



AGENDA

**PLANNING COMMISSION
THURSDAY, AUGUST 1, 2019 6:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – July 11, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 8861 E Broad Street; Application #2019-5279; Applicant Eisbach; Certificate of Appropriateness - Signage (Circle K)
2. 6150 E Main Street; Application #2019-5278; Applicant Moore Signs; Certificate of Appropriateness - Signage (Delaney's Diner)
3. 7088 E Main Street; Application #2019-5277; Applicant Moore Signs; Certificate of Appropriateness - Signage (Planet Fitness)
4. 2100 Birchview Drive North; Application #2019-5280; Applicant Gillilan (OHM Advisors); Major Site Plan (COTA Park and Ride)

E. OTHER BUSINESS

F. ADJOURNMENT



CITY OF REYNOLDSBURG

MINUTES

PLANNING COMMISSION THURSDAY, JULY 11, 2019 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – June 6, 2019

Minutes Stand Approved

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. NEW BUSINESS

1. Application #2019-5233; 1467 Lancaster Avenue; Applicant Philip Voss; Certificate of Appropriateness - Historic District

Mr. Zollars Let's go in to application number one 1467 Lancaster please.

Ms. Wheeler Thank you Mr. Chairman. First case this evening is for the property located at 1467 Lancaster Avenue. This property is zoned R3 it's also within the historic district overlay. The applicant is requesting Planning Commission approval to replace the siding and install new windows on the property, they are in the process of rehabbing it. Because it's within the historic district a certificate of appropriateness is required for any exterior modifications. I believe the applicant is here and then I also do have a material sample to pass along. Happy to answer any questions you have as well.

Mr. Zollars Would the applicant like to state anything? If you do please come up to the microphone. State your name and address. If you don't that's fine, no big deal. Very good. Okay. Thank you. Commissioner there's any question here?

Mr. Furst I'd just like to state that you're mighty brave for taking on that project.

Minutes Acceptance: Minutes of Jul 11, 2019 6:00 PM (APPROVAL OF MINUTES)

Yeah I would not want to rehab a home that's been vacant except to raccoons for over a decade. So yeah.

Mr. Fleming Yeah that's interesting and funny. I didn't know there were so many raccoons in that place when we first got it, but that was raccoon haven there and it's taken a lot just to get the inside you know cleaned up and ready. So it's yeah you're right. Thank you.

Mr. Furst Yeah.

Mr. Fleming I might have run if I knew it was that bad. I'll be honest with you.

Mr. Furst I know I know. Like I said thank you for you know putting in the work. It definitely needs rehabbing and everything like that. My only request is would you be open to maybe changing the color of the siding? There's about. There's four homes in a one block radius that basically have the same thing. Yeah. And so I know picking something neutral works kind of best from a design perspective, but I just didn't know if you might be open to changing the color?

Mr. Fleming Is it okay? This is Phil. He's my guy for that.

Mr. Zollars Come up to the microphone please. We need to get this on the record please.

Mr. Fleming Just to be honest I mean, you're exactly right what you said was as far as the work. That was a lot more than we expected. We know that we found it was at a pretty good price and that's why we were trying to find a nice color at a good price. There's some lighter other ones that are comparable. Obviously with something a little lighter than that like in the more of the cream maybe.

Mr. Hicks Just been in the historic district and we almost encourage you know some more historic kind of colors. So if you wanted I mean I don't think that we would be afraid of having something with a little color in it. I know the darker colors and vinyl get expensive but if you guys could find something that has a red or blue or gray or something in there that.

Mr. Fleming Absolutely no problem.

Mr. Hicks A grey would really add some character.

Mr. Fleming Actually if I can't find it that's good. I think my honest that it sounds funny that I really am not as familiar. Emily did a really good job you know she can explain some things and I was just kind of.... I think we kind of thought that color because it was we saw a couple with ok that color must be approved. We didn't know. I wasn't trying to copy. We were just. Does that make sense? I mean we were thinking that we would really like a sort of a gray and white type color, if that's

acceptable.

Mr. Hicks Just a couple other comments. By the way I'm the next door neighbor right across the alley. We've been seeing each other every day for a while now. Appreciate you guys as investment the community is something that I did about seven almost eight years ago now in that house across the street and again it was in really really rough shape. So I understand that the labor of love that's involved in dealing with an old house and it's dealing with it now. Yeah. All the old problems and you know everything, but we are looking as we're rewriting our zoning code right now to strengthen the design standards in the historic district. You know we do want to have a more historically historic area. So your application is obviously pretty light on details but I'd like to see some things happen over there that I think would be reasonable that could really help the house. You're doing the windows on assuming that the windows that you're going to replacing are going to be larger than the little itty bitty ones that the previous owners put in there for example, maybe even in the general dimensions of what the windows were that you could see when you pulled all the vinyl siding off. You know something that size I think would be appropriate. There is some nice actually old detail some fish scaling in the gable out on the front on the roof. The gable of the front facade if you guys could retain that and paint that I think that would be a detail that you know.

Mr. Fleming And yeah I think we had actually thought about doing that.

Mr. Hicks Would be fantastic absolutely. And then my only other comment of significance would be around the windows to have some sort of brick mold or you can do a vinyl lineal. This has an integrated J channel in it. So that you're going around so we actually have window trim. I just don't want to see no window trim.

Mr. Fleming Yeah we're actually using that that second the ladder.

Mr. Hicks The vinyl the Neil?

Mr. Fleming Yeah. So they make it it's like a fake one by four basically. And it has a built in J channel. They work great. They look really nice and I think if you had that I think that would just make it look like you know it has a real window and door trim and not just a wall of vinyl.

Mr. Zollars Very good. OK. Any other comments up from here? All right. I'd entertain a motion.

Mr. Hicks How do we want to do color?

Mr. Zollars You want to. Do you want to think about this applicants or do you want us to; do you want to go with the gray? You want to go on the record? Or do you want to work with staff on the final? What's your preference?

Mr. Fleming Yeah I'm good with Gray. Yes. OK.

Mr. Hicks OK. If you don't mind Mr. Chairman I'll make a motion with some conditions. See if you guys are agreeable to the conditions as part of the motion but. I move that we approve the application under the following conditions that the applicant changed the color to a gray color as final determined by staff. That the applicant retain the existing detail in the gable in the front facade of the home. That the applicant include a three and a half inch vinyl lineal white vinyl trim around the doors and windows.

Mr. Furst I second.

Mr. Zollars Thank you. We have the first and second staff. Would you call the roll please?

Ms. Wheeler Mr. Bizjak. Yes. Mr. Furst. Yes. Mr. Hicks Yes. And Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

2. 7657 Farmsbury Drive (Pier 11 Seafood); Application #2019-5251; Applicant DaNite Sign Company; Certificate of Appropriateness - Signage

Ms. Wheeler Thank you Mr. Chairman. Second case this evening is for the property located at 7657 Farmsbury Dr. This is for what will be the pier eleven boiling seafood restaurant. This application is for the front wall signage and pretty much just conforms to zoning standards in terms of allowable sign area colors. Just requiring the certificate of appropriateness because it has over the 32 square feet requirement. I'm happy to answer any questions and I believe the applicant is here as well.

Mr. Zollars Is the applicant here? Do you have anything you'd like to add? If you do please. Good? Okay. Board, Mr. Bizjak, anyone have any questions for the applicant or comments for us?

Mr. Hicks Do you boil your own seafood there or is it just a market?

Unknown Inaudible

Mr. Zollars All right. Mr. Bizjak any comments or notions here?

Mr. Bizjak Thank you Mr. Chairman Mr. Bizjak here I move that we accept this application.

Mr. Zollars Alright I have a first how about a second?

Mr. Furst I'll second.

Mr. Zollars Thank you very much. Staff would you call the roll please?

Ms. Wheeler Mr. Bizjak. Yes. Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes. Thank you.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

3. 8231 E Broad Street (Valvoline); Application #2019-5245; Applicant DaNite Sign Company; Certificate of Appropriateness - Signage

Ms. Wheeler Third case this evening is for 8231 East Broad Street. This is for the new Valvoline site. This is a certificate of appropriateness for signage for the site. A total of five signs including the monument sign with brick based on East Broad Street and they've provided a full rendering of each of those signs. Happy to answer any questions, but we otherwise would recommend approval for this one as well.

Mr. Zollars Any comments from board?

Mr. Hicks Mr. Chairman I said one comment and appreciate that the monument bases got a brick that matches the building. Just seems like it's in line and in character with what we've been trying to get done on a lot of these applications and we've had some in the last couple of years that have wanted to do their own monument sign or pylon sign type deal and you know really pushing that brick monument that matches everything on Main Street. Just glad to see that detail on this application.

Mr. Zollars I agree Mr. Hicks. Anyone care to make a motion one way or the other on this one?

Mr. Bizjak Thank you Mr. Chairman move that we accept the application.

Mr. Bizjak Very good. We have a first how about a second?

Mr. Hicks I'll second.

Mr. Zollars Very good. We have a first and a second. Staff, would you call the roll?

Ms. Wheeler Mr. Bizjak. Yes Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes. Thank you.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

4. UNFINISHED BUSINESS

1. 7510-7550 E Main Street; Application #2019-5183; Applicant Tim Lai Architect; Certificate of Appropriateness - Exterior Modifications / Historic District

Mr. Zollars I don't want to waste anyone's time here. However no one is here to discuss East Main project. OH, ok.

Unknown Inaudible.

Mr. Zollars PLEASE SIGN AND WE'LL GIVE YOU A COUPLE OF MINUTES. Do you have any ETA on her?

Ms. Wheeler While we're waiting I can kind of fill in just a couple points. I know I send out the updated renderings to commissioners and then receive some comments back which I then forwarded to the architect. So she responded with one of the requests was the rendering showing the Dollar General next to the proposed changes. So that's what's up on your screen right now. So you should have all received that. The second request was regarding the signage and I just wanted to clarify that the signage would be submitted separately as a separate Certificate of Appropriateness. So what we're reviewing today would just before the actual exterior modifications, excluding the signage. Just wanted to clarify that point.

Mr. Zollars Maybe, do you have her phone number maybe you can't see where she is?

Ms. Wheeler I apologize. I did tell her she was last. I thought we would take a little more time than we took on some of those. That was partly my fault. Are there questions that perhaps the property owner could field I know there were some questions about maybe the scope of the project or the work. I don't know if that's something that you wanted to start the conversation but.

Mr. Hicks Mr. Chairman. I guess I wasn't in here for the first presentation, first meeting and apologize, but I guess I'll just go into the story. When the Dollar General was originally proposed we spent a lot of time going back and forth between Design Review Board and Planning Commission and had some variances that had to go to city council and it was a really long process because it was kind of odd. They were parceling out a part of like an unfinished part of the retail center to sell to Dollar General and try to fit the project in there. So the struggle while we're working with Dollar General was to try to find something that it's in the historic district that was going to meet our historic guidelines, but also fit in with a retail center that was built in the 70s. So we had to sort of strike a

compromise on that building. In the end I think for the most part it does fit in there, but we sort of made Dollar General do a lot of things to sort of match the other two buildings on either side of it the best we could and still kind of look historically. I guess the trouble now is it sounds as like your company purchased the retail center? So the previous owner who sold it to Dollar General, is not the applicant obviously. I think that's just what creates a real head scratcher here is that we're very excited about somebody wanting to purchase a retail center an old Reynoldsburg and invest in it. That's outstanding and that's what we need. We need reinvestment in our community. The head scratcher as we just stood on our heads to try to make a Dollar General fit either side of this retail center and now you won't change your retail center is no longer going to look like the Dollar General. I think you know as we get into this presentation that's going to be the biggest obstacle is trying to find some way that we can encourage the investment and into your pride and your property and to the community, but to try to find some way that also is consistent with all the time and effort that we put into this; what two years ago or year and a half ago or whatever it was on the dollar general. I guess that's where I'm at on it and you know I'd love to see something happen here. I just want to make sure that it doesn't look like we've got two different things and then you know this random dollar general sitting in the middle of it. Which was a problem from day one when we proposed it.

Mr. James Yeah I understand that and I wish we could go back in time and buy it before they did that because we don't love to use the metal to centers, but you know we're looking to upgrade it and whereas the Dollar General is a good national name and it brings in traffic. That's not who he'd pick to be on the middle of this. But you know. Nothing we can do about not about that.

Mr. Hicks Yeah that's a Dollar General anchored center at this point. It's in the middle just like a Kroger would be.

Mr. James Yeah. Yeah. So I mean you know our plan is really to try and kind of bring some life into the center. It's kind of operated with a lot of vacancy for a number of years and we think it's a tenant mix issue. Also previous ownership a little bit. And so you know we've got to do something with the facade and with landscaping and just kind of signage the whole image to really bring it up to get to get that tenant interest. So that's our main goal. You know we've made some color changes that I think you guys requested from the last meeting to you know kind of adapt. I don't know whether that was to your request with the Dollar General or really to get to that farmhouse. Yeah. So you know we made those changes, but you know we really need that catalyst to be able to get a good; like we've heard from a lot of people in Reynoldsburg that there's a lack of places to go in the evening. We want to have a great place with outdoor seating and kind of activate it, and some other restaurant. So we need that fresher look.

Mr. Furst You know I'm in agreements with your statements and I also want to thank you for investing in the community. You know I think really doing anything

to the center is a big step forward. I agree that it's staying the same is not good for anyone. The tenants, you know you as the new owner in the city. So I just want to thank you again for that. I hope that our discussion that we have here tonight we don't let the perfect be the enemy of the good. I think the vision that you've laid out is a very positive one. And I think in general we'd all like to you know to travel that road together. And so I'm hoping that we can you know get some forward progress and make that happen.

Mr. Bizjak Out of curiosity, how long do you plan to stay at the property if you've got a rough idea?

Mr. James From an ownership standpoint? We're long term owners so when we buy real estate we want to we want to be there. So we're looking out like at least a 10 year horizon. That's the great thing about real estate the tenants are your assets and if you take care of them and they do well then they're going to create income for us for a long time. So we plan to be there.

Mr. Zollars All right. Well out of respect for everyone's time I think we need to put a limit on how long we're going to wait. Any suggestions here from the board?

Mr. Hicks I don't know. I mean what would you be amenable to tabling again? Or do you want to have as much of a discussion as we can have?

Mr. Zollars I don't want... I really don't want to entertain having a conversation twice. So if you can answer some questions that we can make to some decisions otherwise we need to wait for the architect. Then do this again.

Mr. Hicks Well I just cut right to it. I mean I think the biggest gripe that I have with the very latest renderings we had like on the sides of each building it was like a mural type thing. It look like a solar eclipse or something on the side.

Mr. Furst That's no longer on the rendering. Those have been removed

Mr. Hicks So we no longer have a solar eclipse?

Mr. Furst Yeah. If you look there's no mural now.

Mr. Hicks I guess I mean I don't mind having some sort of mural or decorative element just that it would be in some on this modern farmhouse theme. We've got a gigantic mural on the side of Cotner's building there and Reynoldsburg is part of the most iconic thing in Reynoldsburg. They added some murals to the side of the living so high school and I think it looks great. If we could find something, encourage something, that doesn't just look like a solar eclipse. Something that may reflect a little bit more of the local character of Reynoldsburg that fits in with your theme. I think that would have my support.

Mr. Zollars Well we can't leave. I'm not interested in having that open, as open as they appear on the surface. So I suggest that we table this. We have another meeting in what three weeks. August 1st or something.

Mr. Furst Well that in the interest of time. Can we come to any firm decision this evening? I mean I'm willing to have a discussion and vote on the proposal as it's shown here in the renderings.

Mr. Zollars We could do that.

Mr. Hicks Could we make any type of mural be part of the signage package that he's got to come back for?

Mr. Zollars Let's just look at visual we have here. Yes or no this one and that's it. Then they can come back with improvements to that.

Mr. Furst I would like to make a motion that we approve the application here as shown on the condition that there also be a comprehensive sign plan for the entire unit at some later date.

Mr. Bizjak I second.

OK. Very good. All right we're the first and second now we are going with a two tone theme on this, is that right? Am I seeing this hue correctly?

Ms. Wheeler So there's kind of like two gray colors and then a white. The main change with this one was the addition of the lighting which you can see the goose neck lighting there.

Mr. Zollars Okay. Well then we have a first and the second.

Ms. Wheeler All right. I'll call the roll call. Mr. Bizjak. Yes Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes. Thank you.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSENT:	Cullinan

D. OTHER BUSINESS

None

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator



8861 E. Broad Street
Reynoldsburg, OH 43068

STORE # Circle K 4705304

BRANDING LEVEL:	B
BU:	Midwest BU
FUEL BRAND:	CIRCLE K
CASE #:	27187
ARCHETYPE:	N/A
DATE:	5/14/2019

This is for presentation only.

Detailed fuel branding specifications
provided on supplementary attachment

Project **D.1.a**

MR2-27187

Date: 5/14/2019
Scale: NTS
Sales: G. Frenette
Designer: M. Holman

Rev. #:

Date:

Revision Note:

☒ **Conceptual**

Information Required:

☐ **Master**

☒ **Electrical**

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

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4705304
Circle K
8861 E. Broad Street
Reynoldsburg, OH 43068

Sign Item

Cover Page

Packet Pg. 11

Attachment: reynoldsburgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

COLOR SPECIFICATIONS:								
Sample	Description	Applied to	Sample	Description	Applied to	Sample	Description	Applied to
	Primary Red Pantone 485 3M 3630-33 Red Vinyl	- MID Sign - Building Sign - Canopy Fascia - Dispenser Door Skirt - Car Wash Sign Copy		Egret White SW 7570 Semi-gloss finish	- 30" above grade to top of fascia. - Light poles		Green Pantone 355 3M 3630-156 "Vivid Green" Vinyl	- Diesel Door Skin - CK Pricer (Diesel) if Applicable
	Primary Orange Pantone 144 3M 3630-3540 Tangerine Vinyl	- MID Sign - Building Sign - Canopy Fascia - Dispenser Valance - Column Flags		Nuthatch SW 6088 Semi-gloss finish	- Main Building 30" to grade - Car Wash Building 30" to grade		Blue Pantone 287 3M 3630-157 "Sultan Blue" Vinyl	- Car Wash Panel - CK Pricer (Unleaded) if Applicable
	Safety Red SW #4081	- Bollards near store front		Grays Harbor SW 6236 "Grays Harbor" Semi-gloss finish	- Canopy Column Base (24" from ground) - Canopy Bollards		Shell Warm White RAL9016	- Columns

SITE OVERVIEW



SCALE: NTS

Project

D.1.a

MR2-27187

Date: 5/14/2019
Scale: NTS
Sales: G. Frenette
Designer: M. Holman

Rev. #:

Date:

Revision Note:



Conceptual

Information Required:



Master



Electrical

☐ 120V

☐ 347V

☐ Other

Customer Approval

Signature

MM/DD/YYYY

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4705304

Circle K

8861 E. Broad Street
Reynoldsburg, OH 43068

Sign Item

Sitenlan

Packet Pg. 12

Attachment: reynoldsburgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

SCOPE OF WORK

A
MID

Qty 2 on Site

- *Remove all faces, divider bars, and existing pricers from both monument signs (BE VERY CAREFUL WITH EXISTING CK FACES AS THESE WILL BE REINSTALLED DURING CABINET ASSEMBLY)
- * Strip white retro frame that previously held pricer faces leaving only the original retainer for the sign
- *Leave LED backlighting in the sign, it was replaced recently. (If necessary adjust backlighting to properly illuminate "Unleaded" on the pricer faces)
- * Paint MID to CK Specs; Cabinets, retainers, match plates, fasteners, poles, and base plates; RAL9016 Shell Warm White
- *Install Simply Great Coffee and Polar Pop faces in the bottom of each monument seperated by a vertical divider bar. (Orient the SGC on the side closer to the street in each monument on both sides
- *Install new Able toggle and red pricer digits onto the blue unleaded faces for each sign and prepare for cabinet reassembly
- *Install horizontal divider bars above PP and SGC faces and then install new pricer faces above the SGC faces ensuring that the pricer faces get oriented closes to the street on both sides of each monument.
- *Reinstall previously removed CK faces opposite the new pricer faces on each side of the monument farthest away from the street
- *Make final electrical connection at sign junction box or contactor and ensure all illumination and pricers are functional. (MAKE SURE TOGGLE/PRICER DIGITS GET DEDICATED CIRCUIT TO STAY ON ALL DAY AND BACKLIGHTING GOES ON CIRCUIT WITH PHOTO CELL OR TIMER)
- *Set unleaded gas pricing and instruct store attendant how to change prices with the 8 button key-fob
- *Take a photo of the manager or attendant holding both the keyfob and the box with the POS handheld unit from Able (make sure the site info is visible on the box in the picture)
- *After getting the photo with the POS, unbox the handheld unit and plug in the AC adapter into the wall in the place where the store manager or attendant wants it located
- *Call Able at 614-388-8866 to complete the registration process and advise them that you need to set up the customers variable toggle message to display EASY PAY/CREDIT so that the price will toggle between the two and reflect a 6 cent discount for Easy Pay (Make sure unleaded is set to toggle the discount)
- *After completing registration make sure you write down the verification code Able provides and take a photo of the registration form for our records (this is a required completion document)

Project D.1.a

MR2-27187

Date: 5/14/2019
Scale: NTS
Sales: G. Frenette
Designer: M. Holman

Rev. #:
Date:

Revision Note:

✓ Conceptual

Information Required:

Master

Electrical

120V 347V
Other

Customer Approval

Signature
MM/DD/YYYY

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4705304
Circle K
8861 E. Broad Street
Reynoldsburg, OH 43068

Sign Item

Scope of Work

Packet Pg. 13

Attachment: reynoldsburgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

SCOPE OF WORK	
B BUILDING	*Leave Building as as is
C LIGHT POLES	*Leave perimeter bollards; Already painted. *Leave light poles; Already painted

D CANOPY	*Remove existing canopy signs and repair the canopy if needed to ensure all new ACM mounts flush *Demo/Strip existing ACM layers to base ACM layer (SITE HAS 2 EXISTING ACM LAYERS STRIP 1 FULL LAYER) *Note: canopy fascia is 36"H *Mounting angle to fasten directly to base ACM layer. *Note that the canopy corners of the ACM should be routed and wrapped when installing *Install (2) new illuminated Circle K channel letter canopy signs *Install tri color non illuminated ACM on all elevations * Wordmark 1 on the LEFT elevation RIGHT justified *Wordmark 2 on the RIGHT elevation LEFT justified *If the existing canopy does not have electricity run to the where the new wordmarks are being installed and a connection is not possible within 6 feet then leave electrical whip accessible and Circle K will have circuits run and make final connection
E DISPENSER & FORECOURT FOR CANOPY	*Reimage 5 dispensers to CK specs *Install 5 new valance decals, 10 Product ID panels, and 10 pump door skirts, and 10 crown graphics on Encore S dispesners *Replace 5 garbage cans to fuel brand specifications and remove old garbage cans; * Remove column cladding and brackets on 10 canopy columns to determine condition underneath. * It is to be assumed that there will be some surface rust on columns requiring prep work. If columns are rusted through or to the point of being unsafe such that the canopy's structural integrity is compromised please contact Pattison Sign Group for direction and be prepared to provide photographic evidence. * Use a wire cup wheel attachment on angle grinder and remove surface rust on each column to prep for primer *Use a DTM primer to prep columns for paint *Paint 10 columns to fuel brand specifications; SW #6236 Grays Harbor ; from grade to 24" above grade and RAL9016 Shell Warm White ; from gray to bottom of canopy *Paint 5 islands to CK specs; SW #6236 Grays Harbor *Paint 5 bollords under canopy to CK specs; SW #6236 Grays Harbor * Install 10 pump flags and graphics to fuel brand specification (10 - 12x12 - 3+0 flags) *Keep existing numbering structure the same as the existing pumps *Install 10 column warning decals at eye level (keep height consistent on all columns. About 5'4" bottom justified from the ground)
F ADDITIONAL	*Air-Vac already rebranded leave as is *Refer to the required photo checklist and ensure all required photos are captured. Once complete fill out the checklist and take a photo of it that is clearly readable (this is a required completion document) *After everything at site is complete ensure any messes created are cleaned up but do not put anything in Circle K's dumpster, all material should be disposed of properly *Have manager or attendant on duty sign off on the install quality form (pages 2 and 3 of the purchase order issued), sign, date, and take a photo of it (this is a required completion document)

Project	D.1.a
MR2-27187	
Date:	5/14/2019
Scale:	NTS
Sales:	G. Frenette
Designer:	M. Holman
Rev. #:	
Date:	
Revision Note:	
☒ Conceptual	Information Required:
☐ Master	
☒ Electrical	
☐ 120V	☐ 347V
☐ Other	
Customer Approval	
Signature	
MM/DD/YYYY	
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.	
All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.	
# 4705304 Circle K 8861 E. Broad Street Reynoldsburg, OH 43068	
Sign Item	
Scope of Work	
Packet Pg. 14	

Attachment: reynoldsburgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

PYLON / PRICE SIGNS

SCOPE OF WORK

EXISTING

Total Sq. Ft. = 48.81 Qty. 2



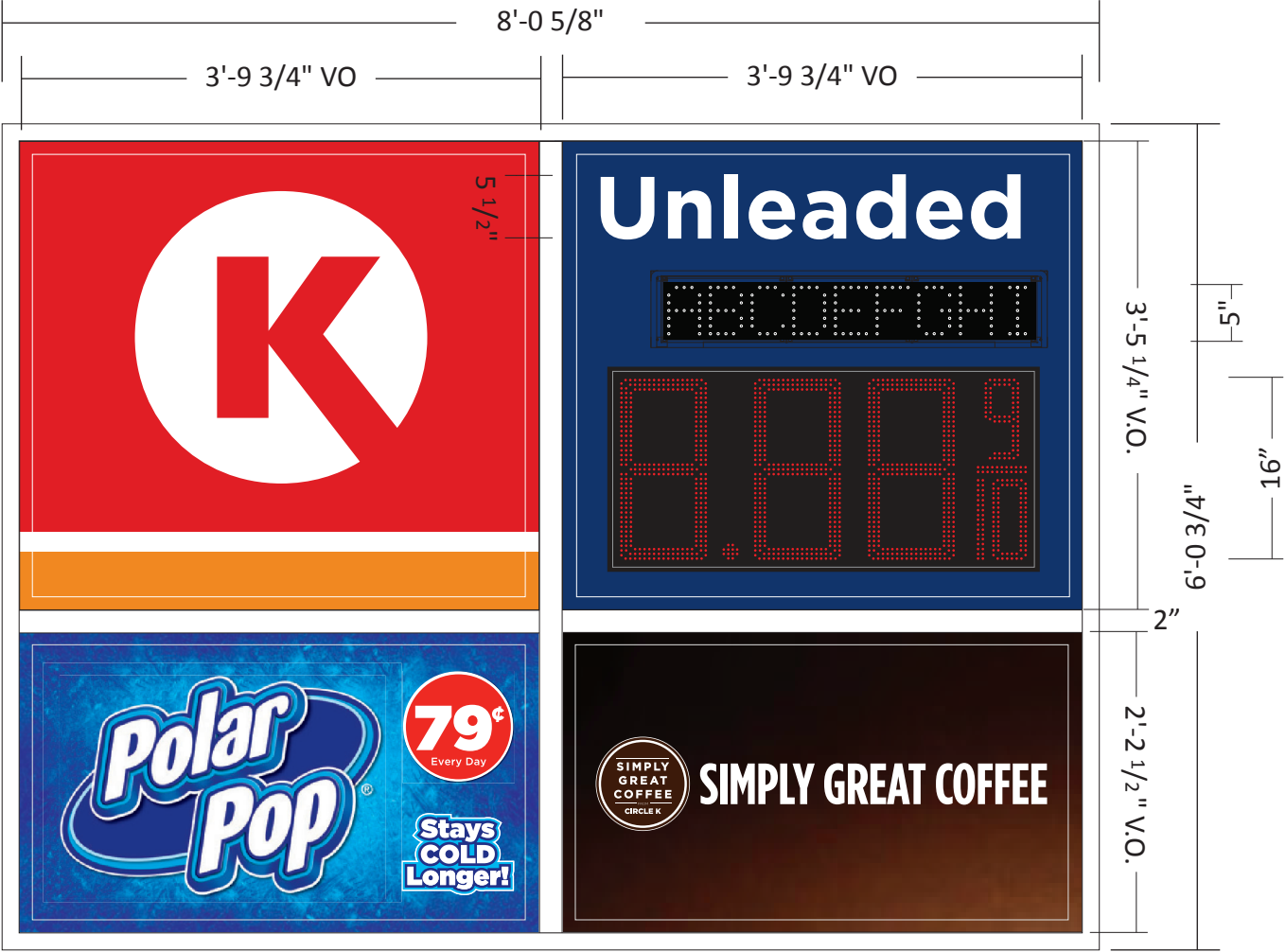
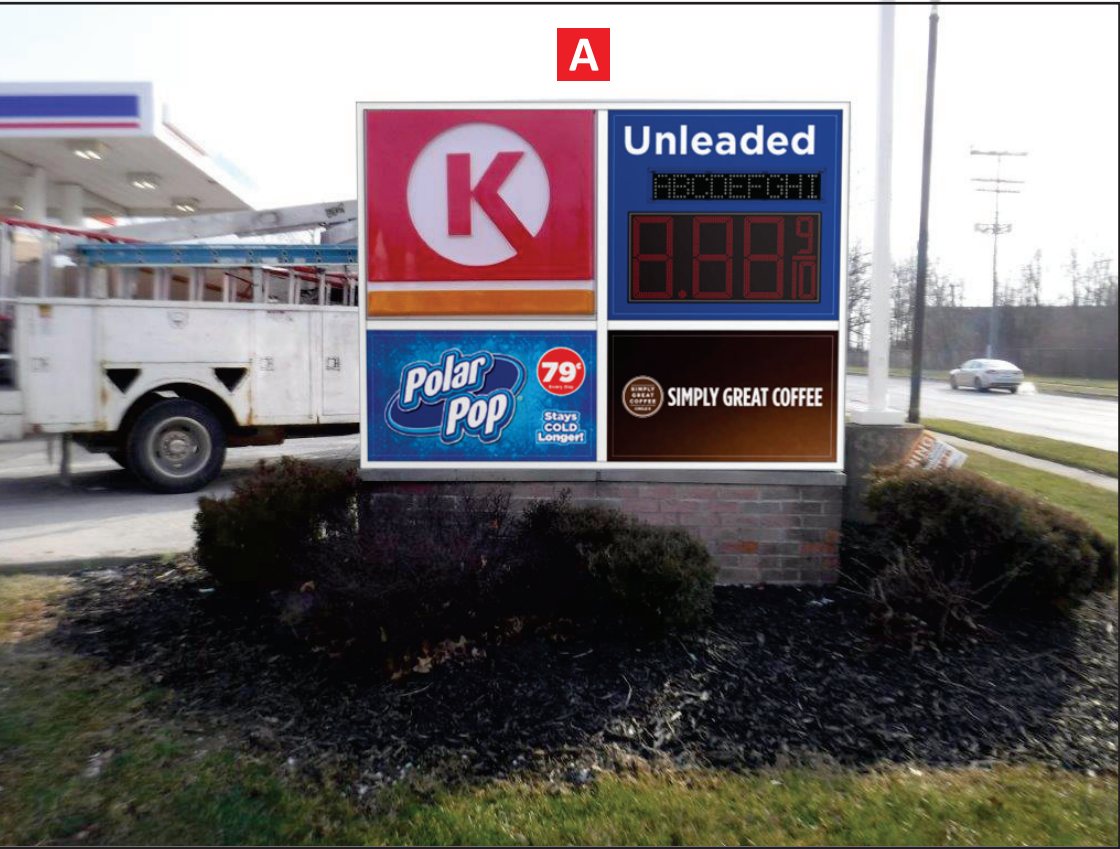
- *Remove all faces, divider bars, and existing pricers from both monument signs (BE VERY CAREFUL WITH EXISTING CK FACES AS THESE WILL BE REINSTALLED DURING CABINET ASSEMBLY)
- * Strip white retro frame that previously held pricer faces leaving only the original retainer for the sign
- *Leave LED backlighting in the sign, it was replaced recently. (If necessary adjust backlighting to properly illuminate "Unleaded" on the pricer faces)
- * Paint MID to CK Specs; Cabinets, retainers, match plates, fasteners, poles, and base plates; RAL9016 Shell Warm White
- *Install Simply Great Coffee and Polar Pop faces in the bottom of each monument seperated by a vertical divider bar. (Orient the SGC on the side closer to the street in each monument on both sides
- *Install new Able toggle and red pricer digits onto the blue unleaded faces for each sign and prepare for cabinet reassembly
- *Install horizontal divider bars above PP and SGC faces and then install new pricer faces above the SGC faces ensuring that the pricer faces get oriented closes to the street on both sides of each monument.
- *Reinstall previously removed CK faces opposite the new pricer faces on each side of the monument farthest away from the street
- *Make final electrical connection at sign junction box or contactor and ensure all illumination and pricers are functional. (MAKE SURE TOGGLE/PRICER DIGITS GET DEDICATED CIRCUIT TO STAY ON ALL DAY AND BACKLIGHTING GOES ON CIRCUIT WITH PHOTO CELL OR TIMER)
- *Set unleaded gas pricing and instruct store attendant how to change prices with the 8 button key-fob
- *Take a photo of the manager or attendant holding both the keyfob and the box with the POS handheld unit from Able (make sure the site info is visible on the box in the picture)
- *After getting the photo with the POS, unbox the handheld unit and plug in the AC adapter into the wall in the place where the store manager or attendant wants it located
- *Call Able at 614-388-8866 to complete the registration process and advise them that you need to set up the customers variable toggle message to display EASY PAY/CREDIT so that the price will toggle between the two and reflect a 6 cent discount for Easy Pay (Make sure unleaded is set to toggle the discount)
- *After completing registration make sure you write down the verification code Able provides and take a photo of the registration form for our records (this is a required completion document)

A

Double Sided

PROPOSED

Total 2 Monuments on Site



Existing Retainers 1 1/2"
Existing 2" Divider Bars

Scale: 3/4"=1'

Verify Retainers and Pan Form
Dimensions.

MAIN I.D.

Project D.1.a

MR2-27187

Date: 5/14/2019
Scale: 3/4"=1'
Sales: G. Frenette
Designer: M. Holman

Rev. #:

Date:

Revision Note:

Conceptual

Information Required:
Final dimensions subject to
site survey and/or technical
specifications.

Master

Electrical

☒ 120V ☐ 347V
☐ Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility
ensure that the structure of the
building is designed and construc
to accept the installation of the s
being ordered. Please ask PSG
to provide further details if requi

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in part without written permisio
by Pattison Sign Group.

4705304
Circle K
8861 E. Broad Street
Reynoldsburg, OH 430

Sign Item

MID-Pricers

Packet Pg. 15

Attachment: reynoldsburgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

STOREFRONT / SHOP SIGNS

EXISTING



Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

SCOPE OF WORK	
B BUILDING	*Leave Building as as is
C LIGHT POLES	*Leave perimeter bollards; Already painted. *Leave light poles; Already painted

BUILDING

Project

D.1.a

MR2-27187

Date: 5/14/2019

Scale: as noted

Sales: G. Frenette

Designer: M. Holman

Rev. #:

Date:

Revision Note:

✓

Conceptual

Information Required:
Final dimensions subject to site survey and/or technical specifications.

Master

Electrical

120V

347V

Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility ensure that the structure of the building is designed and construc to accept the installation of the s being ordered. Please ask PSG to provide further details if requi

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4705304

Circle K

8861 E. Broad Street

Reynoldsburg, OH 430

Sign Item

Building Signage

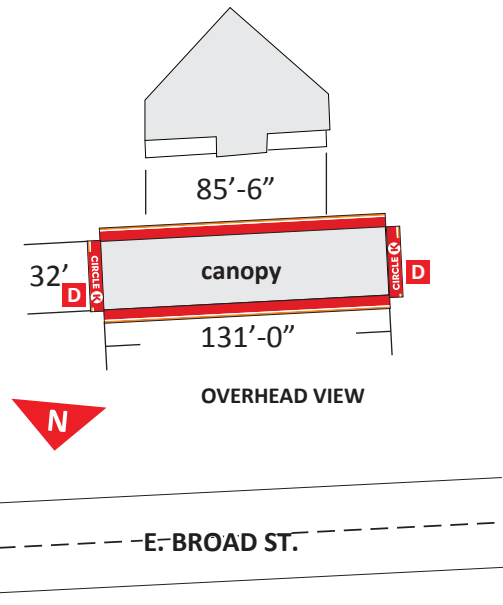
Packet Pg. 16

Attachment: reynoldsburgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

PROPOSED SIGNS PENDING CODE AND PERMITTING

CANOPY

EXISTING



PROPOSED

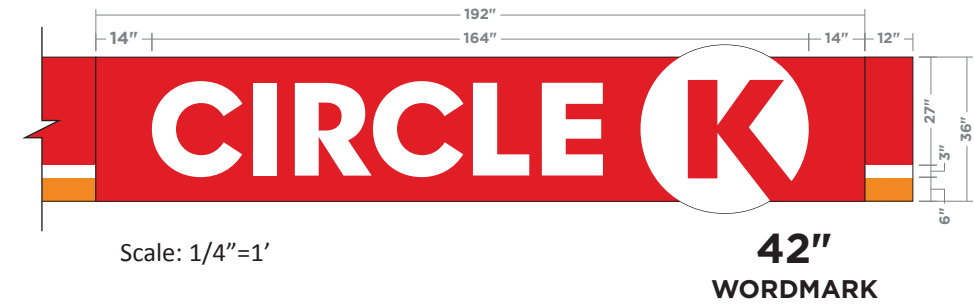
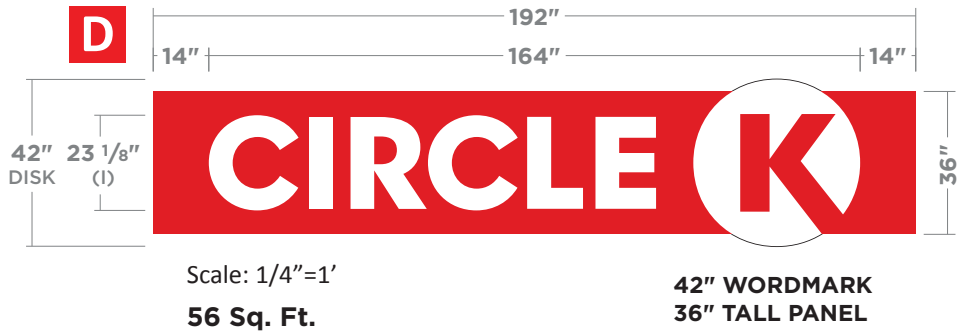


Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

SCOPE OF WORK

D CANOPY

- *Remove existing canopy signs and repair the canopy if needed to ensure all new ACM mounts flush
- *Demo/Strip existing ACM layers to base ACM layer (SITE HAS 2 EXISTING ACM LAYERS STRIP 1 FULL LAYER)
- *Note: canopy fascia is 36"H
- *Mounting angle to fasten directly to base ACM layer.
- *Note that the canopy corners of the ACM should be routed and wrapped when installing
- *Install (2) new illuminated Circle K channel letter canopy signs
- *Install tri color non illuminated ACM on all elevations
- * Wordmark 1 on the LEFT elevation RIGHT justified
- *Wordmark 2 on the RIGHT elevation LEFT justified
- *If the existing canopy does not have electricity run to the where the new wordmarks are being installed and a connection is not possible within 6 feet then leave electrical whip accessible and Circle K will have circuits run and make final connection



CANOPY

Project **D.1.a**

MR2-27187

Date: 5/14/2019
Scale: as noted
Sales: G. Frenette
Designer: M. Holman

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:

Final dimensions subject to site survey and/or technical specifications.

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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4705304

Circle K

8861 E. Broad Street
Reynoldsburg, OH 430

Sign Item

Canopy

Packet Pg. 17



Pattison Sign Group
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Attachment: reynoldsburgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

PROPOSED SIGNS PENDING CODE AND PERMITTING

PUMPS

EXISTING



Column Flag Kit



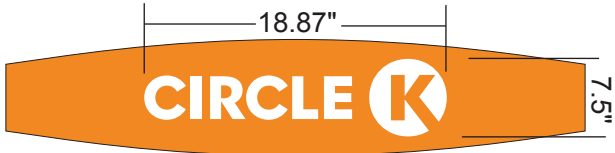
M061_Pump Skirt Door Skin

PROPOSED



NTS

Circle K bowtie valences



of Unleaded / Diesel pumps on site: 5

NTS

SCOPE OF WORK

- *Reimage 5 dispensers to CK specs
- *Install 5 new valance decals, 10 Product ID panels, and 10 pump door skirts, and 10 crown graphics on Encore S dispensers
- *Replace 5 garbage cans to fuel brand specifications and remove old garbage cans;
- * Remove column cladding and brackets on 10 canopy columns to determine condition underneath.
- * It is to be assumed that there will be some surface rust on columns requiring prep work. If columns are rusted through or to the point of being unsafe such that the canopy's structural integrity is compromised please contact Pattison Sign Group for direction and be prepared to provide photographic evidence.
- * Use a wire cup wheel attachment on angle grinder and remove surface rust on each column to prep for primer
- *Use a DTM primer to prep columns for paint
- *Paint 10 columns to fuel brand specifications; SW #6236 Grays Harbor ; from grade to 24" above grade and RAL9016 Shell Warm White ; from gray to bottom of canopy
- *Paint 5 islands to CK specs; SW #6236 Grays Harbor
- *Paint 5 bollards under canopy to CK specs; SW #6236 Grays Harbor
- * Install 10 pump flags and graphics to fuel brand specification (10 - 12x12 - 3+0 flags)
- *Keep existing numbering structure the same as the existing pumps
- *Install 10 column warning decals at eye level (keep height consistent on all columns. About 5'4" bottom justified from the ground)

Project **D.1.a**

MR2-27187

Date: 5/14/2019

Scale: NTS

Sales: G. Frenette

Designer: M. Holman

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:

Final dimensions subject to site survey and/or technical specifications.

☐ Master

☒ Electrical

☒ 120V

☐ 347V

☐ Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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4705304

Circle K

8861 E. Broad Street
Reynoldsburg, OH 430

Sign Item

Dispensers

Packet Pg. 18

PROPOSED SIGNS PENDING CODE AND PERMITTING

ADDITIONAL SIGNAGE

SCOPE OF WORK	
F	ADDITIONAL
*Air-Vac already rebranded leave as is *Refer to the required photo checklist and ensure all required photos are captured. Once complete fill out the checklist and take a photo of it that is clearly readable (this is a required completion document) *After everything at site is complete ensure any messes created are cleaned up but do not put anything in Circle K's dumpster, all material should be disposed of properly *Have manager or attendant on duty sign off on the install quality form (pages 2 and 3 of the purchase order issued), sign, date, and take a photo of it (this is a required completion document)	

EXISTING



Project

D.1.a

MR2-27187

Date:

5/14/2019

Scale:

as noted

Sales:

G. Frenette

Designer:

M. Holman

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☐ 120V

☐ 347V

☐ Other

Customer Approval

Signature

MM/DD/YYYY

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4705304

Circle K

8861 E. Broad Street

Reynoldsburg, OH 430

Sign Item

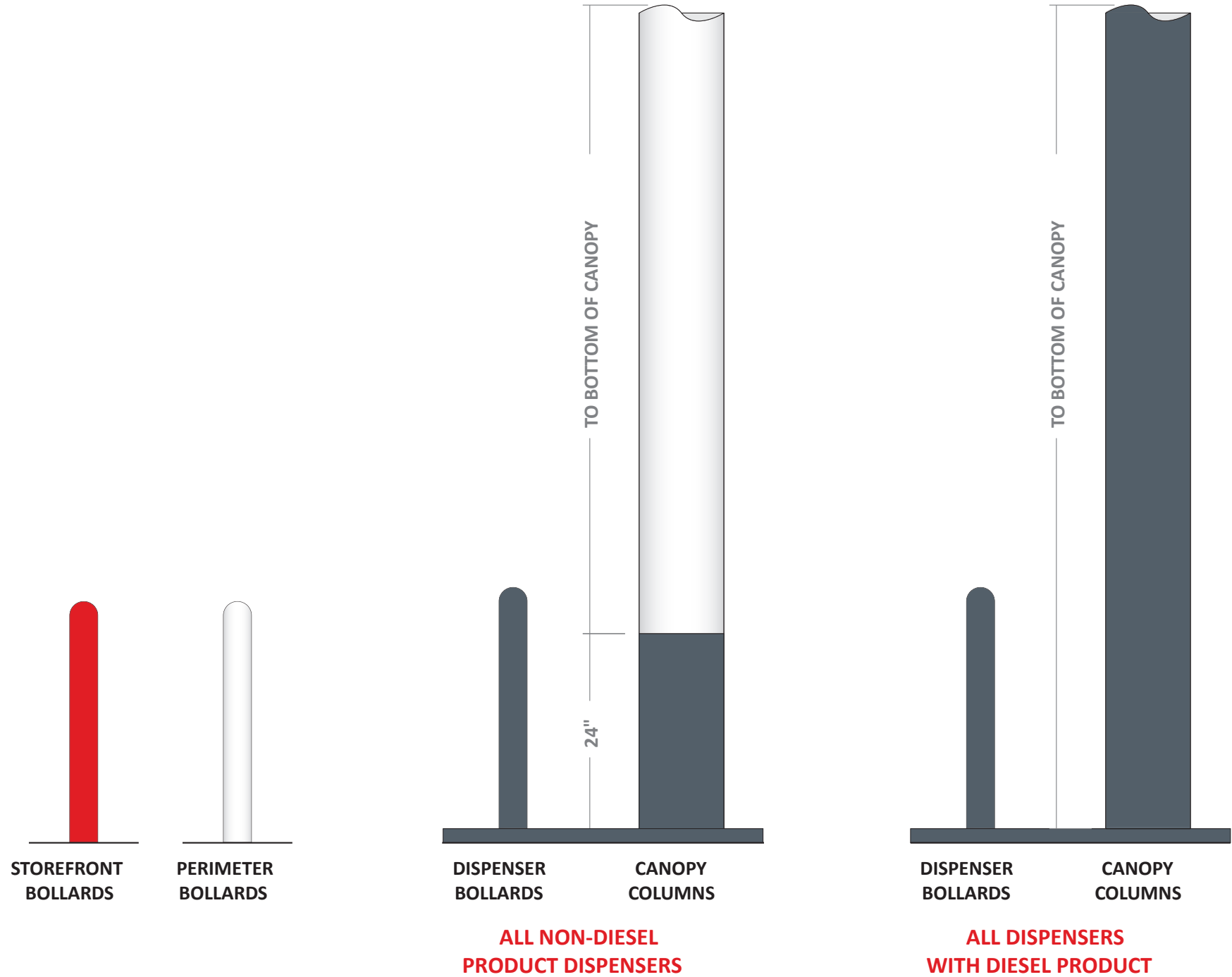
Additional

Packet Pg. 19

Attachment: reynoldsborgoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

PROPOSED SIGNS PENDING CODE AND PERMITTING

FUEL DISPENSERS/FORECOURT | FORECOURT PAINT SCHEDULE



COLUMN, BOLLARDS, AND ISLANDS

ALL PAINTS LISTED BELOW TO HAVE GLOSS FINISH

COLUMNS (NON-DIESEL PRODUCT)

- ☐ RAL9016 Shell Warm White
From gray to bottom of canopy
- ☒ SW #6236 Grays Harbor
From grade to 24" above grade

COLUMNS (DIESEL PRODUCT)

- ☒ SW #6236 Grays Harbor
From grade to bottom of canopy

BOLLARDS

- ☒ SW #6236 Grays Harbor
Bollards near dispensers & islands
Paint entire bollard
- ☒ SW #4081 Safety Red
Bollards near Storefront
Paint entire bollard
- ☐ RAL9016 Shell Warm White
Bollards on perimeter
Paint entire bollard

Project

D.1.a

MR2-27187

Date:

5/14/2019

Scale:

NTS

Sales:

G. Frenette

Designer:

M. Holman

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☐ 120V

☐ 347V

☐ Other

Customer Approval

Signature

MM/DD/YYYY

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Attachment: reynoldsburogoh.circlek.brandbook.4705304 (005) (App #2019-5279, 8861 E Broad Street (Circle K), Eisbach)

4705304
Circle K
8861 E. Broad Street
Reynoldsburg, OH 430

Sign Item

Additional

Packet Pg. 20

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

App./Case#: 2019-527
 Date Submitted: 7/25/2019
 Fee Amount: \$7500

Section 1103.01

CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Paid: _____
I. PROPERTY INFORMATION

Property Address: 6150 E. Main Street Parcel ID#(s): 06008936
6140 - 6156 E. MAIN ST.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
METROPOLITAN REYNOLDSBURG LLC

Contact Email: STEVE@MOORESIGNS.BIZ Contact Phone Number: 614.432.5965

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: DELANSEYS DINNER Contact Name: JEFF MILLER
 Contact Phone Number: 614.440.0044 Contact Email: _____

IV. APPLICANT INFORMATION

Applicant Name: STEVE MOORE / MOORE SIGNS Applicant Address: 6060 WESTERVILLE RD.
 Applicant Phone Number: 614.432.5965 Applicant Email: STEVE@MOORESIGNS.BIZ

☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

☐ New Main Building (\$400) ☐ Exterior Modifications/ New Accessory Building (\$200) ☐ Comprehensive Sign Plan (\$150) ☒ Signage (\$75) ☐ Historic District (\$50)

Description of Project: INSTALLATION OF CHANNEL LETTER WALL SIGN FOR NEW RESTAURANT

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.

Steve Moore

Digitally signed by Steve Moore
 DN: cn=Steve Moore, o=Moore Signs,
 ou, email=steve@mooresigns.biz, c=US
 Date: 2019.07.24 21:59:55 -04'00'

Date: _____

Applicant Signature: _____

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: CS

☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

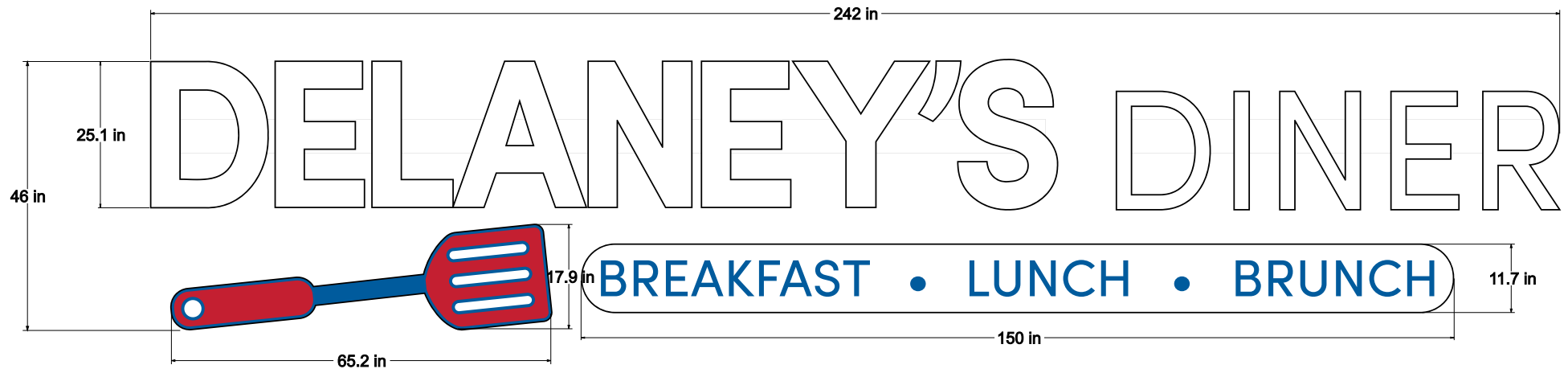
☐ BZBA

Meeting Date: Aug 1, 2019

Meeting Results

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

P&Z Admin.: _____ Date: _____



CHANNEL LETTER WALL SIGN.

STANDARD CHANNEL LETTERS ON RACEWAY.
 WHITE FACES & LED ILLUMINATION. BLACK CANS AND TRIM
 CHANNEL LETTER LOGO AND LIGHT CAPSULE
 WHITE FACE WITH TRANSLUCENT VINYL DETAILING.
 SPATULA LOGO CANS & TRIM TO MATCH BLUE IN LOGO.
 LIGHT CAPSULE BLACK CANS AND TRIM.
 RACEWAY PAINTED TO MATCH BUILDING ACAP.

-  3M 3630-167 BRIGHT BLUE
-  3M 3630-33 RED
-  7328 WHITE FACES



DELANEYS RBRG WALL PRMT.f:
 7.6.19 MOE

MOORE

SIGNS

Westerville, Ohio 614.882.1110 www.mooresigns.biz

PERMIT AR

Attachment: DELANEYS RBRG WALL PRMT (App #2019-5278, 6150 E Main Street (Delaney's Diner),



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

App./Case#: 2019-5277
Date Submitted: 7/25/2019
Fee Amount: \$750

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Paid: _____

I. PROPERTY INFORMATION

Property Address: 6962-7106 MAIN ST 7088 E Main Street Parcel ID#(s): 06008936

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
REYNOLDSBURG CENTER LIMITED PARTNERSHIP

Contact Email: STEVE@MOORESIGNS.BIZ Contact Phone Number: 614.432.5965

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: PLANET FITNESS Contact Name: JC ACKERMAN
Contact Phone Number: 614.252.3400 Contact Email: _____

IV. APPLICANT INFORMATION

Applicant Name: STEVE MOORE / MOORE SIGNS Applicant Address: 6060 WESTERVILLE RD.
Applicant Phone Number: 614.432.5965 Applicant Email: STEVE@MOORESIGNS.BIZ

☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

☐ New Main Building (\$400) ☐ Exterior Modifications/ New Accessory Building (\$200) ☐ Comprehensive Sign Plan (\$150) ☒ Signage (\$75) ☐ Historic District (\$50)

Description of Project: INSTALLATION OF CHANNEL LETTER WALL SIGN FOR NEW FITNESS CENTER

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.

Steve Moore

Digitally signed by Steve Moore
DN: cn=Steve Moore, o=Moore Signs,
ou, email=steve@mooresigns.biz, c=US
Date: 2019.07.24 21:59:55 -04'00'

Date: _____

Applicant Signature: _____

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: CC

☐ Historic District
☒ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: Aug 1, 2019

Meeting Results

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

P&Z Admin.: _____ Date: _____

Attachment: App# 2019-5277 (App #2019-5277, 7088 E Main Street (Planet Fitness), Moore Signs)



LOCATION:
**REYNOLDSBURG
CENTER**
7088 E. MAIN ST,
REYNOLDSBURG, OH 43068



461 FROM ROAD, PARAMUS, NJ 07652
T973.253.9393 • WWW.SARGENT.COM

ARCHITECTURAL SEAL:
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OWNER AND IS NOT TO BE USED WITHOUT THEIR
WRITTEN PERMISSION.



ARCHITECT OF RECORD
PROFESSIONAL SEAL:

ENGINEER OF RECORD

DATE	ISSUE
04/25/19	ARCH REVIEW SET
04/30/19	CLIENT/PERMIT / BID REVIEW
05/14/19	STRUCTURE
05/21/19	SITE CONDITIONS

DATE	REVISION
------	----------

PROJECT INFORMATION:	
PROJECT NUMBER:	3781-19
DRAWN BY:	AE
REVIEWED BY:	GS
TOTAL SQ. FT.:	13,266
DATE:	04/30/19

DRAWING TITLE:

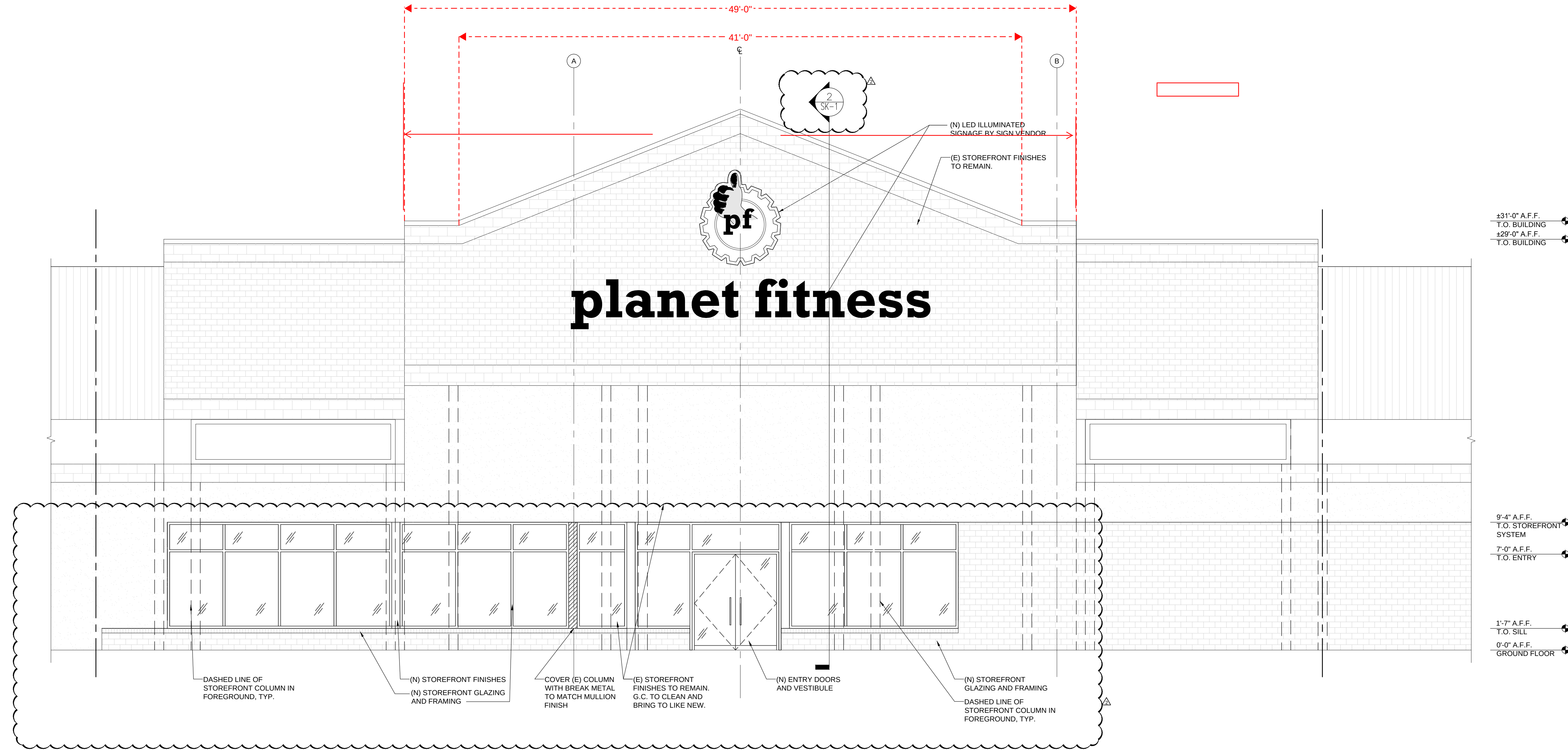
EXTERIOR
ELEVATIONS

DRAWING NUMBER:

SK-1

Attachment: 28 PF Reynoldsburg IN_A800-Exterior Elevations (App #2019-5277, 7088 E Main Street (Planet Fitness), Moore Signs)

NOTE: SIGNAGE FOR REFERENCE
ONLY. SIGNAGE UNDER SEPARATE
PERMIT.

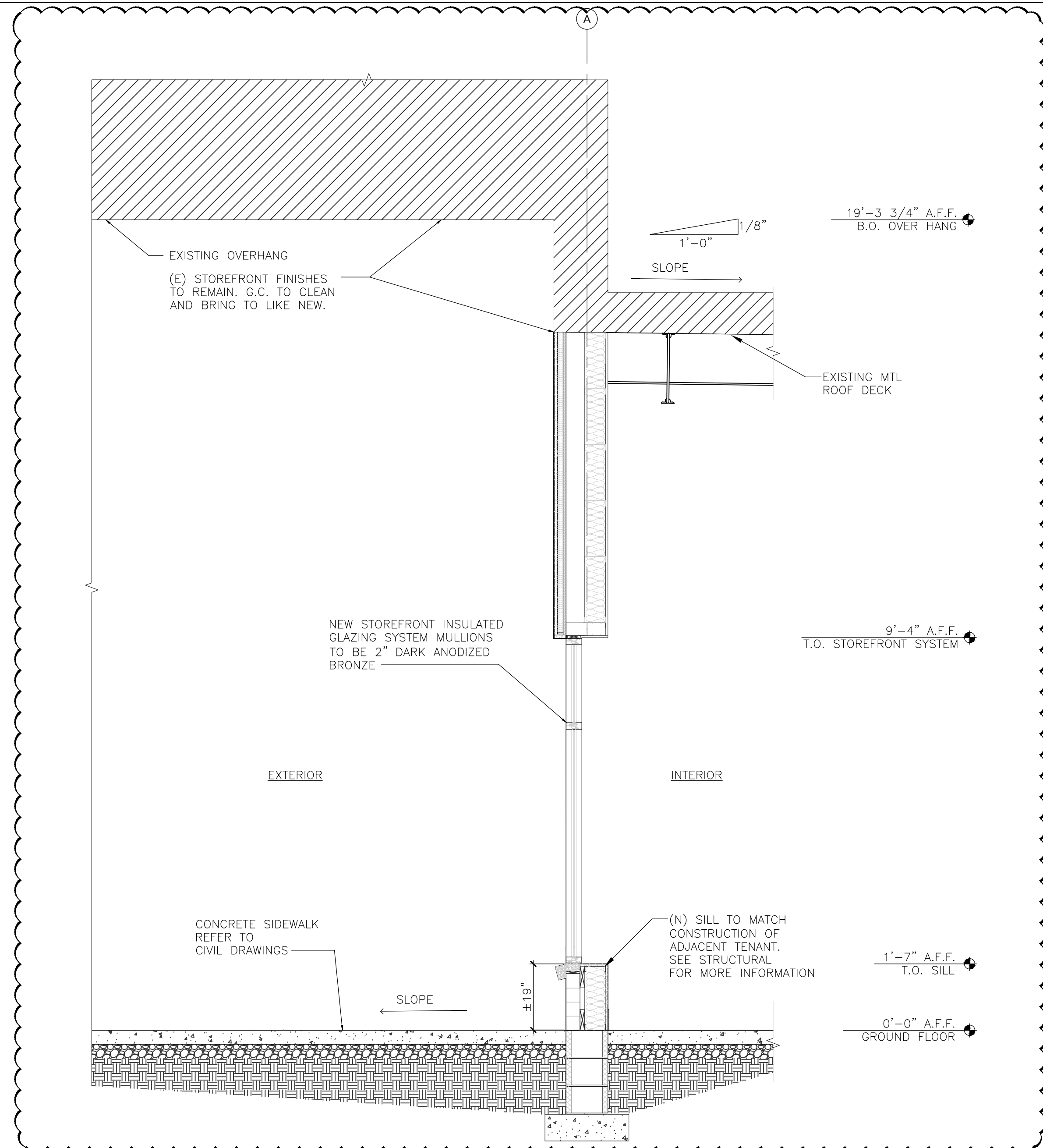


±31'-0" A.F.F.
T.O. BUILDING
±29'-0" A.F.F.
T.O. BUILDING

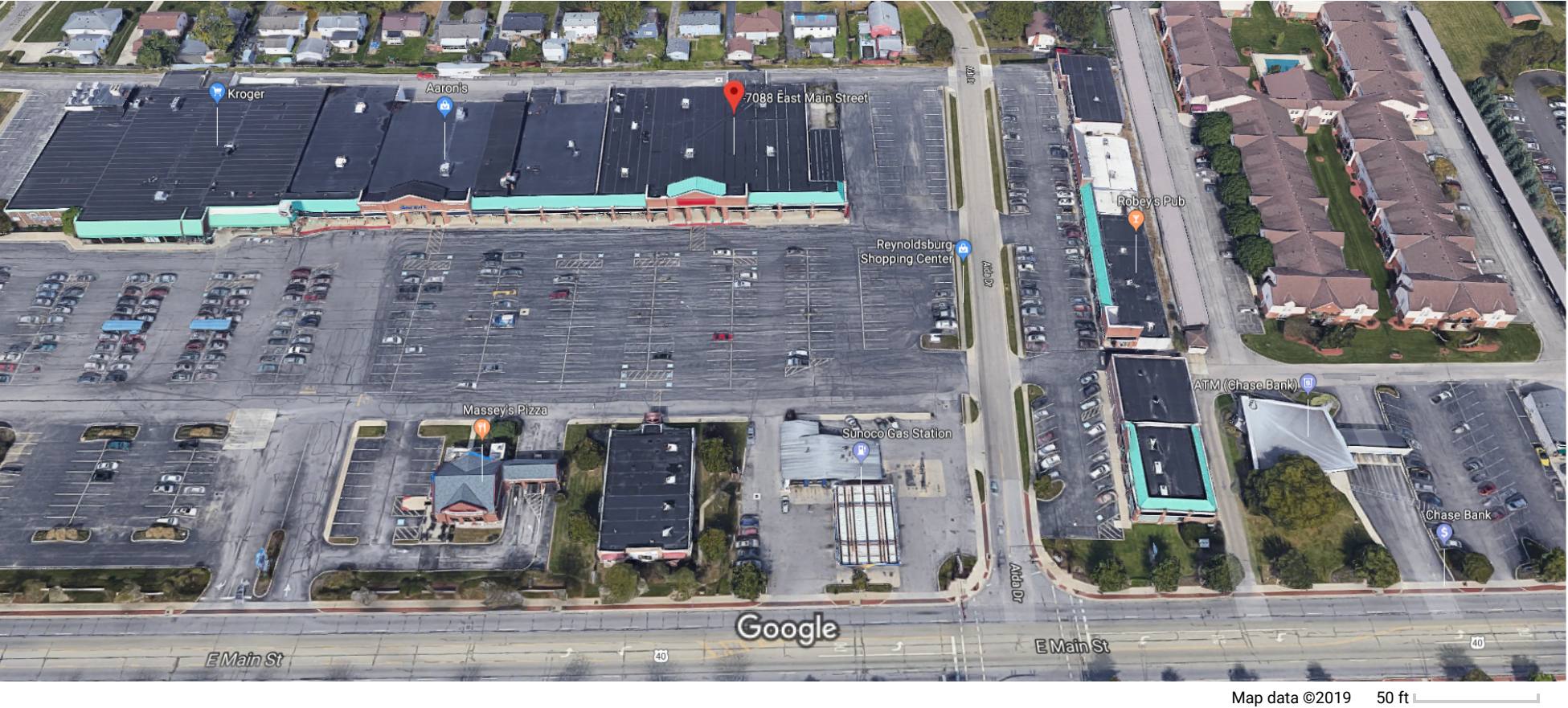
9'-4" A.F.F.
T.O. STOREFRONT
SYSTEM
7'-0" A.F.F.
T.O. ENTRY

1'-7" A.F.F.
T.O. SILL
0'-0" A.F.F.
GROUND FLOOR

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



2 STOREFRONT SECTION
1/4" = 1' - 0"



Attachment: PF RBRG COA AERIAL (App #2019-5277, 7088 E Main Street (Planet Fitness), Moore Signs)



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

D.4.a

App./Cert.#: 2019-5201

Date Submitted: 7/25/2019

Fee Amount: \$200

Section 1143.02

☐ Paid: _____

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION		
Property Address: 2100 Birchview Drive North	Parcel ID#(s): 060-006803; 060-007761	
II. PROPERTY OWNER OF RECORD		
Property Owner Name(s): Central Ohio Transit Authority; C/O Bassam Refai		
Contact Email: RefaiB@cota.com	Contact Phone Number: (614) 308-4395	
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)		
Business Name:	Contact Name:	
Contact Phone Number:	Contact Email:	
IV. APPLICANT INFORMATION		
Applicant Name: Sean W. Gillilan, P.E.	Applicant Address: 580 N. Fourth Street, Suite 610 Columbus 43215	
Applicant Phone Number: 614.474.5115	Applicant Email: sean.gillilan@ohm-advisors.com	
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer		
RESIDENTIAL (\$50)	NON-RESIDENTIAL (\$80)	Project Information (If Applicable)
CHECK IF APPLICABLE: ☐ New Building (+\$50) ☐ Swimming Pool ☐ Building Modification ☐ Patio ☐ Home Occupation (\$75) ☐ Deck ☐ Accessory Structure ☐ Driveway Modification ☐ Shed ☐ FENCE (\$35) (All Dists.)	CHECK IF APPLICABLE: ☐ New Business/Use ☐ Accessory Structure ☒ New Building ☒ Building/Site Modification ☐ MIN. SITE PLAN (+\$250)	Total Square Footage: 840 +/- Est. Cost of Construction: TBD Est. Additional Employees: N/A
Description of Use/Project: MODIFICATION OF EXISTING PARKING LOT TO INCREASE PARKING CAPACITY; ADDITION OF BUS PICKUP LANE ALONG BIRCHVIEW DRIVE; ADDITION OF A DRIVER'S REST FACILITY (NOT OPEN TO THE GENERAL PUBLIC).		

Applicant Signature: _____ Date: JULY 18, 2019

*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	Additional Requirements
	Zoning District: CC	☐ CoA ☐ Variance
	☐ Historic District	☐ Special Exception Use Permit
	☒ CC Overlay	☐ PGU ☒ Building Permit
	Add'l Approvals Req'd	
	☒ PC	P&Z Admin.: _____ Date: _____
	☐ BZBA	Floodplain Admin.: _____ Date: _____



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

App./Case#: 2019-5280Date Submitted: 7/25/2019Fee Amount: \$ 500.00☐ Paid: _____**PLANNING COMMISSION APPLICATION**

I. PROPERTY INFORMATION			
Property Address: 2100 Birchview Drive North		FOR DISTRICT CHANGE ONLY	
Description of Location: COTA Park and Ride - Birchview Drive North - North of East Green Blvd		Proposed Zoning:	
Parcel ID#(s): 060-006803; 060-007761		Size of Area to be Rezoned:	
Number of Lots: <u>2</u>	Present Zoning: <u>CC</u>	Present Use: <u>Community Commercial</u>	Existing Structures:
Complete Where Applicable:			
Engineer/Surveyor: <u>OHM Advisors</u>			
Builder/Developer: <u>Central Ohio Transit Authority (COTA)</u>			
II. PROPERTY OWNER OF RECORD			
Property Owner Name(s): <u>Central Ohio Transit Authority</u>		Property Owner Address(s): <u>33 North High Street; Columbus, Ohio 43215</u>	
III. APPLICANT INFORMATION			
Applicant Name: <u>Sean Gillilan, P.E.</u>		Applicant Address: <u>580 N. 4th Street, Ste 610; Columbus, OH 43215</u>	
Applicant Phone Number: <u>614-893-1294</u>		Applicant Email: <u>sean.gillilan@ohm-advisors.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>Parking lot expansion/renovation; Addition of a bus pickup lane along Birchview Drive; Addition of a Driver's Facility.</u>			
<u>Parking lot expansion/renovation; Addition of a bus pickup lane along Birchview Drive; Addition of a Driver's Facility.</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: <u>[Signature]</u>		Date: <u>July 18, 2019</u>	
*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:	<u>Zoning Information</u>	Planning Com. Meeting Date: <u>Aug 1, 2019</u>	City Council Meeting Date: _____
	☐ Historic District	☐ Approved as Submitted	☐ Approved as Submitted
	☒ CC Overlay	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	<u>Add'l Approvals Req'd</u>	☐ Tabled	☐ Tabled
	☐ BZBA	☐ Denied	☐ Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	



EXISTING CONDITIONS SURVEY

CENTRAL OHIO TRANSIT AUTHORITY REYNOLDSBURG PARK AND RIDE

2100 Birchview Dr N

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, BEING PART OF SECTION 13, TOWNSHIP 12 RANGE 21 OF THE REFUGEE LANDS

J & L LEARNING CENTER, LTD
2010 OFFICE VIEW PL.
APN: 060-005862-00
1.299 AC. (RECORD)
LAND CLASS: C-COMMERCIAL
LAND USE: 417

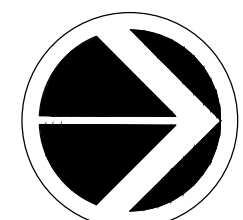
THE ML DANCE ACADEMY, LLC
2002 OFFICE VIEW PL.
APN: 060-007577-00
0.887 AC. (RECORD)
LAND CLASS: C-COMMERCIAL
LAND USE: 420

CENTRAL OHIO TRANSIT AUTHORITY
APN: 060-007661-00
0.998 AC. (RECORD)
LAND CLASS: E-EXEMPT
LAND USE: 620

CENTRAL OHIO TRANSIT AUTHORITY
APN: 060-006803-00
2.031 AC. (RECORD)
LAND CLASS: E-EXEMPT
LAND USE: 620

1900 BRICE ROAD, LLC
DIMCHE KUZMANOVSKI
APN: 060-002811-00
6.305 AC. (RECORD)
LAND CLASS: C-COMMERCIAL
LAND USE: 422

NL CORE CALEBS CROSSING, LLC.
2080 BIRCHVIEW DR.
APN: 060-002864-00
26.61 AC. (RECORD)
LAND CLASS: C-COMMERCIAL
LAND USE: 403



NORTH

GRAPHIC SCALE
(IN FEET)

Symbol Legend

ST	EXISTING STORM LINE	EXISTING FIRE HYDRANT
S	EXISTING SANITARY	EXISTING DECIDUOUS TREE
G	EXISTING GAS LINE	EXISTING EVERGREEN TREE
T	UNDERGROUND TELECOMMUNICATIONS	EXISTING BUSH
E	UNDERGROUND EXISTING ELECTRIC	EXISTING SANITARY MANHOLE
O-H-E	OVERHEAD EXISTING ELECTRIC	EXISTING STORM MANHOLE
F	EXISTING FENCE	EXISTING GAS LINE MARKER
W	EXISTING WATER LINE	EXISTING WATER SERVICE VALVE
C&G	EXISTING CURB AND GUTTER	PAD MOUNTED TRANSFORMER
C	EXISTING CURB	YARD LIGHT
SID	EXISTING SIDEWALK	ELECTRIC PULL BOX
820	MAJOR CONTOUR	CONCRETE MONUMENT
819	MINOR CONTOUR	IRON PIN
SPOT	EXISTING SPOT ELEVATION	EXISTING SIGN
BS	BUS STOP STRUCTURE	POWER & LIGHT POLE
CONC	CONCRETE	STREET LIGHT
ASPH	ASPHALT	POWER AND TELEPHONE POLE

Control Points & Benchmarks

Horizontal Basis of Bearings:

Bearings for this survey are based on the Ohio state Plane Coordinate System, NAD83, South Zone, NSRS 2011 adjustment

Vertical Datum:

Elevations are based on North American Vertical Datum of 1988 (NAVD88)

Both datums were established using GPS equipment connected to ODOT's VRS network.

Point Number	Northing	Easting	Elevation	Description
CP 100	706682.01	1876998.58	821.74	30" Iron Pin set with red cap stamped "OHM"
CP 101	706485.73	1876810.55	817.82	30" Iron Pin set with red cap stamped "OHM"
CP 102	706719.96	1876689.16	819.90	30" Iron Pin set with red cap stamped "OHM"
Benchmarks (NAVD 88)				
BM 200	706662.77	1876925.12	823.07	Chiseled "X" on arrow bolt of Fire Hydrant 3' W of curb 15' SE of telephone power pole 10' N of light pole
BM 201	706334.26	1876683.95	814.16	Chiseled "X" on arrow bolt of Fire Hydrant 3' W of curb 160' N of Eastgreen Blvd. 50' S of S drive of COTA roundabout
BM 202	706781.36	1876569.55	821.82	Bench tie set in east face telephone power pole 1' W of parking lot 25' SW of northern parking lot entrance 20' N of 8" tree

Structure Inventory

* Denotes that a connecting structure could not be determined

1	#10000 CI T/C 820.55 15" RCP INV NW 815.21 12" VCP INV SE 815.26	11	#10010 2X2 CB T/C 818.62 18" RCP INV SE 814.44	21	#10020 SAN. MH T/C 820.11 8" VCP INV N 811.90 8" VCP INV S 811.88	31	#10030 SAN. MH T/C 819.18 10" VCP INV W 804.11 10" VCP INV SE 804.06 10" VCP INV NE 806.03
2	#10001 ROUND CB T/C 820.43 12" VCP INV NW 816.25	12	#10011 SAN. MH T/C 819.18 10" VCP INV W 804.11 10" VCP INV SE 804.06 10" VCP INV NE 806.03	22	#10021 SAN. MH T/C 819.06 10" VCP INV W 804.89 10" VCP INV E 804.85	32	#10012 2X2 CB T/C 817.18 6" PVC INV W 812.89 6" PVC INV E 812.87
3	#10002 CI T/C 820.48 15" RCP INV NW 815.18 15" RCP INV SE 815.18	13	#10012 2X2 CB T/C 817.18 6" PVC INV W 812.89 6" PVC INV E 812.87	23	#10022 STORM MH T/C 824.96 42" RCP INV SW 817.15 42" RCP INV NE 817.33	33	#10013 2X2 CB T/C 817.39 6" PVC INV E 813.08
4	#10003 STORM MH T/C 819.58 10" VCP INV NNW 816.20 8" VCP INV SW 816.27	14	#10013 2X2 CB T/C 817.39 6" PVC INV E 813.08	24	#10023 ROUND CB T/C 819.62 18" RCP INV SW 816.09	34	#10014 SAN. MH T/C 814.89 10" VCP INV NW 802.05 10" VCP INV NE 804.26 10" VCP INV SW 801.98
5	#10004 2X2 CB T/C 819.07 8" VCP INV NE 816.73	15	#10014 SAN. MH T/C 814.89 10" VCP INV NW 802.05 10" VCP INV NE 804.26 10" VCP INV SW 801.98	25	#10024 SAN. MH T/C 822.71 10" VCP INV W 811.89 8" VCP INV E 812.30	35	#10015 STORM MH T/C 816.94 10" VCP INV SW 802.72 10" VCP INV E 802.55
6	#10005 CI T/C 817.71 6" VCP INV SE 812.77	16	#10015 STORM MH T/C 816.94 10" VCP INV SW 802.72 10" VCP INV E 802.55	26	#1547 STORM MH T/C 809.61 42" RCP INV NE 802.61 42" RCP INV SW 802.54	36	#10016 CI T/C 815.75 FILLED WITH MUD
7	#10006 CI T/C 815.96 18" RCP INV NW 812.24 18" RCP INV SE 812.32	17	#10016 CI T/C 815.75 FILLED WITH MUD	27	#2084 ROUND CB T/C 821.85 24" RCP INV N 813.64 24" RCP INV S 813.61	37	#10017 SAN. MH T/C 816.00 10" VCP INV N 812.88 10" VCP INV E 802.82 8" VCP INV SW 802.90
8	#10007 SAN. MH T/C 817.94 18" RCP INV NW 813.81	18	#10017 SAN. MH T/C 816.00 10" VCP INV N 812.88 10" VCP INV E 802.82 8" VCP INV SW 802.90	28	#2085 ROUND CB T/C 820.05 24" RCP INV W 811.884 24" RCP INV N 811.92	38	#10018 SAN. MH T/C 812.41 8" VCP INV NE 803.47 8" VCP INV SE 803.50
9	#10008 2X1 CB T/C 816.31 18" RCP INV NW 812.14 18" RCP INV SE 812.14 18" PVC INV STRAIGHT DOWN 815.71	19	#10018 SAN. MH T/C 812.41 8" VCP INV NE 803.47 8" VCP INV SE 803.50	29	#2086 SAN. MH T/C 817.31 24" RCP INV W 810.17 24" RCP INV E 810.21	39	#10019 SAN. MH T/C 820.91 10" VCP INV E 804.29 10" VCP INV W 804.31 8" VCP INV N 805.24
10	#10009 STORM MH T/C 817.94 42" RCP INV N 809.97 42" RCP INV S 809.88 18" RCP INV E RECESSED	20	#10019 SAN. MH T/C 820.91 10" VCP INV E 804.29 10" VCP INV W 804.31 8" VCP INV N 805.24				

General Survey Notes

There are 232 painted parking spaces, 9 of which are handicapped.

UTILITY STATEMENT:

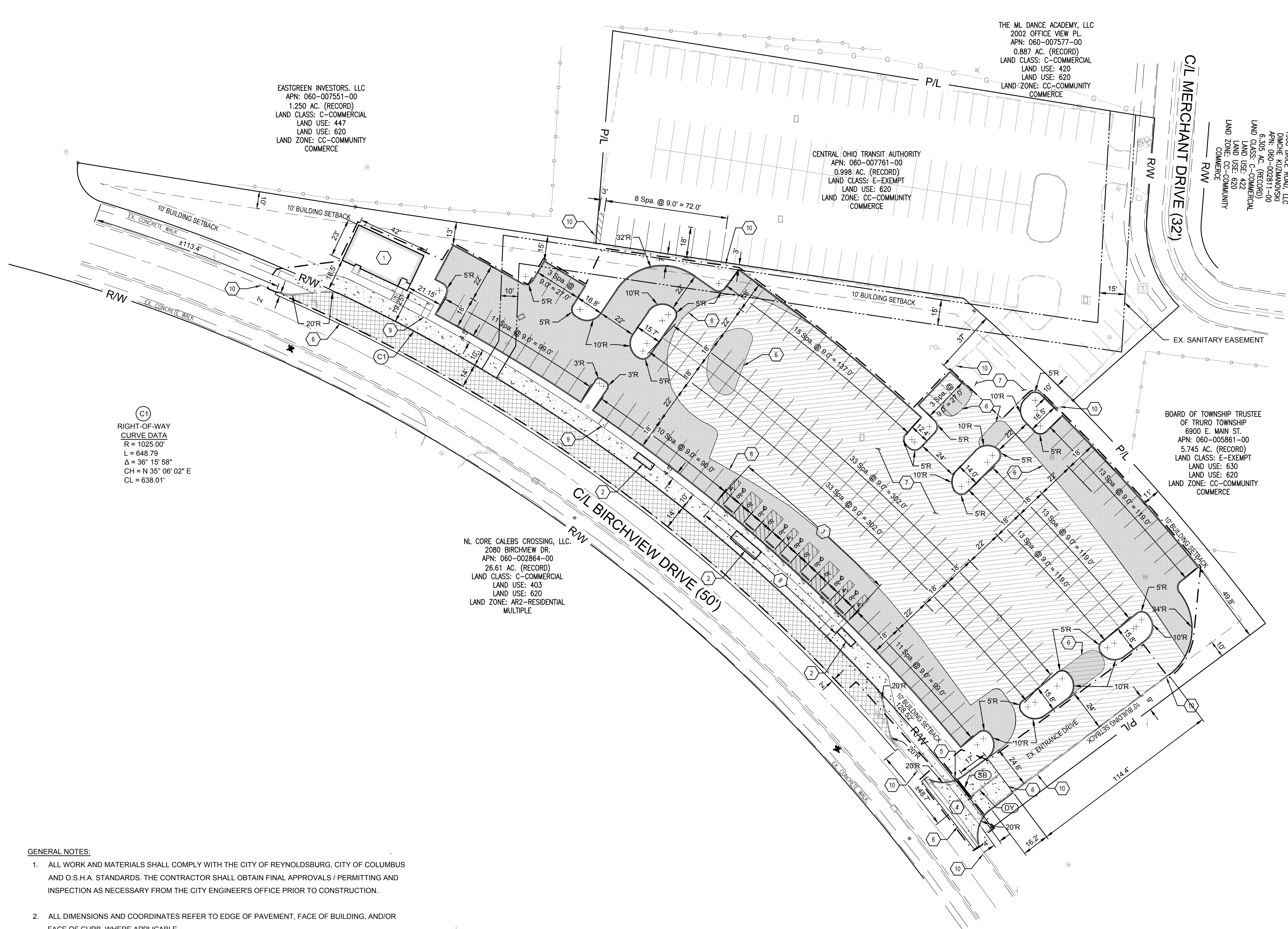
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING UTILITY PLANS. THE SURVEYOR MAKES NO PROMISES THAT THESE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE WITH THE GIVEN INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



ARCHITECTS ENGINEERS PLANNERS
580 N. Fourth St.
Suite 630
Columbus, Ohio
43215

OHM-ADVISORS.COM

C-110



EXISTING LEGEND

- EXISTING CURB AND GUTTER
- EXISTING CURB
- EXISTING FENCE
- EX. FIRE HYDRANT
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. ELECTRIC POLE
- EX. LIGHT POLE

PROPOSED LEGEND

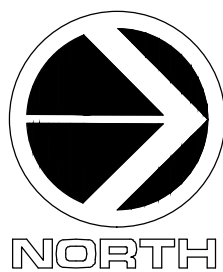
- BUILDING SETBACK
- CONSTRUCTION LIMITS
- CURB
- PAVEMENT MARKING
- PARKING BLOCK
- SIGN
- ADA PARKING SIGN
- PAINTED WHEELCHAIR SYMBOL
- HEAVY DUTY CONCRETE PAVEMENT
SEE SECTION DETAIL,
SHEET C-500
- STANDARD ASPHALT PAVEMENT
SEE SECTION DETAIL,
SHEET C-500
- MILL AND OVERLAY PAVEMENT
- CONCRETE SIDEWALK

CODED NOTES

- COTA DRIVER FACILITY BUILDING, SEE ARCHITECTURAL PLANS.
- COVERED BUS STOP SHELTER, SEE ARCHITECTURAL PLANS.
- ADA PARKING, SEE DETAIL SHEET C-500.
- CONCRETE DRIVE APPROACH, PER CITY OF REYNOLDSBURG, STD. DWG. R-12
- STOP SIGN.
- SAWCUT PAVEMENT TO FULL DEPTH IN NEAT STRAIGHT LINES.
- PROTECT EXISTING PAVEMENT TO REMAIN.
- FLUSH CURB
- ADA CURB RAMP, PER
- PROTECT EXISTING CURB

PAVEMENT MARKINGS LEGEND

- SB STOP BAR, WHITE
- DY DOUBLE LINE, YELLOW



GRAPHIC SCALE: HALF 60 feet (11" x 17" SHEET)
FULL 30 feet (22" x 34" SHEET)



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GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF REYNOLDSBURG, CITY OF COLUMBUS AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS / PERMITTING AND INSPECTION AS NECESSARY FROM THE CITY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT, FACE OF BUILDING, AND/OR FACE OF CURB, WHERE APPLICABLE.
- PROPOSED SITE IS PARALLEL TO THE EXISTING WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST PROPERTY LINE.



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P 614-418-0600 | F 614-418-0614

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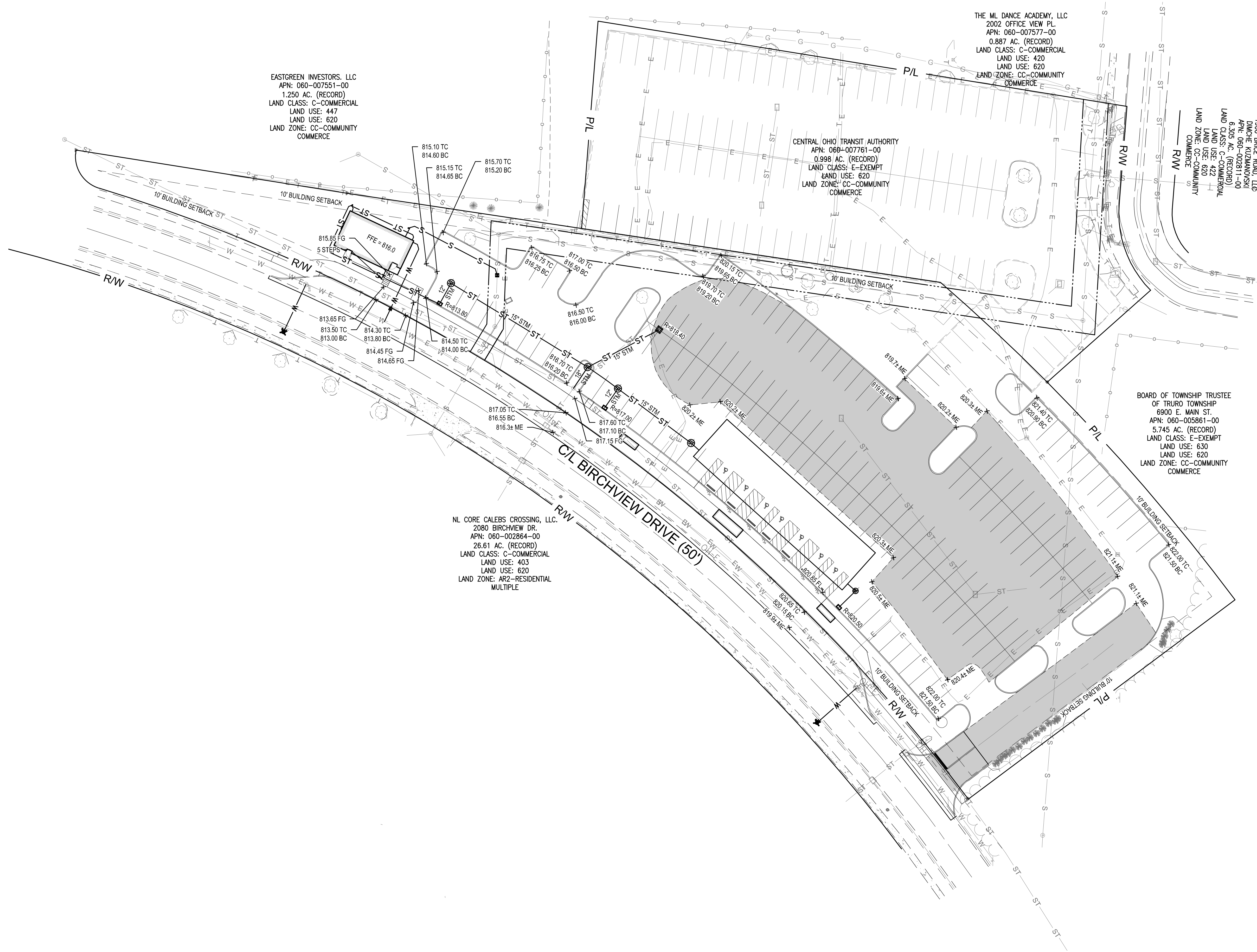
ISSUE:
REVISIONS:

MUNICIPALITY
COUNTY
CADD
TUS
FRANKLIN

COTA - REYNOLDSBURG PARK & RIDE
2100 BIRCHVIEW DRIVE NORTH, REYNOLDSBURG, OH

SITE PLAN

C-130

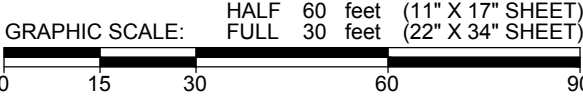


EXISTING LEGEND

- S — S — EX. SANITARY
- ST — ST — EX. STORM
- E — E — EX. ELECTRIC
- T — T — EX. TELECOM
- 800 — EX. CONTOUR
- EX. FIRE HYDRANT
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. ELECTRIC POLE
- EX. LIGHT POLE

PROPOSED LEGEND

- FFE FINISH FLOOR ELEVATION
- + PR. SPOT ELEVATION
- 820.50 TC PR. TOP OF CURB ELEVATION
- 820.00 BC PR. BOTT. OF CURB ELEVATION
- 820.00 FG PR. FINISH GRADE ELEVATION
- 820.00± ME MATCH EX. ELEVATION
- S — S — PROP. SANITARY
- ST — ST — PROP. STORM
- W — W — PROP. WATER
- PROP. STORM MANHOLE
- 800 — PROP. CONTOUR
- MILL & OVERLAY



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CENTRAL OHIO TRANSIT AUTHORITY

TranSystems

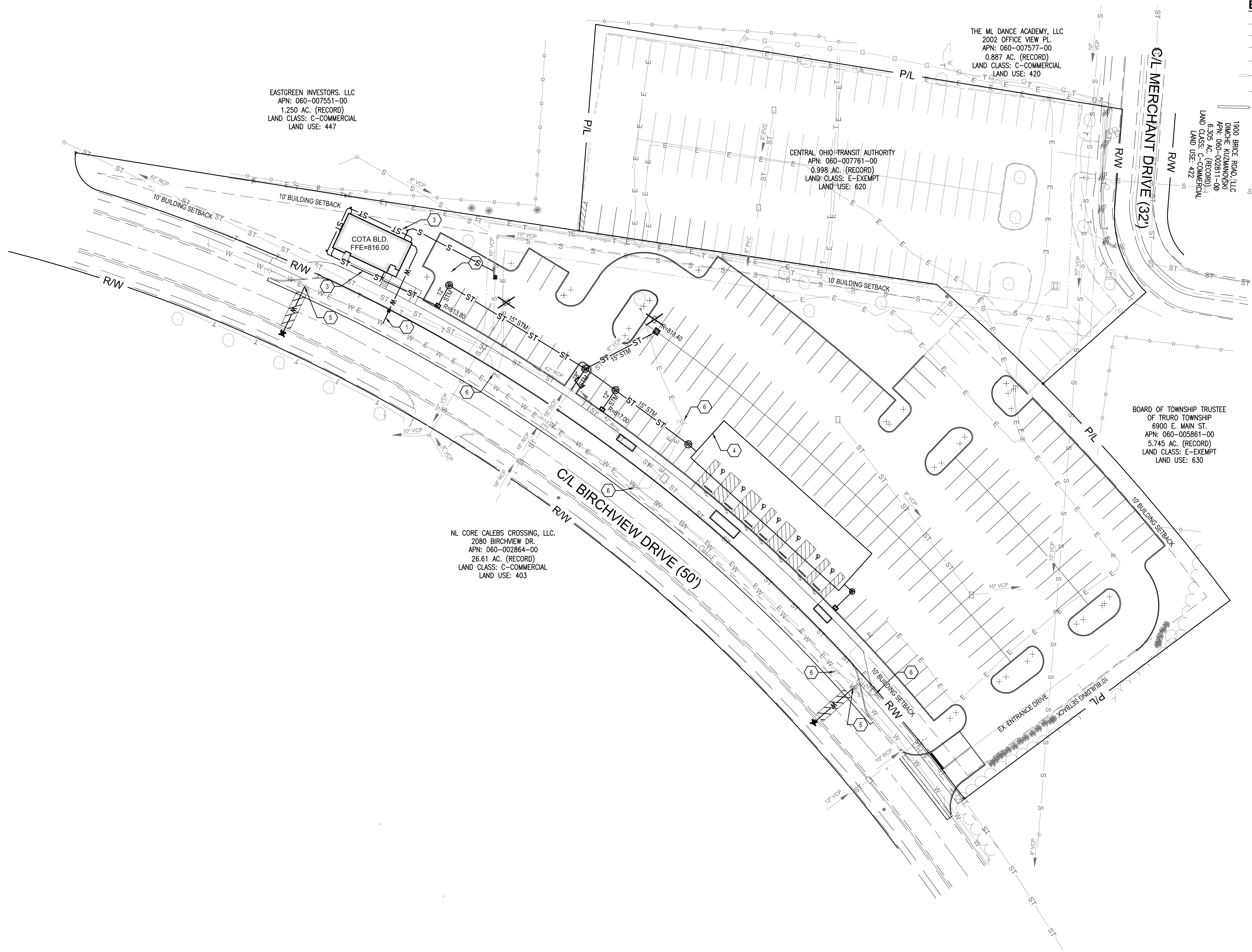
ISSUE:	REVISIONS:

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	MUNICIPALITY
7/17/2019	6377180010	TJS	SNC	TJS	FRANKLIN	

COTA - REYNOLDSBURG PARK & RIDE
2100 BIRCHVIEW DRIVE NORTH, REYNOLDSBURG, OH

GRADING PLAN

SHEET	C-140
-------	-------



EXISTING LEGEND

ST

SANITARY SEWER

S

SANITARY SEWER

W

WATER LINE

G

GAS LINE

T

UNDG. TELEPHONE LINE

E

UNDG. ELECTRIC LINE

OH-E

OVHD. ELECTRIC LINE

⊙

FIRE HYDRANT

⊙

SANITARY MANHOLE

⊙

STORM MANHOLE

⊙

STORM INLET

⊙

GAS LINE MARKER

⊙

WATER SERVICE VALVE

⊙

PAD MOUNTED TRANSFORMER

⊙

YARD LIGHT

⊙

PULL BOX

⊙

CONCRETE MONUMENT

⊙

IRON PIN

⊙

POWER & LIGHT POLE

⊙

STREET LIGHT

⊙

POWER AND TELEPHONE POLE

PROPOSED LEGEND

——

BUILDING

——

ST

SANITARY SEWER

——

S

SANITARY SEWER

——

W

WATER LINE

——

E

UNDG. ELECTRIC LINE

——

S

CUT & PLUG EX. UTILITY

——

S (R)

REMOVE EX. UTILITY CONDUIT

⊙

SANITARY TAP PER.

⊙

WATER VALVE

⊙

FIRE HYDRANT

⊙

SANITARY MANHOLE

⊙

STORM CATCH BASIN

⊙

REMOVE EX. UTILITY STRUCTURE

⊙

HDD FOR UTILITY CROSSING, PER

- CODED NOTES**
1.

PR. 1" WATER SERVICE, PER CITY OF REYNOLDSBURG STANDARDS.
2.

PR. SANITARY LATERAL, PVC D-3034 @ 2.08%
3.

PR. 6" ROOF DRAIN, PVC @ 1.0%
4.

PR. UNDERGROUND STORAGE SYSTEM.
5.

CONNECT TO EXISTING.
6.

EXISTING ELECTRICAL / LIGHT POLE (TO BE RELOCATED BY OTHERS)

NORTH

GRAPHIC SCALE:

HALF 60 feet (11" X 17" SHEET)

FULL 30 feet (22" X 34" SHEET)

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ISSUE:

REVISIONS:

DATE

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7/17/2019

6377180010

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SWC

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FRANKLIN

COTA – REYNOLDSBURG PARK & RIDE

2100 BIRCHVIEW DRIVE NORTH, REYNOLDSBURG, OH

UTILITY PLAN

SHEET

C-150



EXISTING TREES - COTA PARCEL			
TREE NUMBER	DIAMETER (@ DBH)	COMMON NAME - BOTANICAL NAME	DISPOSITION

TREE REMOVAL SUMMARY

TREES REMOVED	24
PROPOSED ON-SITE REPLACEMENT	24

STATE OF OHIO
REGISTERED
LANDSCAPE ARCHITECT
RICHARD D. FAY
1301301
Richard D. Fay, License #1301301
Expiration Date 12/31/18

NOT FOR
CONSTRUCTION

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TREE REPLACEMENT PLAN

SHEET
L-101

GRAPHIC SCALE: 0 15 30 60 90
HALF 15 feet (11" X 17" SHEET)
FULL 30 feet (22" X 34" SHEET)

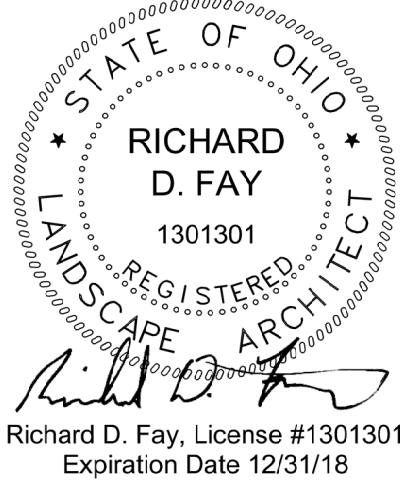
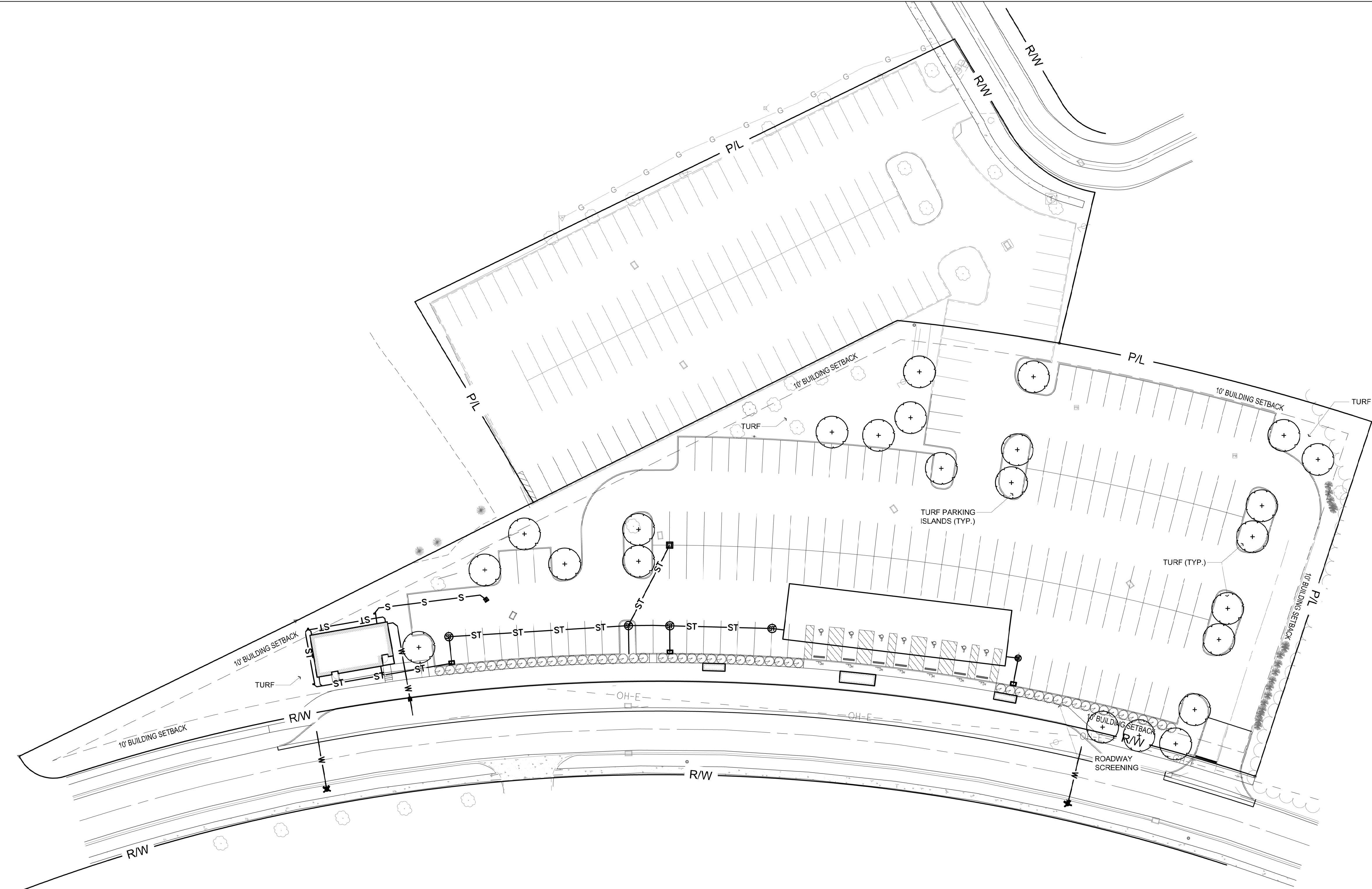
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OGPUPS

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800-925-0988 or 8-1-1
www.ogpups.org



NOT FOR
CONSTRUCTION

PLANTING LEGEND:

- EXISTING TREE TO REMAIN AND BE PROTECTED
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB/ ORNAMENTAL GRASSES

ARCHITECTS ENGINEERS PLANNERS

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P 614-418-0600 | F 614-418-0614

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CENTRAL OHIO TRANSIT AUTHORITY

ISSUE	REVISIONS

COTA - REYNOLDSBURG PARK & RIDE
2100 BIRCHVIEW DRIVE NORTH, REYNOLDSBURG, OH

LANDSCAPE PLAN

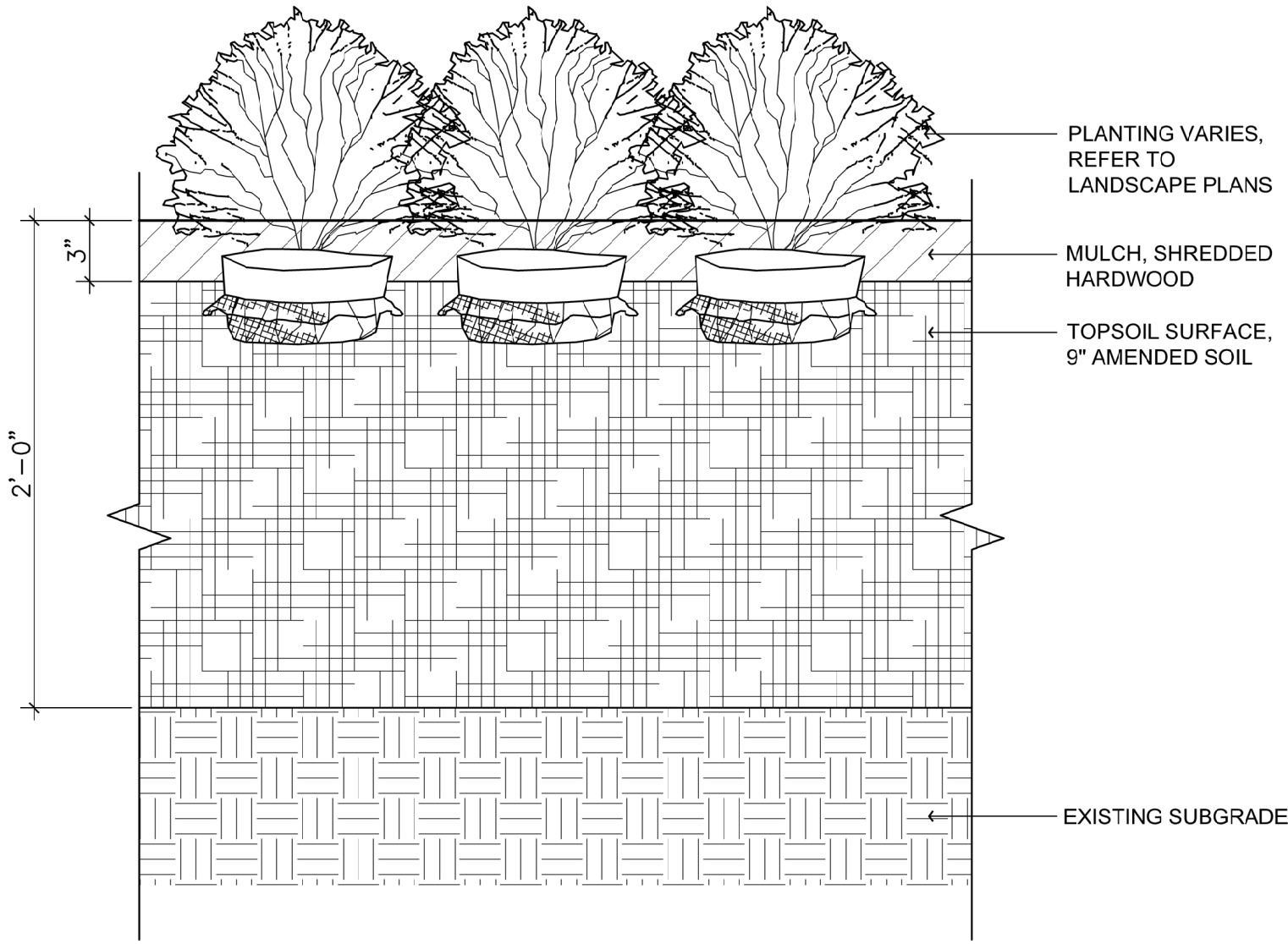
SHEET L-102

PLANT LIST: TREES						
CODE	COMMON NAME	LATIN NAME	INSTALL SIZE	CONDITION	SPACING	QTY.
AC SA	GREEN MOUNTAIN SUGAR MAPLE	<i>Acer saccharum</i> 'Green Mountain'	2.5" CAL.	B&B		
AC FR	ARMSTRONG MAPLE	<i>Acer x freemanii</i> 'Armstrong'	2.5" CAL.	B&B		
CA BE	EUROPEAN HORNBEAM	<i>Carpinus betulus</i> 'Fastigiata'	2.5" CAL.	B&B		
PP CS	COLORADO SPRUCE	<i>Picea pungens</i>	6' HT.	B&B		
PLANT LIST: PERENNIALS & GROUNDCOVERS						
CODE	COMMON NAME	LATIN NAME	INSTALL SIZE	CONDITION	SPACING	QTY.
JU SG	SEA GREEN JUNIPER	<i>Juniperus ch.</i> 'Sea Green'	24" HT.	B&B		
TO SM	EMERALD ARBORVITAE	<i>Thuja occidentalis</i> 'Smaragd'	6' HT.	B&B		
VI PR	BLACKHAWK VIBURNUM	<i>Viburnum prunifolium</i>	6' HT.	B&B		
PLANT LIST: PERENNIALS & GROUNDCOVERS						
CODE	COMMON NAME	LATIN NAME	INSTALL SIZE	CONDITION	SPACING	QTY.
HE HR	HAPPY RETURNS DAYLILY	<i>Hemerocallis</i> 'Happy Returns'	CLUMP #2	CONT.		
LI MU	BIG BLUE LILYTURF	<i>Liriope muscarie</i> 'Big Blue'	CLUMP #1	CONT.		
PA HA	DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides</i> 'Hameln'	CLUMP #1	CONT.		

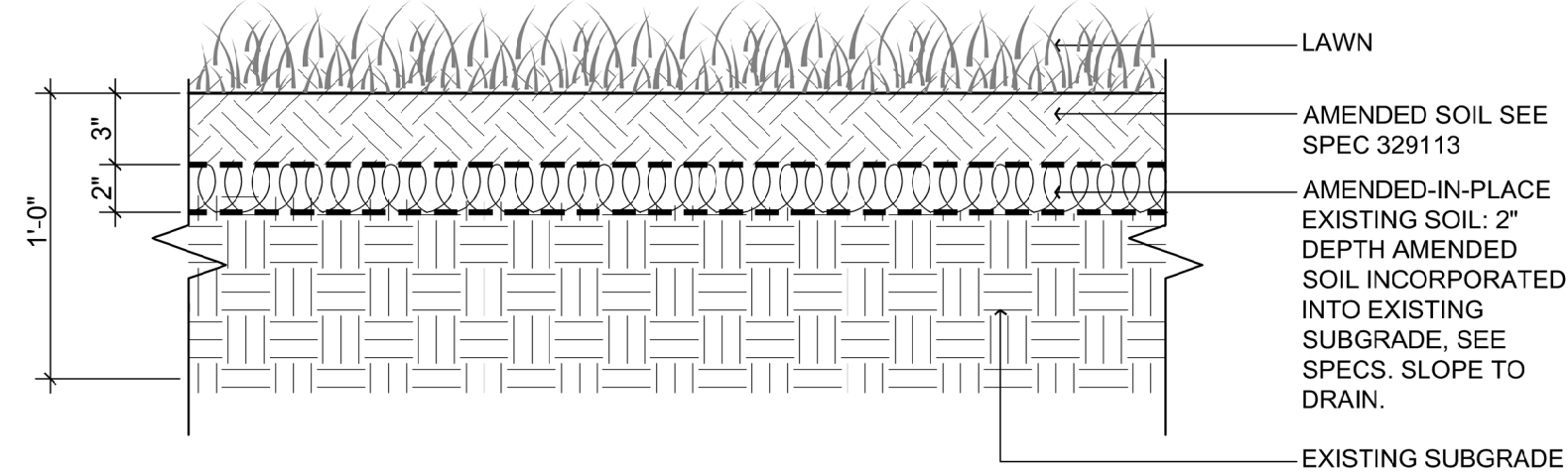
800-362-2764 or 8-1-1
www.oups.org

Ohio Oil & Gas Produces Underground Protection Service

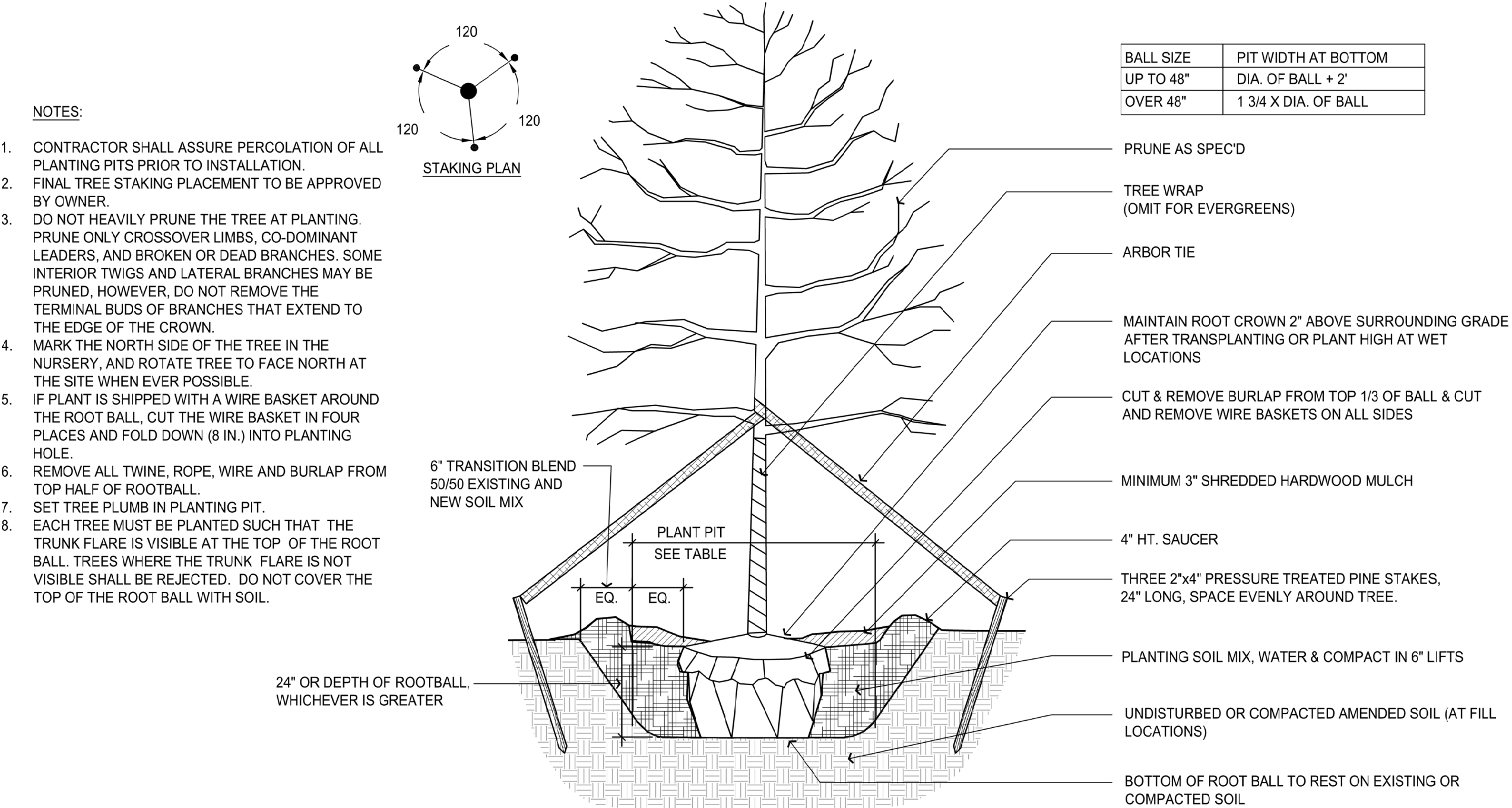
800-925-0988 or 8-1-1
www.ogpups.org



SHRUB / ORNAMENTAL GRASS - PLANTING BEDS
SCALE: 1 1/2" = 1'-0"



FILL SYSTEM TYPE 1 - TURF GRASS
SCALE: 1 1/2" = 1'-0"



TREE PLANTING
SCALE: 1/2" = 1'-0"



NOT FOR
CONSTRUCTION



ISSUE
REVISIONS

DATE
7/17/2019

PROJ NUMBER
637100010

SHEET
L-103

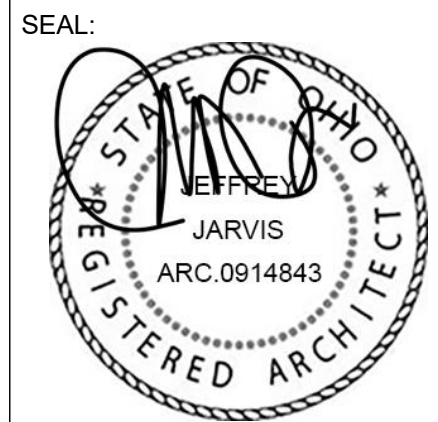
COTA - REYNOLDSBURG PARK & RIDE
2100 BIRCHVIEW DRIVE NORTH, REYNOLDSBURG, OH

PLANTING DETAILS



800-925-0988 or 8-1-1
www.ogpups.org

CONSULTANTS:



SCHEMATIC DESIGN

REYNOLDSBURG PARK AND RIDE IMPROVEMENTS

2100 BIRCHVIEW DRIVE NORTH

COTA
CENTRAL OHIO TRANSIT AUTHORITY
REYNOLDSBURG, OH 43068

[illegible]

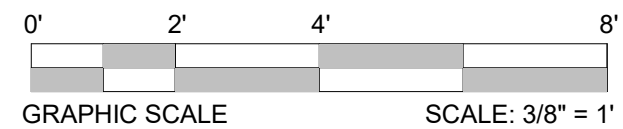
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DATE: AS SCHEDULED
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

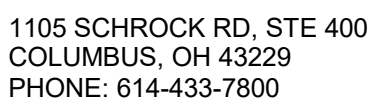
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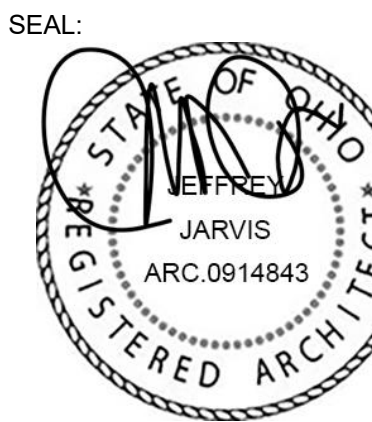
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A-101





CONSULTANTS:



SCHEMATIC DESIGN

REYNOLDSBURG PARK AND RIDE IMPROVEMENTS

2100 BIRCHVIEW DRIVE NORTH

[illegible]

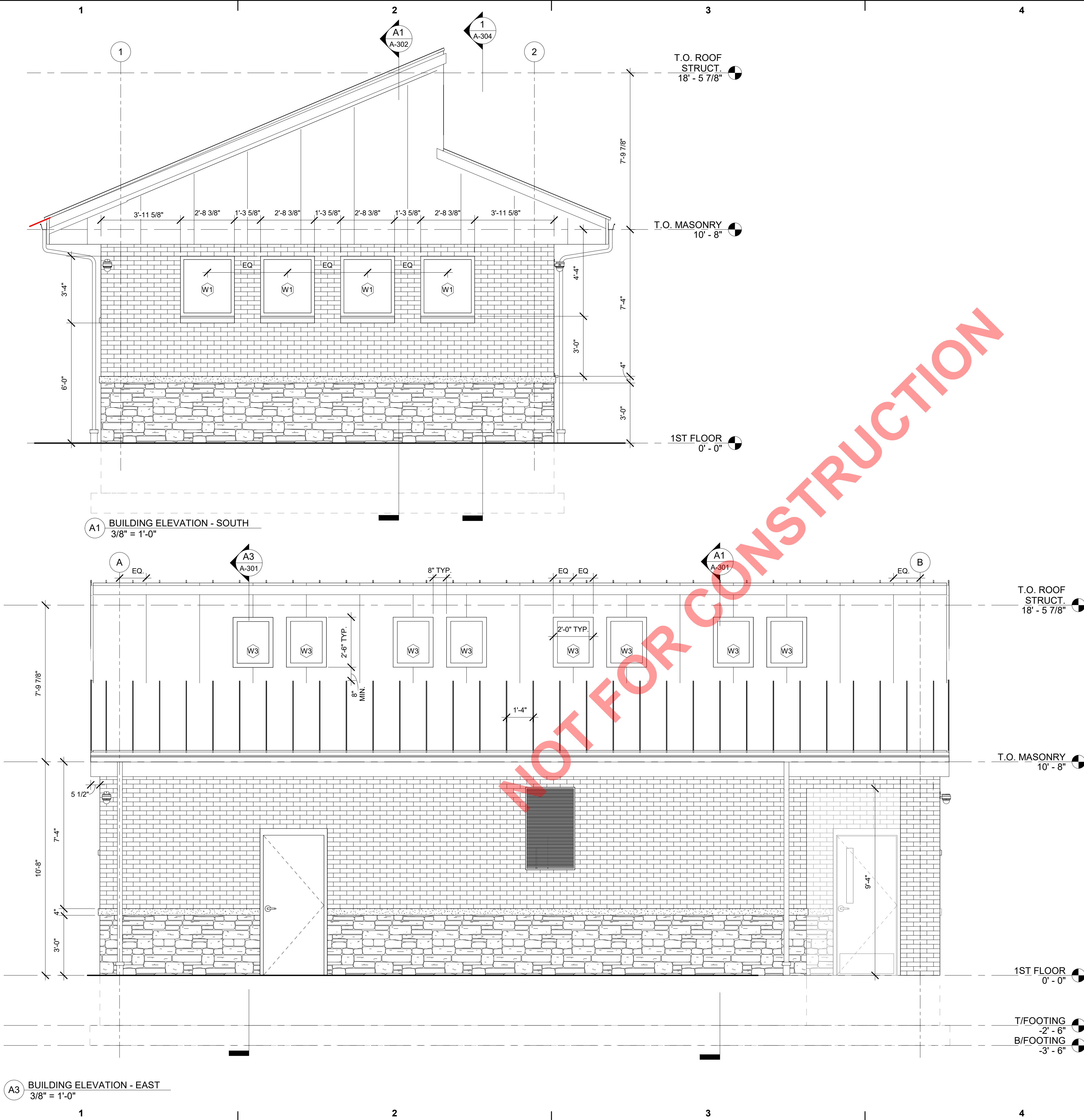
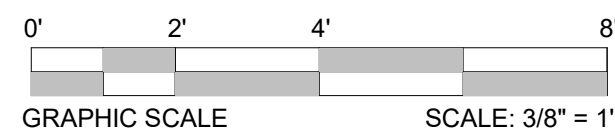
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SCALE:	AS SHOWN
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DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NO

A-201



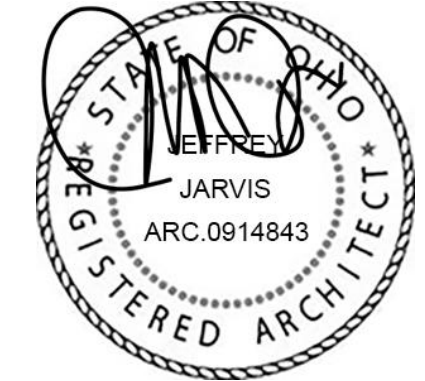
IF THIS DRAWING IS LESS THAN 22" X 34", IT IS A REDUCED SIZE DRAWING



1105 SCHROCK RD, STE 400
COLUMBUS, OH 43229
PHONE: 614-433-7800

CONSULTANTS:

SEAL:



SCHEMATIC
DESIGN

REYNOLDSBURG PARK AND RIDE
IMPROVEMENTS

2100 BIRCHVIEW DRIVE NORTH
REYNOLDSBURG, OH 43068
CENTRAL OHIO TRANSIT AUTHORITY
WILLIAM J. LHOTA BUILDING
33 NORTH HIGH STREET
COLUMBUS, OHIO 43215



REVISIONS:

MARK	DATE	30% REVIEW SET	DESCRIPTION

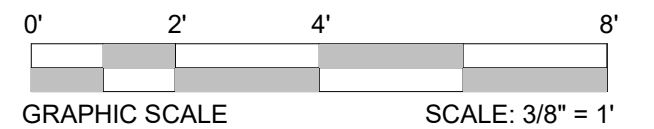
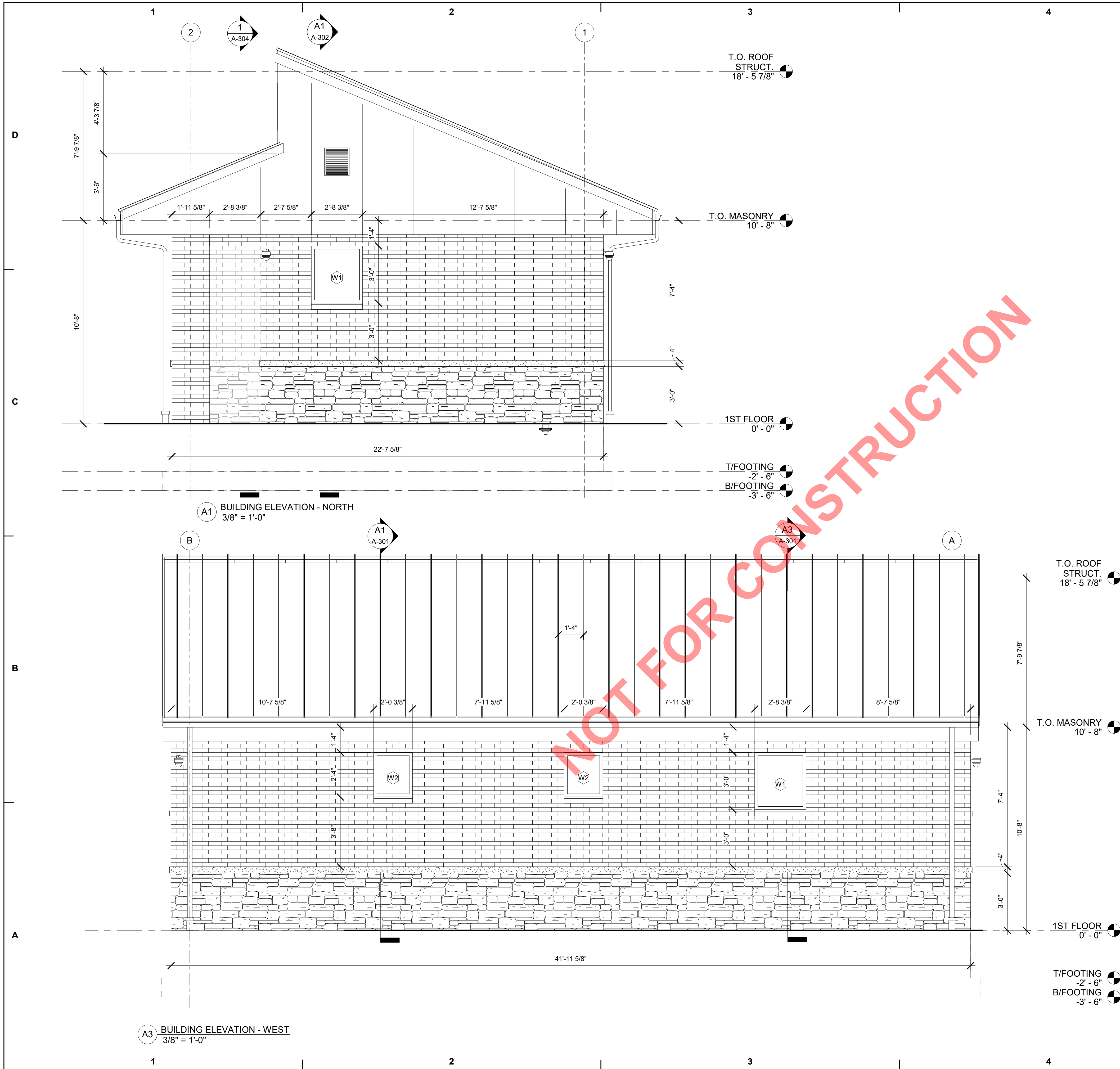
PROJ NO: P403180008
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DATE: AS SCHEDULED
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE:

BUILDING
ELEVATIONS

SHEET NO.

A-202



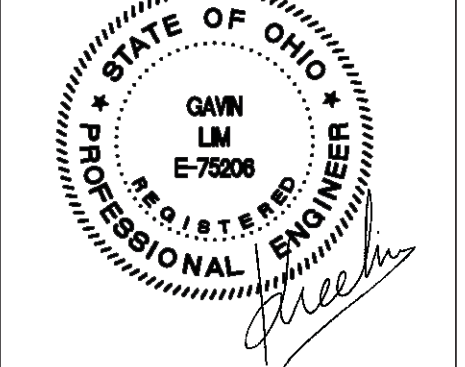


1105 SCHROCK RD, STE 400
COLUMBUS, OH 43229
PHONE: 614-433-7800

CONSULTANTS:



SEAL:



SCHEMATIC DESIGN

REYNOLDSBURG PARK AND RIDE IMPROVEMENTS

2100 BIRCHVIEW DRIVE NORTH
REYNOLDSBURG, OH 43068
CENTRAL OHIO TRANSIT AUTHORITY
WILLIAM J. LHOITA BUILDING
33 NORTH HIGH STREET
COLUMBUS, OHIO 43215



GENERAL NOTES:

- UNDERGROUND CONDUIT ROUTING SHOWN IS SCHEMATIC. COORDINATE EXACT ROUTING WITH CIVIL PLANS. (NOT ALL SITE CONDUIT ROUTES (e.g. BRANCH CIRCUITING AS SHOWN)).
- ALL EXTERIOR CONDUITS RISING ABOVE GRADE, ENTERING MANHOLES, HANDHOLES, BUILDINGS AND OR/EQUIPMENT SHALL BE PVC COATED RGS FROM THE LAST 6 FEET OF TRANSITION FROM BELOW GRADE. UNLESS NOTED OTHERWISE, ALL EXTERIOR CONDUITS SHALL BE MINIMUM 1".
- COORDINATE TRENCHING AND BACKFILL REQUIREMENTS WITH CIVIL DRAWINGS AND SPECIFICATIONS.
- ALL EXTERIOR LUMINAIRES SHALL BE ACCESSIBLE IN-LINE FUSING. POLE MOUNTED LUMINAIRES SHALL HAVE FUSE ACCESSIBILITY VIA HANDHOLD IN POLE AT GROUND LEVEL.
- CONTRACTOR SHALL PROVIDE 12 HOURS (MINIMUM 2 DAYS) OF FIELD TECHNICIAN'S TIME FOR AIMING OF CAMERAS IN THE PRESENCE OF COTA'S REPRESENTATIVE.
- FOR ALL EXTERIOR POLE MOUNTED CAMERA'S PROVIDE FIBER OPTIC (SINGLE MODE, 50/125) TRANSMISSION CABLING FROM HEADEND EQUIPMENT IN ELECTRICAL/IT ROOM 107.

CODED NOTES:

- LIGHT POLE AND CONCRETE BASE. PROVIDE #12 AWG CONDUCTORS FOR ROUTING CIRCUIT UP TO POLE LUMINAIRE. COORDINATE EXACT LOCATION WITH CIVIL AND LANDSCAPE PLANS.
- PROVIDE WEATHERPROOF CAMERA MOUNTED ON LIGHT POLE. ROUTE CONDUITS TO WEATHERTIGHT CONDUIT ELBOW WITH BUSHING TO SERVE CAMERA.
- POLE MOUNTED WEATHERPROOF CAMERA.
- PROVIDE POWER SUPPLY FOR CAMERA.
- PROVIDE (2) 1" UNDERGROUND CONDUITS SERVING CAMERA POWER AND VIDEO CABLING.
- PROVIDE SPLIT PULL BOX FOR CAMERA POWER AND VIDEO CABLING.
- PROVIDE #8 AWG CONDUCTOR TO SERVE EXTERIOR CAMERAS.

REVISIONS:

MARK	DATE	DESCRIPTION
	05/28/19	30% REVIEW SET

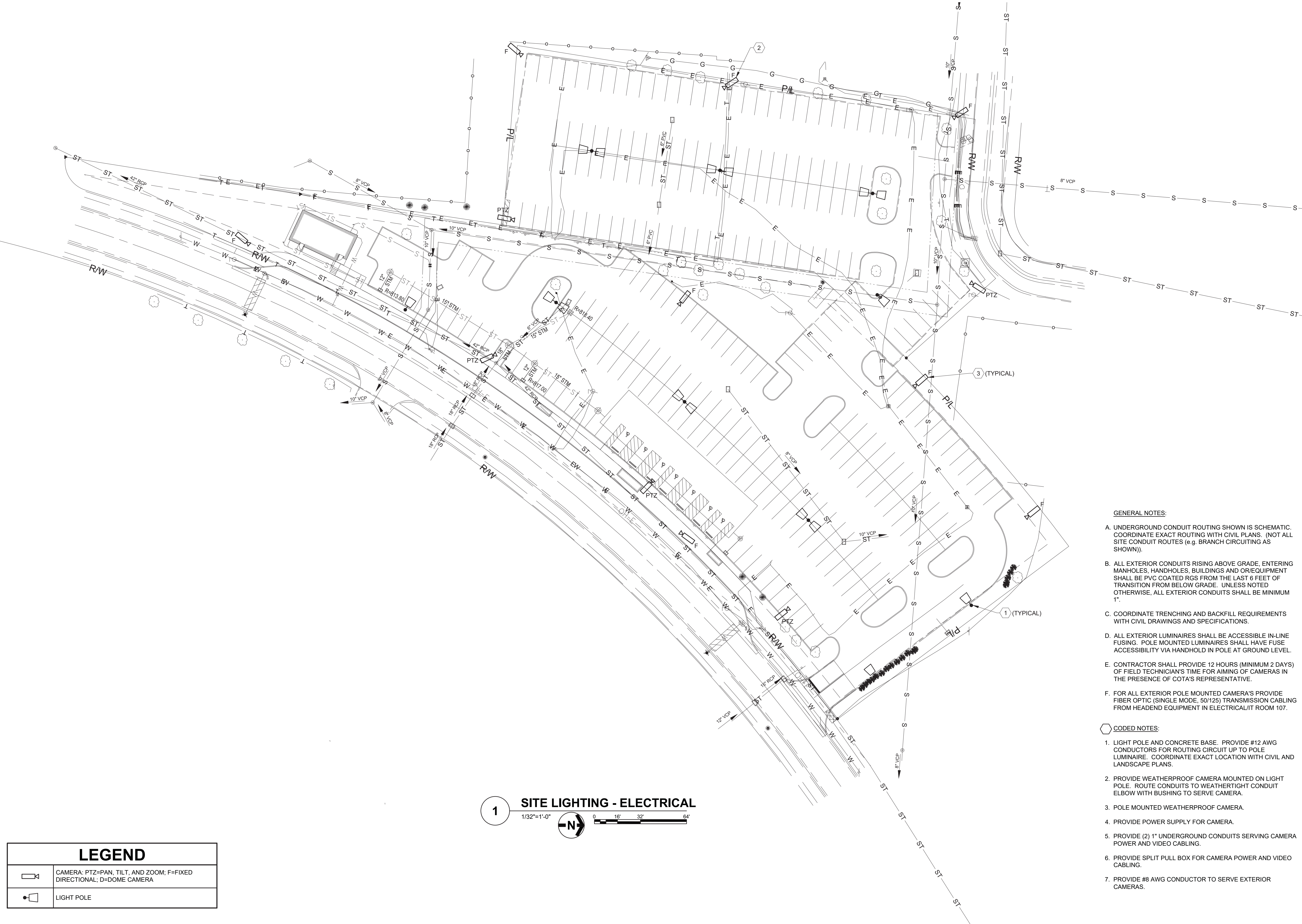
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SCALE: AS SHOWN
DATE: AS SCHEDULED
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: GL

SHEET TITLE:

ELECTRICAL SITE LIGHTING

SHEET NO.

ES101



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE 1	+	0.3 fc	0.5 fc	0.2 fc	2.5:1	1.5:1
PROPERTY LINE 2	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE 3	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
site	+	1.9 fc	5.7 fc	0.4 fc	14.3:1	4.8:1



by Signify

Site & Area

PureForm

P26 medium area light
with comfort optics

D.4.c

Gardco PureForm LED area medium comfort P26 features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 2, 3, and 5 optical distributions are available. A full range of control options provides additional energy savings.

Project:	
Location:	
Cat.No:	
Type:	
Lumens:	Qty:
Notes:	

Ordering guide

example: P26-140L-650-NW-G2-AR-5-120-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
P26						
P26 PureForm area medium, 26"	140L 140 LEDs (comfort engine)	450 450 mA	WW-G2 Warm White 3000K, 70 CRI Generation 2	AR Arm Mount (standard) ²	Type 2 Comfort Type 2	120 120V
		650 650 mA				208 208V
		1150 1150 mA	NW-G2 Neutral White 4000K, 70 CRI Generation 2	The following mounting kits must be ordered separately (See accessories)	Type 3 Comfort Type 3	240 240V
		1675 1675 mA				277 277V
		2100 2100 mA	CW-G2 Cool White 5000K, 70 CRI Generation 2	SF Slip Fitter Mount ³ (fits to 2 3/8" O.D. tenon)	Type 5 Comfort Type 5	347 347V
			WY-G2 Warm Yellow 2700K, 80 CRI Generation 2 ¹	WS Wall mount with surface conduit rear entry permitted		480 480V
			BW-G2 Balanced White 3500K (80 CRI) Generation 2 ¹	RAM Retrofit arm mount kit ²		UNV 120-277V (50/60Hz)
			AM-G2 Amber Generation 2 ^{1,13}			HVU 347-480V (50/60Hz)

Options					
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (controls by others) ⁴ FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,6,8} LLC Integral wireless module ^{4,6,7,16} BL Bi-level functionality ^{4,16} DynaDimmer: Automatic Profile Dimming CS50 Security 50% Dimming, 7 hours ^{4,7} CM50 Median 50% Dimming, 8 hours ^{4,7} CE50 Economy 50% Dimming, 9 hours ^{4,7} DA50 All Night 50% Dimming ^{4,7} CS30 Security 30% Dimming, 7 hours ^{4,7} CM30 Median 30% Dimming, 8 hours ^{4,7} CE30 Economy 30% Dimming, 9 hours ^{4,7} DA30 All Night 30% Dimming ^{4,7}	IMRI2 Integral with #2 lens ¹⁴ IMRI3 Integral with #3 lens ¹⁴ IMRO Pole mounted motion sensor ¹⁵ (see accessories)	PCB Photocontrol Button ^{7,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/Photocell ^{9,11}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ F3 Canadian Double Pull (208, 240, 480VAC) ⁹ Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) ⁹ FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included as standard TB Terminal Block RPA Round Pole Adapter (fits to 3"- 3.9" O.D. pole) ¹²	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Mounts to a 4-5" OD round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Available only in 120 or 277V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available with SF and WS. RPAs provided with black finish standard.
13. Not available in 2100mA.
14. Not available with DD and FAWS dimming control options.
15. Not available with DD, FAWS, BL, LLC dimming control options (SW or DynaDimmer required).
16. Must specify a motion sensor lens.



P26 PureForm LED medium

Area light with comfort optics

PureForm P26 Accessories (ordered separately, field installed)

Controls Accessories



Pole Mount Motion Sensor

MS-A-120V	120V Input
MS-A-277V	277V Input

Central Remote Motion Response

(used connected to SiteWise main panel)

MS2-A-FVR-3
MS2-A-FVR-7

BL Optional Remote Programming Tool

FSIR-100

Mounting Accessories



PureForm PTF2 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-P26/34-1-90-(F)	1 luminaire at 90°
PTF2-P26/34-2-90-(F)	2 luminaires at 90°
PTF2-P26/34-2-180-(F)	2 luminaires at 180°
PTF2-P26/34-3-90-(F)	3 luminaires at 90°
PTF2-P26/34-4-90-(F)	4 luminaires at 90°
PTF2-P26/34-3-120-(F)	3 luminaires at 120°

PureForm PTF3 (pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-P26/34-1-90-(F)	1 luminaire at 90°
PTF3-P26/34-2-90-(F)	2 luminaires at 90°
PTF3-P26/34-2-180-(F)	2 luminaires at 180°
PTF3-P26/34-3-90-(F)	3 luminaires at 90°
PTF3-P26/34-4-90-(F)	4 luminaires at 90°
PTF3-P26/34-3-120-(F)	3 luminaires at 120°

PureForm PTF4 (pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-P26/34-1-90-(F)	1 luminaire at 90°
PTF4-P26/34-2-90-(F)	2 luminaires at 90°
PTF4-P26/34-2-180-(F)	2 luminaires at 180°
PTF4-P26/34-3-90-(F)	3 luminaires at 90°
PTF4-P26/34-4-90-(F)	4 luminaires at 90°
PTF4-P26/34-3-120-(F)	3 luminaires at 120°

P26-SF-G2-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
P26-RAM-G2-(F)	Retrofit Arm mount kit
P26-WS-G2-(F)	Wall mount with surface conduit rear entry permitted
P26-BD-G2	Bird deterrent
P26-EHS-G2-BK	External House Side Shield, Black

(F) = Specify finish

LED Wattage and Lumen Values – 3000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-140L-450-WW-G2-x-UNV	140	450	3000	22	2329	B1-U0-G1	104	2394	B1-U0-G1	107	2541	B1-U0-G1	114
P26-140L-650-WW-G2-x-UNV	140	650	3000	30	3330	B2-U0-G2	110	3423	B2-U0-G2	113	3633	B1-U0-G1	120
P26-140L-1150-WW-G2-x-UNV	140	1150	3000	52	5641	B2-U0-G2	108	5800	B2-U0-G2	111	6156	B2-U0-G2	118
P26-140L-1675-WW-G2-x-UNV	140	1675	3000	76	7831	B3-U0-G3	103	8051	B3-U0-G3	106	8545	B3-U0-G3	113
P26-140L-2100-WW-G2-x-UNV	140	2100	3000	96	9376	B3-U0-G3	98	9639	B3-U0-G3	101	10231	B3-U0-G3	107

LED Wattage and Lumen Values – 4000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-140L-450-NW-G2-x-UNV	140	450	4000	22	2412	B1-U0-G1	107	2480	B1-U0-G1	110	2429	B2-U0-G1	108
P26-140L-650-NW-G2-x-UNV	140	650	4000	30	3448	B2-U0-G2	113	3545	B2-U0-G2	116	3473	B2-U0-G1	113
P26-140L-1150-NW-G2-x-UNV	140	1150	4000	52	5842	B2-U0-G2	111	6006	B2-U0-G2	114	5884	B3-U0-G2	112
P26-140L-1675-NW-G2-x-UNV	140	1675	4000	75	8110	B3-U0-G3	106	8338	B3-U0-G3	109	8168	B3-U0-G2	107
P26-140L-2100-NW-G2-x-UNV	140	2100	4000	96	9710	B3-U0-G3	101	9982	B3-U0-G3	103	9779	B3-U0-G2	101

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P26 PureForm LED medium

Area light with comfort optics

LED Wattage and Lumen Values - 5000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-140L-450-CW-G2-x-UNV	140	450	5000	22	2508	B1-U0-G1	112	2579	B1-U0-G1	116	2737	B1-U0-G1	123
P26-140L-650-CW-G2-x-UNV	140	650	5000	30	3586	B2-U0-G2	118	3687	B2-U0-G2	121	3913	B2-U0-G2	129
P26-140L-1150-CW-G2-x-UNV	140	1150	5000	52	6076	B2-U0-G2	116	6246	B3-U0-G3	120	6630	B2-U0-G2	127
P26-140L-1675-CW-G2-x-UNV	140	1675	5000	76	8434	B3-U0-G3	111	8671	B3-U0-G3	114	9203	B3-U0-G3	121
P26-140L-2100-CW-G2-x-UNV	140	2100	5000	96	10098	B3-U0-G3	105	10382	B3-U0-G3	108	11019	B3-U0-G3	115

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

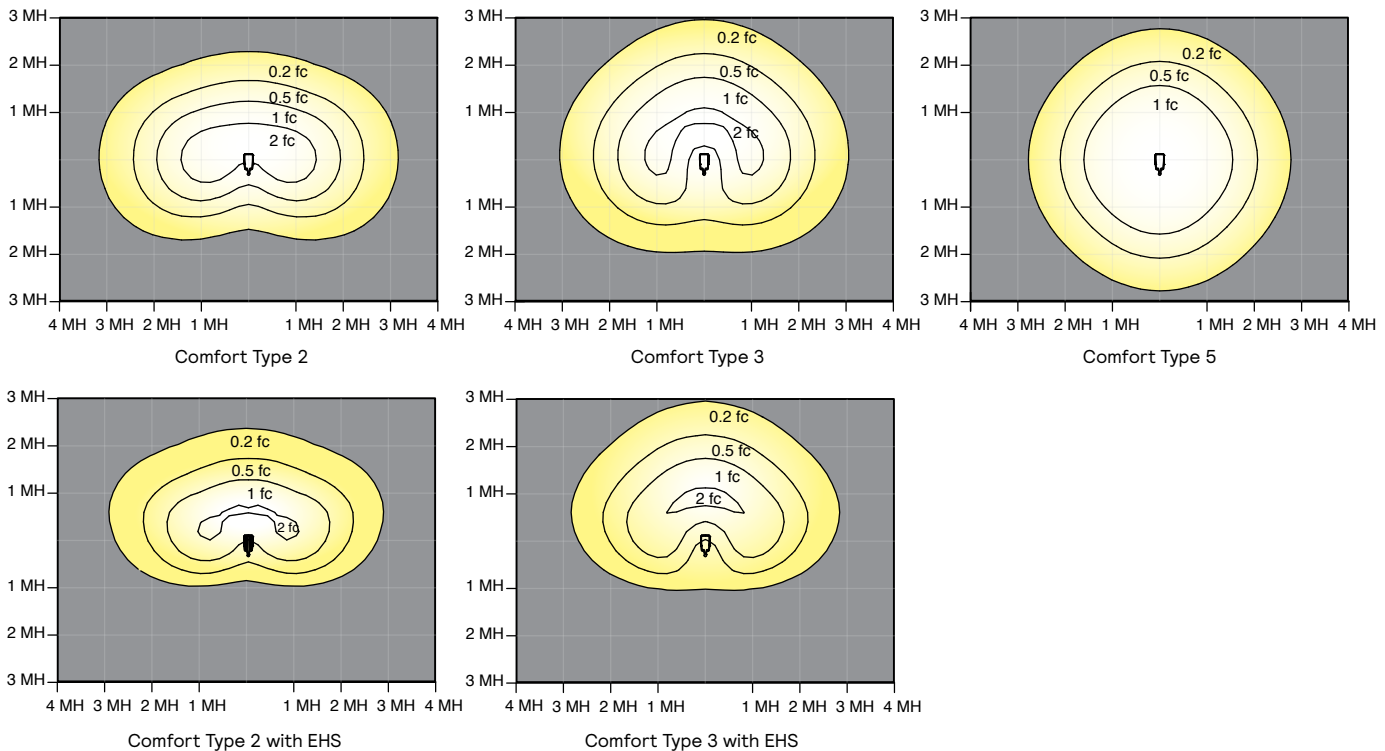
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 2100 mA	>100,000 hours	>60,000 hours	>89%

Optical Distributions

Based on 20' mounting height



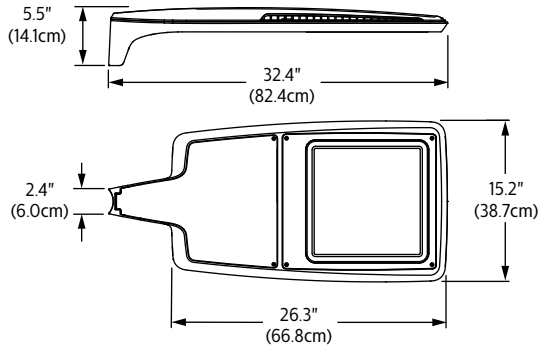
P26 PureForm LED medium

Area light with comfort optics

Dimensions

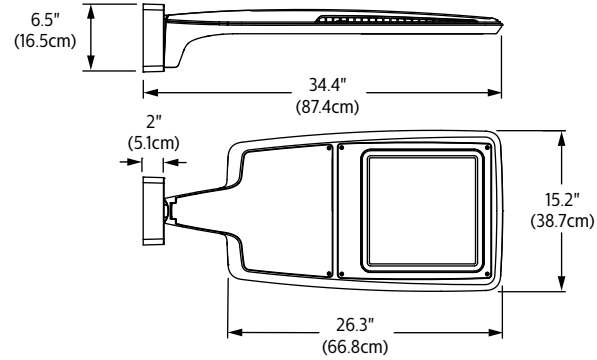
Standard Arm (AR)

Weight: 27 Lbs (12.4 Kg) EPA: 0.26ft² (.024m²)



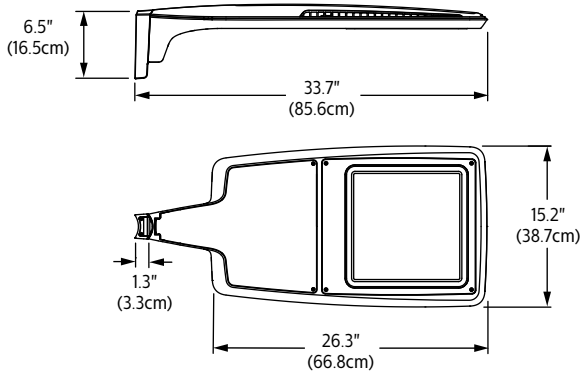
Wall (WS)

Weight: 30 Lbs. (13.7 Kg) EPA: 0.30ft² (.028m²)



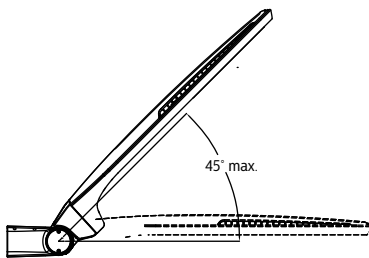
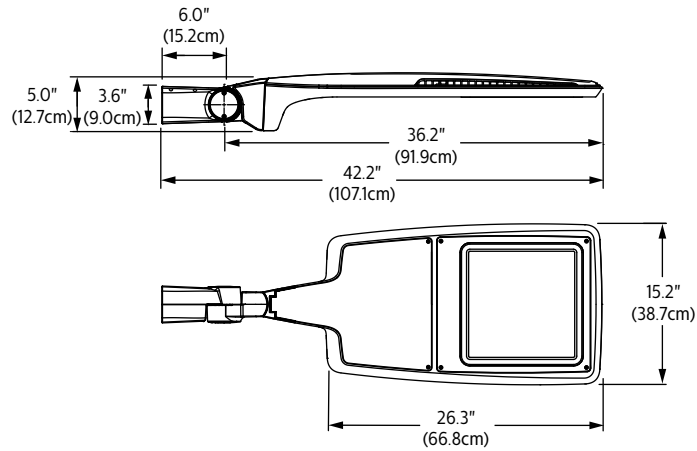
Retrofit Arm (RAM)

Weight: 28 Lbs (12.7 Kg) EPA: 0.28ft² (.026m²)

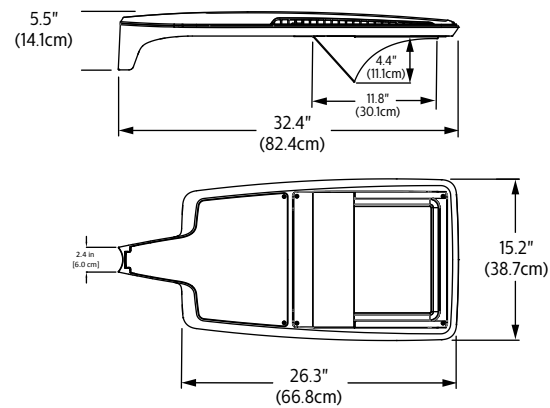


Slip fitter (SF)

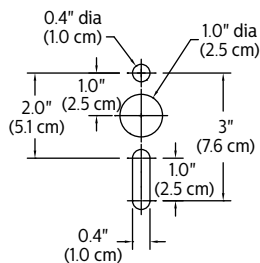
Weight: 32 Lbs (14.6 Kg) EPA: 0.38ft² (.035m²)



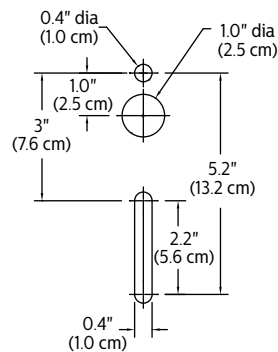
With External House Shield option (EHS)



Standard Arm (AR) drill pattern



Retrofit arm drill pattern



P26 PureForm LED medium

Area light with comfort optics

Specifications

Housing

Two-piece sealed enclosure with main part of the housing designed as the structural and heat sink frame enclosed by cover to give its unique form. It also includes integral arm and separate, self-retained hinged, one-piece die cast door frame. All die-cast parts made of low copper die cast aluminum alloy for a high resistance to corrosion. The sleek profile with optimized surface area allows housing to provide excellent convection heat transfer with minimum use of heat fins, giving the freedom to have a clean minimalist aesthetic design. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light guide technology provides low-glare, uniform illumination. Composed of 140 LEDs strategically positioned on the edge of the optical plate. Light engine luminous opening size optimized to best achieve a balance between lumen output and optical performance with the need to provide visual comfort. Light engine frame ensures contact with housing to provide heat conduction and sealing against the elements. Light engine is RoHS compliant. Standard color temperatures: 3000K +/- 130K, 4000K +/- 130K, 5000K +/- 225K. Minimum CRI of 70. Also available in 2700K, 3500K, and Amber (Dominant wavelength 589nm, peak wavelength 633nm, and minimum wavelength 486nm) with extended lead times.

Energy saving benefits

System efficacy up to 105 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

The advanced LED comfort optical system provides Types 2, 3, and 5. Composed of high performance UV-stabilized optical grade lens with molded micro-optics to achieve desired distribution optimized to get a exceptional lighting uniformity. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. PureForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, PureForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profile of 30% or 50% provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

- **CE50/CE30:** Economy for 9 hours night duration (Ex., 9 PM – 6 AM)
- **CA50/CA30:** for all night (during all dark hours)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1, 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

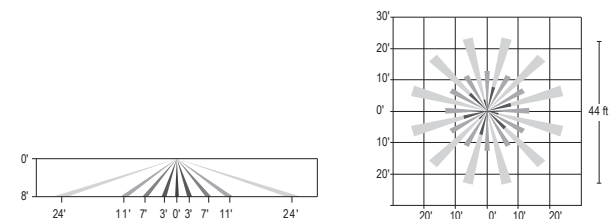
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

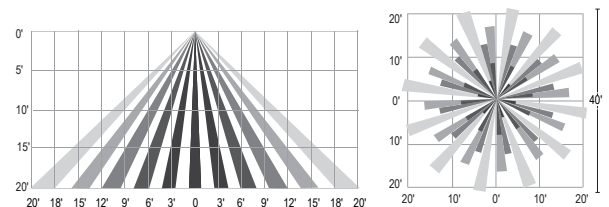
Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Lighthouse system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #2 lens (LLC-IMRI2) for 8' to 15' mounting height or #3 lens (LLC-IMRI3) for 8-25' mounting heights.

LLC-IMRI2 Luminaire with #2 lens



LLC-IMRI3 Luminaire with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

P26 PureForm LED medium

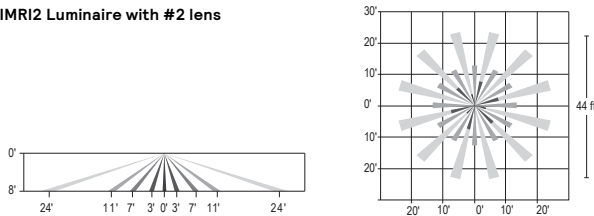
Area light with comfort optics

Specifications (cont'd)

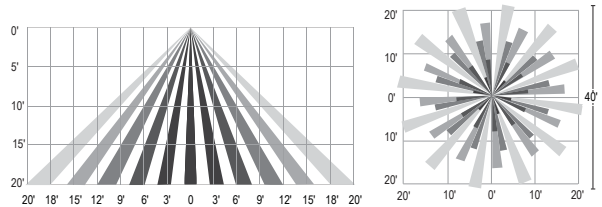
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI2/IMRI3): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 is designed for mounting heights 8' to 15'. Lens #3 (IMRI3) is designed for higher mounting heights up to 20' with a 40' diameter coverage area. See charts for approximate detection patterns:

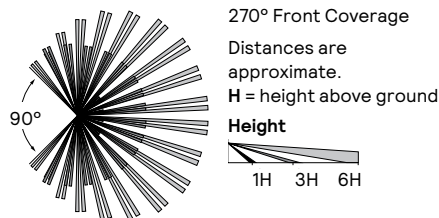
IMRI2 Luminaire with #2 lens



IMRI3 Luminaire with #3 lens



Infrared Motion Response Outboard (IMRO): Infrared Motion Response Outboard can be used in combination with automatic profile dimming and motion response. The pole mounted motion sensor is a PIR (passive infrared) device that can be mounted to a pole. One motion sensor per pole is required. Sensor finish is white Wattstopper EW-200-120-W or the EW-200-277-W. Order MS-A-120 or MS-A-277 separately. IMRO sensors require single voltage 120V or 277V input. If motion is detected during the time that the luminaire is operating at profile dimming mode specified, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns back to automatic profile dimming. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes. The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor (see chart for approximate detection patterns).



The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

Pole Details: IMRO requires that the pole include additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole (see Gardco Poles specification sheets for more information).

Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most PureForm P26 comfort configurations are qualified under Standard DesignLights Consortium® category. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

PureForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

