

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

**MINGO PARK
500 EAST LINCOLN AVENUE
MOSES BYXBE ROOM
7:00 P.M.**

REGULAR MEETING

JULY 1, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on June 3, 2015, as recorded and transcribed.
3. REGULAR BUSINESS

A. Smith Elementary School

- (1) 2015-1051: A request by Delaware City Schools for approval of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.
- (2) 2015-1052: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (public hearing)
- d. Commission Action

B. Glenross North Subdivision

- (1) 2015-1054: A request Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.
- (2) 2015-1055: A request Vincent Romanelli for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.
- (3) 2015-1056: A request Vincent Romanelli for approval of a Preliminary Development Plan for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north

- of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
- (4) 2015-1057: A request Vincent Romanelli for approval of a Preliminary Subdivision Plat for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (public hearing)
- d. Commission Action

C. Heatherton Phase 5

- (1) 2015-1048: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.
- (2) 2015-1049: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (no public hearing)
- d. Commission Action

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: August 5, 2015
7. ADJOURNMENT

**PLANNING COMMISSION
MOTION SUMMARY
JUNE 3, 2015**

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:02 p.m.

Members Present: George Mantzoros, Jim Halter, Colleen Tucker-Buck, Adam Lemke, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Members Absent: Dean Prall

Staff Present: Dave Efland, Planning and Community Development Director, and Lance Schultz, Zoning Administrator.

Motion to Excuse: Vice-Chairman Simpson moved to excuse Mr. Prall from the Planning Commission meeting, June 3, 2015, seconded by Mr. Halter. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on May 6, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the May 6, 2015 meeting, seconded by Ms. Tucker-Buck. Motion passed by a 6-0 vote.

ITEM 3. PUBLIC COMMENT

ITEM 4. REGULAR BUSINESS

A. 2015-0810: A request by Ohio Wesleyan University for an Informal Review for Small Living Unit (SLU”S) student housing on seven parcels located on the north side of Rowland Avenue located between South Washington Street and South Liberty Street on property zoned R-6 (Multi-Family Residential District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the comprehensive plan and provided an aerial photograph of the location. Mr. Schultz explained that Ohio Wesleyan University plans to remove and replace Small Living Unit (SLUs) student housing located along Rowland Avenue, with future plans to build additional SLUs to replace others located elsewhere on the campus. The new SLUs will replace older buildings that are hard to maintain. Mr. Schultz also discussed the goal to make Rowland Avenue extended for the Jaywalk concept, and to cease the use of vehicular traffic on the street.

b. Applicant Presentation

APPLICANT:

Randy Reger
BSHM-Architects
137 North Washington Street
Delaware, Ohio

Christine Chidester, Ohio Wesleyan University Construction Manager
46 Campus Street
Delaware, Ohio

Mr. Reger discussed the plan to build new SLU's along Rowland Avenue that will consist of four duplex's that will consist of two units in each. Mr. Reger explained that each unit would house twelve students, with twenty four students in a duplex. These plans will be developed as funding is available. Mr. Reger discussed the current maintenance issues that are experienced throughout the eight SLU's in older housing that are present throughout the campus.

Mr. Mantzoros requested information on the expected materials to be used on the exterior of the duplex. Mr. Reger explained that the plan was to use lower maintenance materials, such as, cement board siding.

Ms. Tucker-Buck requested information on parking availability for the units. Mr. Reger explained that parking was discussed and that there is adequate parking throughout the campus, but that there will be discussions for limited parking behind the units for handicap parking and a loading zone.

Mr. Halter voiced his concern regarding the plans to lose parking along Rowland Avenue for the Jaywalk concept and will take away necessary parking spots from the citizens of Delaware.

Chairwoman Keller requested information regarding the access for emergency vehicles on Rowland Avenue. Mr. Efland explained that discussions will continue with Chief Donahue regarding this issue.

Ms. Chidester discussed the evaluation that the university has conducted to determine the parking situation.

Mr. Lemke requested information on how many students of Ohio Wesleyan University have access to vehicles and discussed the parking situation at other universities and colleges would be similar to what is proposed.

Mr. Halter requested that residents that surround Rowland Avenue and not

just students of the university be considered during the consideration of the extension of the Jaywalk concept on Rowland Avenue.

c. Public Comment (no public hearing)

PUBLIC PARTICIPATION

Dick Seebode
132 Delaware Crossing West
Delaware, Ohio

Mr. Seebode requested information on how many students are currently residing in the SLUs. Mr. Reger informed the commission that there were currently thirty six students.

d. No Action by the Commission

B. MORPC Presentation

PRESENTER:

Amelia Constanzo, MORPC Principal Planner
aconstanzo@morpc.org
614-233-4161

Ms. Constanzo provided a presentation on the Insight2050 Scenario Metrics Summary. The summary reviewed four potential scenarios that represented a different way of accommodating projected housing and job growth in Central Ohio to the year 2050.

ITEM 5. PLANNING DIRECTOR'S REPORT

Mr. Schultz provided an update of possible development projects for the July meeting.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Lemke requested information on the potential for Pat Catan's to be developed. Mr. Efland stated that there have been discussions for Pat Catan's to be placed in the former Kroger's location off of South Sandusky Street.

Mr. Halter requested information on the potential for lights around the bridge of the Houk Road bike path. Mr. Efland discussed the concerns and spoke of the need to put into the capital improvement plan.

Mr. Halter voiced his concern over the restrictions for left turns going east on Central Avenue in front of Panera. Mr. Efland plans to forward this concern to the city engineer.

Chairwoman Keller requested information on the design standards for Adalee Park. Chairwoman Keller stated that she has had complaints regarding the planting of seed and not using sod. Mr. Efland explained that the sod use is not a requirement.

Chairwoman Keller voiced her concern regarding the high grass in undeveloped parcels in Millbrook and Adalee Park. Mr. Efland discussed the process of notifying the developers to mow before the city mows the parcel. Mr. Efland explained that with the administrative fees for the city to mow there has been an increase in compliance from developers.

ITEM 7. NEXT REGULAR MEETING: July 1, 2015

ITEM 8. ADJOURNMENT:

Motion: Chairman Keller moved for the June 3, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:48 p.m.

Chairman Lisa Keller

Elaine McCloskey, Clerk



PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2015-1051 & 1052
REQUEST: Multiple Requests
PROJECT: Smith Elementary School
MEETING DATE: July 1, 2015

APPLICANT/OWNER

Fanning Howey
4930 Bradenton Avenue
Dublin, Ohio 43017

Delaware City Schools
621 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST

2015-1051: A request by Delaware City Schools for approval of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

2015-1052: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

PROPERTY LOCATION & DESCRIPTION

The 3.4 acre Smith Elementary School campus encompasses four parcels with a northern boundary of West Heffner Street and a southern boundary of Mason Avenue and an eastern boundary of North Liberty Street. The subject site is zoned R-3 (One-Family Residential District) as are the surrounding parcels to the north, south, east and west.

BACKGROUND/PROPOSAL

The 40,0563 square foot elementary school building was constructed in 1962 and was remodeled in 2003. Now the School District is proposing a 17,989 square foot addition to the existing school for a total square footage of 58,552. The academic and gymnasium addition would be on the northwestern portion of the building fronting West Heffner Street. Just west of the addition, a new 31 car parking lot would be constructed. The building addition and parking lot is possible by the purchase and demolition of the residence at 173 West Heffner Street. The existing 19 space parking lot fronting West Heffner Street would be eliminated in the proposal.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject parcels are zoned R-3. Under the current zoning, the building addition, renovations and site improvements would require a Conditional Use Permit and a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The main visitor's entrance on Liberty Street and the established parent and bus drop-off/pick-up patterns on North Liberty Street, West Heffner Street and Mason Avenue would remain unchanged. The access to the new staff parking lot would be located on West Heffner Street west of the new addition. The existing 19 space parking near the main entrance on West Heffner Street would be eliminated in this proposal.
- **SITE CONFIGURATION:** The single story academic/two story gymnasium addition at the northwest corner of the building would be setback the required 40 feet from West Heffner Street and would accommodate 7 classrooms with associated restrooms, mechanical, electrical and technology spaces. The addition would have a new entrance off West Heffner Street to accommodate students arriving and leaving by bus. A small addition just east of the existing entrance would accommodate the school age child care program. A small playground would be located just south of the new addition adjacent to the existing playground. A new 31 space staff parking lot would be located just west of the new addition and would be setback the required 20 feet from the western property line while the existing 19 space parking lot would be eliminated resulting in a net 12 space parking increase (63%). A masonry enclosed dumpster would be located on the southwestern

portion of the aforementioned parking lot. An internal sidewalk would connect the existing playground, new addition and new parking lot to the existing public sidewalk along West Heffner Street. The school is proposing a six foot high solid wood fence would buffer the parking lot from the residences to the west and the south. The property west of 30 Mason Avenue, which is owned by school, is not being developed at this time. Bio-retention basins would be located just north and south of the new addition.

- **BUILDING DESIGN:** The academic building would be mostly constructed of typical smooth face cmu with a face brick band above the aluminum storefront windows with a membrane roof while the gymnasium elevation would be typical metal wall panels with metal fascia capping the structure.
- **TREE REMOVAL & REPLACEMENT:** The school would remove 48 caliper inches of trees in the proposed development while they are not adding any trees above the typical zoning requirements. However, any shortfall of trees being removed would be accounted for per the approved Dempsey Middle School tree preservation conservation easement agreement
- **LANDSCAPING & SCREENING:** The landscape plan does not identify any street/front yard trees adjacent to the new addition which staff recommends adding front yard trees adjacent to the new addition just west of the bio-retention basin. Street trees would not likely be appropriate because of the reduced width of the tree lawn in this area and the traffic logistics and safety of students in this area. The parking lot landscaping appears to achieve compliance with the zoning code. As mentioned earlier, a 6 foot high solid wood fence would buffer the parking lot from the residences to the west and south. The landscape plan would have to be reviewed and approved by the Shade Tree Commission for species, installation size and location.
- **LIGHTING:** The new parking lot would have two new 20 foot high light poles with cut off fixtures. The building addition would have six wall packs; 2 each on the north, south and west elevations. Also, one 15 foot high light pole with a cut off fixture would be located near the new entrance to the building addition fronting West Heffner Street. The lighting plan specifications would have to be reviewed and approved by the Chief Building Official.
- **SIGNS:** There is no new signage proposed with the addition and site improvement.

STAFF RECOMMENDATION (2015-1051 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Delaware City Schools of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

STAFF RECOMMENDATION (2015-1052 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The dumpster enclosure shall be constructed of material to match the building and shall have wood doors painted to match.
3. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
4. Any new roof top mechanical equipment shall be screened from public view.
5. Front yard trees shall be installed adjacent to the new addition along West Heffner Street just west of the bio-retention basin.
6. A six foot high solid wood fence shall be installed west and south of the proposed parking lot to screen the adjacent residences.
7. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. The lighting plan shall be reviewed and approved by the Chief Building Official.



EST 1808
CITY OF
DELAWARE
OHIO

2015-1051 & 1052
Conditional Use Permit and Combined
Preliminary and Final Development Plan
Smith Elementary School - 355 N Liberty Street
Location Map







2015-1051 & 1052
Conditional Use Permit and Combined
Preliminary and Final Development Plan
Smith Elementary School - 355 N Liberty Street
Aerial (2013)



FANNING HOWEY

June 4, 2015

Smith Elementary School
Renovations and Additions
Delaware City Schools
Delaware, Ohio
Project No. 213051.02

Project Narrative

The work at Smith Elementary School is comprised of a single story academic and gymnasium addition at the northwest corner of the building to accommodate 7 classrooms with associated restrooms, mechanical, electrical and technology spaces. The addition will have a new entrance off Heffner Street to accommodate students arriving and leaving by bus. The existing Cafeteria will receive window and finish upgrades, modification of the Food Service area, and renovation of the area adjacent the existing Heffner Street entrance and small addition to accommodate the School Age Child Care Program. Existing and proposed building areas are as follows:

	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
Main Level	35,765 s.f.	17,165 s.f.	52,930 s.f.
Lower Level	4,455 s.f.	0 s.f.	4,455 s.f.
Upper Levels	343 s.f.	824 s.f.	1,167 s.f.

All new exterior materials (roofing, brick and concrete masonry, aluminum windows and doors) will match the existing exterior materials to the extent that these same or similar materials are still available.

The Main Visitor's entrance on Liberty Street and established Parent and Bus drop-off/pick-up patterns on Liberty, Heffner and Mason will remain unchanged. The existing 19 car on-site parking area off Heffner will be replaced with a new 31 car on-site parking area further west off Heffner for a 63% net increase. This parking lot will serve as staff parking and have a new masonry wall dumpster enclosure.

The building addition and development of the new parking area is possible by the purchase and demolition of the residence located at 173 W Heffner. Wood screening fences, 6' high, will be provided along neighboring properties at 183 W Heffner to the west and 30 Mason to the south of the new parking area. Property located west of 30 Mason, which the District currently owns, is not being developed at this time.

The landscape plan complies with the parking lot tree planting requirements. The lighting plan for the site has accommodated the minimum foot candle standards.

The existing impervious paving at the playground and portions of the existing roof drain south-to-north and will be interrupted by the building addition. Storm water from these areas will be collected and tied into the existing storm line in Heffner St. Storm water from the new impervious roof and parking areas will be collected into bio-retention basins in the lawn areas north and south of the building addition and will then be tied into the city owned storm line in Heffner St.

ARCHITECTURE | ENGINEERING

4930 Bradenton Avenue | Dublin, OH 43017

614.764.4661 | fax 614.764.7894 | www.fhah.com

FINAL SITE ENGINEERING PLANS

SMITH ELEMENTARY SCHOOL RENOVATIONS AND ADDITIONS

DELAWARE CITY SCHOOL
DELAWARE, OHIO

PROJECT NO. 213051.02

JUNE 4, 2015

ALL QUANTITIES SHOWN ARE NOT COMPLETE. ITEMS LISTED ARE FOR INFORMATION AND ARE ESTIMATED ONLY. THE CONTRACTOR SHALL CONFIRM THE QUANTITIES IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL NOT RELY ON QUANTITIES LISTED ON ANY OTHER SHEETS.

SITEWORK ESTIMATE OF QUANTITIES			
ITEM	QTY.	UNIT	DESCRIPTION
STORM WATER			
B11	20	LF	8" HDPE STORM CONDUIT
B11	21	LF	12" HDPE STORM CONDUIT
B11	78	LF	18" HDPE STORM CONDUIT
B11	375	LF	24" HDPE STORM CONDUIT
B11	3	EACH	CATCH BASIN
B11	3	EACH	4" MANHOLE
B11	1	EACH	3/2" YARD DRAIN
SANITARY			
B11	54	LF	8" SANITARY LINE

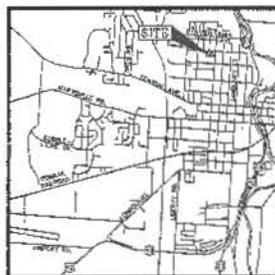
OWNER ADDRESS
DELAWARE CITY SCHOOLS
248 N. WASHINGTON STREET
DELAWARE, OHIO 43015
PHONE: 740-833-1100
FAX: 740-833-1148

APPLICANT:
FANNING HOWEY ASSOCIATES, INC.
4930 BRADENTON AVE.
DUBLIN, OHIO 43017
PHONE: 614-764-4661
FAX: 614-764-7884

STRUCTURAL ENGINEER:
JEZERINAC GEERS AND ASSOCIATES, INC.
5840 FRANTZ ROAD
DUBLIN, OHIO 43027
PHONE: 614-766-0086
FAX: 614-766-1223

CIVIL ENGINEER:
THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVE., SUITE 65D
COLUMBUS, OHIO 43215
PHONE: 614-441-4222
FAX: 688-488-7340

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NON-MEMBERS
MEET OR CALLED DIRECTLY
OIL & GAS PASSENGERS PROTECTIVE
SERVICE CALL: 1-800-825-9688



LOCATION MAP
-NOT TO SCALE-

SHEET INDEX

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UTILITY COMPANIES

AMERICAN WATER WORKS
100 N. WASHINGTON STREET
DELAWARE, OHIO 43015
(740) 833-1100

OHIO UTILITY PROTECTION SERVICE
100 N. WASHINGTON STREET
DELAWARE, OHIO 43015
(740) 833-1100

OHIO POWER GENERATION
100 N. WASHINGTON STREET
DELAWARE, OHIO 43015
(740) 833-1100

OHIO WATER SERVICE
100 N. WASHINGTON STREET
DELAWARE, OHIO 43015
(740) 833-1100

OHIO GAS SERVICE
100 N. WASHINGTON STREET
DELAWARE, OHIO 43015
(740) 833-1100

BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA OBTAINED BY GPS SURVEYS AS PER THE SURVEY REPORT DATED 06/11/14 BY THE SURVEYOR OF FANNING HOWEY ASSOCIATES, INC.

BENCHMARKS

ALL BENCHMARKS SHOWN HEREON ARE OBTAINED FROM THE DELAWARE COUNTY, OHIO, BENCHMARK SURVEY DATED 06/11/14 BY THE SURVEYOR OF FANNING HOWEY ASSOCIATES, INC.

FLOOD DESIGNATION

DESIGNATED FLOOD AREAS SHOWN ON THESE PLANS ARE BASED ON THE FLOOD HAZARD IDENTIFICATION MAPS DATED 06/11/14 BY THE SURVEYOR OF FANNING HOWEY ASSOCIATES, INC.

EST. 1808
CITY OF
DELAWARE
OHIO

DAVID H. ELIASS, JUD.
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

WILLIAM C. FERHARD, P.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 36941

EDWARD L. STACHURA, P.E.
LAND DEVELOPMENT ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 51829

BRAD STAMTON
DIRECTOR OF PUBLIC UTILITIES

Approval of these plans does not constitute endorsement or approval as intended. The reviewer does not accept responsibility for the integrity of the plans.

INFRASTRUCTURE OWNERSHIP CHART

INFRASTRUCTURE FOR	PUBLIC	PRIVATE	COMMON
TOTAL SITES	1	0	0
EXISTING SITES	1	0	0

NOTE: THE CITY RESERVES THE RIGHT TO EXIST ALL INFRASTRUCTURE IS PROBABLY CONSIDERED AND INSTALLED, REGARDLESS OF OPERATOR.

ENGINEER

MANNIK & SMITH

Randal L. Vantilburg
RANDAL L. VANTILBURG, P.E.
OHIO REGISTERED PROFESSIONAL ENGINEER
SERIAL NO. E-69676

JUNE 4, 2015
DATE

REVISIONS

NO.	DESCRIPTION OF CHANGE	APPROVAL	DATE



SMITH ELEMENTARY SCHOOL
RENOVATIONS AND ADDITIONS

DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING HOWEY
614.764.4661 www.fhai.com

RESIDENTIAL BELL
MANNIK & SMITH GROUP

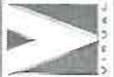
COVER SHEET

OWNER: DELAWARE CITY SCHOOLS
DATE: JUNE 4, 2015
PROJECT NO. 213051.02

REVISIONS NO. DATE

COVER

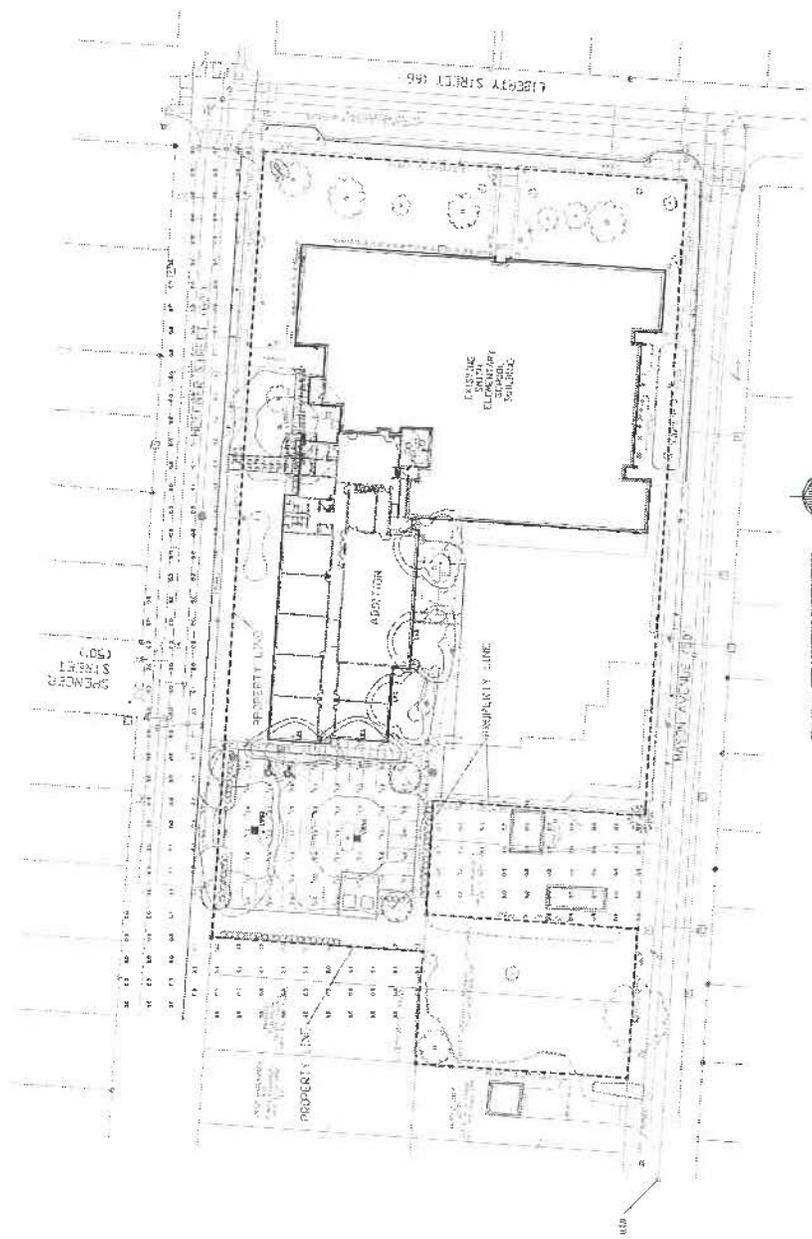
OWNER'S NAME AND ADDRESS
DELAWARE CITY



Symbol	Notes	Notes	Notes	Notes	Notes
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1. 1.25.7	1. 1.25.7	1. 1.25.7	1. 1.25.7	1. 1.25.7	1. 1.25.7
1. 1.25.8	1. 1.25.8	1. 1.25.8	1. 1.25.8	1. 1.25.8	1. 1.25.8
1. 1.25.9	1. 1.25.9	1. 1.25.9	1. 1.25.9	1. 1.25.9	1. 1.25.9
1. 1.25.10	1. 1.25.10	1. 1.25.10	1. 1.25.10	1. 1.25.10	1. 1.25.10

1. SITE LIGHTING PHOTO-METRIC PLAN
 2. LIGHTING FOR NEW SITE LIGHTING CALCULATED AT EDGE OF
 PROPERTY LINE ON NORTH SIDE OF PROPERTY.



ZONING APPROVAL
 11-001



ADDITION & RENOVATIONS TO
SMITH ELEMENTARY SCHOOL
FOR
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING & HOWEY
614.764.4661 www.fhnl.com
MANNIK GROUP
DESIGNERS, ENGINEERS, ARCHITECTS

REVISION NO. DATE	
01	08/15/17
DRAWING NO. 170812	
DATE: JAN 1, 2017	
PROJECT NO. 170812	
PROJECT NAME: ADDITION & RENOVATIONS TO SMITH ELEMENTARY SCHOOL	
SITE ELECTRICAL ZONING APPROVAL PLAN	

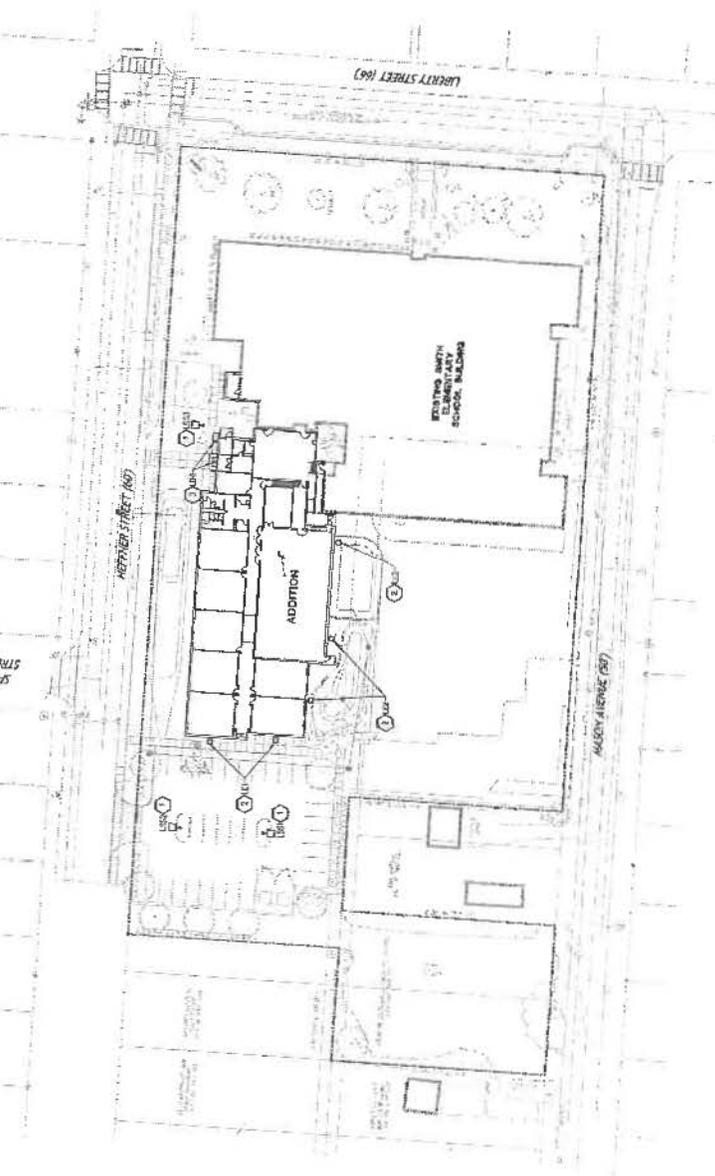
PLAN NOTES:

- USE FINISH LOT LINES TO LOCATE ALL UTILITIES. VERIFY ALL UTILITIES WITH THE UTILITY LOCATOR. VERIFY ALL UTILITIES WITH THE UTILITY LOCATOR. VERIFY ALL UTILITIES WITH THE UTILITY LOCATOR.
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GENERAL NOTES:

- CONDUCT ALL FIELD SURVEYS AND VERIFY ALL UTILITIES WITH THE UTILITY LOCATOR. VERIFY ALL UTILITIES WITH THE UTILITY LOCATOR. VERIFY ALL UTILITIES WITH THE UTILITY LOCATOR.
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3. WORKING AND REFINES YOU DIG CALL TOLL FREE 800-362-2764



SITE ELECTRICAL PLAN

ALL UNDERGROUND CONDUIT RUNS UNDER EXISTING PAVING ON SIDEWALKS SHALL BE DIRECTIONAL BORED. CUTTING OF PAVEMENT OR SIDEWALK IS NOT ACCEPTABLE. REFER TO "D" SERIES DRAWINGS FOR LOCATION OF EXISTING AND NEW/REPLACEMENT PAVEMENT AND SIDEWALKS.

ALL UNDERGROUND CONDUIT FOR SMALL (6" PVC SCHEDULE 40 AND SMALLER) SHALL BE INSTALLED AT A MINIMUM DEPTH OF 36" BELOW FINISH GRADE UNLESS OTHERWISE NOTED. ALL TRENCHING AND BACKFILL BY ELECTRICAL CONTRACTOR PER SPECIFICATIONS. PROVIDE WARNING TAPE IN ALL TRENCHES WHEN BACKFILLING. INSTALL WARNING TAPE AS REQUIRED FOR ALL UNDERGROUND CONDUIT. ALL TRENCHES SHALL BE PROTECTED WITH 2" MINIMUM THICKNESS AND SIZED AS REQUIRED FOR THE PULLING REQUIREMENTS FOR THE APPLICATION.

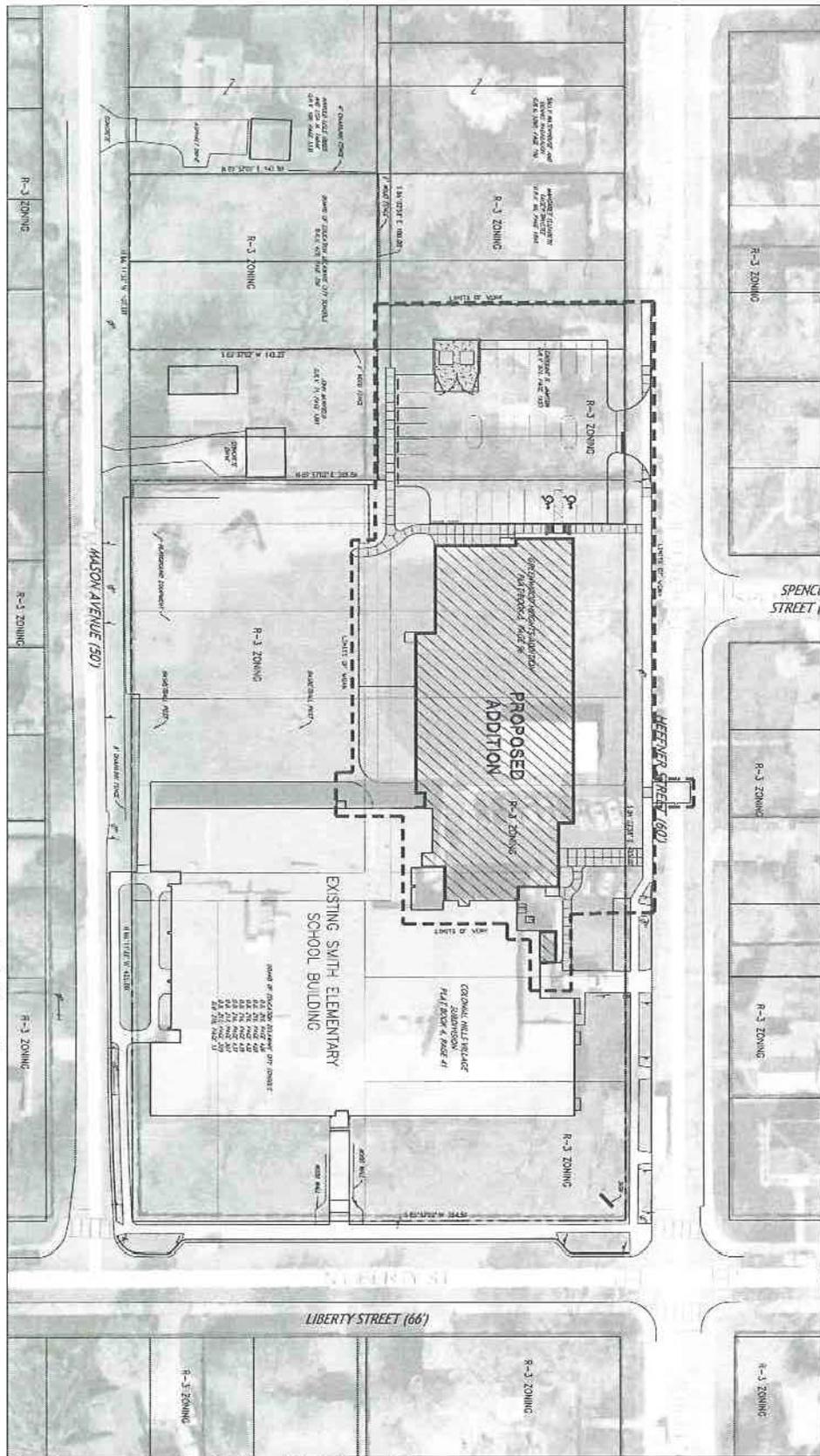
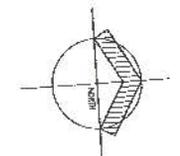
SCALE TO MATCH EXISTING PLAN

LAND DEVELOPMENT PROJECT

SPECIAL LOCAL ORDINANCE
 THE CITY OF DELAWARE CITY HAS ADOPTED THE SPECIAL LOCAL ORDINANCE TO REGULATE THE DEVELOPMENT OF LAND IN THE CITY OF DELAWARE CITY. THIS ORDINANCE IS INTENDED TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY OF DELAWARE CITY AND TO PROMOTE THE ECONOMIC DEVELOPMENT OF THE CITY OF DELAWARE CITY. THE CITY OF DELAWARE CITY HAS ADOPTED THE SPECIAL LOCAL ORDINANCE TO REGULATE THE DEVELOPMENT OF LAND IN THE CITY OF DELAWARE CITY. THIS ORDINANCE IS INTENDED TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY OF DELAWARE CITY AND TO PROMOTE THE ECONOMIC DEVELOPMENT OF THE CITY OF DELAWARE CITY.

TABLE
 R-3 ONE-FAMILY RESIDENTIAL DISTRICT
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM FRONT YARD SETBACK: 25 FT.
 MINIMUM SIDE YARD SETBACK: 5 FT.
 MINIMUM REAR YARD SETBACK: 10 FT.
 MINIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM BUILDING FOOTPRINT: 3,000 SQ. FT.

LAND USE BUILDING CODE (ZONING BUILDING)
 MINIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM BUILDING FOOTPRINT: 3,000 SQ. FT.
 MINIMUM BUILDING SETBACK: 10 FT.



DEVELOPMENT PLAN
 SCALE: 1" = 30'

DEVELOPMENT PLAN
 DRAWN BY: ADJ
 CHECKED BY: RHT
 DATE: JUNE 4, 2015
 PROJECT NO.: 1501
G0.1

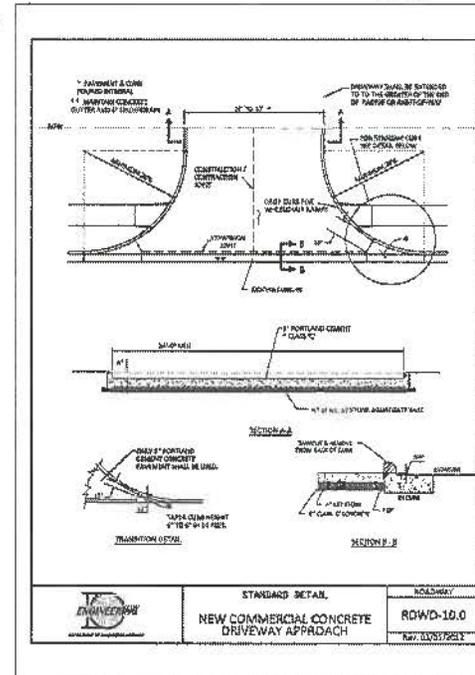
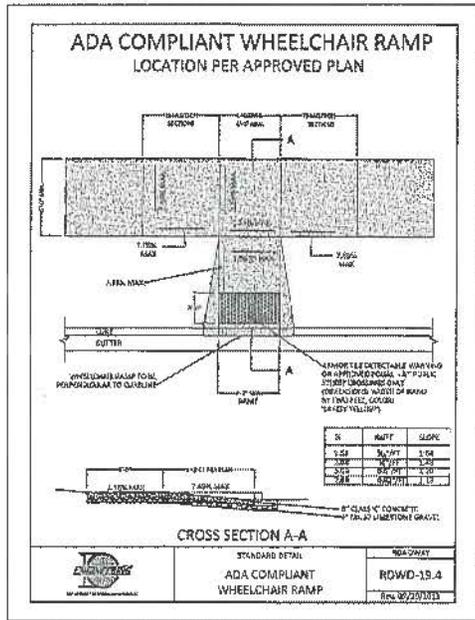
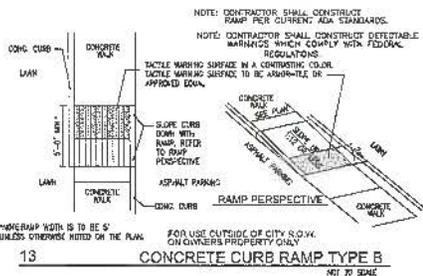
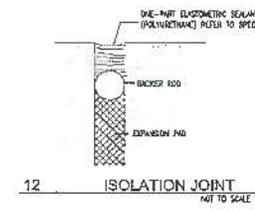
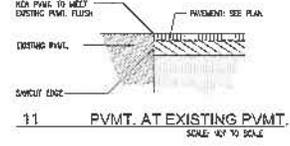
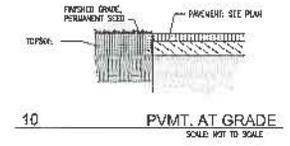
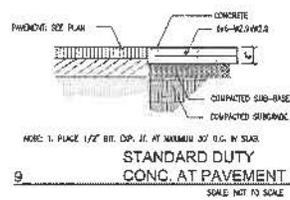
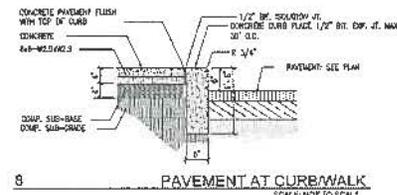
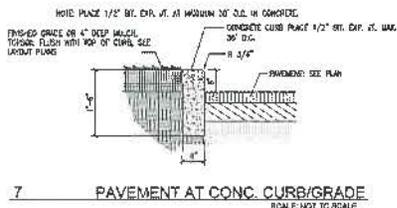
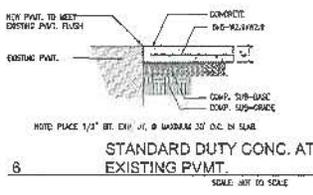
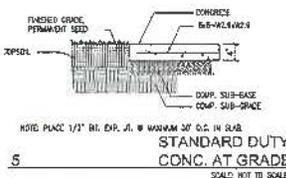
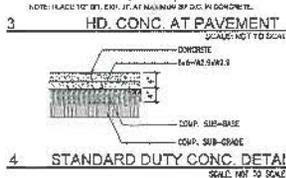
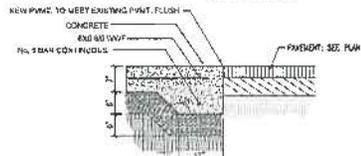
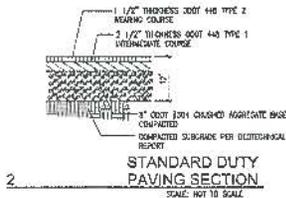
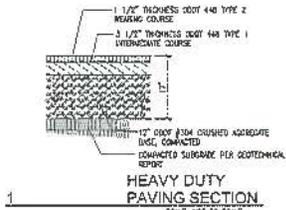
FANNING-HOWEY
 614.764.4661 www.fh.ai.com
Mannik Smith GROUP
 TECHNICAL STAFF
 GEORGETTE SMITH

ADDITION & RENOVATIONS TO
 SMITH ELEMENTARY SCHOOL
 FOR
 DELAWARE CITY SCHOOLS
 DELAWARE, OHIO

COPYRIGHT 2015 BY FANNING-HOWEY ASSOCIATES, INC.

 STATE OF OHIO
 CLERK
 DIVISION OF PROFESSIONAL REGULATION
 LICENSE NO. 9882
 REGISTERED ARCHITECT

DATE: 12/15/15 11:00 AM
 PROJECT: 1501



ADDITION & RENOVATIONS TO
SMITH ELEMENTARY SCHOOL
FOR
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING HOWEY
614.764.4661 www.fh.com

Martini Smith Group
TECHNICAL SKILL
CREATIVE SPIRIT

DETAILS AND SECTIONS
DRAWN BY: JG
CHECKED BY: JG
DATE: 11/15/18
PROJECT: 18-001
SHEET: 11 OF 11

G4.1

A & R to Smith Elementary 10-001
11/15/18



DATE: 08/14/13
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
DATE: 08/14/13

NO.	DATE	REVISION
1	08/14/13	ISSUE FOR PERMIT
2	08/14/13	ISSUE FOR PERMIT
3	08/14/13	ISSUE FOR PERMIT
4	08/14/13	ISSUE FOR PERMIT
5	08/14/13	ISSUE FOR PERMIT
6	08/14/13	ISSUE FOR PERMIT
7	08/14/13	ISSUE FOR PERMIT
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9	08/14/13	ISSUE FOR PERMIT
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14	08/14/13	ISSUE FOR PERMIT
15	08/14/13	ISSUE FOR PERMIT
16	08/14/13	ISSUE FOR PERMIT
17	08/14/13	ISSUE FOR PERMIT
18	08/14/13	ISSUE FOR PERMIT
19	08/14/13	ISSUE FOR PERMIT
20	08/14/13	ISSUE FOR PERMIT

GENERAL NOTES AND DETAILS
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE DELAWARE CITY SCHOOLS.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.
7. ALL EXCAVATION SHALL BE PROTECTED AND BACKFILLED WITHIN 24 HOURS OF COMPLETION.
8. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
9. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.
10. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND THE DELAWARE CITY SCHOOLS.

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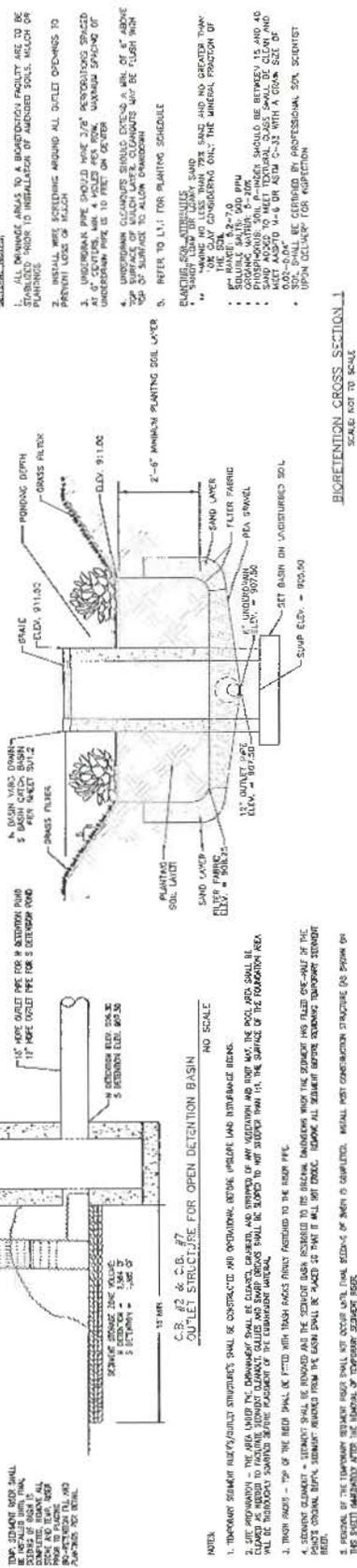
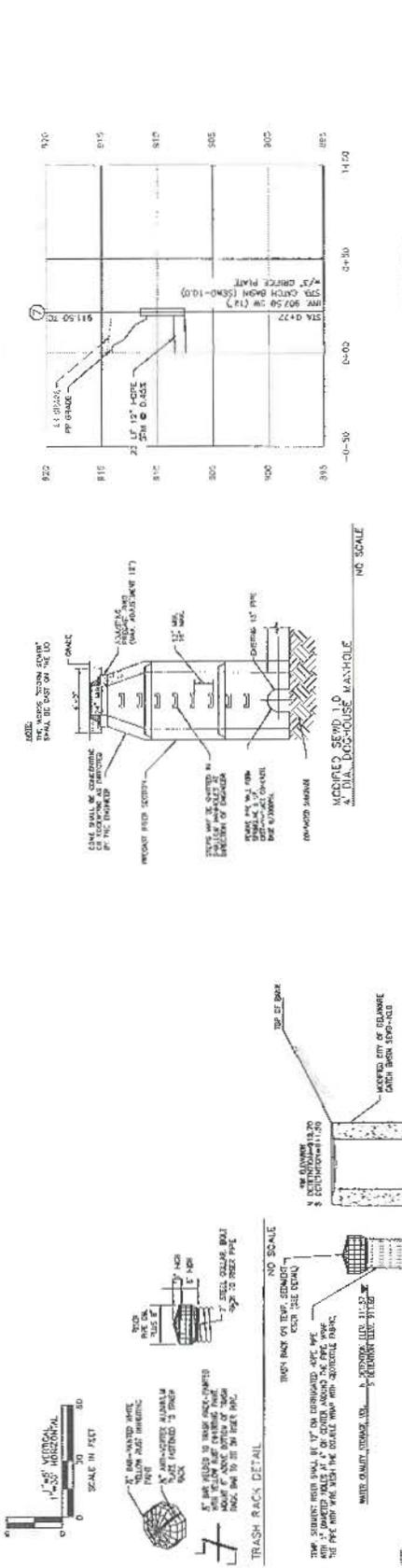
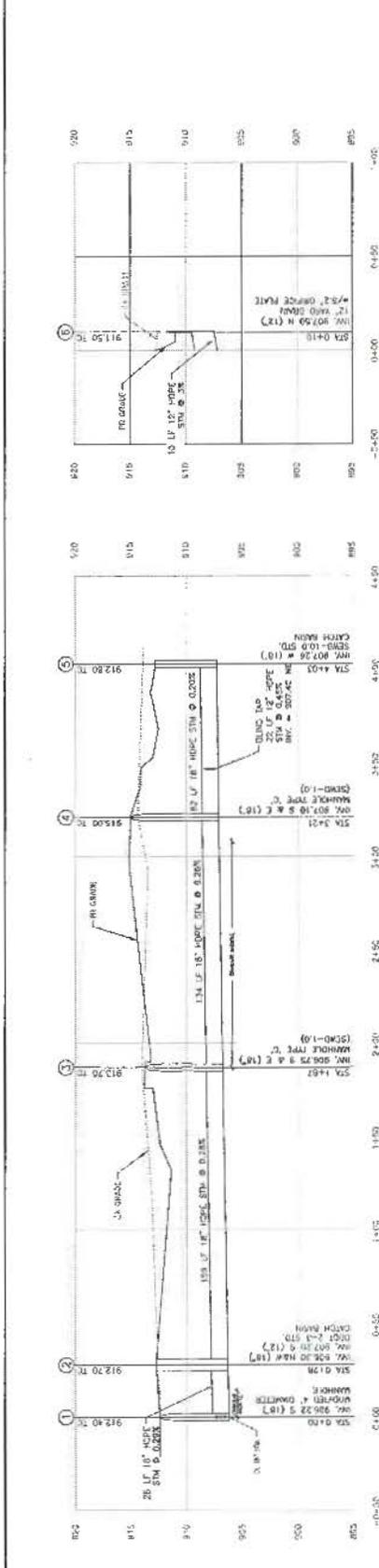
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SMITH ELEMENTARY SCHOOL
 RENOVATIONS AND ADDITIONS
 DELAWARE, OHIO

FANNING & HOWEY
 614.764.4661 www.fhdi.com
 Smith Group
 ENVIRONMENTAL
 ENGINEERING

DATE: 08/14/2014	SCALE: AS SHOWN
DESIGNER: RLS	CHECKER: JMS
DATE: JUNE 4, 2015	DATE: JUNE 4, 2015
PROJECT NO.: 151010	PROJECT NO.: 151010
PROJECT NAME: SMITH ELEMENTARY SCHOOL RENOVATIONS AND ADDITIONS	PROJECT NAME: SMITH ELEMENTARY SCHOOL RENOVATIONS AND ADDITIONS



GENERAL NOTES:

- ALL DIMENSIONAL AREAS TO A BIORETENTION FACILITY ARE TO BE PLANNED AND NOT TO INSTALLER OF ADDED SOIL. MUCH OF PLANNING.
- REINFORCING WIRE EXTENDING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF SOIL.
- UNDERDRAIN PIPE SHOULD HAVE 3/8\"/>

BIORETENTION CROSS SECTION 1
 SCALE: NOT TO SCALE

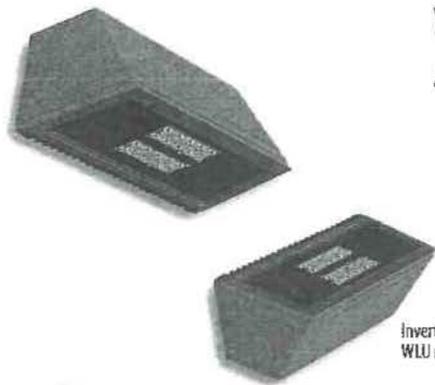
ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS

Catalog
Number

Notes

Type

LE1 AND LE2



WST LED Architectural Wall Sconce



Inverted available with
WLU option only.

Specifications Luminaire

Height: 7-1/4"
(18.4 cm)

Width: 16-1/4"
(41.3 cm)

Depth: 9-1/8"
(23.2 cm)

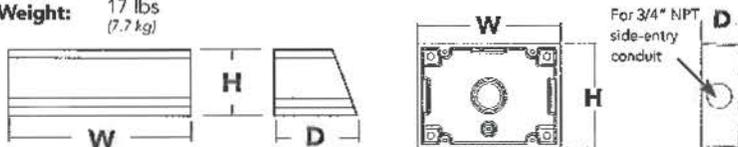
Weight: 17 lbs
(7.7 kg)

Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ¹	Finish (required)
WST LED	1 One engine (10 LEDs)	700 mA options: 10A700/40K 4000K	SR2 Type II	MVOLT	Shipped included (blank) Surface mount	Shipped installed PE Photoelectric cell, button type ^{4,5} SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶ WLU Wet location door for up orientation ⁷ PIR Motion/ambient light sensor ⁸	DDBXD Dark bronze
	2 Two engines (20 LEDs)		SR3 Type III	120 ¹			Shipped separately ² BBW Surface-mounted back box UTS Uptilt 5 degrees
			SR4 Type IV	208 ¹			
			LE1	240 ¹			
			LE2	277 ¹			
				347			
				480			

Emergency Battery Operation

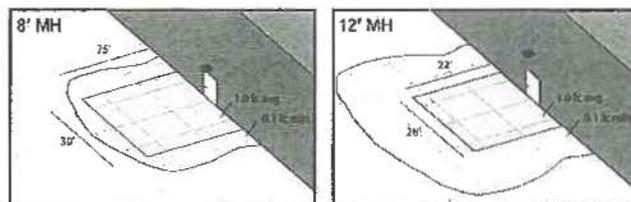
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
- May also be ordered separately as an accessory. Ex: WSEBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the Sensor/Switch SFD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts (WALLT)	Dist. Type	40X (4000K, 70 CRI)					
					Nominal Lumens	B	U	G	LPW	
1 (10 LEDs)	700	10A700/-K	24W	SR2	2,005	1	0	1	84	
					SR3	2,029	1	0	1	84
					SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/-K	47W	SR2	3,944	1	0	1	84	
					SR3	4,028	1	0	1	86
					SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier	
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WST LED 2 10A700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

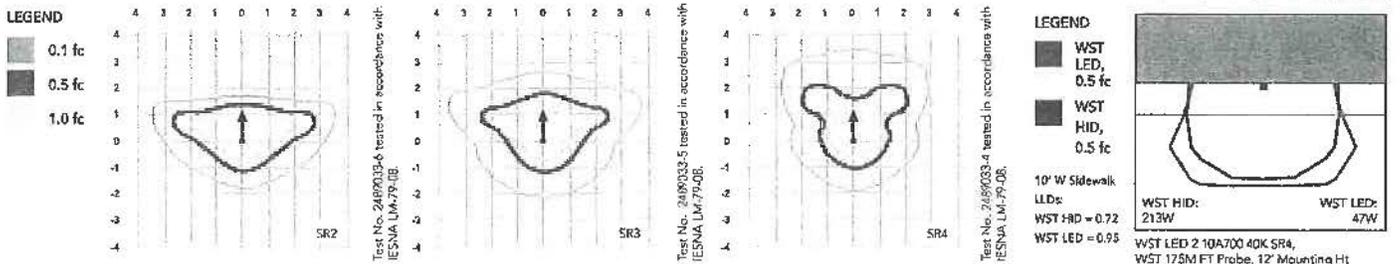
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isfootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

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

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS

Catalog
Number

Notes

Type

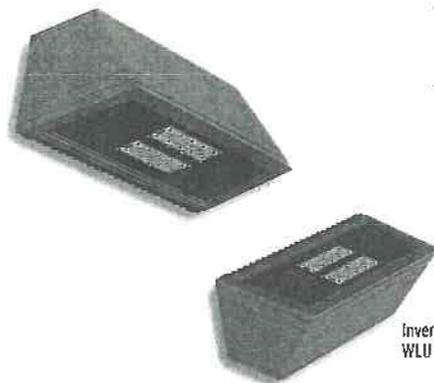
LE1 AND LE2

Photo: PIR, Photo: PIR, Photo: PIR, Photo: PIR, Photo: PIR, Photo: PIR

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.



WST LED Architectural Wall Sconce



Inverted available with
WLU option only.

Specifications Luminaire

Height: 7-1/4"
(18.4 cm)

Width: 16-1/4"
(41.3 cm)

Depth: 9-1/8"
(23.2 cm)

Weight: 17 lbs
(7.7 kg)

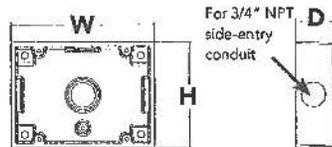


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DBBXTD

WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ¹	Finish (required)
WST LED	1 One engine (10 LEDs)	780 mA options: 10A700/40K 4000K	SR2 Type II	MVOLT	Shipped included	Shipped installed	DDBXD Dark bronze
	SR3 Type III		120 ¹	(blank) Surface mount	PE Photoelectric cell, button type ^{4,5}		
	2 Two engines (20 LEDs)		SR4 Type IV	208 ¹	Shipped separately ²	SF Single fuse (120, 277, 347V) ⁴	DBLXD Black
				240 ¹	BBW Surface-mounted back box	DF Double fuse (208, 240, 480V) ⁴	DNAXD Natural aluminum
				277 ¹	UTS Upright 5 degrees	DMG 0-10V dimming driver (no controls)	DWHXD White
				347		ELCW Emergency battery backup ⁶	DSSXD Sandstone
				480		WLU Wet location door for up orientation ⁷	DDBTXD Textured dark bronze
						PIR Motion/ambient light sensor ⁸	DBLBXD Textured black
						Shipped separately	DNATXD Textured natural aluminum
						VG Vandal guard	DWHGXD Textured white
						WG Wire guard	DSSTXD Textured sandstone

Emergency Battery Operation

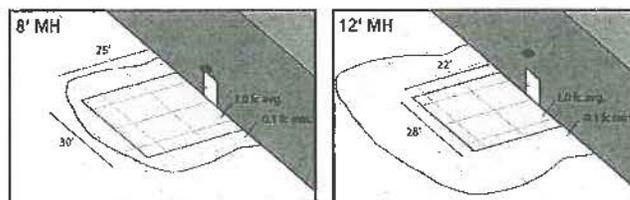
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
- May also be ordered separately as an accessory. Ex: W5BBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the SensorSwitch SFD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts (M/VOLT)	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/-K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/-K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.10
10°C	1.06
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WST LED 2 10A700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-06 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

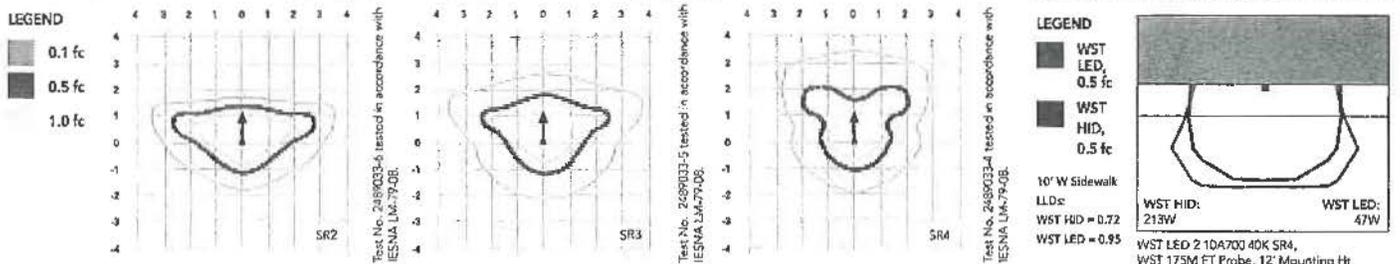
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

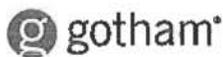
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

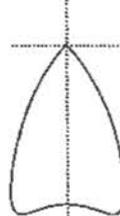
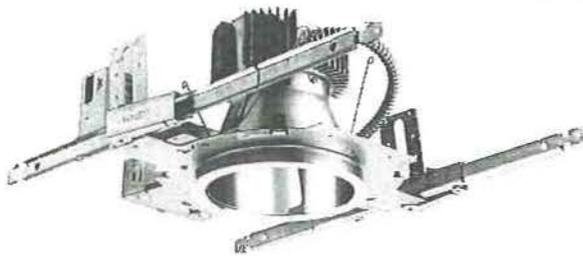
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





Luminaire Type:
Catalog Number
(autopopulated):



Gotham Architectural Downlighting
LED Downlights

**6" Evo®
Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

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

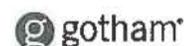
Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

EXAMPLE: EVD 35/10 6AR MWD LSS MVOLT EZ1

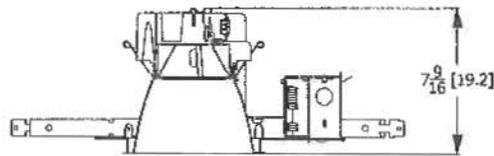
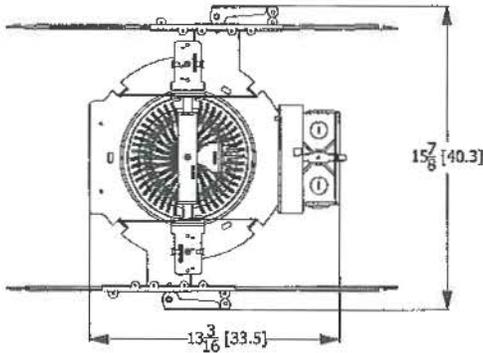
Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	10 1000 lumens 35 3500 lumens	6AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	MVOLT
	30/ 3000 K	15 1500 lumens 40 4000 lumens	6PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	120
	35/ 3500 K	20 2000 lumens 45 4500 lumens	6WTR Wheat	MD Medium (0.9 s/mh)	LS Specular	277
	40/ 4000 K	25 2500 lumens 30 3000 lumens	6GR Gold 6WR ¹ White 6BR ¹ Black 6WRAMF ¹ White anti-microbial	MWD Medium wide (1.0 s/mh) WD Wide (1.2 s/mh)		347 ²

Driver ³	Options
EZ1 eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%	SF ⁵ Single fuse TRW ⁷ White painted flange TRBL ⁸ Black painted flange EL ⁹ Emergency battery pack with integral test switch ELR ⁶ Emergency battery pack with remote test switch NPS80EZ nLight [®] dimming pack controls 0-10V eldoLED drivers. NPS80EZER ¹⁰ nLight [®] dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit. WRS ¹¹ FIDO wireless monitoring and reporting system
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	BGTD ⁶ Bodine generator transfer device CRI90 High CRI (90+) CP ⁶ Chicago plenum RRL RELOC [®] -ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%.	
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor.	
EXA1 XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	
EXAB XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	
EGOS2 ^{4,5} Lutron [®] Hi-Lume [®] 2-wire forward-phase dimming driver. Minimum dimming level 1%	
EGOS3 ⁴ Lutron [®] Hi-Lume [®] 3-wire or EcoSystem [®] dimming driver. Minimum dimming level 1%	



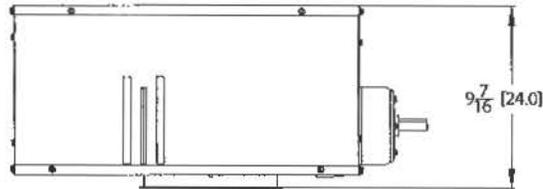
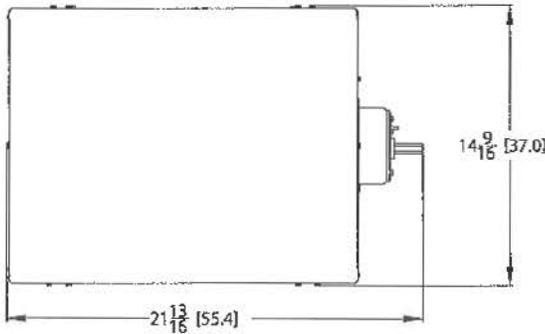
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4 (15.9)
 Ceiling Opening: 7-1/8 (18.1)
 Overlap Trim: 7-1/2 (19.1)

DIMENSIONS FOR CHICAGO PLENUM



ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190 .
CTA4-B YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds 1" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to TECH-200 .
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

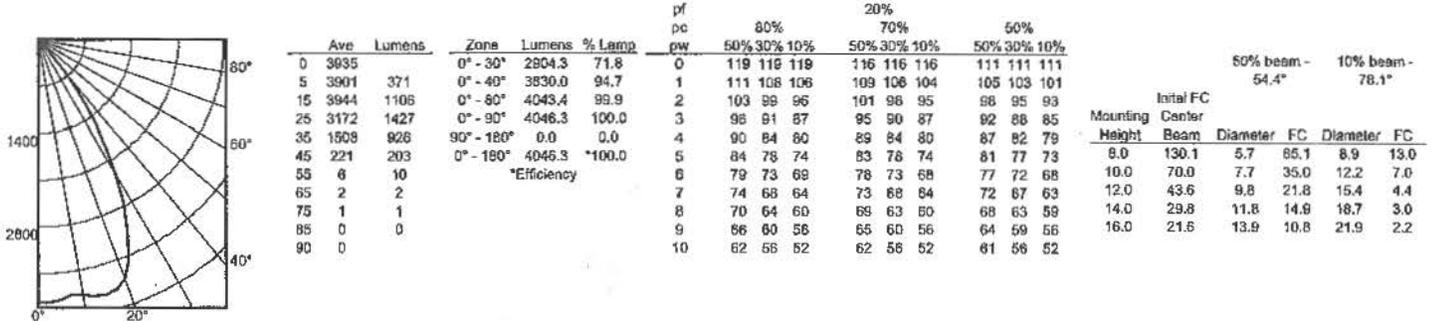
NOTES

ORDERING NOTES

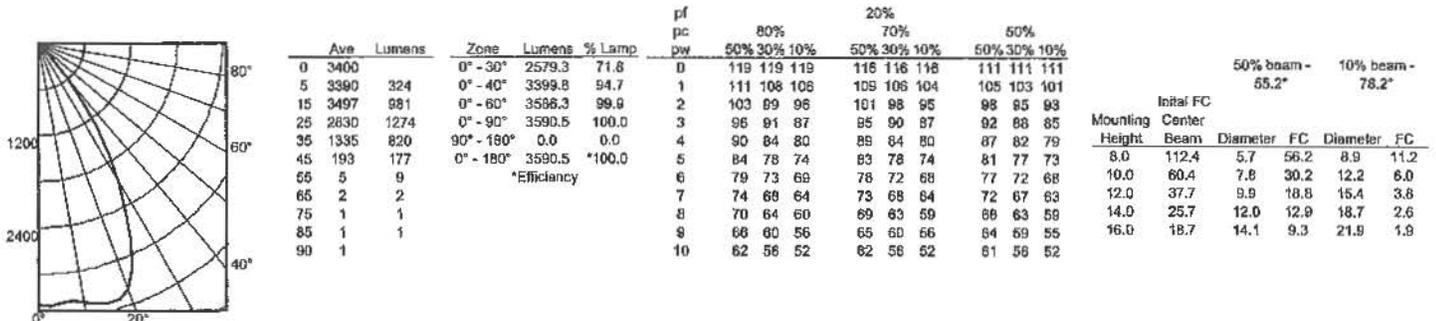
- Not available with finishes.
- Not available with EL or ELR options.
- Refer to [TECH-240](#) for compatible dimmers.
- Not available with nLight® and XPoint options.
- 120V only.
- Specify 120V or 277V.
- Not available with white reflector.
- Not available with black reflector
- For dimensional changes, refer to [TECH-140](#). Not available with 347V.
- For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Available only with EL/ELR. Not available with CP. PSSD2 included. Refer to [PSSD2](#).

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

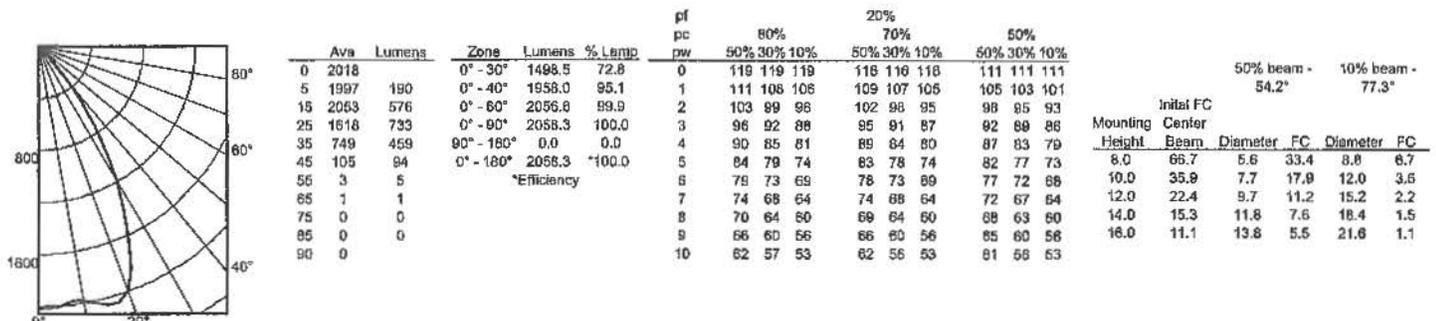
EVO 35/40 6AR LS INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1, 1.03 S/MH, TEST NO. LTL27768



EVO 35/35 6AR LS INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767



EVO 35/20 6AR LS INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



LUMEN OUTPUT MULTIPLIER - CRI	
CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

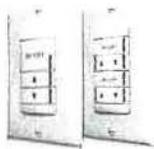
LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAMF)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

PHOTOMETRY NOTES

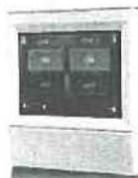
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.

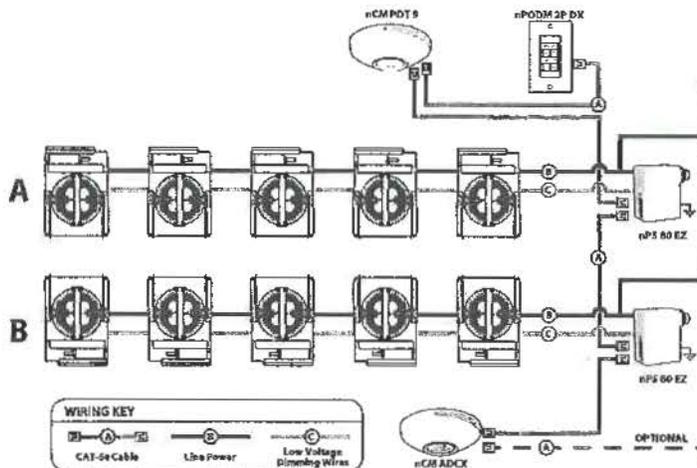
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



Push-Button WallPod
Traditional tactile buttons and LED user feedback



Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE

Group Fixture Control*

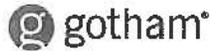
*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

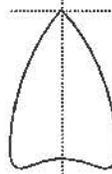
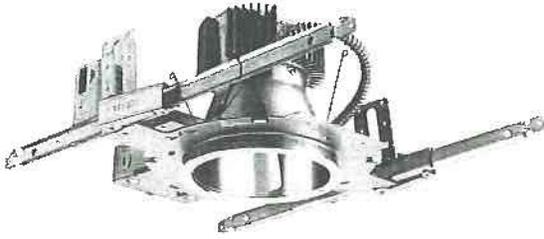
Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories: <i>Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.</i>			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

**ADDITION TO SMITH ELEMENTARY
DELAWARE CITY SCHOOLS
TYPE LD6**



Luminaire Type:
Catalog Number
(autopopulated):



Gotham Architectural Downlighting
LED Downlights

**6" Evo®
Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

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

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

EXAMPLE: EVD 35/10 6AR MWD LSS MVOLT EZ1

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVD	27/ 2700 K	10 1000 lumens 35 3500 lumens	6AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	MVOLT
	30/ 3000 K	15 1500 lumens 40 4000 lumens	6PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	120
	35/ 3500 K	20 2000 lumens 45 4500 lumens	6WTR Wheat	MD Medium (0.9 s/mh)	LS Specular	277
	40/ 4000 K	25 2500 lumens	6GR Gold	MWD Medium wide (1.0 s/mh)		347*
		30 3000 lumens	6WR White	WD Wide (1.2 s/mh)		
			6BR Black			
			6WRMF White anti-microbial			

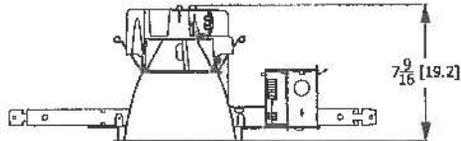
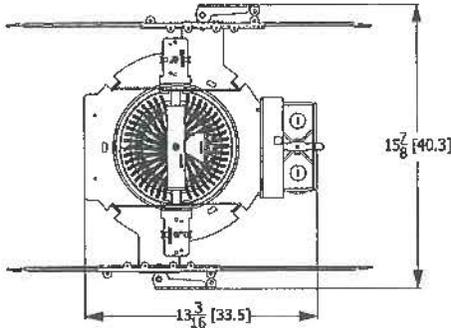
ORDERING INFORMATION

Driver ³	Options
EZ1 eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%	SF⁵ Single fuse
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	TRW⁷ White painted flange
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%.	TRBL⁸ Black painted flange
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor.	EL⁴ Emergency battery pack with integral test switch
EXA1 XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	ELR⁹ Emergency battery pack with remote test switch
EXAB XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers.
ECOS2^{1,6} Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%	NPS80EZER¹¹ nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
ECOS3⁴ Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%	WRS¹¹ FIDO wireless monitoring and reporting system
	BGTD¹ Bodine generator transfer device
	CR10 High CRI (90+)
	CP⁴ Chicago plenum
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.



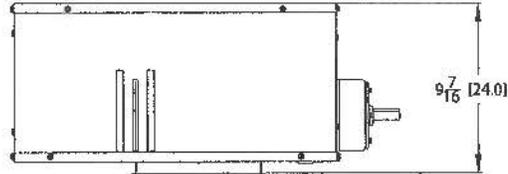
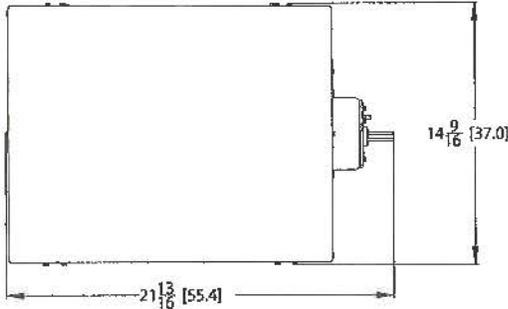
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4 (15.9)
 Ceiling Opening: 7-1/8 (18.1)
 Overlap Trim: 7-1/2 (19.1)

DIMENSIONS FOR CHICAGO PLENUM



ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

- SCAG** Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCAG 10D. Refer to [TECH-190](#).
- CTA4-8 YK** Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds 1" to fixture height.
- GVRT** Vandal-resistant trim accessory. Refer to [TECH-200](#).
- ISD BC** 0-10V wallbox dimmer. Refer to [ISD-BC](#).

NOTES

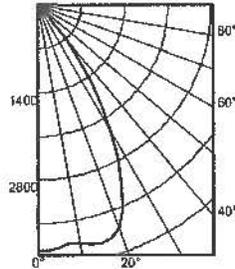
ORDERING NOTES

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to [TECH-240](#) for compatible dimmers.
4. Not available with nLight® and XPoint options.
5. 120V only.
6. Specify 120V or 277V.
7. Not available with white reflector.
8. Not available with black reflector.
9. For dimensional changes, refer to [TECH-140](#). Not available with 347V.
10. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
11. Available only with EL/ELR. Not available with CP. PSSD2 included. Refer to [PSSD2](#).

PHOTOMETRY

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

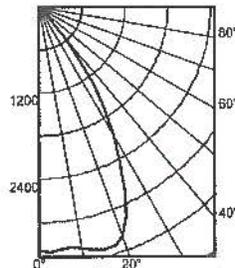
EVO 35/40 6AR LS INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1, 1.03 S/MH, TEST NO. LTL27768



Ave	Lumens	Zone	Lumens	% Lamp	pf	80%			70%			50%			50% beam -		10% beam -	
					pc	50% 30% 10%			50% 30% 10%			50% 30% 10%			54.4"		78.1"	
					pw													
0	3935	0° - 30°	2904.3	71.8	0	118	119	119	116	119	116	111	111	111				
5	3901	0° - 40°	3530.0	84.7	1	111	108	106	109	106	104	105	103	101				
15	3944	0° - 60°	4043.4	88.9	2	103	99	96	101	98	95	98	95	93				
25	3172	0° - 90°	4046.3	100.0	3	98	91	87	95	90	87	92	88	85				
35	1508	90° - 180°	0.0	0.0	4	90	84	80	89	84	80	87	82	79				
45	221	0° - 180°	4046.3	*100.0	5	84	78	74	83	78	74	81	77	73				
55	6				6	79	73	69	78	73	68	77	72	68				
65	2				7	74	68	64	73	68	64	72	67	63				
75	1				8	70	64	60	69	63	60	68	63	59				
85	0				9	66	60	56	65	60	56	64	59	56				
90	0				10	62	56	52	62	56	52	61	56	52				

Initial FC		50% beam -		10% beam -	
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	130.1	5.7	65.1	8.9	13.0
10.0	70.0	7.7	35.0	12.2	7.0
12.0	43.6	9.8	21.8	15.4	4.4
14.0	29.8	11.8	14.9	18.7	3.0
16.0	21.5	13.8	10.8	21.9	2.2

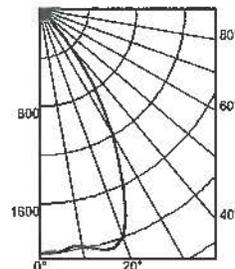
EVO 35/35 6AR LS INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767



Ave	Lumens	Zone	Lumens	% Lamp	pf	80%			70%			50%			50% beam -		10% beam -	
					pc	50% 30% 10%			50% 30% 10%			50% 30% 10%			55.2"		78.2"	
					pw													
0	3400	0° - 30°	2579.3	71.8	0	119	119	119	116	116	116	111	111	111				
5	3390	0° - 40°	3399.8	94.7	1	111	108	106	109	106	104	105	103	101				
15	3497	0° - 60°	3586.3	99.9	2	103	99	96	101	98	95	98	95	93				
25	2830	0° - 90°	3590.5	100.0	3	96	92	88	95	90	87	92	88	85				
35	1335	90° - 180°	0.0	0.0	4	90	84	80	89	84	80	87	82	78				
45	193	0° - 180°	3590.5	*100.0	5	84	78	74	83	78	74	81	77	73				
55	5				6	79	73	69	78	72	68	77	72	68				
65	2				7	74	68	64	73	68	64	72	67	63				
75	1				8	70	64	60	69	63	60	68	63	59				
85	1				9	66	60	56	65	60	56	64	59	55				
90	1				10	62	56	52	62	56	52	61	56	52				

Initial FC		50% beam -		10% beam -	
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	112.4	5.7	56.2	8.9	11.2
10.0	60.4	7.8	30.2	12.2	6.0
12.0	37.7	9.9	18.8	15.4	3.8
14.0	25.7	12.0	12.9	18.7	2.6
16.0	18.7	14.1	9.3	21.9	1.9

EVO 35/20 6AR LS INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



Ave	Lumens	Zone	Lumens	% Lamp	pf	80%			70%			50%			50% beam -		10% beam -	
					pc	50% 30% 10%			50% 30% 10%			50% 30% 10%			54.2"		77.3"	
					pw													
0	2018	0° - 30°	1498.5	72.8	0	119	119	119	116	116	116	111	111	111				
5	1997	0° - 40°	1958.0	95.1	1	111	108	106	109	107	105	105	103	101				
15	2053	0° - 60°	2056.6	99.9	2	103	99	96	102	98	95	98	95	93				
25	1618	0° - 90°	2058.3	100.0	3	96	92	88	95	91	87	92	89	86				
35	749	90° - 180°	0.0	0.0	4	90	85	81	89	84	80	87	83	79				
45	105	0° - 180°	2058.3	*100.0	5	84	79	74	83	78	74	82	77	73				
55	3				6	79	73	69	78	73	69	77	72	68				
65	1				7	74	68	64	74	68	64	72	67	64				
75	0				8	70	64	60	69	64	60	68	63	60				
85	0				9	66	60	56	65	60	56	64	59	56				
90	0				10	62	57	53	62	56	53	61	56	53				

Initial FC		50% beam -		10% beam -	
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	68.7	5.6	33.4	8.8	8.7
10.0	35.9	7.7	17.9	12.0	3.6
12.0	22.4	9.7	11.2	15.2	2.2
14.0	15.3	11.8	7.6	18.4	1.5
16.0	11.1	13.8	5.5	21.6	1.1

LUMEN OUTPUT MULTIPLIER - CRI	
CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

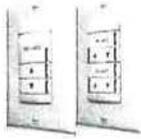
LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAMP)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.

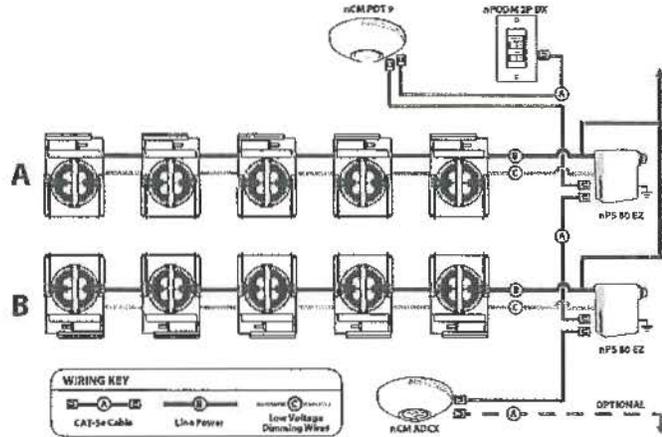
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



Push-Button WallPod
Traditional tactile buttons and LED user feedback



Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:			
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1



D-Series Size 1 LED Area Luminaire



Catalog Number

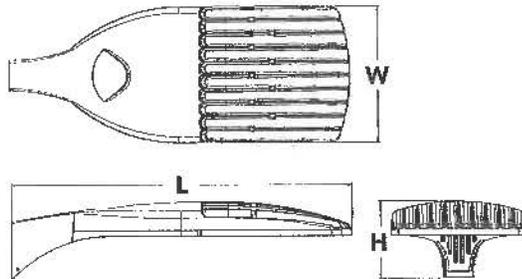
Notes ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS

Type LSS1 AND LSS2

d^{series}

Specifications

EPA: 1.2 ft² (0.11 m²)
 Length: 33" (83.8 cm)
 Width: 13" (33.0 cm)
 Height: 7-1/2" (19.0 cm)
 Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

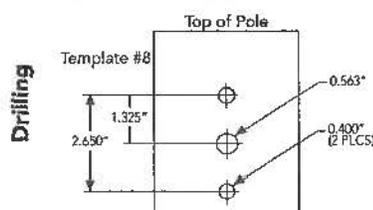
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED	40C	700	40K	T5W	MV	SPA	PER PIRH	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (optional)
DSX1 LED	Forward optics 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) ¹ 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT ² 120 ² 208 ² 240 ² 277 ² 347 ³ 480 ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [†] RPUMBA Round pole universal mounting adaptor [†]	Shipped installed PER NEMA twist-lock receptacle only (no controls) ³ DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM [®] (no controls) ⁴ DS Dual switching ^{7,8} PIR Motion sensor, 8-15' mounting height ⁹ PIRH Motion sensor, 15-30' mounting height ⁹ BL30 Bi-level switched dimming, 30% ¹⁰ BL50 Bi-level switched dimming, 50% ¹⁰	Shipped installed HS House-side shield ¹¹ WTB Utility terminal block ¹² SF Single fuse (120, 277, 347V) ¹³ DF Double fuse (208, 240, 480V) ¹³ L90 Left rotated optics ¹⁴ R90 Right rotated optics ¹⁴	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LSS2
LSS1



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM1BAS	Single unit	DM2BAS	2 at 90°*
DM2BAS	2 at 180°	DM3BAS	3 at 90°*
DM4BAS	4 at 90°*	DM3BAS	3 at 120°**

Example: SSA 20 4C DM1BAS DDBXD

Visit Lithonia Lighting's WEBSITE (LITHONIA.COM) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
 **For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Slipfitter	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490	

- NOTES
- 1 Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
 - 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
 - 3 Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
 - 4 Available as a separate combination accessory: PUMBA (finish) U.
 - 5 PhotoCell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
 - 6 Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
 - 7 Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
 - 8 Requires an additional switched circuit.
 - 9 PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
 - 10 Dimming driver standard. MVOLT only. Not available with DCR.
 - 11 Also available as a separate accessory; see Accessories information.
 - 12 WTB not available with DS.
 - 13 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
 - 14 Available with 60 LEDs (60C option) only.
 - 15 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

- Accessories
 Ordered and shipped separately.
- DLL127F1.5 JU Photocell - SSL twist-lock (120-277V)¹⁵
 - DLL347F1.5 CUL JU Photocell - SSL twist-lock (347V)¹⁵
 - DLL480F1.5 CUL JU Photocell - SSL twist-lock (480V)¹⁵
 - SCU Shorting cap¹¹
 - DSX1HS 30C U House-side shield for 30 LED unit
 - DSX1HS 40C U House-side shield for 40 LED unit
 - DSX1HS 60C U House-side shield for 60 LED unit
 - PUMBA DDBXD U[†] Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [www.lithonia.com](#) and [www.lithonia.com](#) online.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dir. Type	30K (3000K, 80 minimum CRI)					40K (4000K, 70 minimum CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700-K	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,395	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
	TSM	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112			
	TSW	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109			
	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94			
	T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98			
	T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95			
	T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97			
	T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97			
	T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97			
	TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96			
TSVS	7,801	3	0	1	74	9,894	3	0	1	94	10,555	3	0	1	101				
T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100				
TSM	7,707	3	0	0	73	9,897	3	0	2	94	10,558	4	0	2	102				
TSW	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99				
40C (40 LEDs)	700 mA	40C 700-K	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				TSVS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
				T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
	TSM	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113			
	TSW	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110			
	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93			
	T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98			
	T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95			
	T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97			
	T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96			
	T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96			
	TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95			
TSVS	10,275	3	0	1	74	12,957	3	0	1	94	13,890	4	0	1	101				
T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99				
TSM	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101				
TSW	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C (60 LEDs)	700 mA	60C 700-K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
				T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
				T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
				T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
				T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
				T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
				TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				TSVS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
				T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
	TSM	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115			
	TSW	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112			
	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91			
	T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95			
	T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92			
	T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94			
	T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94			
	T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94			
	TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92			
TSVS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98				
T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97				
TSM	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98				
TSW	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

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

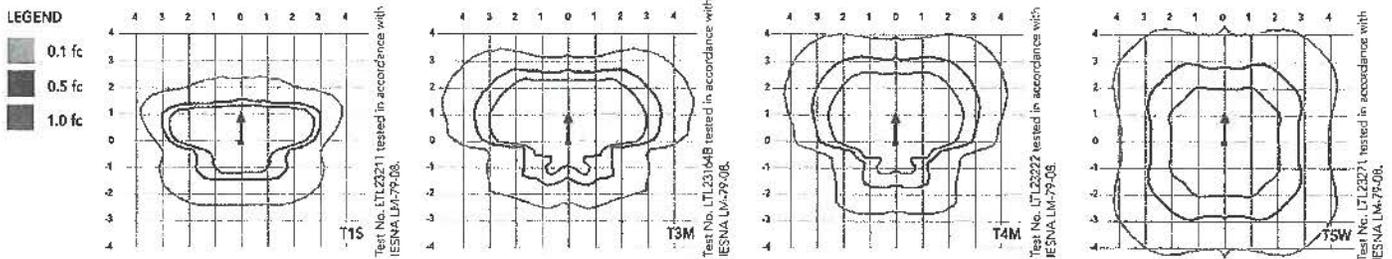
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
Lumen Maintenance Factor	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

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

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

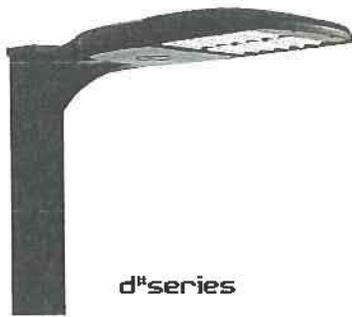
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

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

Note: Specifications subject to change without notice.





D-Series Size 1 LED Area Luminaire



Catalog Number

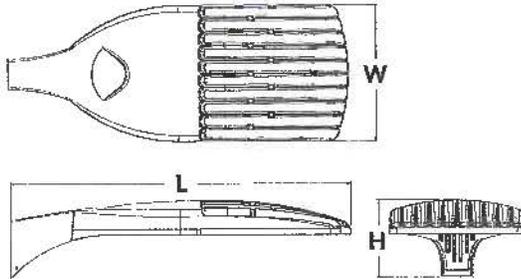
Notes ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS

Type LSS1 AND LSS2

d^{series}

Specifications

EPA: 1.2 ft² (0.11 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 27 lbs (12.2 kg)



Introduction

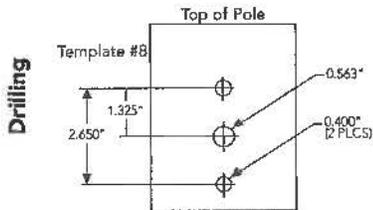
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED	40C	700	40K	T5W	MV	SPA	PER PIRH	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX1 LED	Forward optics	530 530 mA	30K 3000K (80 CRI min.)	T1S Type I short	MVOLT ²	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze
	30C 30 LEDs (one engine)	700 700 mA	40K 4000K (70 CRI min.)	T2S Type II short	120 ²	SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls) ⁵	HS House-side shield ¹¹	DBLXD Black
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000K (67 CRI)	T2M Type II medium	208 ²	RPA Round pole mounting	DMG 0-10V dimming driver (no controls)	WTB Utility terminal block ¹²	DNAXD Natural aluminum
	60C 60 LEDs (two engines)			T3S Type III short	240 ²	WBA Wall bracket	DCR Dimmable and controllable via ROAM [®] (no controls) ⁶	SF Single fuse (120, 277, 347V) ¹³	DWHXD White
LSS2	Rotated optics			T3M Type III medium	277 ²	SPUMBA Square pole universal mounting adaptor ⁴	DS Dual switching ^{7,8}	DF Double fuse (208, 240, 480V) ¹³	DBLXD Textured dark bronze
LSS1	60C 60 LEDs (two engines)			T4M Type IV medium	347 ²	RPUMBA Round pole universal mounting adaptor ⁴	PIR Motion sensor, 8-15' mounting height ⁹	L90 Left rotated optics ¹⁴	DBLXD Textured black
	60C 60 LEDs (two engines)			TFTM Forward throw medium	480 ²		PIRH Motion sensor, 15-30' mounting height ⁹	R90 Right rotated optics ¹⁴	DNATXD Textured natural aluminum
				T5VS Type V very short			BL30 Bi-level switched dimming, 30% ^{5,10}		DWHGXD Textured white
				T5S Type V short			BL50 Bi-level switched dimming, 50% ^{5,10}		
				T5M Type V medium					
				T5W Type V wide					



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°**
DM28AS	2 at 180°	DM32AS	3 at 90°**
DM48AS	4 at 90°**	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's ONLINE CATALOG to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
 **For round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon	OD	Height	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-380	AST35-490	

NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF optional).
- Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
- Available as a separate combination accessory: PUMBA (finish) U.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
- Requires an additional switched circuit.
- PIR specifies the SensorSwitch SBGR-10 ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single Fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

Accessories

- Ordered and shipped separately.
- DL1127F 1.5 JU Photocell - SSL twist-lock (120-277V)¹³
 - DL1347E 1.5 CUL JU Photocell - SSL twist-lock (347V)¹³
 - DL1480F 1.5 CUL JU Photocell - SSL twist-lock (480V)¹³
 - SCU Shorting cap¹³
 - DSX1HS 30C U House-side shield for 30 LED unit
 - DSX1HS 40C U House-side shield for 40 LED unit
 - DSX1HS 60C U House-side shield for 60 LED unit
 - PUMBA DDBXD 1* Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit www.lithonia.com and www.acuity.com online.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dir. Typ	30K (3000K, 80 minimum CRI)					40K (4000K, 70 minimum CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700 --K	68 W	T1S	5,790	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				TSS	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
	TSM	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112			
	TSW	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109			
	1000 mA	30C 1000 --K	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
				T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
				T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
				T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
				T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
				T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
				TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
TSVS				7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101	
TSS				7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100	
TSM	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102				
TSW	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99				
40C (40 LEDs)	700 mA	40C 700 --K	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				TSVS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
				TSS	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
	TSM	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113			
	TSW	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110			
	1000 mA	40C 1000 --K	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
				T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,461	3	0	3	98
				T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
				T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
				T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
				T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
				TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
TSVS				10,275	3	0	1	74	12,937	3	0	1	94	13,590	4	0	1	101	
TSS				10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99	
TSM	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101				
TSW	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C (60 LEDs)	700 mA	60C 700 --K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
				T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
				T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
				T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
				T3M	10,541	2	0	2	81	13,267	3	0	3	101	14,357	3	0	3	110
				T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
				TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				TSVS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
				TSS	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
	TSM	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115			
	TSW	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112			
	1000 mA	60C 1000 --K	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
				T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
				T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
				T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
				T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
				T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
				TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
TSVS				15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98	
TSS				14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97	
TSM	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98				
TSW	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Row Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

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

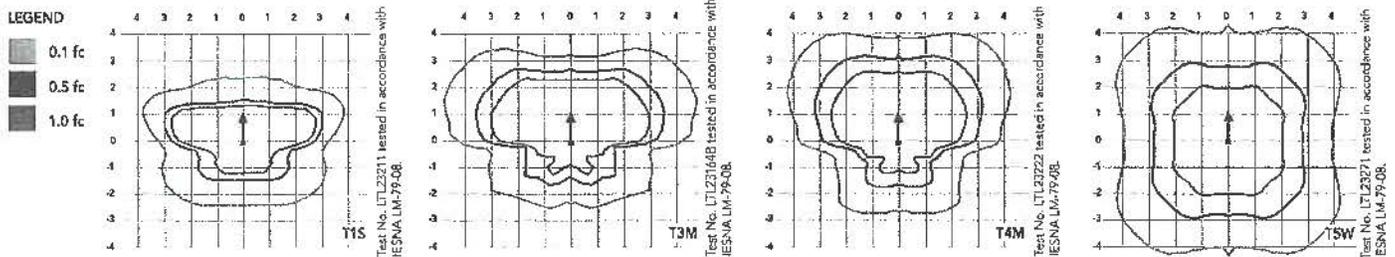
To calculate LMf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
Lumen Maintenance Factor	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isocandela plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

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

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP65 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

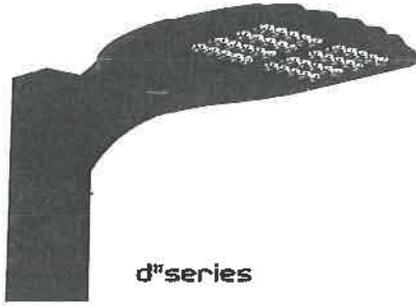
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

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

Note: Specifications subject to change without notice.





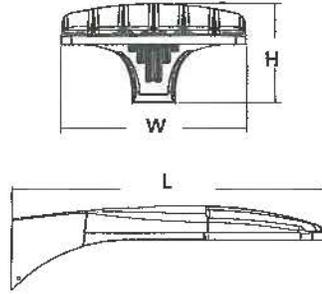
D-Series Size 0 LED Area Luminaire



d[®]series

Specifications

EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog Number

Notes **ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS**

Type **LSS3**

Introduction

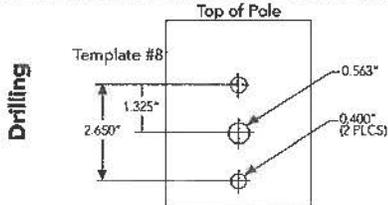
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED	20C	700	40K	RCCO	MV	SPA	PER, PIR	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish <small>(optional)</small>
DSX0 LED	Forward optics	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT² 120 ² 208 ² 240 ² 277 ² 347 ² 480 ²	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁴ RPUMBA Round pole universal mounting adaptor ⁴	Shipped installed PER NEMA twist-lock receptacle only (no controls) ³ DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM ⁶ (no controls) ⁶ PIR Motion sensor, 8-15' mounting height ⁷ PIRH Motion sensor, 15-30' mounting height ⁷ BL30 Bi-level switched dimming, 30% ^{8,9} BL50 Bi-level switched dimming, 50% ^{8,9}	Shipped Installed HS House-side shield ¹⁰ SF Single fuse (120, 277, 347V) ¹¹ DF Double fuse (208, 240, 480V) ¹¹ L90 Left rotated optics ¹² R90 Right rotated optics ¹² DDL Diffused drop lens ¹⁰	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM48AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit LithoniaLighting.com/Products/DSX0 to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon O.D.	Slipfitter O.D.	2 at 180°	2 at 90°	3 at 120°	4 at 90°	4 at 60°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-480

NOTES

- 1 Only available with rotated optics (L90 or R90 option).
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- 3 Not available with single-board, 530 mA product (20C 530, 30C 530, or 40C 530 DS). Not available with DCR, BL30, or BL50.
- 4 Available as a separate combination accessory: PUMBA (finish) U.
- 5 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- 6 Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roam-services.net. N/A BL30, BL50, PIR, or PIRH.
- 7 PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- 8 Requires an additional switched circuit.
- 9 Dimming driver standard. MVOLT only. Not available with DCR.
- 10 Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- 11 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 12 Available with 30 LEDs (30C option) only.
- 13 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Drilling

Accessories

Ordered and shipped separately.

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DL1347F 1.5 CULJU	Photocell - SSL twist-lock (347V) ¹¹
DL1480F 1.5 CULJU	Photocell - SSL twist-lock (480V) ¹¹
SCU	Shorting cap ¹¹
DSX0HS 20C U	House-side shield for 20 LED unit ¹⁰
DSX0HS 30C U	House-side shield for 30 LED unit ¹⁰
DSX0HS 40C U	House-side shield for 40 LED unit ¹⁰
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit DLI.com and DLI.net online.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	80K (40,000, 65 CRI)					90K (40,000, 90 CRI)					95K (60,000, 67 CRI)				
					U	V	W	X	LPW	U	V	W	X	LPW	U	V	W	X	LPW
20C (20 LEDs)	530 mA	20C 530-K	35W	T1S	2,904	1	0	1	83	3,655	1	0	1	104	3,941	1	0	1	113
				T2M	2,902	1	0	1	83	3,652	1	0	1	104	3,937	1	0	1	112
				T2S	2,959	1	0	1	85	3,723	1	0	1	106	4,014	1	0	1	115
				T3M	2,952	1	0	1	84	3,715	1	0	1	106	4,005	1	0	1	114
				T3S	2,923	1	0	1	84	3,679	1	0	1	105	3,966	1	0	1	112
				T4M	2,937	1	0	1	84	3,696	1	0	1	106	3,984	1	0	1	114
				T5M	3,037	2	0	1	87	3,823	2	0	1	109	4,121	3	0	1	118
				T5S	3,074	2	0	0	88	3,860	2	0	0	111	4,171	2	0	0	119
				T5VS	3,028	2	0	0	87	3,811	2	0	0	109	4,109	2	0	0	117
				T5W	3,044	2	0	1	87	3,831	3	0	1	109	4,130	3	0	1	118
				TFTM	2,903	1	0	1	83	3,653	1	0	1	104	3,939	1	0	2	113
				T1S	3,599	1	0	1	80	4,524	1	0	1	101	4,902	1	0	1	109
	T2M	3,596	1	0	1	80	4,520	1	0	1	100	4,898	1	0	1	109			
	T2S	3,667	1	0	1	81	4,608	1	0	1	102	4,994	1	0	1	111			
	T3M	3,658	1	0	1	81	4,598	1	0	1	102	4,983	1	0	2	111			
	T3S	3,623	1	0	1	81	4,554	1	0	1	101	4,935	1	0	1	110			
	T4M	3,639	1	0	1	81	4,574	1	0	2	102	4,957	1	0	2	110			
	T5M	3,764	2	0	1	84	4,731	3	0	1	105	5,127	3	0	1	114			
	T5S	3,810	2	0	0	85	4,788	2	0	0	106	5,189	2	0	0	115			
	T5VS	3,753	2	0	0	83	4,717	2	0	0	105	5,112	2	0	0	114			
	T5W	3,772	3	0	1	84	4,741	3	0	1	105	5,138	3	0	1	114			
	TFTM	3,598	1	0	1	80	4,522	1	0	2	100	4,900	1	0	2	109			
	T1S	4,654	1	0	1	85	6,206	2	0	2	86	6,640	2	0	2	92			
	T2M	4,650	1	0	1	85	6,200	2	0	2	86	6,634	2	0	2	92			
	T2S	4,741	1	0	1	86	6,322	2	0	2	88	6,764	2	0	2	94			
	T3M	4,730	1	0	2	86	6,307	2	0	2	88	6,749	2	0	2	94			
	T3S	4,685	1	0	1	85	6,246	1	0	2	87	6,684	2	0	2	93			
	T4M	4,706	1	0	2	85	6,275	1	0	2	87	6,714	2	0	2	93			
	T5M	4,868	3	0	1	88	6,490	3	0	1	90	6,945	3	0	1	96			
	T5S	4,926	2	0	0	88	6,568	2	0	0	91	7,028	2	0	0	98			
	T5VS	4,853	2	0	0	87	6,471	2	0	0	90	6,924	3	0	0	96			
	T5W	4,878	3	0	1	88	6,504	3	0	2	90	6,959	3	0	2	97			
	TFTM	4,652	1	0	2	85	6,203	1	0	2	86	6,637	1	0	2	92			
	T1S	5,579	1	0	1	82	7,019	2	0	2	103	7,565	2	0	2	111			
	T2M	5,574	2	0	2	82	7,012	2	0	2	103	7,558	2	0	2	111			
	T2S	5,683	1	0	1	84	7,150	2	0	2	105	7,706	2	0	2	113			
T3M	5,670	1	0	2	83	7,133	2	0	2	105	7,688	2	0	2	113				
T3S	5,615	1	0	2	83	7,065	2	0	2	104	7,614	2	0	2	112				
T4M	5,641	1	0	2	83	7,097	2	0	2	104	7,649	2	0	2	112				
T5M	5,835	3	0	1	86	7,340	3	0	1	108	7,912	3	0	2	116				
T5S	5,905	2	0	0	87	7,429	3	0	0	109	8,007	3	0	1	118				
T5VS	5,817	2	0	0	86	7,318	3	0	0	108	7,888	1	0	2	116				
T5W	5,847	3	0	1	86	7,355	3	0	2	108	7,928	3	0	2	117				
TFTM	5,576	1	0	2	82	7,015	1	0	2	103	7,561	2	0	2	111				
T1S	7,074	2	0	2	78	8,930	2	0	2	98	9,619	2	0	2	106				
T2M	7,068	2	0	2	78	8,922	2	0	2	98	9,610	2	0	2	106				
T2S	7,207	2	0	2	79	9,097	2	0	2	100	9,798	2	0	2	108				
T3M	7,190	2	0	2	79	9,076	2	0	2	100	9,776	2	0	2	107				
T3S	7,121	2	0	2	78	8,988	2	0	2	99	9,682	2	0	2	106				
T4M	7,153	2	0	2	79	9,029	2	0	2	99	9,726	2	0	2	107				
T5M	7,399	3	0	2	81	9,339	3	0	2	103	10,060	3	0	2	111				
T5S	7,488	3	0	0	82	9,452	3	0	1	104	10,181	3	0	1	112				
T5VS	7,377	3	0	0	81	9,311	3	0	1	102	10,030	3	0	1	110				
T5W	7,414	3	0	2	81	9,359	4	0	2	103	10,080	4	0	2	111				
TFTM	7,071	1	0	2	78	8,926	2	0	3	98	9,614	2	0	3	106				
T1S	9,557	2	0	2	69	12,020	2	0	2	87	12,957	3	0	3	94				
T2M	9,548	2	0	2	69	12,009	3	0	3	87	12,946	3	0	3	94				
T2S	9,735	2	0	2	71	12,245	3	0	3	89	13,199	3	0	3	96				
T3M	9,713	2	0	2	70	12,217	2	0	3	89	13,169	3	0	3	95				
T3S	9,619	2	0	2	70	12,099	2	0	2	88	13,042	2	0	2	95				
T4M	9,663	2	0	2	70	12,154	2	0	3	88	13,102	2	0	3	95				
T5M	9,995	3	0	2	72	12,571	4	0	2	91	13,552	4	0	2	98				
T5S	10,115	3	0	1	73	12,723	3	0	1	92	13,715	3	0	1	99				
T5VS	9,965	3	0	1	72	12,534	3	0	1	91	13,511	3	0	1	98				
T5W	10,015	4	0	2	73	12,597	4	0	2	91	13,579	4	0	2	98				
TFTM	9,552	2	0	3	69	12,015	2	0	3	87	12,951	1	0	2	94				



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C / 32°F	1.02
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	1.00
40°C / 104°F	0.99

Electrical Load

Number of LED	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20K	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30K	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40K	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Projected LED Lumen Maintenance

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

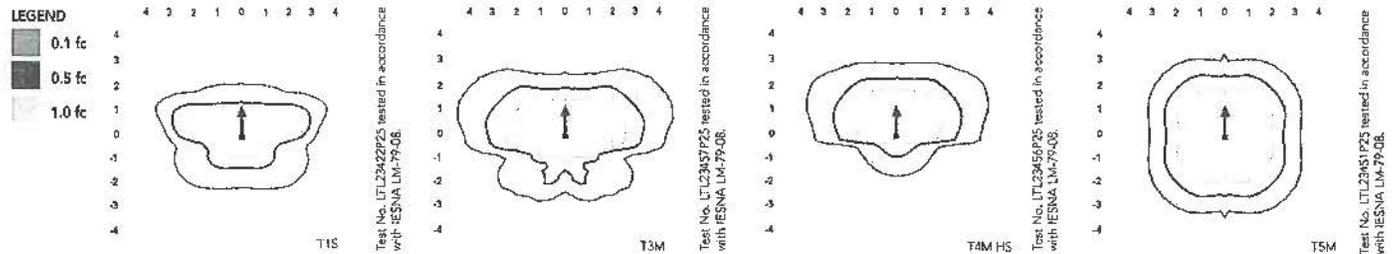
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXO LED 20K 1000			
	1	0.97	0.94	0.90
	DSXO LED 40K 1000			
1	0.94	0.90	0.84	
DSXO LED 40K 700				
1	0.99	0.98	0.96	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isfootcandle plots for the DSXO LED 40K 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI CT36.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

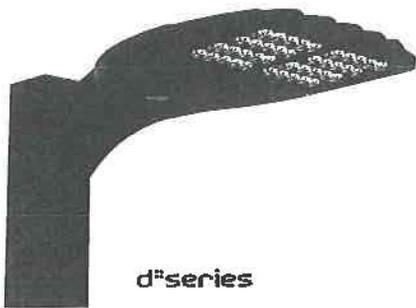
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

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

Note: Specifications subject to change without notice.





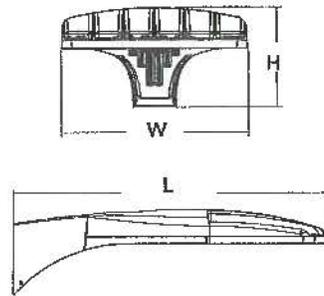
D-Series Size 0 LED Area Luminaire



Catalog Number	
Notes	ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS
Type	LSS3

Specifications

EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

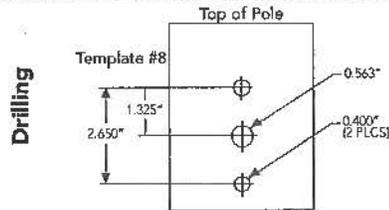
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED	20C	700	40K	RCCO	MV	SPA	PER, PIR	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (optional)
DSX0 LED	Forward optics 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) Rotated optics ¹ 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ³ 480 ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁴ RPUMBA Round pole universal mounting adaptor ⁴	Shipped Installed PER NEMA twist-lock receptacle only (no controls) ⁵ DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM ⁶ (no controls) ⁶ PIR Motion sensor, 8-15' mounting height ⁷ PIRH Motion sensor, 15-30' mounting height ⁷ BL30 Bi-level switched dimming, 30% ^{8,9} BL50 Bi-level switched dimming, 50% ^{8,9}	Shipped Installed HS House-side shield ¹⁰ SF Single fuse (120, 277, 347V) ¹¹ DF Double fuse (208, 240, 480V) ¹¹ L90 Left rotated optics ¹² R90 Right rotated optics ¹² DDL Diffused drop lens ¹⁰	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Accessories

Ordered and shipped separately.

DLL12ZF 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹
SC U	Shorling cap ¹¹
DSX0HS 20C U	House-side shield for 20 LED unit ¹¹
DSX0HS 30C U	House-side shield for 30 LED unit ¹¹
DSX0HS 40C U	House-side shield for 40 LED unit ¹¹
DSX0DL U	Diffused drop lens (polycarbonate) ¹¹
PUMBA DDBXD U*	Square and round pole universal mounting brackets adaptor (specify finish)

DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM18AS	Single unit	DM28AS	2 at 90°*
DM28AS	2 at 180°	DM38AS	3 at 90°*
DM48AS	4 at 90°*	DM52AS	3 at 120°**

Example: SSA 20 4C DM18AS DDBXD

Visit Lithonia Lighting's TENON MOUNTING to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon O.D.	Slipfitter O.D.	2 at 90°	3 at 90°	3 at 120°	4 at 90°
2-3/8"	AST20-180	AST20-280	N/A	N/A	N/A
2-7/8"	AST26-180	AST26-280	N/A	AST26-320	N/A
4"	AST35-180	AST35-280	AST35-280	AST35-320	AST35-480

NOTES

- Only available with rotated optics (L90 or R90 option).
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with using (SF, DF options).
- Not available with single-board, 530 mA product (20C 530, 30C 530, or 40C 530 DS). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory; PUMBA (finish) U.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- Specifies a ROAM⁶ enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM⁶ deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the Sensor Switch SBGR 10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LEDs (30C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

For more control options, visit [PIR](#) and [BL50](#) online.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Opt. Type	30K (8000K, 85 CRI)					40K (4000K, 70 CRI)					50K (5000K, 77 CRI)							
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW			
20C (20 LEDs)	530 mA	20C 530 --K	35W	T1S	2,904	1	0	1	83	3,655	1	0	1	104	3,941	1	0	1	113			
				T2M	2,902	1	0	1	83	3,652	1	0	1	104	3,937	1	0	1	112			
				T2S	2,959	1	0	1	85	3,723	1	0	1	106	4,014	1	0	1	115			
				T3M	2,952	1	0	1	84	3,715	1	0	1	106	4,005	1	0	1	114			
				T3S	2,923	1	0	1	84	3,679	1	0	1	105	3,966	1	0	1	113			
				T4M	2,937	1	0	1	84	3,696	1	0	1	106	3,984	1	0	1	114			
				T5M	3,037	2	0	1	87	3,823	2	0	1	109	4,121	3	0	1	118			
				T5S	3,074	2	0	0	88	3,869	2	0	0	111	4,171	2	0	0	119			
				T5VS	3,028	2	0	0	87	3,811	2	0	0	109	4,109	2	0	0	117			
				T5W	3,044	2	0	1	87	3,831	3	0	1	109	4,130	3	0	1	118			
				TFIM	2,903	1	0	1	83	3,653	1	0	1	104	3,939	1	0	2	113			
				T1S	3,599	1	0	1	80	4,524	1	0	1	101	4,902	1	0	1	109			
				T2M	3,596	1	0	1	80	4,520	1	0	1	100	4,898	1	0	1	109			
				T2S	3,667	1	0	1	81	4,608	1	0	1	102	4,994	1	0	1	111			
	T3M	3,658	1	0	1	81	4,598	1	0	1	102	4,983	1	0	2	111						
	T3S	3,623	1	0	1	81	4,554	1	0	1	101	4,935	1	0	1	110						
	T4M	3,639	1	0	1	81	4,574	1	0	2	102	4,957	1	0	2	110						
	T5M	3,764	2	0	1	84	4,731	3	0	1	105	5,127	3	0	1	114						
	T5S	3,810	2	0	0	85	4,788	2	0	0	106	5,189	2	0	0	115						
	T5VS	3,753	2	0	0	83	4,717	2	0	0	105	5,112	2	0	0	114						
	T5W	3,772	3	0	1	84	4,741	3	0	1	105	5,138	3	0	1	114						
	TFIM	3,598	1	0	1	80	4,522	1	0	2	100	4,900	1	0	2	109						
	1000 mA	20C 1000 --K	72W	T1S	4,654	1	0	1	65	6,206	2	0	2	86	6,640	2	0	2	92			
				T2M	4,650	1	0	1	65	6,200	2	0	2	86	6,634	2	0	2	92			
				T2S	4,741	1	0	1	66	6,322	2	0	2	88	6,764	2	0	2	94			
				T3M	4,730	1	0	2	66	6,307	2	0	2	88	6,749	2	0	2	94			
				T3S	4,685	1	0	1	65	6,246	1	0	2	87	6,684	2	0	2	93			
				T4M	4,706	1	0	2	65	6,275	1	0	2	87	6,714	2	0	2	93			
T5M				4,868	3	0	1	68	6,490	3	0	1	90	6,945	3	0	1	96				
T5S				4,926	2	0	0	68	6,568	2	0	0	91	7,028	2	0	0	98				
T5VS				4,853	2	0	0	67	6,471	2	0	0	90	6,924	3	0	0	96				
T5W				4,878	3	0	1	68	6,504	3	0	2	90	6,959	3	0	2	97				
TFIM				4,652	1	0	2	65	6,203	1	0	2	86	6,637	1	0	2	92				
40C (40 LEDs)				530 mA	40C 530 --K	68W	T1S	5,579	1	0	1	82	7,019	2	0	2	103	7,565	2	0	2	111
							T2M	5,574	2	0	2	82	7,012	2	0	2	103	7,558	2	0	2	111
							T2S	5,683	1	0	1	84	7,150	2	0	2	105	7,706	2	0	2	113
	T3M	5,670	1				0	2	83	7,133	2	0	2	105	7,688	2	0	2	113			
	T3S	5,615	1				0	2	83	7,065	2	0	2	104	7,614	2	0	2	112			
	T4M	5,641	1				0	2	83	7,097	2	0	2	104	7,649	2	0	2	112			
	T5M	5,835	3				0	1	86	7,340	3	0	1	108	7,912	3	0	2	116			
	T5S	5,905	2				0	0	87	7,429	3	0	0	109	8,007	3	0	1	118			
	T5VS	5,817	2				0	0	86	7,318	3	0	0	108	7,888	1	0	2	116			
	T5W	5,847	3				0	1	86	7,355	3	0	2	108	7,928	3	0	2	117			
	TFIM	5,576	1				0	2	82	7,015	1	0	2	103	7,561	2	0	2	111			
	T1S	7,074	2				0	2	78	8,930	2	0	2	98	9,619	2	0	2	106			
	T2M	7,068	2				0	2	78	8,922	2	0	2	98	9,610	2	0	2	106			
	T2S	7,207	2				0	2	79	9,097	2	0	2	100	9,798	2	0	2	108			
T3M	7,190	2	0	2	79	9,076	2	0	2	100	9,776	2	0	2	107							
T3S	7,121	2	0	2	78	8,988	2	0	2	99	9,682	2	0	2	106							
T4M	7,153	2	0	2	79	9,029	2	0	2	99	9,726	2	0	2	107							
T5M	7,399	3	0	2	81	9,339	3	0	2	103	10,060	3	0	2	111							
T5S	7,488	3	0	0	82	9,452	3	0	1	104	10,181	3	0	1	112							
T5VS	7,377	3	0	0	81	9,311	3	0	1	102	10,030	3	0	1	110							
T5W	7,414	3	0	2	81	9,359	4	0	2	103	10,080	4	0	2	111							
TFIM	7,071	1	0	2	78	8,926	2	0	3	98	9,614	2	0	3	106							
1000 mA	40C 1000 --K	138W	T1S	9,557	2	0	2	69	12,020	2	0	2	87	12,957	3	0	3	94				
			T2M	9,548	2	0	2	69	12,009	3	0	3	87	12,946	3	0	3	94				
			T2S	9,735	2	0	2	71	12,245	3	0	3	89	13,199	3	0	3	96				
			T3M	9,713	2	0	2	70	12,217	2	0	3	89	13,169	3	0	3	95				
			T3S	9,619	2	0	2	70	12,099	2	0	2	88	13,042	2	0	2	95				
			T4M	9,663	2	0	2	70	12,154	2	0	3	88	13,102	2	0	3	95				
			T5M	9,995	3	0	2	72	12,571	4	0	2	91	13,552	4	0	2	98				
			T5S	10,115	3	0	1	73	12,723	3	0	1	92	13,715	3	0	1	99				
			T5VS	9,965	3	0	1	72	12,534	3	0	1	91	13,511	3	0	1	99				
			T5W	10,015	4	0	2	73	12,597	4	0	2	91	13,579	4	0	2	98				
			TFIM	9,552	2	0	3	69	12,015	2	0	3	87	12,951	1	0	2	94				



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	—	—
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	—	—
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Projected LED Lumen Maintenance

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

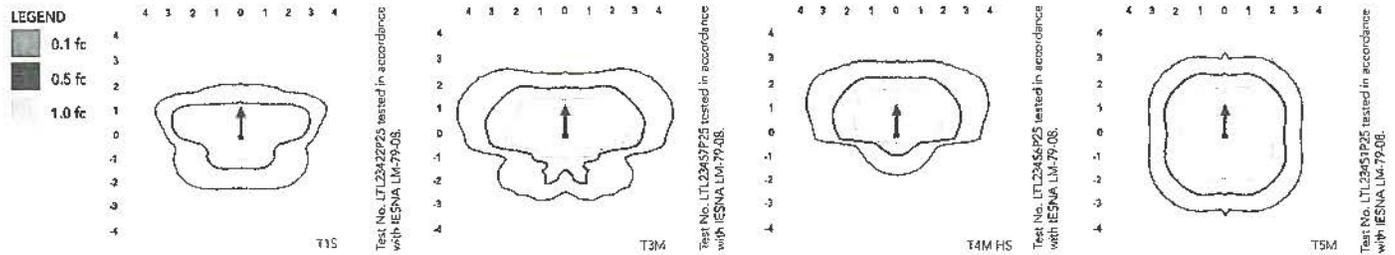
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
DSX0 LED 40C 700				
1	0.99	0.98	0.96	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

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Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

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Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

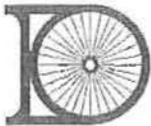
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx

Note: Specifications subject to change without notice.





**CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM**

4500
/
Planning and
Community
Development
CITY OF DELAWARE, OHIO
- \$ 1170

Project # _____

Case # 2015-1051-CUP
2015-1052-CPFD

Planning Commission

- Amended Final Development Plan
- Amended Final Subdivision Plat
- Amended Preliminary Development Plan
- Amended Preliminary Subdivision Plat
- Annexation Review
- Combined Preliminary & Final Development Plan
- Comprehensive Plan Amendment
- Concept Plan
- Conditional Use Permit
- Determination of Similar Use
- Development Plan Exemption
- Final Development Plan

- Final Development Plan Extension
- Final Subdivision Plat
- Final Subdivision Plat Extension
- Floodplain Permit
- Lot Split
- Pre-annexation Agreement
- Preliminary Development Plan
- Preliminary Dev Plan Extension
- Preliminary Sub Plat
- Preliminary Sub Plat Extension
- Rezoning
- Subdivision Variance

- Substitution of a Non-Conforming Use
 - Vacation-Alley
 - Vacation-Easement
 - Vacation-Street
- Board of Zoning Appeals
- Appeal Administrative Decision or Interpretation
 - Conditional Use Permit
 - Substitution of Equal or Less Non-Conforming Use
 - Variance

Subdivision/Project Name Additions/Renovations - Smith Elementary School Address 355 N Liberty Street Delaware, OH 43015

Acres 3.40 Square Footage Ex=40,563 Add=17,821 Number of Lots N/A Number of Units N/A

Zoning District/Land Use R-3/Public School Proposed Zoning/Land Use R-3/Public School Parcel # 51942313018000, 51942313001000, 51942313015000, 51942313014000

Applicant Name Delaware City Schools Contact Person Jason Sherman

Applicant Address 621 Pennsylvania Ave., Delaware, OH 43015

Phone 740-272-1429 Fax 740-833-1898 E-mail shermaja@delawarecityschools.net

Owner Name Delaware City Schools Contact Person Jason Sherman

Owner Address 621 Pennsylvania Ave., Delaware, OH 43015

Phone 740-272-1429 Fax 740-833-1898 E-mail shermaja@delawarecityschools.net

Engineer/Architect/Attorney Fanning Howey Contact Person Jim Moll

Address 4930 Bradenton Ave., Dublin, OH 43017

Phone 614-764-4661 Fax _____ E-mail jmoll@fhai.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Jason Sherman
Owner Signature

Jason Sherman
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 2nd day of June, 2015

Notary Stamp

Lou L. Stewart
Notary Public, State of Ohio
My Comm. Expires 11-21-19

CASE NUMBERS: 2015-1054-1057

REQUEST: Multiple Requests

PROJECT: Glenross North Subdivision

MEETING DATE: July 1, 2015

APPLICANT/OWNER

Vince Romanelli
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS

2015-1054: A request Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.

2015-1055: A request Vincent Romanelli for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.

2015-1056: A request Vincent Romanelli for approval of a Preliminary Development Plan for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

2015-1057: A request Vincent Romanelli for approval of a Preliminary Subdivision Plat for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

PROPERTY LOCATION & DESCRIPTION

The subject parcel is located east of Glenn Parkway, west of the railroad tracks and north of The Glenross Golf Club Subdivision. The parcel was annexed into the City in February 2015 and is zoned A-1 (Agricultural District). The zoning to the south and east is R-2 PRD (One Family Residential District with a Planned Residential Development District), to the west is R-2 with text limitations (The Estates at Braumiller) and to the north is FR-1 in the Township.

BACKGROUND/PROPOSAL

As mentioned above, the subject 100 acre site was annexed into the City in February 2015 and is currently zoned A-1 (Agricultural District) as required by the codified ordinances. The developer is proposing a single family residential development similar to The Glenross Golf Club which is located just south of the subject property. The proposal would consist of 196 single family lots on approximately 100 acres for a density of 1.96 units per acre with 22.4% open space (22.4 acres) and would be developed in three phases. The property is subject to a Pre-Annexation Agreement as attached.

STAFF ANALYSIS

- **ZONING:** Staff recommended and the developer agreed to rezone the property to R-2 PMU (Planned Mixed Use Overlay District) with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space to be consistent with The Glenross Golf Club R-2 PRD (Planned Residential District Zoning). While there are certain benefits to the Applicant, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high quality standard.
- **LAND USE:** The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Cheshire Subarea" of the plan. The proposed density of 1.96 units per acres is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review. In addition, all

retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer. Also, this area is subject to the South East Highland Sanitary Sewer additional capacity fee of \$3,200 per dwelling unit.

- **ROADS AND TRAFFIC:** The proposed main access point would be from an existing roundabout on Glenn Parkway and internally the development would connect into the stubbed streets of The Glenross Golf Club subdivision to the south at Silverwood Drive and to the east at Balmoral Drive. Glenn Parkway would not be extended north any further because of this development. However, the appropriate Glenn Parkway right-of-way is granted by the development per the Pre-Annexation Agreement. All the streets would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development is subject to the single family lot transportation fee in effect in this area at the time of building permit issuance (currently the fee is \$1,000).
- **SITE LAYOUT:** The proposed layout is focused on a 7.0 acre central park located in the heart of the development with lots fronting across the street from the active park with amenities. An outer loop street with typical double loaded streets expands out from the central park with smaller loop streets to the east adjacent to the railroad tracks and to the south connecting into The Glenross Golf Club. The main entrance street from Glenn Parkway would have a retention pond feature on the north side of the street and an open space on the south side of the street. A second retention basin is proposed on the extreme northwestern portion of the development along Glenn Parkway while a 2.3 acre open space is proposed along the railroad tracks to the east. A landscape buffer with mounds and trees would span from the north to the south retention basins buffering the adjacent homes from Glenn Parkway and adjacent to the railroad tracks to the east.

The developer is proposing 196 single family lots with 103 of the lots being 80 x140 (11,200 square feet) and 93 lots being 70 x140 (9,800 square feet). To be consistent with the setbacks of The Glenross Golf Club, the 80 foot lots would require 30 foot front yard setbacks, 10 foot side yard setbacks and 35 foot rear yard setbacks while the 70 foot lots would require 30 foot front yard setbacks, 7.5 foot side yard setbacks (total 15 feet) and 35 foot rear yard setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story plus 200 square feet per bedroom in excess of two bedrooms. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size. Furthermore staff recommends all the lots abutting The Glenross Golf Club should be 80 foot wide lots to be consistent with the existing 80 foot wide lots in The Glenross Golf Club. A couple of lots along the southwestern boundary of the subdivision adjacent to The Golf Club at Glenross are less than 80 feet wide and one lot (Lot 194) is perpendicular to rather than parallel with the rear lots in this area which would require a redesign of these lots to achieve compliance with all abutting lots being a minimum 80 feet wide.

- **DESIGN:** As mentioned above, staff recommends the proposed subdivision have similar architectural standards as The Glenross Golf Club for consistency and the applicant has agreed to implement development text that would mirror The Glenross Golf Club architectural standards which are: 1. A uniform mailbox and post with reflective numbers are required; 2. The exterior elevations of each house excluding garage doors, entrance doors, gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding; 3. All houses shall have a minimum 2 car attached garage; 4. All houses shall have dimensional shingles; 5. All houses shall have a roof pitch of not less than 6/12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **PARKLAND AND OPEN SPACE:** The site has 22.4 acres (almost 22.4%) of open space and parkland (14 acres or 62.5% of open space and 8.4 acres or 37.5% of parkland) which achieves compliance with the open space requirements but not the active space open space requirements in base code of 10% of the site or 10 acres (a 1.6 acre shortfall). The 7.0 acre central park (Reserve B) is centrally located and would be programmed with active multi-purpose fields, passive pedestrian walking paths, a tot lot, a gazebo, benches and trash receptacles. The radial park would be constructed in Phase 2 of the development. In addition, the 1.4 acre neighborhood park (Reserve A) located just south of the main entrance would be consolidated with the existing 7.29 acre City owned Glenross Park and shall be maintained by the City. Staff believes the upgrading of the active park amenities would offset the 1.6 acres shortfall of active open space as mentioned above especially as this is a planned development allowing for flexibility and creativity to achieve an overall

better design. The majority of the open space is located in three reserves. Reserve D (12.9 acres) is located adjacent to Glenn Parkway in the form of retention ponds, landscaped mounds, setbacks and entrance features. Reserve E (2.3 acres) is located on the extreme northeastern portion of the development in the form of a 10-12 foot high mound with evergreen trees to buffer the residents from the railroad tracks. The buffering should be at least equivalent to the mounding just south of the development in the Communities at Glenross Subdivision. Reserve C (0.2 acres) connects a public street to the radial central park (Reserve B). Prior to Final Development Plan and Final Subdivision Plat approval the following staff park comments and items need to be addressed: 1. The gazebo shall be enlarged and resemble a pavilion; 2. A basketball court shall be added; 3. A bicycle rack shall be added; 4. A few benches shall be added between the north/south path between the fields; 5. The play structure shall have additional ADA compliant components added to what is shown; 6. Under drains shall be added to the fields and playground area; 7. The playground area shall include a raised border with opening(s) to accommodate ADA access; 8. The swing set structure shall include "U" shaped ends for stability and longevity; 9. Drainage shall be directed away from the pathways and active fields spaces.

- **LANDSCAPING PLAN:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park landscaping and entrance signage and landscaping. The applicant is proposing a minimum 3-6 foot high mound with landscaping adjacent to Glenn Parkway between the two retention ponds and a three rail wood fence stained white adjacent to the retention ponds. Staff recommends a composite fence material because of future maintenance issues. In addition, the applicant is proposing an approximate 4 foot high mound adjacent to the railroad tracks while the development text requires a 10-12 foot high mound to be consistent with mounding the Communities at Glenross Subdivision just south of the subject development. Park landscaping includes street trees in the radial park along the interior street sidewalk and along the east/west walking path. The main entrance sign located just north of the main entrance would be 5 feet tall and 30.4 feet wide and be constructed of cut limestone with a stone cap with black pin mounted letters identifying the subdivision with the appropriate landscaping and three stone columns flanking each side. The evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The developer is proposing an 8 foot wide asphalt bike path along the length of Glenn Parkway to be consistent with what is constructed today. Sidewalks would be provided on both sides of all public streets in the subdivision and along with a pedestrian path extending eastward from the active park to connect the eastern portion of the subdivision
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The applicant needs to identify all trees (if any) a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval prior to Final Subdivision Plat approval of the subject phase. There appears to be minimal trees on the site but the existing tree lines along the east and south property lines shall be preserved.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the zoning code prior to Final Subdivision Plat approval of the subject phase.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed in three phases from south to north. Phase 1 would be located in the southwest quadrant with access from Glenn Parkway and connecting to The Glenross Golf Club through Silverwood Drive to the south and Balmoral Drive to the east and would consist of 68 single family lots. Phase 2 would be located in the center of the development and extend to the railroad track and would consist of 69 single family lots. Phase 3 would

be the northern portion of the development extending from Glenn Parkway to the railroad tracks and would consist of 59 single lots.

STAFF RECOMMENDATION (2015-1054 – REZONING)

Staff recommends approval of a request by Vincent Romanelli of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club, with the following condition that:

1. Any change of use of or major modification of the plan shall require conformance to all provisions of the Development Text.
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STAFF RECOMMENDATION (2015-1055 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Vincent Romanelli of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.

STAFF RECOMMENDATION – (2015-1056 PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of request by Vincent Romanelli of a Preliminary Development Plan for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
 2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
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STAFF RECOMMENDATION – (2015-1057 PRELIMINARY SUBDIVISION PLAT)

Staff recommends approval of a request by Vincent Romanelli of a Preliminary Subdivision Plat for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. All the lots adjacent to the The Glenross Golf Club shall have a minimum rear yard lot width of 80 feet.
4. Lot 194 shall be eliminated from the plan and plat because its perpendicular to rather than parallel with the rear lots in the The Glenross Golf Club.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. The proposed central park in Reserve B shall be programmed with a tot lot (play equipment and a swing set), ball fields, gazebo, trash receptacles, etc., prior to approval of the Final Subdivision Plat in Phase 2 and shall be maintained by the Homeowner's Association with an easement dedicated to the City for public use. The exact programming shall be determined and approved with Final Development Plan and Plat reviews for Phase 2.
8. A minimum 3-6 foot high mound with landscaping shall be located along Glenn Parkway between the retentions ponds and a three rail wood fence stained white adjacent to the retention ponds. The

CASE NUMBER: 2015-1054-1057

MEETING DATE: July 1, 2015

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MOTION: _____ 1st _____ 2nd approved denied tabled _____

CONDITIONS/MISCELLANEOUS:

FILE:

ORIGINAL:

REVISED: 06/26/15

**GLENROSS NORTH SUBDIVISION
PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE, OHIO**

1. DESCRIPTION OF DEVELOPMENT & RELATIONSHIP TO THE CITY OF DELAWARE COMPREHENSIVE PLAN

The Applicant is proposing a single family residential development, known as Glenross North, consisting of detached single-family homes and public and private park facilities that would connect into the existing City park and bikeway system. As such, the Applicant is seeking an amendment to the City of Delaware Zoning Code to permit the Property to be zoned and developed as an R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District) from the current existing A-1 (Agricultural District) zoning designation. The Applicant believes that such amendment will provide for the highest and best use of the Property, thereby permitting quality housing stock to be constructed within the City of Delaware. Additionally, as further discussed below, the Applicant believes that such amendment is in accordance with the City of Delaware Comprehensive Plan.

The purpose of this Development Text is to set forth all supplemental information required by the Zoning Code and set forth in textual form certain development standards that will apply to the Property. Accompanying this Development Text is a Preliminary Development Plan and Preliminary Subdivision Plat. All terms and conditions of the Preliminary Development Plan are incorporated in this Development Text by this reference.

The Property consists of approximately 100 acres located east of Glenn Parkway and north of the Glenross Golf Club, being located in the Cheshire Subarea of the City's Land Use Element incorporated in the Comprehensive Plan. The Property has been designated for development as residential housing in the City's Future Land Use Map. The proposed amendment is in keeping with the goals and policies established by the Comprehensive Plan for the following reasons:

- a. The Property will be developed as residential housing as contemplated by the Land Use Element incorporated in the Comprehensive Plan.
- b. The use of the Planned Mixed Use (PMU) Overlay District is consistent with the City's Objectives and Strategies in maintaining a reasonable land use balance to reflect the vision of the Comprehensive Plan. As stated in LU6.7 of the Land Use Element, planned district zoning "should be used as a flexible tool to meet the City's gross density requirements while providing a creative development plan with a mix of units, densities, and housing values within individual developments."
- c. The Comprehensive Plan anticipates supporting residential development in the Cheshire Subarea and encourages mixing densities and unit types, as well as small open spaces to create interest and a sense of place within neighborhoods. See, LU23 of the Land Use Element.
- d. Residential development in the Cheshire Subarea will be served by the Southeast Highland Sanitary trunk line. See, LU23 of the Land Use Element.

- e. The policies set forth in the Comprehensive Plan concerning expansion to the City's waste water treatment system and storm water management system will be implemented in connection with development of the Property.
- f. The policies set forth in the Comprehensive Plan concerning parks and recreational facilities for Delaware residents will be implemented with development of the Property.

In summary, by the amendment to the Zoning Ordinance in connection with the development of the Property as a Planned Mixed Use (PMU) development, the goals and objectives of the Comprehensive Plan will be met. This development will provide the City of Delaware an opportunity to obtain quality housing stock and will preserve in a park like setting approximately 22.4 acres within the subdivision as open space.

2. GENERAL DEVELOPMENT STANDARDS

- a. **Purpose and Intent.** It is the intent of this development to provide a residential development with compatible and common architectural design, streetscape, signage, lighting, and pedestrian amenities throughout the entire development. Architectural and site design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for this area unless otherwise noted.
- b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this Development Text or the Preliminary Development Plan, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- c. **Conformance with Pre-Annexation Agreement.** The entire subdivision shall achieve compliance with Pre-Annexation Agreement between the City and the developer
- d. **Limitations.** Nothing in this Development Text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan consistent with this Development Text or the Preliminary Development Plan.
- e. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
 - (1) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
 - (2) Major change in the approved location of land uses or land use sub-areas.
 - (3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities,

and system of pedestrian paths that results in a change in operating characteristics or character.

- f. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
- (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
 - (2) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 5% in the total number of dwelling units.
 - (3) Minor change in the approved location of land uses or land use sub-areas.
 - (4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
 - (5) Minor structural alterations that do not alter the overall design intent of the buildings.
- g. **Tree Removal and Replacement.** There do not appear to be many significant trees on the subject site. Qualifying Major Trees as defined under current City of Delaware code shall be replaced as prescribed within the then current code. Every effort shall be made to preserve existing tree rows along the east and south property lines.
- h. **Master Association.** A master homeowners association will be created for the entire development. The master homeowners association shall be responsible for maintenance and upkeep of all Reserves (except Reserve A which shall be dedicated to the City as a public park and the sidewalk adjacent to the park shall be maintained by the HOA), entrance features and common open space located on the Property. Any declaration shall be reviewed and approved by the City prior to the recording of the declaration. By majority vote of the property owners, the association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the City Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the units have been sold to third party buyers.
- i. **Common Open Space.** The common open space (Reserves C, D & E) for the development of the Property shall contain approximately 14 acres. All open space will be owned and maintained by the Homeowners Association for the Development (except Reserve A which shall be dedicated to the City as a public park) subject to all necessary easements and agreements in connection with the overall development of the Property. The identified areas shall satisfy all common open space requirements. All common

open space shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located.

- j. **Parkland.** The Parkland (Reserves A & B) required by the Zoning Code shall be satisfied by the dedication of approximately 8.4 acres of land located primarily in the middle of the subdivision (7.0 acres) and just south of the main entrance (1.4 acres) on Glenn Parkway. The City may subsequently grant any covenants, easements, or restrictions to a third party for the purposes of holding the same. Applicant shall grant to the City an easement for a bike path along Glenn Parkway but maintained by the Homeowners Association, as depicted on the Preliminary Development Plan and as designed and constructed by the Applicant. The parkland and bike paths shall be open to the public with signage identifying such. Prior to or concurrent with the submittal of the Preliminary Subdivision Plat, the Applicant shall submit for review and approval a Preliminary Parkland and Open Space Improvement Plan. All public parkland shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. Final plans for improvement shall be submitted concurrent with required phase of development.
- k. **Utilities to be Located Underground.** All new utilities serving the Property shall be located underground. Additionally, and if determined to be economically feasible, any existing utilities that will serve the Property that are located above ground shall be relocated underground. The Applicant and the City shall work together to ensure that any technical and financial information provided by the respective utility company is fair and reasonable. Cell towers, DAS and small cell site(s) applications shall not be allowed with the subdivision and the covenant shall not reflect this.
- l. **Composite Utility Plan Required.** Prior to the installation of any non-City owned utility, a composite utility plan shall be submitted for review and approval by the City. Such plan shall depict the location and type of all non-City owned utilities including the location and type of any above ground pedestal, transformer, meter, cabinet, and other such above ground structures that support the respective utility. Any above ground structure shall be inconspicuously located, dark green in color, and if located in any front yard shall not be higher than 5 feet.
- m. **Removal of Existing Farm Fencing.** Unless demonstrated to the City that such fencing is not in the ownership of the Applicant, all existing farm fencing and barbed wire fencing shall be removed from the site at a minimum on a lot by lot basis.
- n. **Construction Trailers.** Construction trailers shall meet all requirements of the current Zoning Code and shall be removed once construction activity has moved to another phase of the development. For example, once the public improvements have been accepted in Phase 2 any construction trailer located in Phase 1 shall be relocated to Phase 2 provided the respective builder is or will be constructing lots in the subsequent phase.
- o. **Sidewalks and Multi-Use Paths.** Multi-use paths will be constructed and accepted concurrently with the public improvements in which the multi-use path is located. Sidewalks will be constructed concurrently with the construction of a home on each lot.

3. SINGLE-FAMILY STANDARDS

a. **Uses.** The following uses of the Property shall be considered permitted or conditionally permitted as represented in the chart below by P or C, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

- (1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.
- (2) **Conditionally Permitted Uses.** In addition to all standards specified within this Development Text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- (3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

Land Use Category	Glenross North Uses
(1) Residential	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
(2) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including homeowner association controlled facilities)	P
(3) Other	
(1) Public Safety & Service facility (local service)	C

- b. **Density of Dwelling Unit Type.** The overall density shall not exceed that approved on the Preliminary Development Plan.
- c. **Lot Standards.** The minimum lot sizes and frontages shall be that depicted on the Preliminary Subdivision Plat.

- d. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit.

Minimum Building Setbacks*	Glenross North
(a) Front Yard Setback	30 ft.
(b) Rear Yard Setback	35 ft.
(2) Side Yard Setback	
(1) 70 Foot lots	7.5 ft. (total 15 ft)
(2) 80 foot lots	10 ft (total 20 ft)

*Side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows. Such projections may extend 3 feet into the required side yard setback.

- e. **Floor Area Requirements.** Each dwelling unit shall provide for the following minimum floor area, exclusive of basements (unless walk-out units), unfinished attic spaces, garages, and any attached or detached accessory buildings.

- A. One story ranch – 1,800 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.
- B. Two story – 2,000 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.

- f. **Maximum Building Height.** The maximum height of any principal building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

- g. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-2 District standards for detached single-family dwellings.

- (1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process.
- (2) Representative home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan. Minor variations thereafter shall be potentially administratively approvable as written in this Development Text.
- (3) Exterior Material and Trim Standards.

- A. All elevations of the subject house shall be constructed of 100% natural materials excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows. Natural materials include brick, stone, cultured stone, wood siding, stucco, SmartSide, fibrous cement siding, or other approved material,.
- B. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
- C. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features but not as a predominant roof system.
- D. EIFS or similar products (excluding stucco) are prohibited as an exterior material.
- E. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
- F. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.
- G. All homes will have, at a minimum, dimensional shingles.

(4) Design Standards

- A. Materials on each home shall be varied to provide variety throughout the community.
- B. All front elevations shall include a variety of styles, colors, and/or materials types of materials and shall meet the varied locations requirement of Chapter 1171.
- C. All homes will have not less than a 2 car attached garage.
- D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.
- E. Minimum 8 inch overhangs and rakes.
- F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
- G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6 inch cross section or diameter.
- H. Treated lumber shall be painted or stained, except when used on outdoor decks.
- I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
- J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 6 feet.
- K. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded

to include design elements consistent with the design of the home and development including matching the door color to the predominant color of the main structure, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

- L. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.
- M. Rear elevations facing a public right-of-way shall have a minimum of two windows.
- h. **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications as provided with the Final Development Plan. Privacy fences are prohibited except around spas and hot tubs. Attached decks and patios may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the current Zoning Code.
- i. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.
 - (1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.
 - (2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation or per City Arborist.
 - (3) Along Glenn Parkway, an earth mound, no less than 3 feet and not more than 6 feet in height as measured from the bike path shall be installed with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance.
 - (4) A typical landscaping plan for each unit type shall be submitted and approved with the Final Development Plan. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.
 - (5) Ground mounted equipment shall be screened from view using plant materials providing 100% year round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.
 - (6) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain/aerator.
 - (7) Along the existing railroad tracks, an earthen mound, no less than 10 to 12 feet high shall be installed with coniferous plantings providing complete screening at a combined mound and landscaping height of no less than 16 feet in a manner

consistent with the mounding to the south in the Communities at Glenross Subdivision. This can be achieved by a soldier course of plantings across the top of the mound leaving sufficient room for trees to grow adequately as approved by the City's urban forester.

- (8) Common HOA landscaping shall be well maintained including regular mowing, trimming, mulching and weeding.
- j. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout the subdivision with stub connections to other sub-areas and future development. Concrete sidewalks shall be provided on both sides of all public streets and multi-use paths of appropriate width and material shall be provided as shown on the approved Final Development Plan per engineering requirements.
- k. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:
 - (1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk or pathway network and provide active recreation throughout as approved on the Preliminary Development Plan.
 - (2) Crosswalks leading to open spaces shall be provided and as acceptable by the City Engineer.
 - (3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces as depicted on the Preliminary Development Plan.
 - (4) All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.
- l. **Entry Features and Signs.** With the Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited, but externally illuminated and backlighting of lettering is permitted.



Pre-Annexation Agreement For the 100 Acre Lane Annexation

Between the City of Delaware, John Daniel Lane (land owner), and Vincent Romanelli (developer).

Background: John Daniel Lane ("Owner") has filed an expedited Type 2 annexation petition for 100 acres of land they own adjacent to the City ("City"). The land included in the annexation is included in Exhibit A of this agreement. It is the intent of Owner to develop the land for single family residential dwellings by utilizing Vincent Romanelli as developer ("Developer"). The City is a co-applicant in the annexation because there exists a small amount of right-of-way for Glenn Road (approximately 2.4 acres) that is currently outside the municipal corporation and this annexation would bring that area into the City as it is contiguous with the development area.

City Council Resolution No. 14-61 (Exhibit B) established the services that the City will provide to this proposed annexed property should it be finally accepted by the City.

The parties have agreed to the following pre-annexation agreement, which will remain binding on any future owners or developers of the property.

- A. **New Community Authority:** As a condition of annexation and consistent with this agreement, the record land owner at the time of execution shall execute a Declaration of Covenants, Restrictions, and Agreements for placement into a New Community Authority ("Declaration") upon request of the City and as soon as possible concurrent with or immediately after annexation. The Declaration shall become effective upon the property when the land subject to the annexation is rezoned to permit the development as acceptable to the developer and consistent with items G and H of this agreement. The Declaration shall be immediately filed by the City on the entire property upon approval of initial rezoning requested by the developer after annexation. Should the developer pursue detachment as contemplated in Item II of this agreement, the Declaration shall not be filed by the City and shall become null and void. As property in the annexation area is developed, the property will be placed in a New Community Authority (such as the existing Delaware South New Community Authority or a newly created similar Authority) as designated by the City with a maximum initial millage charge of 7.5. The City will use its best efforts to ensure that similarly situated property is included in a New Community Authority consistent with this agreement and including a charge not less than 7.5 mills.
- B. **Additional Sewer Charge:** Owners and Developer agree to accept an additional charge for the South East Highland Sanitary Sewer of \$3,200 per equivalent dwelling unit. This fee will be paid at the time of building permit issuance. This is in addition to the then current sanitary sewer capacity charge that is paid concurrently with a building permit. This charge is required of all property tapping into the capacity of the SE Highland Sanitary Sewer Main. No structures or home lots shall be placed over the easements in place for this utility as approved through the platting and development planning processes required of this site.

- C. **Right of Way:** The Owners and Developer agree to dedicate free of charge their portion of the necessary right-of-way for future Glenn Parkway extension fronting upon their property as well as any temporary construction easements as required by the City. The right-of-way shall be established and dedicated to the City with the first final plat of the proposed subdivision. Future developments in the area will have similar requirements and may be required to construct part or all of the contemplated improvements described above. The conceptual right-of-way to be provided is attached as Exhibit C, though the parties recognize that the exact area required may change and is subject to an approved environmental study, final alignment, and right-of-way being certified by the City as required.
- D. **Roadway Access:** The City conceptually plans for a two-phase approach for the northward extension of Glenn Parkway from its current terminus north of Sycamore Lane, to its eventual connection at Curve Road. Initially, Glenn Parkway is conceived to be constructed with an at-grade alignment across the Norfolk Southern railroad tracks near Berlin Station Road. Exhibit 'C' shows two possible conceptual alignments under consideration to make this connection. Exhibit 'C' also shows the conceptually proposed future grade separated crossing alignment over the railway. The grade separation will be a necessary improvement at the point in the future where both increased highway and rail traffic are in conflict with maintaining acceptable levels of service along Glenn Parkway. The Delaware County Engineer will also be a necessary part of the review and approval process regarding access to and any improvements on Berlin Station Road and any future grade separated railroad crossing. Any development planning shall account for this approach understanding that changes to final alignment of future roads are anticipated and are shown as concept only at this time.

It is the City's intention to construct Glenn Parkway from the current northern terminus (north of Sycamore Lane) northward to Berlin Station Road at a point in time when it is deemed a necessary transportation improvement and funds are both available and appropriated by City Council, unless alternate non-city funding is identified and secured for the project or the project is advanced by a private sector developer at their cost. Should State or Federal Funding be secured for either the highway improvements, any regulations or requirements for those funds will be in addition to any requirements contained within this agreement.

- E. **Transportation Fee:** Owners and Developer agree to an additional per dwelling unit transportation fee of \$1,000. This fee will be paid at the time of building permit issuance and will be used by the city at its sole discretion to account for southeast area needed transportation improvements as a result of development in the area. This is consistent with other approved area developments and the city will use its best efforts to ensure that future similar residential developments in the area are subject to not less than the same charge.
- F. **Future Utility/Roadway Extensions:** With the exception of items contained within this agreement, any other needed utility or roadway extensions will be the responsibility of the developer as the property develops pursuant to the City's development review process, regulations, and policies in effect at the time of application.
- G. **Zoning:** Upon completion or concurrent with the annexation, the area will be rezoned to A-1 Agricultural Zoning, unless a complete zoning amendment application is received, processed, and approved prior to or concurrent with the annexation. Any future development will require the owner to file a zoning amendment request and follow all required processes. Requests will be reviewed on a case-by-case basis and must be consistent with the City Comprehensive Plan and

City policies in effect at the time the zoning amendment application is submitted. Formal Development Planning, Platting, and Conditional Use Permits may also be required depending upon the exact nature, scope, scale, and proposed development to be determined by City Staff at the time of application per the normal and customary development process and regulations in effect at the time of application. A conceptual plan is also attached as Exhibit D, and is used for illustrative purposes only to show one of several possible plans, uses, layouts for the acreage, and required roadway network connections to the south, east and future stub to the north. No development rights are conveyed, nor implied, by this concept plan. The area is expected to go through the normal and customary development review and zoning amendment process as contained within the city of Delaware code and consistent with past practices. Currently, the Comprehensive Plan dictates Low Density Single-Family Development for the entire proposed annexation area with a density range of 2-3.25 dwelling units per gross acre.

- H. **Detachment and de-annexation:** The first rezoning application shall be for the entire annexation area. If the Owner does not receive zoning approvals they deem acceptable for the first rezoning application for the entire annexation area, the Owner may pursue detachment from the City per the processes outlined in the Ohio Revised Code and the City will cooperate and not be in opposition to any such proceeding brought by the Owner to detach and de-annex the property from the City. If the first rezoning application does not include the entire area or a future application seeks to rezone any portion of the annexed area after an initial zoning application for the entire annexation area has been filed, approved by the City, and accepted by the Owner, the City will not cooperate in any such detachment and de-annexation proceeding.

The undersigned representatives of the Owner, City, and Developer agree to this Pre-Annexation Agreement this _____ day of _____, 2015 by and between:

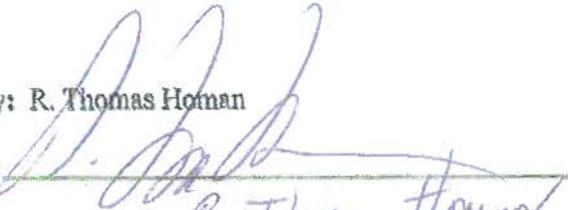
John Daniel Lane, Owner

R. Thomas Homan, City

Vincent Romanelli, Member

The undersigned representatives of the City agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romancelli (Member) for the approximately 100 Aero Lane Annexation.

City: R. Thomas Homan

By: 

Print Name: R Thomas Homan

Title: City Manager

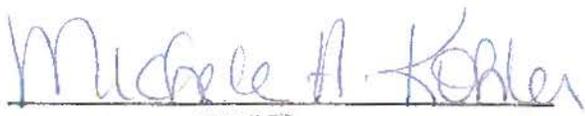
State of Ohio)

) ss:

County of Delaware

Before me, a notary public, in and for said county and state, personally appeared R. Thomas Homan, the City Manager and duly authorized representative of the City of Delaware, who acknowledged to me that he did execute the foregoing instrument on behalf of the City of Delaware.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 20 day of February 2015.


Notary Public



The undersigned representatives of the Developer agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romanelli (Member) for the approximately 100 Acre Lane Annexation.

Developer: Vincent Romanelli

By: Vincent Romanelli

Print Name: Vincent Romanelli

Title: Member DEVELOPER

State of Ohio)

) 551

County of Franklin)

Before me, a notary public, in and for said county and state, personally appeared Vincent Romanelli, Member and duly authorized representative of the Developer, who acknowledged to me that he did execute the foregoing instrument on behalf of the Developer.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 10 day of February, 2015.



KRISTINE LOUGHRY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/6/2017

Kristine Loughry

The undersigned representatives of the Owner agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romanelli (Member) for the approximately 100 Acre Lane Annexation.

Owner: John Daniel Lane

By: *John Daniel Lane*

Print Name: John Daniel Lane

Title: Land Owner

State of Ohio)

County of Franklin)



Julianna Doran
Notary Public, State of Ohio
My Commission Expires 02-28-2017

Before me, a notary public, in and for said county and state, personally appeared John Daniel Lane, the Land Owner, who acknowledged to me that he did execute the foregoing Instrument on behalf of the Land Owner.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 18th day of February, 2015.

Julianna Doran
Notary Public

EXHIBIT A

Property survey

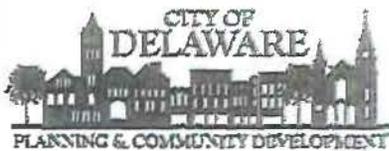
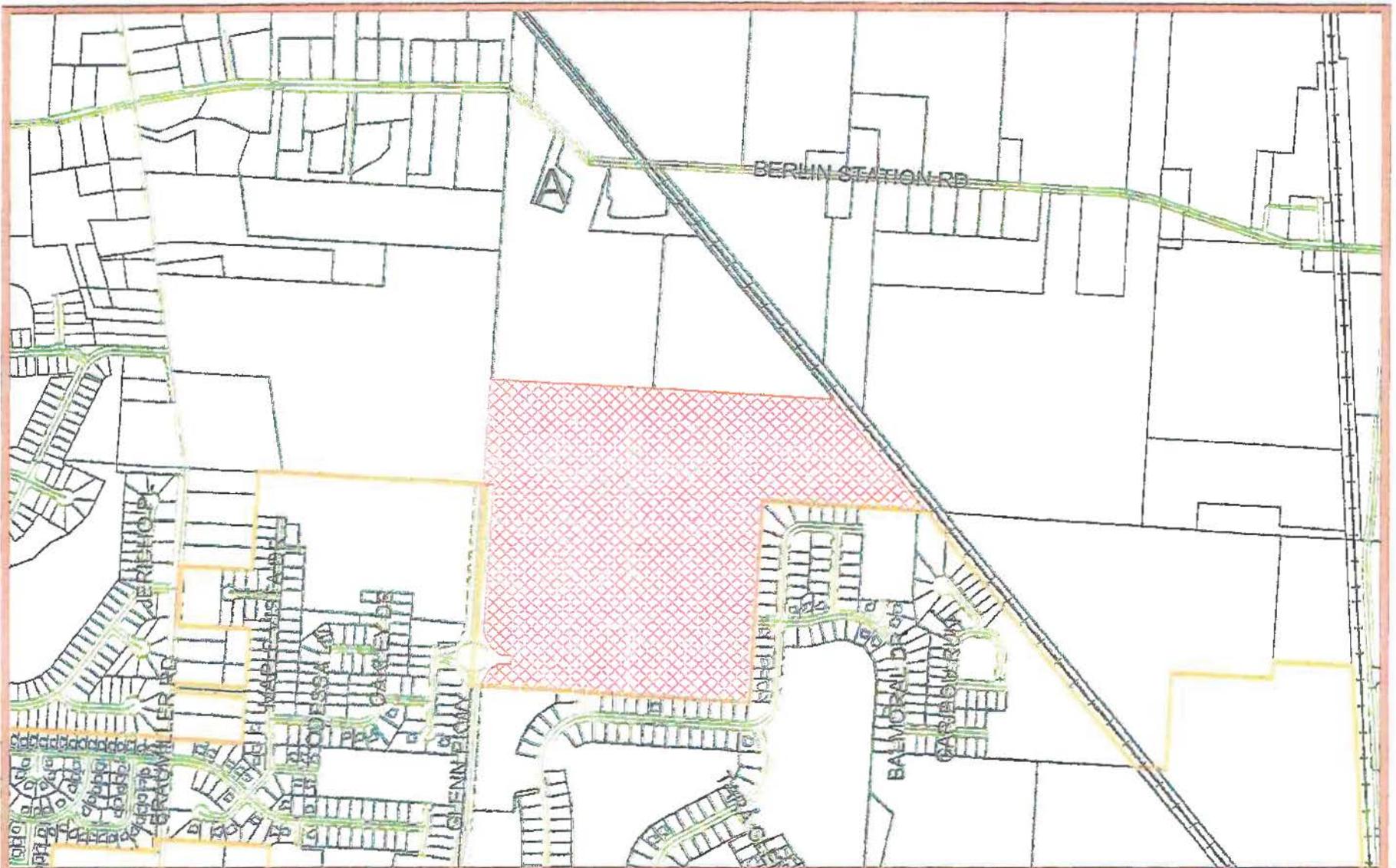
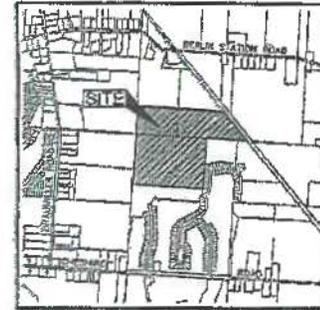


Exhibit A
Lane Annexation
~100 Acre property north of Glenross Subdivision
A = Single family dwelling at 2242 Berlin Station Rd.



Exhibit A

ANNEXATION OF 102.4± ACRES TO THE CITY OF DELAWARE FROM BERLIN TOWNSHIP FARM LOTS A AND F, SECTION 2, TOWNSHIP 4, RANGE 18 FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 18 UNITED STATES MILITARY LANDS TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

EXISTING CITY OF DELAWARE CORPORATION LINE

PROPOSED CITY OF DELAWARE CORPORATION LINE

AREA TO BE ANNEXED
(Hatched area on map)

Contiguity Note:
Total perimeter of annexation area is 9615.34 feet, of which 6411.57 feet is contiguous with the City of Delaware by Ordinance Number 03-43, giving 66% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



by *(Signature)*
Edward J. Miller
Professional Surveyor No. 8250
Date

TRINIDAD INVESTMENT COMPANY, LLC
SUITE 100, 4000
P.O. BOX 1080

Note:
This exhibit was prepared from record information from Delaware County Recorder's Office and is not intended for transfer of real property.

Note:
Expected Type 2 Annexation

ANNEX NO. 030 NO.
PROPOSED ANNEXATION OF 102.4 ACRES
TO THE CITY OF DELAWARE
FROM
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
DATE SCALE 1"=200'

DELAWARE COUNTY ENGINEER
Map Department

I hereby certify this exhibit to be a true
copy of the original on file in the Map Department.

Chris S. Swanson, P.E., P.S.
County Engineer

(Signature)
Date

EMHT		Date: April 24, 2014
EMHT, 4402 West Hamilton Z. Blvd., Inc. Columbus - Delaware - Dayton - Toledo 300 West Main Street, Columbus, OH 43221 Phone: 614.229.4170 Fax: 614.229.2144 www.emht.com		Scale: 1" = 200'
		Job No: 2013-1493
		Sheet: 1 of 1
REVISIONS		
DATE	BY	DESCRIPTION

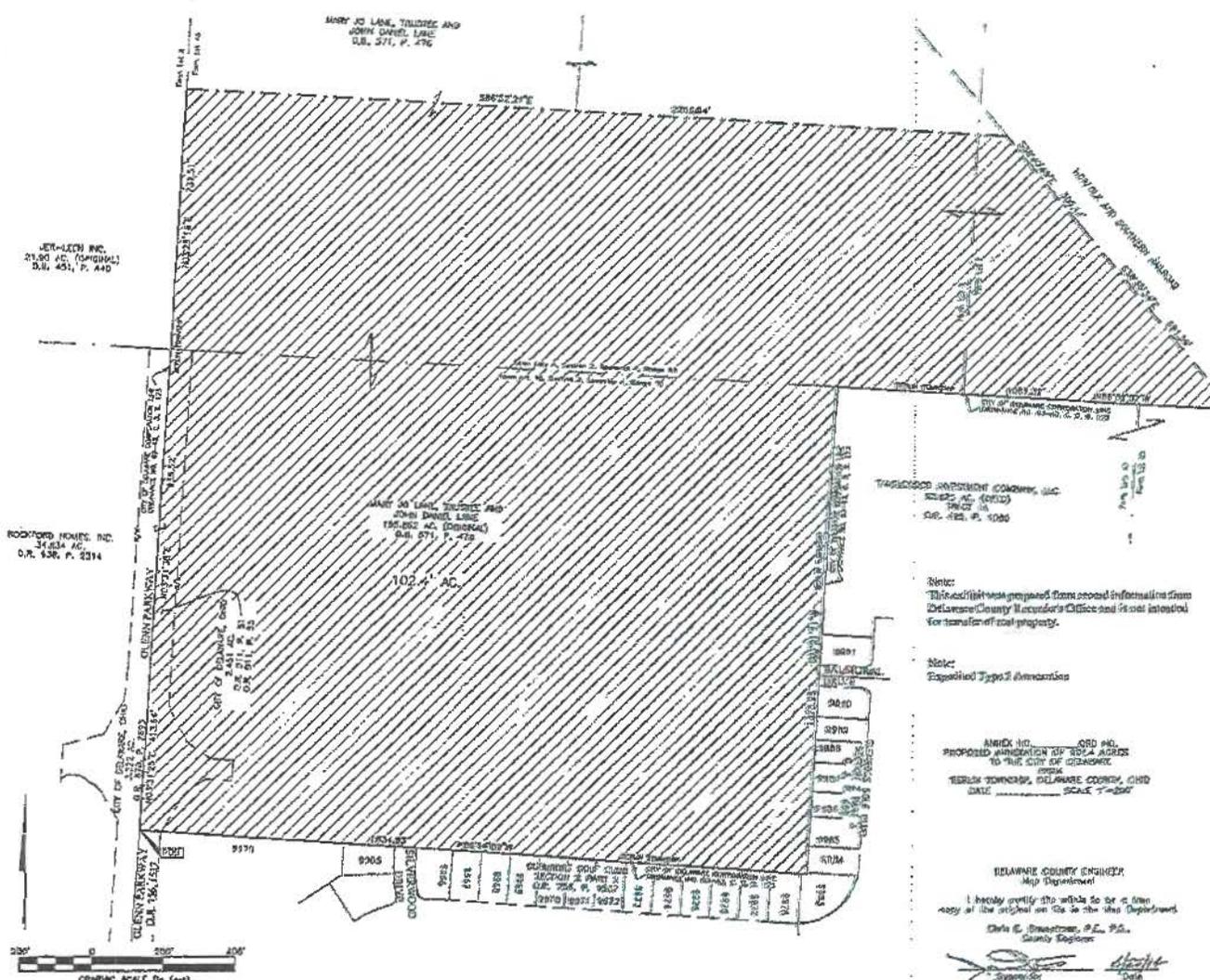


EXHIBIT B

Resolution of Services per ORC.

Exhibit B

RESOLUTION NO. 14-61

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 102.4± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE LANE ANNEXATION BY DAVID W. FISHER, AGENT FOR THE PETITIONER.

WHEREAS, David W. Fisher, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 102.4± acres of land, more or less, the description and map are attached hereto as Exhibits A and B, and

WHEREAS, David W. Fisher, as agent for the petitioners on October 1, 2014 delivered to the Acting Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on September 26, 2014, and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide an approximate date by which it will provide them to the territory proposed for annexation upon annexation.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That upon annexation to the City of Delaware of 102.4± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

- (a) Water - upon acceptance of annexation
- (b) Sanitary Sewer - upon acceptance of annexation
- (c) Refuse - upon acceptance of annexation
- (d) Fire - upon acceptance of annexation
- (e) Police - upon acceptance of annexation
- (f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6: That this Resolution of Services is further conditioned upon the following:

SECTION 7. That this resolution shall take effect and be in force immediately after this passage.

PASSED: October 13, 2014

YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Glenn McLeskey
CITY CLERK

Carl K. R.
MAYOR

EXHIBIT C

Conceptual Glenn Parkway and Access Roadway plans.

Exhibit C

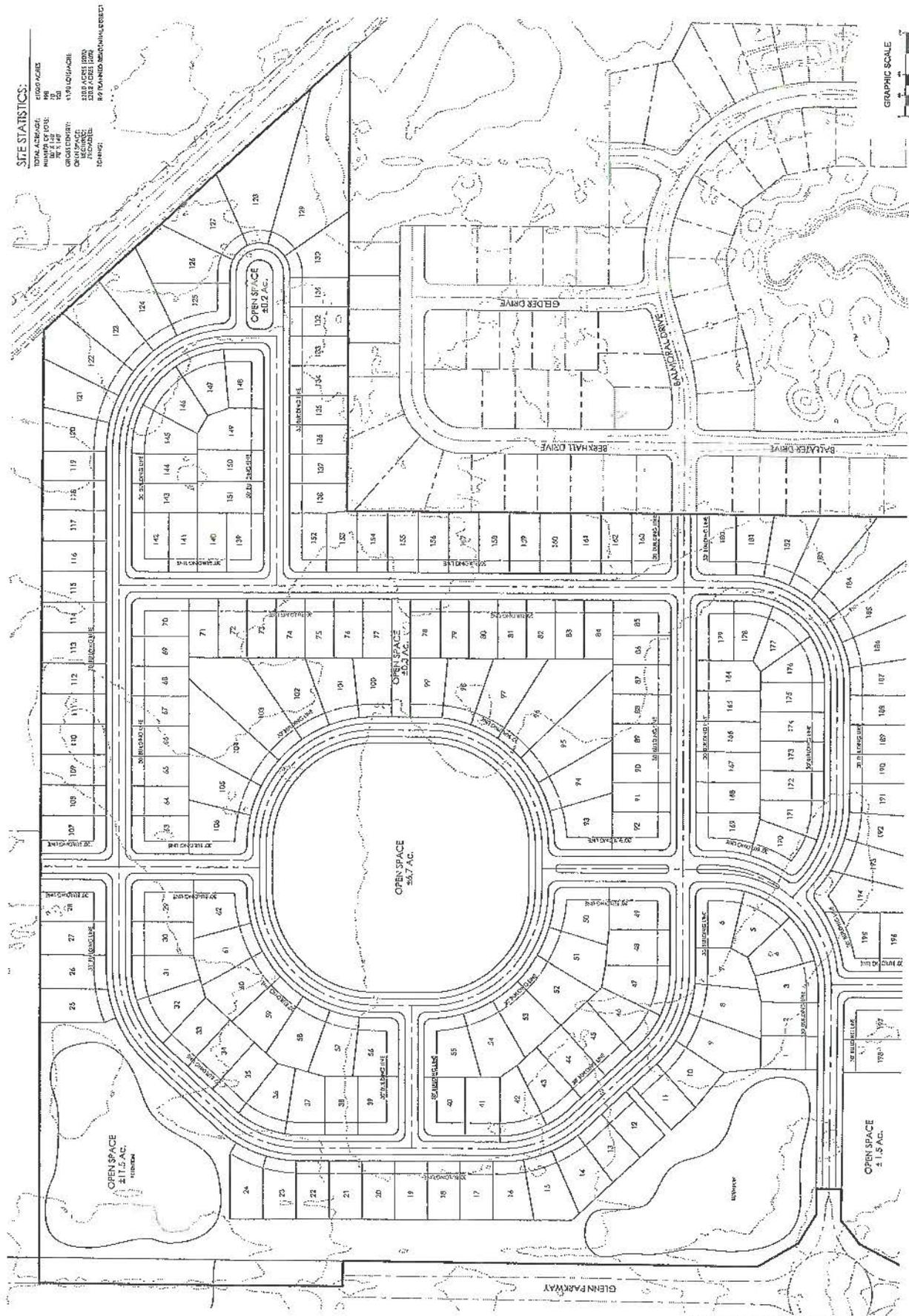


01/02 10/28/2015 10/28/2015 10/28/2015	 ENGINEERING K	CONCEPT ALIGNMENT	GLENN PARKWAY SYCAMORE LANE TO CURVE ROAD	REVISIONS		
				NO.	DATE	DESCRIPTION

EXHIBIT D

Conceptual Development Plan

Exhibit D



SITE STATISTICS:
 TOTAL ACRES: 410.0 ACRES
 NUMBER OF LOTS: 199
 GROUND COVER: 17.5%
 OPEN SPACE: 211.2 ACRES
 TOTAL ACRES: 410.0 ACRES
 TOTAL ACRES: 410.0 ACRES
 TOTAL ACRES: 410.0 ACRES
 TOTAL ACRES: 410.0 ACRES

GLENROSS NORTH

City of Delaware, Delaware County, Ohio

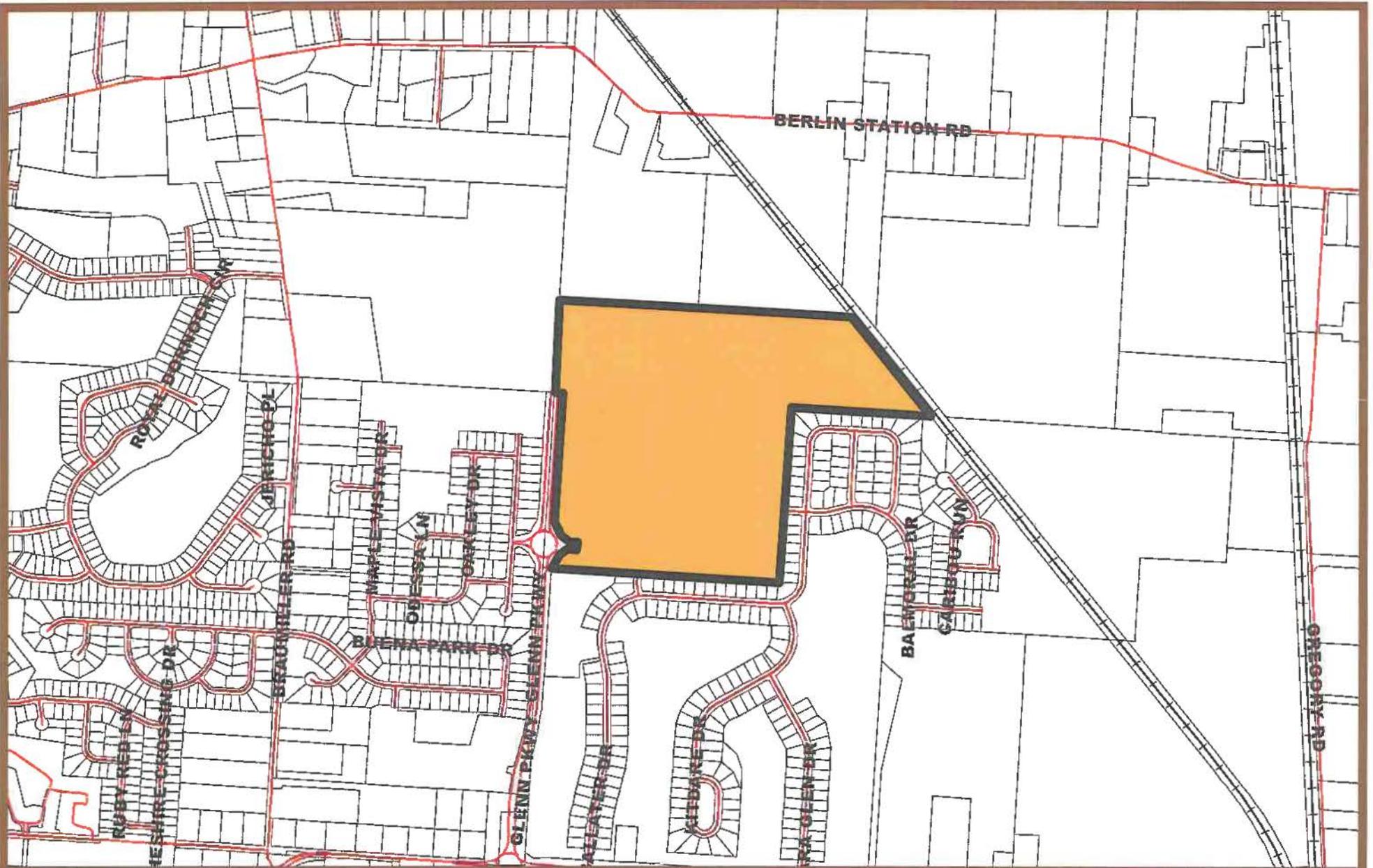
CONCEPTUAL SITE PLAN

VINCE ROMANELLI



DATE:	07/15/2011
PROJECT:	GLENROSS NORTH
CLIENT:	DELTA DEVELOPMENT
SCALE:	AS SHOWN
BY:	VINCE ROMANELLI
CHECKED BY:	
APPROVED BY:	





2015-1054-1057
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan and Preliminary Subdivision Plat
Glenross North Subdivision
Location Map







GLENROSS NORTH

DELAWARE, OHIO

*APPLICATIONS FOR REZONING,
PRELIMINARY DEVELOPMENT PLAN AND
PRELIMINARY PLAT*

Applications and
Reference Documents

Presented by:

Vincent Romanelli

Kephart Fisher LLC

&

EMH&T



Selling Solutions Not Time®



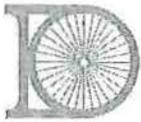
Engineers, Surveyors, Planners, Scientists

June 3, 2015

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Legal Description and Map	2
Development Text	3
Preliminary Development Plan	4
Preliminary Plat	5
List of Adjoining Property Owners	6
Community Impact Assessment	7

GLENROSS NORTH



**CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM**



Project # _____ Case # _____

Planning Commission

- | | | |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input checked="" type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Glencross North Address Glenn Parkway, Delaware, Ohio
 Acreage 100 Square Footage N/A Number of Lots 196 Number of Units N/A
 Zoning District/Land Use A-1 Proposed Zoning/Land Use PMU-R-2 Parcel # 41832001029000

Applicant Name Vincent Romanelli Contact Person David W. Fisher 614-469-1882
 Applicant Address 148 W. Schrock Road, Westerville, OH 43081
 Phone 614-469-1882 Fax 614-469-1887 E-mail davidfisher@kephartfisher.com
 Owner Name John Daniel Lane Contact Person Same
 Owner Address 2242 Berlin Station Road, Delaware, OH 43015
 Phone 740-363-8119 Fax 740-417-8056 E-mail jlane@insight.rr.com
 Engineer/Architect/Attorney EMHT Contact Person Jeff Strung
 Address 5500 New Albany Road, Columbus, Ohio 43054
 Phone 614-775-4700 Fax 614-775-4800 E-mail jstrung@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

John Daniel Lane
 Owner Signature
Vincent Romanelli
 Agent Signature

John Daniel Lane
 Owner Printed Name
Vincent Romanelli
 Agent Printed Name

Sworn to before me and subscribed in my presence this 2nd day of June, 2015.

Notary Stamp

Jeffrey Rush
 Notary Public
 Jeffrey Rush - Notary Public - State of Ohio - My Commission Expires: 8-22-16

ZONING DESCRIPTION
100.00 ACRES

Situate in the State of Ohio, County of Delaware, City of Delaware, lying in Farm Lots A and F, Section 2, Township 4, Range 18 and Farm Lot 40, Section 3, Township 4, Range 18, United States Military Lands, being part of that 155.862 acre tract conveyed to John Daniel Lane by deed of record in Deed Book 571, Page 476 and to Mary Jo Lane, Trustee as Tract VIII (1/2 interest) by deed of record in Official Record 1036, Page 1572, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Glenn Parkway at the common corner of Lot 9979 of "Glenross Golf Club Section 2 Part 2", a subdivision of record in Official Record 756, Page 1537, and that 2.451 acre tract conveyed to City of Delaware, Ohio by deeds of record in Official Record 911, Page 51 and Official Record 911, Page 55, being in the southerly line of said 155.862 acre tract;

Thence with said easterly right-of-way line, the following courses and distances:

North 30° 27' 47" East, a distance of 122.32 feet to a point;

North 54° 22' 24" East, a distance of 72.46 feet to a point;

South 86° 23' 55" East, a distance of 75.00 feet to a point;

North 03° 36' 08" East, a distance of 60.00 feet to a point;

North 86° 23' 55" West, a distance of 62.06 feet to a point;

North 53° 59' 51" West, a distance of 82.44 feet to a point;

North 26° 39' 17" West, a distance of 115.77 feet to a point; and

North 03° 36' 08" East, a distance of 1010.34 feet to a point;

Thence North 86° 32' 12" West, with the terminus of said Glenn Parkway, a distance of 60.00 feet to a point in the westerly line of said 155.862 acre tract;

Thence North 03° 29' 16" East, with the westerly line of said 155.862 acre tract, a distance of 739.51 feet to a point;

Thence South 86° 32' 21" East, across said 155.862 acre tract, a distance of 2266.94 feet to a point in the southwesterly line of that tract conveyed to Norfolk and Southern Railroad;

Thence South 38° 40' 49" East, with said southwesterly line, a distance of 305.14 feet to a point;

Thence South 38° 35' 34" East, continuing with said southwesterly line, a distance of 691.39 feet to a point at the northeasterly corner of "The Communities at Glenross Section 3", a subdivision of record in Official Record 1265, Page 2440;

Thence North 86° 31' 57" West, with the northerly line of said "The Communities at Glenross Section 3", "Glenross Golf Club Section 4", a subdivision of record in Official Record 1314, Page 1197, and "Glenross Golf Club Section 3", a subdivision of record in Official Record 1199, Page 230, a distance of 1089.32 feet to a point;

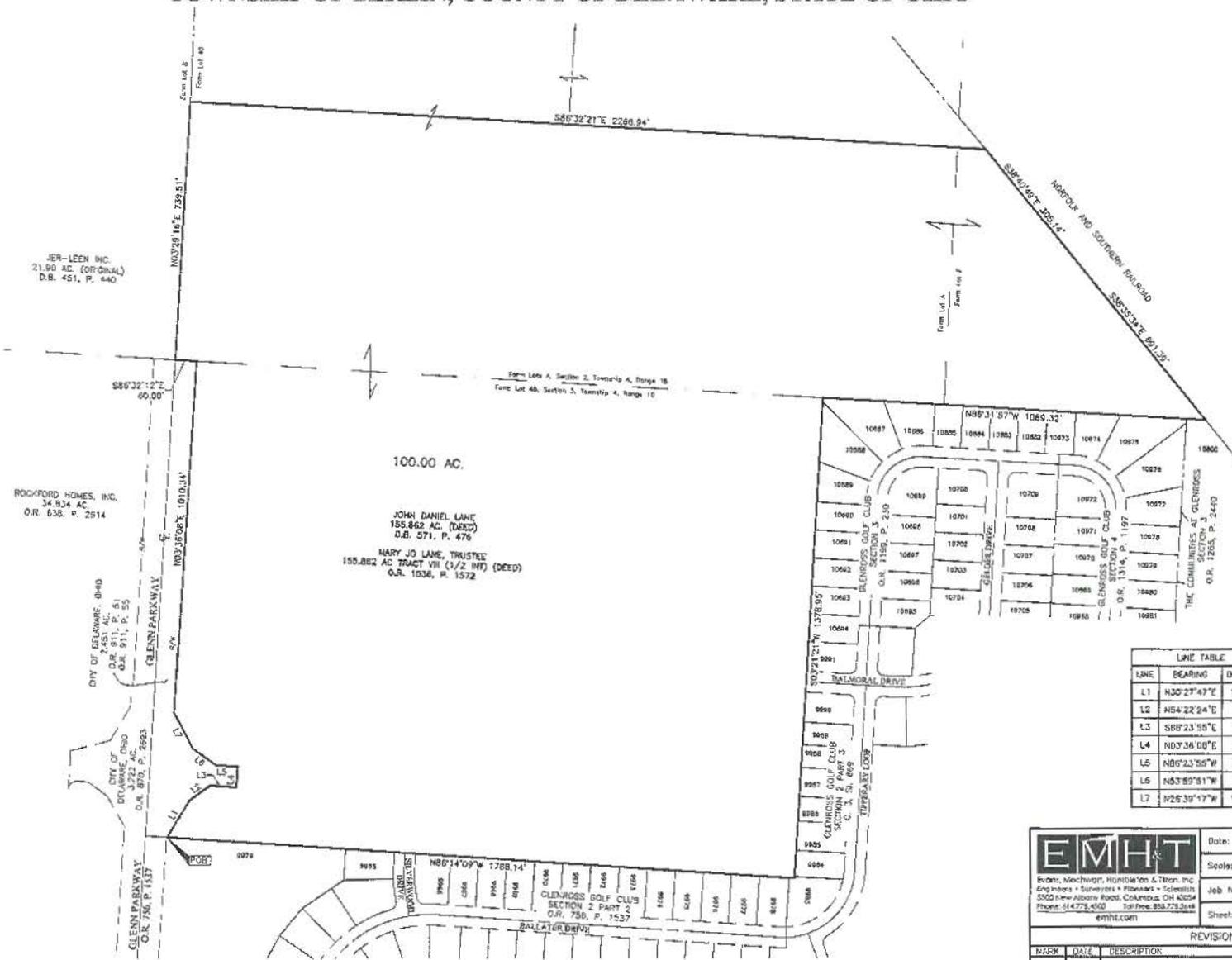
Thence South 03° 21' 21" West, with the westerly line of said "Glenross Golf Club Section 3" and "Glenross Golf Club Section 2 Part 3", a subdivision of record in Plat Cabinet 3, Slide 669, a distance of 1378.95 feet to a point;

Thence North 86° 14' 09" West, with a northerly line of said "Glenross Golf Club Section 2 Part 3" and the northerly line of said "Glenross Golf Club Section 2 Part 2", a distance of 1788.14 feet to the POINT OF BEGINNING, containing 100.00 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

ZONING EXHIBIT

FARM LOTS A AND F, SECTION 2, TOWNSHIP 4, RANGE 18 FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 18 UNITED STATES MILITARY LANDS TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO



LINE	BEARING	DISTANCE
L1	N30°27'47"E	122.32'
L2	N54°22'24"E	72.46'
L3	S85°23'55"E	75.00'
L4	N03°36'00"E	60.00'
L5	N85°23'55"W	62.06'
L6	N53°55'51"W	82.44'
L7	N25°39'17"W	115.77'

EMHT

Date: December 31, 2014

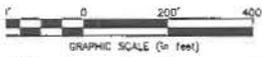
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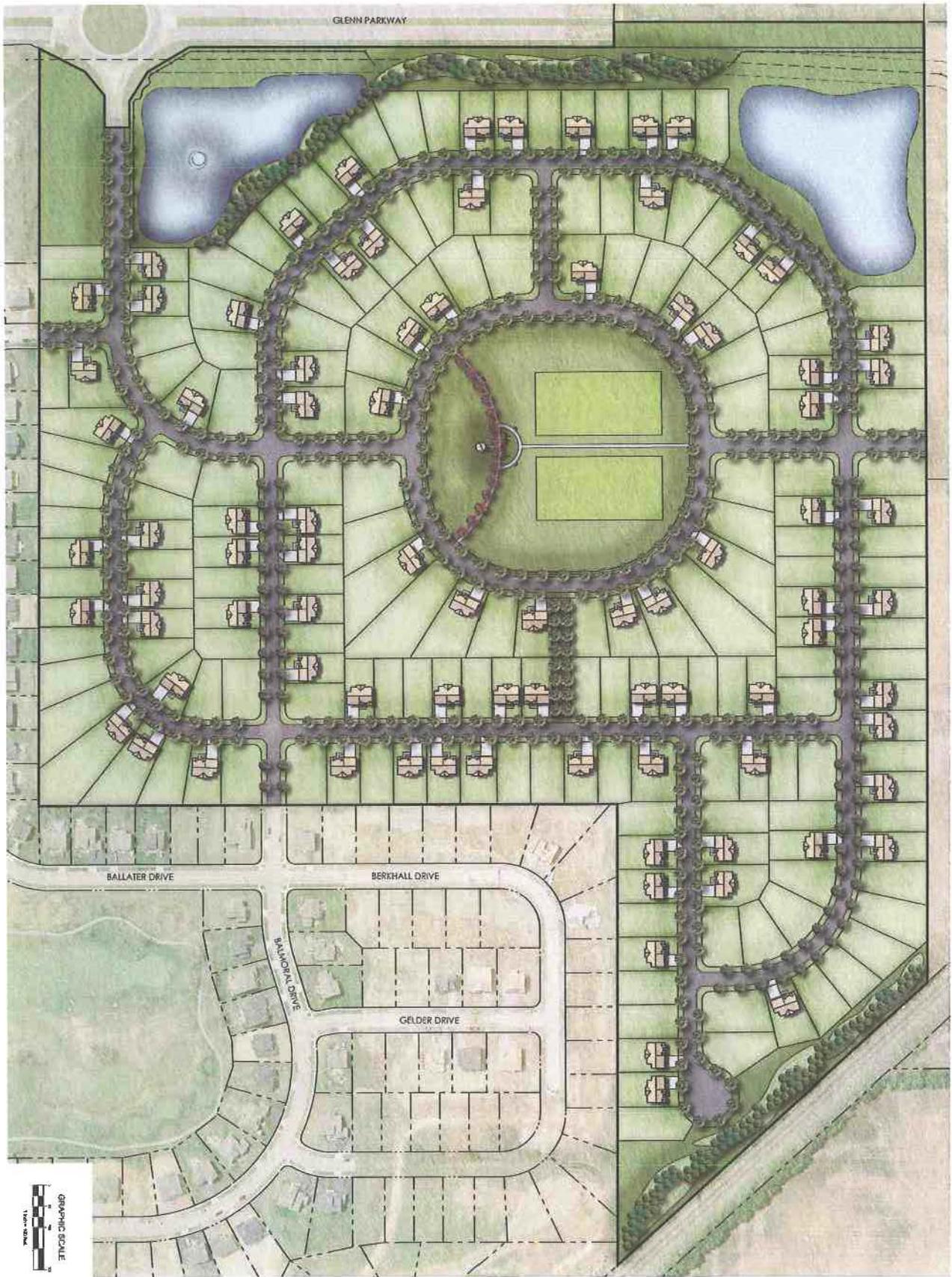
Job No: 2014-1906

Sheet: 1 of 1

Evans, Mechwart, Humbleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500 Fax: 614.775.3448
 emht.com

REVISIONS		
MARK	DATE	DESCRIPTION





DATE:	JUL 15, 2011
DRAWN BY:	EMHT
CHECKED BY:	EMHT
DESIGNED BY:	EMHT
APPROVED BY:	EMHT



NO. 2011-01
VINCE ROMANELLO
LICENSED PROFESSIONAL ENGINEER
WESTERVILLE, OHIO 43081

PRELIMINARY
DEVELOPMENT
PLAN
ILLUSTRATIVE
SITE PLAN

GLENROSS NORTH

City of Delaware
Delaware County, Ohio

GLENROSS NORTH

DELAWARE, OHIO

PRELIMINARY DEVELOPMENT PLAN



NOTES

1. ALL OF THE GLENROSS NORTH PROPERTY IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C012K, 39041C0120K, 39041C0231K AND 39041C0232K, EFFECTIVE DATE APRIL 16, 2009.
2. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE AND RESERVES "B" THROUGH "E" ARE TO BE OWNED AND MAINTAINED BY THE GLENROSS NORTH HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES. RESERVES "A" AND "B" ARE INTENDED FOR ACTIVE RECREATION.
3. STUB STREETS SHALL NOT PERMIT VEHICULAR ACCESS UNTIL SUCH TIME AS THE STREET IS EXTENDED BY PLAT OR DEED.
4. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
5. ALL PERMITS PERTAINING TO WETLANDS AND WATER OF THE UNITED STATES, AS REQUIRED BY THE ARMY CORPS OF ENGINEERS, SHALL BE OBTAINED AND PROVIDED TO THE CITY PRIOR TO THE PLANNING COMMISSIONS' APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WETLANDS OR WATERS OF THE UNITED STATES.
6. 8' ASPHALT PATH SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF THE CONSTRUCTED GLENN PARKWAY WITHIN THE ROAD RIGHT-OF-WAY AND CONNECT TO THE EXISTING PATH SOUTH OF THE ROUNDABOUT.
* IF ANY DISCREPANCIES EXIST BETWEEN THE NOTES HEREIN AND THE NOTES ON THE PRELIMINARY PLAT, THE DEVELOPMENT TEXT AND THE PRELIMINARY PLAT NOTES SHALL APPLY.

PREPARED FOR:

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
P: (614) 891-2042

SUBMITTAL: JUNE 3, 2015

CIVIL ENGINEER &
LANDSCAPE ARCHITECT

EMHT

Ernst, Mechtner, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
6500 New Albany Road, Columbus, OH 43264
Phone: 614.778.4500 Toll Free: 888.775.5549
emht.com

INDEX OF DRAWINGS

EXISTING CONDITIONS:	1 of 9
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ILLUSTRATIVE SITE PLAN:	3 of 9
OFFSITE DRAINAGE:	4 of 9
LANDSCAPE:	
LANDSCAPE PLAN:	5 of 9
LANDSCAPE ENLARGEMENTS:	6 of 9
BUFFER ENLARGEMENTS:	7 of 9
ENTRANCE FEATURE:	8 of 9
DETAILS:	9 of 9

SITE STATISTICS:

TOTAL ACREAGE:	±100.0 ACRES
TOTAL NUMBER OF LOTS:	196
80' X 140'	103
70' X 140'	93
OPEN SPACE:	±22.4 ACRES (22.4%)
RESERVE "A" NEIGHBORHOOD PARK (EXPANSION):	±1.4 ACRES (ACTIVE RECREATION)
RESERVE "B" CENTRAL PARK:	±7.0 ACRES (ACTIVE RECREATION)
RESERVE "C" OPEN SPACE (PEDESTRIAN ACCESS):	±0.2 ACRES (PASSIVE RECREATION)
RESERVE "D" OPEN SPACE (RETENTION & LANDSCAPE BUFFER):	±11.6 ACRES
RESERVE "E" OPEN SPACE (LANDSCAPE BUFFER):	±2.3 ACRES
RIGHT-OF-WAY:	±16.9 ACRES (16.9%)
ZONING:	PMU / R-2
GROSS DENSITY:	±1.96 LOTS/ACRE
196 LOTS DIVIDED BY 100.0 GROSS ACRES	
NET DENSITY:	±3.23 LOTS/ACRE
ACREAGE REMOVED: ALL RESERVES AND RIGHT-OF-WAY (196 LOTS DIVIDED BY ±60.7 ACRES)	

DESIGN STANDARDS

LOT SIZE:	
MINIMUM LOT WIDTH:	70 AND 80 FEET
MINIMUM LOT AREA:	10,000 S.F.
SETBACKS:	
FRONT (BUILDING LINE):	30 FEET
SIDE YARD:	
70' LOTS:	7.5 FEET (TOTAL OF 15 FEET)
80' LOTS:	10 FEET (TOTAL OF 20 FEET)
REAR YARD:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

GLENROSS NORTH

City of Delaware
Delaware County, Ohio

PRELIMINARY
DEVELOPMENT
PLAN

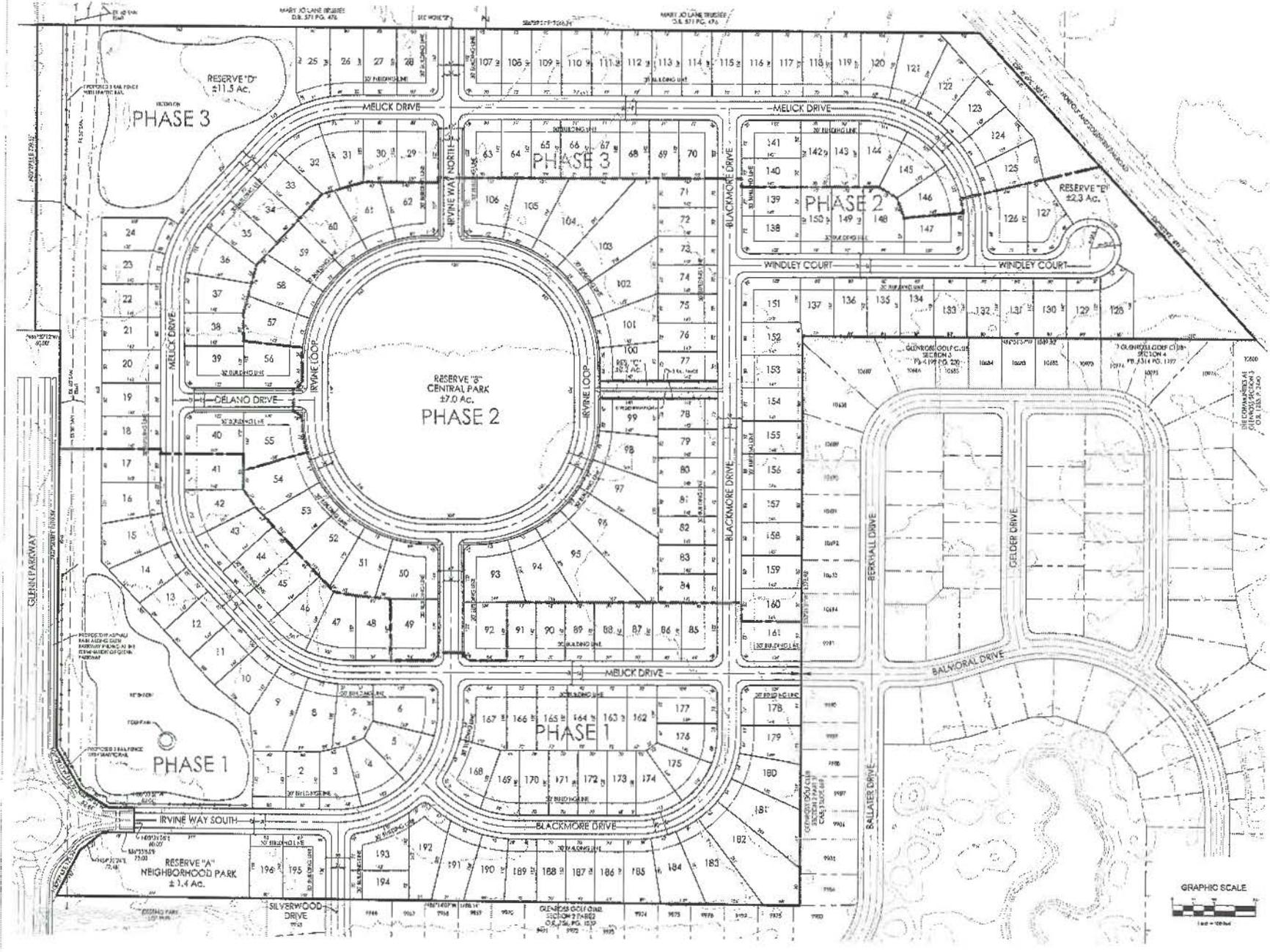
EXISTING
CONDITIONS

PREPARED BY:
VINCE ROMANELLI
148 WEST SCHICK ROAD
HERRSHALE, OHIO 43021

PROJECT:
EMHT
EMERALD HILLS TOWN CENTER
148 WEST SCHICK ROAD
HERRSHALE, OHIO 43021
PH: 614.233.1234
WWW.EMHT.COM

DATE:	08/11/2011
SCALE:	AS SHOWN
PROJECT:	EMERALD HILLS TOWN CENTER
CLIENT:	EMERALD HILLS TOWN CENTER
DESIGNER:	VINCE ROMANELLI
CHECKER:	VINCE ROMANELLI
DATE:	08/11/2011





GLENROSS NORTH

City of Delaware
Delaware County, Ohio

PRELIMINARY
DEVELOPMENT
PLAN

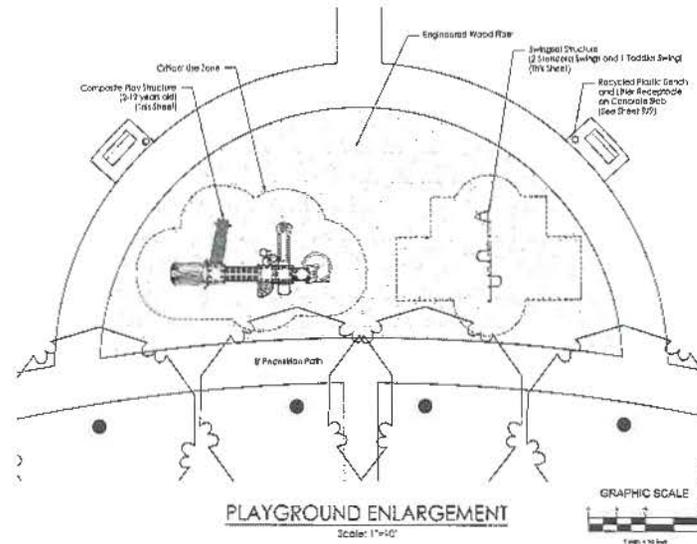
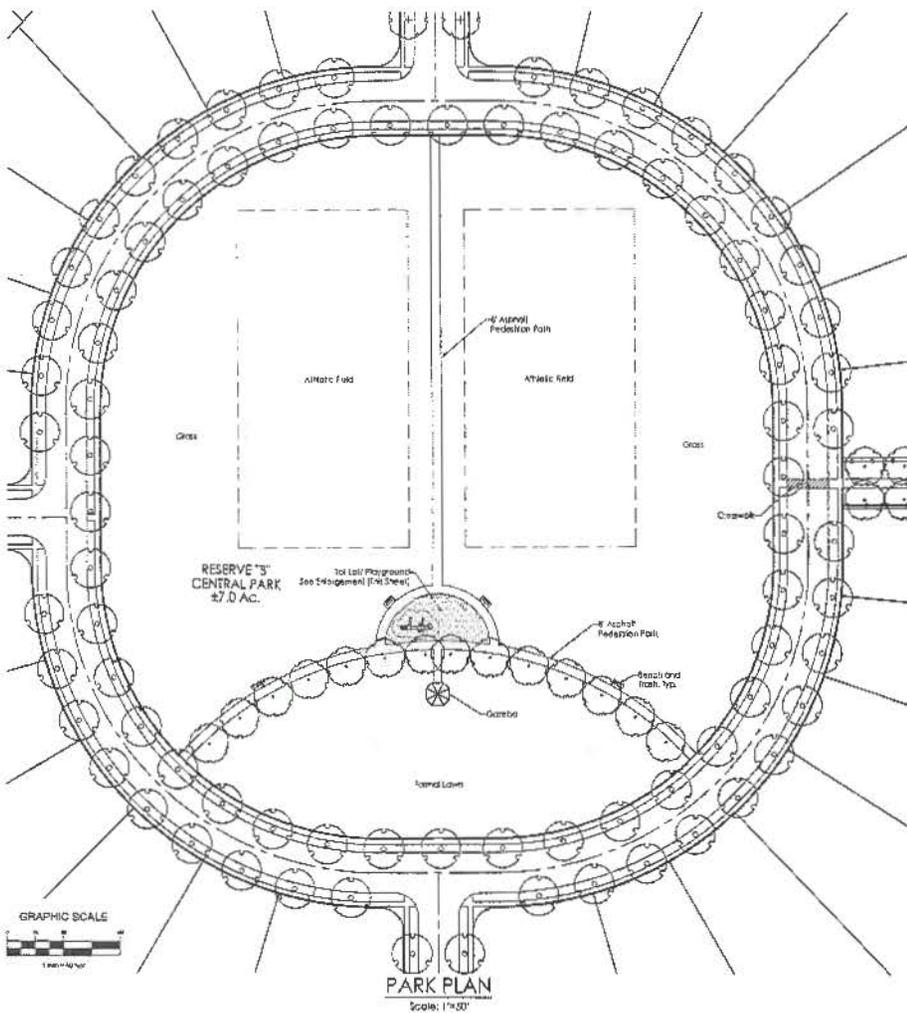
SITE PLAN

VINCE ROMANELLI
146 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

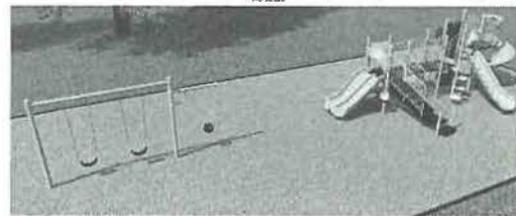


DATE:	7/23/2014
REVISED:	
BY:	
DATE:	
BY:	
DATE:	
BY:	





Composite Play Structure
No Scale



Play Structures
No Scale

NOTE:
The developer reserves the right to substitute any or all portions of the mechanical equipment with the full or partial mechanical equipment on site available. The mechanical equipment will be installed with other mechanical equipment of similar size, price, quality and cost.

GLENROSS NORTH
City of Delaware
Delaware County, Ohio

**PRELIMINARY
DEVELOPMENT
PLAN**

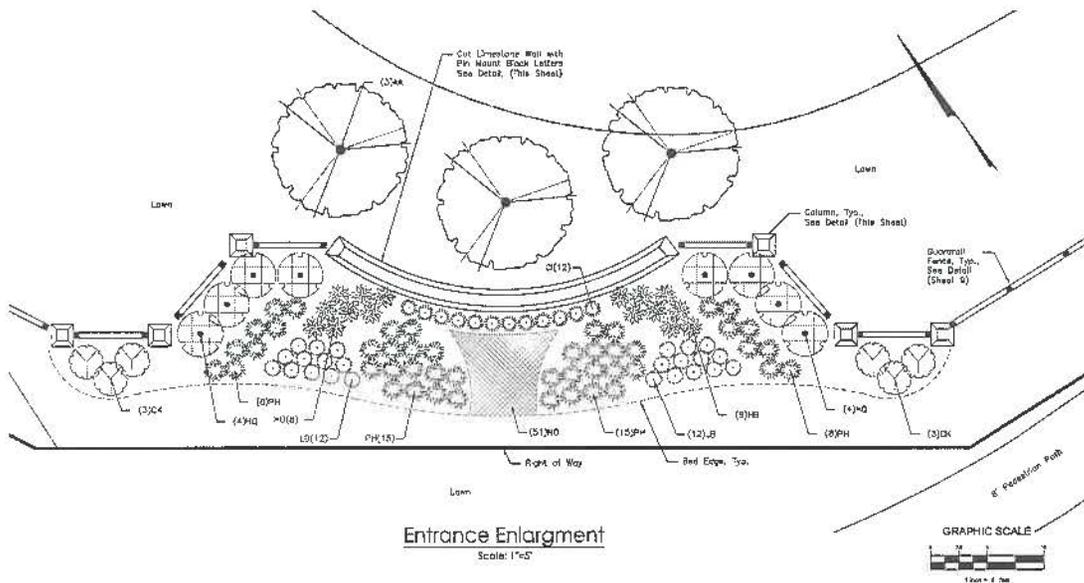
**LANDSCAPE
ENLARGEMENTS**

NOVEMBER
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

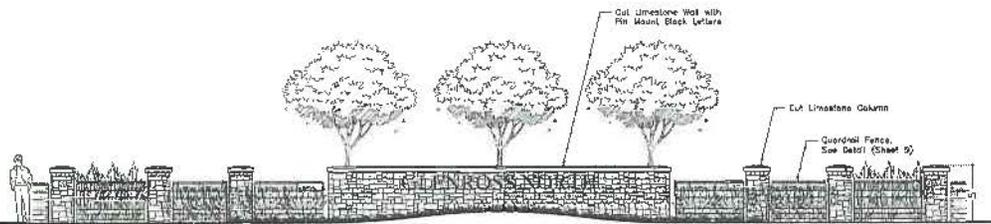


DATE	REVISION





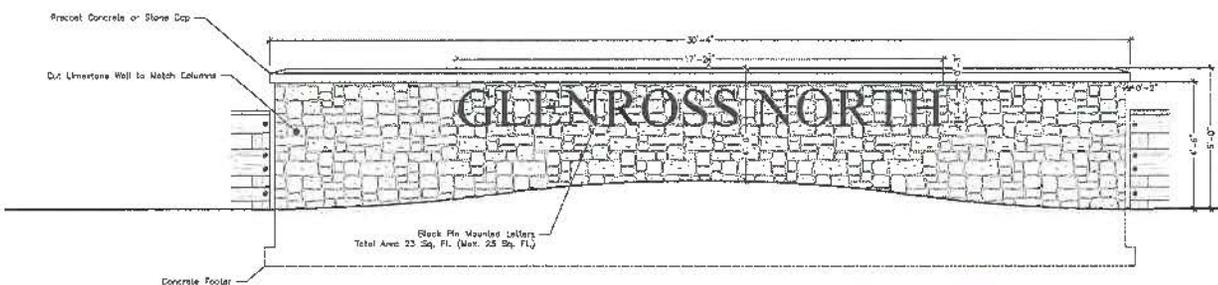
Entrance Enlargement
Scale: 1"=5'



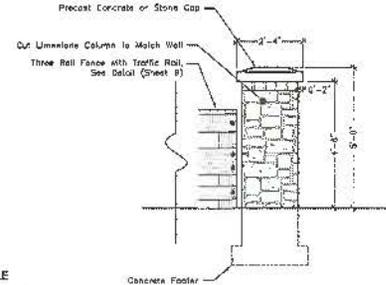
Entrance Elevation
Scale: 1"=8'

PLANT SCHEDULE ENTRANCE FEATURE

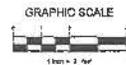
TREES	QTY	BOTANICAL NAME	CULTIVAR NAME	SIZE	CONDITIONS	
AK	3	Araucariox canadensis "TreeWor"	RedSpruce Caricature	3" Cal.	B&B	
BRUBUS	5	COLONIAL NAME	COLONIAL NAME	SIZE	CONDITIONS	
DC	5	Colonywax x southPora "Karl Forster"	Fountain Road Grass	#2	Cont.	
C	12	Corne x "Ice Dance"	Ice Dance Swallow	#2	Cont.	
HB	18	Horae x "Blue Comet"	Blue Comet, Texas	#2	Cont.	
HQ	5	Hydrangea quercifolia "Alca"	Alca Goliath Pedicel	21" H.	B&B or Cont.	
LB	44	Linum catharticum "Big Blue"	Big Blue Lythrum	#2	Cont.	
PH	44	Phlox paniculata "Fame"	Holland Dwarf Fountain Grass	#2	Cont.	
QUONSET FENCES	QTY	BOTANICAL NAME	CULTIVAR NAME	SIZE	CONDITIONS	SPACING
HO	60	Hemerocallis x "Star of the"	Star of the Party	#1 Cont.		12' o.c.



Entrance Wall Detail
Scale: 1"=2'



Column Detail
Scale: 1"=2'



GLENROSS NORTH
City of Delaware
Delaware County, Ohio

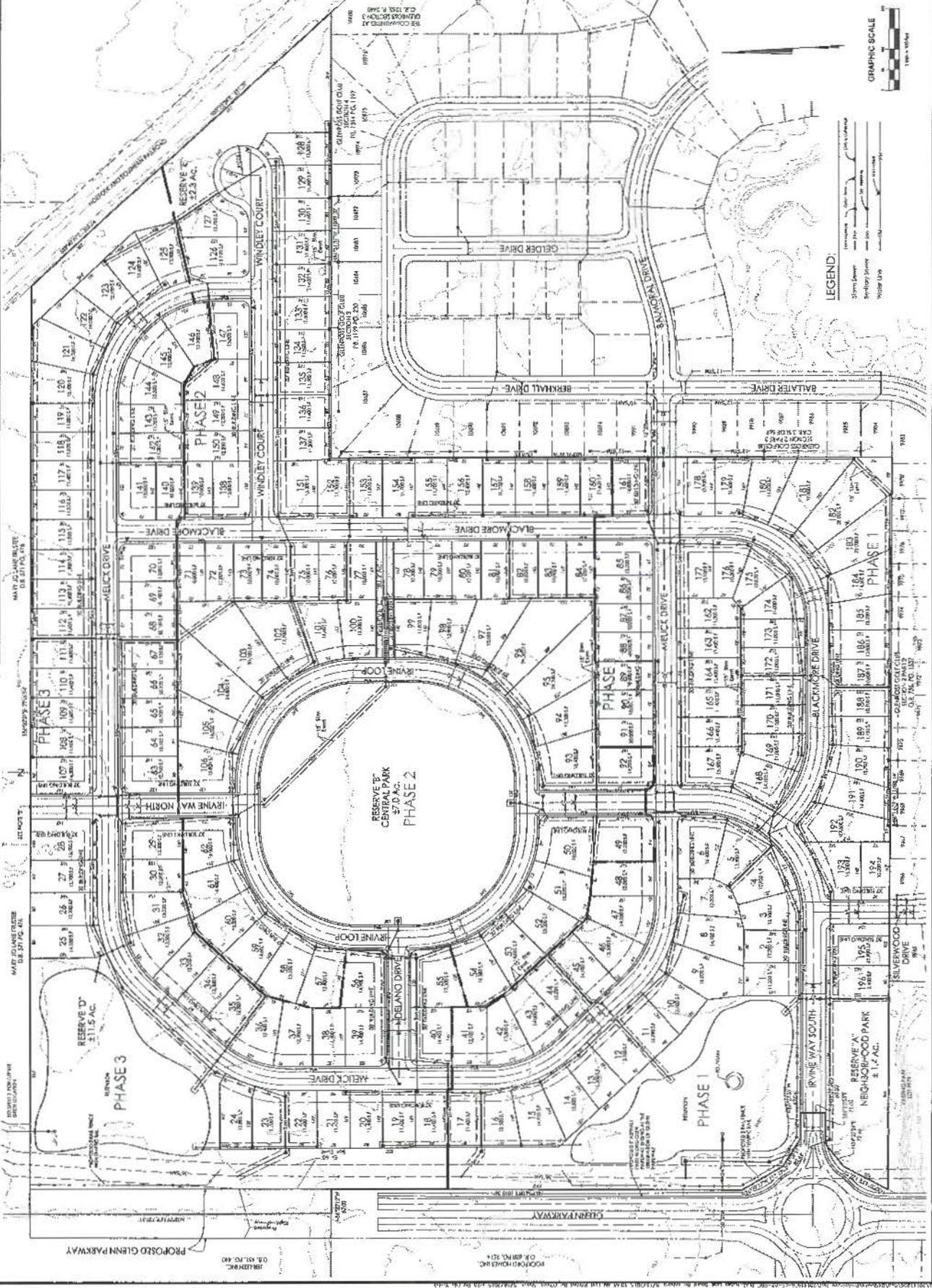
PRELIMINARY DEVELOPMENT PLAN
ENTRANCE FEATURE

PROVISED
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY
EMHT
Engineering, Mapping & Surveying
10000 N. High Street, Columbus, OH 43240
614.291.1100
www.emht.com

DATE	REVISION





NO.	DATE	REVISION

VINCE ROMANZELLI
 140 WEST SCHOENBERG
 WESTFIELD, MASS. 01109
 P. 415/841-2841

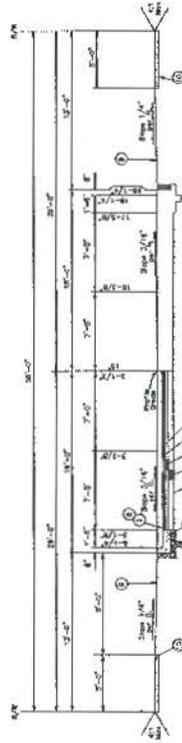
CITY OF WESTFIELD, MASSACHUSETTS
 RESOLUTIONS PLANT
 GLENROSS NORTH
 TYPICAL SECTIONS

E M H T
 ENGINEERING
 100 STATE STREET, SUITE 200
 WESTFIELD, MASSACHUSETTS 01109
 TEL: 413/435-1111 FAX: 413/435-1112
 WWW.EMHT.COM

DATE:	JUNE 2, 2017
NO.:	1000
PROJECT:	1000
DRAWING:	1000
SCALE:	AS SHOWN



TYPICAL PRIMARY SECTION WITH STANDARD CURB
 (SEE PLAN FOR R/W & R-10)



TYPICAL SECONDARY & CUL-DE-SAC SECTION WITH STANDARD CURB
 (SEE PLAN FOR R/W & R-10)

EXPLANATION

1. 1 1/2" Asphalt Concrete, Item 410 Type 1 (Medium Traffic), PG 64-22
2. 1" Asphalt Concrete, Item 405 Type 1 (Medium Traffic), PG 64-22
3. 2" Asphalt Concrete, Item 400 Type 1 (Medium Traffic), PG 64-22
4. 2" Asphalt Concrete Base, Item 301, PG 64-22
5. 4" Aggregate Base, Item 304
6. 6" Finishing Course Concrete Base, Class "C", Item 305 or 102 Supplemental SPEC 152.3
7. Subgrade preparation, Item 303
8. Asphalt Reinforcement Per Supplemental SPEC 15-60
9. 100# 402 Tack Coat or Cure Prior to Paving
10. 100# 422, Crack Seal Edge 407a
11. Item 600, Sealing & Joints (See Detail and Instructions on Contract)
12. 12" Concrete Curb (See Detail on Contract) (See Items Batcher Utility (Old-New Work))
13. Concrete Curb & Gutter, Item 609
14. 4" Pipe Curb Underdrain, Item 605

June 3, 2015

COMMUNITY IMPACT ASSESSMENT

GLENROSS NORTH

This Community Impact Assessment ("CIA") is being submitted in connection with a rezoning request for approximately 100 acres located on the east side of Glenn Parkway, just north of the Glenross Subdivision, to permit a proposed residential subdivision to be known as "Glenross North" (the "Property"). The rezoning request is to permit a PMU-R2 zoning for the Property. This CIA is provided in compliance with Chapter 1191 of the Delaware Zoning Code. All Section references below are to specific Sections of Chapter 1191 of the Delaware Zoning Code unless otherwise noted.

SITE SPECIFIC INFORMATION

1. A legal description of the Property is attached hereto as Exhibit A.
2. The current Property Owner is John Daniel Lane.
3. The current Property assessment, based on information obtained from the Delaware County Auditor, as attached hereto as Exhibit B.
4. Adjacent parcels to the Property including ownership are attached hereto as Exhibit C.
5. The Property will be subject to a uniform system of covenants, conditions and restrictions complying with the Ohio Planned Communities Statute (Chapter 5312 of the Ohio Revised Code, as amended), and substantially similar to those of record for the Glenross Subdivision directly south of the Property, excluding those provisions specific to a golf course centered community.
6. The Property consists of approximately 100 acres located on the east side of Glenn Parkway due north of the Glenross Subdivision. It is bounded on the east by the Norfolk and Southern railroad tracks. The Property is currently undeveloped, contains very few trees or other vegetation and is used principally for farming. Lands adjacent to the Property to the south and southeast have been developed into residential subdivisions as a part of the Glenross development. Lands to the southwest of the Property have likewise been developed with residential subdivisions. Lands to the north, northeast and northwest are currently undeveloped and used principally for farming. The attached Exhibit D depicts all current land uses for properties adjacent to the Property. Lands to the south, southeast and southwest of the Property have already been developed into single family subdivisions. It is assumed that properties to the north, northeast and northwest that are currently farmed will eventually come into the development cycle principally as single family home communities as utilities and roadways make such areas accessible to more intensive development. The requirement to provide land assessment data on all adjacent lands has been waived by the Delaware Director of Planning and Community Development.

7. The Property is currently undeveloped and used principally for farming. A land use map of the Property is attached hereto as Exhibit E.
8. The attached Exhibit F is an aerial map of the Property showing current site conditions.
9. The Property is a flat open farm field with very little topography. The attached Exhibit G depicts the soil types located on the Property and drainage patterns. No significant development or construction constraints are anticipated from the soils types located on the Property. There is no significant vegetation or trees located on the Property as it is currently used principally for farming. Drainage of the Property is currently handled through a standard farm tile system. As the Property is development, this farm tile system will be removed with care being taken to provide required interconnections to off-site farm tile systems. The Property will be engineered and developed to manage all stormwater generated from the Property so as not to increase from current levels, off-site drainage from the Property. As depicted on the Preliminary Development Plan and Preliminary Plat accompanying the rezoning application, stormwater management facilities are planned for the development of the Property. No prior groundwater studies are available.
10. The proposed development of the Property into a single family residential subdivision with open space and parkland will not generate, create, cause or sustain any significant air or noise pollution.
11. The Preliminary Subdivision Plat included as a part of the rezoning, preliminary development plan and preliminary plat applications that accompany this CIA provide full and complete information on all sanitary sewer and storm drainage. Sanitary sewer use and stormwater drainage will be consistent with single family residential development. The sanitary sewer facilities designed for the Property will be serviced by the Southeast Highland Sanitary Trunk Line.
12. Traffic generated from the Property will be consistent with that of a single family residential subdivision. Parking will be permitted along public streets in the subdivision, as well as in driveways and garages. Each single family home will have at a minimum a 2-car garage and driveway parking. Traffic circulation will be as depicted on the Preliminary Development Plan and Preliminary Plat submitted as a part of the rezoning application. Sidewalks for pedestrian use will be located on both sides of all streets within the proposed Subdivision of the Property. A bike/walking path is planned along Glenn Parkway. Mass transit will not be available to the Property nor will related bus stops of weather shelters.
13. The development of the Property into a residential subdivision will change the view shed through the Property from open farm fields to a residential housing development. However, the proposed development of the Property as depicted in the Preliminary Development Plan and Preliminary Plat accompanying the rezoning application demonstrate a green corridor to be preserved along Glenn Parkway, with large open space reserves along Glenn Parkway at the northern and southern boundaries of the Property and an approximately 7 acre park planned for the center of the Property. These features will assist in keeping the area green and open.
14. There are no historical site or buildings located on the Property or on adjacent lands.

15. The proposed development of the Property will be compatible with adjoining areas that have already come into the development cycle and it is anticipated that other adjacent areas will be developed in a similar pattern. The Development Text for the rezoning application accompanying this CIA commits to housing stock substantially similar in size, quality and architecture to the Glenross Subdivision to the south. The proposed development is in keeping with the Comprehensive Plan of the City and planning policies of the City.

IMPACT ON PUBLIC SERVICES

1. The Property was recently annexed to the City of Delaware. It is currently taxed based on current agricultural use value (CAUV) which yields very little income tax to the City, County, Olentangy School District and other levies included on real property in Delaware County, Ohio. Additionally, no one currently lives on the Property so it yields no income taxes to the City. It is assumed that: (a) 196 single family homes will be developed on the Property, thereby taking the Property out of the CAUV program and increasing the market land value of the Property for purposes of real estate taxation to approximately \$58,800,000 (196 homes X assumed \$300,000 value per home), and (b) residents of the Subdivision planned for the Property will pay Delaware City Income Tax, subject to certain offsets for city of employment, with some residents both living and working in the City of Delaware and paying full City Income Tax. Based on the foregoing analysis, it is clear that the proposed development of the Property will impact significantly the tax base of the City.
2. It is anticipated that the need for Delaware City Police, Fire and EMS will be similar to other nearby residential developments such as Glenross. This could result in some need for increased personnel based on the overall needs for this area of the City.
3. The Property is located in the Olentangy School District. It is assumed that each single family home planned for the Property will generate in the neighborhood of 1.5 students per household, meaning the Property when developed will generate approximately 300 new students for the school district. As noted above, the Property has never contributed significantly to the School District due to CAUV valuation. The proposed new development will add significantly to the tax assessments paid to the School District. The developer of the Property will continue discussions with the School District concerning the proposed development of the Property and keep the City apprised of those discussions.
4. The Property has been planned with a number of Reserve areas, including two Reserves creating open space and a interlinking bike/walking path along Glenn Parkway and an approximately 7 acre central park Reserve planned for the center of the Property. There is a Reserve planned along the Norfolk and Southern railroad tracks along the eastern boundary of the Property to screen the railroad tracks. The developer of the Property will also dedicate an approximately 1.4 acre Reserve at the southwest corner of the Property to the City of Delaware to be added to the current City Park located along Glenn Parkway at the northwest corner of the Glenross development. These Reserves has been discussed with City Planning Staff on numerous occasions.

5. The Property will be accessed from the current roundabout on Glenn Parkway and will interconnect with street stubs presently located in the Glenross development. The development of the Property also plans a street stub at the northern boundary to interconnect for future development to the north. The impact of development of the Property on public facilities will be consistent with single family residential development. Temporary access to the Property during site development and construction activities will employ the current roundabout intersection servicing the Property on Glenn Parkway. The developer of the Property will implement procedures to prevent development and construction traffic from using the Glenross neighborhoods to the south. No traffic signal improvements will be required, as the Property is served by a roundabout on Glenn Parkway.

GENERAL REQUIREMENTS

1. As stated above, the anticipated overall estimated project value at full buildout will be approximately \$58,800,000.
2. The proposed development of the Property and the rezoning of the Property is being undertaken by Vincent Romanelli, who will proceed either individually or through a limited liability company controlled by him.
3. There is no involvement in the Property or its proposed development by any elected or appointed public officials.
4. There are no anticipated requests for any local government assistance in connection with the proposed development of the Property.
5. The Property will be developed, subdivided and sold as individual single family lots generally in keeping with the Preliminary Development Plan and Preliminary Plat accompanying the rezoning application.
6. Given the fact that the proposed development of the Property is a single family subdivision, the only coordination discussions that have been held are with City of Delaware Planning and Engineering Staffs.
7. The direct economic impact of the proposed development of the Property has been discussed elsewhere in this CIA (See Impact on Public Services, Item 1 above). There will a number of temporary jobs created within the City during the development and construction of the Subdivision and single family homes.
8. Assuming the rezoning of the Property is approved during the Summer and early Fall of 2015, it is anticipated that final engineering will be completed during the Fall of 2015, thereby permitting site development activities to commence in the first quarter of 2016 with the first phase of Lots being available in Summer 2016. Based on this schedule, the first homes would be available for occupancy in early 2017 and future phases would proceed accordingly based on absorption. It is currently anticipated that full build out would occur during the year 2020.
9. The development of the Property has been planned and engineered to provide access and compatibility with adjoining lands, both those currently developed and those that are anticipated to come into the development cycle in the future. Appropriate utility connections are also planned for adjoining properties.

10. Given the size and location of the Property, its location to adjacent single family developments and the City's Comprehensive Plan, the only alternative considered for development of the Property was as a single family subdivision. The developer of the Property has had numerous discussions with City Planning and Engineer Staff over a number of months to make certain that the proposed development is in keeping with the goals and objectives of the City and sound engineering and planning principles.

Respectfully submitted,

Kephart Fisher LLC

EXHIBIT A
ZONING DESCRIPTION

ZONING DESCRIPTION
100.00 ACRES

Situate in the State of Ohio, County of Delaware, City of Delaware, lying in Farm Lots A and F, Section 2, Township 4, Range 18 and Farm Lot 40, Section 3, Township 4, Range 18, United States Military Lands, being part of that 155.862 acre tract conveyed to John Daniel Lane by deed of record in Deed Book 571, Page 476 and to Mary Jo Lane, Trustee as Tract VIII (1/2 interest) by deed of record in Official Record 1036, Page 1572, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Glenn Parkway at the common corner of Lot 9979 of "Glenross Golf Club Section 2 Part 2", a subdivision of record in Official Record 756, Page 1537, and that 2.451 acre tract conveyed to City of Delaware, Ohio by deeds of record in Official Record 911, Page 51 and Official Record 911, Page 55, being in the southerly line of said 155.862 acre tract;

Thence with said easterly right-of-way line, the following courses and distances:

North 30° 27' 47" East, a distance of 122.32 feet to a point;

North 54° 22' 24" East, a distance of 72.46 feet to a point;

South 86° 23' 55" East, a distance of 75.00 feet to a point;

North 03° 36' 08" East, a distance of 60.00 feet to a point;

North 86° 23' 55" West, a distance of 62.06 feet to a point;

North 53° 59' 51" West, a distance of 82.44 feet to a point;

North 26° 39' 17" West, a distance of 115.77 feet to a point; and

North 03° 36' 08" East, a distance of 1010.34 feet to a point;

Thence North 86° 32' 12" West, with the terminus of said Glenn Parkway, a distance of 60.00 feet to a point in the westerly line of said 155.862 acre tract;

Thence North 03° 29' 16" East, with the westerly line of said 155.862 acre tract, a distance of 739.51 feet to a point;

Thence South 86° 32' 21" East, across said 155.862 acre tract, a distance of 2266.94 feet to a point in the southwesterly line of that tract conveyed to Norfolk and Southern Railroad;

Thence South 38° 40' 49" East, with said southwesterly line, a distance of 305.14 feet to a point;

Thence South 38° 35' 34" East, continuing with said southwesterly line, a distance of 691.39 feet to a point at the northeasterly corner of "The Communities at Glenross Section 3", a subdivision of record in Official Record 1265, Page 2440;

Thence North 86° 31' 57" West, with the northerly line of said "The Communities at Glenross Section 3", "Glenross Golf Club Section 4", a subdivision of record in Official Record 1314, Page 1197, and "Glenross Golf Club Section 3", a subdivision of record in Official Record 1199, Page 230, a distance of 1089.32 feet to a point;

Thence South 03° 21' 21" West, with the westerly line of said "Glenross Golf Club Section 3" and "Glenross Golf Club Section 2 Part 3", a subdivision of record in Plat Cabinet 3, Slide 669, a distance of 1378.95 feet to a point;

Thence North 86° 14' 09" West, with a northerly line of said "Glenross Golf Club Section 2 Part 3" and the northerly line of said "Glenross Golf Club Section 2 Part 2", a distance of 1788.14 feet to the POINT OF BEGINNING, containing 100.00 acres, more or less.

EVANS, MBCHWART, HAMBLETON & TILTON, INC.

EXHIBIT B

PROPERTY INFORMATION

Property Information

Parcel Number 418-320-01-029-000 Owner Name LANE JOHN DANIEL Owner Address BERLIN STATION RD DELAWARE OH 43015 Tax District 05 BERLIN TWP OLENTANGY School District 2104 OLENTANGY LSD Neighborhood 05003 Berlin 003 Use Code 101 Cash - grain or general farm Acres 100.00000 Description LANDS 18 4 3 40 LANDS 18 4 2 A, F	Property Address: BERLIN STATION RD DELAWARE OH 43015 Tax Payer Address: LANE MARY JO TRUSTEE & JOHN DANIEL 2810 MID PINES CT DELAWARE OH 43015 USA
---	---

Assessment Info	Current Value	Recent Transfer
Board of Revision N	Mkt Land Value \$1,002,900	# Parcels 0
<u>Homestead/Disability</u> N	CAUV \$366,540	Deed Type Annexation
<u>Owner Occ Credit</u> N	Mkt Impr Value \$0	Amount \$0
Divided Property N	Total \$1,002,900	Sale Date 5/26/2015
New Construction N	Current Tax	Conveyance
Foreclosure N	Tax Due \$7,981.82	Deed #
Other Assessments N	Paid To Date \$3,990.91	
Front Ft. N	Current Balance Due \$3,990.91	

[<< Previous Card](#) Card 1 of 0 [Next Card >>](#)

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch 	Property Photos 
--	---

Property Report for 418-320-01-029-000



Property Information

Parcel Number:	41832001029000
Owner(s)	LANE JOHN DANIEL
Address	BERLIN STATION RD
Tax Dist	5
School	2104 OLENTANGY
Use Code:	101
Acres:	100
Description	LANDS 18 4 3 40 LANDS 18 4 2 A, F
Property Address	BERLIN STATION RD DELAWARE

Current Value		
Land	Impr	Total
1002900	0	1002900

Current Tax		
Due	Paid	Balance
981.82	3990.91	3990.91

Assessment Information

Board of Revision:	N	Homestead/Disability:	N
Owner Occ Credit:	N	Divided Property:	N
New Construction:	N	Foreclosure:	N
Other Assessments:	N	Front Ft.:	N

Land							
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	No. Units	Value	
CA-Auditor Override	100	0	0	0	1	1002900	

CAUV Land

Land Type	Acres	Soil Type	Acres	Adj. Rate	Value
5	29.2	BOA-BLOUNT SILT LOAM	29.2	3030	88480
5	67.4	PWA-PEWAMO SILTY CLAY	67.4	4020	270950

Transfer History

Date	Amount	To	Type	Conveyance
1/26/2015	0	LANE JOHN DANIEL	Annexation	0
1/16/2014	0	LANE JOHN DANIEL	Change Owner	0
1/16/2014	0	LANE MARY JO & JOHN DANIEL	Change Owner	0
1/23/2011	0	LANE MARY JO TRUSTEE & JOHN DANIEL	Change Owner	0
1/23/2011	0	LANE JOHN F JOHN DANIEL	Change Owner	0
1/18/1994	389655	LANE JOHN F	Change Owner	928

Value History

Year	Land	Improvement	Total	Reason
2011	649800	0	649800	Reappraisal, Update or Annual Equalization
2010	1513300	0	1513300	Reappraisal, Update or Annual Equalization
2009	281200	0	281200	CAUV Loss or Recoupment
2009	281200	0	281200	Annual Maintenance on Splits & Combines
2008	293600	0	293600	Reappraisal, Update or Annual Equalization
2008	293600	0	293600	Reappraisal, Update or Annual Equalization
2005	262100	0	262100	Reappraisal, Update or Annual Equalization
2002	233600	0	233600	Reappraisal, Update or Annual Equalization
1999	186900	0	186900	Reappraisal, Update or Annual Equalization
1996	149500	0	149500	Miscellaneous

Tax Detail Information

Full Rate: 96.56 Effective Rate 69.129961
 Annual Tax: \$7981.82

	Prior	Chg	Adj	1st Half	Adj	2nd Half	Adj
				Chg		Chg	
Orig Tax	\$0.00	\$0.00		\$6193.84	\$0.00	\$6193.84	\$0.00
Reduction				\$1759.50	\$0.00	\$1759.50	\$0.00
Subtotal	\$0.00			\$4434.34		\$4434.34	
10% Rollback				\$443.43	\$0.00	\$443.43	\$0.00
Own Occ Cred				\$0.00	\$0.00	\$0.00	\$0.00
Homestead				\$0.00	\$0.00	\$0.00	\$0.00
SR				\$0.00	\$0.00	\$0.00	\$0.00
IET	\$0.00			\$3990.91		\$3990.91	
Penalty/Int	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
FE Chg	\$0.00			\$0.00		\$3990.91	
FE Paid	\$0.00			\$3990.91		\$0.00	
IPA Chg	\$0.00			\$0.00		\$0.00	
IPA Paid	\$0.00			\$0.00		\$0.00	
Total Owed	\$0.00			\$3990.91		\$3990.91	
Total Paid	\$0.00			\$3990.91		\$0.00	
Balance Due	\$0.00			\$0.00		\$3990.91	

Diff. Rate	Amount	Type
52.570675	\$6,069.87	OLENTANGY LSD
2.331072	\$269.14	DELAWARE AREA CAREER CENTER
0.601515	\$69.45	DELAWARE COUNTY HEALTH DEPT.
0.577271	\$66.65	PRESERVATION PARK DISTRICT
0.961207	\$110.98	DELAWARE CO. DISTRICT LIBRARY
1.05	\$121.23	BERLIN TWP
0.988227	\$448.05	BERLIN TWP

0.431687

\$49.84 DELAWARE COUNTY 9-1-1 DISTRICT

EXHIBIT C

LIST OF PROPERTY OWNERS

11/15/2011 10:00:00 AM

LIST OF PROPERTY OWNERS

<u>Property to be Rezoned</u>	<u>Acreage/Lot Number</u>	<u>Parcel ID Number</u>
John Daniel Lane Berlin Station Rd Delaware, Ohio 43015	100.00	41832001029000
<u>North of Property to be Rezoned</u>		
Mary Jo Lane, Trustee 2810 Mid Pines Ct. Delaware, Ohio 43015	34.435 17.287	41823001029000 41823001031000
<u>East of Property to be Rezoned</u>		
John D. Lane Jennifer A. Lane 2242 Berlin Station Rd. Delaware, Ohio 43015	70.457	41823001041000
Rosalie Brown 2410 Berlin Station Rd. Delaware, Ohio 43015	8.21	41823001034000
Nirmala Muniyappa Katta Jayachandra Amith 758 Ballater Dr. Delaware, Ohio 43015	Lot 9984	41832010015000
Phillip Clark Joy Clark 752 Ballater Dr. Delaware, Ohio 43015	Lot 9985	41832010016000
Nagaraju Chakilam Himabindu Chakilam 746 Ballater Dr. Delaware, Ohio 43015	Lot 9986	41832010017000
Jeffrey S. Brennan Lori Ann Brennan 740 Ballater Dr. Delaware, Ohio 43015	Lot 9987	41832010018000

Ventkataswamy & Sulochana Bolineni 728 Ballater Drive Delaware, Ohio 43015	Lot 9988	41832010019000
Beth Ousley 722 Ballater Drive Delaware, Ohio 43015	Lot 9989	41832010020000
Andrew Deblock Elizabeth Deblock 716 Ballater Dr. Delaware, Ohio 43015	Lot 9990	41832010021000
Jitendra L. Patel Kalpana J. Patel 303 Tipperary Loop Delaware, Ohio 43015	Lot 9991	41832011001000
Lisa A. Eakin Michael A. Gregg 309 Tipperary Loop Delaware, Ohio 43015	Lot 10694	41832011002000
Christopher J. Daddis Sarah A. Daddis 315 Tipperary Loop Delaware, Ohio 43015	Lot 10693	41832011003000
Jitendra Patel Kalpana Patel 321 Tipperary Loop Delaware, Ohio 43015	Lot 10692	41832011004000
Kimberly Ann Miller William Raymond Miller 327 Tipperary Loop Delaware, Ohio 43015	Lot 10691	41832011005000
Michael A. & True F. Lombardo 339 Tipperary Loop Delaware, Ohio 43015	Lot 10689	41832011007000
Matthew Myers Kelly Myers 333 Tipperary Loop Delaware, Ohio 43015	Lot 10690	41832011006000

Delaware, Ohio 43015 Patrick R. Zuchegno Kristen Zuchegno 856 Ballater Dr. Delaware, Ohio 43015	Lot 9966	41832010001000
Shawn C. Smith Arlene M. Smith 850 Ballater Dr. Delaware, Ohio 43015	Lot 9967	41832010002000
Joseph D. Cress Amber D. Cress 844 Ballater Dr. Delaware, Ohio 43015	Lot 9968	41832010003000
Rachel R. Arps Richard W. Arps 838 Ballater Dr. Delaware, Ohio 43015	Lot 9969	41832010004000
Jianguo Pei Wang Jianmei Wang 832 Ballater Dr. Delaware, Ohio 43015	Lot 9970	41832010005000
Skyler K. Munekata Brooke N. Munekata 826 Ballater Dr. Delaware, Ohio 43015	Lot 9971	41832010006000
Lawrence T. Shafer Carol A. Shafer 820 Ballater Dr. Delaware, Ohio 43015	Lot 9972	41832010007000
Kevin N. Jones Kimberly H. Jones 814 Ballater Dr. Delaware, Ohio 43015	Lot 9973	41832010008000
Gregory D. Beeman, Trustee Amanda L. Beeman, Trustee 808 Ballater Dr. Delaware, Ohio 43015	Lot 9974	41832010009000

Anthony S. Lanasa Misty A. Lanasa 802 Ballater Dr. Delaware, Ohio 43015	Lot 9975	41832010010000
Reinaldo Millan Ibelca Millan 796 Ballater Dr. Delaware, Ohio 43015	Lot 9976	41832010011000
Jason C. Lehigh Kathryn E. Lehigh 790 Ballater Dr. Delaware, Ohio 43015	Lot 9977	41832010012000
Joseph P. Hay Lindsey C. Hay 784 Ballater Dr. Delaware, Ohio 43015	Lot 9978	41832010013000
Christopher J. Zamilski Sarah Zamilski 764 Ballater Dr. Delaware, Ohio 43015	Lot 9983	41832010014000

West of Property to be Rezoned

JER-LEEN INC. 1573 Berlin Station Rd. Delaware, Ohio 43015	60.0	41914004015000
Rockford Homes, Inc. 999 Polaris Parkway Columbus, Ohio 43240	25.315 2.332	41941001005000 41941001005001
Estates at Braumiller Homeowners Association Inc. 1069 & 1079 Treeline Way Delaware, Ohio 43015	Lot 10323 Lot 10324	41941030023000 41941030022000
Chistian Manansala Emmanuel Q. Manansala 1085 Treeline Way Delaware, Ohio 43015	Lot 10282	41941030021000
Shelli A. Farley 1097 Treeline Way Delaware, Ohio 43015	Lot 10283	41941030020000

Chantel Adora Williams
Robert James Price III
1103 Tree Line Way
Delaware, Ohio 43015

Lot 10284

41941030019000

Steven A. Jeffers
Gretchen D. Jeffers
1109 Treeline Way
Delaware, Ohio 43015

Lot 10285

41941030018000

EXHIBIT D

ADJACENT OWNERSHIP EXHIBIT

GLENNROSS NORTH

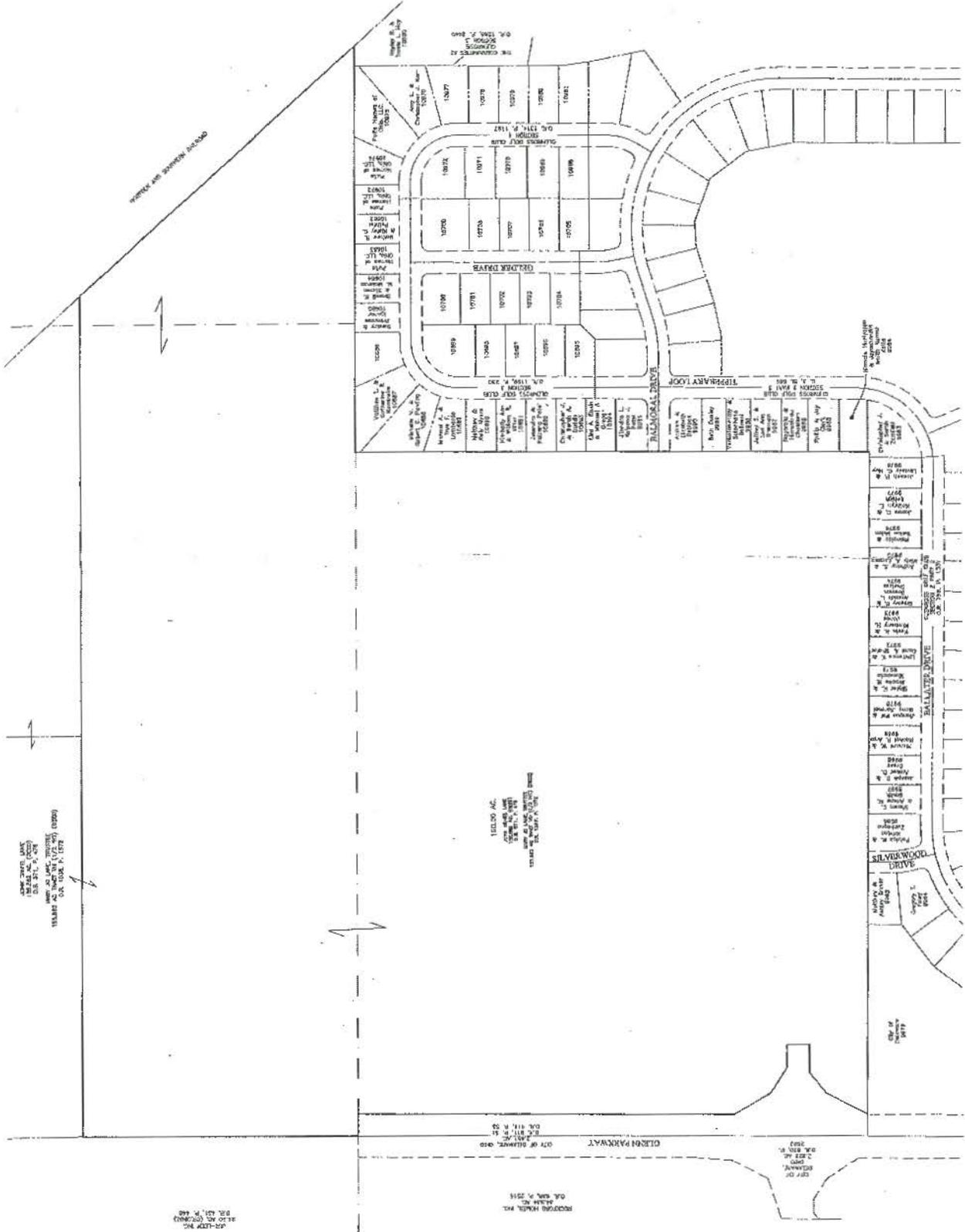
City of Delaware
Delaware County, Ohio

COMMUNITY ASSESSMENT PLAN
ADJACENT OWNERSHIP EXHIBIT

VINCE ROMANELLI
148 WEST SCHROEDER ROAD
PUEBLOVILLE OHIO 43081



DATE	08/11/11
PROJECT	GLENNROSS NORTH
CLIENT	CITY OF DELAWARE
SCALE	AS SHOWN
BY	VINCE ROMANELLI
CHECKED BY	
DATE	

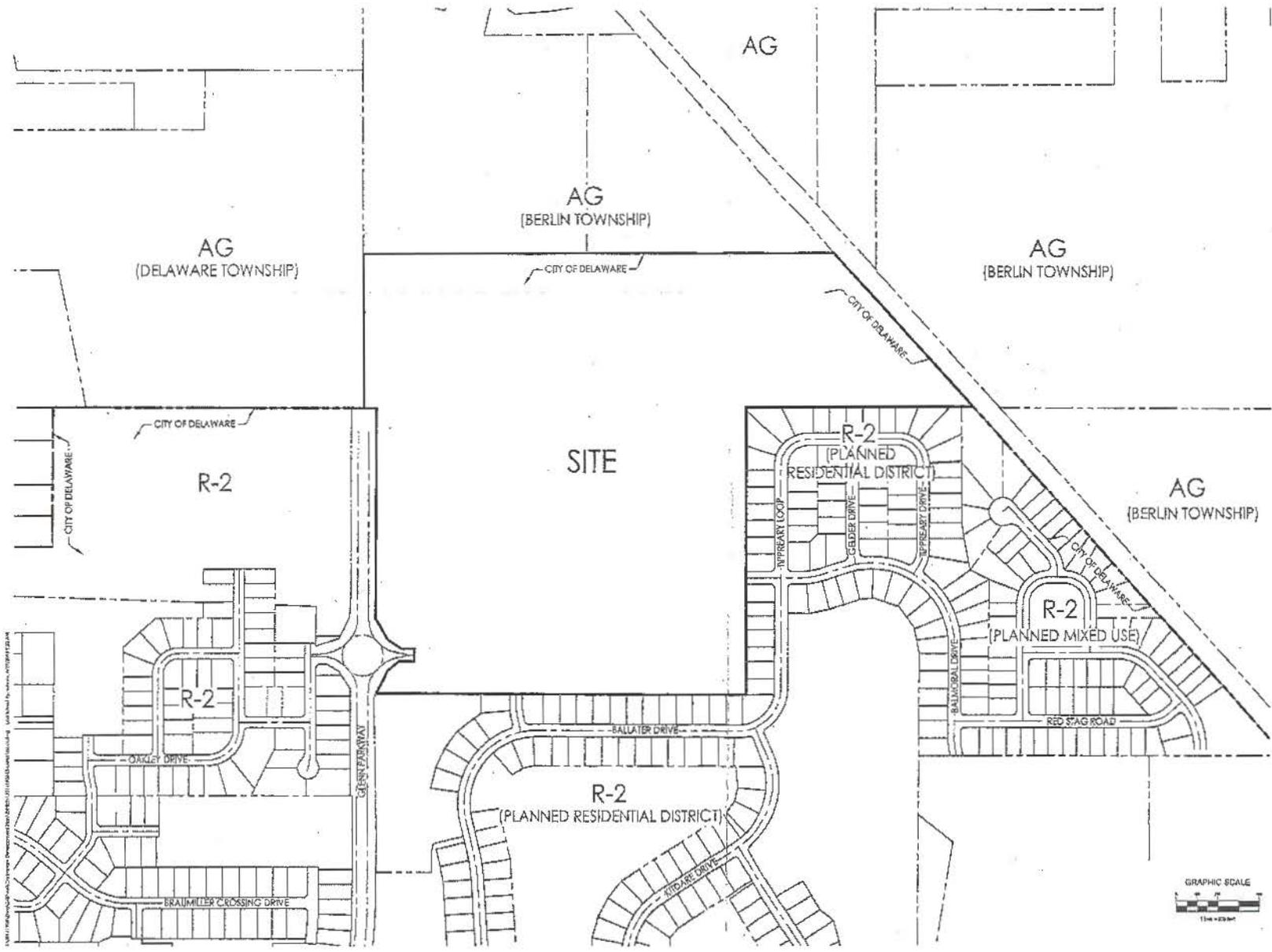


10000 AC.
2000 WOOD LANE
CITY OF DELAWARE
10000 AC. (2000)
10000 AC. (2000)

10000 AC.
2000 WOOD LANE
CITY OF DELAWARE
10000 AC. (2000)
10000 AC. (2000)

10000 AC.
2000 WOOD LANE
CITY OF DELAWARE
10000 AC. (2000)
10000 AC. (2000)

EXHIBIT E
EXISTING LAND USE PLAN



GLENROSS NORTH
 City of Delaware
 Delaware County, Ohio

**COMMUNITY
 ASSESSMENT
 PLAN**
 EXISTING LAND
 USE PLAN

PREPARED BY:
VINCE ROMANELLI
 148 WEST SCHROCK ROAD
 WESTERVILLE, OHIO 43081



Date:	JUL 2011
PROJECT:	
CLIENT:	
SCALE:	
STATUS:	
REVISION:	

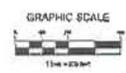


EXHIBIT F
AERIAL MAP OF PROPERTY

GLENROSS NORTH

City of Delaware
Delaware County, Ohio

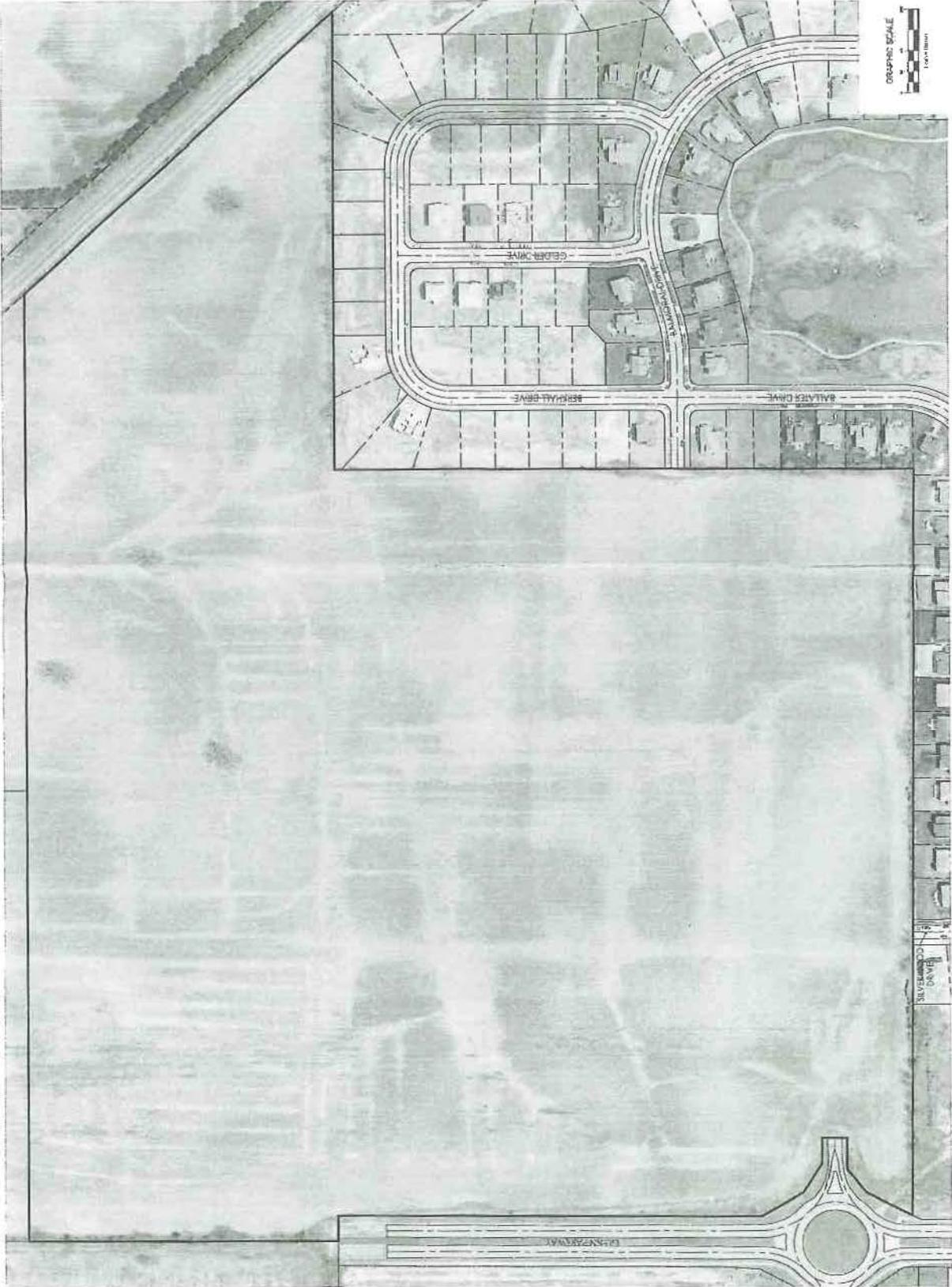
COMMUNITY
ASSESSMENT
PLAN

AERIAL
EXHIBIT

VINCE ROMANELLI
18 WEST BUCKS ROAD
WESTVALE, OHIO 43081



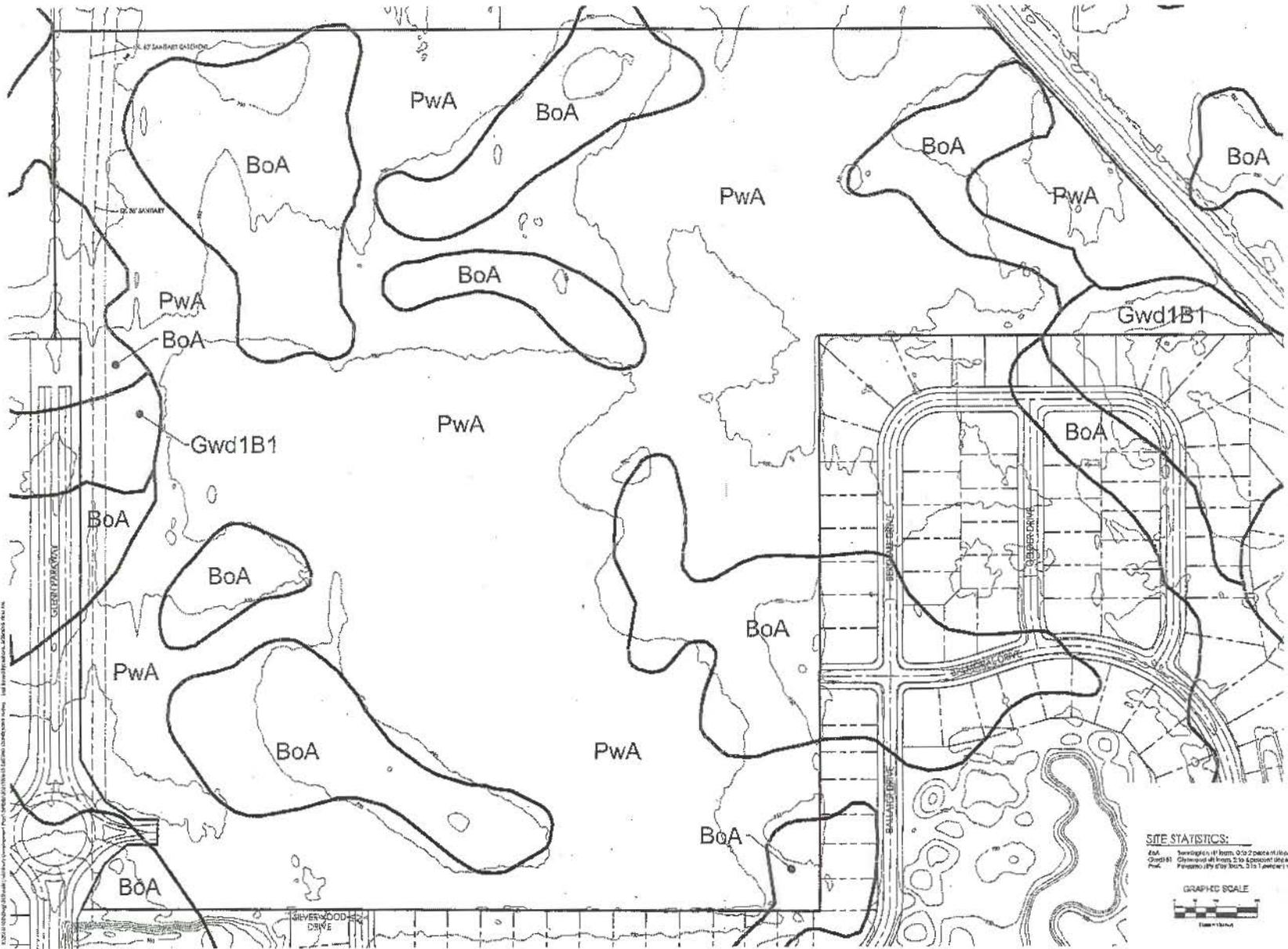
DATE	
BY	
SCALE	
PROJECT	
SHEET	



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EXHIBIT G

EXISTING CONDITIONS, TOPOGRAPHY AND SOILS PLAN



GLENROSS NORTH

City of Delaware
Delaware County, Ohio

COMMUNITY
ASSESSMENT
PLAN

EXISTING
CONDITIONS
PLAN

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081



DATE	JUNE 8, 2010
DRAWN BY	
CHECKED BY	
INCHES	
FEET	
SCALE	

SITE STATISTICS:
BoA: 140,000 sq ft from 0 to 2 percent of total
PwA: 1,200,000 sq ft from 2 to 4 percent of total
Total: 1,340,000 sq ft from 0 to 4 percent of total



CASE NUMBERS: 2015-1048 & 1049

REQUEST: Multiple Requests

PROJECT: Heatherton Phase 5

MEETING DATE: July 1, 2015

APPLICANT/OWNER

Pulte Homes of Ohio
4900 Tuttle Crossing
Dublin, Ohio 43016

REQUEST

2015-1048: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

2015-1049: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

PROPERTY LOCATION & DESCRIPTION

The subject Phase is located south of Benjamin Street and west of Houk Road just south of Phase 4. The zoning of the subject property is R-3 PRD (One-Family Residential with a Planned Residential District). The zoning to the north and south is the same while the properties to the east are zoned R-3 PUD (One Family Residential with a Planned Unit Development District) and R-6 PUD (Multi-Family Residential District with a Planned Unit Development District) and the property to the west is zoned A-1 (Agricultural District). This site is former farmland which is flat and open with some trees scattered throughout the site.

BACKGROUND

In November 2001 City Council approved a Planned Unit Development Rezoning and Preliminary Development Plan for Lehner Woods (in 2013 the developer has renamed the single family portion of the development Heatherton) that consisted of 214 detached condominiums and 248 single family lots. The detached condominium portion of the development (Phases 1 and 2) was completed in the mid 2000's while the single family portion (Phase 3 with 20 lots) started construction in 2013. In February 2014, City Council approved the Final Subdivision Plat for Phase 4 Section 1. In May 2014 City Council approved an Amended Preliminary Development Plan and Preliminary Subdivision Plat for Heatherton Phases 4-8 and a Final Development Plan and Final Subdivision Plat for Heatherton Phase 4 Section 2. Now the applicant is requesting Final Development Plan and Final Subdivision Plat approval for Phase 5.

Since 2001 when the Preliminary Development Plan was approved, engineering and zoning standards have been revised and the developer agreed with staff to upgrade the site plan to the extent possible to achieve compliance with the current standards. Therefore, Phase 4 Section 2 and subsequent Phases and Sections of the Preliminary and Final Plats would reflect engineering and zoning revisions that would require Planning Commission and Council approval.

STAFF ANALYSIS

- **LAND USE:** The proposed development is located in an area that is entirely residential in use and character. The Comprehensive Plan recommends a land use of Moderate Density Single-Family (3.25 – 4.75 du/ac) for the subject site. At 3.22 du/ac, the proposed density for the entire development is less than recommended and consistent with other recommendations of the Comprehensive Plan.
- **ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS, TRAFFIC & ACCESS:** Phase 5 is accessed by two loop streets to the south from Benjamin Street. Braxton Street is the larger loop street which has two stub streets to Phase 6 to the south which are Clymer Street and Elbridge Street respectively. Julianne Circle is the small loop street to the south. All the streets are 32 feet in width with 54 foot right-of-way except for Julianne Circle which has a 50 foot right-of-way which achieves compliance with the concessions approved by the engineering department. All roads and utilities are

shown to extend to the end of lots being developed as a result of this plat as well as the property lines of the overall development. Public sidewalks would be required along all public streets.

- **LOT SIZE:** Phase 5 contains 44 single family lots on 12.203 acres with lots ranging in size from 0.170 acres (7,405 square feet) to 0.424 acres (18,469 square feet) and has a minimum 60 foot frontage. The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet and the side yard setbacks total 15 feet (minimum 6 feet). Upon City Council approval of Phase 4 Section 1, the applicant agreed to construct houses with a minimum size of 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals. In addition, a condition in the approved Preliminary Development Plan and Preliminary Subdivision Plat for Phases 4-8 required the aforementioned minimum house sizes for consistency throughout the remainder of the subdivision. The proposed lot dimensions/sizes and minimum dwelling sizes are in accordance with the previously approved rezoning and consistent with lots already developed within the subdivision.
- **DESIGN:** The houses would be required to comply with the Residential Design Criteria and Performance Standards of Section 1171.08 of the Planning & Zoning Code. The standards include among other items: front elevations consisting of a minimum 25 percent of natural materials (the natural materials are to include but are not limited to stone, brick, cedar, wood, stucco and stucco stone), minimum 8 inch overhangs/soffits on returns, minimum 4 inch window trim and higher end vinyl siding.
- **LIGHTING PLAN:** A lighting plan that complies with the minimum zoning requirement has to submitted, reviewed and approved by the Chief Building Official for Phase 5.
- **LANDSCAPE PLAN:** A street tree planting plan is required to be submitted and approved by the Shade Tree Commission for each Phase and Section. It is imperative that the Applicant coordinate the landscaping plan with the engineering site development plan so that required landscaping does not impede visibility at intersections or of any traffic control signs.
- **PARKS/OPEN SPACE:** The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat and programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association. In addition, the developer already dedicated an approximate 32 acre open space site just south of Boulder Drive in the southern most portion of the development for future parkland.
- **TREE PRESERVATION:** The subject site appears to have trees scattered throughout the site and a tree survey identifying the number size and condition of the trees shall be submitted for staff review. Any tree removal and/or replacement would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **PHASES & SECTIONS:** The preliminary development plan was approved in 2001. The subdivision was obviously a victim of the economic downtown. The remainder of the Phases and Sections would likely be constructed based on the future market conditions. Phases 6, 7 and 8 are located south of the Phase 5 and are located west of Houk Road and north of Boulder Street.

STAFF RECOMMENDATION – (2015-1048 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes of Ohio of a Final Development Plan for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any stormwater and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A public sidewalk shall be required along all public streets.
3. The houses shall achieve compliance with the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
4. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals.
5. The street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.

6. The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat and shall be programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association.
 7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
 8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official.
-

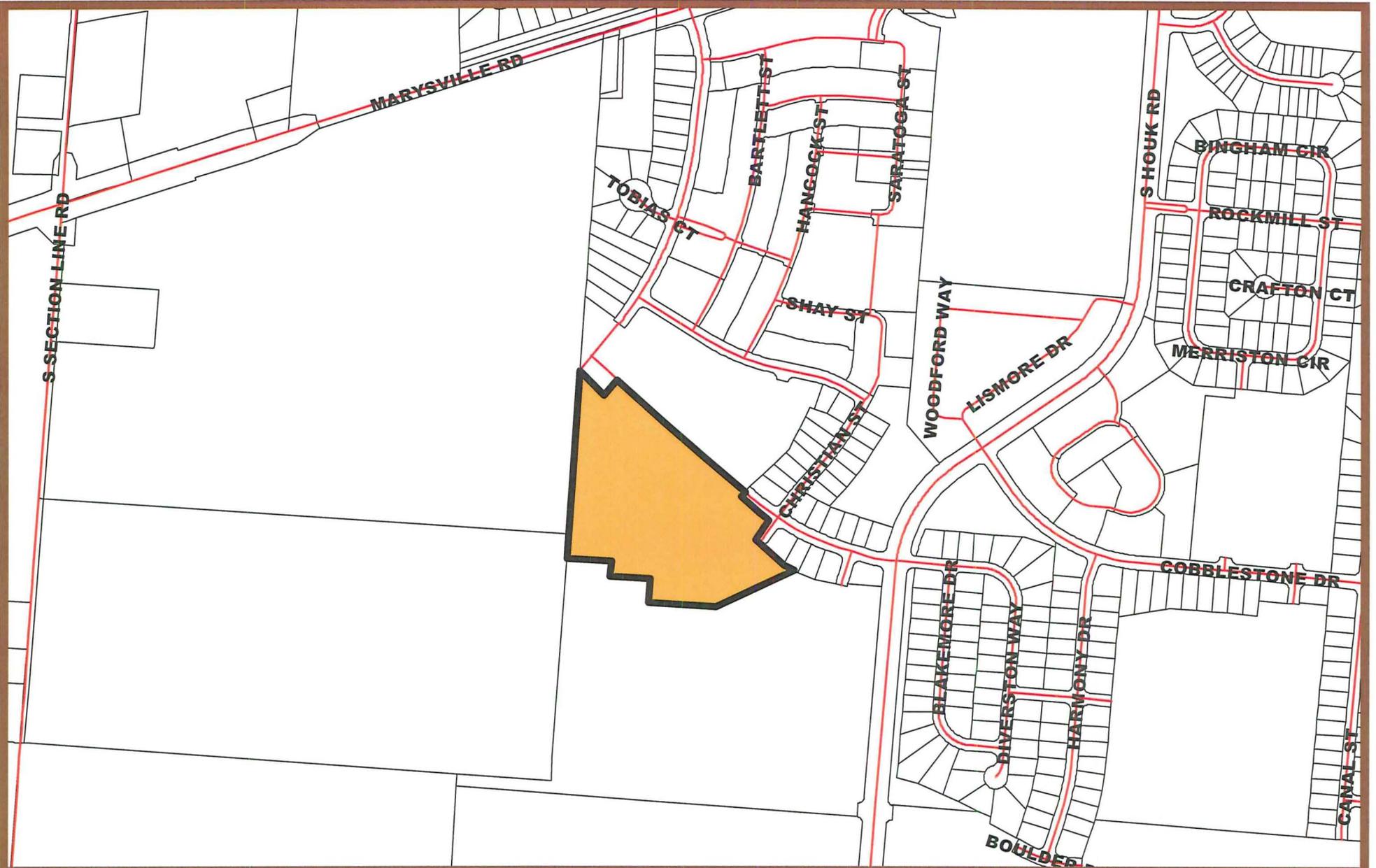
STAFF RECOMMENDATION – (2015-1049 FINAL SUBDIVISION PLAT)

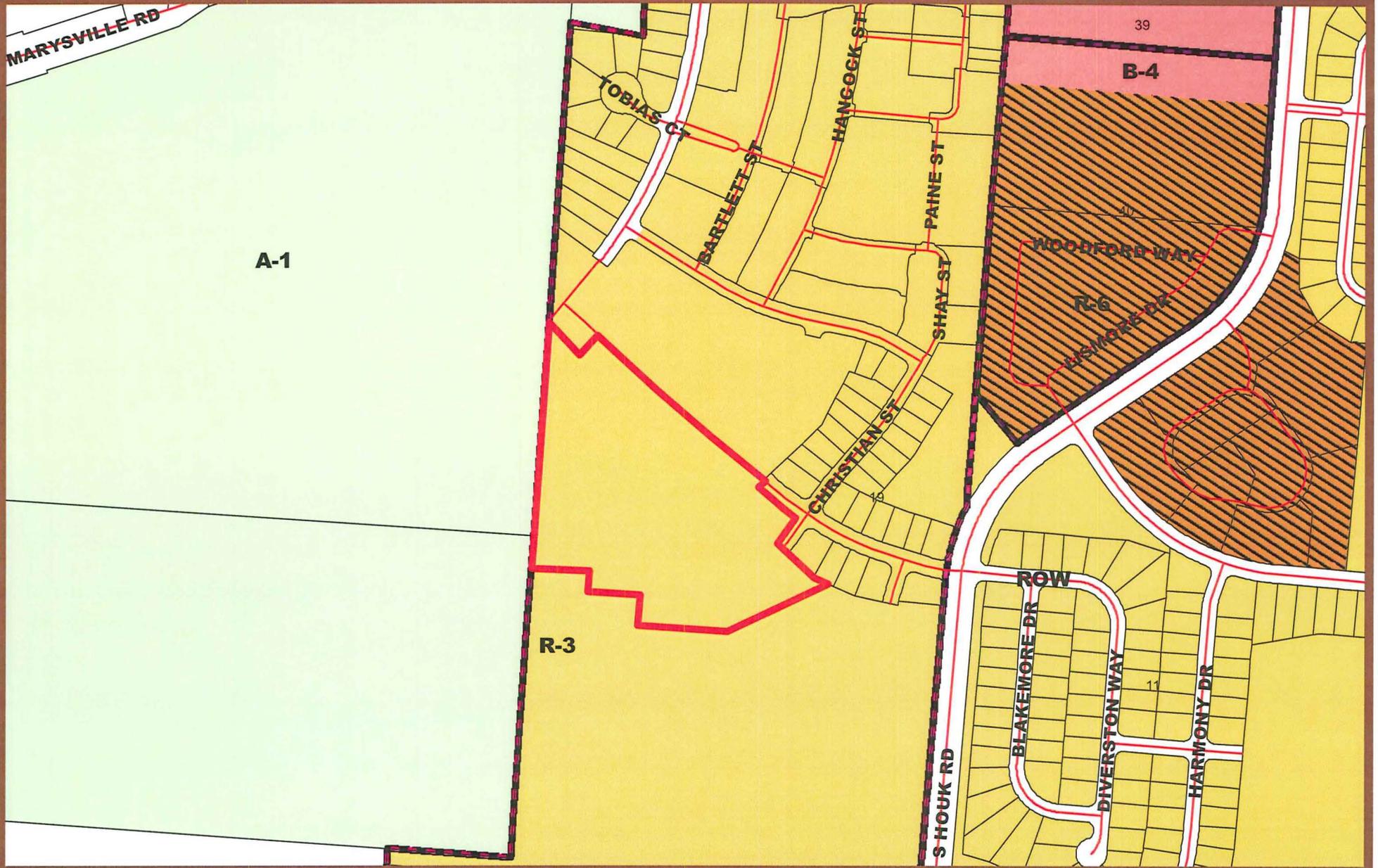
Staff recommends approval of a request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any stormwater and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
 2. A public sidewalk shall be required along all public streets.
 3. The houses shall achieve compliance the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
 4. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals.
 5. The street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.
 6. The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat shall be programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association.
 7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
 8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official.
-

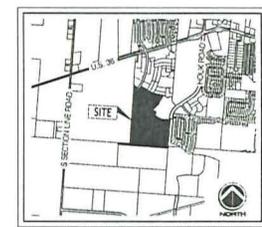
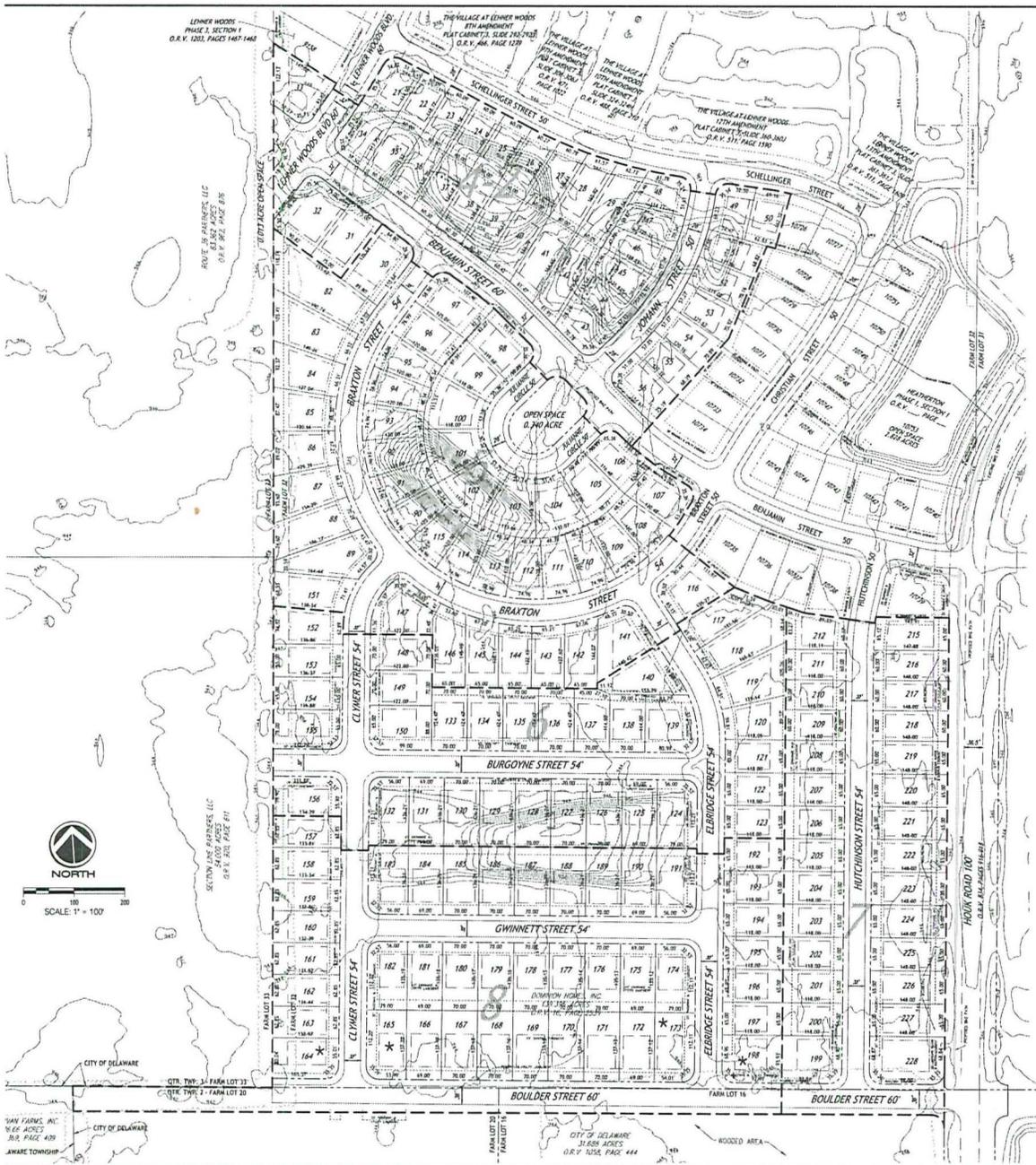
CONCLUSIONS

- The proposal meets all applicable Code requirements, with fulfillment of the approval conditions.









LOCATION MAP
SCALE: 1" = 200'

AMENDED PRELIMINARY PLAT AND
PRELIMINARY PLAN,
FINAL DEVELOPMENT PLAN
HEATHERTON

PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 19 AND ALSO BEING PART OF FARM LOTS 16 & 20, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, BEING A 54.181 ACRE SUBDIVISION OUT OF A 133.396 ACRE TRACT OF LAND DESCRIBED IN DEED TO DOMINION HOMES, INC. OF RECORD IN OFFICIAL RECORDS VOLUME 16, PAGE 2539. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

NOTE

ELEVATIONS ARE BASED ON NAVD 88 DATUM

OWNER/DEVELOPER
DOMINION HOMES, INC.
4900 TUTTLE CROSSING BLVD.
DUBLIN, OHIO 43016
(614) 356-5000

SETBACKS

ZONING DISTRICT (R-3 PRD)
FRONT = 25 FEET FROM RIGHT-OF-WAY
SIDE = 15 FEET TOTAL (0' MINIMUM)
REAR = 30 FEET

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0011K, DATED APRIL 16, 2009.

ACREAGE BREAKDOWN	
BUILDABLE LOTS (181)	= 37.764 ACRES
OPEN SPACE (2)	= 0.353 ACRES
RIGHT-OF-WAY	= 12.044 ACRES
TOTAL AREA	= 50.161 ACRES

HEATHERTON PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8
AMENDED PRELIMINARY PLAT AND PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN
PC CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON _____

- CITY CLERK _____
- CITY MANAGER _____
- DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR _____
- DIRECTOR OF ENGINEERING SERVICES _____
- UTILITIES DIRECTOR _____
- PUBLIC WORKS DIRECTOR _____



AMENDED PRELIMINARY PLAT AND
PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN
**HEATHERTON PHASE 4, SECTION 2
AND PHASES 5-8**
CITY OF DELAWARE, OHIO

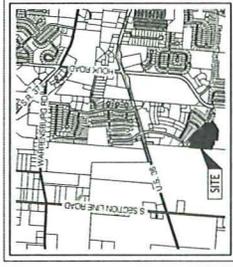
DATE: APRIL 2014
XON NO. 11074
DRAWN BY: M. SMITH
APPROVED: J. BRIBERT

FINAL SUBDIVISION PLAT FOR HEATHERTON PHASE 5

SITUATED IN THE STATE OF OHIO,
COUNTY OF DELAWARE, CITY OF DELAWARE,
BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3,
TOWNSHIP 5 NORTH, RANGE 19 WEST,
UNITED STATES MILITARY LANDS.

ORDINANCE NUMBER:
ORDINANCE NO.:

DATE:
DATE:



LOCATION MAP
SCALE: 1"=300'

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LING IN FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 5 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, BEING PART OF THE 6.242 ACRE TRACT DESCRIBED IN DEED TO PAULIE HOMES OF OHIO LLC, BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 1326, PAGE 2548, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. PAULIE HOMES OF OHIO LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "HEATHERTON PHASE 5", A SUBDIVISION OF 44 LOTS NUMBERED 11016 THROUGH 11059, AND DOES HEREBY ACCEPT THIS PLAT OF SAID:

EASEMENTS ARE REFERRED TO, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" AND "DRAINAGE AND UTILITY EASEMENT". AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM DRAINAGE SWALES, AND/OR OTHER STORM DRAINAGE SYSTEMS, AND UTILITY EASEMENTS SHALL BE DESIGNATED TO MAINTAIN THE FLOW OF RIFIGHT IN SAID EASEMENTS.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID PAULIE HOMES OF OHIO LLC, AND ARE DESIGNATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE SUBJECT TO THE APPLICABLE ZONING DISTRICT, AND THAT THE APPLICABLE ZONING DISTRICT AND ALL OTHER SUBSEQUENT OWNERS OF THIS LAND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OF THIS LAND, INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF SAID ZONING DISTRICT, FROM THE DELAWARE COUNTY, OHIO, THROUGH THE UNDERGOING.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, PRESIDENT OF LAND DEVELOPMENT FOR PAULIE HOMES OF OHIO LLC, HAS HEREIN SET MY HAND AND AFFIRMED BY OFFICIAL SEAL THIS ____ DAY OF _____, 20____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

(WITNESS) _____
PRINTED: PAULIE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

(WITNESS) _____
PRINTED: MATTHEW J. CALLAHAN,
VICE PRESIDENT OF LAND DEVELOPMENT

NOTARY FOR OWNER

STATE OF OHIO SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, FOR SAID PAULIE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE FREE AND VOLUNTARY ACT AND DEED OF SAID PAULIE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED BY OFFICIAL SEAL THIS ____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

AUDITOR _____
TRANSFERRED THIS ____ DAY OF _____, 20____
ALLEGHANY
DELAWARE COUNTY, OHIO

RECORDER

HEATHERTON PHASE 5
PLAT CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON _____
APPROVED AND ACCEPTED THIS ____ DAY OF _____ BY ORDINANCE NO. _____
WHEREIN ALL EASEMENTS, SHOWN DESIGNATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

CITY CLERK: MICHELLE KOHLER
CITY MANAGER: THOMAS IRWIN
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR: DAVID M. ETLAND, ACP
PUBLIC WORKS DIRECTOR / CITY ENGINEER: WILLIAM L. FERRODIO P.E.
DIRECTOR OF PUBLIC UTILITIES: BRAD STANTON

SURVEYOR
I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

DARRELL B. PLUMMER, P.S.
PROFESSIONAL SURVEYOR NO. 7395

NOTE
LANDSCAPE BUFFER TO BE MAINTAINED BY THE LINER WOODS HOME OWNERS ASSOCIATION.

FLOOD DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "A", WHICH IS A 1% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE DELAWARE COUNTY FLOOD MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER J280400010A, DATED APRIL 16, 2005.

BASIS OF BEARINGS

THE BEARINGS ON THE ATTACHED PLAT WERE OBTAINED BY THE SURVEYOR BY THE USE OF A LEINER WOODS BOULEVARD AS SHOWN FOR PHASE 1, PLAT CABINET 3, SIZE 90-90R, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

ACREAGE BREAKDOWN

BUILDABLE LOTS (44) = 33,000 ACRES
OPEN SPACE = 0.300 ACRES
RIGHT-OF-WAY = 2.320 ACRES
TOTAL AREA = 12,220 ACRES

OWNER/DEVELOPER
PAULIE HOMES OF OHIO, LLC
4000 TUTTLE CROSSING BLVD
COLUMBUS, OHIO 43219
(614) 598-5000

SETBACKS
ZONING DISTRICT (R-3 PRO)
FRONT = 25 FEET FROM RIGHT-OF-WAY
SIDE = 15 FEET TOTAL (6 MINIMUM)
REAR = 35 FEET

ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION OF THE LAND AND SHALL BE MAINTAINED AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.

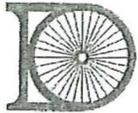
NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
- DRAINAGE AND UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC UTILITY EASEMENTS, AND UTILITY EASEMENTS SHALL BE DESIGNATED TO MAINTAIN THE FLOW OF RIFIGHT IN SAID EASEMENTS. AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM DRAINAGE SWALES, AND/OR OTHER STORM DRAINAGE SYSTEMS, AND UTILITY EASEMENTS SHALL BE DESIGNATED TO MAINTAIN THE FLOW OF RIFIGHT IN SAID EASEMENTS.
- NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT THAT ON FILE WITH THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, IS A SETBACK REPORT FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE ELEVATIONS AND/OR LOT GRADING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE ON FILE WITH THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, AND ARE INCORPORATED INTO THE FINAL PLAT PLAN REQUIRED WITH THE BUILDING PERMIT.
- ROOF DRAIN SPOTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
- BE ADVISED, A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR COLLECT, P LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
- WHERE INDICATED, ALL SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SEWAGE CONDUITS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
- MAINTENANCE OF "DRAINAGE & UTILITY EASEMENTS" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREIN, THEIR SUCCESSORS, OR ASSIGNS, AND IS TO BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
- THERE SHALL BE NO CONVEYANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAT.
- THE CITY OF DELAWARE, OHIO SHALL BE NOTIFIED THREE (3) DAYS BEFORE ANY COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS ON THIS PLAT TO PERMIT REVIEW BY SUPERVISOR AND INSPECTION.
- THE SUPERVISOR OF PUBLIC UTILITIES AND THE CITY ENGINEER SHALL BE NOTIFIED BEFORE ANY DEVELOPMENT OF SAID LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
- ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
- ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".
- COORDINATES SHOWN ARE TO BE USED FOR GEOGRAPHICAL INFORMATION ONLY AND ARE NOT INTENDED FOR THE RETRACEMENT OF THE BOUNDARIES SHOWN HEREON.
- COORDINATES SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATES "NORTH ZONE".
- ALL SEWERLINES SHALL BE BUILT WITHIN 18 MONTHS OF THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE FINAL PLAT.



DATE: FEBRUARY, 2015
DRAWN BY: K. SMITH
PROJECT: G. ETLEBER

COVER SHEET
HEATHERTON
PHASE 5
CITY OF DELAWARE, OHIO



**CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM**



Project # _____ Case # _____

Planning Commission

- | | | |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input checked="" type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | <u>Board of Zoning Appeals</u> |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name HEATHERTON PHASE 5 Address BENJAMIN STREET
 Acreage 12.203 Square Footage _____ Number of Lots 45 Number of Units _____
 Zoning District/Land Use R-3 Proposed Zoning/Land Use _____ Parcel # _____

Applicant Name PULTE HOMES OF OHIO Contact Person STEVE PECK
 Applicant Address 4900 TUTTLE CROSSING BLVD. DUBLIN, OHIO 43016
 Phone 614-356-5000 Fax _____ E-mail stephen.peck@pulte.com
 Owner Name SAME AS APPLICANT Contact Person _____
 Owner Address _____
 Phone _____ Fax _____ E-mail _____
 Engineer/Architect/Attorney CT CONSULTANTS Contact Person JAMES BARRY
 Address 7965 NORTH HIGH STREET ~ SUITE 340 COLUMBUS, OHIO 43235
 Phone 614-885-1700 Fax 614-885-1701 E-mail jbarry@ctconsultants.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Steve Peck

 Owner Signature

Steve Peck Pulte Homes of Ohio LLC

 Owner Printed Name

JMB

 Agent Signature

James M. Barry

 Agent Printed Name

Sworn to before me and subscribed in my presence this 27th day of May, 2015.



Notary Stamp
KELLY J. BLYTHE
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES MAY 5, 2017

Kelly J. Blythe

 Notary Public