

Development Plan Text

6300 Frost Road

Parcel No. 317-342-01-002-000, 6300 Frost Road, Westerville Ohio, 43082

Campfire Brewing Company LLC & Eric Hatton & Dan Haskins & Brett Haaser, Genoa Township Residents
& Roland Reeb, Westerville Resident

7278 Pueblo Ct

Westerville, OH 43082

Initial Submission Date: 2/19/2024

Executive Summary

Campfire Brewing Co. plans to operate a brewery and taproom at 6300 Frost Road, Westerville, Ohio 43082. In order to comply with Genoa Township Development & Zoning Guidelines we have changed the use of the existing lot and building from a mulch retail facility (and, for a time, an auto parts yard) to a brewery and taproom with outdoor seating and recreation area. The current zoning is Planned Industrial District (PID).

As local Westerville residents, we take pride in delivering a personal touch to our beer and customer service. Our backyard campfire theme provides an inviting, relaxing atmosphere that encourages community gathering and connection. This planned change of use for the building will transform the industrial warehouse building into an inviting backyard campfire themed taproom and bar. The proposed change will include an area for brewing operations and storage, a U-shaped wood bar, recreational games (TBD pool table, Tabletop shuffleboard, etc) and an eclectic collection of tables and chairs.

Our Campfire philosophy focuses on creating a backyard-like atmosphere for the community to enjoy. The design of our facility will emphasize and support the uniqueness of our offering by replacing the current opaque garage door with a glass garage door that will lead to the back of our large outdoor seating and recreation area. We will facilitate a true open-air feel while all safely fenced within the exterior perimeter privacy fence.

This Final Development Plan will comply with all applicable provisions of the resolution incorporating feedback and resolving concerns expressed by the Zoning Commission and Trustees. The purpose of this Development Plan Text is to demonstrate how our proposed change of use will support the Township's consideration of traffic, access, and general compatibility. The cycle of traffic for this use is complimentary to other uses on frost road; our use will primarily drive traffic during evening hours and weekends when other businesses on the road are closed or visitation is limited.

We will manage flow and volume of traffic with operational planning and partnerships with neighboring businesses to handle overflow. This text also discusses how the proposed development will enrich the social and community aspects of the immediate surrounds and Genoa Township as a whole.

The use is compatible with adjoining the adjoining industrial and commercial uses. Our brewery will be a pleasant addition to the Frost Road area. Our plan for 6300 Frost Road. will promote a community focused and family friendly use for this parcel. Our location near residences and bike paths, yet tucked away from any neighbors who may object to large events, makes this an ideal location for an outdoor and community-event focused brewery.

Please see supporting documentation, information, and diagrams for further explanation of our proposed development. Note that we have used the existing development plan approved by the Zoning Commission and Trustees to guide our discussion and highlight our proposed changes.

ARTICLE 13: PLANNED INDUSTRIAL DISTRICT (PID)

Section 1301: Intent and Purpose

The purpose of the Planned Industrial District is to encourage the coordination and integration of industrial uses designed as separate elements into one specific site layout while protecting public health, safety, morals, and general welfare. The entire design is intended to utilize industrial uses which are compatible in terms of activity, parking needs, traffic accessibility, sign systems and space requirements into an industrial park setting. Planned Industrial Districts are limited to areas served by central sewer wastewater treatment plants operated by the Delaware County Sanitary Engineer and to areas served by a Central Water System and by an adequate transportation network.

1301.01 It is the policy of the Township to permit the creation of Planned Development Districts to:

- A) Preserve and extend the charm and beauty existent in and inherent to the rural residential character of Genoa Township;
(CB) – Campfire Brewing intends to become a welcome and inviting gathering place for all local residents to be proud to call their own.
- B) Provide the economic and social advantages resulting from an orderly planned use of large parcels of land;
(CB) – The parcel of land does not qualify as a large area of use, but it will be an orderly planned use.
- C) Provide a more useful pattern of Open Space and recreation areas;
(CB) – The parcel will be utilized to include recreation areas for patrons to partake in backyard games such as cornhole, basketball, and ladder toss.
- D) Promote development patterns, which preserve and utilize natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevent the disruption of natural drainage patterns;
(CB) – No physical changes to the site are proposed.
- E) Promote a more efficient use of land than is generally achieved through conventional development resulting in substantial savings in utility and street extensions; and
(CB) – No physical changes to the site are proposed.
- F) Promote development patterns in harmony with land use Density, transportation facilities and community facilities.
(CB) – The site shall not have a negative impact on any uses listed.

1301.02 This Section establishes standards for the Planned Industrial District in areas served by central sanitary sewers and Central Water Systems, or developments utilizing other sewage treatment options approved in the development plan.

(CB) - The site is served by Delaware County Board of Health for sanitary service. The account has been changed over to Campfire Brewing and no concerns were brought to our attention when we informed them of the change of use.

Section 1302: Contiguity of Land and Project Ownership

1302.01 All land within a proposed Planned Development shall be Contiguous and shall not be divided into parts by any state or federal limited access highway or by any railroad Right-of-Way.

(CB) - Acknowledged

1302.02 The Planned Development area shall be under contract for purchase by a single entity or owned by a single entity at the time of application. For the purposes of this subsection a single entity includes

the following: a married couple; corporation; partnership; or two or more property owners who have entered into a general development plan for a Planned Development.

(CB) – The property is owned by Germann Holdings, LLC.

Section 1303: General Requirements

1303.01 The provisions of this Article shall apply to all lands zoned in the Planned Industrial District (PID). Only parcels at least ten (10) acres in size or adjacent to other parcels zoned PID or under application for Rezoning to PID that collectively sum ten (10) acres or more shall be considered for the PID.

(CB) – The property falls under the 10 acre threshold.

A) Any Lot or Tract depicted on the Zoning Map as being wholly or partially within the Hoover Reservoir Watershed shall also be subject to the additional provisions established within Article 7 of this Zoning Resolution, the Hoover Watershed Overlay District (HOD). Should these two articles conflict with one another, the requirements of Article 7 shall apply unless otherwise expressly stated within this Resolution.

(CB) – The property lies outside of the HOD.

1303.02 All Buildings and Structures shall be planned as groups having common parking area and common ingress and egress points to reduce the number of potential accident locations at intersections with thoroughfares.

(CB) - Acknowledged

Planned Industrial Districts less than twenty (20) acres in area shall have direct access to one (1) Arterial Street.

(CB) – Confirmed

A) Planned Industrial Districts of twenty (20) or more acres in area shall have direct access to one (1) Arterial Street and to one (1) Collector Street and/or two (2) access points on an Arterial Street.

(CB) – N/A

1303.03 Where the Lot Lines separate a Planned Industrial District from a Residential or Planned Residential District:

A) There shall be created, at a minimum, an undeveloped green strip of seventy-five (75) feet planted with grass and/or landscaped with the purpose of providing a year-round combination of shrubs and trees; and

B) A visual and mechanical barrier, in accordance with Section 2003, shall be provided seventy-five (75) or more feet from said Lot Lines.

(CB) – No adjacent Residential or Planned Residential District

1303.04 Reserved.

1303.05 Reserved.

1303.06 Total land occupancy by all Buildings and Impervious Surfaces on a single Lot or Tract in this District shall not exceed seventy-five percent (75%) of the area of said Lot or Tract.

(CB) – Existing site consists of 80.4% Impervious Surfaces. Prior Final Development Plan done by Ohio Mulch was granted an exemption for this.

1303.07 Maximum Gross Floor Area. No Building shall exceed 65,000 square feet in gross Floor Area. A Commonly Controlled Business Operation shall not exceed usage of 65,000 square feet of gross Floor Area within one or more Buildings or a single Lot or Tract.

(CB) - Acknowledged

1303.08 Storm Water Management – all Planned Developments shall have a storm water management plan, approved by the Delaware County Engineer's Office, if required.

(CB) – Refer to existing Final Development Plan for Storm Water Management plan done by Ohio

Mulch and approved by the Delaware County Engineer's Office. No changes to the stormwater system are proposed.

1303.09 Parking and Loading Areas

A) Reserved.

B) All automobile parking lots shall be screened from adjoining streets and adjoining residential properties in accordance with Article 20.

(CB) – No adjacent Residential Properties

C) No parking lot shall be closer than twenty-five (25) feet from the edge of the Contiguous street Right-of-Way in a Planned Industrial District, unless the parking lot is Contiguous to a Residential or Planned Residential District, in which case seventy-five (75) feet shall be the closest distance of the parking lot to the edge of the Contiguous street Right-of-Way.

(CB) – No parking lot alterations are proposed from original approved Final Development Plan for spaces north of the gate. The proposed additional parking spaces are located south of the gate and does not fall within the setback requirements.

D) Parking spaces and loading areas shall be provided in accordance with Article 19.

(CB) - Acknowledged

1303.10 Streets – All Streets including private streets shall conform to specifications as set forth in the Delaware County Subdivision Regulations. Public road improvements in Planned Developments shall require the following:

A) All Street drainage shall be enclosed;

B) Curbs and gutters shall be installed; and

C) All Streets shall have a minimum pavement width of twenty-two (22) feet.

(CB) – N/A

1303.11 Walkways – All walkways shall be constructed of a suitable, dust free, hard surface material.

(CB) – N/A

1303.12 Trees

A) The clearing of land shall be kept to a minimum to help preserve the existing natural conditions.

(CB) – No land clearing is to be done.

B) No land shall be cleared of trees more than fifteen (15) feet from the foundation of a proposed Building. An exception to this requirement shall be granted in the case of those trees that should be removed due to malformation, disease, safety hazards, or to the general benefit of surrounding trees. The foregoing shall be considered as guideline for preservation of the natural environment.

(CB) – No trees are to be removed.

C) No trees shall be cleared further than five (5) feet from curbs of a parking lot. The foregoing shall be considered as a guideline for preservation of the natural environment.

(CB) – No trees are to be removed.

1303.13 Landscaping – All yards, front, side, and rear shall be landscaped. The developer shall submit a conceptual landscaping plan to be reviewed as part of the development plan. All areas shall be seeded or sodded in accordance with the approved development plan before a Certificate of Zoning Compliance is issued.

(CB) – All landscape to match existing conditions.

Section 1304: Permitted Principal Uses

1304.01 The manufacturing, compounding, processing, assembling, packaging or treatment of goods,

materials and products not involving operations which are obnoxious or offensive by reason of odor, dust, smoke, gas fumes, noise, refuse matter or vibration are permitted. Uses include articles or products from the following previously prepared or treated materials: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire and wood.

(CB) – N/A

1304.02 Any industrial activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Article:

A) The manufacturing or assembling of medical, dental, optical, and similar precision instruments; musical instruments, novelties, toys, rubber products; orthopedic or medical appliances; watches and clocks;

(CB) – N/A

B) Machine shops and tools and die shops;

(CB) – N/A

C) Manufacturing, assembling, or repairing of electrical and electronic products, components and equipment;

(CB) – N/A

D) Compounding, processing, and packaging of meat, dairy and food products, exclusive of slaughtering;

(CB) – N/A

E) Compounding, processing, and packaging of chemical products, but not including any materials which decompose by detonation;

(CB) – N/A

F) Automobile service stations as regulated by the following:

- 1) The selling and dispensing of petroleum fuel primarily to passenger vehicles;
- 2) Accessory Uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair;
- 3) No outdoor dismantling, wrecking or storage of automotive vehicles, parts, or accessories shall be permitted; and
- 4) No Outdoor Storage or rental of trucks, trailers, or passenger vehicles shall be permitted;

(CB) – N/A

G) Awning company;

(CB) – N/A

H) Bakeries, wholesale;

(CB) – N/A

I) Beverage distributors manufacturing, bottling plants;

(CB) – Acknowledged

J) Carpenter and cabinet shops;

(CB) – N/A

K) Carpet and rug cleaning plants;

(CB) – N/A

L) Commercial radio and television transmitting stations, antenna towers and other electronic

equipment requiring outdoor towers;

(CB) – N/A

M) Restaurants with or without drive-through/in/up services;

(CB) – Acknowledged

N) Electric supply company;

(CB) – N/A

O) Equipment rental, sales, and service, including automobiles, trucks and trailers;

(CB) – N/A

P) Fence company;

(CB) – N/A

Q) Glass distributors;

(CB) – N/A

R) Labor union meeting halls;

(CB) – N/A

S) Laundries, dry cleaning plants and linen supply;

(CB) – N/A

T) Mail order houses;

(CB) – N/A

U) Monument sales and finishing;

(CB) – N/A

V) Offices;

(CB) – N/A

W) Printing, publishing, binding and typesetting plants;

(CB) – N/A

X) Research and development laboratories or facilities;

(CB) – N/A

Y) Sign painting and manufacturing;

(CB) – N/A

Z) Sales establishments for building materials and lumber yards; and/or

(CB) – N/A

AA) Warehouses or storage in bulk for: clothing, cotton, drugs, dry goods, feed, food, fuel, furniture, hardware, ice, machinery, metals, paint, paint materials, pipe, rubber, shop supplies, soil stabilizer, tobacco, wool, and the like.

(CB) – N/A

1304.03 Outdoor Storage which shall be wholly enclosed by a continuous visual and mechanical barrier eight (8) feet in height. Material so stored shall not extend over or project above such enclosure.

(CB) – N/A

1304.04 Indoor recreational, athletic, and/or fitness facilities.

(CB) – N/A

- 1304.05 Hotels.
(CB) – N/A
- 1304.06 Retail.
(CB) – N/A
- 1304.07 Service Businesses.
(CB) – N/A
- 1304.08 Day Care Centers as regulated by Section 1703.
(CB) – N/A
- 1304.09 Religious Establishments as regulated by Section 1706.
(CB) – N/A
- 1304.10 Agriculture exempted from zoning by the Ohio Revised Code per Section 1714.
(CB) – N/A
- 1304.11 Agritourism exempted from zoning by the Ohio Revised Code per Section 1715.
(CB) – N/A
- 1304.12 Farm Markets exempted from zoning by the Ohio Revised Code per Section 1716.
(CB) – N/A
- 1304.13 Public and private utilities as regulated by Section 102.06 and Article 22.
(CB) – N/A
- 1304.14 Governmental Facilities as regulated by Section 102.07.
(CB) – N/A
- 1304.15 Outdoor advertising and Signs as regulated by Section 102.09 and Article 18.
(CB) – N/A
- 1304.16 Greenspace and landscape buffers.
(CB) – N/A

Section 1305: Permitted Accessory Uses

- 1305.01 Accessory Buildings and Structures as regulated by Section 1609.
(CB) – N/A
- 1305.02 Portable Storage Units as regulated by Section 1707.
(CB) – N/A
- 1305.03 Off Street parking and loading spaces as regulated by Section 19.
(CB) – N/A
- 1305.04 Offices, Retail operations, and or Service Businesses incidental and ancillary to the principal Use.
(CB) – N/A
- 1305.05 Fences, Accessory Walls, and Retaining Walls as regulated by Article 20.
(CB) – N/A
- 1305.06 Aerial Antennas and Satellite Dish Antennas as regulated by Section 2203.
(CB) – N/A
- 1305.07 Temporary Uses and Special Events as regulated by Section 1702.
(CB) – N/A
- 1305.08 Agriculture exempted from zoning by the Ohio Revised Code per Section 1714.
(CB) – N/A
- 1305.09 Agritourism exempted from zoning by the Ohio Revised Code per Section 1715.
(CB) – N/A
- 1305.10 Farm Markets exempted from zoning by the Ohio Revised Code per Section 1716.
(CB) – N/A
- 1305.11 Public and private utilities, including telecommunication towers, as regulated by Section 102.06 and Article 22.
(CB) – N/A

1305.12 Governmental Facilities as regulated by Section 102.07.

(CB) – N/A

1305.13 Outdoor advertising and Signs as regulated by Section 102.09 and Article 18.

(CB) – N/A

Section 1306: Required Standards

No Use shall be approved in a Planned Industrial District until the applicant certifies as part of the Final Development Plan that:

1306.01 Activities, excluding parking, shall primarily be conducted within a completely enclosed Building or other appropriate structural element(s) unless otherwise permitted herein.

(CB) – Divergence requested to permit food truck service, outdoor seating and recreation areas.

1306.02 Noise from any operation conducted on the premises, either continuous or intermittent, shall not disturb any neighboring residential uses.

(CB) – Acknowledged

1306.03 No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.

(CB) – Acknowledged

1306.04 The emission of smoke or other air pollutants and dust borne by the wind shall be kept to a minimum by appropriate Landscaping, paving, or other acceptable means.

(CB) – Acknowledged

1306.05 There will be no emission of odors or odor causing substances which can be detected without the use of instruments at or beyond the Lot Lines.

(CB) – Acknowledged

1306.06 There will be no vibrations that can be detected without the use of instruments at or beyond the Lot Lines.

(CB) – Acknowledged

1306.07 Where the property lines separate this District from a Residential or Planned Residential District, a visual and mechanical barrier, a minimum of five and one-half (5 ½) feet in height and a maximum of eight (8) feet in height, shall be provided along the common Lot Line as regulated by Article 20.

(CB) – N/A

1306.08 Exterior lighting shall be installed in accordance with Article 21.

(CB) – See attached lighting documentation.

1306.09 No Building or Structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.

(CB) – Acknowledged

1306.10 No raw materials shall be processed into any kind of the following basic products: metals of any kind, glass, plastic, textiles, leather, or paper.

(CB) – Acknowledged

1306.11 All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.

(CB) – Acknowledged

1306.12 The storage, utilization, and manufacture of solid, liquid, and gaseous chemicals and other materials

shall be permitted subject to the following conditions:

- A) The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed Buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

(CB) – Acknowledged

- B) All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosions, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved.

(CB) – Acknowledged

- C) The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products that decompose by detonation is prohibited.

(CB) – Acknowledged

- D) The manufacture of flammable liquids or materials that produce flammable or explosive vapors or gases is prohibited.

(CB) – Acknowledged

- E) The storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases shall be permitted on any Lot in strict conformance with the applicable regulations set forth in the “Ohio Rules and Regulations of the Division of the State Fire Marshal for the Manufacture, Storage, Handling, Sale and Transportation of Flammable and Combustible Liquids.”

(CB) – Acknowledged

- 1306.13 The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:

- A) The applicable regulations of any federal, state and/or other regulatory agency; and
- B) The applicable regulations of any instrumentality of the State of Ohio. Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

(CB) – N/A

- 1306.14 Trash, Junk, and litter shall be controlled and stored in containers. Dumpsters, and other similar types of large waste containers which are typically not moved by Manual means, and which are not considered to be a Portable Storage Unit, shall not be permitted in a required Front Yard and shall be enclosed and screened in accordance with Section 2003.

(CB) – Proposed dumpster will be screened by fencing and large existing bushes.

Section 1307: Prohibited Uses

- 1307.01 All Uses not specifically authorized as a permitted or conditionally permitted Use by the express terms of this Section of the Zoning Resolution are hereby prohibited.

(CB) – Acknowledged

- 1307.02 The Outdoor Storage of inoperable, unlicensed, or unused motor vehicles for a period exceeding seven (7) days is prohibited. Said vehicle, if stored on the premises, shall be enclosed within a Building so as not to be visible from any adjoining property or public road.

(CB) – Acknowledged

- 1307.03 No trailer of any type, no boats, no motor homes, and no equipment of any type shall be parked in front of the Front Building Line of any Lot within this District. If a Structure is located on the Tract of land or Lot, the Building Line shall be considered to be the front wall of the Structure, even if said Structure is located behind the minimum Building Line established by this code or the restrictions on the plat or deed.

(CB) – Acknowledged

- 1307.04 Except as may be specifically permitted by Section 1702, no Mobile Home or mobile home office Structure shall be placed or occupied in this District.
(CB) – Acknowledged
- 1307.05 Sexually Oriented Businesses.
(CB) – Acknowledged
- 1307.06 Residential Care Facilities regardless of the number of residents.
(CB) – Acknowledged
- 1307.07 Agriculture, Agritourism, and Farm Markets not otherwise exempted from zoning by the Ohio Revised Code.
(CB) – Acknowledged

Section 1308: Dimensional Requirements

1308.01 Minimum Yard requirements: Front, Side, and Rear Yards shall be designed so that no Building is closer than fifty (50) feet to any other Building. No Buildings shall be located closer than one hundred (100) feet to any District boundary line or one hundred (100) feet from the edge of the Contiguous street Right-of-Way.

(CB) – No new buildings are proposed with this permit.

1308.02 Building Height limits: Unless otherwise permitted in Section 1616, no Building in this District shall exceed thirty-five (35) feet in height. No Aerial Antenna or tower shall be constructed to a height greater than the distance from the center of the base thereof to the nearest Lot Line less ten (10) feet of said Tract.

(CB) – No new buildings are proposed with this permit.

Section 1309: Administration and Enforcement

1309.01 Pursuant to Ohio Revised Code Section 519.021(C), this District will encompass, include, and overlay all lands contained within the Light Industrial District (LI) and may be permitted upon application and approval of specific and detailed Final Development Plans. As such, contra to Section 2701.01, anyone wishing to utilize this District for a Planned Development on an existing LI zoned Lot or Tract need only to follow a one-step zoning review process. The LI District and the zoning regulations thereunder shall continue to apply to all property within the PID unless the Township Trustees, pursuant to Article 27, approve an application of an owner of property within the LI District to subject the owner's property to the provisions of the PID. Such an application shall be made in accordance with the provisions in Section 2705 and shall include a development plan in compliance with this Resolution. Such an application shall be reviewed and administered in accordance with Section 2706 and 2707. If the Township Trustees determine that the application and development plan comply and approves the application, the Township Trustees shall cause the Zoning Map to be changed so that the LI District no longer applies to such property, with the property being thenceforth located in the PID and subject to the regulations thereunder. The approval of the application and development plan and the removal of the prior LI District from the Zoning Map is a ministerial act and shall not be considered an amendment to the Genoa Township Zoning Resolution.

(CB) – Acknowledged

1309.02 Applications and requests pertinent to the Planned Industrial District, including: Zoning Map Amendments, Preliminary Development Plans, Final Development Plans, Final Development Plan amendments, Divergences, subdivisions, Zoning Permits, and Certificates of Compliance, shall be administered in accordance with Article 27.

(CB) – Acknowledged

1309.03 Enforcement shall be conducted pursuant to Section 2713.

(CB) – Acknowledged

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ARTICLE 18: SIGN STANDARDS

Section 1801: Intent and Purpose

1801.01 Signs obstruct views, may distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. In addition to causing distractions and obstructions that may contribute to traffic and pedestrian accidents, Signs are as much subject to control as noise, odors, debris and like characteristics of a use that, if not controlled and regulated, may become a Nuisance to adjacent properties or the community in general.

(CB) - Acknowledged – See Ohio Mulch final development plan approved by Genoa Twp.

1801.02 The intent and purpose of this Article is to regulate the size, color, illumination, movement, materials, location, height and condition of all Signs for exterior observation and to balance the protection of public health, safety, and general welfare of Genoa Township with the need to adequately identify, communicate, and advertise via Signs, by:

A) preserving the noncommercial character of residential neighborhoods;

(CB) - Acknowledged

B) providing reasonable, yet appropriate, conditions for identifying businesses and services rendered in commercial districts;

(CB) - Acknowledged

C) reducing traffic and pedestrian hazards by restricting Signs, including Signs with lights and/or motion, which may exceed the viewers' capacity to receive information or which increase the probability of accidents created by distracting attention or obstructing vision;

(CB) - Acknowledged

D) promoting expeditious and safe navigation and wayfinding for pedestrian and vehicular traffic through legible and appropriate Signs;

(CB) - Acknowledged

E) preserving order, attractiveness, and cleanliness; maintaining open spaces, avoiding the appearance of clutter, and preventing Nuisances and invitations to vandalism;

(CB) - Acknowledged

F) requiring Signs be constructed and maintained in a structurally sound and attractive condition;

(CB) - Acknowledged

G) maintaining property values and ensuring compatibility with surrounding landscape and architecture including, but not limited to, areas of historical significance;

(CB) - Acknowledged

H) encouraging aesthetic quality in the design, location, and size of all Signs; and

(CB) - Acknowledged

I) protecting and encouraging a more attractive economic, business, and overall physical appearance of the community.

(CB) - Acknowledged

1801.03 This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this article which can be given effect without the invalid provision.

(CB) - Acknowledged

1801.04 Genoa Township does not have jurisdiction to regulate Signs on property of the United States Government, the State of Ohio, Delaware County, or those Signs erected pursuant to, and in furtherance of, a governmental function thereof.

(CB) - Acknowledged

Section 1802: General Provisions and Safety Requirements

1802.01 Scope and Applicability.

A) The requirements of this Article apply to all Signs, Sign Structures, Awnings, and other types of Sign devices located with Genoa Township, as defined within this Resolution, except as may be exempted or otherwise specified.

(CB) - Acknowledged

B) All Government Signs are hereby exempted from the restrictions of this Article and need not comply with any restriction contained hereinafter. The inclusion of "government" in describing some Signs does not intend to subject any of the aforementioned entities to regulation but, instead, is intended to help clarify the type of Sign that falls within the immunities of government from regulation.

(CB) - Acknowledged

1802.02 No Zoning Permit shall be issued for an existing or proposed Sign requiring such permit pursuant to this Zoning Resolution unless said Sign is found to be consistent with the requirements of this Resolution as well as with any Legal Approval applicable to said Sign.

A) Content of the message displayed on the Sign, whether it be Commercial Speech or Non-Commercial Speech, shall not be reviewed or considered in determining whether to approve or deny a Zoning Permit for a Sign, unless said speech is found to be Illicit.

(CB) - Acknowledged

B) Any conflicting or more restrictive Sign provision located within any Legal Approval granted prior to adoption of this Article shall supersede this Article unless said provision is found to be illegal or content-based, in which case this Article shall prevail.

(CB) - Acknowledged

C) Modifications or Alterations to a Sign with pre-existing Legal Approval may require new or amended Legal Approval as established within, and in accordance with, this Zoning Resolution.

(CB) – Existing sign shall be revised to reflect new tenant as shown in attached revised Final Development Plan.

1802.03 Measurement.

A) With regards to any existing or proposed Sign, the Zoning Inspector shall be authorized to determine each of the following:

(CB) - Acknowledged

1) The type of Sign (including the type of Temporary Sign) within the definitions contained within this Resolution; or

2) Whether a Sign Structure has a communicative element to it and is therefore part of the Sign Area; or

3) The Height, Width, or other measurable characteristics of a Sign or component thereof; and

4) Whether a Sign is Abandoned or Deteriorated as defined herein.

B) For Signs with Internal Illumination, the entire lighted surface shall be considered part of the Sign Area.

(CB) - Acknowledged

- C) For spherical Sign Structures or portion(s) thereof, the sphere shall be dissected by an imaginary line through the center of the sphere and the surface area of the half sphere shall be counted as the Sign Face. The Zoning Inspector shall have discretion to use similar methods.

(CB) - Acknowledged

- D) For cubical Sign Structures or portion(s) thereof, the area of all display faces (all faces not parallel to the ground) shall be included in determining the Sign Area. The Zoning Inspector shall have discretion to use similar methods.

(CB) - Acknowledged

- E) The Zoning Inspector shall have discretion to use a similar method of calculation identified in Sections 1803.02.C and 1803.02.D for Sign Structures that are not flat but have non-cubical or non-spherical shapes.

(CB) - Acknowledged

- F) Where a Sign has two (2) or more display faces, the area of all faces of the Sign shall be included in determining the Sign Area unless:
- 1) Two (2) display faces join back-to-back, parallel to each other, and are not more than twenty-four (24) inches apart; or
 - 2) Such faces meet and form a V-angle of less than forty-five (45) degrees.

(CB) - Acknowledged

1802.04 Prior to occupancy, each Building within Genoa Township shall be identified with street address numbers in Arabic numeral form.

A) Residential Buildings shall be identified with reflective address numbers, not less than three (3) inches in height, posted on both sides of the mailbox for that Building. Address numbers may also be posted on the principal residential Structure. For residences located on a Common Access Drive, address numbers shall be located at the split of the drive and at the street. Common Wall Single-Family Attached Units and Residential Buildings whose mailboxes are located on the opposite side of the street shall place the address on the fronts of the Building facing the street to show unit numbers contained within that Building. These addresses shall also be required on the mailbox(es).

(CB) - N/A

- B) Non-Residential Buildings shall be identified with street numbers not less than six (6) inches in height, which shall be posted on the Structure no more than three (3) feet from the main entrance. Large Buildings containing multiple units shall place the address on the fronts of the Building facing the street to show unit numbers contained within that Building. These addresses will also be located on the mailbox(es).

(CB) - Acknowledged

1802.05 All Signs erected or located within Genoa Township shall be in conformance with the following requirements unless otherwise exempted and/or regulated by this Resolution:

- A) Sign Structures, and any Sign affixed to a Sign Structure, shall not be erected within, nor project into, any public Right-of-Way unless otherwise specified within this Article or authorized by the entity owning said Right-of-Way. Written proof of such authorization shall be required at the time of permit application.

(CB) - Existing sign shall be revised to reflect the new tenant. See attached revised Final Development Plan.

- B) Signs shall not be erected on, or project over, any public property unless otherwise authorized by the public entity owning said property. Written proof of such authorization shall be required at the time of permit application.

(CB) - Acknowledged

- C) Signs shall not prevent free ingress to or free egress from any door, window, or fire escape.

(CB) - Acknowledged

- D) Signs shall not obstruct free and clear visibility at any intersection.

(CB) - Acknowledged

- E) Signs shall not be located or designed to interfere with, obstruct the view of, any authorized traffic control Sign, signal, or device.

(CB) - Acknowledged

- F) No Sign shall be designed to mimic, or cause a reasonable person to confuse said Sign, with, a Government Sign or any public safety, warning, or notice Sign or device.

(CB) - Acknowledged

- G) Illumination.

- 1) External Illumination. External Illumination of a Sign shall be permitted by a white, steady, stationary light of reasonable intensity directed solely at the Sign and/or otherwise prevented from beaming directly onto adjacent properties or Right-of-Ways. Light fixtures shall be screened from view by site grading or evergreen shrubs. No exposed light sources are permitted.

(CB) - Acknowledged

- 2) Internal Illumination. Internal Illumination of a Sign shall be permitted by white interior light of reasonable intensity with primary and secondary images lit or silhouetted on an opaque background. No additional background lighting or illuminated borders shall be permitted. This standard shall not apply to Electronic Message Center (EMC) Signs or Changeable Copy signs, where permitted.

(CB) - Acknowledged

- 3) The level of illumination emitted or reflected from a Sign shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular or pedestrian traffic on any Right-of-Way, Lot, easement, or parking lot from which the Sign may be viewed.

(CB) - Acknowledged

- 4) No Sign shall make use of rotating, fluctuating, blinking, flashing, or intermittent lights. All lighting, indirect or internal, shall consist of constant illumination which is uniform in intensity.

(CB) - Acknowledged

- 5) All lighting shall be properly directed and shielded to not create a Nuisance to surrounding properties or Right-of-Ways because of glare.

(CB) - Acknowledged

- 6) Illumination of Signs via band or strip lighting shall be prohibited.

(CB) - Acknowledged

- 7) Illumination shall not exceed one (1) Foot-candle at any Lot Line located immediately adjacent to a Planned Residential or Residential Zoning District.

(CB) - Acknowledged

8) No Sign within a Planned Residential or Residential Zoning District, or within one-hundred and fifty (150) feet of a Residential Zoning District, shall be illuminated between the hours of 12:00 a.m. midnight and 6:00 a.m.

(CB) - Acknowledged

H) Signs shall not be posted, Attached, or otherwise applied to; trees, vegetation, rocks, traffic control Signs, bus shelters, utility poles, benches, street lights, trash receptacles, newspaper vending machines or boxes, or any other unapproved supporting Structure, unless otherwise permitted by this Resolution.

(CB) - Acknowledged

I) Signs shall not be erected or located upon any property or Building without the consent of the owner(s) or an authorized representative. Written proof of such authorization shall be required at the time of application for Signs requiring a Zoning Permit.

(CB) - Written owner approval is provided in the application.

J) All Signs shall be placed so that at least six (6) feet of sidewalk, walkway, bikeway, pathway, or trail width clearance is provided and maintained at all times to allow for safe and convenient movement of pedestrians and bicyclists. No Signs shall be placed within a sidewalk, walkway, bikeway, pathway, or trail improvement less than six (6) feet wide.

(CB) - Acknowledged

K) The maximum permitted Sign Height of a Sign shall be eight (8) feet unless otherwise regulated or exempted by this Article.

(CB) - Acknowledged

L) No Sign shall extend or project above or beyond the roof line of a Building, Awning, Canopy, or Marquee.

(CB) - Acknowledged

M) The minimum vertical clearance for all Building Mounted Signs shall be ten (10) feet, measured from the bottom of the Sign Structure to the finished grade immediately below the Sign. Such Signs erected over an area inaccessible to pedestrians or vehicles shall have no minimum vertical clearance requirement.

(CB) - Acknowledged

N) The maximum projection distance from a Building for any Building Mounted Sign shall be four (4) feet.

(CB) - Acknowledged

O) Signs shall not contain movement, the appearance of optical illusion or movement, or varying light intensity.

(CB) - Acknowledged

1802.06 All Signs shall be designed, constructed, and maintained in accordance with the following standards:

A) Any and all applicable building, electrical, or other such third-party permits shall be obtained from Delaware County or any other public agency having authority prior to erection of a Sign.

(CB) - Acknowledged

B) All Signs shall be maintained in good structural condition and in compliance with this Resolution as well as all applicable building codes, electrical codes, or other such codes, standards, or resolutions adopted by a legitimate public entity.

(CB) - Acknowledged

C) All Signs shall be maintained in good physical condition with no chipped, peeling, or fading faces or structures and no loose or missing material or lettering. Metal surfaces shall be

maintained free of rust. All Signs shall be maintained free of Deterioration, decomposition, and/or decay.

(CB) - Acknowledged

- D) Maintenance of Signs and associated landscaping shall be assumed to be the responsibility of the owner of the property or Building where the Sign is located unless a legally executed easement, covenant, maintenance agreement, contract or other such document stating otherwise is provided to the township as evidence proving otherwise.

(CB) - Acknowledged

1802.07 The standards, restrictions, provisions, or requirements of any legitimate and recognized public government entity, agency, law, act, or order, having jurisdiction, such as, but not limited to, the Americans with Disabilities Act (ADA), shall supersede any conflicting standards, restrictions, provisions, or requirements within this Zoning Resolution. Approval of a Zoning Permit for a Sign by Genoa Township shall not constitute verification of compliance with the Americans with Disabilities Act (ADA) or any other standard, restriction, provision, or requirement of any non-Township entity, agency, law, act, or order.

(CB) - Acknowledged

1802.08 Refacing or repainting of any existing Sign, whether it be a legal Nonconforming Sign or erected under an approved Zoning Permit, shall be permitted without obtaining a Zoning Permit so long as said Sign has no open or pending zoning violations and is one-hundred (100%) consistent with the existing Sign that is being replaced in regards to; Sign Area, Sign Structure, Sign Height, type, location, spacing, number, dimensions, Setbacks, vertical clearance, projection distance, illumination, and brightness. Such Signs will still be required to comply with all other applicable provisions or standards of this Zoning Resolution. The Zoning Inspector shall have discretion to determine whether the refacing or repainting of a Sign complies with the spirit and intent of this sub-section.

(CB) - Acknowledged

1802.09 Any Refacing of a Sign that requires the modification, alteration, or expansion of said Sign shall not be eligible for Zoning Permit exemption and shall be required to comply with all applicable standards of this Resolution. Such a Sign must be brought into compliance with all provisions of this Resolution within thirty (30) days.

(CB) - Acknowledged

Section 1803: Authorized Signs for All Zoning Districts

1803.01 The following Signs are authorized in every Zoning District without a Zoning Permit, unless otherwise restricted or prohibited by the Table of Permitted Sign Types by Zoning District:

(CB) - Existing sign shall be revised to reflect the new tenant. See attached revised Final Development Plan. No additional signage is proposed in this application.

- A) Government Signs in accordance with Section 1802.01.B of this Article.

(CB) - Acknowledged

- B) Any Sign required to be posted by the Federal government, the State of Ohio, Delaware County, Genoa Township, or sub-entity thereof.

(CB) - Acknowledged

- C) Traffic control devices on private or public property erected and maintained to comply with the Manual on Uniform Traffic Control Devices (MUTCD) adopted by the Federal Highway Administration (FHA).

(CB) - Acknowledged

- D) Any non-Temporary Sign permitted by the Table of Permitted Sign Types by Zoning District whose Sign Area equals eight (8) square feet or less and whose Sign Height measures four (4) feet or less. Any Sign with a Sign Area of two (2) square feet or less which is also two (2) feet or less in height, regardless of type, shall also be permitted unless said type is outright prohibited in Section 1808.

(CB) - Acknowledged

- E) Any Sign permitted by the Table of Permitted Sign Types by Zoning District whose Sign Area is sixty (60) square feet or less in size, is set back one-hundred (100) feet or more from any Lot Line and is not intended to be visible from any immediately adjacent Right-of-Way.

(CB) - Acknowledged

- F) Address Signs subject to the size and location restrictions contained in this Article.

(CB) - Acknowledged

- G) Awning Signs.

(CB) - Acknowledged

- H) Billboard Signs

(CB) - Acknowledged

- 1) Minimum Acreage required: One (1) acre.
- 2) Maximum Number permitted: One (1) per Lot or Tract.
 - a) No Billboard Sign shall be located within two thousand six hundred and forty (2,640) feet in any direction of any other existing or proposed Billboard Sign.
 - b) No Billboard Sign shall be permitted on any Lot or Tract which already contains a Sign.
 - c) No other Sign shall be permitted on any Lot or Tract containing a Billboard Sign.
- 3) Maximum Sign Area permitted:
 - a) Non-Residential Zoning Districts: Three hundred (300) square feet.
 - b) Planned Residential and Residential Zoning Districts: Sixty-four (64) square feet.
 - c) No Billboard Sign shall have more than two (2) sides or surfaces and the display area of any one (1) side or surface shall not exceed one-half of the total display area permitted.
 - d) The length of a Billboard Sign shall not exceed four (4) times the height of the Sign Area.
- 4) Maximum Sign Height permitted:
 - a) Non-Residential Zoning Districts: Thirty-five (35) feet.
 - b) Planned Residential and Residential Zoning Districts: Fifteen (15) feet.
- 5) Minimum Setbacks:
 - a) Seventy-five (75) feet from any right-of-way or Lot Line adjacent, in part or in whole, to a Non-Residential Zoning District.
 - b) One hundred (100) feet from Lot Lines which are immediately adjacent, in part or in whole, to a Planned Residential or Residential Zoning District.
 - c) One thousand (1,000) feet from any Residential Dwelling.
- 6) Illumination permitted: External Illumination in accordance with Section 1802.05.G. No direct ray of light shall extend above or beyond the face of the Sign.
- 7) No Billboard, or portion thereof, shall consist of an Electronic Message Center (EMC) Sign or an Animation or Video Display Sign.
- I) Bulletin Boards of twelve (12) square feet or less.

(CB) - Acknowledged

- J) Flags. Sign Height restrictions within this Article shall not apply to Flags. Flags may encroach into a public Right-of-Way so long as:

(CB) - Acknowledged

- 1) The Flag's supporting Structure does not encroach into the public Right-of-Way pursuant to Section 1802.05.A; and
- 2) The minimum vertical clearance of the bottom of the Flag over the public Right-of-Way is at least ten (10) feet.

K) Human Signs.

(CB) - Acknowledged

L) Integral Ground Signs.

(CB) - Acknowledged

M) Landscape Signs.

(CB) - Acknowledged

N) Light Pole Signs.

(CB) - Acknowledged

O) Monuments, sculptures, and other similar forms of public or private artwork.

(CB) - Acknowledged

P) Sidewalk Signs;

(CB) - Acknowledged

- 1) Any such Sign shall not exceed ten (10) square feet in area per side.
- 2) Any such Sign shall not exceed four (4) feet in total height, including the Sign Structure.
- 3) Location:
 - a) Any such Signs shall only be placed within two (2) feet of a sidewalk, walkway, bikeway, trail, or other similar non-motorized pedestrian way.
 - b) Any such Signs shall be located no closer than two (2) feet to any public or private street Right-of-Way.

Q) Temporary Signs.

(CB) - Acknowledged

1) Temporary Signs, Large.

- a) Such Signs shall not require a Zoning Permit so long as they are erected for no more than seventy-two (72) consecutive hours in a thirty (30) day period.
- b) Such Signs shall still be required to comply with the standards established in Section 1803.01.Q3) below.

2) Temporary Signs, Small.

- a) The maximum number permitted on a Lot shall be as follows:
 - i) Non-Residential Zoning Districts: One (1) per Lot plus one (1) per every two hundred (200) feet of Lot Frontage on a public or private street.
 - ii) Planned Residential and Residential Zoning Districts: One (1) per Tract plus one (1) per every one-hundred and fifty (150) feet of frontage on a public or private street.
 - iii) Small Temporary Signs located seventy-five (75) feet or more away from a Right-of-Way, regardless of Zoning District, shall not count towards the aforementioned maximums.
- b) Such Sign shall have no minimum spacing requirements.

- c) Such Sign shall be placed no closer than two (2) feet to any Lot Line or street Right-of-Way.
 - d) Such Signs shall be permitted to be erected without a Zoning Permit for no more than ninety (90) consecutive days. Small Temporary Signs erected for more than ninety (90) consecutive days shall require a Zoning Permit and shall be subject to the restrictions set forth under Section 1803.01.Q3) below.
- 3) All Temporary Signs which are not exempt from permit, as identified above, shall adhere to the following:
- a) Maximum number permitted: One (1) per each Lot or each Limited Common Element Area, which must be situated on said Lot or Limited Common Element Area, and one (1) per Tract.
 - i) Small Temporary Signs not requiring a Zoning Permit pursuant to Section 1803.01.Q shall not count towards this requirement.
 - ii) Temporary Signs that are erected in lieu of a permitted Sign that is being repaired or replaced shall not count towards this requirement so long as said Sign is erected in the exact same location and is equal to or smaller than the Sign it is temporarily replacing.
 - iii) The number of Signs on any single given Lot, Limited Common Element Area, or Tract shall not count toward the permitted maximum on any other Lot, Limited Common Element Area, or Tract.
 - iv) The number of Signs permitted, in whole or in part, on any Lot, Limited Common Element Area, or Tract shall not be transferrable to any other Lot, Limited Common Element Area, or Tract.
 - b) Maximum Sign Area permitted per Lot, Limited Common Element Area, or Tract:
 - i) Non-Residential Zoning Districts: Sixty (60) square feet.
 - ii) Planned Residential and Residential Zoning Districts: Thirty (30) square feet.
 - iii) Temporary Signs erected in lieu of a permitted Sign that is being repaired or replaced, for a period less than ninety (90) consecutive days, shall be permitted to be as large as the Sign it is temporarily replacing so long as it is erected in the exact same location as the Sign being repaired or replaced.
 - iv) Permitted square footage on any single given Lot, Limited Common Element Area, or Tract shall not count towards the permitted maximum on any other Lot, Limited Common Element Area, or Tract.
 - v) Permitted square footage, or portions thereof, shall not be transferrable to any other Lot, Limited Common Element Area, or Tract.
 - c) Maximum Sign Height permitted: Six (6) feet.
 - d) Minimum Setbacks: Ten (10) feet from any Right-of-Way or Lot Line.
 - e) Illumination permitted: External Illumination in accordance with Section 1802.05.G.
 - f) Zoning Permits for such Signs erected longer than ninety (90) consecutive days shall be renewed by the applicant of record for the Sign, or their designee, once a year. For the purposes of this provision, a year shall be measured from the date the original Zoning Permit was issued.
- R) Vehicle Signs and other Signs and/or graphics which are printed, wrapped, painted or otherwise permanently or semi-permanently adhered or incidental to machinery, computers, pumps, and/or other similar pieces of equipment.

(CB) - Acknowledged

- S) Window Signs located on the interior side of said window.

(CB) - Acknowledged

T) Any Sign located inside a Building or a Structure.

(CB) - Acknowledged

U) Signs specifically related to the practice of Agriculture, Agritourism, or the operation of a Farm Market pursuant to ORC 512.21, as may be amended.

(CB) - Acknowledged

V) Any existing Sign, whether it be a legal Nonconforming Use or erected under an approved Zoning Permit, that has no open or pending zoning violations may be replaced with a new Sign, regardless of content, without having to obtain a new Zoning Permit so long as the new Sign is one-hundred percent (100%) consistent with the existing Sign that is being replaced in regards to type, location, spacing, number, Sign Area, dimensions, Sign Height, setbacks, vertical clearance, projection distance, illumination, and brightness. Such Signs will still be required to comply with all other applicable provisions or standards of this Zoning Resolution. Any replacement Sign which requires the modification, Alteration, or expansion of the structure(s) or components supporting the Sign shall not be eligible for Zoning Permit exemption and shall be required to obtain a Zoning Permit and comply with all applicable standards of this Zoning Resolution. The Zoning Inspector shall have discretion to determine whether the replacement of a Sign complies with the spirit and intent of this sub-section.

(CB) - Acknowledged

1803.02 Any Sign permitted by the Table of Permitted Sign Types by Zoning District but not specifically identified as being exempt from obtaining a Zoning Permit in Section 1803.01 above, shall require a Zoning Permit be obtained prior to installation unless otherwise specified herein.

(CB) - Acknowledged

Section 1804: Non-Residential Zoning District Regulations

1804.01 The following restrictions shall apply to all Lots and Tracts within a Non-Residential Zoning District.

1804.02 Explanation and Rationale. The purpose of these Non-Residential Zoning District Regulations is to allow for commercial character of non-residential neighborhoods in accordance with Section 1801 of this Article. As such, the regulation of Sign types, sizes, colors, illumination, movements, materials, location, height, and other non-content related matters related to Signs on Lots or Tracts located within Non-Residential Zoning Districts will be different than those established for Signs located on Lots within Planned Residential or Residential or Zoning Districts.

(CB) - Acknowledged

1804.03 Authorized Signs and Prohibited Signs. Signs within Non-Residential Zoning Districts shall be authorized or prohibited in accordance with the Table of Permitted Sign Types by Zoning District and Sections 1802 and 1808 of this Article.

(CB) - Acknowledged

1804.04 Base Restrictions on Signage. The amount of signage permitted shall be determined by the amount of Frontage of each Lot or Tract.

Frontage	Max. # of Signs	Sign Structure			Max. Message Area	Max. Chngbl. Copy/EMC Area ²
		Total Permitted Size (sq. ft.)	Max. Height	Max. Width		
≤ 99.99 feet	One (1) Building Mounted One (1) Freestanding ¹				Building Mounted = One-	

100 – 299.99 feet	Two (2) Building Mounted One (1) Freestanding ¹	n/a	Eight (8) feet	n/a	quarter (0.25) of a square foot per one (1) linear foot of Lot or Tract frontage (cumulative)	Fifty percent (50%) of the Max Message Area or fifty (50) square feet, whichever is smaller
≥ 300	Two (2) Building Mounted, Two (2) Freestanding ¹				Freestanding = Twenty-five (25) square feet per side	

¹ See Section 1803.01.H for Billboard Sign regulations.

² See Section 1804.10 for Electronic Message Center (EMC) Sign regulations.

(CB) - Acknowledged

1804.05 Adjustments to Base Restrictions. The Base Restrictions on Signage permitted in Section 1804.04 hereinabove may be adjusted based upon the following (where any calculation results in a partial number, the calculation's result shall be rounded to the nearest usable unit, with any calculation of 0.500 or lower being rounded down, and any calculation of 0.501 or higher being rounded up):

(CB) - Acknowledged

- A) Lot or Tract Size. Lots or Tracts of the following sizes shall be entitled to increase any or all Base Restrictions of Signage stated in Section 1804.04 as defined below:

LOT OR TRACT SIZE	PERCENTAGE
≤ 1.99 acres	No Bonus
2 – 9.99 acres	Five percent (5%)
≥ 10 acres	Ten percent (10%)

- B) Width of Right-of-Way. Any or all Base Restrictions of Signage stated in Section 1804.04 may be increased based upon the width of the Right-of-Way that abuts the Lot or Tract. For purposes of this subsection, the width shall be measured at the narrowest point directly adjacent to the Lot or Tract.

WIDTH	PERCENTAGE
≤ 74.99 feet	No Bonus
75 – 99.99 feet	Five percent (5%)
≥ 100 feet	Ten percent (10%)

- C) Speed Limit on Roadway. Any or all Base Restrictions of Signage stated in Section 1804.04 may be increased based upon the speed limit upon the Right-of-Way that abuts the Lot or Tract. The speed limit shall be measured at the slowest permitted speed directly adjacent to the Lot or Tract.

SPEED LIMIT	PERCENTAGE
≤ 34.99 MPH	No Bonus
35 – 44.99 MPH	Five percent (5%)
45 – 54.99 MPH	Ten percent (10%)
55+ MPH	Fifteen percent (15%)

- D) Height of Building. Any or all Base Restrictions on Signage stated in Section 1804.04 may be increased based upon the height of the largest Building which is visible from the public Right-of-Way on the Lot or Tract.

HEIGHT	PERCENTAGE
≤ 19.99 feet	No Bonus
20 – 34.99 feet	Five percent (5%)
≥ 35 feet	Ten percent (10%)

- E) Square footage of Building on Property. Any or all maximum signage requirements stated in Section 1804.04 may be increased based upon the Floor Area of all permitted Primary

Structures on the Lot or Tract.

TOTAL SQUARE FOOTAGE	PERCENTAGE
≤ 9,999 square feet	No Bonus
10,000 – 64,999 square feet	Five percent (5%)
≥ 65,000 square feet	Ten percent (10%)

F) Square footage on a façade. Any or all maximum signage requirements stated in Section 1804.04 may be increased based upon the total square footage of the façade of the largest Building which faces the public Right-of-Way on the Lot or Tract.

TOTAL SQUARE FOOTAGE	PERCENTAGE
≤ 1,999 square feet	No Bonus
2,000 – 5,000 square feet	Five percent (5%)
≥ 5,000 square feet	Ten percent (10%)

1804.06 Maximum Sign Restrictions Regardless of Adjustment.

A) All applicable Signs shall comply with the following restrictions, which may not be adjusted according to the Adjustments to Base Restrictions in Section 1804.05.

(CB) – Acknowledged

Frontage	Max. # of Signs	Sign Structure			Max. Message Area	Max. Chngbl. Copy/EMC Area ²
		Total Permitted Size (sq. ft.)	Max. Height	Max. Width		
≤ 99.99 feet	Two (2) Building Mounted, Two (2) Freestanding ¹	n/a	Ten (10) feet	n/a	Building Mounted = One-third (0.33) of a square feet per linear foot of Lot or Tract frontage (cumulative) Freestanding = Thirty-five (35) square feet per side	Sixty percent (60%) of the Max Message Area or sixty (60) square feet, whichever is smaller
100 – 299.99 feet	Three (3) Building Mounted, Two (2) Freestanding ¹					
≥ 300	Three (3) Building Mounted, Three (3) Freestanding ¹					

¹ See Section 1803.01.H for Billboard Sign regulations.

² See Section 1804.10 for Electronic Message Center (EMC) Sign regulations.

1804.07 Setbacks. All Signs shall be set back a minimum of ten (10) feet from the Right-of-Way unless otherwise permitted by this Resolution.

(CB) - Acknowledged

1804.08 Illumination of Signs shall be as specified in Section 1802.05.G.

(CB) - Acknowledged

1804.09 Temporary Signs shall be permitted in accordance with Section 1803.01.Q.

(CB) - Acknowledged

1804.10 Electronic Message Center (EMC) Signs

- A) Such Signs shall not be permitted on any property that contains an existing or proposed Changeable Copy Sign unless the latter Sign is being completely removed in favor of the former.
(CB) - Acknowledged
- B) Such Signs shall be incorporated into a Ground Monument or Wall Sign.
(CB) - Acknowledged
- C) Maximum number permitted: One (1) per Lot.
(CB) - Acknowledged
- D) All images, messages, and graphics displayed shall be static. Animation and Video Displays are prohibited as is the use of streaming or full-motion video.
(CB) - Acknowledged
- E) Each individual message or display shall be displayed a minimum of fifteen (15) consecutive seconds.
(CB) - Acknowledged
- F) The transition from one static display to another shall be instantaneous without any effects including, but not necessarily limited to the following transition types; fading, flashing, spinning, revolving, scrolling, slot machine, splice, mesh, radar, kaleidoscope, spin, swipe, or any other such transition.
(CB) - Acknowledged
- G) The entire Sign display shall be solid black or blank for a minimum period of three (3) seconds between each message.
(CB) - Acknowledged
- H) The images and message displayed shall be complete in themselves without continuation in content to the next image or message or to any other Sign.
(CB) - Acknowledged
- I) Displays shall be equipped with a means to immediately discontinue the display in the case of malfunction.
(CB) - Acknowledged
- J) Such Signs shall not contain movement, the appearance or optical illusion of movement, or varying light intensity.
(CB) - Acknowledged
- K) Brightness.
- (CB) - Acknowledged**
- 1) Any such Sign shall have a mechanism which automatically adjusts the illuminative brightness of the display.
 - 2) No Sign shall be brighter than five thousand (5,000) Nits between sunrise and sunset.
 - 3) No Sign shall be brighter than two-hundred and fifty (250) Nits between sunset and sunrise.
 - 4) The intensity of the Sign light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety, or general welfare.
 - 5) The brightness of a Sign may not interfere with nearby traffic control devices, regardless of whether the Sign in question was in place prior to said device.
 - 6) Brightness shall be measured in accordance with industry standards.

Section 1807: Nonconforming Signs

1807.01 The continuance of an existing Sign that does not meet the regulations and requirements of this Resolution shall be deemed a Nonconforming Sign that shall terminate upon becoming an Abandoned Sign.

(CB) - Acknowledged

1807.02 A Sign that is deemed a Nonconforming Sign shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this section.

(CB) - Acknowledged

1807.03 A Sign that is deemed a Nonconforming Sign shall be maintained or repaired in accordance with the following provisions:

(CB) - Acknowledged

- A) The size and structural shape shall not be changed or altered.
- B) In case damage occurs to the Sign to the extent of fifty percent (50%) or more of either the Structure or the replacement value of the Sign, said Sign shall be brought into one hundred percent (100%) compliance with this Zoning Resolution. Where damage to the Sign is less than fifty percent (50%) of the Structure or its replacement value, the Sign shall be repaired within sixty (60) days. If the Sign is not repaired, it shall be removed in accordance with Section 1809.

Section 1808: Prohibited Signs

1808.01 The following Signs are prohibited within the Township:

(CB) - Acknowledged

- A) All Signs not expressly authorized or exempted from regulation in accordance with this Resolution, including those identified as being prohibited on the Table of Permitted Sign Types by Zoning District.
- B) Any Sign which has been constructed or installed without obtaining all required permits or is otherwise in violation of the provisions of this Resolution.
- C) Abandoned Signs.
- D) Non-Government Signs erected on public property without consent of the owner of said property.
- E) Any Sign containing content that is considered Illicit unless said content is a permissible expression under the First Amendment of the United States Constitution and therefore not subject to regulation by Genoa Township.
- F) Animation or Video Displays on any Sign requiring a Zoning Permit or that is intended to be viewed from the Right-of-Way.
- G) Window Signs located on the exterior side of said window and larger than eight (8) square feet in size unless otherwise exempted or expressly permitted within this Resolution; and
- H) Temporary Signs exceeding sixty (60) square feet in total Sign Area, unless otherwise expressly permitted by this Resolution.

Section 1809: Removal of Signs

1809.01 All Signs erected within Genoa Township under this Zoning Resolution are subject to inspection, whether a Zoning Permit is required or not.

(CB) - Acknowledged

1809.02 The Zoning Inspector, or their designee, may revoke a Zoning Permit for the following reasons:

(CB) - Acknowledged

- A) Information provided in the Zoning Permit application is found to be materially false or misleading;

- B) The Sign as installed does not conform to its Legal Approval;
- C) The Sign is in violation of this Resolution or any other applicable laws or codes adopted by a legitimate government agency having jurisdiction;
- D) The Sign has not been maintained in accordance with the provisions of this Article;
- E) The Sign has been determined to be objectionable, noxious, or dangerous pursuant to Section 1611;
- F) The Sign has been determined to be insecure, unsafe, or structurally defective pursuant to Section 1612;
- G) The Sign is prohibited by Section 1808.

1809.03 Unattended Signs on public property, including, but not necessarily limited to, parks and Rights-of-Way shall be considered Abandoned Signs and may be disposed or destroyed without notice. Such disposal or destruction is not subject to appeal.

(CB) - Acknowledged

1809.04 Signs found to be in violation of this Article shall be subject to the provisions of Section 116 of this Resolution.

(CB) - Acknowledged

1809.05 Abandoned Signs shall be removed, replaced, or repaired within thirty (30) days of notification by the Zoning Inspector or their designee.

(CB) - Acknowledged

Section 1810: Substitution

1810.01 Signs containing Non-Commercial Speech are permitted anywhere that Signs containing Commercial Speech are permitted, subject to the same regulations applicable to any such Sign.

(CB) - Acknowledged

Table of Permitted Sign Types by Zoning District

Y = Permitted by Right, Zoning Permit(s) may or may not be required, additional restrictions may apply

N = Prohibited

<u>Sign Type</u>	<u>Residential Zoning Districts</u>	<u>Planned Residential Zoning Districts</u>	<u>Non-Residential Zoning Districts</u>
Building Mounted			
Blade	N	N	Y
Bulletin Board	N	Y	Y
Canopy	N	N	Y
Channel Letter	Y	Y	Y
Integral, Building	Y	Y	Y
Marquee	N	N	Y
Original Art Display	Y	Y	Y
Roof	N	N	N
Roof Integral	N	N	Y
Suspended	Y	Y	Y
Wall	Y	Y	Y
Window	Y	Y	Y
Freestanding			
Feather Banner	N	N	N
Ground Mounted	Y	Y	Y
Kiosk	N	N	Y
Pole or Pylon	Y	Y	Y
Post and Panel	Y	Y	Y
Sidewalk	Y	Y	Y

<u>Sign Type</u>	<u>Residential Zoning Districts</u>	<u>Planned Residential Zoning Districts</u>	<u>Non-Residential Zoning Districts</u>
Miscellaneous			
Billboard	N ¹	N ¹	Y
Changeable Copy, Manual	N	N	Y ²
Changeable Copy, Mechanical	N	N	N
Electronic Message Center (EMC)	N	N	Y ³
Flag	Y	Y	Y
Flashing	N	N	N
Government	Y	Y	Y
Human	N	N	Y
Inflatable	N	N	N
Integral, Ground	Y	Y	Y
Landscape	Y	Y	Y
Light Box	N	N	N
Light Pole	N	N	Y
Projection	N	N	N
Temporary (Large or Small) ⁴	Y	Y	Y
Trailer	N	N	N
Vehicle	Y	Y	Y
Windblown Device	N	N	N

¹In Planned Residential and Residential Zoning Districts, Billboard Signs shall only be permitted on Lots or Tracts utilized for Agriculture, pursuant to ORC 519.20. See Section 1803.01.H for further regulations.

²Manual Changeable Copy Signs shall not be permitted on an existing or proposed Electronic Message Center Sign and shall only be permitted when incorporated into a Ground Mounted or Wall Sign.

³See Section 1804.10 for specific regulations.

⁴See Section 1803.01.Q for specific regulations.

ARTICLE 19: PARKING STANDARDS

Section 1901: Intent and Purpose

No Building or Structure shall be erected, substantially altered, changed in Use, or any land used or changed in Use unless adequately maintained Off-Street Parking Spaces, either in Garages or open parking areas, have been provided in accordance with the provisions of this Article. The provisions of this Article shall not apply to any Building, Structure, or land Use existing before the effective date of this Resolution or any amendment hereto unless such Building, Structure, or Use is altered or changed. However, the number of Off-Street Parking Spaces or loading spaces shall not be reduced to an amount less than required for a new land Use as specified in this Article.

(CB) - Acknowledged

Section 1902: Required Parking Plan

A parking plan shall not be required for single-family residential Uses. All other land Uses shall submit a parking plan to the Zoning Inspector as a part of the application for a Zoning Permit. The parking plan shall show boundaries of the property, setback lines, parking spaces, driveways, circulation patterns, drainage plans, construction plans for any boundary Accessory Walls or Fences, a screening plan, and the location of adjacent houses or Buildings.

(CB) - Acknowledged. See Plan Sheets for details.

Section 1903: Off-Street Parking Design Standards

All parking facilities, including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following specifications:

1903.01 All parking spaces shall be in accordance with the following design requirement:

	45-degree	60-degree	90-degree	Parallel
Width of Parking Space	14'	11' 5"	10'	9'
Length of Parking Space	21'6"	22'	20'	23'
Width of Parking Aisle	13'	17' 6"	25'	12'

The minimum parking Setback from the Lot Line on the Side and Rear shall be six (6) feet unless specified otherwise within the specific District requirements.

(CB) - All parking stalls shall utilize 90-degree orientation and dimensions.

1903.02 All parking spaces, except those required for single-family Uses, shall have access to a public street in such a manner that any vehicle leaving or entering the parking area from or into a public street or private interior drive shall be traveling in a forward motion.

(CB) - Acknowledged

1903.03 Unless otherwise permitted within this Resolution, all required parking spaces including driveways and other circulation shall be hard-surfaced with asphaltic concrete, Portland cement concrete pavement, or permeable pavement.

(CB) - Existing concrete surface shall remain.

1903.04 All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained to dispose of surface water that might accumulate within or upon such area and shall be designed to prevent the excess drainage of surface water onto adjacent properties or walkways and damage to public streets in accordance with Delaware County and/or National Flood Insurance Program (NFIP) standards.

GENOA TOWNSHIP ZONING RESOLUTION

ARTICLE 19: PARKING STANDARDS

(CB) - No grading changes are proposed for this project.

1903.05 Wherever a parking lot extends to a Lot Line, a suitable barrier such as fencing, wheel stops, or curbs, shall be provided to prevent any part of a parked vehicle from extending beyond the Lot Line.

(CB) - Acknowledged

1903.06 Screening shall be required as provided in Article 20.

(CB) - Acknowledged

1903.07 No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any Off-Street parking area.

(CB) - Acknowledged

1903.08 Display or sales of any merchandise within any parking area shall be permitted only in accordance with Section 1702 and 1707.

(CB) - Acknowledged

1903.09 All parts of open Off-Street parking areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.

(CB) - Acknowledged

1903.10 Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street.

(CB) - Acknowledged

1903.11 All parking spaces shall be marked with paint lines or curb stones and maintained in a clearly visible condition.

(CB) - Proposed parking spaces are to be painted, as required.

1903.12 The owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

(CB) - Acknowledged

1903.13 Any parking area that is intended to be used during non-daylight hours shall be properly illuminated as to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

(CB) - Proposed lighting is shown in the plan documents and shall be arranged to reflect the light away from the adjoining property.

1903.14 Entrances, exits, and intended circulation patterns of parking areas shall be clearly marked.

(CB) - Acknowledged

Section 1904: Parking Space Requirements

For the purposes of this Resolution the following minimum parking space requirements shall apply.

1904.01 Single-family residential - two (2) unenclosed off-street parking spaces;

(CB) - N/A

1904.02 Animal hospitals or Kennels - one for every four hundred (400) square feet of Floor Area and one (1) for every employee;

(CB) - N/A

1904.03 Religious Establishments - one (1) for every four (4) seats in main sanctuary;

(CB) - N/A

- 1904.04 Business, technical, and trade schools - one (1) for every two (2) students and one (1) for every teacher;
(CB) - N/A
- 1904.05 Colleges and universities - one (1) for every four (4) students and one (1) for each employee;
(CB) - N/A
- 1904.06 Elementary and junior high schools - two (2) for every classroom and one (1) for every eight (8) seats in auditoriums or assembly halls;
(CB) - N/A
- 1904.07 High schools - one (1) for every two (2) persons capacity of the largest assembly area including one for every ten (10) students, one (1) for every teacher, and one (1) for every employee or administrator;
(CB) - N/A
- 1904.08 Golf courses open to the general public - five (5) for every hole and one (1) for every employee;
(CB) - N/A
- 1904.09 Clubs and lodges - one (1) for every three (3) persons capacity and one (1) for every employee;
(CB) - N/A
- 1904.10 Tennis facilities, racquetball facilities or similar Uses - two (2) for every three (3) playing areas and one (1) for every employee;
(CB) - N/A
- 1904.11 Swimming Pools - one (1) for every three (3) persons pool is designed to serve and one (1) for every employee;
(CB) - N/A
- 1904.12 Residential Care Facilities - one (1) for every employee and one (1) for every resident who is permitted to operate a motor vehicle;
(CB) - N/A
- 1904.13 Day Care Centers - one (1) for every four hundred (400) square feet of Floor Area and one (1) for every employee, but not less than six (6) for the Building;
(CB) - N/A
- 1904.14 In Planned Residential Zoning Districts at least two (2) Off-Street Parking Spaces located within a fully enclosed Garage shall be provided for each Dwelling Unit with two (2) or more Bedrooms;
(CB) - N/A

- 1904.15 Laundromats - one (1) for every washing or dry-cleaning machine;
(CB) - N/A
- 1904.16 Libraries, museums, and art galleries - one (1) for every three hundred (300) square feet of Floor Area;
(CB) - N/A
- 1904.17 Medical and dental offices - three (3) for every examination or treatment room and one (1) for each employee;
(CB) - N/A
- 1904.18 Offices, public or professional administration, or service building - one (1) for every two hundred (200) square feet of Floor Area;
(CB) - N/A
- 1904.19 Restaurants - one (1) for every three (3) persons capacity and one (1) for each employee;
(CB) - The proposed number of parking spaces is reflective of this calculation. See plans for proposed layout.
- 1904.20 Retail stores - one (1) for every one hundred fifty (150) square feet of Floor Area and one (1) for every two (2) employees;
(CB) - N/A
- 1904.21 Hospitals, convalescent home, or similar institution - one (1) for every three (3) beds;
(CB) - N/A
- 1904.22 Theater or auditorium, sports arena, stadium, or gymnasium - one (1) for every five (5) seats or bench seating spaces;
(CB) - N/A
- 1904.23 Mortuary or funeral home - one (1) for every fifty (50) square feet of floor space in parlors or individual funeral service rooms; and
(CB) - N/A
- 1904.24 Manufacturing, industrial, warehouse or similar establishment - one (1) for every two (2) employees plus space to accommodate all trucks, trailers and other vehicles used in connection therewith.
(CB) - Acknowledged
- 1904.25 All other non-residential Uses: Three (3) parking spaces per one thousand (1,000) square feet of Floor Area.
(CB) - N/A

Section 1905: Off-Street Loading Areas

A permanently maintained area for standing, loading, and unloading materials shall be provided for on the same Lot with every Building, Structure, or part thereof erected and occupied for office, business, or industrial Uses. These off-street loading areas shall be required to avoid undue interference with public use of streets in Planned Commercial Districts, Planned Industrial Districts, and Community Business Districts or other Districts where the Use requires the receipt or distribution by vehicles of material or merchandise. All loading facilities shall be in accordance with the following specifications:

- 1905.01 Each loading space shall have minimum dimensions not less than twelve (12) feet in width, fifty (50) feet in length, and a vertical clearance of not less than fifteen (15) feet.
(CB) - Acknowledged
- 1905.02 Off-street loading spaces may occupy any part of a required rear or side yard but shall not project into any front yard.
(CB) - Acknowledged
- 1905.03 All required, off-street loading spaces shall have access to a public street in such a manner that

any vehicle leaving or entering the premises shall be traveling in a forward motion.

(CB) - Acknowledged

1905.04 All required loading spaces, together with driveways, aisles, and other circulation areas, shall be surfaced with an asphaltic concrete or Portland cement concrete pavement to provide a durable and dust free surface.

(CB) - Acknowledged

1905.05 All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the drainage of surface water onto adjacent properties or walkways and damage to public streets.

(CB) - Acknowledged

1905.06 Screening shall be required as provided in Article 20.

(CB) - Acknowledged

1905.07 Any loading area that is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.

(CB) - Acknowledged

1905.08 No loading ramp, dock, door, or space, nor any portion thereof, shall be located closer than fifty (50) feet from any Lot zoned for residential Use.

(CB) - Acknowledged

1905.09 For Uses exceeding ten thousand (10,000) square feet of gross Floor Area one (1) additional off-street loading space shall be required for each additional twenty thousand (20,000) square feet of gross Floor Area or fraction thereof.

(CB) - Acknowledged

Section 1906: Parking and Storage of Vehicles Other Than Passenger Cars

1906.01 Outdoor Storage or parking of any Camping or Recreational Equipment, including trailers of any type shall not be permitted within any required front yard for more than seven (7) days per calendar year.

(CB) - Acknowledged

1906.02 No Dwelling Unit shall be maintained, and no business shall be conducted within, any Camping or Recreational Equipment while such equipment is parked within any Residential or Planned Residential District.

(CB) - Acknowledged

1906.03 The wheels or any similar transporting devices of any Camping or Recreational Equipment shall not be removed except for repairs for more than seven (7) days per calendar year, nor shall any such equipment be permanently Attached to the ground.

(CB) - Acknowledged

1906.04 No motor home, Mobile Home, or any Camping or Recreational Equipment may be occupied for more than seven (7) days per calendar year.

(CB) - Acknowledged

1906.05 Parked or stored Camping or Recreational Equipment shall not have fixed connections to electricity, water, gas, or sanitary sewer facilities.

(CB) - Acknowledged

1906.06 Outdoor Storage or parking of backhoes, bulldozers, dump trucks with the carrying capacity of one (1) ton or above, well rigs, and other similar construction equipment, other than equipment temporarily used for construction upon the site, shall not be permitted within any Residential or Planned Residential District.

GENOA TOWNSHIP ZONING RESOLUTION

ARTICLE 19: PARKING STANDARDS

(CB) - Acknowledged

1906.07 The Outdoor Storage or parking of any semi-trailer or tractor, construction equipment or construction equipment trailer or of any vehicle having a gross vehicle weight rating greater than ten thousand (10,000) pounds or an overall vehicle length greater than twenty-one (21) feet shall not be permitted on the same Lot as a Single-Family Dwelling, except for vehicles making temporary service or delivery calls and except for one recreational vehicle which does not have a gross vehicle weight greater than fifteen thousand (15,000) pounds or an overall vehicle length greater than forty (40) feet.

(CB) - Acknowledged

ARTICLE 21: LIGHTING STANDARDS

Section 2101: Intent and Purpose

2101.01 Lighting that is well-designed, correctly installed, and appropriately utilized promotes safety, increases security, and assists wayfinding, by enhancing visibility of Lots, Buildings, Structures, Streets, parking lots, sidewalks, bikeways, Open Spaces, landscape features, and the like. In the same vein, proper lighting can also greatly improve aesthetics, beautify neighborhoods, and add value to a community. Lighting which is poorly designed, incorrectly installed, and/or inappropriately utilized is, at best, a Nuisance, and, at worst, a hazard. The intent and purpose of this Article is to reasonably regulate lighting in a manner which protects public, health, safety, and general welfare, by:

- A) establishing standards for brightness, spread, and intensity of light;
(CB) - Acknowledged
- B) creating dimensional restrictions for poles and supports;
(CB) - Acknowledged
- C) providing restrictions related to the orientation of fixtures;
(CB) - Acknowledged
- D) preserving order, attractiveness, and cleanliness; maintaining Open Spaces, avoiding the appearance of clutter, and preventing Nuisances and invitations to vandalism;
(CB) - Acknowledged
- E) maintaining property values and ensuring compatibility with surrounding landscape and architecture including, but not limited to, areas of historical significance;
(CB) - Acknowledged
- F) protecting and encouraging a more attractive economic, business, and overall physical appearance of the community; and
(CB) - Acknowledged
- G) protecting the environment from light pollution which not only can be visually disruptive but can have a negative impact and detrimental effect on vegetation and wildlife.
(CB) - Acknowledged

2101.02 All exterior parking lots, non-residential driveways, Streets, pedestrian-oriented amenities, and loading areas shall be illuminated in a contextually sensible manner to provide safe movement on site, where necessary.

(CB) - Acknowledged

2101.03 The regulations within this Article are applicable to the Districts within which they are specified unless otherwise stipulated, supplemented, and/or modified by the regulations within a specified Zoning District.

(CB) - Acknowledged

Section 2102: General Provisions and Design Standards

2102.01 Parking lot lighting:

- A) Parking lot lights shall be designed so that the source of illumination is concealed within the housing of the light fixture.

(CB) - Acknowledged

GENOA TOWNSHIP ZONING RESOLUTION

ARTICLE 21: LIGHTING STANDARDS

- B) All parking lot light fixtures shall be equipped with lenses that are flat and installed parallel to the ground.

(CB) - Acknowledged

- C) Lighting shall not be provided via floodlight, spotlight, or any fixture that does not direct light downward.

(CB) - Acknowledged

- D) Parking lot light dispersal from a Lot within a Non-Residential Zoning District shall not exceed one (1) Footcandle at any Lot Line that is Contiguous with a Lot or Tract within a Residential or Planned Residential Zoning District.

(CB) - N/A

- E) Parking lot lights located within fifty (50) feet of any Lot Line Contiguous to a Residential or Planned Residential District shall be designed to not direct any light towards said Lot Line. This shall be achieved by:

(CB) - N/A

- 1) Shields affixed to the source of illumination: and/or
- 2) Directing LEDs away from said Lot Line; and/or
- 3) Other innovative forms of control which achieve this requirement.

- F) Parking lot lights may be attached to poles, Buildings, or other Structures, but shall still comply with the provisions herein.

(CB) - Acknowledged

- G) Parking lot lights shall not exceed a maximum height of twenty-five (25) feet. The measurement shall be taken from the finished grade established not closer than fifteen (15) feet to the pole.

(CB) - Acknowledged

- H) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.

(CB) - Acknowledged

2102.02 Pedestrian-oriented lighting not located in parking lots:

(CB) - N/A

- A) Pedestrian-oriented lights on poles shall be designed so that the source of illumination is housed within the housing of the light fixture.
- B) Pedestrian-oriented lighting shall not be via floodlight or spotlight.
- C) Pedestrian-oriented lighting may be achieved by exposed light bulb strings or similar types of fixtures. Such fixtures are intended for lighting of pedestrian-oriented areas and may be placed on Buildings or Structures.
- D) Illumination shall only be permitted via LED.
- E) Pedestrian-oriented lighting shall not exceed a maximum height of fifteen (15) feet measured from the adjacent grade.
- F) Pedestrian-oriented lighting installed integral within sidewalks or other similar types of paved areas shall be installed flush with said surface.
- G) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.

2102.03 Building-mounted lighting, including canopies:

- A) Building-mounted lights shall be designed so that the source of illumination is concealed within the housing of the light fixture.

(CB) - Acknowledged

- B) All building-mounted fixtures shall be equipped with lenses that are flat and installed parallel to the ground.

(CB) - Acknowledged

- C) Lighting shall not be provided via floodlight, spotlight, or any fixture that does not direct light downward. Lighting required by applicable building or fire codes shall be exempt from this standard.

(CB) - Acknowledged

- D) Light dispersal from a Lot within a Non-Residential Zoning District shall not exceed one (1) Footcandle at any Lot Line that is Contiguous with a Lot or Tract within a Residential or Planned Residential Zoning District.

(CB) - Acknowledged

- E) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.

(CB) - Acknowledged

2102.04 Architectural lighting intended to highlight architectural features:

- A) Architectural lighting shall not allow the source of light to be directly viewed from any Lot Line's standard line of sight.

(CB) - Acknowledged

- B) Architectural lighting shall be permitted to have colors or shades that change but shall not be permitted to flash, change, and/or pulse in a rapid manner.

(CB) - Acknowledged

2102.05 Streetlighting:

(CB) - N/A

- A) Streetlights shall be designed so that the source of illumination is a top-down diode concealed within the housing of the light fixture.
- B) Fixtures shall be equipped with lenses that are flat and installed parallel to the ground.
- C) Streetlights installed integral within sidewalks or other similar types of paved areas shall be installed flush with said surface.
- D) The correlated color temperature (CCT) of any LED fixture shall not exceed 3,000° Kelvin.
- E) The maximum wattage output shall be 75-watts which shall be achieved by utilizing a wattage selector.

2102.06 In addition to the provisions of this Article, all outdoor light fixtures shall be installed in conformity with all other applicable provisions of this Resolution.

(CB) - Acknowledged

**GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 21: LIGHTING STANDARDS**

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**GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 21: LIGHTING STANDARDS**

ARTICLE 27: PLANNED DEVELOPMENT ADMINISTRATION AND PROCEDURES

Section 2707: Divergence Review and Conflicts with Other Sections

2707.01 Because of the special characteristics of Planned Developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Article and those of the other Sections of this Resolution, the provisions of this Article shall prevail. Subjects not covered by this Section shall be governed by the respective provisions found elsewhere in this Resolution. Unless formal variation from development standards is specifically approved as a Divergence, the same shall be complied with. Formal consideration must be requested by an applicant seeking approval of a Divergence to any development standards or requirements in this Zoning Resolution and no Divergence will be approved unless the provisions of this subsection are met in accordance with the terms set forth below.

(CB) – Acknowledged

2707.02 Uses are not subject to Divergence requests. Relief to Use prohibitions may only be sought via the Variance process outlined in Article 3. Said Variance shall be obtained prior to applying for Planned Development approvals.

(CB) – Acknowledged

2707.03 The Genoa Township Zoning Commission and the Township Trustees may consider Divergences requested at the time of the filing of a Planned Development application of any type, which is determined to be in compliance with all other general development standards listed in the Zoning District where the proposed development will be occurring. If a request is made, the applicant shall provide written development text, citing such requests, in accordance with this Article.

(CB) – Acknowledged

2707.04 Divergences may be granted “per plan” during a public hearing conducted by either the Genoa Township Zoning Commission, or the Township Trustees conducting a formal review of a development plan. The Township has discretion to determine whether requested Divergences are warranted based on the applicant’s particular case. When acting on a requested Divergence, the Zoning Commission and Township Trustees may approve a Divergence, provided they determine that the benefits, improved arrangement, and the design of the proposed development justify the deviation from any requirements of this Resolution and that the proposed Divergence is consistent with the purpose and intent of this Resolution.

(CB) – Acknowledged

2707.05 Divergence requests shall demonstrate how granting the request will advance public interests and the General Purposes of this Zoning Resolution, by promoting, or not having an adverse impact on, one or more of the following purposes:

(CB) – Divergence requested to Section 1306.01 to permit food truck service, outdoor seating, and recreation areas.

A) The conservation and protection of the natural resources, scenic areas, wildlife habitat and the historical and unique natural features of the land;

(CB) – No adverse impacts

B) The public health, safety, morals, and general welfare of the present and future inhabitants of Genoa Township;

(CB) – The general welfare of the present and future inhabitants of Genoa Township will benefit from a community brewery that will offer a fun gathering place for all to enjoy.

C) The quality of life within Genoa Township through the protection of the total environment, the prevention of nuisances and hazards, and the provision of adequate light, air, and

convenient access to property;

(CB) – No adverse impacts

D) The assurance of the compatibility of land uses which are either adjacent or in proximity to each other;

(CB) – No adverse impacts

E) The orderly development of all lands within the Township to its appropriate Use; and

(CB) – No adverse impacts

F) The most appropriate use of land to facilitate and provide adequate public and private improvements.

(CB) – No adverse impacts

G) Consistency with the recommendations of the official Genoa Township Comprehensive Plan currently in effect, subject to the provisions of Section 108 of this Resolution.

(CB) – No adverse impacts

2707.06 Divergences shall be permanent once granted and in effect and cannot be repealed or rescinded. Divergences shall only be required to be re-requested and re-considered should a subsequent proposal be applied for which seeks to increase the degree of the granted Divergence, render the justification for a Divergence moot, and/or should said proposal directly and substantially impact and have a rational nexus to the: benefits of the development, improved arrangement or design of the development, advancement of public interest, and/or advancement of the General Purposes of the Zoning Resolution. Such request shall still be subject to provisions and review criteria within Section 2707. The denial of a request to increase the degree of a previously granted Divergence shall not nullify or void the Divergence as originally granted.

(CB) – Acknowledged

2707.07 Unless a deviation from development standards is specifically approved as a Divergence, the same shall be complied with.

(CB) – Acknowledged

Section 2710: Modifications and Final Development Plan Amendments

2710.01 The Zoning Inspector shall have the authority to, but is not required to, administratively approve limited revisions to the approved Final Development Plan, or an approved Final Development Plan Amendment, at their discretion so long as they are compliant with this Zoning Resolution, abide by any specific conditions of approval, do not require a Divergence or Variance, and do not deviate from the spirit and intent of the aforementioned plans. These revisions shall include, but are not necessarily limited to:

(CB) – Acknowledged

A) Re-organization and/or re-location of approved Landscaping, including hardscapes.

(CB) – No changes to landscaping or hardscapes.

B) Supplemental Landscaping, buffering, screening, and/or improvements which is/are above and beyond what was approved as part of the approved plans.

(CB) – No changes to landscaping or hardscapes.

C) Re-organization or re-location of Open Space so long as the amount of Open Space is not decreased and is required to adhere to mandatory requirements of a recognized governmental agency.

(CB) – The Open Space shall be changed from its original use of bulk mulch storage to parking, outdoor seating, and recreational area.

D) Minor or de minimis changes related to planting species, building materials, specifications,

designs, and/or colors but excluding the outright removal of any such features.

(CB) – No changes to landscaping or hardscapes.

- E) Any other minor revisions necessary to accommodate mandatory requirements of a recognized governmental agency.

(CB) – No other minor revisions necessary.

2710.02 Should a revision(s) beyond the scope specified in Section 2710.01 be desired and not subject to Section 2710.05, or should a revision not be granted by the Zoning Inspector, a request to formally amend an approved Final Development Plan may be granted by the Zoning Commission, subject to the requirements and procedures set forth herein, so long as the Zoning Commission, after thorough examination of the proposal, determines that the request does not constitute a Major Amendment as further detailed in Section 2710.03, and thus is considered a Minor Amendment. The decision of the Zoning Commission regarding an application found to be a Minor Amendment shall be final unless an applicant exercises the provision of Section 2717.08.A.1.b herein.

(CB) – Acknowledged

2710.03 Should a Final Development Plan amendment request represent a substantial departure from the intent of the original proposal, i.e. a Major Amendment, said modification or amendment shall be subject to submission requirements and procedures set forth herein. The following shall be considered substantial departures from the original application and, following review and recommendation by the Zoning Commission, shall be subject to final consideration by the Township Trustees:

- A) A significant change in the Use or character of the development;

(CB) – The change in use is not too dissimilar from the original permitted use. The Ohio Mulch facility was a retail space that mainly operated in off-peak hours after 5pm on weekdays and weekends. Campfire Brewing will also operate as a type of retail space that mainly operates in off-peak hours after 5pm on weekdays and on weekends.

- B) A significant increase in overall coverage of Structures;

(CB) – No additional structures are proposed.

- C) An increase in the Density;

(CB) – No additional structures are proposed.

- D) An increase in the problems of traffic circulation and public utilities;

(CB) – No traffic study is required per the Delaware County Engineer. No public utility has identified any problem with the change of use.

- E) A significant reduction in approved Open Space;

(CB) – The Open Space shall be changed from its original use of bulk mulch storage to parking, outdoor seating, and rec area. No significant reduction in approved open space.

- F) A reduction of required Off-Street parking and loading space;

(CB) – N/A. No reduction of off-street parking and loading space.

- G) A reduction in required pavement widths; or

(CB) – No reduction in pavement widths is necessary.

- H) A reduction of the acreage in the Planned Development.

(CB) – N/A. No reduction in the acreage of the planned development.

2710.04 Major and Minor Amendment requests shall adhere to the submission and procedural requirements of Sections 2711 and 2712, respectively.

(CB) – Acknowledged. We do not believe that this request is a major amendment.

2710.05 A property owner wishing to deviate from the Zoning Resolution shall be permitted to apply for a Variance from the Board of Zoning Appeals and shall not be required to apply for a Final Development Plan Amendment, so long as the deviation only applies to said owner's private Lot or Building Envelope, excluding Lots designated for Open Space; and no other Lot, Building Envelope, Tract, or portion thereof, within the Planned Development. Deviations from standards specific to the Final Development Plan shall not be permitted to apply for a Variance and shall be subject to Sections 2710.01 - 2710.04.

(CB) - Acknowledged

Section 2711: Final Development Plan Amendment Submission Requirements

2711.01 Application - A fully completed, signed, and dated application which shall include, at minimum, the following information:

(CB) - Acknowledged

- A) The address(es) and parcel identification number(s) of the affected Lot(s) within the Tract;
- B) The name(s), address(es), and contact information of the property owner(s) of record, as listed on the tax list of the Delaware County Auditor at the time of submission;
- C) The name(s), address(es), and contact information of the applicant(s) of record, if different than that of the property owner;
- D) The name(s), address(es), and contact information of any engineers, architect(s), attorneys, and/or consultants of record, if any.
- E) Exact acreage of the Lot(s) or Tract;
- E) The present Use(s) of the subject Tract;
- F) The Zoning District(s) comprising the subject Tract;
- G) Proposed Use(s) for the subject Tract;
- I) Proposed unit count and Density of the Planned Development, if applicable.
- J) Any additional information which may be requested on the official application form.

2711.02 Documentation and Studies - Updated copies of any documents or studies incorporated within the approved Final Development Plan, or any previously approved Final Development Plan Amendments, which are affected by the proposed modification(s) and incorporate any necessary revisions to reflect said modification(s).

(CB) - Acknowledged

2711.03 Final Development Plan Amendment Text - An updated copy of the Final Development Plan Text incorporated with the approved Final Development Plan, or any previously approved Final Development Plan Amendments, which incorporate any necessary revisions to reflect the requested modification(s). All revisions shall be visually called out utilizing underlining, a strike-thru font, highlighting, notations, and/or other similar type of formatting.

(CB) - Previously approved Final Development Plan has been updated.

2711.04 A list of all property owners within five hundred (500) feet of, Contiguous to, and directly across the Street from the Tract, and others that may have a legitimate, legal interest in the case, as they appear on the tax list of the Delaware County Auditor at the time of submission.

(CB) - Acknowledged

- A) The applicant shall provide one (1) set of pre-addressed, stamped business-size envelopes with postage sufficient to send a notice via first class mail for each property owner listed.
- B) Should a hearing with the Township Trustees be required, a second set of envelopes shall be provided for said hearing once the Zoning Commission has voted on their recommendation.

2711.05 Final Development Plan Amendments - Updated copies of any plans, drawings, or exhibits incorporated within the approved Final Development Plan, or any previously approved Final

Development Plan Amendments, which are affected by the proposed modification(s) and incorporate any necessary revisions to reflect said modification(s).

(CB) – Acknowledged

2711.06 Any updated or revised final deed restrictions or covenants, if applicable.

(CB) – Acknowledged

2711.07 Any other supplemental documents, studies, plans, and/or exhibits necessary to demonstrate compliance, concepts, and/or address concerns related to the request.

(CB) – Acknowledged

2711.08 One (1) optical disc, Universal Serial Bus (USB) flash drive, or other similar type of readable storage device, containing the materials listed in Sections 2711.01 - 2711.06 in Portable Document Format (.PDF) and/or another similar type of widely-utilized, non-proprietary digital format approved by the Zoning Inspector or their designee.

(CB) – Acknowledged

2711.09 A fee as may be established by the Township Trustees.

(CB) – Acknowledged

2711.10 A response to comments letter shall be provided with each submitted revision to identify and explain all the revisions made to the submission, and to identify how any comments or concerns raised by staff, the Zoning Commission, the Township Trustees, other agencies, and/or the general public have been addressed.

(CB) – Acknowledged

2711.11 Number of Copies:

(CB) – Acknowledged

- A) Ten (10) copies of the items listed herein, divided into sets, shall be provided when the proposal is being submitted to the Zoning Commission for review, unless otherwise noted.
- B) Six (6) copies of the items listed herein, divided into sets, shall be provided if/when the proposal is being submitted to the Township Trustees for their consideration, unless otherwise noted.
- C) The Zoning Inspector, or their designee, is authorized to revise the number of required copies, as necessary, for administrative purposes.

Section 2712: Final Development Plan Amendment Procedure

2712.01 In addition to any other procedures set out in this resolution, all applications for a Final Development Plan Amendment shall follow the procedures herein. A Final Development Plan Amendment shall only be applied for once the Final Development Plan has been approved, in accordance with Section 2706, by the Township Trustees.

(CB) – Acknowledged

2712.02 In the event that a Final Development Plan Amendment is located adjacent to another political jurisdiction, an additional copy of the application shall be provided and forwarded to the Chair of the planning commission or the zoning commission of that jurisdiction. Any comments provided by the adjoining jurisdiction shall be presented during the public hearing of the Zoning Commission.

(CB) – Acknowledged

2712.03 The Zoning Commission shall schedule a public hearing upon the filing of an application for a Final Development Plan Amendment. Said hearing shall not be less than twenty (20) nor, unless permitted by the applicant, more than forty (40) days from the filing of such application.

(CB) – Acknowledged

2712.04 Before the public hearing, notice shall be given by the Zoning Inspector or their designee by at

least one (1) publication in a newspaper of general circulation within the Township at least ten (10) days before the date of said hearing. This notice shall set forth the time and place of the public hearing, the nature of the application, and a statement that after the conclusion of such public hearing the matter may be referred to the Township Trustees for final consideration.

(CB) – Acknowledged

2712.05 Written notice of the hearing shall be mailed by the Zoning Inspector or their designee by first class mail using pre-addressed, business-size envelopes provided by the applicant at least ten (10) days before the date of the public hearing to all owners of property within five hundred (500) feet of, Contiguous to, and directly across the Street from the Tract to the address of such owners appearing on the County Auditor's current tax list. The failure to deliver the notice, as provided in this Section, shall not invalidate any application. This notice shall set forth the time and place of the public hearing, the nature of the application, and a statement that after the conclusion of such public hearing the matter may be referred to the Township Trustees for final consideration.

(CB) – Acknowledged

2712.06 The Zoning Commission may continue a public hearing to a future meeting with consent of the applicant. If said hearing is continued to a date, time, and certain re-advertisement of the hearing is not required. Otherwise, once a new meeting date, time, and place is determined, advertisement shall occur again in accordance with Sections 2712.04 and 2712.05.

(CB) – Acknowledged

2712.07 Revisions and/or supplemental materials shall be due on a date and time determined by the Zoning Commission and/or in accordance with a pre-determined schedule as authorized in Section 2701.03.

(CB) – Acknowledged

2712.08 Within thirty (30) days of the conclusion of the public hearing, the Zoning Commission shall:

A) Vote, based upon findings of fact, to determine if the request shall be deemed a Minor Amendment or a Major Amendment pursuant to provisions set forth in Section 2710.

(CB) – Acknowledged

1) If the application is considered a Minor Amendment, the Zoning Commission shall:

a) Vote, based upon the findings of fact, to: approve, approve with modifications, or deny the Final Development Plan Amendment, including any applicable Divergences and/or conditions. The Zoning Commission's vote shall be final and binding. No further hearing with the Township Trustees shall occur; however, Sections 2712.06 and 2712.16 – 2712.19 herein shall remain applicable.

b) Should the Zoning Commission deny a request deemed to be a Minor Amendment, an applicant may request the Township Trustees consider their application pursuant to the procedures set forth in Sections 2712.09 – 2712.19 herein. Such a request shall be submitted in writing to the Zoning Inspector or their designee within ten (10) days of the Zoning Commission's decisions.

2) If the application is considered a Major Amendment, the Zoning Commission shall:

a) Vote, based upon findings of fact, to recommend: approval or denial of the Final Development Plan Amendment, including any applicable Divergences and/or conditions; and subsequently submit said recommendation together with the application and all associated materials to the Township Trustees for their consideration.

B) Be allowed to take more than thirty (30) days to render their decision or make a recommendation with the applicant's consent.

(CB) – Acknowledged

2712.09 Following the recommendation(s) of the Zoning Commission, the Zoning Inspector, or their designee, shall forward the Commission's recommendation(s) and reasons for said recommendation(s) to the Township Trustees.

(CB) – Acknowledged

2712.10 The Township Trustees shall acknowledge receipt of the Zoning Commission's recommendation(s) via resolution, and shall schedule a public hearing date for the application, at the first regularly scheduled Township Trustee meeting to occur following the Zoning Commission's vote unless: said meeting is canceled, a special meeting is scheduled within the required thirty (30) day timeframe by the Township Trustees, or the initiator/applicant requests and is granted otherwise a continuance by the Township Trustees, in which case such action shall take place at the next subsequent regular or special meeting of the Township Trustees. Unless otherwise authorized on the record by the initiator/applicant, the date of said hearing shall be not more than thirty (30) days from the Township Trustees' receipt and acknowledgement of the recommendation from the Zoning Commission.

(CB) – Acknowledged

2712.11 Notice of the required public hearing shall be given by the Zoning Inspector or their designee by at least one (1) publication in a newspaper of general circulation within the Township. Said notice shall be published at least ten (10) days before the date of the required hearing. This notice shall set forth the time and place of the public hearing and the nature of the application.

(CB) – Acknowledged

2712.12 Written notice of the hearing shall be mailed by the Zoning Inspector or their designee, by first class mail using pre-addressed, business-size envelopes provided by the applicant at least ten (10) days before the date of the public hearing to all owners of property within five hundred (500) feet of, Contiguous to, and directly across the Street from the Tract to the address of such owners appearing on the County Auditor's current tax list or lists that may be specified by the Township Trustees. The failure to deliver the notice, as provided in this Section, shall not invalidate the application. This notice shall set forth time and place of the public hearing, and the nature of the application.

(CB) – Acknowledged

2712.13 The Township Trustees may continue a public hearing to a future meeting with consent of the applicant. If said hearing is continued to a date, time, and place certain, re-advertisement of the hearing is not required. Otherwise, once a new meeting date, time, and place is determined, advertisement shall occur again in accordance with Sections 2712.11 and 2712.12.

(CB) – Acknowledged

2712.14 Revisions and/or supplemental materials shall be due on a date and time determined by the Township Trustees and/or in accordance with a pre-determined schedule as authorized in Section 2701.03.

(CB) – Acknowledged

2712.15 Within twenty (20) days of the conclusion of the public hearing, the Township Trustees shall:

(CB) – Acknowledged

A) Vote, based upon findings of fact, to: approve, approve with modifications, or deny the Final Development Plan Amendment, including any applicable Divergences and/or conditions.

B) Be allowed to take more than twenty (20) days to render their decision with the applicant's consent.

2712.16 A Final Development Plan Amendment approved by the Zoning Commission or Township Trustees, being an administrative action not subject to referendum, shall become effective immediately.

(CB) – Acknowledged

2712.17 A Final Development Plan Amendment approved by resolution of the Zoning Commission or

Township Trustees in accordance with the provisions herein shall be considered legally binding and enforceable. Violation of any designs, provisions, terms, conditions, restrictions, safeguards, or other similar type of controls or standards shall be deemed a violation of this Zoning Resolution and subject to the provisions of Section 116, as may be amended, unless otherwise approved in accordance with this Resolution.

(CB) – Acknowledged

2712.18 A Final Development Plan Amendment approved by the Zoning Commission or Township Trustees shall be limited to the revisions expressly detailed and incorporated within the approved application. In instances where the approved Final Development Plan Amendment is silent or unclear on a matter, the Zoning Resolution and/or any other existing and applicable Legal Approvals shall retain control.

(CB) – Acknowledged

2712.19 An approved Final Development Plan Amendment shall be valid for three (3) years from the date of approval by the Township Trustees. Should a Zoning Permit for the subject development not be issued, or at least applied for and actively pending decision, in accordance with Article 1, within the aforementioned three (3) year time period, the Final Development Plan Amendment approval shall be considered null and void. The Township Trustees shall retain the right to expressly extend the aforementioned deadline at their discretion and without a Divergence request. Such an extension shall be expressly stated and documented in their motion of adoption.

(CB) – Acknowledged

A) Should a Final Development Plan Amendment approval become null and void due to time expiration, the existing Final Development Plan and any other existing and applicable Legal Approvals shall remain in effect unless or until a new Final Development Plan Amendment application is applied for and approved in accordance with this Zoning Resolution.

Section 2713: Enforcement

2713.01 Two (2) final, clean paper copies of any approved plans, which address any and all outstanding comments, concerns, and/or conditions cited in the approval motion for said plan, shall be submitted to, and approved by, the Zoning Inspector or their designee, prior to issuance of any Zoning Permit for the Planned Development.

A) A response to comments letter shall be provided with the submission to identify and explain all the revisions made to the submission, and to identify how any comments, concerns, and/or conditions have been addressed.

(CB) – Acknowledged

B) One (1) optical disc, Universal Serial Bus (USB) flash drive, or other similar type of readable storage device, containing a complete copy of the submission in Portable Document Format (.PDF) and/or another similar type of widely-utilized, non-proprietary digital format approved by the Zoning Inspector or their designee shall also be provided.

(CB) – Acknowledged

2713.02 The Zoning Inspector shall ensure all Zoning Permits issued for the Planned Development are in accordance with the provisions of the approved Final Development Plan and any approved Final Development Plan Amendment(s).

(CB) – Acknowledged

2713.03 If the Zoning Inspector shall find that the provisions of the approved Final Development Plan, Final Development Plan Amendment(s), or any related Zoning Permit, are not being adhered to, they shall follow the procedures of Section 116, and/or direct applicable parties to apply for a Final Development Plan Amendment pursuant to Sections 2710 - 2712, in order to remedy any violations.

(CB) – Acknowledged

2713.04 Administrative Appeals pertinent to a Planned Development shall be administered in accordance with Section 306.

(CB) - Acknowledged

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DEPARTMENT OF DEVELOPMENT & ZONING

FINAL DEVELOPMENT PLAN APPLICATION

5111 South Old 3C Highway, Westerville, OH 43082

P: 614.899.0725

www.GenoaTwp.com

Zoning@GenoaTwp.com

#: _____

PROPERTY INFORMATION

Property Owner Name(s): Germann Holdings, LLC

Address or Parcel Number(s): 6300 Frost Rd

City: Westerville

State: OH

ZIP Code: 43082

Phone Number: 614-468-3937

Fax Number:

E-Mail Address: germannbros@gmail.com

APPLICANT INFORMATION—If the same as owner, check here:

Name(s) and Firm/Company: Campfire Brewing, LLC

Street Number: 7278

Street Name: Pueblo Ct

City: Westerville

State: OH

ZIP Code: 43082

Phone Number: 740-815-6589

Fax Number:

E-Mail Address: dhaskins@campfirebrewing.com

REPRESENTATIVE INFORMATION—If the same as applicant, check here:

Name(s) and Firm/Company:

Street Number:

Street Name:

City:

State:

ZIP Code:

Phone Number:

Fax Number:

E-Mail Address:

Are you submitting this application on behalf of the property owner? Yes No

PROJECT INFORMATION

Type: Original Plan Submission Amendment to an Approved Plan

Name of Project/Development: Ohio Mulch

Zoning District(s): Planned Industrial-Warehouse District (PID)

Existing Use(s): Automobile scrap yard

Proposed Use(s): Brewery and tap room

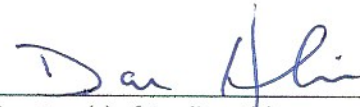
Gross Acreage: 1.15
Gross Acreage (minus Right-of-Ways): 1.15
Net Developable Acreage: 1.15
Net Density:
Proposed Open Space (Acres and %): 0.23 Ac. 19.6%
Proposed Common Open Space (Acres and %): 0.23 Ac. 19.6%

RESIDENTIAL
Number of Proposed Units:
Number of Proposed Lots (Buildable):
Number of Phases/Sections:
NON-RESIDENTIAL
Building Size (Square Feet):

By signing this application, I hereby acknowledge: I have provided all required and applicable fees, materials, plans, and documentation, as well as the proper number of copies of each as further detailed in the Zoning Fee Schedule and Article 27 of the Genoa Township Zoning Resolution; the information contained herein, as well as on all supplemental materials being submitted is true and correct; all applicable provisions of the Genoa Township Zoning Resolution and any other applicable zoning cases shall be complied with unless relief is otherwise requested and granted; the subject request may require review by other governmental agencies; zoning permits will need to be obtained to construct any building or structure on the subject property; I have a legitimate and verifiable interest in the property; both the requested development(s) and the identified property herein may be subject to reasonable inspection(s) by Genoa Township for the purposes of determining and/or verifying zoning compliance; I am authorizing said inspection(s); and this application may be rejected and returned, or denied, if found to be administratively incomplete and/or not in compliance with the Genoa Township Zoning Resolution and/or any other applicable rules or bylaws adopted by the Genoa Township Zoning Commission or Board of Trustees.

Dan Haskins

Printed Name(s) of Applicant(s)


Signature(s) of Applicant(s)

Date: 2/15/24

NOTE: If the property owner(s) is/are not the official applicant(s) of record, they must also sign the application.*

Kyle Germann

Printed Name(s) of Property Owner(s)


Signature(s) of Property Owner(s)

Date: 2/16/2024

* Documentation proving the applicant has the permission of the property owner(s) to submit this application and/or has a legal interest in the subject property(ies) has been submitted in lieu of the signature(s) of the property owner(s).

PLEASE DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Date Received: _____ Received By: _____ Payment Type: _____ Check No.: _____ Amount: _____

Application Complete? ___ Yes ___ No Staff Completing Review: _____

Zoning Commission Action: ___ Major Amendment ___ Minor Amendment Date of Action: _____
___ Approved ___ Denied Date of Action: _____

NOTES: _____

Board of Trustees Action: ___ Approved ___ Denied Date of Action: _____

NOTES: _____

GENOA TOWNSHIP - FINAL DEVELOPMENT PLAN APPLICATION SUBMISSION CHECKLIST AND GUIDELINES

This document is for reference purposes only. Please do not submit it with your application. Additional materials may be required by the Zoning Resolution. This document is for reference purposes only. The township reserves the right to request additional information in order to verify zoning compliance.

CHECKLIST—The following items must be submitted:

1. **Completed Application Form:** Please completely fill out, sign, and date the application form. Submission of an incomplete application may delay processing.
2. **Township Fee (per current fee schedule):** Fees must be paid at the time the application is submitted. Checks should be made payable to Genoa Township. Credit card information cannot be taken over the phone.
3. **Plans and Materials:** 10 copies of all materials required for submission as further specified in the Genoa Township Zoning Resolution. New sets will need to be submitted with each revision. NOTE: Only 6 copies of said materials are required for the Trustees hearing (if necessary).
4. **Digital Copy:** A CD or flash drive containing digital copies of said materials (in a commonly used file format such as PDF or JPEG). A new CD/flash drive will need to be submitted with each revision.
5. **List of Names and Mailing Envelopes:** In order to mail legally required public hearing notifications to property owners which may be affected by your request, a list of names and addresses of all property owners within 500-feet of the subject property(ies) must be included as well as a set of addressed plain, white business size envelopes, with postage, for the names on said list. NOTE: A duplicate set of envelopes will also be required for the Trustees hearing (if necessary).

WHERE TO FIND INFORMATION:

- The Genoa Township Zoning Resolution and the Genoa Township Comprehensive Plan can both be viewed online at: www.GenoaTwp.com/ZoningDocs.
- Public records are may be available at www.Genoatwp.com/Archive or by contacting the Development and Zoning Department at 614.899.0725. Public record reproduction fees may apply.
- Addresses of properties within 500-feet, recorded plat maps, subdivision information, square footage of parcels/lots and some buildings, as well as zoning district classification are available on the Delaware County Auditor's website, www.delco-gis.org/auditor.

CONTACT INFORMATION:

ORGANIZATION	WEBSITE	PHONE NUMBER
Delaware Co. Regional Planning (DCRPC)	www.dcrpc.org	740.833.2260
Genoa Township Fire Marshal	www.GenoaTwp.com/Fire	614.568.2040
Delaware County Building Safety	buildingsafety.co.delaware.oh.us	740.833.2200
Delaware Public Health District	www.delawarehealth.org	740.368.1700
Ohio Utilities Protection Service (OUPS)	www.oups.org	800.362.2764 or 811
Delaware Soil and Water District	soilandwater.co.delaware.oh.us	740.368.1921
Delaware Regional Sewer District	regionalsewer.co.delaware.oh.us	740.833.2240
Delaware County Engineer	engineer.co.delaware.oh.us	740.833.2400

Questions? Please contact the Development and Zoning office at 614.899.0725 or Zoning@GenoaTwp.com.

OWNER	APPLICANT	AREA COMMISSION
Germann Holdings, LLC 4127 S. Old State Rd Lewis Center, OH 43035	Campfire Brewing, LLC 7278 Pueblo Ct Westerville, OH 43082	N/A

SURROUNDING PROPERTY OWNERS

1. Owner Name: STONE MAN LLC
Address: 6330 FROST RD, WESTERVILLE 43082
2. Owner Name: SHAMROCK TOWING INC
Address: 6333 FROST RD, WESTERVILLE 43082
3. Owner Name: WESTERVILLE NORTH SELF STORAGE LTD
Address: 6342 FROST RD, WESTERVILLE 43082
4. Owner Name: BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY
Address: 6305 FROST RD, WESTERVILLE 43082
5. Owner Name: 6269 FROST ROAD LLC
Address: 6269 FROST RD, WESTERVILLE 43082
6. Owner Name: MARCO ENTERPRISE MANAGEMENT LLLP
Address: 6225 FROST RD, WESTERVILLE 43082
7. Owner Name: OSBURN FAMILY PROPERTIES LLC
Address: 6270 FROST RD UNIT A, WESTERVILLE 43082
8. Owner Name: OSBURN FAMILY PROPERTIES LLC
Address: 6240 FROST RD, WESTERVILLE 43082
9. Owner Name: RAILROAD WEED CONTROL IN
Address: 6210 FROST RD, WESTERVILLE 43082

~~OHIO MULCH~~
CAMPFIRE BREWING
AMENDED STATEMENT
PURDIE INDUSTRIAL PARK/(PD-3)
FROST ROAD CORPORATE PARK

~~Ohio Mulch~~ **Campfire Brewing** is seeking to amend the PD-3 Final Development Plan granted for the Purdie Industrial/Frost Road Corporate Park to provide for an additional use as provided for in 406.03(c). ~~Ohio Mulch is seeking to add as a permitted use the sale and storage of bulk and bagged mulch and other similar landscaping materials and items.~~ **Campfire Brewing is seeking to add as a permitted use the manufacturing and sale of beer.** The site contains 1.15 acres and is platted as Lot 1152 of the Purdie Industrial Park. The site is already developed with a one story brick building that was used as a small machine shop. ~~Ohio Mulch would use the existing building for its offices and limited retail sales and erect an eight (8) foot high cypress wood and concrete foundation fence around the rear yard to provide the storage area for the mulch operation.~~ **Campfire Brewing would use the existing building for its office, brewery, and tap room.**

USES

Section 406.03 lists the permitted uses within the PD-3 district and at this time ~~Ohio Mulch~~ **Campfire Brewing** is seeking to add an additional use as provided for in subsection (c):

"Other small business activities approved by the Zoning Commission which is not listed as a prohibited or conditional use herein and which fulfills all the requirements of this section."

~~Ohio Mulch sells bagged and bulk mulch as well as other landscaping materials to the general public and landscapers. The existing building will be used as an office and retail sale facility for its customers.~~ **Campfire Brewing brews and sells beer to the general public. The existing building will be used as an office, brewery, and tap room for its customers.** ~~The rear of the property will be enclosed with an eight (8) foot cypress wood and concrete foundation fence. to buffer the stored materials from surrounding properties and no bagged or bulk mulch will be stacked above the 8' high foundation and fence. There will be a decorative iron gate that provides access to the rear of the site from Frost Road, as the parking drive and storage areas will be paved. There will be a internally illuminated sign in front of the building that will adhere to the applicable zoning standards and is shown on the submitted elevations and the site plan.~~

DEVELOPMENT SITE PLAN

A site plan has been submitted with this application to provide the Zoning Commission and the Township Trustees with the layout of the site. The site plan shows how the property will be redeveloped for the proposed use. There will be no additions to the site once approval is secured or a new submission will be made to the Township. The site was developed years ago

with the existing building and parking areas therefore the applicant is seeking to reuse the building. ~~and upgrade the site with a fence and landscaping.~~ Section 524.27, Zoning Certificate, requires that a zoning certificate can only be issued once development plans have been submitted for review to determine compliance with the twelve items listed in that section and the applicant is committed to following the spirit of those requirements as evidenced by the responses below:

The applicant can respond to the twelve items to help define the future use of the property to support the amendment to the PD-3 district final development plan for the site. The applicant will also seek divergences to certain development standards in order to reuse the existing building and make further improvements to the property. The twelve items and response are listed below:

1. The proposed size and location of the Planned Industrial- Warehouse District (PD-3)

The request is to amend the original PD-3 final development plan for the Purdie Industrial Park/Frost Road Corporate Park to add the sale of ~~bulk and bagged mulch and other landscape materials~~ **and manufacturing of beer** for lot 1152 of the existing industrial park. The site is located on the south side of Frost Road near its terminus. The site is addressed as 6300 Frost Road and is one of eleven lots that make up the industrial park. The lot is 131.88 feet by 383.40 feet or 1.15 acres in size. The plat of the industrial park is recorded in P.B. 9, page 13. The industrial park is located off the southern terminus of S. Old 3C Highway and was platted in 1970.

2. The general development character of the tract including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum setback requirements and other development features including landscaping.

The general development character of the tract was set years ago when the industrial park was developed. The applicant is seeking to amend the list of permitted uses by adding the sale of ~~bagged and bulk mulch and similar landscaping materials~~ **and manufacturing of beer** as provided for under 406.03(c) of the Genoa Township Zoning Code. ~~The applicant will rehabilitate and upgrade the existing building and add fencing to the rear yard and landscape parts of the front yard.~~ The lot size, setbacks and other development standards are existing as the lot was developed many years ago.

3. Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

The existing building will remain (it contains approximately 4,314 sq. ft.) and will be rehabilitated for the proposed use. ~~An 8 foot high cypress wood and concrete foundation fence barrier will be established around the rear and side yards to provide the required screening for outside storage. The barrier will be constructed of a 2' concrete base with a 6' high board on board fence on top to provide 100% opacity. An 8' high iron fence will be erected behind the~~

~~customer parking area to provide for access management and security for the storage area.~~

There is one free standing sign proposed for the site and it will be an internally illuminated monument style sign with a 24" high base and a sign size of 42" x 84" (two sided). The sign will be located within the proposed landscape area on the west side of the front yard setback area. A drawing of the sign is included with the application.

4. The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.

~~The site is already built and has been connected to water and central sewer. There are no plans to change the existing building so those services will remain unchanged. The rear yard will be paved to provide for the bulk and bagged mulch area and the surface will be graded to provide for sheet flow of rain fall to the rear of the property and into an existing drainage ditch. Approval from the Delaware County Engineer's office on the stormwater system will be secured prior to paving. A gate will be installed at the rear of the property to provide access to the drainage ditch for maintenance purposes.~~

5. The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

~~The subject side fronts on the existing local street (Frost Road) that serves the entire industrial park. Frost Road connects to S. Old 3C Highway near its terminus with State Route 3 and then heads in an easterly directed and ends at the lots to the east of the subject site. Frost Road has a 60' right-of-way and as constructed is a two (2) lane road. The applicant is proposing no changes to Frost Road as there is limited traffic utilizing the roadway. A letter from the Delaware County Engineer's office is attached to the application which indicates that no study is necessary as the impact of the proposed use will be minor on the existing traffic flow. A new access point is being proposed to provide direct vehicular access to the rear of the property and the existing curbcut will be closed and the area landscaped. The proposed curb cut should help the flow of traffic on and off the site and will not negatively impact the existing flow of traffic along Frost Road as it will be located near the dead end of Frost Road. During normal operating times there will be one semi trailer delivery of bagged mulch (delivered on pallets) and one semi trailer of bulk mulch per day.~~

6. A traffic study examining the impact of development on the existing infrastructure, modifications required to handle the increased traffic and the mechanism proposed to complete the necessary improvements.

A traffic study is not necessary given the limited amount of impact the proposed use will have on the existing infrastructure. Traffic to the site would utilize Mount Royal Ave. to S. Old 3C Highway to Frost Road and given the fact that only those folks who want mulch will be coming to the site there will be no need to modify the roadway system at this time. The County Engineer has determined that a traffic study is not warranted given the proposed use of the subject site.

7. The relationship of the proposed development to existing and probable uses of surrounding areas during the development time table.

The site is already developed, as is the property to the north, east, west and south so the use of the property will not negatively impact any of those properties. ~~The only change to the existing site will be the paving of the rear yard and the erection of the fence.~~

8. Location of schools, parks and other facilities, if any.

The site is within an existing industrial park and as such there are no schools, parks or other community facilities within the park. However within 5,000 feet of the property there are four (4) schools, which consist of two (2) elementary schools, a middle school and a high school.

9. The proposed time schedule for development of the site including streets, buildings, utilities, and other facilities.

The subject site would be rehabilitated and the pavement and fencing added as soon as the Township Trustees approve the requested amendment to the existing final development plan. No other development will be required as a result of the amendment of the existing final development plan.

IO. If the proposed time table for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five acres or the whole tract (whichever is smaller) shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.

The industrial park is existing and no changes are planned to any other property within park other than on the subject lot. ~~The changes include a new curb cut, pavement and fencing. The above items will be commenced as soon as the Township Trustees approve the final development plan and the improvements should not take more than 3 months.~~

II. The ability of the applicant to carry forward its plan by control of the land and the engineering feasibility of the plan.

The applicant has the property under contract for purchase and will complete the purchase upon the amendment of the final development plan for the proposed use. ~~The storm water drainage will be diverted to the existing drainage swale to the south as a result of grading and paving the property (plans will be submitted to the County Engineer for review and approval), otherwise the other amenities already exist to the site.~~

12. Specific statements of divergence from the development standards in Sections 403, 405, 406 and/or 407 or existing county regulations or standards and the justification therefore. Unless a variation from these development standards is specifically approved, the same shall be complied with.

A. 524.15 Parking (C) - to reduce the 25' parking setback on the property to 8' as the building is existing and some of the on site parking encroaches in the setback area, therefore the reduction is necessary to allow customer parking in front of the building to access the sales office. Given the small size of the lot and the existing location of the building, the only location for parking is in front and the rear of the building and therefore necessitates the divergence. The reduction will not harm any of the surrounding properties as those uses are industrial in nature and the parking lots for those uses are comparable to that which is requested in this divergence. The parking is further buffered due to the large right-of-way and two lane road that is located within the right-of-way (as shown on the site plan).

~~B. Parking Requirements 603.20 to reduce the required on site parking spaces required to 16 spaces from 31 spaces. The reduction is necessary given the small size of the lot, the fact that most customers will access the rear of the site to load the mulch from the storage areas and then exit the site, so the parking space number should be reduced given the type of business, smallness of lot, the location of the existing building, and nearness to the right of way line.~~

Required on site parking shall be met with 30 proposed spaces.

C. Setback Requirement - 406.08 to reduce the required front yard setback from 100' to 47' as provided for in the Code. The existing building was constructed in 1973 at its current location and a requirement to relocate it would be an unnecessary hardship given that the building was built under different development standards over 30 years ago. The divergence in this case is appropriate as no additional building encroachments are planned toward the road right-of-way. The granting of the divergence will not negatively impact the citizens of the Township in any way.

~~D. Loading Space Size Requirement - To vary the 50' x 12' space requirement contained in 604.01 to allow for a loading space 90' in diameter to permit circular movement on the site to facilitate forward entry on to and off the site. The circular loading space area is shown rather than the rectangular space as it insures the necessary maneuvering areas required to turn semi-trailers around on the property and have them exiting going forward rather than backing off the site.~~

FINAL DEVELOPMENT PLAN STATEMENT
OHIO MULCH
CAMPFIRE BREWING
6300 FROST ROAD

The final development plan for ~~Ohio Mulch~~ **Campfire Brewing** complies with the standards contained in Section 524.23 and therefore should be approved as shown by the following responses:

- A. The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property on or off the site from probability of flooding, erosion, subsidence or slipping of the soil or other dangers, annoyances or inconveniences.**

The site is already developed with an existing industrial park so the character of the area has been established. ~~The change of use will only require the erection of the 8' high cypress wood and concrete foundation fence to buffer the storage areas from neighboring properties.~~ There is a large mound to the south of the site that further provides buffering to neighboring properties. The change of use will in no way create hazards to persons or property on or off site. The site will not create any of the offending odors or activities as described in 406.03(A).

- B. Any exception from the Zoning Resolution requirements is warranted by the design and amenities incorporated in the development plan.**

The exceptions are warranted as the site was developed in the early 1970's and the plan is to reuse the existing building and add pavement and fencing to achieve adherence with Genoa's development standards. It is difficult to go back and apply newly adopted development standards to a site that is platted and build therefore the divergences are appropriate in this instance. The request is to add a use that would be permitted under the final development plan and then to reuse and further develop the site.

- C. Land surrounding the proposed development can be planned in coordination with the proposed development sand that it be compatible in use.**

The surrounding properties to the west, north and south are all developed and located within the Purdie Industrial Park/Frost Road Corporate Park and therefore are compatible. To the south the site is developed with a large commercial structure that will be screened by the new fencing as well as currently screened by a fairly high earthen mound. Given that the site has previously been used for industrial activities, the amendment to the requested sale ~~and storage of bagged and bulk mulch and similar landscaping materials is appropriate for the area.~~ **and manufacturing of beer is appropriate for the area.**

D. The proposed change to a planned development district is in conformance with the standards, objectives and policies of the Genoa Township Comprehensive Plan.

The site is already zoned PD-3 and the request is to add a use under Section 406.03(c). The amendment for the requested use is within the same character of other activities currently located within the park and as such is in conformance with the standards, objectives and policies of the Genoa Township Comprehensive Plan.

E. The site must have direct access to a major street without creating traffic on minor residential streets outside the district.

The property will utilize the existing Frost Road right-of-way which connects to S. Old 3C Highway and then SR 3. The existing road systems do not create traffic on any minor residential streets outside the district so no inconveniences will be created in surrounding neighborhoods.

F. Existing and proposed utility services are adequate for the proposed development.

Yes, the site is currently served with Delco Water and county sewer and no additional capacity will be required as the existing building will remain and be utilized as an ~~office and retail sales facility for the mulch operation.~~ **office, brewery, and tap room for the brewing operation.**

G. Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.

There are no phases contemplated with this request. It will simply permit an additional use within the existing industrial park and if permitted the applicant will up-grade the site and help rehabilitate the aging building and the associate yard space. The amendment will definitely improve the site and benefit the community by bringing in ~~a product that most homeowners look for to help improve the aesthetic character of their properties.~~

H. The proposed planned development including all proposed parking spaces, and landscape areas and utilities can be substantially developed and all construction for public benefit has been approved by the Delaware County Engineer, within three years of the establishment of the planned development district unless a different time schedule is set forth in the approved development plan.

All improvements to the site can be made within 3 months of approval as they consist of new parking areas, ~~storage areas to the rear and the 8' high cypress wood and concrete foundation fence for storage buffering purposes.~~ The lot is located within an existing industrial park so all the infrastructure improvements have already been installed and in operation for over 30 years.

I. The developer either possesses or has access to sufficient funds for the initiation and completion of the project as described in the Final Development Plan.

Yes.

J. Additional Requirements

1. The Genoa Fire Department has requested that knock boxes be located on the padlock that secures the front vehicular gate into the facility and one box on the building to provide keys to access both the building and gate as well. Both boxes will be installed according to the Fire Department's request.
2. Days and Hours of Operation for the Facility:
 - ~~March 1 to Labor Day Mon. – Sat. 8:00 a.m. to 7:00 p.m. / Sun. 10:00 a.m to 5:00 p.m.~~
 - ~~Labor Day to Thanksgiving Mon. – Sat. 8:00 a.m. to 6:00 p.m. / Sun. 11:00 a.m. to 4:00p.m.~~
 - ~~Thanksgiving to February 28. Closed~~
 - **Monday – Thursday 4:00pm – 10:00pm**
 - **Friday 4:00pm – 11:00pm**
 - **Saturday 12:00pm – 11:00pm**
 - **Sunday 12:00pm – 10:00pm**
3. Lighting: There will be two (2) 20 foot high poles located to the rear of the property (see site plan for locations) that will be mounted with cut-off fixtures (using 400 watt metal halide bulb) that will be set on light sensor to come on at dusk and go off at dawn. A light pack will be installed on the rear of the building using a similar cut-off fixture (using 175 watt metal halide bulb) that will also provide security lighting for the rear of the facility. Cut sheets of the fixtures are included in the application as representative of what will be installed on the site. A decorative porch light will be installed on the front of the building.

There are six (6) proposed 20 foot high poles located on the east and west side of the property to adequately illuminate the parking and recreational areas. See included cut sheets for fixtures.
4. Onsite Equipment and Employees: To serve the operation there will be a fork lift, ~~bobcat mover, and two (2) delivery trucks.~~ The equipment will either be stored in the rear fenced area or within the existing building. Maximum of **eight employees.** ~~six employees during peak season and then one to three the rest of the open periods during the year.~~



Delaware County Engineer

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

Patrick E. Blayney, P.E., FACEC
Chief Deputy Engineer

July 5, 2007

(CB) - See updated
correspondence from
Delaware County Engineer

Genoa Township Zoning
5111 S. Old 3C Highway
Westerville, Ohio 43082

Re: *Proposed Ohio Mulch Facility – Frost Road*

Dear Zoning Board Members:

The Delaware County Engineer's Office has reviewed the proposed conceptual layout submitted on July 2, 2007 for the Ohio Mulch Facility on Frost Road. Our comments are as follows:

- 1. A traffic impact study will not be required for this site.
- 2. The proposed site will need to comply with current Delaware County Standards for storm water quantity and quality requirements.

Once the zoning has been approved, we look forward to reviewing the engineering plans for this site. Please be reminded that our review of this project was only conceptual in nature and, therefore, does not constitute our formal approval of the site. The engineering plans for this site must comply with the current edition of the Delaware Design, Construction and Surveying Standards in place at the time the plans are designed.

Should you have any questions regarding this information, please feel free to contact this office.

Sincerely,

Douglas W. Riedel, P.E.
Deputy Development Engineer

DWR:cd

cc: Jack Reynolds, Smith and Hale
Mark Hazel, Site Engineering
Brett Bergefurd, DCEO

RE: 6300 Frost Rd - Campfire Brewing

Ferguson, William <WFerguson@co.delaware.oh.us>

Fri 2/16/2024 10:54 AM

To: Dan Haskins <dhaskins@campfirebrewing.com>

Cc: Love, Michael <mlove@co.delaware.oh.us>; Bauserman, Chris <CBauserman@co.delaware.oh.us>; Roland Reeb <rreeb@campfirebrewing.com>; Eric Hatton <ehatton@campfirebrewing.com>; Brett Haaser <bhaaser@campfirebrewing.com>

Good morning Dan,

The County Engineer's office would not require a traffic study for a usage change like this. Please note however that if the Township requires a traffic study as part of re-zoning, we would review that study on their behalf. Please let me know if you have any further questions.

Thanks,
Will

William D. Ferguson III, P.E.
Deputy Development Engineer
Delaware County Engineer's Office
a: The Byxbe Campus
1610 State Route 521, Delaware, OH 43015
p: (740) 833-2437
e: wferguson@co.delaware.oh.us
w: www.delawarecountyengineer.org

From: Dan Haskins <dhaskins@campfirebrewing.com>**Sent:** Thursday, February 15, 2024 8:17 PM**To:** Bauserman, Chris <CBauserman@co.delaware.oh.us>**Cc:** Roland Reeb <rreeb@campfirebrewing.com>; Brett Haaser <bhaaser@campfirebrewing.com>; Eric Hatton <ehatton@campfirebrewing.com>**Subject:** 6300 Frost Rd - Campfire Brewing

CAUTION EXTERNAL EMAIL

DO NOT open attachments or click on links from unknown senders or unexpected emails

Mr. Bauserman,

Good evening. I am one of the co-owners of Campfire Brewing that recently signed a lease at 6300 Frost Rd., Westerville, OH 43082 and I would like to be sure that no traffic study will be required for our change of use at the property. Our usage as a brewery and taproom of the property aligns similarly with the previously permitted use by Ohio Mulch in that the majority of our traffic will be during off-peak hours (after 5pm) on weekdays and weekends. The

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surrounding properties remain industrial in nature and have the majority of their traffic during regular business hours on the weekdays. We have no proposed physical changes to the property outside of providing additional lighting and parking striping. Feel free to let me know if you have any questions. Thanks.

**Dan Haskins**

Partner at Campfire Brewing, LLC

Mobile 740-815-6589**Web** www.campfirebrewing.com**Email** dhaskins@campfirebrewing.com

7278 Pueblo Ct. Westerville, OH 43082

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Campfire Brewing Additional Parking Spaces

Caito, Tony <tcaito@genoatwp.com>

Fri 2/16/2024 2:25 PM

To: Dan Haskins <dhaskins@campfirebrewing.com>

Dan,

I reviewed your updated site plan showing the additional parking spaces. The additional parking spaces will not pose a problem for fire department access.

Sincerely,

Marshal Caito



Tony Caito

Fire Marshal

7049 Big Walnut Road
Galena, Ohio 43021
Direct: 614.568.2043



www.GenoaTwp.com www.GenoaTwp.com



Jack Reynolds

From: Riedel, Doug [DRiedel@co.delaware.oh.us]
Sent: Thursday, August 30, 2007 9:59 AM
To: Jack Reynolds
Subject: FW: Ohio Mulch development plan amendment application

Jack: Here is the e-mail I sent to Susan.
 Thanks,
 Doug

From: Riedel, Doug
Sent: Tuesday, August 28, 2007 10:03 AM
To: 'Susan Dorsch'
Cc: Blayney, Patrick
Subject: RE: Ohio Mulch development plan amendment application

Susan: Thank you for your patience in waiting for my response. I was out of the office a portion of last week due to illness in my family. I have reviewed the comments from Regional Planning, the conceptual layout provided by the applicant, and the letter you provided from Site Engineering. My comments are as follows:

- Site Access – The proposed site access locations shown on the conceptual plan submitted to our office last month are acceptable.
- Stormwater Management – The letter from Site Engineering Corporation adequately addresses the required stormwater quantity and quality issues for this site.
- Traffic Impact – The proposed use is a retail mulch facility. The surrounding uses on Frost Road are predominately industrial in nature. The majority of traffic generated from this retail mulch facility will likely be during off-peak hours (after 5pm) on weekdays and during peak hours on weekends. The majority of the traffic generated by the other sites located on Frost Road is during peak hours (Morning and Evening travel/rush hours) on weekdays. Our office is of the opinion that the increase in traffic from the retail mulch facility on the Old 3C/SR 3/Mount Royal intersection will not likely be significant during peak rush hours on weekdays. The proposed improvements to the Old 3C/SR 3/Mount Royal intersection that were completed in 2003 was designed based on traffic generated on Frost Road assuming all the parcels have been developed per the approved zoning at the time the plans were designed. The change in use on the proposed Ohio Mulch site from an industrial use to a retail use will not significantly change the traffic generated at the Old 3C/SR 3/Mount Royal intersection.

Please be reminded that our review of this proposed conceptual plan is preliminary in nature and does not constitute final approval by our office. The final engineering plans will need to be submitted to our office for review and approval.

Please contact me with further questions. Thank you for the opportunity to comment on this site.

Doug

From: Susan Dorsch [mailto:sdorsch@genoatwp.com]
Sent: Thursday, August 23, 2007 10:38 AM
To: Riedel, Doug
Subject: Ohio Mulch development plan amendment application

Doug,

In DCRPC's staff report for Ohio Mulch, they recommend the township consult with the County Engineer's office

to determine whether the existing street network can support the additional traffic and whether the proposed additional access is warranted. The proposed Ohio Mulch facility would be located on Frost Road within the Purdie Industrial Park. The Old 3C / Mt. Royal intersection directly north of Frost Road is already very convoluted. What impact would the additional traffic generated by adding a retail business on Frost Road have on this intersection? Frost Road is the only access for the industrial park; one way in and the same way out.

Would you revisit the Ohio Mulch application and send your comments to our office so that I can disturb them to our Zoning Commission.

I have attached DCRPC's report for your review. I am also faxing a letter from Site Engineering concerning storm water management for the proposed Ohio Mulch site. Would you also review this letter and let me know your thoughts as well.

Thank you for your assistance. Please call if you have questions or need additional information.

Susan Dorsch
Genoa Township Acting Zoning Inspector
5111 South Old 3C Highway
Westerville, OH 43082
614-899-0725 (office)
614-882-7143 (fax)
sdorsch@genoatwp.com

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SITE ENGINEERING

— Incorporated —

Civil Engineers & Surveyors

7453 East Main Street
Reynoldsburg, OH 43068
phone: 614-759-9900
fax: 614-759-9902
email: siteeng@ameritech.net

August 22, 2007

**Mr. Jack Reynolds
Smith & Hale
37 West Broad Street
Columbus, Ohio 43215**

**Ohio Mulch - 6300 Frost Road
Genoa Township - Delaware County, Ohio**

Dear Mr. Reynolds:

As requested, Site Engineering, Inc. has prepared this letter to provide a conceptual storm water and grading analysis for the proposed Ohio Mulch improvements to the existing abandoned facility at the above captioned location. This letter accompanies and references the "Zoning Site Plan" for the Ohio Mulch site improvements.

The proposed improvements for Ohio Mulch will consist of asphalt paving and expansion of the existing gravel storage/parking area surrounding the existing building and extending to the south. The existing building will remain intact and no building improvements are proposed. Additionally, there will be an 8 foot tall storage bin area located along the south side of the proposed parking area. There will be 2 foot tall concrete base wall with a 6 foot tall fence along the east and west property lines.

Currently, all existing site drainage flows overland to the south into the existing drainage ditch, which then travels east to west. All existing right-of-way drainage travels east to west within the existing roadside ditch along the south side of Frost Road. This drainage eventually ends up draining into the same main drainage ditch (to the south of the property), which is conveyed westward.

The proposed improvements will require a new storm sewer system that will collect, detain and convey all storm water runoff. The proposed storm system will include a sufficient number of catch basins located within the proposed parking areas to capture all storm water runoff. The parking areas will be graded such that all runoff will be directed to the proposed inlets. The collected storm water runoff flow will be reduced using an orifice plate prior to releasing it to the existing drainage ditch. The reduced storm water flow will create a detention/ponding situation, which will be located with the parking lot above the proposed catch basins. Additionally, the proposed improvements will exceed one acre of overall disturbed area. All storm water must be treated prior to releasing it from the site. Since the improvements will also be less than 5 acres, a storm water quality mechanical unit will be proposed to treat the required flow/volume.

Mr. Jack Reynolds
Ohio Mulch - Genoa Township
Storm Water Analysis
August 22, 2007
Page 2

This unit will be located directly downstream of the proposed orifice plate, which will allow for all storm water treatment prior to leaving the site. All storm water quantity and quality facilities will be designed in accordance with the current Delaware County Storm Water Management regulations and in conjunction with the Ohio EPA requirements. Furthermore, it should be noted all existing storm water drainage patterns will be maintained.

All plan details and calculations pertinent to the proposed storm water system and site grading will be provided with the permit plan submittal. Should you require additional information or have any questions, please feel free to contact our office.

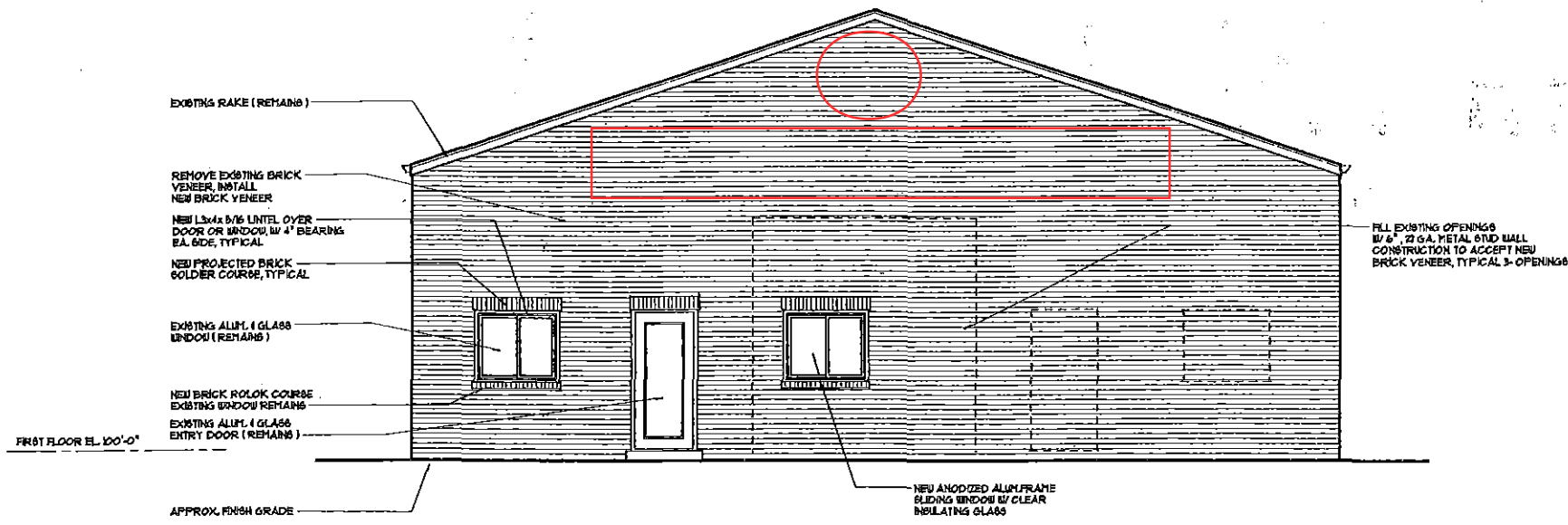
Respectfully submitted,



Brian C. Hagemeyer, P.E.



We reserve the right to place signage on the front of the building in accordance with the materials and maximum size allowable by Zoning and Township Requirements set forth in Article 18.



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, & LOCAL BUILDING CODES AND ORDINANCES.

FIELD VERIFY ALL EXISTING DIMENSIONS, CLEARANCES, HEIGHTS, ETC. AS THEY RELATE TO THE NEW CONSTRUCTION INDICATED.

42 Brick to be minimum grade MU, type FB8, with air space between brick and sheathing. Sheathing to have 15# asphalt felt paper applied to exterior face. Brick veneer (when indicated on plans) to have 22 gauge corrugated, galvanized steel wall ties (1/8" W x 6" L) at 24" o.c. vertically and 16" o.c. horizontally for continuous, unbroken heights up to 35 feet. For brick veneer with a measured height of more than 35 feet contact Architect for attachment. Provide continuous base flashing with weep holes at 32" o.c. Use type 6 mortar, non staining.

ARCHITECTURE
Kevin G. Leo, R.A.
4763 Carroll-Cemetery Road
Carroll, Ohio 43112
(740) 756-4090

NEW FACADE RENOVATION FOR
OHIO MULCH
FROST ROAD
WESTERVILLE, OHIO
6300 FROST ROAD

Drawn By _____
Checked By _____
Date 9/6/01 Job # 07133

A-1

Notes:

G181-4XL-400MH-MT-BLP-LP

Type: P1 400 WATT METAL HALIDE LAMP

GULLWING

G18 AREA LUMINAIRES



GENERAL DESCRIPTION: The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

ORDERING Flat glass lens luminaires meet IESNA Full Cutoff criteria. Sag lens luminaires meet IESNA Cutoff criteria.

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G18	1	4XL	400MH		BLP	

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

▶ G18 18" Gullwing Luminaire

CONFIGURATION

▶ 1	Single Assembly	3@120	Triple at 120° Not available with PTF Option
2	Twin Assembly	4	Quad Assembly
2@90	Twin Assembly at 90°	W	Wall Mount, Recessed J-Box
3	Triple at 90°	WS	Wall Mount, Surface Conduit

DISTRIBUTION

1	Type I, Horizontal Lamp (N/A above 400w)
2XL	Type II, Horizontal Lamp
3XL	Type III, Horizontal Lamp
▶ 4XL	Type IV, Horizontal Lamp
Q	Type V, Horizontal Lamp (N/A above 400w)

WATTAGE

100MH ¹	250PSMH ¹	150HPS		
150MH ¹	320PSMH ¹	250HPS	MH	Metal Halide
175MH	350PSMH	400HPS	PSMH	Pole Start Metal Halide
250MH	400PSMH ¹	600HPS	HPS	High Pressure Sodium
▶ 400MH ¹	750PSMH ²	750HPS ²		
1000MH ¹	1000PSMH ¹			

VOLTAGE

- 120
- 208
- 240
- 277
- 347
- 480

1. Requires ED28 or BT28 reduced jacketed lamp
2. Furnished with sag glass lens only
3. Venturis (not) these lamps required
4. M138 or M153
5. M132 or M154
6. M135 or M155
7. M149 only. Requires MS750PSBU-HOR/BT37 lamp.

Notes: B and G:

For 1000 Metal Halide, use:		
Brand	Product Code	Catalog Number
Venture	58702	MS1000W/HOR/BT37SK
G.E.	18205	MVH1000W/BT37
Venture	16532	MH1000WU/BT37

For 1000 Pole Start, use:		
Brand	Product Code	Catalog Number
G.E.	10389	MVH1000W/BT37PA
Venture	49111	MS1000W/HOR/T25/PS

WARNING: Use of other lamps voids warranty

FINISH

BRP	Bronze Paint
▶ BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint Specify RAL designation or OC-RAL7024
SC	Special Color Paint (Specify. Must supply color chip)

OPTIONS

F	Fusing (In Hood) (N/A with 750w and 1000w)	RPA1	3" Round Pole Adapter (Required for 3" OD round or tapered round poles where top OD is less than 4")
LF	In-Line/In-Pole Fusing	RPA2	4" and 5" Round Pole Adapter (Required for 4"-5" OD round poles)
PC	Photocontrol and Receptacle (N/A with 480V)	PTF2*	Pole Top Fitter - 2 3/8" Dia. Tenon
PCR	Photocontrol Receptacle only	PTF3*	Pole Top Fitter - 3-3 1/2" Dia. Tenon
POLY	Polycarbonate Sag Lens (250w max)	PTF4*	Pole Top Fitter - 3 1/2-4" Dia. Tenon * PTF n/a with 120" mounting configurations
HS	Internal Houseside Shield	SQPTF	Square Pole Top Fitter
QS	Quartz Standby (400w max)		
SG	Sag Glass Lens (In lieu of flat glass) (Supplied standard with 750w and 1000w)		

Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The Gullwing design is protected by U.S. patent number DES.391.659. The XL optical system is protected by U.S. patent number 5890422.

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79115-650105

PERFORMANCE

In Gullwing, performance takes on a new shape. Inside this streamlined, ultra-thin luminaire is an optical system that sets new standards for site illumination. The large lens combines with patented Cardco® conical "XL" optics to provide an optimal lighting package. High lumen lamps to 1000W MH, sharp cutoff, glare control, wide spreads and excellent maximum-to-minimum uniformity are the result.

The benefits of higher performance levels are numerous: in many applications, fewer luminaires are necessary to illuminate a site, compensating fixtures, pole, installation and maintenance savings. These more efficient luminaires also enable mounting at lower heights, further reducing initial and long term service costs.

Highly Reflective Material
An essential component of the Form Ten XL is a new anodized aluminum. With reflectivity approaching 95%, the mirror-like finish of the faceted optics substantially improves the efficiency of the reflector.

Horse Side Shield
The available horse side shield is a natural option to eliminate house side illumination where absolute cutoff is desired. The shield arrives factory installed, captured within the door frame.

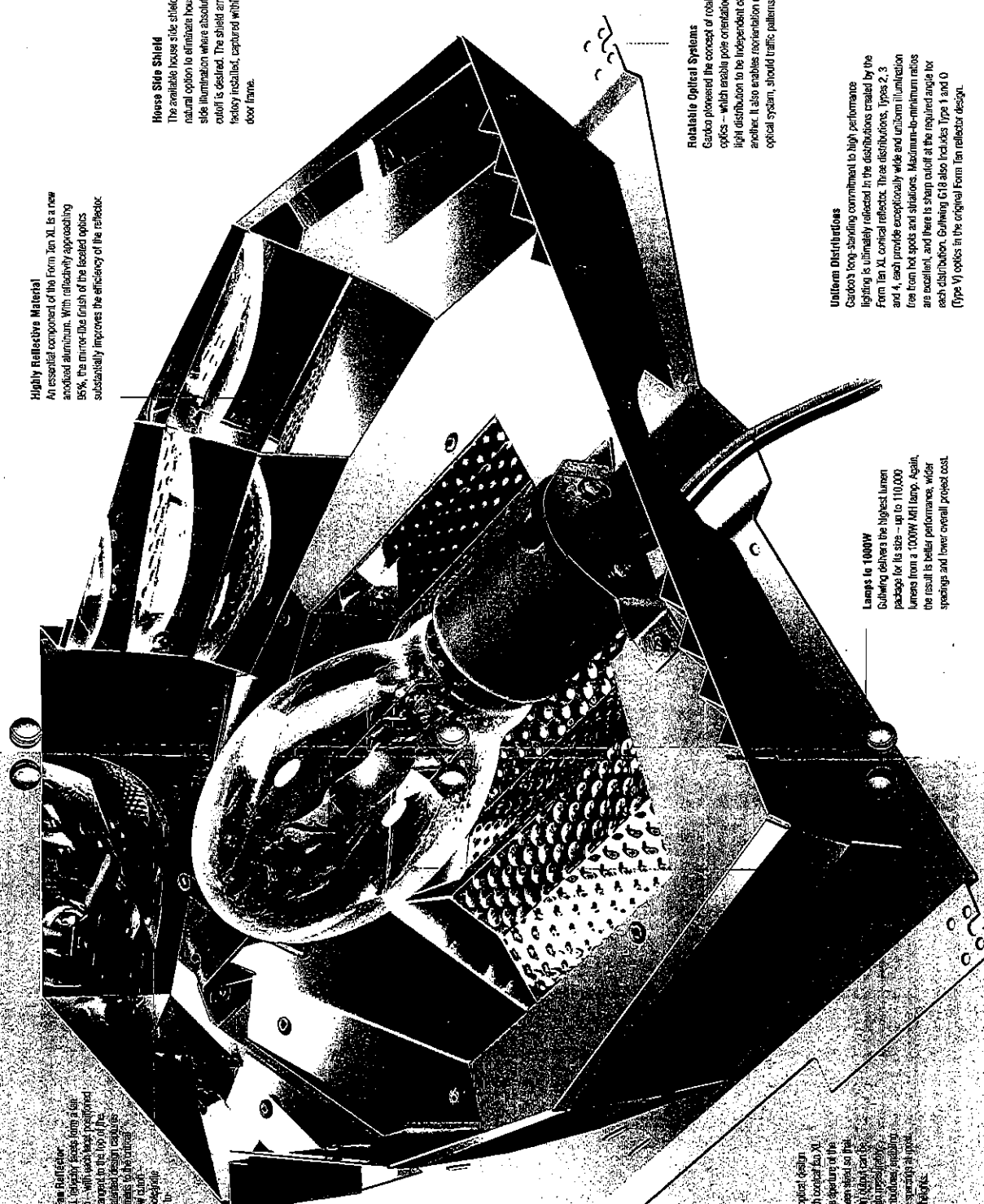
The Conical Form Reflector
The Form Ten XL reflector allows light to be directed precisely where it is needed. The conical design radiates uniform light to the target area, eliminating hot spots and shadows. The design also allows for easy adjustment to meet specific site requirements.

Lens
Gullwing optical design lights can be used for a wide variety of applications. The design of the lens has been tested so that it can be used in any application. The lens is made of high quality material and is designed to provide uniform light distribution.

Rotatable Optical Systems
Cardco pioneered the concept of rotatable optics, which enable pole orientation and light distribution to be independent of one another. It also enables reorientation of the optical system, should traffic patterns change.

Uniform Distributions
Cardco's long-standing commitment to high performance lighting is ultimately reflected in the distributions created by the Form Ten XL conical reflector. Three distributions, Types 2, 3 and 4, each provide exceptionally wide and uniform illumination from hot spots and shadows. Maximum-to-minimum ratios are excellent, and there is sharp cutoff at the required angle for each distribution. Gullwing G18 also includes Type 1 and 0 (Type V) optics in the original Form Ten reflector design.

Lamps to 1000W
Gullwing offers the highest lumen package for its size - up to 110,000 lumens from a 1000W MH lamp. Again, the result is better performance, wider spreads and lower overall project cost.



GULLWING

G18 AREA LUMINAIRE

SPECIFICATIONS

GENERAL DESCRIPTION: The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece diecast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft.

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL), and V (Q). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

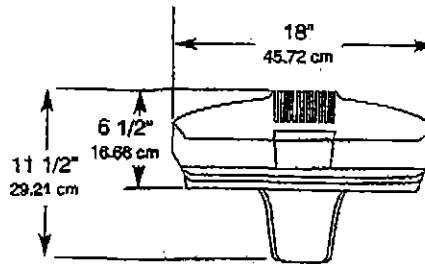
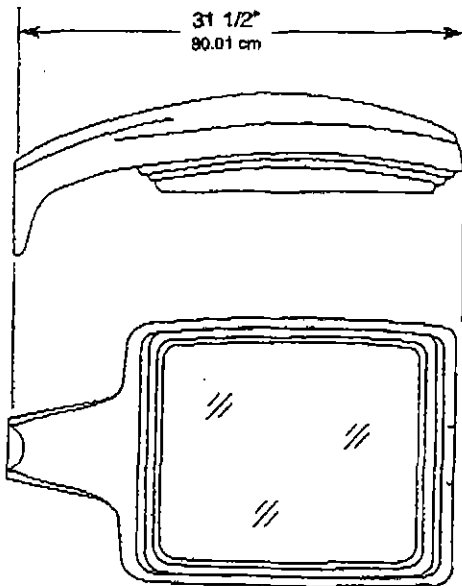
The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

ELECTRICAL: All electrical components are UL recognized, factory tested, and mounted on a unitized plate with quick electrical disconnects. Each high power factor ballast is the separate component type capable of providing reliable lamp starting down to -20(F).

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All fixtures bear UL or CUL (where applicable) Wet Location labels.

DIMENSIONS



EPA (ft ²)		
1	2	3-4
1.2	2.4	3.2

Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The Gullwing design is protected by U.S. patent number DEES81.853. The XL optical system is protected by U.S. patent number 5800422.

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79115-850105

Notes: SSS4-20-D1-BLP Type: P1 20 FOOT POLE

POLES

4" STRAIGHT SQUARE STEEL



GENERAL DESCRIPTION: The Gardco/Emco Lighting SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.

ORDERING

PREFIX	HEIGHT	SIZE	GAUGE	DRILLING	FINISH	OPTIONS
SSS	20	4		D1	BLP	

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX	HEIGHT	SIZE	GAUGE	DRILLING	OPTIONS
SSS	10' 20'	4	7 11	D1 1 Way D2 2 Way D3 3 Way D4 4 Way	T2 2 3/8" X 4" OD Tenon T4 4" X 6" OD Tenon

FINISH		OPTIONS	
PP Prime Painted	OC Optional Color Paint <i>Specify RAL designation as shown on DC-RAL7024</i>	FES Fastoon Outlet	Side Mount Bullhorn Brackets
BRP Bronze Paint	SC Special Color Paint <i>Specify. Must supply color chip</i>	AHH Additional Hand Hole <i>Indicate height above base and orientation to original hand hole</i>	GM-080* Single Side Mount Bullhorn Bracket <i>*Add ".19" for 1.5" OD or ".24" for 2.4" OD. Refer to Accessory sheet 73415-26 for details</i>
BLP Black Paint		CL Coupling - Internal thread. <i>Indicate height above base, orientation to hand hole and size (1/2", 3/4", 1", 1 1/4", 1 1/2")</i>	
WP White Paint			
NP Natural Aluminum Paint			
GV Galvanized (No Paint)			
FPGV Finished Paint over Galvanized (specify color)			

Refer to Steel Pole Accessories cutsheet 73415-26 for additional Floodlight and Bullhorn Brackets

POLE DATA

CATALOG NUMBER	POLE SIZE	MAXIMUM LUMINAIRE LOADING*			ANCHOR BOLT DATA**				
		100 MPH EPA-FT ²	90 MPH EPA-FT ²	80 MPH EPA-FT ²	BOLT CIRCLE (Inches)	BOLT SIZE (Inches)	MAX PROJ (Inches)		
SSS	10	4	11	18.9	23.9	30.6	8.0	3/4 x 17 x 3	4.0
SSS	12	4	11	14.8	18.8	24.4	8.0	3/4 x 17 x 3	4.0
SSS	14	4	11	11.7	15.1	19.9	8.0	3/4 x 17 x 3	4.0
SSS	15	4	11	8.9	11.8	15.9	8.0	3/4 x 17 x 3	4.0
SSS	18	4	11	6.7	9.2	12.6	8.0	3/4 x 17 x 3	4.0
SSS	20	4	11	4.5	6.7	9.6	8.0	3/4 x 17 x 3	4.0
SSS	20	4	7	8.8	11.8	16.0	8.0	3/4 x 17 x 3	4.0
SSS	25	4	11	1.0	2.6	4.8	8.0	3/4 x 17 x 3	4.0
SSS	25	4	7	5.4	7.7	10.8	8.0	3/4 x 17 x 3	4.0
SSS	30	4	7	2.6	4.4	6.7	8.0	3/4 x 17 x 3	4.0

*Warning: Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.
 **Factory supplied templates must be used when setting anchor bolts.
 Gardco/Emco Lighting will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

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POLES 4" STRAIGHT SQUARE STEEL

SPECIFICATIONS

POLE SHAFT: The pole shaft is fabricated from a single-piece of 11 ga (.1196") or 7 ga (.1793") commercial carbon steel. The formed steel plate is longitudinally welded providing minimum yield strength of 48 KSI.

ANCHOR BASE: The pole anchor base is fabricated from A-36 structural quality carbon steel with a minimum yield strength of 36 KSI. The base plate telescopes the pole shaft and is circumferentially welded on both top and bottom.

ANCHOR BOLTS: Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar that meets or exceeds a minimum guaranteed yield strength of 50,000 psi. Bolts have an "L" bend on one end and threaded on the opposite end. Anchor bolts are galvanized a minimum of 12" on the threaded end. Four (4) properly sized bolts, each furnished with two (2) regular hex nuts, two (2) flat washers and one (1) lock washer are provided per pole, unless otherwise specified.

BASE COVER: A two-piece base cover completely conceals the entire base plate and anchorage.

HANDHOLE: The reinforced handhole has a nominal rectangular 2" X 4" inside opening in the pole shaft. Included is a cover plate with attachment screws. The handhole is located 12" above the base and 180° clockwise with respect to the luminaire arm when viewed from the top of the pole for one arm. For two arms the handhole is located directly under one arm.

POLE TOP CAP: Each pole assembly is provided with a removable pole top cap.

FINISH: Poles are available with a bronze, natural, white or black electrostatically applied, thermally cured TGIC polyester powdercoat finish.

DESIGN: The poles as charted are designed to withstand dead loads and predicted dynamic loads developed by variable wind speeds with an additional 30% gust factor under the following conditions:

The wind velocities are based on 10 mph increments from 80 mph through 100 mph. Poles to be located in areas of known abnormal conditions may require special consideration. For example: coastal areas and airports.

Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Gardco/Emco Lighting's recommendation.

Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

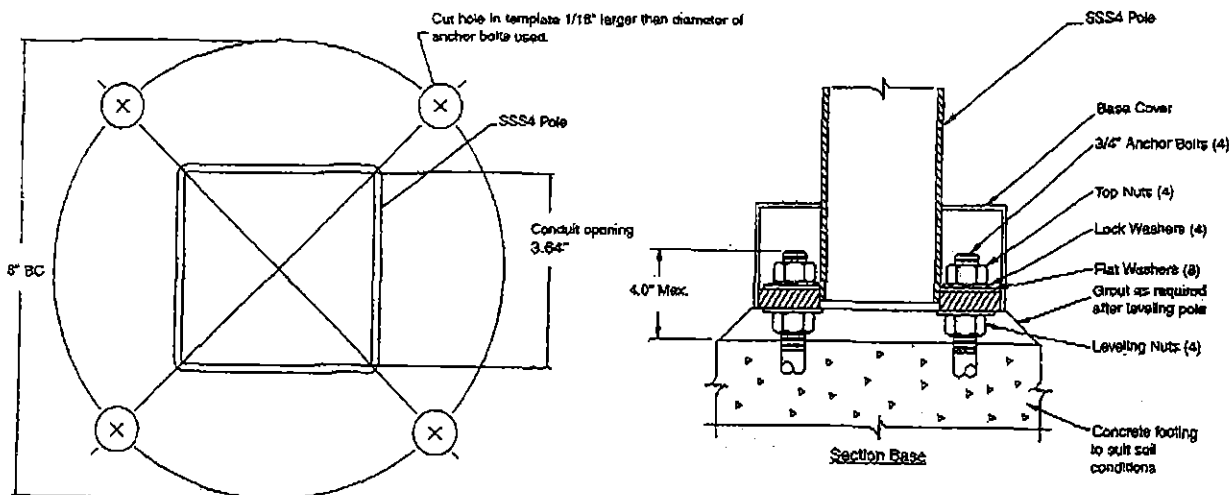
WARNING: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Gardco/Emco Lighting and Genlyte assume no responsibility for such proper analysis or product selections. Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.

GENERAL INFORMATION: Mounting height is the vertical distance from the base of the lighting pole to the center of the luminaire arm at the point of luminaire attachment.

Twin arms as charted are oriented at 180° with respect to each other. For applications of two (2) arms at 90° or other multiple arm applications, consult the factory.

NOTE: Factory supplied templates must be used when setting anchor bolts. Gardco Lighting will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

DIMENSIONS



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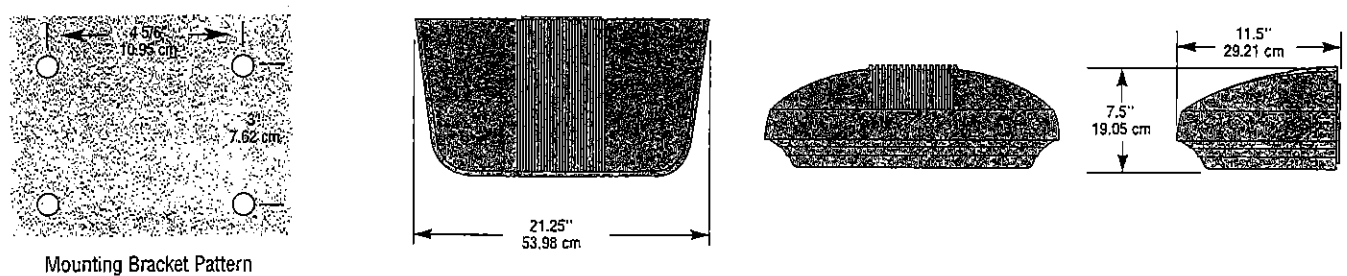
WALL MOUNTED FIXTURE WITH 175 WATT METAL HALIDE LAMP

107 SCONCE ORDERING

PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
Example 107	WT	150MH	277	BRP	PCB
107	FT Forward Throw	35 HPS ¹	120	BRP Bronze	F Fusing (120V, 277V)
→	WT Wide Throw	50 HPS ¹	277	BLP Black	QS Quartz Standby
	MT Medium Throw	70 HPS	347 (HID only)	WP White	PCB Button Type
		100 HPS	Consult factory for other voltages	NP Natural	Photocontrol
		150 HPS		Aluminum	SL Solite®
		50 MH ¹		BGP Beige	Diffusing Lens
		70 MH		OC Optional Color	Solite is a registered trademark of AFG Industries
		100 MH		Specify RAL designation as shown in Color Selection Guide. ex. OC-RAL7024	UT 5° Uptilt
	→	150 MH ²		SC Special Color	WS Wall Mounted Box for Surface Conduit
		175 MH		Color chip required	WG Wire Guard
		42 TRF			EM Emergency Option (42W only)

All lamps are medium base.
 1. Availability in 120 or 277 only.
 2. ANSI #M102

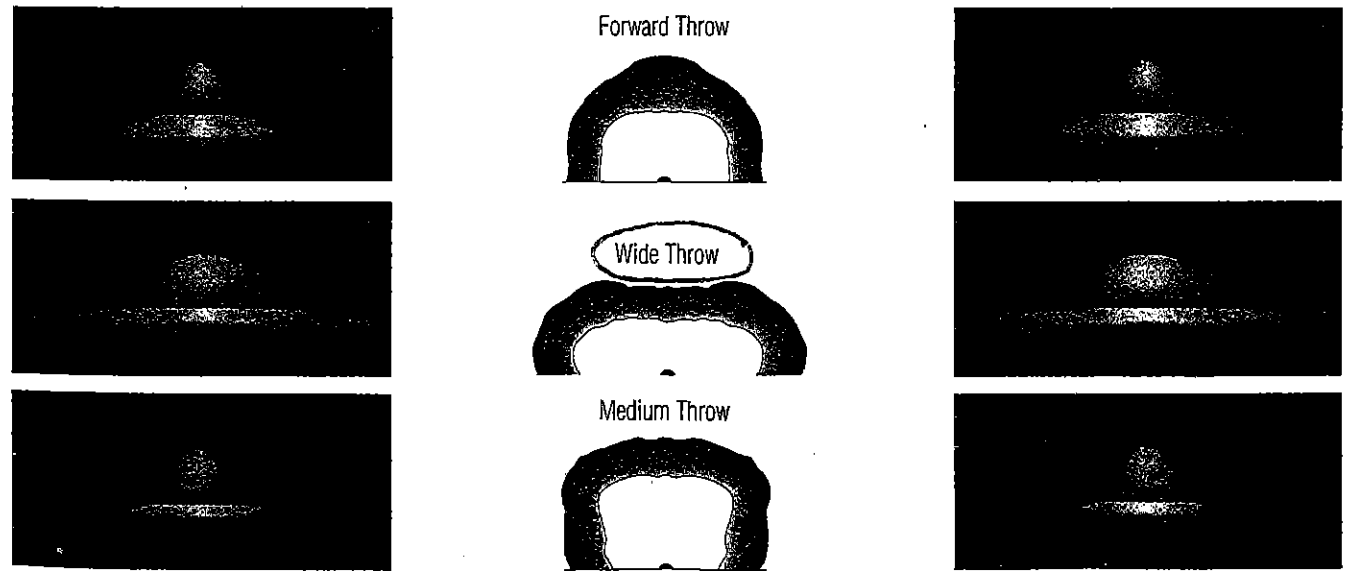
DIMENSIONS



PERFORMANCE

VERSATILITY – The 107 Gullwing Sconce is available in a forward throw distribution for small parking areas and a wide distribution for pedestrian areas medium distribution. Forward throw units are available with a 5° uptilt option which extends the effective

illumination pattern out and away from buildings. Medium throw units offer performance similar to interior downlights, allowing for illumination of interior spaces. All are suitable for damp location uplighting in lobbies, atriums and beneath canopies.



**Lawhon & Associates, Inc.**

Solutions for the Natural and Built Environment

October 10, 2007

Mr. Jack Reynolds
Smith & Hale
37 West Broad Street, Suite 725
Columbus, Ohio 43215

Dear Mr. Reynolds:

Please be informed that Lawhon & Associates, Inc. (L&A) has completed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation: E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* of 6300 Frost Road, Westerville, Ohio. In addition, L&A is currently in contract to perform the associated Phase II activities at the aforementioned address.

If you have any additional questions or concerns, please contact Ms. Shannon Landrum at (614) 818-5200 or email at slandrum@lawhon-assoc.com.

Sincerely,

Shannon Landrum
Department Manager

sl: 08-0083

SITE ENGINEERING
— Incorporated —
Civil Engineers & Surveyors

7453 East Main Street
Reynoldsburg, OH 43068
phone: 614-759-9900
fax: 614-759-9902
email: siteseng@amarcitech.net

August 22, 2007

**Mr. Jack Reynolds
Smith & Hale
37 West Broad Street
Columbus, Ohio 43215**

**Ohio Mulch - 6300 Frost Road
Genoa Township - Delaware County, Ohio**

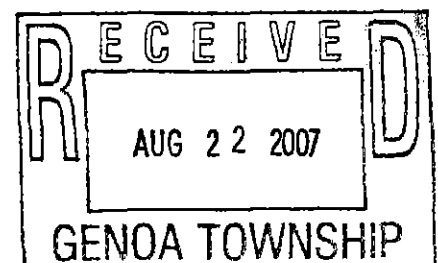
Dear Mr. Reynolds:

As requested, Site Engineering, Inc. has prepared this letter to provide a conceptual storm water and grading analysis for the proposed Ohio Mulch improvements to the existing abandoned facility at the above captioned location. This letter accompanies and references the "Zoning Site Plan" for the Ohio Mulch site improvements.

The proposed improvements for Ohio Mulch will consist of asphalt paving and expansion of the existing gravel storage/parking area surrounding the existing building and extending to the south. The existing building will remain intact and no building improvements are proposed. Additionally, there will be an 8 foot tall storage bin area located along the south side of the proposed parking area. There will be 2 foot tall concrete base wall with a 6 foot tall fence along the east and west property lines.

Currently, all existing site drainage flows overland to the south into the existing drainage ditch, which then travels east to west. All existing right-of-way drainage travels east to west within the existing roadside ditch along the south side of Frost Road. This drainage eventually ends up draining into the same main drainage ditch (to the south of the property), which is conveyed westward.

The proposed improvements will require a new storm sewer system that will collect, detain and convey all storm water runoff. The proposed storm system will include a sufficient number of catch basins located within the proposed parking areas to capture all storm water runoff. The parking areas will be graded such that all runoff will be directed to the proposed inlets. The collected storm water runoff flow will be reduced using an orifice plate prior to releasing it to the existing drainage ditch. The reduced storm water flow will create a detention/ponding situation, which will be located with the parking lot above the proposed catch basins. Additionally, the proposed improvements will exceed one acre of overall disturbed area. All storm water must be treated prior to releasing it from the site. Since the improvements will also be less than 5 acres, a storm water quality mechanical unit will be proposed to treat the required flow/volume.



Mr. Jack Reynolds
Ohio Mulch - Genoa Township
Storm Water Analysis
August 22, 2007
Page 2

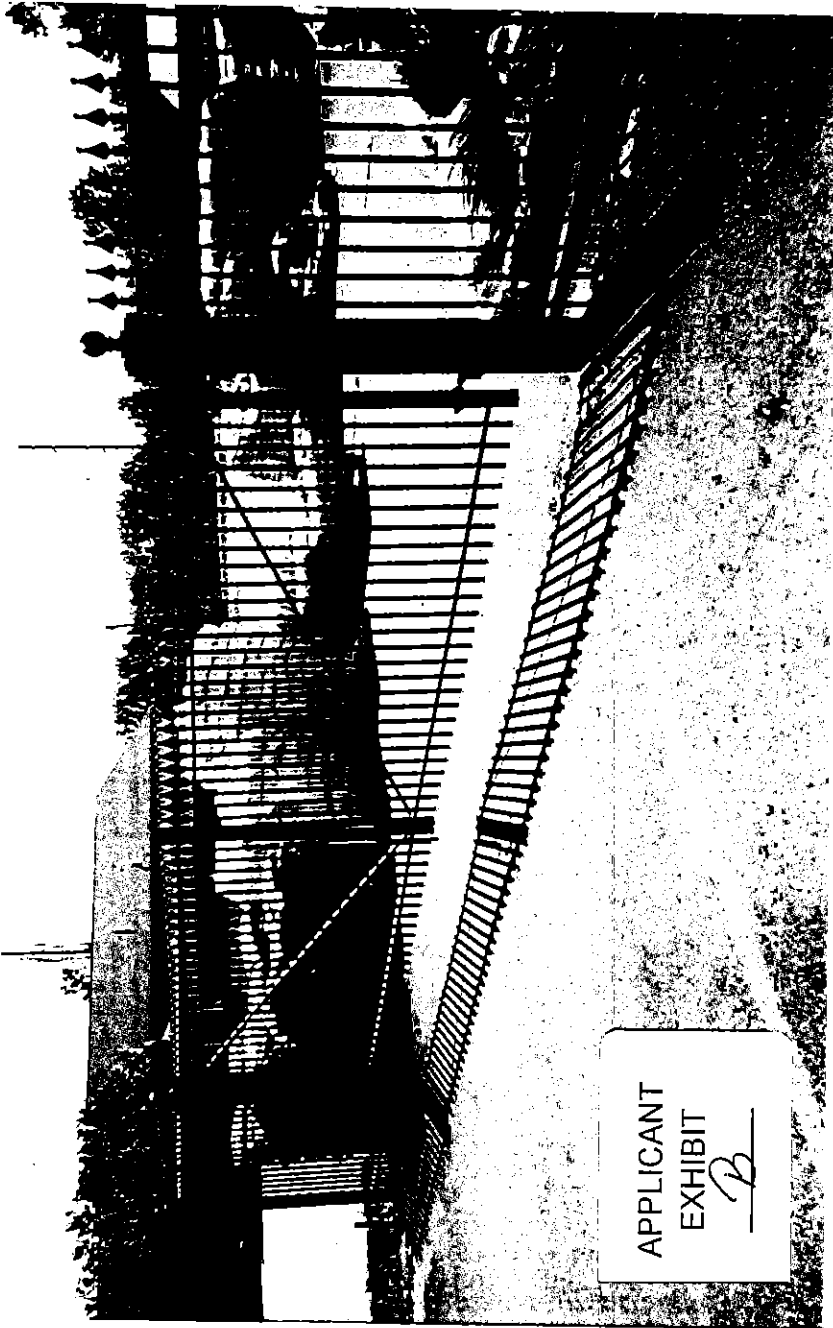
This unit will be located directly downstream of the proposed orifice plate, which will allow for all storm water treatment prior to leaving the site. All storm water quantity and quality facilities will be designed in accordance with the current Delaware County Storm Water Management regulations and in conjunction with the Ohio EPA requirements. Furthermore, it should be noted all existing storm water drainage patterns will be maintained.

All plan details and calculations pertinent to the proposed storm water system and site grading will be provided with the permit plan submittal. Should you require additional information or have any questions, please feel free to contact our office.

Respectfully submitted,



Brian C. Hagemeyer, P.E.

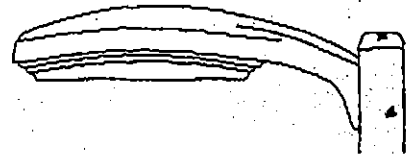


APPLICANT
EXHIBIT
B

Notes: Job: HENDERSON HOUSE
 G181-4XL-400MH-MT-BLP-LP Type: P1

GULLWING

G18 AREA LUMINAIRES



GENERAL DESCRIPTION: The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

ORDERING Flat glass lens luminaires meet JESNA Full Cutoff criteria. Sag lens luminaires meet JESNA Cutoff criteria.

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G18	1	4XL	400MH		BLP	

Enter the order code into the appropriate box above. Note: Gardco reserves the right to reduce a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G18	18" Gullwing Luminaire
-----	------------------------

CONFIGURATION

1	Single Assembly	3@120	Triple at 120° <i>Not available with PTF Option</i>
2	Twin Assembly	4	Quad Assembly
2@90	Twin Assembly at 90°	W	Wall Mount, Recessed J-Box
3	Triple at 90°	WS	Wall Mount, Surface Conduit

DISTRIBUTION

1	Type I, Horizontal Lamp (N/A above 400w)
2XL	Type II, Horizontal Lamp
3XL	Type III, Horizontal Lamp
4XL	Type IV, Horizontal Lamp
Q	Type V, Horizontal Lamp (N/A above 400w)

WATTAGE

100MH*	250PSMH*	150HPS	
150MH*	320PSMH*	250HPS	MH Metal Halide
175MH	360PSMH	400HPS	PSMH Pulse Start Metal Halide
250MH	400PSMH*	600HPS	HPS High Pressure Sodium
400MH*	750PSMH*	750HPS*	
1000MH*	1000PSMH*		

VOLTAGE

120
208
240
277
347
480

- Requires ED28 or BT28 reduced jacketed lamp
- Furnished with sag glass lens only
- Venture mogul base lamps required
- M138 or M153
- M132 or M154
- M135 or M155
- M149 only. Requires MS750PS/BLP-HOR/BT37 lamp.

Notes B and Q:

For 1000 Metal Halide, use:

Brand	Product Code	Catalog Number
Venture	83702	MS1000W/HOR/BT37/SX
G.E.	18206	MVR1000/MBT37
Venture	15822	MH1000W/HOR/BT37

For 1000 Pulse Start, use:

Brand	Product Code	Catalog Number
G.E.	10389	MVR1000/MBT37/PA
Venture	49111	MS1000W/HOR/BT37/PS

WARNING: Use of other lamps voids warranty

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint <i>Specify RAL designation or CC-RAL7024</i>
SC	Special Color Paint <i>(Specify, Must supply color chip)</i>

OPTIONS

F	Fusing (In Hood) <i>(N/A with 750w and 1000w)</i>	RPA1	3" Round Pole Adapter <i>(Required for 3" OD round or tapered round poles where top OD is less than 4")</i>
LF	In-Line/In-Pole Fusing	RPA2	4" and 5" Round Pole Adapter <i>(Required for 4"-5" OD round poles)</i>
PC	Photocontrol and Receptacle <i>(N/A with 480V)</i>	PTF2*	Pole Top Filter - 2 3/8" Dia. Tenon
PCR	Photocontrol Receptacle only	PTF3*	Pole Top Filter - 3-3 1/2" Dia. Tenon
POLY	Polycarbonate Sag Lens (250w max)	PTF4*	Pole Top Filter - 3 1/2-4" Dia. Tenon <i>*PTF N/A with 120" mounting configurations</i>
HS	Internal Houseside Shield	SQPTF	Square Pole Top Fitter
QS	Quartz Standby (400w max)		
SG	Sag Glass Lens (In Rev of Flat Glass) <i>(Supplied standard with 750w and 1000w)</i>		

Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The Gullwing design is protected by U.S. patent number DES.201,858. The XL optical system is protected by U.S. patent number 5890422.

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SPECIFICATIONS

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form generates wind loading requirements of 1.2 EPA-G18 and 0.8-G13.

LENS ASSEMBLY: A single-piece die cast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard (G18 only) and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers (six on G13) (G18 1000W MH utilizes a slightly convex lens). The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow core EPDM gasket to prevent intrusion by rain, dust and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL), and V (Q). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

Sconce optics provide for forward throw, wide and medium distributions. For the G18 a mogul base lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented sockets are supplied standard to accept super metal halide lamps. All G18 units feature lamp stabilizers except 150 HPS. Lampholder for the G13 and 107 Gullwing Sconce is medium base.

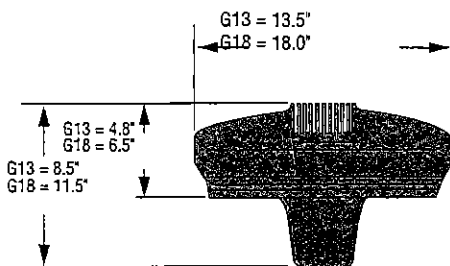
ELECTRICAL: All electrical components are UL recognized, factory tested, and mounted on a unitized plate with quick electrical disconnects. Each high power factor ballast is the separate component type capable of providing reliable lamp starting down to -20°F.

FINISH: Luminaires are finished with a fade and abrasion resistant, electrostatically applied, thermally cured textured TGIC powder coat. Units are thoroughly cleaned and provided with a patented chromate acid pretreatment. Optical and special colors may vary. Contact factory.

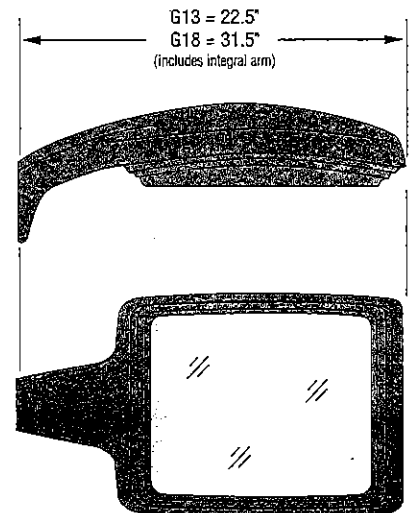
LABELS: All fixtures bear UL and CSA (or CUL) Wet Location and I.B.E.W. labels.

As part of continuing quality improvement programs, Gardco Lighting reserves the right to change materials or modify the design of its product without notification.

DIMENSIONS



E.P.A. (SQ.FT.)	
G13	G18
1-way - .8	1-way - 1.2
2-way - 1.6	2-way - 2.4
3-way - 2.2	3-way - 3.2
4-way - 2.2	4-way - 3.2



CONFIGURATIONS

For wall-mounted applications, the design allows mounting to both a j-box and surface conduit. For surface conduit, the splice is made inside the wall canopy. Splice box volume is 50.5 (G18) and 26 (G13) cubic inches.

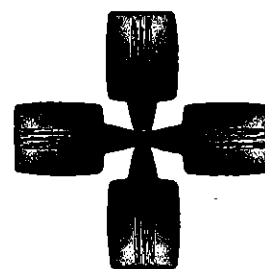
Gullwing is UL approved for through wiring.



1

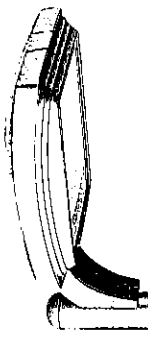
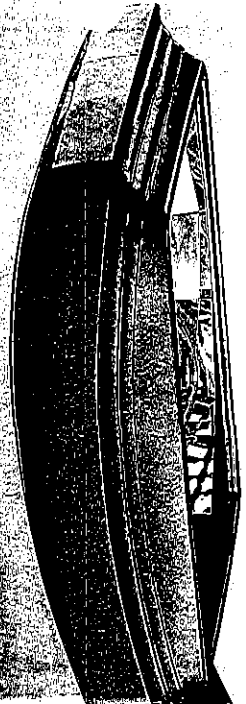


2



4

APPLICANT
EXHIBIT
A



An inspiration born of classic forms and thirty years practical experience, Gullwing is equal parts architecture, engineering and performance. These are luminaires where the lines between form, function and performance are

indistinguishable. Thirteen and eighteen inch luminaires offer their companion sconces all featuring an exceptionally sleek contoured form, providing the opportunity to stylishly

illuminate professional and residential spaces as well as homes. With a sleek profile and a classic finish, Gullwing is the new state of the art luminaire technology.

NICE

FLUORESCENT LIGHTING TECHNOLOGY

Exhibit #9: Light Fixture CutSheets

The following pages are product information, specifications, and cutsheets for exterior light fixtures.

Features & Specifications



INTENDED USE – LED area lights are all-purpose site lighting fixtures that can be used for parking lots, car dealerships, outdoor stadiums, pathways, and parks. These LED fixtures will yield a significant reduction in energy consumption compared to standard HID systems and virtually eliminate ongoing maintenance expenses with a long-lasting lifespan. Designed for outdoor applications, the LED area light fixtures will provide reduced offsite visibility as well as effective security lighting.

CONSTRUCTION – Heavy-duty die cast aluminum housing with bronze polyester powder paint for corrosion-free durability. Resistant to rough vibrations and external impacts. Acrylic lens protects the LEDs and provides even light distribution. Housing is sealed with a silicone gasket, protecting against moisture and environmental contaminants (IP65 rated). Modular LED bricks wired in parallel for ease of maintenance. Water-tight photocell cap protects fixture from moisture damage until a photocell is added.

OPTICS – High-performance LEDs maintain a 39,000 Lumen output at 5000K for 50,000 hours of use. ≥80 CRI.

Type V produces a circular distribution that has the same intensity at all angles. This distribution has a circular symmetry of candlepower that is essentially the same at all lateral angles. It is intended for luminaire mounting at or near center of roadways, center islands of parkway, and intersections. It is also meant for large, commercial parking lot lighting as well as areas where sufficient, evenly distributed light is necessary

LED area lights are designed to have a more directional beam angle than metal halide and high pressure sodium fixtures so no light is lost within or above the fixture. These LED fixtures also do not lose Lumens in the same way as a HID fixture, meaning the brightness stays consistent longer and needs to be replaced far less frequently.

ELECTRICAL – Input voltage of 277-480 VAC, 50/60Hz. Integrated 10kV surge protection.

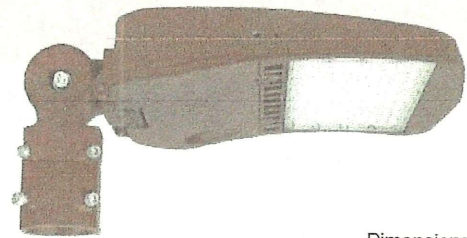
INSTALLATION – A straight-arm mounting bracket makes retrofit installation simple, resulting in reduced installation time and additional labor savings. Adjustable slipfitter is included for round pole mounting applications. Slipfitter mounts provide more flexibility and control over installation and light distribution by offering a broader range of angles than a stationary arm.

LISTINGS – UL Certified to safety standards for wet location. Rated for -40°C to 50°C ambient temperature. IP-65 Rated. DLC® part no. PLTT453221

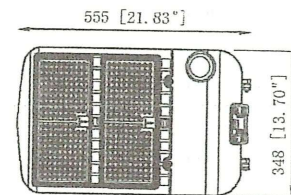
WARRANTY – 5-year warranty. PLT products that are damaged or defective will be repaired or replaced at PLT's choosing for a period of 5 years. Contact 1-800-624-4488 for more information.

ADD-ONS – Pair with timers, photocells, and motion sensors for hassle free bright night time lighting and energy savings during the day. If pairing with a photocell, it must be LED compatible in order to operate properly. If using a conventional photocell, be sure to replace it with one rated for use with LEDs. While conventional light sensors will still work with LED fixtures at first, they will burn out prematurely. The same is true for motion sensors.

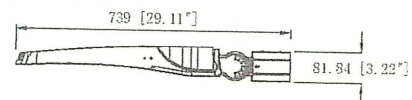
If you live in the northern hemisphere, your photocells should face north whenever possible. North-facing light sensors allow for the most balanced on/off schedule based on the arc of the sun. If pointed west, it will turn on and off late and vice versa for east-facing light sensors. Photocells facing the south will be exposed to the most direct sunlight which can burn out the components and cause premature failure. If you want your lights to come on early or late, we recommend pointing the light sensor northeast or northwest, respectfully. The opposite is true south of the equator.



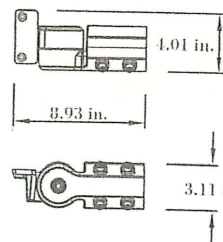
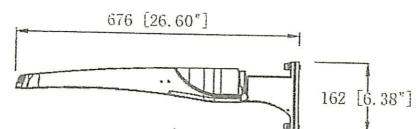
Dimensions
Height: 3.07 in.
Width: 13.70 in.
Depth: 21.83 in.



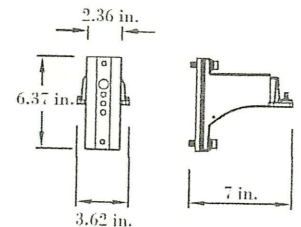
TYPE A



TYPE C



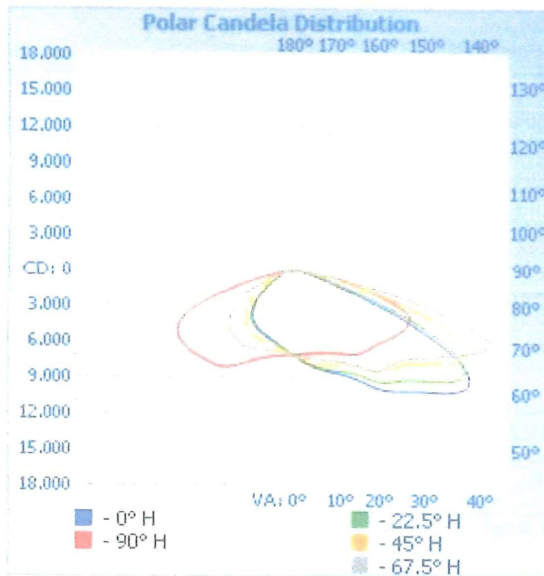
Slipfitter



Mounting Arm

SKU #	Kelvin	Lumens	CRI	Wattage	Voltage	DLC?	Mounting	Life Hours	Warranty
PLT-11415	5000	39000	80	300	277-480	YES	ARM & SLIPFITTER	50,000	5 YEAR

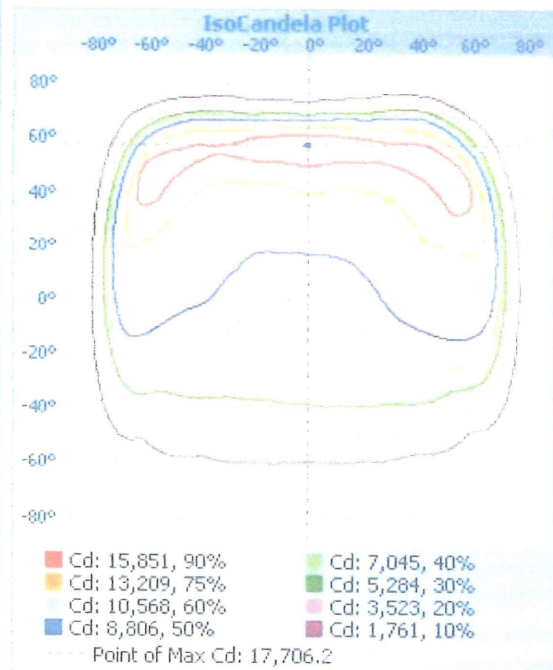
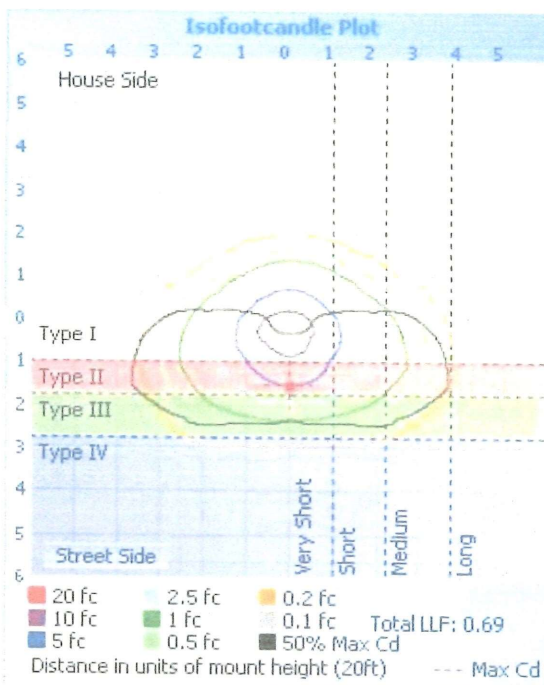
PHOTOMETRICS



Illuminance at a Distance

	Center Beam fc	Beam Width	
4.0ft	446.9 fc	3.7 ft	14.1 ft
8.0ft	111.7 fc	7.4 ft	28.2 ft
12.0ft	49.7 fc	11.1 ft	42.4 ft
16.0ft	27.9 fc	14.8 ft	56.5 ft
20.0ft	17.9 fc	18.5 ft	70.6 ft

■ Vert. Spread: 49.6°
■ Horiz. Spread: 120.9°





NOTES:

MODEL #	/	/	/	/	/	/	/	/	/	/	/
	A	B	C	D	E	F	G	H	I	J	K
EXAMPLE:	W512	41	E16	SQ 1/2"	43	45W	3K	PR3	GR16	44	LDM120

A - SHADES

WAREHOUSE

W508	W516X	W527
W512	W518	W5167
W514	W520	WC514
W516	W524	

SHALLOW SHADES

S312	S318
S314	S320
S316	S324

VENTED SHADES

V212	V218
V214	V220
V216	

UPLIGHT SHADES

UL414	UL418
UL416	UL422

DEEP BOWL SHADES

D610	D618
D612	D627
D614	PTHD
D616	QD16

HEIRLOOM

CU14	FS16
CU16	SI16
FS14	FD16

RADIAL SHADES

RS912	R918
R912	R920
R916	R924

ISLAND LITES

IL202	IM18
IL203	IM20
IL262	IMC20
IL263	IW20
IL200	INT20
IL260	

YARD LITES

YL14	YP14	CYP14
YL16	YP16	CYP16

ARBOR

W513	W5175
W517	WV5174
W5174	SWS16

RAILROAD

B104	B114
B105	B115
BD105	BF12

TAVERN

TA8	TA18
TA12	TAR14
TA14	TAR16
TA16	TAR18

B - FINISH OPTIONS

- 16-DISTRESSED TURQUOISE
- 17-DISTRESSED CHALK
- 18-MINT GREEN
- 19-ANTIQU ALUMINUM*
- 19P-ANTIQU ALUMINUM
- 20-RAW BRASS
- 20P-BRASS
- 20PB-POLISHED BRASS
- 20SB-SATIN BRASS
- 21-OIL RUBBED BRONZE*
- 21P-OIL RUBBED BRONZE
- 22-OLD PEWTER*
- 22P-OLD PEWTER PC
- 23-OLD COPPER PATINA*
- 23P-OLD COPPER PATINA
- 38-COPPER TINT
- 39-RAW COPPER
- 40-COPPER CLEAR COAT
- 41-GLOSS BLACK
- 41.5-MATTE BLACK
- 42-DARK GREEN
- 43-RED
- 44-WHITE
- 45-MEDIUM BLUE
- 46-YELLOW
- 48-POLISHED ALUMINUM
- 49-GALVANIZED
- 50-NAVY BLUE
- 51-ARCHITECTURAL BRONZE
- 52-PATINA
- 53-RUST
- 54-STUCCO
- 55-SAGE
- 57-POLISHED ALUMINUM CC
- 58-SATIN ALUMINUM
- 59-COPPER TONE
- 60-CANAL GREEN
- 61-ANODIZED CHARCOAL
- 62-ANODIZED BRONZE
- 63-IRON RUST
- 64-WROUGHT IRON
- 65-TERRACOTTA
- 66-BARK
- 70-TRANSPARENT RED
- 71-TRANSPARENT GREEN
- 72-TRANSPARENT WINE
- 73-TRANSPARENT NAVY
- 74-GUN METAL
- 75-DISTRESSED RED
- 76-DISTRESSED BLUE

B - FINISH OPTIONS (CONT.)

- 77-DISTRESSED GREEN
- 78-CHALKBOARD BLACK
- 79-GHOST ORANGE
- 80-PALE GOLD
- 81-METALLIC BRONZE
- 82-BLACK GOLD
- 83-SHOCKER GREEN
- 84-FADDED BLUE
- 85-COBBLESTONE
- 86-BRONZE COPPER
- 87-CHAMPAGNE
- 88-FLAMED STEEL
- 89-TAUPE
- 90-LIME GREEN
- 91-PACIFIC PINE
- 92-ANTIQU GALVANIZED
- 93-FADDED COPPER
- 94-ANODIZED ALUMINUM
- 95-TURQUOISE
- 96-PURPLE
- 97-BATTLESHIP GREY
- 98-BLACKENED PIPE
- 99-STEEL
- 100-OLD STEEL
- PN-POLISHED NICKEL
- (MG) MARINE GRADE FINISH-
- AVAILABLE UPON REQUEST.

C - MOUNTING

1/2" ARM EXTENSIONS

E1	E4
E2	B1
E3	

3/4" ARM EXTENSIONS

E3A	E10	E17
E4A	E11	E17S
E5	E12	E18
E6	E13	E19
E7	B15	E20
E8	B15S	E22
E9	E16	

E14 - CREATE YOUR OWN
(BASELITE WILL TAKE YOUR SKETCH AND FABRICATE A CUSTOM ARM EXTENSION TO MEET YOUR NEEDS).

***ALL ARMS SOLD WITH CAST BACKPLATE (CB)**

C - MOUNTING (CONT.)

WALL MOUNT

B10	WM13X	WM31
B11	WM14	WM35
B12	WM14X	WM35X
B13	WM15	WM55
B101	WM18	WM55X
WM10	WM25	WM60
WM11	WM26	WM61
WM12	WM27	WM70
WM13	WM28	WM71
WM13R	WM30	

POST MOUNT

PM10	PM55
PM15	PM56
PM18	PM60
PM20	PM61
PM21	PM62
PM25	PM63
PM30	PM70
PM35	PM71
PM40	PM72
PM45	PM73
PM50	

CORD MOUNT

BLC	TLB	RCHB
WHC	TLW	RCHW
TCB	TLB	FHB
TCW	TLW	HBLC
TCHB	RCB	HWHC
TCHW	RCW	CBLC
		CWHC

STEM MOUNT

ST6	ST48
ST12	DP24
ST18	SC24
ST24	STXX
ST36	

D - MOUNTING ADD-ONS

TRB 1/2"	SLC 1/2"	LGSWL
TRB 3/4"	SLC 3/4"	
SQ 1/2"	STC	
SQ 3/4"	FH 1/2"	
CB 1/2"	FH 3/4"	
CB 3/4"	SWL	

E - MOUNTING COLOR

SEE SECTION "B" FOR COLOR OPTIONS.



F – LIGHT SOURCE

INCANDESCENT (INC)
100W
150W
200W
300W
COMPACT FLOURESCENT (CF)
26W
32W
42W
57W
HIGH INTENSITY DISCHARGE (HID)
35W 100W
50W 150W
70W 175W
LIGHT EMITTED DIODE (LED)
12W 45W
25W 75W
35W 100W

G – LED COLOR TEMP

(ONLY APPLICABLE FOR LED LIGHT SOURCE. SKIP THIS SECTION IF OPTION DOES NOT APPLY.)

27K – 2700 K*
3K – 3000 K
35K – 3500 K
4K – 4000 K
5K – 5000 K*

H – GLASS OPTION

CL3	GR3*	PR3
CL4	GR4*	PR4
CLT3	AH3*	BA
CLT4	AH4*	BAX
BL3*	FR3	BAF
BL4*	FR4	PR8
RE3*	FRT3	PR8F
RE4*	FRT4	FN

I - ACCESSORIES

GR7	CGR	FGR7
GR8	LGR10	FGR8
GR10	LGR12	FGR10
GR12	LGR14	FGR12
GR14	CRL12	FGR14
GR16	CRL14	FGR16
GR18	CRL16	FGR18
GR20	CRL18	FGR20
GR24	FLE12	FGR24
GR27	FLE14	FGR27
REF	FLE16	GU-1
UGR	FLE18	GU-2

J – ACCESSORY COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

CDM7-120/277
CDM10-120
CDM10-277
LDM120
LDM277
LDM0-10
PHCL120
PHCL277
FS – FUSING
EM – EMERGENCY BALLAST
BRC – BALLAST RETAINER CHAIN

NOTES

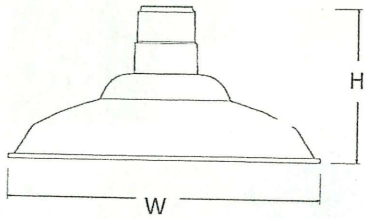
- *ALL ARMS COME WITH A CAST BACKPLATE (CB1/2", CB3/4", LWTM, CFWTM, ECT.)
- *ACCORDING TO THE LIGHT SOURCE THE BACKPLATE MAY VARY IN SIZE. (EXAMPLE: LED LIGHT SOURCE WILL HAVE A DEEPER BACKPLATE TO HOUSE THE DRIVER.)
- *FINISH OPTIONS 20, 21, 22, 23 ARE FOR SOLID BRASS FIXTURES ONLY
- *FINISH OPTIONS 19, 21, 22, 23 ARE AN ACID FINISH AND IS APPLIED BY HAND. THESE FINISHES WILL VARY IN CONSISTENCY.
- *FINISH OPTIONS 61, 62, 70, 71, 72, 73 ARE FINISHED WITH A SUPERCHROME ON THE INSIDE FOR ALL LED LIGHT SOURCE OPTIONS.
- *GLASS OPTIONS BL3, BL4, RE3, RE4, GR3, GR4, AH3, AH4 ARE NOT AVAILABLE FOR H.I.D. LIGHT SOURCE.
- *27K AND 5K ARE NOT COMPATIBLE WITH 75W & 100W LED OPTION.
- *COLOR CORDS ARE NOT APPLICABLE FOR LED OPTIONS.
- *FIXTURE DIMENSIONS MAY VARY ± 0.25



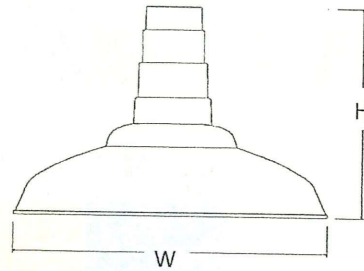
A - SHADES

BASELITE'S SHADES ARE CONSTRUCTED FROM A HEAVY GAUGE 1100-0 ALUMINUM AND ARE HAND SPUN IN OUR OWN FACILITY HERE IN THE U.S.A. EACH SHADE IS SPUN ONE AT A TIME TO ENSURE A QUALITY PRODUCT. THE ALUMINUM USED RANGES FROM .050" TO .125" IN THICKNESS DEPENDING ON THE SHADE.

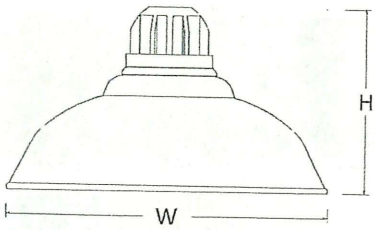
WAREHOUSE SHADE SERIES



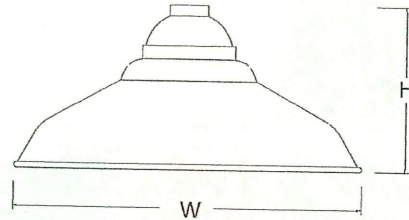
	HEIGHT	WIDTH
W508	6"	8"
W512	8"	12"
W514	9"	14"
W516	9"	16"
W516X	9"	16"
W518	9"	18"
W520	10"	20"



	HEIGHT	WIDTH
W524	16"	24"
W527	16"	27"

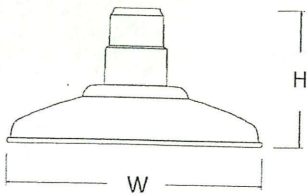


	HEIGHT	WIDTH
WC514	8"	14"

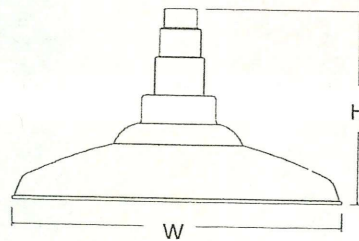


	HEIGHT	WIDTH
W5167	7.5"	16"

SHALLOW SHADE SERIES

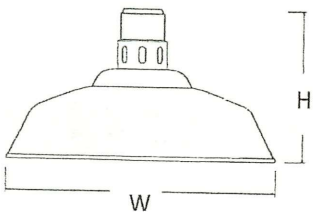


	HEIGHT	WIDTH
S312	7.5"	12"
S314	7.5"	14"
S316	8.5"	16"
S318	9"	18"
S320	9.5"	20"

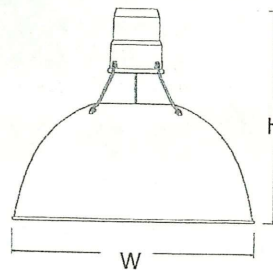


	HEIGHT	WIDTH
S324	14"	24"

VENTED UPLIGHT SHADE SERIES



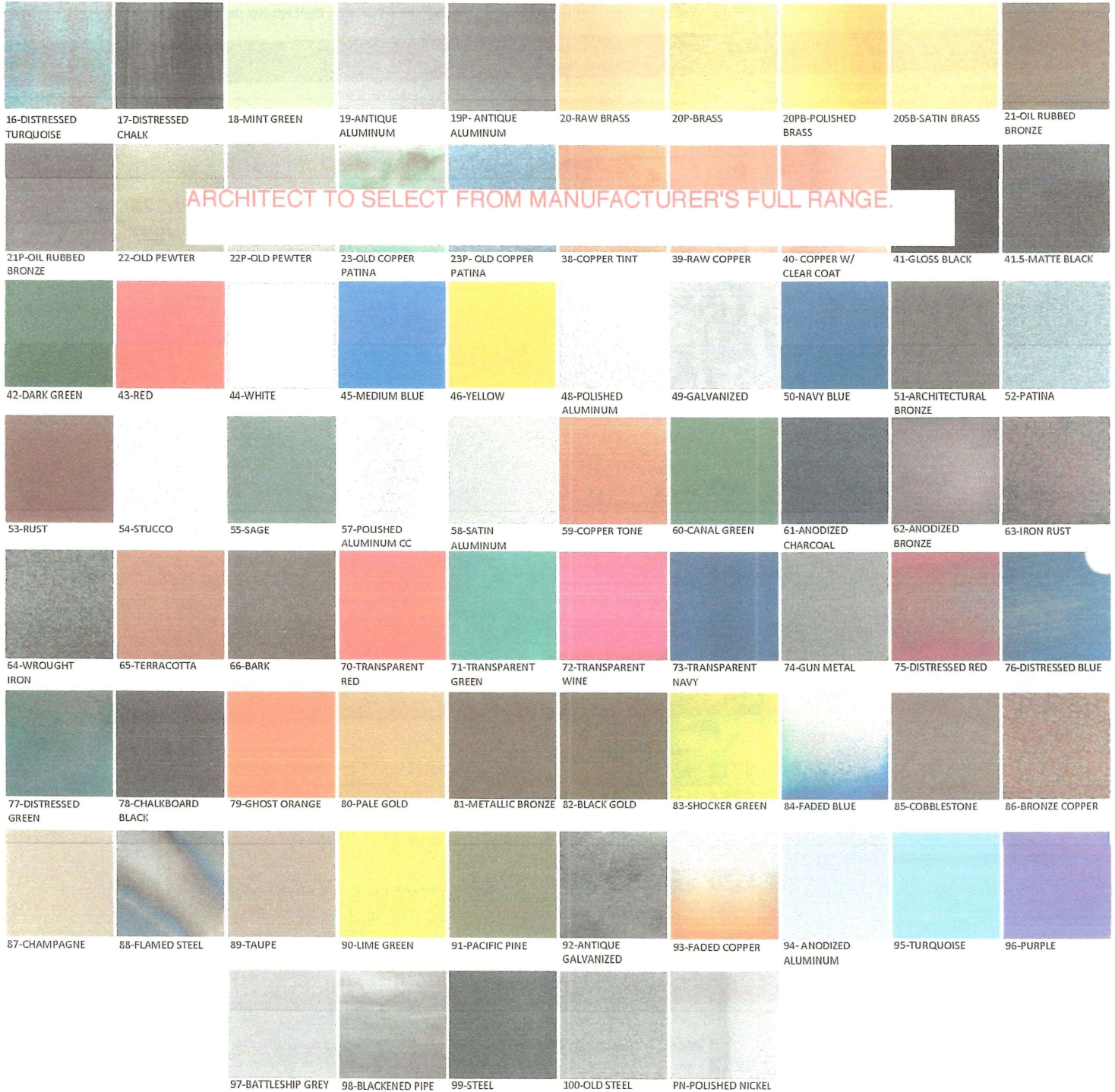
	HEIGHT	WIDTH
V212	8"	12"
V214	9"	14"
V216	9"	16"
V218	10"	18"
V220	10"	20"



	HEIGHT	WIDTH
UL414	10"	14"
UL416	14"	16"
UL418	16"	18"
UL422	20"	22"



B – FINISH OPTIONS



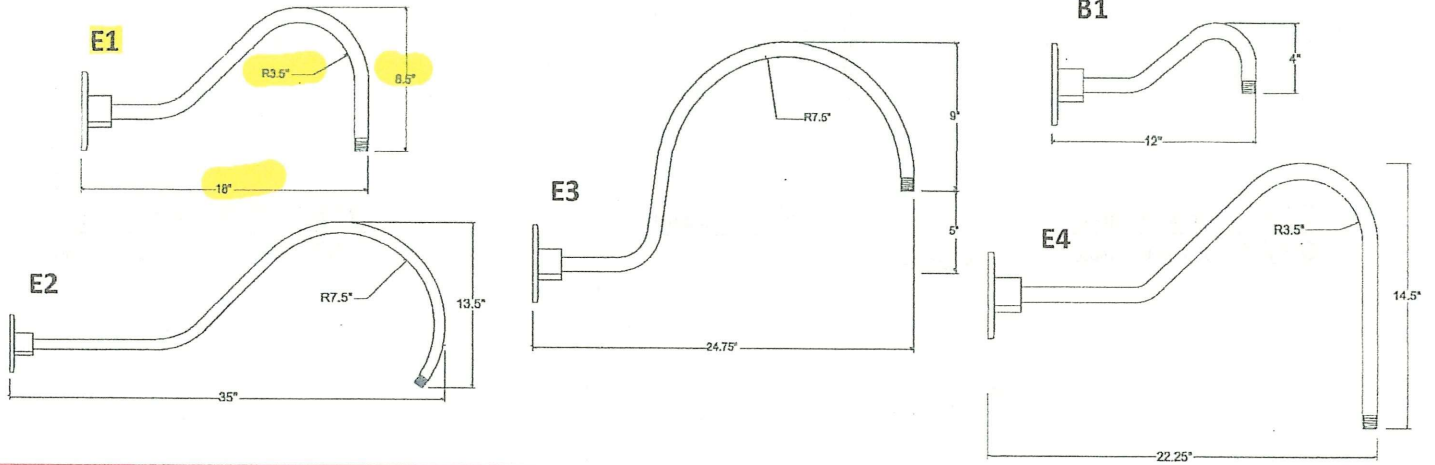
B – FINISH OPTIONS NOTES

- *FINISH OPTIONS # 19,20, 20P, 20PB, 20SB, 21, 22, 23, 38, 39, 40, 48, 49, 54, 57, 58, 61, 62, 63, 70, 71, 72, 73, 78, 83, 84, 88, 92, 93, 98 ARE THE SAME COLOR INSIDE AND OUT OF THE FIXTURE.
- *ALL OTHER FINISH OPTIONS COME STANDARD WITH WHITE ON THE INSIDE UNLESS SPECIAL REQUEST IS SPECIFIED.
- *FINISH OPTION # 88 ONLY APPLIES TO SPECIFIC FIXTURES, CALL FOR MORE DETAILS.
- *FINISH OPTIONS ON THIS SPEC SHEET ARE REPRESENTATIVE ONLY AND MAY VARY SLIGHTLY FROM THE ACTUAL COLOR.

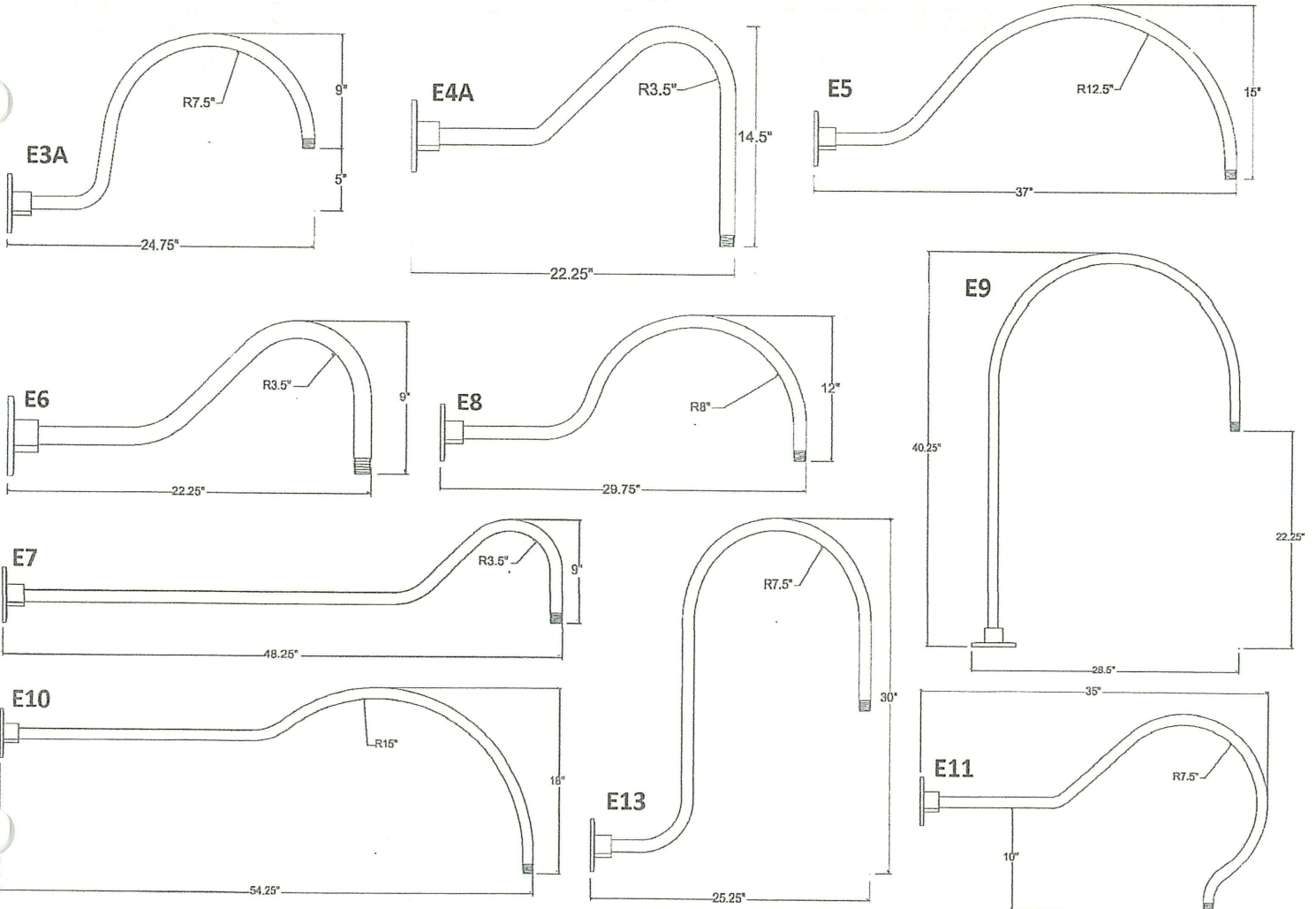


C - MOUNTING OPTIONS

1/2" ARM EXTENSIONS

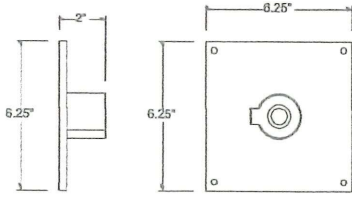


3/4" ARM EXTENSIONS

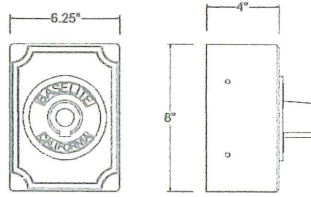




D - MOUNTING ADD-ONS (CONTINUED)



SQ 1/2" Square backplate
SQ 3/4" Square backplate



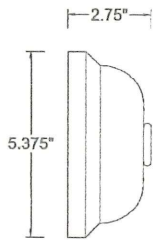
INB Integral Ballast



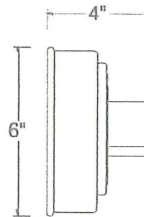
TRB 1/2"-4' Cable Support
TRB 3/4"-4' Cable Support



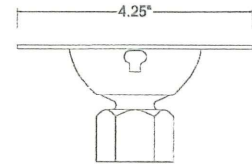
FH 1/2" Flat hub 1/2"
FH 3/4" Flat hub 3/4"



CBC 1/2" 1/2" Backplate cover
CBC 3/4" 3/4" Backplate cover



RINB Round Integral Ballast



SLC 1/2" Slope ceiling canopy 1/2"
SLC 3/4" Slope ceiling canopy 3/4"
(SLOPES TO 20 DEGREES)

* Includes slip ring to hold 1/2" or 3/4" arm extension in place



F – LIGHT SOURCE

BASELITE'S PUBLISHED LUMINAIRE PHOTOMETRIC TESTING WAS PERFORMED IN A 3-METER INTEGRATING SPHERE USING THE 4TT GEOMETRY METHOD. DATA IS CONSIDERED TO BE REPRESENTATIVE OF THE CONFIGURATIONS SHOWN, WITHIN THE TOLERANCES ALLOWED BY LIGHTING FACTS. TO OBTAIN AN IES FILE SPECIFIC TO YOUR PROJECT, PLEASE CONTACT THE FACTORY.

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
LIGHT EMITTING DIODE (LED)					
LED12W	12W	1000	1200	>90	120-277 VAC
LED25W	25W	1900	2000	>90	120-277 VAC
LED45W	45W	2700	2700	>90	120-277 VAC
LED75W	75W	5700	6300	>90	120-277 VAC
LED100W	100W	8900	8800	>90	120-277 VAC
		@3000K	@5000K		
<p>*IMPORTANT – FOR LIGHT EMITTED DIODE (LED) LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT.</p>		<p>LED 12W (MAX)- W508, W512, W514, W516, S312, S314 V212, V214, V216, V218, V220, D610, D612, TA8 LED 25W (MAX)- UL414, UL416, UL418, UL422, CU14, CU16, S116, FS14, FS16, R912, RS912, R916, R918, R920, R924, IL200, IL202, IL203, IL260, IL262, IL263, IM18, IM20, IMC20, IW20, YL14, YL16, YP14, YP16, W517, W5174, W5175, W5174, B104, B105, BD105, B114, B115, BF12, TA12, TA14, TA16, TA18, TAR14, TAR16, TAR18 LED 45W (MAX)- W516X, S316, D616, INT20 LED 75W (MAX)- W518, W520, S318, S320, FD16, D618, D627 LED 100W (MAX)- W524, W527, S324, D627</p>			

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
INCANDESCENT (INC) <small>MED E26</small>					
100WINC	100W	PER BULB SPECS	>90	120-277 VAC	N/A
150WINC	150W	PER BULB SPECS	>90	120-277 VAC	N/A
200WINC	200W	PER BULB SPECS	>90	120-277 VAC	N/A
300WINC	300W	PER BULB SPECS	>90	120-277 VAC	N/A
<p>*IMPORTANT – FOR INCANDESCENT (INC) LIGHT SOURCE OPTION, FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT.</p>		<p>INC 100W- W508, W512, S312, V212, CU12, R912, RS912, IL200, IL202, IL203, IL260, IL262, IL263, YL14, B104, B114, BF12, TA8 INC 150W- W514, S314, V214, D610, D612, CU16, S116, R916, R918, YL16, TA12, TA14, TAR14, TAR18 INC 200W- W516, W516X, S316, V216, UL414, D616, FS14, FS16, FD16, R920, R924, IM18, IM20, IMC20, IW20, INT20, W517, W5174, W5175, W5174, B105, BD105, B115, TA16, TA18, TAR16, TAR18 INC 300W- W518, W520, W524, W527, S318, S320, S324, V218, V220, UL416, UL418, UL422, D618, D627</p>			

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
COMPACT FLOURESCENT (CF)					
CF26W	26W	PER BULB SPECS	>90	120-277 VAC	0-10V
CF32W	32W	PER BULB SPECS	>90	120-277 VAC	0-10V
CF42W	42W	PER BULB SPECS	>90	120-277 VAC	0-10V
CF57W	57W	PER BULB SPECS	>90	120-277 VAC	0-10V
<p>*IMPORTANT – FOR COMPACT FLOURESCENT (CF) LIGHT SOURCE, FIXTURES ARE LIMITED DUE TO THE SIZE OF THE SHADE. PLEASE SEE THE CHART TO THE RIGHT TO SEE WHAT WATTAGE IS COMPARABLE FOR EACH FIXTURE WHEN ORDERING.</p>		<p>CF 26W(MAX)- W508 CF 26W, 32W(MAX)- S312, V212, D610, D612, R912, RS912, TA8, TA12 CF 26W, 32W, OR 42(MAX)- W512, W514, W516, W516X, W518, W520, W524, W527, S314, S316, S318, S320, S324, V214, V216, V218, V220, UL414, UL416, UL418, UL422, D616, D618, D627, CU14, CU16, S116, FS14, FS16, FD16, R916, R918, R920, R924, IL200, IL202, IL203, IL260, IL262, IL263, YL14, YL16, YP14, YP16, W517, W5174, W5175, W5174, B104, B105, BD105, B114, B115, BF12, TA14, TA16, TA18, TAR14, TAR16, TAR18 CF 26W, 32W, 42W, OR 57(MAX)- IM18, IM20, IMC20, IW20, INT20</p>			



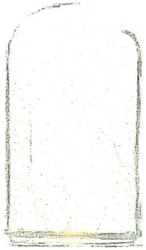
F – LIGHT SOURCE (CONTINUED)

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
HIGH INTENSITY DISCHARGE (HID)					
35W	35W	PER BULB SPECS	>90	120-277 VAC	0-10V
50W	50W	PER BULB SPECS	>90	120-277 VAC	0-10V
70W	70W	PER BULB SPECS	>90	120-277 VAC	0-10V
100W	100W	PER BULB SPECS	>90	120-277 VAC	0-10V
150W	150W	PER BULB SPECS	>90	120-277 VAC	0-10V
175W	175W	PER BULB SPECS	>90	120-277 VAC	0-10V
<p>*IMPORTANT – FOR HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCE, FIXTURES ARE LIMITED DUE TO THE SIZE OF THE FIXTURE. PLEASE SEE THE CHART TO THE RIGHT TO SEE WHAT WATTAGE IS COMPATIBLE FOR EACH FIXTURE WHEN ORDERING.</p>		<p>HID 35W(MAX)- W508 HID 35W, OR 50W(MAX)- S312, V212, UL414, D610, R912, RS912 HID 35W, 50W, OR 70W(MAX)- D612, CU14, YL14, YP14, B104, B114, TA12 HID 35W, 50W, 70W, OR 100W(MAX)- W512, W514, W516, W516X, S314, S316, S318, V214, V216, V218, V220, CU16, S116, FS14, R916, R918, R920, R924, IM18, IM20, IMC20, IW20, INT20, YL16, YP16, W517, W5174, W5175, W5174, B105, B115, BF12, TA14, TAR14 HID 35W, 50W, 70W, 100W, OR 150W(MAX)- S320, S324, UL416, D616, FS16, FD16, TA16, TA18, TAR16, TAR18 HID 35W, 50W, 70W, 100W, 150W OR 175W(MAX)- W518, W520, W524, W527, UL418, UL422, D618, D627, IL200, IL260 HID 50MH, 50W, 70W, OR 100WHPS(MAX)- IL203, IL263</p>			



H – GLASS OPTIONS

*NOTE: MUST USE TEMPERED GLASS FOR LIGHT FIXTURES USING HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCE OPTION.



CL3 3" CLEAR GLASS

CL4 4" CLEAR GLASS

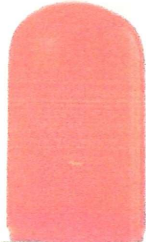
CLT3 3" CLEAR TEMPERED

CLT4 4" CLEAR TEMPERED



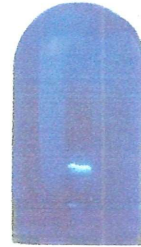
PR3 3" PRISMATIC GLASS

PR4 4" PRISMATIC GLASS



RE3 3" RED GLASS

RE4 4" RED GLASS



BL3 3" BLUE GLASS

BL4 4" BLUE GLASS

GLASS – MAX WATTAGE	
3" GLASS	– 100W INC / LED12W
4" GLASS	– 200W INC / LED25W

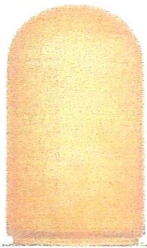


FR3 3" FROSTED GLASS

FR4 4" FROSTED GLASS

FRT3 3" FROSTED TEMPERED

FRT4 4" FROSTED TEMPERED



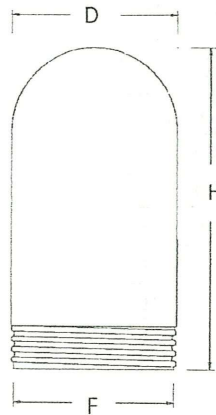
AH3 3" AMBER HYDE GLASS

AH4 4" AMBER HYDE GLASS

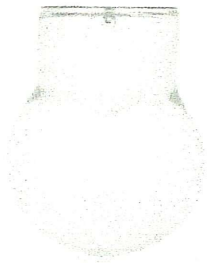


GR3 3" GREEN GLASS

GR4 4" GREEN GLASS

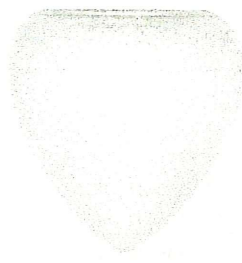


GLASS – DIMENSIONS	
3" GLASS	
Diameter	3.34"
Height	6.93"
Fitter	3.29"
4" GLASS	
Diameter	4.34"
Height	8.37"
Fitter	4.29"

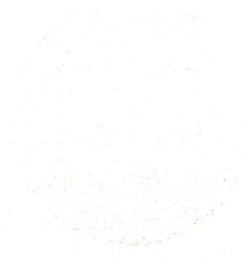


BAX 9" CLEAR GLOBE

BAF 9" FROSTED GLOBE
(200W INC MAX/LED25W)



FN 8" CLEAR TEXTURED GLOBE
(150W INC MAX/LED25W)



BA 6" OPAL BALL
(100W INC MAX/LED12W)

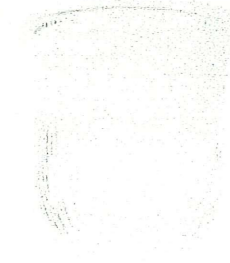


BA7 7" CLEAR GLOBE

BA7F 7" FROSTED GLOBE
(100W INC MAX/LED25W)



OC 8" OPAL TAPERED GLOBE
(60W INC MAX/LED25W)

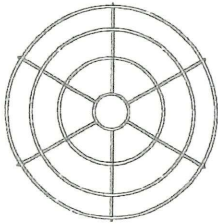


PR8 8" PRISMATIC

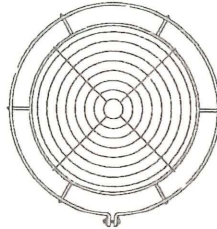
PR8F 8" PRISMATIC FROSTED
(200W INC MAX/LED45W)



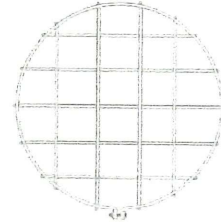
I - ACCESSORIES



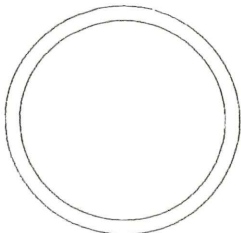
- GR7** 7" WIRE GRILL
- GR8** 8" WIRE GRILL
- GR10** 10" WIRE GRILL
- GR12** 12" WIRE GRILL
- GR14** 14" WIRE GRILL
- GR16** 16" WIRE GRILL
- GR18** 18" WIRE GRILL
- GR20** 20" WIRE GRILL
- GR24** 24" WIRE GRILL
- GR27** 27" WIRE GRILL



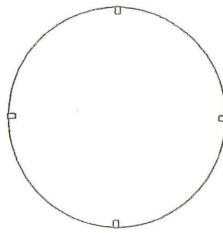
- LGR10** 10" LOUVERED GRILL
- LGR12** 12" LOUVERED GRILL
- LGR14** 14" LOUVERED GRILL



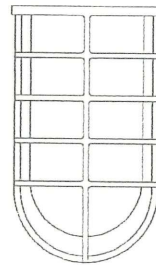
- FGR7** 7" FLAT GRILL
- FGR8** 8" FLAT GRILL
- FGR10** 10" FLAT GRILL
- FGR12** 12" FLAT GRILL
- FGR14** 14" FLAT GRILL
- FGR16** 16" FLAT GRILL
- FGR18** 18" FLAT GRILL
- FGR20** 20" FLAT GRILL
- FGR24** 24" FLAT GRILL
- FGR27** 27" FLAT GRILL



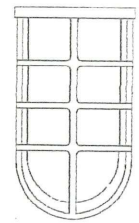
- CRL14** 14" COVERED POLYCARB LENS
- CRL16** 16" COVERED POLYCARB LENS
- CRL18** 18" COVERED POLYCARB LENS
- CRL20** 20" COVERED POLYCARB LENS



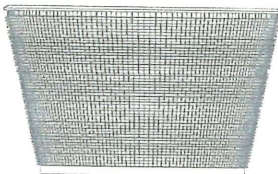
- FLE12** 12" FLAT GLASS LENS
- FLE14** 14" FLAT GLASS LENS
- FLE16** 16" FLAT GLASS LENS
- FLE18** 18" FLAT GLASS LENS



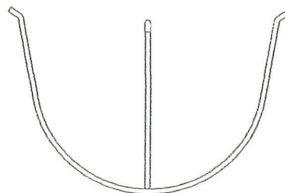
GU-2 CAST GUARD



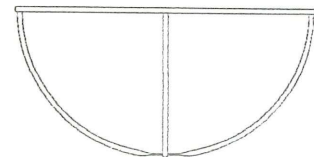
GU-1 CAST ALUMINUM GUARD



REF 9.5" DIAMETER REFRACTOR



UGR U- WIRE GUARD



CGR C- WIRE GUARD



K – ELECTRICAL OPTION

MOST BASELITE'S ELECTRICAL OPTIONS ARE ONLY COMPATIBLE FOR CERTAIN FIXTURES. PLEASE SEE NOTES BELOW AND FOR FURTHER DEATIALS CONTACT THE FACTORY. FOR DIMMING BALLAST OPTION PLEASE CHOOSE MARK X OR MARK VII, SO RESTRICTIONS APPLY DUE TO THE SIZE OF THE BALLAST AND FIXTURE.

COMPACT FLUORESCENT DIMMING OPTIONS

PROVIDED WITH ADVANCE TRANSFORMER, PLEASE CHOOSE MARK 10 OR MARK 7 WITH SPECIFIED VOLTAGE FROM THE LIST BELOW. CONTACT BALLAST MANUFACTURER FOR SPECIFICATIONS.

CDM7-120/277 - ADVANCE MARK 7 0-10v ELECTRICAL BALLST – 120/277 VOLT

CDM10-120 - ADVANCE MARK 10 ELECTRICAL BALLST – 120 VOLT

CDM10-277 - ADVANCE MARK 10 ELECTRICAL BALLST – 277 VOLT

LED DIMMING OPTIONS

FOR TRIAC OR 0-10V OPTOIN CHOOSE FROM THE FOLLOWING. CONTACT DRIVER MANUFACTURER FOR SPECIFICATIONS.

LDM120 - TRIAC DIMMING AT 120 VOLT

LDM277 - TRIAC DIMMING AT 277 VOLT

LDM0-10V – 0 – 10v

PHCL120V – PHOTOCELL 120 VOLT

PHCL277V – PHOTOCELL 277 VOLT

FS – FUSING

EM – EMERGENCY BALLAST (ONLY AVAILABLE FOR COMPACT FLOURESCENT)

BRC – BALLAST RETAINER CHAIN

NOTES:

FOR COMPACT FLUORESCENT DIMMING OPTION:

MARK 7 – 120 THROUGH 277V. BALLASTS MAY BE REMOTE MOUNTED UP TO 6 IN. AWAY FROM LAMPS. 100% - 3% FULL RANGE CONTINUOUS DIMMING. SOME LIGHT MANUFACTURERS RECOMMEND BURNING IN NEW LAMPS 100 HOURS AT FULL LIGHT OUTPUT BEFORE DIMMING. CONSULT LIGHT MANUFACTURER.

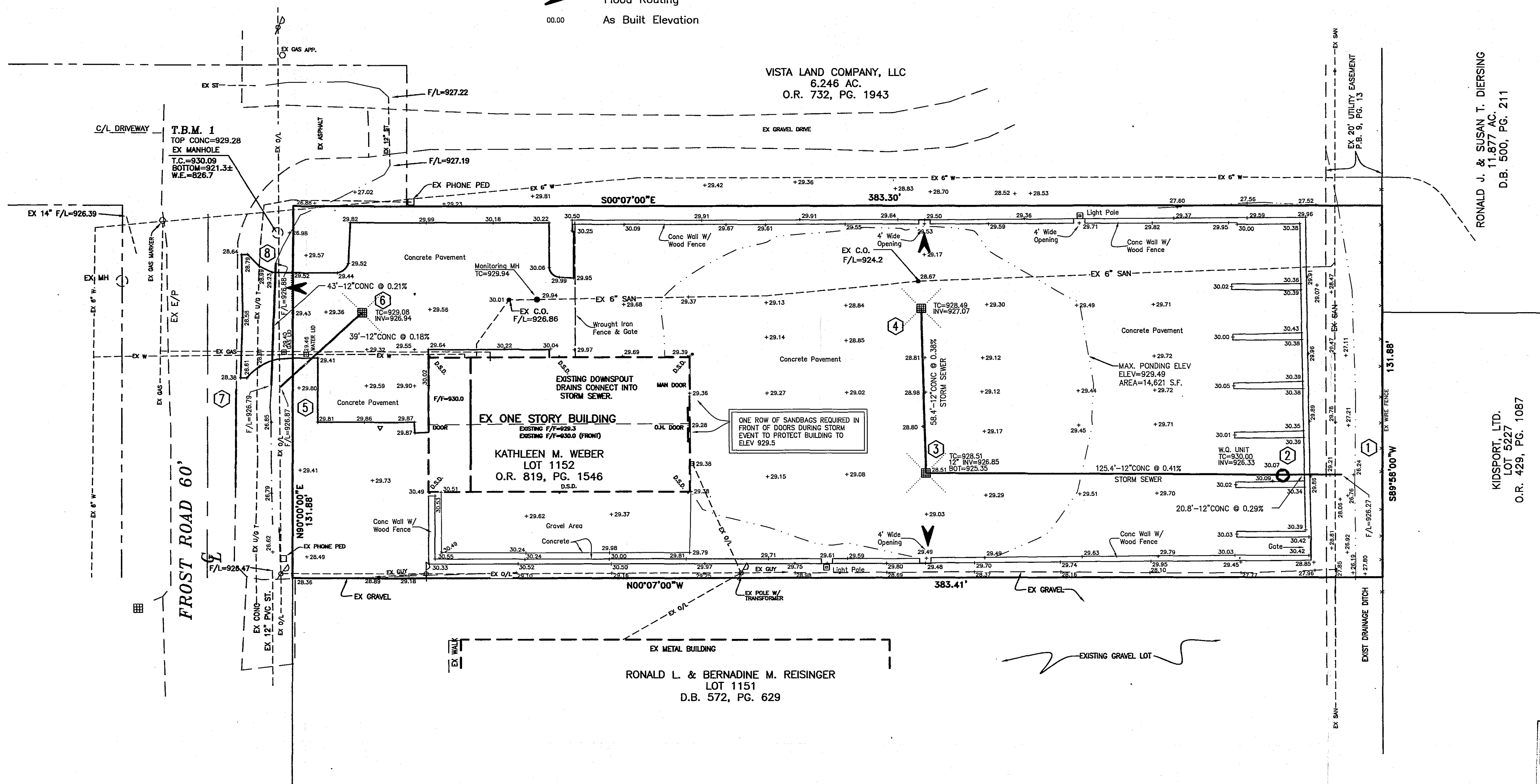
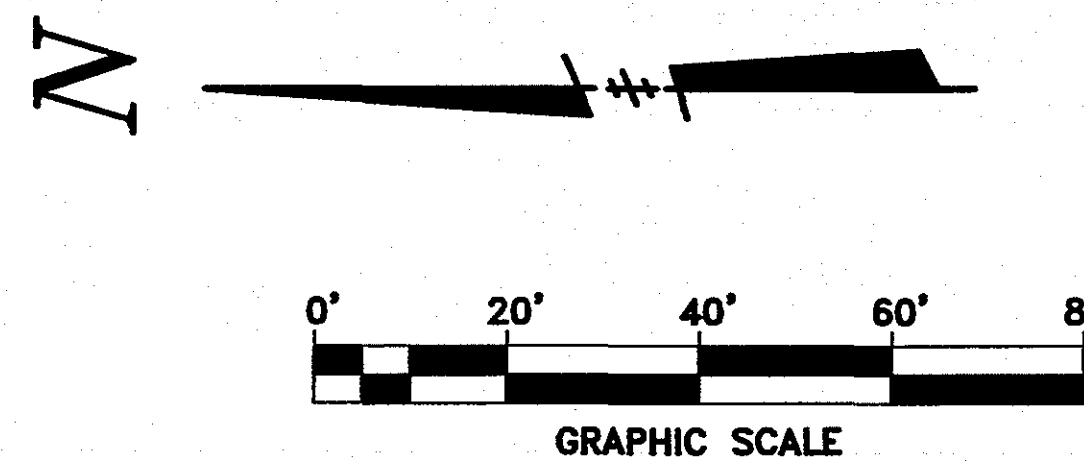
MARK 10 – 120V ONLY. ONE AND TWO-LAMP BALLASTS MAY BE REMOTE MOUNTED UP TO 6 FT. AWAY FROM LAMPS. THREE LAMP BALLASTS MAY NOT BE REMOTE MOUNTED. 100% - 5% FULL RANGE CONTINUOUS DIMMING. SOME LIGHT MANUFACTURERS RECOMMEND BURNING IN NEW LAMPS 100 HOURS AT FULL LIGHT OUTPUT BEFORE DIMMING. CONSULT LIGHT MANUFACTURER.

FOR **EM** (EMERGENCY BALLAST) OPTION: STANDARD LUMEN OUTPUT IS 700. CALL FACTORY FOR REQUEST OF A HIGHER LUMEN OUTPUT. *IF EMERGENCY OPTION IS USED WITH DIMMING, THE BALLAST MUST BE LOCATED HALF THE DISTANCE OF THE DIMMING REQUIREMENTS.

S:\PROJECTS\2006\3373\3373-ST-R1.dwg Oct 15, 2008 12:16pm

LEGEND

- San. — Sanitary Sewer
- St. — Storm Sewer
- W — Water Main
- G — Gas Line
- O/L — Overhead Lines
- Manhole
- ⊞ Storm Inlet
- ⊕ Fire Hydrant
- ⊙ Utility Pole
- Guy Wire
- △ Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Flood Routing
- 00.00 As Built Elevation



BENCH MARKS (NAVD88 DATUM)

SOURCE B.M. ~ Delaware County G.I.S. control Monument # 97-048, brass tablet in concrete on east side of State Route 3, where South Old 3C Highway originally tied into State Route 3. Witness a post and metal sign. ELEV. = 925.7

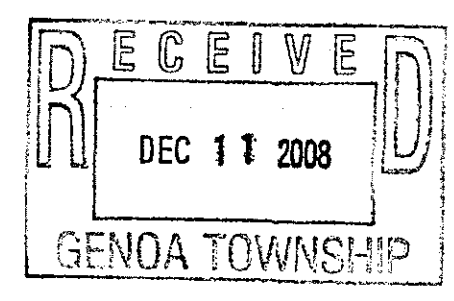
T.B.M 1 ~ Top of concrete manhole (east side of manhole, not the casting) on south side of Frost Road and near the Northeast corner of Lot 1152 of Purdie Industrial Park. ELEV. = 929.28

NOTES

- Boundary information is shown from Plat Book 9, Page 13.
- This drawing was prepared without benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.
- Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
- According to F.E.M.A. Flood Insurance Rate Map #39041C0245 J, dated April 21, 1999, for Community Number 390146, this property is in Zone X, areas determined to be outside 500 year flood plain.
- Add 900 to all spot elevations.

We hereby certify that an actual field survey was made of the premises shown on this plat during October 2008.

SITE ENGINEERING, INC.
By *Mark A. Hazel*
Professional Surveyor No. 7039
Mark A. Hazel



REV.	DATE	DESCRIPTION	BY				
SITE ENGINEERING Incorporated Civil Engineers & Surveyors 7453 East Main Street Reynoldsburg, OH 43068 Phone : (614) 759-9900 Fax : (614) 759-9902 eMail : siteeng@ameritech.net							
OHIO MULCH 6300 FROST ROAD, WESTERVILLE, OHIO AS-BUILT SURVEY							
DATE:	OCT 08						
SCALE:	1"=20'						
DRAWN BY:	S.E.I.						
CHECKED BY:	M.A.H.						
JOB NO.:	3373						
SHEET: 1 / 1							

Susan Dorsch

To: bclose@bdblaw.com
Cc: Joe Clase
Subject: 6300 Frost Road

Brian Close,

RE: response to your question concerning the zoning district classification for the parcel of land located at 6300 Frost Road.

In July 2007, the Genoa Township Zoning Department received an application for an Amendment of a Development Plan for property located at 6300 Frost Road in the Purdie Industrial Park to permit sales of bulk and bagged mulch and similar landscaping materials. At the time of application, the township zoning map depicted this parcel as PD-3 (Planned Industrial Warehouse) zoning district. Application to re-zone the property to another district was not submitted. The parcel still maintains the PD-3 zoning classification.

Meetings were held with the Genoa Township Zoning Commission on August 27, 2007 and October 8, 2007. The Township Trustees approved the Development Plan Amendment on November 14, 2007. Audio recordings and written minutes for each meeting are available on the Township's website at genoatwp.com.

Feel free to contact us if you have any additional question.

Susan Dorsch
Genoa Township Zoning Department
5111 South Old 3C Highway
Westerville, Ohio 43082
sdorsch@genoatwp.com
614-899-0725 (phone)
614-882-7143 (fax)

GENOA TOWNSHIP

ZONING OFFICE
5111 SOUTH OLD 30 HIGHWAY
WESTERVILLE, OHIO 43082
(614) 899-0725
(614) 882-7143 FAX
GENOATWP.COM

filed
1/16/08

January 15, 2008

Jackson B. Reynolds, III, Esq.
Smith & Hale
37 West Broad Street
Columbus, Ohio 43215

RE: ZC 2007-08, Ohio Mulch, 6300 Frost Road – Certificate of Zoning Compliance

Dear Mr. Reynolds:

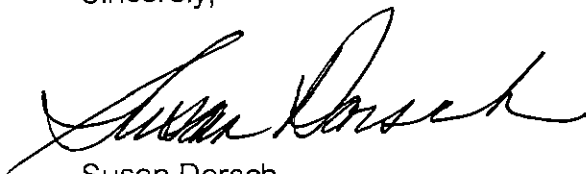
Thank you for contacting our office concerning the zoning permit process for Ohio Mulch located at 6300 Frost Road in Genoa Township. The Final Development Plan approved by the Genoa Township Trustees on October 14, 2007 will be used by our Department to verify zoning compliance. All applicable permits and approvals required by the Delaware County Code Compliance Department and the Delaware County Engineer's Office must be obtained but no further approvals are required from our office to begin site work.

A zoning permit will be needed before the proposed monument sign is installed but no other approvals are required from the Township at this time unless changes are requested to the approved Development Plan.

When the project is near completion and before the building is used or occupied a Certificate of Compliance must be obtained from the Genoa Township Zoning Department. This certificate is issued separate and apart from Delaware County's Certificate of Occupancy.

If you have any questions or need any additional information, feel free to contact our office.

Sincerely,



Susan Dorsch
Genoa Township Zoning Deputy



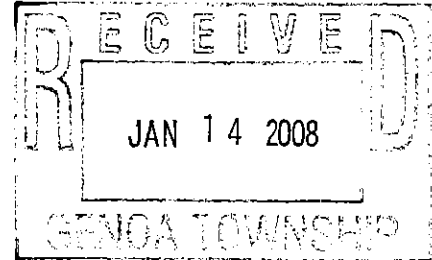
Delaware County Engineer

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

Patrick E. Blayney, P.E., FACEC
Chief Deputy Engineer

January 8, 2008

Mr. Brian Hagemeyer, P.E.
Site Engineering, Inc.
7453 East Main Street
Reynoldsburg, Ohio 43068



Re: *Ohio Mulch*
December 14, 2007 Plan Submittal

Dear Mr. Hagemeyer:

The Delaware County Engineer's Office has completed our review of the detail plans for the above referenced submission. Below is a summary of our comments:

General:

1. A mylar cover sheet will need to be provided once the cover sheet and plans have been approved.
2. A DESC Permit (Drainage, Erosion and Sediment Control Permit) is required before the final plans can be signed. Please contact Brett Bergefurd at 740-833-2426 for any DESC Permit submittal questions and related fee requirements.
3. For final plan approval, please provide a letter of approval from the Genoa Township Fire Department. Gary Honneycutt of the General Township Fire Department can be reached at 740-965-4216.
4. Please change the sixth paragraph in the General Notes on proof surveys to read as follows:

PROOF SURVEYS ARE REQUIRED TO BE PERFORMED BY THE OWNER IN ORDER TO DEMONSTRATE CONCLUSIVELY THAT THE FACILITIES ARE CONSTRUCTED TO THE CAPACITY, ELEVATIONS, SLOPES, GRADES AND SIZES SHOWN ON THE APPROVED PLANS. SUCH SURVEYS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL SURVEYOR, SHALL EMPLOY STANDARD TECHNIQUES, AND SHALL PRODUCE AND FURNISH FIELD NOTES TO THE COUNTY ENGINEER FOR REVIEW AND RECORD PURPOSES. REDUCTION OF NOTES AND ANY PLOTTING NECESSARY TO MAKE NOTES INTERPRETABLE SHALL BE COMPLETED BY THE SURVEYOR PERFORMING THE PROOF SURVEY. PROOF SURVEYS SHALL BE IN ADDITION TO, AND SEPARATE FROM, OTHER INSPECTIONS BY THE COUNTY ENGINEER.

50 Channing Street, Delaware, Ohio 43015

E-Mail: delcoeng@co.delaware.oh.us Web Site: www.delawarecountyengineer.org
(740) 833-2400 • (740) 548-7313, Ext. 1930 • Fax: (740) 833-2399

ALL DISCREPANCIES REVEALED IN THE AS-CONSTRUCTED FACILITIES BY THE PROOF SURVEY SHALL BE RE-CERTIFIED BY THE OWNER AND THE PROOF SURVEY RE-PERFORMED IN ORDER TO DEMONSTRATE CONFORMANCE. THE PROOF SURVEY SHALL BE APPROVED BY THE COUNTY ENGINEER, IN WRITING, PRIOR TO THE RELEASE OF THE BUILDING PERMITS.

5. Please contact Tiffany Jenkins of the Sanitary Department (740-833-2240) to confirm whether a sampling pit needs to be added to the plans and whether a sewer tap fee will be needed.

Sheet 1:

1. Please list the FEMA flood panel information for the site and flood designation.

Sheet 2:

1. Please research the utility easement shown along the back of the property to see whether it provides the County with access to the drainage ditch for maintenance purposes (please provide us a copy of the easement). Otherwise, a drainage easement will be necessary.
2. Please label the orifice plate invert elevation on the orifice plate detail.

Sheet 4:

1. On this sheet, provide detention basin data, including basin volumes and release rates based on elevations for the various design storms.

Storm Water Report:

1. Please sign and seal the report cover sheet.

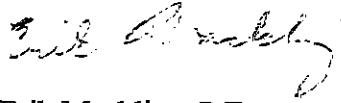
Permit Department Comments:

1. Please obtain a driveway permit for the driveway and culvert being replaced. Please contact Jerry Owings at the Permit Department (740-833-2433) for the permit application and the fee amount.
2. The pavement detail shown on Sheet 3 is not adequate for the pavement portion within the right-of-way (I calculated the pavement strength number as SN = 2.8 for buildup on Sheet 3. Our commercial pavement buildup within the right-of-way has an SN = 4.375. Please contact Jerry for commercial pavement buildup requirements within the right-of-way. Provide a separate pavement detail for the proposed pavement within the right-of-way that has Delaware County's composition (1-1/2" 404, 1-1/2" 402, 9-1/2" 301) or provide a design that exceeds the 4.375 SN number.

The detail plans are approved subject to the resolution of the above comments. Please revise the plans in accordance with the comments, and submit two sets of the revised plans and mylar cover sheet for approval.

This office reserves the right to make additional comments throughout the design process. Should you have any questions, please feel free to contact this office.

Sincerely,



Erik Mackling, P.E.
Review Engineer

EM:cd

Attachment

cc: Kathleen Weber
Genoa Township
Brett Bergesford
Jerry Owings

GENOA TOWNSHIP

ZONING OFFICE
5111 SOUTH OLD 3C HIGHWAY
WESTERVILLE, OHIO 43082
(614) 899-0725
(614) 882-7143 FAX
GENOATWP.COM

file copy

December 18, 2008

Fred Maier
Ohio Mulch
1600 Universal Road
Columbus, Ohio 43207

Dear Mr. Maier,

Enclosed with this letter is the Certificate of Compliance for the Ohio Mulch property located at 6300 Frost Road. This Certificate is issued with the understanding that the permanent identification sign will be installed in a compliant location and contain address number that adhere to fire code standards.

Thank you for following the Final Development Plan and the approved landscaping plan as the renovations were completed. We look forward to working with you in the future.

If you have any questions, feel free to contact our office.

Sincerely,

Susan Dorsch
Genoa Township Zoning Deputy

Genoa Township Zoning Office
5111 South Old 3C Hwy.
Westerville, Ohio 43082
614-899-0725 (office)
614-882-7143 (fax)

GENOA TOWNSHIP

"A Nice Place to Live"

**BOARD OF TRUSTEES
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO**

OFFICE OF THE ZONING INSPECTOR

CERTIFICATE OF COMPLIANCE

This is to certify that the renovations to the **Ohio Mulch** site located **6300 Frost Road** in the Purdie Industrial Park in Genoa Township, Delaware County, Ohio were completed in compliance with the provisions of the Zoning Resolution governing the Planned Industrial Warehouse District (PD-3) and the Final Development Plan, ZC 2007-08, approved on November 14, 2007 by the Genoa Township Trustees. The owner/tenant is hereby granted authority to occupy these premises.

Dated this 17th Day of December 2008.

Genoa Township Zoning Department

GENERAL PLANNING NOTES:

1. ALL PLANTS SHALL BE SET TO CORRECT SPACING AND SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANNING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND SIZES SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANNING OPERATIONS SHALL HAVE A MINIMUM 4" DEEP SOIL BED, HARDWOOD BARK MULCH, MULCH HEIGHTS IN A CONTINUOUS BED.
5. ALL PLANNING EGGS TO BE NESTED TO A MINIMUM DEPTH OF 12" EQUAL.
6. ALL PLANNING EGGS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SPOONING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE CENTERLINE OF THE ROAD SHALL BE SHOWN IN AN APPROVED STATE PLAN AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PLANTS AND EGGS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, GRADES AND SETBACKS.
9. ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS, FILL, GRADING AND SETBACKS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

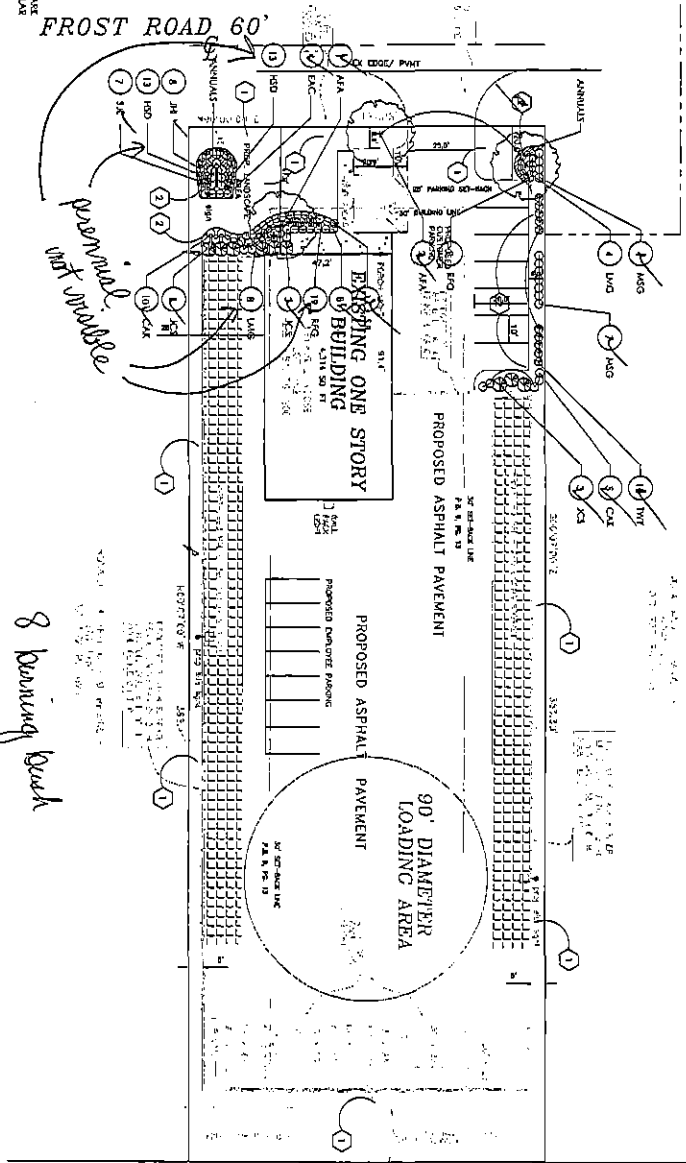
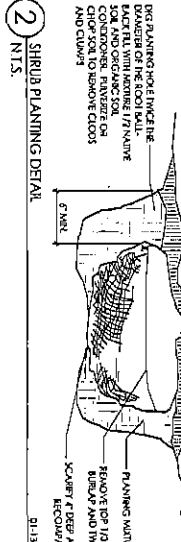
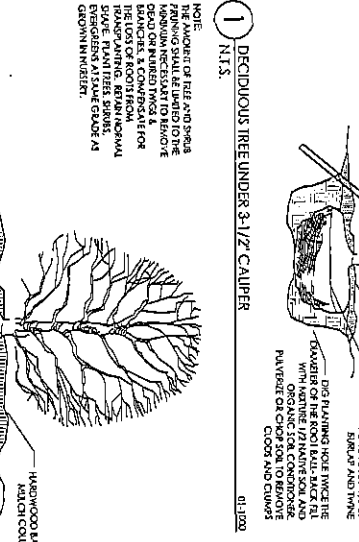
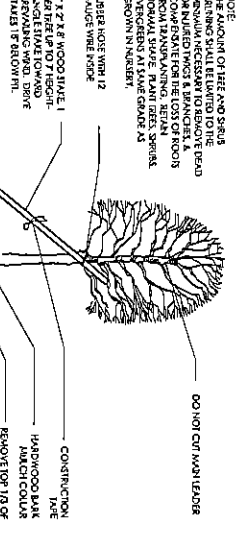
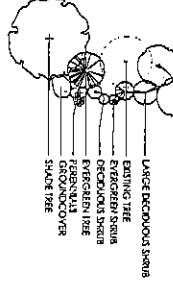
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT LIST

PLANT LIST FOR RESPONSIBILITY FOR ALL PLANTS SHOWN ON PLAN

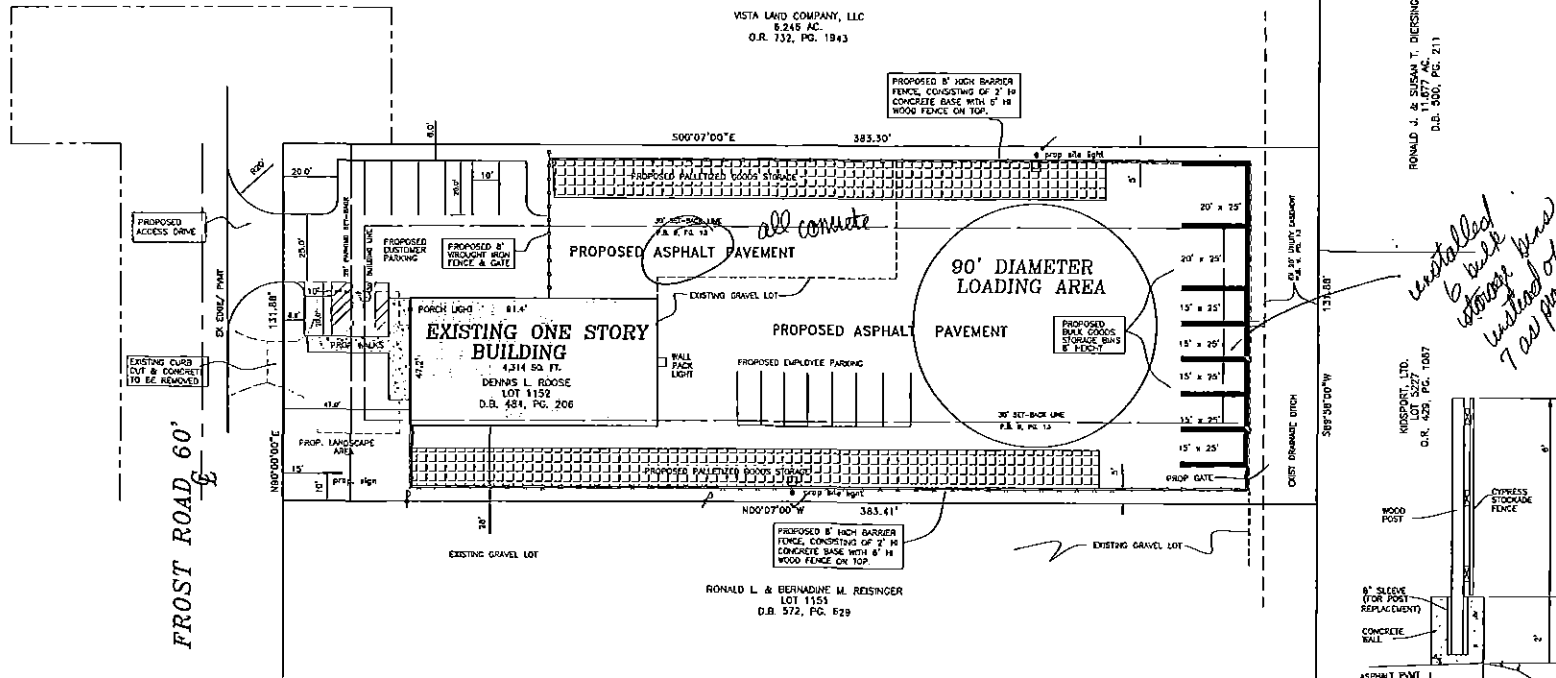
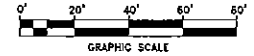
NO.	SYM.	PLANT NAME	COMMON NAME	SIZE	CONT.	REMARKS
1	NY	NYC	NYC	3" CAL	3.5 B.B.	
2	NY	NYC	NYC	3" CAL	3.5 B.B.	
3	NY	NYC	NYC	3" CAL	3.5 B.B.	
4	NY	NYC	NYC	3" CAL	3.5 B.B.	
5	NY	NYC	NYC	3" CAL	3.5 B.B.	
6	NY	NYC	NYC	3" CAL	3.5 B.B.	
7	NY	NYC	NYC	3" CAL	3.5 B.B.	
8	NY	NYC	NYC	3" CAL	3.5 B.B.	
9	NY	NYC	NYC	3" CAL	3.5 B.B.	
10	NY	NYC	NYC	3" CAL	3.5 B.B.	
11	NY	NYC	NYC	3" CAL	3.5 B.B.	
12	NY	NYC	NYC	3" CAL	3.5 B.B.	
13	NY	NYC	NYC	3" CAL	3.5 B.B.	
14	NY	NYC	NYC	3" CAL	3.5 B.B.	
15	NY	NYC	NYC	3" CAL	3.5 B.B.	
16	NY	NYC	NYC	3" CAL	3.5 B.B.	
17	NY	NYC	NYC	3" CAL	3.5 B.B.	
18	NY	NYC	NYC	3" CAL	3.5 B.B.	
19	NY	NYC	NYC	3" CAL	3.5 B.B.	
20	NY	NYC	NYC	3" CAL	3.5 B.B.	
21	NY	NYC	NYC	3" CAL	3.5 B.B.	
22	NY	NYC	NYC	3" CAL	3.5 B.B.	
23	NY	NYC	NYC	3" CAL	3.5 B.B.	
24	NY	NYC	NYC	3" CAL	3.5 B.B.	
25	NY	NYC	NYC	3" CAL	3.5 B.B.	
26	NY	NYC	NYC	3" CAL	3.5 B.B.	
27	NY	NYC	NYC	3" CAL	3.5 B.B.	
28	NY	NYC	NYC	3" CAL	3.5 B.B.	
29	NY	NYC	NYC	3" CAL	3.5 B.B.	
30	NY	NYC	NYC	3" CAL	3.5 B.B.	
31	NY	NYC	NYC	3" CAL	3.5 B.B.	
32	NY	NYC	NYC	3" CAL	3.5 B.B.	
33	NY	NYC	NYC	3" CAL	3.5 B.B.	
34	NY	NYC	NYC	3" CAL	3.5 B.B.	
35	NY	NYC	NYC	3" CAL	3.5 B.B.	
36	NY	NYC	NYC	3" CAL	3.5 B.B.	
37	NY	NYC	NYC	3" CAL	3.5 B.B.	
38	NY	NYC	NYC	3" CAL	3.5 B.B.	
39	NY	NYC	NYC	3" CAL	3.5 B.B.	
40	NY	NYC	NYC	3" CAL	3.5 B.B.	
41	NY	NYC	NYC	3" CAL	3.5 B.B.	
42	NY	NYC	NYC	3" CAL	3.5 B.B.	
43	NY	NYC	NYC	3" CAL	3.5 B.B.	
44	NY	NYC	NYC	3" CAL	3.5 B.B.	
45	NY	NYC	NYC	3" CAL	3.5 B.B.	
46	NY	NYC	NYC	3" CAL	3.5 B.B.	
47	NY	NYC	NYC	3" CAL	3.5 B.B.	
48	NY	NYC	NYC	3" CAL	3.5 B.B.	
49	NY	NYC	NYC	3" CAL	3.5 B.B.	
50	NY	NYC	NYC	3" CAL	3.5 B.B.	
51	NY	NYC	NYC	3" CAL	3.5 B.B.	
52	NY	NYC	NYC	3" CAL	3.5 B.B.	
53	NY	NYC	NYC	3" CAL	3.5 B.B.	
54	NY	NYC	NYC	3" CAL	3.5 B.B.	
55	NY	NYC	NYC	3" CAL	3.5 B.B.	
56	NY	NYC	NYC	3" CAL	3.5 B.B.	
57	NY	NYC	NYC	3" CAL	3.5 B.B.	
58	NY	NYC	NYC	3" CAL	3.5 B.B.	
59	NY	NYC	NYC	3" CAL	3.5 B.B.	
60	NY	NYC	NYC	3" CAL	3.5 B.B.	
61	NY	NYC	NYC	3" CAL	3.5 B.B.	
62	NY	NYC	NYC	3" CAL	3.5 B.B.	
63	NY	NYC	NYC	3" CAL	3.5 B.B.	
64	NY	NYC	NYC	3" CAL	3.5 B.B.	
65	NY	NYC	NYC	3" CAL	3.5 B.B.	
66	NY	NYC	NYC	3" CAL	3.5 B.B.	
67	NY	NYC	NYC	3" CAL	3.5 B.B.	
68	NY	NYC	NYC	3" CAL	3.5 B.B.	
69	NY	NYC	NYC	3" CAL	3.5 B.B.	
70	NY	NYC	NYC	3" CAL	3.5 B.B.	
71	NY	NYC	NYC	3" CAL	3.5 B.B.	
72	NY	NYC	NYC	3" CAL	3.5 B.B.	
73	NY	NYC	NYC	3" CAL	3.5 B.B.	
74	NY	NYC	NYC	3" CAL	3.5 B.B.	
75	NY	NYC	NYC	3" CAL	3.5 B.B.	
76	NY	NYC	NYC	3" CAL	3.5 B.B.	
77	NY	NYC	NYC	3" CAL	3.5 B.B.	
78	NY	NYC	NYC	3" CAL	3.5 B.B.	
79	NY	NYC	NYC	3" CAL	3.5 B.B.	
80	NY	NYC	NYC	3" CAL	3.5 B.B.	
81	NY	NYC	NYC	3" CAL	3.5 B.B.	
82	NY	NYC	NYC	3" CAL	3.5 B.B.	
83	NY	NYC	NYC	3" CAL	3.5 B.B.	
84	NY	NYC	NYC	3" CAL	3.5 B.B.	
85	NY	NYC	NYC	3" CAL	3.5 B.B.	
86	NY	NYC	NYC	3" CAL	3.5 B.B.	
87	NY	NYC	NYC	3" CAL	3.5 B.B.	
88	NY	NYC	NYC	3" CAL	3.5 B.B.	
89	NY	NYC	NYC	3" CAL	3.5 B.B.	
90	NY	NYC	NYC	3" CAL	3.5 B.B.	
91	NY	NYC	NYC	3" CAL	3.5 B.B.	
92	NY	NYC	NYC	3" CAL	3.5 B.B.	
93	NY	NYC	NYC	3" CAL	3.5 B.B.	
94	NY	NYC	NYC	3" CAL	3.5 B.B.	
95	NY	NYC	NYC	3" CAL	3.5 B.B.	
96	NY	NYC	NYC	3" CAL	3.5 B.B.	
97	NY	NYC	NYC	3" CAL	3.5 B.B.	
98	NY	NYC	NYC	3" CAL	3.5 B.B.	
99	NY	NYC	NYC	3" CAL	3.5 B.B.	
100	NY	NYC	NYC	3" CAL	3.5 B.B.	

PLANT KEY TYPICALS



<p>Paris Planning & Design</p> <p>LAND PLANNING & LANDSCAPE ARCHITECTURE</p> <p>882 Grandview Avenue Suite 230 Columbus, OH 43216 (614) 451-7544 (614) 451-7575</p>	<p>OHIO MULCH-FROST ROAD RETAIL CENTER</p> <p>PREPARED BY OHIO MULCH 1400 UNIVERSAL ROAD, COLUMBUS OH 43207</p>	<p>LANDSCAPE PLAN</p>
<p>DATE: 9/11/07</p> <p>PROJECT: 07086</p> <p>SHEET: []</p>	<p>REVISIONS</p> <p>10/11/07 []</p>	<p>DATE: 9/11/07</p> <p>PROJECT: 07086</p> <p>SHEET: []</p>

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF GENOA, T-3-N, R-17-W, U.S.M.L. BEING ALL OF LOT 1152 AS DESIGNATED AND DELINEATED ON THE RECORDED PLAT OF PURDIE INDUSTRIAL PARK IN P.B. 9, PG. 13, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.



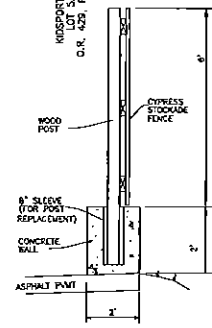
RONALD J. & SUSAN T. DIERSING
1,107 AC.
D.B. 380; PG. 211

VISTA LAND COMPANY, LLC
8,245 AC.
O.R. 732, PG. 1943

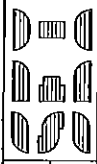
RONALD L. & BERNADINE M. REISINGER
LOT 1151
D.B. 572, PG. 529

KINGSPOST, LTD.
LOT 5227
O.R. 425, PG. 1007

*Installed to meet
6' wall
storage bins
instead of
7' wall property*



SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
10000 W. STATE ST.
COLUMBUS, OHIO 43240
PH: 614-291-7800
FAX: 614-291-7800



OHIO MULCH
6500 FROST ROAD, WESTERVILLE, OHIO
ZONING SITE PLAN

REV.	REV.
6-18-07	
7-5-07	
7-26-07	
7-30-07	
8-30-07	
9-09-07	
DATE: JUNE 07	
SCALE: 1"=20'	
DRAWN: S.E.L.	
CHECKED: M.H.M.	
FILE:	SHEET:
3373	1 OF 4

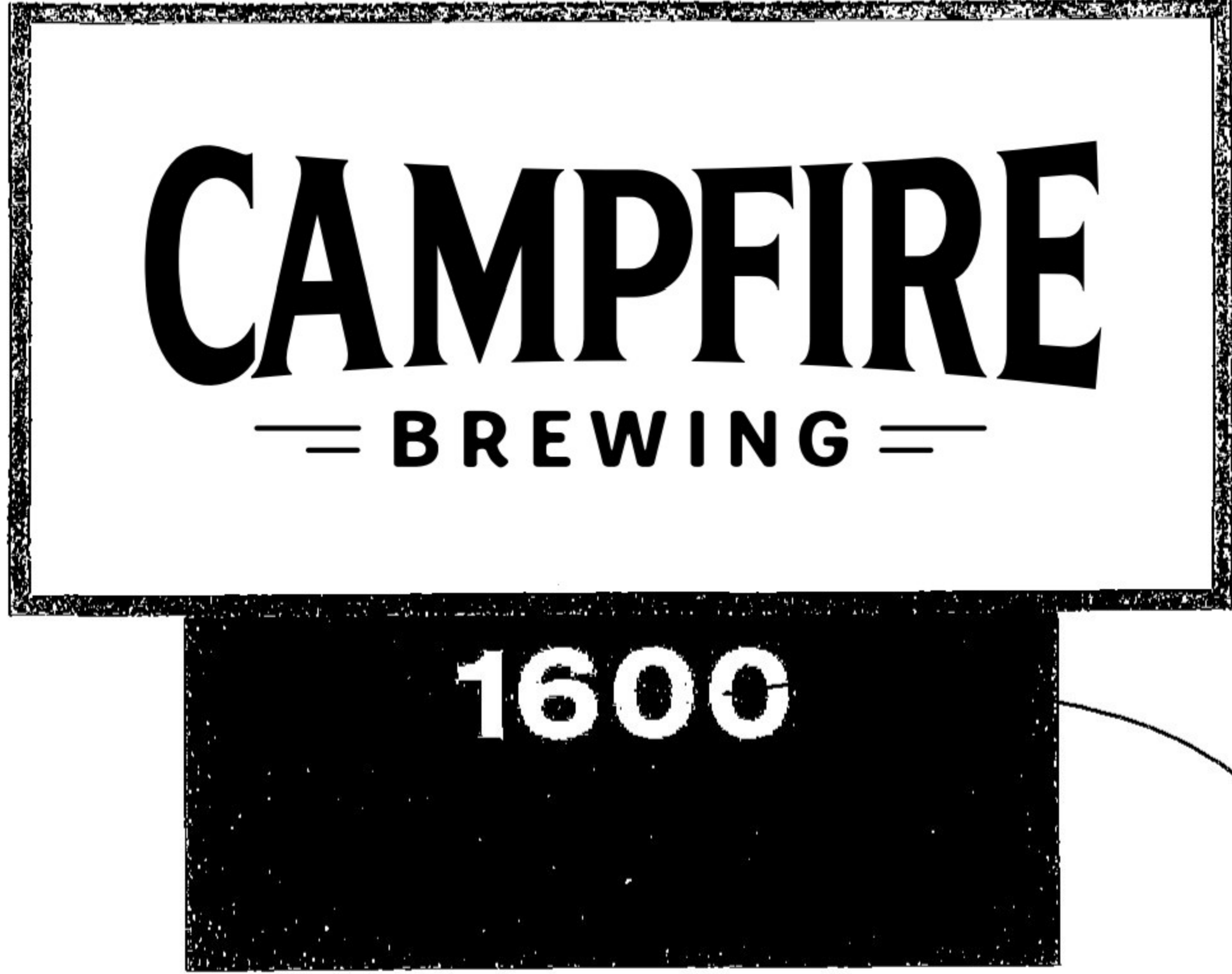
PROPOSED OHIO MULCH FACILITY

Proposed green space=19.6%

Any information or data on this drawing is not intended to be suitable for reuse by any person, firm or corporation or any other an extension of this project or for any site or any other project. Any reuse without written authorization and approval by the Engineer, Architect or Surveyor for the specific purpose intended will be at the users sole risk and without liability or legal exposure to the Engineer, Architect or Surveyor.

84"

42"



~~zoning permit
issued
2/9/09
20091019~~

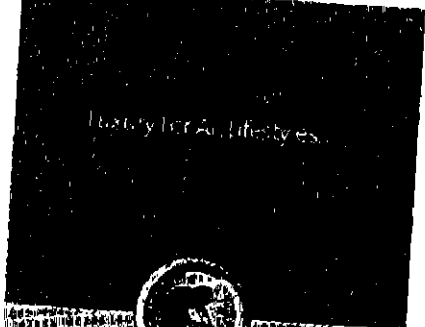
6300

Keep existing sign, just change panel to Campfire Brewing sign.

PROPOSED SIGN

file copy

cc 000-07



November 2, 2007

Genoa Township Admin Office
Attn: Paul
5111 South Old 3C Highway
Westerville, OH 43082

Re: Grand Oak Subdivision

Dear Paul:

Bob Webb Group proposes to re-grade the drainage swale on the south and east side of Lot #6202 and on the south side of Lot #6204 (or rear of property).

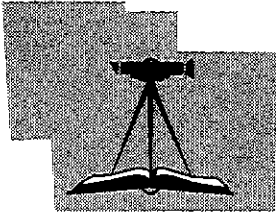
We will use a 4" tile covered with stone and dirt and will tap the tile into the storm structure on the south side of Lot #6202 by Grand Oak Boulevard. Bob Webb will finish grade the swale at the east side of Lot #6202 and we will reseed or re-sod areas where there is tile. Depending on weather, this may not be done until spring of 2008.

The work will be performed under the supervision of the Delaware Soil and Water Conservation District.

Sincerely,

Elton Yutzy
Superintendent

BOB WEBB
Group
10000
Westerville, OH 43082
www.bobwebbgroup.com
Phone: 614-891-1111
Fax: 614-891-1112
Email: info@bobwebbgroup.com



Delaware County Engineer

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

Patrick E. Blayney, P.E., FACEC
Chief Deputy Engineer

July 5, 2007

Genoa Township Zoning
5111 S. Old 3C Highway
Westerville, Ohio 43082

Re: *Proposed Ohio Mulch Facility – Frost Road*

Dear Zoning Board Members:

The Delaware County Engineer's Office has reviewed the proposed conceptual layout submitted on July 2, 2007 for the Ohio Mulch Facility on Frost Road. Our comments are as follows:

1. A traffic impact study will not be required for this site.
2. The proposed site will need to comply with current Delaware County Standards for storm water quantity and quality requirements.

Once the zoning has been approved, we look forward to reviewing the engineering plans for this site. Please be reminded that our review of this project was only conceptual in nature and, therefore, does not constitute our formal approval of the site. The engineering plans for this site must comply with the current edition of the Delaware Design, Construction and Surveying Standards in place at the time the plans are designed.

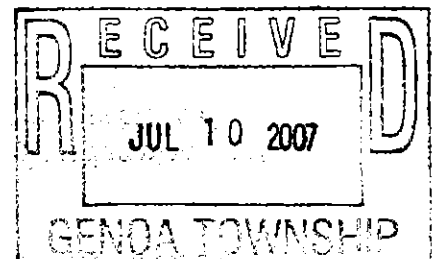
Should you have any questions regarding this information, please feel free to contact this office.

Sincerely,

Douglas W. Riedel, P.E.
Deputy Development Engineer

DWR:cd

cc: Jack Reynolds, Smith and Hale
Mark Hazel, Site Engineering
Brett Bergefurd, DCEO





SHEET INDEX:

1. TITLE SHEET
2. DEMO PLAN
3. CONCEPTUAL PLAN
4. MECHANICAL PLAN
5. ELECTRICAL PLAN
6. PLUMBING PLAN
7. WATER PLAN
8. GAS PLAN
9. FIRE PLAN

SITE DATA:

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF GENOA, T-3-N, R-17-W, U.S.M.L. BEING ALL OF LOT 112 AS DESIGNATED AND DELINEATED ON THE RECORDED PLAT OF FURIE INDUSTRIAL PARK IN P.S. 9, PG. 13, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

PROPERTY OWNER:
GERMANN HOLDINGS, LLC

PROPERTY ADDRESS:
6300 FROST RD.
WESTERVILLE, OH 43082

ZONING: PLANNED INDUSTRIAL DISTRICT (PID)

BUILDING CODE: OBC 2017

ASSUMED EXISTING AREA: 4500SF

ASSUMED EXISTING OCCUPANCY: F-1 (FACTORY)

PROPOSED OCCUPANCY: A-2(Accessory)

FULL ACCESSIBILITY UPGRADES:

OTHER CODE UPDATES AS REQUIRED

ASSUMED CONSTRUCTION TYPE: III-B

MAX HEIGHT: 55'

MAX AREA: 9500 SF

MAX STORIES: 2

NO EXISTING FIRE PROTECTION SYSTEMS

MAX OCCUPANCY OF 99

PROPOSED ADA ACCESSIBLE RESTROOM WITH (2) FIXTURES (TOTAL OF 4)

MISCELLANEOUS:

THE EXISTING STRUCTURE HOUSES

TELECOMMUNICATIONS EQUIPMENT OWNED BY A

SEPARATE ENTITY. A SITE PLAN SHOWING

EASEMENTS OWNED BY THE

TELECOMMUNICATIONS ENTITY HAS BEEN

PROVIDED. IT IS UNCLEAR HOW THE PROPOSED

SCOPE WILL OVERLAP WITH THE EXISTING

EQUIPMENT, AND WHAT, IF ANY, APPROVALS WILL

BE REQUIRED FOR THE PROPOSED SCOPE.

BUILDING EXISTS REQUIRED OBC TABLE 1019.1

TRAVEL DISTANCE OBC TABLE 1016.1

EXITS PROVIDED & TRAVEL DISTANCE:

2 EXITS 250

2 EXITS, 45'

FIRE RESISTANCE RATINGS OBC TABLE 601:

EXISTING EXTERIOR WALLS (OBC TABLE 602):

INTERIOR LOAD & NON-LOAD BEARING WALLS:

ROOF CONSTRUCTION:

0 HOURS

0 HOURS

0 HOURS

PLUMBING FIXTURES REQUIRED OBC TABLE 2902.1:

FIXTURE REQUIRED PROVIDED

WATER CLOSETS 3 UNISEX/1 URINAL 3 UNISEX/1 URINAL

LAVATORIES 1 MALE/1 FEMALE 1 MALE/1 FEMALE

DRINKING FOUNTAIN 0 0

SERVICE SINK 1 1

PROJECT DESCRIPTION & NOTES

RENOVATE EXISTING BUILDING FOR CAMPFIRE BREWERY AND BREW PUB

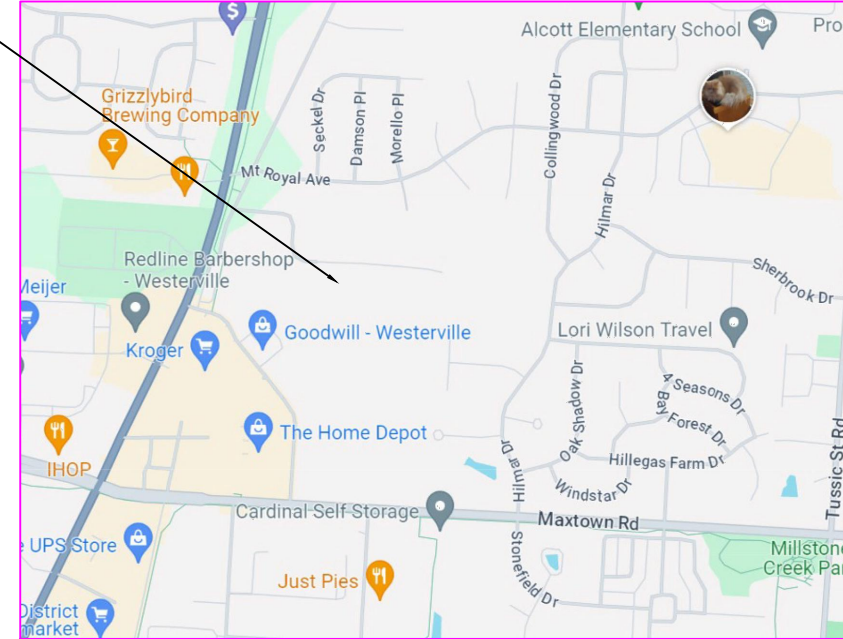
AS INDICATED ON THE DRAWINGS. DEMO A PORTION OF THE EXISTING RAISED FLOOR.

RENOVATING BATHROOMS TO COMPLY WITH CHANGE OF USE. ADDING ADA ACCESSIBILITY

TO BATHROOMS. ADDING BREWING SPACE AND TAPROOM. UPDATING ALL UTILITIES TO

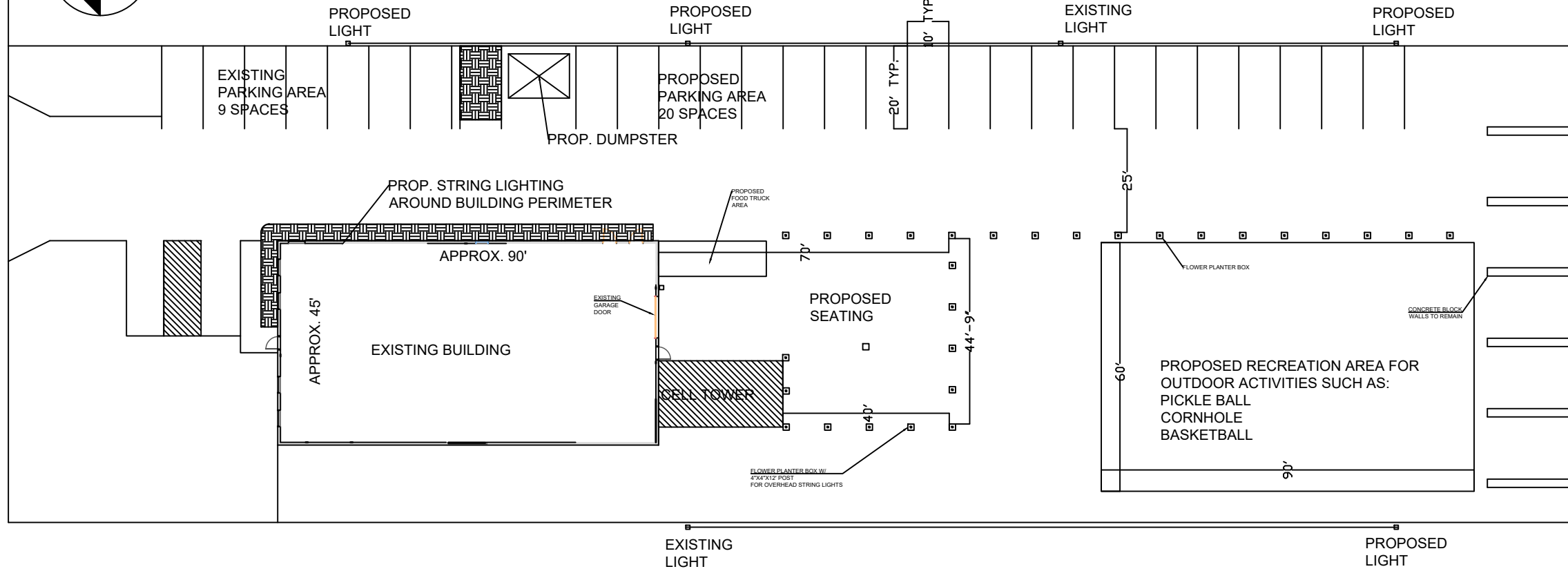
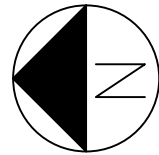
MATCH CHANGE OF USE.

SITE LOCATION



LOCATION MAP

FROST RD.



APPROVED BY:

CAMPFIRE BREWING
6300 FROST ROAD
WESTERVILLE, OH 43082



DATE: 02/26/2024

SHEET: 1 OF 9

SCALE: 1/32" = 1'-0"