

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 1333 Research Road		Project Name/Business Name: Stream's Edge Properties, LLC	
Parcel #:	025-011747 025-003960-00	Zoning: (see Map) OCT	Acreage: 10.47 21.67

VARIANCE SPECIFICATIONS
Description of Variance Request: Reduction in the number of trees to be planted on the site based upon the proposed and future layouts due to constraints within the development acreage and the layout as shown to allow expansion of the existing business. Ref. attached plans
STAFF USE ONLY: CH 1155.04(c)(1)(A) - Parking setback (Code Section): CH 1171.03(g) - Chain link fence prohibited in front yard

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Anthony Rocco	Applicant Address: 6450 Poe Avenue, Suite 311, Dayton, OH 45414
Applicant E-mail: arocco@daytonfreight.com	Applicant Phone: 937-415-1748
Business Name (if applicable): Streams Edge Properties, LLC, c/o Dayton Freight Lines, Inc.	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Russell Henestofel (EMH&T)	614-775-4360/rhenestofel@emht.com
Property Owner Name: (if different from Applicant) Streams Edge Properties, LLC	Property Owner Contact Information (phone no./email): 937-415-1748, arocco@daytonfreight.com

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. V-0053-2024

RECEIVED: KAW
DATE: 02-26-2024

PAID: \$500.00
DATE: 02-26-2024

Updated
Apr 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter 1131 (visit www.municode.com) (Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)
2.	Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3.	Renderings, drawings, and/or pictures of the proposed project
4.	A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5.	List of contiguous property owners & their mailing address
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee (in accordance with the Building & Zoning Fee Schedule)
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	Authorization Consent Form Complete & Notarized (see page 3)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Anthony Rocco Date: 02/19/2024

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

_____ Anthony Rocco
(applicant/representative/property owner name printed)

_____ Anthony Rocco _____ 02/19/2024
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 19 day of February, 2024.

State of Ohio County of Montgomery

Notary Public Signature: Bridget R. Johnson



BRIDGET R. JOHNSON
NOTARY PUBLIC, STATE OF OHIO
Comm. No. 2015-RE-539113
My Commission Expires 8/31/2025

Dayton Freight - Gahanna Variance

Statement of Variance Reasons

Reduction in Number of Trees

- In order to develop the project site in a manner to continue to grow operations on the existing property owner by Dayton Freight, a reduction in the number of trees is required from the 280 required to 112 proposed to be planted. These 112 proposed trees are in addition to the 120 trees to remain on the site, the 10 trees being planted to replace recently planted trees that have died as well as 8 trees that are being replanted on site to avoid construction areas. This site has been constructed and expanded over the years to adopt to the growing business within the industrial park.
- The site also has two large easements, the first is an overhead transmission and distribution electric lines and the second being an underground high pressure gas lines that prevent trees from being planted along the perimeter of the existing service center site, thus reducing the area normally planted with trees.
- Without this variance, the property owner would not be able to expand their operations and increase staffing to accommodate the growing market need in the 50-mile area surrounding this site. The additional parking is needed to ensure the demand at the various industries served are met at this existing and expanded location. We have planted the perimeter of the site with trees to provide the industrial park with the most benefit of the trees that are being planted.
- This variance will not adversely impact the health or safety as the number of trees provided match or exceeds the trees provided by other developments in the same area.

Reduction in Front Parking Setback

- We are proposing a reduction in the parking setback from the current zoning code distance of 45' to 20' along Blatt Boulevard to allow an expansion of the existing employee lot to contain secured/fenced parking spaces for employees that arrive or depart their vehicles during non-normal working hours. Please note that there are only 3 parking spaces within the existing 45' setback as the remainder of the pavement in the between the existing and proposed setbacks is maneuvering area which is allowed within the setback.
- Without this variance, the property owner would not be able to expand their operations and increase staffing to accommodate the growing market need in the 50-mile area surrounding this site. The additional parking is needed to ensure the demand at the various industries served are met at this existing and expanded location.

- This variance will not adversely impact the health or safety as the distance from the parking lots to the centerline of roadway provided match or exceeds other developments in the same area such as Purdy Company, McGraw Hill, Industrial Container Services, etc.

Reduction in Front Fence Setback

- We are proposing a reduction to allow a fence within the front yard setback along Blatt Boulevard. The fence will continue around the proposed and future site expansion area and include the wet pond and secured employee parking lot.
- The fence for a majority of the site is to maintain security for the products within the building and trailers. However, without this variance, the fence could not be used to discourage individuals from entering the pond or allow personal vehicles and their owners the security when they arrive or depart their vehicles during non-normal working hours.
- This variance will not adversely impact the health or safety as we feel this variance is necessary to promote safety from individuals entering into the wet pond that is required for detention and water quality as well as promote a safe environment for workers that arrive to their personal vehicles late at night the added protection of getting into their vehicles in a fenced area. The fence location is fairly close to the location of the Penske Truck Rental along Eastgate Parkway.

Dayton Freight - Gahanna Variance
List of Contiguous Property Owners

McGraw Hill Education LLC
1325 Avenue of the America
New York, NY 10019-6026

790 Cross Pointe LLC
790 Cross Pointe Road
Columbus, OH 43230

Columbus QCB Inc
820 State Avenue
Cincinnati, OH 45204

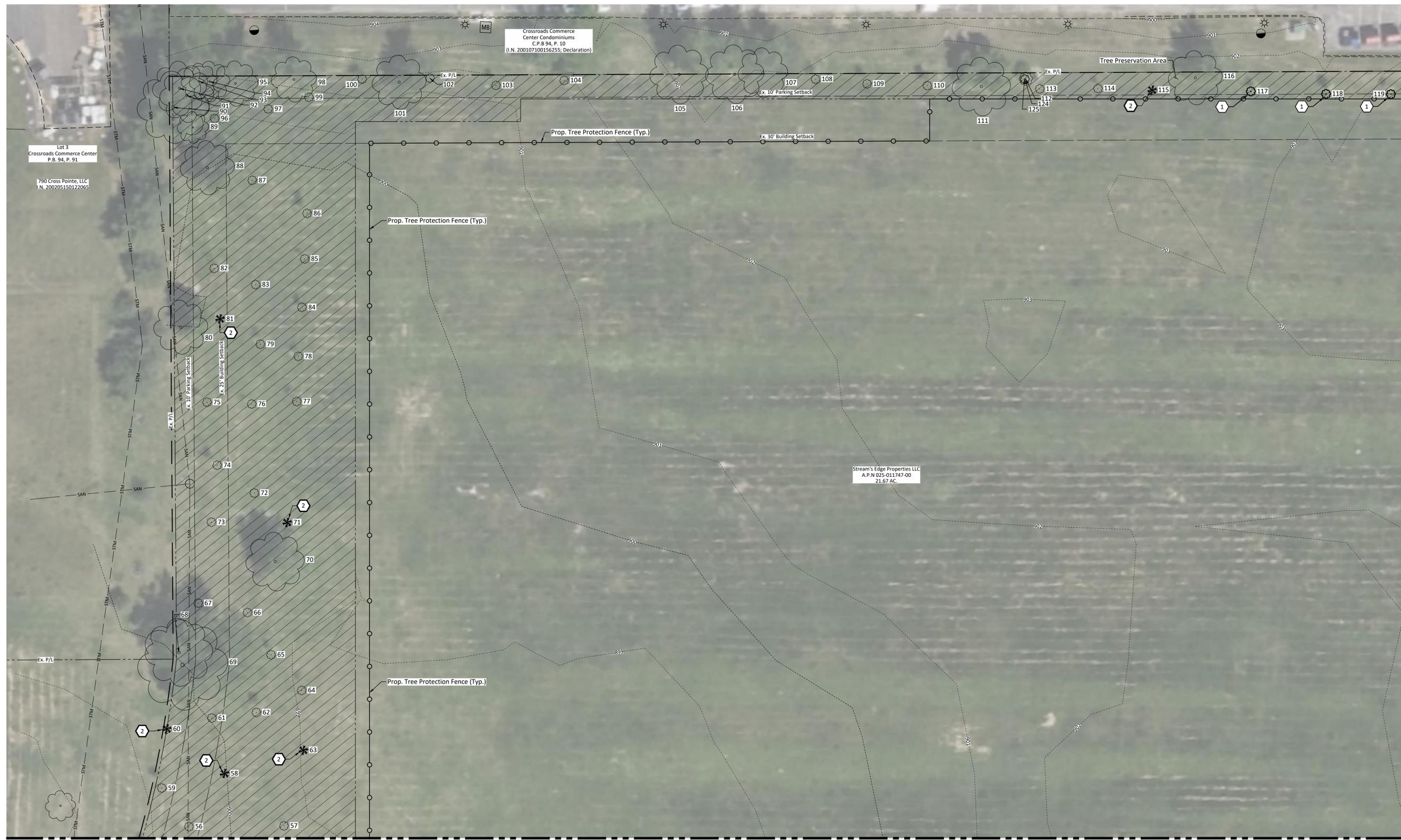
Franklin Steel Co Attn President
7324 Paddock Road
Cincinnati, OH 45216

Atpit LLC
1410 Blatt Boulevard
Gahanna, OH 43230

Pizzuti CG Gahanna LLC
629 North High Street
Suite 500
Columbus, OH 43215

Columbus Southern Power Company
700 Morrison Road
Columbus, OH 43230

Pure Life Fitness LLC
720 Cross Pointe Road
Gahanna, OH 43230



Matchline - See Sheet C1.12

Matchline - See Sheet C1.23

Legend

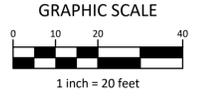
---	Ex. R/W Line
---	Ex. Property Line
---	Ex. Setback
---	Ex. Easement
---	Ex. Edge of Pavement
---	Ex. C/L Ditch
---	Ex. Fence
---	Ex. Underground Electric Line
---	Ex. Overhead Electric Line
---	Ex. Underground Comm. Line
---	Ex. Gas Main
---	Ex. Water Main
---	Ex. Sanitary Sewer
---	Ex. Storm Sewer

---	Ex. Minor Contour
---	Ex. Tree Line
---	Ex. Tree(s)
---	Ex. Utility Pole
---	Ex. Light Pole
---	Ex. Flood Light
---	Ex. Bollard
---	Ex. Block Heater Bollard
---	Ex. Flag Pole
---	Ex. Sign
---	Ex. Mailbox
---	Ex. Benchmark
---	Prop. Tree Protection Fence
---	Tree Preservation Area

(DND) Do Not Disturb

Coded Notes

1	Relocate Ex. Tree Due To Improper Placement
2	Ex. Dead Tree (To Be Replaced)
3	Ex. Tree, Under 6" Caliper (To Be Removed)
4	Ex. Tree, Over 6" Caliper (To Be Replaced)
5	Ex. C/L Ditch (To Be Removed)
6	Ex. Fence (To Be Replaced)
7	Ex. Gate (To Be Replaced)
8	Ex. Block Heater Bollard (To Be Removed)
9	Ex. Pavement Marking (To Be Removed)
10	Ex. Parking Block (To Be Removed)



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DAYTON FREIGHT
EXPANDED SITE IMPROVEMENTS
DESIGN REVIEW PLAN
1333 RESEARCH ROAD | GAHANNA | OH | 43230

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	04 01 2024	PRELIMINARY
□		CHECK
□		BID
■	04 30 2024	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
APRIL 30, 2024

PROJECT NUMBER: **2021-0133**

SHEET TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

SCALE: **1" = 20'**

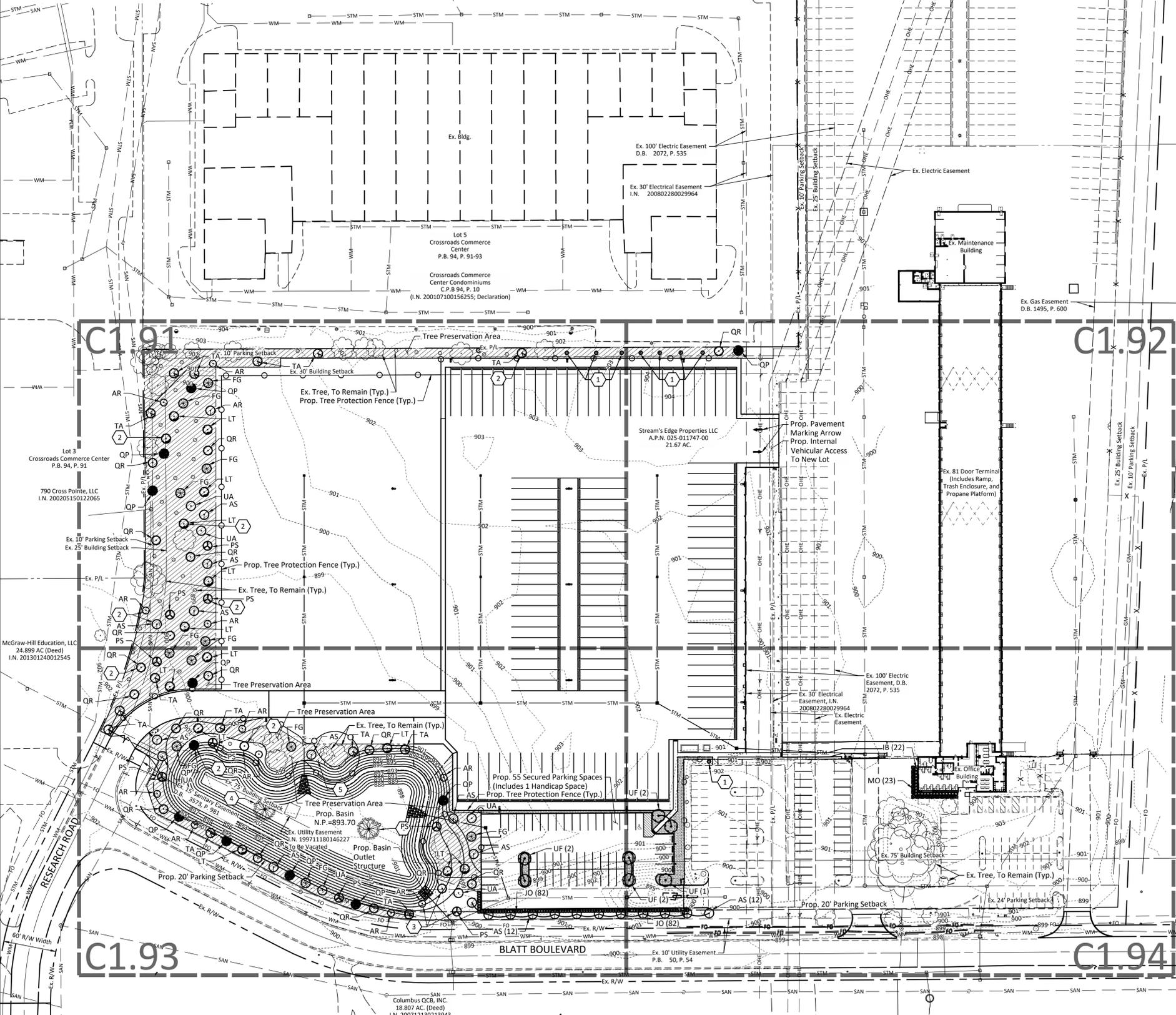
SHEET NUMBER: **C1.21**

J:\2023\06\20\DWG\04\SHEETS\SITE PLAN\C1.21 - EX COND AND DEMO PLAN - OPENING DAY.DWG

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
QP	11	Quercus Palustris	Pin Oak	2" Cal.	B&B
PS	9	Prunus Serotina	Black Chery	2" Cal.	B&B
UA	6	Ulmus Americana	American Elm	2" Cal.	B&B
FG	11	Fagus Grandifolia	American Beech	2" Cal.	B&B
AS	22	Acer Saccharum	Sugar Maple	2" Cal.	B&B
QR	17	Quercus Rubra	Northern Red Oak	2" Cal.	B&B
LT	14	Liriodendron Tulipifera	Tulip Tree	2" Cal.	B&B
TA	14	Tilia Americana	American Basswood	2" Cal.	B&B
AR	11	Acer Rubrum	Red Maple	2" Cal.	B&B
UF	7	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
JO	82	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" Ht.	Cont.
IB	22	Ilex x Meserveae 'Blue Boy'	Blue Boy Holly	24" Ht.	Cont.
MO	23	Philadelphus 'Avalanche'	Avalanche Mock Orange	24" Ht.	Cont.



Dayton Freight - Tree Chart

New Employee Lot Trees Provided	
Acer Saccharum / Sugar Maple (AS), 3" Caliper	13 Trees
Fagus Grandifolia / American Beech (FG), 3" Caliper	1 Tree
Prunus Serotina / Black Cherry (PS), 3" Caliper	1 Tree
Quercus Rubra / Northern Red Oak (QR), 3" Caliper	1 Tree
Ulmus Americana / American Elm (UA), 3" Caliper	1 Tree
Ulmus x 'Frontier' / Frontier Elm (UF), 3" Caliper	7 Trees
New Employee Lot Trees Provided	24 Trees

New Employee Lot Screening [Per 1155.06(g)(1)]	
Areas Located Adjacent to Public Right-of-Way	3' High Screen Required
Areas Located Adjacent to Public Right-of-Way	3' High Evergreen Hedge Screen Provided

New Tractor/Trailer Lot Trees Provided	
Acer Rubrum / Red Maple (AR), 2" Caliper	10 Trees
Acer Saccharum / Sugar Maple (AS), 2" Caliper	8 Trees
Fagus Grandifolia / American Beech (FG), 2" Caliper	10 Trees
Liriodendron Tulipifera / Tulip Tree (LT), 2" Caliper	12 Trees
Prunus Serotina / Black Cherry (PS), 2" Caliper	6 Trees
Quercus Palustris / Pin Oak (QP), 2" Caliper	10 Trees
Quercus Rubra / Northern Red Oak (QR), 2" Caliper	14 Trees
Tilia Americana / American Basswood (TA), 2" Caliper	13 Trees
Ulmus Americana / American Elm (UA), 2" Caliper	5 Trees
New Tractor/Trailer Lot Trees Provided	88 Trees

Future Trailer Lot Trees Provided	
Trees Provided	0 Trees
Future Trailer Lot Trees Provided	0 Trees

On-Site Tree Maintenance	
Trees Planted in 2021 Damaged/Dead by Animals/Planting	10 Trees
Total Dead Trees To Be Replaced for Project	10 Trees

Trees To Be Replaced for Project	
Acer Rubrum / Red Maple (AR), 2" Caliper	1 Trees
Acer Saccharum / Sugar Maple (AS), 2" Caliper	1 Trees
Liriodendron Tulipifera / Tulip Tree (LT), 2" Caliper	2 Trees
Prunus Serotina / Black Cherry (PS), 2" Caliper	2 Trees
Quercus Palustris / Pin Oak (QP), 2" Caliper	1 Trees
Quercus Rubra / Northern Red Oak (QR), 2" Caliper	2 Trees
Tilia Americana / American Basswood (TA), 2" Caliper	1 Trees
Total Replaced Trees To Be Replaced for Project	10 Trees

Existing Tree To Be Replanted Due To Improper Placement	
Existing Tree Under 6" Caliper To Be Removed	9 Trees
Existing 19" Caliper Red Oak To Be Removed	1 Tree
Existing 15" Caliper Eastern Cottonwood To Be Removed	1 Tree
Existing 10" Caliper Eastern Cottonwood To Be Removed	1 Tree
Total Trees Impacted for Project	12 Trees
Total New Trees Provided for Project	112 Trees

Notes:

- No Street Trees are required in OCT Zoning.
- No Trees required for access drive.
- No landscaping required for aggregate stone/trailer overhang area.
- Since a Final Development Plan (FDP) is not required, the landscape requirements of Chapter 914 do not apply.
- Chapter 1155.06(d)(1) allows for exemption of interior parking lot landscaping requirements.

Legend

--- Ex. R/W Line	--- Ex. Property Line
--- Ex. Setback	--- Ex. Easement
--- Ex. Edge of Pavement	--- Ex. C/L Ditch
--- Ex. Fence	--- Ex. Underground Electric Line
--- Ex. Overhead Electric Line	--- Ex. Underground Comm. Line
--- Ex. Gas Main	--- Ex. Water Main
--- Ex. Sanitary Sewer	--- Ex. Storm Sewer

--- 900	Ex. Major Contour
--- 901	Ex. Minor Contour
○	Ex. Tree(s)
○	Ex. Utility Pole
○	Ex. Light Pole
○	Ex. Flood Light
○	Ex. Bollard
○	Ex. Block Heater Bollard
○	Ex. Flag Pole
○	Ex. Sign
○	Ex. Mailbox
○	Ex. Benchmark
○	Prop. Concrete Curb
○	Prop. C/L Ditch
○	Prop. Chain Link Fence
○	Prop. Storm Sewer
○	Prop. 4" HDPE Finger Drain
○	Prop. Basin Outlet Structure With Rock Outlet Protection
○	Prop. Major Contour
○	Prop. Minor Contour
○	Prop. Light Pole
○	Prop. Bollard
○	Prop. Block Heater Bollard
○	Prop. Auto EV Charging Station
○	Fut. Truck EV Charging Station
○	Tree Preservation Area
(DND)	Do Not Disturb

Coded Notes

1	Relocate Ex. Tree Due To Improper Placement
2	Prop. Tree Replacing Removed Dead Tree
3	Prop. Tree Replacing Removed >6" Caliper Tree
4	Prop. Scott 1 1/2 HP Boilermaker Pond Aerator
5	Prop. Aerator Control Post, Ref. Elec. Plans for Details

DAYTON FREIGHT

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

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DAYTON FREIGHT

EXPANDED SITE IMPROVEMENTS

DESIGN REVIEW PLAN

1333 RESEARCH ROAD | GAHANNA | OH | 43230

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	04 01 2024	PRELIMINARY
□		CHECK
□		BID
■	04 30 2024	PERMIT
□		CONSTRUCTION

PERMIT SET

NOT TO BE USED FOR CONSTRUCTION

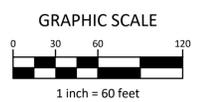
PLAN SET DATE
APRIL 30, 2024

PROJECT NUMBER 2021-0133

SHEET TITLE OVERALL LANDSCAPE PLAN - OPENING DAY

SCALE 1" = 60'

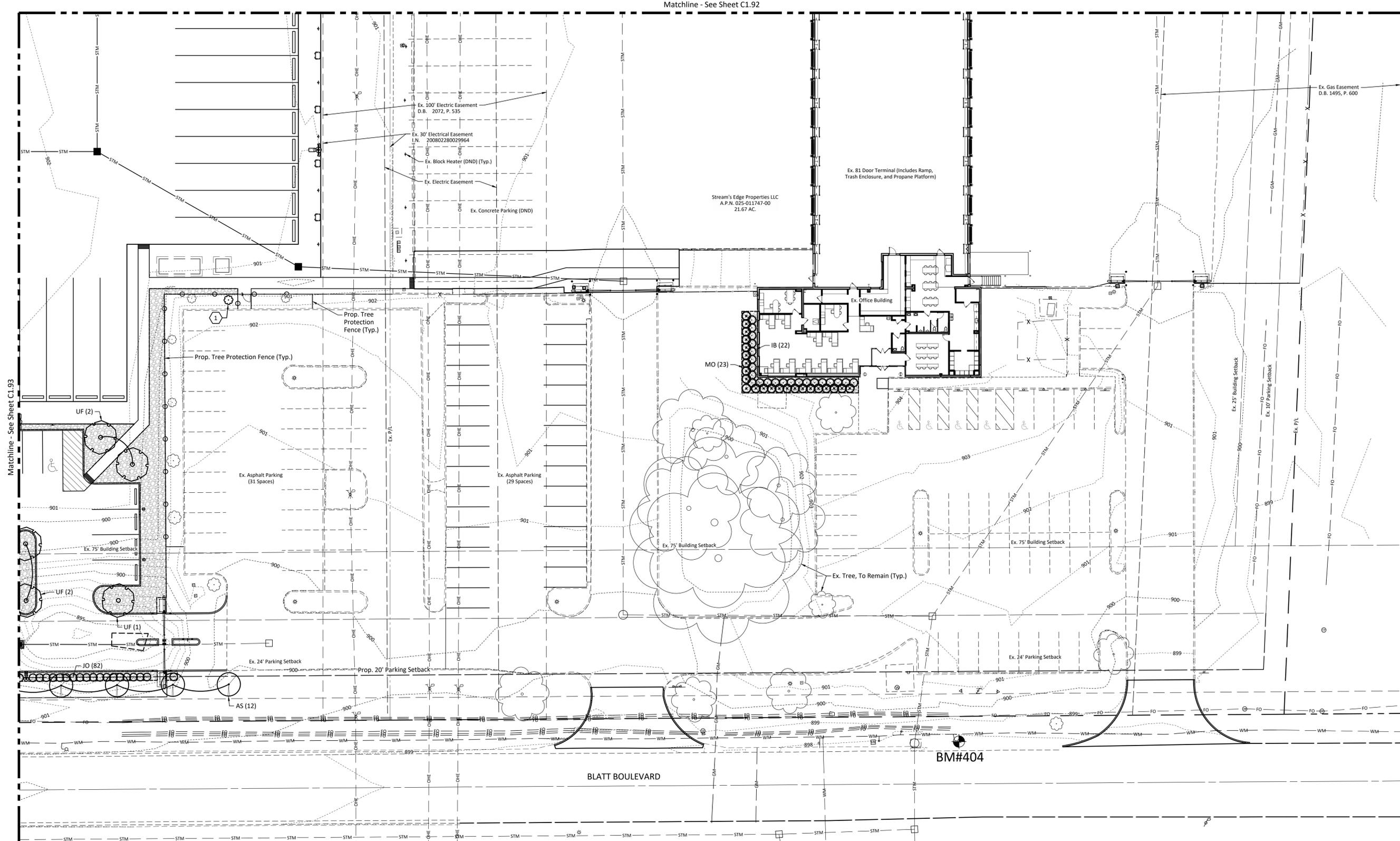
SHEET NUMBER



C1.90

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DAYTON FREIGHT
EXPANDED SITE IMPROVEMENTS
DESIGN REVIEW PLAN
1333 RESEARCH ROAD | GAHANNA | OH | 43230

Matchline - See Sheet C1.92



Matchline - See Sheet C1.93

Legend

---	Ex. R/W Line
---	Ex. Property Line
---	Ex. Setback
---	Ex. Easement
---	Ex. Edge of Pavement
---	Ex. C/L Ditch
---	Ex. Fence
---	Ex. Underground Electric Line
---	Ex. Overhead Electric Line
---	Ex. Underground Comm. Line
---	Ex. Gas Main
---	Ex. Water Main
---	Ex. Sanitary Sewer
---	Ex. Storm Sewer

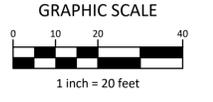
---	Ex. Major Contour
---	Ex. Minor Contour
---	Ex. Tree(s)
---	Ex. Utility Pole
---	Ex. Light Pole
---	Ex. Flood Light
---	Ex. Bollard
---	Ex. Block Heater Bollard
---	Ex. Flag Pole
---	Ex. Sign
---	Ex. Mailbox
---	Ex. Benchmark
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---	Prop. 4" HDPE Finger Drain

---	Prop. Basin Outlet Structure With Rock Outlet Protection
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---	Prop. Minor Contour
---	Prop. Light Pole
---	Prop. Bollard
---	Prop. Block Heater Bollard
---	Prop. Auto EV Charging Station
---	Fut. Truck EV Charging Station
---	Tree Preservation Area
(DND)	Do Not Disturb

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 - 3 Prop. Tree Replacing Removed >6" Caliper Tree
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 - 5 Prop. Aerator Control Post, Ref. Elec. Plans for Details

PLANT SCHEDULE

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IB	22	Ilex x Meserveae 'Blue Boy'	Blue Boy Holly	24" Ht.	Cont.
MO	23	Philadelphus 'Avalanche'	Avalanche Mock Orange	24" Ht.	Cont.



REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	04 01 2024	PRELIMINARY
□		CHECK
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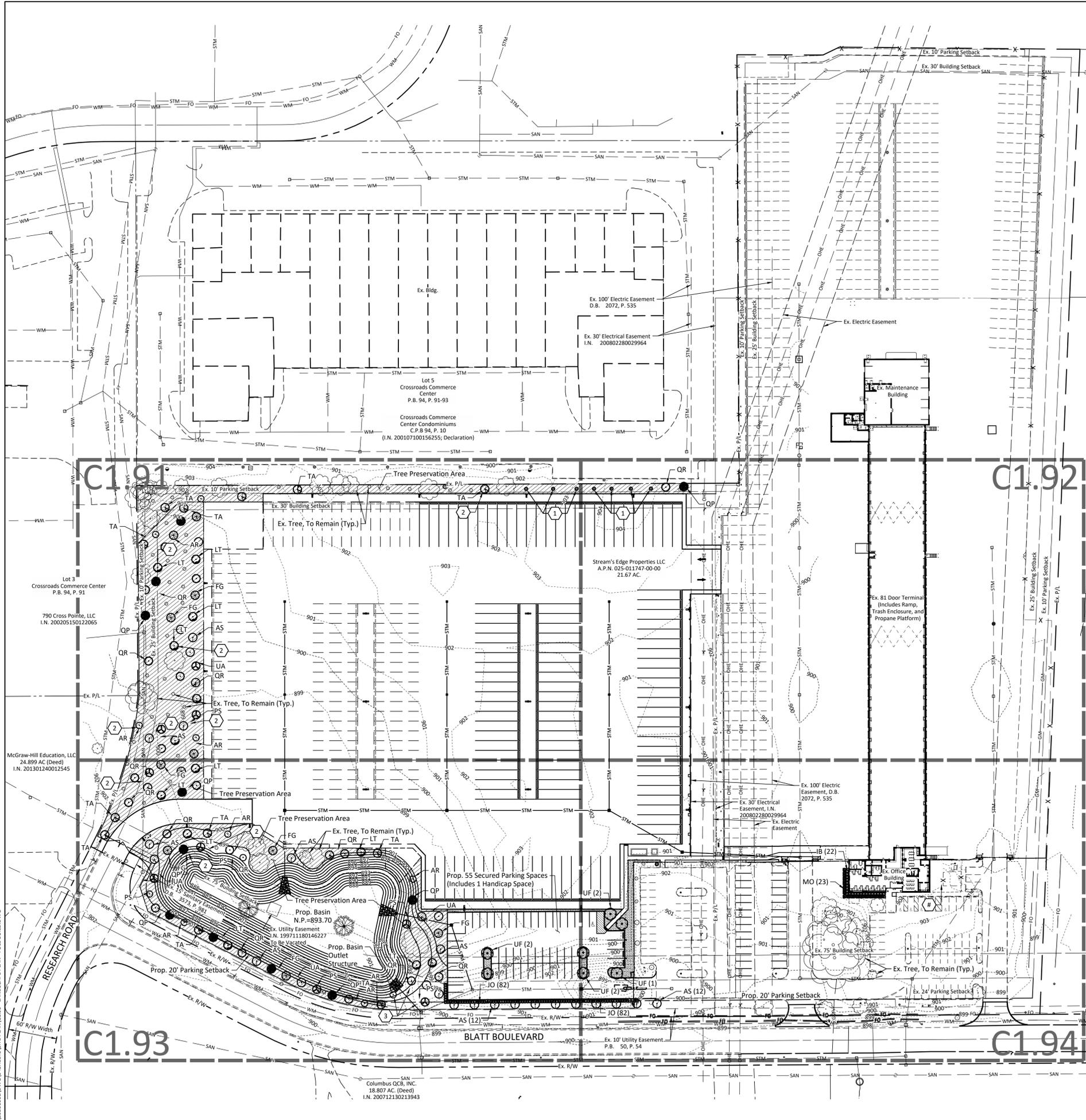
PLAN SET DATE
APRIL 30, 2024

PROJECT NUMBER: **2021-0133**

SHEET TITLE: **LANDSCAPE PLAN - OPENING DAY**

SCALE: **1" = 20'**

SHEET NUMBER: **C1.94**



Dayton Freight - Tree Chart	
New Employee Lot Trees Provided	
Acer Saccharum / Sugar Maple (AS), 3" Caliper	13 Trees
Fagus Grandifolia / American Beech (FG), 3" Caliper	1 Tree
Prunus Serotina / Black Cherry (PS), 3" Caliper	1 Tree
Quercus Rubra / Northern Red Oak (QR), 3" Caliper	1 Tree
Ulmus Americana / American Elm (UA), 3" Caliper	1 Tree
Ulmus x 'Frontier' / Frontier Elm (UF), 3" Caliper	7 Trees
New Employee Lot Trees Provided	24 Trees
New Employee Lot Screening [Per 1155.06(g)(1)]	
Areas Located Adjacent to Public Right-of-Way	3' High Screen Required
Areas Located Adjacent to Public Right-of-Way	3' High Evergreen Hedge Screen Provided
New Tractor/Trailer Lot Trees Provided	
Acer Rubrum / Red Maple (AR), 2" Caliper	10 Trees
Acer Saccharum / Sugar Maple (AS), 2" Caliper	8 Trees
Fagus Grandifolia / American Beech (FG), 2" Caliper	10 Trees
Liriodendron Tulipifera / Tulip Tree (LT), 2" Caliper	12 Trees
Prunus Serotina / Black Cherry (PS), 2" Caliper	6 Trees
Quercus Palustris / Pin Oak (QP), 2" Caliper	10 Trees
Quercus Rubra / Northern Red Oak (QR), 2" Caliper	14 Trees
Tilia Americana / American Basswood (TA), 2" Caliper	13 Trees
Ulmus Americana / American Elm (UA), 2" Caliper	5 Trees
New Tractor/Trailer Lot Trees Provided	88 Trees
Future Trailer Lot Trees Provided	
Trees Provided	0 Trees
Future Trailer Lot Trees Provided	
Trees Provided	0 Trees
On-Site Tree Maintenance	
Trees Planted in 2021 Damaged/Dead by Animals/Planting	10 Trees
Total Dead Trees To Be Replaced for Project	10 Trees
Existing Trees To Be Replanted Due To Improper Placement	
Acer Rubrum / Red Maple (AR), 2" Caliper	1 Trees
Acer Saccharum / Sugar Maple (AS), 2" Caliper	1 Trees
Liriodendron Tulipifera / Tulip Tree (LT), 2" Caliper	2 Trees
Prunus Serotina / Black Cherry (PS), 2" Caliper	2 Trees
Quercus Palustris / Pin Oak (QP), 2" Caliper	1 Trees
Quercus Rubra / Northern Red Oak (QR), 2" Caliper	2 Trees
Tilia Americana / American Basswood (TA), 2" Caliper	1 Trees
Total Replaced Trees To Be Replaced for Project	10 Trees
Existing Trees To Be Replanted Due To Improper Placement	
Trees Provided	8 Trees
Total Trees To Be Replanted for Project	8 Trees
Existing Trees Impacted	
Existing Tree Under 6" Caliper To Be Removed	9 Trees
Existing 19" Caliper Red Oak To Be Removed	1 Tree
Existing 15" Caliper Eastern Cottonwood To Be Removed	1 Tree
Existing 10" Caliper Eastern Cottonwood To Be Removed	1 Tree
Total Trees Impacted for Project	12 Trees
Total New Trees Provided for Project	112 Trees
Notes:	
No Street Trees are required in OCT Zoning.	
No Trees required for access drive.	
No landscaping required for aggregate stone/trailer overhang area.	
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Chapter 1155.06(d)(1) allows for exemption of interior parking lot landscaping requirements.	

Legend	
--- (dashed line)	Ex. R/W Line
--- (dashed line)	Ex. Property Line
--- (dashed line)	Ex. Setback
--- (dashed line)	Ex. Easement
--- (dashed line)	Ex. Edge of Pavement
--- (dashed line)	Ex. C/L Ditch
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--- (dashed line)	Ex. Underground Electric Line
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--- (dashed line)	Ex. Water Main
--- (dashed line)	Ex. Sanitary Sewer
--- (dashed line)	Ex. Storm Sewer
--- (dashed line)	Ex. Major Contour
--- (dashed line)	Ex. Minor Contour
--- (dashed line)	Ex. Tree Line
--- (dashed line)	Ex. Tree(s)
--- (dashed line)	Ex. Utility Pole
--- (dashed line)	Ex. Light Pole
--- (dashed line)	Ex. Flood Light
--- (dashed line)	Ex. Bollard
--- (dashed line)	Ex. Block Heater Bollard
--- (dashed line)	Ex. Flag Pole
--- (dashed line)	Ex. Sign
--- (dashed line)	Ex. Mailbox
--- (dashed line)	Ex. Benchmark
--- (dashed line)	Prop. Concrete Curb
--- (dashed line)	Prop. C/L Ditch
--- (dashed line)	Prop. Chain Link Fence
--- (dashed line)	Prop. Storm Sewer
--- (dashed line)	Prop. 4" HDPE Finger Drain
--- (dashed line)	Prop. Basin Outlet Structure With Rock Outlet Protection
--- (dashed line)	Prop. Major Contour
--- (dashed line)	Prop. Minor Contour
--- (dashed line)	Prop. Light Pole
--- (dashed line)	Prop. Bollard
--- (dashed line)	Prop. Block Heater Bollard
--- (dashed line)	Prop. Auto EV Charging Station
--- (dashed line)	Fut. Truck EV Charging Station
--- (dashed line)	Tree Preservation Area
(DND)	Do Not Disturb

Coded Notes	
1	Relocate Ex. Tree Due To Improper Placement
2	Prop. Tree Replacing Removed Dead Tree
3	Prop. Tree Replacing Removed >6" Caliper Tree

REVISIONS	
MARK	DATE DESCRIPTION

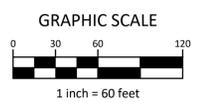
DRAWING SET	
■	04 01 2024 PRELIMINARY
□	CHECK
□	BID
■	04 30 2024 PERMIT
□	CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
APRIL 30, 2024

PROJECT NUMBER	2021-0133
SHEET TITLE	OVERALL LANDSCAPE PLAN - FULL BUILD
SCALE	1" = 60'
SHEET NUMBER	



MARK	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE

DRAWING SET

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<input type="checkbox"/>		CHECK
<input type="checkbox"/>		BID
<input checked="" type="checkbox"/>	04 30 2024	PERMIT
<input type="checkbox"/>		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
APRIL 30, 2024

PROJECT NUMBER **2021-0133**

SHEET TITLE **LANDSCAPE DETAILS**

SCALE **AS NOTED**

SHEET NUMBER

LANDSCAPE GENERAL NOTES AND SPECIFICATIONS

- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations, and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
- Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
- Confirm location of all utilities and subsurface drain lines prior to plant installation.
- Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
- Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
- Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
- Unless indicated otherwise, mulch planting beds with rock mulch.
- Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
- All excavated material shall be removed from the bed edge and planting bed.
- All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Owner prior to planting.
- Install all plants in accordance with planting details and specifications.
- Parking lot and street trees shall have a clear canopy height of 6' min.
- Tree shall be placed a minimum of 3' from sidewalks and curbs.
- Backfill mix for all plantings shall consist of the following:
 - One part excavated soil
 - One part yard waste compost
 - A slow release fertilized (0-20-20 or equal) added at a rate of 5 lbs per cubic yard to the backfill mix
 - If soil areas are of high pH (greater than 6.5) apply 1.25 lbs of elemental sulfur per cubic yard of backfill mix
- Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
- All tree and/or shrub mulch shall consist of shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth.
- Stone mulch shall be used at building foundations, parking lot islands, continuous hedge plantings, and/or as shown on the Landscape Plan. Stone mulch shall consist of washed rounded river gravel, ±0.75" to ±2" in size. Color shall be natural tans, browns and grays. Average applied thickness shall be 4" depth. Prior to placement of rock mulch, a weed barrier fabric shall be placed on subgrade. Metal edging shall be placed adjacent to all rock mulch where a concrete curb does not exist.
- All lawn areas shall receive a minimum of 4 inches of topsoil in order to meet the final grades as shown on the plans.
- All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen. Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
- Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. Any plant materials found to be dead or diseased shall be replaced.
- All proposed slopes 3:1 or steeper and all earthen drainage ways (swales/ditches) shall receive seeding and erosion control blanket.
- Lawn seed mix shall be in accordance with the Ohio EPA Rainwater and Land Development, Chapter 7, based upon the timeframe that the seed is applied. The Contractor shall follow all preparation, amendments, quality, fertilizer, and seed rates as provided within the requirements.
- All proposed plantings have dry to medium water requirements, are drought tolerant, and require low maintenance. Installers responsible for watering and maintenance for the first year after planting. Irrigation bags to be utilized as necessary in lieu of permanent irrigation.
- No Mow Seed Mix shall be proportioned by weight as follows: 20 percent Arabis or Audubon red fescue; 20 percent JS chewing fescue; 20 percent Eostar hard fescue; 20 percent Marco Polo sheep's fescue; and 20% annual ryegrass. Seeding rate shall be 5 - 8 pounds per 1000 square feet (225 - 300 pounds per acre) unless otherwise recommended by seed supplier.
- Nesting Seed Mix shall be ERNMX-123, Native Upland Wildlife Forage & Cover Meadow Mix, by Ernst Seeds (800-873-3321). Seeding rate shall 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec). Verify recommended rates with seed supplier.
- Seed mixes shall be pre-packaged at the specified species percentages.
- Seed bed preparation shall be in accordance with seed supplier's recommendations.
- Plant seed with 'Brillion' type landscape seeding machine that accurately places seed at specified depth and rate and rolls in a single operation. Plant seed no deeper than ½ inch. Hydroseeding of No Mow Seed Mix is not permitted.
- Plant seed with slit seeder in areas that have been previously graded and seeded with annual ryegrass for erosion control. Plant seed no deeper than 1/2 inch.
- Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus at least 1.5 lbs./1000 sq. ft. Maintain lawn and No Mow areas no less than 12 months after planting.
- Mow lawn and No Mow areas as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3 1/2 to 4 inches for No Mow areas and 2 1/2 to 3 1/2 inches for Lawn.
- Apply 2 applications of a broad spectrum, 3-way selective herbicide to No Mow areas within 12 month after planting. Schedule first application no earlier than 6 months after planting

TREE RELOCATION

- The relocation of trees should be done carefully and properly. Care must be taken to preserve roots and keep roots watered through the relocation process. Trunks must be protected to keep bark intact. Trees that are relocated improperly are at risk for damage/death.

RECOMMENDED LANDSCAPE MAINTENANCE SPECIFICATIONS

These maintenance specifications are provided for the Owner's convenience and may be revised by the Owner as needed over the lifetime of the landscape.

Trees

January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.

February: If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective.

March: Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plant beds and turf areas. Provide 2" - 3" depth throughout entire tree ring. Pull mulch 2" away from trunk to prevent mold and rotting.

May: Weed mulch tree rings as required. Continue bi-monthly inspections for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.

June/July: Irrigate trees if needed in the early morning hours to prevent evapotranspiration. Trim/remove unwanted limbs from trees as required. Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1" of water per week (supplement natural rainfall with irrigation as needed).

August: Maintain 2-3" depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2" away from trunk to prevent mold and rotting. Weed mulch tree rings as required.

September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./Nov.).

October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire root zone/dripline (if root zone includes turf do not exceed 2 lbs of nitrogen/1000 sf).

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperature must be >32 degrees for 24 hours after application to be effective. Renew mulch tree rings - maintain 3" depth for trees in plant beds and turf areas. Pull mulch 2" away from trunk.

December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

Shrubs

January/February: Remove wind driven leaves from shrub beds.

March: Remove wind driven leaves from shrub beds. Inspect for potential pest problems at 2 week intervals - document all findings.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed - use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular pre-emergent control to shrub beds. Apply mulch to shrub beds. Maintain 2"-3" depth within bed.

May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue bi-monthly inspections for pest/disease problems.

June: Hand prune as needed (see April). Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.

July: Monitor potential weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.

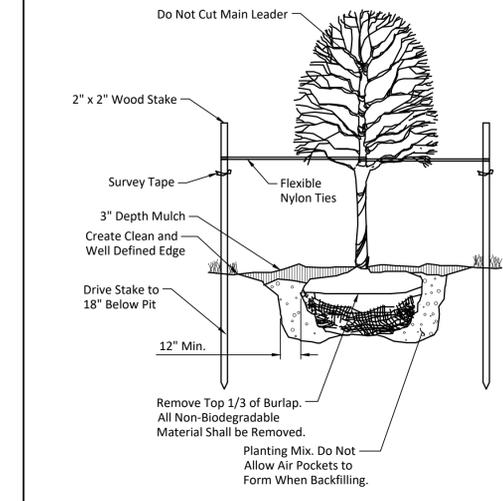
August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain 2"-3" of mulch of mulch in all shrub beds. Remove weeds from beds weekly.

September: Monitor for weed/insect/and disease problems - control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain a 2"-3" depth of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.

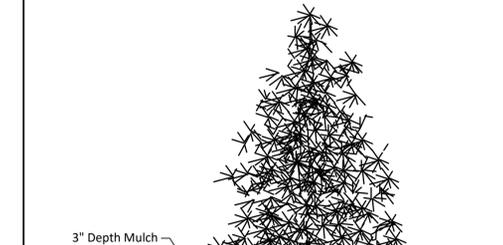
October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire shrub bed. Remove fallen leaves to prevent damage to turf.

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective. Renew mulch at shrub beds maintain 2"-3" depth.

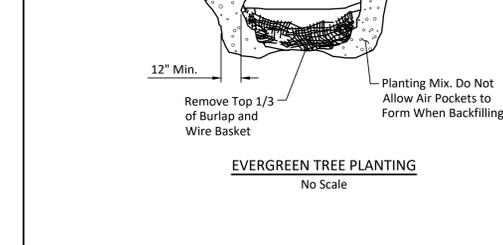
December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.



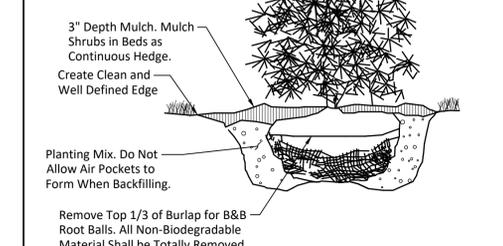
DECIDUOUS TREE PLANTING
No Scale



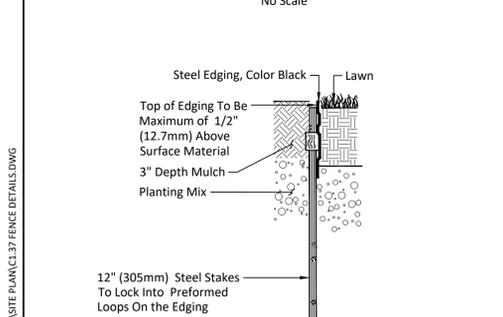
EVERGREEN TREE PLANTING
No Scale



SHRUB PLANTING
No Scale



METAL BED EDGE
No Scale



ROOTBALL PREPARATION
No Scale



ROOTBALL SETTING
No Scale

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D-Series Size 2 LED Area Luminaire

Specifications

EPA: 1.06 ft² (0.10 m²)

Length: 40.59" (1031.3 mm)

Width: 16.76" (426 mm)

Height H1: 8.11" (206 mm)

Height H2: 3.96" (101 mm)

Weight: 4.65 lbs (2.1 kg)

design select

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

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX2 LED	Forward optics (this section 70CRI only)	30K 3000K	70CRI	T5M Type I short	MVOLT (120V-277V) ¹	SPA Square pole mounting (85 drilling)
	P1 P5	40K 4000K	70CRI	T15 Type I short	XVOLT (277V-480V) ²	SPA Square pole mounting (85 drilling)
	P2 P6	50K 5000K	70CRI	T2M Type I wide		SPA Square pole mounting (85 drilling)
	P3 P7			T3M Type I medium		SPA Square pole mounting (85 drilling)
	P4 P8			T3LG Type I highlight control ³		SPA Square pole mounting (85 drilling)
	P9 P9			T4M Type I medium		SPA Square pole mounting (85 drilling)
	P10 P13			T4LG Type I low glare ⁴		SPA Square pole mounting (85 drilling)
	P11 P14			T5M Type I medium		SPA Square pole mounting (85 drilling)
	P12			T5M Type I medium		SPA Square pole mounting (85 drilling)

Control options	Other options	Shipped separately	Finish
Shipped installed	Shipped installed	Shipped separately	Finish
NLTAR2 PIRHN Night Light AR enabled with built-in motion / ambient sensor. 2-40' mounting height, ambient sensor enabled at 20' (5.5 m).	PERF Seven pin receptacle only (controls ordered separately) ^{1,2,3}	ESOR External glare shield (removable, field install required, mounting brackets)	DDBKD Dark Bronze
BL30 Bi-level switched dimming, 30%.*	FAO Field adjustable output ^{4,5}	DNWAD Natural Aluminum	DLBKD Black
BL50 Bi-level switched dimming, 50%.*	LSD Load sense dimming, 30%.*	DWADW White	DNWAL Natural Aluminum
BL90 Bi-level switched dimming, 90%.*	L90 Left rotated optics ⁶	DDWTD Textured dark bronze	DNWDB Dark Bronze
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁷	R90 Right rotated optics ⁶	DDWTD Textured dark bronze	DNWDL Textured Dark Bronze
PER High/low, motion/ambient sensor. 0-40' mounting height, ambient sensor enabled at 20' (5.5 m).	CCE Coastal Construction ⁸	DNWTD Textured natural aluminum	DNWDL Textured Natural Aluminum
PER NEMA wet-dock receptacle only (controls ordered separately) ⁹	HA 50% ambient operation ¹⁰	DNWGD Textured white	DNWGD Textured White
PER Five-pin receptacle only (controls ordered separately) ¹¹	BAA Bay America's Air Compliant		
	SA 50% ambient operation ¹⁰		
	DF Double face (208, 240, 480V) ¹²		
	DS Dual switching ^{13,14}		
	3G Vibration rated for 3G ¹⁵		



RSX1 LED Area Luminaire

Specifications

EPA: 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)

design select

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Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ¹	SPA Square pole mounting (1.0" min. hole for 1.4" x 3.3" min. hole for 2, 3, 4 and 8R) ²
	P2	40K 4000K	R3 Type 3 Medium	XVOLT (277V-480V) ²	SPA Square pole mounting (1.0" min. hole for 1.4" x 3.3" min. hole for 2, 3, 4 and 8R) ²
	P3	50K 5000K	R5 Type 5 Short	XVOLT (277V-480V) ²	SPA Square pole mounting (1.0" min. hole for 1.4" x 3.3" min. hole for 2, 3, 4 and 8R) ²
	P4		BR Type 4 Wide		MA Most arm adaptor (fits 2-3/8" OD horizontal tenon)
			BS Type 4 Short		IS Adjustable slipfitter (fits 3-3/8" OD horizontal tenon)
			R6 Type 6 Short		WSA Wall bracket ³
			R7 Type 7 Short		WSAC Wall bracket with surface conduit box
			R8 Type 8 Short		AASP Adjustable tilt arm square pole mounting ⁴
			ARFR90 Rotational Front Row (Left Retard)		AAMP Adjustable tilt arm square pole mounting ⁴
			ARFR90 Rotational Front Row (Right Retard)		AANW Adjustable tilt arm with wall bracket ⁴
			ARFR90 Rotational Front Row (Left Retard)		AAWS Adjustable tilt arm wall bracket and surface conduit box ⁴

Options	Shipped installed	Shipped separately	Finish
Shipped installed	Shipped installed	Shipped separately	Finish
HS Rotator 500-2000 ¹	HS Rotator 500-2000 ¹	ESOR External glare shield (removable, field install required, mounting brackets)	DDBKD Dark Bronze
PE Photometric luminaire style ²	PE Photometric luminaire style ²	DNWAD Natural Aluminum	DLBKD Black
PER Seven wire ball-buck receptacle only (see controls) ^{3,4,5}	PER Seven wire ball-buck receptacle only (see controls) ^{3,4,5}	DWADW White	DNWAL Natural Aluminum
SF Single face (120, 277, 347V) ⁶	SF Single face (120, 277, 347V) ⁶	DDWTD Textured dark bronze	DNWDB Dark Bronze
DF Double face (208, 240, 480) ⁷	DF Double face (208, 240, 480) ⁷	DNWTD Textured natural aluminum	DNWDL Textured Natural Aluminum
SPD0KV 20KV surge pack (10KV standard)	SPD0KV 20KV surge pack (10KV standard)	DNWGD Textured white	DNWGD Textured White
DMG 0-10V dimming control on back of housing for external control (control ordered separately) ⁸	DMG 0-10V dimming control on back of housing for external control (control ordered separately) ⁸		
	EGS External glare shield ⁹		
	EGV External glare full view (360° around light aperture) ⁹		
	BS Bed spikes ¹⁰		



RSXF3 LED Floodlight

Specifications

EPA: 3.7 ft² (0.3 m²)

Length: 32.8" (83.3 cm)

Width: 16.1" (40.9 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

Weight (max): 48 lbs (21.8 kg)

design select

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Ordering Information

EXAMPLE: RSXF3 LED P4 40K WFL MVOLT IS DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSXF3 LED	P1	30K 3000K	AWFD Area Wide Forward	MVOLT (120V-277V) ¹	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ²
	P2	40K 4000K	WFL Wide Flood	XVOLT (277V-480V) ²	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ²
	P3	50K 5000K	MFL Medium Flood	XVOLT (277V-480V) ²	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ²
	P4		NFL Narrow Flood		AASP Adjustable tilt arm square pole mounting ³
			SF Spot		AAMP Adjustable tilt arm square pole mounting ³
			NSP Narrow Spot		AANW Adjustable tilt arm with wall bracket ³
					AAWS Adjustable tilt arm wall bracket and surface conduit box ³

Options	Shipped installed	Shipped separately	Finish
Shipped installed	Shipped installed	Shipped separately	Finish
PE Photometric luminaire style ¹	PE Photometric luminaire style ¹	ESOR External glare shield (removable, field install required, mounting brackets)	DDBKD Dark Bronze
PER Seven wire ball-buck receptacle only (see controls) ^{2,3,4}	PER Seven wire ball-buck receptacle only (see controls) ^{2,3,4}	DNWAD Natural Aluminum	DLBKD Black
SF Single face (120, 277, 347V) ⁵	SF Single face (120, 277, 347V) ⁵	DWADW White	DNWAL Natural Aluminum
DF Double face (208, 240, 480) ⁶	DF Double face (208, 240, 480) ⁶	DDWTD Textured dark bronze	DNWDB Dark Bronze
SPD0KV 20KV surge pack (10KV standard)	SPD0KV 20KV surge pack (10KV standard)	DNWTD Textured natural aluminum	DNWDL Textured Natural Aluminum
FAO Field adjustable output ⁷	FAO Field adjustable output ⁷	DNWGD Textured white	DNWGD Textured White
DMG 0-10V dimming control on back of housing for external control (control ordered separately) ⁸	DMG 0-10V dimming control on back of housing for external control (control ordered separately) ⁸		
	EGS External glare shield ⁹		
	EGV External glare full view (360° around light aperture) ⁹		
	BS Bed spikes ¹⁰		

Ordering Information

Accessories

Ordered and shipped separately.

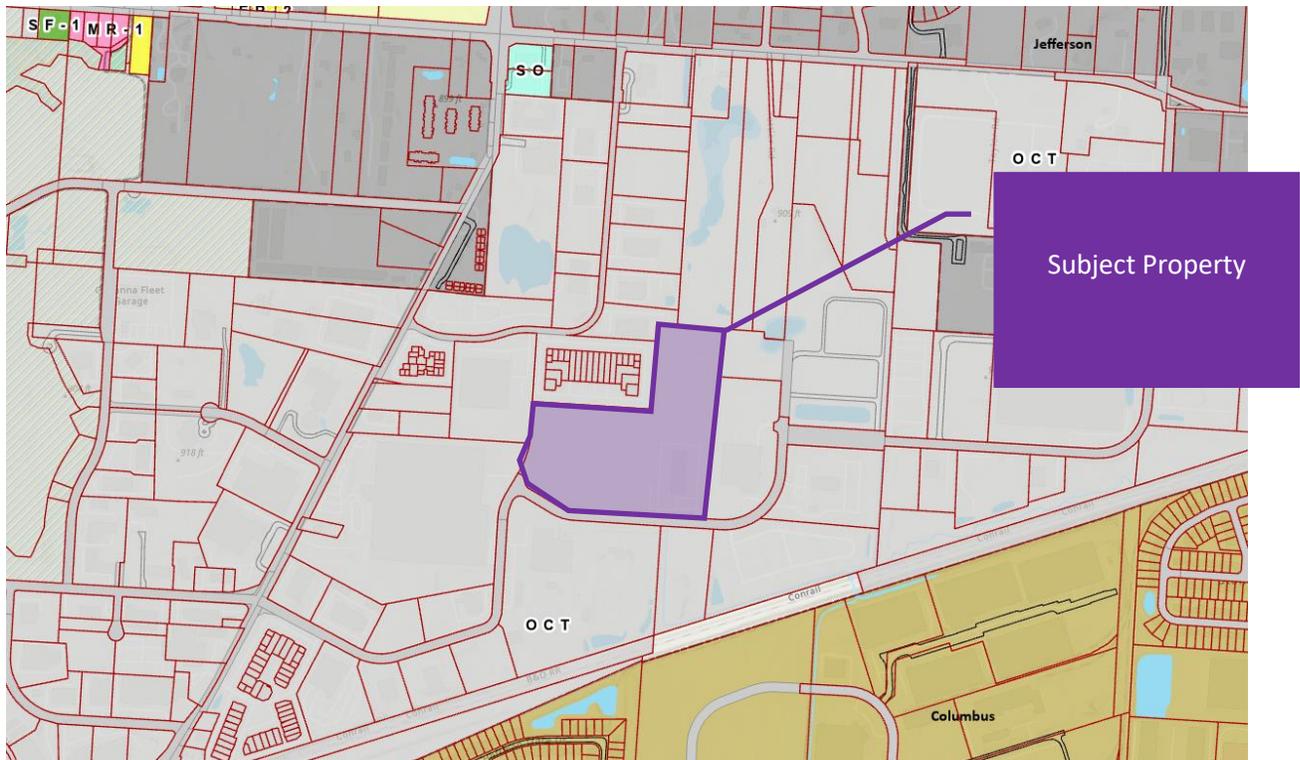
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PLANNING COMMISSION STAFF REPORT

Project Summary – Stream’s Edge Properties (Dayton Freight)

- Meeting Date:** May 22, 2024
- Zoning:** Office, Commerce, and Technology (OCT)
- Application Type(s):** Design Review (DR) and Variance
- Staff Representative:** Michael Blackford, AICP
Director of Planning
- Recommendation:** Staff recommends approval as submitted

Location Map:



Staff Review

Overview

Request to expand parking areas for employees, tractors, and trailers. Additional improvements include stormwater basin, landscaping, and site lighting. No changes are proposed to any building or structure. Improvements will be in two phases. The first phase consists of 55 secured employee parking spaces, 42 tractor spaces, and 87 trailer spaces. A future phase proposes to add an additional 81 trailer spaces.

Landscaping and fencing are being provided around the perimeter of the site to screen parking areas. The employee parking lot will also provide a 3' high evergreen hedge along the right-of-way. A 6' tall chain link fence with barbed wire is proposed around the perimeter of the site. A variance has been requested to permit the fence in the front yard. It should be noted that barbed wire fences are permitted by right within OCT. The variance is only to location. 112 trees will be planted as part of the project.

The property is home to the Dayton Freight trucking company. The use is permitted by right within the OCT zone district. The expansion is occurring on approximately 10 acres of undeveloped property at the intersection of Research Rd and Blatt Blvd.

Portions of the property have received development approvals. Planning Commission approved expansion requests in 2016 and in 2021. The main purpose of these requests was to expand parking for employees and trailers. Administrative approval was given in 2020 for the removal of trees on the portion of the property subject to this request. The tree removal permit was submitted in anticipation of the requested parking expansion.

Review Criteria

Design Review (DR)

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

The site is subject to the standards of Design Review District 4 (DRD-4). The following design standards apply:

- Parking shall accommodate employees and not degrade the appearance of the development and general area.
- Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the general public.
- The number of access points shall be limited in number.
- A more liberal standard may be used to control development in OCT than in other design districts.

Variance (V)

The following variances have been requested:

1. Chapter 1155.04(c)(1)(A)
 - a. Minimum front yard parking setback is 45’.
 - b. A 20’ setback along Blatt Blvd has been requested. The variance would apply to the employee parking lot where three spaces are within the setback.
 - c. Staff does not object to this variance request. The requested setback, 20’, is the same setback as the recently adopted zoning code. Meaning, if this request were to be subject to new code, a variance would not be necessary.
2. Chapter 1171.03(g)
 - a. Privacy and/or chain link fencing shall be prohibited in the front yard.
 - b. A 6’ tall chain link fence has been requested to provide security.
 - c. Staff does not object to this variance request. While not commonplace, the OCT zoned part of the City does contain several properties with fencing in the front yard.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Recommendation

Staff recommends approval of the applications as submitted. The variance requests appear to be minor in nature and consistent with other properties in the area. The use is consistent with the Land Use Plan and zoning code.