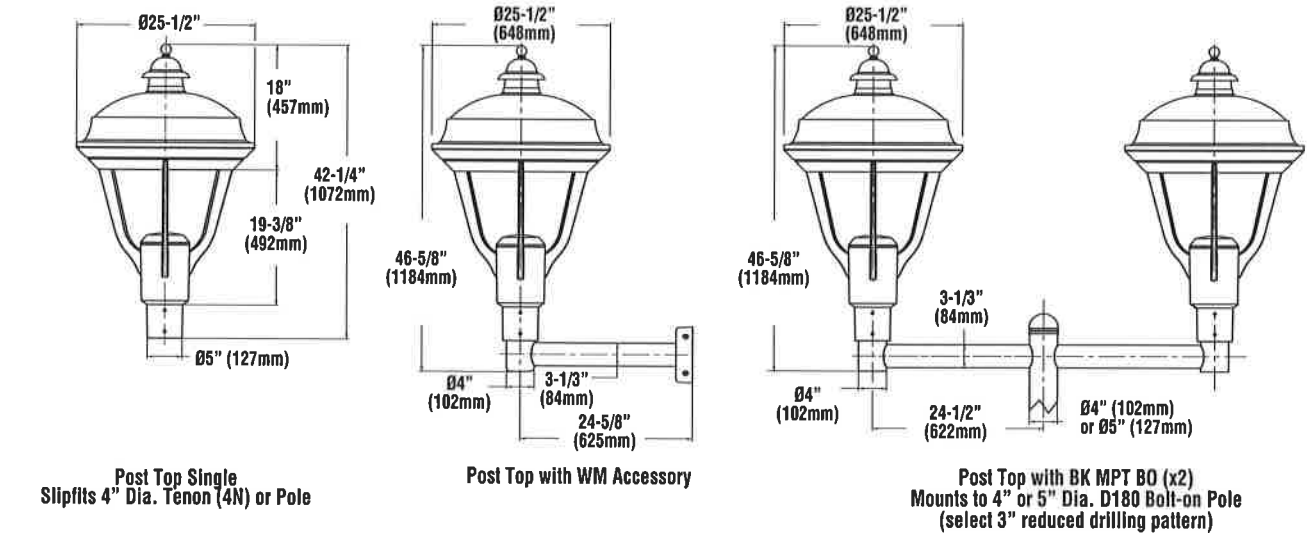
LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XLXM3 PT 5 LED HO CW UE MSV PCI120

Prefix	Mounting Style	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLXM3	PT - Post Top	3 - Type III FT - Forward Throw 5 - Type V	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Electronic (120-277V 50/60Hz) 347-480	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	Button Type Photocells PCI 120 - 120v PCHV208-277 - 208-277v PCI 347 - 347v TE - Tool-less Entry DIM - 0-10V Dimming (from external signal) ¹ BLS - Bi-level Switching (from external 120-277V signal) ¹ Accessories WM - Wall Mount BK MPT B04 - Medium Bolt on Bracket (for PT 180) For 4" Dia. Round Poles ² BK MPT B05 - Medium Bolt on Bracket (for PT 180) For 5" Dia. Round Poles ²

FOOTNOTES:
1- DIM and BLS cannot be ordered together.
2- Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180, consult factory. Order one bracket per fixture.

DIMENSIONS



LUMINAIRE EPA CHART - Crossover Lexington		
	MOUNTING STYLE	
■ PT Single	PT	1.4
■ ■ ■ PT D180° with BK MPT B0 (2)	PT	2.7

SHIPPING WEIGHTS - Crossover Lexington	
Catalog Number	Est. Weight (kg/lbs.)
XLXM3 (PT)	29/64



Project Name _____ Fixture Type _____
Catalog # _____



Round Tapered Composite Tuff-Poles®
BA, BB, BC, BD, BG, BH, B0, BS, and BX Series, Direct Burial Base
Tenon Top or Capped

Nominal Mounting Height (ft.)	Shaft Length (ft.)	Pole Weight (lbs.)	POLE DIAMETER		Standard Handhole Location from Base (in.)	SUGGESTED MAXIMUM TOTAL LOADING					Suggested Burial Depth (ft.)	BASIC CATALOG NUMBER	Comment
			Shaft Top (in.)	Shaft Base (in.)		Total Weight (lbs.)	80 MPH EPA* (sq. ft.)	90 MPH EPA* (sq. ft.)	100 MPH EPA* (sq. ft.)	120 MPH EPA* (sq. ft.)			
Direct Burial Base, Series BA, BB, BC, BD, BG, BH, and BS, Tenon Top or Capped													
8	11	21	4.1	5.5	54	150	23.4	18.1	14.4	9.5	3	B011	
10	13	24	4.1	5.8	54	150	19.0	14.6	11.4	7.3	3	B013	
10	13	27	4.4	6.2	54	200	26.1	20.1	15.7	10.1	3	BG13	
12	15	28	4.1	6.1	54	150	16.0	12.1	9.3	5.7	3	B015	
12	15	31	4.4	6.6	54	200	22.0	16.7	12.8	7.9	3	BG15	
14	18	34	4.1	6.5	66	150	14.0	10.4	7.9	4.6	4	B018	
14	18	38	4.4	6.9	66	200	19.3	14.3	10.9	6.3	4	BG18	
16	20	38	4.1	6.7	66	100	10.0	7.4	5.5	3.0	4	B020	
16	20	42	4.4	7.1	66	150	13.8	10.2	7.6	4.1	4	BG20	
16	20	52	4.6	7.3	66	200	16.2	12.6	10.1	6.7	4	BH20	
18	22	42	4.1	6.7	66	100	9.0	6.5	4.8	2.4	4	B022	
18	22	46	4.4	7.1	66	150	12.4	9.0	6.6	3.3	4	BG22	
20	24	46	4.1	6.7	66	100	8.2	5.8	4.1	1.9	4	B024	
20	24	50	4.4	7.1	66	150	10.4	8.0	5.6	2.6	4	BG24	
20	24	62	4.6	7.3	66	200	11.2	8.6	6.8	4.5	4	BH24	
25	30	71	4.5	8.2	78	100	6.2	4.7	3.6	2.2	5	BS30	
25	30	98	4.7	8.4	78	200	14.5	11.2	8.9	5.9	5	BH30	
25	30	132	4.9	8.5	78	300	20.1	15.7	12.5	8.2	5	BX30	
25	30	159	6.4	10.3	78	300	23.2	18.2	14.3	9.0	5	BB30	
25	30	187	6.6	10.4	78	300	33.5	26.2	20.8	13.6	5	BC30	
30	35	82	4.5	8.3	78	100	3.7	2.6	1.9	0.8	5	BS35	
30	35	116	4.7	8.4	78	200	10.5	8.0	6.2	3.8	5	BH35	
30	35	153	4.9	8.5	78	300	14.8	11.4	9.0	5.6	5	BX35	
30	35	186	6.4	11.0	78	300	19.7	16.2	11.7	7.1	5	BB35	
30	35	218	6.6	11.1	78	300	28.7	22.4	17.4	11.0	5	BC35	
30	35	266	6.9	11.3	78	300	37.4	29.1	22.9	14.8	5	BD35	
35	41	154	6.2	11.7	90	300	8.1	6.0	3.9	1.3	6	BA41	
35	41	218	6.4	11.8	90	300	14.3	10.8	7.8	4.0	6	BB41	
35	41	156	6.6	11.9	90	300	21.8	16.6	12.5	7.2	6	BC41	
35	41	311	6.9	12.0	90	300	29.0	22.1	17.5	10.3	6	BD41	
40	47	176	6.2	11.7	102	300	6.4	4.3	2.4	--	7	BA47	
40	47	249	6.4	11.8	102	300	12.2	8.8	6.0	2.5	7	BB47	
40	47	292	6.6	11.9	102	300	19.2	14.1	10.4	5.4	7	BC47	
40	47	357	6.9	12.0	102	300	25.8	19.3	14.5	6.3	7	BD47	

■ Standard handhole: 2½” x 5” oval. All handhole covers are polyurethane coated to match pole color. ■ EPA ratings are the same for capped or tenon top poles. ■ Poles can be predrilled for bolt-on side mount fixture(s), arms, brackets, etc. ■ All poles are individually wrapped for shipment.

*All EPA recommendations are based on poles with handholes, and include a 30% gust factor for all wind speeds, including 120 mph.



Notes:



Bronson Outdoor LED Coach Light
BNSW20045LBKCS

Features

This Outdoor LED Wall Sconce produces 240 lumens from only 6 watts of electrical power. The Sconce mounts to a standard electrical box. The LEDs are powered by a Class II Low-voltage LED driver.

Construction

The wall plate, arm and diffuser cover are all made from die-cast aluminum with a durable powder coat. Power supply connections must be made in junction box (by others).

Finish

Durable powder-coat black painted finish.

Diffuser

Individual clear seeded-glass diffuser panes are framed within die-cast housing.

Electrical

UL listed electronic high power factor LED Driver; 120V 60 Hz AC

Lamping

Uses (2) Long life, non-replaceable LED chips.

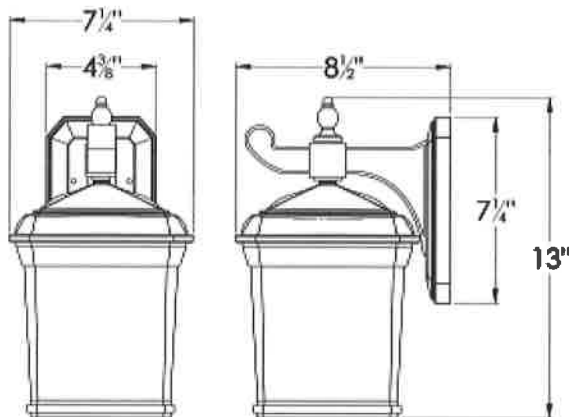
Certification

cETLus listed for wet locations.

Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 3 years from date of purchase.

Project		Fixture type
Location		Quality
Approved By	Date	Catalog Number



Ordering Information:

Model No.	Finish	Lamping	Diffuser	Dimensions (overall)		
BNSW20045LBKCS	Black	3W LED	Clear seedy glass	13.0" H	7.25" W	8.5" L

indy™

J7.1.0G3

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Lumen packages comparable to 26W, 32W, 42W, 2x26W, 2x32W, 2x42W CFL and 39W, 70W, 100W CMH with energy savings up to 40%
- Superior-quality white LED light output using Chip on Board technology
- No harmful ultraviolet or infrared wavelengths
- No lead or mercury

energy starENERGY STAR

800 TO 4000 LUMEN 4" LED
SILENT CEILING DOWNLIGHT
HYPERBOLIC OPEN APERTURE
L4 SERIES

TypeCat. No.

Project:

Notes:

PRODUCT SPECIFICATIONS

Optics
Reflector: Unique hyperbolic shape optimized for small, directional LED source, maximizes fixture efficiency while creating the "Silent Ceiling" appearance by reducing lamp image and aperture brightness • Geometry of hyperbolic curve provides unique aperture appearance and smoother light distribution • Narrow flood, medium flood and wide flood distributions available
Finishes: Low iridescent specular, semi-specular and satin Alzak® finishes available with integral flange of same finish • See reflector options for other colors and finishes

BEAM SPREAD	
TRIM	DEGREE
L400HN-CL	18°
L400HN-CQ	18°
L400HN-CS	30°
L400H-CL	37°
L400H-CQ	37°
L400H-CS	45°
L400HW-CL	55°
L400HW-CQ	55°
L400HW-CS	65°

Electrical
LED Light Engine: Compact light source delivers uniform illumination without pixilation, enabling excellent beam control • Consistent fixture-to-fixture color temperature within 3 SDCM • Replaceable PC board with quick connector mounts directly to heat sink • CRI> 80 standard, 90 & 97 CRI available, see options for compatibility • Light engine mounts directly to heat sink and is easily replaceable • Cast aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of LED
LED Driver: Power factor >0.9 • Easily replaceable from above or below the ceiling • Dimmable via 0-10V protocol, increasing efficiency up to 30% while dimming • For a list of compatible dimmers, see [LED-DIM](#).
Life: Rated for 50,000 hours at 70% lumen maintenance • Available with optional Lumen Depreciation Indicator (LDI)
Emergency Battery Pack (Optional) output: Provides a minimum of 600 (BR), or 1100 (HBR) lumens for a minimum duration of 90 minutes

Mechanical
Housing: Low profile, universal housing design installs in suspended grid, plaster or drywall • Integral cast aluminum heat sink conducts heat away from LED light engine • Driver is accessible from above and below ceiling and can be upgraded to accommodate future technology improvements.
Mounting Frame: Heavy gauge steel lower housing ring accommodates ceilings up to 2" thick • For thicker ceilings; consult factory
Mounting Bracket: Mounting brackets have 3" vertical adjustment and accepts most commercial bar hangers, including our proprietary Tru-Lock bar hangers • Our one-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4" tile increments
Junction Box: Over size 4" x 6" galvanized steel junction box with (6) 1/2" (2) 3/4" knockouts facilitate quick wiring • Junction box rated for four (4) No. 12 AWG 90° C branch circuit conductors (2-in, 2-out)

Labels and Listings
• UL listed for feed through and damp locations • UL and cUL, RoHS compliant • UL spacing requirement for 4000 lumen: minimum of 4' between fixture centers, 3" overhead clearance, 2' from fixture center to side wall
• EMI complies with FCC 47, Part 15, Class A • ENERGY STAR® Qualified, see back page for designated products • I.B.E.W. Union made • ARRA Compliant

Warranty: 5 years when used in accordance with manufacturing guidelines.
Product specifications subject to change without notice.

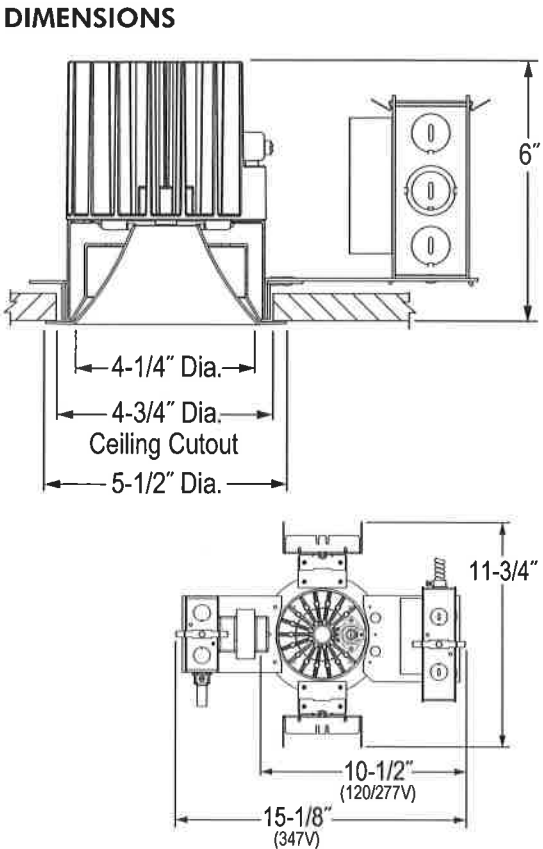
ORDERING INFORMATION: Rough-in, reflector and accessories each ordered separately.

Example: L4-40352-G3-LDI						Example: L400HW-PTS-WH				Example: HB-TL	
ROUGH-IN	LIGHT ENGINE LUMENS	CCT	VOLTAGE	GENERATION	OPTIONS	CONE	COLOR	FINISH	OPTIONS	ACCESSORIES	
L4				G3							
08	800 lm	27	■ U	G3	90	L400HN	C	Low Iridescent Alzak Finishes:	WH	HB-TL 25" Tru-Lock grid ceiling bar hangers, Pair	
13	1300 lm	2700	Universal		97	Narrow Flood	Clear	L Specular	White Flange	HB-52 52" C-Channel Bar Hangers, Pair	
15	1500 lm	30	1		F	L400H	G	S Satin		HB-28 28" C-Channel Bar Hangers, Pair	
17	1700 lm	3000	120V		CP	Medium Flood	Gold	*Q Semi-Specular		LB-27 27" Linear Bar Hangers, Pair	
23	2300 lm	35	2		+ BR	L400HW	WT	(*Clear only)		SCA4-* Sloped Ceiling adapter	
28	2800 lm	3500	277V		+ HBR	Wide Flood	Wheat	Blank for White & Baffle		* Angle must be specified when ordering;	
33	3300 lm	40	3		◆ PD		PT			Available in 5°, 10°, 15°, 20°, 25°, 30°	
40	4000 lm	4000	347V		◆ FDL		BZ			Example: SCA4-20	
					LDI		B				
					FD		Black				
							W				
							White				

■ Only 800, 1300 & 1500 lumen fixtures are universal voltage (120/277V)

◆ Not Available for 4000 Lumens

+ Not Available for 347V



J7.1.0G3

800 TO 4000 LUMEN 4" LED
SILENT CEILING DOWNLIGHT
HYPERBOLIC OPEN APERTURE
L4 SERIES

ENGINEERING DATA: 347 Volt available, consult factory																
VOLTAGE	120								277							
LIGHT ENGINE LUMENS	800	1300	1500	1700	2300	2800	3300	4000	800	1300	1500	1700	2300	2800	3300	4000
CCT	2700K/3000K/3500K/4000K								2700K/3000K/3500K/4000K							
INPUT CURRENT	0.064	0.102	0.12	0.134	0.184	0.233	0.273	0.356	0.032	0.05	0.058	0.064	0.087	0.105	0.127	0.16
INPUT WATTAGE	7.7W	12.2W	14.4W	16.1W	22.1W	27.8W	32.6W	43.0W	8.2W	12.5W	14.6W	16.3W	22.3W	27.5W	33.0W	42.3W
INPUT FREQUENCY	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
THD%	6.67	4.30	4.01	3.68	5.59	5.70	4.16	3.93	11.15	10.45	10.99	11.11	10.06	8.38	8.48	7.98
POWER FACTOR	0.991	0.993	0.993	0.995	0.994	0.995	0.997	0.998	0.915	0.889	0.903	0.911	0.921	0.942	0.935	0.955

DELIVERED LUMENS/LUMENS PER WATT (35K 80CRI)																
	L4-0835U		L4-1335U		L4-1535U		L4-17351		L4-23351		L4-28351		L4-33351		L4-40351	
TRIM	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
L400HN-CL	795	106.0	1305	104.4	1508	104.0	1691	91.9	2235	92.7	2689	90.2	3090	89.3	3750	83.5
L400HN-CQ	791	105.5	1298	103.9	1500	103.4	1683	91.5	2224	92.3	2675	89.8	3074	88.9	3731	83.1
L400HN-CS	731	97.5	1201	96.0	1387	95.6	1556	84.6	2056	85.3	2474	83.0	2843	82.2	3450	76.8
L400H-CL	834	111.1	1368	109.5	1581	109.0	1773	96.4	2343	97.2	2819	94.6	3240	93.6	3932	87.6
L400H-CQ	823	109.7	1351	108.1	1561	107.6	1751	95.2	2314	96.0	2783	93.4	3199	92.4	3882	86.5
L400H-CS	771	102.7	1265	101.2	1461	100.8	1639	89.1	2166	89.9	2606	87.5	2995	86.6	3635	81.0
L400HW-CL	845	112.7	1388	111.0	1603	110.6	1799	97.7	2377	98.6	2859	96.0	3286	95.0	3988	88.8
L400HW-CQ	815	108.7	1338	107.0	1545	106.6	1734	94.2	2291	95.1	2756	92.5	3167	91.5	3844	85.6
L400HW-CS	760	101.3	1247	99.8	1441	99.4	1616	87.8	2136	88.6	2570	86.2	2953	85.4	3584	79.8

ENERGY STAR® Qualified

	PRODUCT#	FIXTURE CONFIGURATIONS = ENERGY STAR
	Universal Voltage (120V-277V), 80 CRI L4-(XX)(YY)U-G3 L400HN-(CC)(F) L400H-(CC)(F) L400HW-(CC)(F)	Lumen Package: XX = 08, 13, 15 CCT: YY = 27, 30, 35, 40 Voltage: Universal Voltage (120V-277V) CRI: 80 Reflector Color: CC = B, BZ, C, G, PT, W, WT Reflector Finish: F = L, S, Q
	120V/277V, 80 CRI L4-(XX)(YY)(Z)-G3 L400HN-(CC)(F) L400H-(CC)(F) L400HW-(CC)(F)	Lumen Package: XX = 17, 23, 28, 33, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90 CCT: YY = 27, 30, 35, 40 Voltage: Z = 1, 2 CRI: 80 Reflector Color: CC = B, BZ, C, G, PT, W, WT Reflector Finish: F = L, S, Q
	347V, 80 CRI L4-(XX)(YY)3-G3 L400HN-(CC)(F) L400H-(CC)(F) L400HW-(CC)(F)	Lumen Package: XX = 17, 23, 28, 33, 40 CCT: YY = 27, 30, 35, 40 Voltage: 347V CRI: 80 Reflector Color: CC = C Reflector Finish: F = L, S, Q
	120V/277V, 90 CRI L4-(XX)(YY)(Z)-G3-(AA) L400HN-(CC)(F) L400H-(CC)(F) L400HW-(CC)(F)	Lumen Package: XX = 17, 23, 28, 33, 40 CCT: YY = 27, 30, 35, 40 Voltage: Z = 1, 2 CRI: AA = 90 Reflector Color: CC = C Reflector Finish: F = L, S, Q
	120V/277V, 97 CRI L4-(XX)(YY)(Z)-G3-(AA) L400HN-(CC)(F) L400H-(CC)(F) L400HW-(CC)(F)	Lumen Package: XX = 17, 23, 28, 33, 40 CCT: YY = 27, 30 Voltage: Z = 1, 2 CRI: AA = 97 Reflector Color: CC = C Reflector Finish: F = L, S, Q

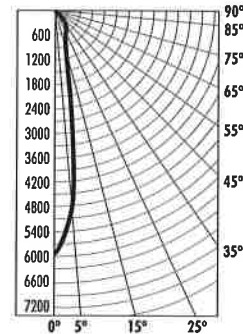


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J7.1.0G3

Catalog Number: L4-1335-G3; L400HN-CL
 PHOTOMETRIC REPORT
 Test Number: PR05151171
 Total Lumen Output: 1305
 Center Beam Candlepower: 5998
 Luminaire Efficacy: 104.4 lm/w (35K)
 Luminaire Spacing Criteria: 0.34
 Luminaire: Clear Specular Alzak®,
 Narrow Flood Hyperbolic Reflector.
 CIE-Type: Direct



CANDLEPOWER DISTRIBUTION
(Candelas)

Angle	Candela	Lumens
0°	5998	
5°	4854	463
15°	990	281
25°	536	248
35°	442	278
45°	42	33
55°	0	0
65°	0	0
75°	0	0
85°	0	0

INITIAL FOOTCANDLES

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	166.6	80.5	1.8'
7'	122.4	59.2	2.1'
8'	93.7	45.3	2.4'
9'	74.0	35.8	2.7'
10'	60.0	29.0	3.0'
11'	49.6	24.0	3.3'
12'	41.6	20.1	3.6'
13'	35.5	17.2	3.9'
14'	30.6	14.8	4.2'
15'	26.7	12.9	4.5'

ZONAL LUMEN SUMMARY

Zone	Lumens%	%Fixtures
0-30°	992	76.2
0-40°	1270	97.5
0-60°	1302	100.0
0-90°	1302	100.0
90-180°	0	0
0-180°	1302	100.0

CCT MULTIPLIER
(3300-4000 Lumens)

27K = 0.92	35K = 1.00
3K = 0.97	4K = 1.01

AVERAGE INITIAL FOOTCANDLES
 Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	58	50	42
6' x 6'	41	34	29
7' x 7'	30	25	21
8' x 8'	23	19	16
9' x 9'	18	15	13
10' x 10'	15	12	10
11' x 11'	12	10	9
12' x 12'	10	9	7

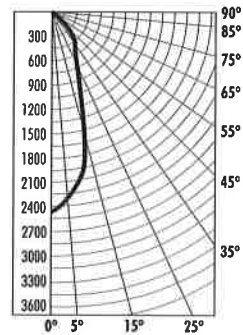
LUMINANCE DATA

Angle In Degrees	Candela/M²
45°	6513
55°	0
65°	0
75°	0
85°	0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)
 Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	118	118	118	118	115	115	115	115	110	110	110	105	105	105	101	101	101	99			
1	113	110	108	106	110	108	106	105	104	103	101	101	100	98	97	96	96	94			
2	108	104	100	98	106	102	99	96	99	97	94	96	94	92	94	92	90	89			
3	104	98	94	90	102	97	93	90	94	91	88	92	89	87	90	88	86	84			
4	99	93	88	85	98	92	88	84	90	86	83	88	85	82	86	83	81	80			
5	95	88	83	80	94	87	83	79	86	82	79	84	81	78	83	80	77	76			
6	92	84	79	75	90	83	79	75	82	78	75	81	77	74	79	76	74	72			
7	88	80	75	72	87	80	75	71	78	74	71	77	74	71	76	73	70	69			
8	85	77	72	68	84	76	71	68	75	71	68	74	70	68	73	70	67	66			
9	82	74	69	65	81	73	68	65	72	68	65	71	68	65	71	67	65	63			
10	79	71	66	63	78	70	66	63	70	65	62	69	65	62	68	65	62	61			

Catalog Number: L4-1335-G3; L400H-CL
 PHOTOMETRIC REPORT
 Test Number: PR03151775
 Total Lumen Output: 1368
 Center Beam Candlepower: 2442
 Luminaire Efficacy: 109.4 lm/w (35K)
 Luminaire Spacing Criteria: 0.64
 Luminaire: Clear Specular Alzak®,
 Medium Flood Hyperbolic Reflector.
 CIE-Type: Direct



CANDLEPOWER DISTRIBUTION
(Candelas)

Angle	Candela	Lumens
0°	2442	
5°	2325	222
15°	1610	456
25°	777	360
35°	479	301
45°	36	28
55°	0	0
65°	0	0
75°	0	0
85°	0	0

INITIAL FOOTCANDLES

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	67.8	28.9	4.0'
7'	49.8	21.3	4.7'
8'	38.2	16.3	5.3'
9'	30.2	12.9	6.0'
10'	24.4	10.4	6.7'
11'	20.2	8.6	7.4'
12'	17.0	7.2	8.0'
13'	14.5	6.2	8.7'
14'	12.5	5.3	9.4'
15'	10.9	4.6	10.0'

ZONAL LUMEN SUMMARY

Zone	Lumens%	%Fixtures
0-30°	1038	76.0
0-40°	1339	98.0
0-60°	1367	100.0
0-90°	1367	100.0
90-180°	0	0
0-180°	1367	100.0

CCT MULTIPLIER
(3300-4000 Lumens)

27K = 0.92	35K = 1.00
3K = 0.97	4K = 1.01

AVERAGE INITIAL FOOTCANDLES
 Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	61	50	40
6' x 6'	42	35	28
7' x 7'	31	26	21
8' x 8'	24	20	16
9' x 9'	19	16	12
10' x 10'	15	13	10
11' x 11'	13	10	8
12' x 12'	11	9	7

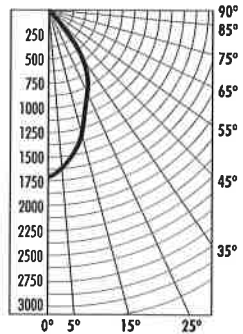
LUMINANCE DATA

Angle In Degrees	Candela/M²
45°	5513
55°	0
65°	0
75°	0
85°	0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)
 Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100			
1	114	111	109	107	112	109	107	105	105	104	102	102	100	99	98	97	96	94			
2	109	104	101	97	107	103	99	96	99	97	94	96	94	92	94	92	90	89			
3	104	98	93	90	102	97	92	89	94	90	87	92	89	86	89	87	85	83			
4	99	92	87	83	97	91	86	83	89	85	82	87	83	81	85	82	80	78			
5	95	87	81	77	93	86	81	77	84	80	76	82	79	76	81	78	75	74			
6	90	82	76	72	89	81	76	72	80	75	72	78	74	71	77	74	71	69			
7	86	78	72	68	85	77	72	68	76	71	68	75	70	67	73	70	67	66			
8	82	74	68	64	81	73	68	64	72	67	64	71	67	64	70	66	63	62			
9	79	70	64	61	78	69	64	61	69	64	60	68	63	60	67	63	60	59			
10	76	67	61	58	75	66	61	58	65	61	57	65	60	57	64	60	57	56			

Catalog Number: L4-1335-G3; L400HW-CL
 PHOTOMETRIC REPORT
 Test Number: PR03151871
 Total Lumen Output: 1388
 Center Beam Candlepower: 1735
 Luminaire Efficacy: 111.0 lm/w (35K)
 Luminaire Spacing Criteria: 0.8
 Luminaire: Clear Specular Alzak®,
 Wide Flood Hyperbolic Reflector.
 CIE-Type: Direct



CANDLEPOWER DISTRIBUTION
(Candelas)

Angle	Candela	Lumens
0°	1735	
5°	1674	160
15°	1304	370
25°	978	453
35°	595	374
45°	39	30
55°	0	0
65°	0	0
75°	0	0
85°	0	0

INITIAL FOOTCANDLES

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	48.2	16.5	6.4'
7'	35.4	12.1	7.5'
8'	27.1	9.3	8.6'
9'	21.4	7.3	9.6'
10'	17.4	6.0	10.7'
11'	14.3	4.9	11.8'
12'	12.1	4.1	12.8'
13'	10.3	3.5	13.9'
14'	8.9	3.0	15.0'
15'	7.7	2.6	16.0'

ZONAL LUMEN SUMMARY

Zone	Lumens%	%Fixtures
0-30°	982	70.8
0-40°	1356	97.8
0-60°	1386	100.0
0-90°	1386	100.0
90-180°	0	0
0-180°	1386	100.0

CCT MULTIPLIER
(3300-4000 Lumens)

27K = 0.92	35K = 1.00
3K = 0.97	4K = 1.01

AVERAGE INITIAL FOOTCANDLES
 Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	62	50	39
6' x 6'	43	35	27
7' x 7'	31	25	20
8' x 8'	24	20	15
9' x 9'	19	15	12
10' x 10'	15	12	10
11' x 11'	13	10	8
12' x 12'	11	9	7

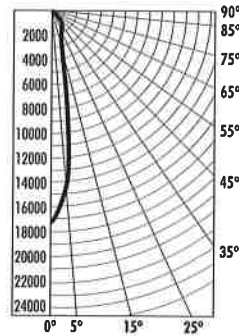
LUMINANCE DATA

Angle In Degrees	Candela/M²
45°	6047
55°	0
65°	0
75°	0
85°	0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)																					
Effective Floor Reflectance 20%																					
PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	120	120	120	120	117	117	117	117	112	112	112	107	107	107	103	103	103	103	103	101	
1	114	112	109	107	112	110	107	105	105	104	102	102	100	99	98	97	96	94			
2	109	104	100	97	107	102	99	96	99	96	93	96	94	91	93	91	90	88			
3	103	97	92	88	101	96	91	87	93	89	86	91	87	85	88	86	83	82			
4	98	91	85	81	96	90	84	80	87	83	80	85	82	79	84	80	78	76			
5	93	85	79	75	92	84	79	74	82	77	74	80	76	73	79	75	72	71			
6	89	80	74	69	87	79	73	69	77	72	69	76	72	68	75	71	68	66			
7	84	75	69	65	83	74	68	64	73	68	64	72	67	64	71	66	63	62			
8	80	70	64	60	79	70	64	60	69	64	60	68	63	60	67	63	59	58			
9	76	66	61	57	75	66	60	56	65	60	56	64	59	56	63	59	56	55			
10	73	63	57	53	72	62	57	53	62	56	53	61	56	53	60	56	53	51			

J7.1.0G3

Catalog Number: L4-4035-G3; L400HN-CL
 PHOTOMETRIC REPORT
 Test Number: PR05151191
 Total Lumen Output: 3750
 Center Beam Candlepower: 17,235
 Luminaire Efficacy: 83.5 lm/w (35K)
 Luminaire Spacing Criteria: 0.34
 Luminaire: Clear Specular Alzak®,
 Narrow Flood Hyperbolic Reflector.
 CIE-Type: Direct



CANDLEPOWER DISTRIBUTION
(Candelas)

Angle	Candela	Lumens
0°	17235	
5°	13948	1331
15°	2844	806
25°	1539	712
35°	1271	798
45°	121	94
55°	0	0
65°	0	0
75°	0	0
85°	0	0

INITIAL FOOTCANDLES

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	478.7	231.4	1.8'
7'	351.7	170.0	2.1'
8'	269.3	130.2	2.4'
9'	212.8	102.9	2.7'
10'	172.3	83.3	3.0'
11'	142.4	68.9	3.3'
12'	119.7	57.9	3.6'
13'	102.0	49.3	3.9'
14'	87.9	42.5	4.2'
15'	76.6	37.0	4.5'

ZONAL LUMEN SUMMARY

Zone	Lumens%	%Fixtures
0-30°	2850	76.0
0-40°	3648	97.3
0-60°	3742	99.8
0-90°	3749	100.0
90-180°	0	0
0-180°	3749	100.0

CCT MULTIPLIER
(3300-4000 Lumens)

27K = 0.92	35K = 1.00
3K = 0.97	4K = 1.01

AVERAGE INITIAL FOOTCANDLES
Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	167	140	116
6' x 6'	116	97	80
7' x 7'	85	71	59
8' x 8'	65	54	45
9' x 9'	51	43	36
10' x 10'	42	35	29
11' x 11'	34	29	24
12' x 12'	29	24	20

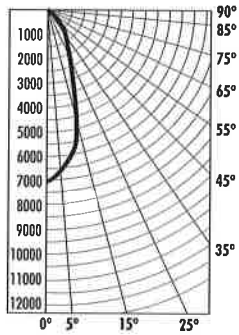
LUMINANCE DATA

Angle In Degrees	Candela/M²
45°	18717
55°	0
65°	882
75°	1159
85°	0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)
Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	118	118	118	118	115	115	115	115	110	110	110	105	105	105	101	101	101	99			
1	113	111	108	106	111	108	106	105	104	103	102	101	100	99	97	97	96	94			
2	108	104	101	98	106	102	99	97	99	97	94	96	94	92	94	92	91	89			
3	104	98	94	91	102	97	93	90	94	91	88	92	89	87	90	88	86	84			
4	99	93	88	85	98	92	88	84	90	86	83	88	85	82	86	84	81	80			
5	95	88	83	80	94	87	83	79	86	82	79	84	81	78	83	80	77	76			
6	92	84	79	75	90	83	79	75	82	78	75	81	77	74	79	76	74	72			
7	88	80	75	72	87	80	75	71	78	74	71	77	74	71	76	73	70	69			
8	85	77	72	68	84	76	71	68	75	71	68	74	70	68	73	70	67	66			
9	82	74	69	65	81	73	68	65	72	68	65	72	68	65	71	67	65	63			
10	79	71	66	63	78	70	66	63	70	65	62	69	65	62	68	65	62	61			

Catalog Number: L4-4035-G3; L400H-CL
 PHOTOMETRIC REPORT
 Test Number: PR03151795
 Total Lumen Output: 3932
 Center Beam Candlepower: 7018
 Luminaire Efficacy: 87.6 lm/w (35K)
 Luminaire Spacing Criteria: 0.64
 Luminaire: Clear Specular Alzak®,
 Medium Flood Hyperbolic Reflector.
 CIE-Type: Direct



CANDLEPOWER DISTRIBUTION
(Candelas)

Angle	Candela	Lumens
0°	7018	
5°	6681	638
15°	4627	1312
25°	2234	1034
35°	1377	865
45°	103	79
55°	3	3
65°	0	0
75°	0	0
85°	0	0

INITIAL FOOTCANDLES

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	195.0	83.2	4.0'
7'	143.2	61.1	4.7'
8'	109.7	46.8	5.3'
9'	86.6	37.0	6.0'
10'	70.2	29.9	6.7'
11'	58.0	24.7	7.4'
12'	48.7	20.8	8.0'
13'	41.5	17.7	8.7'
14'	35.8	15.3	9.4'
15'	31.2	13.3	10.0'

ZONAL LUMEN SUMMARY

Zone	Lumens%	%Fixtures
0-30°	2983	75.9
0-40°	3848	97.9
0-60°	3931	100.0
0-90°	3931	100.0
90-180°	0	0
0-180°	3931	100.0

CCT MULTIPLIER
(3300-4000 Lumens)

27K = 0.92	35K = 1.00
3K = 0.97	4K = 1.01

AVERAGE INITIAL FOOTCANDLES
Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	175	146	116
6' x 6'	121	102	81
7' x 7'	89	75	59
8' x 8'	68	57	45
9' x 9'	54	45	36
10' x 10'	44	37	29
11' x 11'	36	30	24
12' x 12'	30	25	20

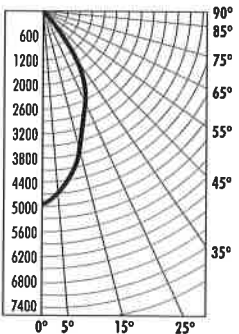
LUMINANCE DATA

Angle In Degrees	Candela/M²
45°	15843
55°	656
65°	0
75°	0
85°	0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)
Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	107	107	107	102	102	102	100			
1	114	111	109	107	112	109	107	105	105	104	102	102	100	99	98	97	96	94			
2	109	104	101	97	107	103	99	96	99	97	94	96	94	92	94	92	90	89			
3	104	98	94	90	102	97	92	89	94	90	87	92	89	86	89	87	85	83			
4	99	92	87	83	97	91	86	83	89	85	82	87	83	81	85	82	80	78			
5	95	87	81	77	93	86	81	77	84	80	76	83	79	76	81	78	75	74			
6	90	82	76	72	89	81	76	72	80	75	72	78	74	71	77	74	71	69			
7	86	78	72	68	85	77	72	68	76	71	68	75	70	67	73	70	67	66			
8	82	74	68	64	81	73	68	64	72	67	64	71	67	64	70	66	63	62			
9	79	70	64	61	78	69	64	61	69	64	60	68	63	60	67	63	60	59			
10	76	67	61	58	75	66	61	58	65	61	57	65	60	57	64	60	57	56			

Catalog Number: L4-4035-G3; L400HW-CL
 PHOTOMETRIC REPORT
 Test Number: PR03151891
 Total Lumen Output: 3988
 Center Beam Candlepower: 4987
 Luminaire Efficacy: 88.8 lm/w (35K)
 Luminaire Spacing Criteria: 0.8
 Luminaire: Clear Specular Alzak®,
 Wide Flood Hyperbolic Reflector.
 CIE-Type: Direct



CANDLEPOWER DISTRIBUTION
(Candelas)

Angle	Candela	Lumens
0°	4987	
5°	4810	459
15°	3748	1062
25°	2811	1301
35°	1710	1074
45°	112	87
55°	0	0
65°	0	0
75°	0	0
85°	0	0

INITIAL FOOTCANDLES

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	138.5	47.5	6.4'
7'	101.8	34.9	7.5'
8'	77.9	26.7	8.6'
9'	61.6	21.1	9.6'
10'	49.9	17.1	10.7'
11'	41.2	14.1	11.8'
12'	34.6	11.9	12.8'
13'	29.5	10.1	13.9'
14'	25.4	8.7	15.0'
15'	22.2	7.6	16.0'

ZONAL LUMEN SUMMARY

Zone	Lumens%	%Fixtures
0-30°	2823	70.8
0-40°	3897	97.7
0-60°	3984	99.9
0-90°	3987	100.0
90-180°	0	0
0-180°	3987	100.0

CCT MULTIPLIER
(3300-4000 Lumens)

27K = 0.92	35K = 1.00
3K = 0.97	4K = 1.01

AVERAGE INITIAL FOOTCANDLES
Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	177	145	113
6' x 6'	123	101	79
7' x 7'	90	74	58
8' x 8'	69	57	44
9' x 9'	55	45	35
10' x 10'	44	36	28
11' x 11'	37	30	23
12' x 12'	31	25	20

LUMINANCE DATA

Angle In Degrees	Candela/M²
45°	17376
55°	0
65°	0
75°	1227
85°	0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)																					
Effective Floor Reflectance 20%																					
PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	120	120	120	120	117	117	117	117	112	112	112	107	107	107	103	103	103	101			
1	115	112	109	107	112	110	107	105	106	104	102	102	100	99	98	97	96	94			
2	109	104	100	97	107	102	99	96	99	96	94	96	94	92	93	91	90	88			
3	104	97	92	88	102	96	91	88	93	89	86	91	87	85	88	86	83	82			
4	98	91	85	81	97	90	85	81	87	83	80	85	82	79	84	80	78	76			
5	93	85	79	75	92	84	79	74	82	77	74	81	76	73	79	75	73	71			
6	89	80	74	69	87	79	73	69	77	72	69	76	72	68	75	71	68	66			
7	84	75	69	65	83	74	69	64	73	68	64	72	67	64	71	67	63	62			
8	80	71	65	60	79	70	64	60	69	64	60	68	63	60	67	63	59	58			
9	76	67	61	57	75	66	60	56	65	60	56	64	59	56	63	59	56	55			
10	73	63	57	53	72	62	57	53	62	56	53	61	56	53	60	56	53	51			



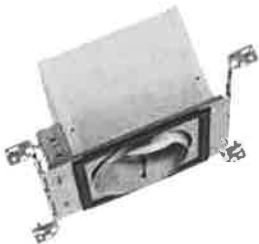
6" SLOPE CEILING LED - 900 LUMENS
IC NEW CONSTRUCTION HOUSING

Project: _____
Fixture Type: _____
Location: _____
Contact/Phone: _____

STANDARD SLOPE:

2/12 to 6/12 PITCH (9° to 27°)

IC926LED9G4
LENSED TRIMS



PRODUCT DESCRIPTION

Dedicated LED, Air-Loc® sealed slope ceiling new construction housing with integral light engine • IC rated construction housing can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with standard Juno trims • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 26W compact fluorescent

PRODUCT SPECIFICATIONS

LED Light Engine Extruded heat sink and cast aluminum slider plate integrated directly with housing provides superior thermal management to ensure the long life of the LED • Replaceable light engine mounts directly to slider plate and incorporates the latest generation, high lumen output LED array • LEDs are binned within a 3-step MacAdam Ellipse exceeding ENERGY STAR® requirements for superior fixture to fixture color uniformity • 2700K, 3000K, 3500K, or 4100K color temperatures available • 90 CRI minimum.

Optical System Computer-optimized internal reflector with specular finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Adjustable slider plate to position LEDs/reflector perpendicular to floor • Plate includes 1/4" adjustment indicators for consistent alignment.

Aesthetic Trim Selections Compatible with a selection of existing Juno trims • Trims are wet location approved for covered ceiling applications.

LED Driver Choice of dedicated 120 volt driver or universal voltage driver that accommodates input voltages from 120-277 volts AC at 50-60Hz • Power factor > 0.9 at 120V input • 120 volt only driver dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall dimmers • For a list of compatible dimmers, see JUNOICLED-DIM • Mounted inside housing on a removable J-box cover for ease of maintenance.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL listed for U.S. and Canada through-branch wiring, wet locations (covered ceilings) • Union made • UL and cUL listed.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

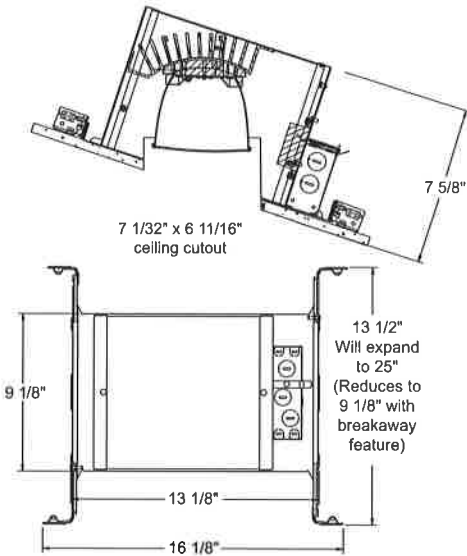
Product specifications subject to change without notice.

HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • .032" aluminum housing sealed for Air-Loc compliance • Access door for junction box accessibility • Inner skirt is vertically adjustable to accommodate up to a 1" ceiling thickness.

Junction Box Pre-wired junction box provided with (5) 1/2" and (1) 3/4" knockouts, (4) non-metallic sheathed cable connectors and ground wire, UL and cUL listed for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots • Push-in electrical connectors supplied as standard for fast, secure installation.

DIMENSIONS



Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

Real Nail® 3 Bar Hangers Telescoping Real Nail® 3 system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar mounting feature for suspended ceilings • Design covered under US Patent D552,969.



6" SLOPE CEILING LED - 900 LUMENS

IC NEW CONSTRUCTION HOUSING

STANDARD SLOPE: 2/12 to 6/12 PITCH (9° to 27°)

IC926LED9G4

LENSED TRIMS

ELECTRICAL DATA
DEDICATED 120 VOLT
ONLY DRIVER OPTION

120V	
Input Power	15.7W (+/-5%)
Input Current - Max	0.13A
Frequency	50/60Hz
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (residential)
Minimum starting temp	-25°C

ELECTRICAL DATA
UNIVERSAL VOLTAGE

120V	277V
Input Power	16.7W (+/-5%) 16.5W (+/-5%)
Input Current - Max	0.14A 0.06A
Frequency	50/60Hz 50/60Hz
EMI/RFI	FCC Title 47 CFR, FCC Title 47 CFR, Part 15, Class A Part 15, Class A (commercial) (commercial)
Minimum starting temp	-40°C -40°C

ORDERING INFORMATION: Housing and trim each ordered separately.

Example: IC926LED9G4-27K-1

Housing	Color Temperature	Voltage
IC926LED9G4	27K 2700K 3K 3000K 35K 3500K 41K 4100K	1 Dedicated 120V only (forward phase and ELV dimming) U Universal Voltage 120-277V (0-10V dimming)

Example: 6330W-WH

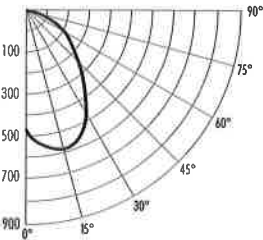
6330W-WH

White Baffle, Regressed Frosted Dome Lens

UL Listed for use in wet location.
Trim Size: 7 7/8" O.D.
Trim Finish: WH - White.
Note: In Canada when insulation is present, Type IC fixtures must be used.

PHOTOMETRIC REPORT

Test Report #: PT06120505R
Catalog No: IC926LED9G4-35K-1
with 6330W-WH Trim
Luminaire Spacing Criterion: 1.36
Luminaire LPW: 49



CANDLEPOWER
DISTRIBUTION
(Candelas)

Degrees	Vertical	0°
0	488	
5	550	
10	584	
15	599	
20	586	
25	546	
30	485	
35	419	
40	338	
45	266	
50	205	
55	154	
60	115	
65	85	
70	60	
75	40	
80	23	
85	8	
90	0	

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60' x 60' room)			
Ceiling 80% Wall 50% Floor 20%			
Spacing	RCR1	RCR3	RCR5
4.0'	51	41	33
5.0'	32	26	21
6.0'	23	18	15
7.0'	18	15	12
8.0'	14	12	10
9.0'	11	9	7
10.0'	8	7	5

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	312	N/A	40.8
0-40°	458	N/A	59.8
0-60°	665	N/A	86.8
0-90°	765	N/A	100.0

INITIAL FOOTCANDLES
(One Unit, 15.5W , 55.6° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	37.4	4.2"
6	16.6	6.3"
8	9.4	8.4"
10	6.0	10.5"

LUMINANCE
(Average cd/m²)

Degrees	Average Luminance
45	24592
55	17480
65	13159
75	9987
85	6291



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
Visit us at www.junolightinggroup.com

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Attachment: 0 Refugee Rd App # 172748 (1317 : 0 Refugee Rd. SW; Application #172748; Applicant: Drew McClain)



The Inn at Summit View

An assisted living residence

Reynoldsburg, Ohio

Owner/Developer/Contractor/Operator:
The Jerry McClain Companies

29 W. Locust St.
Newark, OH 43055
740-345-3700

*

Architect:

Trepicone & Associates Architects
5315 Portland St.; suite 102
Columbus, OH 43235
614-358-4500

*

Civil Engineer:

Jobes Henderson & Associates
Engineers, Environmental, Surveyors
59 Grant Street
Newark, OH 43055
740-344-5451

Issued: 1/24/2016

Attachment: 0 Refugee Rd App # 172748 (1317 : 0 Refugee Rd. SW; Application #172748; Applicant: Drew McClain)





Aerial View showing Expansion
The Inn at Summit Trail
An assisted living residence
Reynoldsburg, OH





- GAF Timberline Dimensional Shingles (color: Slate)
- Nalito Composite Shakes (color: Slate Gray)
- 6" Gutter (pebble stone tan)
- Cedar Shutters (painted burgundy)
- double Rowlock Brick (Cushwa Antique)
- Wrought Iron Planter Boxes (painted black)

Cultured Stone (Fieldstone w/ Buttered Joints)



Common Bond Brick Wall (Cushwa Antique)

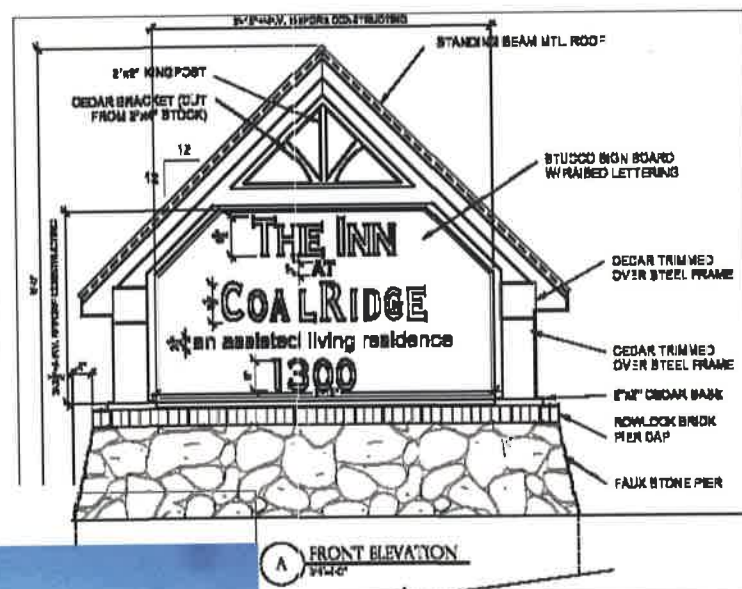
- Terra Cotta Chimney Pots
- 12" Brick Band (Cushwa Antique)
- Soldier Course Arched Header & Rowlock Brick Sill (Cushwa Antique)
- Standing Seam Metal Roof (Color: Burgundy)
- Heavy Timber Cedar Construction Member (Stained: Redwood)
- Cultured Stone Piers (Fieldstone w/ Buttered Joints)



Double rowlock Pier Cap

Wrought Iron Seasonal Planting

Sign Area: 17 s.f (Double Sided)



Standing Seam Metal Roof (Color: Burgundy)

WEATHERVAIN BY OWNER (#BHW2001 BY: WEATHERVANE FACTORY)
CUPOLA CAMPBELLSVILLE INDUSTRIES MODEL RC-30A (4'-2"x2'-6")

- GAF Timberline Dimensional Shingles (color: Slate)
- Dormer Construction (Typ.)
- Soldier Course Header (Cushwa Antique)
- Single Rowlock Course @ Stucco Walls (Cushwa Antique)



Double Rowlock Course @ Stone Walls (Cushwa Antique)

GAF Timberline Dimensional Shingles (color: Slate)

Heavy Timber Cedar Brackets supporting 4' overhang (Stained: Redwood)



- Raised Lettering (Color: Redwood)
- 3-Coat Stucco (Color: Light Tan)
- Cedar Construction (Stained: Redwood)
- Rowlock Brick Pier Cap (Cushwa Antique)
- Cultured Stone (Fieldstone w/ Buttered Joints)
- Ground Mounted Lighting



SITE DATA

TOTAL ACREAGE	11.222 ACRES (0.776 ACRES IN R/W)
PIN	115-028616, 00.001
ZONING	CURRENTLY UN-ZONED
EXISTING USE	AGRICULTURE
PROPOSED USE	RESIDENTIAL (ASSISTED LIVING)
BUILDING AREA	54,750 SF (FUTURE ADDITION 21,000 SF)
TOTAL BUILD AREA	4.88 ACRES
SITE DENSITY	4879 SF/ACRE
FLOODPLAIN STATUS	ZONE X

ADDRESS: SUMMIT RD.
REYNOLDSBURG, OH 43068

PARKING SPACES

	REQUIRED	PROVIDED
REGULAR PARKING SPACES	75	84
HANDICAPPED PARKING SPACES	5	5

Curve Table

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C37	77.654'	85.000	052.3439	N60°28'56"W	74.98'
C38	27.688'	18.750	084.6084	N75°1'33"E	25.24'
C39	6.924'	340.000	001.1668	N49°53'56"E	6.92'
C40	238.085'	310.000	044.0042	N71°19'03"E	232.28'
C41	25.498'	16.250	089.9029	S41°43'44"E	22.96'

SITE UTILITIES

- WATER:** THE EXISTING WATERLINE LOCATED TO THE SOUTH ALONG OLD SUMMIT STREET SHALL BE TAPPED AND THE PROPOSED PRIVATE WATERLINE WILL RUN NORTHWEST APPROXIMATELY 310 FEET TO THE PROPOSED BUILDING.
- STORM:** THE EXISTING STORM WATER BASIN LOCATED AT THE NORTH END OF THE SITE WILL BE EVALUATED AND MODIFIED TO ENSURE THE EXISTING CAPACITY WILL REMAIN INTACT. IF THIS BASIN CANNOT BE EXPANDED TO ACCOMMODATE THE PROPOSED DEVELOPMENT, THE INTENT WILL BE TO PROVIDE STORM WATER MANAGEMENT ON THE SOUTH SIDE OF THE SITE.
- PRED-DEVELOPMENT DRAINAGE:**
SURFACE: CROP ROWS (11.22 AC, CN=88)
- POST-DEVELOPMENT DRAINAGE:**
SURFACE: IMPERVIOUS (3.66 AC, CN=98), GRASS (7.56 AC, CN=74)
- 16% DECREASE IN RUNOFF
EXISTING POND VOLUME=73,138 CU FT
PROPOSED POND VOLUME=82,771 CU FT
- SANITARY:** THE PROPOSED SANITARY SHALL BE DESIGNED TO FLOW TO AN EXISTING SANITARY MANHOLE LOCATED TO THE SOUTH OF THE PROPOSED SITE LOCATED ALONG OLD SUMMIT STREET.

THE VILLAGE AT SUMMIT WOODS
SECTION 2, PART 1
P.B. 15, PG. 353
UN-ZONED

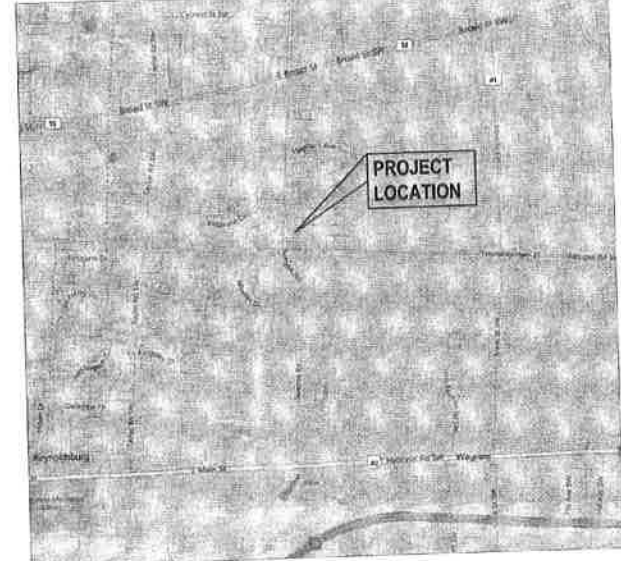
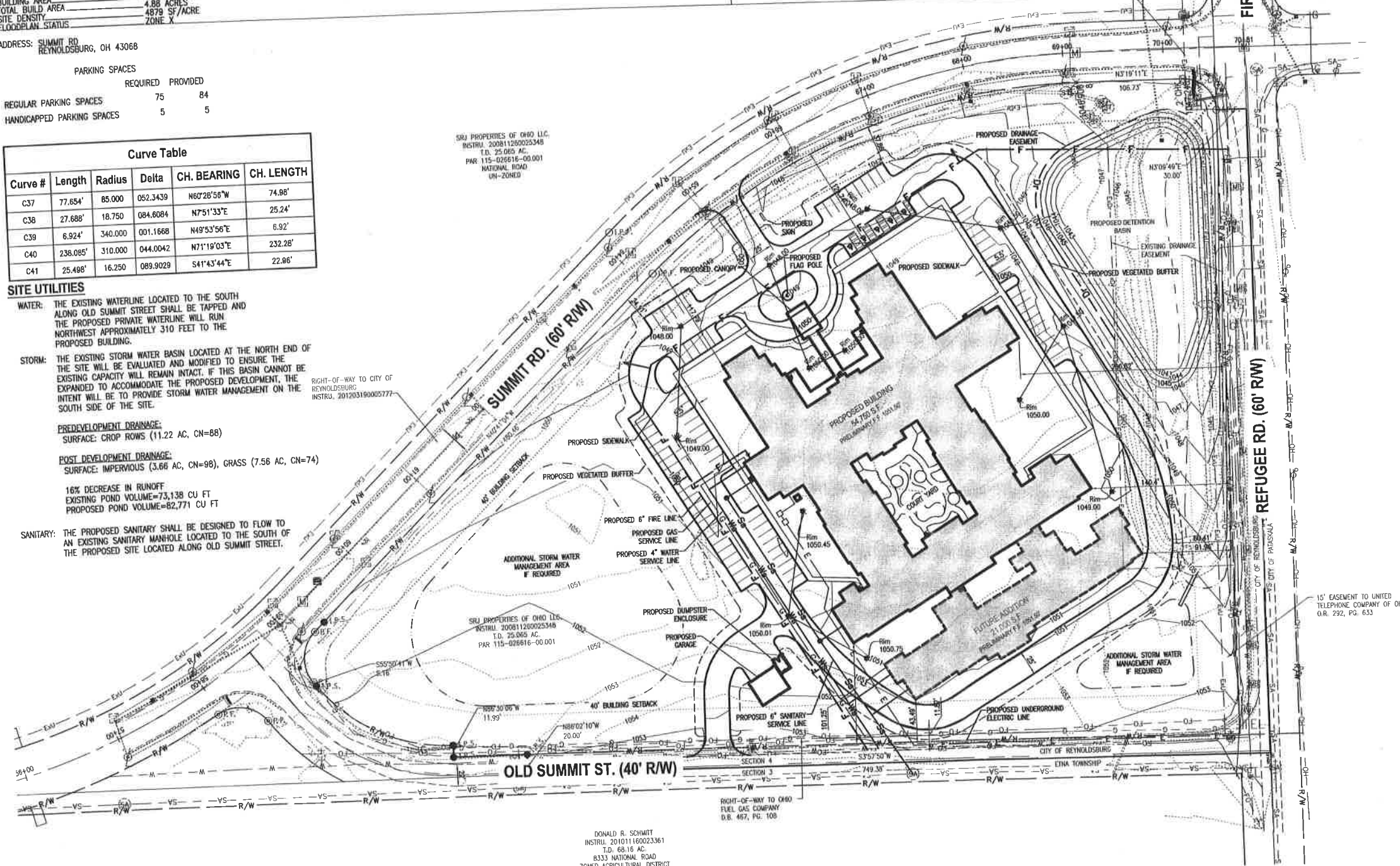
SRJ PROPERTIES OF OHIO LLC
INSTR. 20081126025348
T.D. 25.065 AC.
PAR. 115-028616-00.001
NATIONAL ROAD
UN-ZONED

KATHERINE M. TRIVETT
INSTR. 201005060017700
T.D. 5.012 AC.
FIRSTGATE DRIVE
UN-ZONED

ROBERT & KATHERINE M. TRIVETT
O.R. 915, PG. 140
T.D. 0.613 AC.
FIRSTGATE DRIVE
UN-ZONED

EASEMENT TO COLUMBUS & SOUTHERN
OHIO ELECTRIC CO.
D.B. 435, PG. 94

SEP EASEMENT TO COLUMBUS
SOUTHERN POWER CO.
INSTR. 201101110000822



LOCATION MAP
NOT TO SCALE

LEGEND

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> AC UNIT CABLE TV PEDESTAL CATCH BASIN CURB INLET ELECTRIC BOX ELECTRIC METER FIRE DEPT. CONNECTION FIRE HYDRANT GAS LINE MARKER GAS METER GAS VALVE (MAIN) GAS VALVE (SERVICE) GUY WIRE LIGHT POLE POWER POLE POWER/LIGHT POLE | <ul style="list-style-type: none"> POWER/TELEPHONE POLE SANITARY CLEANOUT SANITARY MANHOLE SIGN STORM MANHOLE TELEPHONE MANHOLE TELEPHONE PEDESTAL TELEPHONE POLE WATER METER WATER VALVE (MAIN) WATER VALVE (SERVICE) TEL UTILITY MARKER WYE POLE YARD DRAIN YARD LIGHT | <ul style="list-style-type: none"> O.D.H.F. DRILL HOLE FND. GOV. DISK FND. L.P.F. IRON PIN FND. I.P.S. IRON PIN SET IRON PIPE FND. IRON PIPE SET M.N.F. MAG NAIL FND. CONC. MON. FND. MON. BOX FND. MINE SPIKE FND. O.P.K.F. P.K. NAIL FND. P.K.S. P.K. NAIL SET RR SPIKE FND. SECTION COR. FND. STONE FND. T.B.F. T-BAR FND. |
|---|---|---|
-
- | | |
|--|--|
| <ul style="list-style-type: none"> CATV- UGND. CABLE T- UGND. COMMUN. E- UGND. ELECTRIC FO- UGND. FIBER OPTIC G- UGND. GAS SAN- UGND. SANITARY SEWER SS- UGND. SANITARY SERVICE UGND. STORM SEWER W- UGND. WATER WS- UGND. WATER SERVICE OH- OVERHEAD LINES X- FENCE R- PROPERTY LINE | <ul style="list-style-type: none"> EXA- EX. AERIAL ESMT. EXCh- EX. CHANNEL ESMT. EXC- EX. CONSERVATION ESMT. EXDr- EX. DRAINAGE ESMT. EXFL- EX. FLOWAGE ESMT. EXLA- EX. LIMITED ACCESS ESMT. EXRR- EX. RAILROAD ESMT. EXSH- EX. STD. HIGHWAY ESMT. EXSL- EX. SLOPE ESMT. EXU- EX. UTILITY ESMT. R/W- EX. RIGHT-OF-WAY LA- R/W- EX. LIMITED ACCESS RIGHT-OF-WAY |
|--|--|

PROJECT OWNER / DEVELOPER

THE JERRY MCCLAIN COMPANY INC.
29 WEST LOCUST ST., NEWARK, OH 43055
P: 740-345-3700

ARCHITECTS

JOE TREPICONE
TREPICONE & ASSOCIATE ARCHITECTS
5409 CARSON PL., POWELL, OH 43065
P: (614) 358-4500



PLANS PREPARED BY:

Jobes Henderson & ASSOCIATES

59 GRANT STREET, NEWARK, OH 43055
P: 740-344-5451

James G. Roberts
JAMES ROBERTS, PE 52927

1/25/16
DATE

D.3.a

DRAWN: TJS
CHECKED: JLL
DATE: 10-31-2015

PLAN: ISSUE/REVISION

NO.

59 Grant Street
Newark, Ohio 43055
PH: (740) 344-5451
www.jobeshenderson.com

Jobes Henderson & ASSOCIATES

REYNOLDSBURG
THE INN AT SUMMIT TRAIL

JOB NUMBER:
15214.

1

DESIGN & CONSTRUCTION
COMMERCIAL - INDUSTRIAL - HEALTHCARE
LIGHTING - POWER - DATA/COM
1275 Lancaster-Kennelville Road, Lancaster, OH 43130
Phone: 740-653-5883 Fax: 740-653-5729
www.daypolelectric.com



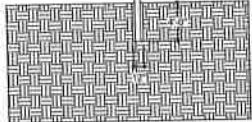
The Inn at Summit Trail
An Assisted Living Residence
Refugee and Summit Rd
Reynoldsburg, OH 43068

PROJECT PHASE:
PRELIMINARY ZONING
DATE:
01/22/2016
ELECTRICAL DRAWINGS AND
SPECIFICATIONS ARE PROPRIETARY
TO CLAYPOOL ELECTRIC, INC. USE
OF DOCUMENTS FOR REDLINE OR
CONSTRUCTION BY OTHERS IS NOT
PERMITTED.
REVISION:

DRAWN BY:
BLW
CHECKED BY:
CMD

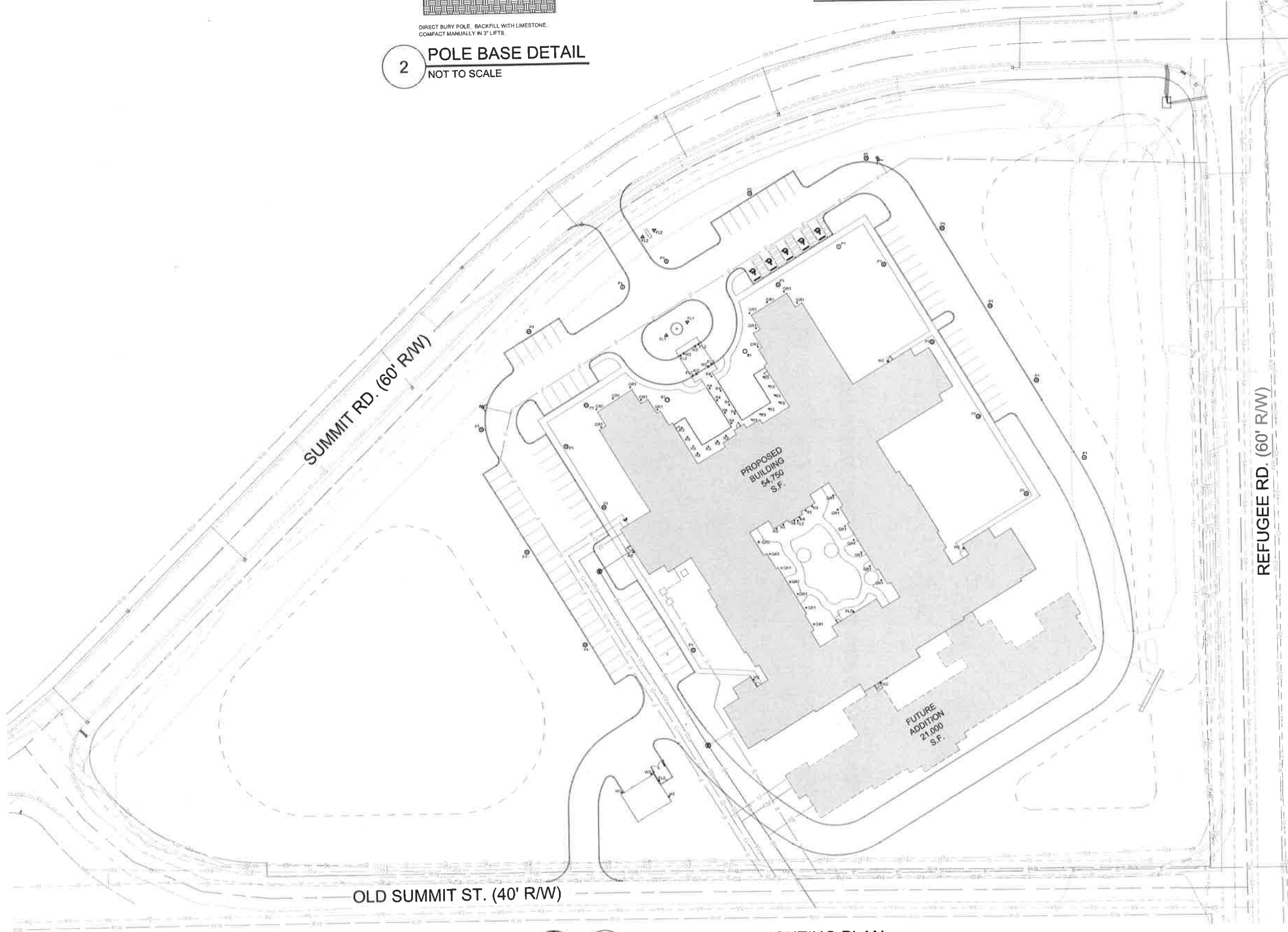
E0.1

LIGHT FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMPS	VOLT	MANUFACTURER & CATALOG NUMBER
B1	EXTerior LIGHTING			
B1	LIGHTED BOLLARD	34W LED	277	LSI GREENLEE XHY P3-360-LED-30-300-OW-UB-BLK-DT
FL1	FLAG FLOOD LIGHT	80W LED	277	JUNO HBBF-90L-41K-LN-S
FL2	FLOOD LIGHT	50W LED	120	WESTGATE LF-50WW
GR1	GRADE MOUNTED LED ACCENT LIGHT	7W LED	120-277	E-CONDUIT # E-CL-3L112K
P1	LED POLE LIGHT	98W LED	120/277	LSI XLMS-PT-3-LED-63-450-OW-UB-SHAKESPEARE #6015-0335BE13
	POLE			SHAKESPEARE 6015-0335BE13-4" TENON
V2	EXTERIOR COACH LIGHT	2-3W LED	120	ATX# BRWSD04SLBKCS
R3	4" LED DOWNLIGHT WITH OPEN BRONZE REFLECTOR	800 LM LED	120	L4-800-40-1-02-F-L4000-MV-BZ-S-VH1
R4	6" LED IC ADJUSTABLE SLOPE DOWNLIGHT	900 LM LED	120	ESD6LED903 41-1-620WHZ-ABZ
				QUANTITY
				2
				2
				9
				30
				22
				22
				8
				20
				10

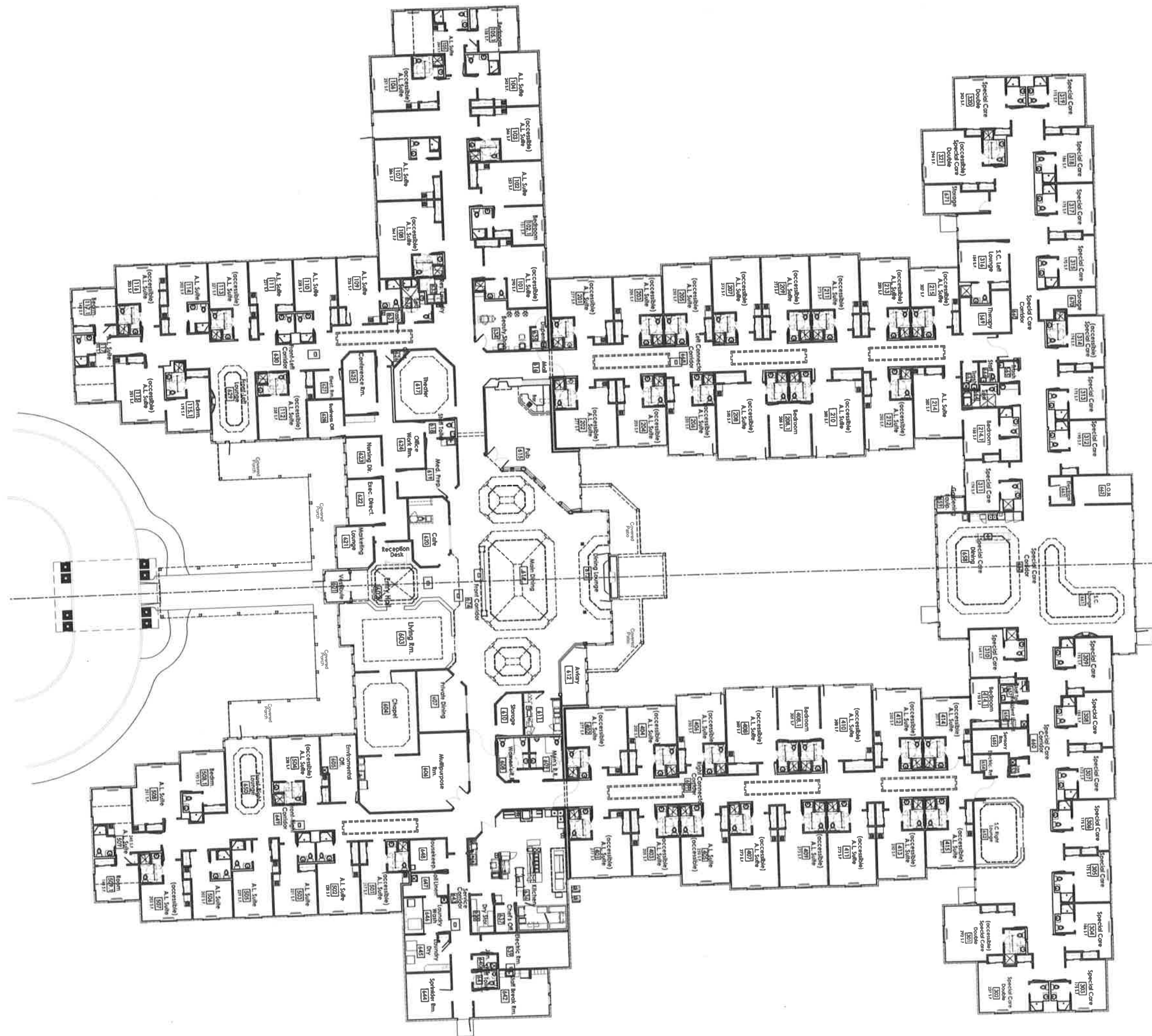


DIRECT BURY POLE. BACKFILL WITH LIMESTONE.
COMPACT MANUALLY IN 3" LIFTS.

2 POLE BASE DETAIL
NOT TO SCALE

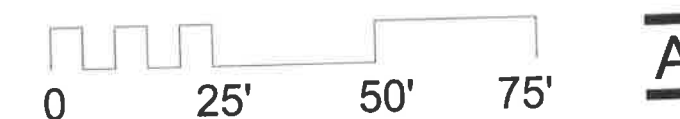


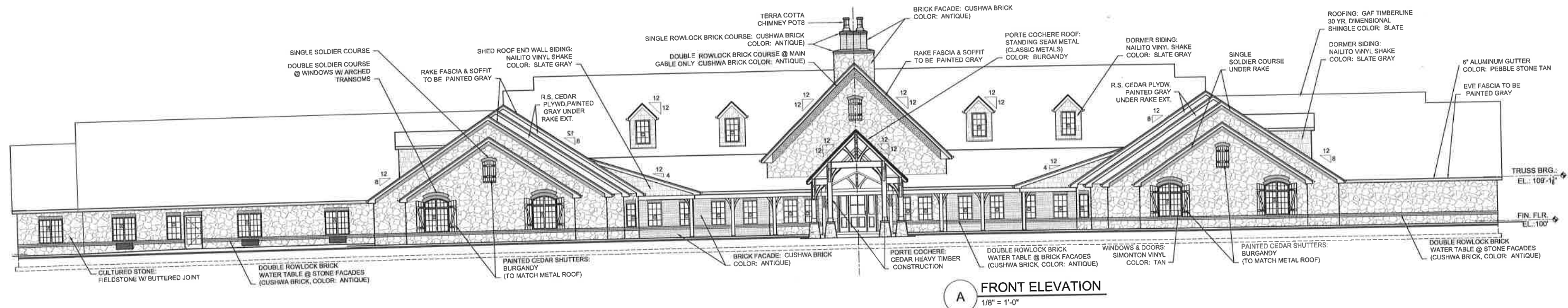
1 SITE EXTERIOR LIGHTING PLAN
1" = 40'-0"



Overall Building Plan
The Inn at Summit Trail
An assisted living residence
Reynoldsburg, OH

54,750 s.f.



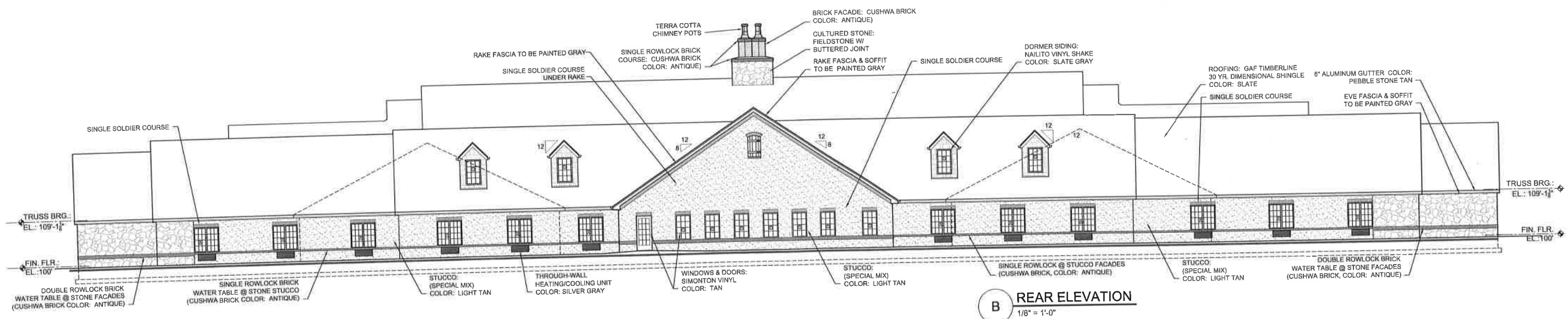
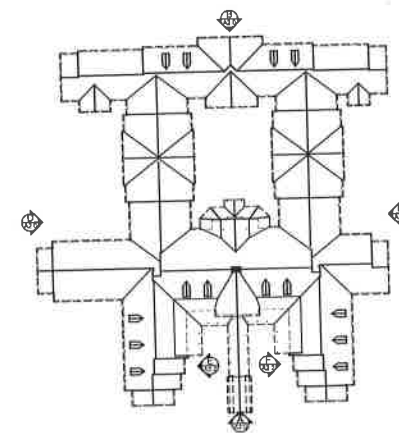


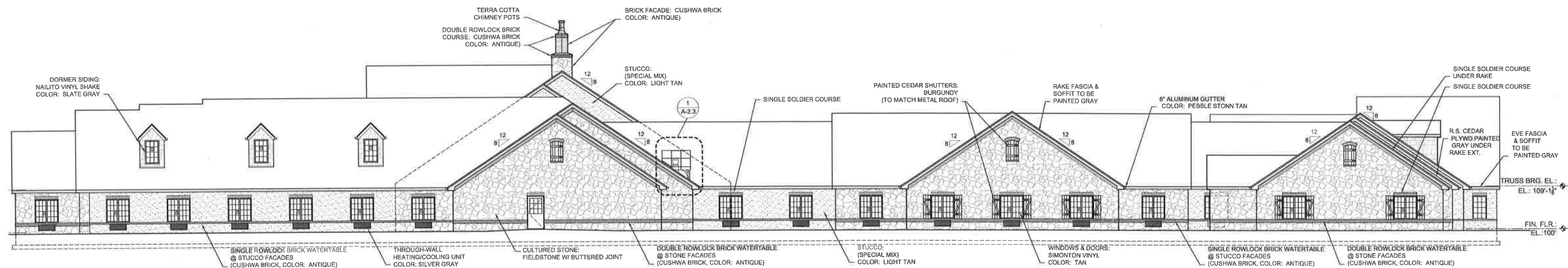
ACCENT BRICK SCHEDULE

1. ALL STONE FACADES RECEIVE A DOUBLE ROWLOCK BRICK COURSE WATER TABLE.
2. ALL BRICK FACADES RECEIVE A DOUBLE ROWLOCK BRICK COURSE WATER TABLE.
3. ALL STUCCO FACES RECEIVE A SINGLE ROWLOCK BRICK COURSE WATER TABLE.
4. ALL WINDOWS RECEIVE SINGLE SOLDIER BRICK COURSE HEADER - EXCEPTION: ARCHED WINDOWS W/ ARCHED TRANSOMS RECEIVE (1) FULL & (1) PARTIAL SOLDIER COURSE HEADER (SEE ELEVATIONS).
5. WHERE SPACE ALLOWS, A SINGLE SOLDIER COURSE IS TO BE INSTALLED UNDER ALL GABLE END RAKE EXTENSIONS. (SEE ELEVATIONS FOR SPECIFIC LOCATIONS).

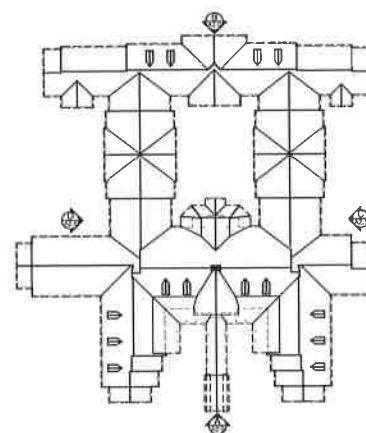
EXTERIOR FINISH LEGEND

- FAUX STONE
- BRICK VENEER
- 2-COAT STUCCO
- SYNTHETIC CEDAR SHAKE SIDING





C LEFT SIDE ELEVATION
1/8" = 1'-0"



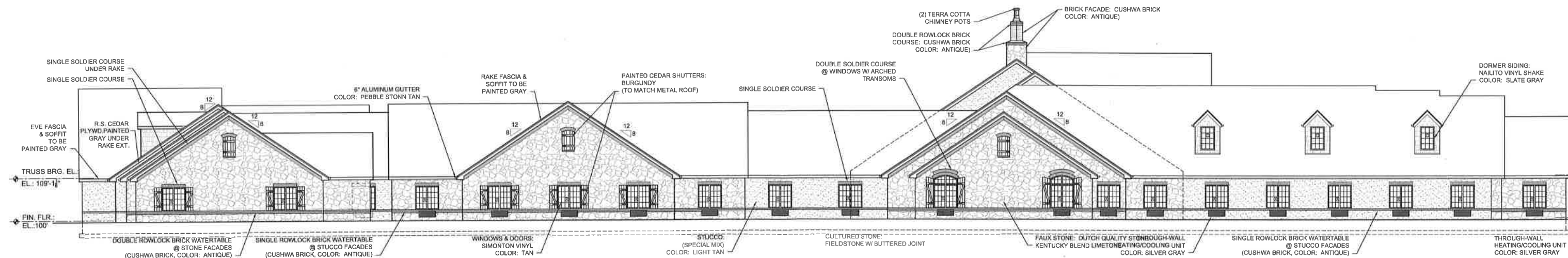
ELEVATION KEY PLAN
64" = 1'-0"

ACCENT BRICK SCHEDULE

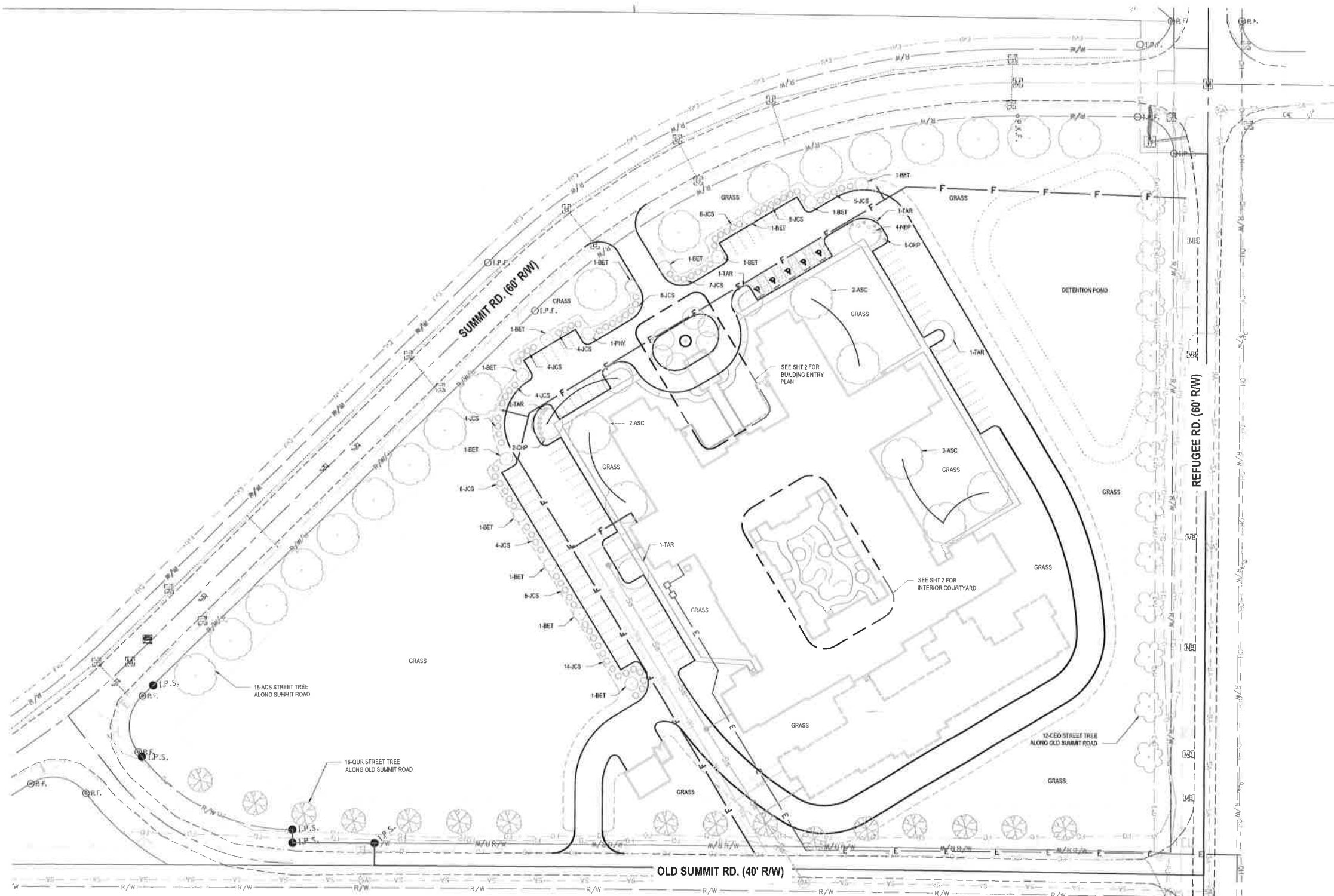
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- FAUX STONE
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- 2-COAT STUCCO
- SYNTHETIC CEDAR SHAKE SIDING



D RIGHT SIDE ELEVATION
1/8" = 1'-0"



LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING:
25 CALIPER INCHES PLUS 2 CALIPER INCHES FOR EVERY 3000 SQUARE FEET OF BUILDING AREA FOR BUILDINGS OVER 49,501 SQUARE FEET
[25 CALIPER INCHES + (2 CALIPER INCHES x (76,614 s.f. / 3000S.F.))] = 76 CALIPER INCHES (38 TREES 2" CALIPER OR 5'-6" EVERGREENS).

PROPERTY BUFFER REQUIREMENTS:
PROPERTY IS BORDERED ON ALL SIDES BY PUBLIC ROADWAY AND DOES NOT ABUT ANOTHER ZONING CLASSIFICATION

PARKING LOT LANDSCAPE STANDARDS:

PARKING LOTS CONTAINING MORE THAN 6000 S.F. OR 20 PARKING SPACES, WHICH EVER IS LESS SHALL PROVIDE INTERIOR LANDSCAPING OF THE PENINSULAR OR ISLANDS. FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF NOT LESS THAN TWO HUNDRED (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREA CONTAINING ONE TREE WITH A MINIMUM DIAMETER OF 2" AND 4 SHRUBS, THE MINIMUM LANDSCAPE AREA PERMITTED SHALL BE 200 SQUARE FEET WITH A MINIMUM PLANTING WIDTH OF 10 FEET. ALL PARKING LOTS SHALL PROVIDE PERIMETER LANDSCAPING. PARKING LOTS SHALL HAVE PERIMETER LANDSCAPING OF A MINIMUM WIDTH OF 10 FEET EXCLUSIVE OF VEHICLE OVERHANG. PERIMETER LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND OR A COMBINATION THEREOF AS REQUIRED TO PROVIDE A CONTINUOUS OPAQUE SCREEN 36" IN HEIGHT, WITHIN ONE YEAR OF INSTALLATION. THE PERIMETER LANDSCAPING SHALL ALSO CONTAIN A MINIMUM OF ONE DECIDUOUS TREE PER EVERY 50 LINEAR FEET OF PARKING PERIMETER.

PLANTING LIST						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
25	ACS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL	B&B	
16	QUR	QUERCUS RUBRA	RED OAK	2" CAL	B&B	
12	CEO	CELTIS OCCIDENTALIS	AMERICAN HLBERRY	2" CAL	B&B	
14	BET	BETULA NIGRA	RIVER BIRCH	2" CAL	B&B	
6	TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" CAL	B&B	
79	JCS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"	B&B	
7	CHP	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLD THREAD CYPRESS	42"	B&B	
5	OHF	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	No 1	CLUMP	
4	NEP	NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	No 2	CLUMP	

GENERAL NOTES

1. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATION, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE CONTRACTOR.
2. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 2014. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE.
3. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION STANDARDS UNLESS NOTED OTHERWISE.
4. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
5. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES TO PLANT INSTALLATION.
6. A PRE-INSTALLATION CONFERENCE SHALL BE CONDUCTED PRIOR TO PLANT OPERATIONS WITH OWNER, CONTRACTOR AND LANDSCAPE ARCHITECT PRESENT.
7. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
8. IRRIGATION SYSTEM, IF APPLICABLE, SHALL BE COMPLETE AND OPERATIONAL PRIOR TO LANDSCAPE PLANTING.
9. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
10. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
11. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" IN DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
12. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENCE HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
13. ALL PLANTING BEDS SHALL BE COVERED WITH WEED BARRIER IMPERVIOUS PLASTIC IS NOT ACCEPTABLE.
14. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND V SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
15. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN. PLANT LOCATIONS AND LAYOUT OF BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
16. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
17. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
18. TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
19. ALL PLANTING BEDS TO BE FILLED AND BACKFILLED WITH PREPARED PLANTING MIX TO A MINIMUM DEPTH OF 12 INCHES UNLESS OTHERWISE INDICATED. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACKFILLED WITH PREPARED PLANTING MIX. PREPARED PLANTING MIX SHALL BE MIXED ON SITE AND CONSIST OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION. TOPSOIL: ASTM D5268, pH RANGE OF 5.5 TO 7 MIN., 4 PERCENT ORGANIC MATERIAL, FREE OF STONES 1 INCH AND LARGER. SOIL AMENDMENT: SOURCE SEPARATED YARD WASTE COMPOST FROM AN OHIO EPA RATED CLASS IV COMPOST FACILITY.
20. RAISED BEDS, INCLUDING MULCH, SHALL BE NO HIGHER THAN 6 INCHES ABOVE ADJACENT GRADE.
21. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
22. ALL TREES, SHRUBS, GROUNDCOVER, AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN.
23. COMPOSITION AND APPLICATION RATE OF FERTILIZER SHALL BE SUFFICIENT TO AMEND SOIL ACCORDING TO RECOMMENDATIONS OF A QUALIFIED SOIL TESTING AGENCY. SUBMIT TEST RESULTS AND AMENDMENT RECOMMENDATIONS TO LANDSCAPE ARCHITECT. FERTILIZER SHALL BE IN A DRY GRANULAR FORM FOR LAWNS AND GRANULAR OR TABLET FORM FOR PLANTS.
24. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
25. ANY ITEMS OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO IT'S ORIGINAL CONDITION AT THE CONTRACTOR EXPENSE.
26. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE OF OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
27. ALL ANNUALS TO BE PROVIDED BY OWNER. OR ALL ANNUALS TO BE SELECTED FROM AVAILABLE SEASONAL STOCK. SUBMIT ANNUAL PLANTING PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
28. LAWN SEED MIX SHALL BE PROPORTIONED BY WEIGHT AS FOLLOWS: 10 PERCENT NOBILUE OR BLUE CHIP KENTUCKY BLUEGRASS, 10 PERCENT CADDESHACK OR GOALKEEPER PERENNIAL RYEGRASS, 80 PERCENT QUEST, INFERNO, ARID 3 AND/OR PIXIE TAIL FESCUE (SELECT 2). SODDED LAWNS SHALL MATCH SEEDED LAWNS.
29. LAWN SEED SHALL NOT HAVE LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 85 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED.

Received

Reynoldsburg Building Division

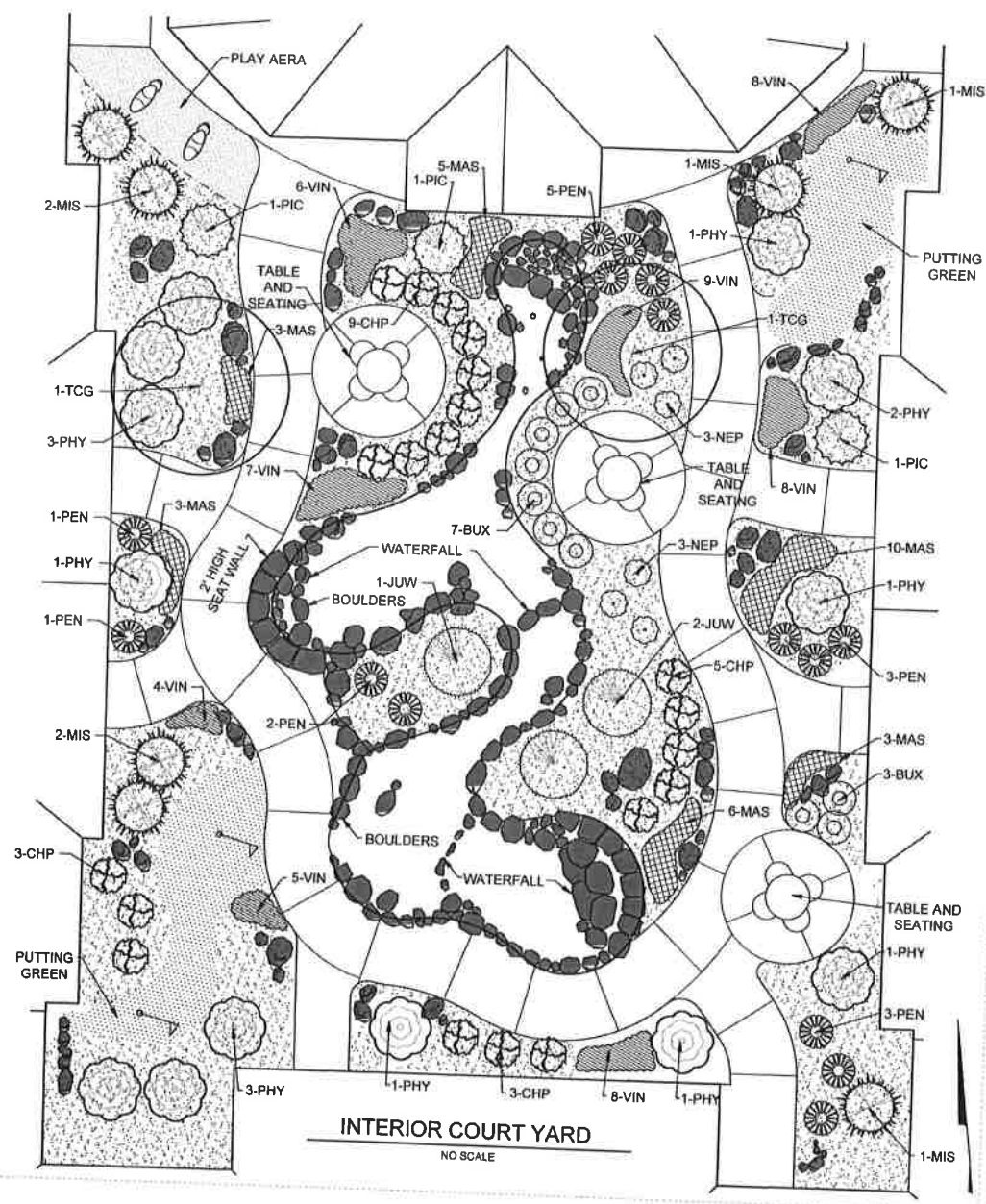
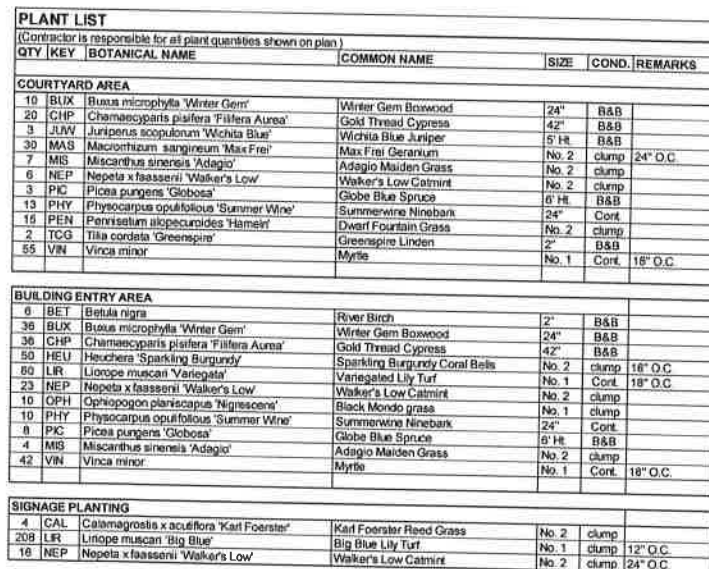
REYNOLDSBURG

THE INN AT SUMMIT TRAIL

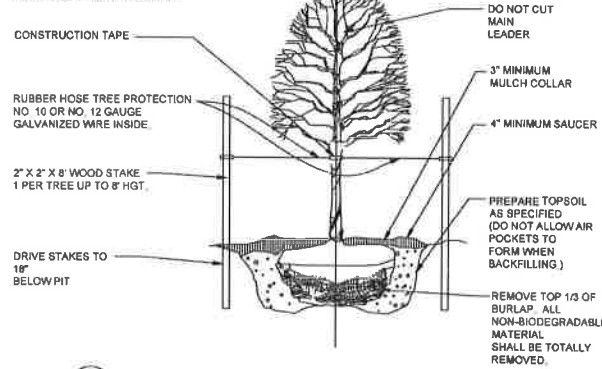
LANDSCAPE PLAN

JOB NUMBER:
15214.02

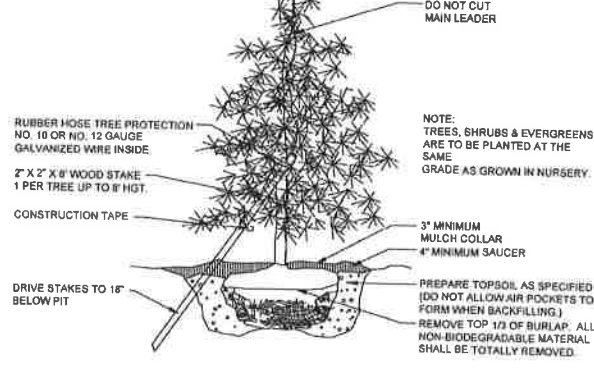
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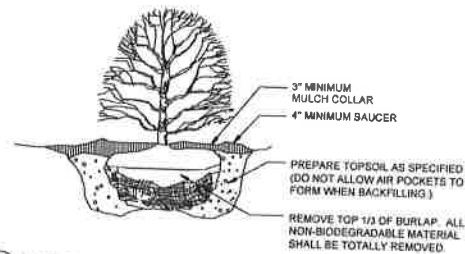
NOTE:
TREE AND SHRUB TRIMMING IS LIMITED TO 1/3
OF ANY BRANCH WHEN PRUNING UNLESS
BRANCHES ARE DEAD OR INJURED FROM
TRANSPLANTING.
TREES, SHRUBS & EVERGREENS
ARE TO BE PLANTED AT THE SAME
GRADE AS GROWN IN NURSERY.



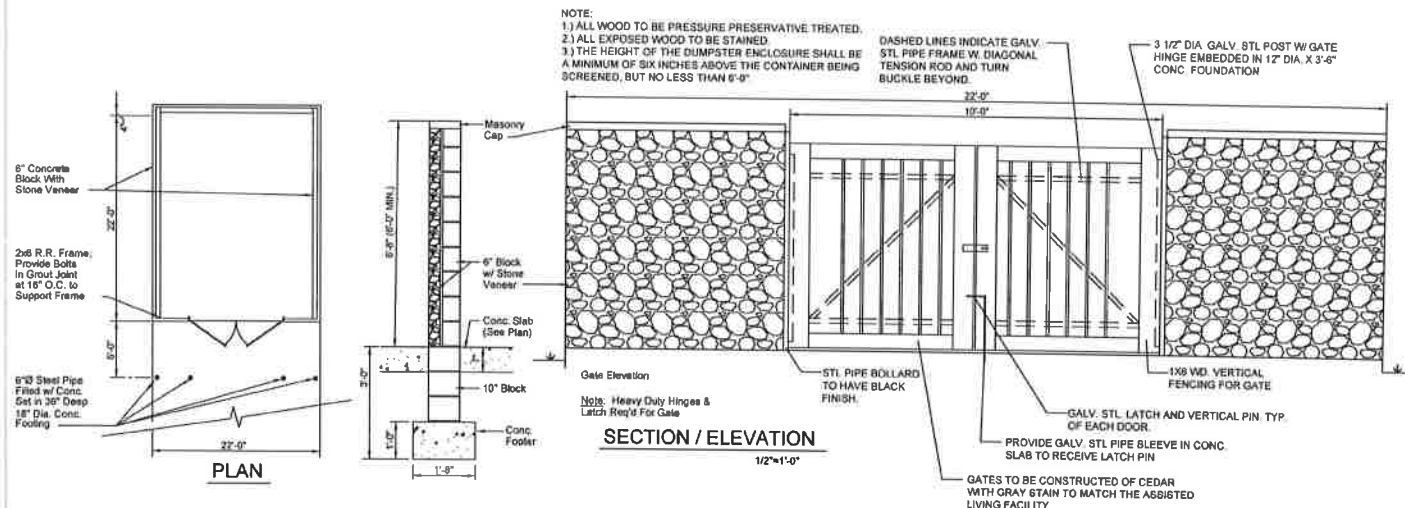
1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.



2 EVERGREEN TREE
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 DUMPSTER ENCLOSURE
1/8"=1'

59 Grant Street
Newark, Ohio 43055
PH: (740) 344-5451
www.jobeshenderson.com



REYNOLDSBURG
THE INN AT SUMMIT TRAIL
LANDSCAPE DETAILS

JOB NUMBER:
15214.02

CITY OF REYNOLDSBURG
Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172834
Permit #:
Date Submitted: 1/25/16
Fee Amount: \$500.00
☒ Paid: 1695

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION	
Property Address: 8173 East Broad Street, Reynoldsburg, Ohio 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): DNReynoldsburg, LLC	
Contact Email: ggiltz@3gmgmt.com	Contact Phone Number: 330-494-6688
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: DNReynoldsburg, LLC	Contact Name: Grant Giltz
Contact Phone Number: 330-494-6688	Contact Email: ggiltz@3gmgmt.com
Description of Use: Per C (commercial) zoning, pad grading for retail space	
IV. APPLICANT INFORMATION	
Applicant Name: DNReynoldsburg, LLC	Applicant Address: 6610 Chatsworth Street NW, Canton, OH 44718
Applicant Phone Number: 330-494-6688	Applicant Email: ggiltz@3gmgmt.com
☒ Property Owner ☐ Business Owner ☐ Contractor ☐ Architect	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):	
☐ Special Exception Use (\$350):	
☒ Major Site Plan Review (\$500): <u>new commercial building</u>	
☐ Other:	
Applicant shall submit <u>nine (9)</u> copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.	

Applicant Signature: _____ Date: 1-25-2016

Additional Notes:	**OFFICE USE ONLY**				
	Zoning Information				
	Zoning District: <u>CS</u>				
	☐ Historic District ☐ CC Overlay				
Other Board Approval		BZBA Meeting		City Council Meeting	
☐ DRB		Date: <u>2/18/16</u>		Date: _____	
		☐ Approved as Submitted		☐ No Action Taken	
		☐ Approved w/ Conditions		☐ Approved as Submitted	
		☐ Tabled		☐ Approved w/ Conditions	
		☐ Denied		☐ Denied	
		Planner Initials: _____ Date: _____		Clerk of Council	
		Clerk of Council		Initials: _____ Date: _____	
		Initials: _____ Date: _____			



LETTER OF TRANSMITTAL

To: Mr. Dan Havener
Development Director
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

Project #: G2220003
Date: January 25, 2016

Re:

Shoppes at East Broad –
Phase 2 Major Site Plan

Enclosed are the following:

No. of Copies	Description
9	Major Site Plan Application
1	Major Site Plan checklist
6	24x36 Major Site Plan package
3	11x17 Major Site Plan package
1	Franklin County Auditor Proof of Combined Parcels

The above items are transmitted as checked below:

☒ For review and approval
☐ For your use
☐ As requested

☐ For review and comment
☐ Approved as submitted
☐ Other: _____

☐ Returned for corrections
☐ Approved as noted

Remarks:

Check for application fee to be submitted by owner.

Copies To: File

Signed: 
Printed: Christopher E. Quick, P.E.

This transmittal is subject to the following conditions to which you agree by accepting these terms on a reply to this message or using the information in any manner, including but not limited to, copying or using the information for reference.

1.

Any work product of The Mannik & Smith Group, Inc. may not be altered in manner, form or content without our prior express written consent.
2.

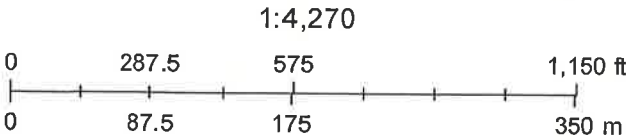
If you discover any errors and/or omissions in the attached information, you will promptly notify us so that we can make any necessary revisions.
3.

For any electronic file(s) attached hereto, The Mannik & Smith Group, Inc. is not responsible for any errors caused by the transmission of said files, your software, or your computer systems.

ParcelID: 067-000069-00



January 25, 2016



FCA
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),
MapmyIndia, © OpenStreetMap contributors, and the GIS User
Community

ZONING

DEVELOPMENT ADDRESS 8173 E. BROAD STREET
REYNOLDSBURG, OHIO 43068
EXISTING PARCEL ID: 067-000069-00
ZONING: C (COMMERCIAL)

PROPOSED LOT AREA: 24.94 AC.
SETBACKS: AS SHOWN
BUILDING GROSS AREA: N/A
BUILDING FOOTPRINT AREA (TOTAL): 200,550 SF
BUILDING HEIGHT ALLOWABLE: 45'

LANDSCAPING

PLANTING INTENT PER "AREA DEVELOPMENT PLAN", SHEET 3/4, TO COMPLY WITH CHAPTER 1180 OF ZONING CODE.

PARKING

PARKING REQUIRED: RETAIL - 200 SF OF FLOOR AREA:
200,550 SF = 1003 SPACES

PARKING PROVIDED: 928 TOTAL SPACES
ACCESSIBLE SPACES: 14 AUTO AND 5 VAN
LOADING REQUIRED: 1 PER 10,000 SF OF FLOOR AREA
12'x30' MIN. = 21 SPACES
LOADING PROVIDED: 24 SPACES

FLOOD ZONE

SUBJECT PROPERTY FOUND ON FLOOD COMMUNITY
PANEL NUMBER 39049 C0356K, FLOOD ZONE X
(AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR,
EFFECTIVE JUNE 17, 2008).

PROPERTY/ZONING INFORMATION

- ① GIRARD GARY V AND VIRGINIA
PID: 067-000017, 0.436 AC
7692 DEER PARK WAY, REYNOLDSBURG, OH
ZONING: R - RESIDENTIAL
- ② PEATROSS, ROBERT G.
PID: 067-000009, 1.120 AC
137 WAGGONER RD, REYNOLDSBURG, OH
ZONING: R - RESIDENTIAL
- ③ MEADOWOOD ASSET MGMT, LLC
PID: 067-000073, 1.210 AC
E BROAD ST
ZONING: C - COMMERCIAL

OWNER

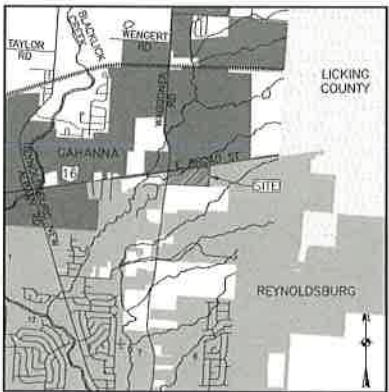
DN REYNOLDSBURG LLC
6610 CHATSWORTH ST NW
CANTON, OHIO 44718
CONTACT: GRANT GILTZ
GGILTZ@JGMMGMT.COM

ENGINEER/APPLICANT

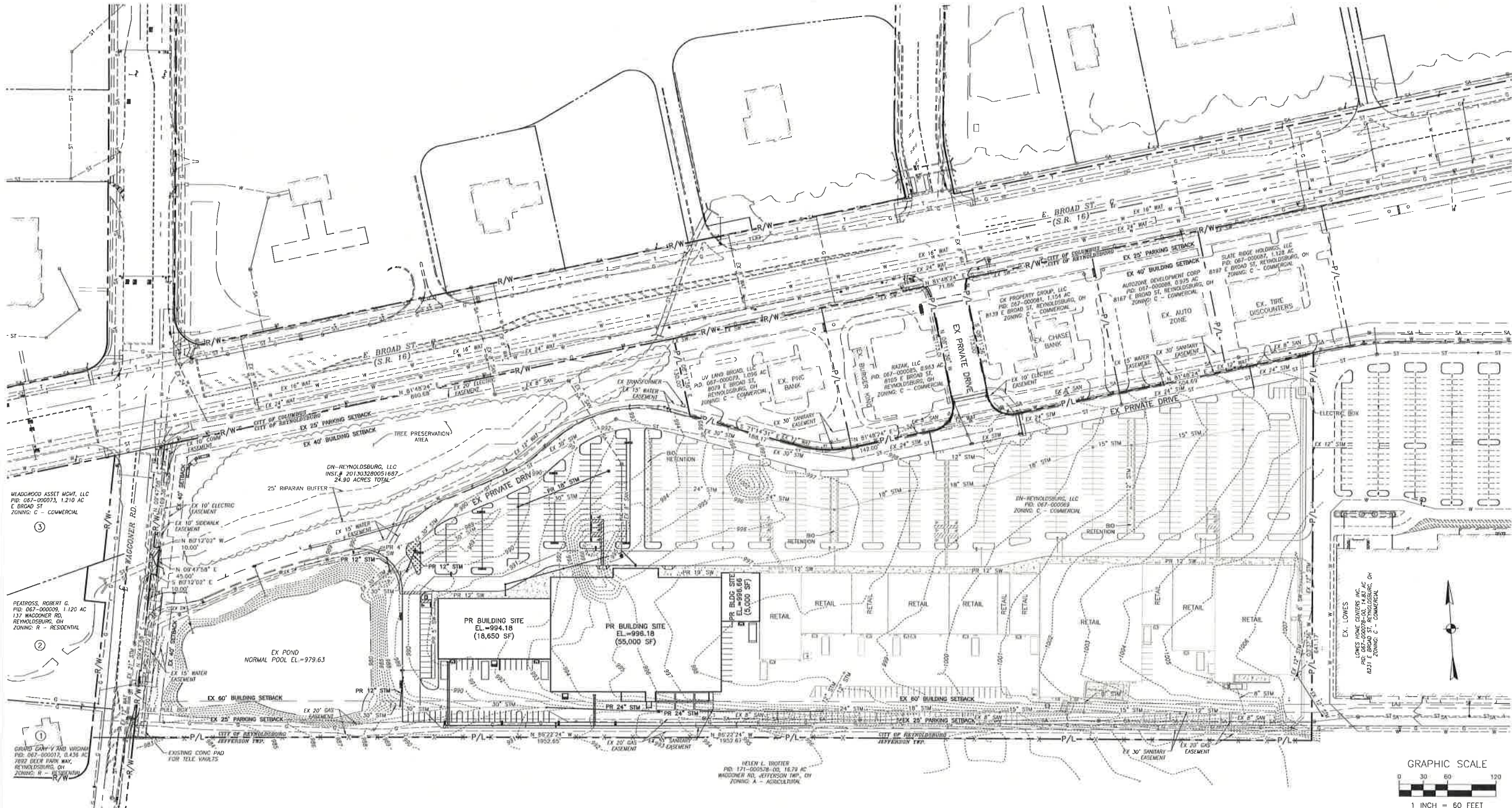
THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVENUE, SUITE 650
COLUMBUS, OHIO 43214
PHONE: 614.441.4222
CONTACT: CHRIS QUICK
CQUICK@MANNIKSMITHGROUP.COM

SHEET INDEX

- OVERALL SITE PLAN 1
SITE PLAN 2
LANDSCAPE PLAN 3
PHOTOMETRIC PLAN 4



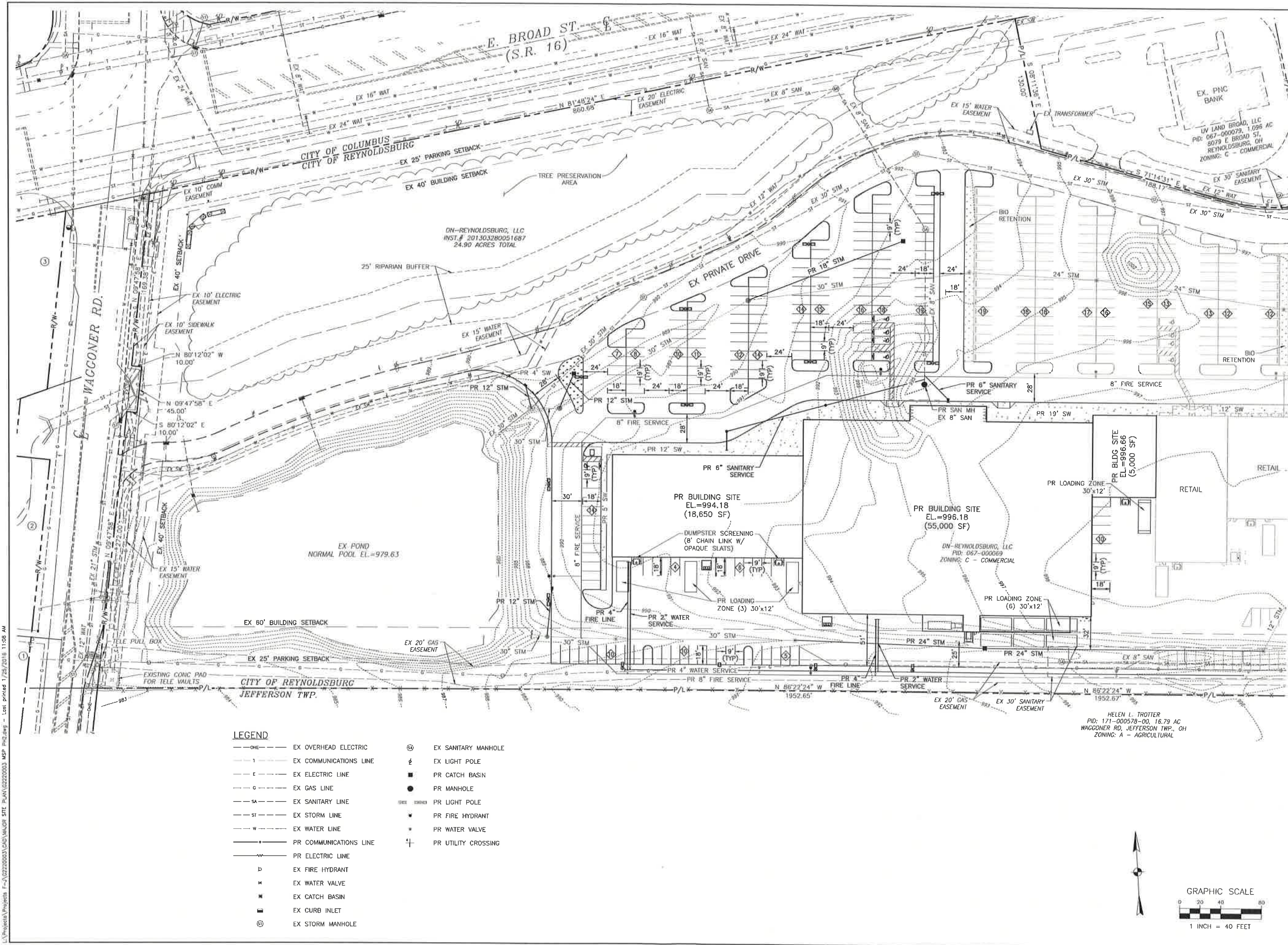
VICINITY MAP
NOT TO SCALE



SHOPS AT EAST BROAD
PHASE II
8173 E. BROAD STREET
REYNOLDSBURG, OHIO 43068

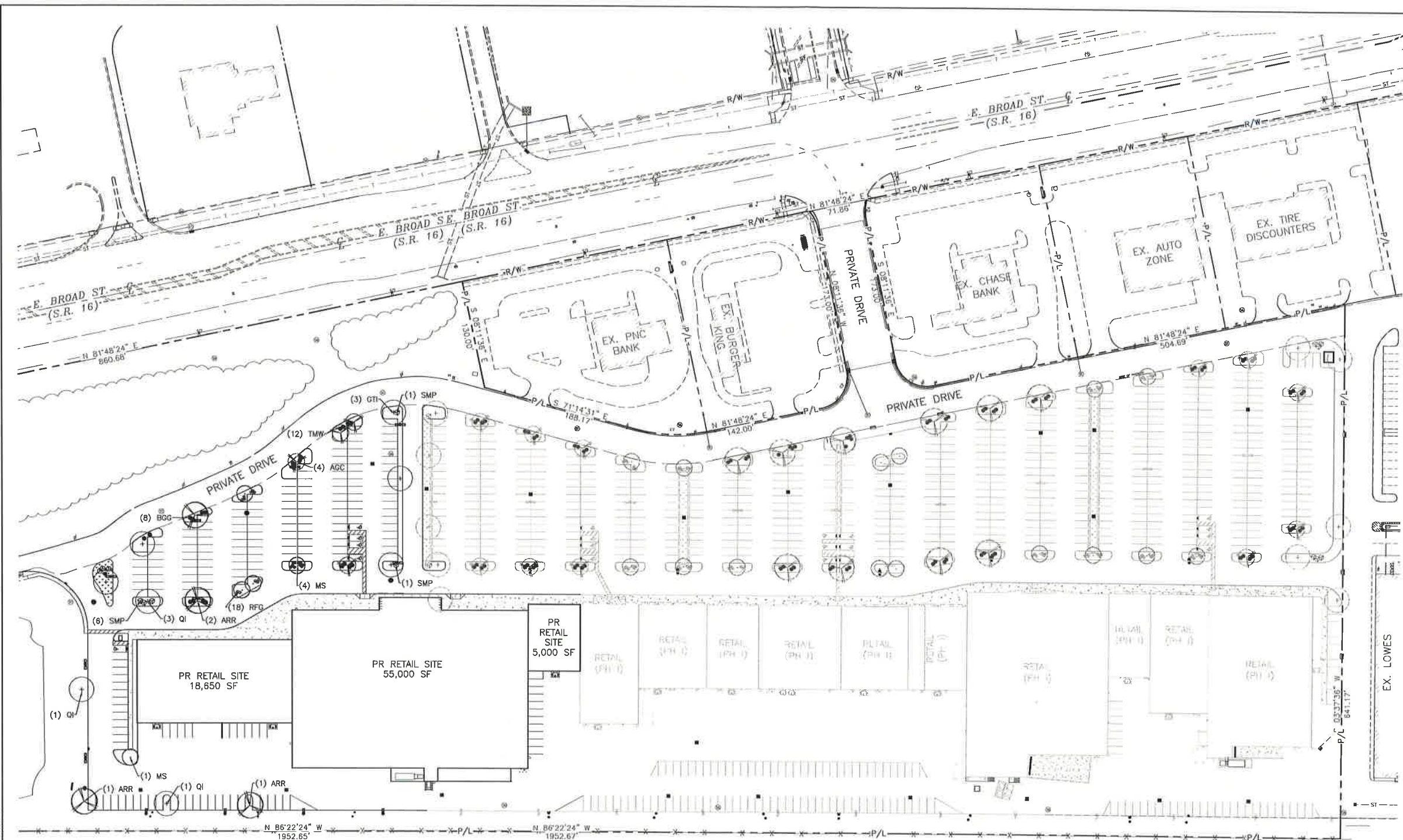
MAJOR SITE PLAN

1 4



NO.	DATE	BY	DESCRIPTION
1	01/25/2016		
2	02/22/2016	JPB	
3	03/22/2016	JPB	
4	04/22/2016	JPB	
5	05/22/2016	JPB	
6	06/22/2016	JPB	
7	07/22/2016	JPB	
8	08/22/2016	JPB	
9	09/22/2016	JPB	
10	10/22/2016	JPB	
11	11/22/2016	JPB	
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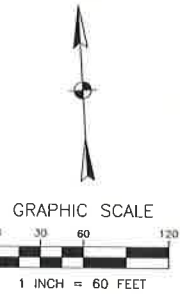


LANDSCAPE PLANT LIST

ABRV.	QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BGG	8	BUXUS X GREEN GEM	GREEN GEM BOXWOOD	15" SPRD	B&B	SHRUB
RFG	18	RUDEBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	2' GAL.	CONT.	PEREN.
SMP	8	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HT.	B&B	SHRUB
TMW	12	TAXUS MEDIA 'WARDI'	WARDI YEW	18" SPRD	B&B	SHRUB
AGC	4	AMELANCHIER X GRAND 'CUMULUS'	CUMULUS SERVICEBERRY (TREE FORM)	2" CAL.	B&B	TREE
ARR	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL.	B&B	TREE
GTI	3	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL THORNLESS HONEYLOCUST	2" CAL.	B&B	TREE
QI	5	QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	B&B	TREE
MS	5	MALUS X SENTINEL	SENTINEL CRABAPPLE	2" CAL.	B&B	TREE

LEGEND

- OHE --- EX OVERHEAD ELECTRIC
- T --- EX COMMUNICATIONS LINE
- E --- EX ELECTRIC LINE
- G --- EX GAS LINE
- SA --- EX SANITARY LINE
- ST --- EX STORM LINE
- W --- EX WATER LINE
- 995 --- EX CONTOUR
- EX FIRE HYDRANT
- EX WATER VALVE
- EX CATCH BASIN
- EX CURB INLET
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- PR CATCH BASIN
- PR MANHOLE



SHOPPES AT EAST BROAD
8173 E. BROAD STREET
REYNOLDSBURG, OHIO 43068

LANDSCAPING PLAN



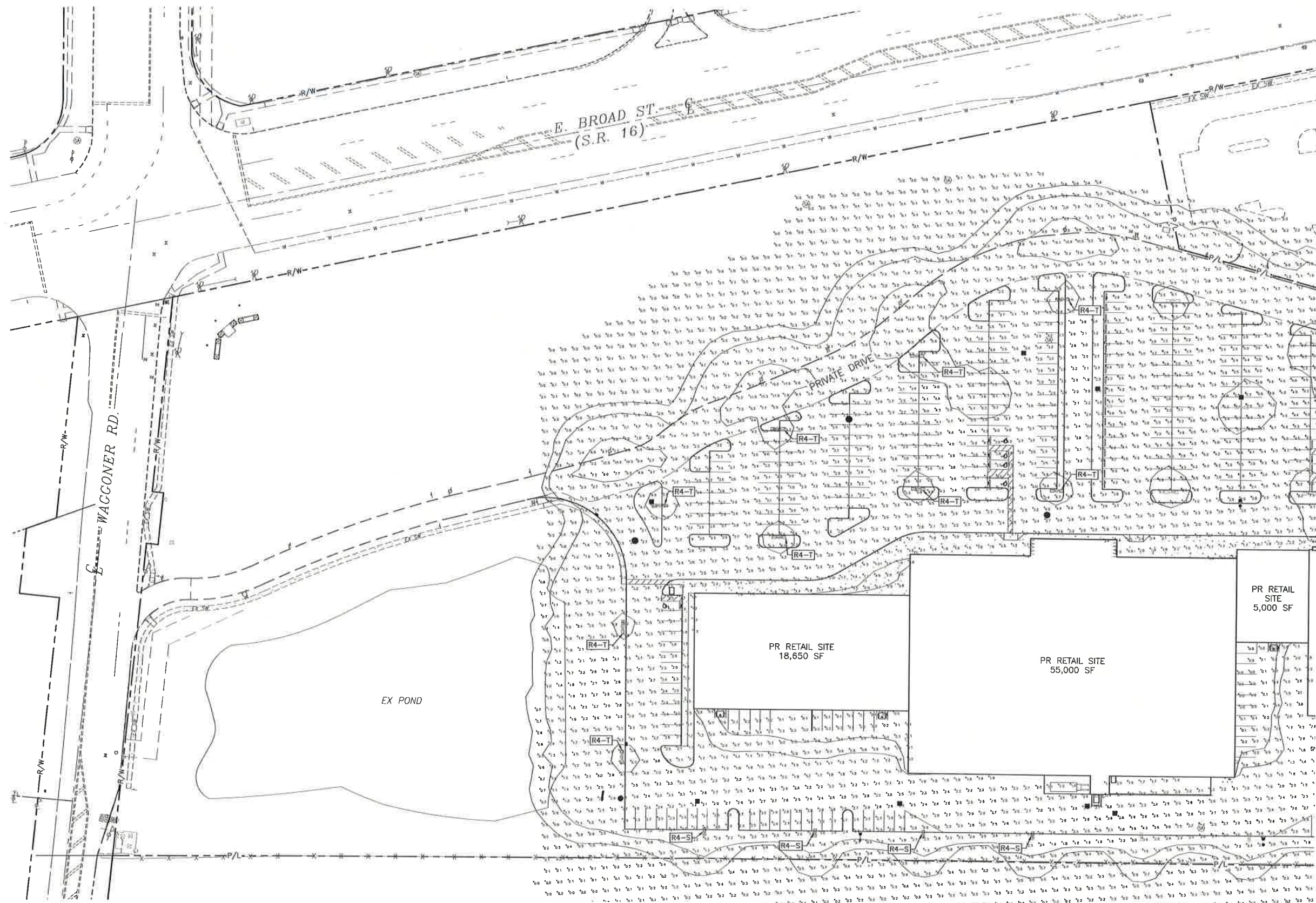
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DRAWN BY:	JPB		
CHECKED BY:	CEQ		



SHOPPES AT EAST BROAD
PHASE II
8173 E. BROAD STREET
REYNOLDSBURG, OHIO 43068

PHOTOMETRICS PLAN



GENERAL NOTES
ALL LIGHT POLES TO BE 25' IN HEIGHT.

Symbol	Label	Quantity	Manufacturer	Control Number	Description	Lamp	Number	Lumens	Wattage
LED	R4-S	4	Lithonia Lighting	CSK1 LED 60C 1000 50K T4M 1/2VOLT	CSK1 LED WITH 2 LIGHT ENGINES 1000A DRIVERS, 5000K COLOR TEMP AND 1/2M OPTICS	LED	1	2012	209
LED	R4-T	8	Lithonia Lighting	CSK1 LED 60C 1000 50K T4M 1/2VOLT	CSK1 LED WITH 2 LIGHT ENGINES 1000A DRIVERS, 5000K COLOR TEMP AND 1/2M OPTICS	LED	1	2012	418

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max	Avg/Min	Avg/Max
Calc Zone #1	+	2.5 ft	31.5 ft	0.0 ft	N/A	N/A	N/A	0.11	
North Lot	X	3.8 ft	8.1 ft	2.3 ft	3.51	1.11	0.61		
South Lot	X	3.9 ft	4.2 ft	2.2 ft	1.91	1.31	0.61		
West Lot	X	2.0 ft	2.5 ft	1.5 ft	1.31	1.31	0.61		

