



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P23-01

GENERAL	Date of Application <u>1-18-23</u> Property Location <u>5854 West Smith Rd., Medina, OH</u> Description of Project <u>Construction of a gravel parking area for tractor trailers including driveways & aprons and installation of electric lights.</u>
CONTACT INFORMATION	Applicant Name <u>Jay Bruckner</u> Address <u>2575 Medina Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-722-9001</u> Email <u>jbruckner@cwainc.com</u> Property Owner Name <u>AF Stan Real Estate LLC</u> Address <u>3607 Windsong Dr</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>216-374-9613</u> Email <u>florina_stn@yahoo.com</u>
	APPLICATION TYPE Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input checked="" type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u>Jay Bruckner</u> Date <u>1-17-23</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>600</u> Meeting Date <u>2/9/23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

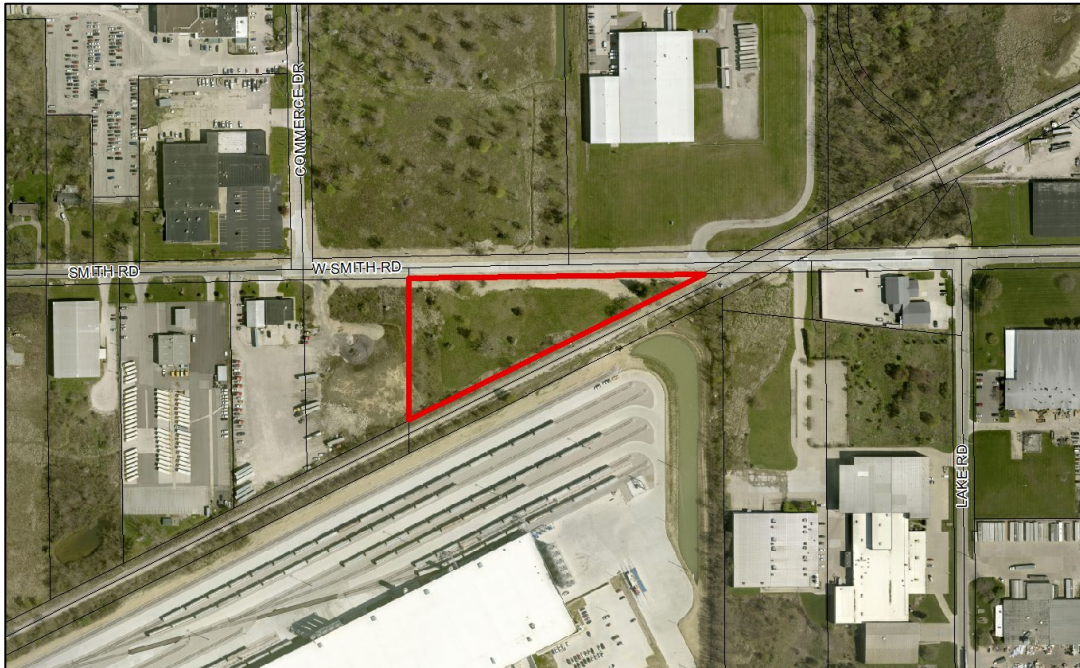
P23-01 Tractor Trailer Parking-Storage Area

Property Owner: AF Stan Real Estate LLC
Applicant: Jay Bruckner
Location: 5854 West Smith Road
(Parcel Number 53-31C-02-007)
Zoning: I-1 (Industrial)
Request: Site Plan and Conditional Zoning Certificate approval for a tractor trailer parking and storage area

LOCATION AND SURROUNDING USES

The subject site consists of 4.14 acres located on the south side of West Smith Road, north of the railroad tracks. Adjacent properties are zoned I-1 and include the following uses:

- North – Undeveloped & Warehouse
- West – Trucking & Automotive
- South – Manufacturing
- East – Manufacturing



BACKGROUND & PROPOSED APPLICATION

The existing triangular property has been proposed for the storage and parking of tractor trailers on a predominantly gravel lot.

CONDITIONAL ZONING CERTIFICATE

The proposed use is considered “Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage”, which is Conditionally Permitted Use in the I-1 zoning district.

Conditional Zoning Certificate Basis of Determination

The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;
- (6) Will be in compliance with State, County and City regulations;
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.

SITE PLAN

Setbacks and Lot Coverage

Parking Setback – Per Section 1145.04(g), parking areas must be setback 10 ft. from the right-of-way. The parking area is setback approximately 25 ft. from the right-of-way.

Lot Coverage – Section 1141.05 indicates a maximum lot coverage of 85% in the I-1 zoning district. Lot coverage, excluding the right-of-way, is approximately 75%.

Setbacks and Lot Coverage

Access and Circulation – The proposed site includes two access drives with concrete aprons off West Smith Road. Section 114510(e) requires that access drives must be between 24 ft. to 60 ft. wide at the right-of-way and a maximum of 120 ft. wide at the curb line. Access drives have been revised to meet the required widths.

Surface Materials – Section 1145.09(a)(3)(A.) requires that parking areas must be a hard surface between the right-of-way and the rear of the building. The section further indicates that gravel may be utilized beyond the rear of the building in industrial areas. As no building is proposed on the property, the area between the right-of-way and the front building setback, which is 25 ft., must be a hard surface.

Access drives within 25 ft. of the right-of-way are concrete and parking areas further than 25 ft. from the right-of-way are gravel.

Landscaping, Screening, and Buffering

Section 1145.09(b) requires a 10 ft. wide landscape strip between the right-of-way and a parking area. The section further requires landscaping materials or other visual barriers in the landscape strip. A 25 ft. landscape strip is located between the right-of-way and the parking area, which contains landscape materials. However, the species and size of landscape materials will need to be indicated.

Utilities, Stormwater, and Lighting

No water or sanitary sewer services are proposed for the project. The applicant is working with the City's Engineering Department regarding stormwater management, with comments noted below.

Section 1145.09 requires lighting to have a maximum height of 25 ft. and incorporate a full cut-off fixture that shines straight down. On the "Lighting Arrangement" page of the plans, lighting has been noted as 25 ft. in height with a Lithonia Model #RSX2 fixture, which appears to be a full cut-off fixture.

Engineering and Fire Department Comments

The Engineering Department's comments have been included in your packet. The Department has included a number of remarks regarding stormwater including:

- A stormwater management analysis will be necessary for the project
- A detention basin will need to be constructed on the site
- A stormwater operation and maintenance agreement will need to be executed with the City

Further noted is a requirement for driveway aprons to be constructed with concrete and compliant with access driveway width requirements. Plans have been revised to incorporate concrete drive aprons with appropriate widths.

The Fire Department has no comments regarding the project.

Site Plan Review Standards

The Planning Commission's review and action shall be based on the following standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls

- or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.
 - (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
 - (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
 - (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
 - (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
 - (9) In multi-family developments, television and other antennas shall be centralized.
 - (10) On-site circulation shall be designed to make possible adequate fire and police protection.
 - (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
 - (12) Signs shall be provided in accordance with these Codified Ordinances.
 - (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P23-01 as submitted, with the following conditions:

1. The species and size of landscape materials shall be indicated.
2. The project shall comply with applicable requirements of the City of Medina Engineering Department, including, but not limited to, stormwater management.

Andrew Dutton

From: Patrick Patton
Sent: Monday, January 30, 2023 12:23 PM
To: Andrew Dutton
Subject: FW: Site Plan Review
Attachments: P23-01 File 2-9-23.pdf; Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments for this project:

1. As submitted, we will not be able to approve this project. A storm water management analysis is required. Due to the size of the parcel and the site plan indicating the extent of the proposed parking area, a storm water detention basin will have to be built on the site to accommodate the future storm water runoff. Though the storm water management analysis is not required to be completed prior to Planning Commission approval, it is noted here because the location and size of the detention basin will affect the overall site plan.
2. A storm water operation and maintenance agreement will have to be executed between the applicant/owner and the City. This agreement will then be recorded with the Medina County Recorder.
3. The driveway aprons must be concrete.
4. Per City Codified Ordinances Section 1145.10 DRIVEWAYS TO PARKING AREAS the maximum driveway width at the right of way in an industrial area is 60 feet. The plans show a width of 65 feet.
5. Please submit the attached site plan approval checklist to the applicant.

Let me know if you have any questions, thanks.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



From: Sarah Tome <stome@medinaoh.org>
Sent: Monday, January 23, 2023 1:19 PM
To: Larry Walters <lwalters@medinaoh.org>; Medina Forestry <medinaforestry@medinaoh.org>; Patrick Patton <ppatton@medinaoh.org>; Edward Kinney <ekinney@medinaoh.org>; Sharon Garrison <sgarrison@medinaoh.org>;

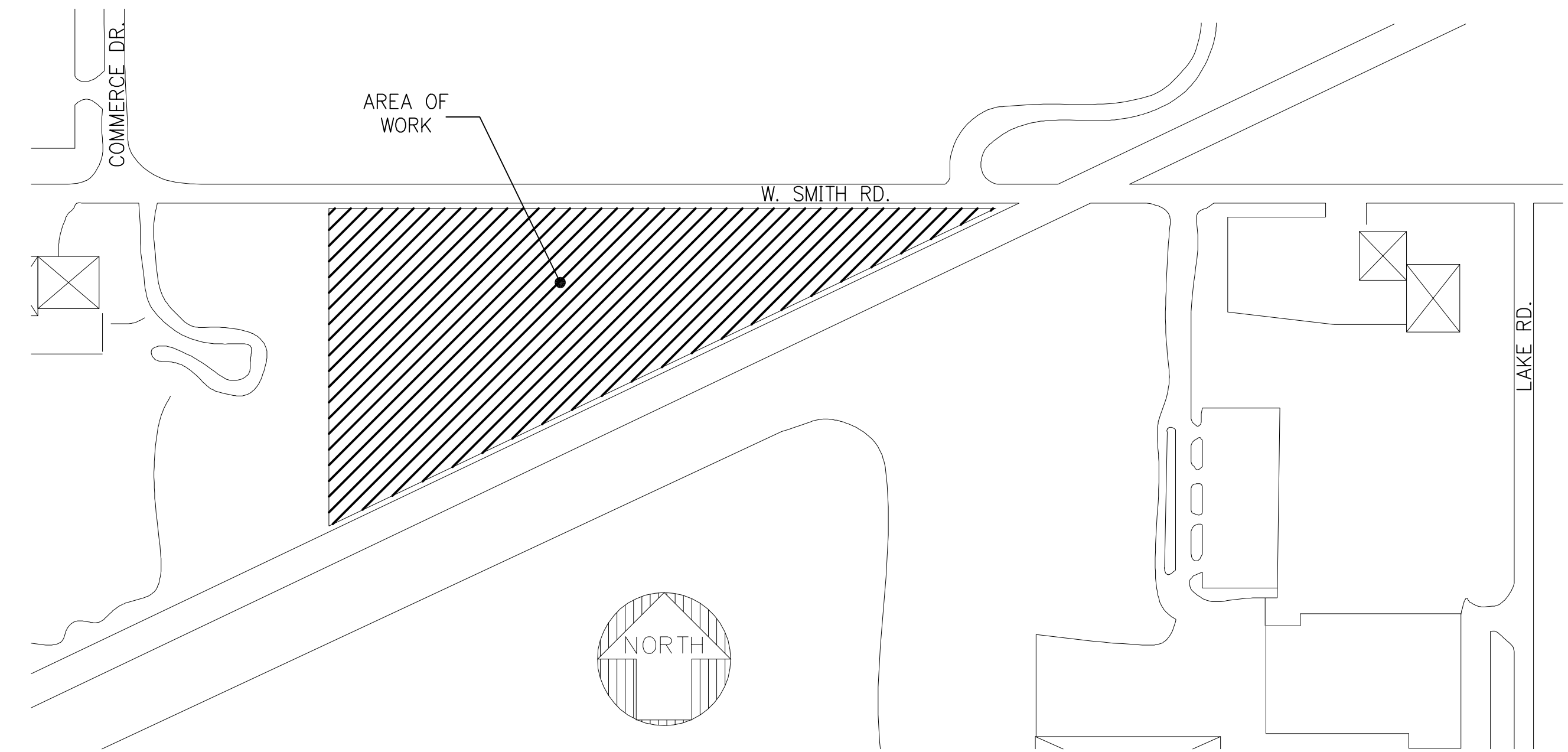
AFSTAN REAL ESTATE LLC

5854 W. SMITH RD.
TRUCK PARKING LOT



CWWA, INC.
ENGINEERS * DESIGNERS * CONSULTANTS
2575 MEDINA ROAD MEDINA, OH 44256
330-722-9001

PROJECT MANAGER: JAY BRUCKNER
CWWA PROJECT #: C2089



SITE PLAN

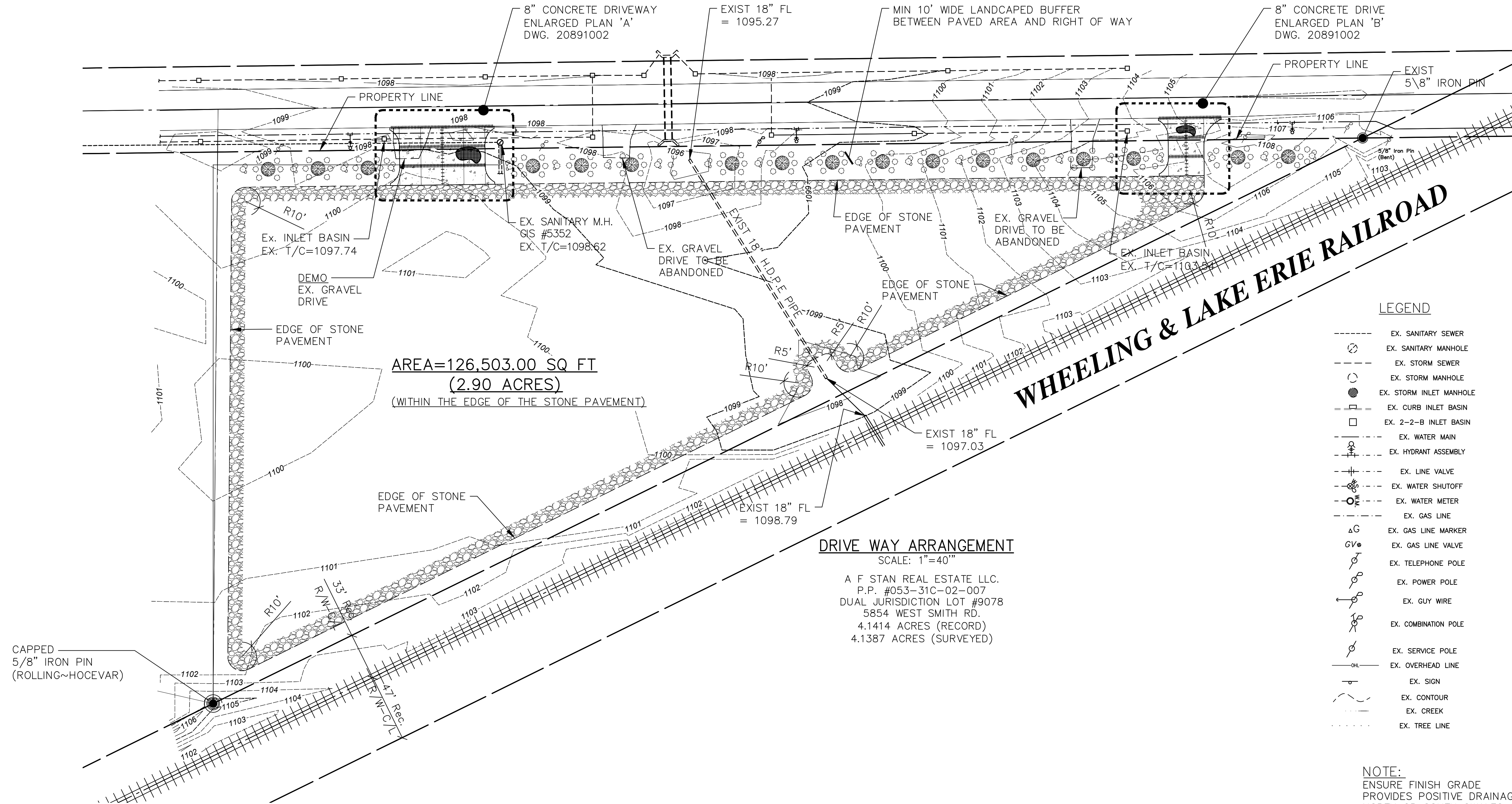
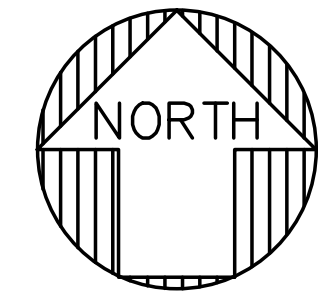
CIVIL/STRUCTURAL			
DWG. NO.	REV.	DATE	DRAWING TITLE
20890001	C	02-01-23	DRAWING INDEX & SITE PLAN
20891001	C	02-01-23	LAYOUT

ELECTRICAL			
DWG. NO.	REV.	DATE	DRAWING TITLE
20897101	C	02-01-23	ELECTRICAL WIRING DETAILS
20897201	C	02-01-23	POWER PANEL FOR PARKING LOT LIGHTS
20897301	C	02-01-23	PARKING LOT LIGHTING PLAN

THIS DRAWING IS THE PROPERTY OF CWWA, INC. HERINAFTER CALLED THE COMPANY. THIS DRAWING AND THE INFORMATION THEREIN CONTAINED ARE THE PROPERTY OF THE COMPANY AND WILL NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, EXCEPT UPON WRITTEN PERMISSION OF THE COMPANY FIRST OBTAINED AS AND SPECIFIC AS TO EACH CASE.

REVISION A 12/22/22 ISSUED FOR PLAN REVIEW B 01/24/23 ISSUED FOR PLAN REVIEW C 02/01/23 ISSUED FOR PLAN REVIEW	TOLERANCES UNLESS OTHERWISE SPECIFIED FRACTIONAL DIMENSIONS FABRICATED ±1/16" FRACTIONAL DIMENSIONS MACHINED ±1/64" 2 PLACE DECIMAL DIMENSIONS ±.010" 3 PLACE DECIMAL DIMENSIONS ±.005" ANGULAR DIMENSIONS ±0° 15'	REFERENCE DRAWINGS GENERAL ARR'G. _____ BILLS OF MAT'L. _____ DETAIL DWGS. _____ _____ _____	DRAWN BY: MJK DATE: 09/06/22 CHCK'D BY: _____ DATE: _____ APPR'D BY: _____ DATE: _____ SCALE: N.T.S. (D-SIZE PRINT ONLY)	CLIENT AFSTAN REAL ESTATE LLC MEDINA, OHIO AFSTAN REAL ESTATE LLC TRUCK PARKING LOT DRAWING INDEX & SITE PLAN	STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER JAY BRUCKNER 72795	CWWA, INC. ENGINEERS * DESIGNERS * CONSULTANTS 2575 MEDINA ROAD MEDINA, OH 44256 330-722-9001	PROJECT MANAGER JB	CWWA NO. 20890001 CLIENT PO.	20890001 REV C
---	--	---	---	--	--	--	-----------------------	---------------------------------	-------------------

SMITH ROAD (C.H. 4) (60' R/W)



AREA=126,503.00 SQ FT
(2.90 ACRES)
 (WITHIN THE EDGE OF THE STONE PAVEMENT)

DRIVE WAY ARRANGEMENT
 SCALE: 1"=40"
 A F STAN REAL ESTATE LLC.
 P.P. #053-31C-02-007
 DUAL JURISDICTION LOT #9078
 5854 WEST SMITH RD.
 4.1414 ACRES (RECORD)
 4.1387 ACRES (SURVEYED)

- LEGEND**
- EX. SANITARY SEWER
 - EX. SANITARY MANHOLE
 - EX. STORM SEWER
 - EX. STORM MANHOLE
 - EX. STORM INLET MANHOLE
 - EX. CURB INLET BASIN
 - EX. 2-2-B INLET BASIN
 - EX. WATER MAIN
 - EX. HYDRANT ASSEMBLY
 - EX. LINE VALVE
 - EX. WATER SHUTOFF
 - EX. WATER METER
 - EX. GAS LINE
 - △ EX. GAS LINE MARKER
 - EX. GAS LINE VALVE
 - EX. TELEPHONE POLE
 - EX. POWER POLE
 - EX. GUY WIRE
 - EX. COMBINATION POLE
 - EX. SERVICE POLE
 - EX. OVERHEAD LINE
 - EX. SIGN
 - EX. CONTOUR
 - EX. CREEK
 - EX. TREE LINE

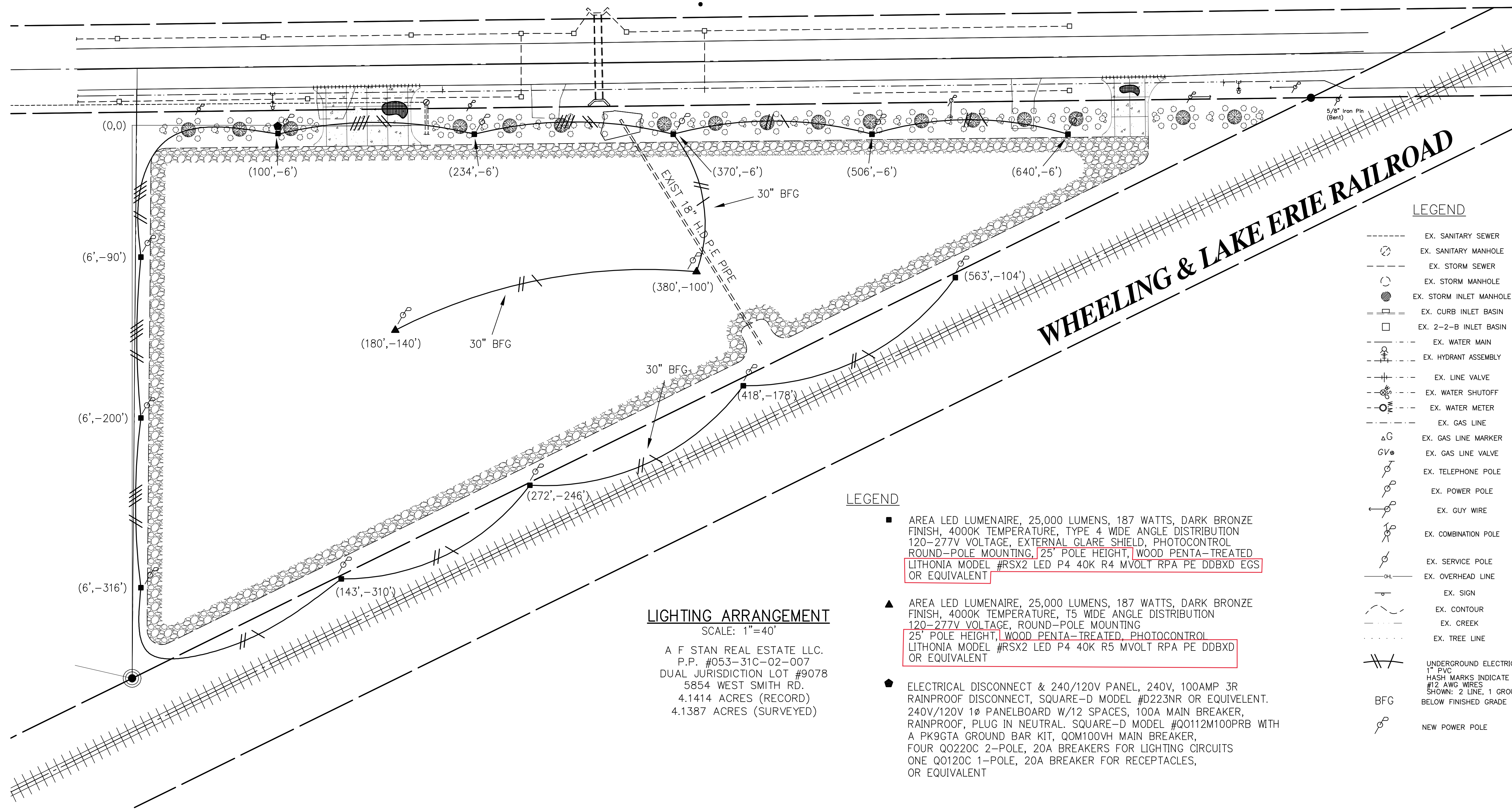
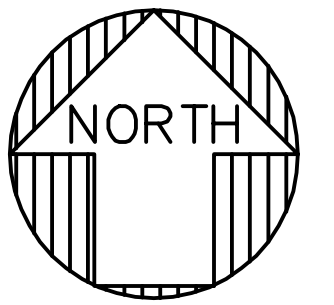
NOTE:
 ENSURE FINISH GRADE PROVIDES POSITIVE DRAINAGE TO NORTH OR SOUTH SWALES.

THIS DRAWING IS THE PROPERTY OF CWWA, INC. HERINAFTER CALLED THE COMPANY. THIS DRAWING AND THE INFORMATION THEREIN CONTAINED ARE THE PROPERTY OF THE COMPANY AND WILL NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, EXCEPT UPON WRITTEN PERMISSION OF THE COMPANY FIRST OBTAINED AS AND SPECIFIC AS TO EACH CASE.

REVISION A 12/22/22 ISSUED FOR PLAN REVIEW B 02/02/23 ISSUED FOR PLAN REVIEW	TOLERANCES UNLESS OTHERWISE SPECIFIED FRACTIONAL DIMENSIONS FABRICATED ±1/16" FRACTIONAL DIMENSIONS MACHINED ±1/64" 2 PLACE DECIMAL DIMENSIONS ±.010" 3 PLACE DECIMAL DIMENSIONS ±.005" ANGULAR DIMENSIONS ±0° 15'	REFERENCE DRAWINGS GENERAL ARR'G. _____ BILLS OF MAT'L. _____ DETAIL DWGS. _____	DRAWN BY: <u>DJS</u> DATE: <u>8-16-22</u> CHCK'D BY: <u>JB</u> DATE: <u>12-22-22</u> APPR'D BY: <u>JB</u> DATE: <u>12-22-22</u> SCALE: 1"= (D-SIZE PRINT ONLY)
	THIS DRAWING IS THE PROPERTY OF CWWA, INC. HERINAFTER CALLED THE COMPANY. THIS DRAWING AND THE INFORMATION THEREIN CONTAINED ARE THE PROPERTY OF THE COMPANY AND WILL NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, EXCEPT UPON WRITTEN PERMISSION OF THE COMPANY FIRST OBTAINED AS AND SPECIFIC AS TO EACH CASE.		

CLIENT	
AFSTAN REAL ESTATE LLC	
MEDINA, OH AFSTAN REAL ESTATE LLC PARKING LOT LAYOUT	
	CWWA, INC. ENGINEERS * DESIGNERS * CONSULTANTS 2575 MEDINA ROAD MEDINA, OH 44256 330-722-9001
	PROJECT MANAGER JB
CWWA NO. <u>C-2089</u> CLIENT PO. _____	20891001
REV B	20891001

SMITH ROAD (C.H. 4) (60' R/W)



LEGEND

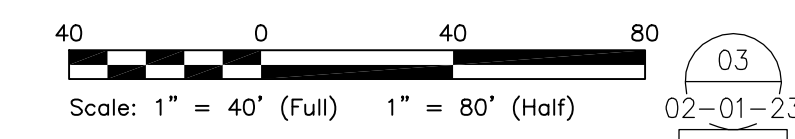
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. STORM INLET MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. WATER SHUTOFF
- EX. WATER METER
- EX. GAS LINE
- △ EX. GAS LINE MARKER
- GV EX. GAS LINE VALVE
- EX. TELEPHONE POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. COMBINATION POLE
- EX. SERVICE POLE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. CONTOUR
- EX. CREEK
- EX. TREE LINE
- UNDERGROUND ELECTRICAL CONDUIT
- 1" PVC
- HASH MARKS INDICATE NUMBER OF #12 AWG WIRES SHOWN: 2 LINE, 1 GROUND
- BFG BELOW FINISHED GRADE
- NEW POWER POLE

LEGEND

- AREA LED LUMINAIRE, 25,000 LUMENS, 187 WATTS, DARK BRONZE FINISH, 4000K TEMPERATURE, TYPE 4 WIDE ANGLE DISTRIBUTION 120-277V VOLTAGE, EXTERNAL GLARE SHIELD, PHOTOCONTROL ROUND-POLE MOUNTING, 25' POLE HEIGHT, WOOD PENTA-TREATED LITHONIA MODEL #RSX2 LED P4 40K R4 MVOLT RPA PE DDBXD EGS OR EQUIVALENT
- ▲ AREA LED LUMINAIRE, 25,000 LUMENS, 187 WATTS, DARK BRONZE FINISH, 4000K TEMPERATURE, T5 WIDE ANGLE DISTRIBUTION 120-277V VOLTAGE, ROUND-POLE MOUNTING 25' POLE HEIGHT, WOOD PENTA-TREATED, PHOTOCONTROL LITHONIA MODEL #RSX2 LED P4 40K R5 MVOLT RPA PE DDBXD OR EQUIVALENT
- ◆ ELECTRICAL DISCONNECT & 240/120V PANEL, 240V, 100AMP 3R RAINPROOF DISCONNECT, SQUARE-D MODEL #D223NR OR EQUIVALENT. 240V/120V 1Ø PANELBOARD W/12 SPACES, 100A MAIN BREAKER, RAINPROOF, PLUG IN NEUTRAL, SQUARE-D MODEL #Q0112M100PRB WITH A PK9GTA GROUND BAR KIT, QOM100VH MAIN BREAKER, FOUR Q0220C 2-POLE, 20A BREAKERS FOR LIGHTING CIRCUITS ONE Q0120C 1-POLE, 20A BREAKER FOR RECEPTACLES, OR EQUIVALENT

LIGHTING ARRANGEMENT

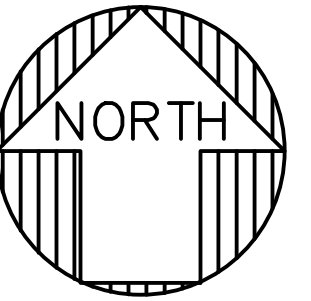
SCALE: 1"=40'
 A F STAN REAL ESTATE LLC.
 P.P. #053-31C-02-007
 DUAL JURISDICTION LOT #9078
 5854 WEST SMITH RD.
 4.1414 ACRES (RECORD)
 4.1387 ACRES (SURVEYED)



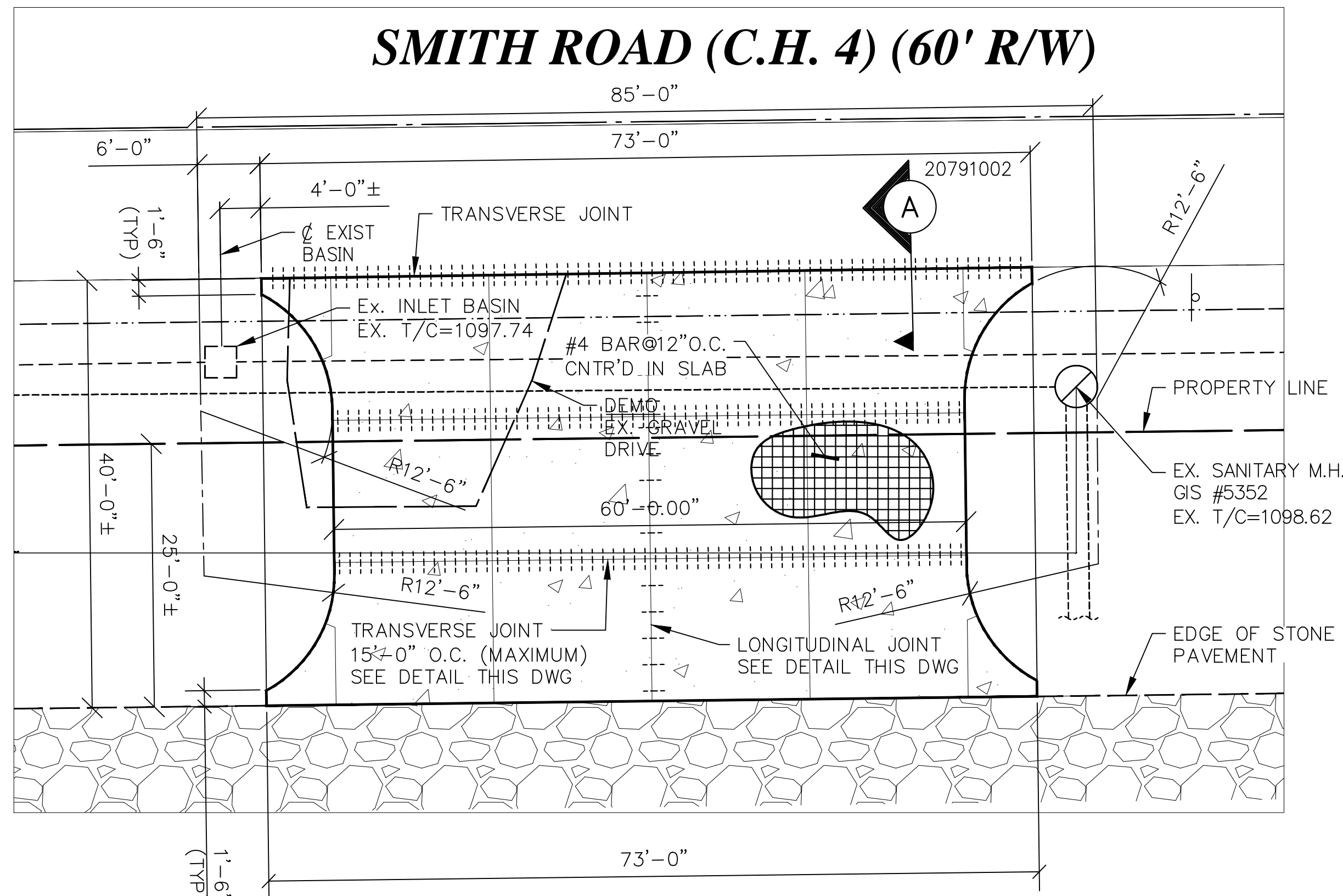
CLIENT	
AFSTAN REAL ESTATE LLC	
THIS SEAL VALID ONLY WITH ORIGINAL SIGNATURE.	
	MEDINA, OHIO AFSTAN REAL ESTATE LLC PARKING LOT PARKING LOT LIGHTING PLAN
PROJECT MANAGER J.B.	CWWA NO. C-2089 CLIENT PO.
CWWA INC. ENGINEERS * DESIGNERS * CONSULTANTS 2575 MEDINA ROAD MEDINA, OH 44256 330-722-9001	20897301 REV C

REVISION A 12/22/22 ISSUED FOR PLAN REVIEW B 01/24/23 ISSUED FOR PLAN REVIEW C 02/01/23 ISSUED FOR PLAN REVIEW	TOLERANCES UNLESS OTHERWISE SPECIFIED FRACTIONAL DIMENSIONS FABRICATED ±1/16" FRACTIONAL DIMENSIONS MACHINED ±1/64" 2 PLACE DECIMAL DIMENSIONS ±.010" 3 PLACE DECIMAL DIMENSIONS ±.005" ANGULAR DIMENSIONS ±0° 15'	REFERENCE DRAWINGS GENERAL ARR'G. _____ BILLS OF MAT'L. _____ DETAIL DWGS. _____	DRAWN BY: DJS DATE: 8-16-22 CHCK'D BY: _____ DATE: _____ APPR'D BY: JB DATE: _____ SCALE: 1" = 40' (D-SIZE PRINT ONLY)
---	--	---	---

THIS DRAWING IS THE PROPERTY OF CWWA, INC. HERINAFTER CALLED THE COMPANY. THIS DRAWING AND THE INFORMATION THEREIN CONTAINED ARE THE PROPERTY OF THE COMPANY AND WILL NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, EXCEPT UPON WRITTEN PERMISSION OF THE COMPANY FIRST OBTAINED AS AND SPECIFIC AS TO EACH CASE.

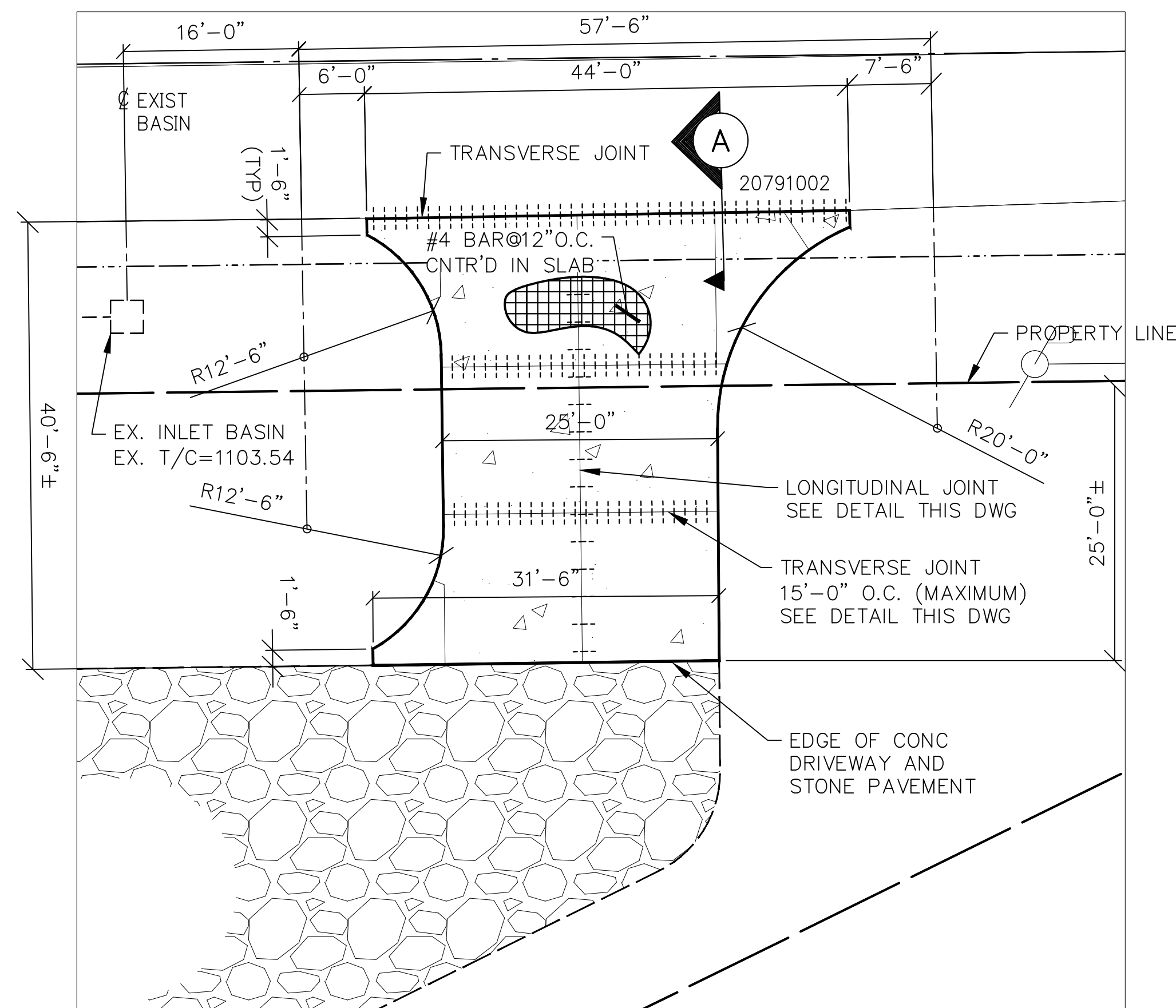


SMITH ROAD (C.H. 4) (60' R/W)

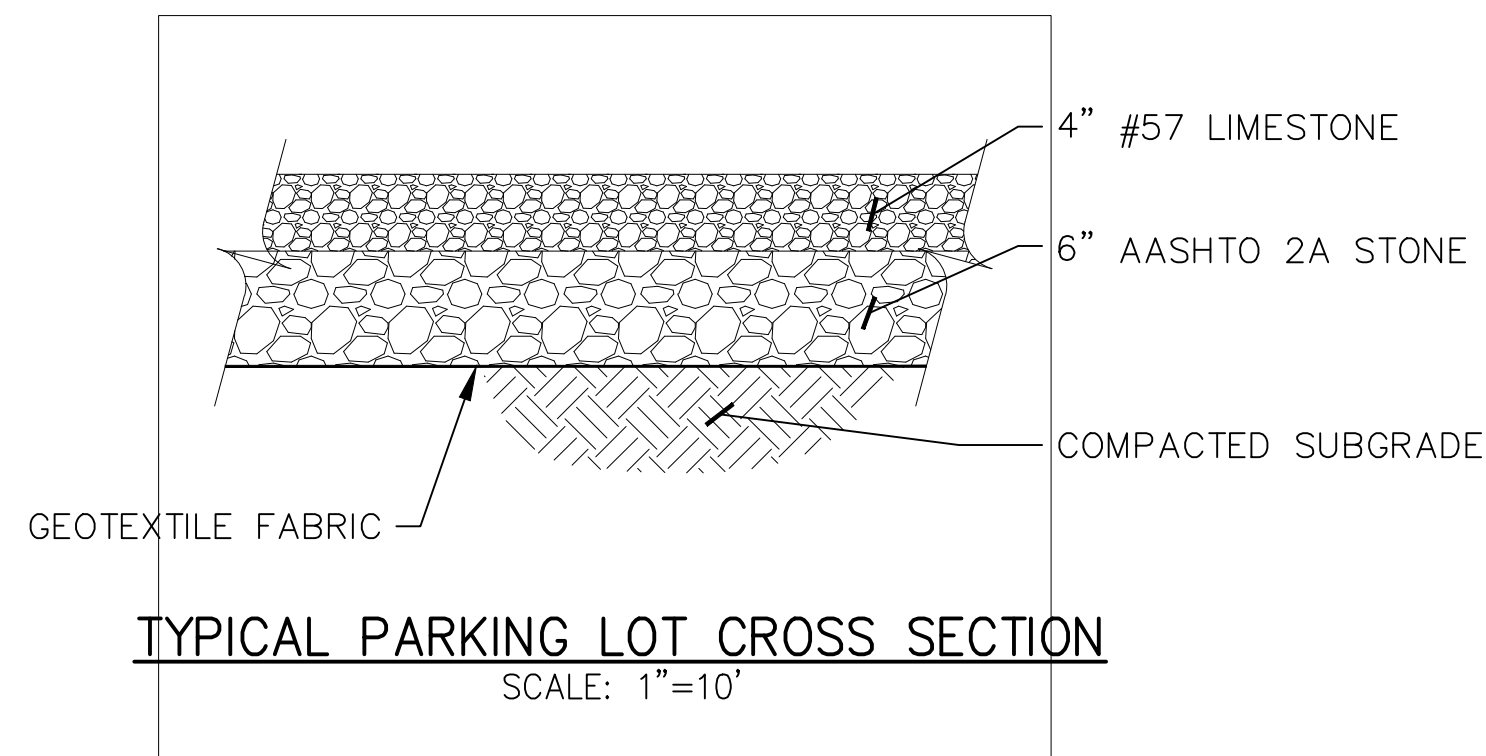


ENLARGED PLAN 'A'
SCALE: 1"=10'
DWG. 20891001

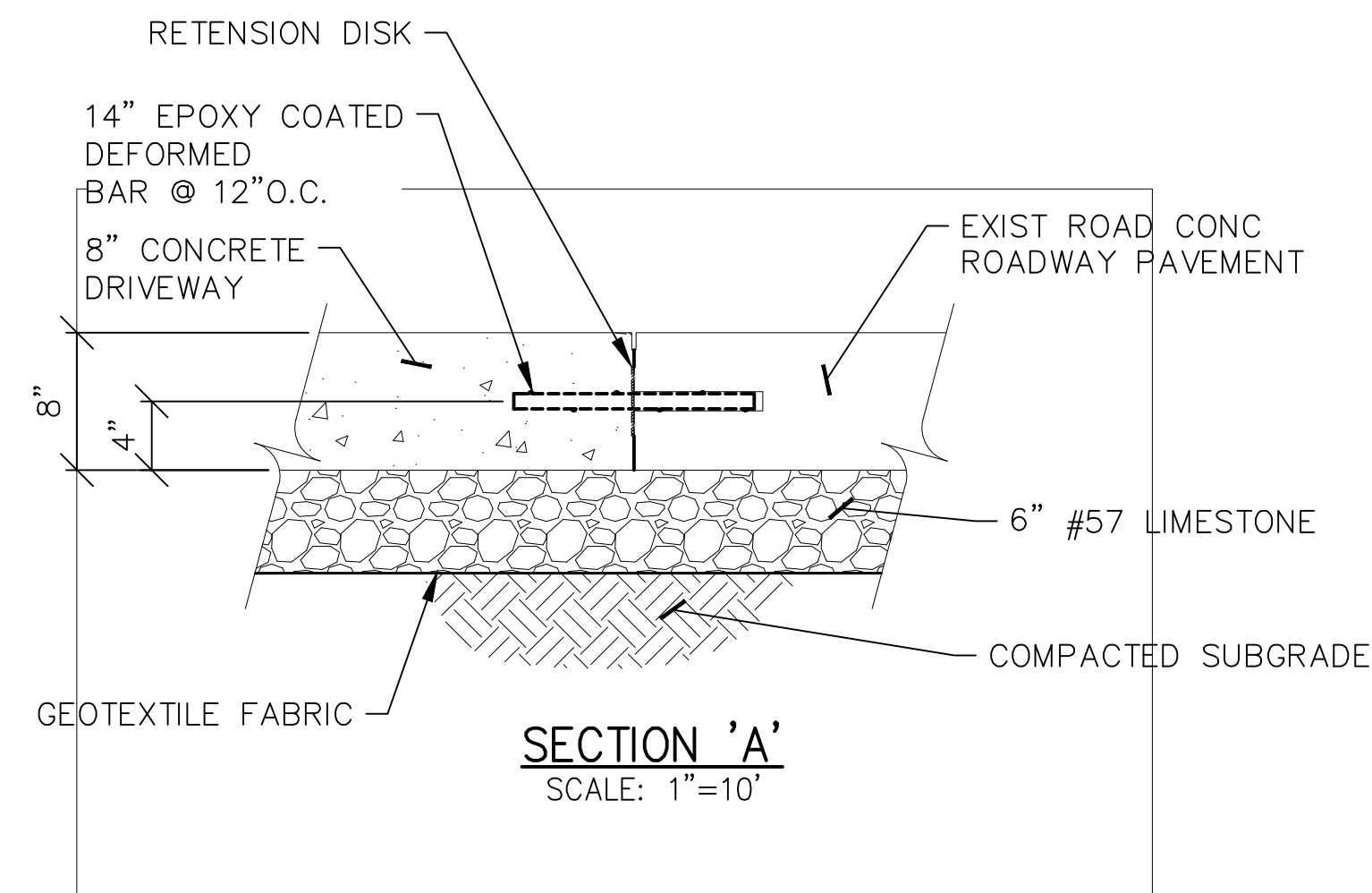
SMITH ROAD (C.H. 4) (60' R/W)



ENLARGED PLAN 'B'
SCALE: 1"=10'
DWG. 20891001



TYPICAL PARKING LOT CROSS SECTION
SCALE: 1"=10'



SECTION 'A'
SCALE: 1"=10'

THIS DRAWING IS THE PROPERTY OF CWWA, INC. HEREINAFTER CALLED THE COMPANY. THIS DRAWING AND THE INFORMATION THEREIN CONTAINED ARE THE PROPERTY OF THE COMPANY AND WILL NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, EXCEPT UPON WRITTEN PERMISSION OF THE COMPANY FIRST OBTAINED AS AND SPECIFIC AS TO EACH CASE.

REVISION	DATE	DESCRIPTION
A	12/22/22	ISSUED FOR PLAN REVIEW
B	01/24/23	ISSUED FOR PLAN REVIEW
B	02/01/23	ISSUED FOR PLAN REVIEW

TOLERANCES	REFERENCE DRAWINGS
UNLESS OTHERWISE SPECIFIED	GENERAL ARR'G. _____
FRACTIONAL DIMENSIONS FABRICATED ±1/16"	BILLS OF MAT'L _____
FRACTIONAL DIMENSIONS MACHINED ±1/64"	DETAIL DWGS. _____
2 PLACE DECIMAL DIMENSIONS ±.010"	
3 PLACE DECIMAL DIMENSIONS ±.005"	
ANGULAR DIMENSIONS ±0° 15'	

DRAWN BY: DLSTANG	DATE: 01-30-23
CHK'D BY: JB	DATE: 02-03-23
APPR'D BY: JB	DATE: 02-03-23
SCALE: 1"=	(D-SIZE PRINT ONLY)

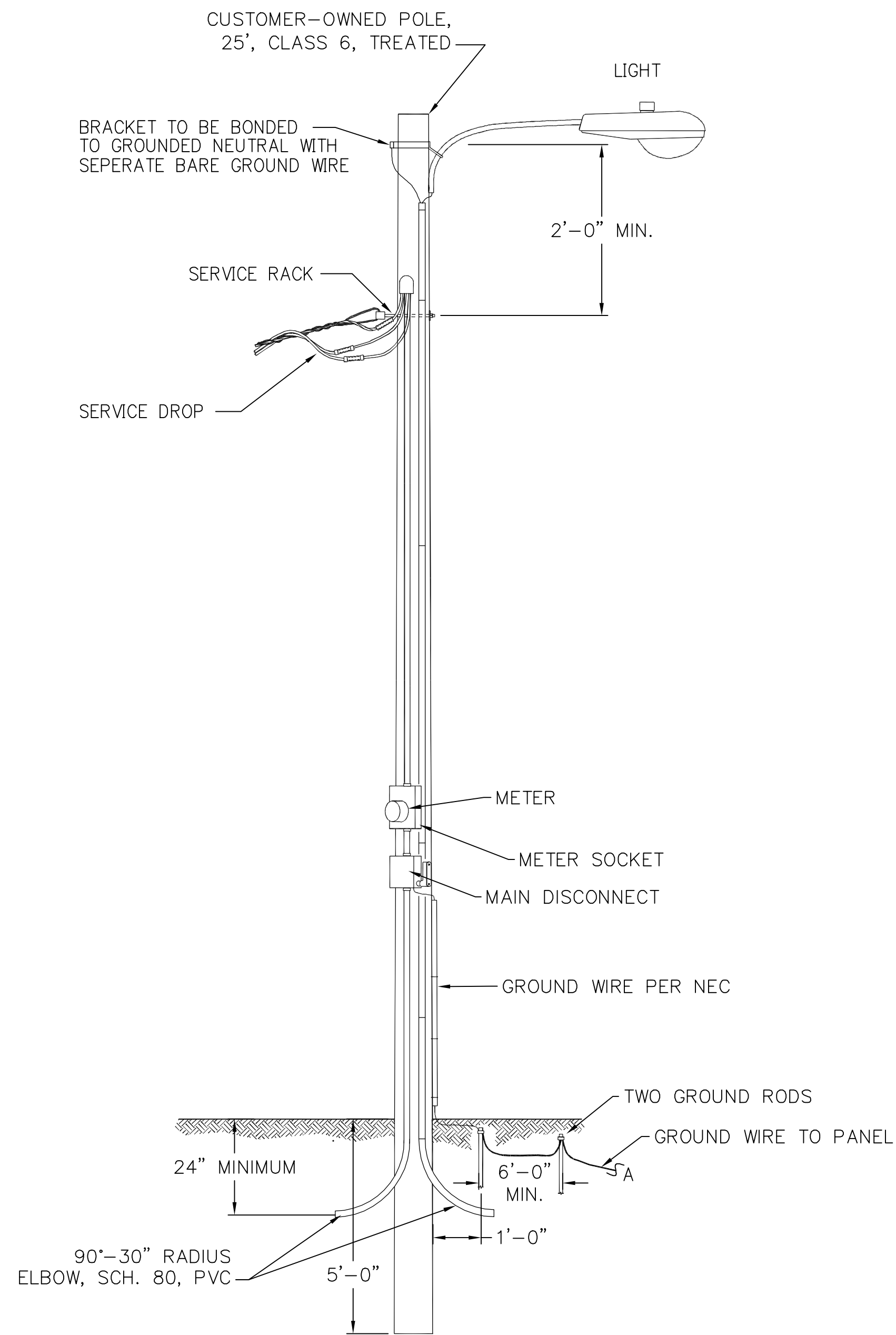
PROJECT MANAGER	CWWA NO. C-2089	20891002	REV C
JB	CLIENT PO. _____		

3
02-1-2023

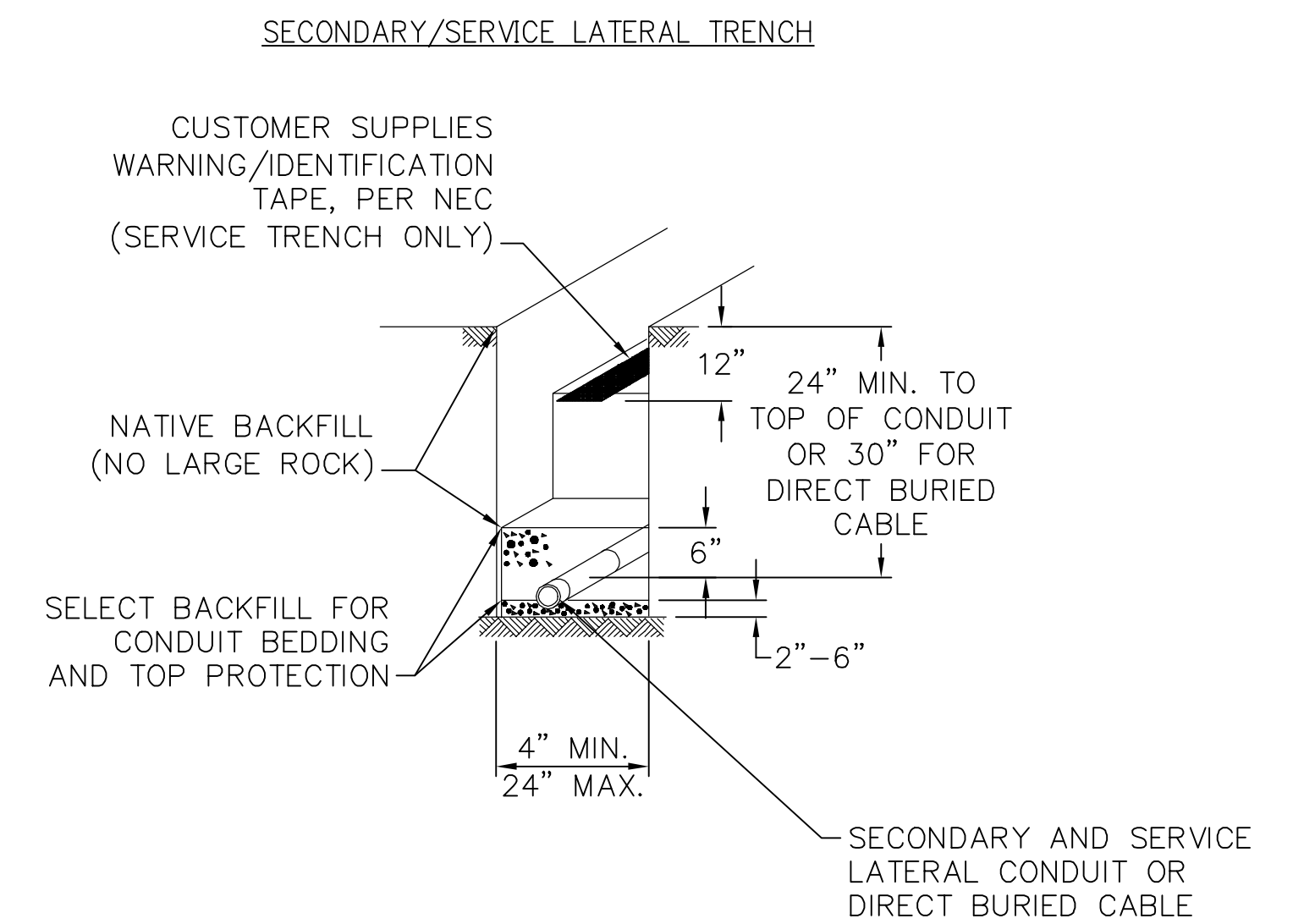
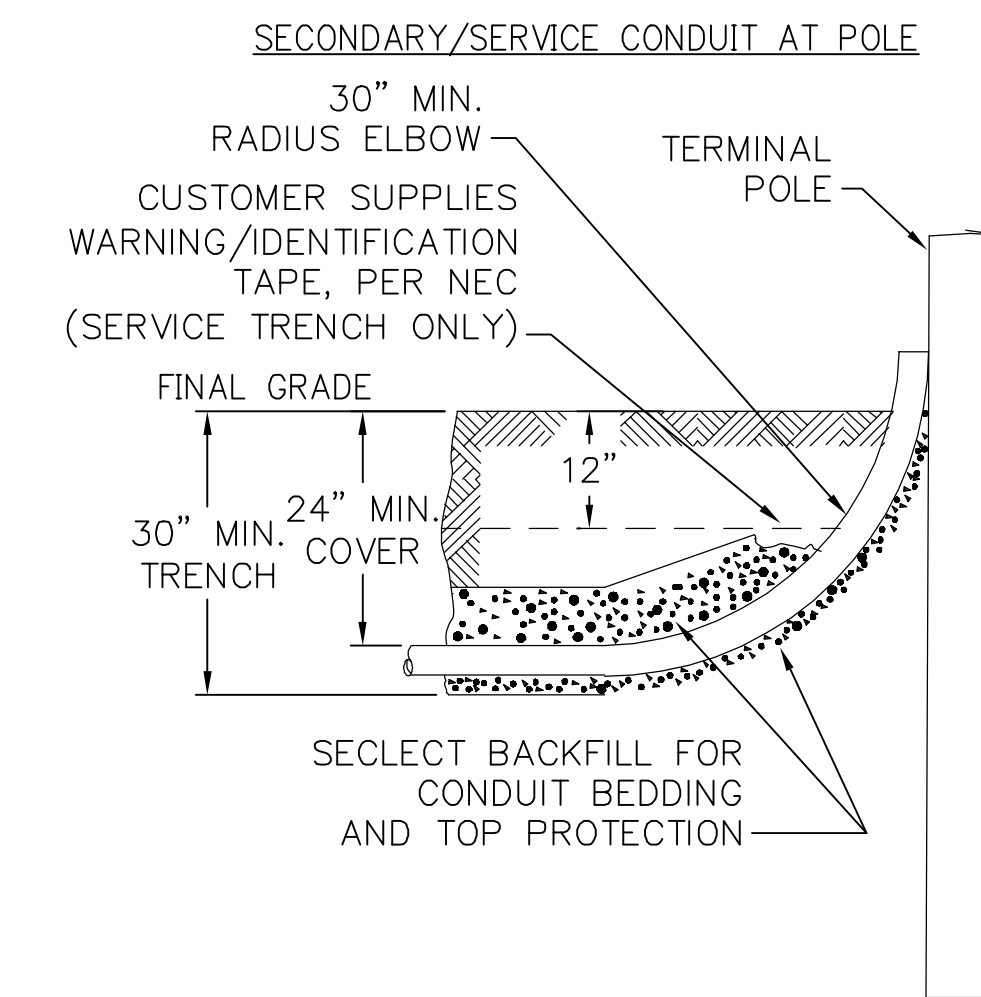
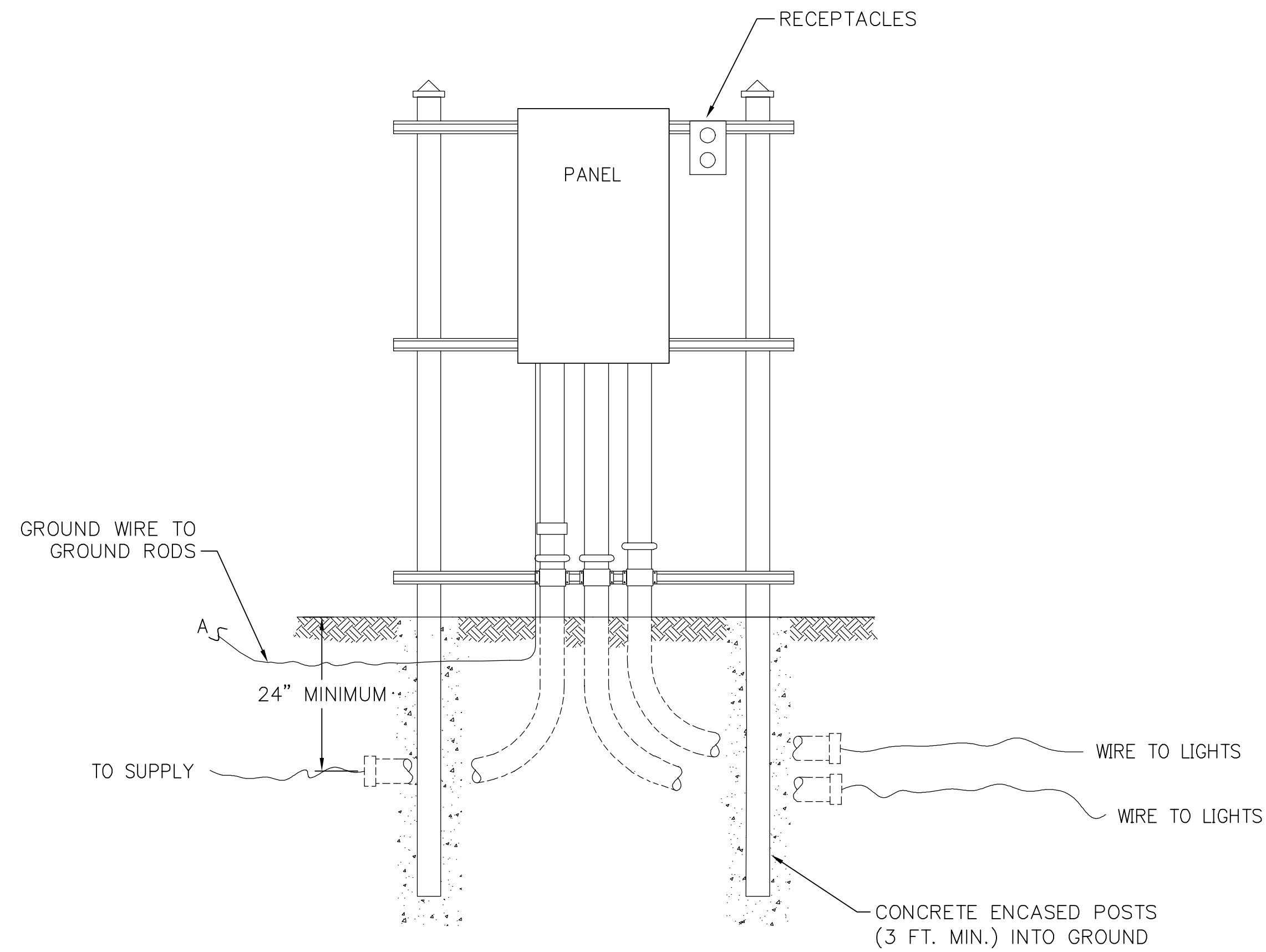
CLIENT	
AFSTAN REAL ESTATE LLC	
MEDINA, OH AFSTAN REAL ESTATE LLC PARKING LOT ENLARGED PLAN 'A'	
	CWWA, INC. ENGINEERS * DESIGNERS * CONSULTANTS 2575 MEDINA ROAD MEDINA, OH 44256 330-722-9001
	PROJECT MANAGER JB

TRENCHING DETAILS FOR
INSTALLATION OF CONDUCTORS

OVERHEAD SERVICE
CENTRAL DISTRIBUTION INSTALLATION



UNDERGROUND SERVICE
STAND-ALONE DISTRIBUTION
INSTALLATION



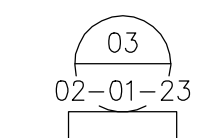
THIS DRAWING IS THE PROPERTY OF CWWA, INC. HEREINAFTER CALLED THE COMPANY. THIS DRAWING AND THE INFORMATION THEREIN CONTAINED ARE THE PROPERTY OF THE COMPANY AND WILL NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, EXCEPT UPON WRITTEN PERMISSION OF THE COMPANY FIRST OBTAINED AS AND SPECIFIC AS TO EACH CASE.

REVISION	A	12/02/22	ISSUED FOR PLAN REVIEW
	B	01/24/23	ISSUED FOR PLAN REVIEW
	C	02/01/23	ISSUED FOR PLAN REVIEW

TOLERANCES
UNLESS OTHERWISE SPECIFIED
FRACTIONAL DIMENSIONS FABRICATED ±1/16"
FRACTIONAL DIMENSIONS MACHINED ±1/64"
2 PLACE DECIMAL DIMENSIONS ±.010"
3 PLACE DECIMAL DIMENSIONS ±.005"
ANGULAR DIMENSIONS ±0° 15'

REFERENCE DRAWINGS
GENERAL ARR'G. _____
BILLS OF MAT'L. _____
DETAIL DWGS. _____

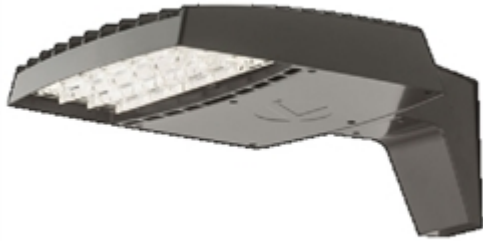
DRAWN BY: <u>DJS</u>	DATE: <u>12-21-22</u>
CHK'D BY: _____	DATE: _____
APPR'D BY: <u>JB</u>	DATE: _____
SCALE: (D-SIZE PRINT ONLY)	



CLIENT	AFSTAN REAL ESTATE LLC		
THIS SEAL VALID ONLY WITH ORIGINAL SIGNATURE.			
MEDINA, OHIO		AFSTAN REAL ESTATE LLC	
AFSTAN REAL ESTATE LLC		ELECTRICAL WIRING DETAILS	
CWWA, INC. ENGINEERS * DESIGNERS * CONSULTANTS 2575 MEDINA ROAD MEDINA, OH 44256 330-722-9001			
PROJECT MANAGER	CWWA NO. <u>C-2089</u>	20897101	REV C
<u>JB</u>	CLIENT PO. _____		

Home > BRANDS > Lithonia Lighting > Lithonia Area Lights > Lithonia RSX LED Area Lights >

Lithonia RSX2 LED P4 40K R4 MVOLT RPA DDBXD 187W LED Area Light, 4000K Color Temperature, Type 4 Wide Distribution, 120-277V, Round Pole Mounting, Dark Bronze Finish



Our Price: \$729.82

Model: LITHONIA-RSX2-105824

Usually Ships in 3-5 business days. Urgent Project? Contact Us.

1

Add To Cart