



DEV-25-2 Violet Township - Development and Subdivision Plan Review Status: Active Submitted On: 10/1/2025	Primary Location 39.842892, -82.769687 Owner No owner information	Applicant Robert LeVeck 614-582-4765 rleveck@leveckconstruction.com 625 Eastgate Pkwy. Gahanna, OHIO 43230
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New Custom Section

I am applying for the following:

Project Name

Development Plan Review for Planned Districts (PCD, PCOD & PBID during public hearing)

Violet Commerce Center

General description of proposal/project/development

Canal Commerce Center – Final Development Plan Review
16.072 acres on south side of Basil Western Road
One parcel containing 6 flex warehouse buildings and one vacant parcel

Type of Development*

Commercial

Applicant/Developer Name

Robert LeVeck

Applicant/Developer phone number

614.5024765

Applicant/Developer Street Address

625 Eastgate Parkway

Applicant/Developer City

Gahanna

Applicant/Developer State

Ohio

Applicant/Developer Zip

43230

Applicant/Developer Email address

rleveck@leveckconstruction.com

Property Owner Name

Property owner phone number

—

Property Owner Street Address

Property Owner City

Property Owner State

Property Owner Zip

Property Owner Email Address

**Major Developments may be required to be platted pursuant to the
Fairfield County Subdivision Regulations.**

Property Information

Property Address(s)

Parcel ID #'s 0370211720 and 0370211730

Parcel Number(s)

Buildable Lots

2

Reserve Lots

Open Space Lots

0

0

Total Lots

Total acreage

2



16.072

Total Open Space acreage

Sanitary Sewer

—

Yes

If Sanitary Sewer is Yes, state provider

Fairfield County Utilities

Private Well(s)?

No

If public water, state provider

Fairfield County Utilities

Does the lot replat involve opening, widening or extending any public street or utilities?

Yes

Have any other parcels been transferred from the tract within the past twelve months?

No

Certifications

I understand that the timing of a decision on this plat may also be extended in cases where state highway projects are involved pursuant to Section 5511.01 of the Ohio Revised Code.



I hereby certify that the information provided in this application and its attachments are true and correct, and this application is complete as to the contents required.



Applicant/Developer - Print Name

Robert M. LeVeck III

Applicant/Developer Signature 

 Robert M. LeVeck III

Oct 1, 2025

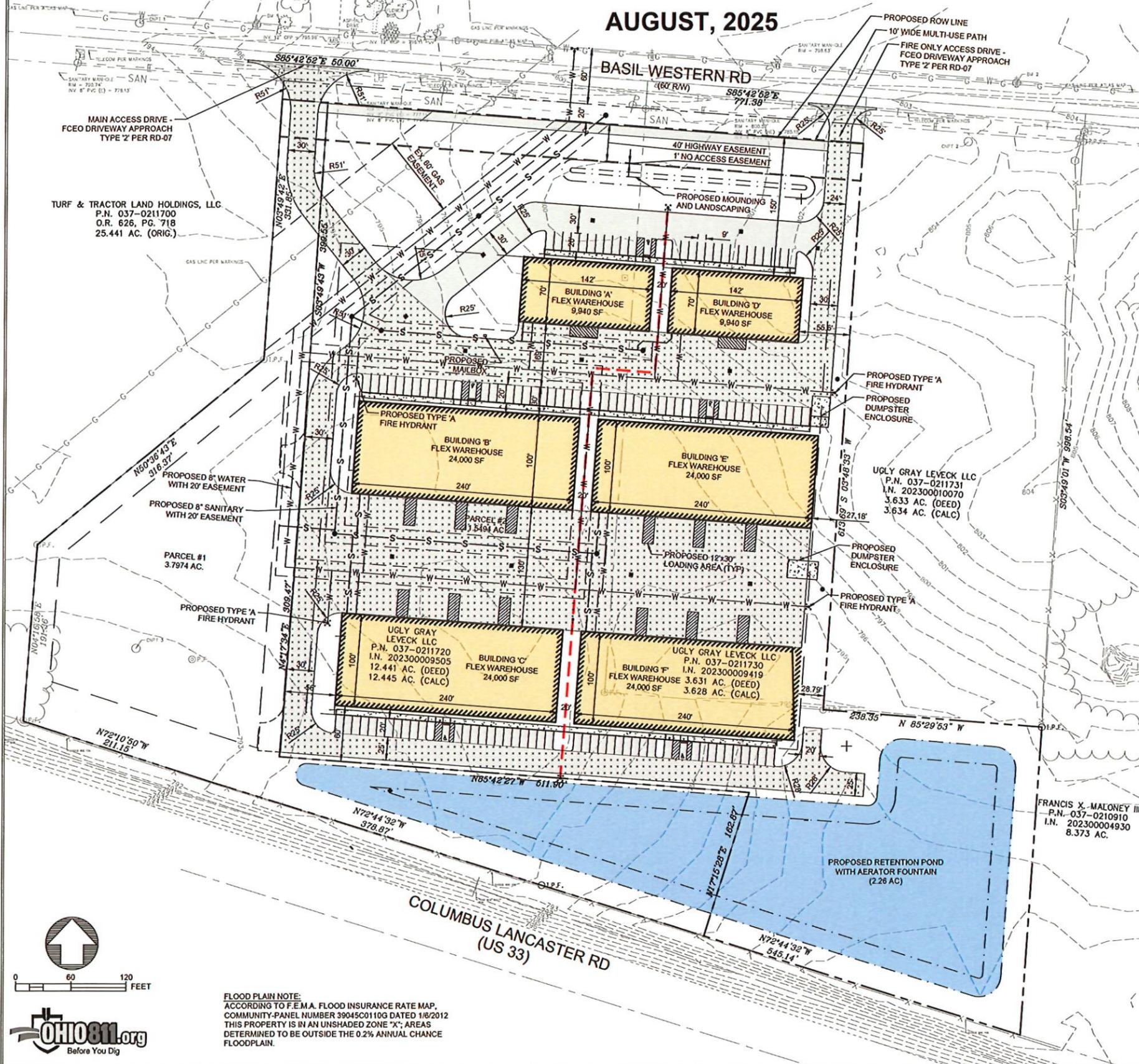
Date of Applicant/Developer Signature

10/01/2025

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant/developer furthermore consents to be bound by this application, by any agreement made by the applicant/developer or its agent, and by all decisions made by Violet Township relating to and in connection with the application.

CANAL COMMERCE CENTER DEVELOPMENT PLAN

AUGUST, 2025



TURF & TRACTOR LAND HOLDINGS, LLC
P.N. 037-0211700
O.R. 626, PG. 718
25.441 AC. (ORIG.)

UGLY GRAY LEVECK LLC
P.N. 037-0211731
I.N. 202300010070
3.633 AC. (DEED)
3.634 AC. (CALC)

FRANCIS X. MALONEY III
P.N. 037-0210910
I.N. 202300004930
8.373 AC.

SITE DATA

EXISTING USE: AGRICULTURE / RESIDENTIAL
EXISTING ZONING: M-2, C-2, R-2
EXISTING PARCELS:
PID: 0370211720 12.441 AC.
PID: 0370211730 3.631 AC.
TOTAL 16.072 AC.

PROPOSED PARCELS:

- LOT SIZE:** 3.7974 AC.
BUILDING SIZE: TBD
USE: RESTAURANT/BAR
PARKING REQUIRED: TBD
PARKING PROVIDED: TBD
LOT COVERAGE: TBD
- LOT SIZE:** 11.55 AC.
BUILDING SIZE: 115,880 S.F.
USE: FLEX WAREHOUSE
PARKING REQUIRED: 1/10,000 SF = 12 SPACES
PARKING PROVIDED: 120 CAR SPACES
LOT COVERAGE: 6.91 AC. (59.8%)

PARKING SPACES: 9'x20' (TYPICAL) - 120 TOTAL
LOADING SPACES: 12x30' (TYPICAL) - 14 TOTAL

PROPOSED ZONING: PBID
TOTAL SITE ACREAGE: 19.705 AC.
LOT 1 IMPERVIOUS AREA: TBD
LOT 1 PERVIOUS AREA: TBD
LOT 2 IMPERVIOUS AREA: 7.00 AC.
LOT 2 PERVIOUS AREA: 4.55 AC.

SETBACKS:
FRONT: 150'
USE: 25' (50' ADJACENT TO RESIDENTIAL)
REAR: 50'

DEED RESTRICTIONS: NONE

OWNER INFORMATION

ROBERT LEVECK
625 EASTGATE PKWY
GAHANNA OH 43230
PHONE: 614-582-4765
EMAIL: RLEVECK@LEVECKCONSTRUCTION.COM

UTILITIES

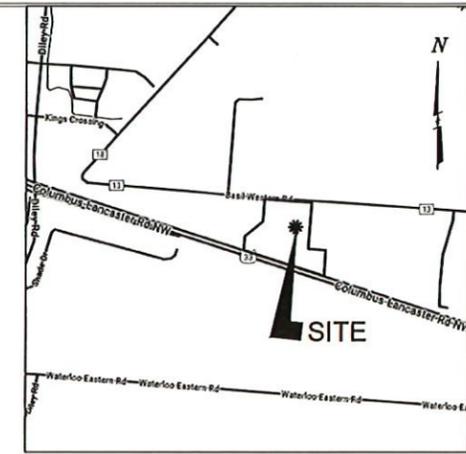
WATER:
UTILIZE AN EXISTING WATER MAIN LOCATED ALONG THE NORTH SIDE OF BASIL WESTERN RD. PROPOSED 8" MAIN LINE WITH WATER SERVICES TO EACH BUILDING

SANITARY:
UTILIZE AN EXISTING SANITARY MAIN LOCATED ALONG THE SOUTH SIDE OF BASIL WESTERN RD. PROPOSED 8" SANITARY MAIN (0.45% MIN SLOPE) WITH SERVICES (2.08% MIN SLOPE) TO EACH BUILDING.

STORM:
PROPOSED REGIONAL RETENTION POND WITH AERATOR FOUNTAIN (2.26 AC) ON LOTS #1/2

GRADING

WATER:
SITE TO BE GRADED TO CATCH BASINS, WITH 100 YEAR FLOOD ROUTING TO THE PROPOSED RETENTION POND. GRADING SHALL BE CONSTRAINED TO ONSITE ONLY,



VICINITY MAP
NO SCALE

LEGEND

- S-S PROPOSED SANITARY LINE
- ST-ST PROPOSED STORM LINE
- W-W PROPOSED WATER LINE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- ⊙ PROPOSED FIRE HYDRANT

PAVEMENT LEGEND

- [Pattern] LIGHT DUTY ASPHALT PAVEMENT
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT
- [Pattern] PROPOSED CONCRETE

TRAFFIC

PROPOSED MAIN ACCESS ON WEST SIDE - FCEO DRIVEWAY APPROACH TYPE '2' PER RD-07. PROPOSED FIRE ACCESS ONLY ON EAST SIDE - FCEO DRIVEWAY APPROACH TYPE '2' PER RD-07.

NO OTHER IMPROVEMENTS TO BE MADE ON BASIL WESTERN RD.

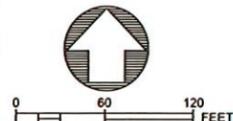
LANDSCAPE REQUIREMENTS

ANY SURFACE PARKING AREAS ADJACENT TO AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM THE RESPECTIVE RIGHT-OF-WAY WITH A MINIMUM OF A THIRTY (30) INCH CONTINUOUS PLANTING HEDGE AND TREE COMBINATION. THE HEIGHT SHALL BE MEASURED FROM THE ADJACENT PARKING AREA. THROUGHOUT THE THE SETBACK ARE BETWEEN A SURFACE PARKING AREA AND AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY, THERE SHALL BE A MINIMUM OF FOUR (4) TREES PER ONE HUNDRED (100) LINEAL FEET. TREES MAY BE DECIDUOUS, CONIFEROUS OR A COMBINATION THEREOF. REQUIREMENT SHALL NOT APPLY IN THE AREAS OF INGRESS AND EGRESS, OR TO EXISTING TREES WHICH ARE UNDISTURBED BY THE PROJECT.

NON-RESIDENTIAL USES ADJACENT TO THE RESIDENTIAL USES (CURRENT AND FUTURE) AND MULTI-FAMILY USES ADJACENT TO SINGLE-FAMILY RESIDENTIAL USES (CURRENT AND FUTURE) SHALL INSTALL A CONTINUOUS PLANTING HEDGE AND TREE COMBINATION TO PROVIDE SCREENING FROM SUCH ADJACENT USE. THE REQUIRED PLANTING HEDGE AND TREE COMBINATION SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT THE TIME OF INSTALLATION. MOUNDING MAY BE USED TO ACHIEVE THE REQUIRED HEIGHT AND FENCING MAY BE INCORPORATED TO PROVIDE ADDITIONAL SCREENING.

MINIMUM SIZE OF LANDSCAPE ISLANDS IS 162 SQUARE FEET WITH MINIMUM WIDTH OF 9' IN ACCORDANCE WITH CEDA DEVELOPMENT STANDARDS

ALL EXISTING TREES TO BE REMOVED ONSITE EXCEPT FOR TREES AROUND RETENTION POND UTILIZED FOR SCREENING.

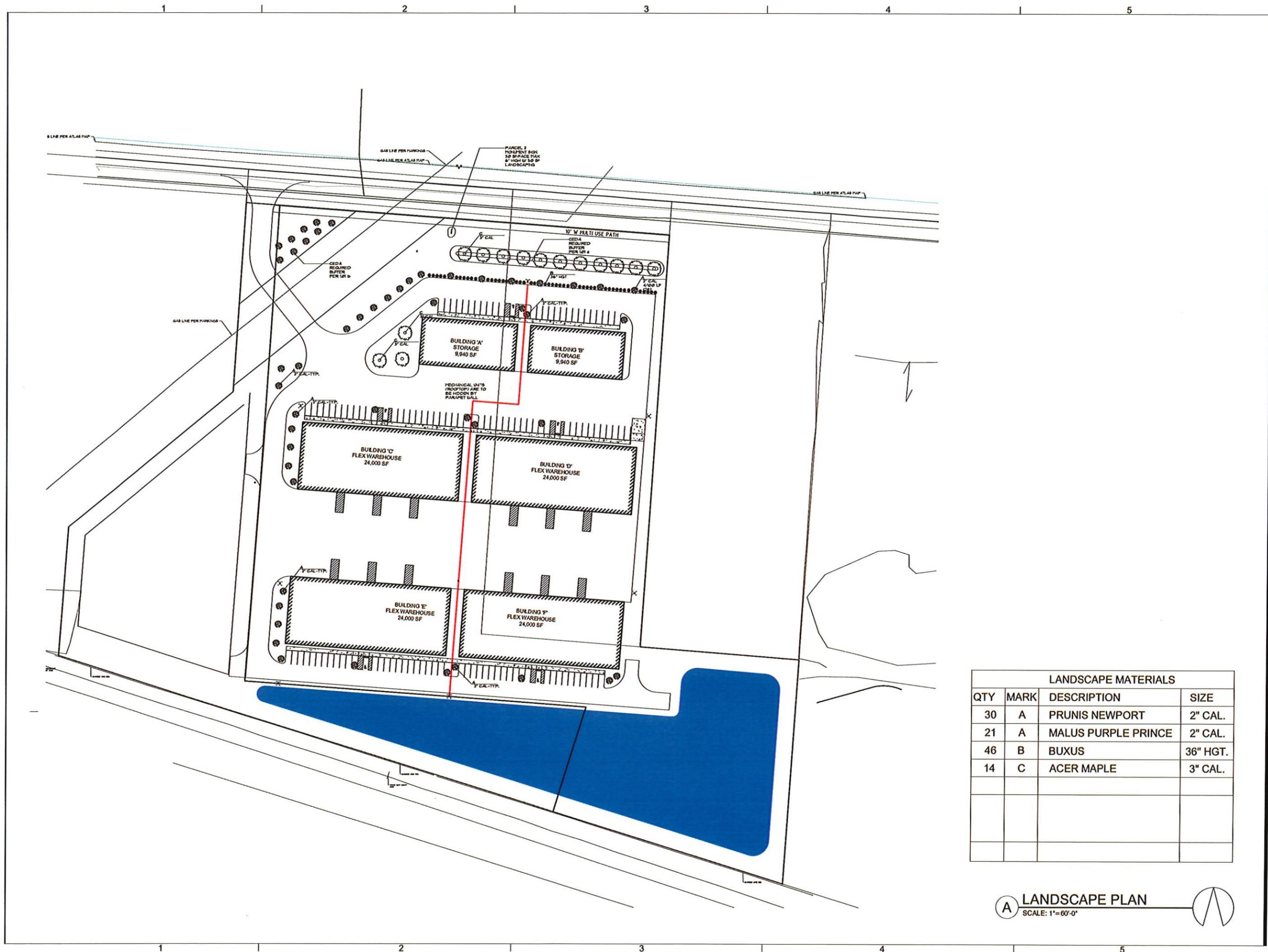


FLOOD PLAIN NOTE:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39045001100 DATED 1/8/2012 THIS PROPERTY IS IN AN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



ZONING PLAN
CANAL COMMERCE CENTER
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OH

DATE	8/3/25
SCALE	1" = 60'
SHEET NO.	1 OF 1
FILE NO.	LEVECK



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CONSULTING ENGINEER
 REVISIONS:
 4/22/24 EXT. ELEV. PWR.
 7/15/24 PLANT QUANT.
 12/7/25 REVISED BLDGS
 8/18/25 REVISED BLDGS

LANDSCAPE PLAN
 A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
 FOR:
VIOLET TOWNSHIP WAREHOUSE
 X

LANDSCAPE MATERIALS			
QTY	MARK	DESCRIPTION	SIZE
30	A	PRUNIS NEWPORT	2" CAL.
21	A	MALUS PURPLE PRINCE	2" CAL.
46	B	BUXUS	36" HGT.
14	C	ACER MAPLE	3" CAL.

A LANDSCAPE PLAN
 SCALE: 1"=60'-0"

DESIGN DEVELOPMENT: 02.16.24

THOMAS M. MCCASH #899178
 LICENSE EXPIRES 12/31/26

DATE: 11.04.23 SHEET:
 SCALE: AS NOTED
 DRAWN BY: TMM **A2.00**
 PROJECT No: 22008 REV:

PLAN OF IMPROVEMENTS
for
VIOLET COMMERCE CENTER
BASIL WESTERN RD. VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
SEPTEMBER 4, 2025

NOTE:

PROPERTY HAS A 26" HIGH-PRESSURE GAS MAIN RUNNING ON NORTH WEST PORTION OF SITE. ANYTIME THERE IS GROUND PENETRATION WITHIN 20 FEET OF THE GAS MAIN, A REPRESENTATIVE FROM CENTERPOINT MUST BE PRESENT.

THE CENTERPOINT REPRESENTATIVE FOR THE GAS UTILITY AT THE SITE IS:

KEVIN CAMPBELL W/ GRIDHAWK
PHONE: (937)-903-0567

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT SHALL BE AS PER CITY OF KETTERING, AND THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2023, UNLESS OTHERWISE MODIFIED HEREIN, MOST RESTRICTIVE SHALL APPLY AS DETERMINED BY THE ENGINEER.

GENERAL NOTES:

1. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
2. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INSTITUTE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT. THIS IS TO BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
5. NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
6. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY(S) AND PROTECTION OF SAID UTILITY DURING CONSTRUCTION.
7. SEEDING MUST BE DONE SEVEN (7) DAYS AFTER EARTH DISTURBING ACTIVITIES.
8. FIELD TILE - SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE. WITHIN THE DEDICATED RIGHT-OF-WAY, THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL4) OR DUCTILE IRON PIPE (ANSI CLASS 52 OR PVC AS SPECIFIED) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR.
9. ANY MUD TRACKED OR DISPOSITION OF BUILDING MATERIALS OR DEBRIS UPON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THIS RISK.
10. ALL STORM DRAINS, UNDERDRAINS AND FIELD TILE BROKEN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION.
11. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, COUNTY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ODOT, MONTGOMERY COUNTY AND CEPA.
12. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE EXISTING OWNED PROPERTY, RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
13. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE AT THEIR SOLE EXPENSE.
14. THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
15. ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
16. ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 - CLEARING AND GRUBBING AND ODOT 203 - ROADWAY EXCAVATION & EMBANKMENT.
17. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.



SHEET INDEX

- C1. COVER SHEET
- C2. EXISTING CONDITIONS AND BOUNDARY RETRACEMENT SURVEY
- C3. PRELIMINARY SITE PLAN
- C4. PRELIMINARY PLAT

EXISTING UTILITIES

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES WHO SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

UTILITY OWNERSHIP

ELECTRIC
FAIRFIELD COUNTY ENGINEERS
(740)-652-2300

SOUTH CENTRAL POWER
(800)-282-5064

GAS
COLUMBIA GAS OF OHIO
(800)-344-4077

COLUMBIA GAS TRANSMISSION
(800)-835-7191

EASTERN GAS TRANSMISSION AND STORAGE
(681)-842-3370

NORTHEAST OHIO NATURAL GAS
(800)-451-9465

TELECOMMUNICATIONS
CHARTER COMMUNICATIONS(SPECTRUM)
(655)-860-9068

FIBER OPTIC
AT&T OHIO
(800)-289-2020

NOTE - WITH REGARD TO EXISTING UTILITIES SHOWN, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHEN ACCURATE, ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

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TICKET REFERENCE NUMBER:
8513501506-008

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
EMAIL: John@bes-engineer.com

Revisions

NO.	DATE	DESCRIPTION	BY



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



LOCATION MAP



SURVEY NOTES:

- PROPERTY LINE LOCATIONS, BEARINGS AND DISTANCES SHOWN ARE FROM A BOUNDARY RETRACEMENT SURVEY BY BERNARD D. KIEWOW, JR., P.S. NO. 7456 W/ FIELDWORK COMPLETED ON 6/20/2025.
- ALL TOPOGRAPHICAL FEATURES SHOWN ARE EITHER FROM ABOVE GROUND FEATURES READILY OBSERVABLE, OR FROM EXISTING RECORDS WHOSE ACCURACY CAN NOT BE CERTIFIED BY US.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- THE PROJECT AREA IS LIES IN FLOOD ZONE X OF FRM 39045C0110G, EFFECTIVE DATE 01-06-2012, BEING OUTSIDE 500 YEAR FLOOD PLAN.

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 (2011) FOR HORIZONTAL LOCATION AND NAVD83 DATUM FOR VERTICAL ELEVATIONS.

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- LOCATING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- ALL DAMAGE TO ANY EXISTING UTILITY.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES WHO SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

UTILITY OWNERSHIP

ELECTRIC
FAIRFIELD COUNTY ENGINEERS
(740)-652-2300

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(800)-451-9465

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TICKET REFERENCE NUMBER:
8513501506-008

BOUNDARY SURVEY CERTIFICATION



REGISTERED SURVEYOR OF OHIO
NO. 7456
BERNARD D. KIEWOW, JR.

PROJECT NO.: 345 25

DATE: 6/27/2025

DRAWN BY: BJB/GWG

DESIGNED BY: BJB

CHECKED BY: JJB

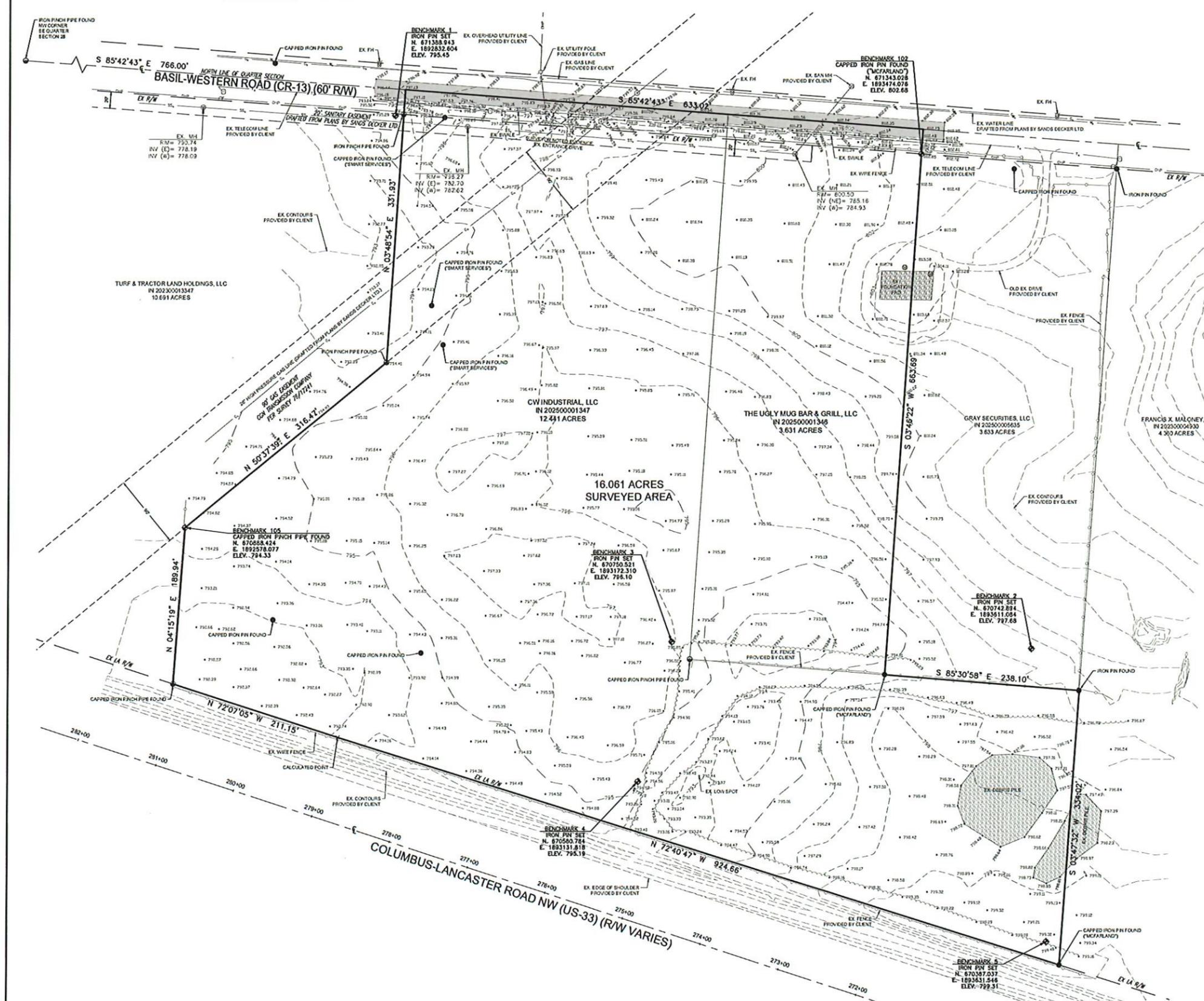
REVISED

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EXISTING CONDITIONS PLAN & BOUNDARY RETRACEMENT SURVEY
OF 12.441 ACRE TRACT IN 202500001347
& 3.631 ACRE TRACT IN 202500001346
FOR
VIOLET COMMERCE CENTER
LOCATED AT BASIL WESTERN RD, SECTION 28, TOWNSHIP 15, RANGE 20,
VIOLET TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO

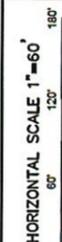
LEGEND

- EXISTING WELL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING GAS MARKER
- EXISTING UTILITY POLE
- EXISTING ELECTRIC CABINET
- EXISTING GROUND SPOT ELEVATION
- EXISTING TOP/EDGE PAVEMENT
- EXISTING SHALE
- EXISTING CONTOUR (INDEX)
- EXISTING CONTOUR (INTERMEDIATE)
- EXISTING OVERHEAD UTILITY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING TREE LINE
- EXISTING PAVEMENT
- EXISTING GRAVEL





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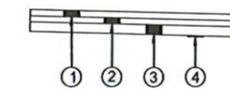


LEGEND

- W — PROP. 6" WATER MAIN
- ST — PROP. STORM MAIN
- S — PROP. 8" SANITARY MAIN
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. CATCH BASIN (YARD INLET)
- PROP. STORM MAN-HOLE
- PROP. SANITARY MAN-HOLE
- ▭ PROP. ASPHALT
- ▭ PROP. CONCRETE

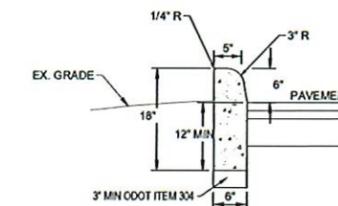
NOTE:

OWNER TO COORDINATE WITH VIOLET TOWNSHIP FOR THE CLOSING OF ACCESS ONTO BASIL WESTERN ROAD AND LANE CLOSURES.



- ① ODOT ITEM 448 - ASPHALT CONCRETE, TYPE 1 (1-1/2" SURFACE COURSE)
- ② ODOT ITEM 448 - ASPHALT CONCRETE, TYPE 1 (1-1/2" INTERMEDIATE COURSE)
- ③ ODOT ITEM 304 - AGGREGATE BASE (6" COURSE)
- ④ ODOT ITEM 204 - SUBGRADE (COMPACTED) PER GEOTECH SPECS.

TYPICAL SECTION ASPHALT PAVEMENT
NOT TO SCALE



CONCRETE BARRIER CURB DETAIL
NOT TO SCALE

SITE DATA:

EXISTING USE: AGRICULTURE/RESIDENTIAL
 EXISTING ZONING: M-2, C-2, R-2
 EXISTING PARCELS:
 PID: 0370211720 12.441 AC.
 PID: 0370211730 3.631 AC.
 TOTAL 16.072 AC.

PROPOSED PARCELS:

- 1) LOT SIZE: 3.7974 AC.
 BUILDING SIZE: TBD
 USE: RESTAURANT/BAR
 PARKING REQUIRED: TBD
 PARKING PROVIDED: TBD
 LOT COVERAGE: TBD
- 2) LOT SIZE: 11.55 AC.
 BUILDING SIZE: 115,680 SF.
 USE: FLEX WAREHOUSE/STORAGE
 PARKING REQUIRED: 1/10,000 SF = 12 SPACES
 PARKING PROVIDED: 120 CAR SPACES
 LOT COVERAGE: 6.91 AC. (59.8%)

PROPOSED ZONING: PID
 TOTAL SITE ACREAGE: 19.705 AC.
 LOT 1 IMPERVIOUS AREA: TBD
 LOT 1 FERVOUS AREA: TBD
 LOT 2 IMPERVIOUS AREA: 6.91 AC.
 LOT 2 FERVOUS AREA: 4.64 AC.

SETBACKS:
 FRONT: 150'
 USE: 25' (50' ADJACENT TO RESIDENTIAL)
 REAR: 50'

UTILITIES

UTILITIES
 WATER: UTILIZE AN EXISTING WATER MAIN LOCATED ALONG THE NORTH SIDE OF BASIL WESTERN RD.
 SANITARY: UTILIZE AN EXISTING SANITARY MAIN LOCATED ALONG THE SOUTH SIDE OF BASIL WESTERN RD.
 STORM: PROPOSED REGIONAL RETENTION POND ON LOTS #1/2

LANDSCAPE REQUIREMENTS

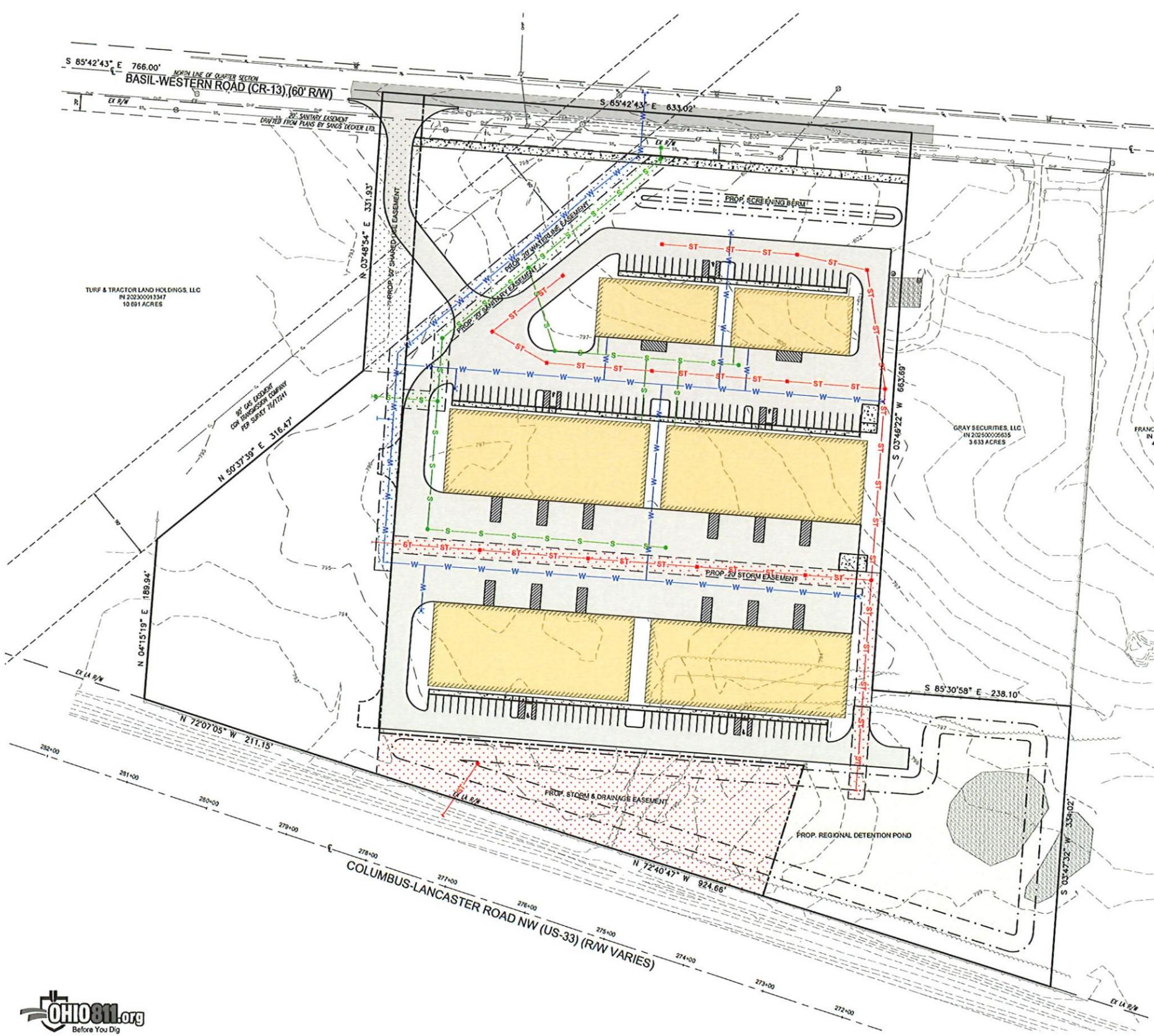
ANY SURFACE PARKING AREAS ADJACENT TO AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM THE RESPECTIVE RIGHT-OF-WAY WITH A MINIMUM OF A THIRTY (30) INCH CONTINUOUS PLANTING HEDGE AND TREE COMBINATION. THE HEIGHT SHALL BE MEASURED FROM THE ADJACENT PARKING AREA. THROUGHOUT THE THE SETBACK ARE BETWEEN A SURFACE PARKING AREA AND AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY, THERE SHALL BE A MINIMUM OF FOUR (4) TREES PER ONE HUNDRED (100) LINEAL FEET. TREES MAY BE DECIDUOUS, CONIFEROUS OR A COMBINATION THEREOF. REQUIREMENT SHALL NOT APPLY IN THE AREAS OF INGRESS AND EGRESS, OR TO EXISTING TREES WHICH ARE UNDISTURBED BY THE PROJECT.

NON-RESIDENTIAL USES ADJACENT TO THE RESIDENTIAL USES (CURRENT AND FUTURE) AND MULTI-FAMILY USES ADJACENT TO SINGLE-FAMILY RESIDENTIAL USES (CURRENT AND FUTURE) SHALL INSTALL A CONTINUOUS PLANTING HEDGE AND TREE COMBINATION TO PROVIDE SCREENING FROM SUCH ADJACENT USE. THE REQUIRED PLANTING HEDGE AND TREE COMBINATION SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT THE TIME OF INSTALLATION. WOUNDING MAY BE USED TO ACHIEVE THE REQUIRED HEIGHT AND FENCING MAY BE INCORPORATED TO PROVIDE ADDITIONAL SCREENING.

MINIMUM SIZE OF LANDSCAPE ISLANDS IS 162 SQUARE FEET WITH MINIMUM WIDTH OF 9' IN ACCORDANCE WITH CEDA DEVELOPMENT STANDARDS

PRELIMINARY SITE PLAN

FOR
VIOLET COMMERCE CENTER.
 LOCATED AT BASIL WESTERN RD.,
 SECTION 28, TOWNSHIP 15, RANGE 20,
 VIOLET TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO



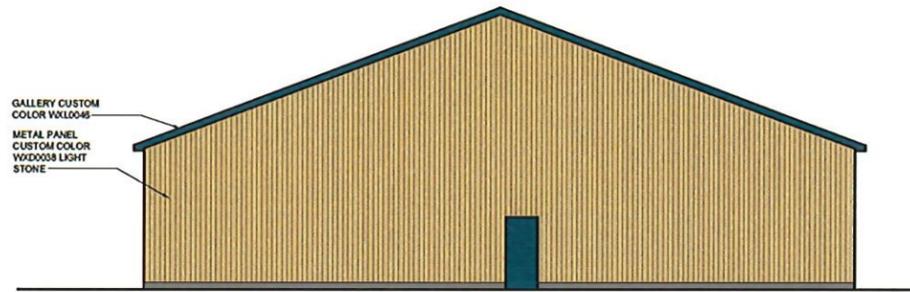
T:\BES_2025\345.25_Violet_Industrial_Canal_Commerce_Center_Fairfield_Co_Enr\345.25_PrelimPlan.dwg

GENERAL NOTES

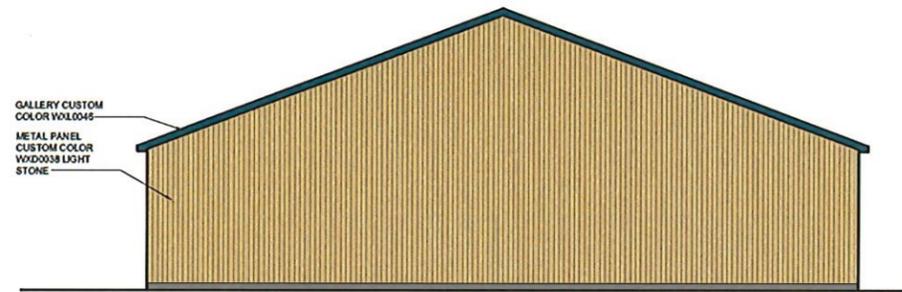
1. EACH SHEET WITHIN THIS SET OF DRAWINGS CONTAINS INFORMATION WHICH MAY OR MAY NOT RELATE TO OR RELY UPON INFORMATION CONTAINED WITHIN ANOTHER SHEET OR WITHIN THE SPECIFICATIONS PREPARED FOR THIS PROJECT. EACH CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR OTHER PERSON OR ENTITY PROVIDING LABOR OR MATERIALS FOR THE PROJECT SHALL MAKE THEMSELVES FAMILIAR WITH THE COMPLETE DRAWING AND SPECIFICATION PACKAGE FOR THIS PROJECT AND SHALL PERFORM ALL WORK RELATIVE TO THEIR PORTION OR PORTIONS OF THE PROJECT IN A COMPLETE, COORDINATED AND PROPER MANNER. IT SHALL BE EACH ENTITY'S RESPONSIBILITY TO IDENTIFY AREAS OF CONFLICT OR SEQUENCING WITH OTHER TRADES RELATIVE TO THEIR WORK AND COORDINATE RESOLUTION OF THE CONFLICT OR SEQUENCING WITH THE ARCHITECT, GENERAL CONTRACTOR AND/OR AFFECTED TRADES.
2. WHERE CONFLICTS OCCUR BETWEEN FLOOR PLANS, ELEVATIONS OR BUILDING/WALL SECTIONS, THE DETAILED FLOOR PLANS, REFERENCED DETAILS OR REFERENCED ELEVATIONS SHALL GOVERN UNLESS OTHER INFORMATION CONTAINED WITHIN THE CONSTRUCTION DOCUMENTS INDICATES OTHERWISE. IN ALL CASES REPORT THE CONFLICT OR DISCREPANCY TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING. CONFLICTS IN QUANTITIES OR QUALITIES SHALL BE RESOLVED BY PROVIDING THE GREATER QUALITY OR GREATER QUANTITY OF THE DESIGNATED ITEM.

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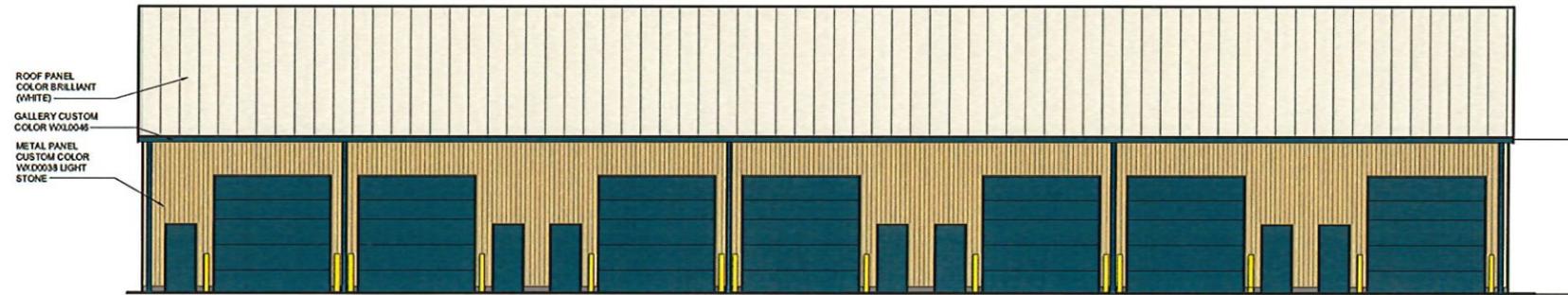
CONSULTING ENGINEER	REVISIONS
	4/22/24 EXT. ELEV. PWR.
	7/15/24 PLANT QUANT.
	12/7/25 REVISED BLDGS
	8/18/25 REVISED BLDGS
	11/20/25 REVISED ELEV.



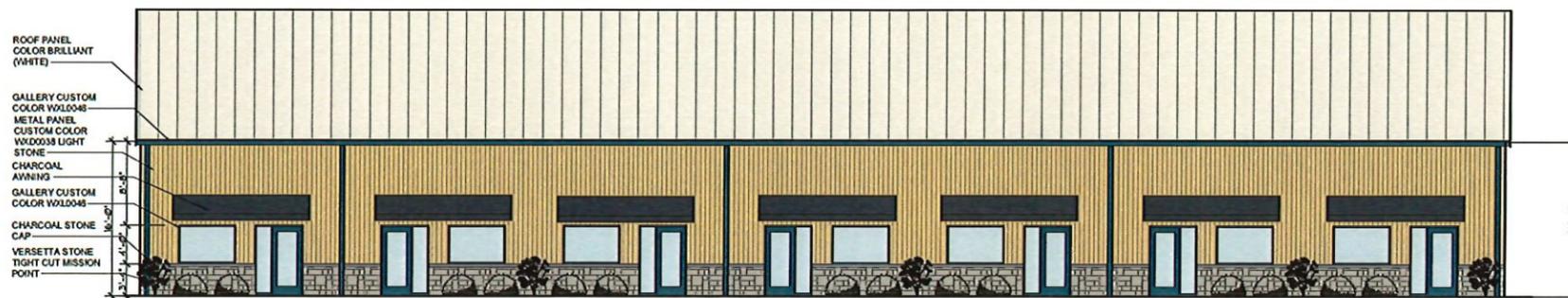
OVERALL SIDE ELEVATION
 SCALE: 1/8"=1'-0"



OVERALL SIDE ELEVATION
 SCALE: 1/8"=1'-0"



OVERALL REAR ELEVATION
 SCALE: 1/32"=1'-0"



OVERALL FRONT ELEVATION
 SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS

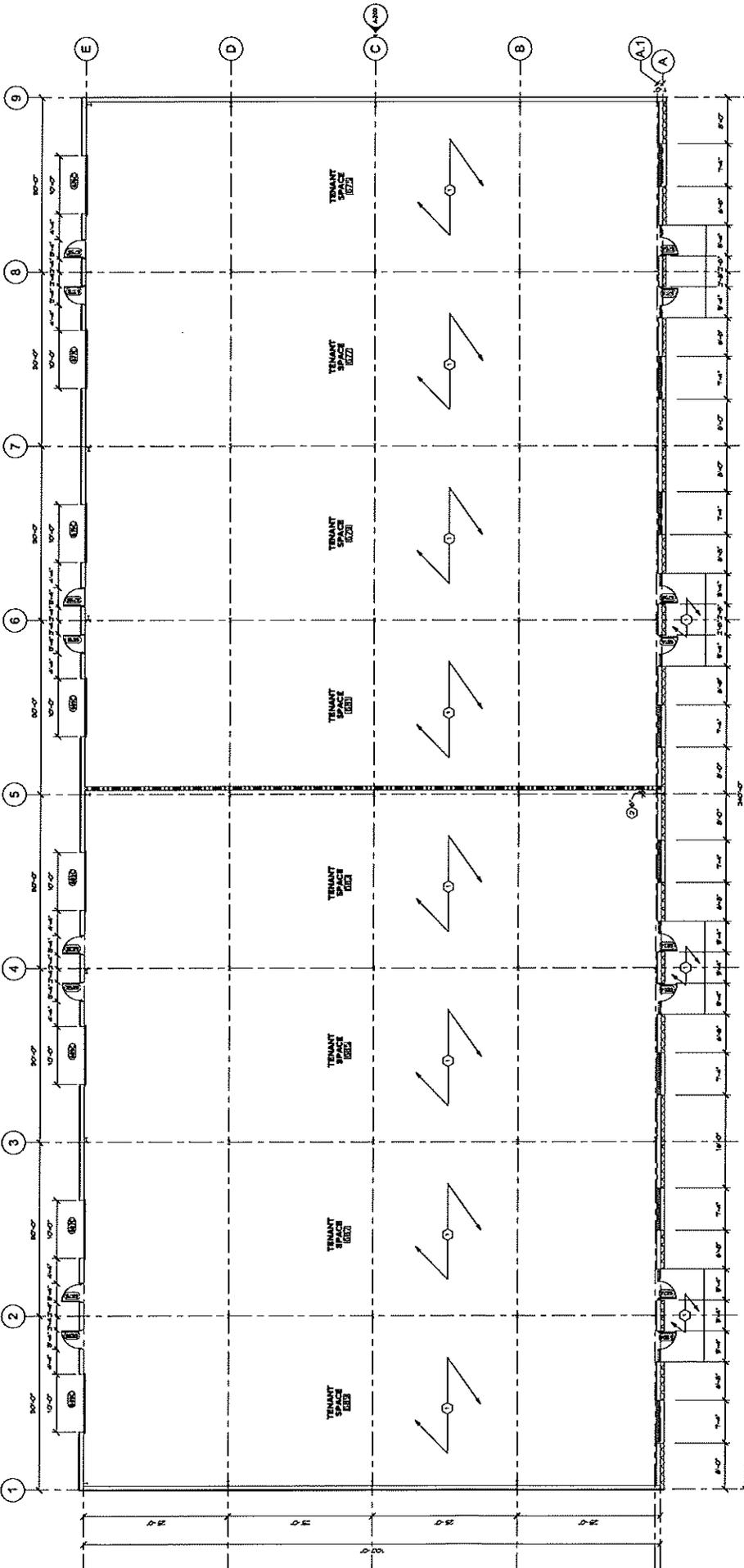
A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC

FOR:
VIOLET TOWNSHIP WAREHOUSE

DESIGN DEVELOPMENT: 02.16.24



DATE	11.04.23	SHEET	
SCALE	AS NOTED		
DRAWN BY:	TMM	A3.00	
PROJECT No:	22008	REV.	



1 FLOOR PLAN
1/8" = 1'-0"

CROSS POINTE

675-689 CROSS POINTE RD
GAHANNA, OHIO 43230

463 N High St, Suite 2B
Columbus, OH 43215
Phone (614) 942-1050
main@rkgchitects.com



A-100
FLOOR PLANS

Robert K. Gibson
Contractor License #173

DOOR SCHEDULE

NO.	SYMBOL	TYPE	FINISH	MARKING	SWING	GLASS	GLASS TYPE	GLASS FINISH
1	(Symbol)	SWING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
2	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
3	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
4	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
5	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
6	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
7	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
8	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
9	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
10	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
11	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
12	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
13	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
14	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
15	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
16	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
17	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
18	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
19	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
20	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
21	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
22	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
23	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
24	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
25	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
26	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
27	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
28	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
29	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
30	(Symbol)	SLIDING	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"

FLOOR PLAN CODED NOTES

1. EXISTING METAL BUILDING SHALL REMAIN TO BE REFINISHED.

2. LOCATE ALL WINDOW ENTANCES NEARBY TO BE REFINISHED.

3. LOCATE ALL WINDOW ENTANCES NEARBY TO BE REFINISHED.

LEGEND

EXISTING METAL BUILDING SHALL REMAIN TO BE REFINISHED.

NEW METAL BUILDING SHALL BE REFINISHED.

NEW METAL BUILDING SHALL BE REFINISHED.

NEW METAL BUILDING SHALL BE REFINISHED.

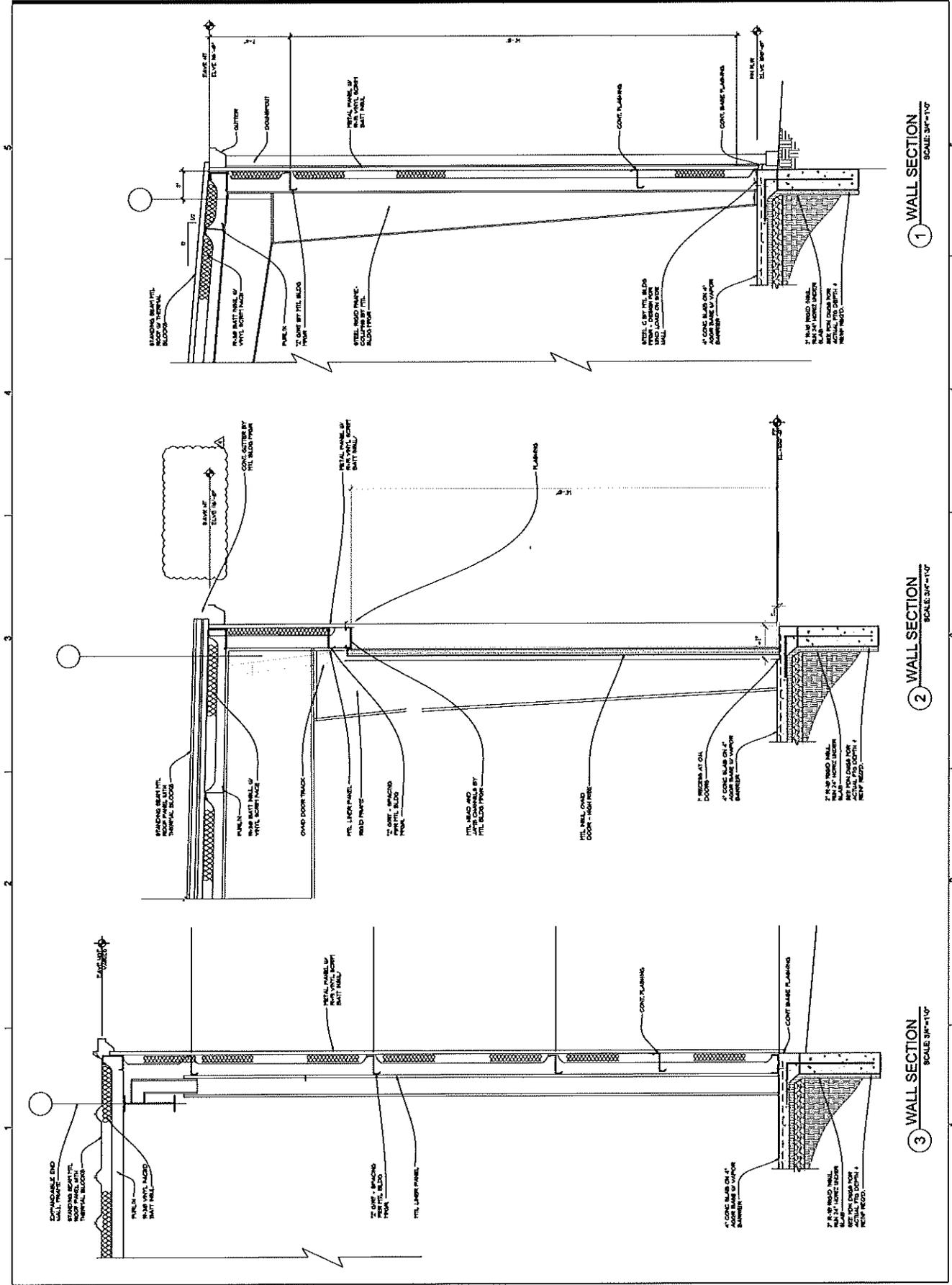
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15	Check for errors
16	Check for errors
17	Check for errors
18	Check for errors
19	Check for errors
20	Check for errors

A PROJECT OF:
LEVECK COMMERCIAL CONSTRUCTION & DEVELOPMENT, LLC
 FOR:
TAYLOR INDUSTRIAL PARK, LLC
 GAHANNA, OHIO 43230



THOMAS W. MCCARTY 689478
 LICENSED PROFESSIONAL ENGINEER
 MECHANICAL ENGINEERING
 STATE OF OHIO
 EXPIRES 12/31/2023
 SCALE: AS SHOWN
 DATE: 10/30/20
 SHEET: A3.00
 TOTAL SHEETS: 10

CONSTRUCTION DOCUMENTS: 10.30.20 WALL SECTIONS

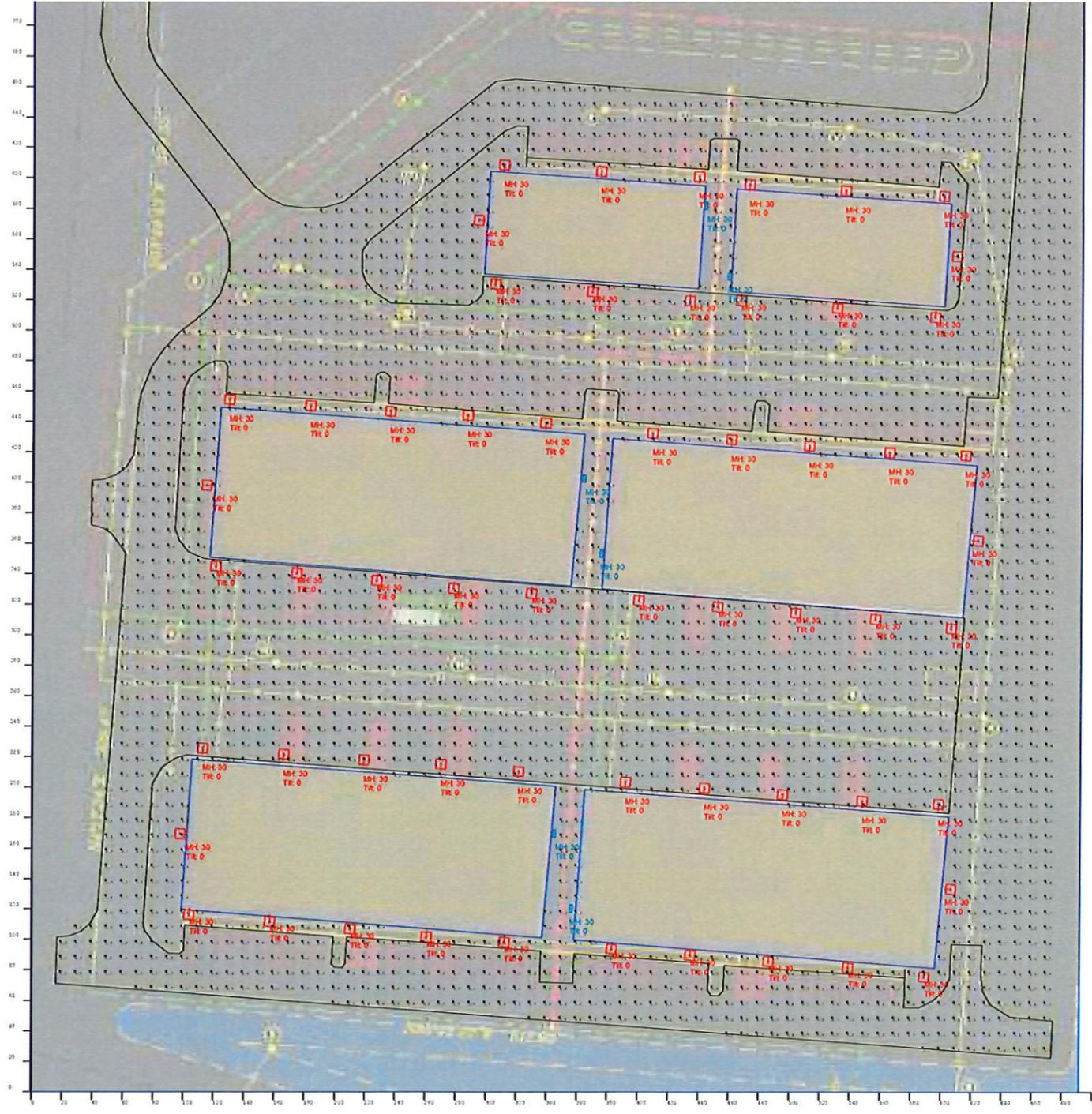


1
 2
 3
 4
 5

Luminaire Schedule						
Symbol	Light Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	58	U-HALM-150W-T3 (1)	SINGLE	1.000	150W HALM, 5000K, T3, Single, Wall Mounted	24952
	6	U-IWP-90-50	SINGLE	1.000	90W IWP, 5000K	13334

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground	Illuminance	Fc	4.95	11.5	0.1	49.50	115.00

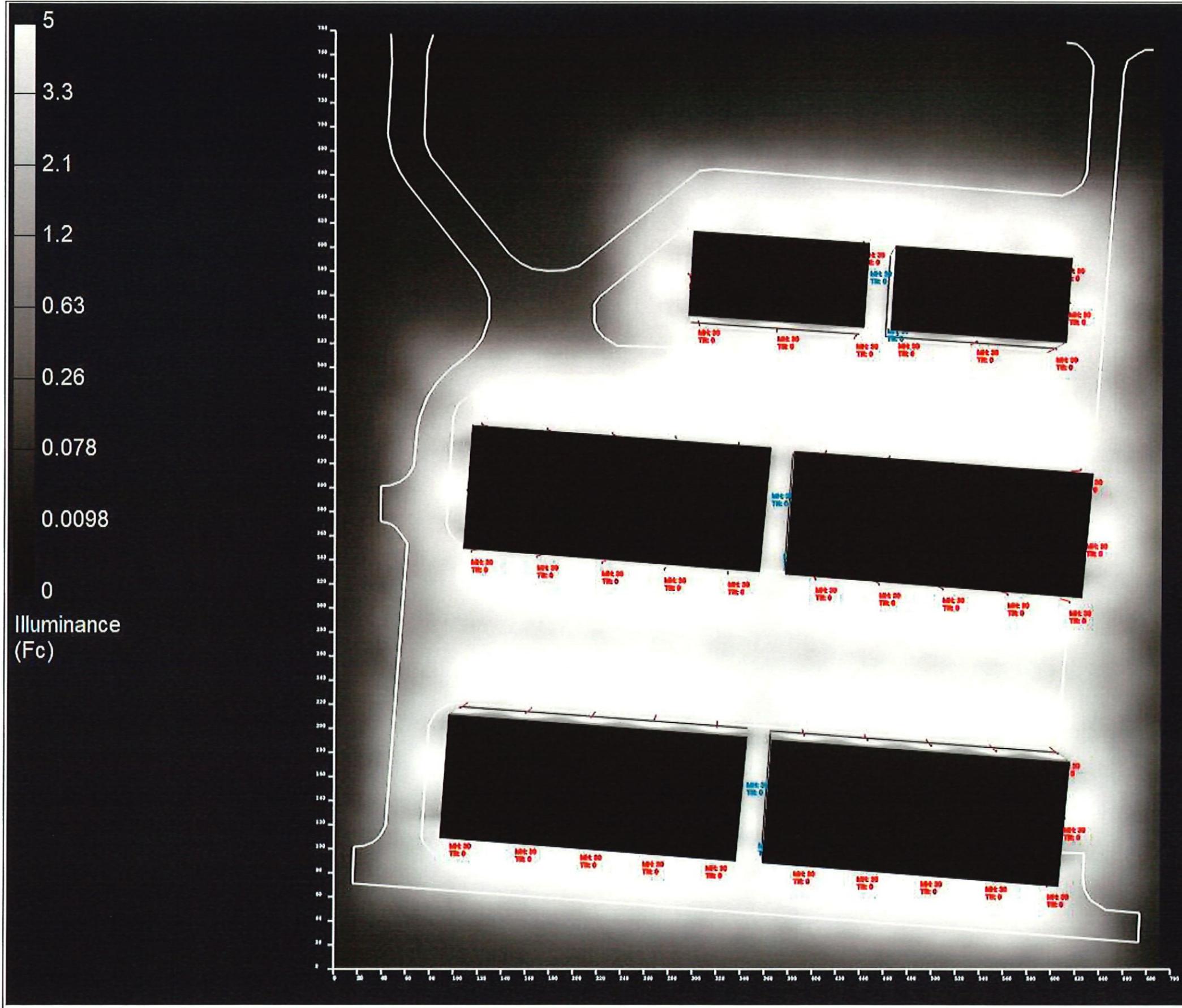
Total Number of Fixtures: 64



Calculations are provided using industry-recognized software and are provided for estimation purposes only. Actual lighting levels will vary depending on field conditions. The calculations correspond to the information provided. Assumptions may be made for information not provided. Due to the above considerations, Carolina Lighting Group will not guarantee that actual light levels measured in the field will match the calculations.

Drawn By: Tony
 Checked by:
 Date: 8/14/2025
 Scale:

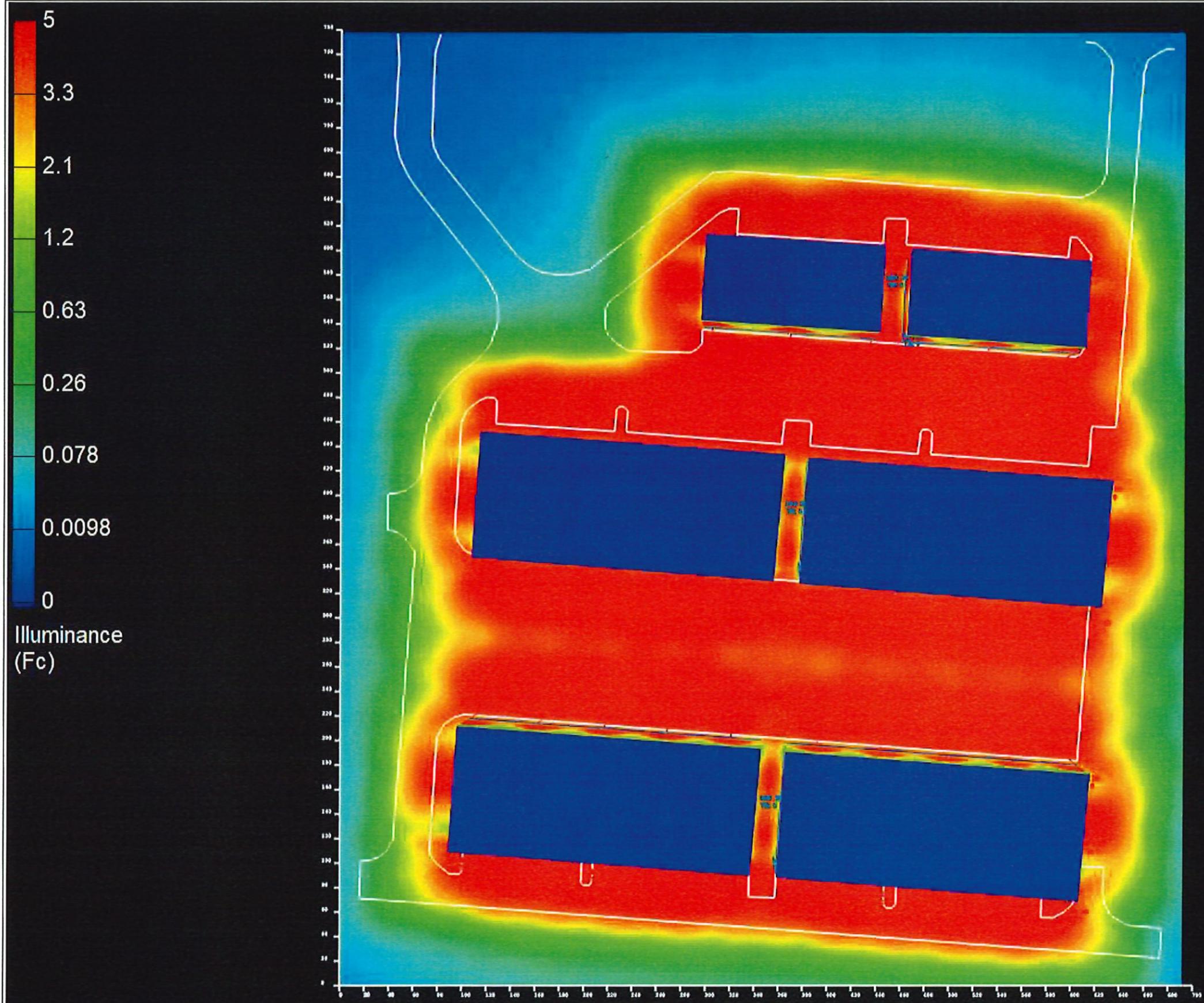
Basil Western Rd - 2025 Update
 LeVeck Commercial Construction



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 Checked by:
 Date: 8/14/2025
 Scale:

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 LeVeck Commercial Construction

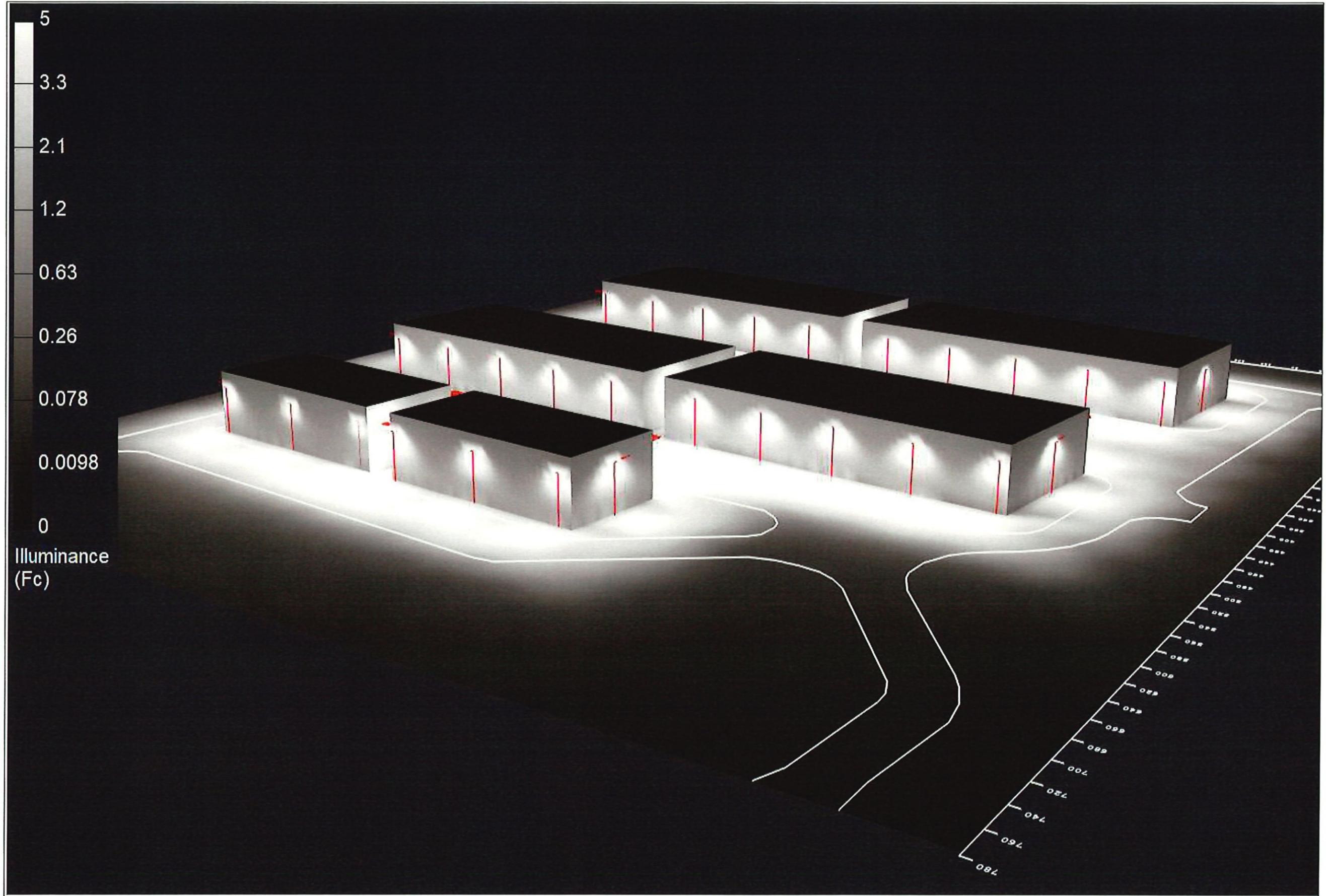


Illuminance
(Fc)

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Checked by:
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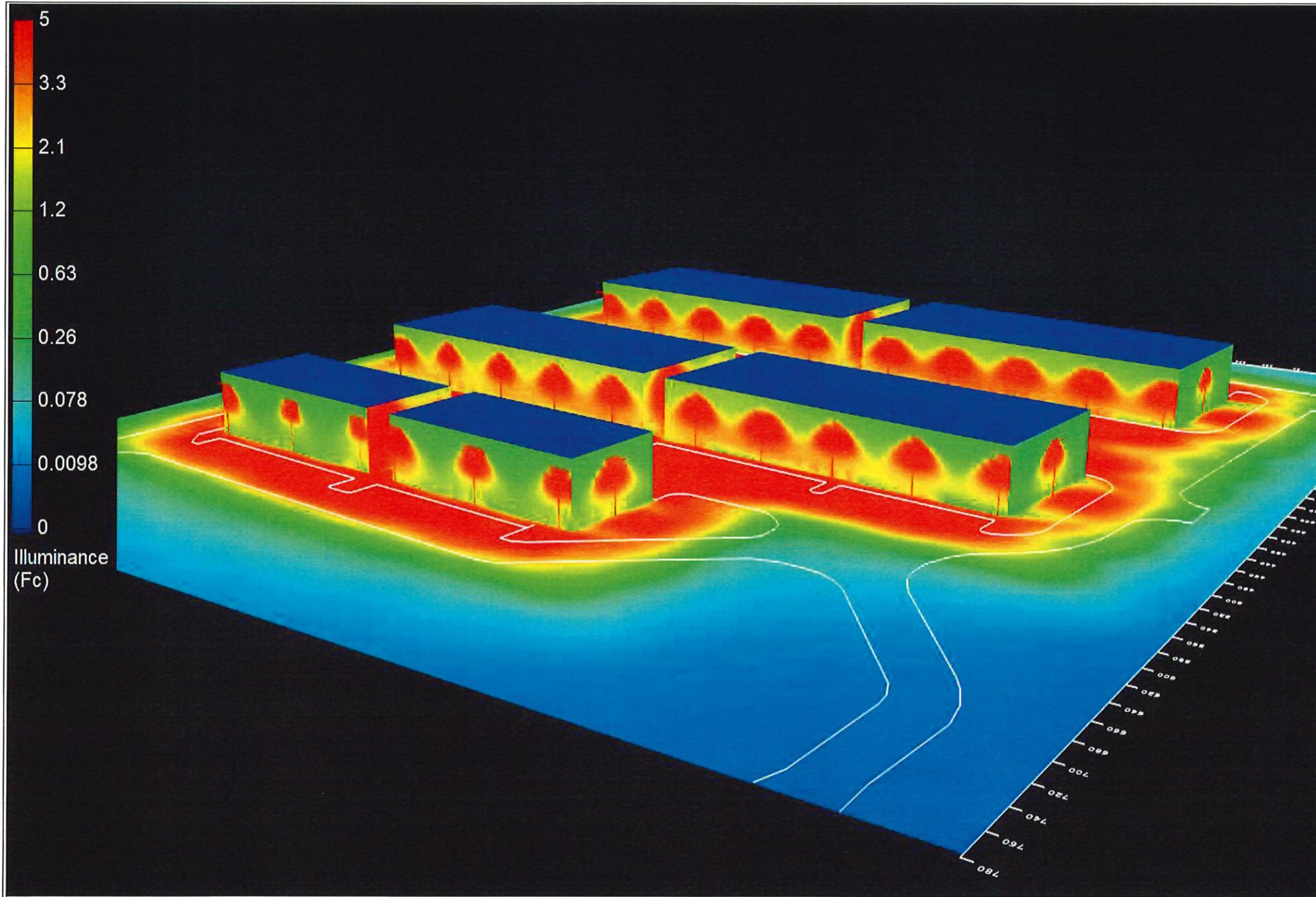
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LeVeck Commercial Construction



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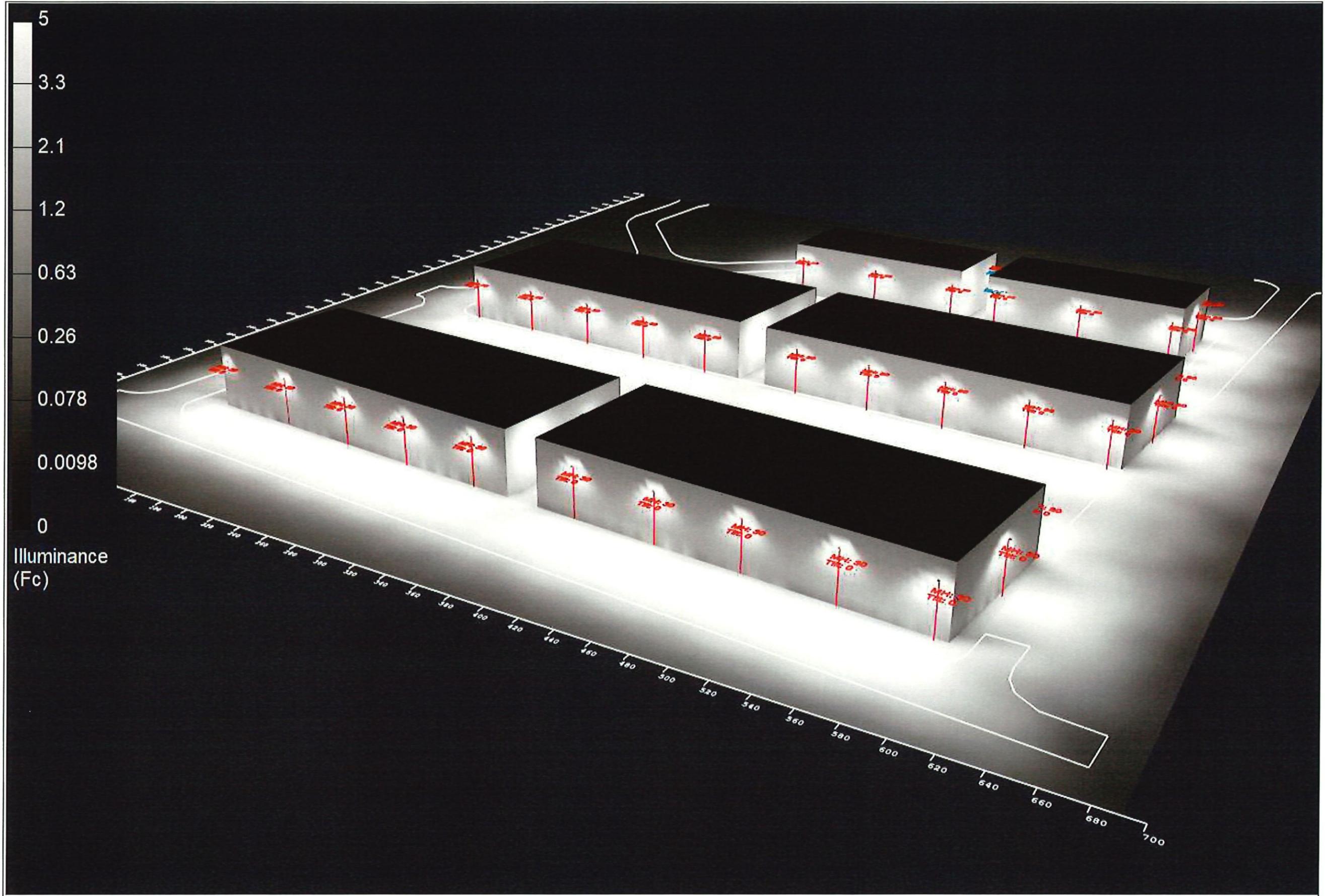
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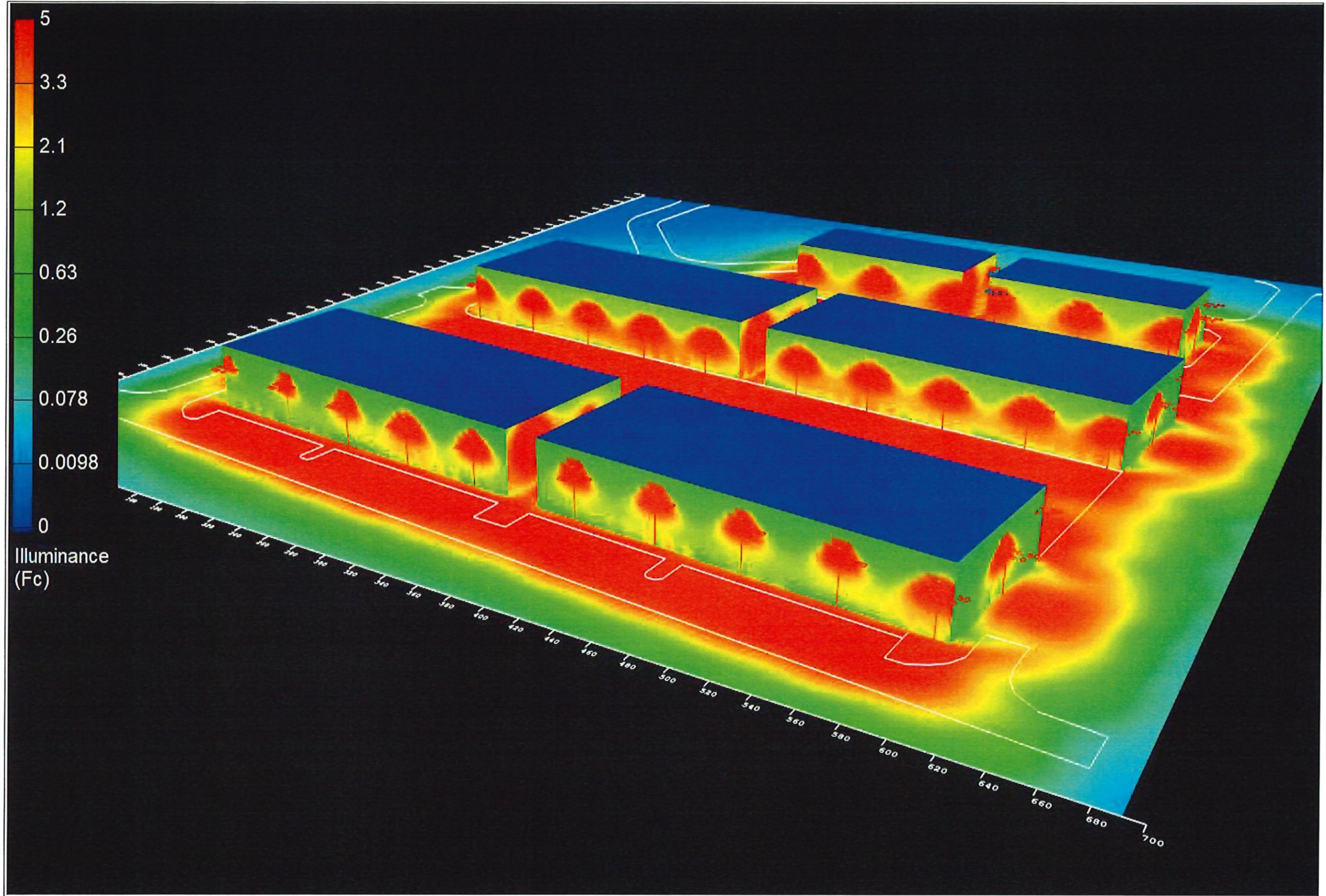
Basil Western Rd - 2025 Update
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Drawn By: Tony
Checked by:
Date: 8/14/2025
Scale:

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LeVeck Commercial Construction



AAL1 Area Light

HIGHLIGHTS

- Architectural thin profile used for area light applications
- Controls Ready makes adding controls quick and easy. Includes screw-in receptacle for Standalone sensors or Networked Lighting Controls
- NEMA 7-pin photocell receptacle available by factory modification
- T2, T3, T4, T5 lens optics available
- Multiple mounting options available for versatile use (mounts sold separately)
- Hinged toolless access junction box makes installation and maintenance easier
- Includes pre-installed 3.3ft (1m) power cord
- One: 1/2" side knockout
- PowerSet feature allows for multiple lumen stops out of the box
- FieldCCeT features provides multiple color temperature settings in one fixture

CERTIFICATIONS

- UL listed for US & Canada
- RoHS Compliant
- FCC Compliant
- ICES-005 Compliant
- IP65 Rated
- IK08
- 3G Rated per ANSI C136.31
- DesignLights Consortium® Premium Qualified - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance

PERFORMANCE

- High Efficacy, up to 140 lm/W
- Available in fixed wattage models: 150, 200, 240, 300W and PowerSet models: power-selectable 100/80/60W, 150/130/100W, 300/240/200W, 450/400/350W
- Available in single CCT models: 3000, 4000, 5000K or FieldCCeT models: field-selectable 30/40/5000K
- CRI: >80
- Distribution Types: T2, T3, T4, T5
- Estimated L70: 100,000 Hours

ELECTRICAL

- Input voltage: 120-277V or 277-480V
- 0-10V dimming, dim-to-off
- 12VDC Aux, 100mA max
- Surge Protection: 10kV included, 20kV (optional)
- Power factor: >0.9
- THD: <20%

THERMAL

- -40°F to 122°F (-40°C to 50°C) ambient operating temperature
- Ambient operating temperature with sensor (see selected sensor datasheet)

CONSTRUCTION

- Bronze powder coated die-cast aluminum housing
- Impact and UV resistant polycarbonate lens

WARRANTY

- 5-Year limited warranty available [online](#). Contact your EiKO sales rep for additional details.

KEY FEATURES

CONTROLS READY

Easily add controls anytime without the need for additional wiring

NEMA PHOTOCELL OPTIONAL

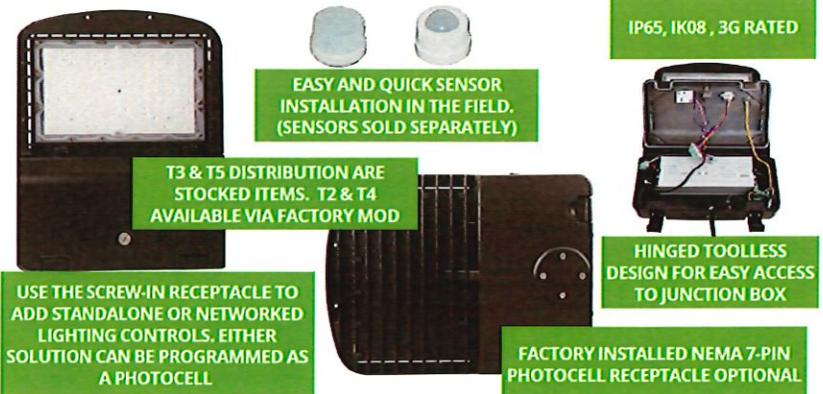
Factory installed NEMA 7-pin photocell receptacle paired with 3-pin photocell (on/off) or 5-pin photocell (dimming) allows for enhanced security and additional energy savings

TOOLLESS JUNCTION BOX

Hinged toolless junction box makes installation and maintenance easier

LENS SWAP COMBINED W/ ENVIRONMENTAL PROTECTION

T2, T3, T4, T5 (T2 & T4 available via factory mod). IP65, 3G, IK08 rated, powder coated die-cast bronze aluminum housing; impact and UV resistant polycarbonate lens.



project name	type
catalog number	voltage
approved by	date

100/80/60W



150W & 150/130/100W



200W, 240W, 300W & 300/240/200W



450/400/350W



APPLICATIONS

- Parking Areas
- Automotive Dealerships
- Roadways
- Campuses
- Streetscapes
- Airports
- Area security lighting
- Building facades
- Signs
- Entryways

AVAILABLE MODELS (*PART NUMBERS AVAILABLE BY TAKING T3 OR T5 ITEM & SWAPPING OUT LENS OR DRIVERS VIA FACTORY MOD)

ORDER	ORDER CODE	ITEM #	WATTS**	CCT***	LUMENS	EFFICACY (lm/W)	DIST. TYPE	VOLTAGE	TRADITIONAL WATTAGE EQUIVALENT	DLC ID #
										PREMIUM
	14702	AAL1-PS100-40T2-U*	100/80/60W	4000K	14,000/11,200/8400 lm	140 lm/W	T2	120-277V	up to 400W HID	S-4K0NFJ
	14703	AAL1-PS100-50T2-U*	100/80/60W	5000K	14,000/11,200/8400 lm	140 lm/W	T2	120-277V	up to 400W HID	S-ZTU3B1
	13607	AAL1-PS100-40T3-U	100/80/60W	4000K	14,000/11,200/8400 lm	140 lm/W	T3	120-277V	up to 400W HID	S-TNL7UW
	13609	AAL1-PS100-50T3-U	100/80/60W	5000K	14,000/11,200/8400 lm	140 lm/W	T3	120-277V	up to 400W HID	S-4M8NGL
	14721	AAL1-PS100-40T4-U*	100/80/60W	4000K	14,000/11,200/8400 lm	140 lm/W	T4	120-277V	up to 400W HID	S-RK7WIY
	14722	AAL1-PS100-50T4-U*	100/80/60W	5000K	14,000/11,200/8400 lm	140 lm/W	T4	120-277V	up to 400W HID	S-AX698Y
	13606	AAL1-PS100-40T5-U	100/80/60W	4000K	14,000/11,200/8400 lm	140 lm/W	T5	120-277V	up to 400W HID	S-8NQI05
	13608	AAL1-PS100-50T5-U	100/80/60W	5000K	14,000/11,200/8400 lm	140 lm/W	T5	120-277V	up to 400W HID	S-DCJSRO
	14690	AAL1-150-40T2-U*	150W	4000K	21,000 lm	140 lm/W	T2	120-277V	400W HID	S-TM100J
	14691	AAL1-150-40T2-V*	150W	4000K	21,000 lm	140 lm/W	T2	277-480V	400W HID	S-20KWTY
	14692	AAL1-150-50T2-U*	150W	5000K	21,000 lm	140 lm/W	T2	120-277V	400W HID	S-S15D4B
	14693	AAL1-150-50T2-V*	150W	5000K	21,000 lm	140 lm/W	T2	277-480V	400W HID	S-90ZD58
	13579	AAL1-150-40T3-U	150W	4000K	21,000 lm	140 lm/W	T3	120-277V	400W HID	S-Q9JZ2H
	13583	AAL1-150-40T3-V	150W	4000K	21,000 lm	140 lm/W	T3	277-480V	400W HID	S-JM7QRI
	13585	AAL1-150-50T3-U	150W	5000K	21,000 lm	140 lm/W	T3	120-277V	400W HID	S-WS8PV9
	13587	AAL1-150-50T3-V	150W	5000K	21,000 lm	140 lm/W	T3	277-480V	400W HID	S-KJIELX
	14710	AAL1-150-40T4-U*	150W	4000K	21,000 lm	140 lm/W	T4	120-277V	400W HID	S-5P39WX
	14711	AAL1-150-40T4-V*	150W	4000K	21,000 lm	140 lm/W	T4	277-480V	400W HID	S-U0CD6Q
	14712	AAL1-150-50T4-U*	150W	5000K	21,000 lm	140 lm/W	T4	120-277V	400W HID	S-L3A76D
	14713	AAL1-150-50T4-V*	150W	5000K	21,000 lm	140 lm/W	T4	277-480V	400W HID	S-3NJYE7
	13578	AAL1-150-40T5-U	150W	4000K	21,000 lm	140 lm/W	T5	120-277V	400W HID	S-9GWLNQ
	13582	AAL1-150-40T5-V	150W	4000K	21,000 lm	140 lm/W	T5	277-480V	400W HID	S-TCGADO
	13584	AAL1-150-50T5-U	150W	5000K	21,000 lm	140 lm/W	T5	120-277V	400W HID	S-6JKWP4
	13586	AAL1-150-50T5-V	150W	5000K	21,000 lm	140 lm/W	T5	277-480V	400W HID	S-17HTDJ
	14704	AAL1-PS150-FCCTT2-U*	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T2	120-277V	up to 400W HID	S-FAL057
	14705	AAL1-PS150-FCCTT2-V*	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T2	277-480V	up to 400W HID	S-MVWK28
	13621	AAL1-PS150-FCCTT3-U	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T3	120-277V	up to 400W HID	S-HCIM8B
	14681	AAL1-PS150-FCCTT3-V	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T3	277-480V	up to 400W HID	S-YGKEH2
	14723	AAL1-PS150-FCCTT4-U*	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T4	120-277V	up to 400W HID	S-XM3WLQ
	14724	AAL1-PS150-FCCTT4-V*	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T4	277-480V	up to 400W HID	S-T8OWUV
	13614	AAL1-PS150-30T5-U	150/130/100W	3000K	21,000/18,200/14,000 lm	140 lm/W	T5	120-277V	up to 400W HID	S-QM241F
	13620	AAL1-PS150-FCCTT5-U	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T5	120-277V	up to 400W HID	S-W1RAHP
	14679	AAL1-PS150-FCCTT5-V	150/130/100W	3000/4000/5000K	21,000/18,200/14,000 lm	140 lm/W	T5	277-480V	up to 400W HID	S-E429BI
	14694	AAL1-200-40T2-U*	200W	4000K	28,000 lm	140 lm/W	T2	120-277V	750W HID	S-H309PV
	14695	AAL1-200-50T2-U*	200W	5000K	28,000 lm	140 lm/W	T2	120-277V	750W HID	S-T73N1S
	13589	AAL1-200-40T3-U	200W	4000K	28,000 lm	140 lm/W	T3	120-277V	750W HID	S-S5N7LK
	13591	AAL1-200-50T3-U	200W	5000K	28,000 lm	140 lm/W	T3	120-277V	750W HID	S-7BOC1D
	14714	AAL1-200-40T4-U*	200W	4000K	28,000 lm	140 lm/W	T4	120-277V	750W HID	S-A2LU6C
	14715	AAL1-200-50T4-U*	200W	5000K	28,000 lm	140 lm/W	T4	120-277V	750W HID	S-WJD5S7
	13588	AAL1-200-40T5-U	200W	4000K	28,000 lm	140 lm/W	T5	120-277V	750W HID	S-N41QZV
	13590	AAL1-200-50T5-U	200W	5000K	28,000 lm	140 lm/W	T5	120-277V	750W HID	S-LK6DNG
	14696	AAL1-240-40T2-U*	240W	4000K	33,600 lm	140 lm/W	T2	120-277V	1000W HID	S-FBT74M
	14697	AAL1-240-50T2-U*	240W	5000K	33,600 lm	140 lm/W	T2	120-277V	1000W HID	S-K80GQC
	13593	AAL1-240-40T3-U	240W	4000K	33,600 lm	140 lm/W	T3	120-277V	1000W HID	S-QO8BTF
	13595	AAL1-240-50T3-U	240W	5000K	33,600 lm	140 lm/W	T3	120-277V	1000W HID	S-M0DE1R
	14716	AAL1-240-40T4-U*	240W	4000K	33,600 lm	140 lm/W	T4	120-277V	1000W HID	S-RFAPVM
	14717	AAL1-240-50T4-U*	240W	5000K	33,600 lm	140 lm/W	T4	120-277V	1000W HID	S-U102KX
	13592	AAL1-240-40T5-U	240W	4000K	33,600 lm	140 lm/W	T5	120-277V	1000W HID	S-ANTOU3
	13594	AAL1-240-50T5-U	240W	5000K	33,600 lm	140 lm/W	T5	120-277V	1000W HID	S-EYD3NP
	14698	AAL1-300-40T2-U*	300W	4000K	42,000 lm	140 lm/W	T2	120-277V	1000W HID	S-K76U0R
	14699	AAL1-300-40T2-V*	300W	4000K	42,000 lm	140 lm/W	T2	277-480V	1000W HID	S-V12GL7
	14700	AAL1-300-50T2-U*	300W	5000K	42,000 lm	140 lm/W	T2	120-277V	1000W HID	S-UQ4PJA

** All power-selectable fixtures ship at the highest wattage setting
 *** All CCT-selectable fixtures ship at 5000K

AVAILABLE MODELS (*PART NUMBERS AVAILABLE BY TAKING T3 OR T5 ITEM & SWAPPING OUT LENS OR DRIVERS VIA FACTORY MOD)

ORDER	ORDER CODE	ITEM #	WATTS**	CCT***	LUMENS	EFFICACY (lm/W)	DIST. TYPE	VOLTAGE	TRADITIONAL WATTAGE EQUIVALENT	DLC ID # PREMIUM
	14701	AAL1-300-50T2-V*	300W	5000K	42,000 lm	140 lm/W	T2	277-480V	1000W HID	S-TZ1CM2
	13597	AAL1-300-40T3-U	300W	4000K	42,000 lm	140 lm/W	T3	120-277V	1000W HID	S-7XO2ZQ
	13601	AAL1-300-40T3-V	300W	4000K	42,000 lm	140 lm/W	T3	277-480V	1000W HID	S-KZOMAC
	13603	AAL1-300-50T3-U	300W	5000K	42,000 lm	140 lm/W	T3	120-277V	1000W HID	S-ZFUR6M
	13605	AAL1-300-50T3-V	300W	5000K	42,000 lm	140 lm/W	T3	277-480V	1000W HID	S-8OAY3R
	14544	AAL1-300-40T4-U*	300W	4000K	42,000 lm	140 lm/W	T4	120-277V	1000W HID	S-2B31ME
	14718	AAL1-300-40T4-V*	300W	4000K	42,000 lm	140 lm/W	T4	277-480V	1000W HID	S-ZHGMEN
	14719	AAL1-300-50T4-U*	300W	5000K	42,000 lm	140 lm/W	T4	120-277V	1000W HID	S-QDTMA2
	14720	AAL1-300-50T4-V*	300W	5000K	42,000 lm	140 lm/W	T4	277-480V	1000W HID	S-11D7HC
	13596	AAL1-300-40T5-U	300W	4000K	42,000 lm	140 lm/W	T5	120-277V	1000W HID	S-H9J16Z
	13600	AAL1-300-40T5-V	300W	4000K	42,000 lm	140 lm/W	T5	277-480V	1000W HID	S-FWHQJC
	13602	AAL1-300-50T5-U	300W	5000K	42,000 lm	140 lm/W	T5	120-277V	1000W HID	S-AU95FD
	13604	AAL1-300-50T5-V	300W	5000K	42,000 lm	140 lm/W	T5	277-480V	1000W HID	S-O0TP5G
	13616	AAL1-PS300-30T5-U	300/240/200W	3000K	42,000/33,600/28,000 lm	140 lm/W	T5	120-277V	up to 1000W HID	S-P01G86
	14706	AAL1-PS300-FCCT2-U*	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T2	120-277V	up to 1000W HID	S-35LX4G
	14707	AAL1-PS300-FCCT2-V*	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T2	277-480V	up to 1000W HID	S-RB70EY
	13625	AAL1-PS300-FCCT3-U	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T3	120-277V	up to 1000W HID	S-3Z0652
	14682	AAL1-PS300-FCCT3-V	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T3	277-480V	up to 1000W HID	S-19YBDT
	14725	AAL1-PS300-FCCT4-U*	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T4	120-277V	up to 1000W HID	S-Y8OZBE
	14726	AAL1-PS300-FCCT4-V*	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T4	277-480V	up to 1000W HID	S-98YE5P
	13624	AAL1-PS300-FCCT5-U	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T5	120-277V	up to 1000W HID	S-0L181D
	14680	AAL1-PS300-FCCT5-V	300/240/200W	3000/4000/5000K	42,000/33,600/28,000 lm	140 lm/W	T5	277-480V	up to 1000W HID	S-UH9T73
	14708	AAL1-PS450-40T2-U*	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T2	120-277V	up to 1000W HID	S-A9JRF0
	14709	AAL1-PS450-50T2-U*	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T2	120-277V	up to 1000W HID	S-T5FB7H
	13611	AAL1-PS450-40T3-U	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T3	120-277V	up to 1000W HID	S-U0CAOE
	13613	AAL1-PS450-50T3-U	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T3	120-277V	up to 1000W HID	S-9MF6B5
	14545	AAL1-PS450-40T4-U*	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T4	120-277V	up to 1000W HID	S-48FHMI
	14727	AAL1-PS450-50T4-U*	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T4	120-277V	up to 1000W HID	S-ZS7CU4
	13610	AAL1-PS450-40T5-U	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T5	120-277V	up to 1000W HID	S-6B5FY0
	13612	AAL1-PS450-50T5-U	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T5	120-277V	up to 1000W HID	S-M84KLO
	14913	AAL1-PS450-40T2-V*	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T2	277-480V	up to 1000W HID	S-4JQKMD
	14906	AAL1-PS450-50T2-V*	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T2	277-480V	up to 1000W HID	S-X0T357
	14911	AAL1-PS450-40T3-V*	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T3	277-480V	up to 1000W HID	S-S6FQPN
	14907	AAL1-PS450-50T3-V*	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T3	277-480V	up to 1000W HID	S-XLZ7PR
	14912	AAL1-PS450-40T4-V*	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T4	277-480V	up to 1000W HID	S-OQRISZ
	14908	AAL1-PS450-50T4-V*	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T4	277-480V	up to 1000W HID	S-D4LYGX
	14910	AAL1-PS450-40T5-V*	450/400/350W	4000K	63,000/56,000/49,000 lm	140 lm/W	T5	277-480V	up to 1000W HID	S-ES70GT
	14909	AAL1-PS450-50T5-V*	450/400/350W	5000K	63,000/56,000/49,000 lm	140 lm/W	T5	277-480V	up to 1000W HID	S-2TNQVL

** All power-selectable fixtures ship at the highest wattage setting
 *** All CCT-selectable fixtures ship at 5000K

FACTORY INSTALLED OPTIONS	
SURGE PROTECTION	CONTROLS*
<p>[Blank] : Default 10kV surge protection</p> <p>SP2 : 20kV surge protection</p>	<p>[Blank] : Default, no socket, no photocell</p> <p>PC1 : No photocell, NEMA 7-pin socket with shorting plug.</p> <p>PC4 : 3-pin NEMA Twist-lock Premium Photocell LED4537SC, 347-480V, 2A</p> <p>PC6 : 3-pin NEMA Twist-lock Photocell, 120-277V, 5A and 120W+ only</p> <p>PC7 : 3-pin NEMA Twist-lock Photocell, 120-277V, 5A</p> <p>PC8 : 3-pin NEMA Twist-lock Photocell, 120-480V, 5A</p> <p>PC9 : 5-pin NEMA Twist-lock Photocell, 0-10V Dimmable, 120-277V, 5A</p> <p>PC10 : 5-pin NEMA Twist-lock Photocell, 0-10V Dimmable, 347-480V, 2A</p>

* **Note:** PC4-PC10 comes with a NEMA 7-pin receptacle allowing for the photocell to be added or replaced in the field. If using NEMA photocell along with motion sensor, motion sensor will only be activated once the photocell has been activated.

MODEL CONFIGURATOR						FACTORY INSTALLED OPTIONS					
MODEL	-	WATTS	-	CCT	DIST. TYPE	-	VOLTAGE	-	SURGE PROTECTION	-	CONTROLS
AAL1	-		-			-		-		-	

EXAMPLE PART NUMBER: PART NUMBER FROM AVAILABLE MODELS FOLLOWED BY -SP2-PC1

REFER TO FOLLOWING SECTIONS FOR DETAILS ON FACTORY INSTALLED OPTIONS & AVAILABLE FIELD INSTALLED OPTIONS

MOUNTS & ACCESSORIES* (FOR POLE ADAPTERS AND MOUNTS SEE PA1 SPEC SHEET)

ORDER	ORDER CODE	ITEM #	DESCRIPTION	
	13804	AAL1-SF	AAL1 Slip fitter mount, up to 2 3/8" tenon top, bronze	
	13805	AAL1-MA	AAL1 Adjustable direct mounting arm, bronze	
	13806	AAL1-TR	AAL1 Trunnion mount, bronze	
	13807	AAL1-FM	AAL1 Fixed direct mounting arm, bronze	

* A mount is required when ordering. The fixture does not come with a mount.

SHIELDS

ORDER	ORDER CODE	ITEM #	DESCRIPTION	
	15002	AAL1-SHIELD-S	AAL1 100W 4Pcs Shield Kit	
	15004	AAL1-SHIELD-M	AAL1 150W 4Pcs Shield Kit	
	15006	AAL1-SHIELD-L	AAL1 200/240/300W 4Pcs Shield Kit	
	15008	AAL1-SHIELD-XL	AAL1 450W 4Pcs Shield Kit	

LENSES* : FACTORY INSTALLED

ORDER	ORDER CODE	ITEM #	DESCRIPTION
	14510	AAL1-LENS-S-T2	AAL1 Lens, T2, 100W
	14511	AAL1-LENS-M-T2	AAL1 Lens, T2, 150W
	14512	AAL1-LENS-L-T2	AAL1 Lens, T2, 200W, 240W, 300W
	14513	AAL1-LENS-S-T4	AAL1 Lens, T4, 100W
	14514	AAL1-LENS-XL-T2	AAL1 Lens, T2, 450W, 2 needed per fixture
	14515	AAL1-LENS-M-T4	AAL1 Lens, T4, 150W
	14516	AAL1-LENS-L-T4	AAL1 Lens, T4, 200W, 240W, 300W
	14517	AAL1-LENS-XL-T4	AAL1 Lens, T4, 450W, 2 needed per fixture

*Note: Part numbers are for inventory reference only, lenses are factory installed by mounting to the T3 or T5 model of AAL1

AAL1-LENS-S-T2



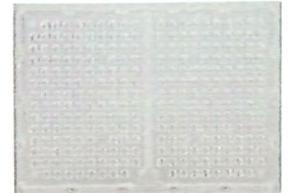
AAL1-LENS-M-T2



AAL1-LENS-L-T2



AAL1-LENS-XL-T2
2 needed per fixture



AAL1-LENS-S-T4



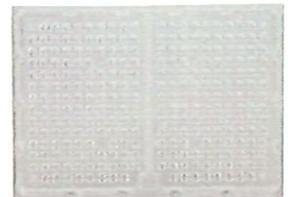
AAL1-LENS-M-T4



AAL1-LENS-L-T4



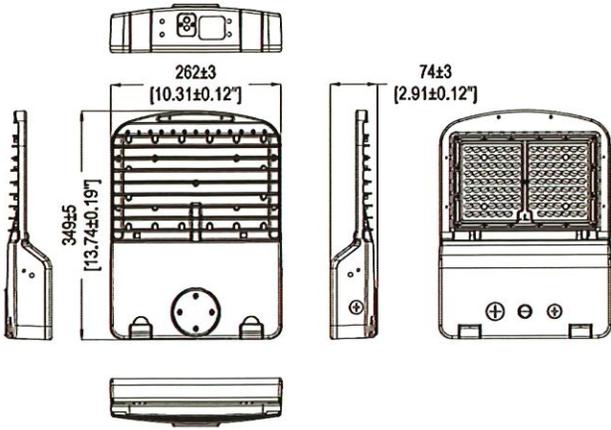
AAL1-LENS-XL-T4
2 needed per fixture



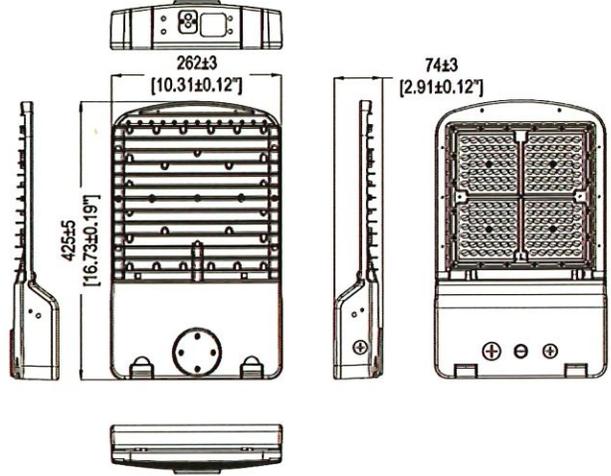
CONTROLS & SENSORS: FIELD OR FACTORY INSTALLED

ORDER	ORDER CODE	ITEM #	DESCRIPTION	FACTORY INSTALLED CODE
STANDALONE CONTROLS				
PHOTOCELL VIA NEMA 7-PIN RECEPTACLE				
	10204	LED4537SC	3-pin NEMA Twist-lock Premium Photocell LED4537SC, 347-480V, 2A, 12-year Warranty.	PC4
	14947	JL-205C	3-pin NEMA Twist-lock Photocell, 120-277V, 5A and 120W+ only, 2-year Warranty.	PC6
	14948	JL-207C	3-pin NEMA Twist-lock Photocell, 120-277V, 5A, 5-year Warranty.	PC7
	14949	JL-207F	3-pin NEMA Twist-lock Photocell, 120-480V, 5A, 5-year Warranty.	PC8
	801337	JL-242C	5-pin NEMA Twist-lock Photocell, 0-10V Dimmable, 120-277V, 5A, 5-year Warranty.	PC9
	801338	JL-242F	5-pin NEMA Twist-lock Photocell, 0-10V Dimmable, 347-480V, 2A, 5-year Warranty.	PC10
* NOTE: PC4-P10 comes with a NEMA 7-pin receptacle allowing for the photocell to be added or replaced in the field. If using NEMA photocell along with motion sensor, motion sensor will only be activated once the photocell has been activated.				
PLUG AND PLAY SENSORS				
	14916	SEN5A-SPCR-WH	Stand-alone Photocell Sensor, 12-24V, Screw-in, White, IP65 (Optional Parameters set by SEN5A-ACT)	---
	13861	SEN5A-SPPR-WH	Stand-alone PIR Motion Sensor, 12-24V, Screw-in, 0-10V, Daylight Harvesting, 8-40ft, White, IP65, Parameters set by SEN5A-ACT.	---
	13859	SEN5A-SPMR-WH*	Stand-alone Microwave Motion Sensor, 12-24V, Screw-in, 0-10V, Daylight Harvesting, 8-40ft, White, IP65, Parameters set by SEN5A-ACT.	---
* Microwave sensors should not be installed near moving objects such as trees, motors, or fans to avoid false activation.				
REMOTES FOR COMMISSIONING PLUG AND PLAY SENSORS				
	13344	SEN5A-ACT	Commissioning Tool for SEN5A, BAY-E-SEN/PIR, BAY-E-SEN/M, and MS2-DPX-3. (Backward compatible with SEN5A/CT and RC-100)	---
NETWORKED LIGHTING CONTROLS (NLC)				
PLUG AND PLAY SENSOR				
	13865	SENA-WPPA-WH	BLE PIR Motion sensor, 12-24V, Screw-in, 0-10V, Daylight Harvesting, 8-40ft, White, IP65, Parameters set by Silvair App	---
WALL OR WIRELESS CONTROLLERS				
	12654	ESRPB-W-EO	BLE Easyfit by EnOcean wireless self-powered kinetic Single rocker pad, white, wall plate included.	---
	12655	EDRPB-W-EO	BLE Easyfit by EnOcean wireless self-powered kinetic Double rocker pad, white, wall plate included.	---
	12635	PSC-DM-WS-100-BLE-SR	BLE TruBlu 120-277V, Single Gang Single Button Wall Controller, White, Parameters set by Silvair App.	---
	12636	PSC-DM-I-WS-100-BLE-SR	BLE TruBlu PIR Occupancy/ Vacancy Sensor, 120-277V, Single Gang Wall Controller, White, Parameters set by Silvair App.	---
	12637	PSC-DM-WS-400-BLE-SR	BLE TruBlu 4-Button Wall Controller, 120-277V, Single Gang, White, Parameters set by Silvair App.	---
GATEWAY AND RANGE EXTENDER				
	13234	SGW-101	BLE Silvair Gateway SGW-101 Manufactured by Rigado (model: Cascade-500). 5-year from Silvair warranty and tech support.	---
	12994	PSC-RET-100-BLE-SR	BLE TruBlu Range Extender, 120-277V, 800ft, NEMA 4X Outdoor Enclosure	---
	12993	PSC-TKP-200-BLE-SR	BLE TruBlu Battery Backup Timekeeper and Range Extender, 120V, 800ft, NEMA 4X Outdoor Enclosure	---

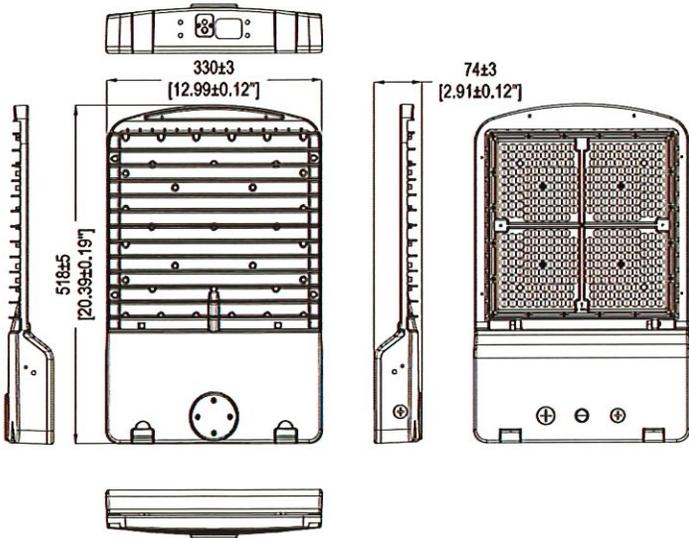
PRODUCT DIMENSIONS



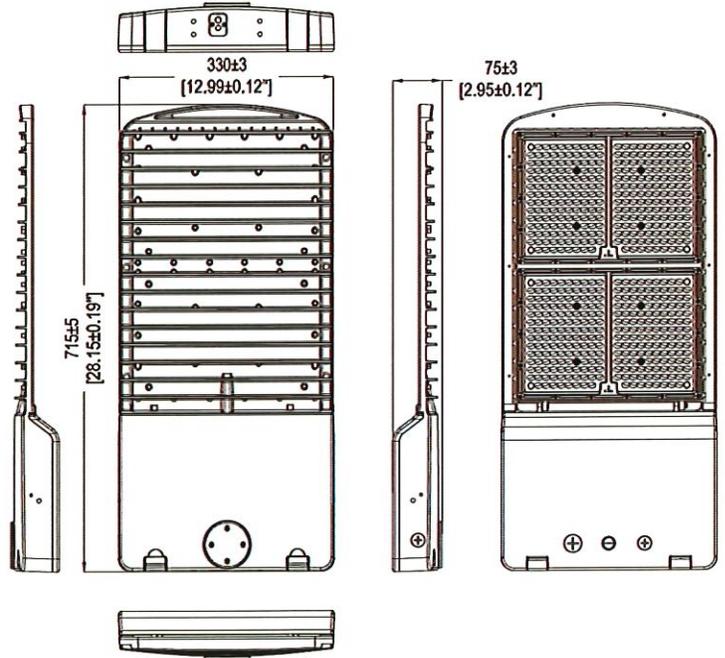
100/80/60W



150W & 150/130/100W



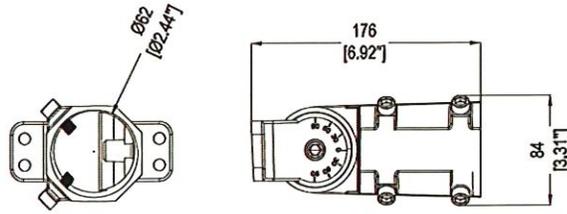
200W, 240W, 300W & 300/240/200W



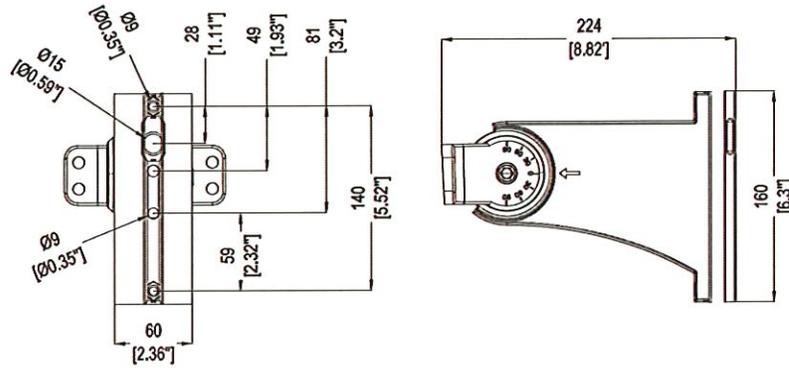
450/400/350W

MOUNT DIMENSIONS

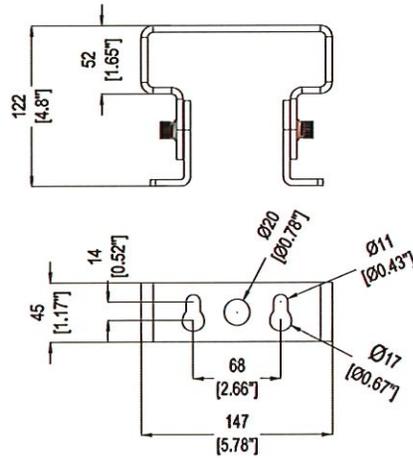
SLIPFITTER MOUNT



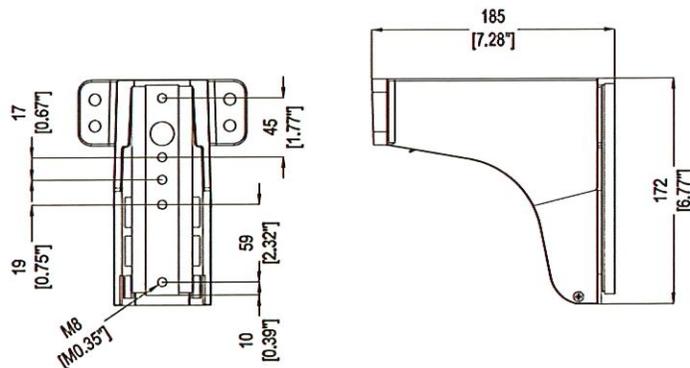
ADJUSTABLE DIRECT MOUNTING ARM



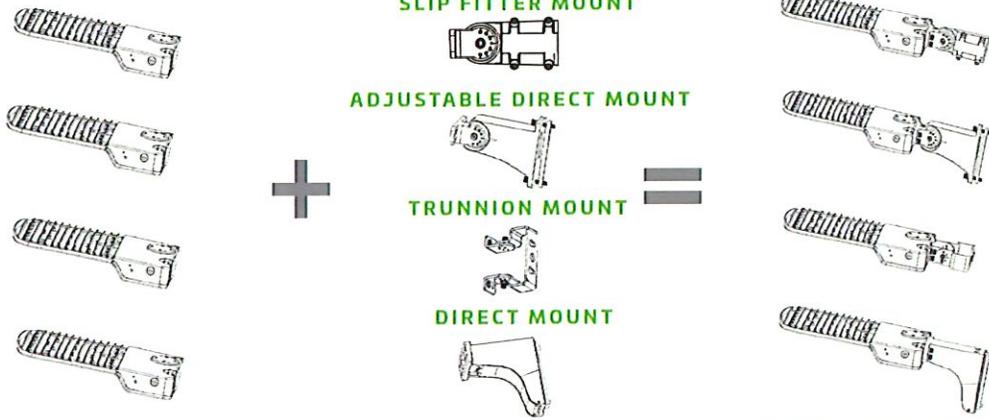
TRUNNION MOUNT



DIRECT MOUNTING ARM



CONFIGURATIONS (MOUNTS ORDERED SEPARATELY AND FIELD INSTALLED)

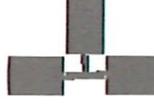
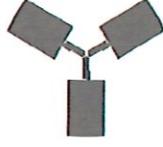
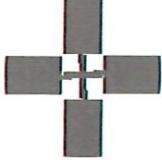


MOUNTING CONFIGURATIONS

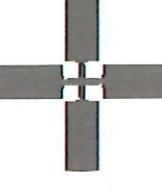
100/80/60W

					
S Single EPA: 0.59 7.33lbs/3.33kg	D90 Double 90° EPA: 0.75 14.65lbs/6.66kg	D180 Double 180° EPA: 0.98 14.65lbs/6.66kg	T90 Triple 90° EPA: 1.15 21.98lbs/9.99kg	T90 Triple 120° EPA: 1.24 21.98lbs/9.99kg	Q90 Quad 90° EPA: 1.15 29.30lbs/13.32kg

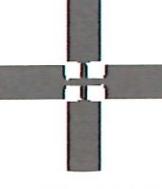
150W & 150/130/100W

					
S Single EPA: .59 8.71lbs/3.96kg	D90 Double 90° EPA: .92 17.42lbs/7.92kg	D180 Double 180° EPA: 1.19 17.42lbs/7.92kg	T90 Triple 90° EPA: 1.40 26.14lbs/11.88kg	T90 Triple 120° EPA: 1.50 26.14lbs/11.88kg	Q90 Quad 90° EPA: 1.40 34.85lbs/15.84kg

200W, 240W, 300W & 300/240/200W

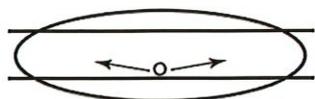
					
S Single EPA: .72 10.52lbs/4.78kg	D90 Double 90° EPA: 1.12 21.03lbs/ 9.56kg	D180 Double 180° EPA: 1.45 21.03lbs/9.56kg	T90 Triple 90° EPA: 1.70 31.55lbs/14.34kg	T90 Triple 120° EPA: 1.83 31.55lbs/14.34kg	Q90 Quad 90° EPA: 1.70 42.06lbs/ 9.12kg

450/400/350W

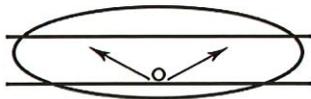
					
S Single EPA: .98 16.08lbs/ 7.31kg	D90 Double 90° EPA: 1.53 32.16lbs/14.62kg	D180 Double 180° EPA: 1.99 32.16lbs/14.62kg	T90 Triple 90° EPA: 2.34 48.25lbs/21.93kg	T90 Triple 120° EPA: 2.52 48.25lbs/21.93kg	Q90 Quad 90° EPA: 2.34 63.33lbs/29.24kg

DISTRIBUTION & PHOTOMETRICS

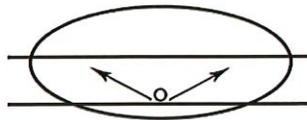
(VISIT EIKO.COM TO CREATE A FREE PHOTOMETRIC LIGHTING LAYOUT OR REACH OUT TO YOUR REGIONAL ACCOUNT SPECIALIST FOR ASSISTANCE). ALL IES FILES CAN BE FOUND AT EIKO.COM.



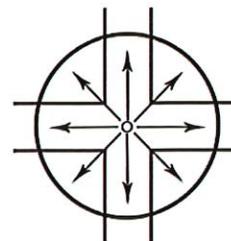
Type II



Type III



Type IV



Type V

CLUSTER BOX UNITS

Salsbury Industries manufactures and distributes cluster box units for housing developments, multi-family housing units, apartment complexes, commercial buildings, government and military bases, schools, colleges and other residential and commercial applications. Cluster Mailboxes come in various sizes and colors and can be ordered by phone or online at www.mailboxes.com.

mailboxes.com
1-800-MAILBOX



SALSBURY
INDUSTRIES

People Committed to Quality Since 1936

ABOUT SALSBURY INDUSTRIES



Since 1936, Salsbury Industries has set the standard for excellence in the manufacturing and distribution of top-quality commercial and residential mailboxes. As an officially licensed USPS manufacturer, we specialize in producing Cluster Box Units (CBUs) and are the exclusive supplier of USPS approved CBUs, Outdoor Parcel Lockers (OPLs), and Indoor Parcel Lockers (IPLs). Our CBUs comply with USPS standards, ensuring every mailbox is manufactured and shipped fully assembled for effortless installation.



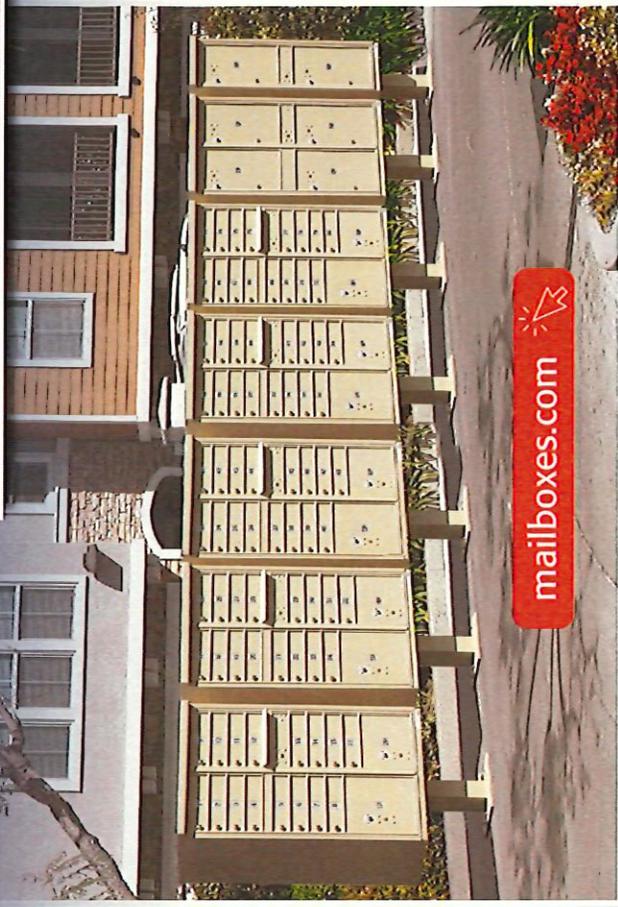
Over 85 Years of Manufacturing Experience
Volume Discounts Available
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Fast Shipping on All Products

Salsbury Standard Cluster Box Units

Installed in hundreds of multifamily communities, HOJAs, townhomes, and mixed-use developments, our Cluster Box Units are a trusted solution in real-world applications. Our Cluster Box Units are ultra-durable and come in various sizes and color options. Our CBUs are installed in newly built neighborhoods and multifamily housing projects throughout the country. We carry a large inventory and volume discounts are available. Order Factory Direct from us today!



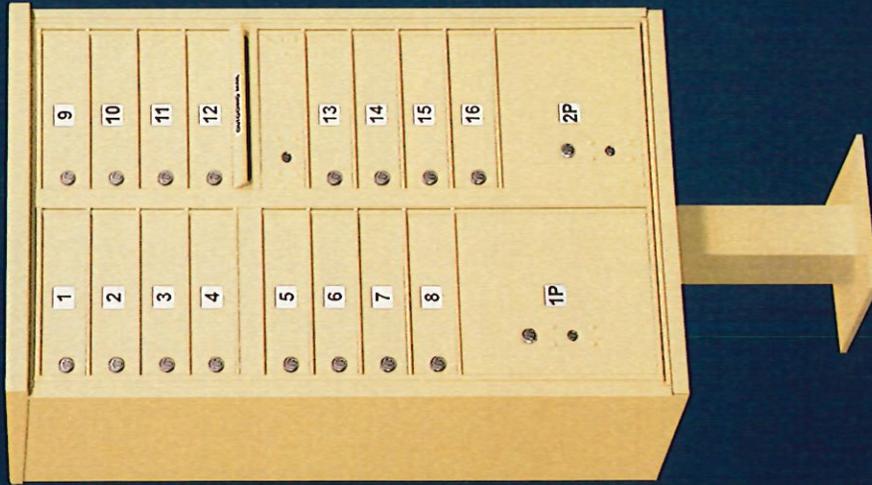
All Aluminum Construction
Available in 6 Colors
Order Factory Direct
Volume Discounts Available



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Cluster Box Units (CBUs's)



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INDUSTRY

Proven. Committed. To Quality. Since 1936.

CLUSTER BOX UNITS (CBU's) & OUTDOOR PARCEL LOCKERS (OPL's)



- Cluster Box Units (CBU's) manufactured by Salisbury Industries provide U.S.P.S. access and offer a secure means of receiving mail and packages.
- Ideal for commercial use or residential applications such as housing developments, apartments or townhouses.
- All Salisbury Standard CBU mailboxes and Regency® Decorative CBU mailboxes come equipped with a pedestal and your choice of 4, 8, 12, 13, or 16 mailbox compartments with one, two (2) or four (4) fully integrated parcel lockers.
- Outdoor Parcel Lockers (OPL's) are U.S.P.S. approved and are ideal for both commercial and residential developments.

CONFIGURATIONS

3308 CBU Type I	3312 CBU Type II	3316 CBU Type III	3313 CBU Type IV	3305 CBU Type V	3306 CBU Type VI	3304 OPL Type I

COLOR OPTIONS

sandstone	bronze	white	green	black	for replacement units only gray

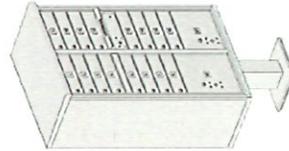
CUSTOM ENGRAVING

Custom Engraved Door Placard	Custom Engraved Unit Placard	Custom Engraved Door - Regular	Custom Engraved Door - Black Filled

To view replacement parts and more options visit us at: www.mailboxes.com/commercial-mailboxes-usps/

Online Resources

- Product Information
- 3D Revit / BIM Models
- Detailed Specifications
- Technical Drawings
- Augmented Reality (AR) Models
- Installation Instructions
- AutoCAD Drawings



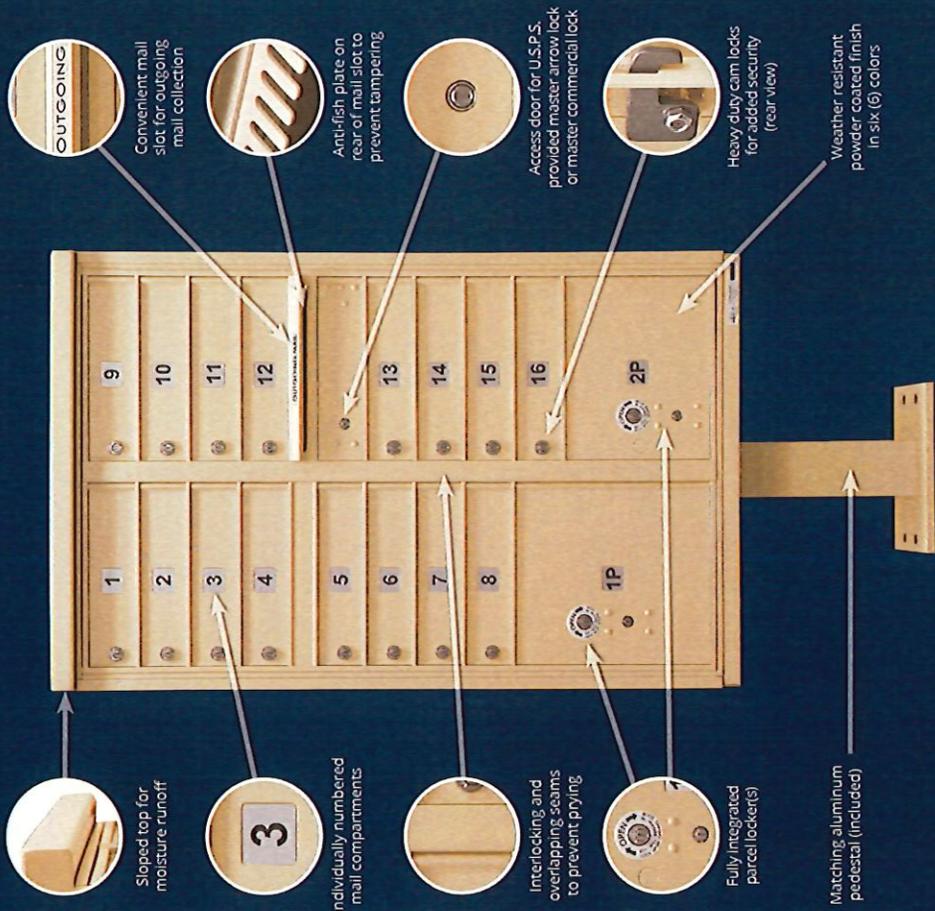
3316 MODEL DISPLAYED



Visit: www.mailboxes.com/Architectural-Resources

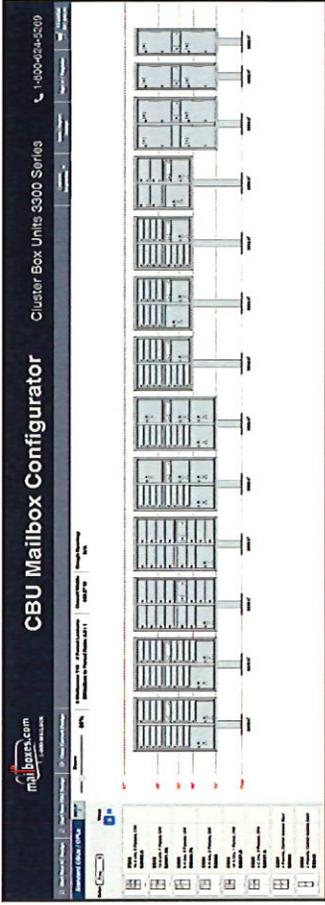
USPS APPROVED COMMERCIAL MAILBOXES

Cluster Box Unit Features



Formerly Commercial Mail Boxes Etc.

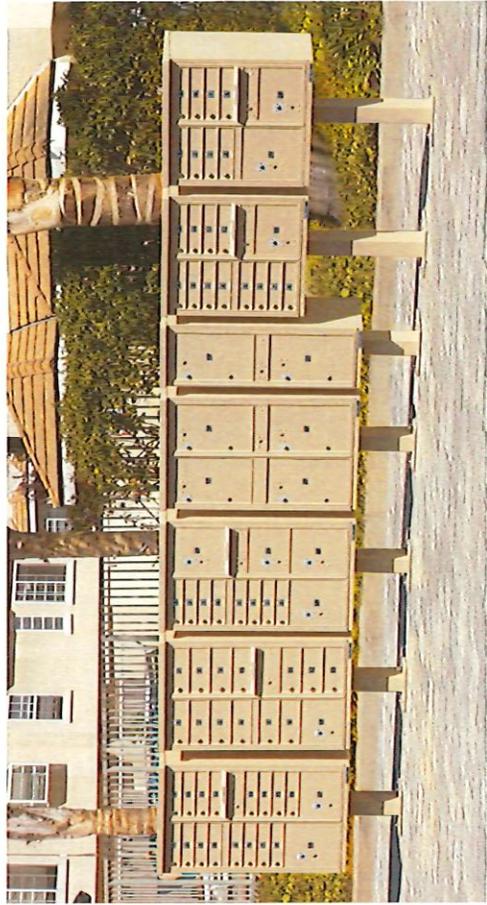
CLUSTER BOX UNITS MAILBOX CONFIGURATOR



Creating your custom CBU project has never been easier:

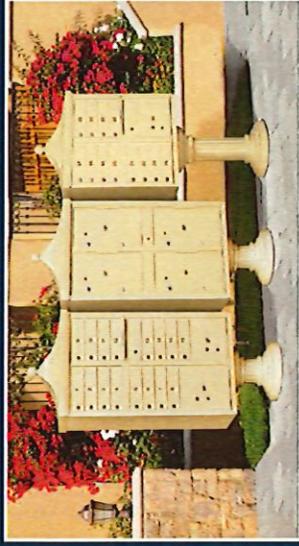
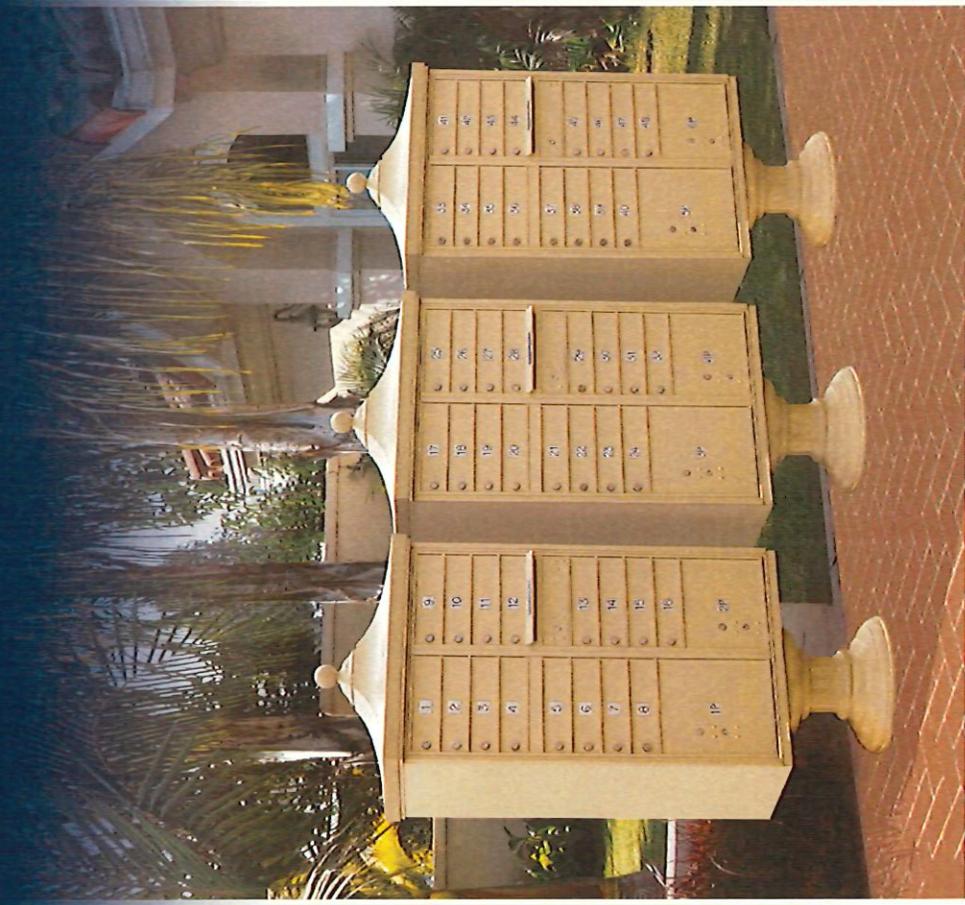
- Design clear and easy to read elevation line drawings with dimensions.
- Customize door identification to meet your specific requirements.
- Easily duplicate a completed project into a new one saving time for multiple submissions.
- Receive dimensional PDF, Word, Excel and AutoCAD files for use in designing, quoting or ordering mailboxes.

Access our **CBU Configurator** at: www.mailboxes.com/Mailbox-Configurator



Salsbury Regency[®] Decorative Cluster Mailboxes

Salsbury Regency[®] Decorative Cluster Box Units (CBU's) combine security and functionality with an elegant design. Regency[®] CBU's enhance the aesthetic appeal of both commercial and residential developments with a matching decorative pedestal and top. Constructed of durable heavy-duty aluminum and stainless-steel hardware, Regency[®] Cluster Box Units are USPS approved.



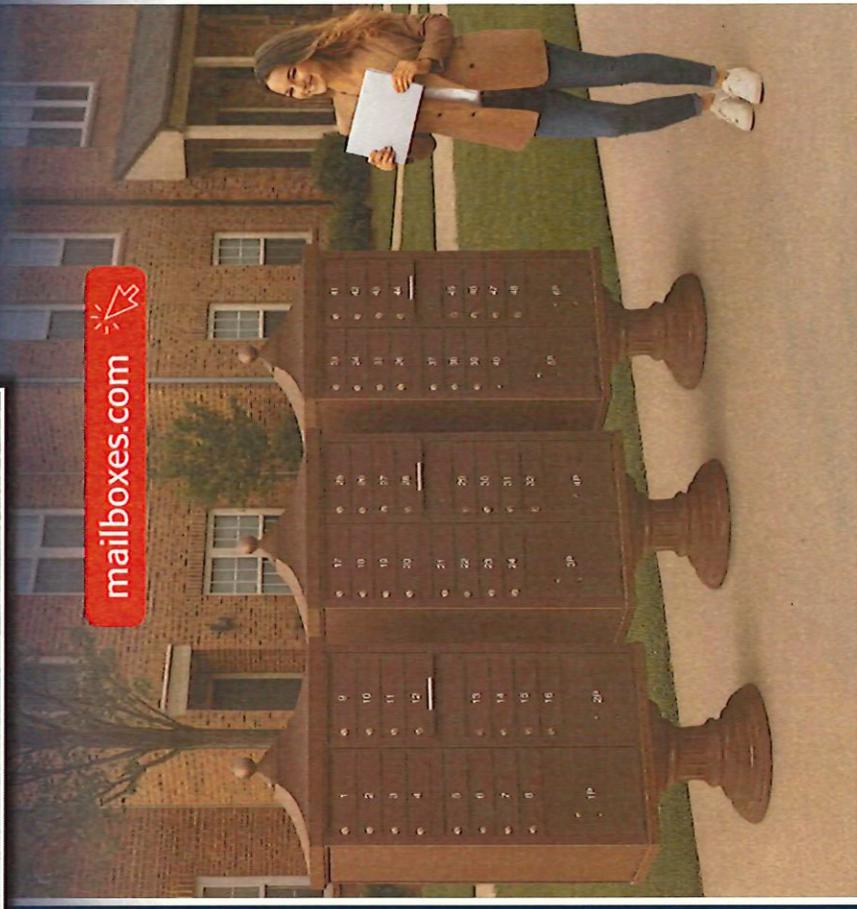
All Aluminum Construction

Available in 6 Colors

Order Factory Direct

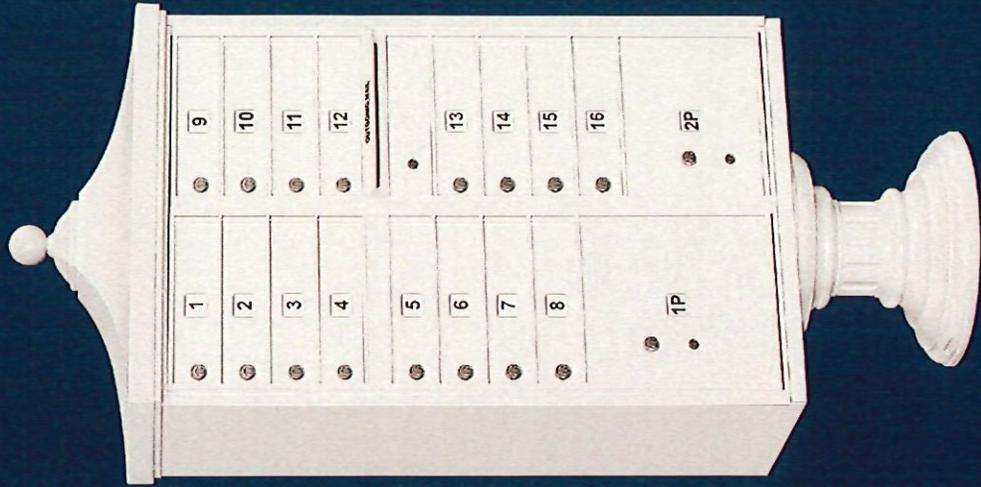
Volume Discounts Available

mailboxes.com



USPS APPROVED COMMERCIAL MAILBOXES

Regency® Decorative CBU's

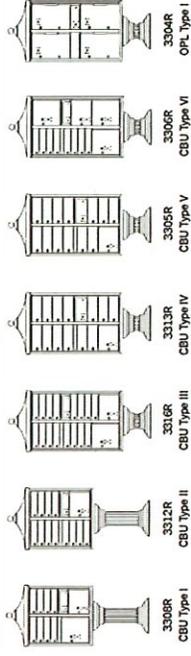


REGENCY® DECORATIVE CBU'S & OUTDOOR PARCEL LOCKERS (OPL's)



- Regency® Decorative CBU's manufactured by Salsbury Industries provide U.S.P.S. access and offer a secure means of receiving mail and packages.
- Ideal for commercial use or residential applications such as housing developments, apartments or townhouses.
- All Salsbury Regency® Decorative CBU package includes a 3300 series CBU and pedestal, a decorative CBU top and a decorative CBU pedestal cover.
- Outdoor Parcel Lockers (OPL's) are U.S.P.S. approved and are ideal for both commercial and residential developments.

CONFIGURATIONS



COLOR OPTIONS



CUSTOM ENGRAVING

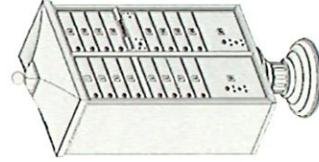


To view replacement parts and more options visit us at: www.mailboxes.com/commercial-mailboxes-usps/

3316R MODEL DISPLAYED

Online Resources

- Product Information
- 3D Revit / BIM Models
- Detailed Specifications
- Technical Drawings
- Augmented Reality (AR) Models
- Installation Instructions
- AutoCAD Drawings



Visit: www.mailboxes.com/Architectural-Resources

USPS APPROVED COMMERCIAL MAILBOXES

Regency® Decorative CBU Features

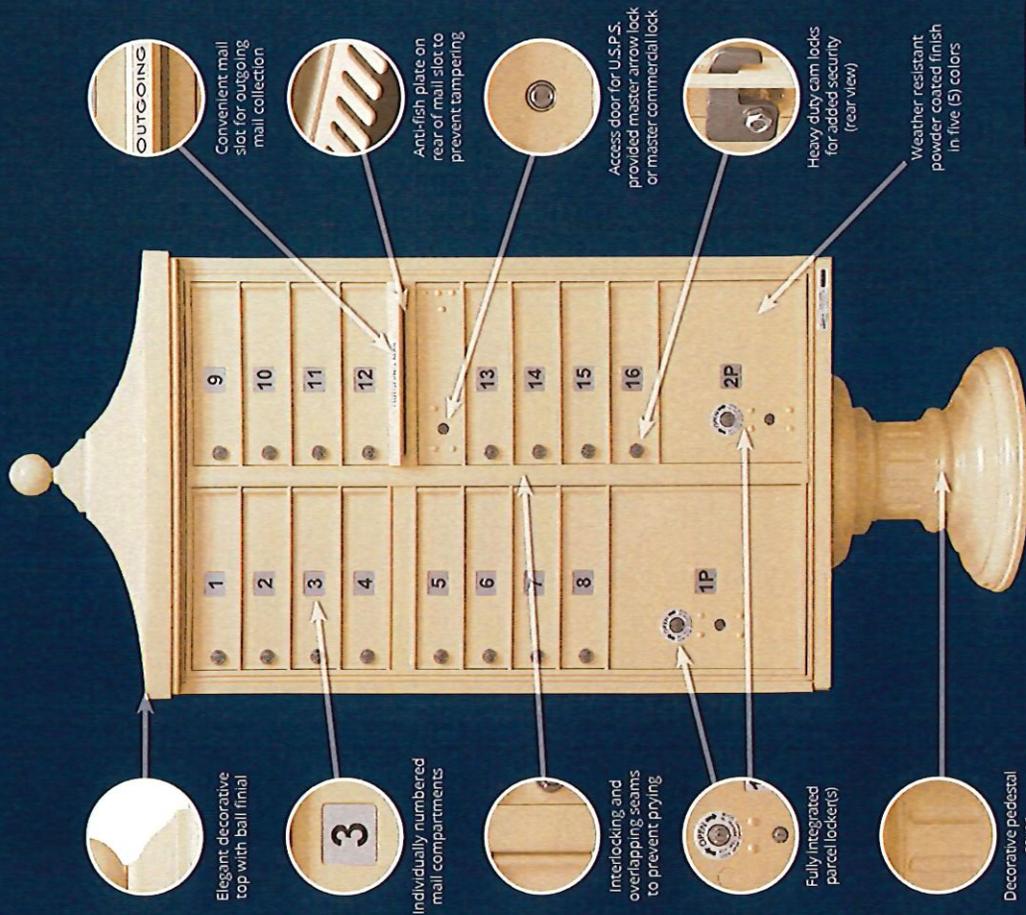
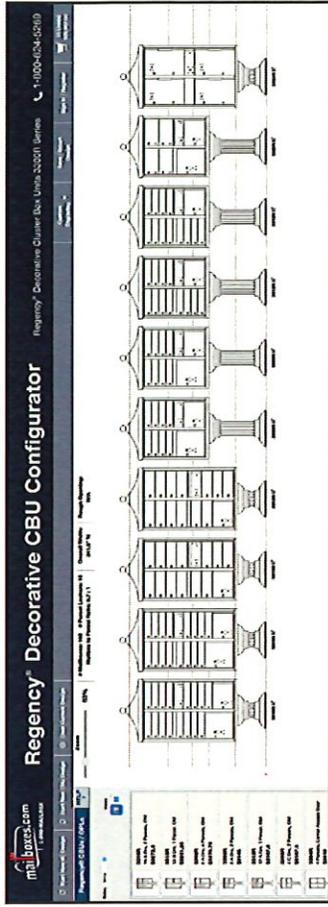


Photo: Digitized by Getty Images/ISTOCK

REGENCY® DECORATIVE CBU MAILBOX CONFIGURATOR



Creating your custom Regency® Decorative CBU project has never been easier:

- Design clear and easy to read elevation line drawings with dimensions.
- Customize door identification to meet your specific requirements.
- Easily duplicate a completed project into a new one saving time for multiple submissions.
- Receive dimensional PDF, Word, Excel and AutoCAD files for use in designing, quoting or ordering mailboxes.

Access our CBU Configurator at: www.mailboxes.com/Mailbox-Configurator



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for a Quote Today!



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18300 Central Avenue
Carson CA 90746-4008

phone: 1.800.624.5269

fax: 1.800.624.5299

phone: 1.323.846.6700

fax: 1.323.846.6800

email: salsbury@mailboxes.com

website: www.mailboxes.com



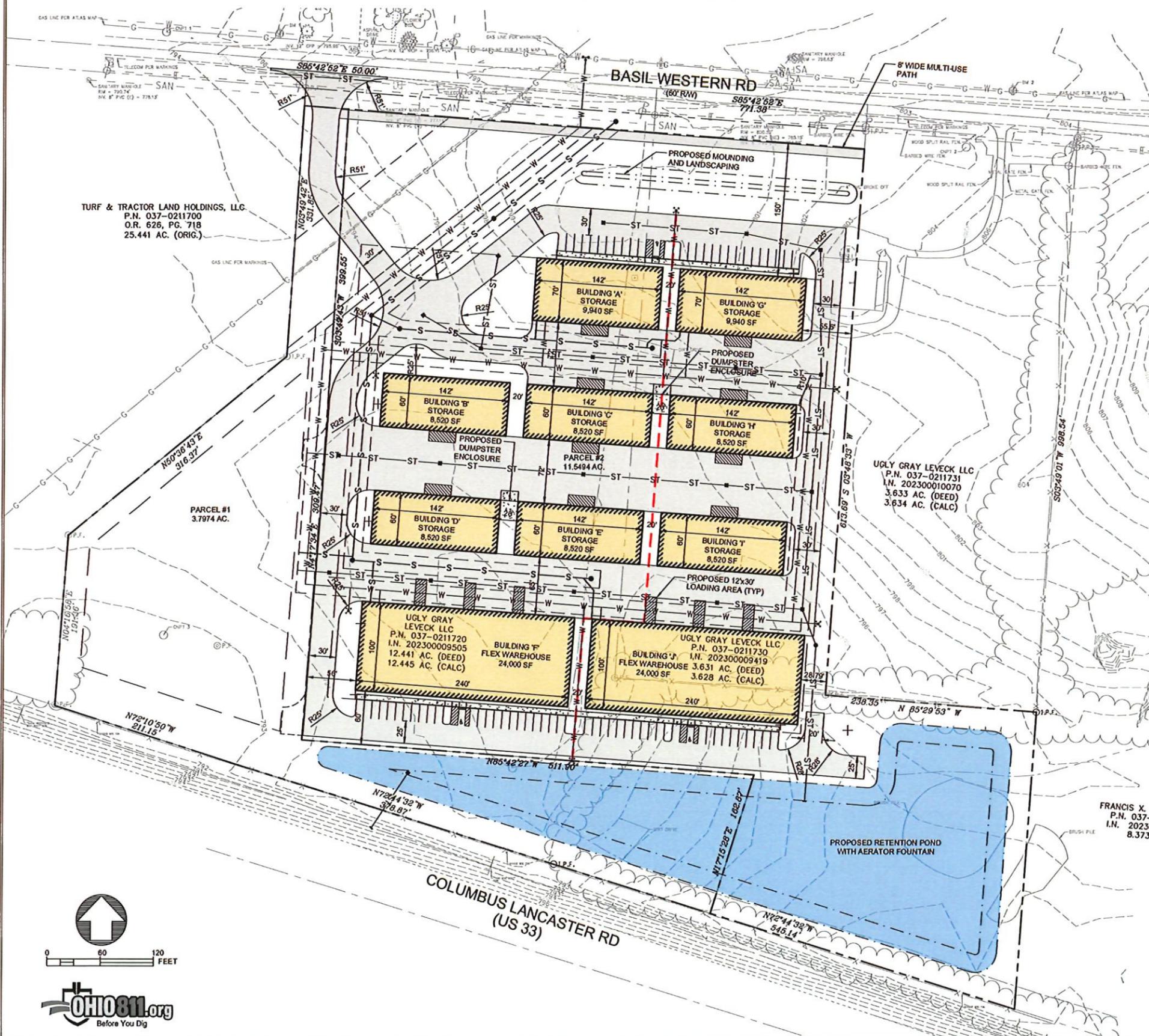
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BASIL WESTERN RD DEVELOPMENT

JANUARY, 2025



VICINITY MAP
NO SCALE



TURF & TRACTOR LAND HOLDINGS, LLC.
P.N. 037-0211700
O.R. 626, PG. 718
25.441 AC. (ORIG.)

PARCEL #1
3.7974 AC.

UGLY GRAY LEVECK LLC
P.N. 037-0211731
I.N. 202300010070
3.633 AC. (DEED)
3.634 AC. (CALC)

FRANCIS X. W
P.N. 037-0211730
I.N. 202300010070
8.373

SITE DATA

EXISTING USE: AGRICULTURE / RESIDENTIAL

EXISTING ZONING: M-2, C-2, R-2

EXISTING PARCELS:

PID: 0370211720 12.441 AC.
PID: 0370211730 3.631 AC.
TOTAL 16.072 AC.

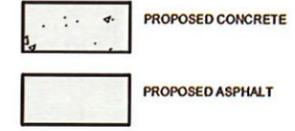
PROPOSED PARCELS:

- 1) LOT SIZE: 3.7974 AC.
BUILDING SIZE: TBD
USE: RESTAURANT/BAR
PARKING REQUIRED: TBD
PARKING PROVIDED: TBD
LOT COVERAGE: TBD
- 2) LOT SIZE: 11.55 AC.
BUILDING SIZE: 119,000 S.F.
USE: FLEX WAREHOUSE/STORAGE
PARKING REQUIRED: 1/10,000 SF = 12 SPACES
PARKING PROVIDED: 70 CAR SPACES
LOT COVERAGE: 6.92 AC. (59.9%)

PROPOSED ZONING: PBID
TOTAL SITE ACREAGE: 19.705 AC.
LOT 1 IMPERVIOUS AREA: TBD
LOT 1 PERVIOUS AREA: TBD
LOT 2 IMPERVIOUS AREA: 6.92 AC.
LOT 2 PERVIOUS AREA: 4.83 AC.

SETBACKS:
FRONT: 150'
USE: 25' (50' ADJACENT TO RESIDENTIAL)
REAR: 50'

PAVEMENT LEGEND



UTILITIES

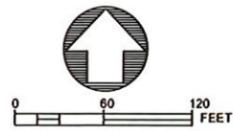
- WATER: UTILIZE AN EXISTING WATER MAIN LOCATED ALONG THE NORTH SIDE OF BASIL WESTERN RD.
- SANITARY: UTILIZE AN EXISTING SANITARY MAIN LOCATED ALONG THE SOUTH SIDE OF BASIL WESTERN RD.
- STORM: PROPOSED REGIONAL RETENTION POND ON LOTS #1/2

LANDSCAPE REQUIREMENTS

ANY SURFACE PARKING AREAS ADJACENT TO AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM THE RESPECTIVE RIGHT-OF-WAY WITH A MINIMUM OF A THIRTY (30) INCH CONTINUOUS PLANTING HEDGE AND TREE COMBINATION. THE HEIGHT SHALL BE MEASURED FROM THE ADJACENT PARKING AREA. THROUGHOUT THE THE SETBACK ARE BETWEEN A SURFACE PARKING AREA AND AN EXISTING OR PLANNED PUBLIC RIGHT-OF-WAY, THERE SHALL BE A MINIMUM OF FOUR (4) TREES PER ONE HUNDRED (100) LINEAL FEET. TREES MAY BE DECIDUOUS, CONIFEROUS OR A COMBINATION THEREOF. REQUIREMENT SHALL NOT APPLY IN THE AREAS OF INGRESS AND EGRESS, OR TO EXISTING TREES WHICH ARE UNDISTURBED BY THE PROJECT.

NON-RESIDENTIAL USES ADJACENT TO THE RESIDENTIAL USES (CURRENT AND FUTURE) AND MULTI-FAMILY USES ADJACENT TO SINGLE-FAMILY RESIDENTIAL USES (CURRENT AND FUTURE) SHALL INSTALL A CONTINUOUS PLANTING HEDGE AND TREE COMBINATION TO PROVIDE SCREENING FROM SUCH ADJACENT USE. THE REQUIRED PLANTING HEDGE AND TREE COMBINATION SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT THE TIME OF INSTALLATION. MOUNDING MAY BE USED TO ACHIEVE THE REQUIRED HEIGHT AND FENCING MAY BE INCORPORATED TO PROVIDE ADDITIONAL SCREENING.

MINIMUM SIZE OF LANDSCAPE ISLANDS IS 162 SQUARE FEET WITH MINIMUM WIDTH OF 9' IN ACCORDANCE WITH CEDA DEVELOPMENT STANDARDS



ZONING PLAN
CANAL COMMERCE CENTER
 VIOLET TOWNSHIP, FAIRFIELD COUNTY, OH

DATE	2/18/25
SCALE	1" = 60'
SHEET NO.	1 OF 1
FILE NO.	LCC004

**ZONING PLAN
ASSOCIATED TEXT**

Revised 9/24/25

APPLICATION:

APPLICANT/DEVELOPER: LeVeck Commercial Construction and Development, LLC, 625 Eastgate Pkwy, Gahanna, OH 43230; Phone No. 614-582-4765

PARCEL OWNERS:

1. The Ugly Mug Bar & Grill, 9645 Basil-Western Rd NW, Canal Winchester, Ohio 43110; Phone No. 614-374-0748
2. CW Industrial, LLC, 625 Eastgate Pkwy, Gahanna, OH 43230, Phone No. (614) 582-4765

ENGINEER:

Elmasian Engineering, LLC; P.O. Box 626, Pataskala, Ohio 43062; Phone No. 614-349-2002

GENERAL DEVELOPMENT CHARACTER OF THE PROPERTY:

Applicant is purchasing the Property which is located on the south side of Basil-Western Road, west of Amanda- Northern Road, north of US-33, and east and south of Hill Road. The Property and all contiguous properties are located in Violet Township. One parcel immediately to the north of the Property, located north of Basil-Western Road, is zoned R-2 Single Family Residential. All other contiguous properties are currently zoned M-2. Applicant proposes to rezone the Property to the PBID, Planned Business and Industrial District to allow for two (2) Parcels: one parcel to be 3.63 acres used for a bar/restaurant and other associated uses; one parcel to be 12.44 acres used for industrial/warehouse/distribution center uses. The Property is encumbered by one (1) gas line "Easement". The Easement's location, which includes its setback area is delineated on the Zoning Plan. The Easement is outside the vertical building area on the Property. In regard to access to and from Basil-Western Road, the Zoning Plan delineates the proposed access-ways. According to the Fairfield Engineer's office, due to the fact that numerous sites surrounding the Property and located on Basil-Western Road are currently being planned and zoned for redevelopment, Basil-Western Road is under study by the County to determine needed improvements, right of way requirements, and site access locations. Therefore, the location of the proposed access ways on the Property will not be finally reviewed and approved until such time as the property is rezoned and a final development plan is submitted for review. In regard to access spacing, the County spacing requirements are determined from intersections, not driveways and therefore, the proposed Zoning Plan is not subject to spacing requirements.

PROPERTY:

The "Property" is comprised of 16.07 +/- acres.

See Legal Description and Survey attached hereto

Address: 0 Basil-Western Rd NW

The Property is a combination of the two (2) parcels located on Basil Western Road in Violet Township, Fairfield County, Ohio:

1. 3.63 +/- acres: parcel 0370211730 (Parcel 1)
2. 12.44 +/- acres: parcel 0370211720 (Parcel 2)

The Property is 16.07 +/- acres

The Property will be divided into two (2) reconfigured Parcels as delineated in the Zoning Plan:

Parcel 1:	3.63 acres
<u>Parcel 2:</u>	<u>12.44 acres</u>
TOTAL:	16.07 acres

DESCRIPTION OF EXISTING USE:

PBID

PRESENT ZONING DISTRICTS:

PBID

VICINITY MAP:

See Vicinity Map delineated on the Zoning Plan

LIST OF OWNERS AND ADDRESSES OF ADJACENT PROPERTIES:

See list of owners attached hereto.

ZONING PLAN
See Attached Hereto

ZONING PLAN TEXT:

Size & location of Property:

The Property is 16.07 +/- acres more or less as delineated on the Zoning Plan, Survey and Legal Description.

Parcel 1: 3.63 acres
Parcel 2: 12.44 acres

TOTAL: 16.07 acres

DEVELOPMENT STANDARDS

The Development Standards set forth shall apply to each Parcel as delineated below. Unless otherwise indicated in this Zoning Text, the applicable development standards under the City of Canal Winchester and Violet Township Cooperative Economic Development Area (CEDA) Development Standards, as adopted by the Township under Section 3AA6 of the Zoning Code, shall apply to the Property. In the event a standard, use, provision or requirement is not otherwise provided for in this Text, or, the CEDA Development Standards, the standards, uses, provisions, and requirements set forth in the Zoning Code, as applicable, shall apply to the Property.

(References to a "Parcel" are those Parcels delineated on the Zoning Plan as Parcel 1 & 2)

PARCEL 2: Parcel 1, consisting of 3.63+/- acres, is anticipated to and shall serve as the location of access to and from Parcel 2. At such future time as Parcel 1 is sought to be developed with one or more uses and part of a PBID, the owner/applicant shall apply for rezoning, with a Zoning Text including specific development standards applicable to Parcel 1 and harmonious with the other uses in this PBID and the use of Parcel 1 for such access.

PARCEL 2: (Uses & Development Standards specific to Parcel 2):

PERMITTED USES

1. Warehousing, wholesaling, including the following:
 - (a) Pharmaceuticals, chemicals, and allied products.
 - (b) Dry goods and apparel.
 - (c) Groceries and related products.
 - (d) Electrical goods.
 - (e) Hardware, plumbing, and heating equipment and supplies.
 - (f) Machinery equipment and supplies.
 - (g) Tobacco and its products.
 - (h) Beer, wine, and distilled alcoholic beverages.
 - (i) Paper and its products.

- (j) Furniture and home furnishings.
 - (k) Freight forwarding.
 - (l) Farm products and raw materials.
 - (m) Miscellaneous wholesalers except scrap and waste materials.
2. Compounding, processing, assembling, packaging, or treatment of goods, materials, and products.
 3. Research, development, and testing laboratories.
 4. Manufacturing of the following:
 - (a) Canning and preserving fruits, vegetables, and seafood.
 - (b) Bakery products, candy and other confectionary products.
 - (c) Clothing, furnishings, and allied garments; fur goods and miscellaneous apparel and accessories.
 - (d) Miscellaneous fabricated textile products; broad and narrow woven fabric mills, including cotton, man-made fiber and silk, and dyeing and finishing, floor covering mills, yarn and thread mills, and miscellaneous textile goods.
 - (e) Publishing and printing of newspapers, magazines, books, and other publications, and commercial printing; manifold business forms, greeting cards, bookbinding and related industries, and service industries for the printing trade.
 - (f) Pharmaceuticals.
 - (g) Footwear, gloves and mittens, luggage, handbags and other personal leather goods, boot and shoe cut stock and findings, and leather goods not elsewhere classified.
 - (h) Glass products made of purchased glass.
 - (i) Communication equipment, electronic components and accessories, engineering, laboratory, scientific and research instruments and associated equipment, and instruments for measuring, controlling and indicating physical characteristics.
 - (j) Optical instruments and lenses, surgical, medical and dental instruments and supplies, and ophthalmic goods; photographic equipment and supplies.
 - (k) Watches, clocks, clockwork operated devices and parts, jewelry, silverware, and plated ware.
 - (l) Automobile accessories and electronic components, including automotive and truck assembly parts.
 - (m) Prepared meat products, dairy products, grain mill products, and beverage industries.
 - (n) Household and office furniture, partitions, shelves, lockers, office and store fixtures, and miscellaneous furniture and fixtures.
 - (o) Sheet metal work, machine shops, jobbing, and repair.
 - (p) Household appliances, electrical lighting and wiring equipment, and miscellaneous electrical machinery, equipment and supplies.

- (q) Musical instruments and parts, toys, amusements, sporting and athletic goods.
 - (r) Pens, pencils, and other office and artists' materials, costume jewelry, costume novelties, buttons and miscellaneous notions, exception precious metal.
 - (s) Plastic products.
 - (t) Electronics.
5. Service industries including the following:
 - (a) General construction contractors.
 - (b) Plumbing, heating and air conditioning, painting, and paperhanging.
 - (c) Electrical work, masonry, stonework, tile setting, and plastering.
 - (d) Carpentering and wood flooring, roofing and sheet metal work.
 - (e) Concrete work and water well drilling.
 6. Commercial Retail including the following:
 - (a) Commercial retail uses associated with and subordinate to another permitted use and limited to no more than twenty-five (25) percent of the total gross floor area of all structures on the subject lot.
 7. Business and professional offices (excluding medical and dental offices).
 8. Administrative offices primarily engaged in general administrative supervision, purchasing, accounting, and other management functions.
 9. Any parking of trailers shall be accessory to the business activities occurring within the building and long-term storage of trailers shall not be a primary business activity of any user of the building.
 10. Other uses similar to the enumerated uses in this Section 2, which are approved by the Township Trustees.

PARCEL 2 DEVELOPMENT STANDARDS

Height, Lot, and/or Setback Commitments:

1. Building Size Limitation
24,000 square feet
2. Building Height Limitation:
30'
3. Lot Coverage Restrictions:
The ground area occupied by all the buildings, structures, driveways, traffic circulation areas, parking areas and sidewalks shall not exceed in the aggregate: 80% of the total Parcel 2.
4. Minimum Building Setbacks:
Side Yard: 25' from the Parcel line unless adjacent to residentially zoned property

at which time the setback will be 50' from the Parcel line adjacent to the residentially zoned property.

Front Yard: (Measured from Basil-Western Road ROW): 150'

Rear Yard: (Measured from southern Parcel line): 50'

5. Architectural Standards: Architectural standards shall comply with the CEDA Development Standards. The proposed building shall consist of a standing seam metal roof, fiber cement panels and battens, metal wall products, fiber cement panel trim, and stone as delineated in the building elevations for Parcel 2 attached hereto.

6. Truck loading and unloading shall occur in the "Loading Area" on Parcel 2. No truck or trailer parking shall occur in the parking spaces and no truck or trailer storage shall occur on Parcel 2.

PHASE FOR CONSTRUCTION

Parcel 2 will be developed in accordance with the "Development Timeline" attached hereto.

PROHIBITED USES OF PARCEL 2:

1.
 - (a) Uses not specifically authorized by this Zoning Text.
 - (b) Personal and consumer services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments of their employees including: beauty shops barber shops, shoe repair shops, pressing, alteration and garment repair, and miscellaneous personal services, advertising, consumer credit reporting agencies, mercantile reporting agencies, adjustment and collecting agencies, business services including duplicating, addressing, blueprinting, photocopying, mailing, mailing list, and stenographic, private employment agencies, and business services not elsewhere classified, except research, development and testing laboratories.
 - (c) Recycling Centers not to include manufacturing.
 - (d) Commercial kennels.
 - (e) Automobile Convenience Markets, Automobile Repair and Services, and Automobile Service Stations. No portion of an Automobile Service Station's structure or its appurtenances, including ancillary, associated or auxiliary equipment, shall be located in front of the established building line.
 - (f) Outside storage of inoperable, unlicensed or unused motor vehicles. Any inoperable, unlicensed or unused motor vehicles stored on a parcel shall be enclosed within a building so as not to be visible from any adjoining property or public road.
 - (g) Except as provided in the Zoning Plan or Text, no trailer of any type, no boats, no motor homes, and no equipment of any type shall be parked and/or stored on a parcel unless it is enclosed within a building so as not to be visible from any adjoining property or public road.
 - (h) Except as specifically permitted in the Zoning Plan Text, no manufactured

home, mobile home, or mobile office structure shall be placed or occupied outside or within a building on any parcel.

- (i) Sales trailers of any type are prohibited.
- (j) Sexually Oriented Businesses as defined in Section 3AA2-07(A)(11)(c) are prohibited.
- (k) No trash, debris, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and or parts thereof, or any garbage, refuse, or junk shall be permitted to accumulate on any portion of a parcel. All trash, debris, discarded materials, vehicle parts, rags, lumber, building materials, and other garbage, refuse or junk shall be contained in solid sided containers during construction phases and thereafter. No wire or cage-type containers shall be permitted, and no such materials shall be above the sides of the container.
- (l) Residential uses of any kind are prohibited.
- (m) Churches
- (n) Recreational Facilities
- (o) Shipping containers or POD's

2.

CEDA Section 3.01(c) as follows:

Motor-vehicle sales, stand-alone wash facilities, or self-service storage facilities, pawn shops, skill game establishments, and internet café's are strictly prohibited.

3. All other uses not set forth as permitted uses above for Parcels 2.

(a) General development character of the Property:

The Property is bordered by Columbus-Lancaster Road (US33) on the south and Basil Western Road on the north.

Landscaping & Screening:

1. Landscaping and Screening shall be in accordance with the Landscape Plan attached hereto depicting buffers, mounding, parking lot/island plantings, and dumpster enclosure requirements. All mechanical equipment shall be screened from view as delineated on the Landscape Plan.

2. Applicant/Developer shall install a minimum three foot (3') high mound and a minimum of four (4) trees per each one hundred (100) lineal feet along the Property's Basil-Western Road frontage, as generally depicted on the Zoning Plan and Landscaping Plan attached hereto (the "3' High Mound").

3. The multi-use path will be accessible with ADA compliance within a

designated area of the private driveways to and from the entries to each building on each Parcel (the "Multi-Use Path").

4. The storm water basin delineated on the Zoning Plan will be a retention basin equipped with a fountain (the "Storm Water Facilities").

5. Unless otherwise stated in this Zoning Text, all Property screening and landscaping shall comply with the CEDA Development Standards.

6. A "Declaration of Easements" shall be recorded providing each Parcel the right to use the Multi-Use Path and Storm Water Facilities and shall delineate the obligations of each Parcel to jointly maintain and repair the same including the 3' High Mound and Landscaping.

(b) General Sign & Lighting Criteria

Signage:

1. All signage shall comply with CEDA Development Standards
2. One monument sign for each Parcel shall be permitted as generally located on the Landscape Plan. Each Parcel Owner shall be responsible for the installation, maintenance and repair of its respective sign and the landscaping associated therewith.
3. Final sign plans shall be submitted and approved as part of the Development Plan approval.

Lighting:

Lighting for each building on each Parcel shall abide by the requirements of the Photometrics Plan and Landscape Plan attached hereto.

(c) Provisions for Water, Sanitary Sewer, Surface Drainage:

1. Water & Sanitary Sewer services will be provided by Fairfield County Utilities.
2. Surface Drainage shall be as provided in the Zoning Plan. Final storm water calculations and storm drainage plans will be submitted with the Development Plans.
3. The "Declaration of Easements" shall provide that each Parcel served by the Storm Water Facilities has the right to use the Facilities along with obligations to jointly maintain and repair the same.

(d) Proposed Traffic Patterns:

1. There is one (1) point of ingress/egress from Basil Western Road to serve both Parcels. The locations of these access points are determined by the location of the Parcel lines and are subject to revisions with review of the Development Plans. Required traffic improvements will be identified and included in a development agreement between the Applicant and Fairfield County, which shall be entered into by said parties with the approval of the Development Plan.

2. The "Declaration of Easements" shall provide each Parcel the right to use the ingress/egress points and private drives to access each Parcel along with the obligations to jointly maintain and repair the same.

3. Parking, Loading, and Walkway areas are delineated on the Zoning Plan and include:

Parking:

>Parcel 2: minimum 1/1,000 square feet: 116 parking spaces are required and 120 parking spaces are provided.

(e) **The proposed development relates to the existing land use areas.** The Fairfield County Comprehensive Land Use Plan shows this area being included in a growth area. The Violet Township Land Use and Transportation Plan recommends business and industrial use of the Property along the US33 corridor. These land uses are highly important to the continued viability of Violet Township and the larger Pickerington Area.

(f) **Open Spaces are as delineated on the Zoning Plan.** The "Declaration of Easements" prepared and recorded addressing storm water and accessway discussed above shall include delineation of the open space areas and the rights to use the open spaces along with the obligations to jointly maintain and repair the same.

(g) **The proposed time schedule for the Property is to commence development upon approval of the PBID and Development Plan and to proceed in accordance with the attached Development Timeline.** Applicant shall oversee and initiate development of the Property including the access points, private aisleways, and utilities. Any parcel not immediately developed after approval of the Development Plan shall be maintained by its respective owner who shall be subject to the obligations of maintenance and repair as required therein.

(h) **The Applicant has the control of the Property to carry forth the Zoning Plan and the engineering feasibility of the Zoning Plan.**

DIVERGENCES

1. A divergence from CEDA 2.03(C) is requested to permit parking to be located in front of the building line on Parcel 1 in accordance with the Zoning Plan.

Justification: The Property is bordered on its north side by Basil-Western Road and on its south side by Columbus-Lancaster Rd (US 33). Locating the parking in front of the storefronts of the buildings is preferred with commercial buildings fronting on a single public road.

2. A divergence from the Zoning Code 3W2H(3) is requested to permit a freestanding on-premise sign to be located closer than thirty-five feet (35') to the adjoining property line on Parcels 1 in accordance with the Landscape Plan.

Justification: The frontage of Parcel 1 are each 50' wide and accommodates a joint access road that serves both Parcels that is paved with a 50' width at the ROW and narrows to 30' width. Locating the signs to the sides of each joint access accommodates the joint access but requires a divergence from the Zoning Code.

3. A divergence from the CEDA 1.01(A&C) is requested to permit a break in the landscaping and mound on Parcel 1 in accordance with the Landscape Plan.

Justification: The Property has a high pressure gas line located in the NW corner and requires a divergence from the CEDA Development Standards.

MISCELLANEOUS

1. A Development Plan will be reviewed by the CEDA Land Use Committee for the Parcels prior to development.

2. Pursuant to Section 301-06 of the Zoning Code, a Development Plan shall be submitted to the Township for approval prior to the initiation of development of one or more of the Parcels.

EXHIBITS

(Attached hereto and made a part hereof)

1. Zoning Plan
2. Survey
3. Legal Description
4. Landscape Plan
5. Photometrics Plan
6. Building Elevations
7. Sign Plan
8. Development Timeline
9. List of property owners within, contiguous to and directly across the street from the Property

Unless otherwise indicated in this Zoning Text, the Zoning Plan, the Landscaping Plan, the Elevations, and the Lighting Plan, the applicable development standards under the City of Canal Winchester and Violet Township Cooperative Economic Development Area (CEDA) shall apply to the Property. In the event a use, provision or requirement is not otherwise provided in this Text or the CEDA standards, the standards, uses, provisions, and requirements set forth in the Zoning Code shall apply to the Property.