

#### ZONING DIVISION

200 S. Hamilton Road Gahanna, Ohio 43230 614-342-4025 zoning@gahanna.gov www.gahanna.gov

# **VARIANCE APPLICATION**

Project/Property Address or Location: Sheetz Gahanna / TBD (Lot Combination in Progress)			Project Name/Business Name: Sheetz Gahanna/ Skilken Gold Real Estate Development		
Parcel ID	• •	Zoning Designation:		Total Acreage:	
	1244,025011243,025011226	NC		4.19	
28	on of Variance Requested:			4	
Varian	ce relief from the sign requi	rements discuss	ed in the attachn	nent.	
	relief from Section 11167.18(c)(1		discussed in attachn	nent to resubmittal).	
li	SE ONLY – Code Section(s):	NIII.			
	See attached				
APPLICA	ANT Name-do <u>not</u> use a business nam	ie:	Applicant Address:		
Eric	Elizondo (Sarah Go	old)	4270 Morse I	Road, Columbus, Ohio 43230	
Applicar	nt E-mail:		Applicant Phone No	). <del>:</del>	
sgol	d@skilkengold.co	m	380.800.	7822	
BUSINES	S Name (if applicable):		<u> </u>	A30000	
Skill	ken Gold Real Es	state Deve	elopment		
ADDITION Name(s)	ONAL CONTACTS Please List Prima	ry Contact for Corresp	condence (please list of Contact Information	all applicable contacts) (phone no./email):	
	Consultant - Zoning Resourc	es	Jim McFarland - 614.674.1956 jmcfarland@zoningresources.com		
Oigii c	Mind the Editing Frobusion				
			Rebecca Green - rebecca@zoningresources.com		
PROPER	TY OWNER Name: (if different from A	pplicant)	Property Owner Co	ntact Information (phone no./email):	
The I	New Albany Company	/, LLC	Molly lams 614-939-801/miams@newalbanycompany.com		
APPLICA	NT SIGNATURE BELOW CONFIR	MS THE SUBMISSIO	N REQUIREMENTS	HAVE BEEN COMPLETED (see page 2)	
l certify	that the information on this app	olication is complet	te and accurate to	the best of my knowledge, and that	
the proje	ect as described, if approved,	will be completed	in accordance with	n the conditions and terms of that	
approve		A	h /7 / *	/	
$\rho \sim 10^{-1}$			1 Ellen	Date: 6/1/22	
Applicant/Primary Contact Signature:			· July	Date: Or 1722	
			16.1	57000	
. USE	,	RECEI	VED: KKW	PAID: <u>500.00</u>	
INTERNAL USE	Zoning File No. V-0241- 2	1)22 DATE:	6-8-22	DATE: 60-8-22	
1	LOTHING THE INO.	NV.		DATE. US	
	!	: 1			

# **Requested Variances**

- Chapter 1167.08(c)(1) Dumpster location
- Chapter 1163.08(c) Interior landscaping
- Chapter 1165.08(a) Square footage of signs
- Chapter 1165.08(b)(6) Number of ground signs
- Chapter 1165.08(b)(1) Number of projecting signs
- Chapter 1165.08(b)(6) Sign setback
- Chapter 1165.09(a)(3) Landscaping around sign
- Chapter 1165.08(b)(6) Ground sign height
- Chapter 1165.09(a)(4)(C) Electronic sign (frequency of message change)



# **VARIANCE APPLICATION – SUBMISSION REQUIREMENTS**

# TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

- 1. Review Gahanna Code Chapter <u>1131</u>(visit <u>www.municode.com</u>) (Sign Variances, refer to Chapter <u>1165.12</u>; Fence Variances, <u>1171.05</u>; Flood Plain Variances, <u>1191.18</u>)
- 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. 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
- 4. List of contiguous property owners & their mailing address
- 5. One set of pre-printed mailing labels for all contiguous property owners
- 6. Application fee paid (in accordance with the Building & Zoning Fee Schedule)
- 7. Application & all supporting documents submitted in digital format
- 8. Application & all supporting documents submitted in hardcopy format
- 9. Authorization Consent Form Complete & Notarized (see page 3)

# Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.

Applications that are not consistent with the code will not be scheduled for hearing.



# **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.

# PERTY 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.

PROPE	(property owner signature)  The New Albany Company  (property owner signature)  Treasure  (date)
State o	bed and sworn to before me on this 12 day of May , 2011.  f Ohio County of Franklin MARJORIE BALL Notary Public Signature: Mayoue Bull Public Signature: Mayoue Bull My Comm. Expires March 1, 2026
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.
	(applicant/representative/property owner name printed)  (applicant/representative/property owner signature)  (applicant/representative/property owner signature)  (date)  DeBorah D. Lenningto Notary Public
	NOTARY PUBLIC FOR THE STATE OF OHIO  Rublic Signature A Acros



# Sign Identification Key

Signs	Туре	Location	Description	≅ Area
Sign A.1	Permanent	North Elevation	"Sheetz" Wall Sign	25.94 sf
Sign A.2	Permanent	West Elevation	"Sheetz" Wall Sign	25.94 sf
Sign A.3	Permanent	South Elevation	"Sheetz" Wall Sign	25.94 sf
Sign B.1	Permanent	Gas Canopy Column	Information Sign	5.08 sf
Sign B.2	Permanent	Gas Canopy Column	Information Sign	5.08 sf
Sign C.1	Permanent	Morse Road	Ground Sign	33.8sf
Sign C.2	Permanent	E. Johnstown Road	Ground Sign	33.8sf
Sign D.1	Permanent	Drive-Thru	Pickup unit - Clearance Bar	16.67sf
Sign D.2	Permanent	Drive-Thru	Pickup unit – Orderpoint	23.25sf
Sign D.3	Permanent	Drive-Thru	Pickup unit – Menuboard	24.57sf

# Description of Requested Sign Variances

# Signs B.1, B.2

**Signs B.1 and B.2** are non-illuminated, projecting 5.08sf signs to indicate the location of the diesel fuel pumps (located on the outside, due to the large size of many diesel vehicles). Signs B.1 and B.2 have a height of 13'6" and a clearance to the bottom of the sign of 8'5".

A variance to allow for a second projecting sign (Sign B.2) directed to the same street. Applicant requests a variance of 1 projecting sign. 1165.08.b.1

# Signs C.1, C.2

Signs C.1 and C.2 are externally illuminated ground signs.

A variance to allow C.1 and C.2 to be 5ft from the right-of-way.

Applicant requests a variance of 10ft setback for C.1 and C.2 (to be located 5ft from ROW). 1165.08.b.6

A variance to allow C.1 and C.2 not to have landscaping centered around them.

Applicant requests a variance to allow no landscaping around C.1 and C.2. 1165.09.a.3



## Signs D.1, D.2, D.3

Sign D.1 is an internally illuminated clearance bar for the drive-thru lane. Sign area is 16.67sf and it is 18' in height.

# A variance to allow for a clearance bar ground sign at 16.67sf and 18' high.

Applicant requests a variance of sign type, from monument to clearance bar. 1165.08.b.6

# A variance to allow for a clearance bar ground sign at 16.67sf and 18' high.

Applicant requests a variance allowing a third ground sign, a clearance bar. 1165.08.b.6

# A variance to allow for a clearance bar ground sign at 16.67sf and 18' high.

Applicant requests a variance for ground sign height, a variance of 10 ft. 1165.08.b.6

# A variance to allow for less than 50sf of landscaping around a menuboard ground sign.

Applicant requests a variance allowing approximately 18sf landscaping around a menuboard, a variance of approximately 32sf. 1165.09(a)(3)

Sign D.2 is an internally illuminated orderpoint with rain cover. Sign area is 23.25sf and is 13' in height. The order point contains two small electronic touch order screens, each approximately 1sf in area, that communicates a customer's order to store staff.

#### A variance to allow for orderpoint ground sign at 23.25sf at 13' in height.

Applicant requests a variance allowing an orderpoint ground sign (not a monument) 1165.08.b.6

# A variance to allow for orderpoint ground sign at 23.25sf at 13' in height.

Applicant requests a variance allowing a fourth ground sign. 1165.08.b.6

#### A variance to allow for orderpoint ground sign at 23.25sf at 13' in height.

Applicant requests a variance for sign height at 13', a variance of 5'. 1165.08.b.6

# A variance to allow for two small electronic touch order screens, each being approximately 1 sf in area, that changes more than once each day.

Applicant requests to allow two small electronic touch order screens, each being approximately 1sf in area, on a ground sign that is an orderpoint (not a monument sign). 1165.09.a.4.A.



# A variance to allow for two small electronic touch order screens, each being approximately 1 sf in area, that changes more than once each day.

Applicant requests to allow two small electronic touch order screens, each being approximately 1sf in area, to change more than once each day. This variance depends on the number of drivethru customers per day.

1165.09.a.4.C

# A variance to allow for less than 50sf of landscaping around a menuboard ground sign.

Applicant requests a variance allowing approximately 18sf landscaping around a menuboard, a variance of approximately 32sf.

1165.09(a)(3)

**Sign D.3** is an internally illuminated menuboard. Sign area is 24.57sf and is 6ft  $2^{5/16}$  in height.

# A variance to allow for a menuboard ground sign.

Applicant requests a variance allowing a menuboard ground sign (not a monument) 1165.08.b.6

# A variance to allow for a menuboard ground sign.

Applicant requests a variance allowing a fifth ground sign. 1165.08.b.6

#### A variance to allow for less than 50sf of landscaping around a menuboard ground sign.

Applicant requests a variance allowing approximately 18sf landscaping around a menuboard, a variance of approximately 32sf.

1165.09(a)(3)

# **Overall Sign Variances**

Variance that apply to the overall signage plan.

# A variance to allow for a total of 222.50sf total signage area.

Applicant requests a variance o of 72.50sf. 1165.08.a

# A variance to allow for three additional ground signs (drive-thru signage).

Applicant requests a variance of three ground signs.

1165.08.b.6



# Sign Variance Statements

Pursuant to Planning and Zoning Code §1165.12

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The subject site is a multi-use facility featuring the following uses: restaurant, convenience store, drive-thru, and re-fueling. Due to the multi-use nature of the property and the fact that motor vehicles will be using the same space as pedestrians, specialized signage is necessary, in order to keep the site safe. Also, since the site offers drive-thru services, additional signage is needed to make sure the drive-thru is used properly and that store staff can efficiently communicate with drive-thru customers.

Additionally, new development is subject to the New Albany Company's design review process and standards relating to building design, landscape and signage, some of which differ from Gahanna's design requirements.

#### Whether the variance is substantial.

The variances are not substantial. Most of the variance requests relate to the drive-thru services, information about using the refueling area, and landscaping that is difficult to provide in a drive-thru lane or that is prevented by the New Albany Company's standard design, approved for the subject site.

Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The neighborhood is commercial in nature. Adjoining properties to the east and west are commercially oriented. Buffered multi-family is to the north and commercial is to the south. The requested variances will not substantially alter the essential character of the neighborhood or cause adjoining properties to suffer a substantial detriment.

Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse).

The requested variances will not adversely affect the delivery of governmental services.

Whether the property owner purchased the property with the knowledge of the zoning restriction.

Applicant is proposing development and does not own the property.



Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Applicant's predicament cannot be obviated unless the variances are allowed. The variances arise from the proposed multi-functional use of the site, the need to provide a safe environment for users of the site, and the conflicting design standards that encumber the site.

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Granting of the sign variances will improve safety and function on-site and maintain consistency with neighboring properties that are subject to the same New Albany Company design standards. The spirit and intent behind the zoning requirement will be observed and substantial justice by granting the variance.

Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district.

The proposed signs are reflective of the New Albany Company's standard sign design, approved for the area, and are in line with the neighborhood character.

Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

The proposed signs are reflective of the New Albany Company's standard sign design, approved for the area, and will not be hazardous to passing traffic or detrimental to the public safety and welfare.



# Variance Statement

Pursuant to Planning and Zoning Code §1131

# Requesting Relief from Section 1167.18(c)(1)

The subject site is unique in that it is "L" shaped with frontage on two different roads. The wider, southern, end of the property is bisected by a 15-foot wide water line easement and contains an existing basin, to remain, which leaves an exceptionally long and narrow developable area to work with (i.e., approximately twice as long as it is wide, 473 feet by 240 feet).

As a result of the unique size and shape of the lot, the building has to be oriented long-ways on the site, with the primary elevation oriented west (i.e., not toward either street frontage). Given that access is proposed on both ends of the site and the drive-thru use requires there to be ample circulation around all sides of the building, it is not feasible to locate the dumpster in the any area immediately to the rear of the building. As a result, the dumpster is proposed as close to the rear of the building as possible, while still allowing enough room for it to be serviced.

In order to mitigate the effect of locating the dumpster to the side of the building, screening is proposed, in excess of what is required by Code. The dumpster is shown surrounded by a screen wall, around which seventeen (17) 5-foot tall emerald green arborvitae will be planted and a cluster of five (5) shade and ornamental trees will be located between the screened dumpster and E. Johnstown Road, which is approximately 60 feet away.

The proposed location of the dumpster, in the south east corner of the parking lot, in combination with the screening that is proposed, aligns with the spirit and intent of the City's dumpster requirements. Moreover, granting of the Variance to dumpster location, will not adversely affect the health or safety of the general public.



# Variance Statement

Pursuant to Planning and Zoning Code §1131

# Requesting Relief from Interior Landscape Requirements (Section 1163.08)

The Code requires the amount of interior landscaping area be five percent of the total area of the parking lot pavement, one (1) tree per one hundred (100) square feet of required landscape area, and one (1) tree per forty (40) lineal feet of frontage. In addition to the City of Gahanna's landscape requirements, the site is subject to the New Albany Company's design requirements, and NACO requires ten (10) trees, per one hundred (100) lineal feet of frontage.

The subject site is unique in that it is "L" shaped with frontage on two different roads. The wider, southern, end of the property is bisected by a 15-foot wide water line easement and contains an existing basin, to remain, which leaves an exceptionally long and narrow developable area to work with (i.e., approximately twice as long as it is wide, 473 feet by 240 feet).

The amount of parking lot pavement that is proposed is being driven by and is a result of the unique shape and size of the lot and needing to provide ample and safe site circulation for customers and servicing of the proposed multi-use facility (restaurant, convenience store, drive-thru, and re-fueling). It is not feasible to include all 37 trees that are required (based on the amount of parking lot paving) within the parking area.

The stated purpose of the City's interior landscape requirements (1163.08) is to:

"promote public safety, to moderate heat, wind and other climatic effects produced by parking lots, to minimize nuisances such as noise and glare, and to enhance the visual environment of off-street parking."

While a Variance is being requested to the number of trees that are proposed within the parking lot area, the Landscape Plan includes an exceptionally large number of new trees (shade and ornamental), which will enhance the property, as viewed from all angles. Eighty six (86) new trees are proposed, in addition to existing trees that are to be preserved and the other proposed plantings (i.e., shrubs, perennials and ornamental grasses). When viewed holistically, the Landscape Plan is reflective of the spirit and intent of the City's landscape requirements.

Moreover, granting of the Variance to allow 11 interior parking lot trees, in lieu of the 37 required by Code, will not adversely affect the health or safety of the general public. Conversely, it will allow for a safe and aesthetically pleasing development.



# List of Contiguous Property Owners & Their Mailing Addresses



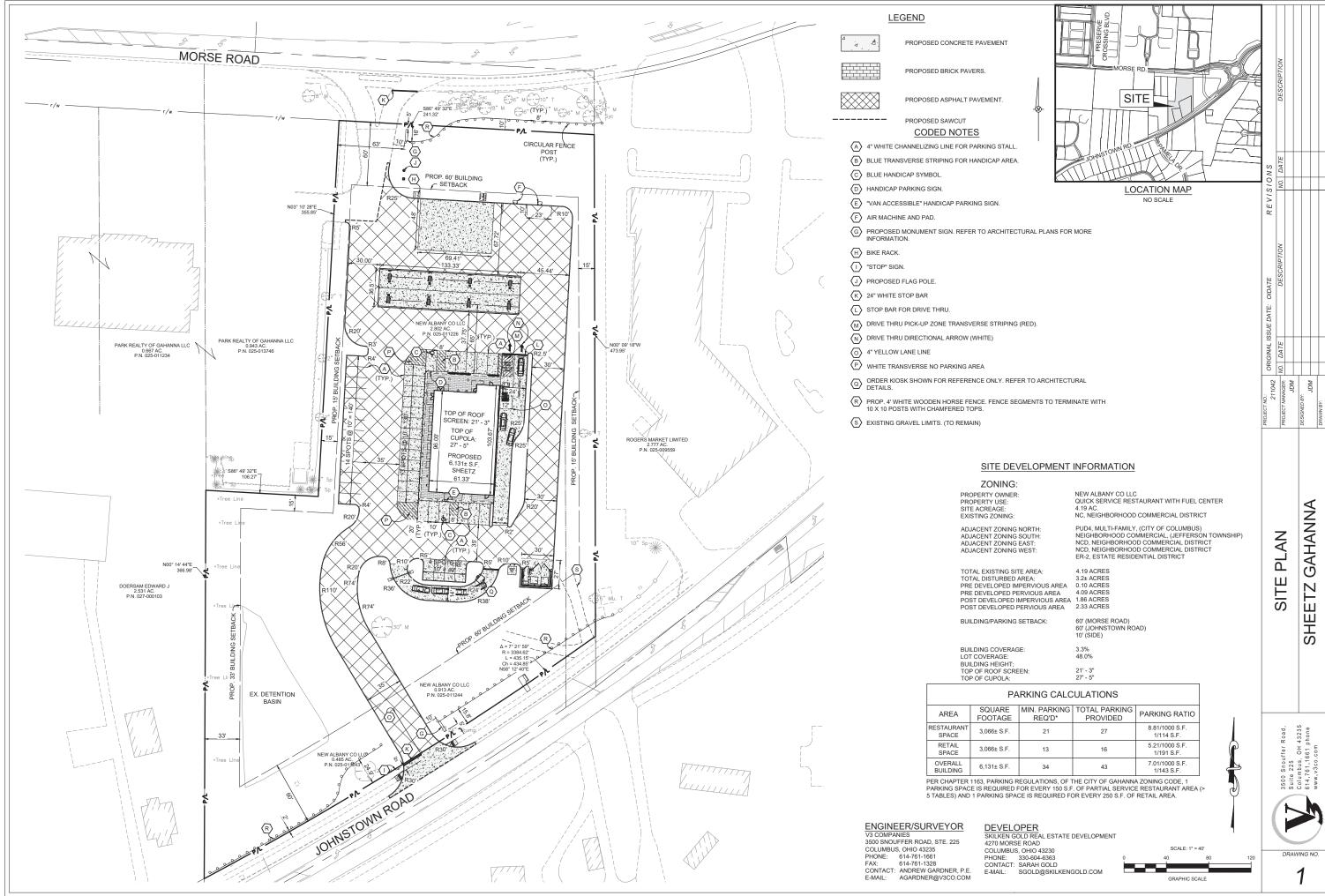
Park Realty of Gahanna LLC 5177 Red Oak Lane Dublin, OH 43016



Edward J. Doersam P.O. Box 30874 Columbus, OH 43230-0874

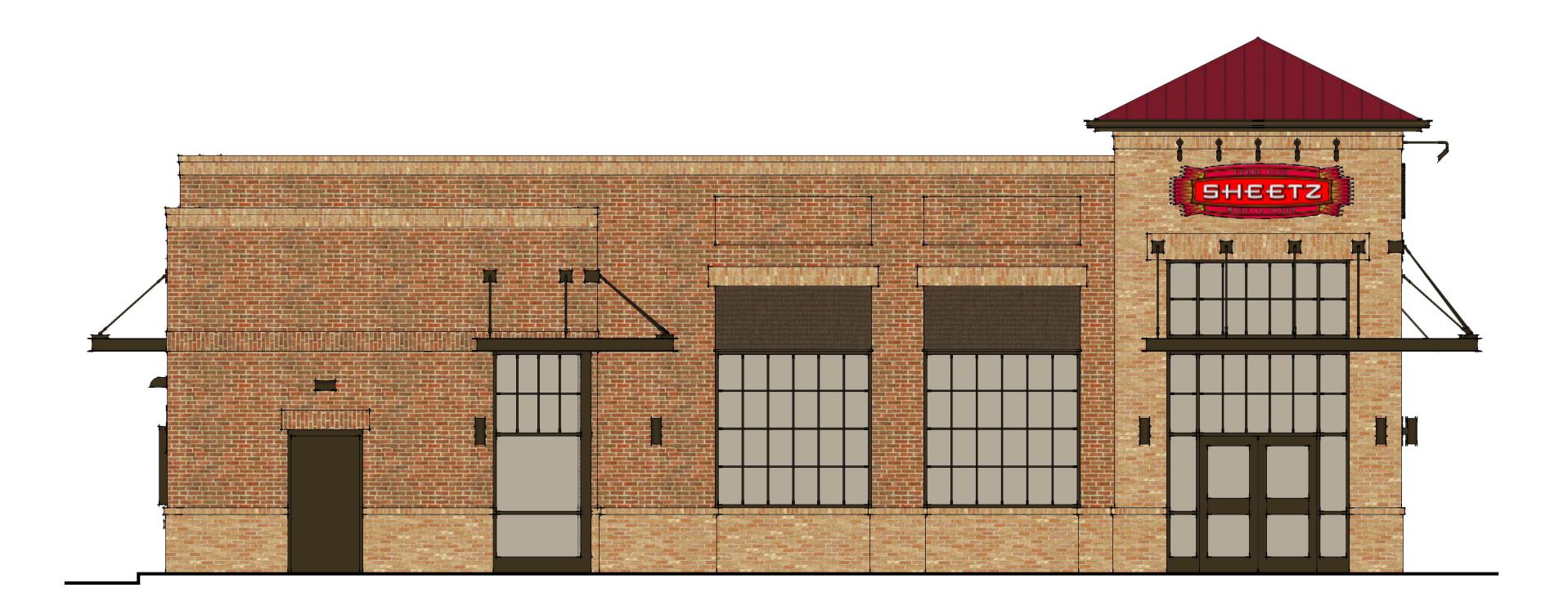


Rogers Market Limited 250 Civic Center Dr #500 Columbus, OH 43215





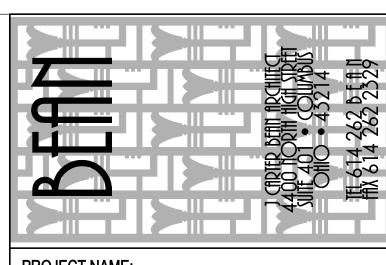
# WEST ELEVATION SCALE: 1/4" = 1'O"



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

		EXTERIOR MATERIAL FI	NISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS			
WNINGS						
AWN-1	SUNBRELLA	WALNUT BROWN TWEED	FRAME TO BE PREFINISHED 'DARK BRONZE'			
RICK						Ш
BR-1	GLEN GERY	ALBANY MODULAR	MORTAR: ARGOS MAGNOLIA BUFF			
BR-2	GLEN GERY	ASHMONT MODULAR	MORTAR: ARGOS MAGNOLIA BUFF			
BR-3	CLOUD CERAMICS	TERRA COTTA DARK	EXTERIOR BRICK PAVERS		ISSUE:	(
BER CEM	ENT				PROJECT NO	
FC-1	JAMES HARDIE	5/16" FIBER CEMENT PANEL SIDING	PAINT PT-1		AUTHOR BY:	
FC-2	JAMES HARDIE	4/4 X 4 FIBER CEMENT TRIM	PAINT PT-1		REVIEW BY:	
ETAL				A	SHEET TITLE	Ξ:
MTL-1	DMI	DARK BRONZE				
MTL-2	DMI	PANTONE 201C	STANDING SEAM/ CANOPIES			
AINT					F	EX ELE
PT-1	SHERWIN-WILLIAMS	MATCH MTL-1			-	
PT-2	SHERWIN-WILLIAMS	MATCH FUEL KIOSK "GREY"	-			
OREFRO	NT FRAMING					
SF-1	YKK	2"x4 1/2" FRAMING w/ 1" INSULATED GLAZING	FINISH TO BE ANODIZED DARK BRONZE		1	Λ
				l I		_



NEW SHEETZ STORE

GAHANNA, OH

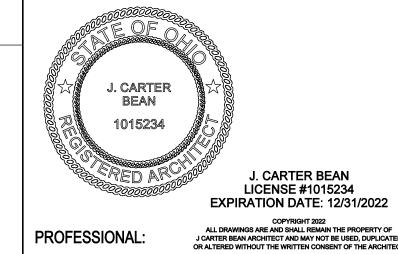
COLLINGWOOD POINTE FRANKLIN COUNTY, NEW ALBANY, OHIO 43230

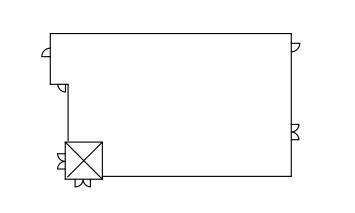
SHEETZ, INC.

5700 SIXTH AVE. ALTOONA, PA 16602

CONSULTANT:

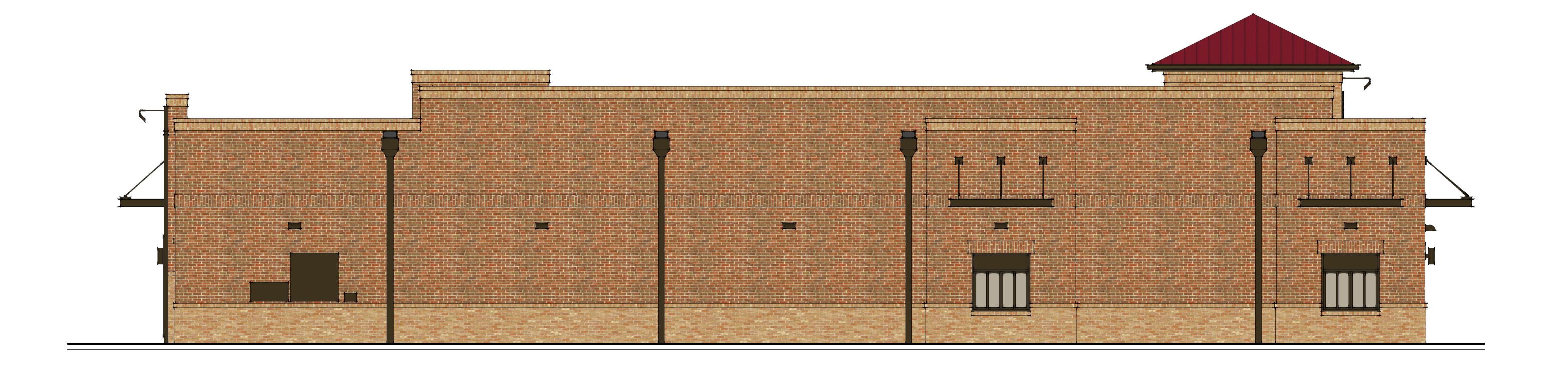
KEYPLAN:





								FIELD ORDE	FIELD ORDE	FIELD ORDE	NACO SUBM	DESCRIPTIO
											03-18-2022	DATE
												MARK
ISSUE: 03/18/2022												
PROJECT NO.: .												
CAD DWG FILE:												
AUTHOR BY: .												
R	EVI	EW	BY:									

EXTERIOR ELEVATIONS



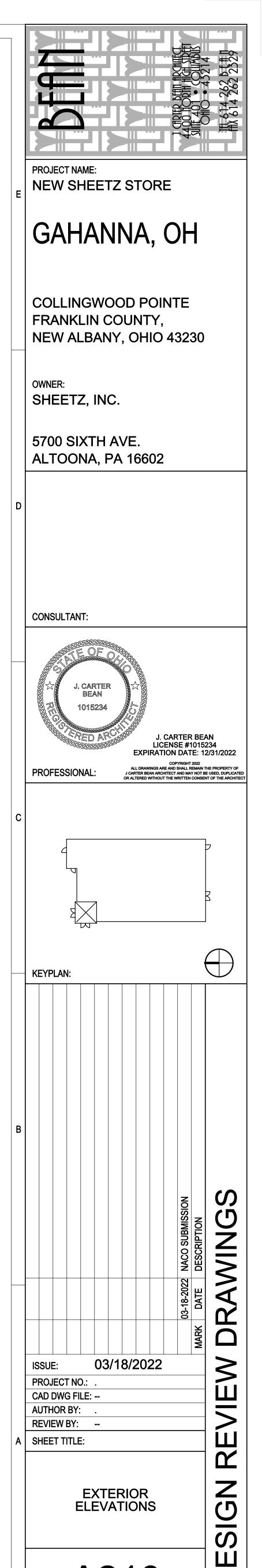
EAST ELEVATION

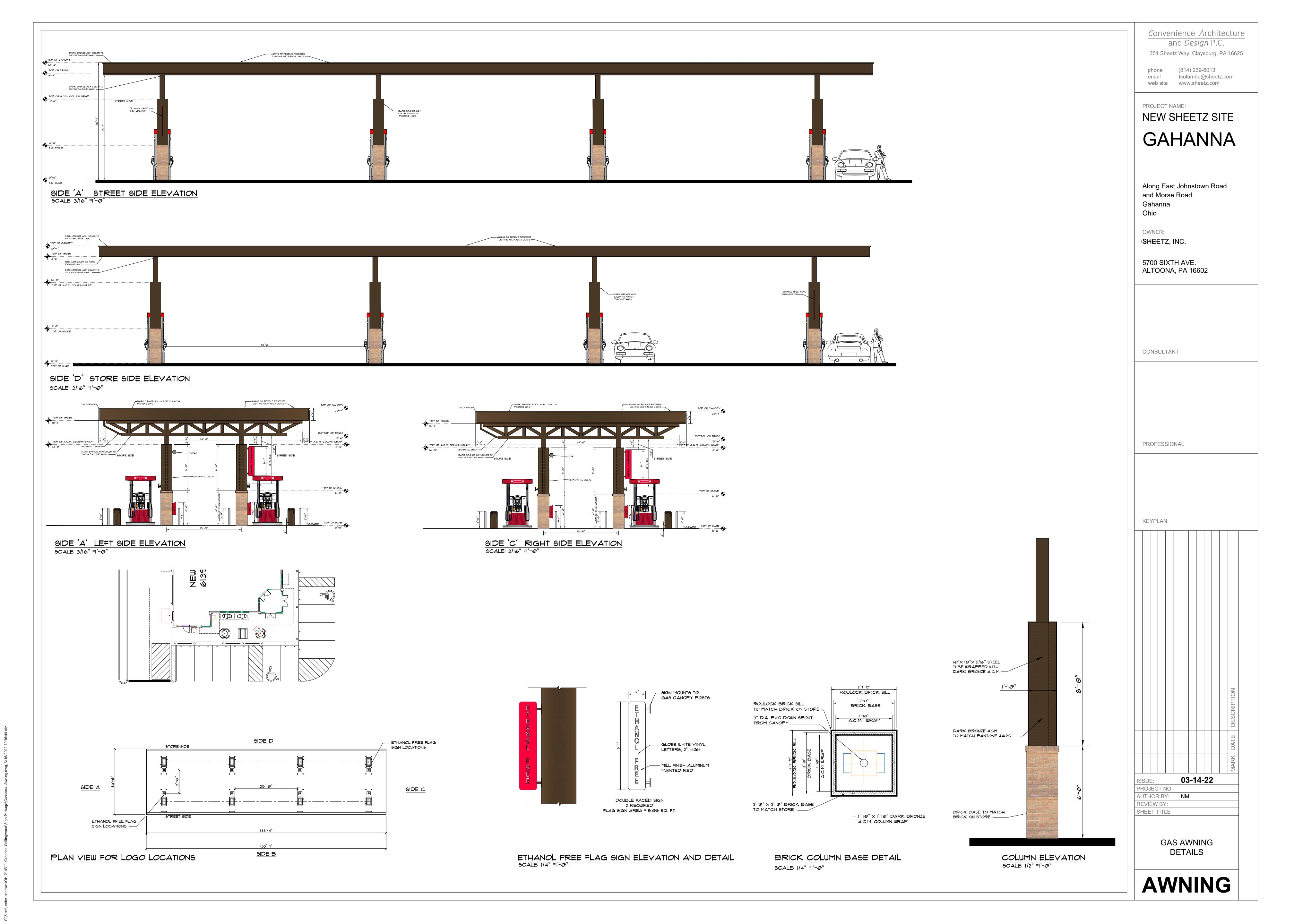
SCALE: 1/4" = 1'-0"

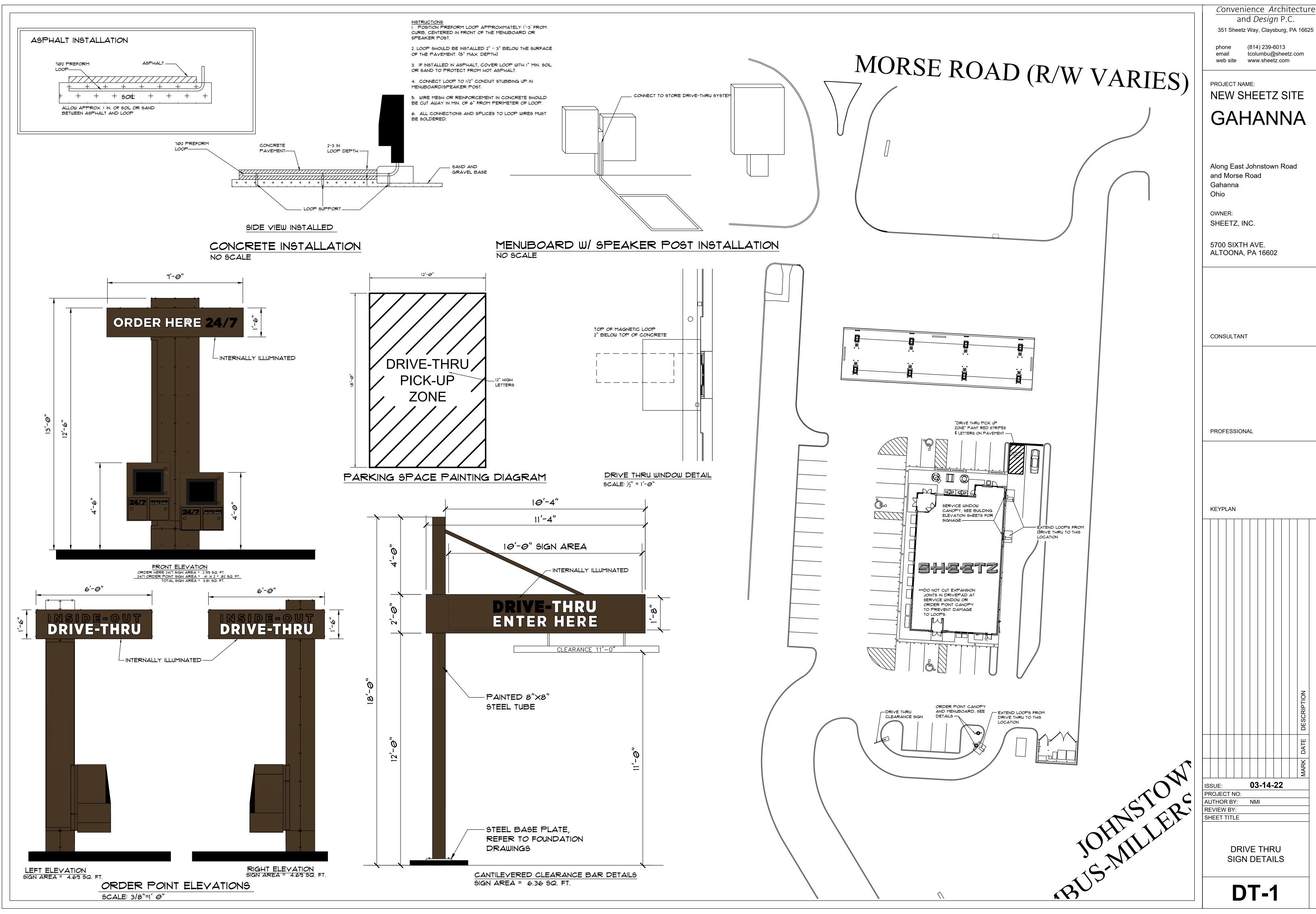


SOUTH ELEVATION

SCALE: 1/4" = 1'0"

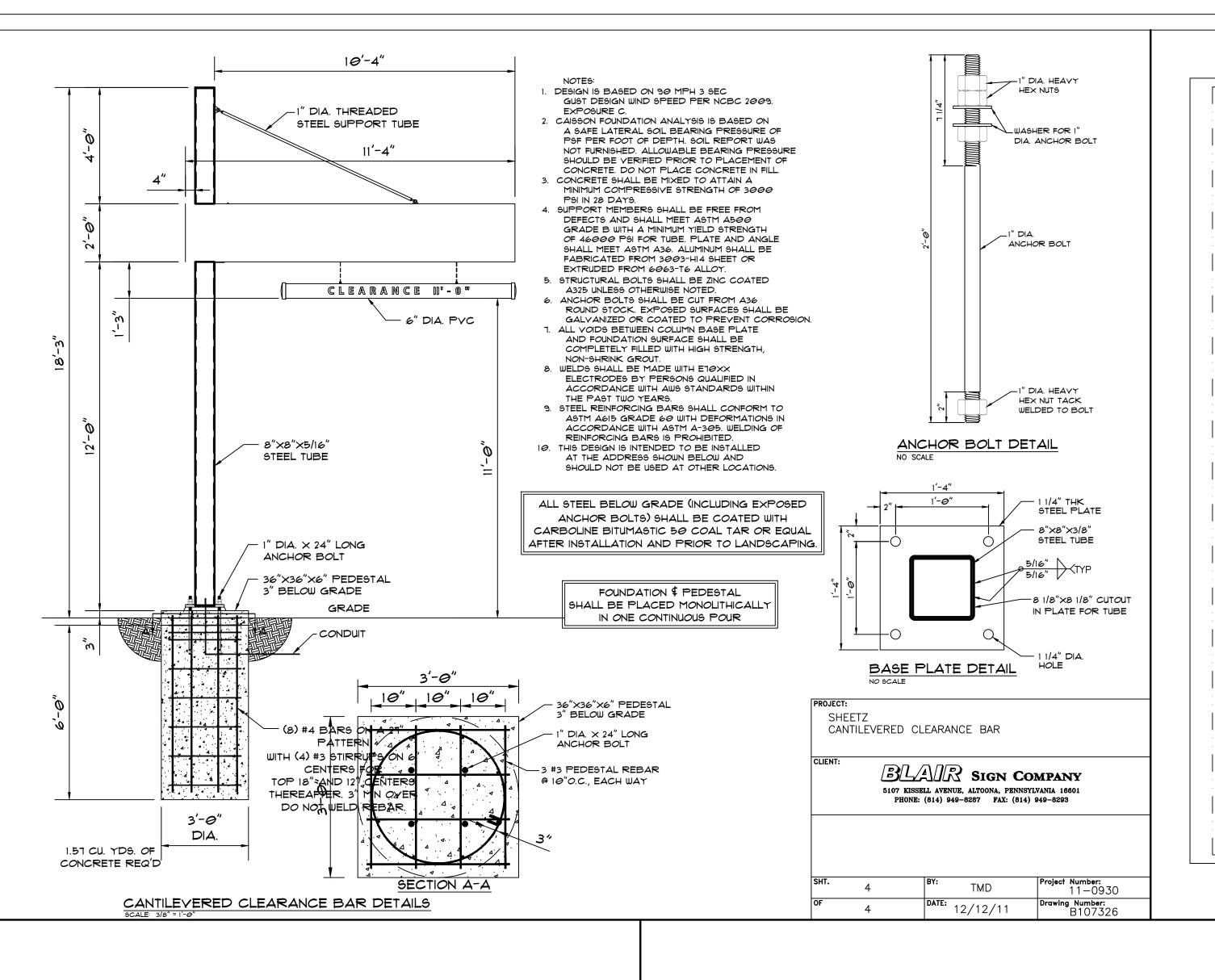


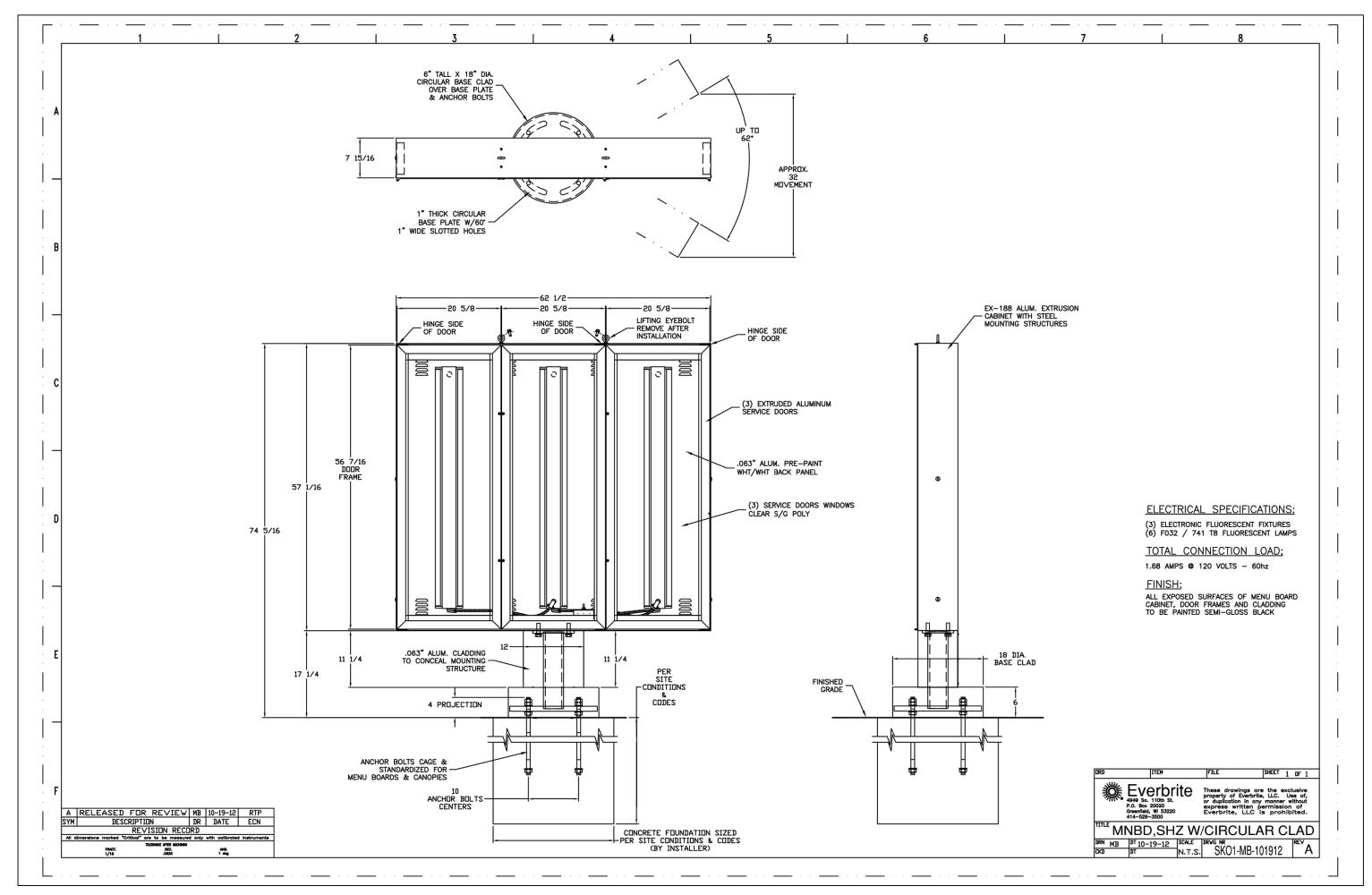


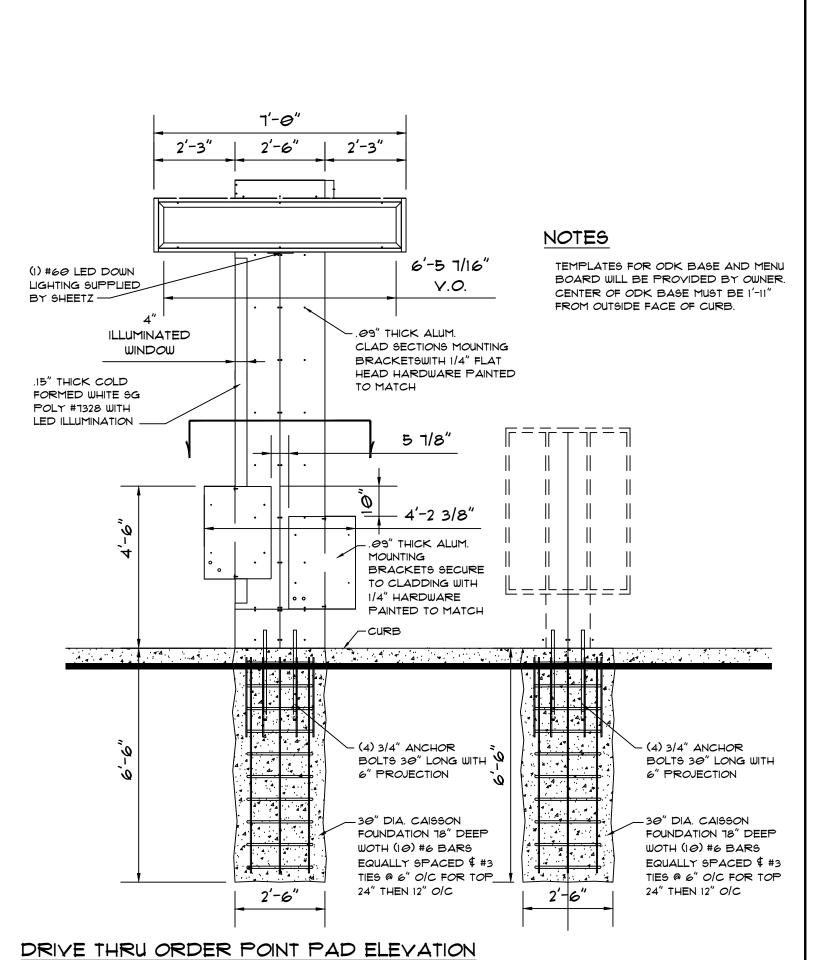


Convenience Architecture

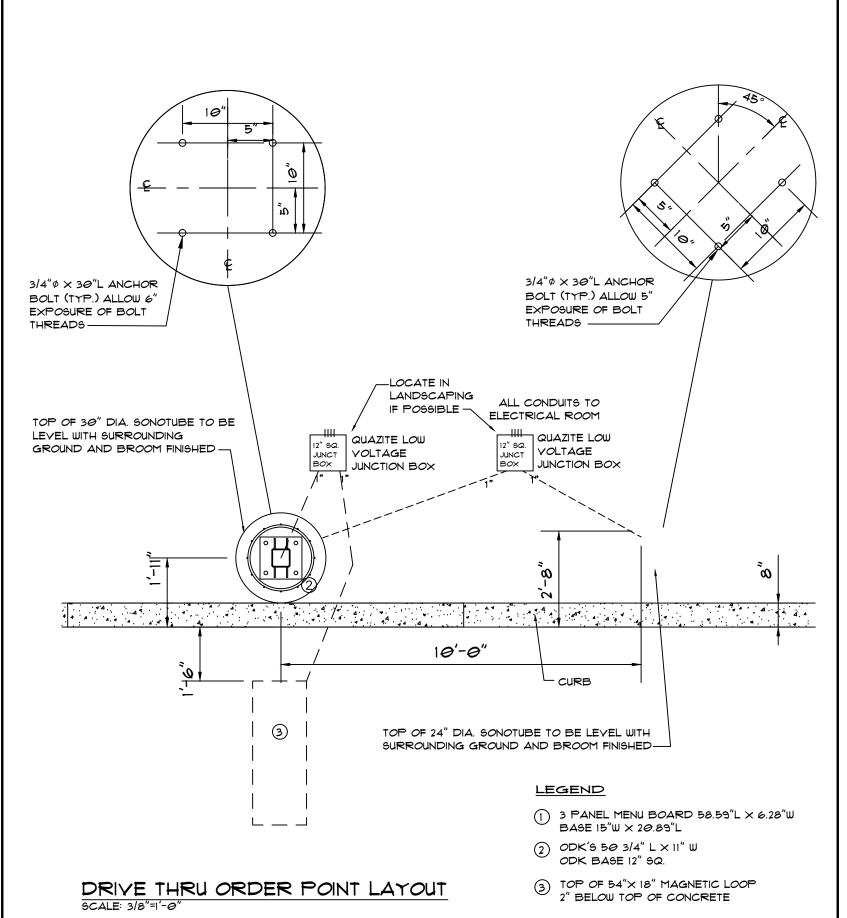
tcolumbu@sheetz.com







SCALE: 3/8"=1'-0"





CALE: 3/8"=1'-0"

MENUBOARD DETAILS NO 9CALE AREA = 24.81 9Q. FT. Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

NEW SHEETZ SITE

# GAHANNA

Along East Johnstown Road and Morse Road Gahanna Ohio

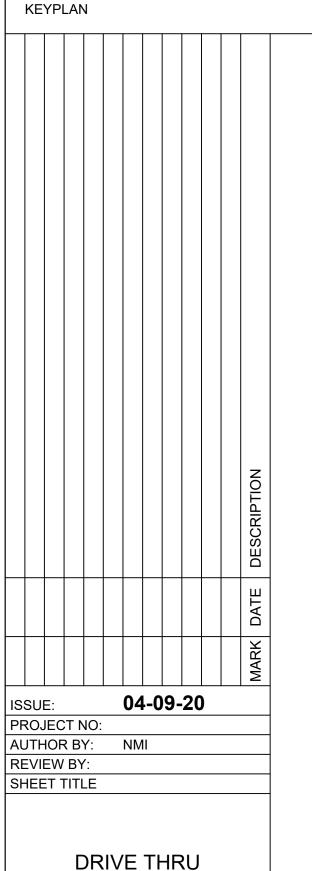
OWNER:

SHEETZ, INC.

5700 SIXTH AVE. ALTOONA, PA 16602

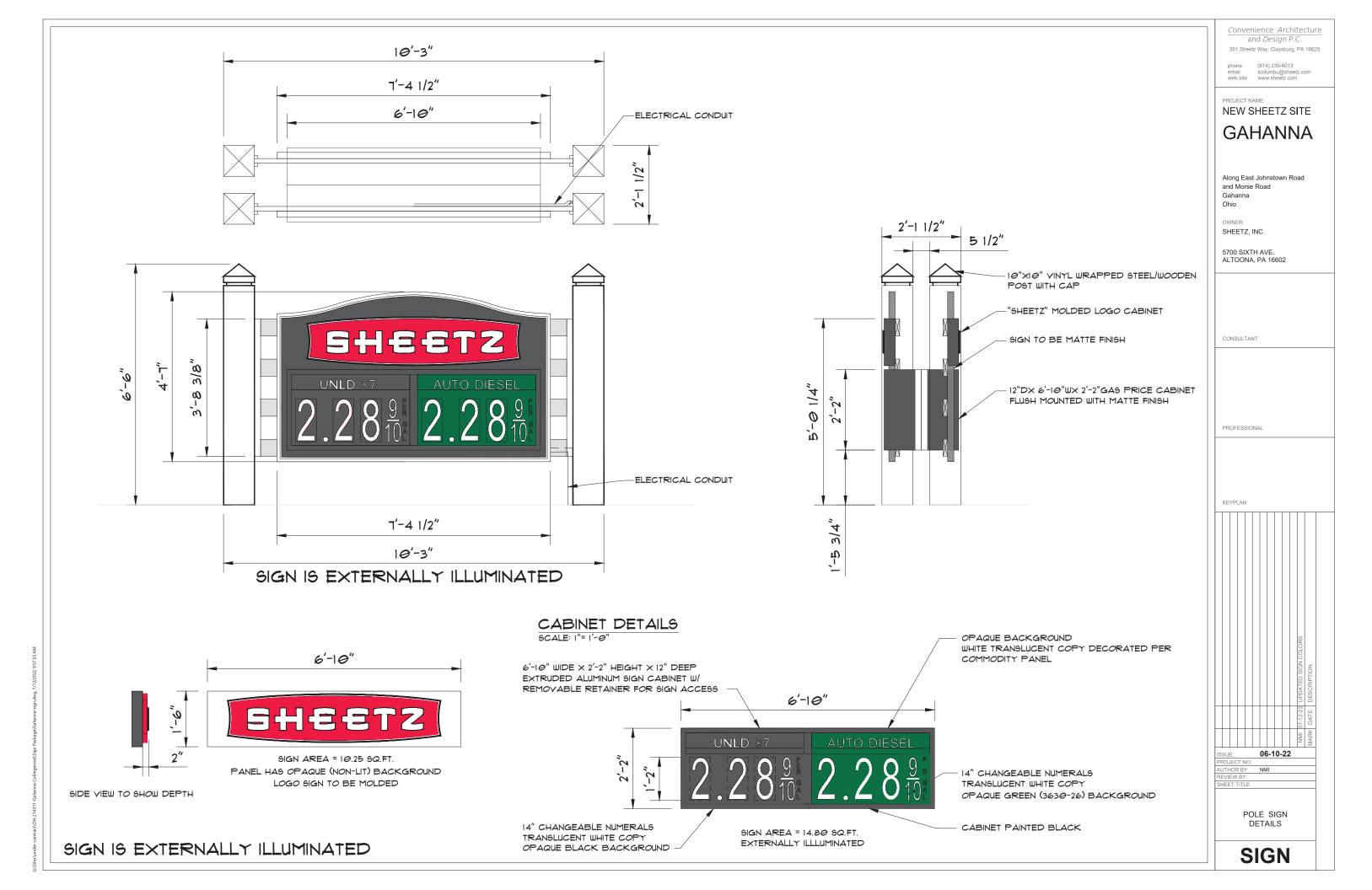
CONSULTANT

PROFESSIONAL



DT-2

SIGN DETAILS



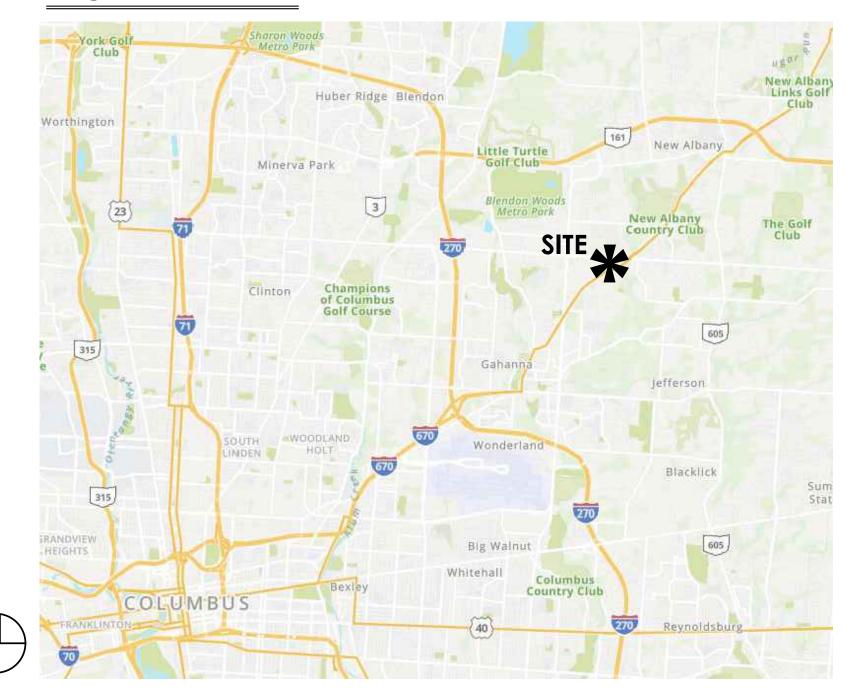
# GENERAL LAYOUT NOTES

- 1. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY: V-3 COMPANIES; 3500 SNOUFFER ROAD, SUITE 225, COLUMBUS, OH 43235; (614) 761-1661
- 2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC
- 6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- 7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

# **CONSTRUCTION NOTES**

$\left  \begin{array}{c} 1 \end{array} \right $	LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
$\langle 2 \rangle$	LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3	6' HGT. WOOD FENCE. SEE DETAIL 1, SHEET L-4.
$\boxed{4}$	EXISTING 4' HGT. 4 RAIL FENCE OFF PROPERTY TO REMAIN.
$\sqrt{5}$	PROPOSED FENCE 4' HGT. 4 RAIL FENCE.

# VICINITY MAP



# LANDSCAPE REQUIREMENTS

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM TREES REQUIRED (914.05)		
NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SQUARE FEET OF IMPERVIOUS SURFACE.	±82,171 SF OF IMPERVIOUS SURFACE. 82.2 CAL. INCHES OF SHADE TREE REQUIRED, OR AT LEAST 83" CAL. EXISTING TREES PRESERVED ON SITE.	PRESERVED ON SITE, 42" CAL.
INTERIOR LANDSCAPE REQUIREMENTS (1163.08)		
THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT. (1) TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA. THE MINIMUM CALIPER OF SUCH TREES SHALL BE THREE INCHES.	±72,296 SF OF PARKING LOT PAVEMENT. 5% = 3,614.8 SF OF LANDSCAPE AREA & 37 TREES REQUIRED	CAL VARIANCE TO BE REQUESTED
PROPERTY PERIMETER REQUIREMENTS (1167.20)		
ANY RESIDENTIAL ZONE ADJOINING ANY COMMERCIAL ZONE, REQUIRED BUFFER ZONE IS 15 FEET ADJACENT TO ALL COMMON BOUNDARIES EXCEPT STREET FRONTAGE AND SHALL INCLUDE ONE TREE FOR EACH 40 FEET OF LINEAR BOUNDARY, OR FRACTION THEREOF, AND A CONTINUOUS SIX FOOT HIGH PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND.	±367 LF OF BOUNDARY. 1 TREE PER 40 LF AND 6 HIGH PLANTING, HEDGE, FENCE OR WALL	

# SHEETZ GAHANNA

MORSE ROAD, GAHANNA, OH

PREPARED FOR

# SKILKEN GOLD REAL ESTATE DEVELOPMENT

4270 MORSE ROAD COLUMBUS, OH 43230 (614) 342-6632

PREPARED BY

LAND PLANNING

LANDSCAPE ARCHITECTURE

4876 Cemetery Road
p (614) 487-1964

LANDSCAPE ARCHITECTURE

Hilliand, Oh 43026
www.fansplanning anddesign.com

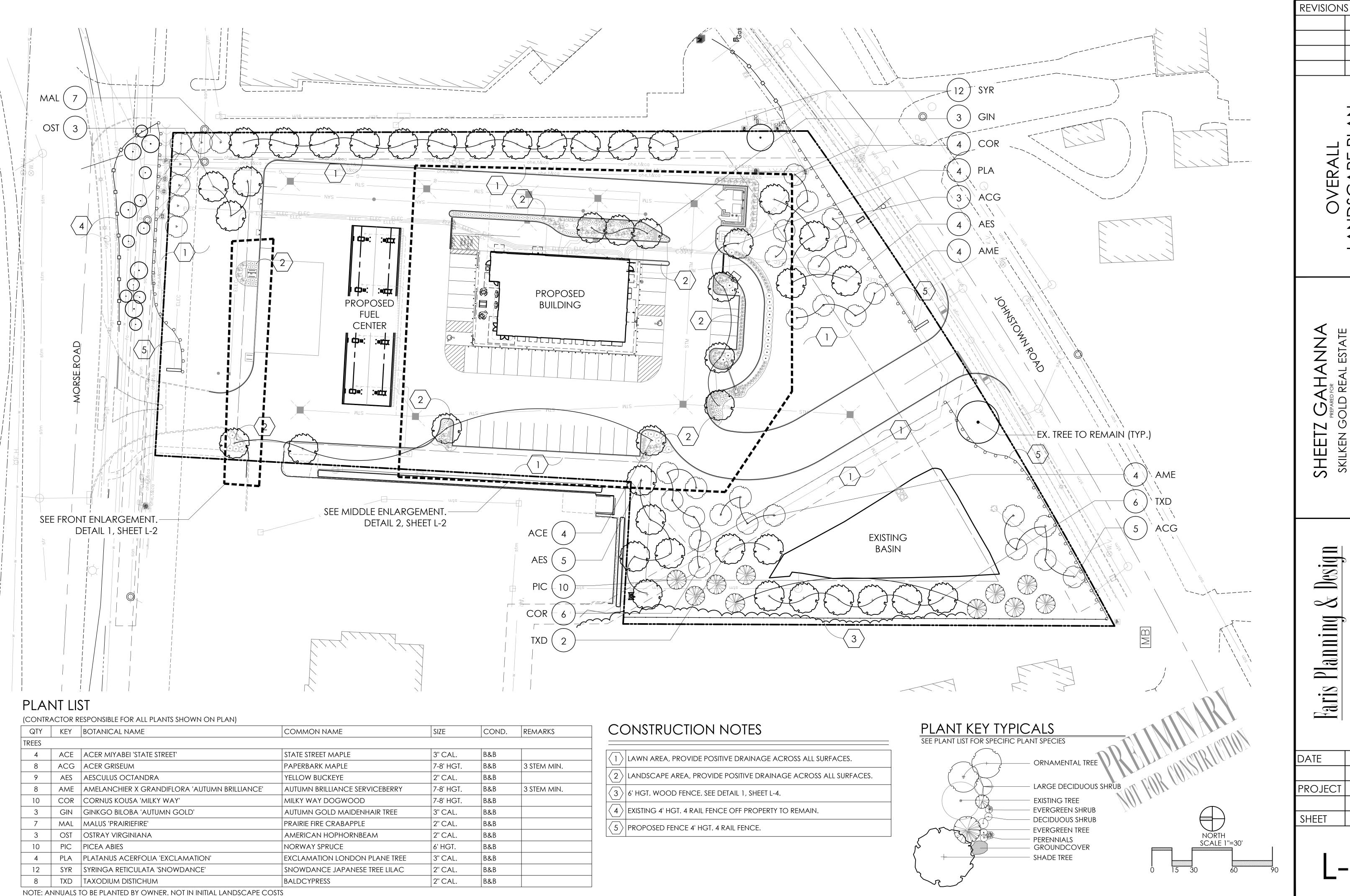
LANDSCAPE PACKAGE CONTENTS

- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE ENLARGEMENTS
- L-3 TREE PRESERVATION PLAN

SD-1 SITE DETAILS

SUBMISSION DATE: 10/06/22

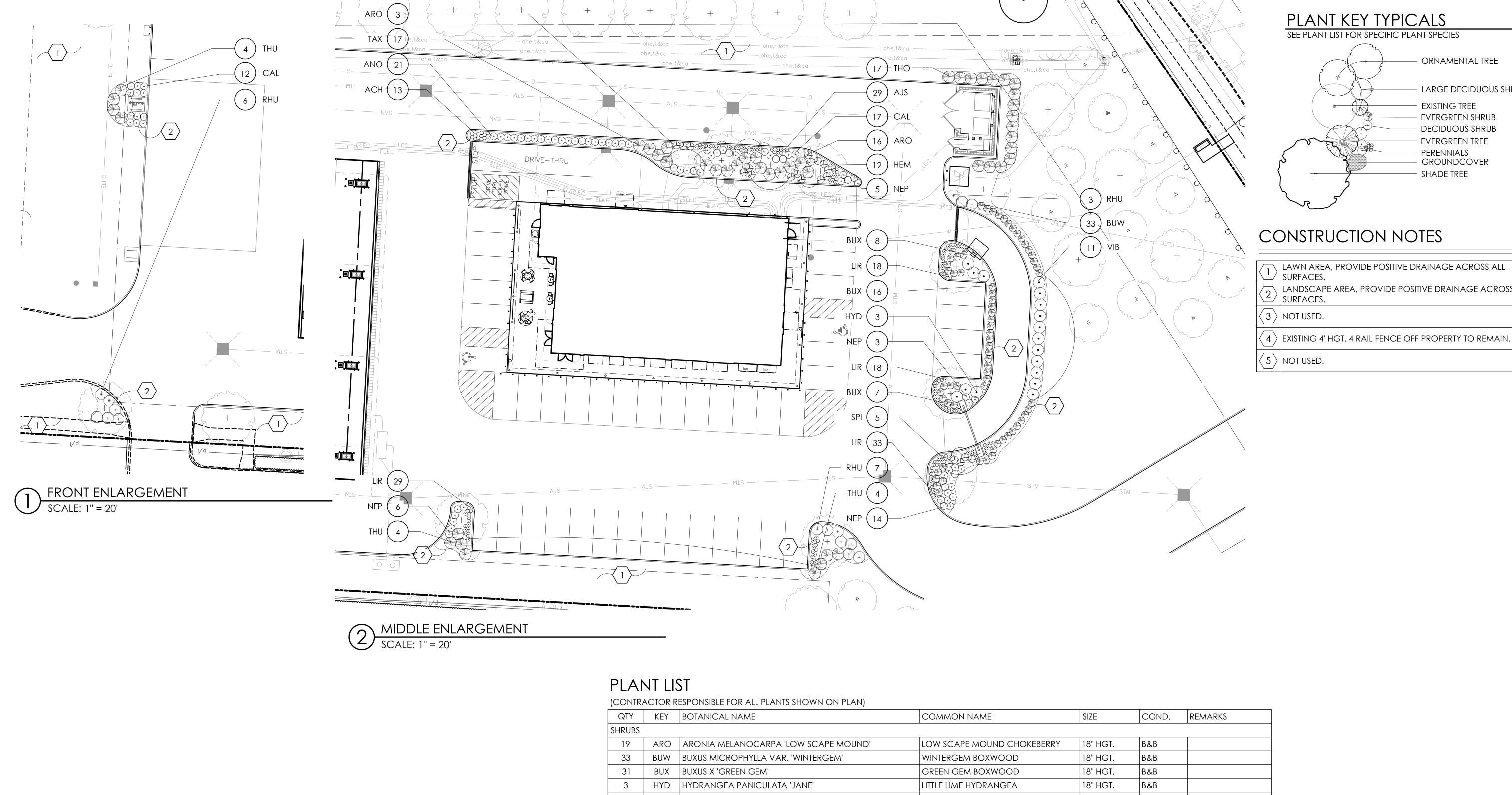
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Design Planning

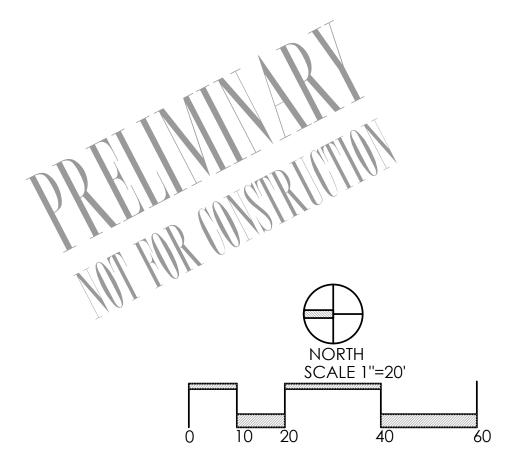
10/06/22 PROJECT 21149



PLANT KEY TYPICALS SEE PLANT LIST FOR SPECIFIC PLANT SPECIES - ORNAMENTAL TREE - LARGE DECIDUOUS SHRUB EXISTING TREE - EVERGREEN SHRUB - DECIDUOUS SHRUB - EVERGREEN TREE – PERENNIALS – GROUNDCOVER - SHADE TREE **CONSTRUCTION NOTES** LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS		•	·	<u>'</u>	1	•
19	ARO	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW SCAPE MOUND CHOKEBERRY	18" HGT.	B&B	
33	BUW	BUXUS MICROPHYLLA VAR. 'WINTERGEM'	WINTERGEM BOXWOOD	18" HGT.	B&B	
31	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
3	HYD	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	18" HGT.	B&B	
16	RHU	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	18" HGT.	B&B	
5	SPI	SPIRAEA 'GOLDMOUND'	GOLDMOUND SPIREA	18" HGT.	B&B	
17	TAX	TAXUS MEDIA HICKSII	HICKSII YEW	18" HGT.	B&B	
17	THO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' HGT.	B&B	
12	THU	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	18" HGT.	B&B	
11	VIB	VIBURNUM X JUDDII	JUDDII VIBURNUM	18" HGT.	B&B	
PERENNI	ALS/ORN	NAMENTAL GRASSES		•		•
13	ACH	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION'	STRAWBERRY SEDUCTION YARROW	NO. 1	CONT.	
29	AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	
21	ANO	ANDROPOGON GERARDII 'RED OCTOBER'	RED OCTOBER BLUESTEM	NO. 2	CONT.	
29	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	NO. 2	CONT.	
12	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
88	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	NO. 1	CONT.	
28	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	

NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS



REVISIONS

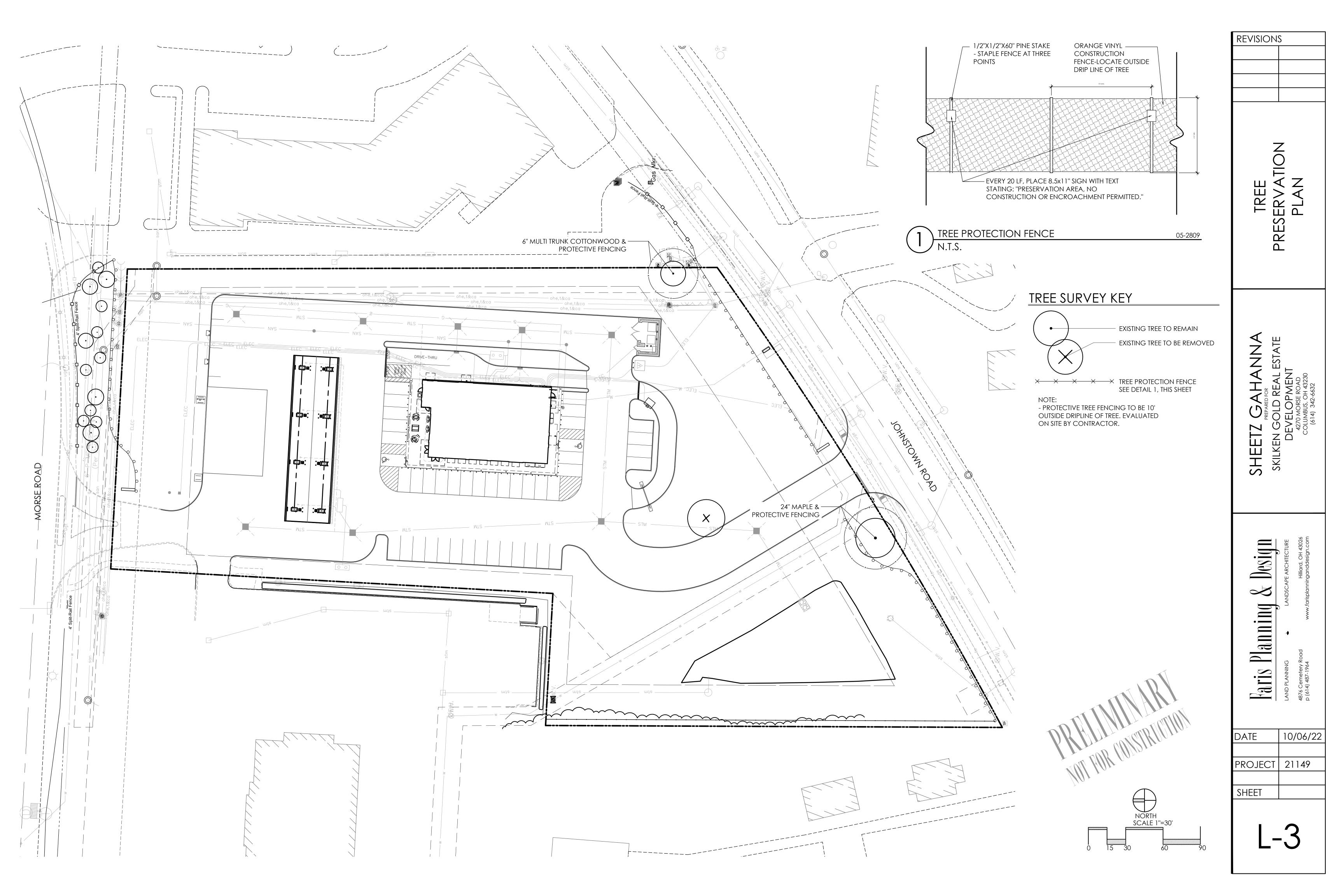
LANDSCAPE ENLARGEMENTS

AHANNA  $\frac{S}{S}$ 

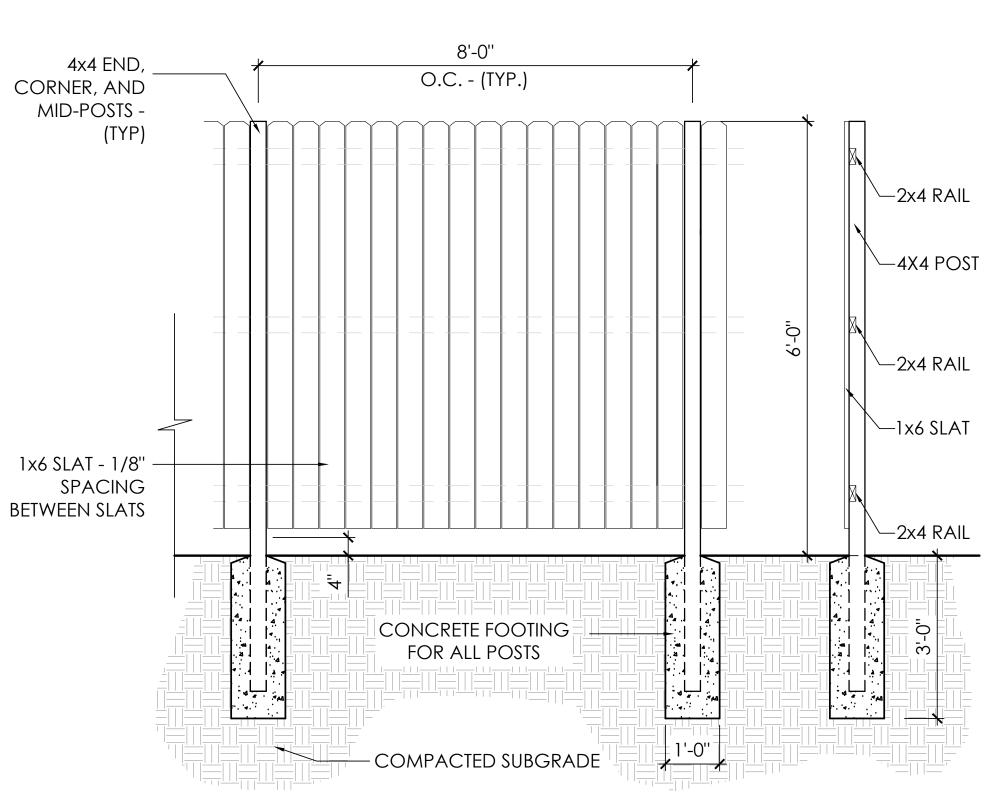
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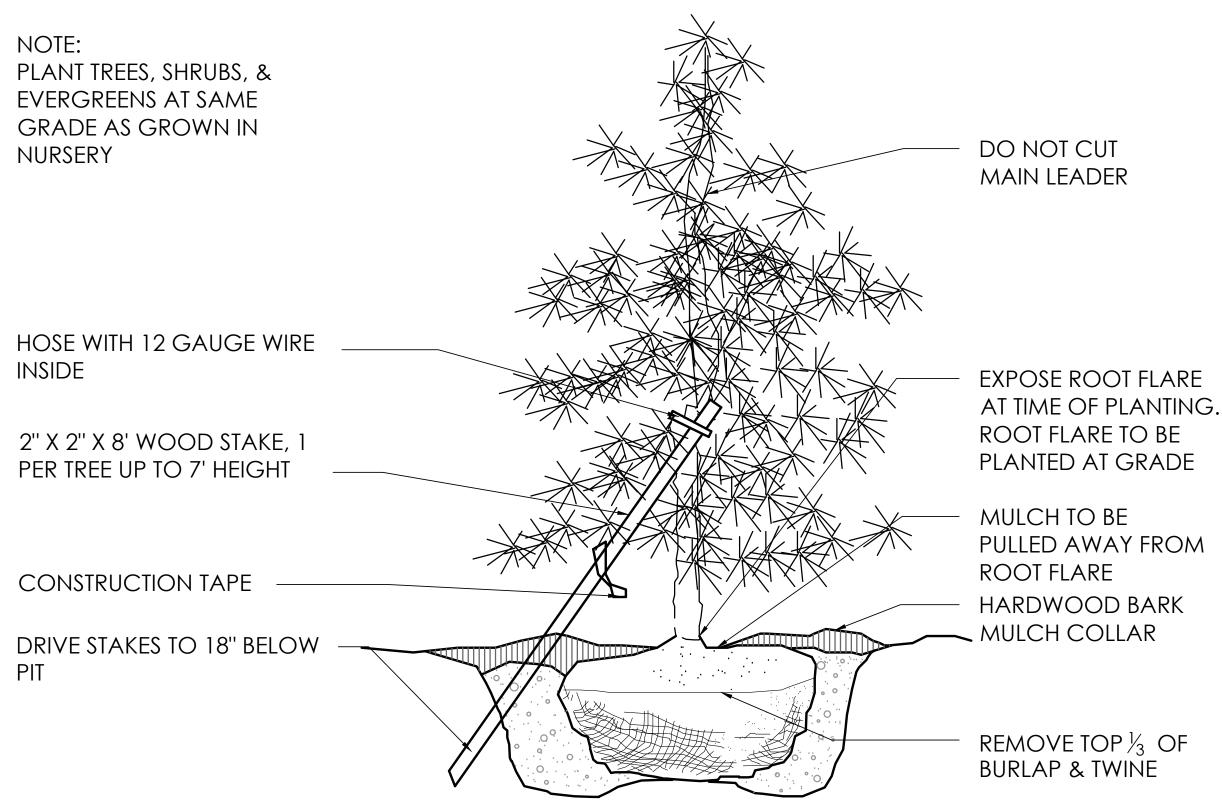
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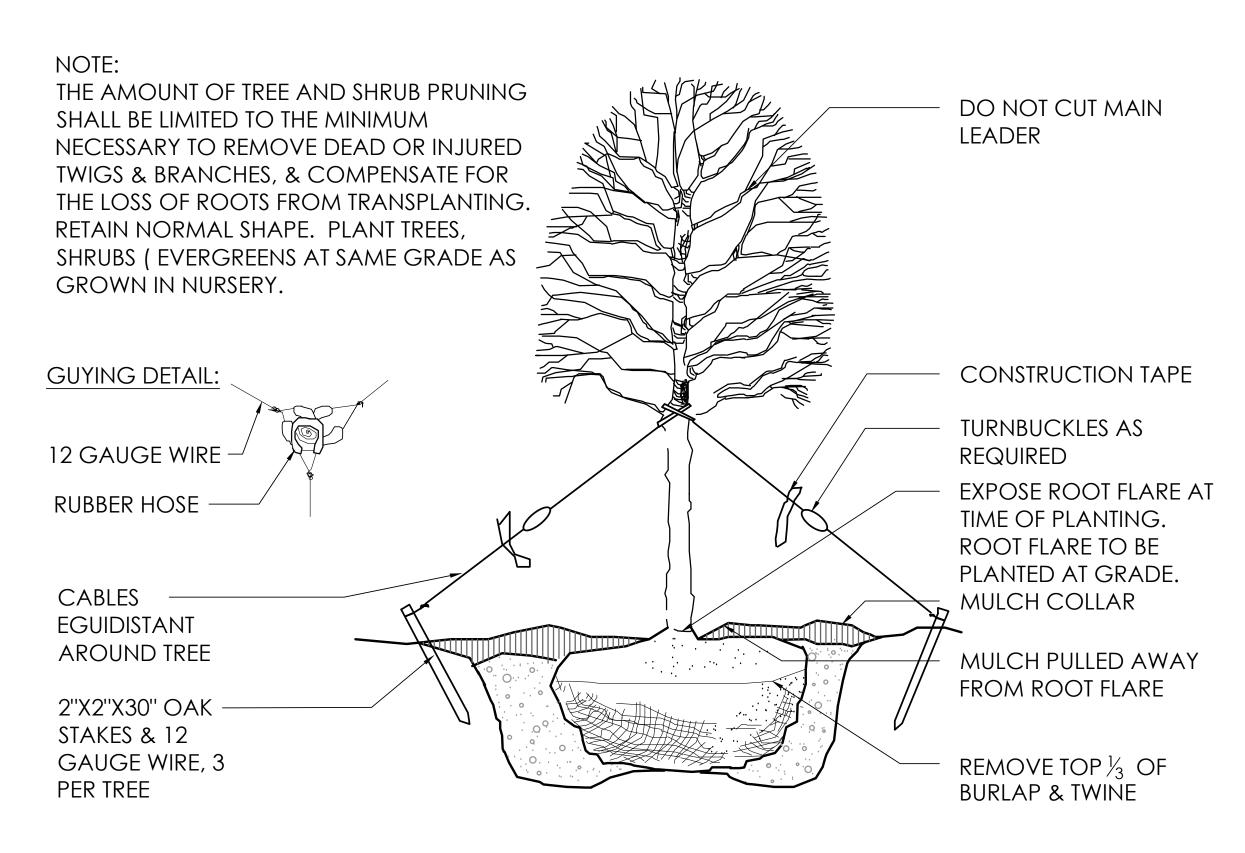
NOTE: -ALL WOOD TO BE PRESSURE TREATED AS APPROVED BY OWNER -WOOD SCREWS TO BE FLAT HEAD WEATHER MASTER DACROTIZED STEEL COARSE, THREAD 12x2 MANUFACTERED BY TEXTRON INC. OR OWNER APPROVED EQUAL -ALL WOOD MEMBERS TO BE PAINTED/STAINED TO MATCH FENCE COLOR OF ADJACENT CONDOMINIUM ASSOCIATION TO THE EAST. SUBMIT SAMPLE FOR OWNERS APPROVAL.

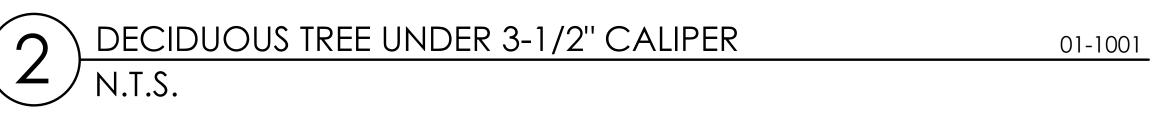


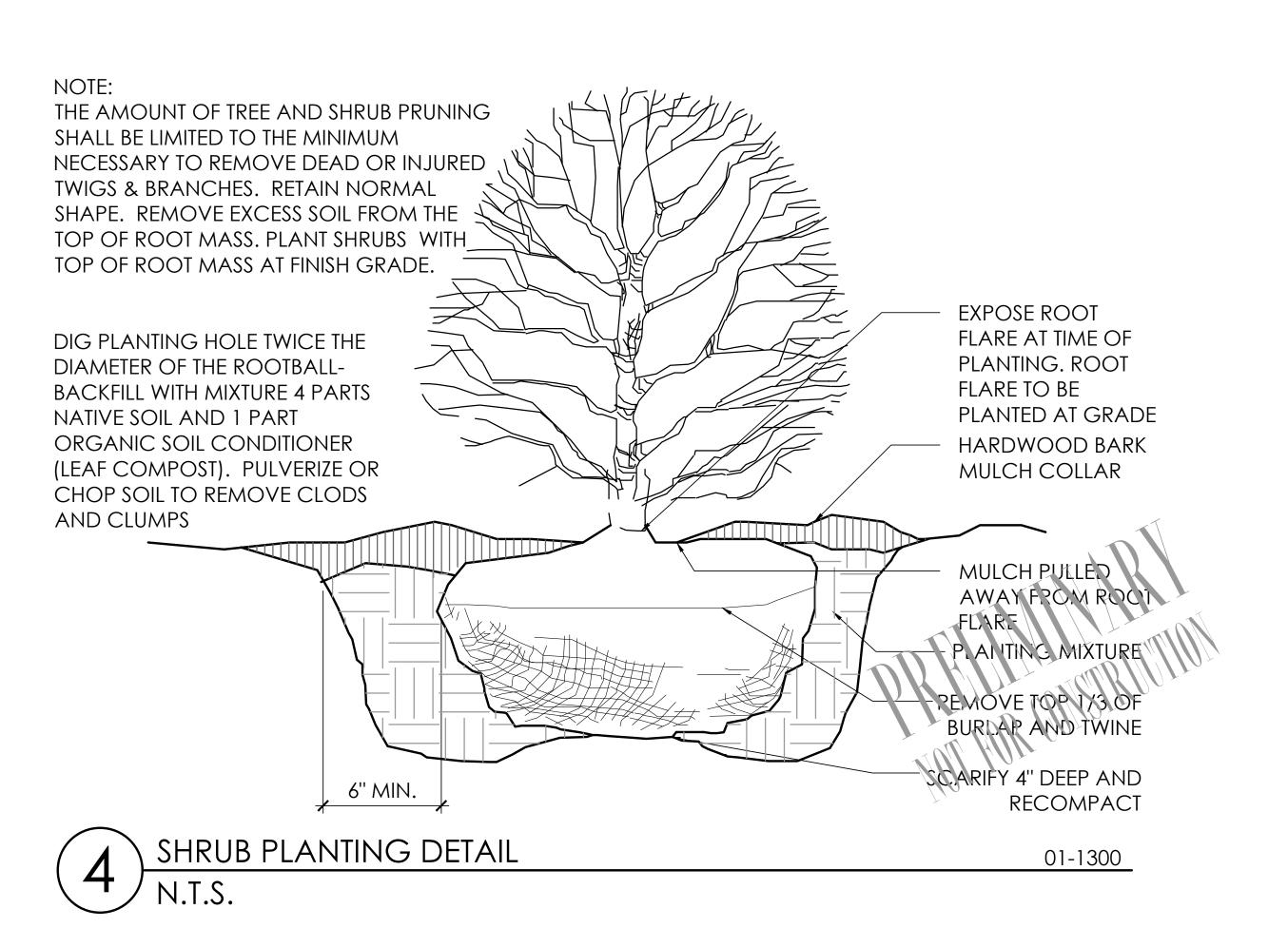
6' WOOD PRIVACY FENCE 05-1004



EVERGREEN TREE UNDER 7' HGT. 01-1100 N.T.S.







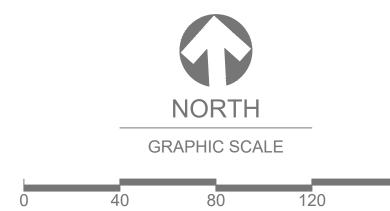
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LUM NO.	LABEL	MTG. HT.	TILT
1	Α	18.79	-5
2	Α	17.83	-5
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4	Α	17.83	-5
5	Α	18.79	-5
6	Α	17.83	-5
7	Α	18.79	-5
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9	Α	18.79	-5
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19	Α	18.79	-5
20	Α	17.83	-5
21	Α	18.79	-5
22	Α	17.83	-5
23	В	1	166
24 - 39	С	3	0
40 - 45	D	12	0
46, 47	D	9.33	0
48	E	12	0
49	E	10	0
50	E	12	0

LUMINAIRE LOCATION SUMMARY (CONTINUED)						
LUM NO.	LABEL	MTG. HT.	TILT			
51	E	10	0			
52, 53	E	12	0			
54	F	11	0			
55 - 66	G	11.33	0			
67 - 71	Н	23	0			
72, 73	J	23	0			
74 - 85	K	23	0			
86 - 95	L	18.5	30			
96	М	18.77	5			
97	М	19.123	5			
98	М	19.476	5			
99	М	19.83	5			
100	М	20.183	5			
101	М	20.537	5			
102	М	20.89	5			
103 - 134	М	21.079	0			
135 - 167	М	17.887	0			
168	М	21.079	0			
169	М	18.062	5			
170	М	18.415	5			
171	М	18.77	5			
172	М	19.123	5			
173	М	19.476	5			
174	М	19.83	5			
175	М	20.183	5			
176	М	20.537	5			
177	М	20.89	5			
178	М	18.062	5			
179	М	18.415	5			

- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE



FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES								
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN			
PROPERTY LINES	0.15	1.0	0.0	N.A.	N.A.			
SITE PAVED AREA	4.00	36.0	0.4	10.00	90.00			
UNDEFINED	0.24	20.7	0.0	N.A.	N.A.			
UNDER CANOPY	40.44	56	15	2.70	3.73			

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE	SCHED	ULE								
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
<b>—</b>	22	Α	SINGLE	11213	1.030	B3-U0-G0	71.28	1568.16	CREE, INC.	CAN-228-PS-RM-06-E-UL-XX-525-57K
	1	В	SINGLE	11950	1.040	B4-U0-G0	72	72	CREE, INC.	OSQ-ML-B-AA-XX + OSQM-B-11L-57K7-N3-UL-NM-XX
$\odot$	16	С	SINGLE	1441	1.030	B1-U0-G1	22	352	CREE, INC.	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
	8	D	SINGLE	2947	1.030	B1-U0-G1	36	288	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-XX-525
	6	E	SINGLE	5893	1.030	B2-U0-G2	68	408	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525
	1	F	SINGLE	13946	1.030	B3-U0-G1	132	132	CREE, INC.	BXCT9020&/CAN-228-SL-RM-06-E-UL-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY)
(+)	12	G	SINGLE	484	1.000	N.A.	6.9	82.8	B-K LIGHTING, INC.	BKLT CH-LED-e69-FL-BZP-12 (BY OTHERS)
	5	Η	SINGLE	8824	1.030	B1-U0-G2	72	360	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-NM-XX + OSQ-BLSMF
*	2	J	2 @ 90 DEGREES	11174	1.030	B2-U0-G2	72	288	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	12	K	SINGLE	8574	1.030	B1-U0-G2	72	864	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX + OSQ-BLSMF
(+)	10	L	SINGLE	626	1.000	B0-U1-G1	13.841	138.41	TROY-CSL LIGHTING	RA8-LED1140-XX-3 + 3SL23XX
	84	М	SINGLE	136	1.000	N.A.	4.12	346.08	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)

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ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: LAYOUT BY: 1" = 40' DAR DWG SIZE: DATE: D 1/17/22

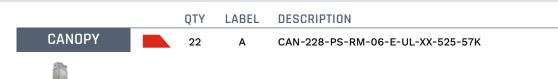
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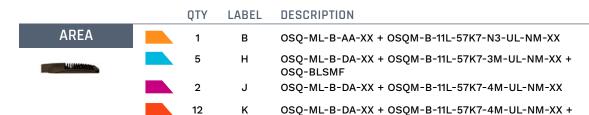


REDLEONARD ASSOCIATES 1340 Kemper Meadow Dr, Forest Park, OH 45240

513-574-9500 | redleonard.com

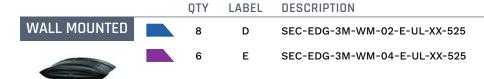
REV. BY DATE DESCRIPTION
R1 DAR 7/1/22 REVISED PER UPDATED BASE PLAN





OSQ-BLSMF

	QTY	LABEL	DESCRIPTION
PATHWAY	16	С	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
$\overline{\Psi}$			





ANGLE REFLECTOR

 120V input (277V available in arm and post option only) Integrated power supply allows the fixture to be connected

Available in 21 standard and 2 specialty finishes with optional coastal coating

to protect finish in coastal environments (add "-C" to the finish)

UL listed to US and Canadian standards for wet locations culus with the control of the control o

· LED is dimmable with Incandescent/Triac dimmers

• 1/2" or 3/4" IP for arms. Flush mount and post

Shade and mounting finish options

 Inner shade is painted gloss white · Consult factory for custom finish options

. Glass, Cast Guard, Wire Cage or Wire Guard

Angle Reflector Order Matrix (Example: RA10LED1227GA-2)

with Glass and Guard Options

directly into line voltage · Pre-wired and ready for install

available only in 1/2"

options available

Aluminum Shade



Catalog #:

Type:

Notes:

RA10 10" 11"

| Clark | (No Accessories | Coating) | Clark | (No Accessories | -CG (Clear Glass ) | -FG (Frosted Glass w) Cast Guard) | -FGG (Sere Glass w) Cast Guard) | -FGG (Clear Glass w) Cast Guard) | -FGG (Clear Glass w) Cast Guard) | -FGG (Clear Glass w) Cast Guard) | -FGWC (Frosted Glass w) | -FG

TTL (Tahitian Teal)

WT (Gloss White)

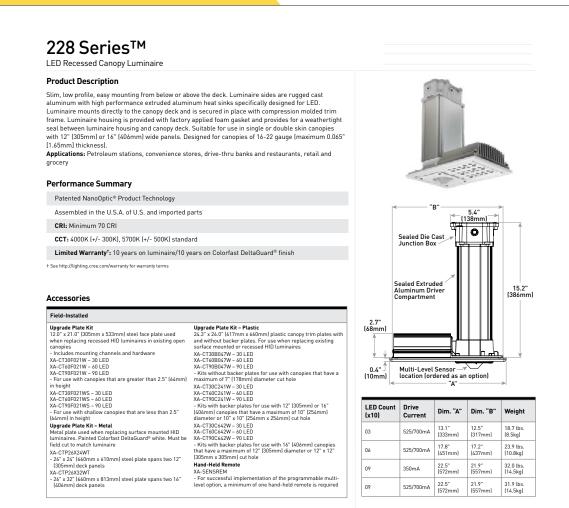
Catalog #:

Cast Guard with Glass Enclosure

Project:

RA12 12" 12-1/2"

# ADDITIONAL FIXTURE INFO



CAN-228				E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
CAN-228	5M Type V Medium SL Sparkle Petroleum PS Petroleum Symmetric	RM Recessed	03 - Available with SL optic only 06 09	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350mA - Available with 90 LEDs only 525 - 525mA 700r 700mA	DIM 0-10V Dimming - Centrel by yithers - Centrel by yithers - Centrel by yithers - Can't exceed specified drive current - Can't exceed specified drive current - PML Programmable Multi-Level - Refer to PML spec sheet for dealts - Refer to PML spec sheet for dealts - AMD Can't representative - Color temperature per luminaire - Minimum 70 CRI

c UL us III T (800) 236-6800 F (262) 504-5415 

# 228 Series™ LED Recessed Canopy Luminaire

# Product Specifications

**CONSTRUCTION & MATERIALS** · Slim, low profile, easy mounting from below or above the deck Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sink specifically designed for LED Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim frame

 Luminaire is provided with factory applied foam gasket and provides fo a weathertight seal between luminaire housing and canopy deck Suitable for single or double skin canopies with 12" (305mm) or 16"

 Integral weathertight junction box with 4.5" [114mm] IP threaded connection points. Rated for feed through 8 [4 in, 4 out] #12 AWG Below ceiling serviceable driver tray for ease of upgrade or replacement

 Field adjustable drive current. Can't exceed drive current specified in part number. Exception is 90 LEDs at 350mA which can be adjusted to 525mA Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy prime with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver,

• Weight: See Dimensions and Weight chart on page 1 ELECTRICAL SYSTEM

Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers Power Factor: > 0.9 at full load Total Harmonic Distortion: < 20% at full load • Maximum 10V Source Current: 30-60 LED: 0.15mA; 90 LED: 0.30mA

 Integral 10kV surge suppression protection standard When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS Suitable for wet locations Meets FCC Part 15, Subpart B, Class A standards for conducted and

10kV surge suppression protection tested in accordance with IEEE/ANSI
 0/3/412

elevated ambient salt fog conditions as defined in ASTM Standard B 117 DLC qualified when ordered with PS or SL optics with 60 LEDs and 525 or 700mA drive current. Please refer to ww.designlights.org/QPL for most current information

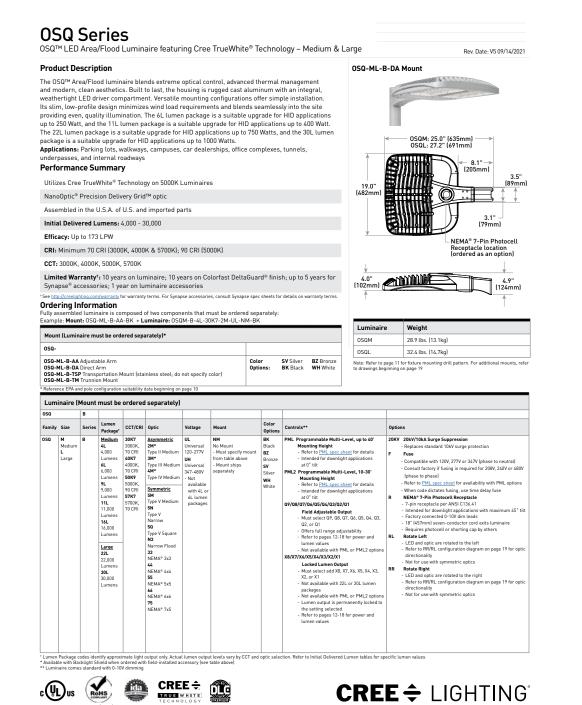
• A CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

		Total Cu	rrent (A)				
LED Count (x10)	System Watts 120-480V	120V	208V	240V	277V	347V	480\
350mA							
09	99	0.83	0.48	0.42	0.38	0.29	0.22
525mA			,			'	
03	54	0.45	0.28	0.25	0.23	0.16	0.12
06	99	0.83	0.48	0.42	0.38	0.29	0.22
09	155	1.32	0.76	0.68	0.61	0.45	0.34
700mA							
03	70	0.58	0.35	0.31	0.28	0.21	0.16
06	132	1.11	0.66	0.57	0.50	0.39	0.28
09	201	1.64	0.96	0.84	0.75	0.59	0.44

Ambient	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated <sup>3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

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# ADDITIONAL FIXTURE INFO





Product Specifications

# OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology - Medium & Large

osa	LLD Area/1 tood Laminaire reactining oree Traewinte Te	
Produ	act Specifications	
	RUEWHITE® TECHNOLOGY ionary way to generate high-quality white light, Cree TrueWhite® Technology is	
a patente characte	and approach that delivers an exclusive combination of 90+ CRI, beautiful light ristics and lifelong color consistency, all while maintaining high luminous efficacy—compromise solution.	

CONSTRUCTION & MATERIALS Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sin onvenient interlocking mounting method on direct arm. Mounting adaptor is ast aluminum and mounts to 3" [76mm] or larger square or round pole, sect /16-18 UNC bolts spaced on 2" [51mm] centers. Refer to page 11 for fixture i

 Mounting for the adjustable arm mount adaptor is rugged die cast aluminum mounts to 2" (51mm) IP, 2.375" (60mm) 0.D. tenon. Adjustable arm mount can be adjusted 180° in 2.5° increments. Transportation mount is constructed of 316 stainless steel and mounts to surfar (4) 3/8" fasteners by others

 Trunnion mount is constructed of A500 and A1011 steel and is adjustable from C 15° degree increments. Trunnion mount secures to surface with [1] 3/4" bolt or or 3/8" bolts Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiti luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provi Designed for uplight and downlight applications Exclusive Cotorfast DeltaGuard® finish features an E-Coat epoxy primer with ultra-durable powder topcoat, providing excellent resistance to corrosion, ult degradation and abrasion. Silver, bronze, black, and white are available

 
 Weight
 Housing

 Mount
 Medium
 Large

 0S0-ML-B-AA
 28.4 lbs. [12.7kg]
 32.0 lbs. [14.5kg]

 0SG-ML-B-DA
 28.9 lbs. [13.1kg]
 32.4 lbs. [14.7kg]

 0SQ-ML-B-TSP
 42.0 lbs. [19.1kg]
 44.0 lbs. [20.0kg]
 OSQ-ML-B-TM 32.6 lbs. (14.8kg) 36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM
Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
Power Factors - 0.9 at full load
Total Harmonic Distortion: < 20% at full load Integral 10kV surge suppression protection standard; 20kV surge suppression

optiona.

When code dictates fusing, a slow blow fuse or type C/D breaker should be used address inrush current

Designed with 0-10V dimming capabilities. Controls by others Maximum 10V Source Current: 1.0mA • Operating Temperature Range: -40°C - +40°C (-40°F - +104°F)

· Drivers and LEDs are UL Recognized in accordance with UL8750 Enclosure rated IP66 per IEC 60529 when ordered without R option
 Consult factory for CE Certified products Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards ANSI C136.2 10kV (standard) and 20kV (optional) surge suppression protection accordance with IEEE/ANSI C62.41.2
 Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emiss.

REGULATORY & VOLUNTARY QUALIFICATIONS

US: creelighting.com (800) 236-6800

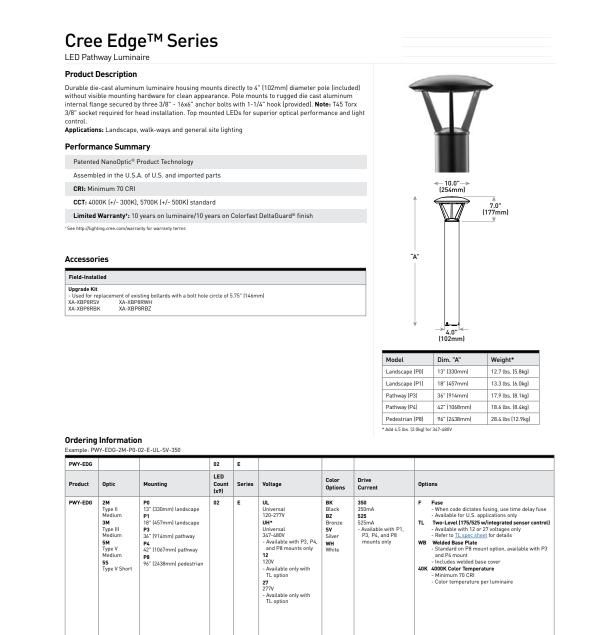
Canada: creelighting-canada.com (800) 473-1234

Luminaire and finish endurance tested to withstand 5,000 hours of elevated ami fog conditions as defined in ASTM Standard B 117 tog conditions as defined in AS IM Standard B 117
Meets Buy American requirements within ARRA
RoHS compliant. Consult factory for additional details
Dark Sky Friendly, UIA Approved when ordered with 30K CCT and direct or transportation
mounts only. Please refer to hittps://www.darkky.org/our-work/lighting/lighting-forindustry/fsa/fsa-products/ for most current information
DLC Premium qualified versions available. Please refer to https://www.designlights.org/

	1 Todact	Specification	113									
	The Synapse dimming, mo up to 1000 no with a brows Controller (T	SIMPLYSNAP pla SimplySNAP pla otion sensing, and odes per gateway er-based interfact L7-B2] and Site ( viding extreme en	tform is a l d daylight h . The syste ce that run Controller l	highl narve m fe s on (SS4)	ly intuitive esting with atures a r smartpho 50-002) ta	connecte n utility-g reliable ar nes, table ke the OS	rade po nd robu ets, and SQ Serie	wer mo st self-h i PCs. Th es to a n	nitoring lealing r le Twist ew perfo	and sup nesh ne -Lock L ormance	pport of twork ighting	
	Synapse W	ireless Control A	ccessorie	s								
ie o	- Requires I Dimming - Not for us - Provides C metering, monitorin - Refer to I Twist-Lock TL7-HVG - Suitable fr - Requires I Receptacl - Not for us - Provides C metering, monitorin - Refer to I SimplySNA CBSSW-465 - Includes - S-button s - Indoor and	- Suitable for 120-277 (ULI) voltage only - Requires NEMA/ANS (136.4 7-Prin Dimming Receptacle - Not for use with PML or PML2 options - Provides On/Olf switching, dimming, power metering, digital sensor input, and status - Refer to 127-82 spec sheet for details - Twist-Lock Lighting Controller - TL7-HVS - Suitable for 120-480V (UL and UH) voltage - Requires NEMA/ANSI (136.41 7-Prin Dimming - Receptacle - Not for use with PML or PML2 options - Provides On/Olf switching, dimming, power metering, digital sensor input, and status - monitoring of Luminairs here for details - Simply-SNAP Central Base Station - CSSSW-450-002 - Includes On-Site Controller (SS450-002) and - S-button switch - Indoor and Outdoor rated - Refer to ESSW-450-002 spec sheet for details - Electrical Data*						- Motion and light sensor  - Control multiple zones  - Refer to WSN-DPM spec sheet for details SimplySAP On-Site Controller SS.450-002  - Verizon* LTE-enabled  - Designed for indoor applications  - Refer to SS.450-002 spec sheet for details Building Management System (BMS) Gateway BMS-GW-002  - Required for BAC-net integrate Optional, for increased range, 8dB gain) KIT-ANT-205M  KIT InANT-205M  - Kit includes antenna, 20' cable and bracket KIT-ANT-800  - Kit includes antenna, 30' cable and bracket KIT-ANT-800  - Kit includes antenna, 50' cable and bracket - Refer to Option antenna spec sheet for details				
			ee sneet to		tuits	-						
	Lumen Package	Optic	System Watts	Label		Total Current (A)  120V   208V   240V   277V   347V   480V					/001/	
	4L**	All	120-480V 29		Wattage 30	0.25	0.14	0.12	0.11	N/A	N/A	
		Asymmetric	48		50	0.41	0.14	0.12	0.11	N/A	N/A	
	6L**	Symmetric	39		40	0.33	0.19	0.17	0.14	N/A	N/A	
	9L	All	60		60	0.51	0.29	0.25	0.22	0.18	0.13	
	11L	All	72	_	70	0.62	0.36	0.31	0.27	0.21	0.16	
	16L	All	104	-	100	0.89	0.51	0.43	0.39	0.31	0.22	
	22L 30L	All	132	$\dashv$	130 200	1.12	0.63	0.55	0.47	0.39	0.28	
	* Electrical data ** Available wit	a at 25°C (77°F). Actu h UL voltage only	ial wattage m	_	ffer by +/- 10	1% when op						
	USU Serie	es Ambient Adj	ustea Lu	iner	ı Maintei	напсе'						
	Ambient	Optic	Initial LMF		K hr ported² MF	50K hr Reported <sup>2</sup> LMF		75K hi Repor Estima LMF	ted²/		hr rted²/ nated³	
	-0-1111	Asymmetric	1.04	1.0	3	1.01		0.992		0.972		
	5°C (41°F)	Symmetric	1.05	1.0	5	1.05		1.053		1.053		
	10°C	Asymmetric	1.03	1.0	2	1.00		0.982		0.962		
	(50°F)	Symmetric	1.04	1.0	3	1.03		1.03³		1.03 <sup>3</sup>		
	15°C	Asymmetric	1.02	1.0	1	0.99		0.972		0.952		
	(59°F)	Symmetric	1.02	1.0	2	1.02		1.023		1.023		
	20°C	Asymmetric	1.01	1.0	0	0.98		0.962		0.942		

conditions. In accordance with IES TM-21, Reported values represe up to 6x the tested duration in the IES LM-80 report for ti Estimated values are calculated and represent time dur	he LED.	
Accessories		
Field-Installed		
Backlight Shield (Front Facing Optics) OSQ-BLSMF (Medium) OSQ-BLSLF (Large)	Hand-Held Remote XA-SENSREM - For successful	Shorting Ca XA-XSLSHR
Backlight Shield (Rotated Optics) OSQ-BLSMR (Medium)	implementation of the programmable multi-level	
OSQ-BLSLR (Large) Bird Spikes OSQ-MED-BRDSPK	option, a minimum of one hand-held remote is required	
OSQ-LG-BRDSPK		

# ADDITIONAL FIXTURE INFO





# Cree Edge™ LED Pathway Luminaire

**CONSTRUCTION & MATERIALS** Durable die-cast aluminum luminaire housing mounts directly to 4" [102mm] diameter pole (included) without visible mounting hardware for clean appearance
 Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor botts with 1-1/4" hook(provided).

Note: T45 Torx 3/8" socket required for head installation

 Top mounted LEDs for superior optical performance and light control Open design, passive thermal management for superior lumen

with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and

• Weight: See Dimension and Weight Chart on pages 1 and 4 ELECTRICAL SYSTEM Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers Power Factor: > 0.9 at full load at 120V

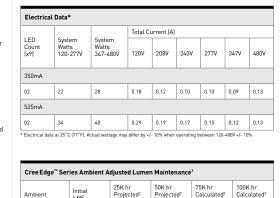
 Total Harmonic Distortion: < 20% at full load at 120V</li> Integral 10kV surge suppression protection standard REGULATORY & VOLUNTARY QUALIFICATIONS

 Suitable for wet locations 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2

. Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 1 Meets Buy American requirements within ARRA . RoHS compliant. Consult factory for additional details • A RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

US: lighting.cree.com

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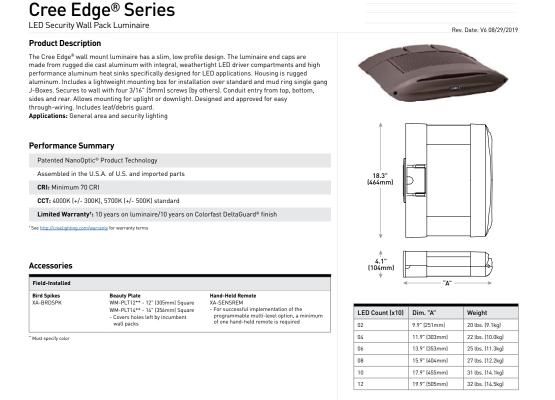
Ambient Initial LMF 5°C (41°F) 1.04 10°C (50°F) 1.03 1.00 0.98 0.97 0.95 15°C (59°F) 1.02 0.99 0.97 0.96

within six times lost in technic in-terms to the consistency of the co

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# ADDITIONAL FIXTURE INFO



EC-EDG		WM		E				
roduct	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
	2M Type II Medium w/BLS 2M Type II Medium w/BLS 2S Type II Short w/BLS 3M Type II Medium s/BLS 4M Type III Medium w/BLS 4M Type II Medium w/BLS 4M Type II Medium w/BLS	<b>WM</b> Wall Mount	02 04 06 08 10 12	E	UL Universal 120-277V UH Universal 347-480V 34 347V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA -Available with 20-80 LEDs 700 700mA -Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option  Photocell - Must specify UL or 34 voltage PML Programmable Mutti-Level - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt 400K 4000K Cotor Temperature - Minimum 70 CRI - Color temperature per luminaire

Electrical Data\*



# Cree Edge® LED Security Wall Pack Luminai

# Product Specifications

CONSTRUCTION & MATERIALS Slim, low profile design . Luminaire sides are rugged die cast aluminum with integral

weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications Housing is rugged aluminum Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes Luminaire can also be direct mounted to a wall and surface wired

 Secures to wall with four 3/16" (5mm) screws (by others) . Conduit entry from top, bottom, sides, and rear · Allows mounting for uplight or downlight Designed and approved for easy through-wiring Includes leaf/debris guard

Weight: See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM Input Voltage: 120–277V or 347–480V, 50/60Hz, Class 1 drivers Power Factor: > 0.9 at full load

 Total Harmonic Distortion: < 20% at full load Integral weathertight J-Box with leads (wire nuts) for easy power hook  $% \left\{ 1,2,\ldots ,n\right\} =0$ Integral 10kV surge suppression protection standard

 When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current · Consult factory if in-luminaire fusing is required

 Maximum 10V Source Current: 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA REGULATORY & VOLUNTARY QUALIFICATIONS

· Suitable for wet locations Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions. Enclosure rated IP66 per IEC 60529 when ordered without P or PML

 ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2 Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117

DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information
Meets Buy American requirements within ARRA CA RESIDENTS WARNING: Cancer and Reproductive Harm –

www.p65warnings.ca.gov

US: creelighting.com [800] 236-6800 Canada: creelighting-canada.com [800] 473-1234

06 08 10 12	120-277V UH Universal 347-480V 34 347V	BZ Bronze SV Silver WH White	525 525mA -Avaitable with 20-80 LEDs 700 700mA -Avaitable with 20-60 LEDs	Refer to Dimmina spec sheet for details Can't exceed specified drive current Not available with PML option Photocell  Must specify UL or 24 voltage PML Programmable Multi-Level  Refer to PML spec sheet for details Intended for downlight applications with 0° tilt 40K 4000K Color Temperature  Minimum 70 CRI Color temperature per luminaire	
			CRI	EE 🕏 LIGHTING	
aire					

t System Watts 120-480V 120V 208V 240V 277V 347V 480V

25 0.21 0.13 0.11 0.10 0.08 0.07

46 0.36 0.23 0.21 0.20 0.15 0.12

66 0.52 0.31 0.28 0.26 0.20 0.15

90 0.75 0.44 0.38 0.34 0.26 0.20

110 0.92 0.53 0.47 0.41 0.32 0.24

130 1.10 0.63 0.55 0.48 0.38 0.28

 37
 0.30
 0.19
 0.17
 0.16
 0.12
 0.10

 70
 0.58
 0.34
 0.31
 0.28
 0.21
 0.16

101 0.84 0.49 0.43 0.38 0.30 0.22

133 1.13 0.66 0.58 0.51 0.39 0.28

 50
 0.41
 0.25
 0.22
 0.20
 0.15
 0.12

 93
 0.78
 0.46
 0.40
 0.36
 0.27
 0.20

 134
 1.14
 0.65
 0.57
 0.50
 0.39
 0.29

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

15°C (59°F) 1.02 0.99 0.97 0.96 0.94

20°C (68°F) 1.01 0.98 0.96 0.95 0.93

CREE & LIGHTING

25°C (77°F) 1.00 0.97 0.95 0.94 Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LEI package and in-situ luminaire testing. Luminaire ambient temperature factors (LMFI) have been applied to all tumen maintenance factors. Please refer to the <u>Temperature Zone Reference Document</u> for outdoor average nighttime aim conditions.

If a accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to dx the tested duration in the IES LM-80 report for the LED.

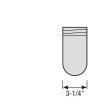
Fishinghed values are cally altered and consequent from durations that

Cree Edge® Series Ambient Adjusted Lumen Maintenance¹

Ambient

10°C (50°F)

# ANGLE REFLECTOR Aluminum Shade with Glass and Guard Options



ABL (Aegean Blue) LG (Lime Green)

BK (Gloss Black) MBL (Midnight Blue)

FLG (Flannel Grav) RD (Red)

BB (Burnished Bronze)

BLU (Blue)

MB (Matte Black)

DVG (Dove Gray) PNC (Painted Natural Copper) TBZ (Textured Bronze)

Glass Enclosure Glass is available in clear (-CG) and frosted (-FG)

4" ▶



SGR (Sage Green)

SND (Sand)

PNA (Painted Natural Aluminum) SS (Satin Silver)

SGW (Semi Gloss White)

TGP (Textured Graphite)

Wire Cage with Glass Enclosure Wire cage can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified Glass is available in clear (-CGWC) and frosted (-FGWC)



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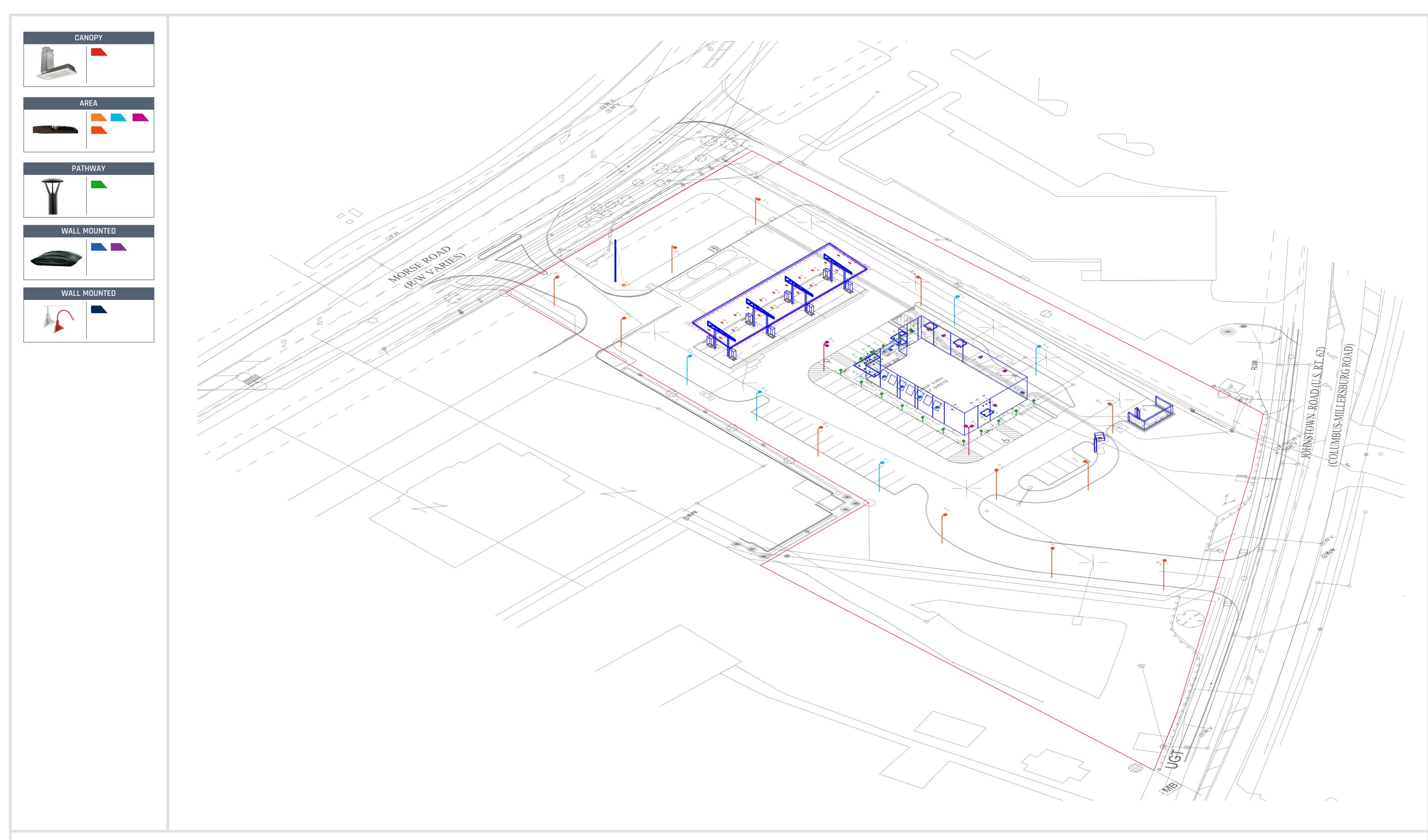


US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

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PROJECT NAME: SHEETZ GAHANNA, OH DRAWING NUMBER: RL-7843-S1-R1





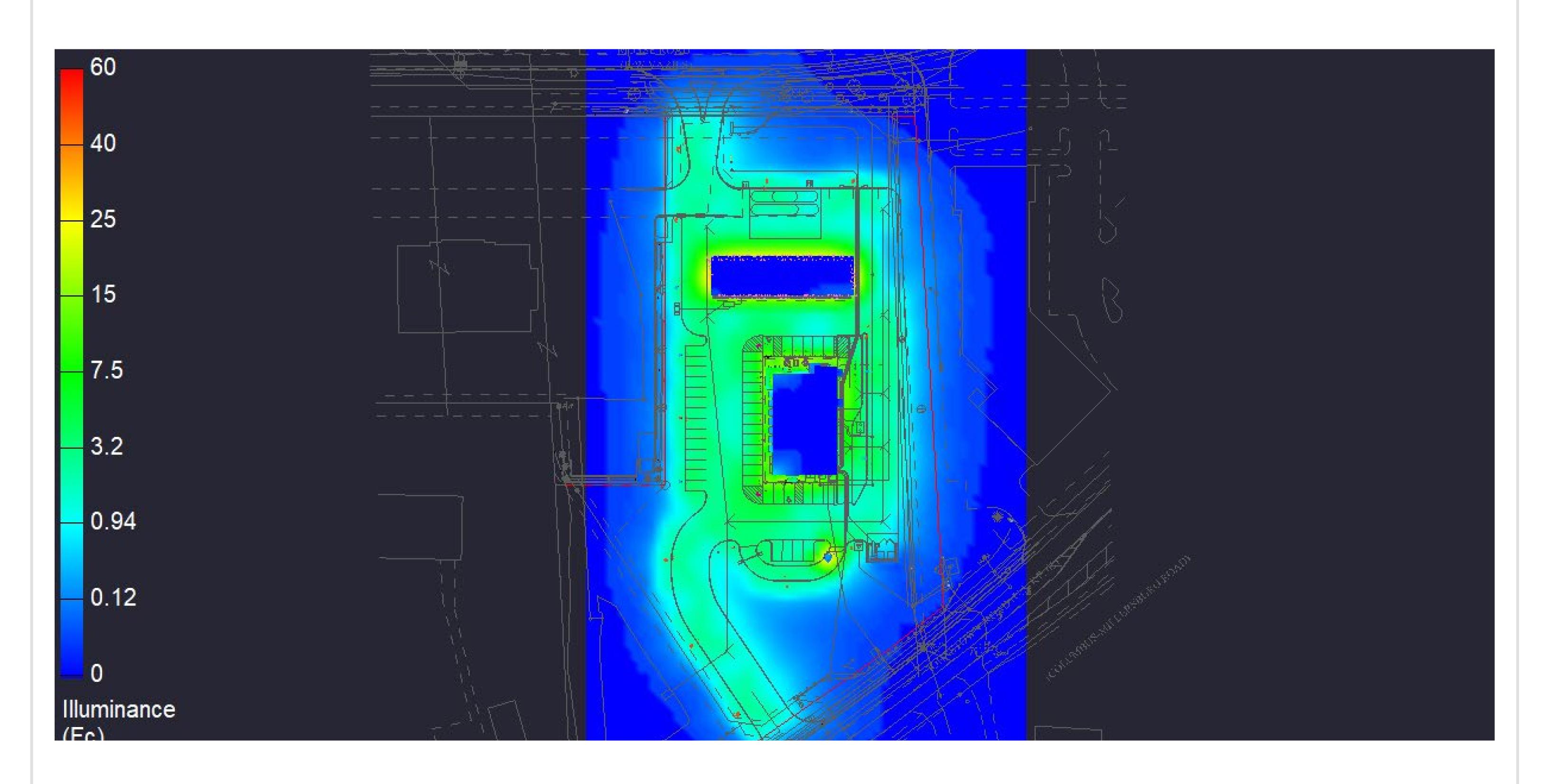


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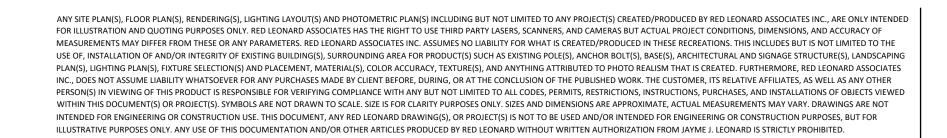
SHEETZ GAHANNA, OH DRAWING NUMBER: RL-7843-S1-R1

PROJECT NAME:



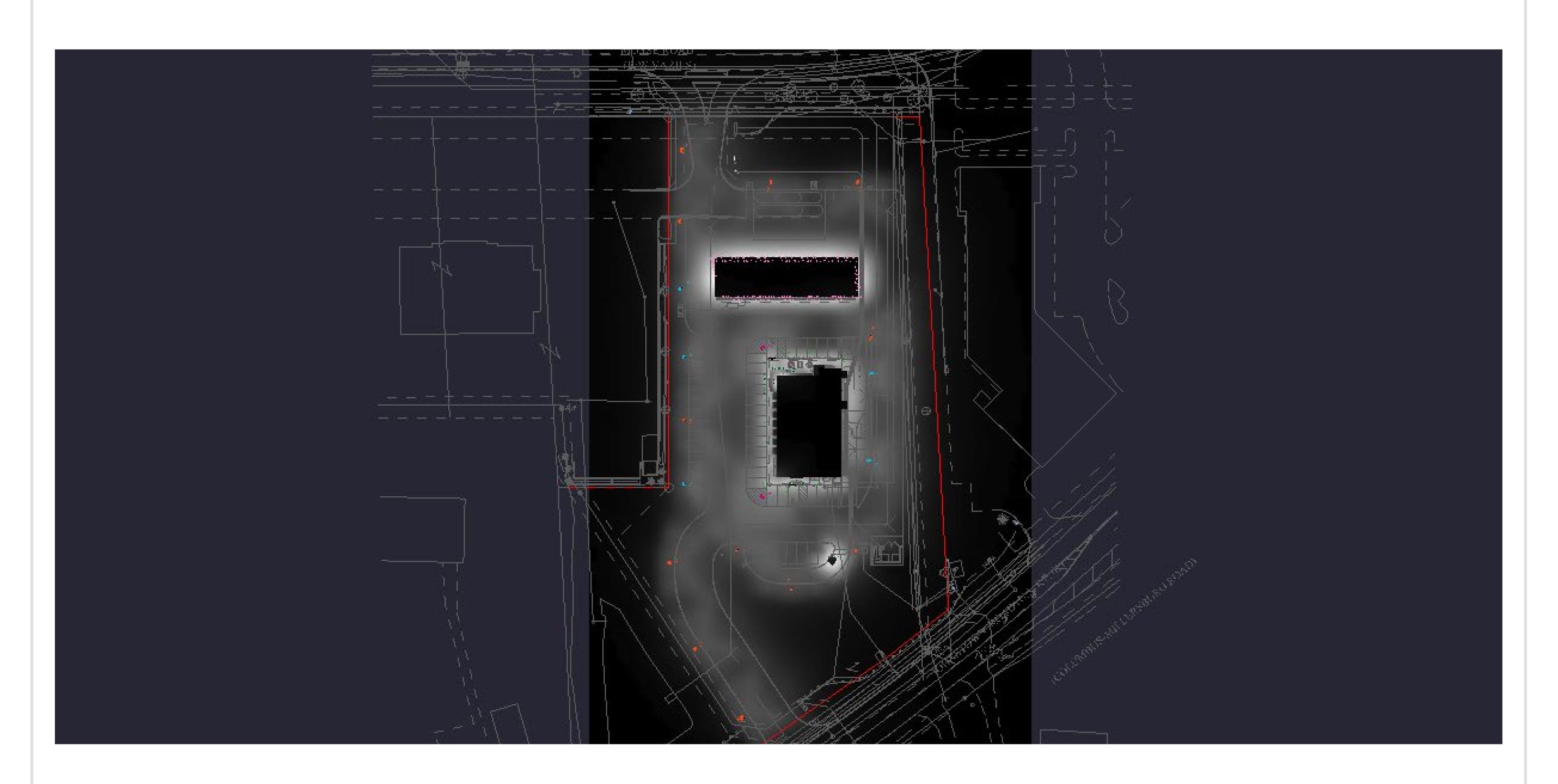




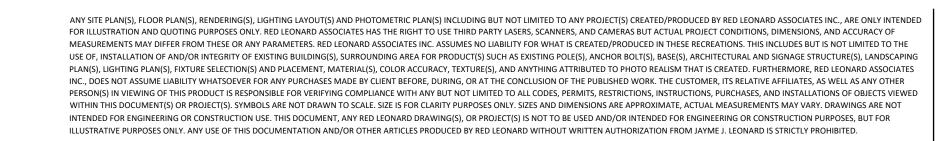






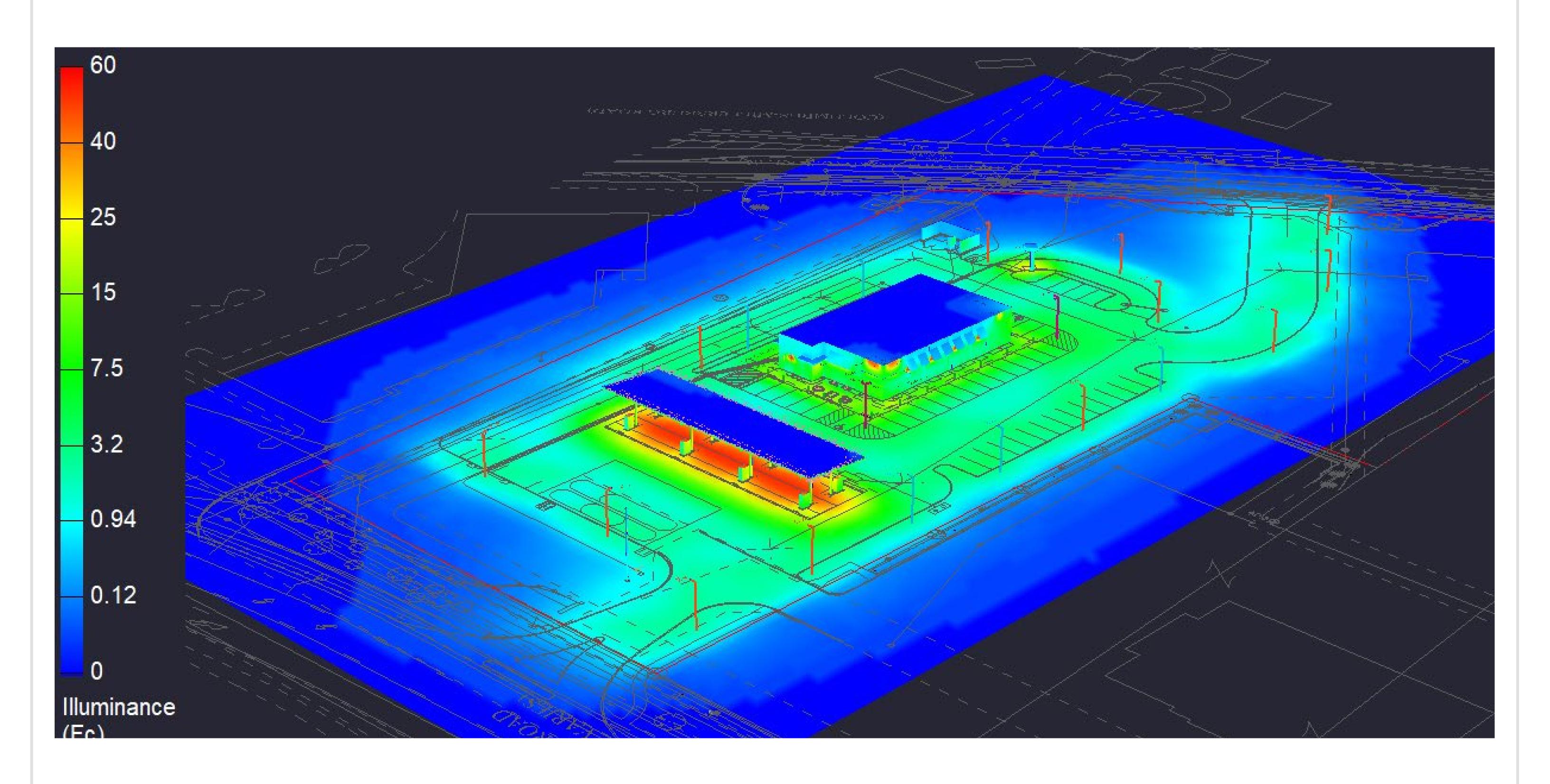




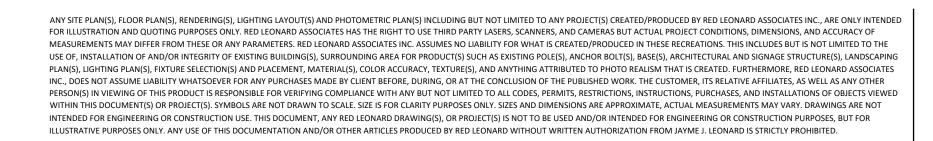






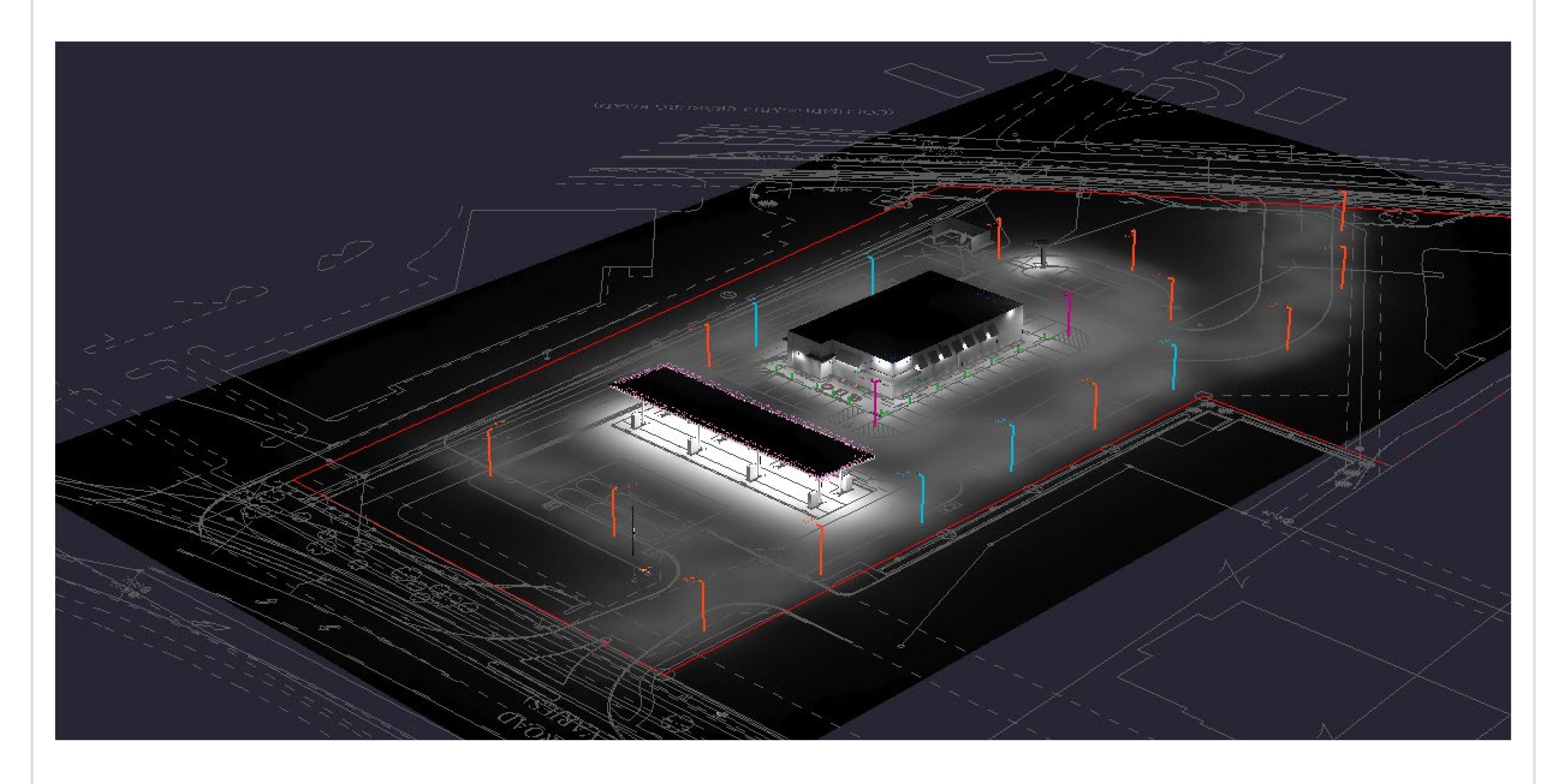




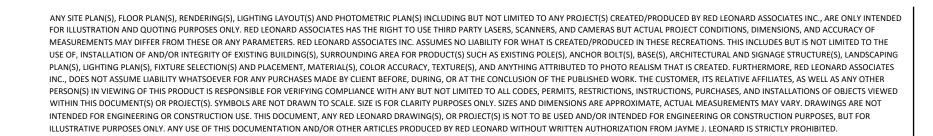


















June 27, 2022

Skiliken Gold Real Estate Development 4270 Morse Rd Gahanna. OH 43230

Gahanna, OH 43230			
RE: Project Sheetz Gahanna Variance			
Dear Skiliken Gold Real Estate Development:			
The following comments were generated from the review of the submitted plans and documents for the referenced project.			
Development Engineer  1. Engineering has no objection to these variances.			
If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.			
Sincerely,			
Kelly Wicker Planning and Zoning Coordinator			



#### Real Estate Development

August 9, 2022

Attn: Kelly Wicker Department of Planning 200 S. Hamilton Road Gahanna, OH 43230

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

# Ms. Wicker,

The four (4) staff comment letters, dated June 24-27, 2022, were received and the plans have been revised accordingly. Please find the response to Variance comments and updated plans, below and attached, for your review. Do not hesitate to reach out, if you have any questions.

#### **Variance**

No staff comments on the sign variances included in original submittal; however, Attachment 2 contains justification for two (2) additional variance requests, identified during staff review of the associated applications.

#### **Primary Project Contacts:**

Sarah Gold (Project Manager) Skilken Gold Real Estate Development 4270 Morse Rd. Columbus, Ohio 43230 380.800.7822 sgold@skilkengold.com Corinne Jones (Asst. Project Manager) Skilken Gold Real Estate Development 4270 Morse Rd. Columbus, Ohio 43230 380.800.7826 cjones@silkengold.com

### **ATTACHMENTS**

- 1. City Comments Letter
- 2. Updated Variance Application
- 3. Additional Variance Justification Statements (2)
- 4. Project Plans (complete set, 11x17)
  - \*Plan sheets that have been updated are the Site, Landscape, Lighting and Ground Sign (background changed to black, to comply with NACO requirement)



October 17, 2022

Skiliken Gold Real Estate Development 4270 Morse Rd Gahanna, OH 43230

RE: Project Sheetz Gahanna Variance

Dear Skiliken Gold Real Estate Development:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

# **Development Engineer**

1. Engineering has no objection to these variances.

# **Fire District**

2. The fire division has no objections to the design review, variance, and final development plan for the new Sheetz on Johnstown Road.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker Planning and Zoning Coordinator



# STAFF REPORT

# **Request Summary**

Applicant is requesting approval of a Conditional Use, Final Development Plan, Design Review, and Variance applications to develop a Sheetz gas station with a food service drive thru on property that has frontage on Johnstown Road to the south and Morse Road to the north. The applicant will be combining three parcels (025-011244, 025-011243, 025-011226) prior to developing the land, totaling 4.19 acres. The properties are zoned NC – Neighborhood Commercial. Per Section 1153.02(b) of the zoning code, gasoline service stations and eating place with drive-thru facilities are conditionally permitted uses in the NC district.

The site proposal includes a 6,131 sq. ft. Sheetz retail/restaurant building with a 4,866 sq. ft. (36.5′ x 133′) gas canopy north of the primary building that contains 16 gas service stations. The primary building will be setback approximately 240 feet from the Morse Road right-of-way and approximately 180 feet from the Johnstown Road right-of-way. The gas canopy will be setback approximately 130 feet from the Morse Road right-of-way. The project complies with all applicable building and parking setback requirements.

Based on the square footages of the retail and restaurant uses, 34 parking spaces are required. The applicant proposes to install 43 parking spaces. 27 of those spaces will be located to the west of the primary building, 6 spaces will be on the north end and the remaining 10 spaces will be on the south end.

Landscaping will be dispersed throughout the site along the perimeters and within the pavement areas. The type of landscaping includes ornamental, evergreen, and shade trees along with deciduous and evergreen shrubs. In addition, perennial plantings and shrubs will be installed along sections of the pavement perimeter and within parking lot islands and peninsulas. Please refer to the submitted landscaping plan for more details.

Lighting will consist of wall mounted lights on the primary building, canopy lighting which will be illuminating the fueling area, and light poles 20 feet in height along the parking lot and access drive perimeters. The illumination will not exceed 1 footcandle measured at the property line, which meets the minimum code requirement.

The building design and materials are consistent with a typical Sheetz building and will consist of the following:

Façade: Albany modular glen grey brick veneer & Ashmont modular glen gray

Awnings: Bronze canvas

Roofing: Brite red standing seam metalTrim: Dark bronze metal coping

All requirements of the Design Review code for parking, landscaping, and building materials are complied with.



#### Signage

10 new permanent signs are proposed for the property as follows:

Sign	Description	Location	Area
A.1	"Sheetz" Wall Sign	North elevation	25.94 sf
A.2	"Sheetz" Wall Sign	West elevation	25.94 sf
A.3	"Sheetz" Wall Sign	South elevation	25.94 sf
B.1	Information Sign	Gas Canopy Column	5 sf
B.2	Information Sign	Gas Canopy Column	5 sf
C.1	Ground Sign	Morse Road	33.8 sf
C.2	Ground Sign	E. Johnstown Road	33.8sf
D.1	Pickup Unit – Clearance Bar	Drive-Thru	16.67 sf
D.2	Pickup Unit – Order Point	Drive-Thru	23.25 sf
D.3	Pickup Unit – Menu Board	Drive-Thru	24.57 sf

#### Land Use Plan

The Land Use Plan designates the property as Community Commercial which is intended for medium to large scale commercial uses adjacent to primary arterials that serve the larger community or regional area. It is also located in the North Gateway Focus Area which encourages a dynamic mix of integrated uses that create a sense of place and to increase connectivity between uses.

#### Variances:

There are two requested variances from the site plan:

- 1. Section 1167.18(c)(1) Dumpsters are required to be located to the rear of the building.
  - a. Due to the property abutting rights-of-way on the north and south ends, two front yards and two side yards exist with no rear yard. A front yard is defined as the area between the building line and the right-of-way. Therefore, the property lacks any compliant location for the dumpster. The dumpster will be 60 feet from the Johnstown Road right-of-way and be screened by a wall and surrounded by 5-foot tall arborvitae and trees and a cluster of 5 shade trees.
- 2. Section 1163.08(c) The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.
  - a. Minimum number of trees is calculated as One tree per 100 square feet of required landscape area. Based on this, 37 interior parking lot trees would be required within landscaped islands or peninsulas. The applicant proposes to install 11 trees in the interior parking lot. However, 86 new trees are proposed for the entire site in addition to any trees being preserved. This meets the intent of the landscaping requirements which is to promote public safety, to moderate heat, wind and other climatic effects produced by parking lots, to minimize nuisances such as noise and glare, and to enhance the visual environment of off-street parking.



#### Sign Variances

The applicant is seeking approval of the following sign variances:

- 1. **Section 1165.08(a)** Maximum of 150 sq. ft. of total sign area is permitted.
  - a. 222.5 sq. ft. of sign area is proposed.
- 2. **Section 1165.08(b)(6)** One ground sign per street frontage is permitted.
  - a. 5 ground signs are proposed which includes two monument signs at either street and three drivethru signs which are considered to be ground signs by code definition.

# 3. Signs B.1, B.2:

a. Variance to allow for two projecting signs directed towards the same street where one projecting sign per street frontage is permitted per Section 1165.08(b)(1).

# 4. Signs C.1, C.2:

- a. Variance to allow a reduced sign setback of 5 feet from the right-of-way from the required 10-foot setback per Section 1165.08(b)(6).
- b. Variance to allow no landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)

# 5. Sign D.1

- a. Variance to allow for a clearance bar ground sign at 16.67 sq. ft. and 18 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)
- b. Variance to allow 18 sq. ft. of landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)

#### 6. Sign D.2

- a. Variance to allow for an order point ground sign at 23.25 sq. ft. and 13 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)
- b. Variance to allow 18 sq. ft. of landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)
- c. Variance to allow for two electronic order screens approximately 1 sq. ft. in area that changes more than once a day where electronic signs may not change more than once a day per Section 1165.09(a)(4)(C)

# 7. Sign D.3

a. Variance to allow 18 sq. ft. of landscaping at the base of the menu board sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)



#### Conditional Use Criteria

The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

- 1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.
- 2. The proposed development is in accord with appropriate plans for the area.
- 3. The proposed development will not have undesirable effects on the surrounding area.
- 4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

# Final Development Plan Criteria

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area

#### Design Review Criteria

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.

#### Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of 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.



#### **Staff Comments**

Staff recommends approval of the Condition Use Application. It's staff's opinion that all four conditional use criteria are met. Gasoline service stations and eating place with drive-thru facilities are conditionally permitted uses in the NC district. The development is in accordance with the Land Use Plan. It will not have undesirable effects and it will be in keeping of the existing land use character of the area.

Staff recommends approval of the Final Development Plan. Given the layout of the property with frontage on two streets on opposite sides, the development is designed to be setback greater distances from the property lines than what is required by code which reduces the visual impact from the street and abutting properties. Additional landscaping in excess of what is required by code will be installed within the interior site and along the property perimeter which further limits the visual impact. Lighting is designed in way which meets all code requirements and will be shielded from abutting properties.

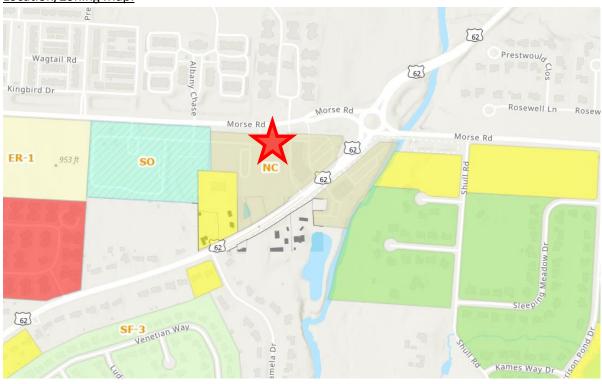
Staff recommends approval of the Design Review Application. The Sheetz building designs and materials are consistent across the country for their branding. As mentioned, the proposed building materials and landscaping comply with all requirements of the Design Review chapter. In addition, it's staff's opinion that the Design Review Criteria has been met.

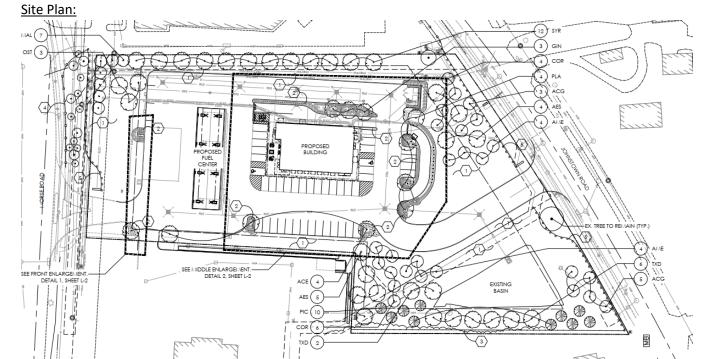
Staff recommends approval of most Variance requests. As mentioned, the code requires that dumpsters are placed to the rear yard, which this property does not have do to multiple frontages. The dumpster is thoroughly screened and located to be as unintrusive as possible. While the minimum number of trees will not be installed in the interior parking lot, this requirement is offset by the number of trees elsewhere on the property which complies with the intent of the landscaping requirements. Staff recognizes that the sign code does not accommodate such uses as this which requires multiple drive-thru signs and signage at gas canopies. Uses similar to this and fast-food restaurants have had similar variance requests approved to allow for additional signs in drive-thru areas. Staff anticipates the zoning code rewrite to address these issues to account for these types of signs.

Staff does object to the variance requests to allow for a reduced setback and reduced landscaping for the ground sign along Morse Rd and Johnstown Rd (referred to as Sign C.1/C.2). The application provides no information as to why setbacks and landscaping cannot be met. Staff is not aware of similar variances being granted for projects in the area. Additionally, staff has some concerns that a reduced setback may create an unsafe condition. Simply put, the closer a sign is to the right-of-way, the more likely the sign is to obstruct traffic. Given the visibility of the site, the number of signs requested, the size of signs requested, staff does not see the need for a reduced setback or for reduced landscaping.



# **Location/Zoning Map:**







# **Proposed Renderings:**



WEST ELEVATION







# Sign Renderings:



Respectfully Submitted By: Zack Cowan, AICP and Michael Blackford, AICP