

Attn: Kendra Spergel, Grove City Development Department

From: Phil Moorehead, Faris Planning & Design

Re: Application #201610310076 – Trivium Development responses to Staff Report dated November 18, 2016 for Trivium Grove City MOB Final Development Plan application

Cc: Tim Spencer – Trivium Development
Tom Warner – Advanced Civil Design
Carter Bean – J Carter Bean Architect

The following is the list of comments/recommendations from the City of Grove City. Trivium Development has provided a response to each item in an effort to respond to, or more clearly identify the concerns of the City.

1. The northeastern corner of the parking lot is approximately 1.5 feet from the North Meadows Drive right-of-way and does not meet the required 25-foot setback requirement for pavement for Gateway Business Park Subarea 3. However, because the right-of-way is reflective of the former cul-de-sac and the proposed setback is consistent with setbacks from the roadway for other developments along North Meadows Drive, staff would be supportive of a deviation from the setback requirement.

RESPONSE: The applicant would like to request a deviation from the setback requirement based the right-of-way of the former cul-de-sac, so as to be consistent with the setbacks for adjacent developments along North Meadows Drive.

2. A copy of the 20-foot joint access easement along the north side of the site should be provided

RESPONSE: A copy of the 20' joint access easement has been provided. See Exhibit A-3

3. Details for all proposed signage should be submitted, including all wall signage and monument sign. Please note that signage is approved as part of the development plan and any details not submitted with the development plan will require a separate development plan approval.
 - a. Any monument signage on the site should have a brick base to match the brick utilized on the primary structure.
 - b. Only one monument sign should be located on the site and highway signs are not permitted per Section 1145.17(a).

RESPONSE: Details for all proposed signage has been provided, and all signage will utilize a brick base to match that on the primary structure. See Exhibits I-1, I-2, and I-3 for more information on signage.

The applicant would like to request a deviation from Section 1145.17(a), and believes the nature of the use (VA medical) justifies a highway-oriented sign similar to the highway sign on the neighboring Mount Carmel Hospital development. A highway sign would serve as a prominent and easily identifiable marker, which, in conjunction with a monument sign on North Meadows drive, could expedite way-finding in emergency situations.

4. Freestanding signs are required to be set in landscaped areas per Section 1136.09(a). The landscaping area needs to be at least two (2) feet larger than the sign's foundation and contain landscaping on all sides with permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials may be used, but in combination with the permitted permanent plantings. A detail for the sign's landscaping should be provided.

RESPONSE: Detailed landscape plans in conformance with Section 1136.09(a) have been provided for all proposed freestanding signs. See Exhibit D-1 for more information.

5. The Grey Owl Juniper being used for Parking Lot Screening along the North Meadows Drive frontage needs to be 36 inches at installation. The landscape plan needs to be updated to state this.

RESPONSE: The landscape plan has been updated to propose a 3' ht. earth mound along North Meadows Drive.

6. Staff recommends aligning the 10 proposed trees along the I-71 frontage closer to the parking spaces

RESPONSE: Revised site plan has brought I-71 frontage trees closer to parking spaces.

7. All of the landscape islands are required to have at least one tree. A few of the proposed landscape islands will need a tree added per Section 1136.06(d).

RESPONSE: All landscape islands now include a tree per Section 1136.06(d).

8. Section 1136.08 states that there is to be supplemental landscaping planted around any service structures. The current landscape plan does not show supplemental landscaping around the dumpster.

RESPONSE: Supplemental landscaping has been added to dumpster screens.

9. There needs to be a note on the plans that states that any damage to the city's irrigation or landscaping in the Right of Way will need to be repaired to its original condition by the contractor.

RESPONSE: A note has been added to Exhibit C-1 "Overall Landscape Plan"

10. Per Section 1136.11, there needs to be a note on the landscaping plans stating that "Where any seeding is done, only Penn or Hydro Mulch can be used to cover the seed-no straw can be used to cover the seed."

RESPONSE: A note has been added to Exhibit C-1 "Overall Landscape Plan"

11. All curbing shall be 18-inch straight curb per Grove City standard drawing C-GC-58.

RESPONSE: See Exhibit F-3.

12. Install ADA ramps at the existing sidewalk where the new drive approach is installed per Grove City standard drawing C-GC-43B.

RESPONSE: See note C, on Exhibit F-3

13. Consider a curb ramp on the south side of the property to connect the sidewalk to the parking lot.

RESPONSE: No longer applicable to new site layout.

14. Provide a label for the 6-inch sanitary service slope.

RESPONSE: See Exhibit F-4

15. Provide the proposed gas and electric layout for the site.

RESPONSE: Shown and called-out on Engineering Plans.

16. The plans show that existing grade on the property to the south drains north onto the development site. Please expand the view of the existing conditions sheet to include the full storm water tributary area of this property.

RESPONSE: RESPONSE: See Exhibit F-2, the view has expanded.

17. Storm calculations will need to be provided to ensure the existing storm sewer is sized to handle the runoff from this site.

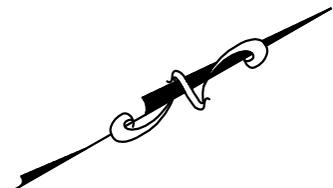
RESPONSE: This information will be provided with construction drawings.

18. Impervious area for this site is designated to be no more than 80% based on the design of the storage pond. Please confirm during the construction plan phase that this requirement is being met.

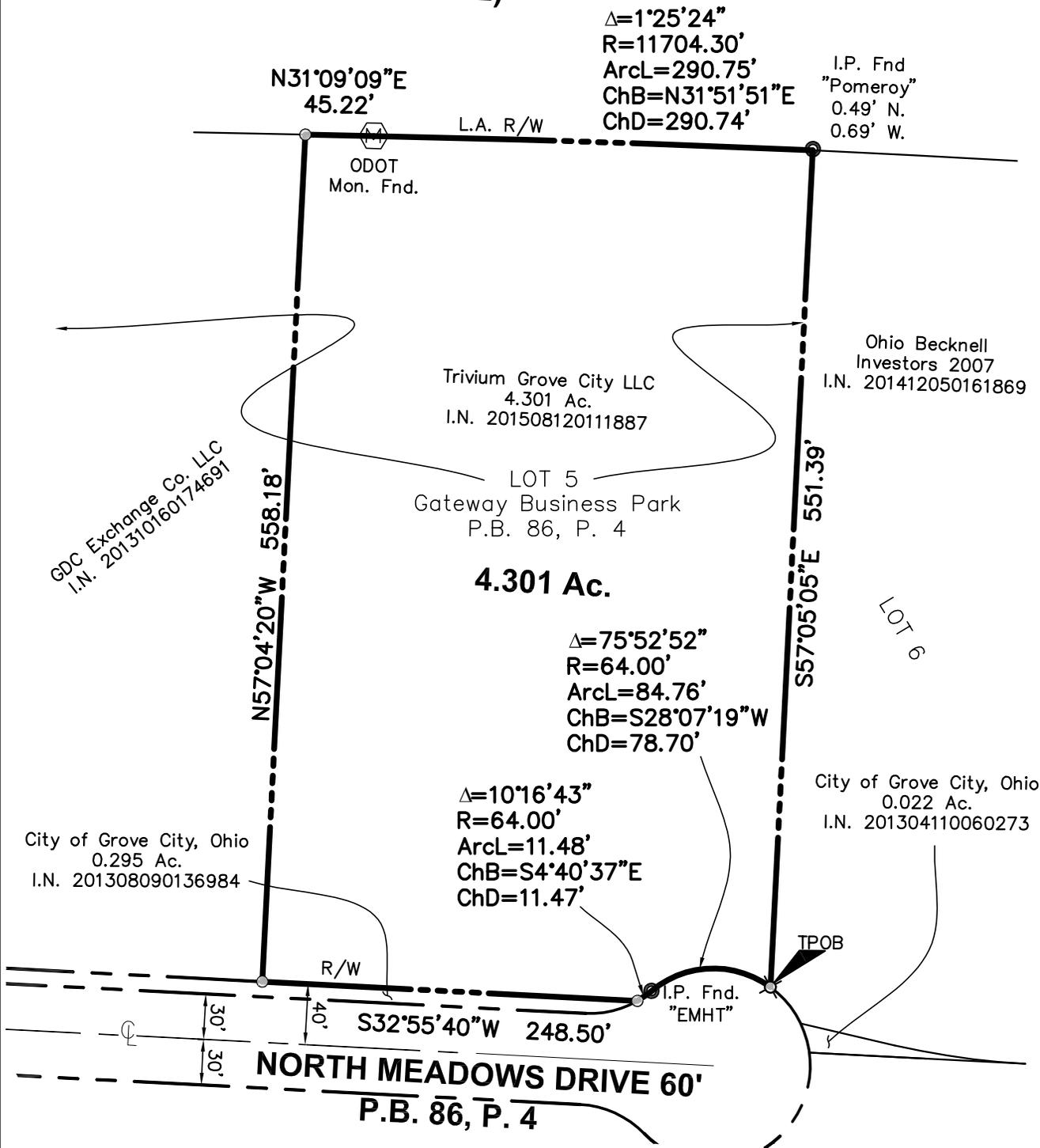
RESPONSE: This information will be provided with construction drawings.

Parcel Exhibit

City of Grove City, Franklin County, Ohio
Virginia Military Survey 1434

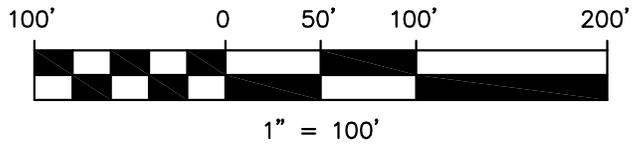


**INTERSTATE ROUTE 71
(FRA-62-2.12)**



Z:\16-0022-344\DWG\PRODUCTION DRAWINGS\SURVEY\0022-344 parcel exhibit.dwg Layout Oct 26, 2016 - 12:38:55pm bkarshner

- Iron Pin Set
- ⊗ PK Nail Set
- Iron Pipe Found
- Ⓜ Monument Found



This drawing is based on existing records and an actual field survey performed in October 2016.

This exhibit was not intended to be used for the transfer of land.

DRAWN BY: <i>BCK</i>	JOB NO.: 16-0022-344
DATE: 10/25/2016	CHECKED BY: <i>DRB</i>

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

EXHIBIT A-2

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ZONING DESCRIPTION OF 4.301 ACRES OF LAND
NORTH OF LONDON-GROVEPORT ROAD (S.R. 665)
WEST OF NORTH MEADOWS DRIVE
GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1434, being a 4.301 acre tract of land located in Lot 5 as delineated on the plat of "Gateway Business Park", of record in Plat Book 86, Page 4 and being all of that 4.301 acre tract of land as conveyed to Trivium Grove City LLC of record in Instrument No. 201508120111887, said 4.301 acre tract being more particularly described as follows:

Beginning at a mag-nail set in the westerly right-of-way line of North Meadows Drive (60 foot wide), at a northeasterly corner of said 4.301 acre tract, the northeasterly corner of said Lot 5, at the southeasterly corner of Lot 6 as delineated on said plat of "Gateway Business Park" and the southeasterly corner of that tract of land as conveyed to Ohio Becknell Investors 2007, LLC of record in Instrument No. 201412050161869;

Thence along the westerly right-of-way line of North Meadows Drive, with a curve to the left, having a central angle of **75° 52' 52"** and a radius of **64.00 feet**, an arc length of **84.76 feet** and a chord bearing and distance of **S 28°07'19" W, 78.70 feet** to a 3/4" iron pipe found (with a cap stamped "EMH&T") at a point of reverse curvature;

Thence continuing along the westerly right-of-way line of North Meadows Drive, with a curve to the right, having a central angle of **10° 16' 43"** and a radius of **64.00 feet**, an arc length of **11.48 feet** and a chord bearing and distance of to **S 04° 40' 37" E, 11.47 feet** to an iron pipe set at a northeasterly corner of said 4.301 acre tract and the northwesterly corner of that 0.295 acre tract as conveyed to the City of Grove City, Ohio, (for public use as a right-of-way) of record in Instrument Number 201308090136984;

Thence **S 32° 55' 40" W**, along the easterly line of said 4.301 acre tract, the westerly line of said 0.295 acre tract and the new right-of-way line of North Meadows Drive, a distance of **248.50 feet** to an iron pin set at the southeasterly corner of said 4.301 acre tract;

Thence **N 57° 04' 20" W**, with the southerly line of said 4.301 acre tract and across said Lot 5, **558.18 feet** to an iron pin set at the southwesterly corner of said 4.301 acre tract, in the westerly line of said Lot 5 and in the existing easterly limited access right-of-way line of Interstate Route 71 (FRA-62-2.12);

Thence **N 31° 09' 09" E**, along the westerly line of said 4.301 acre tract, the westerly line of said Lot 5 and along the easterly limited access right-of-way line of Interstate Route 71, **45.22 feet** to an ODOT concrete right-of-way monument found at a point of curvature;

Thence continuing along the westerly line of said 4.301 acre tract, the westerly line of said Lot 5 and along the easterly limited access right-of-way line of Interstate Route 71, with of a curve to the right, having a central angle of **01° 25' 24"** and a radius of **11704.30 feet**, an arc length of **290.75 feet** and a chord bearing and distance of **N 31° 51' 51" E, 290.74 feet** to the northwesterly corner of said 4.301 acre tract, the northwesterly corner of said Lot 5, at the southwesterly corner of Lot 6 as delineated on said plat "Gateway Business Park", the southwesterly corner of said Ohio Becknell Investors 2007, LLC tract and witnessing a 3/4" iron pipe found with a cap stamped "Pomeroy" (0.49' North and 0.69' West);

Thence **S 57° 05' 05" E**, along the northerly line of said 4.301 acre tract and said Lot 5, along the southerly line of said Lot 6 and said Ohio Becknell Investors 2007 tract, **551.39 feet** to the **True Place of Beginning**;

Containing **4.301 acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on October 26, 2016 and is based on existing records and an actual field survey performed in October 2016. A drawing of the above description has been prepared and is made a part hereof.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This description was not intended to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.

EXHIBIT A-1

34487002

TIME 4 0 0 P.M. M
RECORDER FRANKLIN CO., OHIO

034360

MAR 7 1997

DECLARATION OF RECIPROCAL ACCESS EASEMENTS

RICHARD E. METCALF, RECORDER

RECORDED'S FEE 54⁰⁰

This Declaration of Reciprocal Access Easements (this "Easement") is made this 7th day of March, 1997, by and between Ironwood Properties II, Ltd., an Ohio limited partnership ("Ironwood"), and Ruscilli Development Co., Ltd., an Ohio limited liability company ("Ruscilli").

Background Information

A. Pursuant to those certain deeds recorded with the Recorder's Office of Franklin County, Ohio, at Official Records Volume 555, Page 119, and at Official Records Volume 216, Pages F13, F16, F19, G02, G05, G08, G11 and G14, respectively, and the plat of Gateway Business Park of record in Plat Book 86, page 4, Recorder's Office, Franklin County, Ohio, Ironwood is the owner of Lot 5 of Gateway Business Park (approximately 23.214 acres) ("Lot 5").

B. Pursuant to that certain General Warranty Deed from Ironwood to Ruscilli dated July 18, 1996 and recorded with the Recorder's Office of Franklin County, Ohio at Official Records Volume 32567, Page D06, Ruscilli is the owner of Lot 6 of Gateway Business Park (approximately 15.593 acres) ("Lot 6").

C. A portion of Lot 5 and Lot 6 are adjacent to each other, as depicted on Exhibit A which is hereby incorporated herein by this reference.

D. The common boundary lines of Lot 6 and Lot 5 will abut a portion of North Meadow Drive and it is intended that ingress and egress from North Meadow Drive to and from Lot 6 and Lot 5 will be by a joint driveway, a portion of which is located on Lot 6 and a portion of which is located on Lot 5.

E. Ruscilli, as owner of Lot 6, desires to create and declare an access easement to be appurtenant to and for the benefit of both Lot 5 and Lot 6 on, over, across and under an area adjacent to and running along the southern property line of Lot 6 described and depicted on the attached Exhibit B, which is hereby incorporated herein by reference (the "Lot 6 Access Easement Area").

F. Ironwood, as owner of Lot 5, desires to create and declare an access easement to be appurtenant to and for the benefit of both Lot 5 and Lot 6 on, over, across and under an area adjacent to and running along the northern property line of Lot 5 described and depicted on the attached Exhibit C, which is hereby incorporated herein by reference (the "Lot 5 Access Easement Area").

G. Ironwood, or any other party acquiring Lot 5, as the case may be, shall sometimes be referred to in this Easement as the "Lot 5 Owner".

Title First Box / 751231698 NAE

TRANSFER NOT NECESSARY
- MAR 7 1997
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY OHIO

CONVEYANCE TAX EXEMPT
P OF
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

DIB JINAM DIX'S R1524414 EASEMENT ACCESS US

H. Ruscilli, or any other party acquiring Lot 6, as the case may be, shall sometimes be referred to in this Easement as the "Lot 6 Owner".

Statement of Agreement

The parties hereby acknowledge the accuracy of the above Background Information and agree as follows:

§1. Grant of Access Easement.

(a) Ruscilli, its successors and assigns, does hereby GRANT, BARGAIN and CONVEY to Ironwood, its successors and assigns forever, a permanent and nonexclusive easement on, over, across, and under the Lot 6 Access Easement Area for ingress and egress to and from Lot 5 and North Meadows Drive (the "Lot 6 Access Easement"), as an appurtenance to and for the benefit of Lot 5. Ruscilli, for itself and its successors and assigns, reserves the right to use and enjoy the Lot 6 Access Easement Area for ingress and egress to and from North Meadows Drive and for any other purposes not inconsistent with the Lot 6 Access Easement.

(b) Ironwood, its successors and assigns, does hereby GRANT, BARGAIN and CONVEY to Ruscilli, its successors and assigns forever, a permanent and nonexclusive easement on, over, across, and under the Lot 5 Access Easement Area for ingress and egress to and from Lot 6 and North Meadows Drive (the "Lot 5 Access Easement"), as an appurtenance to and for the benefit of Lot 6. Ironwood, for itself and its successors and assigns, reserves the right to use and enjoy the Lot 5 Access Easement Area for ingress and egress to and from North Meadows Drive and for any other purposes not inconsistent with the Lot 5 Access Easement.

§2. Construction of the Access Easement. The Lot 6 Owner has constructed an access drive and related appurtenances (the "Access Drive") within the Lot 6 Access Easement Area and the Lot 5 Access Easement Area.

§3. Maintenance of the Access Drive. The Lot 6 Owner shall be responsible for maintaining the Access Drive in good condition and repair including, but not limited to, keeping the Access Drive free of snow and ice. The costs and expenses related to such maintenance of the Access Drive shall be allocated between the parties as follows:

(a) Until such time that the Lot 5 Owner commences excavation and/or construction on Lot 5 of a warehouse facility, office facility or any other structure or building and uses the Lot 6 Access Easement for ingress and egress to and from Lot 5 and North Meadows Drive, the Lot 6 Owner, its successors and assigns, shall be solely responsible for all of the cost and expense of such maintenance except for those costs and expenses caused by the negligence or misconduct of the Lot 5 Owner.

(h) After the commencement of excavation and/or construction on, as provided for in (a), above, Lot 5 and the use of the Lot 6 Access Easement by the Lot 5 Owner, the Lot 6 Owner shall be responsible for maintaining the Access Drive and the Lot 6 Owner and the Lot 5 Owner, and their respective successors and assigns, shall each be responsible for one-half of the cost and expense of such maintenance. After the Lot 6 Owner has incurred costs for the maintenance of the Access Drive, it shall deliver (but not more frequently than monthly) to the Lot 5 Owner an invoice and other supporting documentation detailing such costs. The Lot 5 Owner shall pay to the Lot 6 Owner its one-half share of such costs within 30 days after it receives the invoice. Notwithstanding the foregoing, (a) with respect to any single maintenance cost in excess of \$5,000, the Lot 5 Owner shall not be required to pay its one-half share thereof unless the Lot 5 Owner has, prior to such work being performed, consented in writing to such cost, and (b) each of the Lot 5 Owner and the Lot 6 Owner shall, at its sole cost and expense, repair any damage (other than ordinary wear and tear) to the Lot 6 Access Easement Area, the Lot 5 Access Easement Area, and the Access Drive caused by it or by its agents, employees, licensees or invitees.

(c) If the Lot 6 Owner fails to perform its maintenance obligations set forth herein within 30 days after the Lot 5 Owner has given the Lot 6 Owner written notice of such failure, then the Lot 5 Owner shall have, in addition to any other rights it may have at law or in equity, the right, at its option and upon an additional 10 day notice to the Lot 6 Owner detailing the work it proposes to undertake and the costs thereof, to perform the Lot 6 Owner's maintenance obligations; and if the Lot 5 Owner should do so, then the Lot 6 Owner shall pay to the Lot 5 Owner, within 10 days after receipt of an invoice therefor, one-half of the costs and reasonable expenses incurred by the Lot 5 Owner in connection therewith.

(d) If the Lot 5 Owner reasonably disputes the amount of, or the necessity for, the maintenance costs presented to the Lot 5 Owner by the Lot 6 Owner pursuant to §3(b) or upon notice from the Lot 6 Owner that it reasonably disputes the need for the work proposed to be undertaken pursuant to §3(c), the Lot 5 Owner and the Lot 6 Owner shall, attempt to agree, within 10 business days after the applicable notice of dispute (which, with respect to §3(c), shall be no later than the expiration of the additional 10 day notice period referenced therein) upon an independent party experienced in managing similar industrial properties to determine the necessity of and/or reasonable valuation of such maintenance costs. If they are unable to agree upon an independent party within such ten-business-day period, then each of them shall have the opportunity to appoint a representative by giving notice to the other of such appointment within ten business days after the expiration of such ten-business-day period. If one of them fails to appoint a representative within such time, the representative appointed by the other shall select an independent party who shall determine the necessity of and/or reasonable valuation of such maintenance costs. If both of them appoint representatives within such time, the two representatives so appointed shall select an independent party who shall determine the necessity of and/or reasonable valuation of such maintenance costs. The Lot 5 Owner and the Lot 6 Owner shall each pay one-half of the fees of the independent contractor giving the appraisal, and the Lot 5 Owner and the Lot 6 Owner shall each pay the fees (if any) of the representative separately selected by them for the purpose of selecting the independent party to perform the appraisal.

§4. Mutual Indemnification. Each of the Lot 5 Owner and the Lot 6 Owner agree to indemnify, defend and hold harmless the other from and against all liabilities, losses, damages, injuries, costs and expenses, including attorneys' fees (i) caused by or in any way related to the use, misuse, improvement, maintenance, or repair of, or failure to maintain or repair, the Lot 6 Access Easement Area, the Lot 5 Access Easement Area, the Access Drive, and any other improvements constructed on or made to the Lot 6 Access Easement Area and the Lot 5 Access Easement Area from time to time or (ii) which may result from a breach of a duty imposed by this easement upon the indemnifying party, or a person or entity for whom the indemnifying party is legally responsible; provided, however, that the indemnification obligations, except as to accrued obligations, shall only bind the then Owner of the applicable Lot.

§5. Successors and Assigns. This Easement is for the benefit of the Lot 5 and Lot 6, shall run with the land, and shall be enforceable by and against the Lot 5 Owner and the Lot 6 Owner and their respective successors and assigns.

§6. Non-Merger. It is intended that this Easement shall run with the land. In the event that for any reason the Lot 5 Owner and the Lot 6 Owner shall ever be one and the same person, this Easement and the rights and agreements herein created shall not merge and this Easement and all terms, covenants and conditions hereof shall continue in existence, unless expressly terminated in a writing recorded in the public records of Franklin County, Ohio, by such owner. In the event that any such owner of both Lot 5 and Lot 6 does not expressly terminate this Easement in the aforescribed manner, this Easement shall continue to exist and to run with the land, benefitting and burdening Lot 5 and Lot 6 and any party subsequently succeeding in title to either of the Lot 5 or Lot 6 shall take subject to this Easement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Ironwood Properties II, Ltd. and Ruscilli Development Co., Ltd. have caused this Agreement to be executed as of the day and year first above written.

Signed and acknowledged
in the presence of:

RUSCILLI DEVELOPMENT CO., LTD., an Ohio
limited liability company

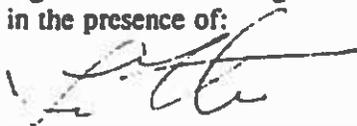

Print Name Timothy Kerton

By: 
L. Jack Ruscilli, Chairman/Member


Print Name Elizabeth Moore

Signed and acknowledged
in the presence of:

IRONWOOD PROPERTIES II, LTD., an Ohio
limited partnership


Print Name Timothy Kerton

By: 
L. Jack Ruscilli, d/b/a
"Ruscilli Investment Co.",
General Partner

Name: Elizabeth Moore
Print Name Elizabeth Moore

STATE OF OHIO
FRANKLIN COUNTY

This instrument was acknowledged before me on the 1st day of March, 1997, by L. Jack Ruscilli, Chairman and Member of Ruscilli Development Co., Ltd., an Ohio limited liability company, on behalf of the company.



KAREN S. GILBERT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 8, 2001

Karen S. Gilbert
Notary Public

STATE OF OHIO
FRANKLIN COUNTY

This instrument was acknowledged before me on the 6th day of March, 1997, by L. Jack Ruscilli, d/b/a "Ruscilli Investment Co.", the general partner of Ironwood Properties II, Ltd., an Ohio limited partnership, on behalf of the partnership.



KAREN S. GILBERT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 8, 2001

Karen S. Gilbert
Notary Public

NOT A CERTIFIED COPY

This document prepared by:

DAVID S. SIDOR, SQUIRE, SANDERS & DEMPSEY L.L.P.,
1300 HUNTINGTON CENTER, 41 SOUTH HIGH STREET, COLUMBUS, OHIO 43215

34487008

SCHEDULE OF EXHIBITS

Exhibit A **Adjacent portions of Lot 5 and Lot 6**
Exhibit B **Legal Description of Lot 6 Access Easement Area**
Exhibit C **Legal Description of Lot 5 Access Easement Area**

NOT A CERTIFIED COPY

34487009

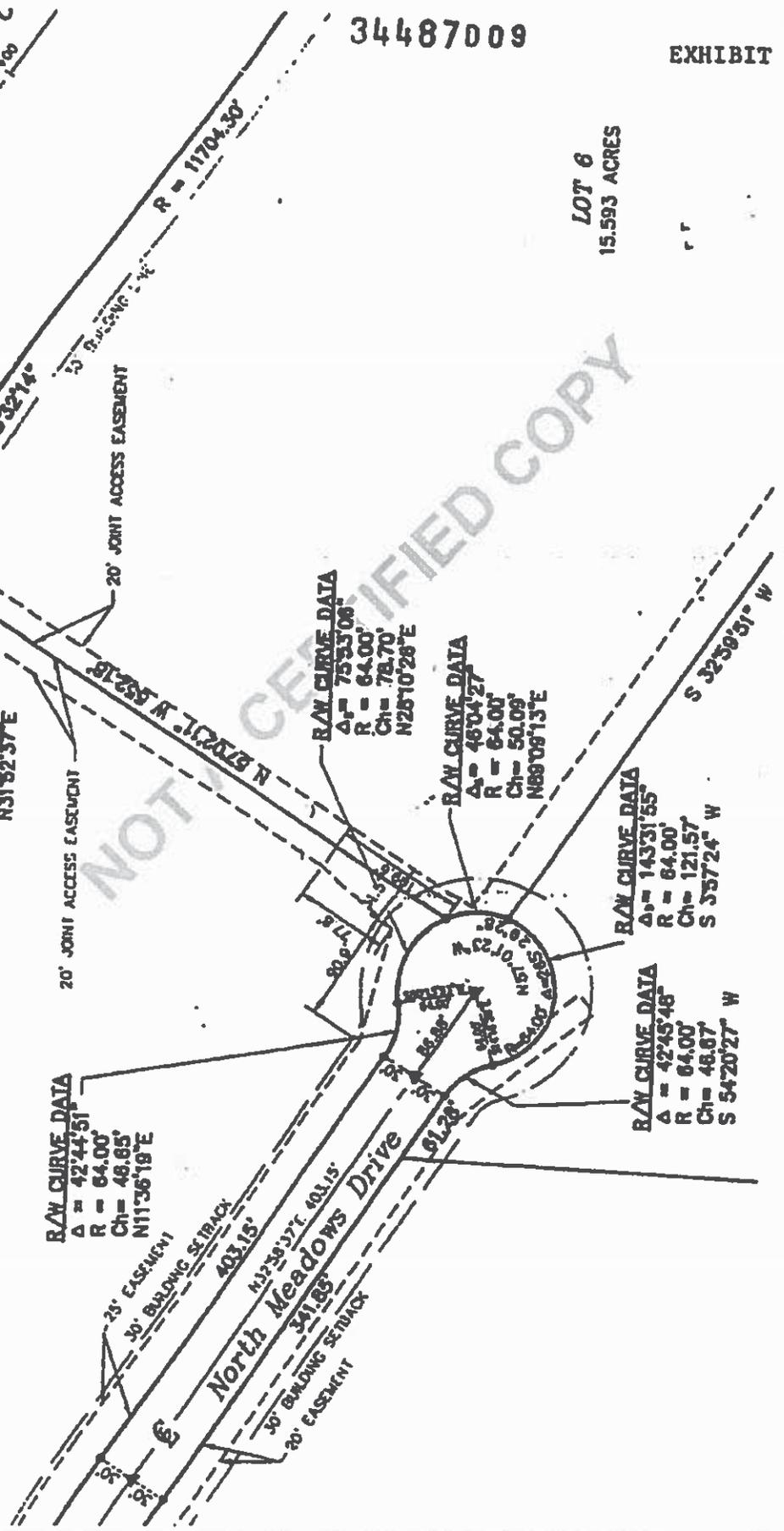
EXHIBIT A

INTERSTATE ROUTE
271.00
271.00
780-62-212

LOT 6
15.593 ACRES

LOT 5
23.214 ACRES

IRONWOOD PROPERTIES, L.L.D.
PARCEL 040 - 4975
G.R. 553, 1-19
71.519 ACRES (DEED)



RAW CURVE DATA
 $\Delta = 120.25'$
 $R = 11704.30'$
 $Ch = 290.82'$
 $N31^{\circ}52'.37"E$

RAW CURVE DATA
 $\Delta = 42.44.51'$
 $R = 64.00'$
 $Ch = 46.85'$
 $N11^{\circ}36'.18"E$

RAW CURVE DATA
 $\Delta = 75.53.08'$
 $R = 64.00'$
 $Ch = 78.70'$
 $N25^{\circ}10'.28"E$

RAW CURVE DATA
 $\Delta = 46.04.27'$
 $R = 64.00'$
 $Ch = 50.09'$
 $N89^{\circ}09'.13"E$

RAW CURVE DATA
 $\Delta = 143.31.55'$
 $R = 64.00'$
 $Ch = 121.57'$
 $S 35^{\circ}24' W$

RAW CURVE DATA
 $\Delta = 42.45.48'$
 $R = 64.00'$
 $Ch = 48.67'$
 $S 54^{\circ}20'.27' W$

NOT CERTIFIED COPY

DESCRIPTION OF A 0.258 ACRE INGRESS/EGRESS EASEMENT
OVER LOT 6 - GATEWAY BUSINESS PARK (P.B. 86, Pg. 4)
NORTH OF LONDON-GROVEPORT ROAD (S.R. 665)
EAST OF INTERSTATE 71

Exhibit B

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 1434, being over and across Lot 6 as shown and delineated on the plat for GATEWAY BUSINESS PARK of record in Plat Book 86, Page 4, all references being to records in the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows:

Beginning at a point at the southwesterly corner of said Lot 6 and the northwesterly corner of Lot 5 of said GATEWAY BUSINESS PARK, said point being in the easterly limited access right-of-way line of Interstate 71;

thence along the easterly limited access right-of-way of said I-71 and the westerly line of said Lot 6 with an arc of curvature to the right having a delta angle of $00^{\circ}05'52''$, a radius of 11704.30 feet, the chord of which bears North $32^{\circ}38'16''$ East, a distance of 20.00 feet to a point;

thence South $57^{\circ}02'11''$ East, 573.15 feet over and across said Lot 6 with a line 20.00 feet northerly of and parallel to, as measured at right angles, the southerly line of said Lot 6 to a point in the westerly right-of-way of North Meadows Drive;

thence along the westerly right-of-way line of said North Meadows Drive with an arc of curvature to the left having a delta angle of $26^{\circ}05'37''$, a radius of 64.00 feet, the chord of which bears South $79^{\circ}09'48''$ West, a distance of 28.90 feet to a point at the southeasterly corner of said Lot 6 and a northeasterly corner of said Lot 5;

thence North $57^{\circ}02'11''$ West, 552.18 feet along the northerly line of said Lot 5 and the southerly line of said Lot 6 to the Point of Beginning, containing 0.258 acres of land, more or less.

A plat of survey for this description is attached hereto, and made a part hereof, by this reference.

The bearings in this description and the plat of survey were transferred by a field traverse originating from Franklin County Survey Control Monuments, "FCGS Jackson" and "FCGS Jackson Azimuth", and are based on the Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983.

By: Jeffrey M. Rowe Date: 3/4/97
Jeffrey M. Rowe
Professional Surveyor No. 7463



34487010

POMEROY AND ASSOCIATES, INC.

Consulting Engineers and Surveyors
6877 North High Street, Worthington, Ohio 43085

FAX (614)-885-2886

Phone (614)-885-2498

**PROPOSED 0.258 ACRE INGRESS/EGRESS EASEMENT
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY**

1 - 71
(FRA-62-2.12)

POINT OF BEGINNING

D=00° 05' 52" ·
R=11704.30'
N 32° 38' 18" E
CH=20.00'

ROSWOOD PROPERTIES L. LTD.
71.519 ACRES (ORIGINAL)
O.R. 555, 119

RUSSELL DEVELOPMENT CO. LTD.
15.583 AC.
O.R. 32567 006

N 57° 02' 11" W 552.18'

S 57° 02' 11" E 523.15'

PROP. 20' INGRESS/EGRESS EASEMENT
11,221 S.F. (0.258 ACRES)

GATEWAY BUSINESS PARK
P.B. 86 LOT 5 LOT 6

SCALE: 1"=60'

D=26° 05' 37" ·
R=64.00'
S 79° 09' 48" W
CH=28.90'



North Meadows Drive

Basis of Bearing: Transferred by field traverse originating on Franklin County survey control monuments "FCGS JACKSON" & "FCGS JACKSON AZIMUTH", State Plane Coordinate System south zone, North American Datum of 1983.

DRAWN	CHK'D	By: <u>Jeffrey M. Rowe</u>	Date: <u>3/4/97</u>
CAW	JMR	Jeffrey M. Rowe Professional Surveyor No. 7463	

31487011

DESCRIPTION OF A 0.251 ACRE INGRESS/EGRESS EASEMENT
OVER LOT 5 - GATEWAY BUSINESS PARK (P.B. 86- Pg. 4)
NORTH OF LONDON-GROVEPORT ROAD (S.R. 665)
EAST OF INTERSTATE 71

Exhibit C

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 1434, being over and across Lot 5 as shown and delineated on the plat for GATEWAY BUSINESS PARK of record in Plat Book 86, Page 4, all references being to records in the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows:

Beginning at a point at the northwesterly corner of said Lot 5 and the southwesterly corner of Lot 6 of said GATEWAY BUSINESS PARK, said point being in the easterly limited access right-of-way line of Interstate 71;

thence South $57^{\circ}02'11''$ East, 552.18 feet along the northerly line of said Lot 5 and the southerly line of said Lot 6 to a point at the southeasterly corner of said Lot 6 and a northeasterly corner of said Lot 5, said point being in the westerly right-of-way line of North Meadows Drive;

thence along the westerly right-of-way line of said North Meadows Drive and the easterly line of said Lot 5 with an arc of curvature to the left having a delta angle of $19^{\circ}35'53''$, a radius of 64.00 feet, the chord of which bears South $56^{\circ}19'03''$ West, a distance of 21.78 feet to a point;

thence North $57^{\circ}02'11''$ West, 543.39 feet over and across said Lot 5 with a line 20.00 feet southerly of and parallel to, as measured at right angles, the northerly line of said Lot 5 to a point in the easterly limited access right-of-way of said I-71;

thence along the easterly limited access right-of-way of said I-71 and the westerly line of said Lot 5 with an arc of curvature to the right having a delta angle of $00^{\circ}05'52''$, a radius of 11704.30 feet, the chord of which bears North $32^{\circ}31'08''$ East, a distance of 20.00 feet to the Point of Beginning, containing 0.251 acres of land, more or less.

A plat of survey for this description is attached hereto, and made a part hereof, by this reference.

The bearings in this description and the plat of survey were transferred by a field traverse originating from Franklin County Survey Control Monuments, "FCGS Jackson" and "FCGS Jackson Azimuth", and are based on the Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983.

By:


Jeffrey M. Rowe
Professional Surveyor No. 7463

Date:

3/4/97



34487012

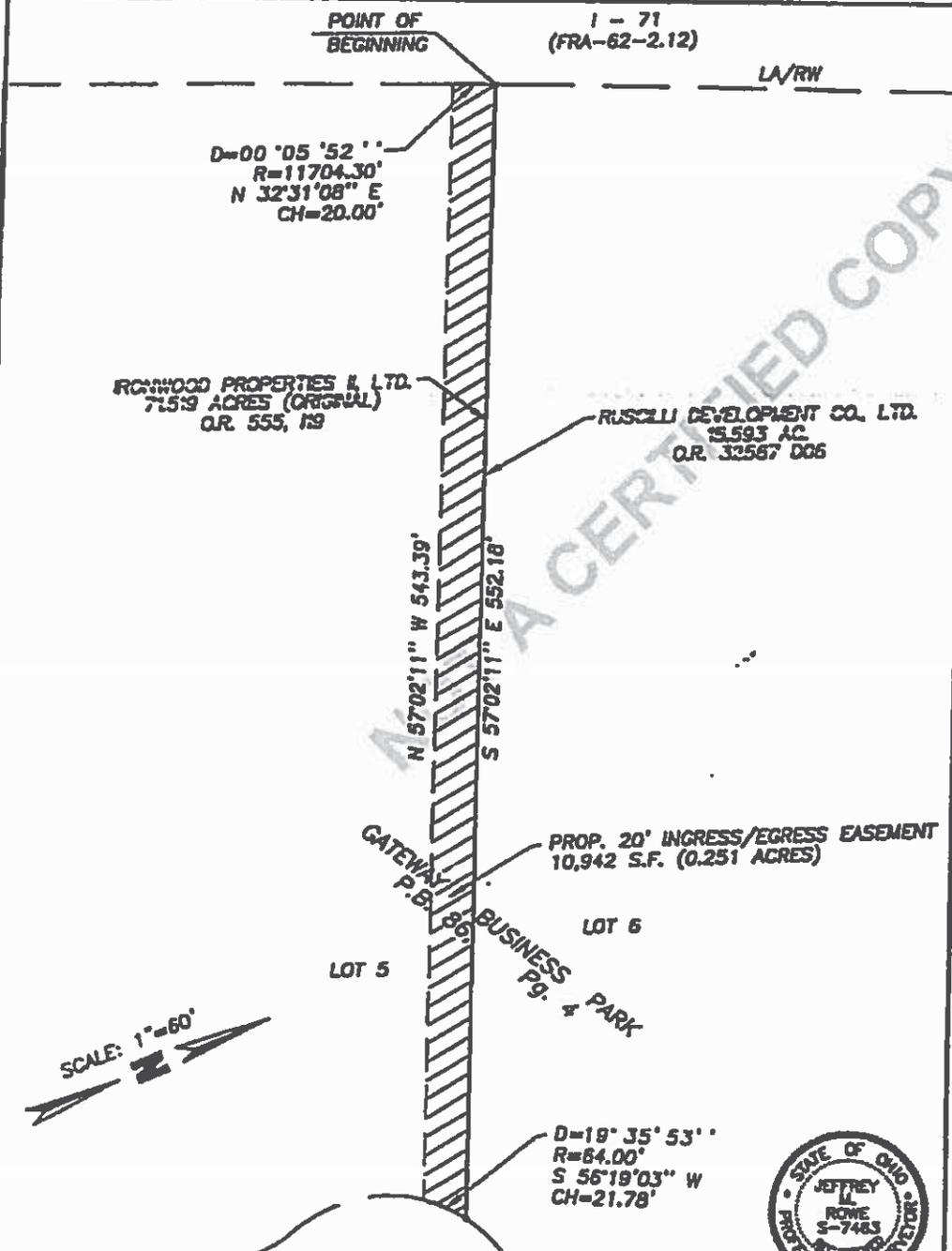
POMEROY AND ASSOCIATES, INC.

Consulting Engineers and Surveyors
6877 North High Street, Worthington, Ohio 43085

FAX (614)-885-2588

Phone (614)-885-2488

**PROPOSED 0.251 ACRE INGRESS/EGRESS EASEMENT
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY**



North Meadows Drive

Basis of Bearing: Transferred by field traverse originating on Franklin County survey control monuments "FCGS JACKSON" & "FCGS JACKSON AZIMUTH", State Plane Coordinate System south zone, North American Datum of 1983.

DRAWN	CHK'D	By: <i>JMR</i>	Date: <i>3/2/97</i>
CAW	JMR	Jeffrey M. Rowe Professional Surveyor No. 7463	

344870113



(2 Sets) Address Numbers (TBD)

0000 3'-0"

Medical Office Building - Tenant Sign Criteria

TENANT WALL SIGN AREA MEASURES 150 SQ. FT.

INDIVIDUAL ALUMINUM FORMED LETTERS.

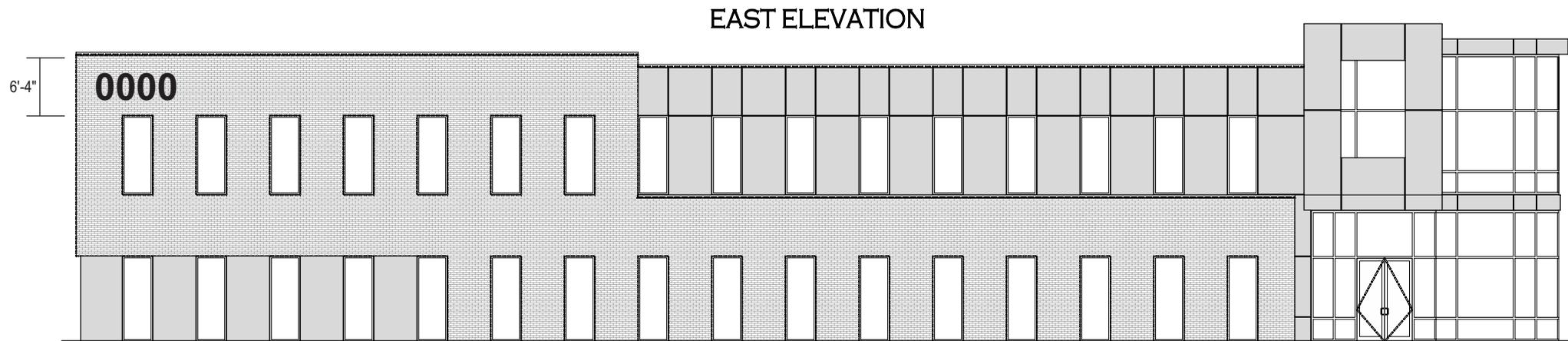
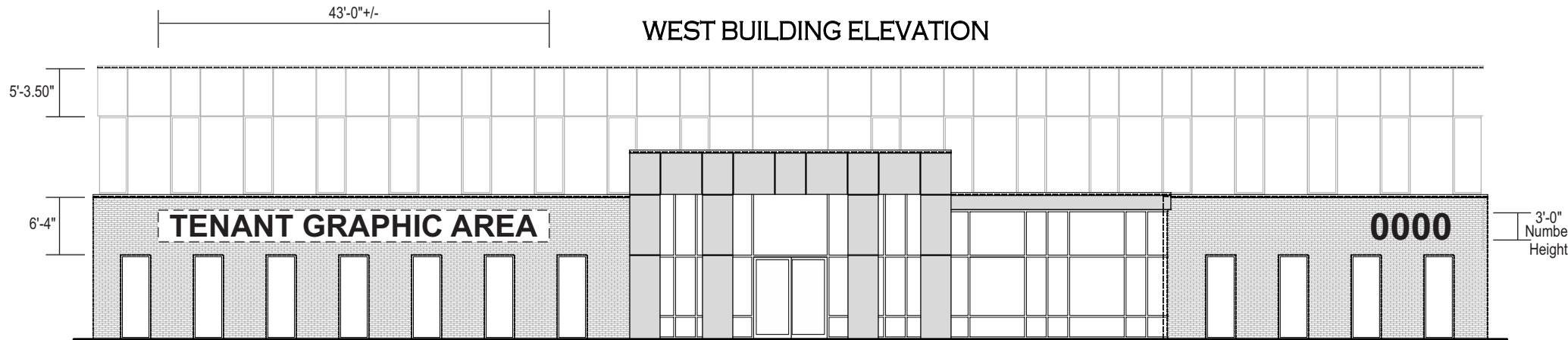
TRANSLUCENT ACRYLIC FACES ILLUMINATED WITH LED LIGHT CLUSTERS HOUSED INSIDE EACH SHAPE. FACES HELD IN WITH TRIMCAP RETAINERS.

3.50" DEEP FABRICATED LETTERS ARE MOUNTED FLUSH TO FASCIA USING 1/4" x 3" CONCEALED STUDS INTO SILICONE FILLED BORES.

REMOTE ELECTRIC & POWER UNITS.

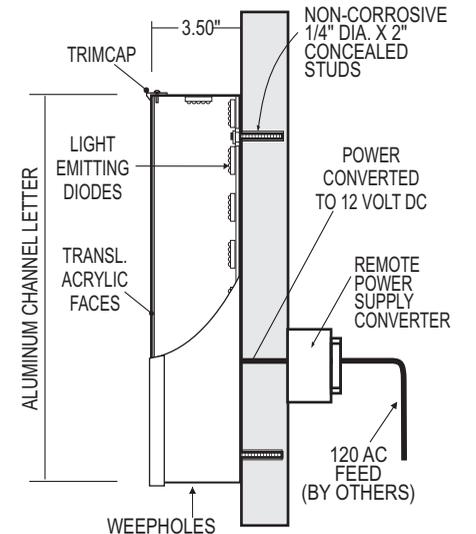
PRIMARY ELECTRIC POWER BROUGHT TO SITE BY OTHERS.

TENANT COLORS TBD



SCALE 1/16" = 1'

LETTERS & NUMBERS PROFILE



VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

EXHIBIT I-3

© COPYRIGHT 2015 SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com



CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME TRIVIUM
LOCATION GROVE CITY
CITY GROVE CITY STATE OHIO

REVISION 11-28-16

SALES BMS
DESIGN RAF
SIZE 14

DATE 11-23-16
SCALE Noted
PROJECT# 16615

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

(1) Double Faced, LED Illuminated Tenant Monument Sign 48 Sq. Ft.

12" DEEP ALUMINUM FORMED CABINET WITH ROUTED OUT GRAPHICS ILLUMINATED WITH LED LIGHT CLUSTER GRID HOUSED INSIDE CABINET. POWER UNITS HOUSED INSIDE CABINET.

ADDRESS IS 3/4" THICK ACRYLIC PUSH THRU NUMBERS WHICH EMANATE A SOFT GLOW AROUND PERIMETER OF CHARACTERS. ALL ELSE ARE ROUTED OUT AND BACKED UP WITH 1/8" WHITE TRANSLUCENT ACRYLIC.

PRIMARY ELECTRIC POWER BROUGHT TO SITE BY OTHERS.

CABINET SECURELY WELDED TO 4.50" OD x 0.237" STEEL SUPPORT PIPE WITH (2) STEEL ANGLE PIPE SADDLES. (See Diagram)

SUPPORT PIPE SET IN CONCRETE CAISSON 24" DIA. x 5' DEEP. BRICK BASE SITS ON TOP OF CONCRETE FOUNDATION 9'-8" x 24" x 30" DEEP.

CABINET AND BRICK FOUNDATION COLORS BEST MATCH TO BUILDING COLORS.

MASONRY AND FOUNDATION BY OTHERS.

COLORS:
 CABINET FACES, REVEAL & RETURNS - CHARCOAL GRAY, PMS #425
 TEXT - TRANSL. WHITE, 3M #7725-10

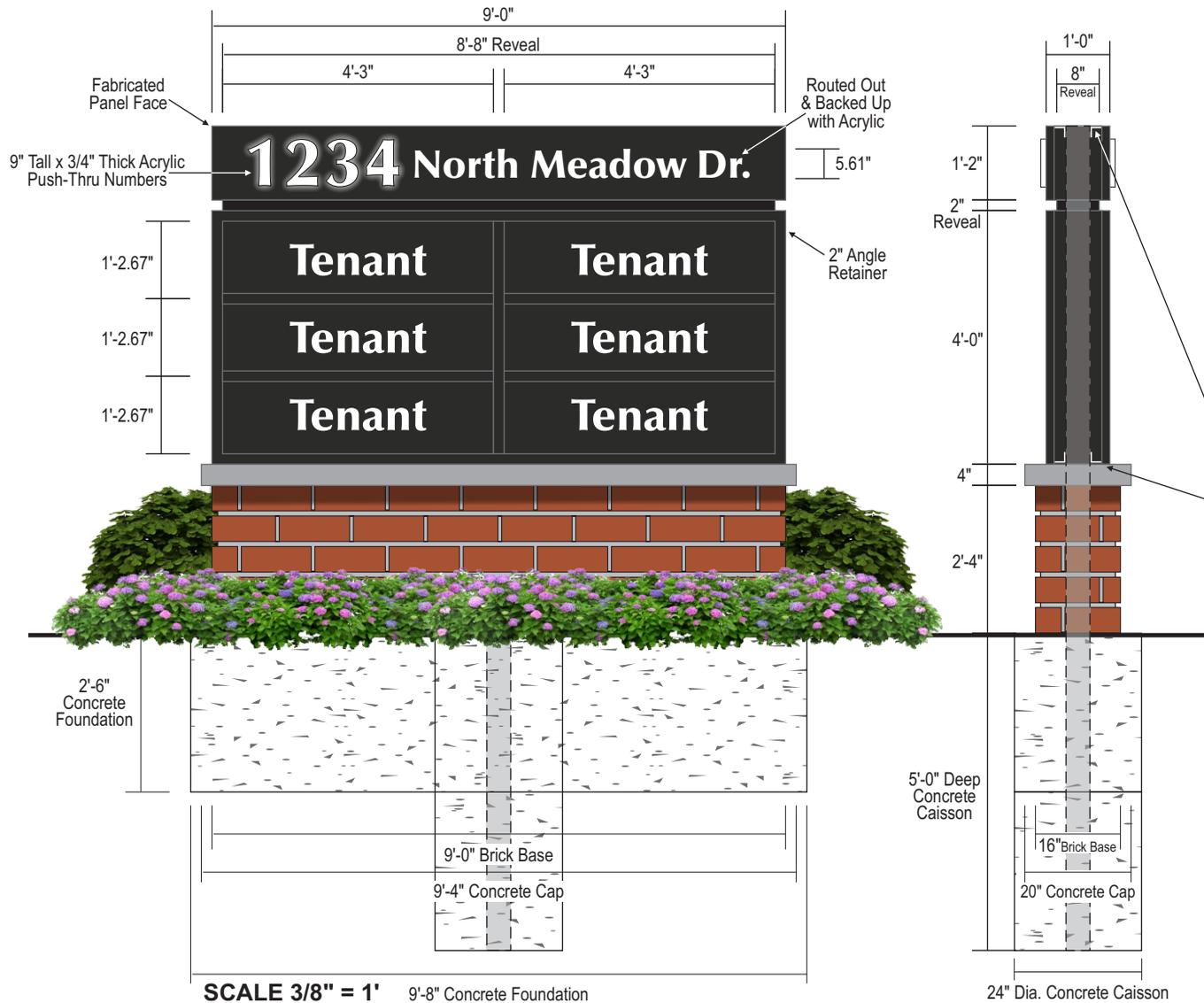


EXHIBIT I-2

OPTION 1

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME TRIVIUM
 LOCATION GROVE CITY
 CITY GROVE CITY STATE OHIO

REVISION _____

SALES BMS
 DESIGN RAF
 SIZE 14

DATE 11-29-16
 SCALE Noted
 PROJECT# 16615

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

EXHIBIT I-1 OPTION 1

(1) Double Faced, LED Illuminated Tenant Pylon Sign 224 Sq. Ft.

18" DEEP ALUMINUM FORMED CABINET WITH ROUTED OUT GRAPHICS ILLUMINATED WITH LED LIGHT CLUSTER GRID HOUSED INSIDE CABINET. POWER UNITS HOUSED INSIDE CABINET.

ADDRESS IS 3/4" THICK ACRYLIC PUSH THRU CHARACTERS WHICH, WHEN ILLUMINATED, EMANATE A SOFT GLOW AROUND PERIMETER. TENANT PANELS ARE ROUTED OUT AND BACKED UP WITH 1/8" WHITE TRANSLUCENT ACRYLIC.

PRIMARY ELECTRIC POWER BROUGHT TO SITE BY OTHERS.

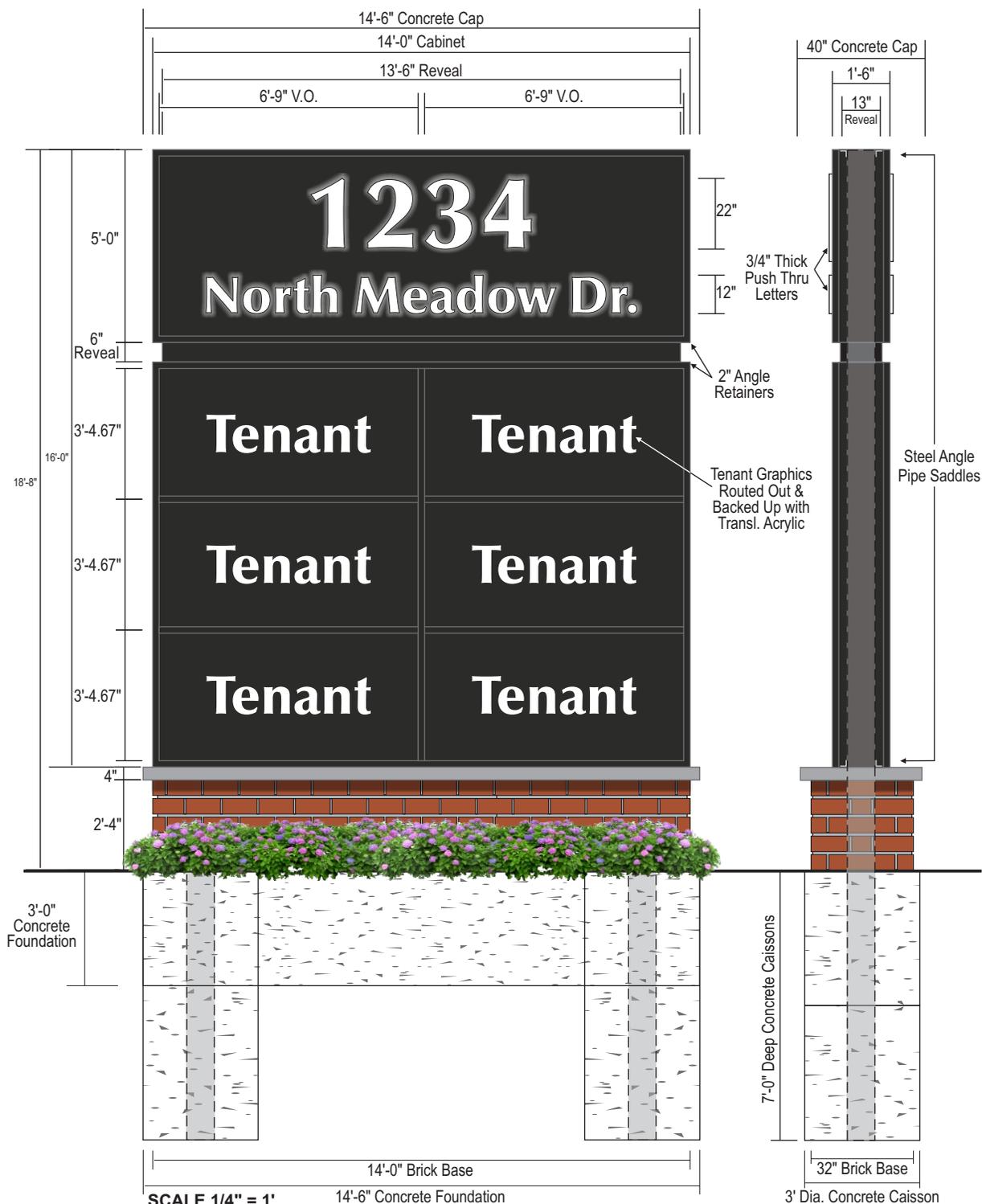
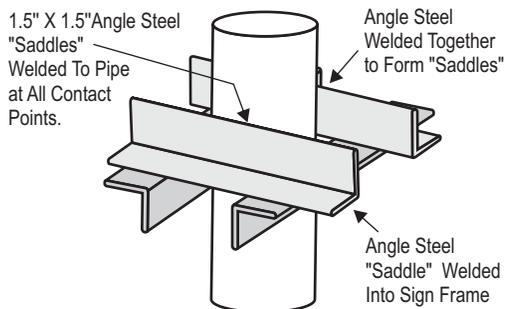
CABINET SECURELY WELDED TO (2) 8.625" OD x 0.322"x 25'-8" STEEL SUPPORT PIPES WITH (4) STEEL ANGLE PIPE SADDLES. (See Diagram)

SUPPORT PIPES SET IN CONCRETE CAISSONS 36" DIA. x 7' DEEP. BRICK BASE SITS ON TOP OF CONCRETE FOUNDATION 14'-6" x 36" x 36" DEEP.

CABINET AND BRICK FOUNDATION COLORS BEST MATCH TO BUILDING COLORS.

MASONRY AND FOUNDATION BY OTHERS.

COLORS:
CABINET FACES, REVEAL & RETURNS - CHARCOAL GRAY, PMS #425
TEXT - TRANSL. WHITE, 3M #7725-10



SCALE 1/4" = 1'

14'-6" Concrete Foundation

3' Dia. Concrete Caisson

CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED Colors on Printed Documents May Vary

PROJECT NAME TRIVOLI
LOCATION GROVE CITY
CITY GROVE CITY
STATE OHIO

REVISION _____

SALES BMS
DESIGN RAF
SIZE 14

DATE 11-29-16
SCALE Noted
PROJECT # 16615



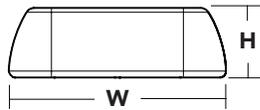
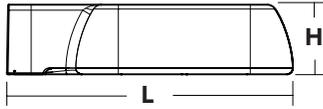
CSX1 LED LED Area Luminaire



CONTOUR
Series

Specifications

EPA:	0.7 ft ² (0.07 m ²)
Length:	23-1/2" (59.7 cm)
Width:	18-1/2" (46.9 cm)
Height:	5-7/8" (14.9 cm)
Weight (max):	37 lbs (16.8 kg)



Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C							
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped Separately² SPUMBA Square pole universal mounting adaptor ³ RPUMBA Round pole universal mounting adaptor ³ KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁴	Shipped installed PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) ⁵ DMG 0-10V dimming driver (no controls) ⁶ HS House-side shield ² SF Single fuse (120, 277, 347V) ⁷ DF Double fuse (208, 240, 480V) ⁷ DS Dual switching ^{8,9} ZELED Emergency LED secondary source (2 modules) battery pack (-20°C min. operating temperature) BL30 Bi-level switched dimming, nominal 30% ^{9,10} BL50 Bi-level switched dimming, nominal 50% ^{9,10} Shipped separately² VG Vandal guard BS Bird-deterrent spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #8

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹
SCU	Shorting cap ¹¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U	House-side shield (includes 2 shields)
CSX1VG U	Vandal guard accessory
CSX1BS U	Bird-deterrent spikes accessory

CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

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

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

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

- ### NOTES
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
 - Also available as a separate accessory; see Accessories information at left.
 - 1.5 G vibration load rating per ANCI C136.31.
 - Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
 - Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745.
 - Not available with 347 or 480V.
 - Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
 - Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR, DMG or ZELED.
 - Requires an additional switched line.
 - Dimming driver standard. MVOLT only. Not available with DCR.
 - Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C	700 mA	134	T2M	15,590	3	0	3	116	15,687	3	0	3	117
			T3M	16,502	3	0	3	123	16,605	3	0	3	124
			T4M	16,479	2	0	3	123	16,582	3	0	3	124
			T5M	16,539	4	0	2	123	16,643	4	0	2	124
			TFTM	16,710	2	0	3	125	16,814	2	0	3	125
	1000 mA	209	T2M	21,048	3	0	3	101	21,180	3	0	3	101
			T3M	22,279	3	0	3	107	22,418	3	0	4	107
			T4M	22,248	3	0	4	106	22,387	3	0	4	107
			T5M	22,330	5	0	3	107	22,469	5	0	3	108
			TFTM	22,560	3	0	3	108	22,701	3	0	4	109

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the CSX1 LED 60C platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

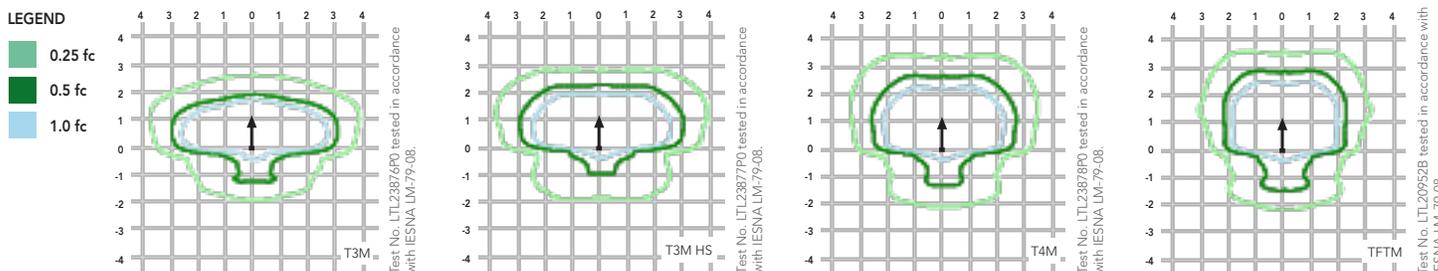
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	134W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [CSX1 homepage](#).

Isofootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH

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

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (70 CRI) or optional 5000 K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver

designed to have a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS

CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. **U.S. Patent No. D632830. U.S. Patent No. D653,382 S.**

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

WARRANTY

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

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



FEATURES & SPECIFICATIONS

INTENDED USE — Square straight steel pole for up to 39-foot mounting height.

CONSTRUCTION — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of .1196" or .1793". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum-yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount and open top "PT" poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Finish: Must specify finish.

Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

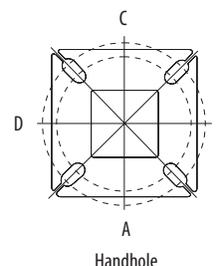
ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example: SSS 20 5C DM19 DDB**

SSS Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ¹⁰	
SSS	10 – 39 feet (See back page.)	(See back page.)	<p>Tenon mounting</p> <p>PT Open top (includes top cap)</p> <p>T20 2-3/8" O.D. (2" NPS)</p> <p>T25 2-7/8" O.D. (2-1/2" NPS)</p> <p>T30 3-1/2" O.D. (3" NPS)</p> <p>T35 4" O.D. (3-1/2" NPS)</p> <p>Drill mounting²</p> <p>DM19 1 at 90°</p> <p>DM28 2 at 180°</p> <p>DM28 PL 2 at 180° with one side plugged</p> <p>DM29 2 at 90°</p> <p>DM39 3 at 90°</p> <p>DM49 4 at 90°</p> <p>CSX/DSX/AERIS™/OMERO™ Drill mounting²</p> <p>DM19AS 1 at 90°</p> <p>DM28AS 2 at 180°</p> <p>DM29AS 2 at 90°</p> <p>DM39AS 3 at 90°</p> <p>DM49AS 4 at 90°</p>	<p>AERIS™ Suspend drill mounting^{2,3}</p> <p>DM19AST_ 1 at 90°</p> <p>DM28AST_ 2 at 180°</p> <p>DM29AST_ 2 at 90°</p> <p>DM39AST_ 3 at 90°</p> <p>DM49AST_ 4 at 90°</p> <p>OMERO™ Suspend drill mounting^{2,3}</p> <p>DM19MRT_ 1 at 90°</p> <p>DM28MRT_ 2 at 180°</p> <p>DM29MRT_ 2 at 90°</p> <p>DM39MRT_ 3 at 90°</p> <p>DM49MRT_ 4 at 90°</p>	<p>Shipped installed</p> <p>L/AB Less anchor bolts</p> <p>VD Vibration damper</p> <p>TP Tamper proof</p> <p>H1-18Sxx Horizontal arm bracket (1 fixture)^{4,5}</p> <p>FDLxx Festoon outlet less electrical⁴</p> <p>CPL12xx 1/2" coupling⁴</p> <p>CPL34xx 3/4" coupling⁴</p> <p>CPL1xx 1" coupling⁴</p> <p>NPL12xx 1/2" threaded nipple⁴</p> <p>NPL34xx 3/4" threaded nipple⁴</p> <p>NPL1xx 1" threaded nipple⁴</p> <p>EHHxx Extra handhole^{4,6}</p> <p>MAEX Match existing⁷</p> <p>USPOM United States point of manufacture⁸</p> <p>IC Interior coating⁹</p>	<p>Standard colors</p> <p>DDB Dark bronze</p> <p>DWH White</p> <p>DBL Black</p> <p>DMB Medium bronze</p> <p>DNA Natural aluminum</p> <p>Classic colors</p> <p>DSS Sandstone</p> <p>DGC Charcoal gray</p> <p>DTG Tennis green</p> <p>DBR Bright red</p> <p>DSB Steel blue</p> <p>Architectural colors (powder finish)¹⁰</p>

NOTES:

- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram above.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number
- Use when mill certifications are required.
- Provides enhanced corrosion resistance.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

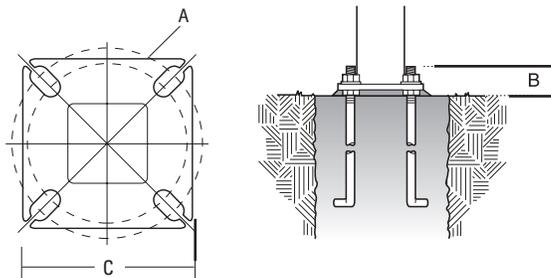
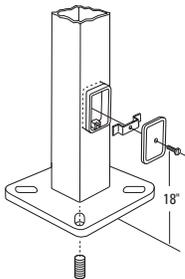
- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SSS Square Straight Steel Poles

TECHNICAL INFORMATION

Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thickness (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt Circle (in)	Bolt Size (in x in x in)	Approximate ship (lbs)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

BASE DETAIL



POLE DATA

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Anchor bolt and template number
4"C	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10"-12"	3-3/8"-4"	11"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11"-13"	3-3/8"-4"	12-1/2"	ABTEMPLATE PJ50011	AB36-0	N/A

IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K					50K				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C	700 mA	30C 700 --K	69W	T2M	7,561	2	0	2	110	7,608	2	0	2	110
				T3M	7,981	2	0	2	116	8,031	2	0	2	116
				T4M	7,924	1	0	2	115	7,973	2	0	2	116
				TFTM	8,083	1	0	2	117	8,134	1	0	2	118
	1000 mA	30C 1000 --K	104W	T2M	11,321	2	0	2	109	10,422	2	0	2	100
				T3M	11,328	2	0	2	111	11,001	2	0	2	106
				T4M	11,735	2	0	2	113	10,922	2	0	2	105
				TFTM	11,942	2	0	2	115	11,142	2	0	2	107

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.91	0.85

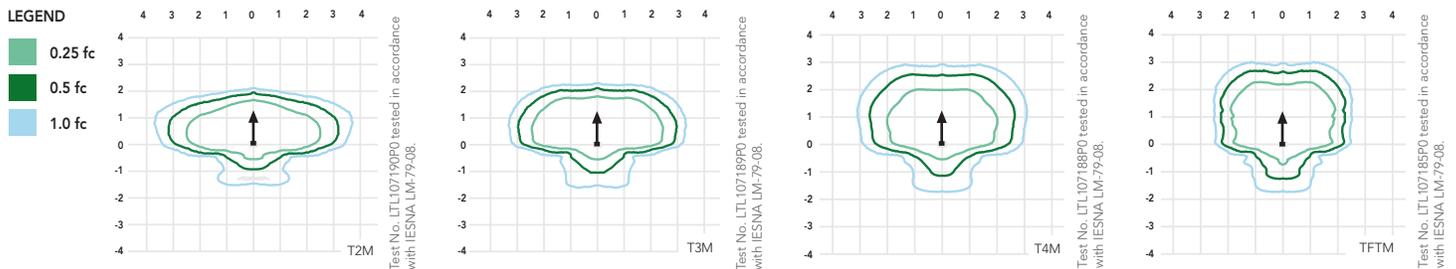
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
30C	700	69W	0.695	0.412	0.367	0.331	0.247	0.186
	1000	104W	1.034	0.599	0.528	0.472	0.382	0.302

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [CSXW homepage](#).

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series Wall LED luminaire is ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.

CONSTRUCTION

Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

FINISH

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

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS

CSA Certified to U.S. and Canadian standards. Rated for -40°C minimum ambient. Light engine is IP66 rated. Luminaire is IP65 rated.

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

WARRANTY

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

Note: Specifications subject to change without notice.

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

