



AGENDA

**PLANNING COMMISSION
THURSDAY, NOVEMBER 4, 2021 6:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – October 7, 2021
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. Application #2021-5454; 8555 East Main Street; Applicant Skilken Gold; Rezoning (Sheetz)

D. NEW BUSINESS

1. Application #2021-5487; 7350 Broadwyn Drive; Applicant Chris Baer; Certificate of Appropriateness (Masonic Lodge)
2. Application #2021-5511; Taylor Road (PID 013-027414); Mark Larrimer; Major Site Plan (West Licking Fire Station)
3. Application #2021-5503; Waggoner Road (PID 263-001065); David Hodge; Major Site Plan (Brookside Ridge)

E. OTHER BUSINESS

F. ADJOURNMENT

Reynoldsburg

OHIO • 1839

MINUTES

PLANNING COMMISSION
THURSDAY, OCTOBER 7, 2021 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst, Benner
 ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – September 2, 2021

Minutes stand approved with corrections that were earlier submitted and updated.

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application #2021-5408; 1649 Graham Road; Applicant Rick Cain (Adams Signs);
 Certificate of Appropriateness

Mr. Zollars: Emily, what can you get us ready to go on that discussion, please?

Ms. Wheeler: Thank you, Mr. Chair. First item this evening is for a certificate of appropriateness application number 2021-5408. This is for the Church of Christ, located at 1649y Graham Road. The applicant is requesting Planning Commission approval for a new ground sign with an electronic message display on the bottom half of that sign, similar to one actually directly across the street at the United Methodist Church. I know some other churches in the city also have similar signage because this is within the old Reynoldsburg Neighborhood District. We do require a certificate of appropriateness for all nonresidential properties doing any kind of

Minutes Acceptance: Minutes of Oct 7, 2021 6:00 PM (APPROVAL OF MINUTES)

exterior modifications, which would include new signage. The applicant is here, if there are any questions and I will pull that up. I apologize the monitors are not working tonight.

Mr. Zollars: Commissioners, questions, comments on the church sign?

Mr. Furst: Yeah, I have a number of questions or comments. Is there anything that that the applicant would like to add first before I kind of dive in here?

Mr. Zollars: Please state your name and address for the records if you would.

Mr. Cain: I'm from Adams Signs.

Mr. Furst: So either Mr. Shook or Mrs. Wheeler. The electronic portion of the sign, those are nonconforming uses, are they not?

Ms. Wheeler: I would say the code is vague for this particular zoning district. We do not call out specifically any kind of changeable copy.

Mr. Furst: I saw that there was changeable. I believe the code calls it. Yeah. Changeable copy types available in the district are channel letters only. So, but as far as what constitutes changeable copy and electronic sign is perhaps a little vague, as far as the code is concerned. So I'm just going to kind of go down the list here, and I apologize. But in section 11053C3 under sign lighting it specifies that sign lighting in old Reynoldsburg is exterior illuminated gooseneck, shadow lit, bulbs surround. This appears to be interior illuminated. Is that correct? I don't see how that's conforming to the code. And then the changeable copy type we already spoke about. And then also the size of the sign seems to be nonconforming, I believe the maximum height is six feet and with a 24 foot square surface area. This appears to be about eight feet tall and 40 feet square. And then also, section E-3 allows four colors, this has five. So those are just some of my concerns.

Mr. Zollars: I'm sorry, I didn't catch your name, but would you want to address this? OK, good.

Mr. Bowsher: Rick, I'm sorry. Would you mind pulling that closer? ,

Mr. Cain: My name's Rick Cain from Adams Signs. What we're replacing is an existing sign, and I enclosed a picture of that. That sign, we're actually going to use the same structure and we're lowering the sign. We're taking a foot and a half off the existing sign. We're lowering it by a foot and a half. And as far as the number of colors that's controlled in the software, so for instance, in some municipalities, they only allow a single color at a time. That's all programmable.

Mr. Furst: So the entire sign is electronic? Or just the kind of flag portion there?

Mr. Cain: On the bottom portion where you see a height at two foot seven, that is just a digital sign. The ID sign is led illuminated, but that doesn't change messages. That's a static sign.

Mr. Furst: Right, right. So but I don't know maybe I just counted the colors wrong. But that portion of the sign, which appears to just be kind of a poly sign which light would shine through a corrected that has five colors?

Mr. Cain: Yeah, it's polycarbonate panels.

Mr. Hicks: I think, Mr. Chairman. You know, we've been pretty consistent on new developments as they come in regards to trying to help, you know, as part of our comp plan to build a community identity and branding and trying to make the community and maybe not look entirely monotone or completely cohesive, but to have some form of cohesiveness to the community. And one of the big things that we've requested on, I think almost every single new development has been that they're going to do a sign to be a monument sign with a brick base and sort of follow or look like, you know, in some ways, we've deviated from that a little bit if it matched the building. The Walgreen's building is white, and so they're signs brick, but with white. And trying to create, you know, a brand and identity throughout the city. Considering this is also in the historic district, I think that I wouldn't be able to support an electronic sign there. Frankly, I think that the electronic signs create some problems in regards to I mean, they're normally super bright at night when you're driving. I've noticed them in other communities and I just don't think that it's a good look. So I don't think I can support the change. I think the old sign looks pretty good and gets the message across. But if you guys did need to replace that sign for some reason, I think that a sign that is on a brick monument base that meets the other parts of our code requirements, I think that, you know, I would absolutely support that.

Mr. Cain: Now, to be clear on the brightness, the manufacturer we use as Daktronics, which is the largest manufacturer. These signs automatically brighten and dim themselves according to what the ambient light is outside. So it will dim itself in the evening to four percent of total brightness. So because if we didn't do that, it's difficult to read. And you're right, it is annoying or it is too bright, but does allow for the differences in the ambient light.

Mr. Hicks: Understood.

Mr. Furst: And to be clear, I would also support the sign if it was conforming to the other portions of the code. I understand that you are trying to reduce costs and everything by reusing the existing structure and whatnot, but unfortunately it's just not conforming to our code.

Mr. Zollars: Mr. Benner, Mr. Cullinan, any comments? Nothing? Any other comments, anything you would like to add or elaborate on?

Mr. Cain: So what you're saying is in this area digital signs are prohibited? Is that what you're telling us?

Mr. Zollars: I think well, as an example, RUMC across the street has what I think they're just yellow lights, pretty much is that yellow green, whatever color that happens to be. And it's, you know, digital out and I believe it's on a monument. I'm not sure I can't remember exactly.

Mr. Hicks: It's on a brick monument.

Mr. Cain: If it was on a brick monument would it be acceptable? That's what I'm asking.

Mr. Zollars: I believe Mr. First mentioned a number of colors, and this is very busy.

Mr. Furst: Yes, in the top poly carbonate section, if you removed one of the colors and if it was on a brick base and complied with the square footage and height requirements, I think it'd be perfectly acceptable.

Mr. Cain: All right, and your square footage requirements, twenty four square feet, if I recall.

Mr. Furst: Yes. And eight feet tall for the total height of the monument

Mr. Bowsher: Just for clarification for the United Methodist Church, say on a brick base, they have flowers that surround it. It's a solid face Reynoldsburg in green that is channel lettering and so is the logo. And then there is a scrollable text, but typically it's to just say they're dot com, and I don't think it's constantly scrolling and changing. And it's just one color.

Mr. Hicks: Right. And I think that is something that is more acceptable. For example, gas stations, you know, those are digital, but it's a static image. It's not going to be like, Oh, I'm sure this isn't calling it what it's technically called, but it doesn't look like a TV. You know, this isn't a live image that things are moving that, you know, those types of signs I don't think I would ever support in the city, period.

Mr. Cain: So you're restricted to one color. Is that correct?

Mr. Furst: For the electronic portion of the sign? Yeah, I don't believe we have any particular restrictions for that, but the total number of colors used in the sign is expressly called out in the code. So I would suggest that to not create an additional nonconformity, that you would restrict the color of the electronic portion of the sign to be one of the colors already used in the sign.

Mr. Zollars: And any other question or statements from staff or commissioners?

Mr. Furst: I mean, if the applicant thinks that they could revise this submittal and get back to us next month, I think we could consider tabling it. But that's, you know, I guess we'll kind of look to the applicant if they are interested.

Mr. Cain: Yeah, if we could and then we can discuss it and resubmit.

Mr. Zollars: All right. Well, I'll entertain that motion.

Mr. Hicks: I move that we table the application.

Mr. Furst: I second.

Mr. Zollars: OK, very good. Can we get a roll call on the tabling, please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	TABLED [UNANIMOUS]	Next: 11/4/2021 6:00 PM
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

2. Application #2021-5454; 8555 East Main Street; Applicant Skilken Gold; Rezoning (Sheetz)

Ms. Wheeler: All right, our next application this evening is for a rezoning application 2021-5454. This is for a request to rezone approximately 17 acre parcel on the corner of Taylor and Main Street from Innovation District to Community Commercial District. And the applicants have provided a proposed development plan here, as well as a letter stating their intent for the parcel. I believe they are here this evening. If there are any questions, I should say, has already gone through one first read at City Council, so there would be to two additional reads after this meeting.

Ms. Zollars: Whoever's speaking, you please come up, state your name and address, for the records.

Mr. Elizondo Thank you for having us here tonight. Eric Elizondo, I'm with Skilken Gold Real Estate development, and I'm the project manager and SVP of Operations. 4270 Morse Road, Columbus, Ohio.

Ms. Zollars: Go ahead, we'll listen to you and then ask questions.

Mr. Elizondo Yeah, so. We are here because we do have one client that's interested in the site and we'd like to have this property re-zoned from innovation to community commercial for that one use, and we are investigating other uses for this site and the use that would be at the corner of Taylor and Reynoldsburg is a Sheetz convenience store and it would have a drive thru. But at this time we are not. We'll still have to go through the planning process for that project. But right now we're just

working to get this property re-zoned so that we can proceed.

Ms. Zollars: Commissioners questions?

Mr. Furst: Thank you, Mr. Elizondo. To be perfectly frank, I understand that, you know, you don't want to dump a bunch of money into a project that may or may not be allowed if it's not re-zoned. But it makes it rather difficult for us to really make a determination on this without having a better understanding of the use for the rest of the property. I think we're pretty familiar with the Sheetz and how it operates. I understand that would be the retail section that you've called out in your letter here.

Mr. Elizondo Correct.

Mr. Furst: But what would happen on the south of the parcel still seems to be up in the air. And I understand you may have to, you know, engage other partners there and perhaps other tenants and things like that. I'm not necessarily opposed to the rezoning here, but I think. If we could have a little more detail on, you know, what might be there other than, I mean, because it says multifamily housing or office space, I mean, those are pretty significantly different, at least from my perspective. I think having a gas station like the Sheetz would be nice there. But also what would be the worst case scenario in my mind is to have something like a speculative strip mall. Frankly, even anything that's speculative without having tenants that would occupy it on day one, if you will. We already have enough kind of an empty retail space.

Mr. Elizondo Yeah. And so give you a little background of our kind of focus right now in terms of our development focus generally is that that's not really our market. You know, that would not be in our intention here. We were prepared initially on this site. We did have a partner. We have not decided to either go back to that partner or do that. We're still trying to make the decision, whether we continue to develop this whole property ourselves. But you know, with the initial discussions with Andrew and there was some interest from the city for this piece of property and potentially the state. So we, you know, we did have discussions with the city about that. And you know those things could not happen quickly enough for us in terms of the timing wasn't right because we do have a contract on this property and we want, you know, we have a user that's ready to develop. So, you know, we're working to proceed so that we would like that front to potentially be some retail, but it would not be a strip center. Our focus on development is to find multi-use tenants and usually like national players or strong regional players. So that would be our focus on the front part of the property and then the rear were in discussions with office and in multifamily. So I understand where you guys are coming from this standpoint. But you know, the community commercial allows us. I think the reason we're going for that because it allows us, I think, the best opportunity for the uses that we're considering.

Ms. Hicks: I think, you know, the innovation district, or zone, the innovation zone

was a concept that we've been really focusing on in the city and hopes that its job creator, you know, that those that those parcels are job creators for the city to provide jobs for residents and to provide income tax revenue for the city. I know that, you know, as we were going through and creating the new zoning code and effectively rezoning the entire city, you know, we looked at every parcel and had debates about what the proper use was, that each one of these properties and there were things that we did and that was a pretty recent process. One of my points was, is that land use, you know, it's not just one particular project, but we're talking about land use that land use is going to stay land use for a long time. And I think at one point when we were discussing the code, there was reverted language. You know that if basically if you use it or lose it, that you know, if you zoned something for a particular land use that the old code would revert back if you didn't use it within, I think, a two year time period. And I actually argued for us to eliminate that because I think that, you know, when we zone a property, we need to not just be thinking about the next two years, but the next 20 years. And so I'm a little hesitant, along with Mr. Furst, to just blanket rezone this parcel right now without also having some sort of major site plan that can go along with this to where we have a better idea or better control of what exactly is going to happen here. You know, am I supportive of a Sheetz on that corner? Yeah, absolutely. But, you know, there's other ways of addressing it. And I would also agree that I'm a little bit concerned about with no detail at all to just say, you know, that that's going to be 10.6 acres of multifamily within the CC district. Unless I'm missing something if it's Zone C, it's not, wouldn't it? For example, couldn't this have come through with the corner that needs to be the Sheetz zoned as CC? You know, residential medium and the other section and, you know, innovation and the third or you know what I mean, I don't understand why it's all just being zoned CC.

Mr. Bowsher: I think right now, I think they ask from them is because it's just one parcel, and they would have to have ownership there to split the parcel. So as far as the tax parcels are concerned, they were trying to, they picked the one zone that would work and cover all of their bases moving forward in the future. Understanding that the Sheetz requires a conditional use, as well as if they went the multifamily route instead of the office, would also require a conditional yes.

Ms. Hicks: So the multifamily or office would also be a conditional use?

Mr. Bowsher: The office would be permitted,

Ms. Hicks: But multifamily would still have to be a conditional use?

Mr. Bowsher: Correct.

Ms. Hicks: I guess my other question would be is can a major site plan? I mean, this is we're still working on the new code. So working on this, could a major site plan be submitted along with this rezoning request? Like and go at the same time through here so that we would actually I mean, you know, the way we did this, we said, OK,

well, we know it's going to be a Sheetz, but I mean, you could just plop the Sheetz down in the middle of the parcel. And you know, I mean, I know you're not going to do that, but I'm trying to understand.

Mr. Elizondo Yeah, we're not going to do that. So yeah, that happen. I mean, it's the Sheetz is going to be at the corner of Taylor and Main Street.

Ms. Hicks: I guess if you're in a hurry, you know, is possible for you to have submitted a rezoning request and the major site plan at the same time in order to get the priority project accepted sooner? Then that at least helps us fill in the blank on where one piece of this is going to be and understand maybe the how the rest of this. And in that time, you might have some other commitments. I just I like to have the whole thing planned out.

Mr. Elizondo Sure.

Ms. Hicks: What's feasible for the applicant?

Mr. Elizondo Yeah, I mean, I understand, I understand Mr. Hicks where you're coming from, and we would too. The issue is that we do have we have a tenant that is on, you know, we have a timeframe on the whole property and a timeframe on the lease for a major client. So you know, our approach, whether we can further discuss, obviously, that's why we're here is to get the get that piece. At least get the whole parcel rezoned so that then we can proceed. And like I said, we waited a couple, you know, we've been working with you guys for a couple of months to try to understand, and that has sort of pitched us a little bit in terms of timeframe. So I mean, we have the site plan, I can show it to you. We have a site plan.

Mr. Bowsher: We've seen it as well. Staff has seen the site plan for it, just the Sheetz. There's been nothing else that's been planned. I'm sorry.

Ms. Zollars: Well, let me ask, let me throw this out and forgive me for thinking this way. But couldn't you purchase the property go through getting that parcel separated and then we can have a discussion and you can deal with the other?

Mr. Elizondo Other it just doesn't work that way. I mean, we have obligations that we have to fulfill for the contract in order for both our tenant and for the purchase. So yeah, I just that's not the way the contracts are written.

Ms. Zollars: Well, I agree with Mr. Hicks and Mr. Furst. I'm not sure what the other piece of the property is or the other pieces.

Mr. Furst: Yeah, I mean, I don't think there would be any opposition really to the Sheetz there, even knowing that it requires a conditional use. I don't I don't foresee that being an obstacle.

Mr. Elizondo So the other piece of this is that we still would have to get approval on those other projects. You know, so you know, we're not it's not...

Mr. Furst: Sort of, there are permitted uses that, you know, remember when we are rezoning it, that's a blank check for you to. So the problem is because we don't know we would be giving you a blank check to do that and we're not necessarily inclined to do so.

Ms. Hicks: Everything that's approved use within that.

Mr. Elizondo Sure. Sure. Understood. Understood.

Ms. Zollars: Mr. Benner, you have something?

Mr. Benner: Yeah, I appreciate it. Thank you very much. Mr. Furst took the words right out of my mouth were basically, or what you're asking for is a blank check for everything other than the Sheetz, anything that's within our code. And we would like a little more specificity to what's going to go in there. I, for one, am a little leery of giving up on our innovation zone. I mean, we've pushed out its part of our comprehensive master plan. We haven't had a great deal of luck with it, but. And no offense to Sheetz but giving it up for a gas station. I'm just I'm not real comfortable doing that. 17 acres. I don't know how large a plot to six acres or how big is the..

Mr. Bowsher: Oh, it's two acres.

Mr. Benner: Two acres for the Sheetz. So we've got 15 acres of property that could be. And there are permitted uses in there that I'm not sure I would be totally on board with. Yes, if you wanted to put multifamily or things like that, then we would have recourse, but there's a lot of things that could go on community commercial, such as that strip mall that you said you wouldn't do. But you don't. Once this is changed, you can do whatever you want.

Mr. Elizondo Well, so let's talk about that. So do you have the authority? Could you put conditions on the CC rezone with uses? Could you do that to say that we want to approve CC, but where there's conditional conditions on top of the uses that exist currently in the code?

Ms. Zollars: Mr. Shook, you want to weigh in?

Mr. Shook: Yeah, the only conditions that Planning Commission and council, if they approve the zoning district change can put on the approval is to incorporate a development plan. They can incorporate that development plan as part of the zoning district change. And then if that development plan does not go through within a two year time frame, it reverts back to the old zoning district. That's the only condition. So if you have a development plan for the whole site, then yes, that can be incorporated.

Mr. Elizondo So right now we are saying retail and multifamily office. So a strip mall would not be, you know? So retail. So we use strip...

Mr. Furst: Right. This has been a scenario that's occurred in the past unfortunately, with the city. We had some difficulty resolving it as well. So I agree somewhat with Mr. Benner and Mr. Hicks, too, that I think it would be a lot more palatable even not having a major site plan available if it was restricted to a job engine. You know, if it was offices or something that would employ a significant number of persons. So that way, it maintains at least the major aspects of the innovation district. But since if I understand Mr. Shook correctly, that we can't restrict the additional development on the parcel other than the Sheetz to something like that, absent a site plan, then I'm not sure what the path forward is here.

Mr. Furst: Could thirty days give you enough time to get something in front of us that we can see?

Mr. Elizondo Yeah, I think so. I do think so and I know so. So yes, I think that's definitely possible and we would like to do that. But I would also like so I would like to make sure we're clear on terms. I'm clear in terms of the uses that you would like. So I'm hearing office job generators. What about hotels? So is there some uses that you could just whether it comes from? You know, I'd like to hear that.

Ms. Zollars: Well, anything along those lines, as far as I'm concerned.

Ms. Hicks: I think a lot of the uses we're talking about the innovation district, I mean, that's what it's zoned now. So I mean, that's what our intent was when we when we laid out the new zoning map in the new code and trying to the job creation. Just from what I'm hearing from fellow commission members is that the Sheetz is an acceptable use of that location. I mean, it's a busy corner and it's a high quality product that we've obviously seen for other applications. So I would say, you know, trying to work within those bounds as tightly as possible. There's, you know, in regards to like a multifamily use, I think that it's a little bit more challenging. I mean, I know that, you know, innovation, we want to see job creation. That's the primary focus. So that's I would leave it at that. And if there's a way that you know, I think your options are that I don't know exactly what all the options are, but if we recommend non-approval, we would be a recommendation to council for non-approval. I can't remember that changes their voting requirements.

Mr. Furst: It does.

Mr. Shook: They would need a three fourths vote.

Ms. Hicks: So that makes it more challenging at council at that point in order to pass it. If we give a recommendation for non-approval, but I think if we table tonight, it definitely gives you a chance to see what else you can do. I know that you guys are

very professional and have a lot of projects going around in Central Ohio and think you can find the right answers to make something work here.

Mr. Elizondo Yeah, thank you. I appreciate that.

Mr. Bowsher: Thank you. I'm going to I guess summarize what I think that I'm hearing here is something very similar taking out of the Westerville playbook for their medical male there and what exists there on Cleveland Avenue. Our area will also have a BRT here in the next few years. I think that is pretty indicative. I think there is some commercial that we would typically see commercial retail. There's obviously the local canteen and there's other stuff, but there's a lot of offices that are sort of situated in there. There's the new hotel that's there. So I think all of that, you know, coupled with the Sheetz that's on there, I think it fits. I think if you do take a look at all of the list of the community commercial, I think there will be a few that probably pop out to you that they're probably more afraid of than other ones, and they just don't want to be able to have that out there.

Mr. Elizondo Sure. Now this inputs very helpful, very helpful.

Ms. Zollars: All right. With that, Mr. Hicks.

Ms. Hicks: I move that we table the application.

Mr. Furst: I second.

Mr. Furst: Okay, very good. We have first and second. Emily, can you call the roll on that, please?

Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	TABLED [UNANIMOUS]	Next: 11/4/2021 6:00 PM
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

E. OTHER BUSINESS

Ms. Wheeler: I'm sorry. I think there was a calendar in your packets. I was just to look at 2022 dates and make sure everything looked OK. I don't think there was anything too out of the ordinary.

Mr. Furst: Yeah, all that's fine by me.

Ms. Wheeler: And does, the time still work 6:00 p.m. Thursdays?

Ms. Hicks: Andrew, do these dates work for you? Are these good?

Mr. Bowsher: I'm going to have to check my new calendar and get back with you.

Ms. Hicks: Do we need to do a motion for the new schedule or not?

Ms. Zollars: I think we're alright.

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Oct 7, 2021 6:00 PM (APPROVAL OF MINUTES)

Received

SEP 14 2021



CITY OF REYNOLDSBURG

Reynoldsburg Building Division

App./Case#: 2021-5454

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Date Submitted: 9/14/21Fee Amount: 1000 -
☒ Paid: CK 0245

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION		
Property Address: TBD		
Description of Location: SE Corner of E. Main Street and Taylor Rd.		
Parcel ID#(s): 013-027540		
Number of Lots: <u>1</u>	Present Zoning: <u>I</u>	Present Use: <u>Mobile home park</u>
Complete Where Applicable:		
Engineer/Surveyor: <u>The Mannik & Smith Group, Inc.</u>		
Builder/Developer: <u>Skilken Gold Real Estate Development</u>		

FOR DISTRICT CHANGE ONLY
Proposed Zoning: <u>CC</u>
Size of Area to be Rezoned: <u>17.010</u>
Existing Structures: <u>Mobile homes</u>

II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>John A. Shepard</u>	Property Owner Address(s): <u>10852 Zion Rd., Thornville OH 43076</u>

III. APPLICANT INFORMATION	
Applicant Name: <u>Eric Elizondo</u>	Applicant Address: <u>4270 Morse Rd., Columbus OH 43230</u>
Applicant Phone Number: <u>614-937-6362</u>	Applicant Email: <u>elizondo@skillengold.com</u>
☐ Property Owner	☒ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer

PROJECT INFORMATION		
☒ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)	☐ Amendment of Development Plan or Text (\$500)	☐ Major Site Plan (\$500)
Description of Project: <u>17+/- acres to be rezoned from I (Innovation) to CC (Community Commercial). Development fronting Main Street to be for retail use. Remainder lot for office or multi-family dwelling use.</u>		

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: John A. Shepard Date: 9-10-2021
 By signing this application I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY	
Additional Notes:	Zoning Information
	☐ Historic District
	☐ CC Overlay
	<u>Innovation</u> Add'l Approvals Req'd
	☐ BZBA
	Planning Com. Meeting Date: <u>10/7/2021</u>
	☐ Approved as Submitted
	☐ Approved w/ Conditions
	☐ Tabled
	☐ Denied
	City Council Meeting Date: <u>9/27/2021</u>
	☐ Approved as Submitted
	☐ Approved w/ Conditions
	☐ Tabled
	☐ Denied
	P&Z Admin.: _____ Date: _____
	Clerk of Council: _____ Date: _____

Attachment: App #2021-5454 (App #2021-5454, 8555 East Main Street, Eric Elizondo (Skilken Gold))

1160 Dublin Road, Suite 100, Columbus, Ohio 43215
 Tel: 614.441.4222 Fax: 888.488.7340
 www.MannikSmithGroup.com



LETTER OF TRANSMITTAL

To: **Planning and Zoning Administrator**

City of Reynoldsburg

Department of Dev. – Planning & Zoning Division

7232 East Main Street

Reynoldsburg, OH 43068

Project #: S6430007

Date: October 21, 2021

Re: Application #2021-5454 – 8555 East Main St., Reynoldsburg, OH (Taylor Rd. SEC)

Enclosed are the following:

No. of Copies	Description
7	Revised Development Plan – Site Plan, Sheetz Floor Plan, Sheetz Elevations
7	Zoning Letter Dated 10/21/2021
1	Digital Submittal (provided via email to Emily Wheeler)

The above items are transmitted as checked below:

☒ For review and approval

☐ For review and comment

☐ Returned for corrections

☐ For your use

☐ Approved as submitted

☐ Approved as noted

☒ As requested

☐ Other: _____

Remarks:

Please find the packaged items for Application #2021-5454, the revised request of a Zoning District Change for a portion of parcel # 013-027540 at the southeast corner of Main Street and Taylor Road. Should you have any questions or require additional information, please let me know.

We understand that this application will place us on the agenda for the November 4, 2021 Planning Commission meeting.

Copies To: File

Eric Elizondo – Skilken Gold

Signed:

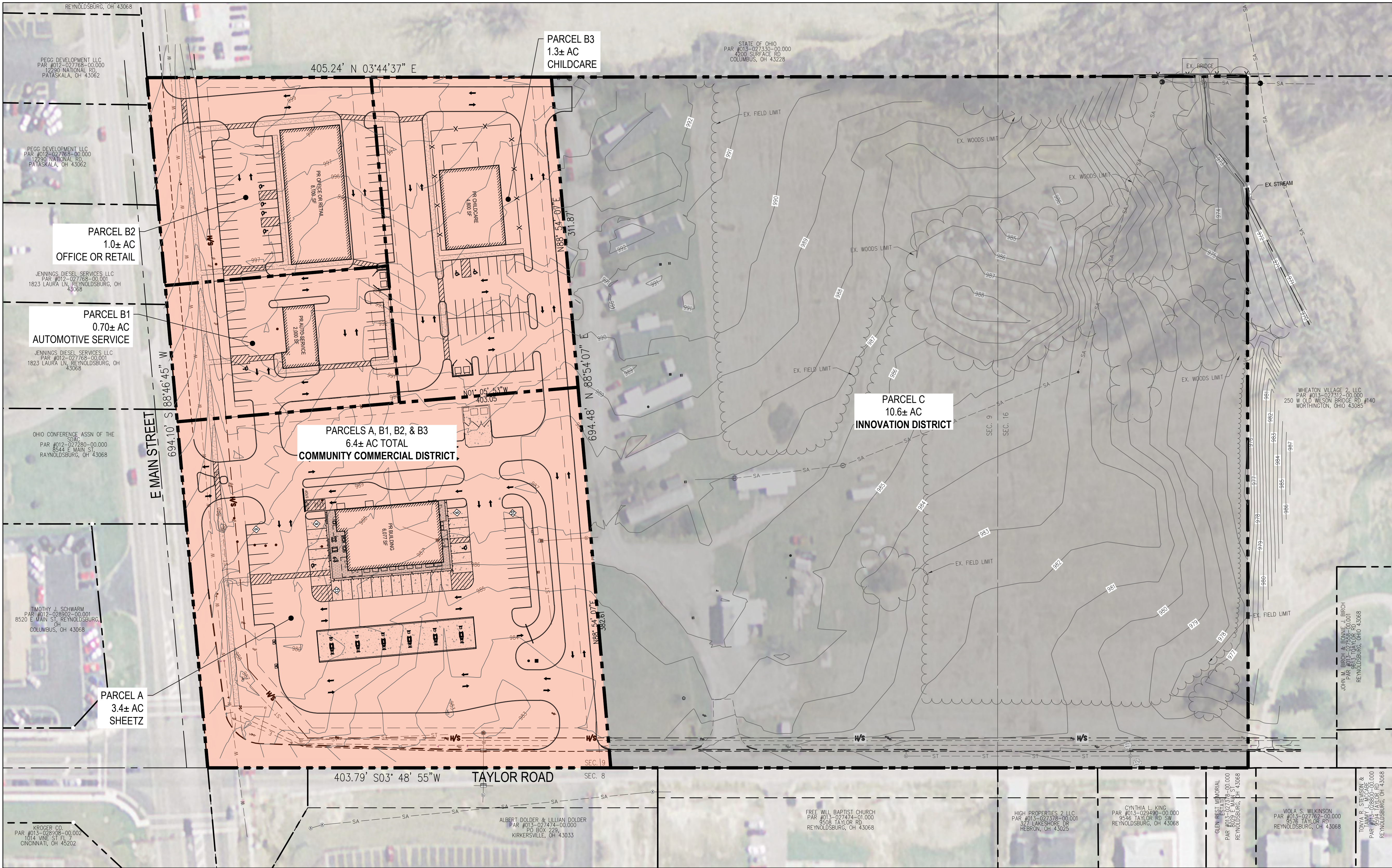
Printed: Melissa A. Miller

Associate

This transmittal is subject to the following conditions to which you agree by accepting these terms on a reply to this message or using the information in any manner, including but not limited to, copying or using the information for reference.

- Any work product of The Mannik & Smith Group, Inc. may not be altered in manner, form or content without our prior express written consent.
- If you discover any errors and/or omissions in the attached information, you will promptly notify us so that we can make any necessary revisions.
- For any electronic file(s) attached hereto, The Mannik & Smith Group, Inc. is not responsible for any errors caused by the transmission of said files, your software, or your computer systems.

Transmittal.docx



LEGAL DESCRIPTION OF SUBJECT PARCEL:

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 16, AND RANGE 20, REFUGEE LANDS AND BOUNDED AS FOLLOWS: BEGINNING AT A POINT WHETHER THE CENTER LINE OF TOWNSHIP ROAD NO. 169 INTERSECTS THE CENTER LINE OF THE NATIONAL ROAD; THENCE ALONG THE CENTER LINE OF THE NATIONAL ROAD, NORTH 85° 37' EAST 695 FEET TO A POINT FOR A CORNER; THENCE SOUTH 0° 04' EAST (PASSING AN IRON PIPE AT 40.11 FEET) A DISTANCE OF 1097.3 FEET TO A POINT FOR A CORNER, MARKED BY AN IRON PIPE; THENCE SOUTH 89° 55' WEST (PASSING AN IRON PIPE AT 673.7 FEET) A DISTANCE OF 693.7 FEET TO A POINT IN THE CENTER LINE OF SAID TOWNSHIP ROAD NO. 169; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD, NORTH 1042.4 FEET TO THE POINT OF BEGINNING; CONTAINING 17.010 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS;

SUBJECT TO ALL CONDITIONS, EASEMENTS RESTRICTIONS, RIGHTS OF WAY OF RECORD, LEGAL HIGHWAYS AND APPLICABLE ZONING REGULATIONS.

SITE DATA:

EXISTING ZONING:
EXISTING LOT AREA:
PROPOSED REZONING:
PROPOSED REZONING AREA:

PARKING SETBACKS (CC):

BUILDING SETBACKS (CC):

LANDSCAPE SETBACKS:
MAXIMUM LOT COVERAGE (CC):
MAXIMUM BUILDING HEIGHT:

INNOVATION DISTRICT (I)
17.0± AC
COMMUNITY COMMERCIAL (CC)
6.4± AC TO CC (10.6 AC REMAIN INNOVATION)

FRONT – 10'
SIDES – 10'
REAR – 10'
FRONT – 10'
SIDES – 10'
REAR – 20'
6' FROM PROPERTY LINES
70%
45'

0 25 50 100
SCALE: 1 IN = 50 FT

DEVELOPMENT PLAN	8555 E MAIN STREET REYNOLDSBURG, OHIO 43068	SKILKEN/GOLD DEVELOPMENT 4270 MORSE ROAD COLUMBUS, OHIO 43230	PREPARED FOR:	Mannik Smith Group www.MannikSmithGroup.com	TECHNICAL SKILL: CREATIVE SKILL:	DESCRIPTION			
						NO.	DATE	BY	
1/1						160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.888.7340	PROJECT NO: 5643007 PROJECT DATE: 09/24/2021 DRAWN BY: NAF CHECKED BY: MAM	PRELIMINARY NOT FOR CONSTRUCTION	



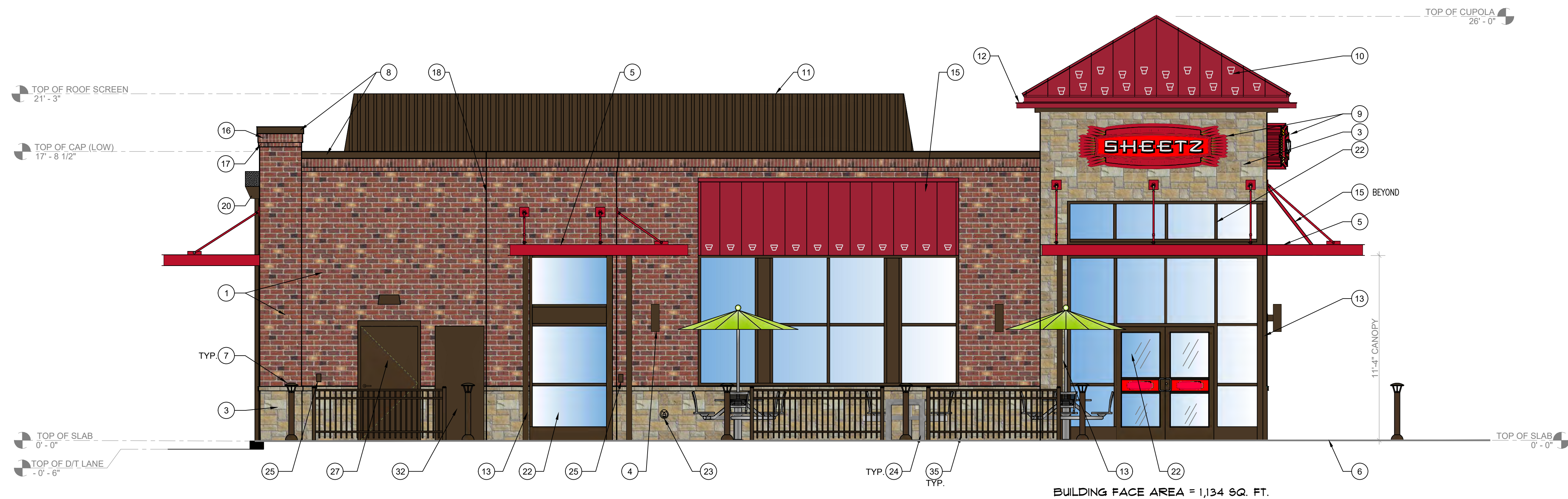
1 WEST ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

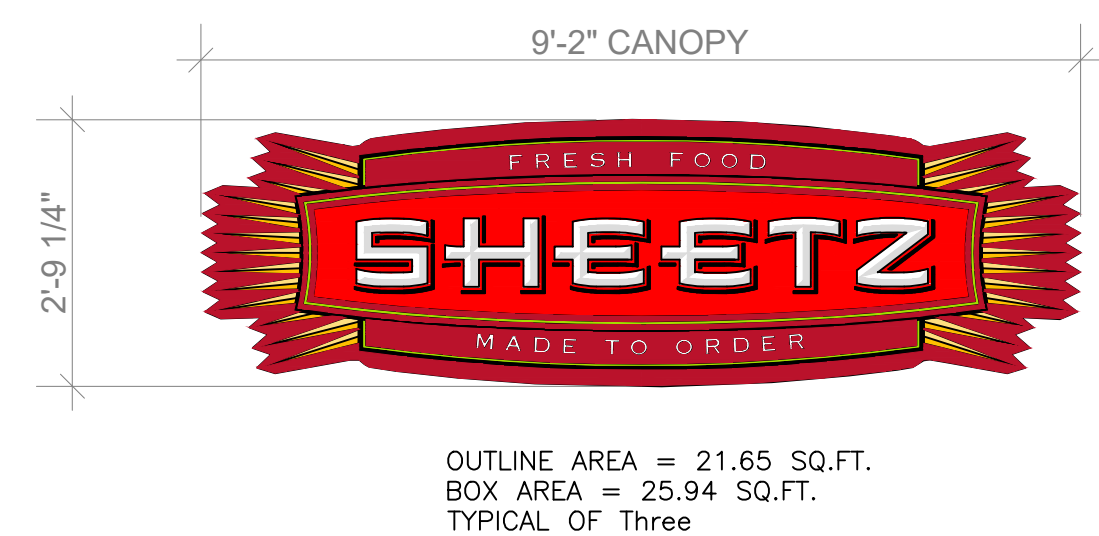
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.

EXTERIOR ELEVATION KEYNOTES:

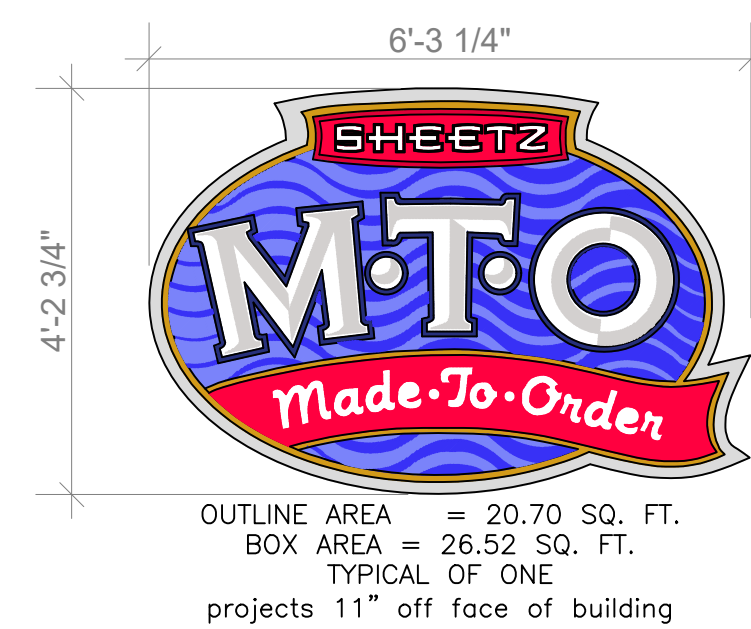
- BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CAST STONE SILL (COLOR = CRAB ORCHARD)
- ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- BRICK PAVER WALKWAY
- LIGHTED BOLLARD
- METAL COPING (COLOR = DARK BRONZE)
- WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
- STANDING SEAM METAL ROOF (COLOR = CARDINAL RED)
- ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- GUTTER (COLOR = RED)
- DOWNSPOUT (COLOR = DARK BRONZE)
- DRIVE-THRU WINDOW
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = CARDINAL RED, FRAME COLOR = DARK BRONZE)
- BRICK SOLDIER COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CONTROL JOINT (COLOR = RUSTIC BRICK)
- STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
- STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM
- EXTERIOR HOSE BIB
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- HM DOOR AND FRAME (COLOR = DARK BRONZE)
- EMERGENCY WATER CONNECTION
- SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- GREASE STORAGE TANK SHROUD (COLOR = DARK BRONZE)
- STEEL BOLLARD (COLOR = DARK BRONZE)
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE



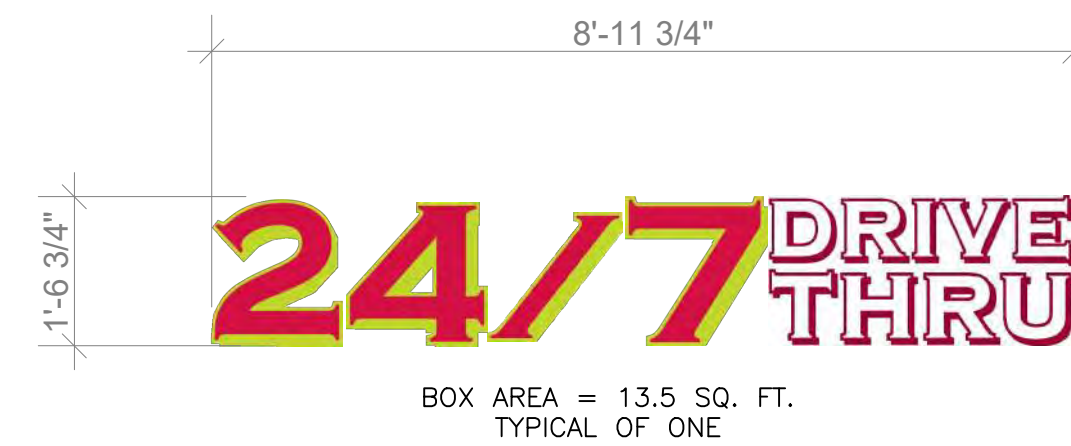
2 NORTH ELEVATION
1/4" = 1'-0"



A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



B WALL MOUNTED "M.T.O." BUILDING SIGN
1/2" = 1'-0"



C WALL MOUNTED "24/7 DRIVE THRU" BUILDING SIGN
1/2" = 1'-0"

Convenience Architecture
and Design P.C.

351 Sheetz Way, Claysburg, PA 16625

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

PROJECT NAME:

NEW SHEETZ STORE
REYNOLDSBURG

Int. of Taylor Rd.
and E. Main St.
Licking County
OH

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: 06-25-21

PROJECT NO:

AUTHOR BY: XXX

REVIEW BY: BDL

SHEET TITLE

CONCEPT
EXTERIOR
ELEVATIONS

A200

SCHEMATIC DRAWING

Attachment: 2021.10.21 Rezoning Package - 6555 E Main (App #2021.5454, 6555 East Main Street, Eric Elizondo (Skilken Gold))

PROJECT NAME:
NEW SHEETZ STORE
REYNOLDSBURG

5700 SIXTH AVE.
ALTOONA, PA 16602

PROFESSIONAL



ISSUE: 06-25-21

PROJECT NO:

AUTHOR BY: XXX

REVIEW BY: BDI

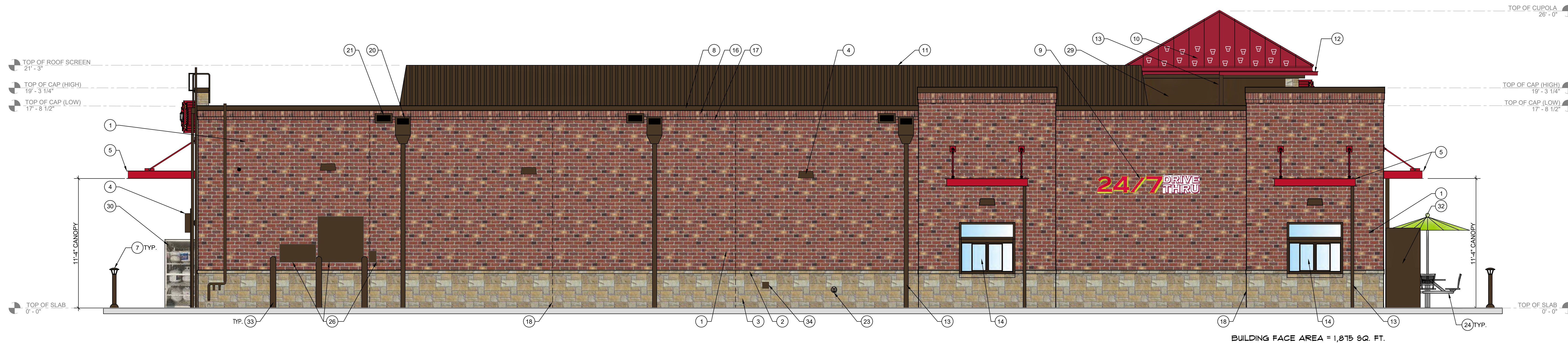
SHEET TITLE

CONCEPT
EXTERIOR
ELEVATIONS

A201

WANA DATE DESO

SCHMATIC DRAWING



3 EAST ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.

EXTERIOR ELEVATION KEYNOTES:

- (1) BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- (2) CAST STONE SILL (COLOR = CRAB ORCHARD)
- (3) ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- (4) EXTERIOR LIGHT FIXTURE. SEE ELEC DWGS
- (5) ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- (6) BRICK PAVEMENT WALKWAY
- (7) LIGHTED BOLLARD
- (8) METAL COPING (COLOR = DARK BRONZE)
- (9) WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
- (10) STANDING SEAM METAL ROOF (COLOR = CARDINAL RED)
- (11) ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- (12) GUTTER (COLOR = RED)
- (13) DOWNSPOUT (COLOR = DARK BRONZE)
- (14) DRIVE-THRU WINDOW
- (15) METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = CARDINAL RED, FRAME COLOR = DARK BRONZE)
- (16) BRICK SOLDIER COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- (17) BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- (18) CONTROL JOINT (COLOR = RUSTIC BRICK)
- (19) STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
- (20) STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- (21) OVERFLOW SCUPPER
- (22) ALUMINUM STOREFRONT SYSTEM
- (23) EXTERIOR HOSE BIB
- (24) OUTDOOR FURNITURE
- (25) ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- (26) ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- (27) HM DOOR AND FRAME (COLOR = DARK BRONZE)
- (28) EMERGENCY WATER CONNECTION
- (29) SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
- (30) PROPANE LOCKER
- (31) ICE MERCHANDISER
- (32) GREASE STORAGE TANK SHROUD (COLOR = DARK BRONZE)
- (33) STEEL BOLLARD (COLOR = DARK BRONZE)
- (34) CO2 FILLPORT
- (35) DECORATIVE ALUMINUM FENCE



4 SOUTH ELEVATION
1/4" = 1'-0"

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

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

PROJECT NAME:
NEW SHEETZ STORE

OWNER:
SHEETZ, INC.

**5700 SIXTH AVE.
ALTOONA, PA 16602**

CONSULTANT

PROFESSIONAL

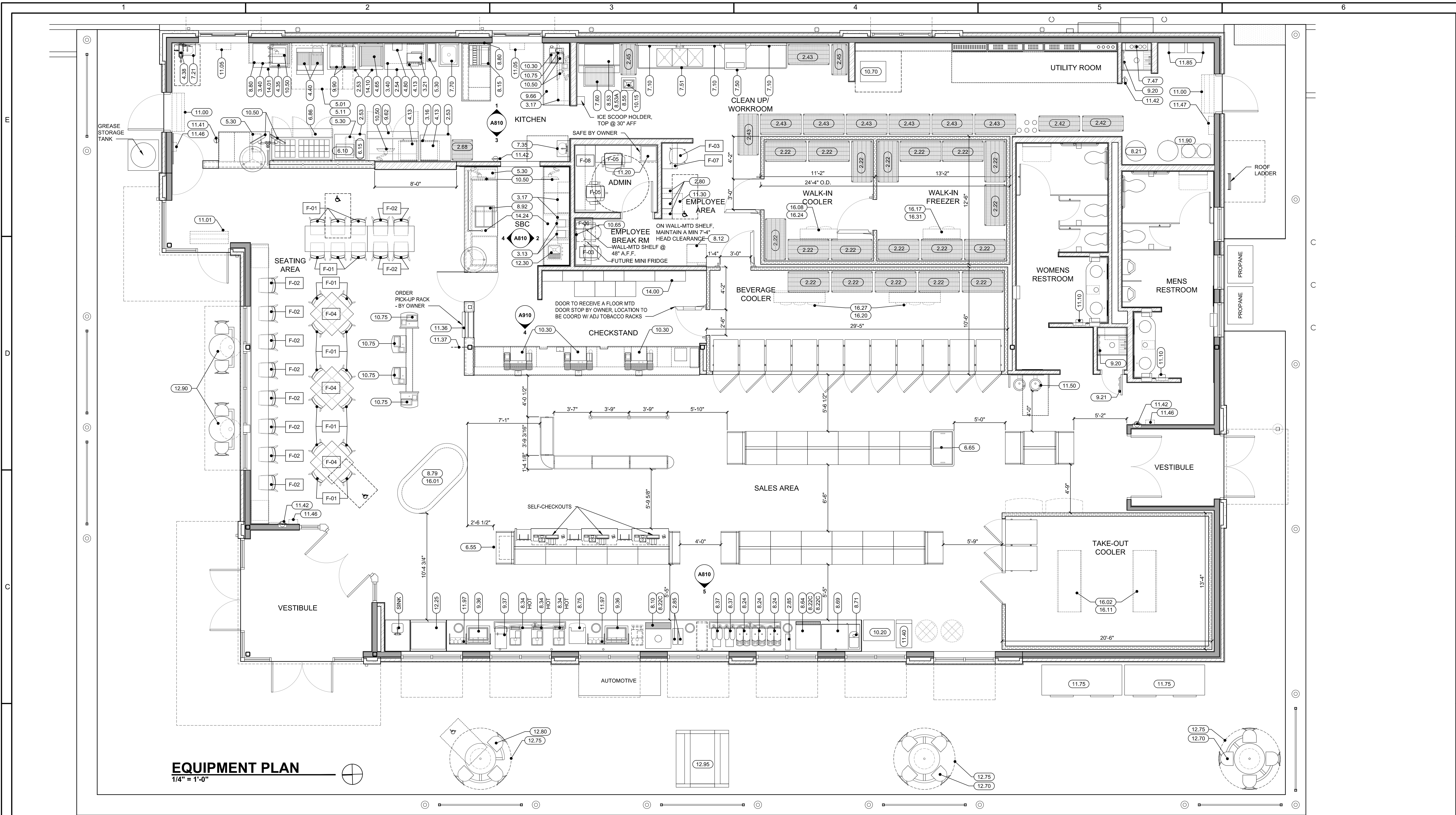
KEYPLAN

ISSUE: **02/08/21**
PROJECT NO: **SH202.30**
AUTHOR BY: **AJP**
REVIEW BY: **MJP**
SHEET TITLE

EQUIPMENT PLAN

A800

PERMIT REVIEW DRAWINGS



EQUIPMENT PLAN
1/4" = 1'-0"

SPECIALTY EQUIPMENT SCHEDULE				
Equip No	Item Description	Count	Installed by	Connected by
1.47	TAKE-HOME COOLER DOORS (BY COOLER MANUFACTURER)	13	OWNER	
2.22	24" X 48" EPOXY SHELVING W/ CASTERS	19	OWNER	N/A
2.42	BAG-IN-BOX RACK - 3 BOX	2	OWNER	OWNER
2.43	24X48 CHROME SHELVING W/ CASTERS	8	OWNER	N/A
2.45	18 X 36 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.53	36 X 30 SS TABLE	2	OWNER	N/A
2.54	48 X 30 SS TABLE	1	OWNER	N/A
2.68	24 X 24 MOBILE BREAD RACK	1	OWNER	N/A
2.80	STEEL LOCKER - 6-HIGH BOX 12"X12", 1 MIN ACCESSIBLE	3	OWNER	OWNER
2.85	LID & STRAW HOLDER	3	OWNER	OWNER
3.13	VITAMIX BLENDER	2	OWNER	OWNER
3.16	WALL MOUNTED SOLID SHELVING 24 X 48	1	OWNER	N/A
3.17	WALL MOUNTED SOLID SHELVING 14 X 36	3	OWNER	N/A
3.21	SCALE	1	OWNER	OWNER
3.29	36 X 30 SS TABLE - W/O UNDERSHELF	1	OWNER	N/A
3.40	WALL MOUNTED WIRE SHELVING 24 X 48	2	OWNER	N/A
4.13	MICROWAVE	3	OWNER	OWNER
4.35	FRY HOLDING STATION	1	OWNER	OWNER
4.38	HOSE REEL	1	PC	PC
4.40	ELECTRIC FRYER	1	OWNER	OWNER
4.65	ROLLER GRILL	1	OWNER	OWNER
4.80	LABEL MINDER 2	1	OWNER	OWNER
5.01	KITCHEN HOOD	1	OWNER	MC
5.11	FIRE SUPPRESSION SYSTEM	1	OWNER	OWNER
5.30	TRASH CAN	4	OWNER	OWNER
6.10	HOT FOOD PRODUCT HOLDING UNIT	1	OWNER	OWNER
6.15	HEATED CHEESE DISPENSER	1	OWNER	OWNER
6.55	HEATED GLASS MINI-MERCHANDISER WARMER (FUTURE)	1	OWNER	OWNER
6.65	FREEZER MERCHANDISER	1	OWNER	OWNER
6.86	REFRIGERATED FOOD PREP TABLE - 72"	1	OWNER	OWNER

7.10	MODULAR WALL WIRE SHELF, MAT, AND HOOK SYSTEM	3	OWNER	OWNER
7.21	SS HAND SINK W/ WRIST BLADES	1	PC	PC
7.35	SS HAND SINK W/ WRIST BLADES AND EYEWASH	1	PC	PC
7.47	WALL MOUNTED WATER FILTRATION SYSTEM	1	PC	PC
7.50	VENTLESS DISH MACHINE	1	OWNER	EC/PC
7.51	SCULLERY DISH TABLE 102" W/ 3 BOWL SINK	1	OWNER	PC
7.60	TROUGH STYLE FLOOR DRAIN 24X36	1	PC	PC
7.70	ONE-COMPARTMENT RINSE SINK WITH COVED EDGING	1	PC	PC
8.10	BEVERAGE DISPENSER	1	OWNER	OWNER
8.12	ICE MACHINE (WITH ELEVATED SUPPORT STAND)	1	OWNER	EC
8.12A	ICE MACHINE CONDENSING UNIT (ROOF)	1	OWNER	EC
8.15	BEVERAGE DISPENSER (DRIVE-THRU)	1	OWNER	OWNER
8.21	CO2 CARBONATION SYSTEM	1	OWNER	OWNER
8.22A	CARBONATOR	1	OWNER	OWNER
8.22C	UNDER COUNTER COMPACT WATER BOOSTER	3	OWNER	OWNER
8.24	2 HEAD FUB	3	OWNER	OWNER
8.34	FRANKE COFFEE BREWER	4	OWNER	OWNER
8.37	NARROW ICED BEVERAGE DISPENSERS	2	OWNER	OWNER
8.38	REMOTE ICE CUBE MACHINE	1	OWNER	OWNER
8.53A	ICE MACHINE CONDENSING UNIT (ROOF)	1	OWNER	EC
8.55	ICE STORAGE BIN - 8-STYLE	1	OWNER	OWNER
8.64	SELF CONTAINED PCB MACHINE	1	OWNER	OWNER
8.69	MILKSHAKE BLENDING BAR	1	OWNER	OWNER
8.71	MILKSHAKE BLENDER	1	OWNER	OWNER
8.75	5 HOPPER HOT BEVERAGE SYSTEM	1	OWNER	OWNER
8.79	OPENER RTE CASE	1	OWNER	EC
8.80	COUNTERTOP CLIP DISPENSING CABINETS	2	OWNER	OWNER
8.92	ESPRESSO MACHINE	1	OWNER	OWNER
9.20	24" MOP AND BROOM HOLDER	2	OWNER	OWNER
9.21	18" MOP AND BROOM HOLDER	1	OWNER	OWNER
9.36	REMOTE REFRIGERATED DROP-IN WELL CREAMER DISPENSER	2	OWNER	OWNER
9.37		1	OWNER	OWNER

9.82	FOOD PREP TABLE - 60" SOLID DOOR SANDWICH UNIT	1	OWNER	OWNER
9.86	UNDERCOUNTER GLASS DOOR REFRIGERATOR	1	OWNER	OWNER
9.90	HIGH SPEED OVEN	2	OWNER	OWNER
10.15	ICE BAGGER CART	1	OWNER	OWNER
10.17	STORE CLOCK (BATTERY OPERATED)	1	OWNER	OWNER
10.20	LOTTERY MACHINE	1	OWNER	OWNER
10.25	LOTTERY COUNTERTOP TICKET DISPENSER	1	OWNER	OWNER
10.30	POS TERMINAL	4	OWNER	OWNER
10.50	ORDER MONITOR	9	OWNER	OWNER
10.65	EMPLOYEE KIOSK	1	OWNER	OWNER
10.70	STORE SERVER	1	OWNER	OWNER
10.75	TOUCH SCREEN	5	OWNER	OWNER
11.00	AIR CURTAIN	2	OWNER	EC
11.01	HEATED AIR CURTAIN	1	OWNER	EC
11.05	AIR CURTAIN - 18"	2	OWNER	EC
11.10	HAND DRYER	2	OWNER	EC
11.20	MULTI-FUNCTION PRINTER	1	OWNER	OWNER
11.30	TV SECURITY WALL MOUNT ENCLOSURE	1	OWNER	OWNER
11.36	LARGE MOBILE PICKUP RACK	1	OWNER	OWNER
11.37	MOBILE PICKUP BLADE SIGN	1	OWNER	OWNER
11.40	ATM - CASH DISPENSER	1	OWNER	OWNER
11.41	FIRE EXTINGUISHER "CLASS K"	1	OWNER	OWNER
11.42	FIRE EXTINGUISHER	4	BC	BC
11.46	INSECT LIGHT TRAP - AURA MODEL	3	OWNER	OWNER
11.47	INSECT LIGHT TRAP - HALO MODEL	1	OWNER	OWNER
11.50	WATER FOUNTAIN	1	PC	PC
11.75	OUTDOOR ICE MERCHANDISER	2	OWNER	OWNER
11.85	TANKLESS WATER HEATER	2	OWNER	EC/PC
11.90	WATER SOFTENER	1	OWNER	EC/PC
11.97	SELF-SERVE COFFEE FIXING RACK	2	OWNER	OWNER
12.25	2-DOOR LOW PROFILE PASTRY CASE	1	OWNER	OWNER
12.30	SINGLE BOWL UNDERMOUNT SS SINK	1	OWNER	PC
12.50	CYCLES/SAFE U-BIKE RACK	2	OWNER	OWNER
12.70	4 SEAT OUTDOOR TABLE CLUSTER	2	OWNER	OWNER
12.75	ALUMINUM UMBRELLA	3	OWNER	OWNER

12.80	3 SEAT OUTDOOR TABLE CLUSTER	1	OWNER	OWNER
12.90	2 SEAT OUTDOOR TABLE CLUSTER	2	OWNER	OWNER
12.95	ALUMINUM PICNIC TABLE	1	OWNER	OWNER
14.00	TOBACCO MERCHANDISER	1	OWNER	OWNER
14.01	UNDERCOUNTER DRAWERED FREEZER - 48"	1	OWNER	OWNER
14.24	UNDERCOUNTER SINGLE DOOR COOLER - 27"	2	OWNER	OWNER
16.01	CONDENSING UNIT (ROOF) - OPEN AIR RTE CASE	1	OWNER	EC
16.02	EVAPORATOR - WALK-IN TAKE-OUT COOLER	2	OWNER	EC
16.08	CONDENSING UNIT (ROOF) - WALK-IN COOLER	1	OWNER	EC
16.11	CONDENSING UNIT (ROOF) - WALK-IN TAKE-OUT COOLER	1	OWNER	EC
16.17	CONDENSING UNIT (ROOF) - WALK-IN FREEZER	1	OWNER	EC
16.20	CONDENSING UNIT (ROOF) - BEVERAGE COOLER	1	OWNER	EC
16.24	EVAPORATOR - WALK-IN COOLER	1	OWNER	EC
16.27	EVAPORATOR - BEVERAGE COOLER	2	OWNER	EC
16.31	EVAPORATOR - WALK-IN FREEZER	1	OWNER	EC

LEGEND:
BC = BUILDING CONTRACTOR
EC = ELECTRICAL CONTRACTOR
MC = MECHANICAL CONTRACTOR
PC = PLUMBING CONTRACTOR
SC = SPECIALTY CONTRACTOR

NOTES:
1. ALL EQUIPMENT LISTED IS SUPPLIED BY OWNER, U.N.O.
2. ALL OVERHEAD EQUIPMENT TO BE MOUNTED 80" AFF MIN. U.N.O.
3. COUNTERTOP HOLES TO BE FIELD LOCATED AND FIELD DRILLED BY GC.

INTERIOR FURNITURE SCHEDULE		
MARK	DESCRIPTION	Count
F-01	CHAIR, TYPICAL TABLE SEATING	18
F-02	CHAIR, HIGH TOP SEATING	12
F-03	STOOL, EMPLOYEE HIGH TOP SEATING	3
F-04	DINING TABLE, 36" X 36"	3
F-05	CHAIR, OFFICE	2
F-06	HIGH TOP TABLE, 18" X 58"	1
F-07	HIGH TOP TABLE, 18" X 30"	1
F-08	SYSTEMS FURNITURE DESK AND SIDE RETURN	1

NOTES:
1. ALL FURNITURE LISTED IS SUPPLIED AND INSTALLED BY OWNER, U.N.O.

SKILKEN | GOLD

Real Estate Development

RE: Narrative for Planning Commission Submittal for Rezoning a portion of Parcel ID # 013-027540
Date: 10/21/2021

Planning Commission,

Skilken Gold Real Estate Development is in contract to purchase parcel ID# 013-027540 in Reynoldsburg, Ohio. The approximately 17-acre parcel is at the southeast corner of Main Street (State Route 40) and Taylor Road. Our plan is to develop and divide the property into 5 separate parcels. The parcels adjacent and south of Main Street are planned to be developed for uses that are as of right or will require a conditional use approval within the current Community Commercial zoning district. The south parcel, Parcel C will remain within the Innovation zoning district.

Our team is proposing a rezone from Innovation District to Community Commercial District for the front 4 parcels as indicated on the submitted site plan 1/1. Parcel A (Sheetz) will be submitted for Major Site Approval in 2021. Regarding Parcels B1, B2 and B3, the site plan submitted represents proposed uses.

Deed restrictions, covenants, cross access agreements, drainage agreements and maintenance will be formalized with all tenants. Sheetz has defined restrictive covenants in their lease.

Construction Schedule: Start May 2022 and Open November 2022 – Additional parcels B1, B2 and B3 Construction Start to be determined.

Impact Studies: Carpenter Marty Transportation has been contracted: 1. Develop a Memorandum of Understanding for the traffic impact study. 2. Perform Data Collection 3. Provide Analysis using HCS 7 software to perform capacity analysis. 3. Develop a report 4. Report Analysis and report revisions.

Utilities: Water and sanitary have been identified to service the area via a will serve letter provided by the city. Capacity analysis will be addressed as each site is developed, with the Facilities Demand Worksheet required at each Major Site Plan submittal. Storm water management will be addressed by each lot with detention and water quality to meet City requirements. Adequate outlet exists for the rezoning area in similar scenario as the current existing conditions reflect, with release to a 15" storm line in the Taylor Road right-of-way at the SW corner of the rezoning area. Individual lots may use a combination of underground and above ground detention basins. Sheetz Facility Demand Worksheet is provided with this submittal and will be included with the Major Site Plan application.

Thank you for your consideration.

Cordially,

Eric M. Elizondo, AIA, NCARB, LEED AP BD+C
SVP of Operations

4270 Morse Road Columbus, Ohio 43230 614.418.3100

www.skilkengold.com

Attachment: 20211021 Rezone Package - 8555 E Main (App #2021-5454, 8555 East Main Street, Eric Elizondo (Skilken Gold))



Engineers, Surveyors, Planners, Scientists

C.1.b

June 15, 2021

Mr. Danny Vazquez
Civil Engineer Intern
The Mannik & Smith Group, Inc.
1600 Dublin Road, Suite 100
Columbus, Ohio 43215

Subject: Reynoldsburg Utility Availability for Southeast Corner of E. Main St. and Taylor Rd.

Dear Mr. Vazquez,

On behalf of the City of Reynoldsburg, I am providing a response to your request for a sewer and water availability letter for the parcel located on the southeast corner of the East Main Street and Taylor Road intersection. The City of Reynoldsburg owns and maintains 12-in diameter water main (record plan P00825) along the south side of East Main Street, a 16-in diameter water main (record plan P01038) along the west side of Taylor Road, and an 18-in diameter sanitary sewer (record plan P01822) located along the west side of Taylor Road.

Connections to either the public sewer or water main are subject to the review and approval of plans and capacity calculations by the City of Reynoldsburg. Additionally, sanitary sewer plans must be approved by City of Columbus because they are the wastewater treatment provider for the City of Reynoldsburg. All associated fees and permits must be acquired prior to tapping public utilities.

Should you have any questions or require additional information, please contact me at 614-775-4555.

Sincerely,

A handwritten signature in blue ink that reads "Ryan M. Andrews".

Ryan M. Andrews, PE
Reynoldsburg Consulting City Engineer

Enclosures: Record Plan P00825, P01038, and P01822

Copies: Mr. William Dorman, Director of Public Service
Mr. Paul Hellman, Water and Wastewater Superintendent

3. Facilities Demand Worksheet Sheetz

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 1,650 gpd
- b. How much pressure is required? 45 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 2,500 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2,766 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>256</u> AM	<u>336</u> AM	7:00-8:00 AM
<u>244</u> PM	<u>276</u> PM	4:00-5:00 PM

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

_____ No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

_____ There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

_____ There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

_____ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Eric M. Elizondo

Applicant's Signature

7/15/21

Date

Parcel ID: 013-027540-00.000

County: LICKING

PIN: 013-027540-00.000

Year built: N/A

Address: 8555 E MAIN ST

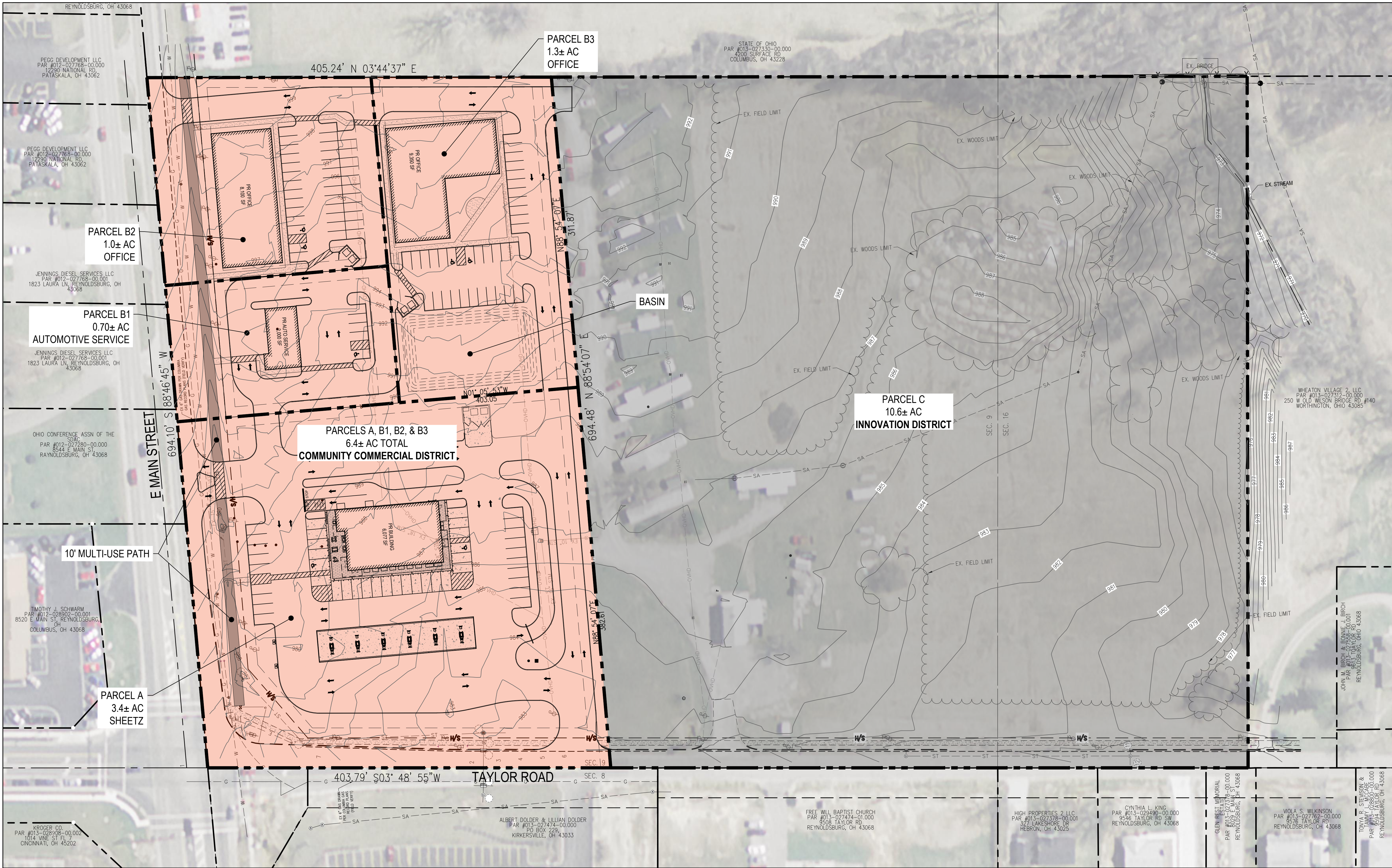
Acreage: 17.056

More details:  Auditor[Zoom to](#)

The City of Reynoldsburg GIS MAPPING

	Parcel ID	Owner1	Owner2	Address	Year Built	County
	013-029490-00.000	Resident 1	Resident 2	9546 TAYLOR RD SW	N/A	LICKING
	012-028314-00.000	Resident 1	Resident 2	8670 E MAIN ST	N/A	LICKING
	013-027540-00.000	Resident 1	Resident 2	8555 E MAIN ST	N/A	LICKING
	012-028950-00.000	Resident 1	Resident 2	8546 E MAIN ST	N/A	LICKING
	013-027378-00.001	Resident 1	Resident 2	9530 TAYLOR RD SW	N/A	LICKING
	013-028908-00.002	Resident 1	Resident 2	TAYLOR RD	N/A	LICKING
	012-028902-00.001	Resident 1	Resident 2	8520 NATIONAL RD	N/A	LICKING
	012-028608-00.000	Resident 1	Resident 2	8600 E MAIN ST	N/A	LICKING
	013-027474-00.000	Resident 1	Resident 2	E MAIN ST SW	N/A	LICKING
	013-028908-00.002	Resident 1	Resident 2	8460 E MAIN ST	N/A	LICKING
		Resident 1	Resident 2	TAYLOR RD SW	N/A	LICKING
	012-027280-00.000	Resident 1	Resident 2	8544 NATIONAL RD	N/A	LICKING
	013-027474-01.000	Resident 1	Resident 2	9508 TAYLOR RD SW	N/A	LICKING
	012-027768-00.000	Resident 1	Resident 2	8560 E MAIN ST	N/A	LICKING
	013-027378-00.000	Resident 1	Resident 2	9562 TAYLOR RD SW	N/A	LICKING
	012-027768-00.001	Resident 1	Resident 2	8550 E MAIN ST	N/A	LICKING
	013-027330-00.001	Resident 1	Resident 2	E MAIN ST	N/A	LICKING
	013-027558-00.001	Resident 1	Resident 2	9613 TAYLOR RD	N/A	LICKING
	013-027762-00.000	Resident 1	Resident 2	9576 TAYLOR RD SW	N/A	LICKING

\\projects\projects\175640007\CADD\SHEET\Staging\Development Plan\20211105 - Development Plan\dwg last saved: 10/26/2021 2:27 PM by viewer: plotter: 10/26/2021 2:25 PM



LEGAL DESCRIPTION OF SUBJECT PARCEL:

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 16, AND RANGE 20, REFUGEE LANDS AND BOUNDED AS FOLLOWS: BEGINNING AT A POINT WHETHER THE CENTER LINE OF TOWNSHIP ROAD NO. 169 INTERSECTS THE CENTER LINE OF THE NATIONAL ROAD; THENCE ALONG THE CENTER LINE OF THE NATIONAL ROAD, NORTH 85° 37' 37" EAST 695 FEET TO A POINT FOR A CORNER; THENCE SOUTH 0° 04' 42" EAST (PASSING AN IRON PIPE AT 40.11 FEET) A DISTANCE OF 1097.3 FEET TO A POINT FOR A CORNER, MARKED BY AN IRON PIPE; THENCE SOUTH 89° 55' WEST (PASSING AN IRON PIPE AT 673.7 FEET) A DISTANCE OF 693.7 FEET TO A POINT IN THE CENTER LINE OF SAID TOWNSHIP ROAD NO. 169; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD, NORTH 1042.4 FEET TO THE POINT OF BEGINNING; CONTAINING 17.010 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS;

SUBJECT TO ALL CONDITIONS, EASEMENTS RESTRICTIONS, RIGHTS OF WAY OF RECORD, LEGAL HIGHWAYS AND APPLICABLE ZONING REGULATIONS.

SITE DATA:

EXISTING ZONING: INNOVATION DISTRICT (I)

EXISTING LOT AREA: 17.0± AC

PROPOSED REZONING: COMMUNITY COMMERCIAL (CC)

PROPOSED REZONING AREA: 6.4± AC TO CC (10.6 AC REMAIN INNOVATION)

PARKING SETBACKS (CC):

FRONT – 10'

SIDES – 10'

REAR – 10'

BUILDING SETBACKS (CC):

FRONT – 10'

SIDES – 10'

REAR – 20'

LANDSCAPE SETBACKS:

6' FROM PROPERTY LINES

MAXIMUM LOT COVERAGE (CC): 70%

MAXIMUM BUILDING HEIGHT: 45'

0 25 50 100

SCALE: 1 IN = 50 FT

DEVELOPMENT PLAN	8555 E MAIN STREET REYNOLDSBURG, OHIO 43068				SKILKEN/GOLD DEVELOPMENT 4270 MORSE ROAD COLUMBUS, OHIO 43230				TECHNICAL SKILL: CREATIVE SPIRIT:  www.MannikSmithGroup.com				160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222 PROJECT DATE: 09/24/2021 PROJECT NO: S643007 DRAWN BY: NAF CHECKED BY: MAM				NO. DATE BY DESCRIPTION			
	1/1																			

PRELIMINARY
NOT FOR CONSTRUCTION



CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received

OCT 08 2021

Reynoldsburg Building Division

App./Case#: 2021-5487

Date Submitted: 10/8/21

Fee Amount: \$

Section 1103.01

CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Paid: _____

I. PROPERTY INFORMATION

Property Address:

7350 BROADWAY DRIVE

Parcel ID#(s):

660-000131-00
660-000141-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

REYNOLDSBURG MASONIC LODGE #340

Contact Email:

CBAER@INSIGHT.RR.COM

Contact Phone Number:

614 866 6593

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

IV. APPLICANT INFORMATION

Applicant Name:

CHRIS BAER

Applicant Address:

777 WAGONER RD

Applicant Phone Number:

614 866 6593

Applicant Email:

CBAER@INSIGHT.RR.COM

☒ Property Owner

TRUSTEE

☐ Business Owner/Tenant☐ Contractor☐ Architect/Engineer

PROJECT INFORMATION

☐ New Main Building☐ Exterior Modifications/
New Accessory Building☐ Comprehensive Sign Plan☐ Signage☐ Historic District

Description of Project:

REMOVAL & REPLACEMENT WITH
CODE UPGRADES OF COMPLETE ROOF SHINGLES
AT 66 SQUARE

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____

Date: 10/08/21

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: PDN

☒ Historic District☐ CC Overlay

Add'l Approvals Req'd

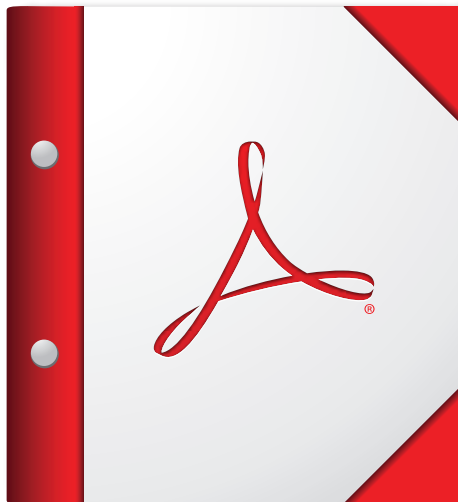
☐ BZBA

Meeting Date: 11/4/2021

Meeting Results

☐ Approved as Submitted☐ Tabled☐ Approved w/ Conditions☐ Denied

P&Z Admin.: _____ Date: _____



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



TruDefinition®
DURATION®
Shingles with Patented SureNail® Technology

D.1.c



Estate Gra

Attachment: 10014054-TruDefinition®-Duration®-Shingles-Data-Sheet (App #2021-5487, 7350 Broadwyn Drive, Chris Baer)



TOTAL PROTECTION. TOTAL CONFIDENCE.®



SEAL.



DEFEND.



BREATHE.

Packet Pg. 29



HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task — especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products — Owens Corning has been a recognized leader in the building industry for over 75 years. In fact, we're America's most trusted roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job — an Owens Corning Roofing Preferred Contractor.

Together we can make this a positive experience — an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

Protected. Proud. Home.



TruDefinition® DURATION®

Shingles with Patented SureNail® Technology

Bold contrast. Deep dimension. TruDefinition®.

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty*/** (for as long as you own your home) and a 130-MPH Wind Resistance Limited Warranty*. *TruDefinition Duration* Shingles are produced with StreakGuard™ Protection to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



The SureNail® Difference— A technological breakthrough in roofing.

The innovative features of Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

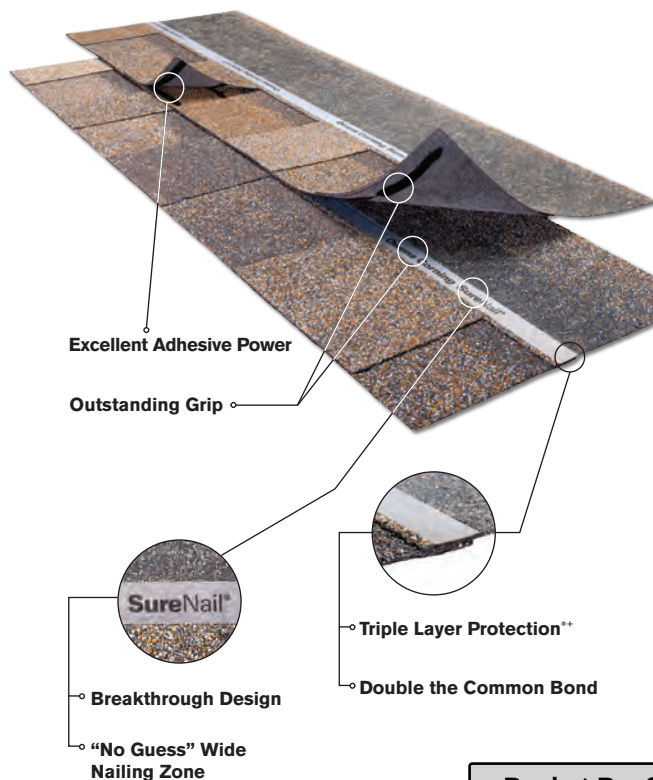
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection. A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Grip. Our enhanced Tru-Bond** sealant grips tightly to the engineered fabric nailing strip on the shingle below.

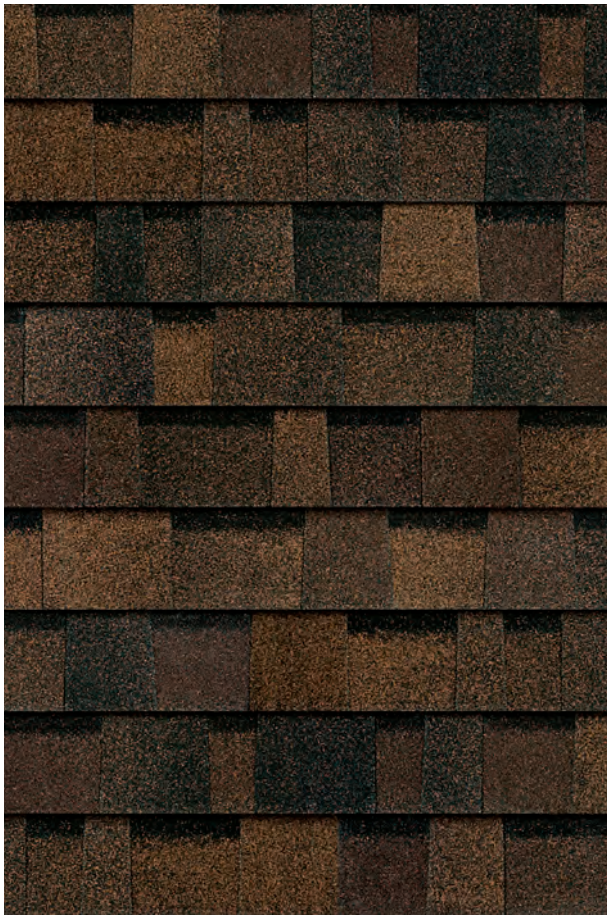
Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.





Amber†



Brownwood†



Chateau Green†



Harbor Blue†



Onyx Black†



Attachment: 10014054-TruDefinition®-Duration®-Shingles-Data-Sheet (App #2021-5487, 7350 Broadwyn Drive, Chris Baer)



Colonial Slate[†]



Desert Tan[†]



Sierra Gray[†]



Teak[†]

Attachment: 10014054-TruDefinition®-Duration®-Shingles-Data-Sheet (App #2021-5487, 7350 Broadwyn Drive, Chris Baer)



Driftwood†



Estate Gray†



Terra Cotta†

ENERGY STAR® IS FOR ROOFS TOO



Similar to the energy-efficient appliances in your home, roofing products can help provide energy-saving qualities. Owens Corning® ENERGY STAR® qualified shingles can help reduce your heating and cooling bills when installed properly. These shingles reflect solar energy, helping to decrease the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

Limited Lifetime** (for as long as you own your home)

Wind Resistance Limited Warranty*

130 MPH

Algae Resistance Limited Warranty*

10 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



Algae Resistance available in areas shown in white.

TruDefinition® Duration® Shingles Product Specifications

Size	13 1/4" x 39 3/8"
Application Exposure	5 5/8"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

CSA A123.5++

Florida Product Approval

ICC-ES AC438*

Miami-Dade Product Approval^^

PRI ER 1378E01

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

* See actual warranty for complete details, limitations and requirements.

** 2018 Roofing Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

+ The amount of Triple Layer Protection* may vary on a shingle-to-shingle basis.

++ Only on product sold in Canada.

‡ Tru-Bond is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

‡‡ 40-Year Limited Warranty on commercial projects.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

Owens Corning Roofing Platinum and Preferred Contractors are independent contractors and are not affiliates of Owens Corning Roofing and Asphalt, LLC or its affiliated companies.

For patent information, please visit www.owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

SureNail® Technology is available only on Owens Corning® Duration® Series Shingles.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

Shingles are algae resistant to help control the growth of algae and discoloration.

^^ Applies for all areas that recognize a Miami-Dade Notice of Acceptance (NOA).



Total Protection Roofing System^{® ^}



TOTAL PROTECTION **SIMPLIFIED**[™]

Owens Corning[®] Total Protection Roofing System^{® ^} integrates engineered Owens Corning[®] components that work together to address these three primary performance areas, critical to a high-performance roof while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**

SEAL.

HELPS CREATE A WATER-PROOF BARRIER

SELF-ADHERED ICE
& WATER BARRIER
SYNTHETIC UNDERLAYMENT

DEFEND.

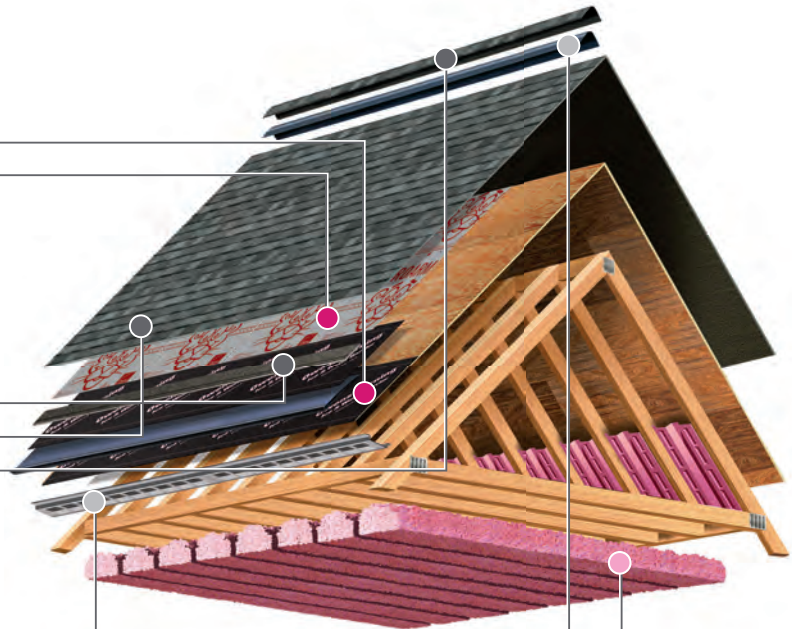
HELPS PROTECT AGAINST NATURE'S ELEMENTS

STARTER SHINGLES
LAMINATE SHINGLES
HIP & RIDGE SHINGLES

BREATHE.

FOR BALANCED ATTIC VENTILATION

INTAKE VENTS
EXHAUST VENTS



+ COMFORT.

ADD COMFORT AND ENERGY PERFORMANCE

PINK[®] FIBERGLAS[™] BLOWN-IN
ATTIC INSULATION



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK[®]
www.owenscorning.com/roofing

Pub. No. 10014054-G. Printed in U.S.A. March 2021.
THE PINK PANTHER[®] & © 1964–2021 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
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(Irving)





October 27, 2021

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Masonic Lodge – Certificate of Appropriateness #2021-5487 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**
 - a. The property is located at 7350 Broadwyn Drive, home to the Reynoldsburg Masonic Lodge #340.
 - b. The applicant, Chris Baer, is requesting Planning Commission approval to replace the existing Masonic Lodge roof with Owens Corning TruDefinition Duration Architectural Shingle in Harbor Blue (see spec sheet attached).
2. **Zoning Review (Section 1109.21)**
 - a. The property is within the Olde Reynoldsburg Neighborhood District (ORD-N). Exterior modifications in the Olde Reynoldsburg Districts, as well as customary maintenance involving any change in material/color, require a Certificate of Appropriateness for non-residential properties.
3. **Staff Recommendation**
 - a. The Commission shall consider whether the proposal is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan, as well as the Olde Reynoldsburg design guidelines in Section 1103.13.

Please contact the Development Department with any questions or comments.

Attachment: Masonic Lodge Roof - Staff Report (App #2021-5487, 7350 Broadwyn Drive, Chris Baer)



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received
OCT 15 2021
Reynoldsburg Building Division

App./Case#: 2021-5511
Date Submitted: 10/15/21
Fee Amount: \$500.00

☒ Paid: CK

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
Taylor Road, Reynoldsburg, Ohio 43068

Description of Location:
West side of Taylor Road, North of Firstgate Drive

Parcel ID#(s):
013-027414-00.000

Number of Lots: 1
Present Zoning: Open Space
Present Use: Open Space

Complete Where Applicable:

Engineer/Surveyor: Moody Engineering/IBI Group

Builder/Developer: Moody Nolan

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
City of Reynoldsburg

Property Owner Address(s):
7232 E. Main Street, Reynoldsburg, Ohio 43068

III. APPLICANT INFORMATION

Applicant Name:
Mark Larrimer

Applicant Phone Number:
614-280-8882

Applicant Address:
300 Spruce Street, Suite 200, Columbus, Ohio 43215

Applicant Email:
mlarrimer@moody-eng.com

☐ Property Owner

☐ Business Owner/Tenant

☐ Contractor

☒ Architect/Engineer

PROJECT INFORMATION

☐ District Change (Rezoning)
(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)

☐ Amendment of
Development Plan or Text
(\$500)

☒ Major Site Plan
(\$500)

Description of Project: New two-story fire station with associated drives, parking, walks, and dumpster pad.

New two-story fire station with associated drives, parking, walks, and dumpster pad.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Mark Larrimer

Date: 10/14/2021

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Planning Com. Meeting

Date: 11/4/2021

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

WEST LICKING JOINT FIRE DISTRICT
FIRE STATION 404
TAYLOR ROAD
LICKING COUNTY
REYNOLDSBURG, OHIO 43068
OCTOBER 14, 2021

INDEX OF SHEETS

C101-C103	CIVIL/SITE PLANS
L101	ENVIRONMENTAL/LANDSCAPE PLAN
E101	LIGHTING PLAN
A101	ARCHITECTURAL PLAN



REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

41,672 SF IMPERVIOUS/2530=16
STORM WATER UTILITY FEE: 16 ERU

UNDERGROUND UTILITIES

TWO WORKING DAYS

BEFORE YOU DIG

CALL 1-800-362-2764 (TOLL FREE)

OHIO UTILITIES PROTECTION SERVICE

NON-MEMBERS

MUST BE CALLED DIRECTLY

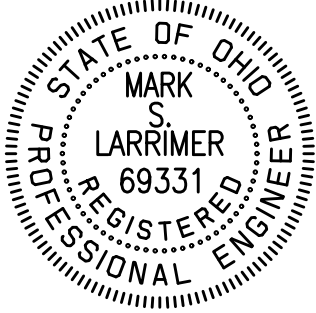
PREPARED BY

M

MOODY
ENGINEERING

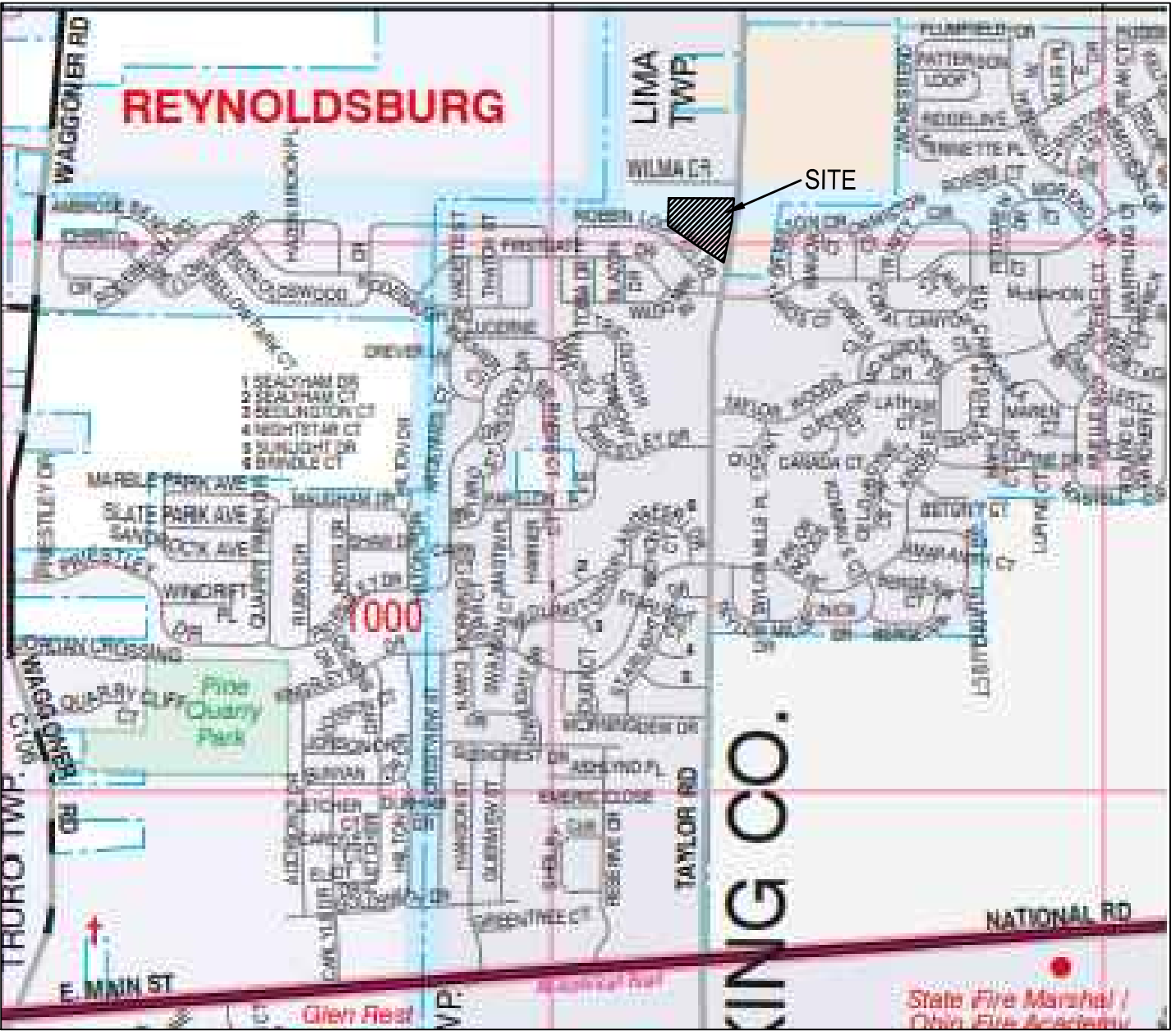
300 SPRUCE STREET
SUITE 200
COLUMBUS, OHIO 43215
P: 614 280 9355
MOODY-ENG.COM

Mark Larrimer
REGISTERED ENGINEER
10/14/2021
DATE



STANDARD CONSTRUCTION DRAWINGS

ODOT	CITY OF REYNOLDSBURG		
CB-2.2	R-1	SA-11	WA-8
MH-1.2	R-4	SA-12	WA-9
I-1.2	R-5	SA-14	WA-15
	R-6	ST-13	WA-27
	R-9	WA-6	WA-28
	R-11	WA-7	WA-31



VICINITY MAP
NO SCALE





BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS
UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, ESTABLISHING A BEARING OF SOUTH 12°59'43"
WEST FOR THE WESTERLY SIDE OF TAYLOR ROAD.

CP#1000 5/8" REBAR SET
N=719804.0648
E=1891097.0783
ELEV.=1012.33

CP#1001 5/8" REBAR SET
N=719926.0096
E=1889283.9391
ELEV.=995.723

CP#1002 5/8" REBAR SET
N=719796.1432
E=1893110.9830
ELEV.=1028.51

CP#1003 5/8" REBAR SET
N=719381.6890
E=1893022.5275
ELEV.=1025.36

SOURCE BENCH MARK
VERTICAL DATUM ESTABLISHED BY GPS OBSERVATIONS.

BM#1 CUT "X" ON SOUTHWEST CORNER OF CONCRETE LIGHT POLE
BASE LOCATED ON THE WEST SIDE OF TAYLOR ROAD 810 FEET
NORTH OF FIRSTGATE DRIVE.

ELEV.= 1027.48 (NAVD 88)

BM#2 CUT "X" ON SOUTHWEST CORNER OF CONCRETE LIGHT POLE
BASE LOCATED ON THE EAST SIDE OF TAYLOR ROAD 650 FEET
NORTH OF FIRSTGATE DRIVE

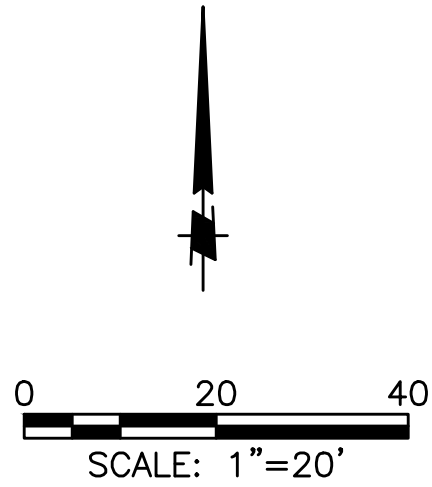
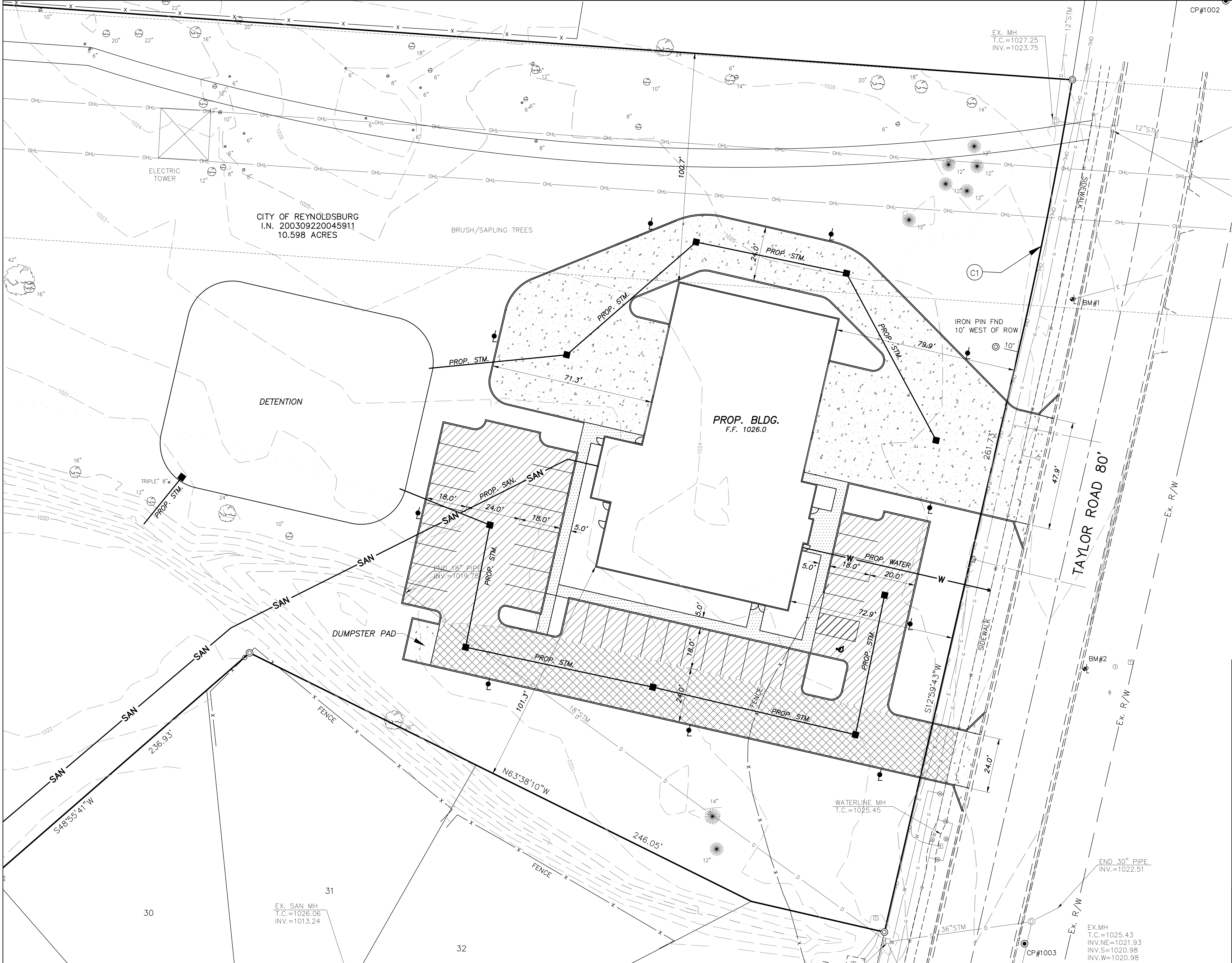
ELEV.= 1026.48 (NAVD 88)

1) According to F.E.M.A. Map Panel No. 39089C0407H, dated May 02, 2007, and Panel Nos. 39049C0357K and 39049C0356K, dated June 17, 2008 the area shown hereon is located in Flood Zone "X", area of minimal flood hazard.

2) Utilities shown hereon are based on field locations, plan information and OUPS markings.

	SIGN		WATERLINE		SANITARY SEWER
	WATER VALVE		STORM SEWER		OVERHEAD UTILITY LINES
	SANITARY MANHOLE		FIRE HYDRANT		LIGHT POLE
	STORM SEWER MANHOLE		GAS LINE		WATER LINE
	TELEPHONE BOX		GAS METER		IRON PIN FOUND
	UTILITY BOX		FRANKLIN COUNTY MONUMENT FOUND		
	GENERATOR				
	POST				
	FENCE				
	WATERLINE METER				
	ELECTRIC BOX				
	AIR CONDITIONER				
	WATER LINE SERVICE BOX				

Major Site Plan	October 14, 2021
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LEGEND

- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

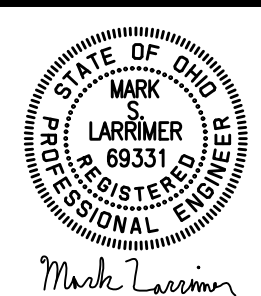
#	Date	Change Description



**WEST LICKING
JOINT FIRE DISTRICT
STATION #404
REYNOLDSBURG, OH 43068**



**300 SPRUCE STREET
SUITE 200
COLUMBUS, OHIO 43215**
P: 614 280 8999
MOODY-ENG.COM



STATE OF OHIO
MARK LARRIMER
69331
DISTRICT 1
EXPIRATION DATE 12/31/2024

Dwg. Coord.:	Tech. Coord.:	ME #21002
SITE PLAN		C103
Major Site Plan		October 14, 2021

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1 PLAN

PLANT MATERIALS LIST CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

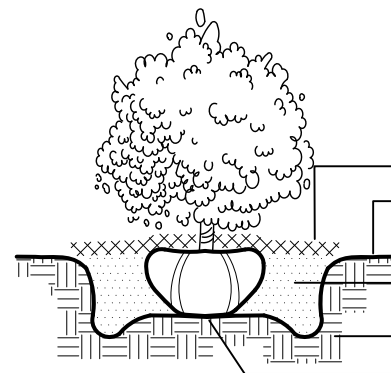
QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
2	ASC	Acer saccharum	SUGAR MAPLE	2.5" Cal.	B&B	
1	QB	Quercus bicolor	SWAMP WHITE OAK	2.5" Cal.	B&B	
1	LTU	Liriodendron tulipifera	TULIP TREE	2.5" Cal.	B&B	
1	CCC	Crusader crugalli var. inermis	CRUSADER HAWTHORN	1.75" Cal.	B&B	
4	NS	Nyssa sylvatica	BLACK TUPELO	2.5" Cal.	B&B	
4	UH	Ulmus 'Homestead'	HOMESTEAD ELM	2.5" Cal.	B&B	
EVERGREEN TREES						
5	PA	Picea abies	NORWAY SPRUCE	6' Hgt.	B&B	
6	PS	Pinus strobus	WHITE PINE	6' Hgt.	B&B	

PLANT MATERIALS LIST - Cont.

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHRUBS						
20	JCH	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" Hgt.	Cont.	
4	SMB	Syringa meyeri 'Palibin'	DWARF KOREAN LILAC	24"-30" Hgt.	Cont.	
8	SJA	Spiraea japonica 'Little Princess'	LITTLE PRINCESS SPIREA	18" Spr.	Cont.	
21	APO	Potentilla fruticosa 'Abbotswood'	ABBOTTSWOOD POTENTILLA	18" Hgt.	Cont.	
PERENNIALS/ GRASSES/ GROUND COVER						
65	LMB	Liriope muscari 'Big Blue'	BIG BLUE LILYTURF	1 Gal.	Cont.	
7	NFW	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 Gal.	Cont.	

NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



- HARDWOOD BARK MULCH
- FINISH GRADE
- BACKFILL PLANTING MIX
- EXISTING SOIL
- UNDISTURBED SOIL OR COMPACTED BACKFILL

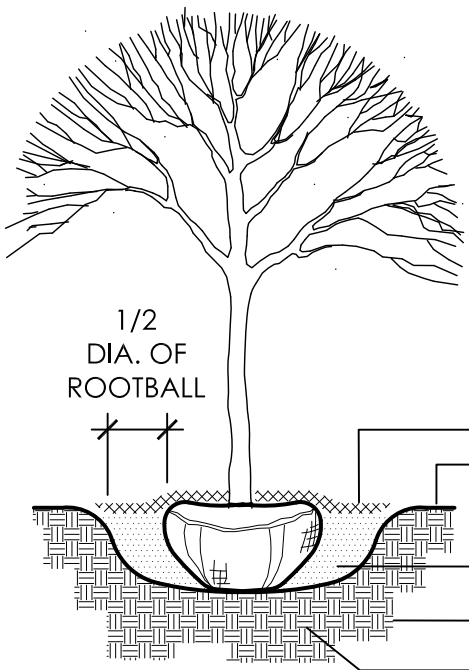
2

SHRUB PLANTING DETAIL

NTS

NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



- 1/2 DIA. OF ROOTBALL
- HARDWOOD BARK MULCH
- FINISH GRADE
- BACKFILL PLANTING MIX
- EXISTING SOIL
- UNDISTURBED SOIL OR COMPACTED BACKFILL

3

DECID. TREE PLANTING DETAIL

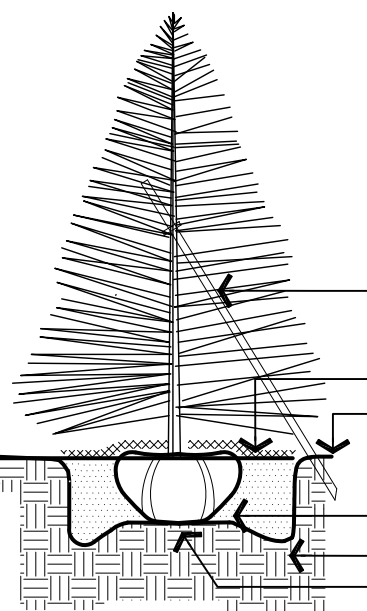
NTS

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. ALL PLANT MASSES TO BE CONTAINED WITHIN 3' DEEP HARDWOOD BARK MULCH BED.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
4. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
5. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
6. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
7. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



- 2"X 2"X 8" STAKE (DRIVEN 3'-0" INTO GROUND) ANGLE STAKE TOWARD PREVAILING WIND
- HARDWOOD BARK MULCH
- FINISH GRADE
- BACKFILL PLANTING MIX
- EXISTING SOIL
- UNDISTURBED SOIL OR COMPACTED BACKFILL

4

EVERGREEN PLANTING DETAIL

NTS

LANDSCAPE CODE SUMMARY

CODE SECTION	REQUIRED	PROVIDED
1105.07 Landscaping and Buffering	(h) Interior Lot Landscaping 8. 1. Commercial structures...Up to 20,000 sf: one (1) inch trunk diameter for every two thousand (2,000) square feet or fraction thereof with a minimum of two (2) inches of total trunk diameter. 10,514 SF of Bldg/ 2,000 = 5.257 or 6 inches of trunk diameter required.	10 inches provided (4) @ 2.5" each
1105.07 Landscaping and Buffering	(j) Parking Area Landscaping Standards (2) For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two (2) inches and four (4) shrubs. 35 spaces/ 10 = 3.5 or 4 x 200 = 800 sf of interior landscape area required = 4 trees required = 16 shrubs required (5) All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a min width of ten (10) feet exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six (36) inches in height, within one (1) year of installation. The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter. 430 LF of parking perimeter / 50 = 8.6 or 9 trees required	850 sf of landscape area 4 trees 29 shrubs 9 trees provided

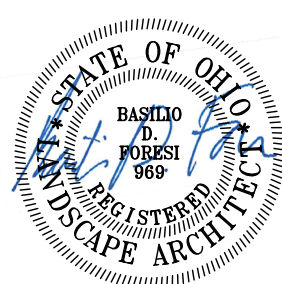
#	Date	Change Description



**WEST LICKING
JOINT FIRE DISTRICT
STATION #404
REYNOLDSBURG, OH 43068**

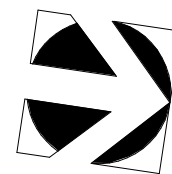
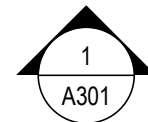


**300 SPRUCE STREET
SUITE 200
COLUMBUS, OHIO 43215**
P: 614 280 8999
MOODY-ENG.COM



Dwg. Coord.:	Tech. Coord.:	ME #21002
LANDSCAPE PLAN		L101
Major Site Plan		October 14, 2021

EDGE
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgepa.com



1 PLAN FIRST FLOOR
3/16" = 1'-0"



FIRE STATION 404
Enter address here
FOR
WEST LICKING JOINT FIRE DISTRICT



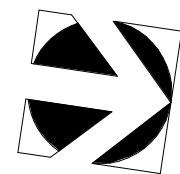
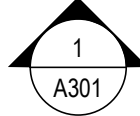
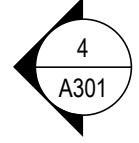
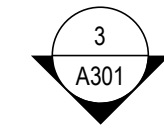
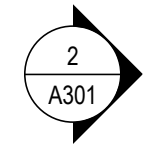
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

DRAWING TITLE:

PROPOSED FIRST FLOOR

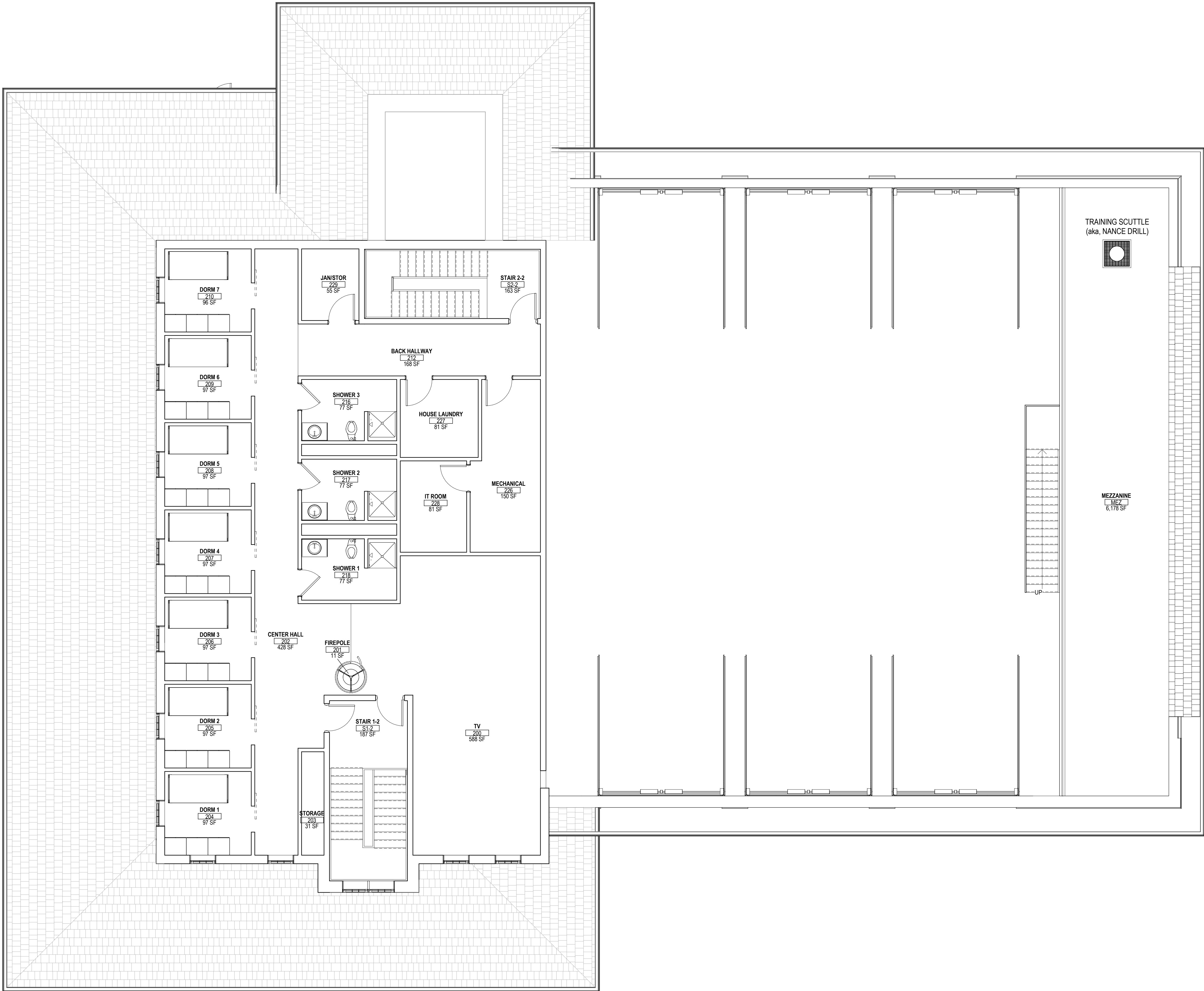
PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

Issue Date	
DRAWN BY: XXX	CHECKED BY: XXX
20559	
A101	
Project Status	



1

PLAN SECOND FLOOR
3/16" = 1'-0"



#	DATE	CHANGE DESCRIPTION



FIRE STATION 404
Enter address here
FOR
WEST LICKING JOINT FIRE DISTRICT



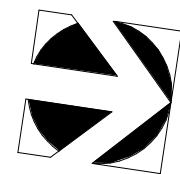
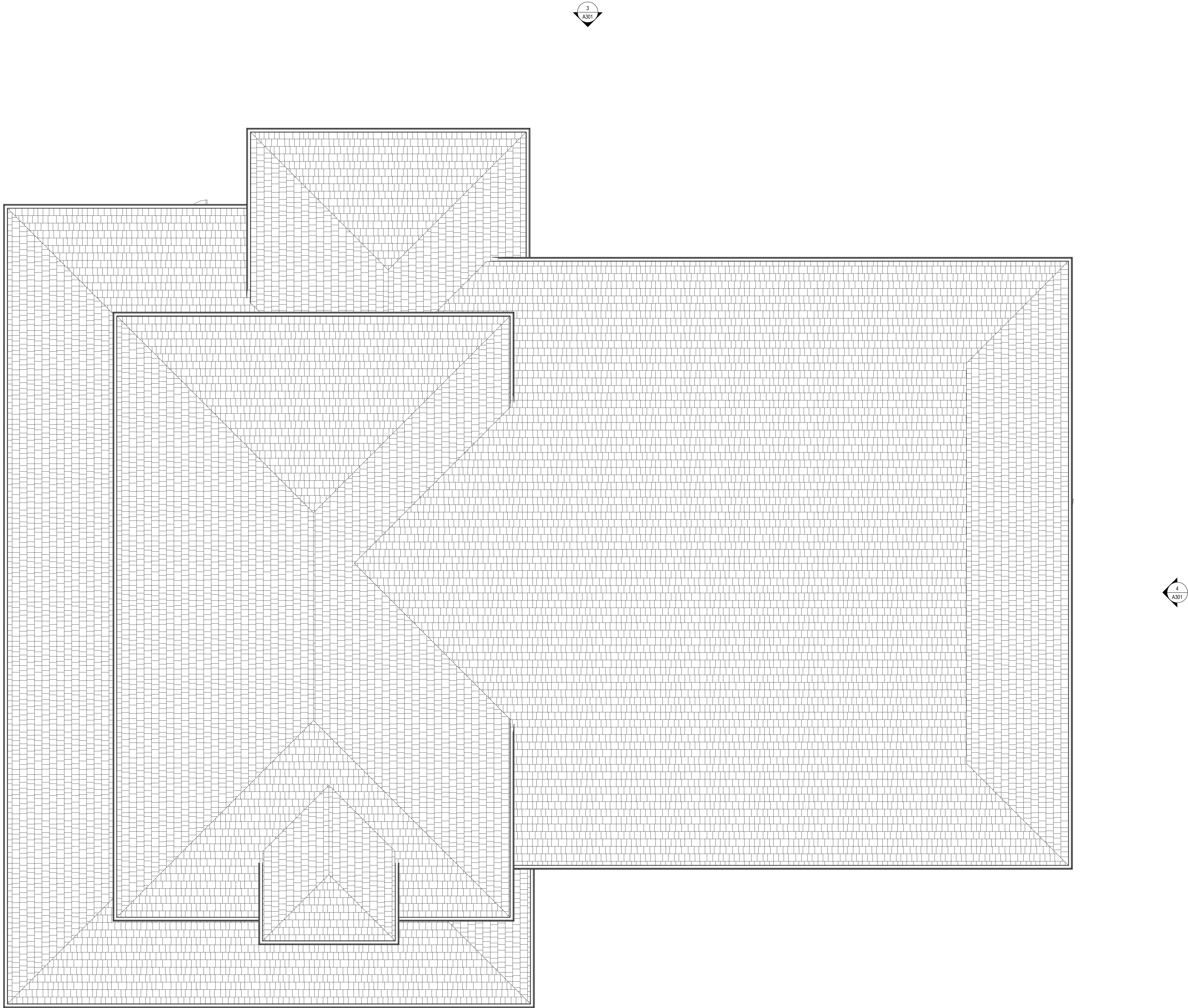
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

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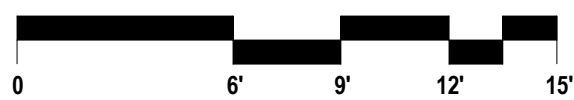
PROPOSED SECOND FLOOR

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

Issue Date	
DRAWN BY: XXX	CHECKED BY: XXX
20559	
A102	
Project Status	
Packet Pg. 47	



1 **PLAN** ROOF PLAN
3/16" = 1'-0"



ROOF PLAN GENERAL NOTES

D.2.b

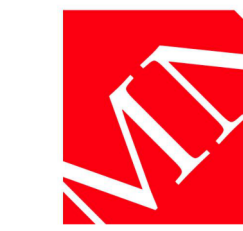
1. X

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION



FIRE STATION 404
Enter address here
FOR
WEST LICKING JOINT FIRE DISTRICT



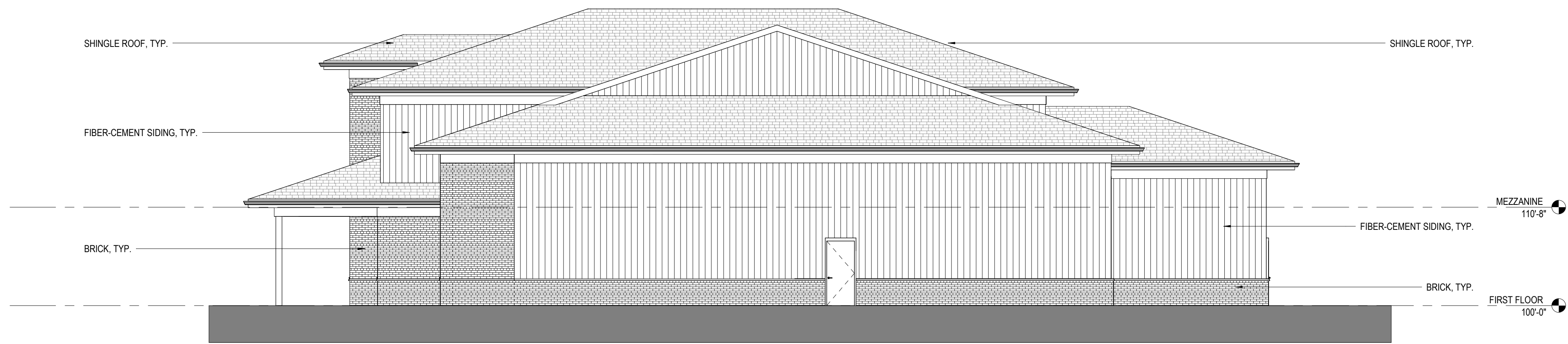
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

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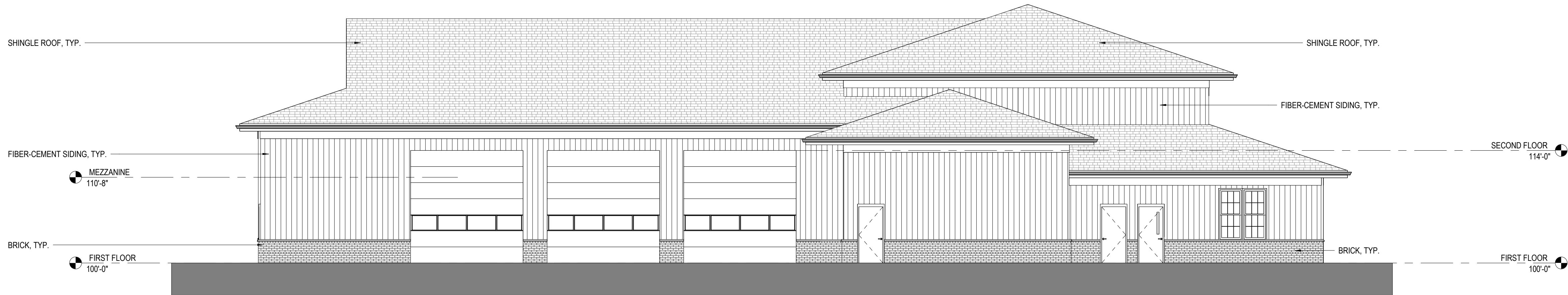
PROPOSED ROOF PLAN

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

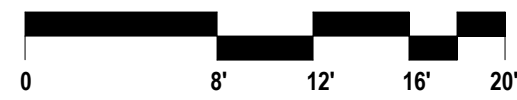
Issue Date	
DRAWN BY: Author	CHECKED BY: Che
20559	
A199	
Project Status	



4 NORTH
1/8" = 1'-0"



3 WEST
1/8" = 1'-0"



2 ELEVATION SOUTH
1/8" = 1'-0" REF: 1 / A100



1 ELEVATION EAST
1/8" = 1'-0" REF: 1 / A100



GENERAL NOTES - EXTERIOR ELEVATIONS

1. X

EXTERIOR GLAZING TYPES

- IG-1 EXTERIOR INSULATED GLAZING
- IG-1A EXTERIOR INSULATED GLAZING (TEMPERED)
- IG-2 EXTERIOR INSULATED GLAZING (TRANSLUCENT)
- IG-2A EXTERIOR INSULATED GLAZING (TRANSLUCENT TEMPERED)
- IG-3 EXTERIOR INSULATED GLAZING (SPANDREL - LIGHT GRAY)
- IG-4 EXTERIOR INSULATED GLAZING (SPANDREL - MEDIUM GRAY)
- IG-5 EXTERIOR INSULATED GLAZING (SPANDREL - DARK GRAY)

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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#	DATE	CHANGE DESCRIPTION



FIRE STATION 404
Enter address here
FOR
WEST LICKING JOINT FIRE DISTRICT



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SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

DRAWING TITLE:
EXTERIOR ELEVATIONS -
OVERALL

PROGRESS DRAWING NOT FOR CONSTRUCTION	Issue Date	
	DRAWN BY: XXX	CHECKED BY: XXX
	20559	
	A301	
	Project Status	
	Packet Pg. 49	

CITY OF REYNOLDSBURG
I.N. 200309220045911
10.598 ACRES

DETENTION

DUMPSTER
PAD

BRUSH/SAPLING TREES

IRON PIN-FIND
10' WEST OF ROW

SEWER

TAYLOR ROAD 80'

BM#1

BM#2

Plan View
Scale - 1" = 20ft

Station	Point	Symbol	Remarks	Notes	Station	Point	Symbol	Remarks	Notes
P1	1		EXISTING CORNER	SEE PLAN FOR LOCATION	P2	2		EXISTING CORNER	SEE PLAN FOR LOCATION
P2	3		EXISTING CORNER	SEE PLAN FOR LOCATION	P3	4		EXISTING CORNER	SEE PLAN FOR LOCATION
P3	5		EXISTING CORNER	SEE PLAN FOR LOCATION	P4	6		EXISTING CORNER	SEE PLAN FOR LOCATION

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	2.2 fc	4.8 fc	0.9 fc	5.3:1	2.4:1
Parking	+	1.7 fc	2.6 fc	0.9 fc	2.9:1	1.9:1
Res property	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Product Certifications

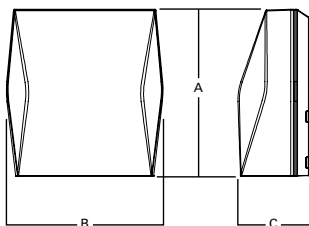


Quick Facts

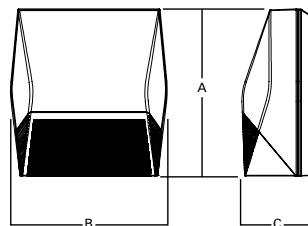
- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Dimensional Details

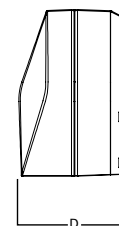
Full Cutoff



Refractive Lens



Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Connected Systems

- WaveLinx Lite
- Enlighted

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Model Series ¹	LED Color Temperature	Color	Options (Add as Suffix)
Full Cutoff AXCS1A=14W AXCS2A=21W AXCS3A=27W AXCS4A=44W AXCS5A=52W AXCL6A=56W AXCL8A=72W AXCL10A=102W AXCL12A=123W Refractive Lens AXCS1ARL=14W AXCS2ARL=21W AXCS3ARL=27W AXCS4ARL=44W AXCS5ARL=52W AXCL6ARL=56W AXCL8ARL=72W AXCL10ARL=102W AXCL12ARL=123W	[Blank] =4000K, Neutral C =5000K, Cool W =3000K, Warm	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black AP =Grey GM =Graphite Metallic DP =Dark Platinum	347V =347V ² 480V =480V ² PC1 =Photocontrol 120V ^{3, 4, 5} PC2 =Photocontrol 208-277V, 347V, 480V ^{4, 5, 6} PC =Photocontrol 120-277V, 347V, 480V ^{4, 7, 8} KKIT =Knuckle Floodlight Mount ⁷ TRNKIT =Trunnion Floodlight Mount SFKIT =Slipfitter Floodlight Mount PMakit =Pole Mount Arm ZW =WaveLinx-enabled 4-PIN Twistlock Receptacle ^{4, 9} ZW-SWPD4XX =WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{4, 9, 10, 11} ZW-SWPD5XX =WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{4, 9, 10, 11} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{4, 9, 12} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{4, 9, 12} MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4, 9, 13} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4, 9, 13} MSP-L12 =Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{4, 9, 13} MSP-L30 =Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{4, 9, 13} CBP =Cold Weather Battery Pack ^{3, 14, 15, 16, 17, 18} CBP-CEC =Cold Weather Battery Pack, CEC compliant ^{3, 14, 15, 16, 17, 18} 10K =10kV/10kA Surge Protection HA =50°C High Ambient ^{15, 19} GRF =Glare Reducing Lens ²⁰ AHD145 =After Hours Dim, 5 Hours ^{5, 21} AHD245 =After Hours Dim, 6 Hours ^{5, 21} AHD255 =After Hours Dim, 7 Hours ^{5, 21} AHD355 =After Hours Dim, 8 Hours ^{5, 21}
Accessories (Order Separately)²²			
VS/AXCS-XX =Vandal Shield Axcnt Small ^{7, 23} VS/AXCS-MS =Vandal Shield Axcnt Small (With Motion Sensor) ^{7, 23} WG/AXCS =Wire Guard Axcnt Small ⁷ WG/AXCS-MS =Wire Guard Axcnt Small (With Motion Sensor) ⁷ VS/AXCL-XX =Vandal Shield Axcnt Large ^{5, 23} VS/AXCL-MS =Vandal Shield Axcnt (With Motion Sensor) ^{5, 23} WG/AXCL =Wire Guard Axcnt Large ⁵ WG/AXCL-MS =Wire Guard Axcnt (With Motion Sensor) ⁵ BB/AXC =Axcnt Lumen Select Back Box, Carbon Bronze ²⁴ BB/AXC-PC =Axcnt Lumen Select Back Box with PC, Carbon Bronze ^{24, 25} BB/AXC-WT =Axcnt Lumen Select Back Box, Summit White ²⁴ BB/AXC-WT-PC =Axcnt Lumen Select Back Box with PC, Summit White ^{24, 25}			KKIT/AXCS-XX =Knuckle and Visor Floodlight Kit (For Axcnt Small) ⁷ SFKIT/AXCS-XX =Slipfitter Floodlight Kit (For Axcnt Small) ⁷ TRNKIT/AXCS-XX =Trunnion and Visor Floodlight Kit (For Axcnt Small) ⁷ TRNKIT-XX =Trunnion Floodlight Kit (For Axcnt Large) ⁵ SFKIT-XX =Slipfitter Floodlight Kit (For Axcnt Large) ⁵ PMakit-XX =Pole Mount Kit ISHH-01 =Integrated Sensor Programming Remote ²⁶ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SWPD4-XX =WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{10, 11, 27} SWPD5-XX =WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{10, 11, 27}
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages. 3. Not available in 347 or 480 VAC. 4. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together. 5. Only available on AXCL6-AXCL12 models. 6. Used with 277, 347, and 480 VAC options. 7. Only available on AXCS1-AXCS5 models. 8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information. 9. Uses deep back housing. 10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. 11. Replace XX with sensor color (WH, BZ, or BK). 12. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. 13. The ISHH-01 accessory is required to adjust parameters. 14. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models. 15. Not available with AXCS5 or AXCL12 models. 16. Uses deep back housing for AXCS1, AXCL2, AXCS3, and AXCS4 models. 17. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4. 18. In AXCS1, AXCS2, AXCS3, and AXCS4 models, CBP cannot be used with any sensor option (PC, MSP, ZW, or LWR). 19. Can not be ordered with CBP or PC options. 20. Use dedicated IES files on product website for lumen values and distributions. 21. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information. 22. Replace XX with color designation. 23. For use with full cutoff lens configurations only. 24. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR). 25. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems. 26. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 27. Requires 4-PIN twistlock receptacle (ZW) option.			

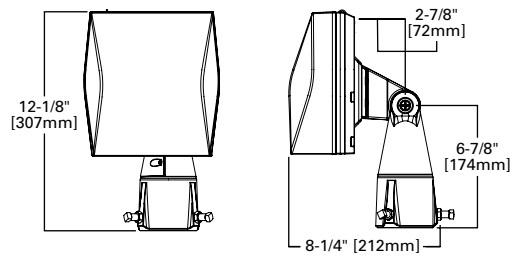
Stock Ordering Information

Model Series ¹			
Full Cutoff		Refractive Lens	
AXCS1A=14W	AXCL10A=102W	AXCS1ARL=14W	AXCL10ARL=102W
AXCS2A=21W	AXCL12A=123W	AXCS2ARL=21W	AXCL12ARL=123W
AXCS3A=27W	AXCL6A-347V=56W	AXCS3ARL=27W	AXCL6ARL-347V=56W
AXCS4A=44W	AXCL8A-347V=72W	AXCS4ARL=44W	AXCL8ARL-347V=72W
AXCS5A=52W	AXCL10A-347V=102W	AXCS5ARL=52W	AXCL10ARL-347V=102W
AXCL6A=56W	AXCL12A-347V=123W	AXCL6ARL=56W	AXCL12ARL-347V=123W
AXCL8A=72W		AXCL8ARL=72W	

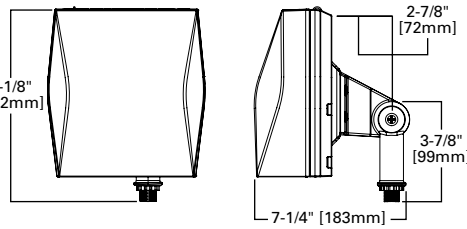
Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

Mounting Details

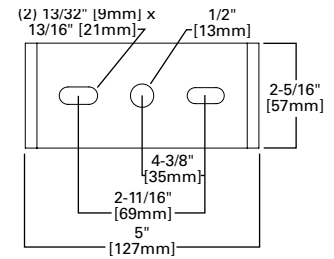
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | EPA: 0.60



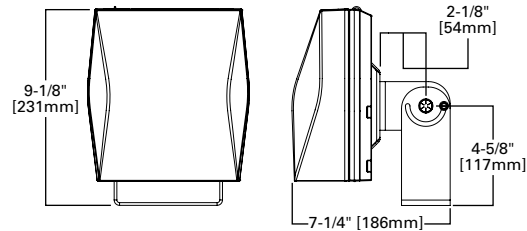
Knuckle Mount (Small)



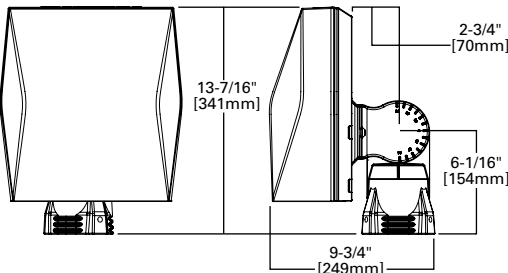
Trunnion Mount Detail



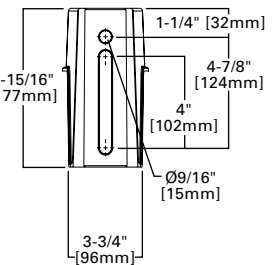
Trunnion Mount (Small)



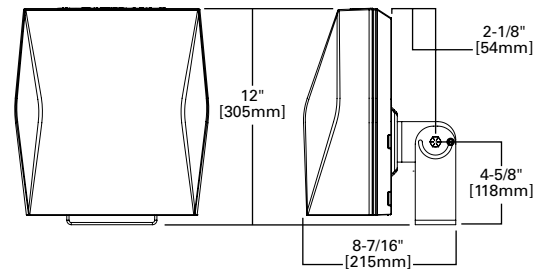
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10



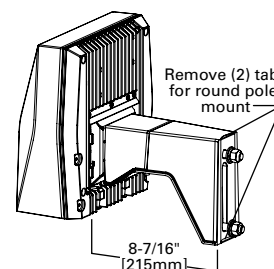
Pole Mount Arm Drill Pattern



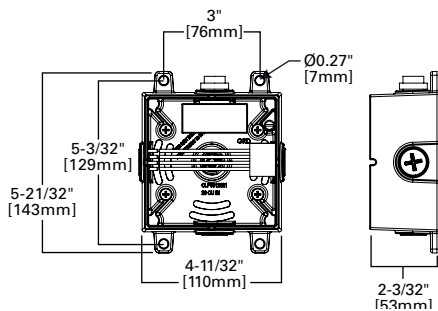
Trunnion Mount (Large)



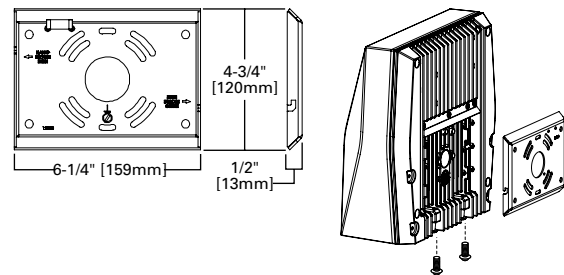
Pole Mount Arm (Large)
EPA: 1.10



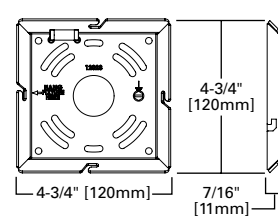
Lumen Select Back Box



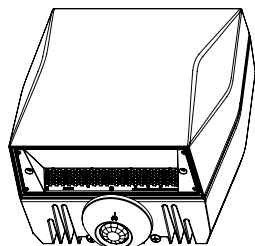
Wall Mount Plate Detail (Large)



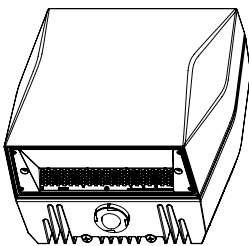
Wall Mount Plate Detail (Small)



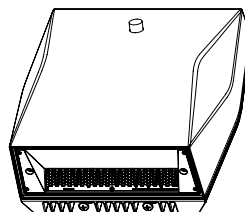
Enlighted Sensor



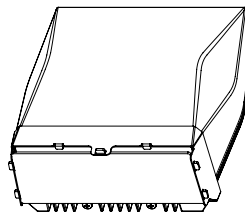
Occupancy Sensor



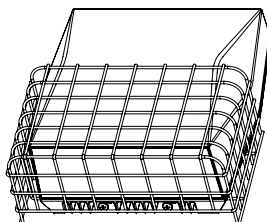
Button Photocontrol



Vandal Shield



Wire Guard



Product Specifications

Construction

- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics

- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical

- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- 40°C minimum operating temperature
- 40°C maximum operating temperature
- <20% total harmonic distortion

- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress

- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack

- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Energy and Performance Data

Power and Lumens (Axcents Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcents Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		56	72	102	123
Input Current @ 120V (A)		0.44	0.60	0.83	1.01
Input Current @ 240V (A)		0.22	0.31	0.41	0.51
Input Current @ 277V (A)		0.20	0.27	0.36	0.45
Input Current @ 347V (A)		0.17	0.22	0.30	0.37
Input Current @ 480V (A)		0.13	0.16	0.22	0.27
Configuration					
Full Cutoff	4000K Lumens	7,594	9,696	13,283	16,823
	5000K Rating	7,465	9,531	13,058	16,538
	3000K Lumens	6,619	8,450	11,577	14,662
	BUG Rating	B1-U0-G1	B1-U0-G1	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	9,970	13,641	17,346
	5000K Rating	7,689	9,817	13,450	17,034
	3000K Lumens	6,817	8,704	11,924	15,102
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Energy and Performance Data

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		18	25	31	48
Input Current @ 120V (A)		0.15	0.21	0.26	0.40
Input Current @ 240V (A)		0.08	0.11	0.13	0.20
Input Current @ 277V (A)		0.07	0.09	0.11	0.18
Configuration					
Full Cutoff	4000K/5000K Lumens	629	587	647	570
	3000K Lumens	531	496	547	482
Refractive Lens	4000K/5000K Lumens	667	623	686	605
	3000K Lumens	563	526	580	511

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		60	76	106
Input Current @ 120V (A)		0.50	0.63	0.88
Input Current @ 240V (A)		0.25	0.32	0.44
Input Current @ 277V (A)		0.22	0.27	0.38
Configuration				
Full Cutoff	4000K/5000K Lumens	1,070		
	3000K Lumens	945		
Refractive Lens	4000K/5000K Lumens	1,098		
	3000K Lumens	973		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers

(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers

(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCL6A*	12963843 or 12964235	75%	40%
AXCL6A*	13495473 or 13495474 or Other	69%	47%
AXCL8A*	12963842 or 12964234	84%	48%
AXCL8A*	13495475 or 13495476 or Other	69%	47%
AXCL10A*	12963840 or 12964233	84%	48%
AXCL10A*	13495477 or 13495478 or Other	69%	47%
AXCL12A*	12902056 or 12902057	85%	50%
AXCL12A*	13495479 or 13495480 or Other	72%	49%

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 3A		
25°C	90%	246,000
40°C	90%	225,000
50°C	89%	195,000
Up to 5A		
25°C	89%	240,000
40°C	88%	223,000
50°C	87%	186,000

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 8A		
25°C	94%	556,000
40°C	94%	556,000
50°C	92%	340,000
Up to 10A		
25°C	94%	556,000
40°C	94%	478,000
50°C	87%	207,000
Up to 12A		
25°C	94%	151,000
40°C	81%	125,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

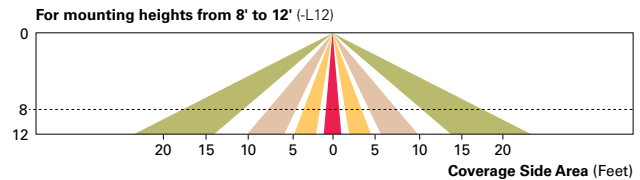
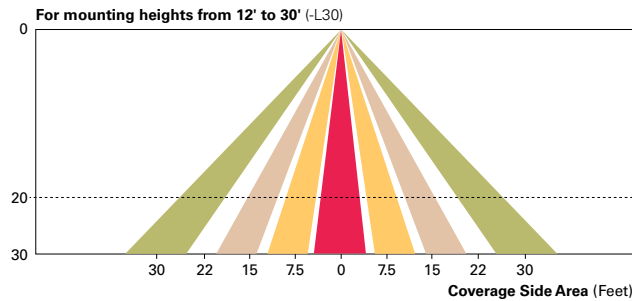
Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

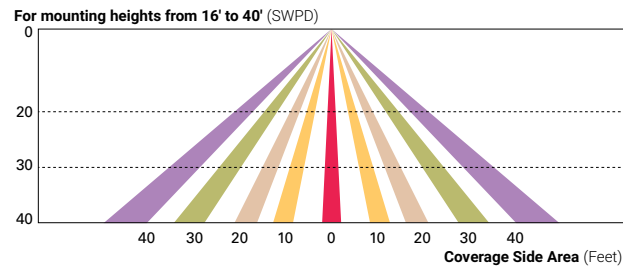
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.

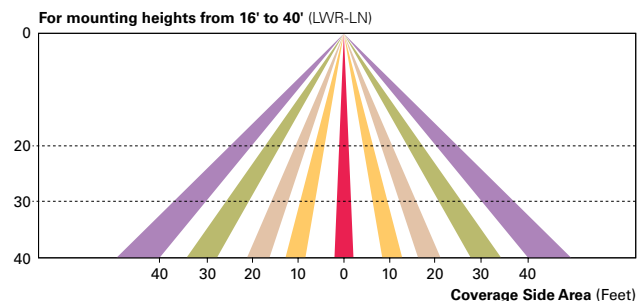
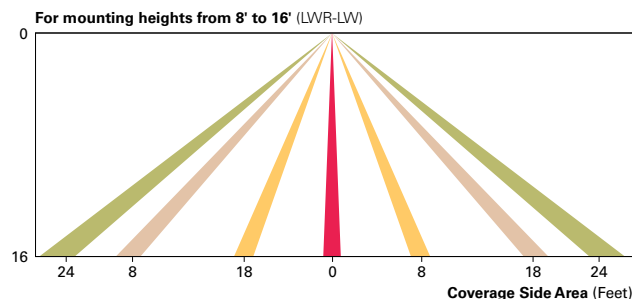


WaveLinx Wireless Control and Monitoring System The WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.



Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



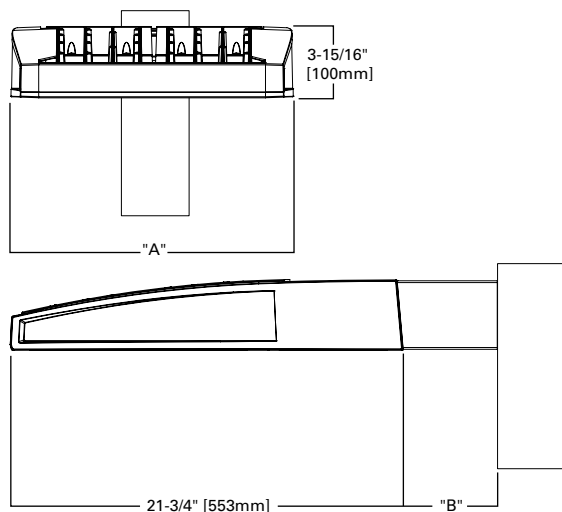
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Connected Systems

- WaveLinX
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	—
9-10	33-3/4"	7"	16"	—	—

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON =Galleon BAA-GLEON =Galleon Buy American Act Compliant ³⁵ TAA-GLEON =Galleon Trade Agreements Act Compliant ³⁵	SA1 =1 Square SA2 =2 Squares SA3 =3 Squares SA4 =4 Squares SA5 =5 Squares ⁴ SA6 =6 Squares SA7 =7 Squares ⁵ SA8 =8 Squares ⁵ SA9 =9 Squares ⁶ SA0 =10 Squares ⁶	A =600mA B =800mA C =1000mA D =1200mA ¹⁶	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{14,16}	U =120-277V 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{7,8} 9 =347V ⁷	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Arm for Round or Square Pole EA =Extended Arm ⁹ MA =Mast Arm Adapter ¹⁰ WM =Wall Mount QM =Quick Mount Arm (Standard Length) ¹¹ QMEA =Quick Mount Arm (Extended Length) ¹²	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ³⁶	
DIM =External 0-10V Dimming Leads ^{19,20} F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =Series 20kV UL 1449 Surge Protective Device 2L =Two Circuits ^{17,18} HA =50°C High Ambient HSS =Installed House Side Shield ²⁸ GRSBK =Glare Reducing Shield, Black ²³ GRSWH =Glare Reducing Shield, White ²³ LCF =Light Square Trim Painted to Match Housing ²⁷ MT =Installed Mesh Top TH =Tool-less Door Hardware CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CE =CE Marking ²⁹ AHD145 =After Hours Dim, 5 Hours ²² AHD245 =After Hours Dim, 6 Hours ²² AHD255 =After Hours Dim, 7 Hours ²² AHD355 =After Hours Dim, 8 Hours ²² DALI =DALI Drivers			BPC =Button Type Photocontrol PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²¹ SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ³⁴ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting ³⁴ MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,25} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24,25} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ ZW =WaveLinx Module and 4-PIN Receptacle ZD =WaveLinx Module with DALI driver and 4-PIN Receptacle SWPD4XX =WaveLinx Sensor Only, 7'-15' ^{13,32,33} SWPD5XX =WaveLinx Sensor Only, 15'-40' ^{13,32,33} WOBXX =WaveLinx Sensor with Bluetooth, 7'-15' ^{13,32} WOFXX =WaveLinx Sensor with Bluetooth, 15'-40' ^{13,32} LWR-LW =Enlightened Sensor, 8'-16' Mounting Height ²⁶ LWR-LN =Enlightened Sensor, 16'-40' Mounting Height ²⁶ DIM10-MS/DIM-L08 =Synapse Occupancy Sensor (<8' Mounting) ¹⁹ DIM10-MS/DIM-L20 =Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40 =Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹¹ GLEON-QMEA =Quick Mount Extended Arm Kit ¹² LS/HSS =Field Installed House Side Shield ^{28,30} LS/GRSBK =Glare Reducing Shield, Black ^{23,30} LS/GRSWH =Glare Reducing Shield, White ^{23,30} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinx Outdoor Control Module ^{19,31} SWPD4-XX =WaveLinx Wireless Sensor, 7'-15' Mounting Height ^{13,19,32,33} SWPD5-XX =WaveLinx Wireless Sensor, 15'-40' Mounting Height ^{13,19,32,33}	
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. Not compatible with MS/4-LXX or MS/1-LXX sensors. 5. Not compatible with extended quick mount arm (QMEA). 6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.) 9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10. Factory installed. 11. Maximum 8 light squares. 12. Maximum 6 light squares. 13. Requires ZW or ZD receptacle. 14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. Not available with HA option. 17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18. Not available with Enlightened wireless sensors. 19. Cannot be used with other control options. 20. Low voltage control lead brought out 18" outside fixture. 21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23. Not for use with T4FT, T4W or SL4 optics. See IES files for details. 24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 25. Replace X with number of Light Squares operating in low output mode. 26. Enlightened wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. 27. Not available with house side shield (HSS). 28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 30. One required for each Light Square. 31. Requires PR7. 32. Replace XX with sensor color (WH, BZ or BK.) 33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34. Smart device with mobile application required to change system defaults. See controls section for details. 35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.							

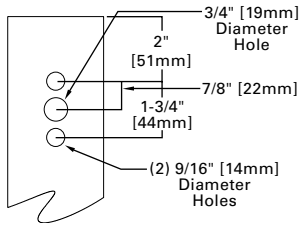
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	D =Standard Dome Camera H =Hi-Res Dome Camera Z =Remote PTZ Camera	C =Cellular, No SIM A =Cellular, AT&T V =Cellular, Verizon S =Cellular, Sprint R =Cellular, Rogers W =Wi-Fi Networking w/ Omni-Directional Antenna E =Ethernet Networking

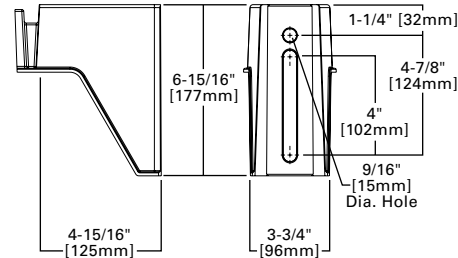
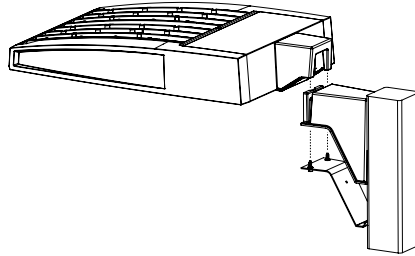
Mounting Details

Standard Arm (Drilling Pattern)

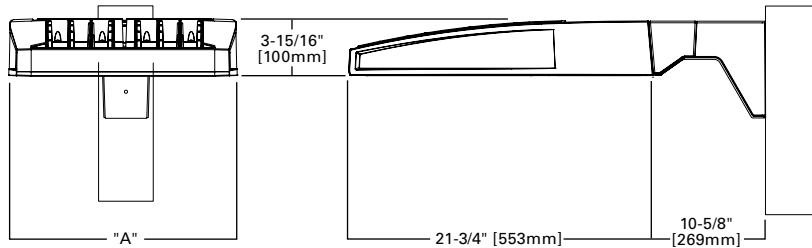
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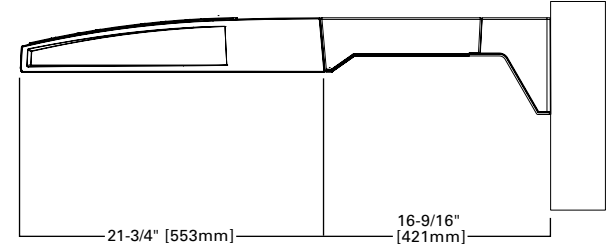
Quick Mount Arm (Includes fixture adapter)



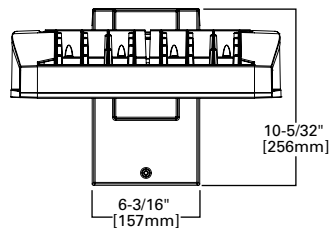
QM Quick Mount Arm (Standard)



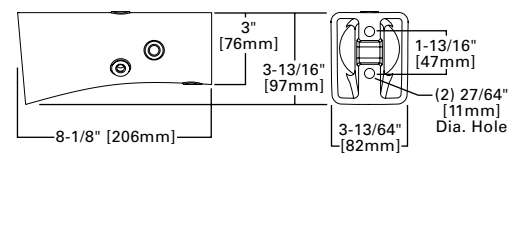
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

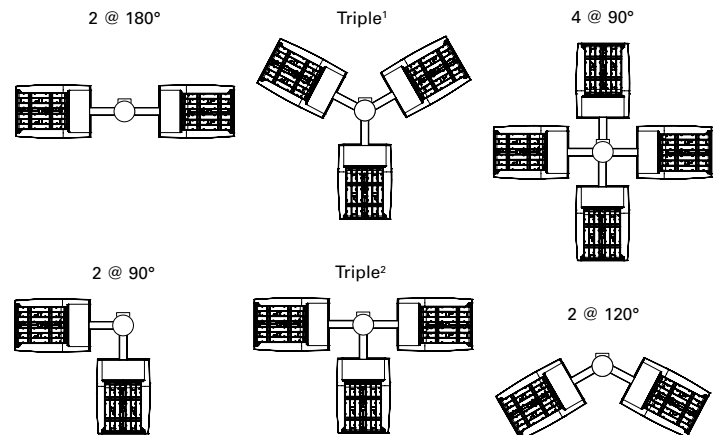


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

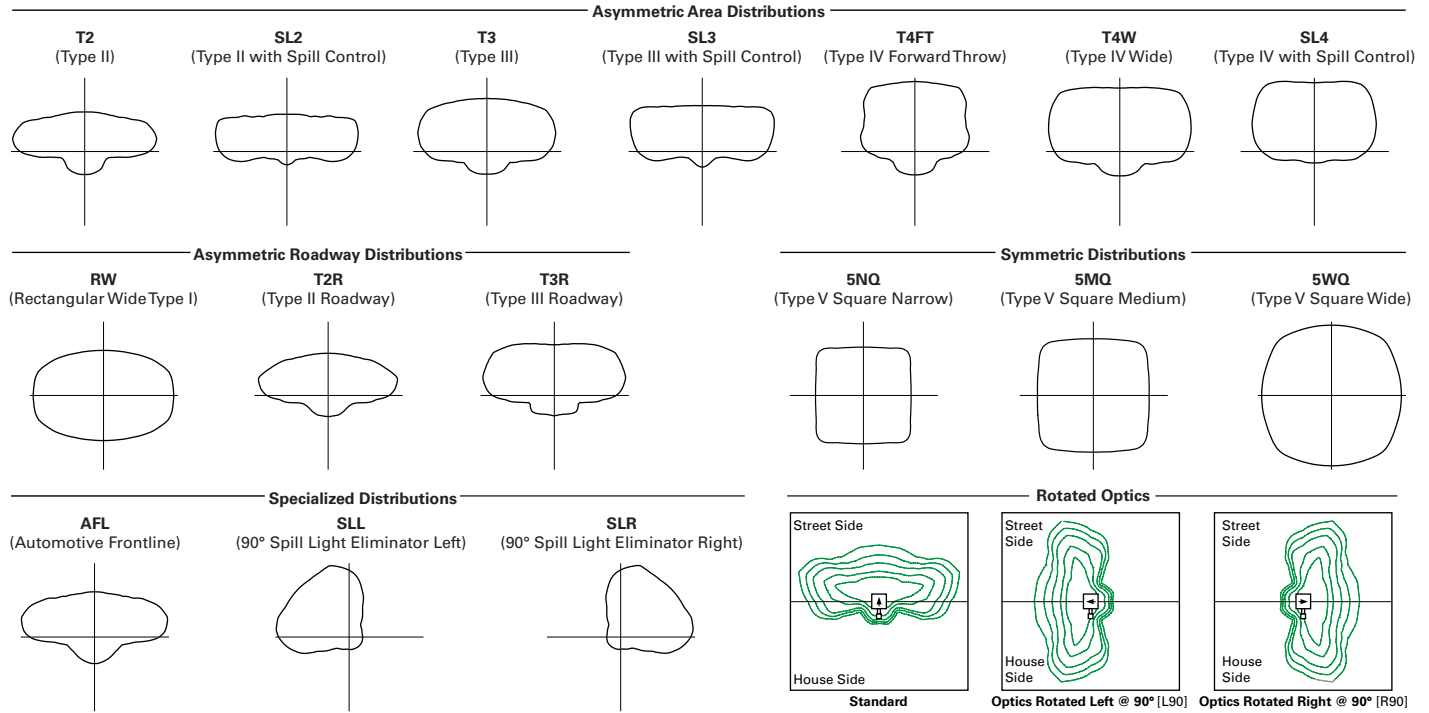


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with Quick Mount Arm (lbs.)	EPA with Quick Mount Arm (Sq. Ft.)	Weight with Quick Mount Extended Arm (lbs.)	EPA with Quick Mount Extended Arm (Sq. Ft.)
1-4	33	0.96	35	1.11	38	1.11
5-6	44	1.00	46	1.11	49	1.11
7-8	54	1.07	56	1.11	--	--
9-10	63	1.12	--	--	--	--

Optical Distributions



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray

assembly for ease of maintenance

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table

- Mast arm (MA) factory installed

- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



View GLEON IES files

Nominal Power Lumens (1.2A)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Attachment: mcgraw-gleon-galleon-spec (App #2021-5511, Taylor Road (PID 013-027414), Mark Larrimer)

Nominal Power Lumens (1A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SL/SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Attachment: mcgraw-gleon-galleon-spec (App #2021-5511, Taylor Road (PID 013-027414), Mark Larrimer)

Nominal Power Lumens (800mA)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SL/SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Attachment: mcgraw-gleon-galleon-spec (App #2021-5511, Taylor Road (PID 013-027414), Mark Larrimer)

Nominal Power Lumens (600mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Attachment: mcgraw-gleon-galleon-spec (App #2021-5511, Taylor Road (PID 013-027414), Mark Larrimer)

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

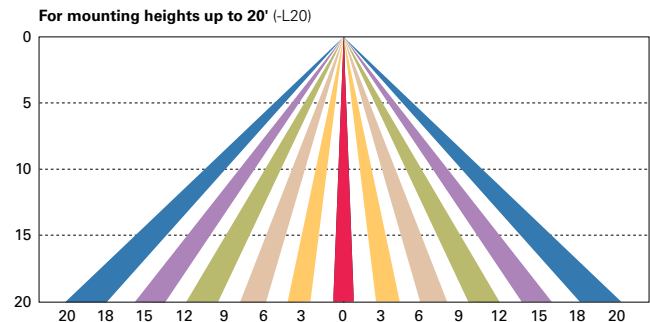
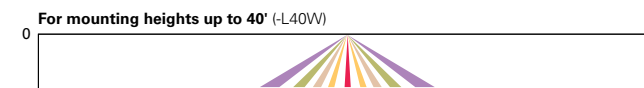
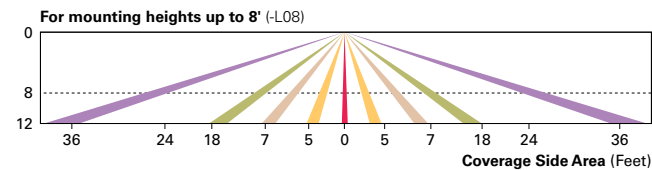
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

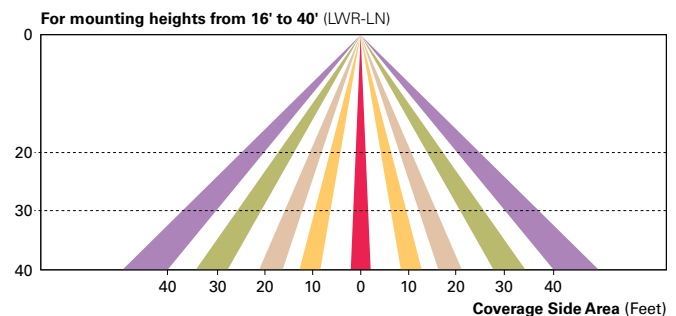
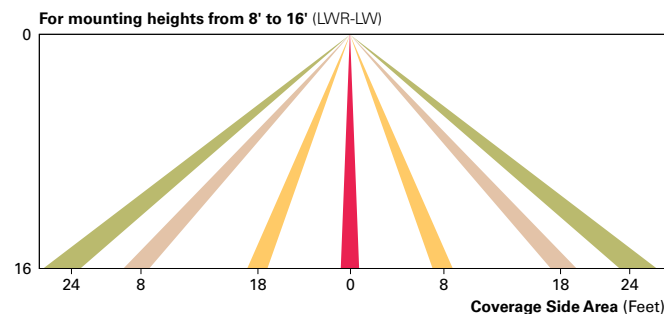
Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 26, 2021

To: Mr. Andrew Bowsher, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: West Licking Fire District Station 404

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the West Licking Fire District Station 404 project. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The proposed fire station will have two access points on the west side of Taylor Road. One will be a 24-ft wide access for typical vehicles (cars, truck, etc.) and the other will be a 48' wide access for emergency vehicles. The drive approaches will need to meet the City of Reynoldsburg standard drawing R-11. While the maximum width on the standard drawing is 35-ft, the City will support a variance given the use of the facility.
2. The station will contain approximately 35 standard parking spaces, including ADA spaces. However, only one ADA space is shown and ADA requires 2 spaces when the total amount of spaces is between 26 and 50 spaces.
3. A pavement legend and locations are shown on the plan but pavement sections have not been provided. Please provide the sections for the various pavement types with the PGU.
4. Detectable warnings will be required where the sidewalk crosses the proposed driveways.
5. The existing sidewalk along the frontage is currently 4-ft wide. We recommend the walk be replaced with 5-ft walk along the frontage.

UTILITIES

6. Water Demand – A Facility Demand Worksheet was not provided.
7. Sewer Demand – A Facility Demand Worksheet was not provided.
8. The sewer service is proposed to be provided via a service lateral of approximately 470-ft in length. The service will connect to an existing 8" sewer located on the west side of Robbins Loop Drive. The service must be run at a minimum 2.08 % slope and cleanouts must be provided every 100-ft.
 - a. Given the long length of service, it appears the service will be approximately 3-4-ft deep at the building entrance, but this will need to be confirmed with PGU.
 - b. The service lateral will cross an existing swale located to the southwest of the proposed site. It appears the lateral would have little to no cover when crossing the swale. Please evaluate and show sufficient information on PGU.
 - c. Will the service lateral be bored under Robbins Loop Drive?
9. A private water service is being shown from the existing 20-in watermain located on the west side of Taylor Road. Please coordinate with the Water Department to determine if the private service

may be connected directly to the 20-in watermain, or if it should connect further south to the 12-in watermain, just south of the existing water manhole.

10. An existing fire hydrant is located within the footprint of the proposed north access drive. A relocation must be shown on the PGU, per City standard drawings.
11. Please label all existing and proposed utility sizes on future submissions.
12. Please note that any environmental permitting will be required prior to construction. Please include any environmental documentation (Preliminary Investigation, Jurisdictional Determination, etc.) and/or any correspondence with review agencies (OEPA, USACE) with PGU submission (if applicable).
13. For lighting, the project is proposing a combination of building mounted wall packs and site light posts. Lights appear to be LED and the photometrics are acceptable. Please coordinate with the City to determine an acceptable light post color and/or style.

STORMWATER

14. A stormwater basin is proposed on the west side of the project site. Based on the existing topography, this location should be adequate. The basin and the storm sewer system must meet the requirements of the City's Stormwater Design Manual. Please submit storm sewer calculations and a stormwater management report with the PGU.
15. The basin will discharge to the existing swale(s) located within this parcel and generally behind the existing subdivision lots. Given that this swale passes through residential lots to the west of the site, a hydraulic study may be required to show that flow from the basin will not have an adverse impact to the homes downstream. This will be further discussed at time of PGU.
16. Show flood routing arrows and normal pool elevations for the detention ponds on future submittals.
17. An existing 18-in storm sewer drains water from Taylor Road and areas east of the road and outlets in the aforementioned swale system. As shown on the plan, this pipe will be under the proposed pavement and will cross the proposed storm sewer system. Will the elevations of the existing and proposed pipes be able to cross? We recommend redirecting the existing 18-in pipe around the proposed parking lot, or into the proposed storm sewer system/stormwater basin.

DETAILS / SPECIFICATIONS

18. Please label the setbacks on the plan and in future submissions.
19. The parcel is owned by the City of Reynoldsburg. Will there be a lot split?
 - a. If so, the sewer service lateral may need to be within an easement where outside of the future parcel to be owned by the Fire District.
20. Where applicable, refer to Reynoldsburg Standard Construction Drawings.
21. On future landscape submission, please show the proposed utilities so a conflict check can be completed.

October 27, 2021

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: West Licking Fire Station 404 – Major Site Plan #2021-5511 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**

- a. The property is located on the West side of Taylor Road SW (parcel ID #013-027414).
- b. The applicant, Mark Larrimer of Moody Engineering, is requesting Planning Commission approval of a Major Site Plan for the construction of the new West Licking Fire Station 404 on approximately 11.3 acres. The site is currently vacant.

2. **Zoning Review (Section 1103.25)**

- a. The property is within the Open Space (OS) Zone. 'Community Facility – Public Health Safety' is listed as a permitted use in OS.
- b. The proposed development complies with the OS Zone in terms of building height, lot coverage, and setback requirements.
- c. Staff is generally supportive of the proposed site layout. The City's Comprehensive Plan encourages pedestrian-friendly features for infill development such as walking paths and/or trail connectivity. The City would like to see planned connections to the proposed bike trail to the North, as well as a wider sidewalk along the front.
- d. The applicant has met the parking requirement. The required parking for the proposed use is 1 space for every 200 sf of gross floor area.
- e. Access to the site will be from two points along the west side of Taylor Road. Please see Engineer's report for further analysis.
- f. The applicant has submitted a landscape concept plan that meets code requirements, including preservation of existing trees throughout the

property. Provision of street trees along Taylor Road should also be addressed. A tree survey will be conducted during the engineering phase of the project.

- g. To address surface water drainage, the proposal also calls for a stormwater detention basin along the rear of the structure. Please see Engineer's report for further analysis.
 - h. Separate zoning sign permits will need to be submitted for all site signage.
3. **Staff Recommendation**
- a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Please contact the Development Department with any questions or comments.



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received

OCT 14 2021

Reynoldsburg Building Division

App./Case#: 2021-5503
Date Submitted: 10/15/21
Fee Amount: \$500.00

☒ Paid: CK

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address: 755 S. Waggoner Road			FOR DISTRICT CHANGE ONLY	
Description of Location: West side of Waggoner Road, approx. 700' south of Amelia Drive and 1 mile north of E Main St			Proposed Zoning:	
Parcel ID#(s): 263-001065			Size of Area to be Rezoned:	
Number of Lots: 1	Present Zoning: (Township)	Present Use: One-family dwelling, unplatted lot	Existing Structures:	
Complete Where Applicable:				
Engineer/Surveyor: <u>Advanced Civil Design, Inc.</u>				
Builder/Developer: <u>HCD LLC</u>				

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Havens Corner & Dixon LLC	Property Owner Address(s): 755 Waggoner Road, Reynoldsburg, Ohio 43068
---	---

III. APPLICANT INFORMATION

Applicant Name: David Hodge	Applicant Address: 8000 Walton Pkwy #260 New Albany OH 43054
Applicant Phone Number: 614-306-4649	Applicant Email: david@uhlfirm.com
☐ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer

PROJECT INFORMATION

☐ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)	☐ Amendment of Development Plan or Text (\$500)	☒ Major Site Plan (\$500)
Description of Project: <u>Annexing an unplatted lot from Truro Township into the City of Reynoldsburg and platting 26 detached-home lots along with approx. 970' of public road</u>		
<u>Annexing an unplatted lot from Truro Township into the City of Reynoldsburg and platting 26 detached-home lots along with approx. 970' of public road</u>		

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

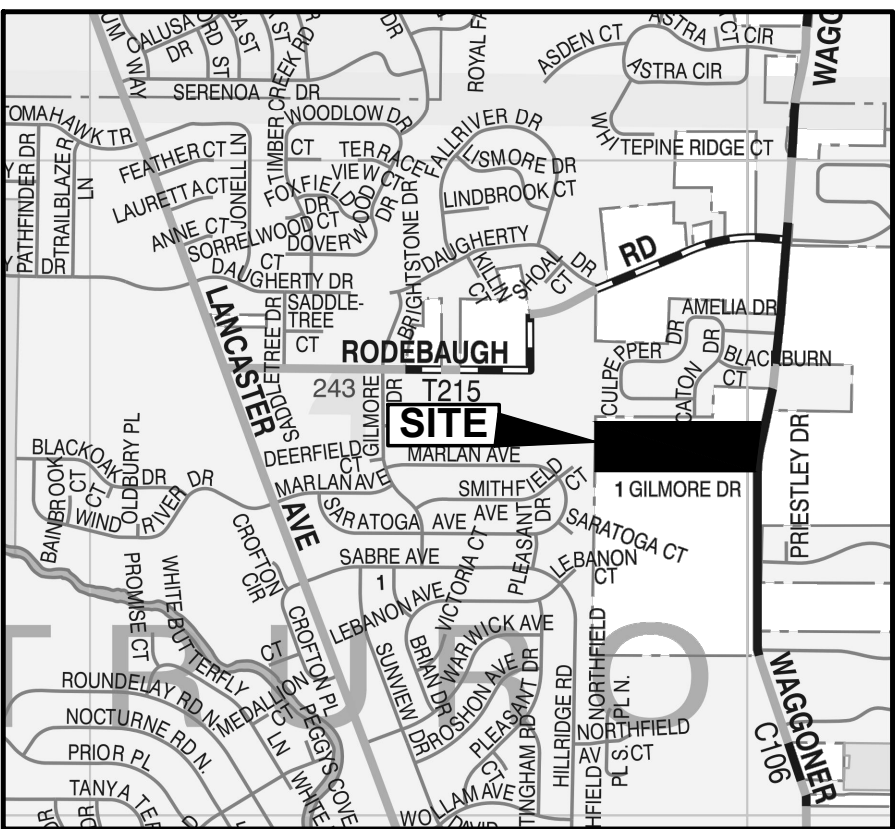
Applicant Signature: [Signature] Date: 10/14/21
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:	Zoning Information	Planning Com. Meeting	City Council Meeting
	☐ Historic District	Date: <u>11/4/2021</u>	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
	<u>SP</u>	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	Add'l Approvals Req'd	☐ Tabled	☐ Tabled
	☐ BZBA	☐ Denied	☐ Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	

Attachment: App #2021-5503 (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

MAJOR SITE PLAN FOR BROOKSIDE RIDGE 2021



VICINITY MAP
SCALE: NTS

APPLICANT
HAVENS CORNER & DIXON LLC
1301 RESEARCH ROAD
GAHANNA, OH 43230
(614) 861-2224

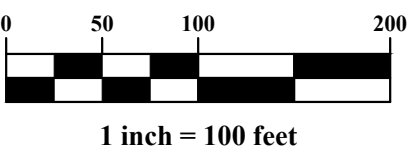
ENGINEER
ADVANCED CIVIL DESIGN LLC
781 SCIENCE BLVD., SUITE 100
GAHANNA, OH 43230
(614) 428-7750

LANDSCAPE ARCHITECT
G2 PLANNING + DESIGN
720 E BROAD ST., SUITE 200
COLUMBUS, OH 43215
(614) 583-9230

INDEX OF DRAWINGS

Sheet Title	Sheet Number
Title Sheet	1
Existing Conditions	2
Preliminary Site and Utility Plan	3

GRAPHIC SCALE



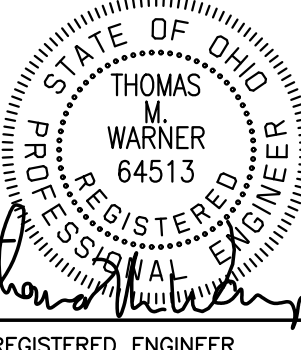
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLANS PREPARED BY:

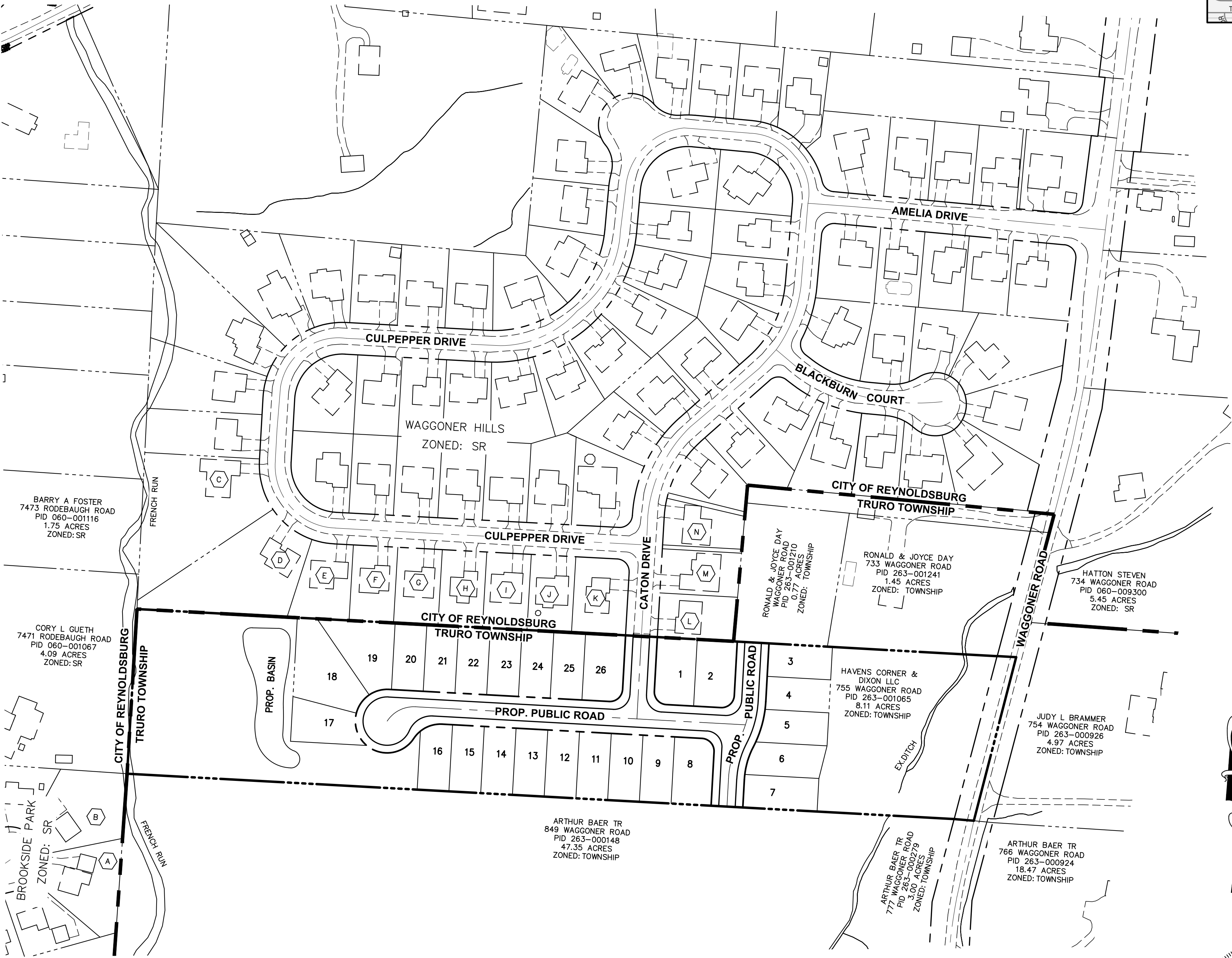
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

64513

NUMBER



REGISTERED ENGINEER



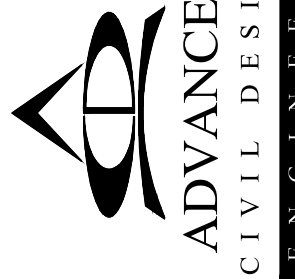
INDEX MAP

SCALE: 1"=100'

OWNERSHIP INFORMATION

A BRADEN R THOMAS 7494 SMITHFIELD CT PN: 060-001592	H CHADWELL G BRADLEY 693 CULPEPPER DR PN: 060-007961
B BIGHAM KEVIN L 7492 SMITHFIELD CT PN: 060-001593	I TANCEVSKI NIKOLA 697 CULPEPPER DR PN: 060-007960
C OSBORN RANDY R 681 CULPEPPER DR PN: 060-007966	J JOLLY EDWIN D 701 CULPEPPER DR PN: 060-007959
D OXENREIDER JEFFREY A 685 CULPEPPER DR PN: 060-007965	K LOGAN GERALD 709 CATON DRPN: 060-007803
E KAFLE BHAKTA B 687 CULPEPPER DR PN: 060-007964	L MARRISON-KOZNESOFF LORI E 708 CATON DR PN: 060-007802
F YOUNG GREGORY R 689 CULPEPPER DR PN: 060-007963	M DERUSHA LAWRENCE J 700 CATON DR PN: 060-007801
G LEE DAVID W 691 CULPEPPER DR PN: 060-007962	N ROBINSON ROBIN 692 CATON DR PN: 060-007799

PLAN PREPARED BY:



HAVENS CORNER
& DIXON LLC
1301 RESEARCH ROAD
GAHANNA, OH 43230
(614) 861-2224

TRURO TOWNSHIP / CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO

MAJOR SITE PLAN
FOR
BROOKSIDE RIDGE

TITLE SHEET

Issue Dates:

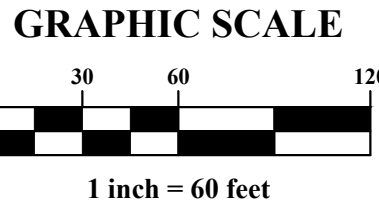
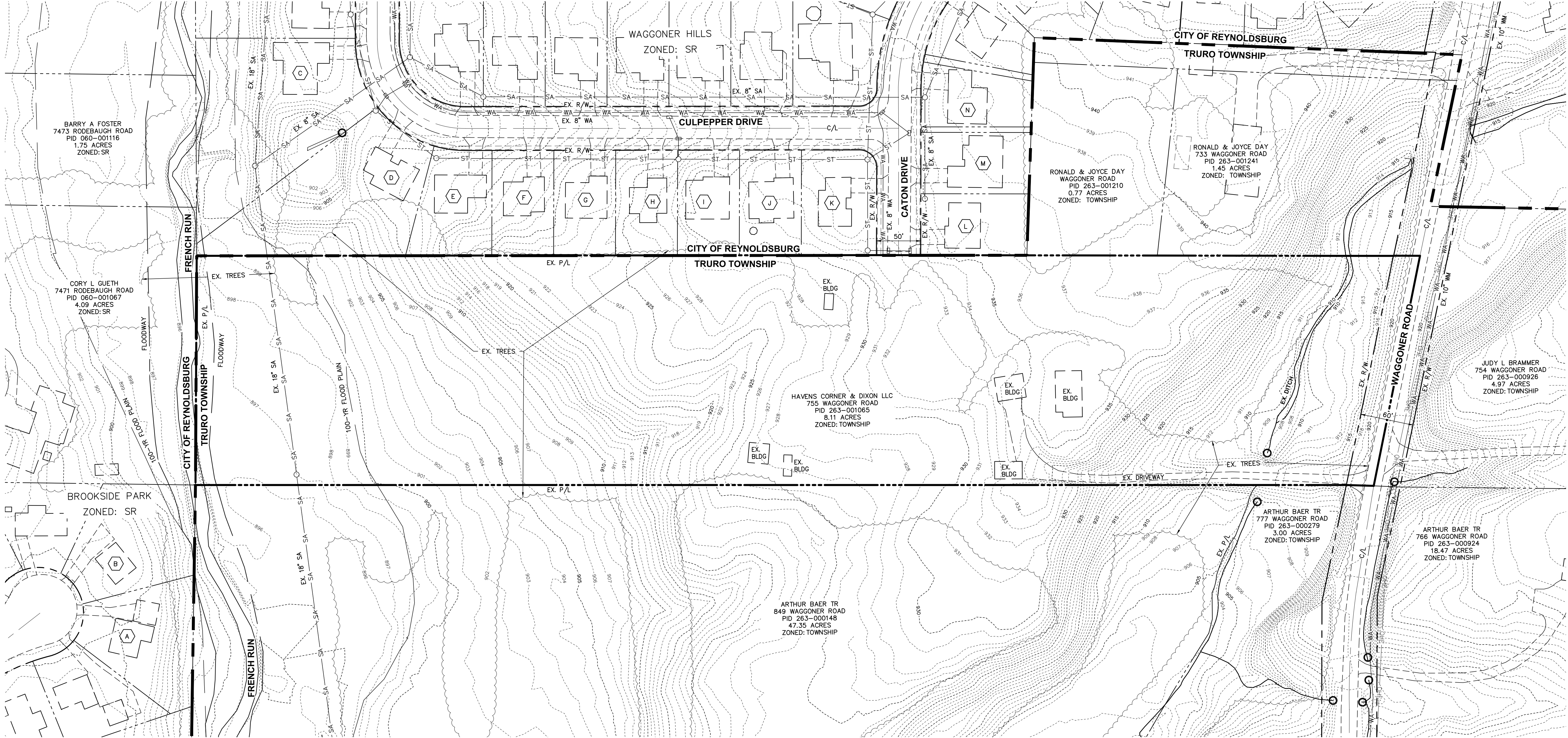
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Drawn By: MSK
Checked By: TMW

Project Number:
21-0002-1097

Drawing Number:
1 / 3

Z:\21-0002-1097\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Existing conditions.dwg Existing Conditions Oct 14, 2021 - 1:57:33pm bshuman



OWNERSHIP INFORMATION

A	BRADEN R THOMAS 7494 SMITHFIELD CT PN: 060-001592	H	CHADWELL G BRADLEY 693 CULPEPPER DR PN: 060-007961
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E	KAFLE BHAKTA B 687 CULPEPPER DR PN: 060-007964	L	MATTISON-KOZNESOFF LORI E 708 CATON DR PN: 060-007802
F	YOUNG GREGORY R 689 CULPEPPER DR PN: 060-007963	M	DERUSHA LAWRENCE J 700 CATON DR PN: 060-007801
G	LEE DAVID W 691 CULPEPPER DR PN: 060-007962	N	ROBINSON ROBIN 692 CATON DR PN: 060-007799

LEGEND

-----1024-----	EXISTING CONTOUR
-----OHE-----	EXISTING OVER HEAD ELECTRIC
-----WA-----	EXISTING WATER
-----SA-----	EXISTING SANITARY
-----ST-----	EXISTING STORM
-----	EXISTING PROPERTY LINE
-----	EXISTING BUILDING
-----	EXISTING DRIVE/PARKING
-----	EXISTING RIGHT-OF-WAY
-----	EXISTING DITCH/STREAM
-----	EXISTING POWER POLE

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
HAVENS CORNER
& DIXON LLC
1301 RESEARCH ROAD
GAHANNA, OH 43230

TRURO TOWNSHIP / CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO

MAJOR SITE PLAN
FOR
BROOKSIDE RIDGE

EXISTING CONDITIONS

Issue Dates:

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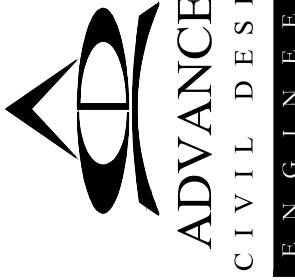
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Project Number:
21-0002-1097

Drawing Number:
2 / 3

Attachment: Brookside Ridge, Major Site Plan, 2021-10-14 (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

Packet Pg. 72



761 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED BY:

HAVENS CORNER
& DIXON LLC

1301 RESEARCH ROAD
GAHANNA, OH 43230

PLAN PREPARED FOR:

TRURO TOWNSHIP / CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO

MAJOR SITE PLAN
FOR
BROOKSIDE RIDGE

PRELIMINARY SITE & UTILITY PLAN

Attachment: Brookside Ridge, Major Site Plan, 2021-10-14 (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

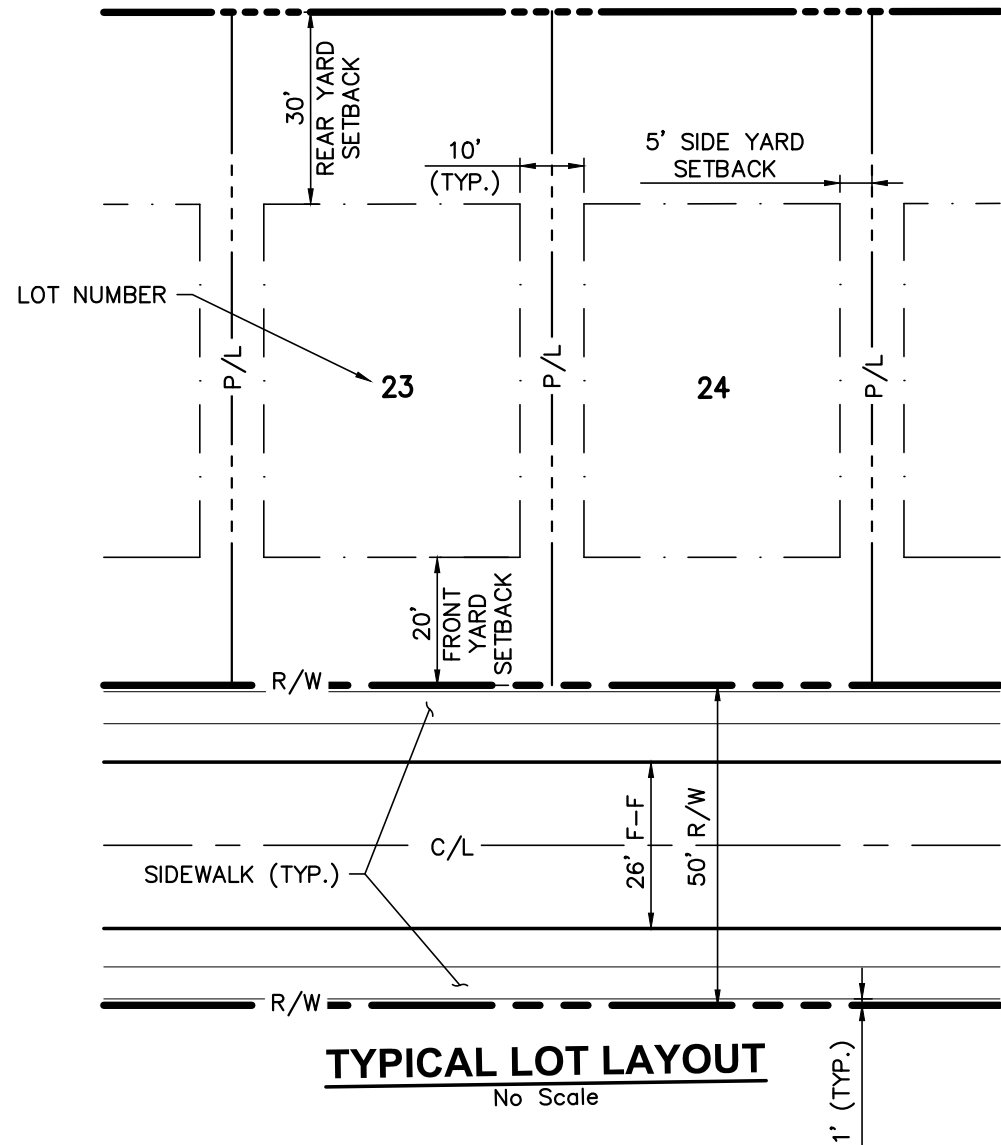
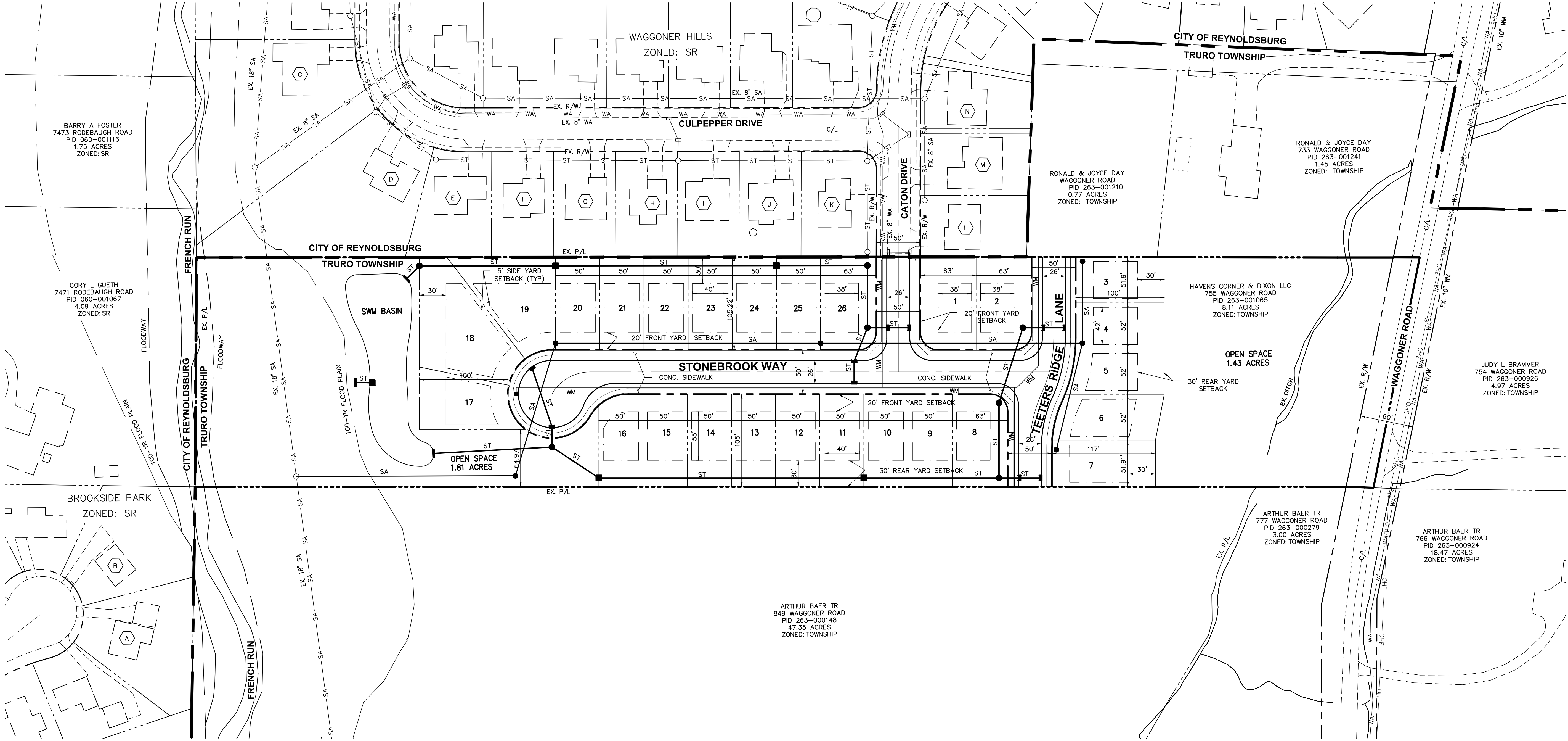
Issue Dates:

Date: 10/14/2021
Scale: 1" = 60'

Drawn By: MSK
Checked By: TMW

Project Number:
21-0002-1097

Drawing Number:
3 / 3



OWNERSHIP INFORMATION

- | | | | |
|---|--|---|--|
| A | BRADEN R THOMAS
7494 SMITHFIELD CT
PN: 060-001592 | H | CHADWELL G BRADLEY
693 CULPEPPER DR
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PN: 060-007959 |
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PN: 060-007964 | L | MATTISON-KOZNEOFF LORI E
708 CATON DR
PN: 060-007802 |
| F | YOUNG GREGORY R
689 CULPEPPER DR
PN: 060-007963 | M | DERUSHA LAWRENCE J
700 CATON DR
PN: 060-007801 |
| G | LEE DAVID W
691 CULPEPPER DR
PN: 060-007962 | N | ROBINSON ROBIN
692 CATON DR
PN: 060-007799 |

SITE DATA TABLE:

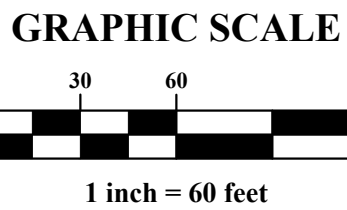
ZONING: SUBURBAN RESIDENTIAL
ZONING ADDRESS: 755 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

SITE AREA:
GROSS AREA = 8.11 AC TOTAL

LAND AREA = 8.11 ACRES
LOTS = 25 SF LOTS (3.08 LOTS/ACRE)
OPEN SPACE = 3.24 ACRES (40.0%)

LEGEND

- | | |
|-----|-----------------------------|
| ST | PROPOSED STORM SEWER |
| ST | EXISTING STORM SEWER |
| SA | PROPOSED SANITARY SEWER |
| SA | EXISTING SANITARY SEWER |
| WM | PROPOSED WATER MAIN |
| WA | EXISTING WATER MAIN |
| G | EXISTING GAS MAIN |
| OHE | EXISTING OVER HEAD ELECTRIC |



3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 9,100 gpd
- b. How much pressure is required? 20 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 56,900 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

245 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>20</u> AM	<u>19</u> AM	<u>7</u> AM
<u>26</u> PM	<u>26</u> PM	<u>5</u> PM

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

X No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

_____ There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

_____ There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

X There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

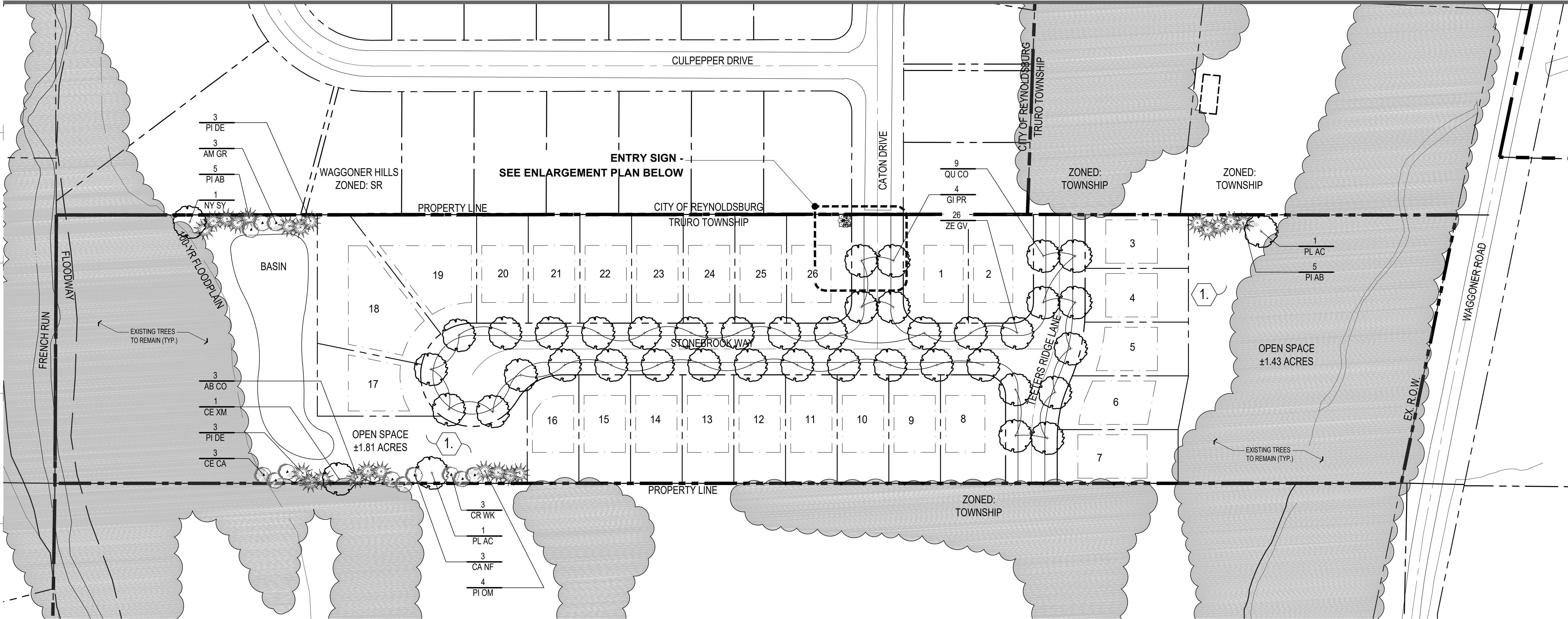
- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Applicant's Signature

Date

- BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY:
- ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PH: 614.428.7750
2. BENCHMARKS - SEE ENGINEERS PLANS FOR BENCHMARKS.
3. CONTRACTOR SHALL VERIFY GRADES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. MAXIMUM SLOPE SHALL BE 4:1.
5. THE CONTRACTOR SHALL USE THE LAYOUT AND MATERIALS PLAN FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.
6. WHERE PROPOSED GRADING MEETS EXISTING, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
8. ALL GRADES SHOWN ARE FINISHED TOPSOIL GRADES, AND HAVE BEEN ADJUSTED TO ACCOUNT FOR SOD AND MULCH PROFILES
9. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN SHALL BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. SEE REPORT OF SUBSURFACE EXPLORATION AND FOUNDATION RECOMMENDATIONS IF AVAILABLE FOR ADDITIONAL REQUIREMENTS OF GRADING OPERATIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INLET PROTECTION FOR ALL DRAIN LINES WITHIN THE LIMITS OF GRADING. SEE GRADING SHEET FOR MORE INFORMATION.
13. ALL AREAS DISTURBED BY GRADING OPERATIONS OUTSIDE BUILDING AND PAVEMENT AREAS ARE TO BE FINE GRADED AND SEEDED OR SODDED BY LANDSCAPE CONTRACTOR. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

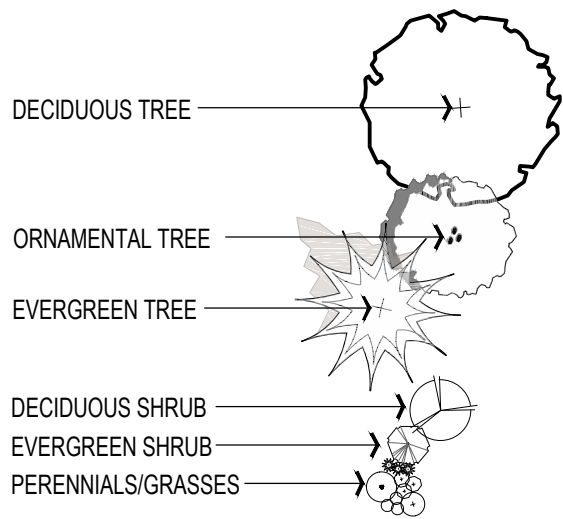


SITE LANDSCAPE PLAN

PLANT LIST (Contractor is responsible for all plant material shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
4	GI PR	Ginkgo biloba 'Princeton Sentry'	2" CAL.	B&B	AS SHOWN	Match Form
1	CE XM	Celtis xMagnifica'	2" CAL.	B&B	AS SHOWN	Match Form
1	NY SY	Nyssa sylvatica 'Wildfire'	2" CAL.	B&B	AS SHOWN	Match Form
2	PL AC	Platanus x acerifolia 'Bloodgood'	2" CAL.	B&B	AS SHOWN	Match Form
9	QU CO	Quercus coccinea	2" CAL.	B&B	AS SHOWN	Match Form
27	ZE GV	Zelkova serrata 'Green Vase'	2" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES						
3	AB CO	Abies concolor	6' HT.	B&B	PER PLAN	2" CAL.
10	PI AB	Picea abies	6' HT.	B&B	PER PLAN	2" CAL.
6	PI DE	Picea glauca 'Densa'	6' HT.	B&B	PER PLAN	2" CAL.
4	PI OM	Picea omorika	6' HT.	B&B	PER PLAN	2" CAL.
SMALL / ORNAMENTAL TREES						
3	AM GR	Amelanchier xgrandiflora 'Autumn Brilliance'	1.5" CAL.	B&B	AS SHOWN	Match Form
3	CA NF	Carpinus caroliniana 'Native Flame'	1.5" CAL.	B&B	AS SHOWN	Match Form
3	CE CA	Cercis canadensis	1.5" CAL.	B&B	AS SHOWN	Match Form
3	CR WK	Crataegus viridis 'Winter King'	1.5" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN SHRUBS						
6	BU GV	Buxus x'Green Velvet'	24" HT.	B&B	PER PLAN	
3	JU GG	Juniperus virginiana 'Greguard'	24" SPRD.	B&B	PER PLAN	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
12	HE ST	Hemerocallis 'Stella d'Oro'	-	#1 Cont.	Plant @ 15" O.C.	
3	MI GR	Miscanthus sinensis 'Gracillimus'	-	#3 Cont.	Plant @ 42" O.C.	

PLANT SYMBOL KEY



PLANT LABEL KEY

$$\frac{1}{XX\ XX} \left(\frac{QUANTITY}{CODE} \right)$$

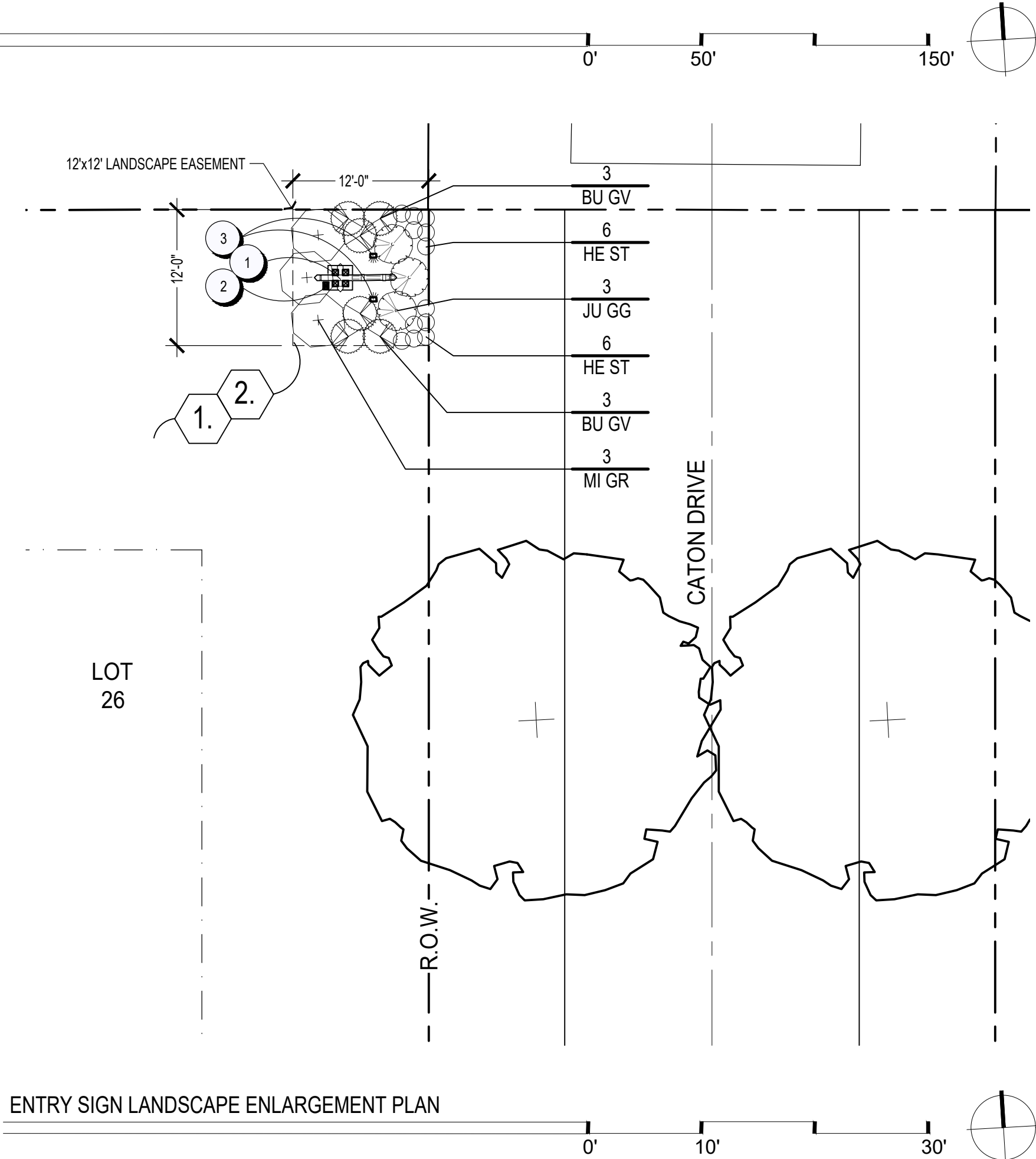
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	ENTRY SIGN	E L3.00	SEE DETAIL 'F', SHEET L3.00 FOR MORE INFORMATION
2	SIGN UPLIGHT	G L3.00	FX LUMINAIRE UPLIGHT PB-3LED-BZ OR OWNER-APPROVED
3	LV TRANSFORMER	F L3.00	FX LUMINAIRE LX TRANSFORMER 150W - PAINTABLE GREY FINISH WITH PHOTOCELL. PROVIDE GFCI OUTLET AND SLEEVING FOR LV WIRING PER CURRENT NEC CODE.

EACH LOT TYPICAL LANDSCAPE PLAN TO INCLUDE 1/2" IN TREE TRUNK CALIPER FOR EVERY 3,000 SQ. FT. OF LOT SIZE O.F.T., WITH A MINIMUM OF 2" OF TOTAL TRUNK DIAMETER PER LOT. (PER REYNOLDSBURG CODE SECTION 1105.07 H. i . 1.)



ENTRY SIGN LANDSCAPE ENLARGEMENT PLAN

PROJECT FOR:

HCD LLC

G2 PLANNING + DESIGN
720 E. BROAD STREET, SUITE 200
COLUMBUS, OH 43215

SEAL

CHECK SET

Not For Construction

DESIGN TEAM

Civil Engineer

Advanced Civil Design
781 Science Blvd. Suite 100
Gahanna, Ohio 43230
p 614.428.7750

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

Brookside Ridge
755 Waggoner Road
Truro Township, Ohio 43068

REVISIONS

date issued

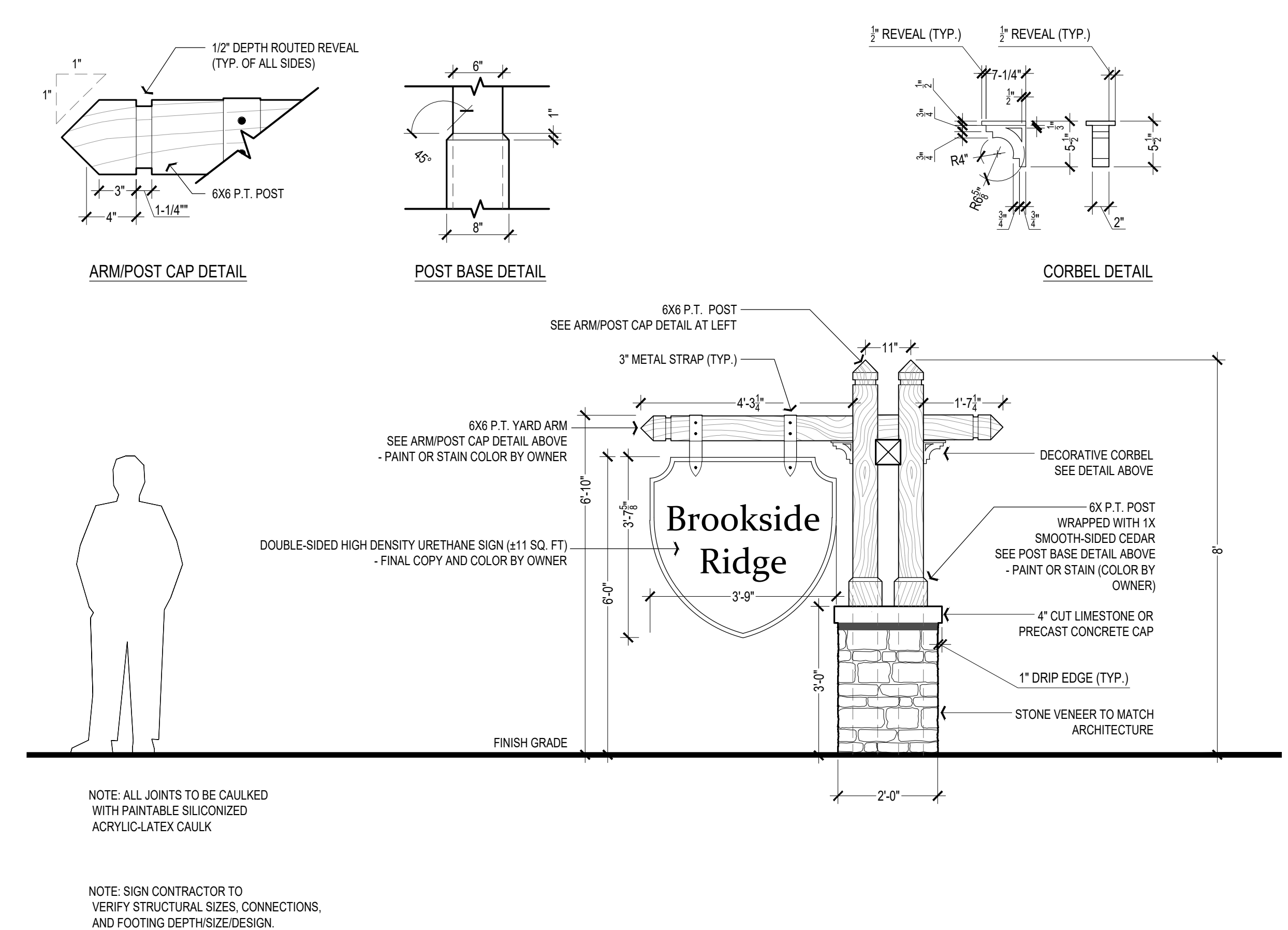
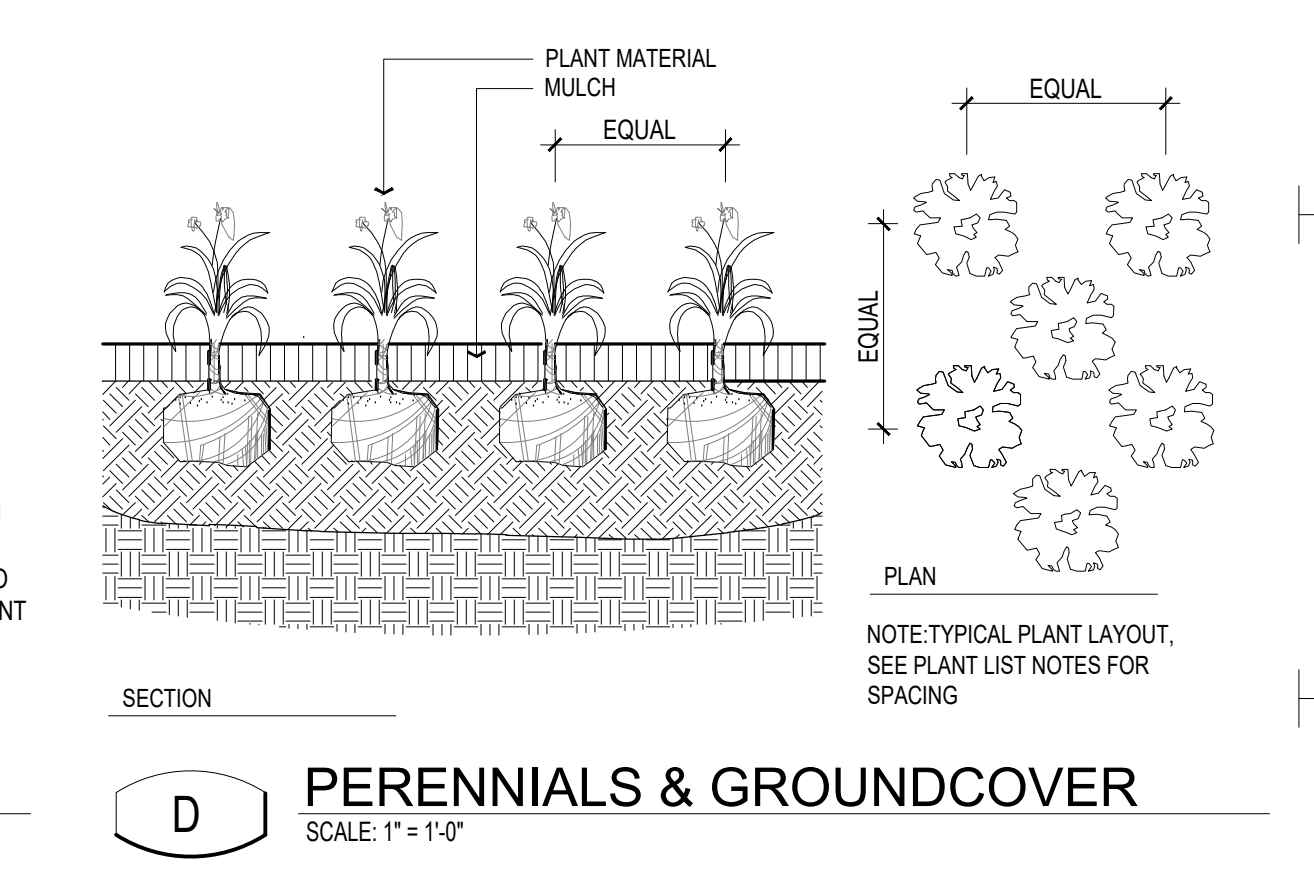
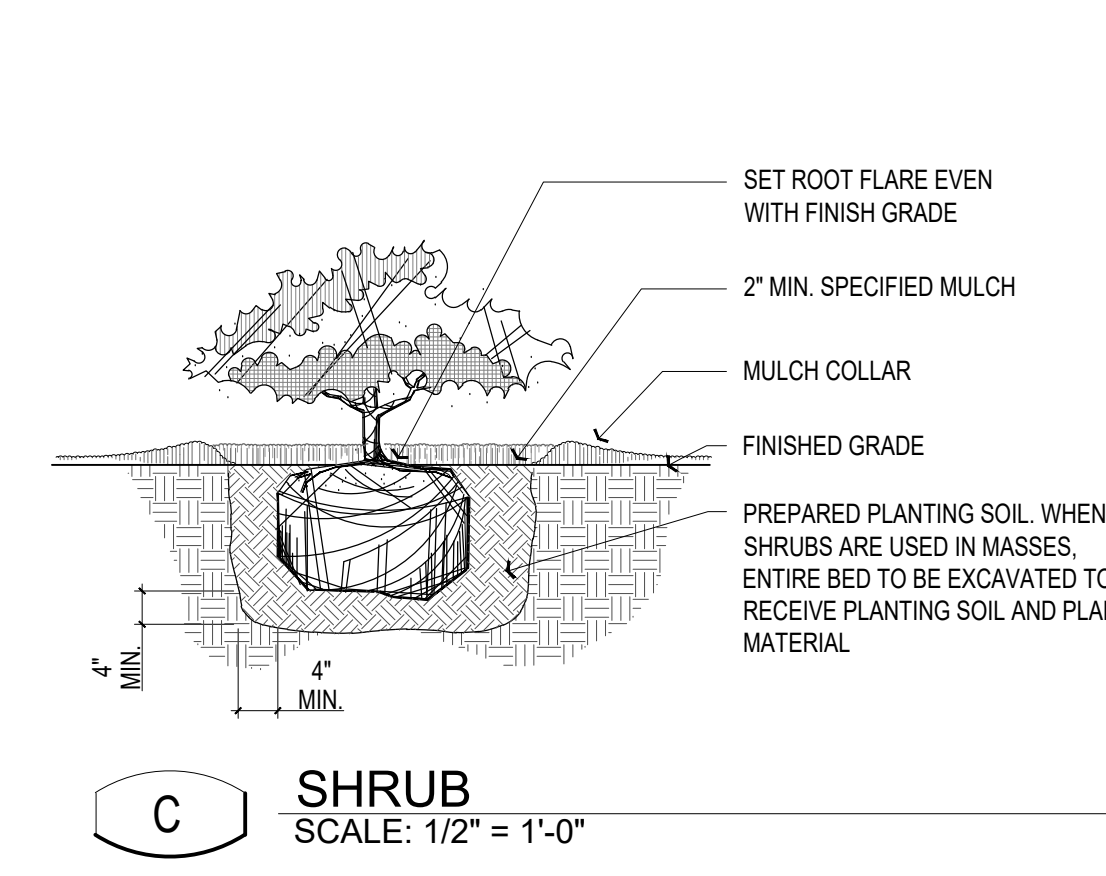
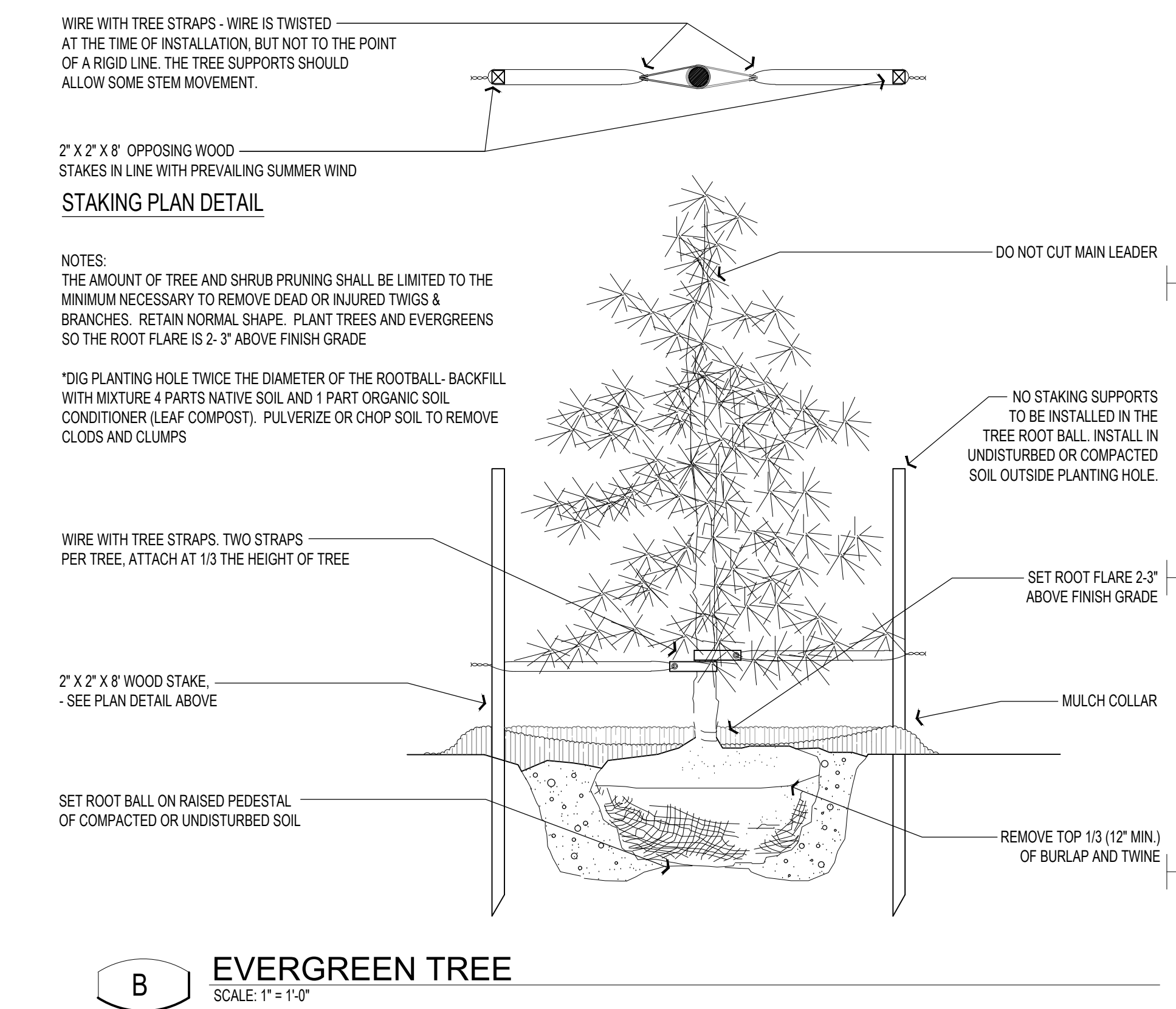
1	XXXXXX	NOTES
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drawn by: PEM
issue date: 10.14.21
checked by: GS
PROJECT NO.: 21076

SITE LANDSCAPE PLAN

L1.00

Z: G2 Planning and Design\G2 Projects\ACD Design-Build\765 Waggoner Road\CAD\21076_755 Waggoner Road_Landg Oct 14, 2021 - 12:13pm\pmorehead



FXLuminaire

Lighting Controller

The LX Transformer is the industry's first fully digital lighting control transformer. The integrated LCD screen provides current time, photocell, function, and line output readouts. Since its digital display is backlit, adjustments can easily be made 24 hours a day. And with flexible scheduling options and real-time status readouts, the LX provides the ultimate in system reliability and efficiency.

LX: Transformer

MODELS:	150 or 300 Watt
FINISHES:	Stainless Steel or Matte Gray Powder Coat
ACCESSORY:	26" Remote Mount Photocell
DEPTH:	5.04" / 128.02 cm
WIDTH:	7.14" / 181.41 cm
HEIGHT:	11.41" / 289.43 cm

Learn more about FX Luminaire lighting control. Visit: fxl.com

760.744.5240

F FX TRANSFORMER (OR OWNER-APPROVED)

FXLuminaire

Accent Lights

The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light

NUMBER OF LEDS:	1	3	ZDC
HALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V
VA TOTAL:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	34	39	37
TOTAL LUMENS:	67	160	122
CRI (Ra):	83	82	83
CRI (Ra) (CENTER BEAM CANDLE POWER):	37	93	122
CCT			
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4500K	4500K	N/A
BLUE FILTER	5200K	5200K	N/A

* (Use this number to size the transformer)

8" / 20.32 cm

6.7" / 17.02 cm

2.7" x 3.8 cm

6" / 15.24 cm

G SIGN UPLIGHT (OR OWNER-APPROVED)

LANDSCAPE LIGHTING

A Hunter Industries Company

PROJECT FOR:

HCD LLC

G2 PLANNING + DESIGN
720 E. BROAD STREET, STE. 200
COLUMBUS, OH 43215

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer
Advanced Civil Design
781 Science Blvd. Suite 100
Gahanna, Ohio 43230
p 614.428.7750

Landscape Architect
G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

Brookside Ridge
755 Waggoner Road
Truro Township, Ohio 43068

REVISIONS

date	issued
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△	
1	XX.XX.XXXX NOTES

drawn by: PEM
issue date: 10.14.21

checked by: GS
PROJECT NO.: 21076

LANDSCAPE DETAILS

L3.00

Attachment: 755 Waggoner Road LANDSCAPE SET_21.1014 (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

Packet Pg. 78



Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 26, 2021

To: Mr. Andrew Bowsher, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Brookside Ridge

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private major site plan for the Brookside Ridge project. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS

1. The proposed subdivision will connect to the Waggoner Hills subdivision by extension of Caton Drive to the south. The proposed 50-ft R/W and 26-ft pavement width being proposed match Caton Drive.
2. The proposed 50-ft R/W width for the two new public streets, Stonebrook Way and Teeter Ridge Lane, is sufficient for a residential road and sidewalks. Roadway typical section shall conform to Reynoldsburg Standard Drawing R-13. Teeters Ridge Lane will be stubbed to the north and south for potential future extensions.
3. The dead end (cul-de-sac) at the west end of Stonebrook Way is approximately 400-ft long and is acceptable, but should be verified with the fire department.
4. Proposed street names should be verified with the fire and building departments.
5. A traffic study is not required as less than 50 trips are expected in the peak hour.

UTILITIES

6. Water Demand – The Facility Demand Worksheet shows a need of 9,100-gpd at 20-psi. This site is located in the Waggoner Pressure District, which has a hydraulic grade line of 1112-ft +/- . The preliminary plan shows the highest existing ground elevation as 938 +/- . Pressure is not anticipated to be a concern.
7. The project will extend the existing 8" WM on Caton Drive through the site and provide stubs to the north and south on Teeters Ridge Lane for potential future extension.
8. Show hydrants and thrust blocks at the end of proposed water mains.
9. Sewer Demand – The Facility Demand Worksheet shows an average daily flow of 56,900 gpd, which correctly correlates to the size and type of development.
10. The proposed sanitary sewer will connect to an existing manhole located on the west side of the site. The existing sewer is an 18-inch sewer (Improvement 447/P1125/CC-6870) and should have capacity for this development. The sewer is shown being stubbed to the north to the Day property for potential extension in the future. The site to the south has access to the existing 18" sewer on the western side of the parcel.
11. The proposed sewer will need to be shown within an easement with minimum 20-ft width.
12. Submit sanitary calculations and tributary area map with the PGU.

13. Please note that any environmental permitting (if required) must be in place prior to construction. Please include any environmental documentation (Preliminary Investigation, Jurisdictional Determination, etc.) and/or any correspondence with review agencies (OEPA, USACE) with PGU submission (if applicable).
14. Lighting is not shown on the development plan, but is required on the public streets. Please show the light locations on the PGU. Lights shall be per current City of Reynoldsburg standard drawings.

STORMWATER

15. The project is proposing a stormwater basin located on the west side of the site adjacent to French Run. The area of the site being developed generally drains to the west, so the basin location should be adequate. The basin and the storm sewer system designs must meet requirements of the City's Stormwater Design Manual. Submit storm sewer calculations and a stormwater management report with the PGU.
16. If any fill needs to occur within the 100-year floodplain to facilitate site or basin construction, a Special Flood Hazard Permit Application will be required to be submitted.
17. Show flood routing arrows and normal pool elevations for the detention ponds on future submittals.

DETAILS / SPECIFICATIONS

18. Is the project site being annexed into Reynoldsburg. It is currently in Truro Township.
19. Where applicable, refer to Reynoldsburg Standard Construction Drawings.



DANVILLE

Maple Street Collection

D.3.f

welcome home. Approximately 1740 sq. ft.



URBAN MODERN

designed by: *FH*



COASTAL CLASSIC
(WITH OPTIONAL BRICK)

designed by: *FH*



MODERN FARMHOUSE
(WITH OPTIONAL BRICK & PORCH)

designed by: *FH*



URBAN MODERN
(WITH OPTIONAL BRICK)

designed by: *FH*

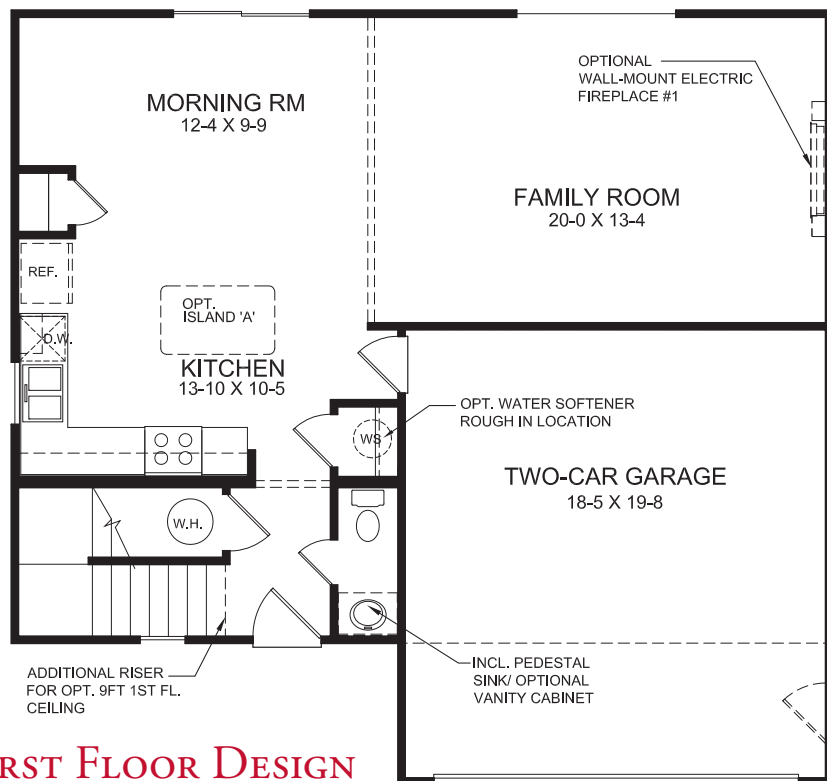
Attachment: 36-132 danville_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

Images & Options Available at fischerhomes.com

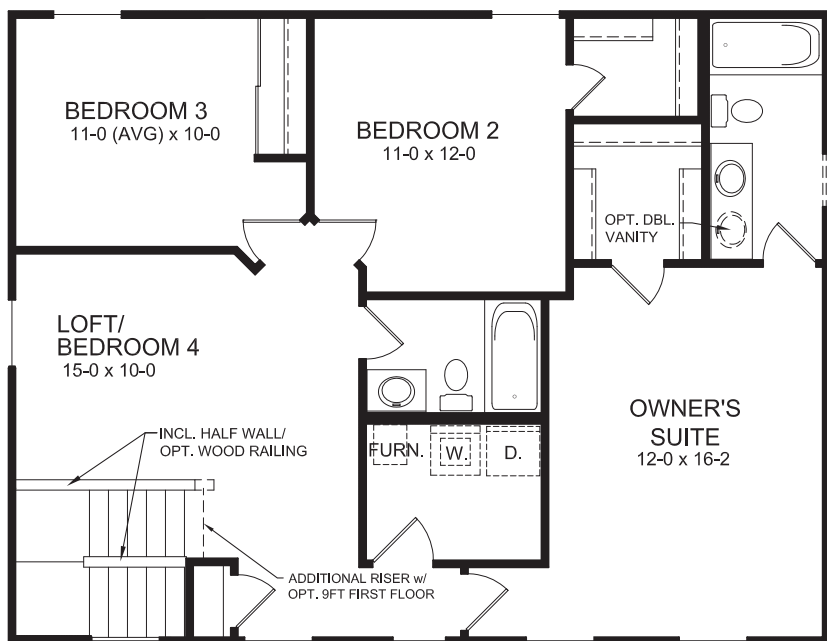
Our Plans Include You

welcome home.

Approximately 1740 sq. ft.



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Optional Bay Window in Kitchen Dining Area
- Optional Window and Door Configuration in Kitchen/Dining Area in Lieu of Sliding Glass Door
- Optional Island
- Optional Window Configuration in Family Room
- Optional Covered Porch on Exterior
- Optional Electric Fireplace
- Optional 4 ft x 16 ft Garage Expansion
- Two Car Garage

SECOND FLOOR FEATURES

- Three Bedrooms with Loft/ Optional Fourth Bedroom
- Second Floor Laundry
- Owner's Suite Includes Private Bath and Walk-In Closet
- Optional Window in Owner's Bath
- Optional 5 ft Shower in Lieu of Tub in Owner's Bath

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



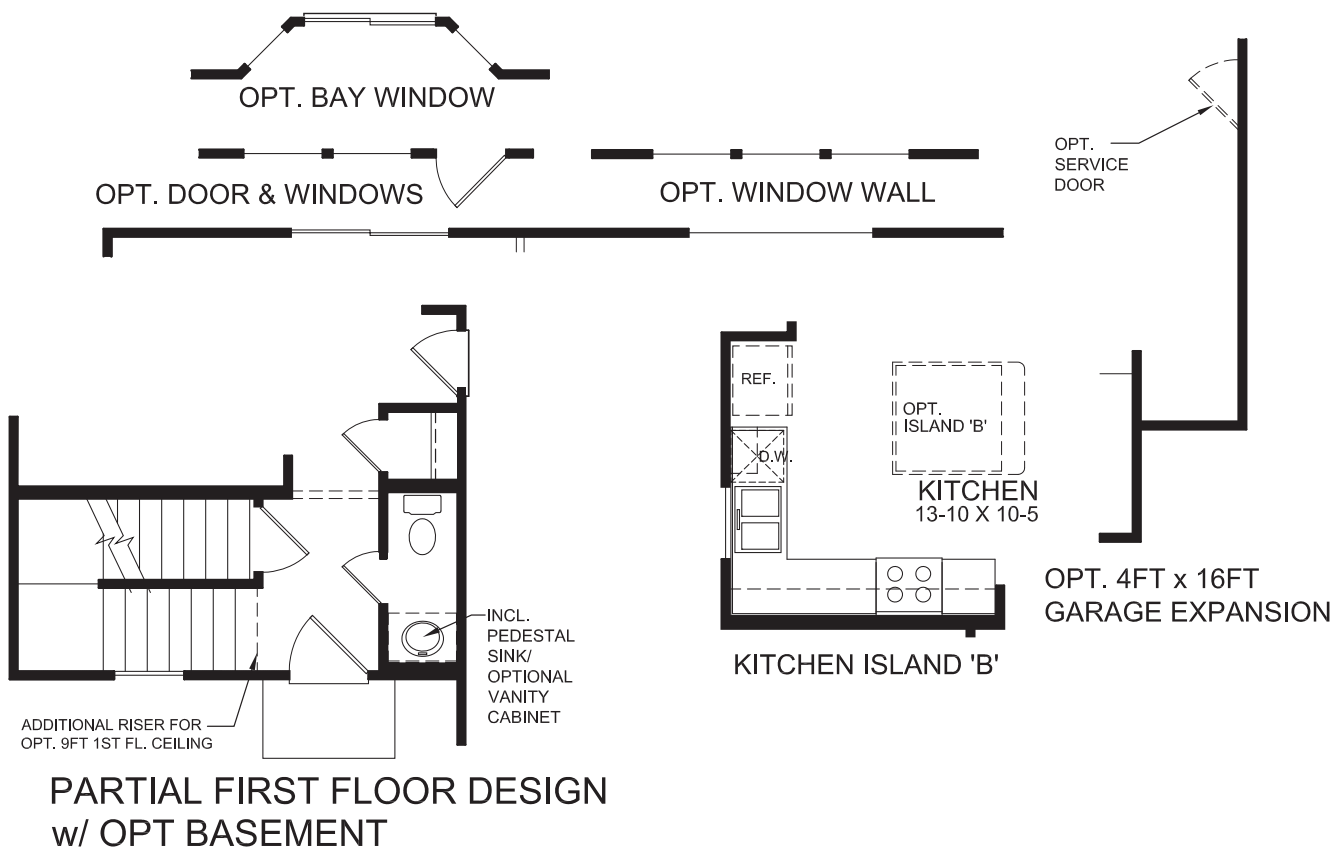
DANVILLE

Maple Street Collection

D.3.f

welcome home.

Approximately 1740 sq. ft.



FIRST FLOOR DESIGN OPTIONS



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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RVSD. 03/20
IM 03/20

Our Plans Include You

Packet Pg. 83

Attachment: 36-132_danville_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



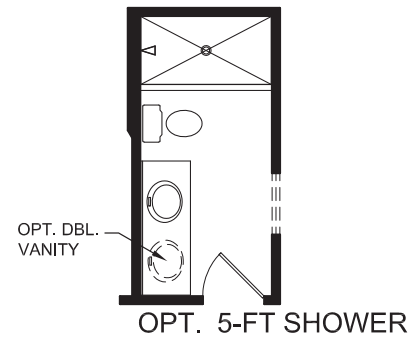
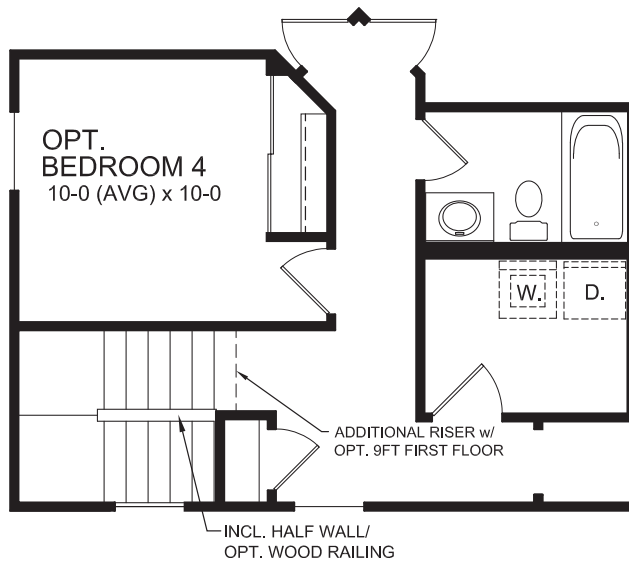
DANVILLE

Maple Street Collection

D.3.f

welcome home.

Approximately 1740 sq. ft.



OPTIONAL BEDROOM 4
IN LIEU OF LOFT
(SHOWN w/ OPT. BASEMENT)

SECOND FLOOR DESIGN OPTIONS



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RVSD. 03/;
IM 03/20

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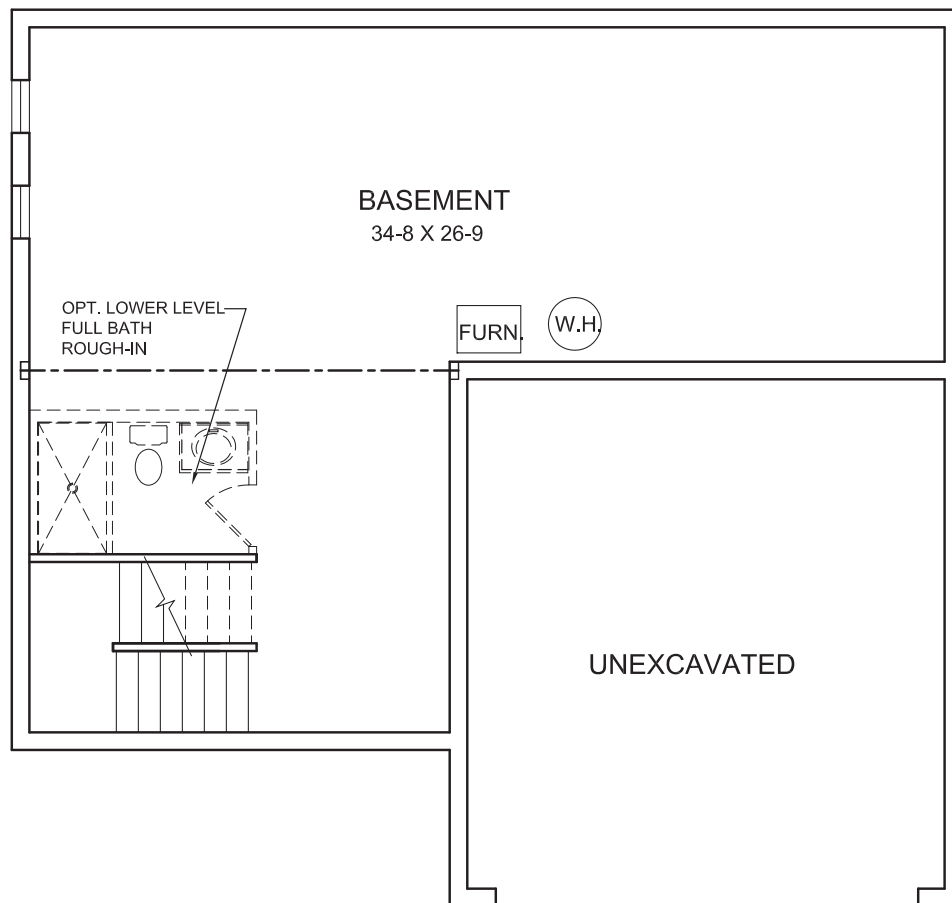
DANVILLE

Maple Street Collection

D.3.f

welcome home.

Approximately 1740 sq. ft.



OPTIONAL BASEMENT DESIGN

BASEMENT DESIGN



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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RVSD. 03/;
IM 03/20

Our Plans Include You

Packet Pg. 85

Attachment: 36-132_danville_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



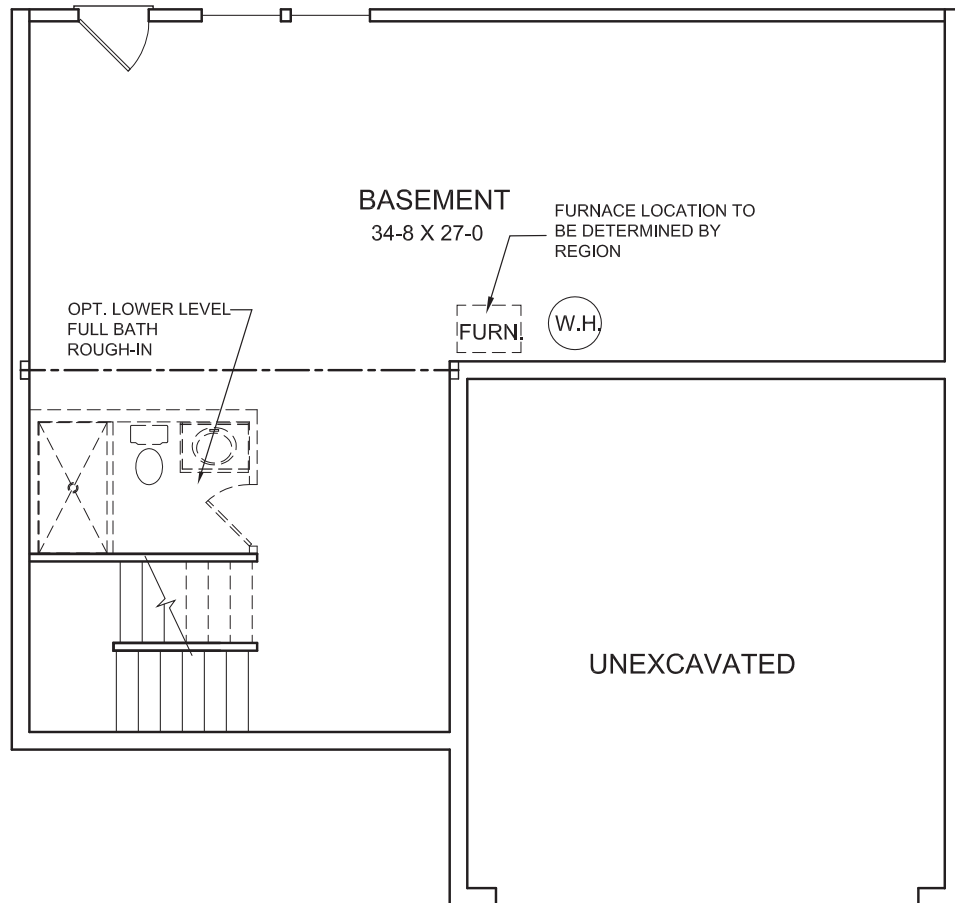
DANVILLE

Maple Street Collection

D.3.f

welcome home.

Approximately 1740 sq. ft.



OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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RVSD. 03/;
IM 03/20

Our Plans Include You

Packet Pg. 86

Attachment: 36-132_danville_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



D.3.g

WESLEY

Maple Street Collection

welcome home. Approximately 1842 sq. ft.



URBAN MODERN
(WITH OPTIONAL BRICK) *designed by:* 



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by: 



MODERN FARMHOUSE

designed by: 



WESTERN CRAFTSMAN
(WITH OPTIONAL PORCH)

designed by: 

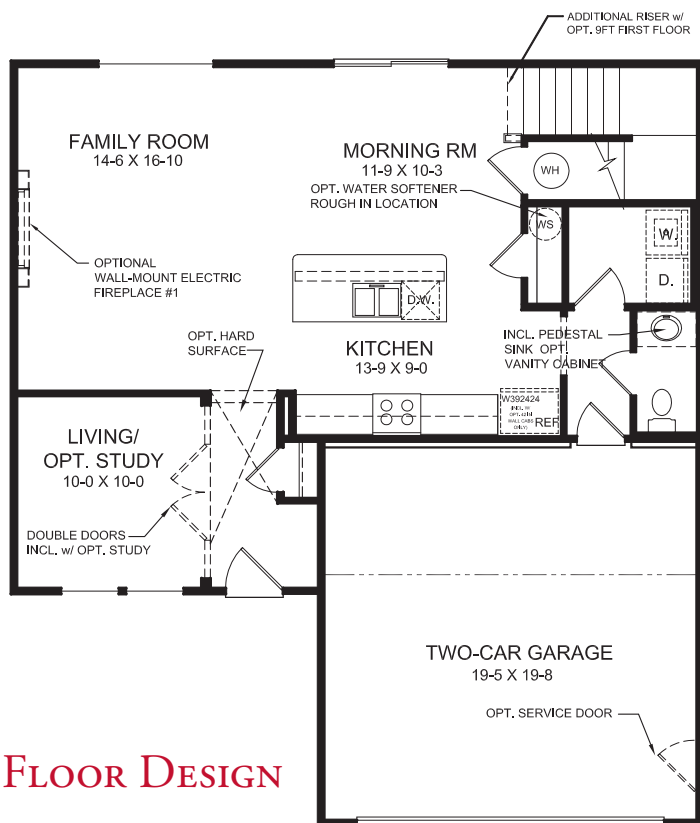
Images & Options Available at fischerhomes.com

Our Plans Include You

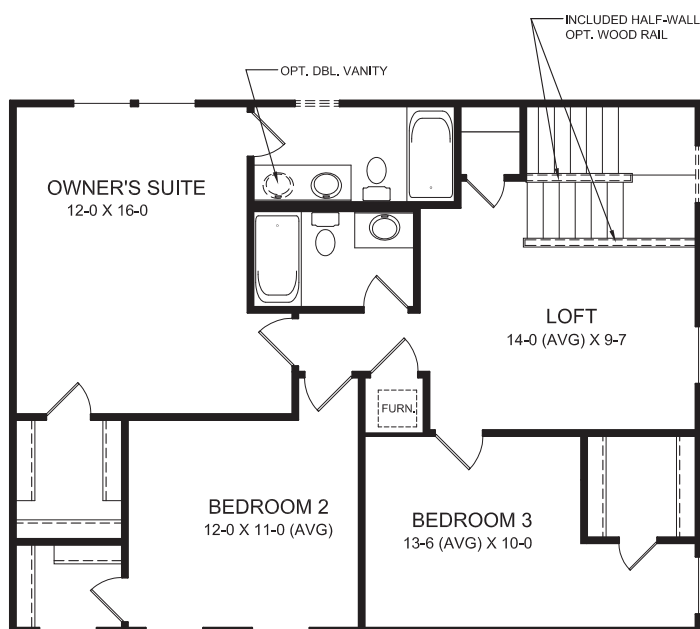
Attachment: 36-177_wesley_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

welcome home.

Approximately 1842 sq ft



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Optional Window and Door Configuration in Morning Room in lieu of Sliding Glass Door
- Optional Bay Window in Morning Room
- Optional Window Configuration in Family Room
- Formal Living Room
- Optional Study
- Optional Electric Fireplace
- Optional 4 ft x 16 ft Garage Expansion
- Two Car Garage

SECOND FLOOR FEATURES

- 3 Bedrooms with Loft
- Optional 4th Bedroom
- Optional Window in Owner's Bath
- Optional 5 ft Shower in Lieu of Tub in Owner's Suite

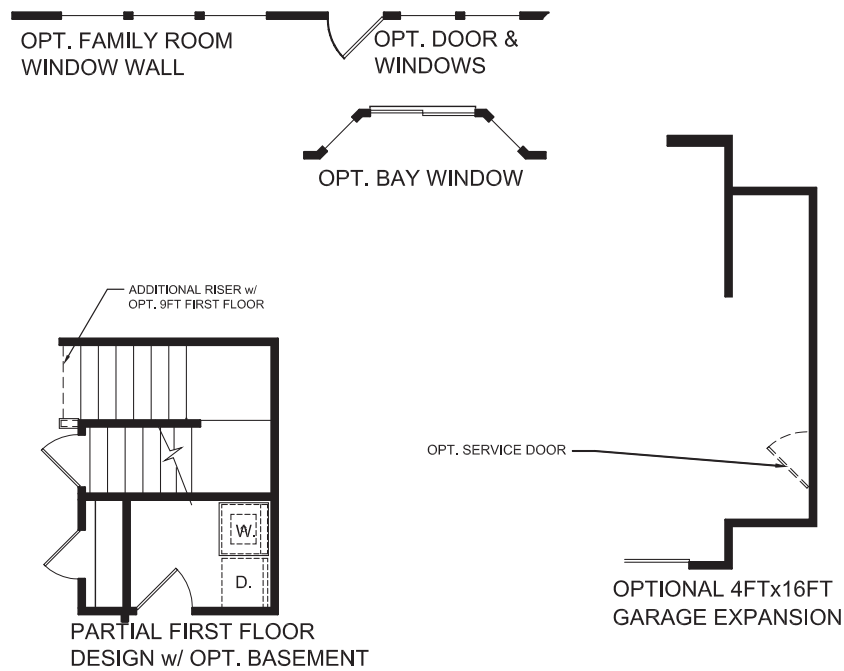
OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



welcome home.

Approximately 1842 sq



FIRST FLOOR DESIGN OPTIONS



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

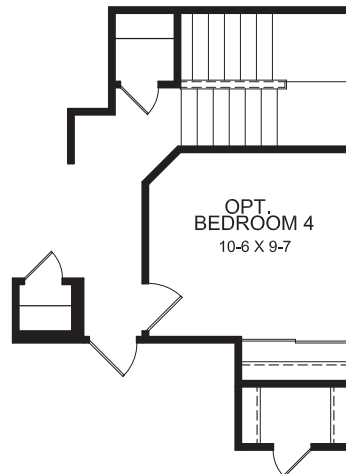
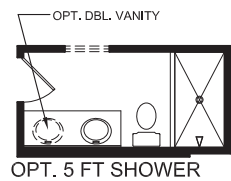
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IM 03/20

Our Plans Include You

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Attachment: 36-177_wesley_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



OPTIONAL BEDROOM 4
IN LIEU OF LOFT
(SHOWN w/ OPT. BASEMENT)

SECOND FLOOR DESIGN OPTIONS



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

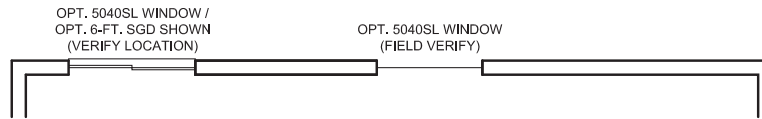
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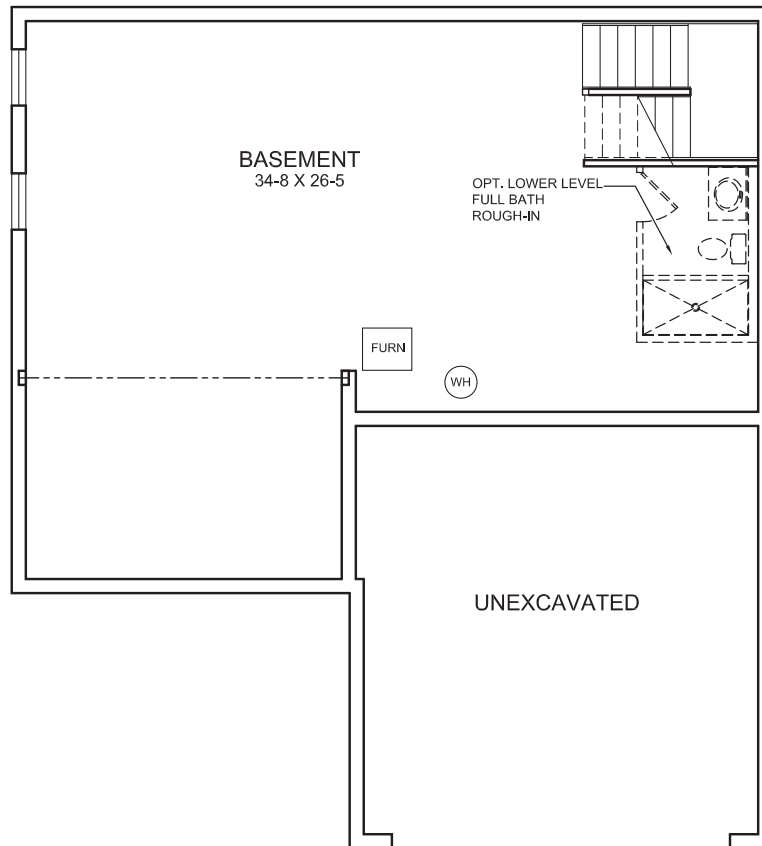


welcome home.

Approximately 1842 sq



OPTIONAL BASEMENT DESIGN



OPTIONAL BASEMENT DESIGN

BASEMENT DESIGN



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

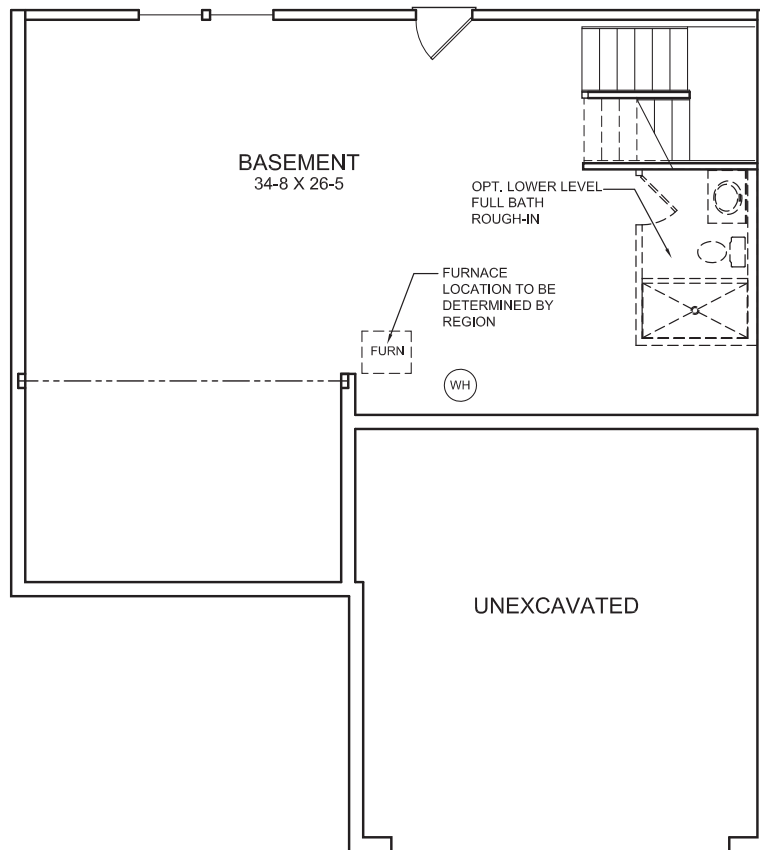
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OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



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IM 03/20



CHARLOTTE

Maple Street Collection

D.3.h

welcome home.

Approximately 1237 sq. ft.



MODERN FARMHOUSE
(WITH OPTIONAL BRICK & PORCH)

designed by: *FH*



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by: *FH*



WESTERN CRAFTSMAN
(WITH OPTIONAL PORCH)

designed by: *FH*



MODERN FARMHOUSE

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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Attachment: 38-101_charlotte_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



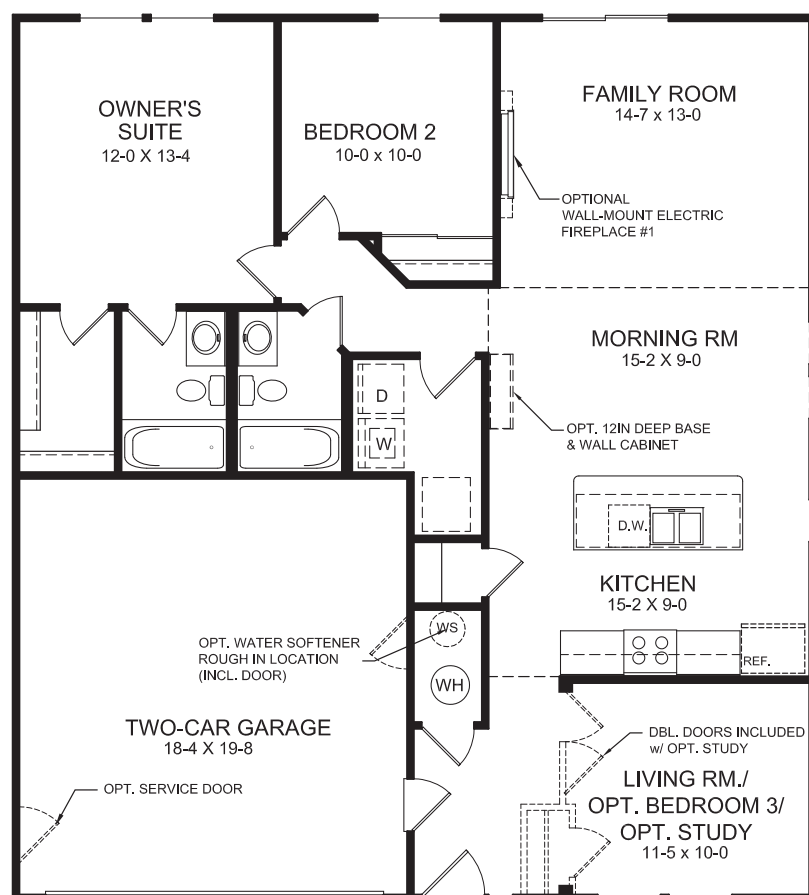
CHARLOTTE

Maple Street Collection

D.3.h

welcome home.

Approximately 1237 sq. ft.



FIRST FLOOR FEATURES

- Owner's Suite Includes Private Bath and Walk-In Closet
- Three Bedrooms or Two Bedrooms And Study
- Optional Window and Door Configuration in Family Room in Lieu of Sliding Glass Door
- Optional Raised/Vaulted Ceiling in Family Room and Kitchen
- Optional Electric Fireplace
- Optional Bay Window
- Optional 4 ft x 16 ft Garage Expansion
- Two Car Garage

FIRST FLOOR DESIGN

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



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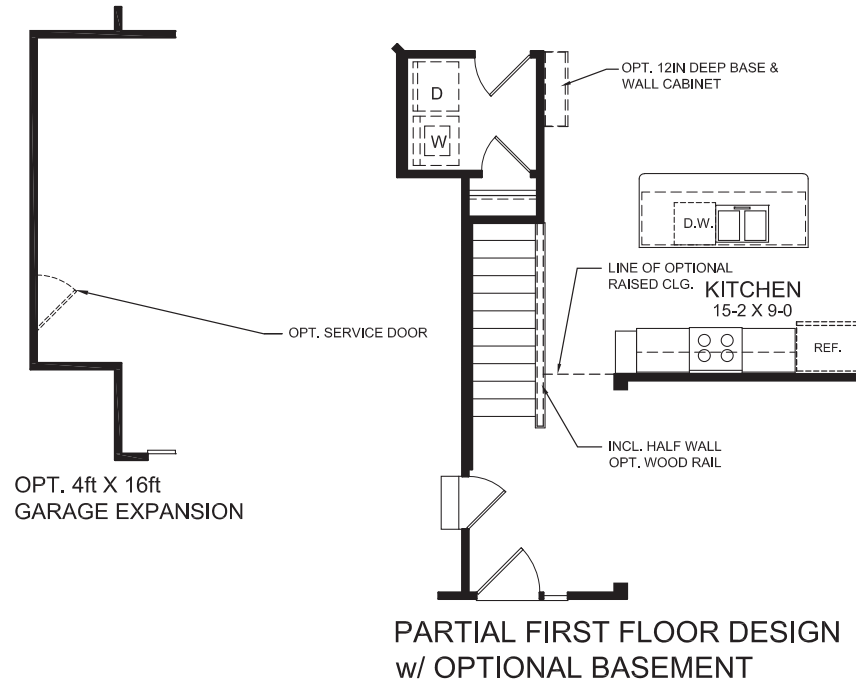
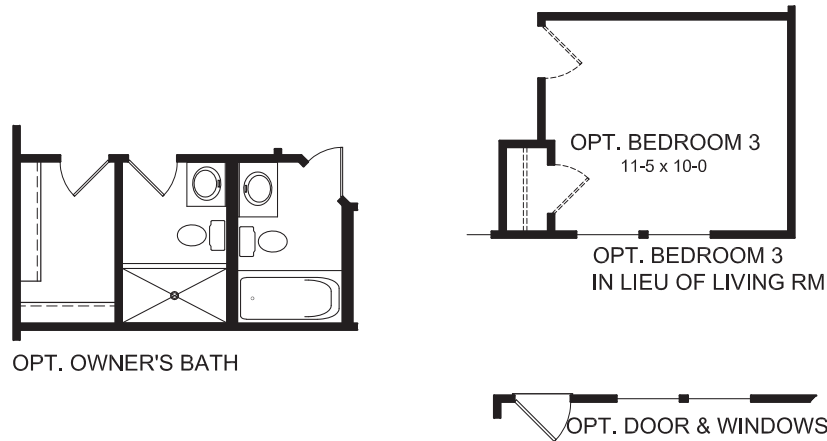
CHARLOTTE

Maple Street Collection

D.3.h

welcome home.

Approximately 1237 sq. ft.



FIRST FLOOR DESIGN OPTIONS



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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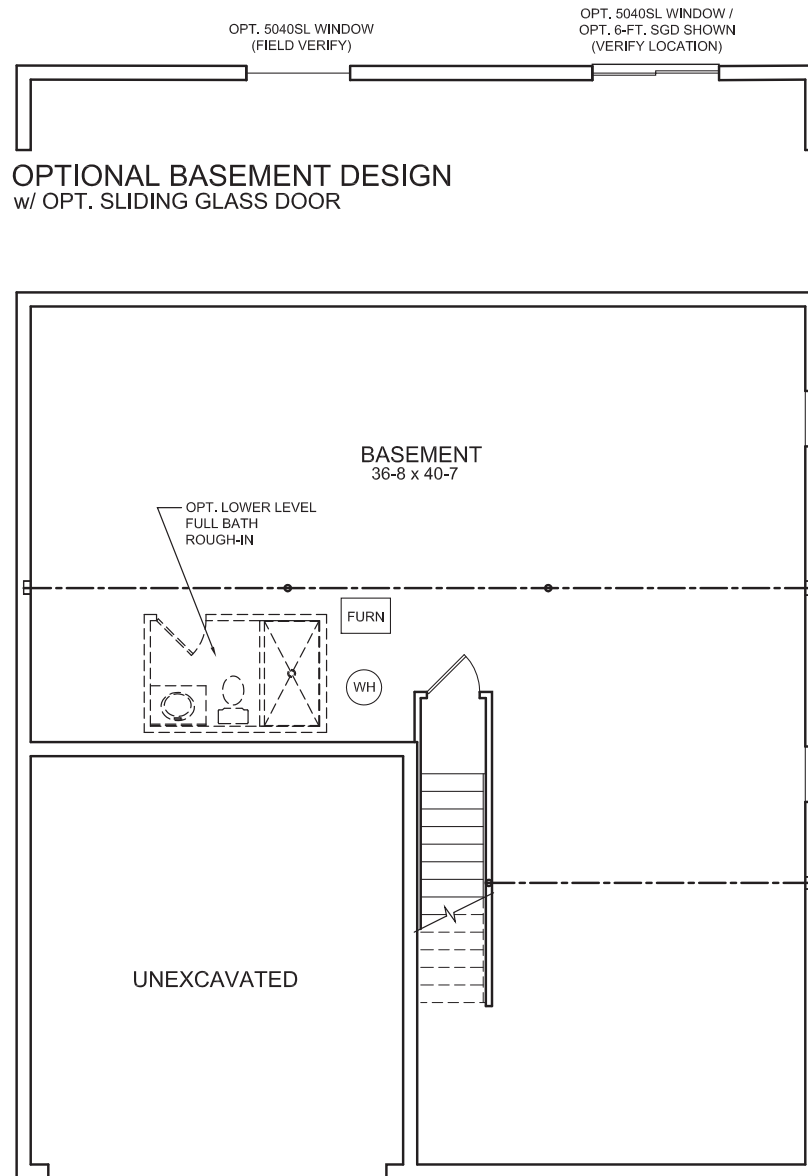
CHARLOTTE

Maple Street Collection

D.3.h

welcome home.

Approximately 1237 sq. ft.



BASEMENT DESIGN



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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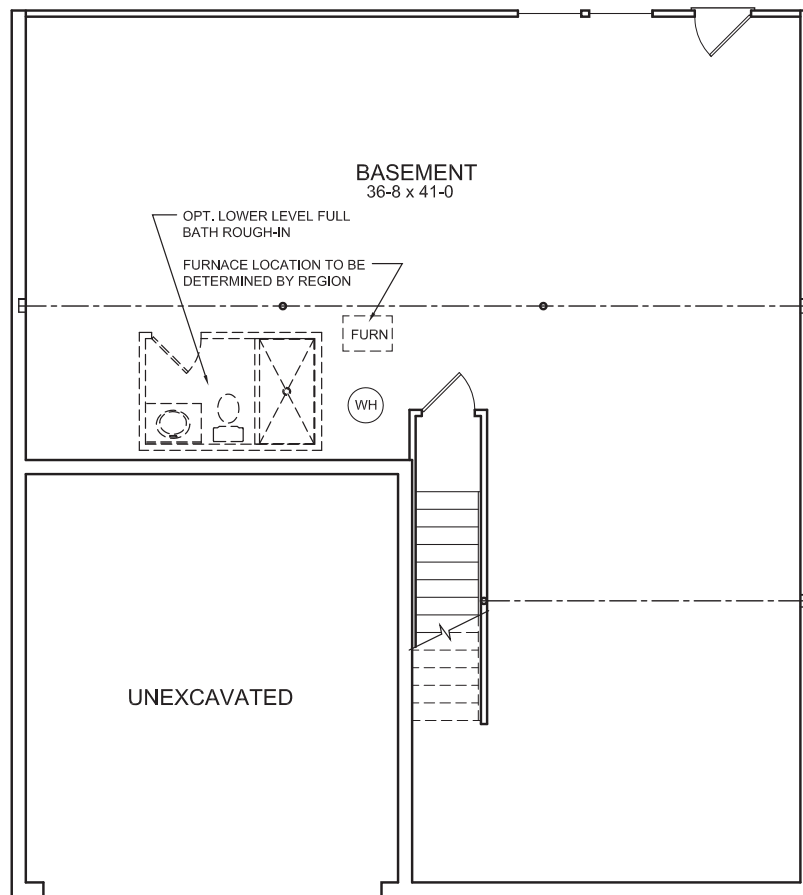
CHARLOTTE

Maple Street Collection

D.3.h

welcome home.

Approximately 1237 sq. ft.



OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



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IM 03/20

Packet Pg. 97

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Attachment: 38-101_charlotte_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



BEACON

Maple Street Collection

D.3.i

welcome home.

Approximately 1413 sq ft



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by: *FH*



CAMBRIDGE COTTAGE

designed by: *FH*



MODERN FARMHOUSE

designed by: *FH*



URBAN MODERN

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

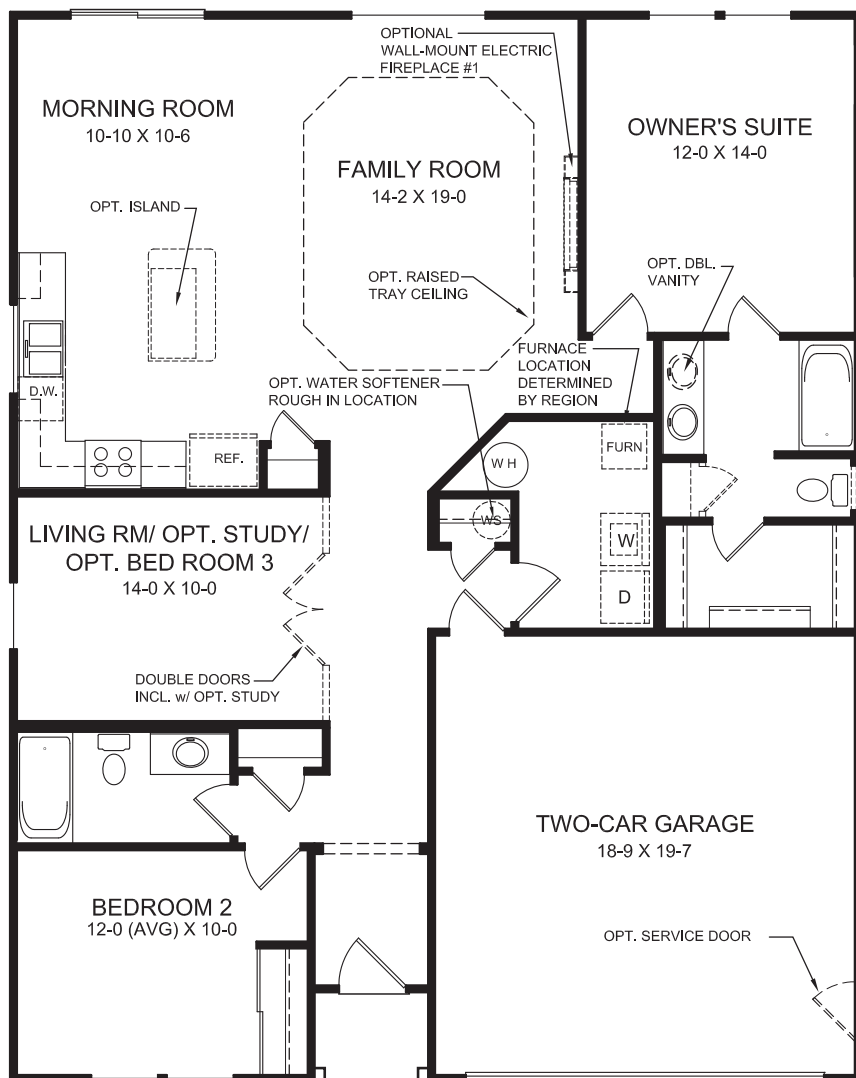
Our Plans Include You

Packet Pg. 98

Attachment: 38-107_beacon_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

welcome home.

Approximately 1413 sq. ft.



FIRST FLOOR FEATURES

- Three Bedrooms or Optional Two Bedrooms with Living Room/ Study
- Optional Bay Window in Kitchen Dining Area
- Optional Window and Door Configuration in Kitchen/Dining Area in Lieu of Sliding Glass Door
- Oversized Pantry
- Optional Window Configuration in Family Room
- Optional Electric Fireplace
- Optional Tray Ceiling in Family Room
- Owner's Suite Includes Private Bath and Walk-in Closet
- Optional Window in Owner's Bath
- Optional 4 ft x 16 ft Garage Expansion
- Two Car Garage

FIRST FLOOR DESIGN

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



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Attachment: 38-107_beacon_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



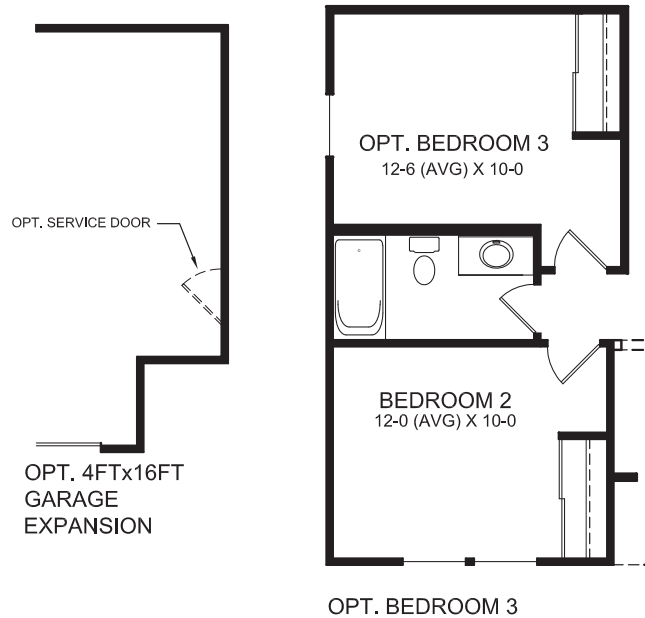
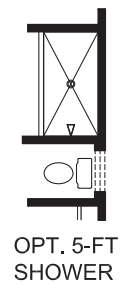
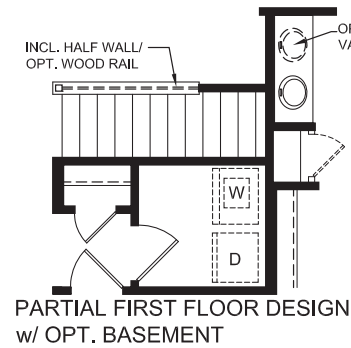
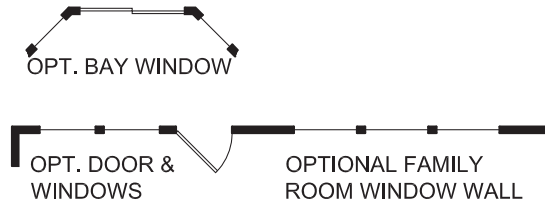
BEACON

Maple Street Collection

D.3.i

welcome home.

Approximately 1413 sq. ft.



FIRST FLOOR DESIGN OPTIONS



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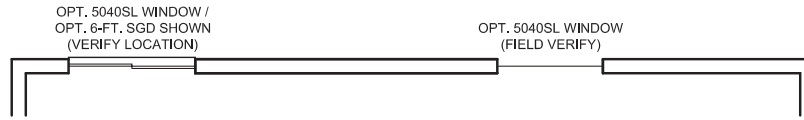
Packet Pg. 100

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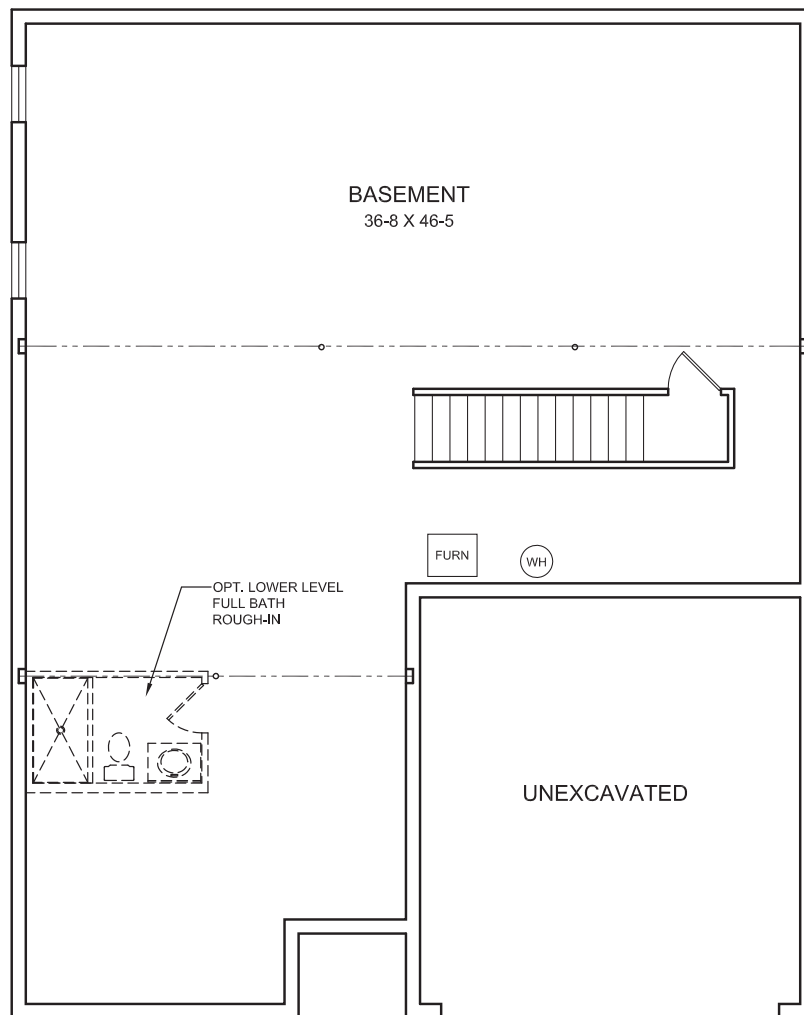


welcome home.

Approximately 1413 sq. ft.



OPTIONAL BASEMENT DESIGN



OPTIONAL BASEMENT DESIGN

BASEMENT DESIGN



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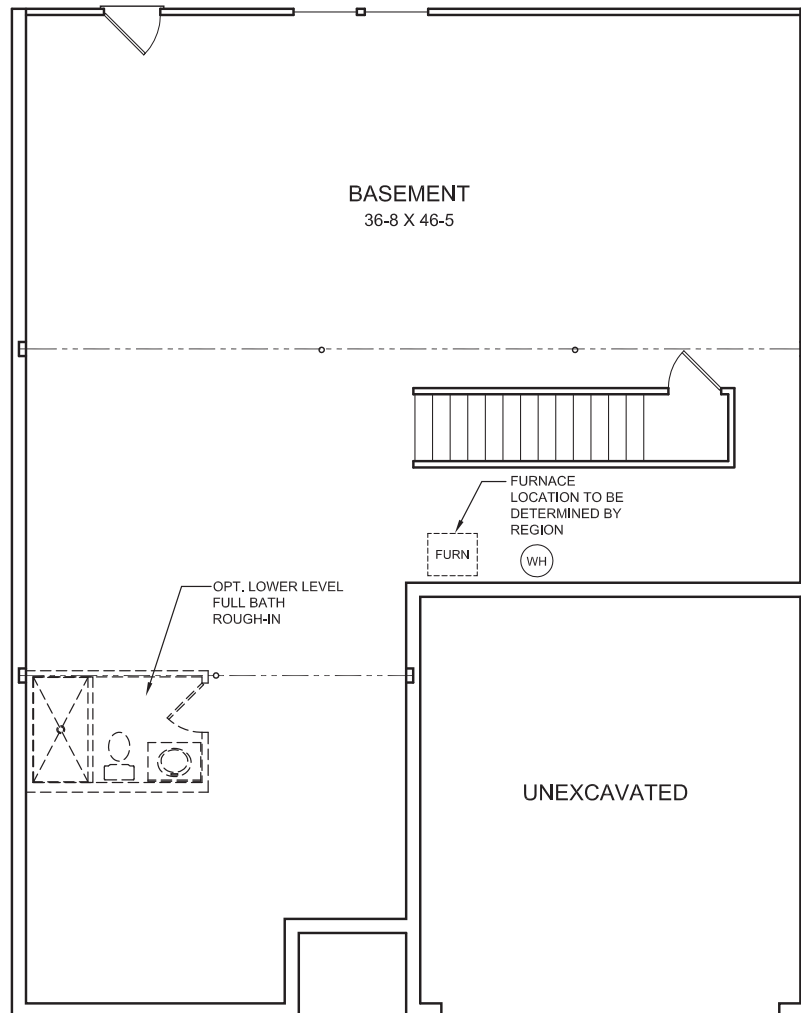
BEACON

Maple Street Collection

D.3.i

welcome home.

Approximately 1413 sq



OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



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D.3.j

HARPER

Maple Street Collection

welcome home.

Approximately 1408 sq ft



MODERN FARMHOUSE
(WITH OPTIONAL BRICK & PORCH)

designed by: *FH*



URBAN MODERN

designed by: *FH*



MODERN FARMHOUSE

designed by: *FH*



URBAN MODERN
(WITH OPTIONAL BRICK)

designed by: *FH*

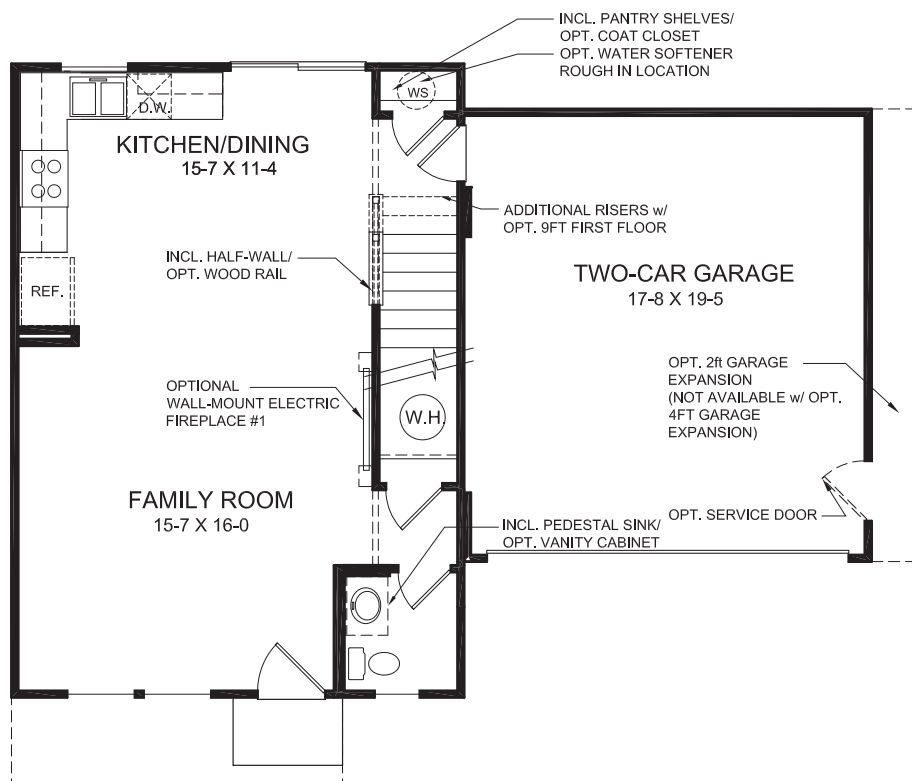
Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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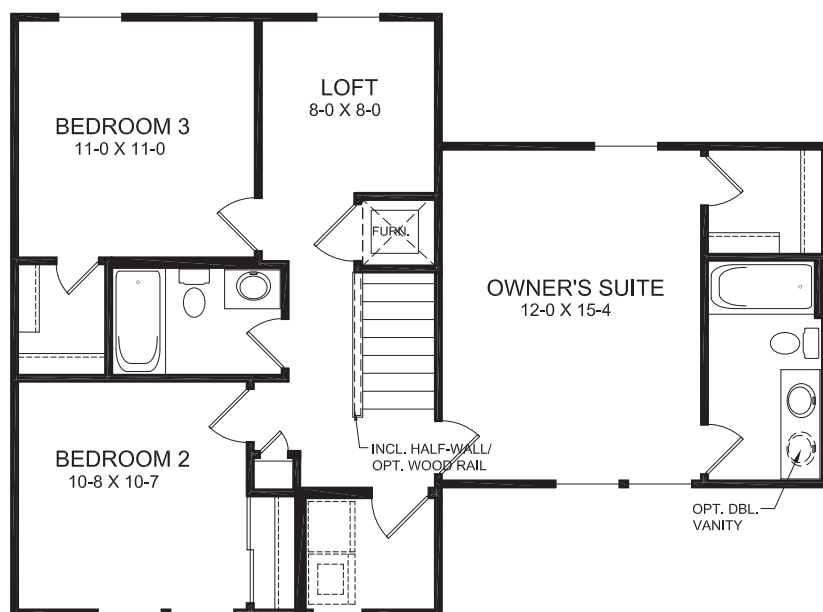
Attachment: 38-116_harper_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

welcome home.

Approximately 1408 sq. ft.



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Included Over-Sized Garage Provides Additional Storage
- Open Kitchen/Dining/Family Room Design
- Optional Covered Porch on Exterior
- Optional 4 ft. x 16 ft. Garage Expansion
- Two-Car Garage
- Optional Electric Fireplace

SECOND FLOOR FEATURES

- Three Bedrooms with a Loft
- Second Floor Laundry
- Owner's Suite Includes Private Bath and Walk-in Closet
- Optional Window in Owner's Bath
- Optional 5 ft. Shower in Lieu of Tub in Owner's Bath

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough-in



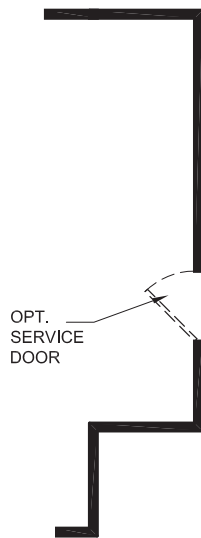
HARPER

Maple Street Collection

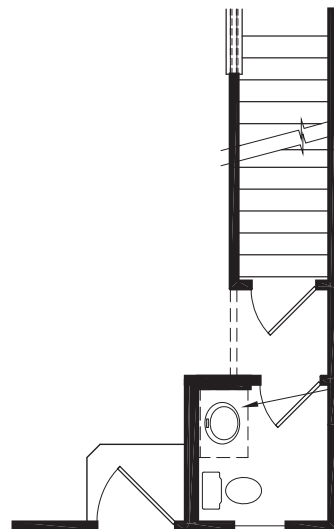
D.3.j

welcome home.

Approximately 1408 sq



OPT. 4FT x 16FT
GARAGE EXPANSION
NOT AVAILABLE w/ OPT.
2FT GARAGE EXPANSION



PARTIAL FIRST FLOOR DESIGN
w/ OPT BASEMENT

INCL. PEDESTAL SINK/
OPT. VANITY CABINET

OPT.
SERVICE
DOOR

FIRST FLOOR DESIGN OPTIONS



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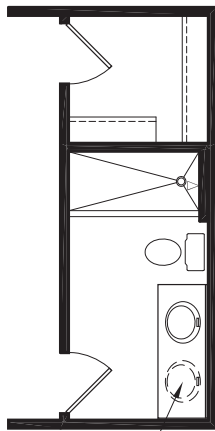
HARPER

Maple Street Collection

D.3.j

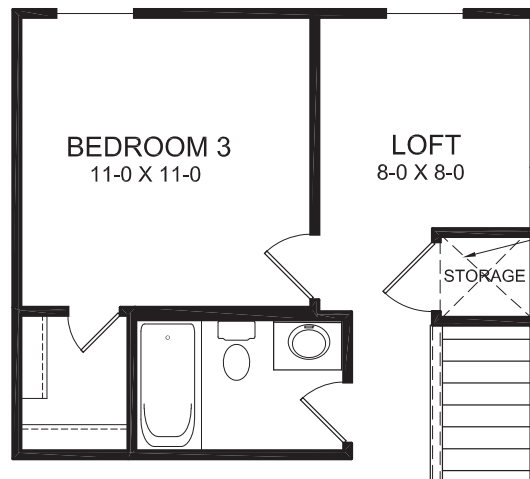
welcome home.

Approximately 1408 sq



OPT. DBL.
VANITY

OWNER'S BATH
OPT. 60in x 30in SHOWER
IN LIEU OF TUB



PARTIAL SECOND FLOOR DESIGN
w/ OPT BASEMENT
FURNACE LOCATION TO BE DETERMINED BY REGION

RAISED
PLATFORM

STORAGE

SECOND FLOOR DESIGN OPTIONS



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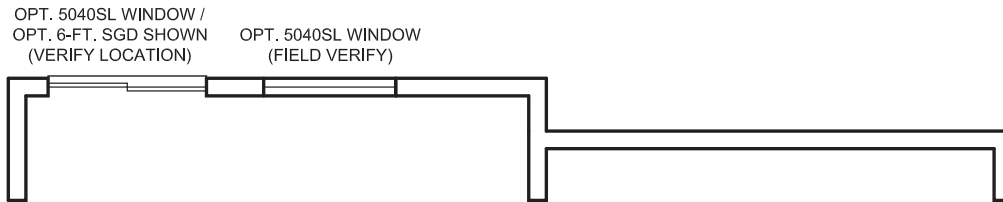
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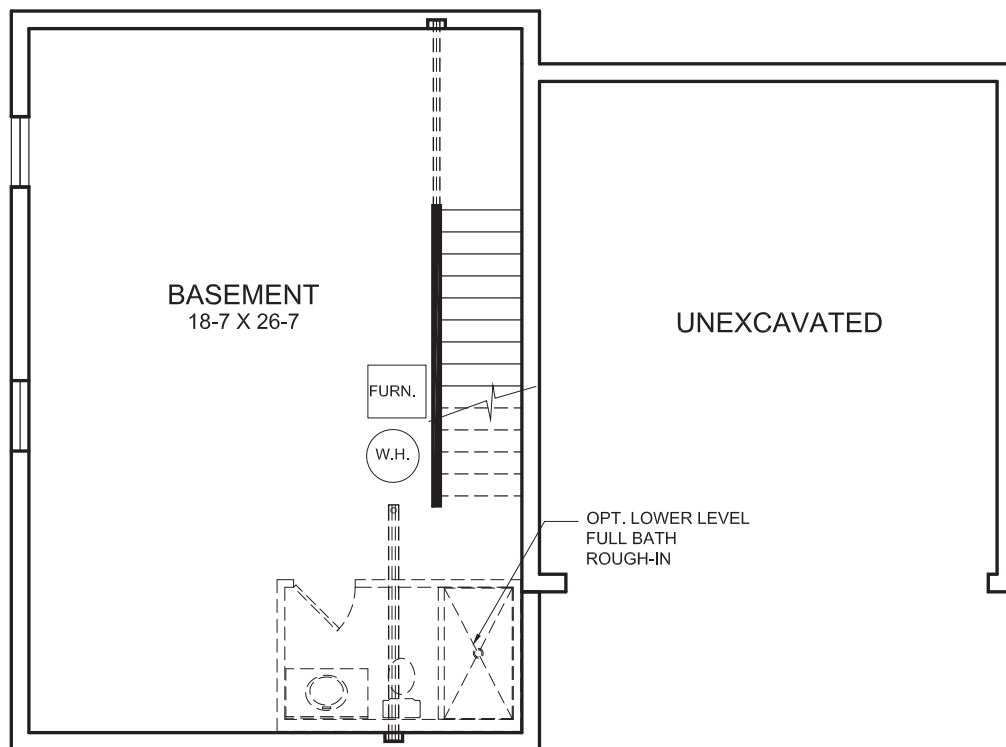


welcome home.

Approximately 1408 sq. ft.



OPTIONAL BASEMENT DESIGN
w/ OPT. SLIDING GLASS DOOR



OPTIONAL BASEMENT DESIGN

BASEMENT DESIGN



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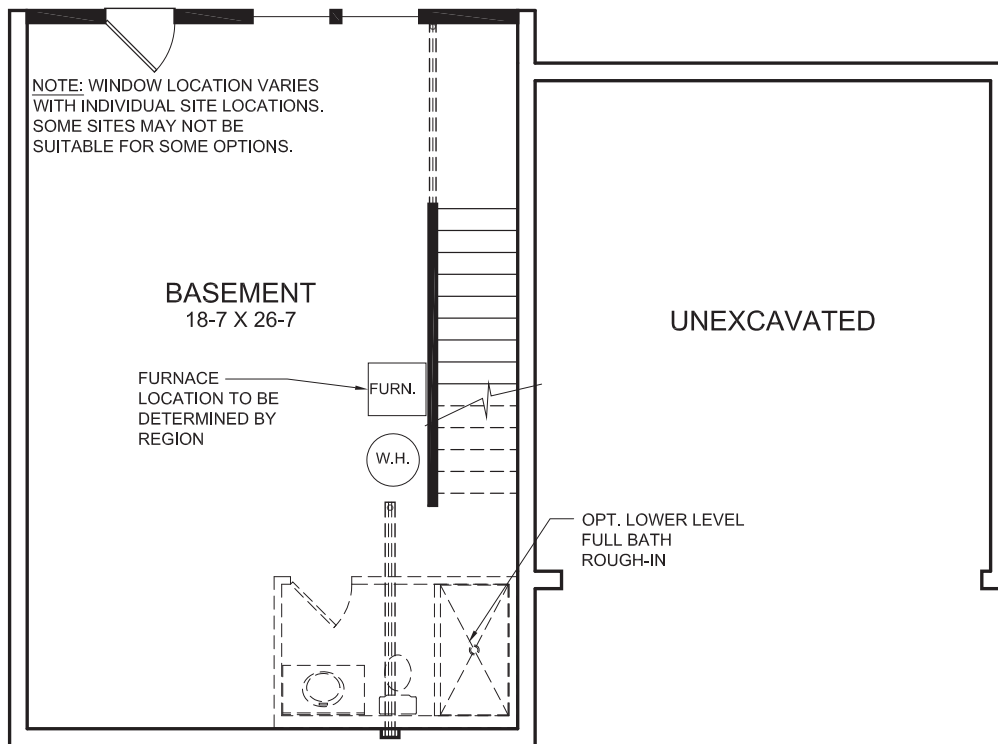
Packet Pg. 107

Attachment: 38-116_harper_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



welcome home.

Approximately 1408 sq. ft.



OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



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IM 03/20

Our Plans Include You

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Attachment: 38-116_harper_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



GREENBRIAR

Maple Street Collection

D.3.k

welcome home.

Approximately 1983 sq. ft.



URBAN MODERN
(WITH OPTIONAL BRICK)

designed by: *FH*



HYDE PARK COTTAGE
(WITH OPTIONAL BRICK)

designed by: *FH*



COASTAL CLASSIC
(WITH OPTIONAL PORCH)

designed by: *FH*



URBAN MODERN

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

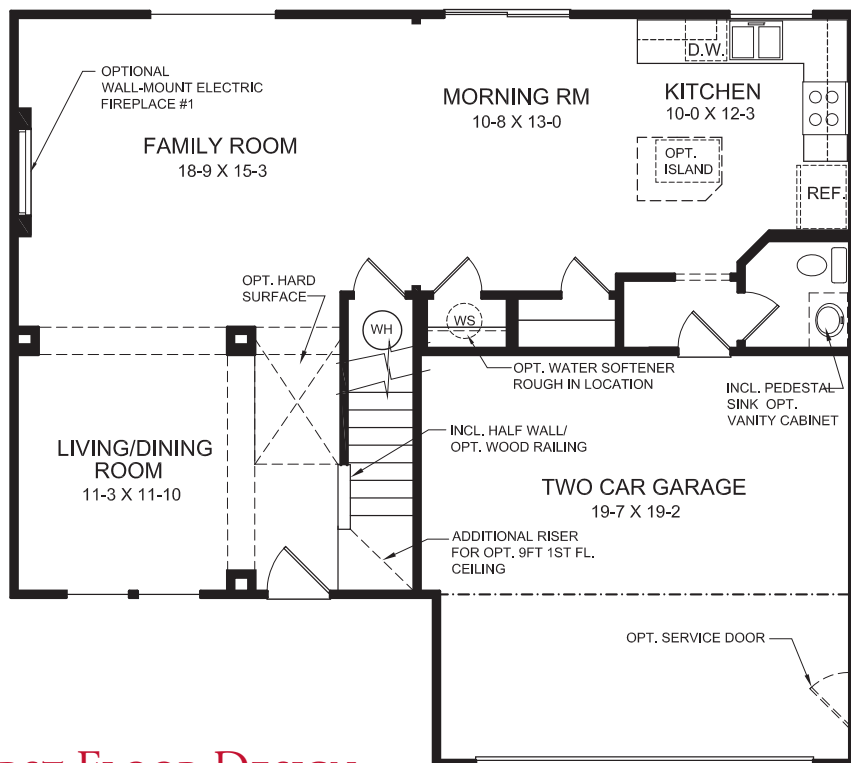
Our Plans Include You

Packet Pg. 109

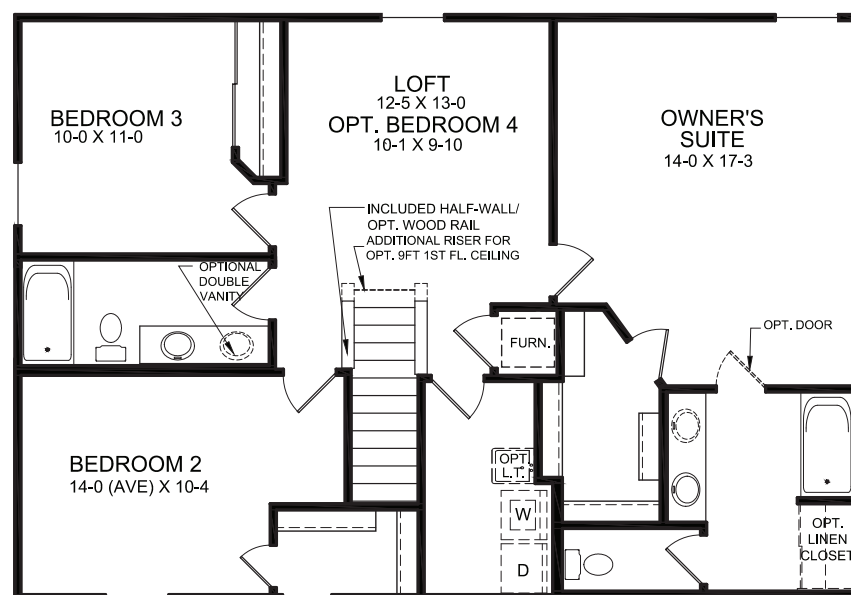
Attachment: 40-231_greenbriar_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

welcome home.

Approximately 1983 sq ft



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Optional Window and Door Configuration in Morning Room in Lieu of Sliding Glass Door
- Optional Bay Window in Morning Room
- Optional Kitchen Island
- Optional Window Configuration in Family Room in Lieu of Sliding Glass Window
- Formal Living/Dining Room
- Optional Study in Lieu of Formal Living/Dining Room
- Optional Electric Fireplace
- Optional 4 ft x 16 ft Garage Expansion
- Two Car Garage

SECOND FLOOR FEATURES

- Three Bedrooms with Loft
- Optional 4th Bedroom in Lieu of Loft
- Owner's Suite Includes Private Bath and Walk-In Closet
- Optional Linen Closet in Owner's Bath
- Optional Owner's Bath with Separate Tub and Shower
- Optional 5 ft Shower in Lieu of Tub in Owner's Bath
- Second Floor Laundry Room with Optional Laundry Tray

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



Images & Options Available at fischerhomes.com

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RVSD. 03/20
IM 03/20

Our Plans Include You

Packet Pg. 110

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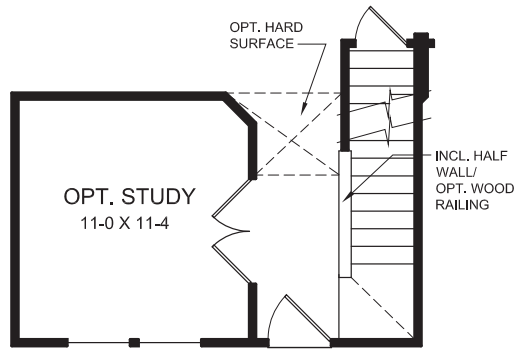
GREENBRIAR

Maple Street Collection

D.3.k

welcome home.

Approximately 1983 sq. ft.



PARTIAL FIRST FLOOR DESIGN
W/ OPT. STUDY & OPT. BASEMENT



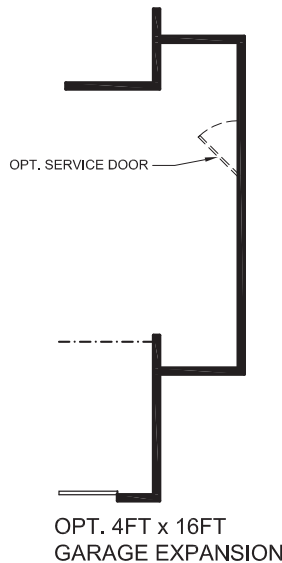
OPTIONAL FAMILY ROOM
WINDOW WALL



OPT. BAY
WINDOW



OPT. DOOR
& WINDOWS



OPT. SERVICE DOOR

OPT. 4FT x 16FT
GARAGE EXPANSION

FIRST FLOOR DESIGN OPTIONS



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IM 03/20

Our Plans Include You

Packet Pg. 111

Attachment: 40-231_greenbriar_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



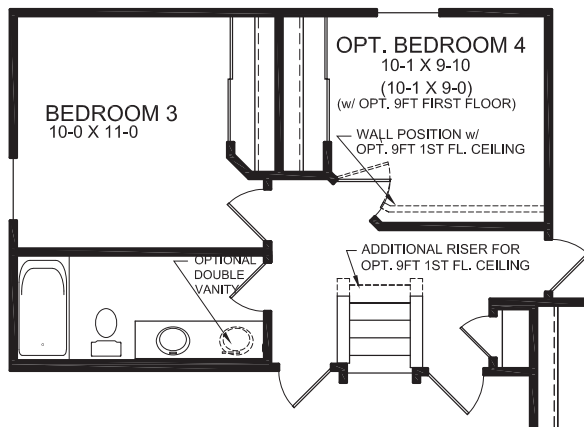
GREENBRIAR

Maple Street Collection

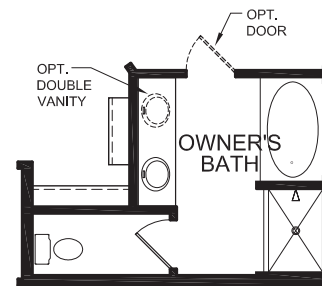
D.3.k

welcome home.

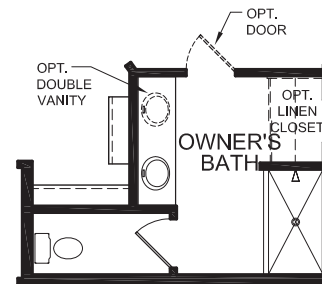
Approximately 1983 sq ft



PARTIAL SECOND FLOOR DESIGN
W/ OPT. BEDROOM 4 & OPT. BASEMENT



OPT. OWNER'S BATH



OPT. 5FT SHOWER IN
LIEU OF INCLUDED TUB

SECOND FLOOR DESIGN OPTIONS



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Packet Pg. 112

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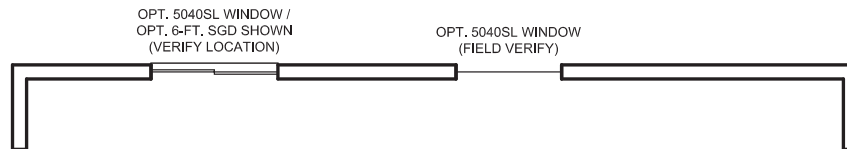
GREENBRIAR

Maple Street Collection

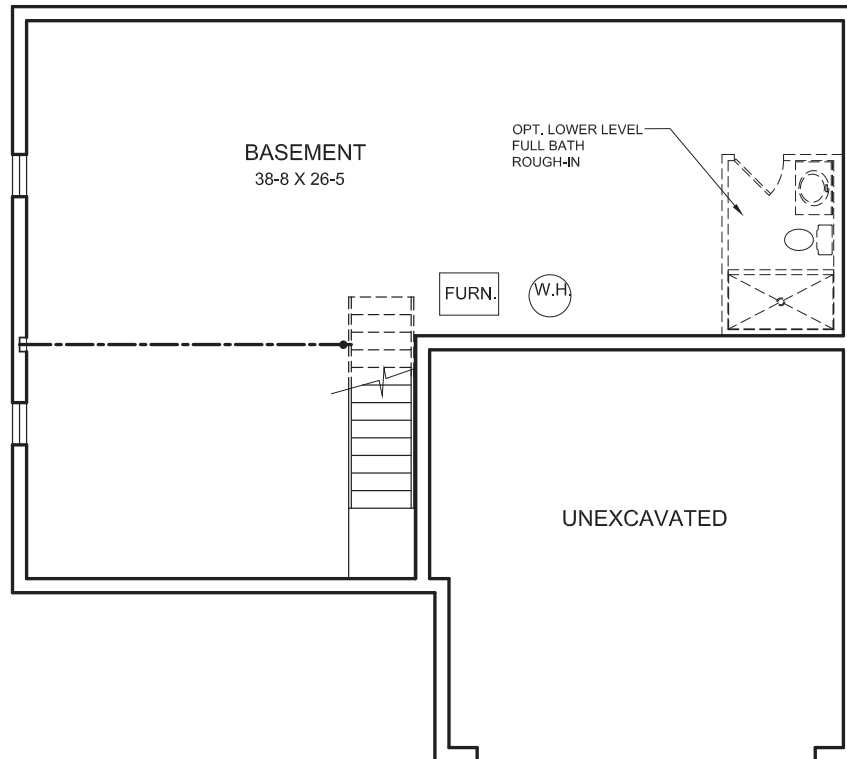
D.3.k

welcome home.

Approximately 1983 sq



OPTIONAL BASEMENT DESIGN
w/ OPT. SLIDING GLASS DOOR



OPTIONAL BASEMENT DESIGN

BASEMENT DESIGN



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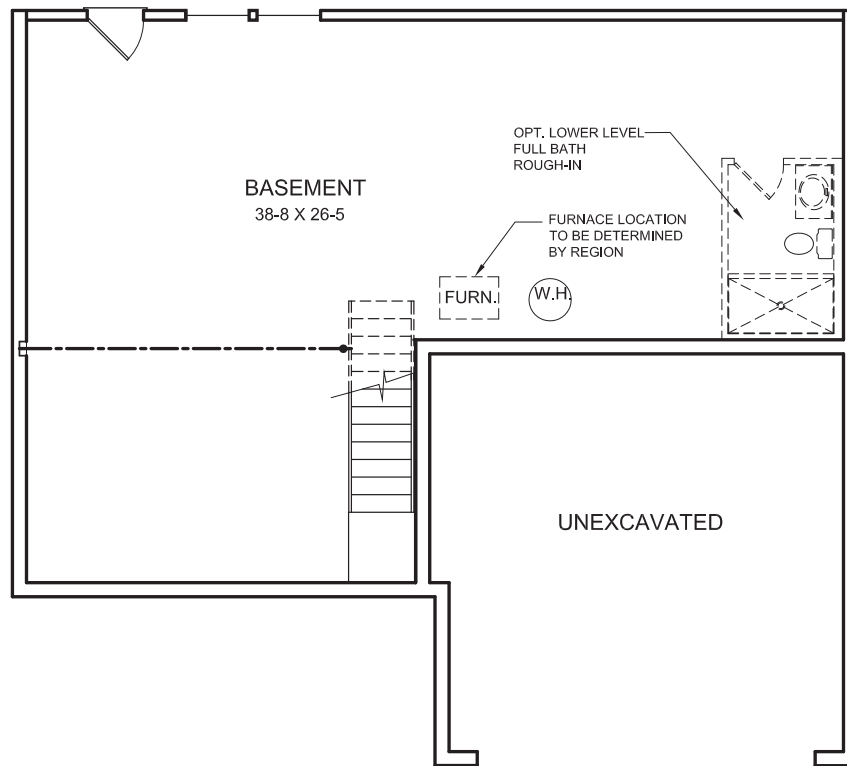
GREENBRIAR

Maple Street Collection

D.3.k

welcome home.

Approximately 1983 sq ft



OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



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Packet Pg. 114

Attachment: 40-231_greenbriar_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



YOSEMITE

Maple Street Collection

D.3.I

welcome home.

Approximately 2258 sq ft



MODERN FARMHOUSE

designed by: *Fh*



AMERICAN CLASSIC

designed by: *Fh*



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by: *Fh*



WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by: *Fh*

Images & Options Available at fischerhomes.com

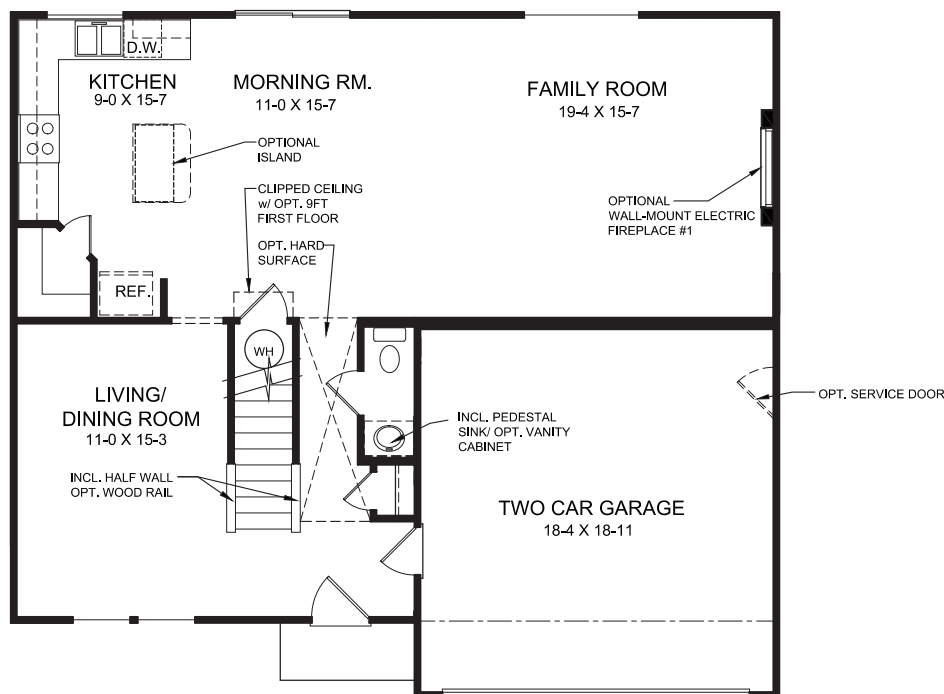
Our Plans Include You

Packet Pg. 115

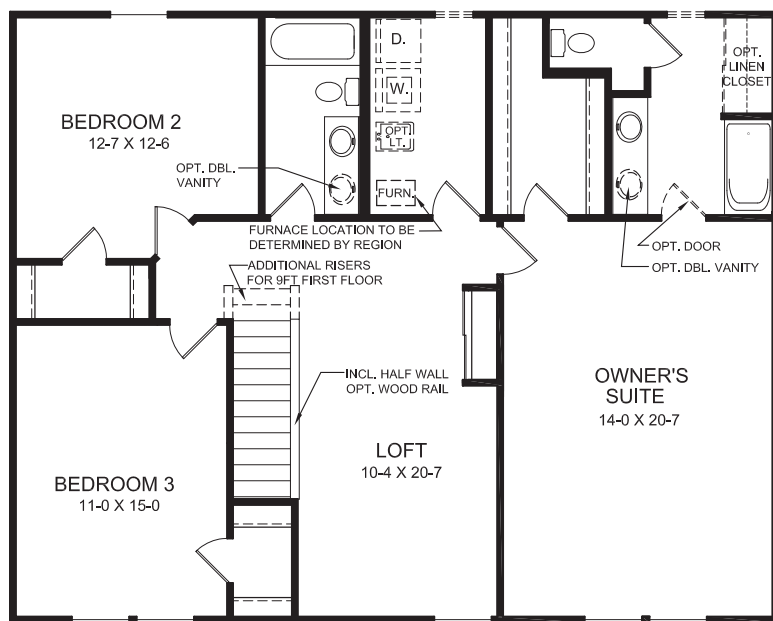
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welcome home.

Approximately 2258 sq. ft.



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Optional Window and Door Configuration in Morning Room in Lieu of Sliding Glass Door
- Optional Bay Window in Morning Room
- Optional Kitchen Island
- Optional Window Configuration in Family Room
- Formal Living/Dining Room
- Optional Study
- Optional Electric Fireplace
- Optional 4 ft x 16 ft Garage Expansion
- Two Car Garage

SECOND FLOOR FEATURES

- Three Bedrooms with Loft
- Optional Fourth Bedroom in Lieu of Loft
- All Bedrooms include Walk-In Closets
- Second Floor Laundry
- Owner's Suite Includes Private Bath and Walk-In Closet
- Optional Linen Closet in Owner's Bath
- Optional Owner's Bath with Separate Tub and Shower
- Optional Window in Owner's Bath

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



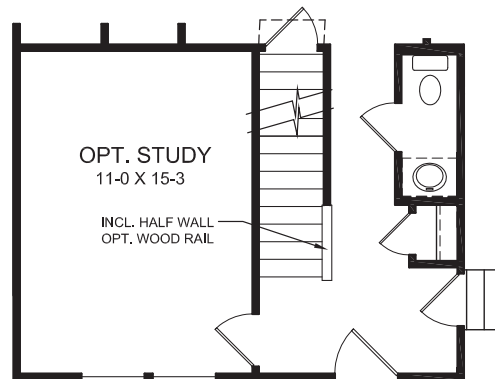
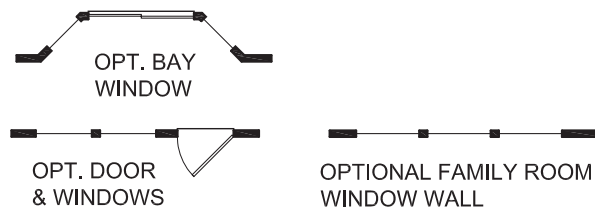
YOSEMITE

Maple Street Collection

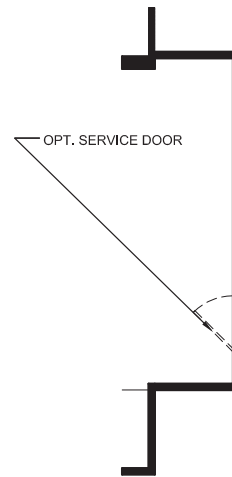
D.3.I

welcome home.

Approximately 2258 sq. ft.



PARTIAL FIRST FLOOR DESIGN
W/ OPT. STUDY & OPT. BASEMENT



OPT. 4FT x 16FT
GARAGE
EXPANSION

FIRST FLOOR DESIGN OPTIONS



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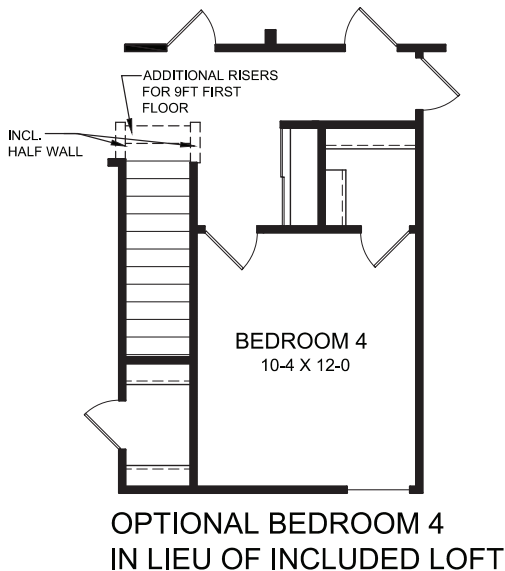
YOSEMITE

Maple Street Collection

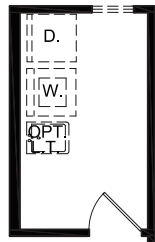
D.3.I

welcome home.

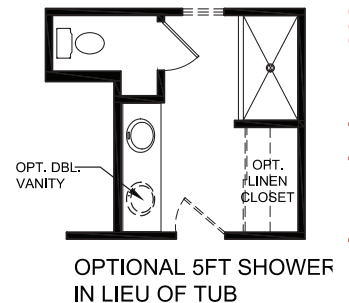
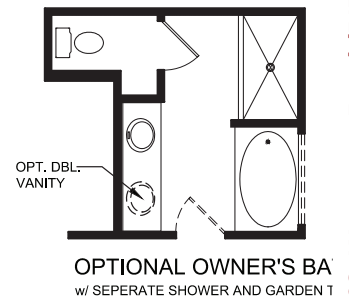
Approximately 2258 sq. ft.



OPTIONAL BEDROOM 4
IN LIEU OF INCLUDED LOFT



PARTIAL SECOND FLOOR DESIGN
w/ OPT. BASEMENT



SECOND FLOOR DESIGN OPTIONS



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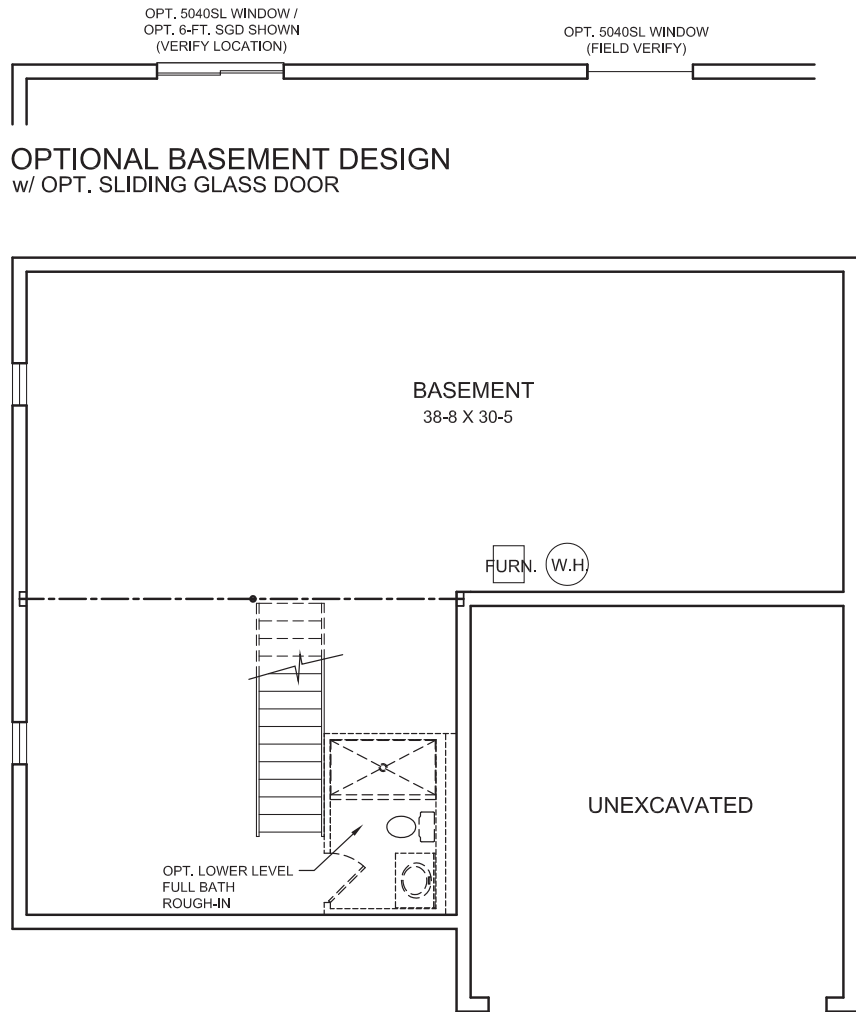


YOSEMITE

Maple Street Collection

D.3.I

welcome home. Approximately 2258 sq. ft.



OPTIONAL BASEMENT DESIGN

BASEMENT DESIGN



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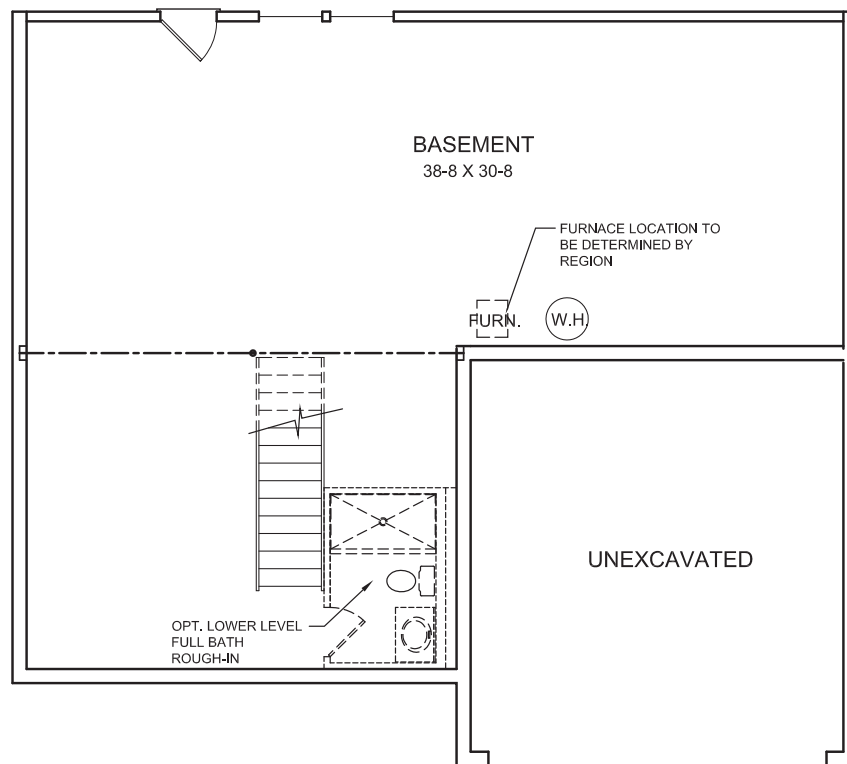
YOSEMITE

Maple Street Collection

D.3.I

welcome home.

Approximately 2258 sq. ft.



OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



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CUMBERLAND

Maple Street Collection

D.3.m

welcome home.

Approximately 2439 sq. ft.



COASTAL CLASSIC
(WITH OPTIONAL BRICK & EXTENDED PORCH)

designed by: *FH*



COASTAL CLASSIC

designed by: *FH*



URBAN MODERN

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

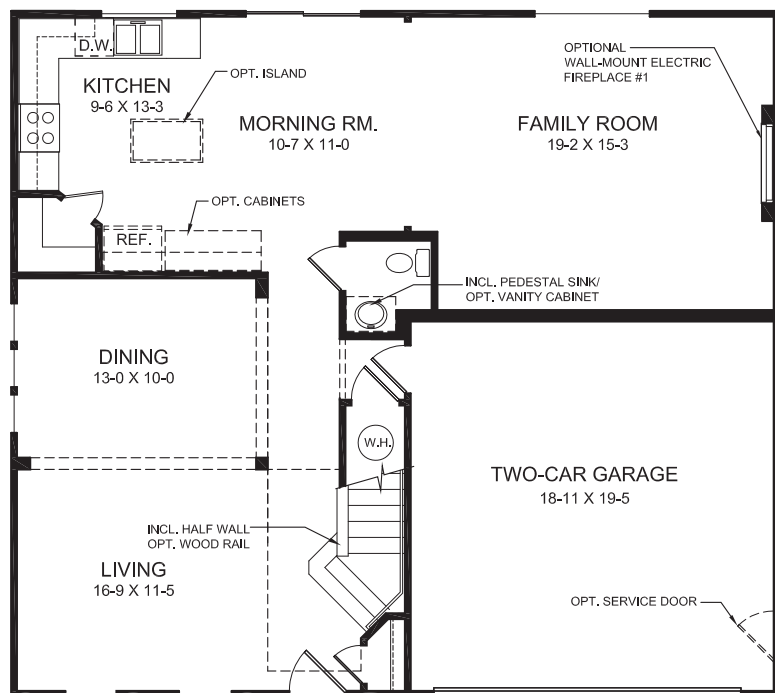
Our Plans Include You

Packet Pg. 121

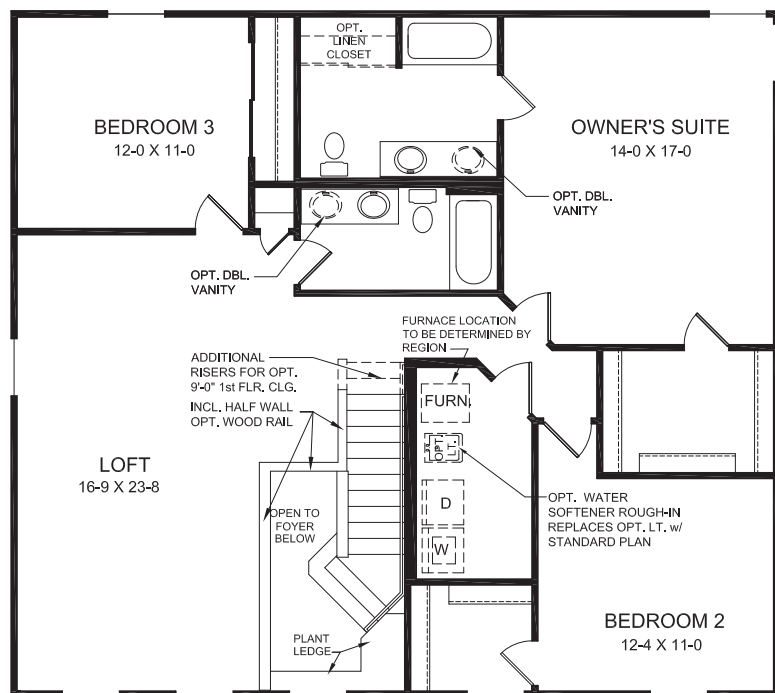
Attachment: 40-321_cumberland_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

welcome home.

Approximately 2439 s



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Optional Window and Door Configuration in Morning Room in Lieu of Sliding Glass Door
- Optional Bay Window in Morning Room
- Optional Window Configuration in Family Room in Lieu of Sliding Glass Window
- Optional Study
- Large Pantry in Kitchen
- Optional Kitchen Island
- Optional Electric Fireplace
- Optional 4 ft x 16 ft Garage Expansion
- Two Car Garage

SECOND FLOOR FEATURES

- Three Bedrooms with Loft
- Optional 4th with Loft
- Owner's Suite Includes Private Bath and Walk-In Closet
- Optional Linen Closet in Owner's Bath
- Optional Owner's Bath with Separate Tub and Shower
- 2nd Floor Laundry Room with Optional Laundry Tray

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



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Packet Pg. 122

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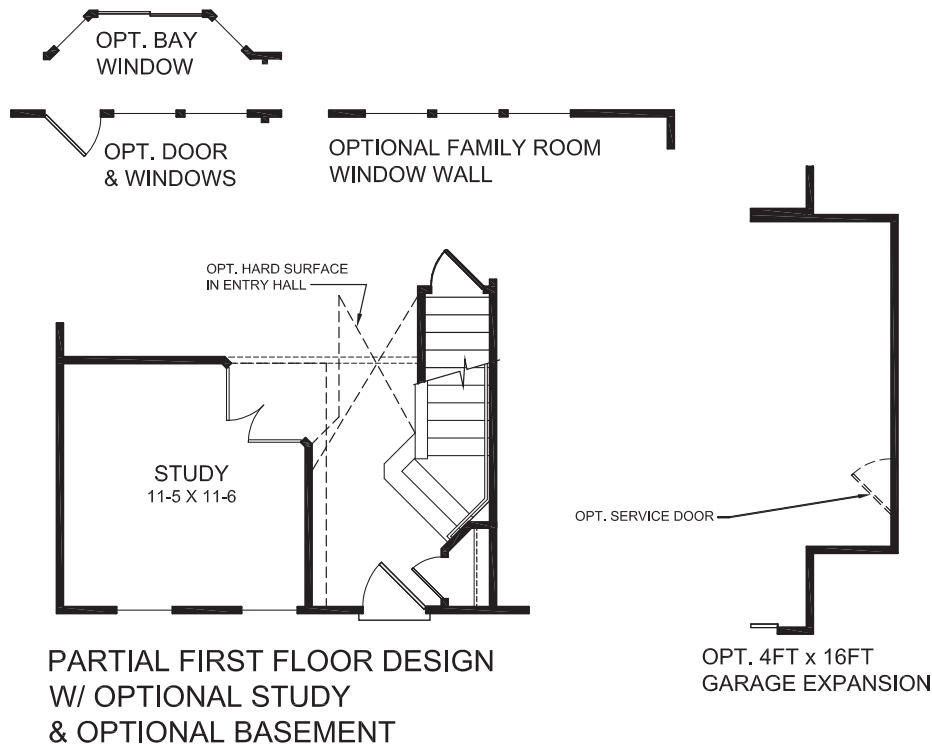
CUMBERLAND

Maple Street Collection

D.3.m

welcome home.

Approximately 2439 sq ft



FIRST FLOOR DESIGN OPTIONS



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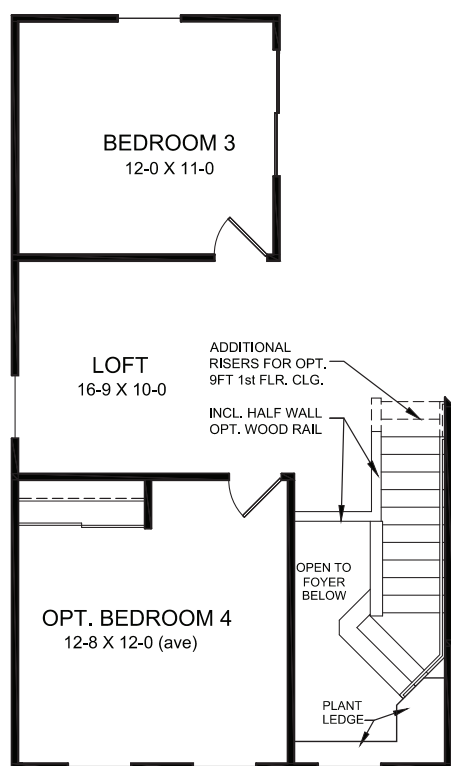
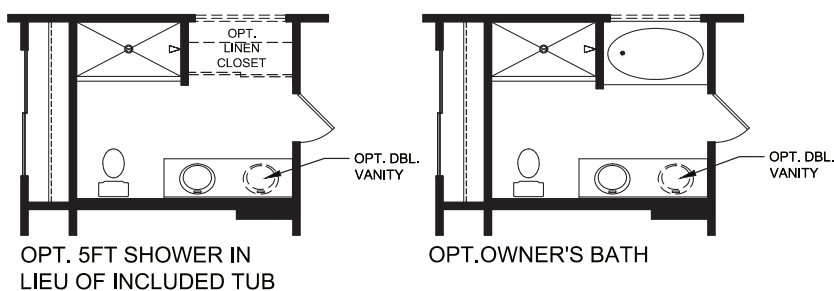
Our Plans Include You

Packet Pg. 123

Attachment: 40-321_cumberland_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)

welcome home.

Approximately 2439 s



PARTIAL SECOND FLOOR DESIGN W/ OPT. BEDROOM 4 AND LOFT

SECOND FLOOR DESIGN OPTIONS



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IM 03/20

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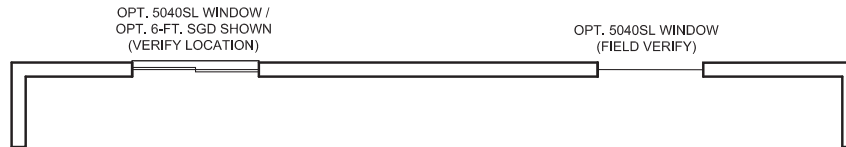
CUMBERLAND

Maple Street Collection

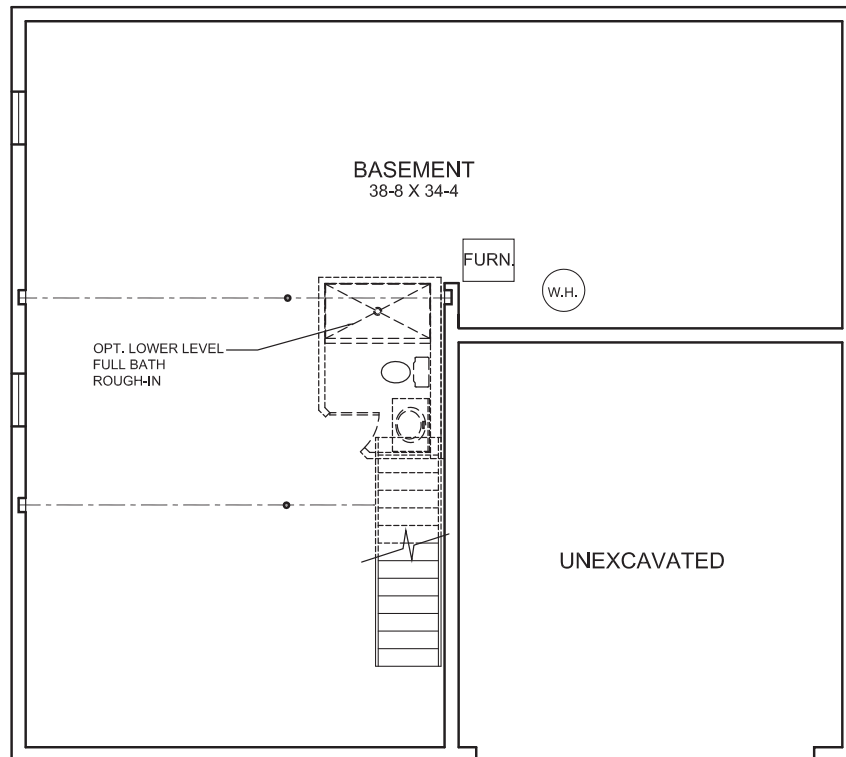
D.3.m

welcome home.

Approximately 2439 sq. ft.



OPTIONAL BASEMENT DESIGN
w/ OPT. SLIDING GLASS DOOR



OPTIONAL BASEMENT DESIGN

BASEMENT DESIGN



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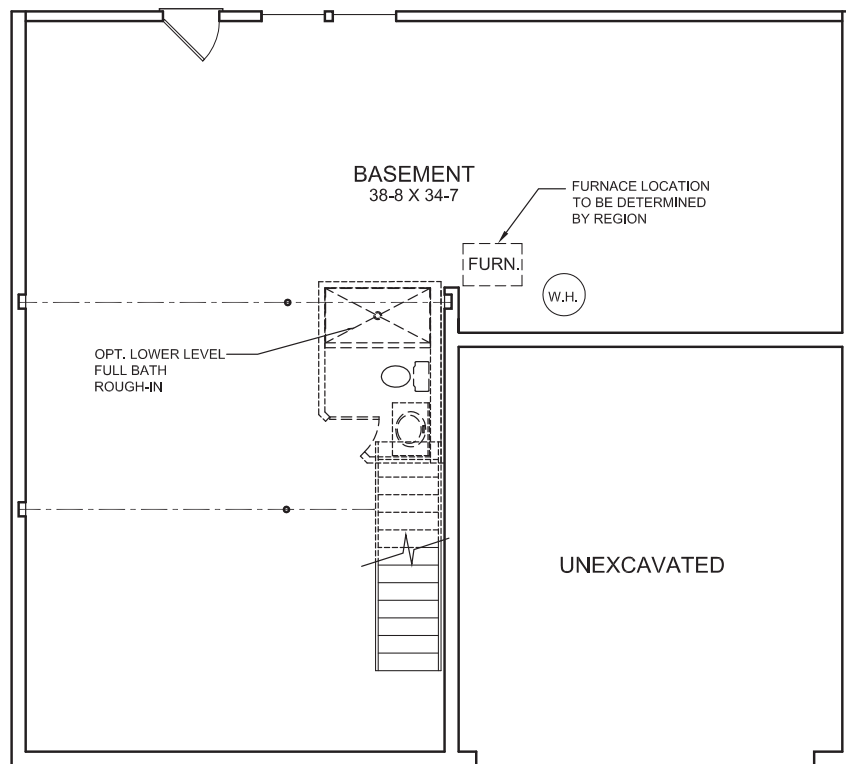
CUMBERLAND

Maple Street Collection

D.3.m

welcome home.

Approximately 2439 sq. ft.



OPTIONAL WALKOUT BASEMENT DESIGN (ATLANTA ONLY)

BASEMENT DESIGN

WITH WALKOUT - ATLANTA REGION ONLY



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Our Plans Include You

Packet Pg. 126

Attachment: 40-321_cumberland_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



JENSEN

Maple Street Collection

welcome home.

Approximately 2794 sq. ft.



MODERN FARMHOUSE

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by: *FH*



COASTAL CLASSIC

designed by: *FH*



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

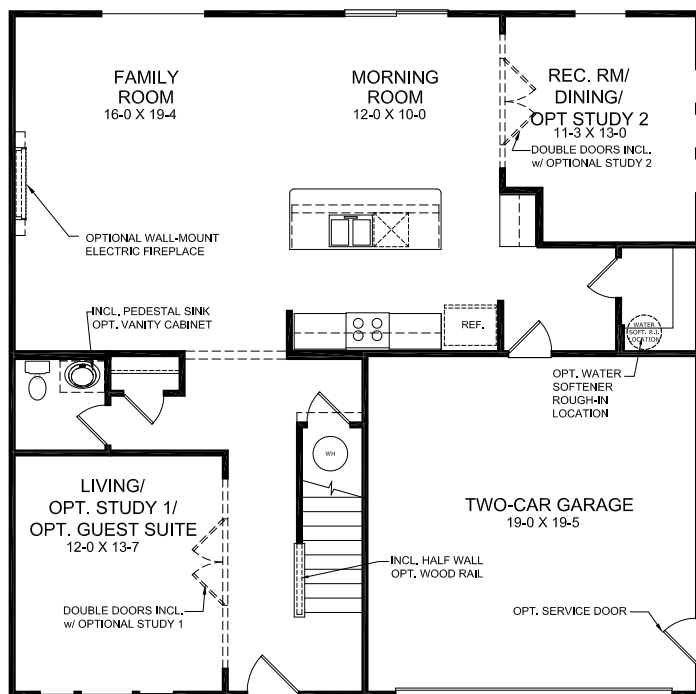
designed by: *FH*

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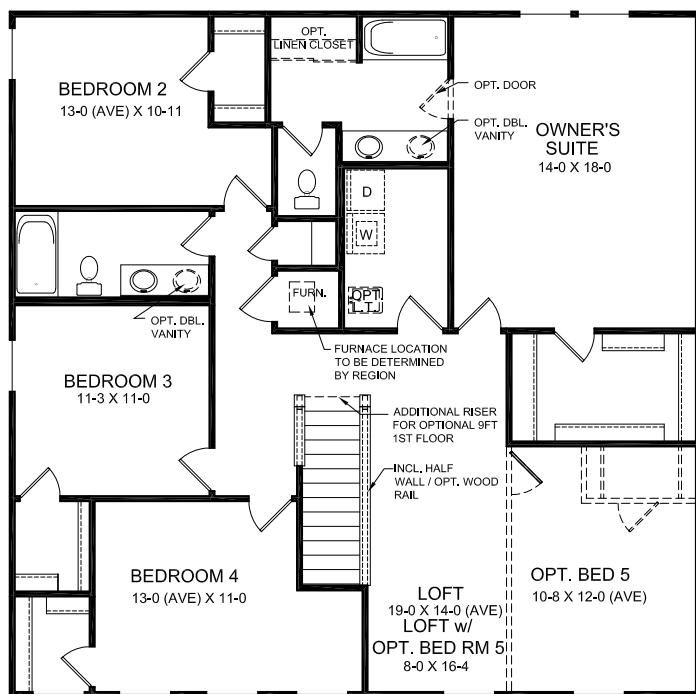
Our Plans Include You

welcome home.

Approximately 2794 sq ft



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Optional Door and Window Configuration in Morning Room
- Optional 2-ft. Morning Room Expansion
- Optional Window Configuration in Family Room
- Open Kitchen Design
- Formal Living Room
- Optional Study
- Optional Guest Suite in Lieu of Living Room
- Included Rec. Room
- Optional Dining Room
- Optional Study #2
- Optional Electric Fireplace
- Optional 4 ft X 16 ft garage expansion
- Two-Car Garage

SECOND FLOOR FEATURES

- Optional 5th Bedroom with Loft
- Optional Full Bath with Opt. Bedroom 5
- Second Floor Laundry Room
- Optional 5 ft Shower in Lieu of Tub in Owner's Suite
- Optional Owner's Bath with Tub and separate 5 ft Shower

OPTIONAL BASEMENT DESIGN

- Optional Full Bath Rough In



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Our Plans Include You

Packet Pg. 128

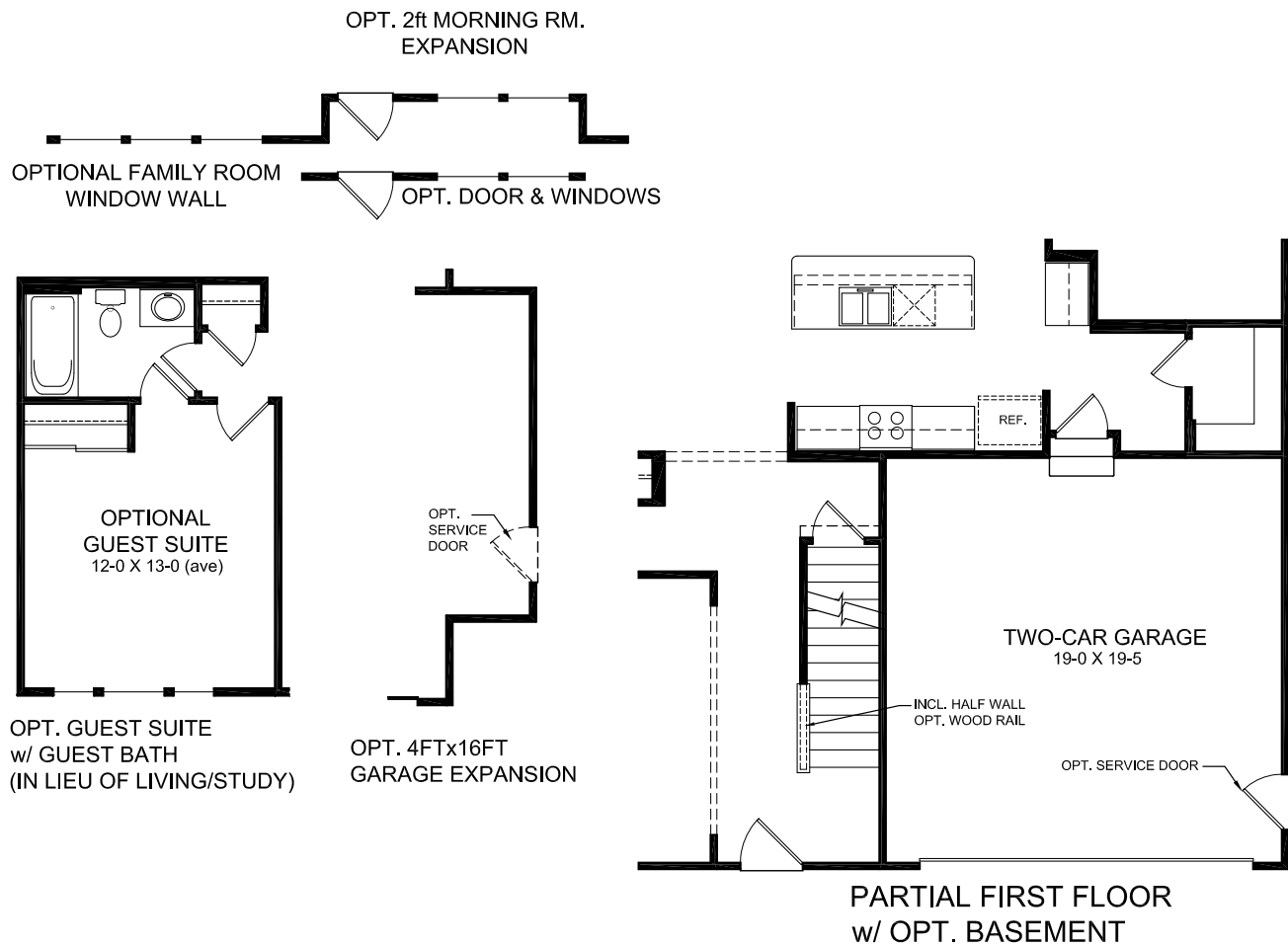
Attachment: 40-382_jensen_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



welcome home.

Approximately 2794 sq. ft.

Attachment: 40-382_jensen_web (App #2021-5503, Waggoner Road (PID 263-001065), David Hodge)



FIRST FLOOR DESIGN OPTIONS



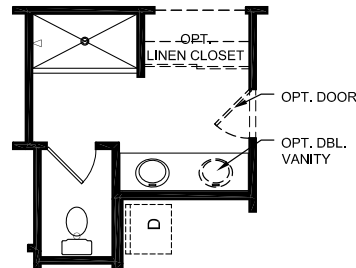
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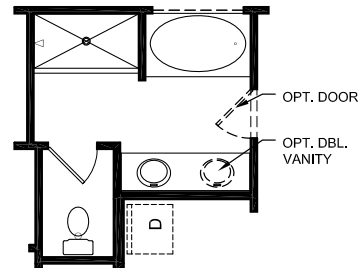
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Our Plans Include You

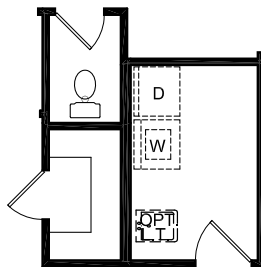
Packet Pg. 129



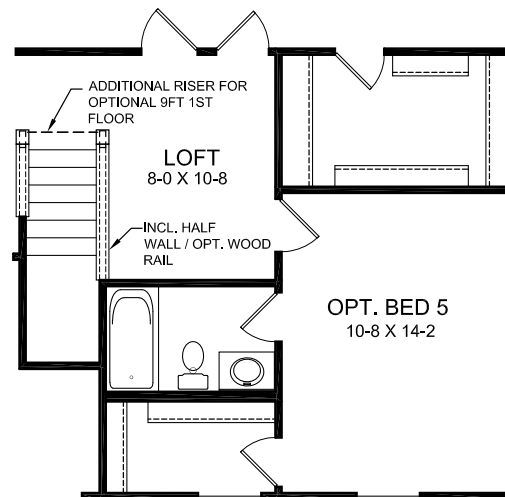
OPT. 5FT SHOWER
IN LIEU OF INCLUDED OF TUB



OPT. OWNER'S BATH



PARTIAL SECOND FLOOR DESIGN
w/ OPT. BASEMENT



OPT. BEDROOM 5 BATH
ONLY AVAILABLE w/ OPT. 5TH BEDROOM

SECOND FLOOR DESIGN OPTIONS

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

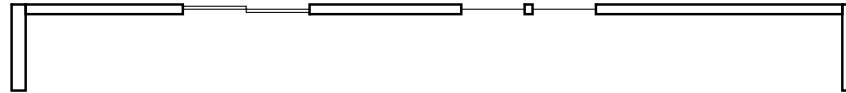
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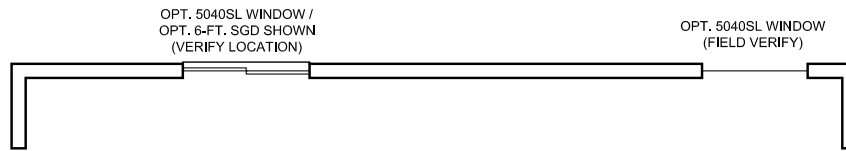


welcome home.

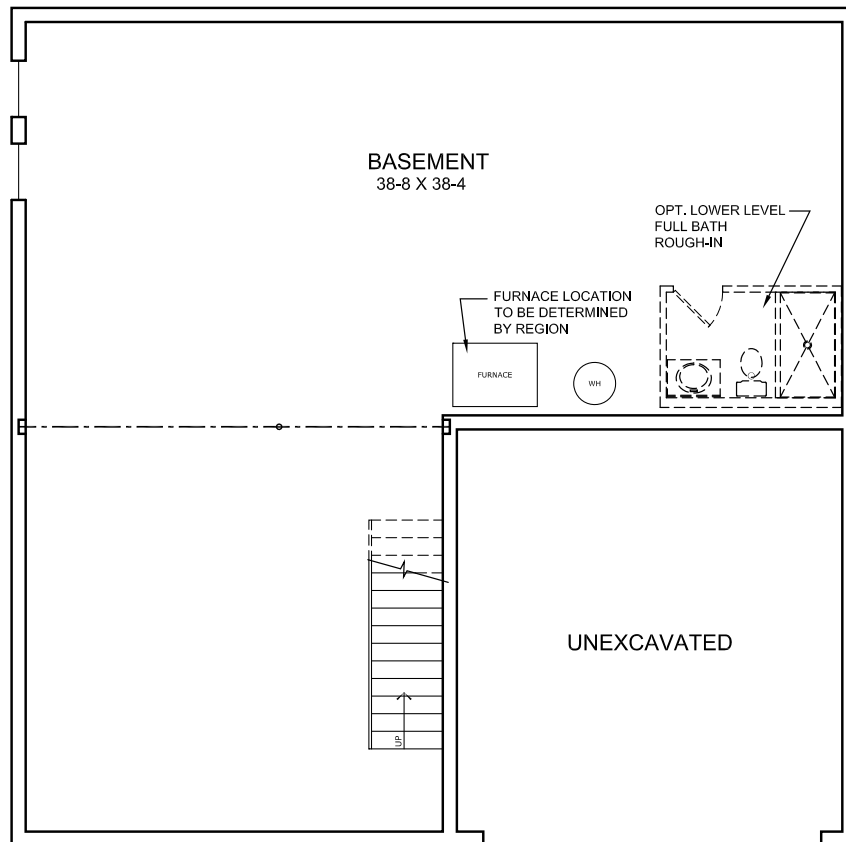
Approximately 2794 sq. ft.



OPTIONAL WALKOUT BASEMENT
w/ REAR FRAME WALL
w/ INCL. SLIDING GLASS DOOR & (2) 3052SH WINDOWS



OPTIONAL BASEMENT DESIGN



BASEMENT DESIGN



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