



AGENDA

DESIGN REVIEW BOARD
THURSDAY, APRIL 6, 2017 7:00 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Regular – March 2, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg (E. Main) DG (Dollar General), LLC; Major Site Plan, Historic District - New Commercial Building.

D. NEW BUSINESS

1. 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks; Historic District - Exterior Modifications.
2. 2160 Brice Rd.; Application #176484; Applicant: Milton Pate; Business: Waffle House, Inc.; Minor/Exterior Modifications.
3. 7535 E. Main St.; Application #176979; Applicant: Patricia Palermo; Business - Dental Office; Historic District - Exterior Modification and Signage.
4. 7509 E. Main St.; Application #176982; Applicant: Kristi Eodice; Historic District - Facade Redesign.
5. 6960 E. Main St.; Application #177052; Applicant: Kessler Sign Company; Ohio Health; Signage.
6. 2793 Taylor Rd.; Application #177053; Applicant: Seth Dorman, WD Partners; Business: Walmart Store #2726; Minor/Exterior Modifications.
7. 8702 Firstgate Dr.; Application #177136; Applicant Sign Vision Co., Inc.; Signage - Comprehensive Sign Plan.

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

DESIGN REVIEW BOARD THURSDAY, MARCH 2, 2017 7:00 PM

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

A. CALL TO ORDER

PRESENT: Hudson, Zollars, Bowman, Hicks, King, Sampson
ABSENT: Carr

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – February 2, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Zollars: If you are speaking tonight, please sign in. Would everyone addressing the Board tonight please stand and raise your right hand? Do you swear or affirm that the testimony you are giving before the Board tonight will be truthful? If so, please answer, "I do." (*"I do" heard.*) Thank you.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg (E. Main) DG (Dollar General), LLC; Major Site Plan, Historic District - New Commercial Building**

Mr. Snowden: 7578 E. Main Street - Dollar General - Major Site Plan. Application: #176472 - Certificate of Appropriateness. The property is located on the north side of East Main Street, just west of Waggoner Road. Existing Zoning: CC Community Commerce District / HCO Historic Commercial Overlay. The request is for a review of a major site plan in order to construct a new commercial building and related improvements. Current Use: Vacant Land. Applicant: Evans Capital Investments, Ltd. The applicant is requesting the Board review and approve a major site plan in order to construct a new, freestanding, commercial building. The proposed site consists of a 4.3 acre commercial shopping center with various commercial business uses. The applicant intends to split a portion of that parcel off, in order to construct this proposed free-standing commercial building. To the north, the

Minutes Acceptance: Minutes of Mar 2, 2017 7:00 PM (APPROVAL OF MINUTES)

property abuts an apartment complex (multi-family dwellings) in the AR-2 zoning districts. All adjacent properties that front E. Main Street are within the Historic Overlay District. The standards and considerations for site plans are listed under considerations. The applicant has already been granted variances from several sections of Chapter 1193 by the BZBA. The variances allow the building to be setback from E. Main Street. The applicant claimed hardship due to the presence of underground sanitary sewer lines near the front of the parcel, which are indicated by the easements on the Site Plan. Basically there is a city owned sanitary easement near this area.. The applicant received approval for a variance from Section 1193.08(b) of the Zoning Code, in order to place parking spaces in front of the main structure. This was required due to the related variance of the build-to-line requirements. The applicant has provided a defined pedestrian path between the E. Main Street frontage of the property and the main entrance of the proposed structure. The sidewalk is separated from the traffic circulation and parking. The applicant's design places bike racks and a seating area along this path, in order to comply with the pedestrian amenity requirements of Section 1193.09. Staff has reviewed the application for compliance with the requirements of Chapter 1180. Generally speaking, the applicant meets those minimum requirements, in terms of new material planning. Per Section 1180.10, fences can be used to screen dumpster, but Section 1193.07 requires all fences to be decorative within the Historic District, and lists iron or metal as approved fence types within the History District. Staff recommends that the dumpster be screened with masonry walls that match the building materials. The applicant has provided a lighting plan indicating the location of proposed fixtures, as well as a cut sheet of their technical specifications. Lighting levels along all property edges do not exceed the 0.5 foot candle required by Section 1182.03. The proposed lighting fixtures are black aluminum finish and match the existing site lighting. You can see that the lot already has some decorative fixtures and the applicant is proposing to match that. This style and finish color are appropriate to the Historic District. The applicant provided architectural elevations showing the proposed building. The applicant applied for and received a variance to allow the proposed building to be setback from the street. The front façade of the proposed building is not on the same plane as the existing shopping center to the east, that includes both the wall of the building and the overhang where the walk is. So, it is not on either plane. In that case, the applicant proposes to clad their building in brick veneer. The proposed veneer meets the requirements of Chapter 1193 for natural materials, but neither color matches the brick color used in the existing shopping center. The applicant has provided a small screened area on their front sidewalk. Staff understands that this is to be used to vending, but the applicant should clarify when activity that propose here. The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. If the Board determines that the application meets those standards, Staff recommends the following conditions: That the applicant shall submit revised a landscape plan indicating a change in the dumpster screening to a masonry wall. That the applicant shall submit a revised site plan

showing the front façade of the proposed building parallel to the façade of the existing shopping center to the east. One note, this application does not approve any signage, except the general location of the ground sign. This is because the applicant needs to secure variances for the size of the signage, possibly some materials, and then the applicant will need to come back to the Board and get the signage approved. The applicant is aware of that is in process. The sign you are seeing there is conceptual, other than the general location of the sign on the front of the building and the spot for the ground sign. It is not approving the specific details and materials of the sign. That will come to the Board at a later time. With that, I will turn things back over to our chairman.

Chairman Zollars: Are you the architect? Would you please identify yourself?

Mr. Frazier: My name is Alex Frazier. I am with Hurley and Stewart. We are the Civil Engineers for this project. *(Mr. Frazier made presentation partially off mic and was inaudible.)*

Chairman Zollars: Any comments or questions?

Mr. Hicks: I will try to be brief here, but I have a few questions and a few points I would like to make. But, I am adamantly opposed to the proposal. Mainly, for two reasons. One, part of our task is to weigh and measure the overall impact of a proposal of the surrounding neighborhoods. And I am adamantly opposed to the use. The second, would be the appearance and character of the building as it fits in with the surrounding buildings. In regards to the use, the first point, I did a quick search for the surrounding areas to see how many other like uses of the Dollar General that there are. There is a Family Dollar on E. Main, another one at 6340 E. Livingston, 6225 E. Main. I understand some of these are technically out of the City. Another Dollar General at 1310 Brice, 950 E. Livingston, 8915 E. Broad, a Dollar Tree at 8067 E. Broad and 6225 E. Main, Dollar Tree 7691 Farmsbury. All of these within a three mile radius of this exact site. The market is over saturated. I think the community is over saturated with these dollar type stores. I don't think that it is providing an additional amenity to our residents. I think it is exposing more retail/more square footage of developed space in our community, to an over saturated market that could one day go belly up. What happens when the dollar type concept that is booming now, Dollar General is building 1000 new locations every year, what happens when that turns to bust? How many vacant dollar type concepts are we going to have around town? And so, in regards to the use, I am opposed to it. And, in regards to the way it is fitting on this site, I understand it is a space and technically you can fit it in there, but you have a retail center on the left, a retail center on the right, and they look the same. Now you are going to put a building in the middle of it that sticks out and does not look like the buildings on the left or right. There may be some of navigating the building aesthetics part of this, so I will just end my comments at that.

Chairman Zollars: Very good, Mr. Hicks. Thank you for your comments. Any other comments?

Mr. Bowman: I am assuming your client is aware this is in the Historical District of Reynoldsburg.

Mr. Frazier: Yes.

Mr. Bowman: It seems to me like it is trying to force a big box concept into a very local type of setting here. I can't help but think that the way it is designed that it will look strange there, almost out of place. What type of steps is your client willing to take to really make sure that it fits in with the Historical District? Personally, that is my biggest concern. I want it to look like it could belong. There is an economic concern that Mr. Hicks has, and in my opinion there is some validity to that. My concern is I want it to look good in my community. The citizens are obviously counting on us to make sure that you have plans for that. Do you have further ideas or concepts that are not included here to make it blend in better?

Mr. Frazier: That is something we can definitely revisit with the architects. Again, I am a civil engineer. We rely on the architects to match the surrounding buildings as best as possible. So, I am definitely going to have them revisit that. Probably stop out there and take some pictures of what that brick really looks like.

Mr. Bowman: I think matching brick would be a start as far as having some kind of uniformity.

Mr. Frazier: We are also looking at having some old fashioned type lighting existing on site. We are trying our best to match that. Putting in some pedestrian amenities that match the current bench, trash receptacle, also a little planter box. We are really trying to match it as best, I get what you mean that it is not a ma and pa shop. We will try to make the building look a little more like that. Again, with the windows, that is kind of like a historic district where you have storefront windows where you can shop. We are trying to emulate that look. Unfortunately, the floor plan does not yield it to actually be see thru. There is just no other area to put shelving in a very strategically laid out store. But again, that is another thing I really think they are trying to enhance.

Mr. King: You just mentioned that it is a very strategically laid out store, and I think that it shows. Understanding that it is in a Historical District, to me, looking at what has been presented, is done everywhere else. So, even to the point of not moving the items that are inside of the store, I really am struggling to understand how this is really going to fit and what is being done the area that they would like to put this in. I am not seeing that. Did they look at existing locations, existing available space that is in that Historical District? Was that taken into account at all?

Mr. Frazier: Like other sites to develop?

Mr. King: Pre-existing.

Mr. Frazier: They have a very pre laid out floor plan that they use. This is an urban prototype and they have their traditional, so to retrofit into an existing building it is very hard for them to fit all their items inside the store. *(Off mic and inaudible.)*

Mr. King: So is it fair to say that the goal is to make a historical area non-historical to accommodate their needs?

Mr. Frazier: I would not say that. We are really trying to match the architecture, especially with the brick comment I agree with. They are do their best to be in a commercial area where they feel like they can do very well. Addressing your economic comment, Dalgren has a marketing department with demographics all over the globe. They look in an area and say, "Are we going to be successful here?" They are not going to want to go on E. Main in the Historic District if they do not believe they will be successful and that there is a need for it. It may seem like there is over saturation but they keep building these stores, and since I have worked for five years on these Dollar General projects, and since I have worked there, every single store that we have opened is doing very well, thriving. Real Estate Reps that have been working for Dollar General for longer than that can speak top that and in further detail, that they are doing very well. A lot of the stores in this area are exceeding their goals.

Unknown Speaker: I am not opposed to the concept, necessarily, my main concern besides what is matching already there, this is a 21FT building. And, everything here that is existing, is 16FT, maybe 14FT. I think the height of the building sticks out like a sore thumb. You have a hot dog stand here, a neighborhood bar, and a pizza shop. It is very mellow. I think the height is one thing. And, I think the look is another, and it doesn't seem to fit the character.

Mr. Frazier: The reason that parapet wall sticks up, is to screen the HVAC on the roof. Again that is an architecture. I will bring that to them and see if there is any way we can put the HVAC on the ground and screen it, and lower that to better align with the roof line of these properties.

Mr. Sampson: You are not an architect, and I think that is what everybody's issues are with the actual structure. Being a Civil Engineer, with the parking, this is the Site Plan, there is a Plot Grade Utility, with the drainage, and the landscaping, it is a very basic plan. I don't see from the plan, again this is our Historic District, and the combination of what you proposed in terms of hardscape/landscape, and in relation to the parking lot. But, you can address the storm drainage first.

Mr. Frazier: What we are doing for the stormwater is *(inaudible)*. We would like it to go underground due to a lack of space. *(Inaudible.)*

Mr. Sampson: Is there any thought to pervious pavement, anything that would add some sustainable elements to the site?

Mr. Frazier: Yes, that is something that we could look into to do. *(Inaudible.)*

Mr. Sampson: How about landscape plan.

Mr. Frazier: In regards to the landscape, I am not a landscape architect, unfortunately. We have one in house. She reviews the City's requirements for types of shrubs, street trees, etc... But, we do not have any actual pictures right on the plan. Is that what you are looking for?

Mr. Sampson: Which is identified when it doesn't match the surrounding environment. Again, I think the physical structure is going to stand out. But, from a site standpoint, it is also going to be significantly different from what we have presently.

Mr. Frazier: You are talking what is adjacent on the other side?

Mr. Sampson: Yes. Eric, is this the largest available parcel that we have in Old Reynoldsburg at this time?

Mr. Snowden: It is the largest site of vacant land like this, even though this is part of the existing parcel and they are going to be doing a lot split to the site. Yes, for all intensive purposes, this is the biggest undeveloped parcel without something significant on it.

Mr. Sampson: And again, it is our goal, we have a vision, I have nothing against a dollar store type product, but we are looking for something that is a little more current in terms of sustainability. You know, taking advantage of the available green space, storm water drainage. I do like pervious pavement. I don't agree that it is more expensive, and I just don't see it on the Site Plan. I see a very basic parking lot.

Mr. Frazier: I guess from my standpoint, I had the idea that a very basic utility plan for this stage was warranted. I did not go into very much detail for this plan, but I certainly can if it would sway your decision and give you more information on what we are doing.

Mr. Hicks: Some comments about the Site Plan, I see some newer sites that Dollar General is doing and are very judicious in the use of curbs. I think we would like to see a few more curbs in these parking areas. You have it around the peninsulas and the island, but along the eastern boundary, I don't think there is any curb, or along the southern boundary there is no curb in the parking lot. This existing site has some issues that the proposal does not work to address at all. The existing center on the right side has a very narrow rear loading area, rear access drive that just dead ends back there. If we were to approve something new, it is ideal for a shopping center to be able to get all the way around, for emergency vehicles, deliveries, or trash service, and this site plan does not address that, obviously. Also, on the main entrance where you are coming out, there is a drive thru lane, and you even showing the truck coming out here in your model. I would assume that use is still approved for that drive thru lane there, I just think some striping or something would help address potential kind of traffic issues there. You are going to be increasing traffic into the center, and you have people coming out of the Dollar General, and they are going to have to get over to the right, and they are maybe stacking. I know it is not being used as a bank drive thru, but it is still there. It is kind of an awkward place and it is really not being addressed on this. I think the Staff mentioned it, and in the report also. The dumpster enclosure is just a dog-eared pressure treated fence. Especially with how visible it is on the site, you look down at the proposed Dollar General, one of the first things you are going to see off to the right, it is not behind the store, it is right next to the store, and clearly visible from the street. I think we would want to see some kind of masonry walls with brick or a facade that matches the building. Something that is not going to be an eye sore in a few years, which most of those fence enclosures do. So, those would just be a few of my comments on the site, in addition, as I mentioned before, my opposition.

Mr. Sampson: You bring up a good point. Where are the deliveries made? Are they made at the front entrance, or is there a back?

Mr. Frazier: Deliveries are made right here in the side. The truck will pull through. The west side of the building, the truck will actually come through. We have a mutual access easement with the owner of the property to the east and the west. We have a mutual access easement that will come in from Waggoner, pull down as you can kind of see on that plan, and pull right up next to the building. There will be typically one to two deliveries a week, depending on the store. Some of them make a little bit more.

Mr. Sampson: What size truck?

Mr. Frazier: It is a full size semi, a WB67. We have driven that through with some vehicle assimilating software to ensure that it fits on the plan and that it will sit right next to the building while they are unloading. Again, we are not exactly sure what time. It could be early morning before business hours, or it could be middle of the day. It just depends on their schedule of deliveries in the area.

Mr. Sampson: For semis, it is a challenging area, and it does block the other traffic ingress/egress out of that.

Mr. Frazier: And again, we have made sure it can get in and get out. We are already proposing some drive improvements along Waggoner. We are also having a traffic access study done right now to determine if there are any more driveway improvements.

Mr. Sampson: I understand that. I am just saying if a family is getting ice cream, they are going to want to get in and out as well.

Mr. Frazier: I guess that is something the driver needs to be respectful of the other consumers in the area. Again, there are only going to be one to two deliveries a week.

Mr. Sampson: That is all I have.

Chairman Zollars: Anything else from the Board?

Mr. Snowden: No other comments from Staff other than, it seems there are additional concerns, maybe if the applicant is willing to provide some updated plans. Is that accurate? In that case, I recommend tabling and letting the applicant resubmit. Those who know me know that I am never one to recommend we take extra time, but it seems the applicant is receptive to what the Board is saying. That is a typical part of the process in many communities.

Chairman Zollars: I would like to entertain the motion to table.

Mr. Hicks: Before a motion, I would like to make one final comment that if the applicant did want to do things to try to earn my support for the project, I would list out that first, it makes the most sense if you put new retail into vacant retail space within the existing center. If that includes refreshing the existing center, I would be supportive of a sign proposal, or front facade proposal on the existing building to put an end on some of that vacant space that is right next to them. The second option would be if they would either attach the building, or make the building continuous or seamless with a fake wall or something like that in between, and make the existing building match the new building with a renovation, or make the new building match the old building. I just want to lay out that I am not 100% opposed to Dollar General making it onto the site, but I think that what is presented, I can not support. I just

wanted to lay out those three options as reasonable ways I thought we could make something work.

Mr. Snowden: Whoever is making the motion should table to the next regular meeting of the Board, and that is on our schedule so that Mr. Frazier and his team would know what to expect, and when to have revised plans into staff, and all that good stuff.

Mr. Bowman: I think you can see that there is a lot of apprehension here. We don't want to infringe on their floor plan but I think most importantly in our role is to make sure that it fits our community. That is what takes precedent with us. I am going to motion to table this to the next regular meeting.

(Vote)

Mr. Snowden: Very well, the item is tabled to the next meeting of the Design Review Board which will be April 6th. Mr. Frazier, I will need the plans that are to go to the Board, no later than March 29th. I would prefer to have them before then so that I can look them over in case you and I need to go back and forth. You can send those to me via email.

RESULT:	TABLED [UNANIMOUS]	Next: 4/6/2017 7:00 PM
MOVER:	Richard Hudson, Eliot Bowman	
SECONDER:	Bill Sampson	
AYES:	Hudson, Zollars, Bowman, Hicks, King, Sampson	
ABSENT:	Carr	

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 2, 2017 7:00 PM (APPROVAL OF MINUTES)

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

Application #: 176472
 Permit #:
 Date Submitted: 2/4/17
 Fee Amount: \$50
☐ Paid: _____

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
 Design Review Board

I. PROPERTY INFORMATION	
Property Address: 7578 E. Main St. Reynoldsburg, OH	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Evans Capital Investments, Ltd.	
Contact Email: tschueler@evansadhesive.com	Contact Phone Number: 614-553-7013
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Reynoldsburg (E. Main) DG, LLC	Contact Name: Mark Bush
Contact Phone Number: 205-263-4584	Contact Email: mbush@cgpre.com
Description of Use: 7,500 sqft Dollar General Store	
IV. APPLICANT INFORMATION	
Applicant Name: Evans Capital Investments, Ltd.	Applicant Address: 925 Old Henderson Rd. Columbus, OH 43220
Applicant Phone Number: 614-553-7013 or 614-451-2665	Applicant Email: tschueler@evansadhesive.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☒ Major Site Plan (\$400): _____	
☐ Minor/Exterior Modifications (\$200): _____	
☐ Signage (\$75)/Comprehensive Sign Plan (\$150): _____	
☒ Historic District (\$50): <u>new commercial building</u>	

Applicant shall submit **eleven (11)** copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Timberly A. M. President Date: 1-26-17
 *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>	Meeting Date: <u>3/2/17</u>
	Zoning District: <u>CC</u>	Meeting Results
	☒ Historic District	☐ Approved as Submitted ☐ Tabled
	☐ CC Overlay	☐ Approved w/ Conditions ☐ Denied
	<u>Add'l Approvals Req'd</u>	P&Z Admin.: _____ Date: _____
	☐ BZBA	













SOLID STATE AREA LIGHTING

SIGMA SERIES-LED

SPECIFICATIONS

HOUSING
Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access.

LED OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

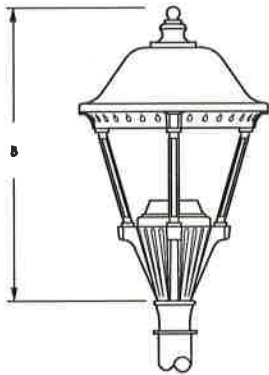
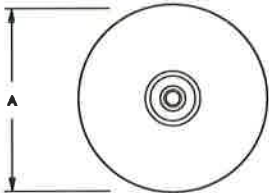
PROJECT NAME: _____

FIXTURE TYPE: _____



SIGMA

PATENT PENDING



Fitter supplied to fit over 2 7/8" X 3"
(73mm X 76mm) tennon.

FIXTURE	A	B
S101	24" 610mm	37" 940mm
S102	18.5" 470mm	28" 711mm

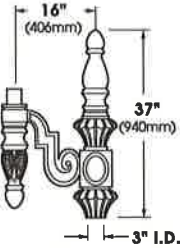


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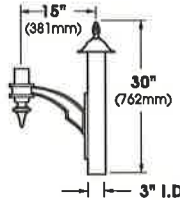
SPECIFICATIONS

MOUNTING STYLES

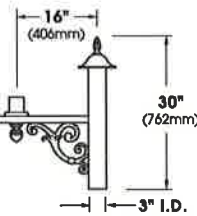
XAC



XAZ

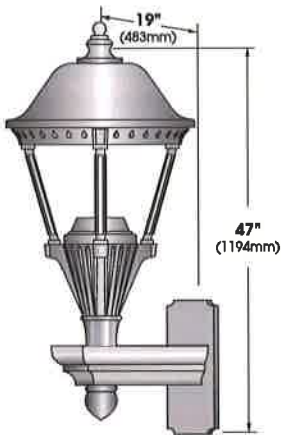


XAT



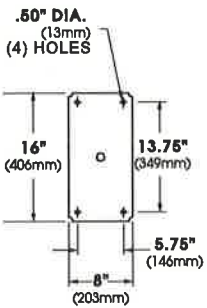
ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

WALL MOUNT

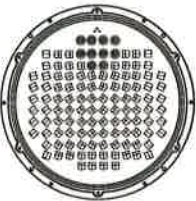


ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

WALL PLATE

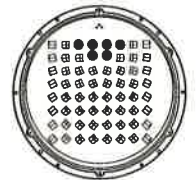


VLED® MODULES



100 LED Module

SIG1 E.P.A.= 1.65
Available in:
100, 80, & 64
LED Module



64 LED Module

SIG2 E.P.A.= 1.05
Available in:
64 & 48
LED Module

ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED			MOUNTING	FINISH	OPTIONS
☐ SIG1	☐ VLED - II (Type-II)	No. LEDs SIG1 ☐ 100LED (110 Watts) ☐ 80LED (89 Watts) ☐ 64LED (72 Watts)	☐ NW (4000K)* *STANDARD	☐ 120	☐ PT	☐ BLACK RAL-9005-T	☐ INTERNAL HOUSE SIDE SHIELDS... HS
☐ SIG2	☐ VLED - III (Type-III)		☐ CW (5000K)	☐ 208	☐ 1	☐ WHITE RAL-9003-T	☐ EXTERNAL HOUSE SIDE SHIELD... EHS
	☐ VLED - IV (Type-IV)		☐ WW (3000K)	☐ 240	☐ 2-180	☐ GREY RAL-7004-T	☐ DIMMABLE DRIVER(S) (0-10V)... DIM
	☐ VLED - VSQ (Type-VSQ)		OTHER LED COLORS AVAILABLE CONSULT FACTORY	☐ 277 ☐ 347 ☐ 480	☐ 2-90	☐ DARK BRONZE RAL-8019-T	☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR... HLSW
		SIG2 ☐ 64LED (72 Watts) ☐ 48LED (63 Watts)			☐ 3-120	☐ GREEN RAL-6005-T	☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)... PC+V
		Wattages are Max Input Watts			☐ 4-90	FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)	☐ 10KV SURGE PROTECTOR... 10SP
					☐ WM	SEE USALTG.COM FOR ADDITIONAL COLORS	☐ 20KV SURGE PROTECTOR (277V & 480V Only)... 20SP
					SEE SUN VALLEY CATALOG FOR ADDITIONAL ARMS		

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The Scarborough bench scribes a controlled curve on seat and back, then tempers restraint with the exuberant gesture of its arm. The serif-like details on back frames and feet elegantly cap the linear forms and lend a whimsical touch.

Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.





Scarborough™ Specifications

Bench

Woven and horizontal strap seat styles may be specified for backed or backless benches. Backed benches are offered in 24", 48", 72", or 96" lengths. Backless benches are offered in 48", 72", or 96" lengths. Center arm may be specified on backed or backless benches in 48", 72", or 96" lengths. Bench in 96" length available with two intermediate arms.



Support end frames are 1" x 1" solid steel, joined by 1-1/2" dia., .120" wall thickness tubular steel. Seating panels are horizontal steel straps (1-1/2" x 3/16") or woven stainless steel straps (1-1/2" x 1/8"). Scarborough bench comes standard with surface/freestanding mount support.

backed horizontal strap

				
96" with two intermediate arms	72" with center arm	48"	24"	
28" x 34" x 96"	28" x 34" x 72"	28" x 34" x 48"	28" x 34" x 24"	d x h x l

backless horizontal strap

			
96"	72"	48"	
28" x 28" x 96"	28" x 28" x 72"	28" x 28" x 48"	d x h x l

Finishes

Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.

To Specify

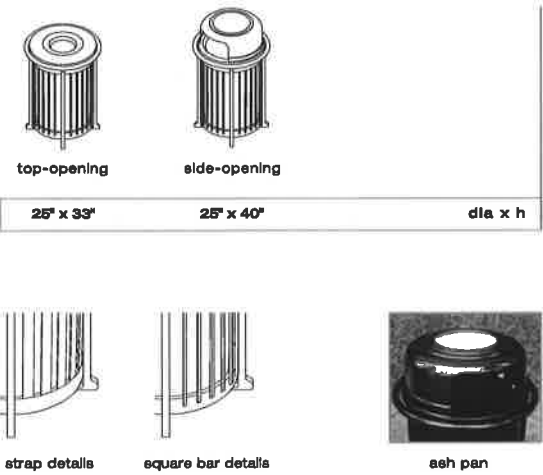
Bench: Specify backed or backless, bench length, horizontal strap or woven seat style, with or without center/intermediate arm, and powdercoat color.
Litter receptacle: Select top- or side-opening, vertical strap or square bar side panel, powdercoat color. If optional powdercoat color is specified, select standard powdercoat color for liner. Options: keyed lock; ash pan on side-opening units.

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Litter Receptacles

Metal support legs are 1" x 1" square. Vertical metal straps are 1-1/2" x 3/16". Vertical metal bars are 3/8" x 3/8" square. Straps and bars are welded to metal bands. Tubular steel collar is 1-1/4" dia., .120" wall thickness. Tops are formed of spun metal. Pop-up rod is stainless steel. Receptacles have 30-gallon capacity. Polyethylene liner color coordinates with standard powdercoat offering. Receptacles are standard with freestanding/surface mount support. Ash pan on side-opening units and keyed lock options are available.



www.landscapeforms.com

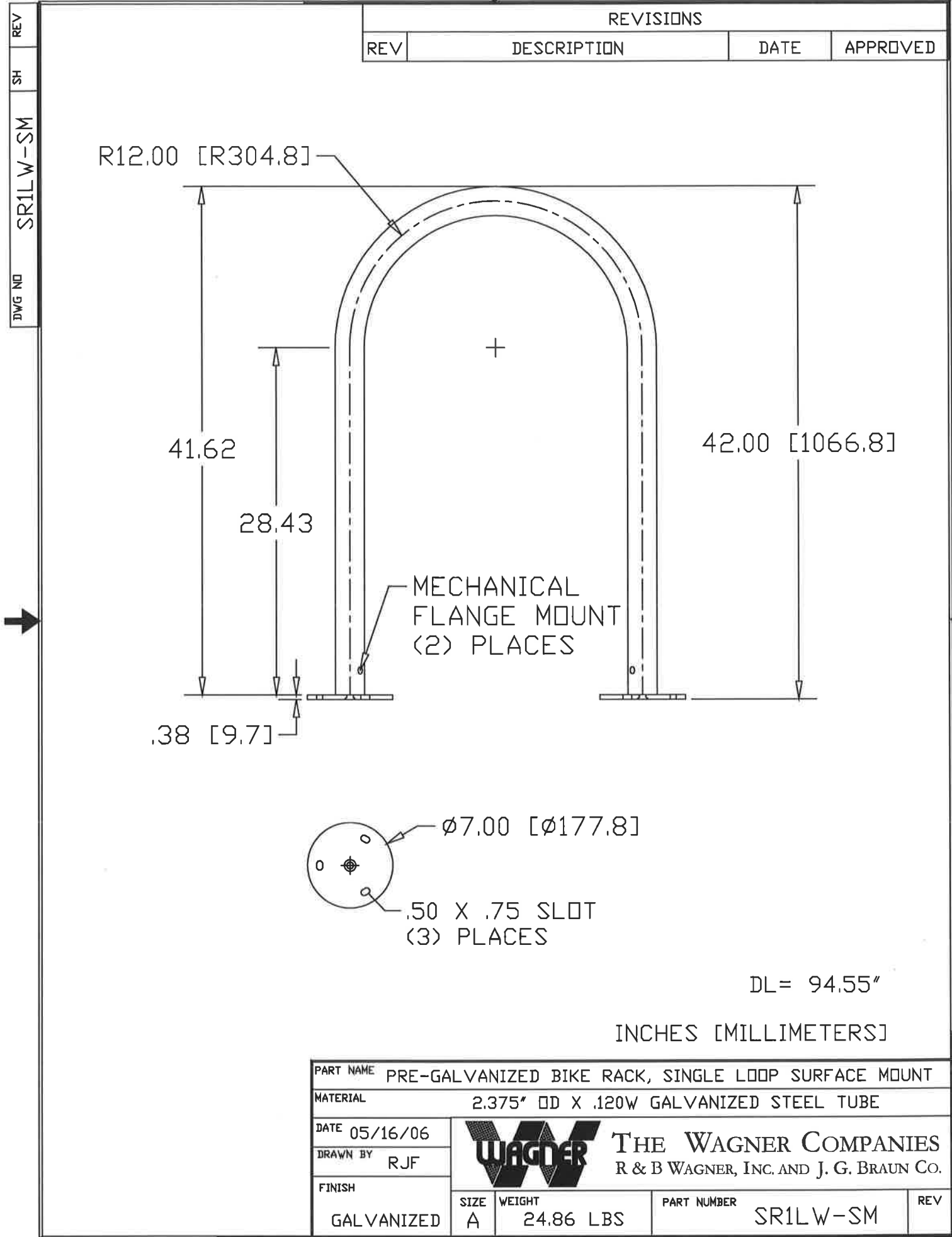
Visit our website for product details, color charts, technical sheets, sales office locations. Download JPG images, brochure PDF, CAD details, CSI specifications.

Scarborough woven seat design is protected by U.S. Patent Nos. D386,773. Scarborough is designed by Arno Yurk, AIA, IDSA. Specifications are subject to change without notice. Scarborough is manufactured in U.S.A. Location photography: Country Club Plaza, Kansas City, MO. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. © 2005 Landscape Forms, Inc. Printed in U.S.A.



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Handmade using applied layers of glass-fiber reinforced thermosetting resin. Seamless construction. Drain holes standard with all fiberglass planters. Textured finishes are available in

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FEATURES

- False Bottom
- Fire-Retardant Resin
- Bottom Recessed Pedestal

matte, grain, coarse, metallic and hammered.

OPTIONS

Fire-retardant resin. Colored base. False bottom. Drain hole removal (not recommended for cold climates). Center hole for surface mount (anchor bolt not included).

SIZING CHART

WIDTH, LENGTH	HEIGHT
24 in (610 mm)	21, 24, 27 in (533, 610, 686 mm)
30 in (762 mm)	21, 24, 27 in (533, 610, 686 mm)
36 in (914 mm)	21, 24, 27, 33, 36, 39 in (533, 610, 686, 838, 914, 991 mm)
42 in (1067 mm)	21, 24, 27, 33, 36, 39, 42 in (533, 610, 686, 838, 914, 991, 1067 mm)
48 in (1219 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)
60 in (1524 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)
72 in (1829 mm)	21, 24, 27, 33, 36, 39, 42 in (533, 610, 686, 838, 914, 991, 1067 mm)
96 in (2438 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)

COLORS

Matte



Grain



Coarse



Metallic



Hammered



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Design Review Board

March 2, 2017 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.

Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

March 2017

SSI Project #: 695801

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Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter
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Telephone:

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Columbus, OH 43235

Telephone: (614) 914-5543
e-mail: tstanhope@smartservices-inc.com

Under the direction of:



Registered Engineer No. E-64507, Ohio

3-28-2017

Date



March 2017

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APPENDIX

Traffic Counts
Unsignalized Capacity Reports

BACKGROUND

Dollar General is proposing to build a 7,500 SF store on a site in the city of Reynoldsburg. The site is located on the north side of Main Street, west of Waggoner Road. Figure 1 shows the location of the site. The main accesses to the site are proposed to utilize two existing full access points. One existing access point is on Main Street and the other is on Waggoner Road. There is an additional existing access point on Main Street between the existing access in front of the site and Waggoner Road that also provides a connection to the proposed site. Figure 2 shows the site layout. The permitting agency for the access is the City of Reynoldsburg.

The proposed site will generate just above 50 trips in the peak hour which is the threshold for an access study in the City of Reynoldsburg's Facilities Demand Worksheet. The scope of the study is to provide unsignalized capacity analyses at the two site accesses for the existing plus site traffic condition. Smart Services, Inc. (SSI) has been retained by the developer to perform the study.

EXISTING CONDITIONS

E. Main Street is currently a four lane roadway with a left turn lane in the eastbound direction and has a speed limit of 35 mph. Waggoner Road is currently a two lane roadway with a left turn lane in the southbound direction and has a speed limit of 35 mph.

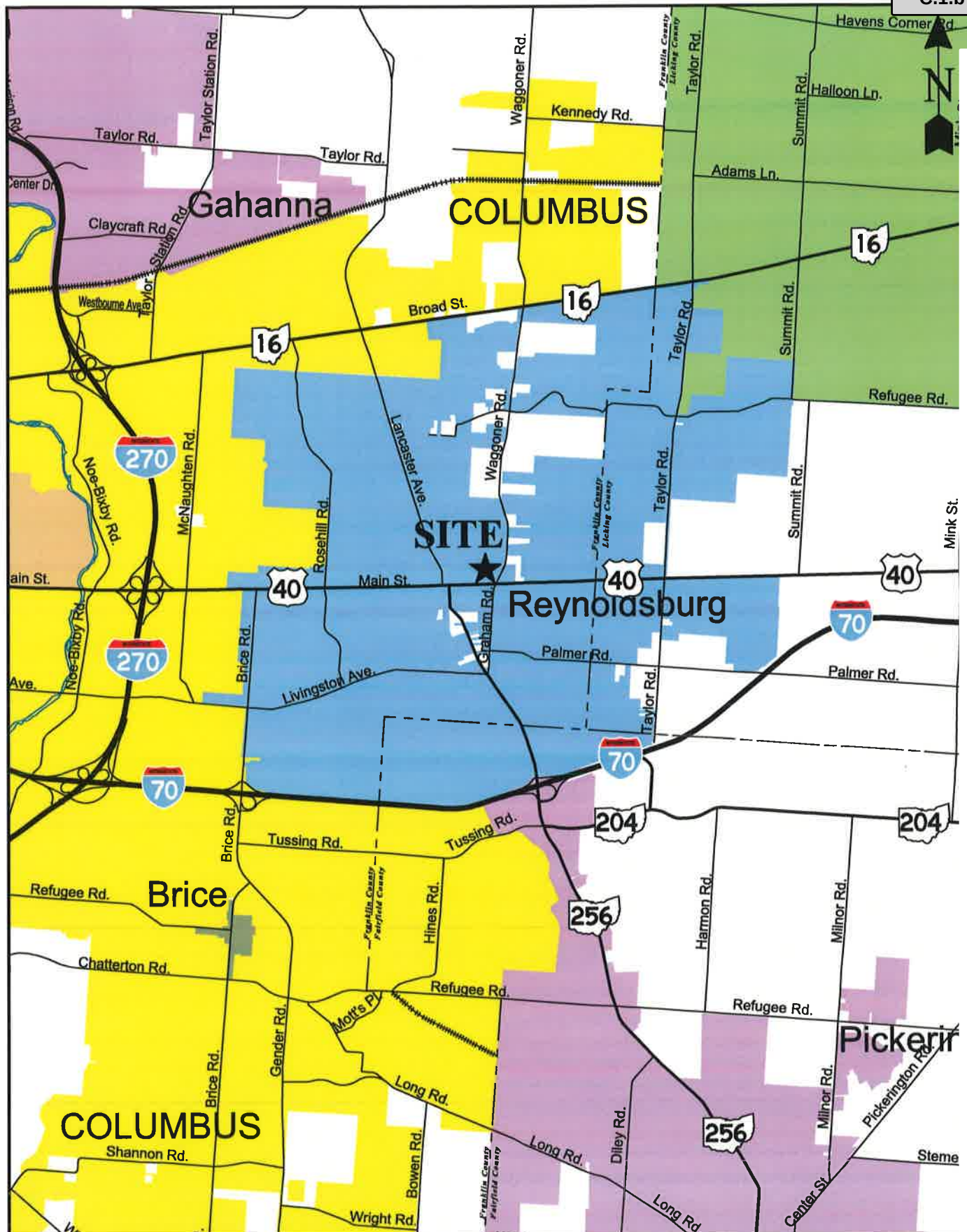
As part of the project, peak hour (7-9 AM and 4-6 PM) turning movement counts were taken at the two driveways (Main Street & Existing Access (W) and Waggoner Road & Existing Access) that traffic oriented to the proposed store will be using. In addition, a turning movement count was taken at the intersection of Main Street & Existing Access (E) to determine the existing distribution. The count reports are in the Appendix. The morning peak hours of the counts were 7:00 to 8:00 AM for the two accesses on E. Main Street and 7:15 AM to 8:15 AM for the access on Waggoner Road. The afternoon peak hours of the count were 5:00 PM to 6:00 PM for the West Access on E. Main Street and the access on Waggoner Road and 4:45 PM to 5:45 PM for the East Access on E. Main Street. These were the basis of volumes in the study.

PROJECTED SITE TRAFFIC

Trip Generation

The accepted method for computing trip generation in the traffic engineering profession is utilizing the *Trip Generation Manual, 9th Edition* published by the Institute of Transportation Engineers (ITE). This manual provides trip rates for different land uses based on data from sample sites in each category. The land use "Variety Store" (ITE Code #814) was used to represent the Dollar General Store.

Table 1 shows a summary of the trip generation. Note that the *Trip Generation Manual, 9th Edition* does not have any data for the directional distribution (entering and exiting) for "Variety Store." Therefore, the directional distribution (entering and exiting) given for a "Shopping Center" (ITE Code #820) was applied. Since existing traffic was the basis of the distribution, pass-by trips was not considered in the analyses.



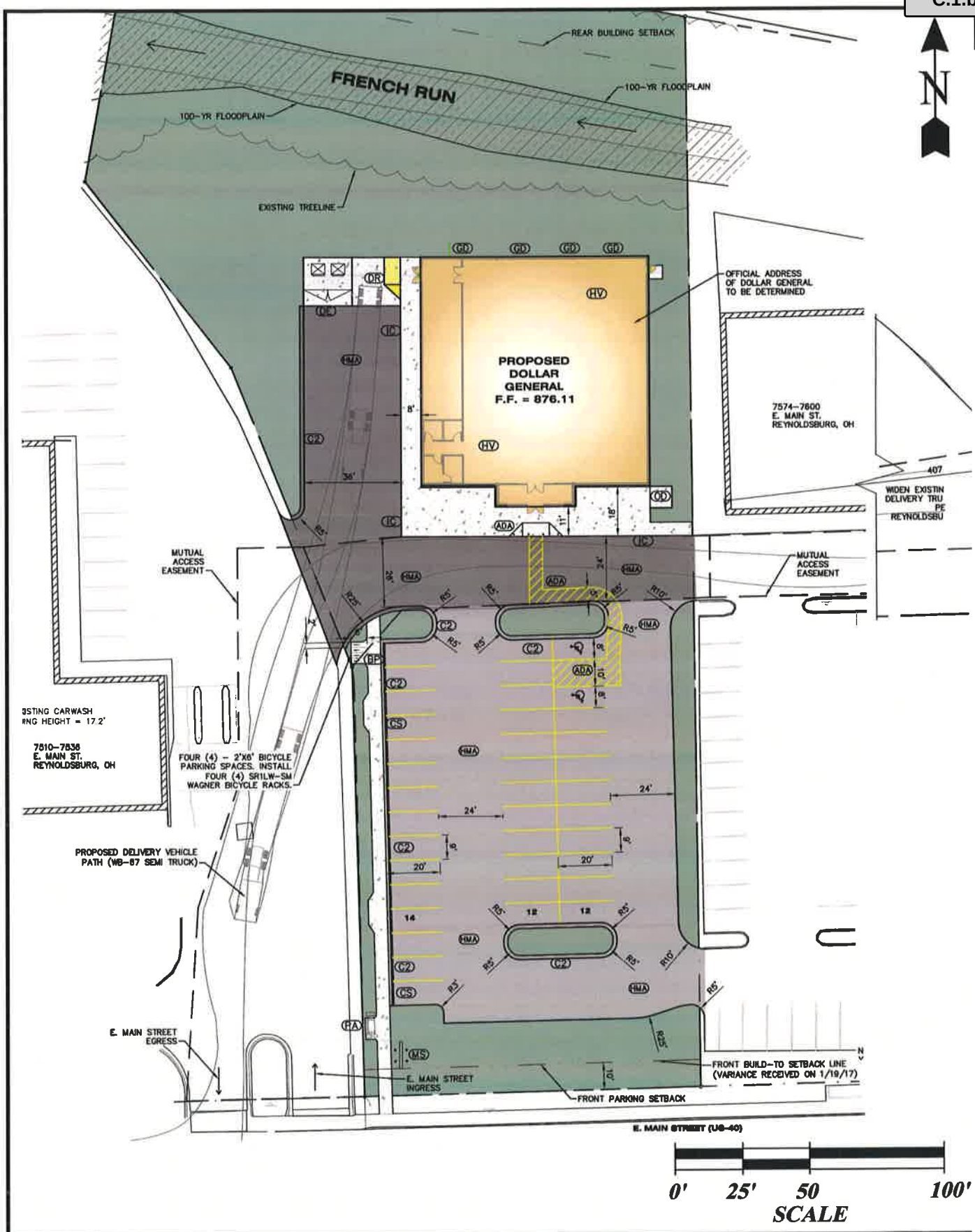
DOLLAR GENERAL-REYNOLDSBURG SITE TRAFFIC STUDY

PREPARED BY: **SMART**
SERVICES, INC.

3/2017

FIGURE 1

SITE LOCATION



**DOLLAR GENERAL-REYNOLDSBURG SITE
TRAFFIC STUDY**

PREPARED BY: **SMART SERVICES, INC.** 3/2017

FIGURE 2
SITE LAYOUT

Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 9th Edition</i> (Unless noted otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 9th Edition</i>	Total Trips		Entering		Exiting	
								%	Total Trips	%	Total Trips
1	Variety Store (ITE Code #814)	Daily	Weekday	☐	Average Rate= 64.03	480	50%		240	50%	240
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 3.81	29	62%		18	38%	11
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 6.82	51	48%		24	52%	27
	Ind. Variable (X) = 7.50 1000 SF Gross Leasable Area			☐							
TOTALS			Daily	☐		480			240		240
			AM Peak			29			18		11
			PM Peak			51			24		27

Dollar General - Reynoldsburg Site Traffic Study - 3/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

Trip Distribution

The distribution was based on the existing traffic in each peak hour. Below is the distribution of traffic utilized in the study:

AM Peak Entering

- E. Main Street Access - 41%
 - From the west on E. Main Street – 20%
 - From the east on E. Main Street – 21%
- Waggoner Road Access - 59%
 - From the north on Waggoner Road – 55%
 - From the south on Waggoner Road – 4%

AM Peak Exiting

- E. Main Street Access - 90%
 - To the west on E. Main Street – 90%
 - To the east on E. Main Street – 0%
- Waggoner Road Access - 10%
 - To the north on Waggoner Road – 0%
 - To the south on Waggoner Road – 10%

PM Peak Entering

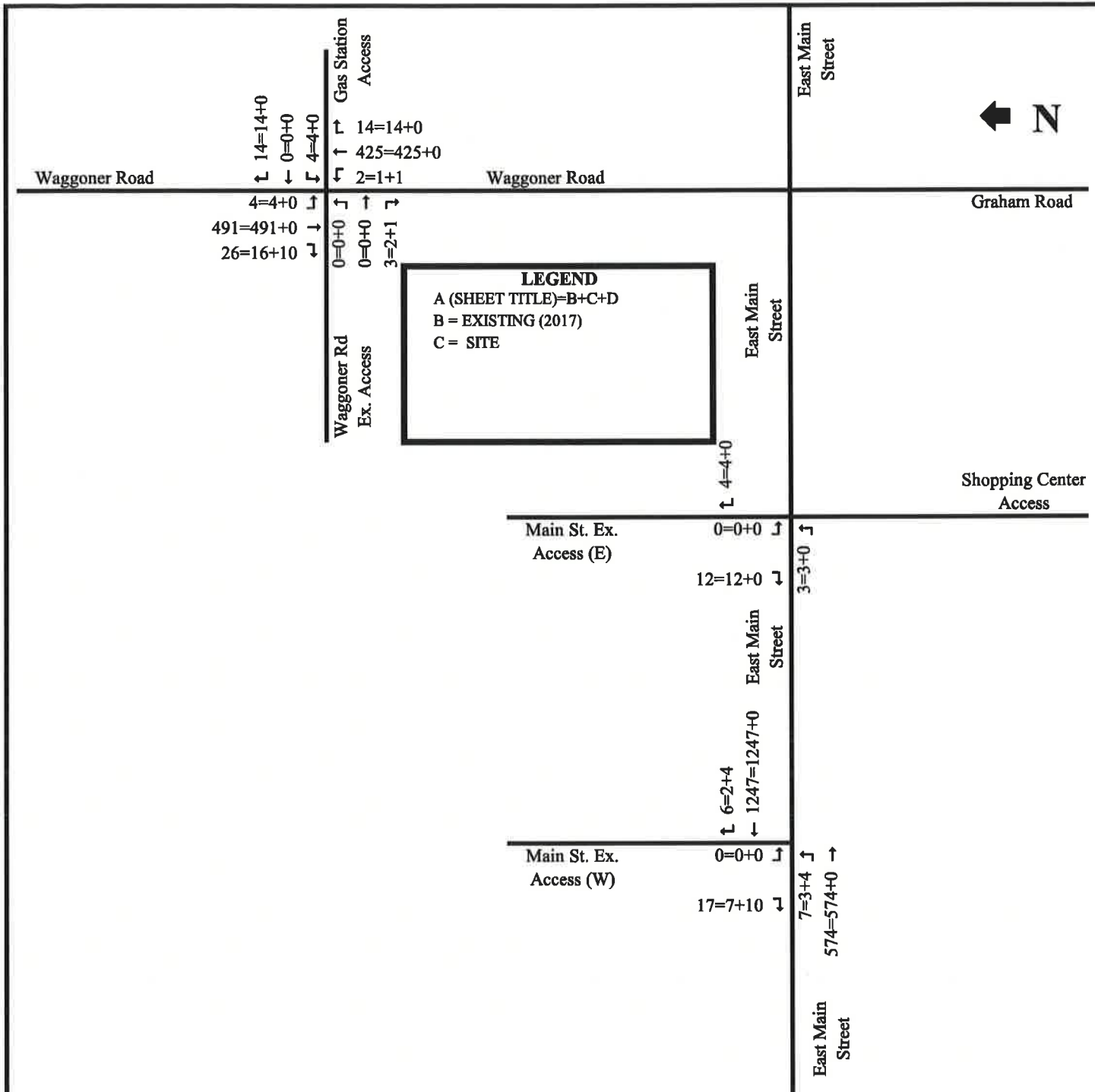
- E. Main Street Access – 64%
 - From the west on E. Main Street – 32%
 - From the east on E. Main Street – 32%
- Waggoner Road Access - 36%
 - From the north on Waggoner Road – 33%
 - From the south on Waggoner Road – 3%

PM Peak Exiting

- E. Main Street Access - 69%
 - To the west on E. Main Street – 58%
 - To the east on E. Main Street – 11%
- Waggoner Road Access - 31%
 - To the north on Waggoner Road – 11%
 - To the south on Waggoner Road – 20%

EXISTING PLUS SITE TRAFFIC

Figures 3 and 4 show the components of the Existing plus Site traffic.



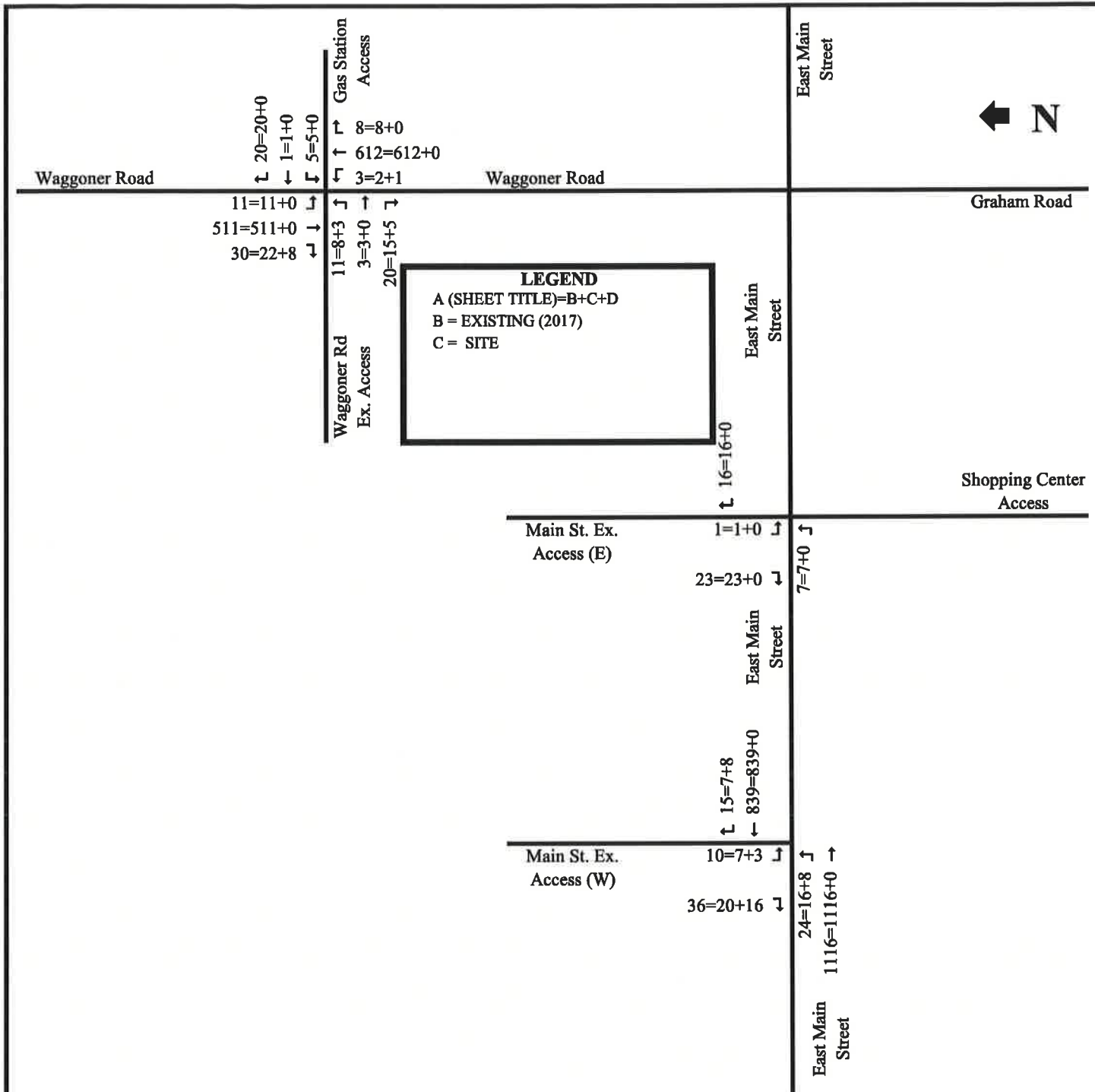
NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

DOLLAR GENERAL - REYNOLDSBURG SITE TRAFFIC STUDY

PREPARED BY: **SMART** SERVICES, INC. 3/2017

FIGURE 3

EXISTING + SITE TRAFFIC (2017) - AM PEAK



NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

**DOLLAR GENERAL - REYNOLDSBURG SITE
 TRAFFIC STUDY**

PREPARED BY: **SMART SERVICES, INC.** 3/2017

FIGURE 4

EXISTING + SITE TRAFFIC (2017) - PM PEAK

TRAFFIC ANALYSIS

Unsignalized Capacity Analyses

Per the MOU, unsignalized capacity analyses were performed at the existing accesses being utilized by the proposed store. In the analyses, delays are computed which correspond to a Level of Service (LOS) "A" through "F". Typically, Level of Service (LOS) "D" or above is considered an acceptable LOS. For a Two-Way Stop condition, the unsignalized capacity analysis gives LOS results for vehicles that must wait for gaps to make their maneuver. In this case, it would be the left turns from the major street and the minor street movements. All other movements are free flowing so they don't encounter delay. Since driver expectations are different for various types of traffic control, there are different LOS criteria for unsignalized intersections versus signalized intersections. The LOS criteria for two-way stop control is shown in Table 2.

Level of Service	Delay Range (seconds/vehicle)
A	< 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: *Highway Capacity Manual 2010*

TABLE 2 - Level of Service Criteria for Unsignalized Intersections

The following comprises the background of the analysis:

- *HCS 2010 V6.9* was used to perform the analysis.
- A Peak Hour Factor (PHF) of 0.92 was applied to all movements.
- The existing lane arrangement was used in the analysis. If driveway pavement was not striped, a single lane was assumed for the most conservative case.
- A 3% heavy vehicle percentage was assumed for all movements.

The results are shown in Table 3 and 4. The results show the addition of the site traffic does not change the Level of Service and only nominally increases the delay of the impeded movements. The *HCS 2010* reports are in the Appendix.

CONCLUSIONS

Existing plus site volumes were developed for use in capacity analyses. The results show the addition of the site traffic does not change the Level of Service and only nominally increases the delay of the impeded movements.

Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

March 2017

SSI Project #: 695801

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March 24, 2017

To: City of Reynoldsburg Planning Commission and
Design Review Board

RE: 7578 East Main Street, Reynoldsburg, OH

Dear Sir or Madam:

I am writing in reference to Applications #176471 and # 176472.

Evans Capital Investments, Ltd. purchased Olde Towne Center in May 2001. Since that time, we have seen a significant change in the East Main Street retail market. As you know, Olde Towne is an established, but older retail center. Over the past 5 years, in addition to expenditures made to ensure Olde Towne is maintained properly, Evans has invested significant capital to enhance the appearance of Olde Towne. Such efforts, in addition to capital invested for the purpose of tenant renovations & incentives, have not led to increased rents or occupancy.

Given the location, we continue to believe Olde Towne has the potential to be a vibrant retail center. That said, one significant factor missing is a national tenant or anchor tenant, which is needed to attract the destination driven customer as well as the impulse customer. Dollar General is an entity that has a proven history of attracting both types of customers. Accordingly, the Dollar General site will bring much needed traffic into the center and will make use of a vacant infill lot that is virtually unusable due to the fact that it is impractical to develop the portion of the property fronting East Main Street (relocating sizable utilities is cost prohibitive).

In addition to local residents benefiting from a Dollar General site at Olde Towne, we believe the existing tenants at Olde Towne will also see a much desired increase in their business volume. We also believe that Dollar General's presence will make Olde Towne a more attractive location for local business owners and, thus, lead to increased occupancy at Olde Towne.

The fact that the center is located in the Historic Overlay District, even though the center was built before the overlay was created, has posed some challenges (i.e. in 2014, an effort to lease a large suite to a daycare was rejected due the Historic Overlay District). The original buildings are set back from the road and this, along with the fact that the location of utilities makes it virtually impossible to develop the front portion of the parcel, is why the rear infill lot is the desired location for the Dollar General site. Evans believes that adding the Dollar General site and allowing the signage necessary to market the location is a unique opportunity and one that will enhance the center, the existing businesses, and the overall feel of this retail area along East Main Street.

Evans Capital Investments, Ltd. sincerely appreciates the opportunity to bring a large, quality retailer to Olde Towne Center. Evans' goal is to bring the center back to full occupancy and we are asking that the Planning Commission and Design Review Board consider the overall positive impact a Dollar General site will bring to Olde Towne Center and the East Main Street corridor.

Sincerely,

EVANS CAPITAL INVESTMENTS, LTD.

A handwritten signature in blue ink, appearing to read "Tambera M. Schueler", is written over the typed name.

Tambera M. Schueler
President

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)



March 27, 2017

Members of Reynoldsburg, OH Planning Commission & Design Review Board
 Reynoldsburg City Administration
 7232 E. Main Street
 Reynoldsburg, OH 43068

RE: Landscape Design for Reynoldsburg (E. Main), OH Dollar General

Dear Members of the Reynoldsburg Planning Commission & Design Review Board:

I was directed to review the Landscape Plans for the Olde Town Center Development to see if the plans for the proposed Dollar General could match the landscape for a continuous landscape treatment between the two facilities.

The current proposed Landscape Plan is a step up from what was required at the time this project was initially proposed to the Planning Commission, but in an effort to make the site more attractive in its completion, the developers have had it developed to meet the stricter guidelines that will be enforced for similar developments in the future based on ordinance revisions. As the site's Landscape Architect, I feel that those ordinance requirements can best be met with the plantings of shrubs. The Landscape plan for the adjacent property is almost entirely made up of a variety of perennial plants which will not provide the screening intended by the ordinance if implemented in this location. In addition to the goal of meeting the ordinance design intent, Dollar General strives during design to implement a simple landscape plan that is easy to maintain so the property landscape looks good into the future. Our experience is shrub beds and easy to mow turf are what looks neatest and are the best presentation to the community in years to come.

It was also requested that additional screening be provided on the west side of the truck loading area. The most current design plans show that additional screening in the form of a tall evergreen hedge.

Sincerely,

Laurie Davis LLA, ASLA
 Senior Landscape Architect

HURLEY & STEWART, LLC

2800 south 11th street • kalamazoo, michigan 49009 • 269.552.4960 • fax 269.552.4961

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)



March 27, 2017

Members of Reynoldsburg, OH Planning Commission & Design Review Board
 Reynoldsburg City Administration
 7232 E. Main Street
 Reynoldsburg, OH 43068

RE: Applications for Major Site Plan Review (#176471) & Certificate of Appropriateness (#176472) – Reynoldsburg (E. Main), OH Dollar General

Dear Members of the Reynoldsburg Planning Commission & Design Review Board:

Thank you for considering the proposed Dollar General project on the north side of East Main Street, just west of Waggoner Road in Reynoldsburg for Major Site Plan Review and Certificate of Appropriateness. The following items are in response to comments that were received at Board meetings held on Thursday, March 2nd.

Major Site Plan Review – Planning Commission

1. Truck Deliveries to Site:
 - a. Both approaches to the site will be improved to allow for easier truck access into and out of the site. Proposed improvements at both the East Main Street and Waggoner entrances will consist of radii improvements to assist the proposed delivery truck's turning movements. These improvements can be seen on the revised site plan drawings (enclosed) and were implemented at the direction of the City of Reynoldsburg's traffic engineering consultant. A Traffic Access Study was conducted and is provided as an attachment to this letter.
2. Extension of Access Drive North of Proposed Dollar General
 - a. Extending the access drive to the north of the proposed Dollar General would not be beneficial to the developer for the following reasons:
 - i. Increase the amount of impervious area on site → additional storm water runoff.
 - ii. Eliminate area currently proposed for landscaped screening from the residential development directly north of the site.
 - iii. Require additional fill adjacent to the French Run creek.
 - iv. Additional agreement needed with adjacent property owner for cross-access.

2800 south 11th street • kalamazoo, michigan 49009 • 269.552.4960 • fax 269.552.4961

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)

Certificate of Appropriateness – Design Review Board

1. Oversaturation of Similar Stores
 - a. Dollar General is a permitted use in the Historic Commercial Overlay/Community Commerce district. Dollar General has conducted market studies in this area and determined that there is a need for another retail store in this area. It is anticipated that this store will exceed its projected sales goals.
2. Proposed Brick Color Doesn't Match Existing Shopping Center
 - a. The brick color of the building has been updated on the attached architectural elevation drawing to closely match the adjacent shopping center buildings.
3. How Dollar General Intends to Fit Into Historic District
 - a. The following architectural elements were incorporated to meet City Zoning requirements and we believe provide the historical look that the City is aiming towards:
 - i. All natural, brick building materials. Two-tone color, character.
 - ii. Decorative building lighting
 - iii. Appearance of storefront windows (variance received for opacity)
 - iv. Decorative canopy over entrance area
 - b. Included in this submittal is a narrative from the seller of the property and owner of the existing shopping center, Evans Capital Investments.
4. Building Height Relative to Existing Shopping Center
 - a. The proposed building height of 23'-4" includes a parapet wall intended to screen the roof-mounted HVAC units, per the City of Reynoldsburg's Zoning Code.
 - b. The proposed building is pre-engineered to include the HVAC units on the rooftop. Dollar General is unable to deviate from the HVAC location on this building.
5. Proposed Landscaping
 - a. Per comments received at the last Board meeting, the Landscape Plan has been revised to include the following:
 - i. Add screening west of the proposed truck delivery area.
 - b. Please note that Section 1180 of the Zoning Ordinance was not enacted until after the existing shopping center was developed. Our proposed Landscape Plan follows the requirements set forth in Chapter 1180.
 - c. Enclosed is a narrative from the project's Landscape Architect.
6. Dumpster Enclosure
 - a. The dumpster enclosure has been revised to include masonry that matches the proposed building.
7. Pervious Pavement
 - a. Implementation of pervious pavement was investigated and deemed to be very cost prohibitive for this development. The existing soils on site are very poorly-drained, making it very difficult and costly to install this storm water management system.
 - b. Extensive maintenance required, potential for clogging → flooding.
8. Stand-Alone Building/Provide Connection to Existing Shopping Center
 - a. The request to connect the existing shopping center to the proposed Dollar General store has been reviewed and deemed unfeasible for the following reasons:

Page 2

Members of the Planning Commission & Design Review Board

March 27, 2017

- i. Cost-prohibitive to the development.
 - ii. Requires cross-access agreement with seller (unable to determine if an agreement would be feasible).
- b. Please refer to the narrative provided by the seller, Evans Capital Investments, included in this submittal.
- 9. Rotate Building to be Parallel with Existing Shopping Center.
 - a. The proposed building and sidewalk has been rotated per the City's suggestion.

Our developer is very excited about the prospect of opening a new retail store in the City of Reynoldsburg at this location. Please let us know if you have any questions regarding this matter or if you require additional information.

Sincerely,

HURLEY & STEWART, LLC



Alexander J. Frazier, P.E.
Project Manager

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)



Planning Commission

April 6, 2017 Meeting

Due to the size
of the revised plans,
revisions pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.

Attachment: Dollar General Revisions (1679 : 7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.)



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

Application #: 176418
Permit #:
Date Submitted: 1/31/17
Fee Amount: \$50.00
☒ Paid: 167

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

1481 Lancaster Ave

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Steven + Grace Hicks

Contact Email:

shicks@treppluscommunities.com

Contact Phone Number:

740-817-0072

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:

Steven Hicks

Applicant Address:

1481 Lancaster Ave

Applicant Phone Number:

740-817-0072

Applicant Email:

shicks@treppluscommunities.com



Property Owner



Business Owner/Tenant



Contractor



Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400):

☐ Minor/Exterior Modifications (\$200):

☐ Signage (\$75)/Comprehensive Sign Plan (\$150):

☒ Historic District (\$50): exterior modifications

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature]

Date: 1/23/17

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: R-3

☒ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: 4/6/17

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planning Admin.: _____

Date: _____

Description of the Nature of Variance Request:

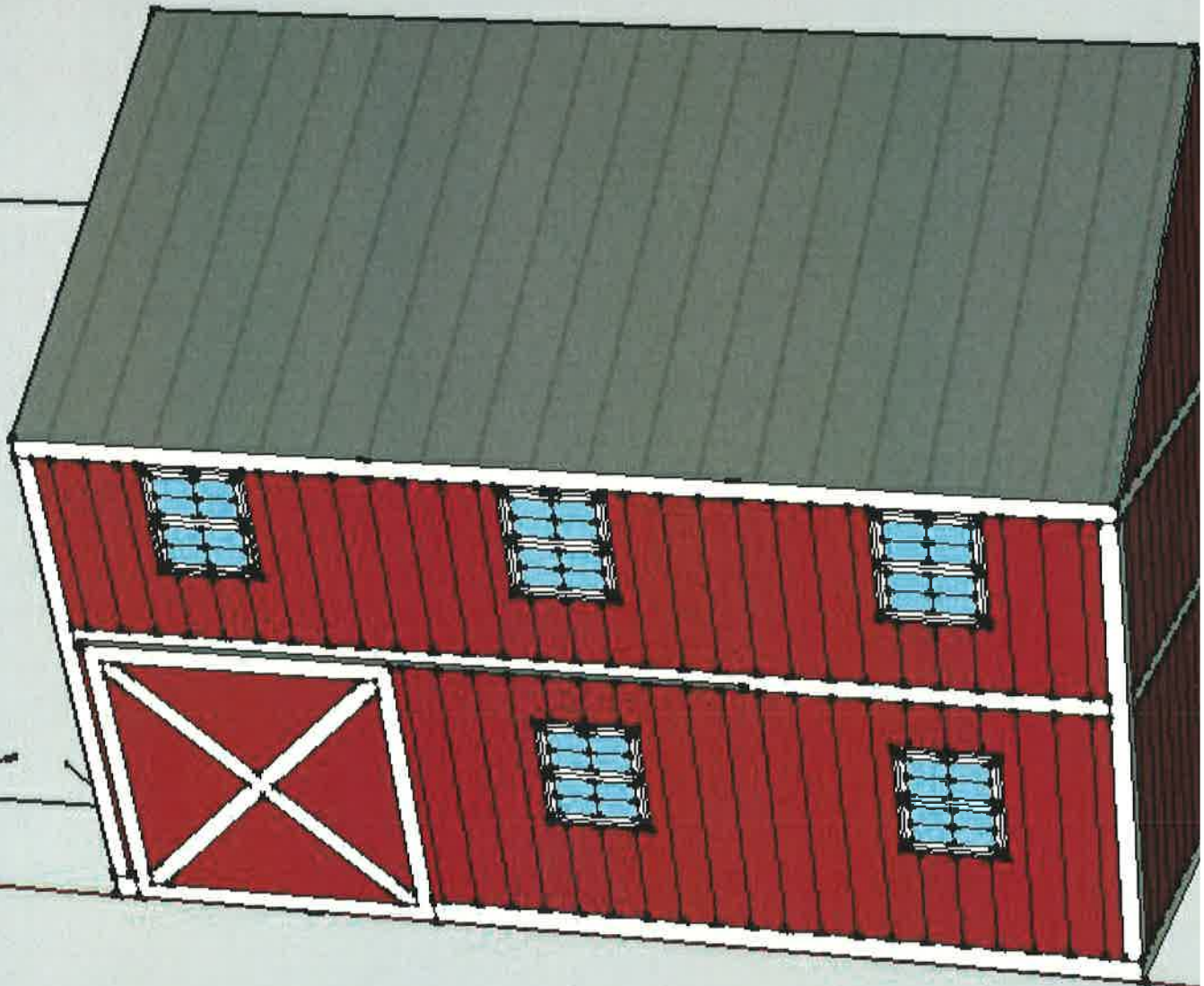
Steven Hicks as the applicant, hereby requests a Certificate of Appropriateness for the following improvements upon the property located at 1481 Lancaster Ave.

BARN – The Applicant proposes to remodel the existing barn located on the property. The existing barn is in poor condition. The applicant proposes new siding, windows, and alternative door locations. The barn will be clad in a board and batten style siding and painted barn red with antique white trim. The roof will be refurbished and painted with fiber aluminized silver steel roof paint.

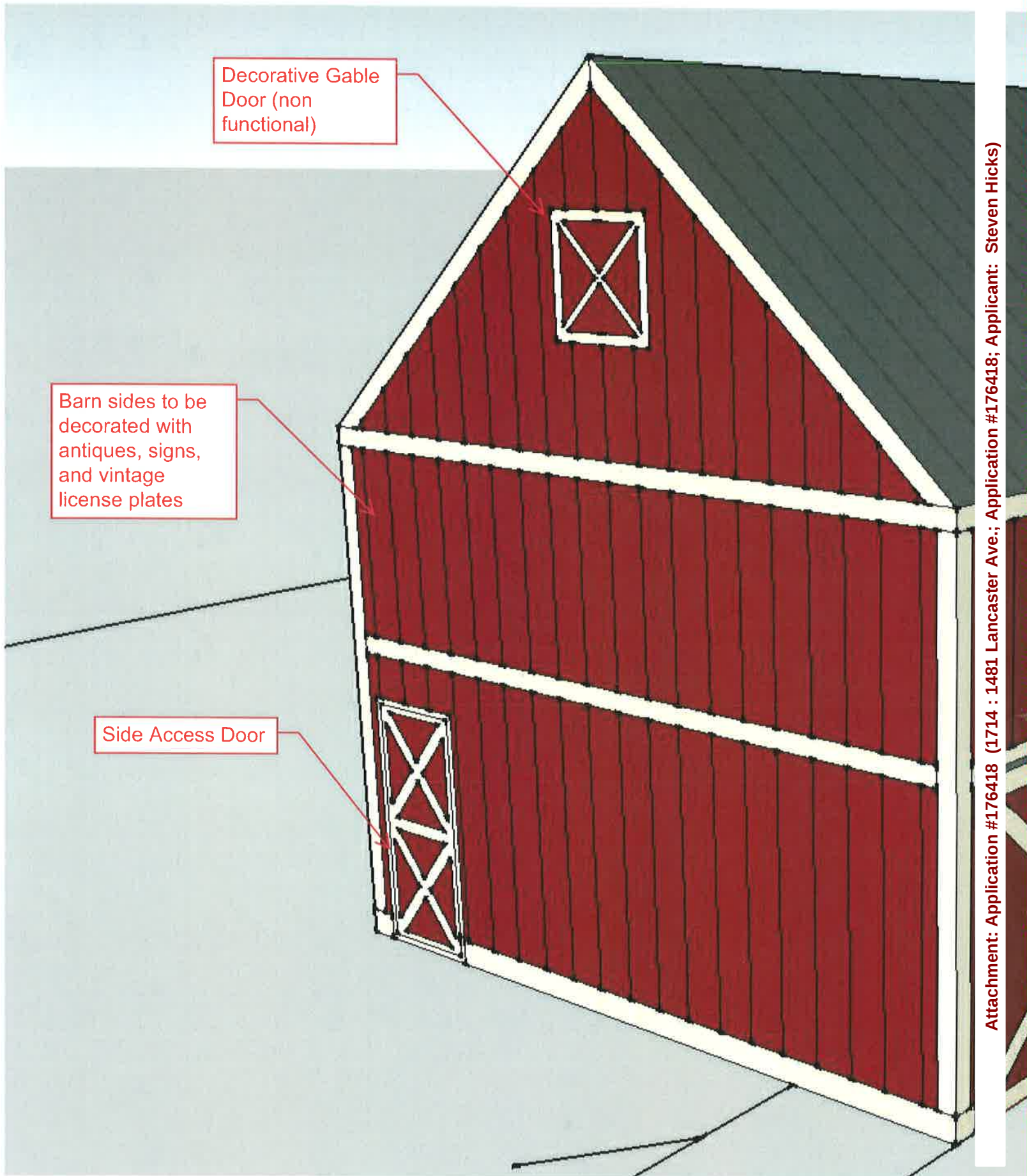
SHED – The Applicant proposes constructing a new storage shed in the south-western corner of the property. The location of the shed will be on top of an existing concrete slab. There was an existing shed on the slab that was removed due to safety concerns. The applicant proposes that the shed be clad in panelized siding to mimic the board and batten look of the barn. The shed will be painted grey with antique white trim and a red metal roof to match the existing house roof.

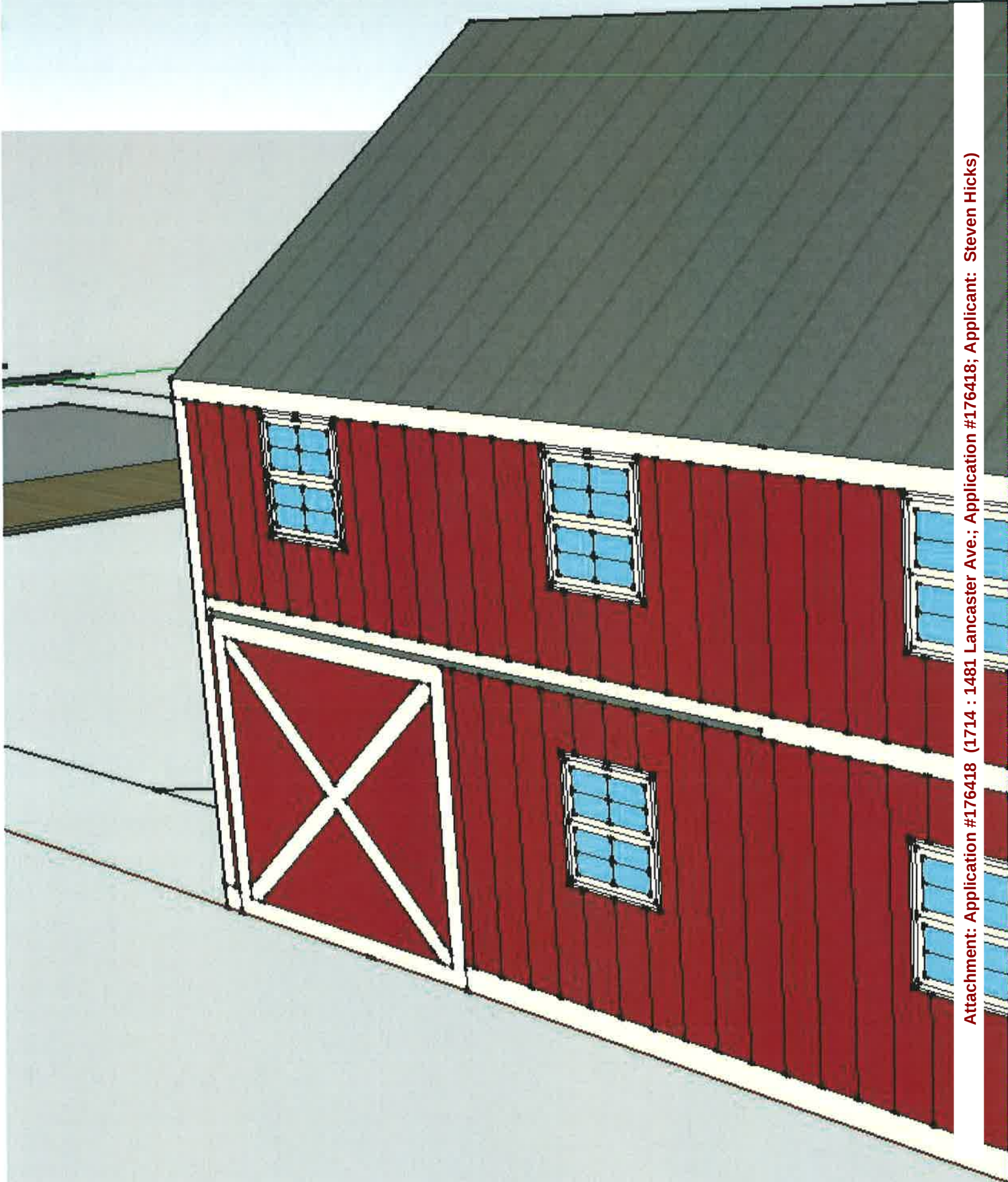
FENCE – The Applicant proposed extending the existing fence to enclose the western boundary of the property with a 6ft privacy fence and gate.

Proposed Barn to
be remodel

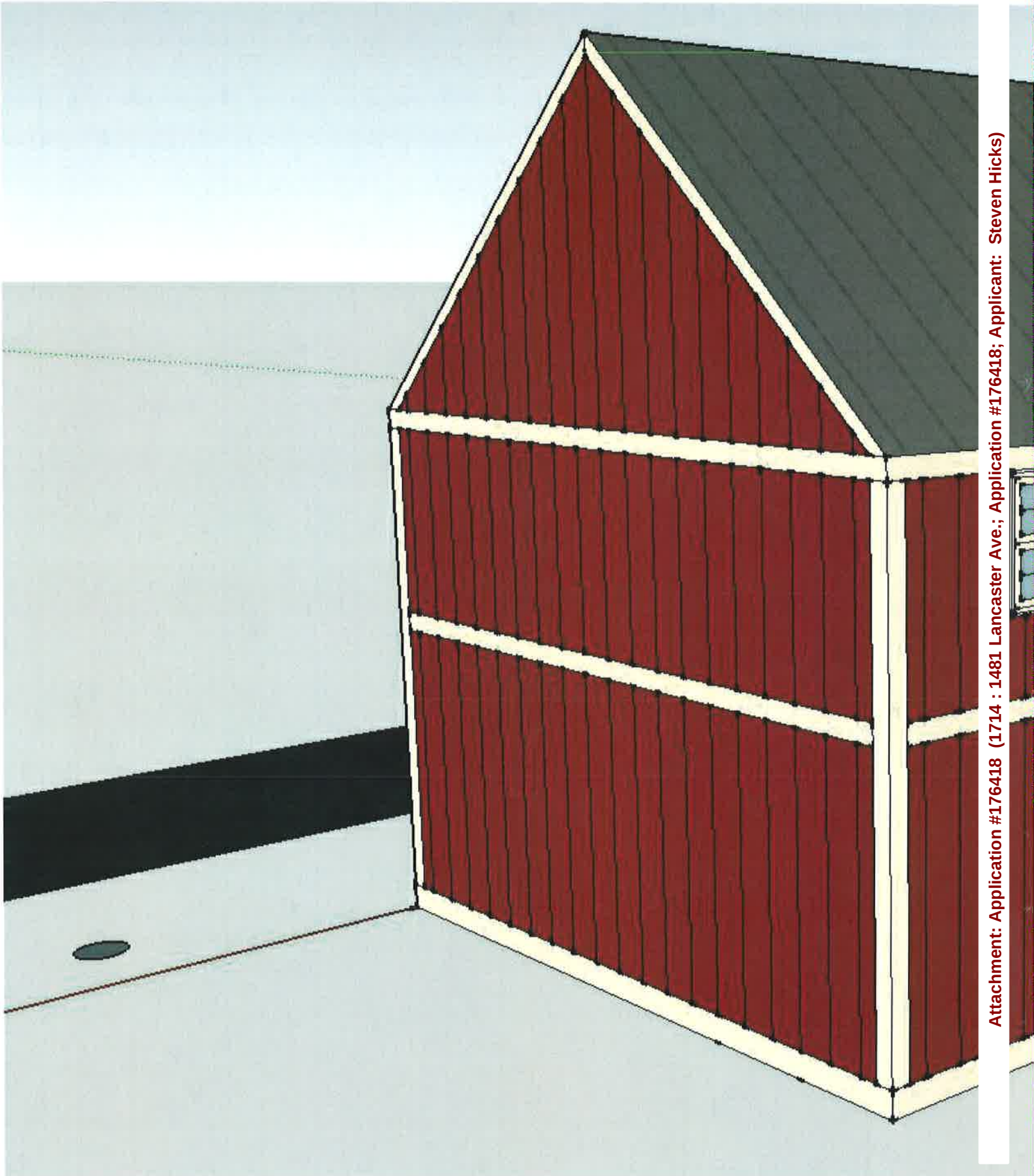


Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

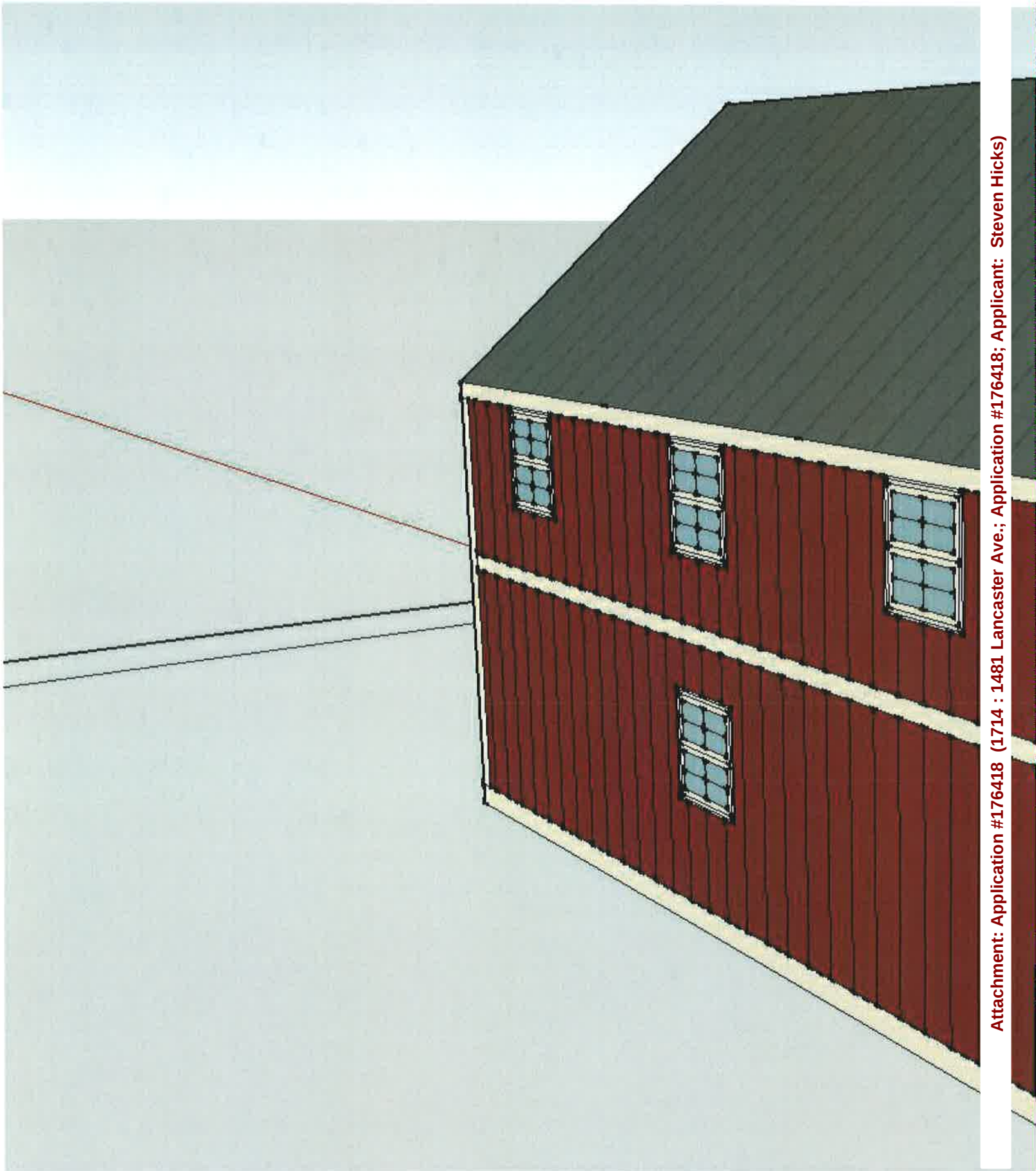




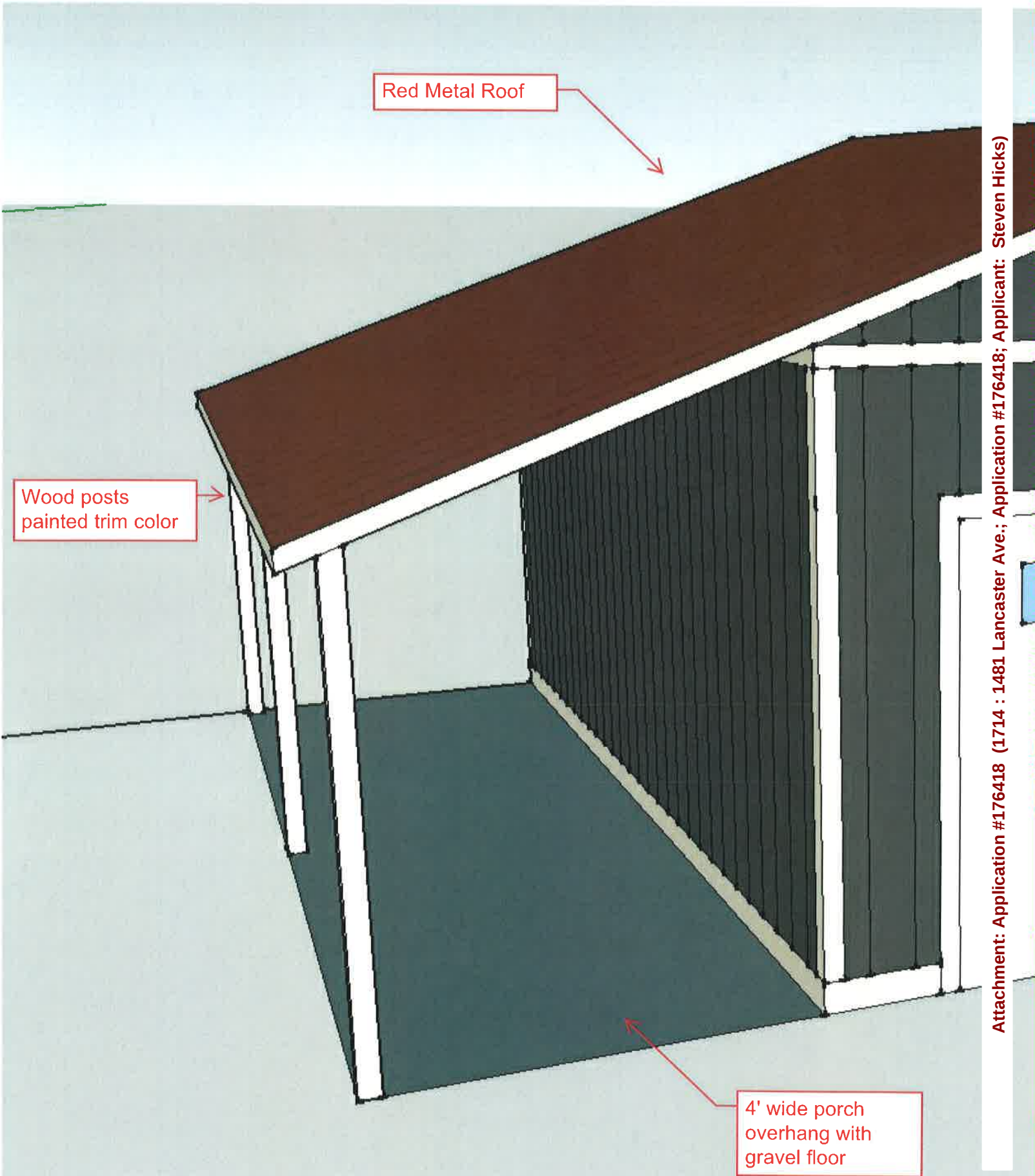
Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

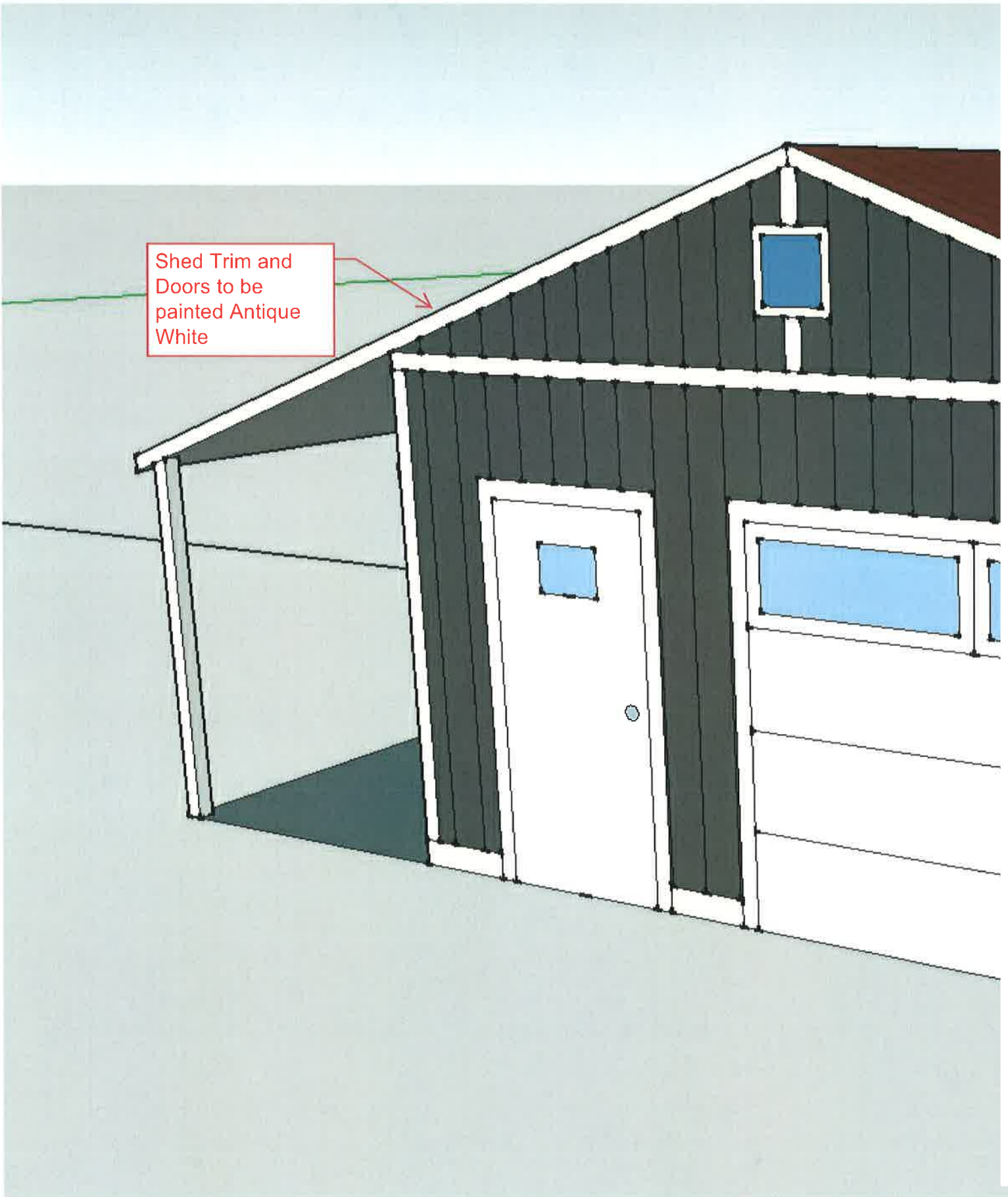


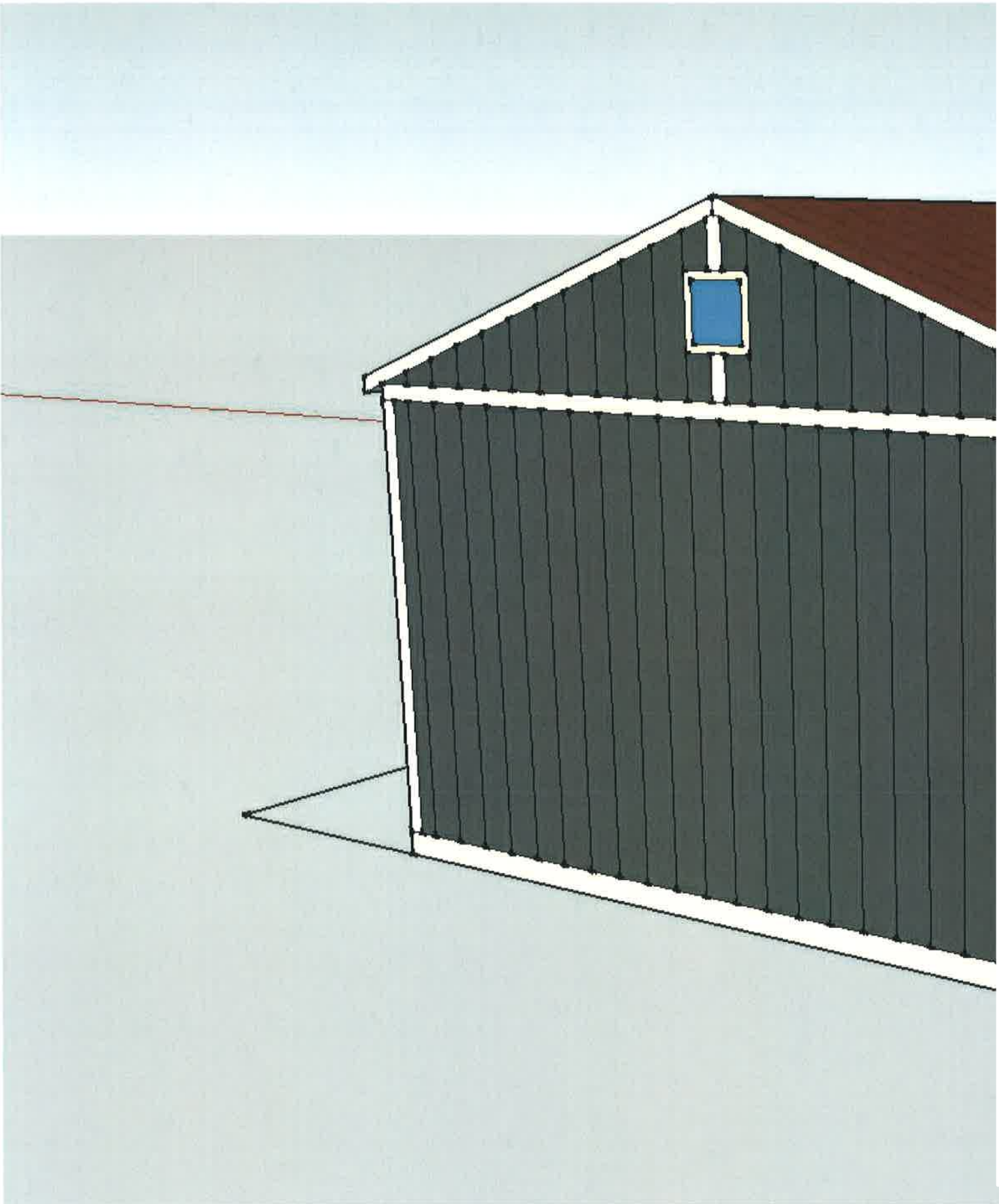
Red Metal Roof

Wood posts
painted trim color

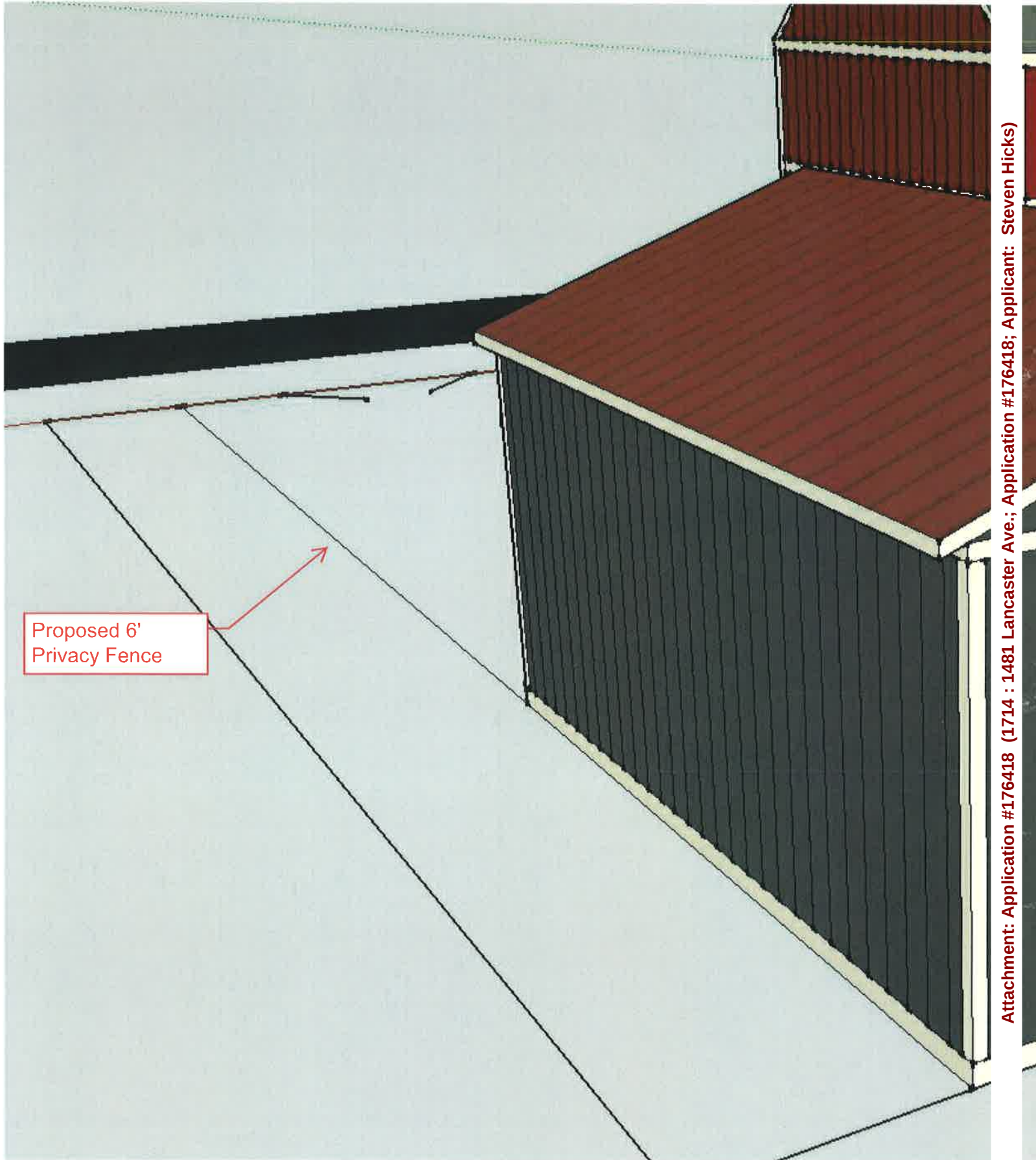
4' wide porch
overhang with
gravel floor

Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)





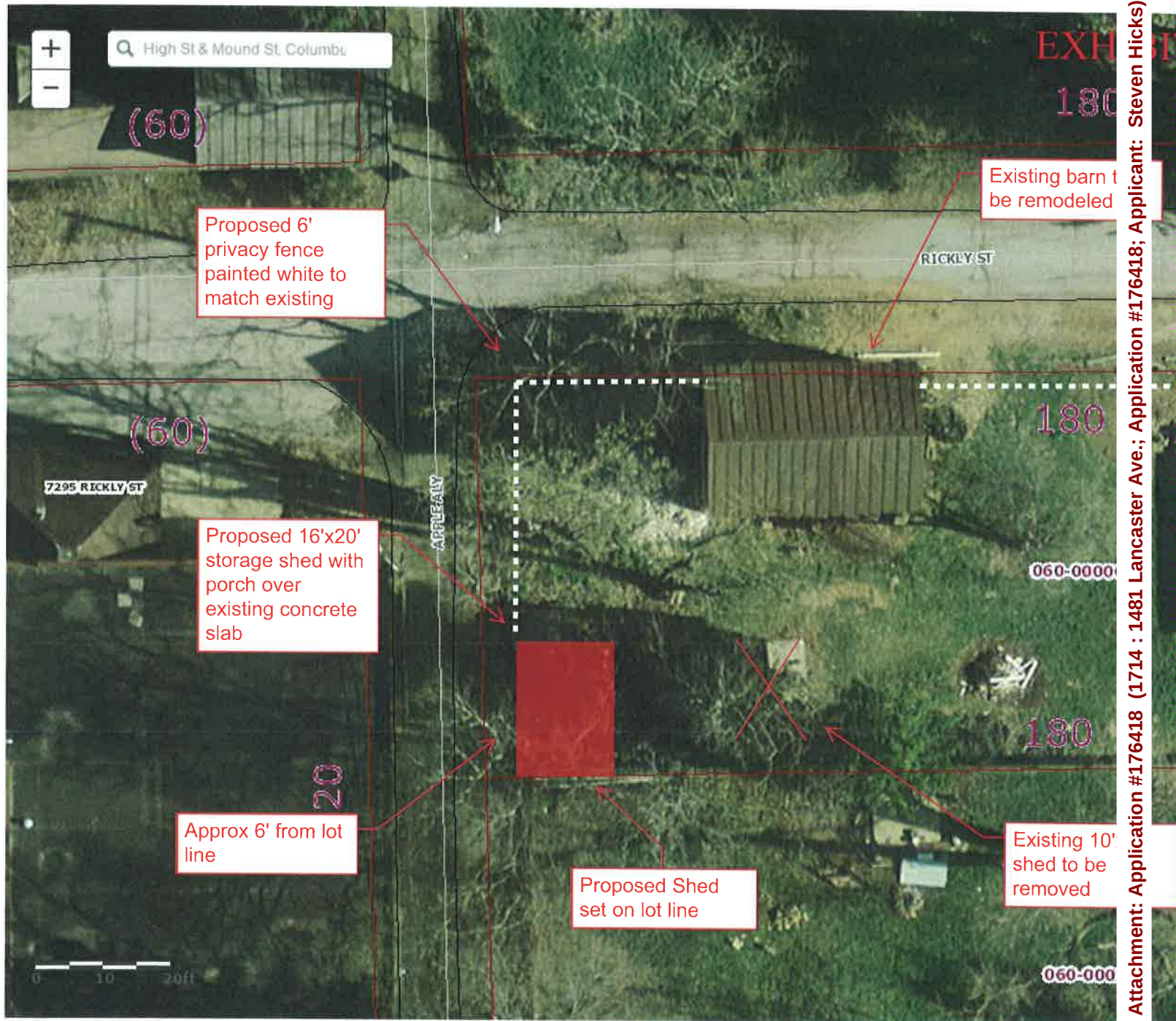
Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Proposed 6'
Privacy Fence

Proposed Fence
Stained Antique
White

Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)



Attachment: Application #176418 (1714 : 1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks)

Application #: 176484
Permit #:
Date Submitted: 2/7/17
Fee Amount: \$200.00
☒ Paid: 0193145

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>2160 BRICE ROAD, REYNOLDSBURG, OH</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>WAFFLE HOUSE, INC.</u>	
Contact Email: <u>MPATEJR@MILTONPATE.COM</u>	Contact Phone Number: <u>404-405-4959</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>WAFFLE HOUSE, INC.</u>	Contact Name: <u>MILTON PATE</u>
Contact Phone Number: <u>404-405-4959</u>	Contact Email: <u>MPATEJR@MILTONPATE.COM</u>
Description of Use: <u>RESTAURANT</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>MILTON PATE, FOR WAFFLE HOUSE</u>	Applicant Address: <u>5986 FINANCIAL DR., NORCROSS, GA 30071</u>
Applicant Phone Number: <u>404-405-4959</u>	Applicant Email: <u>MPATEJR@MILTONPATE.COM</u>
☐ Property Owner ☒ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☒ Minor/Exterior Modifications (\$200): <u>EXPANSION OF WALK-IN COOLER. PAINT "OLD RED WOOD" TO MATCH BUILDING</u>	
☐ Signage (\$75)/Comprehensive Sign Plan (\$150):	
☐ Historic District (\$50):	

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: M&B Date: 2.3.17
*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. *

Additional Notes:	**OFFICE USE ONLY**	
	<u>Zoning Information</u>	
	Zoning District:	
	☐ Historic District ☐ CC Overlay	
	<u>Add'l Approvals Req'd</u>	
	☐ BZBA	
	Meeting Date: <u>4/6/17</u>	
	Meeting Results	
	☐ Approved as Submitted ☐ Tabled	
	☐ Approved w/ Conditions ☐ Denied	
	P&Z Admin.:	Date:

Attachment: Application #176484 (1715 : 2160 Brice Rd.; Application #176484; Applicant: Milton Pate)



February 3, 2017

Mr. Eric Snowden
 Reynoldsburg, OH
 Planning & Zoning Division
 7232 East Main Street
 Reynoldsburg, OH 43068

RE: CERTIFICATE OF APPROPRIATENESS APPLICATION
Waffle House Unit #1062
2160 Brice Road
Reynoldsburg, OH

Dear Eric:

Per our recent telephone discussions, I am attaching a "Certificate of Appropriateness" for the addition of a new Walk-In Cooler for the existing Waffle House restaurant unit located at 2160 Brice Road.

It is Waffle House's intent to remove the existing cooler, expand the commissary/dry storage area into the prior cooler space, and add a new, expanded cooler as depicted in the attached plans. The cooler will be painted "Old Redwood" to match the previously approved paint color for the building.

I am forwarding to your attention the following:

1. Application for "Certificate of Appropriateness"
2. A check in the amount of \$200.00 made payable to City of Reynoldsburg
3. Eleven (11) copies of the Walk-In Cooler building plans
4. Eleven (11) copies of the civil site plan
5. Eleven (11) copies of the building rendering (showing the cooler addition)
6. Eleven (11) copies of the Walk-In Cooler spec sheet showing finishes and colors
7. Eleven (11) copies of the Home Depot color make up
8. Eleven (11) copies of the "Old Redwood" paint sample

Please feel free to contact me direct with any questions or should you have review comments.

Thank you.



Milton Pate
 For Waffle House

404-405-4959

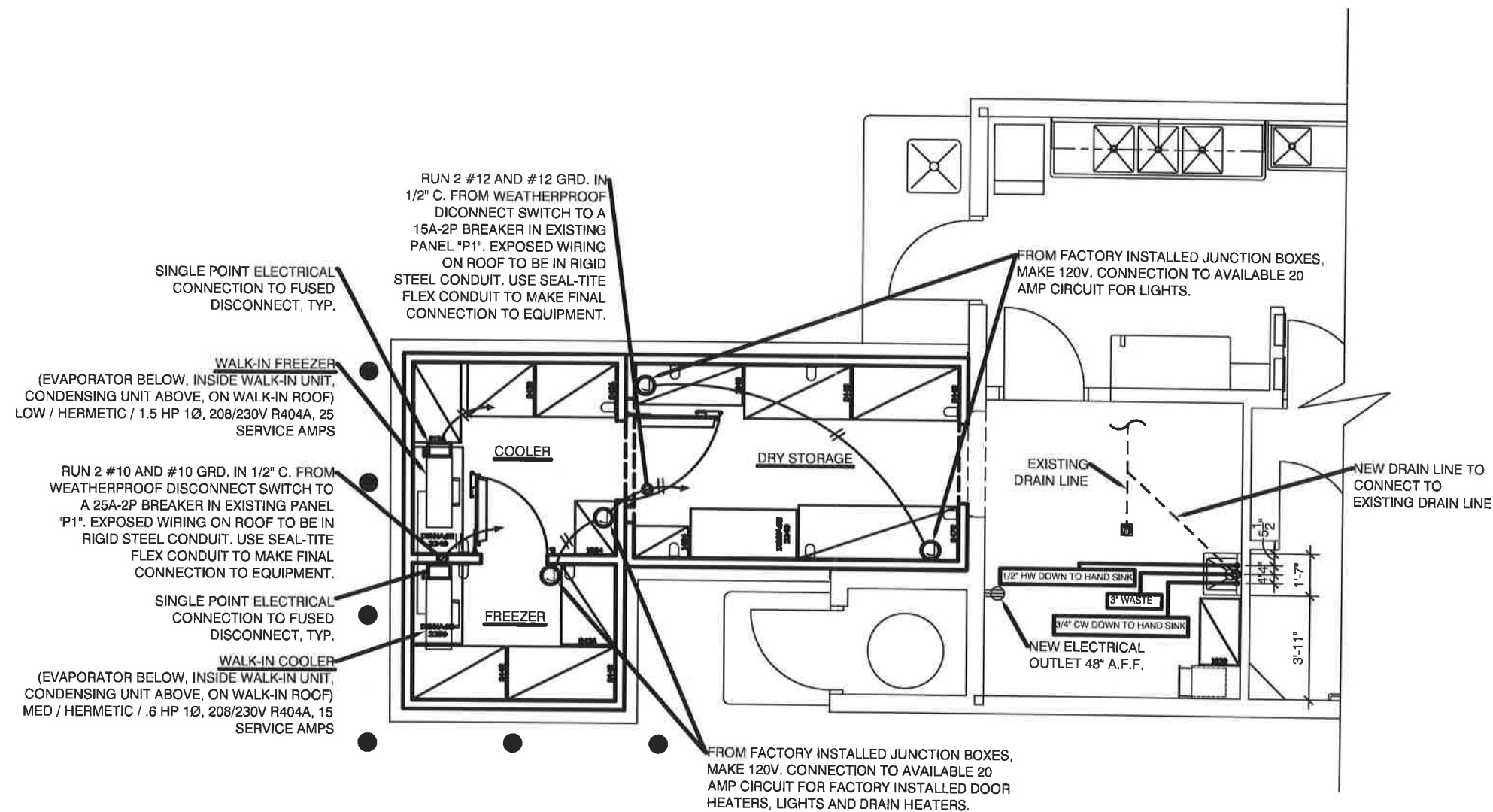
mpatejr@miltonpate.com

Attachment: Application #176484 (1715 : 2160 Brice Rd.; Application #176484; Applicant: Milton Pate)



 EXISTING TO REMAIN
 NEW EQUIPMENT
 EXISTING TO BE REMOVED
 NEW WALL

MARK D. PAVEY, LICENSE #8692
EXPIRATION DATE 12/31/2016



MEP PLAN

WALK-IN COOLER ADDITION

JOB NO: 40861
UNIT NO. 1062

LOCATION:
2160 BRICE ROAD
REYNOLDSBURG, OH

DATE: 9/30/16

SHEET

DRAWN BY: EJ

SCALE: 3/16"=1'-0"

2 OF 3

49 SEAT/22 STATION

"A UNIQUE AMERICAN PHENOMENON"

**WAFLE
HOUSE®**

"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"

5986 Financial Drive, Norcross, GA 30071
(770) 729-5100



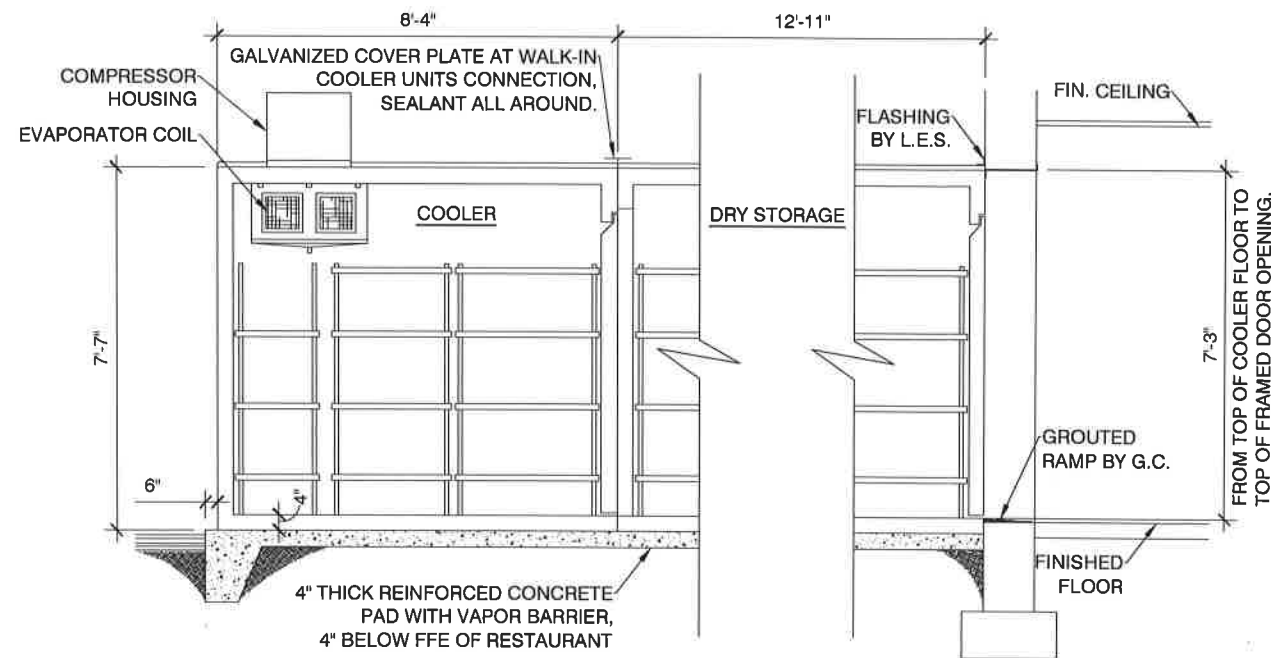
Point One Design, Ltd.
Consulting Engineers

9941 York Theta Drive North
Royalton, Ohio 44133
440-230-1800 Fax 440-230-1831
cleveland@pointonedesign.com

933 High Street, Suite 106
Worthington, Ohio 43085
614-540-3500 Fax 614-540-3502
columbus@pointonedesign.com

These drawings and the design represented herein are the exclusive property of Waffle House Inc. Reproduction or any use of these drawings other than for the project intended without the express written consent of Waffle House Inc. is prohibited. Any unauthorized use will be subject to legal action.

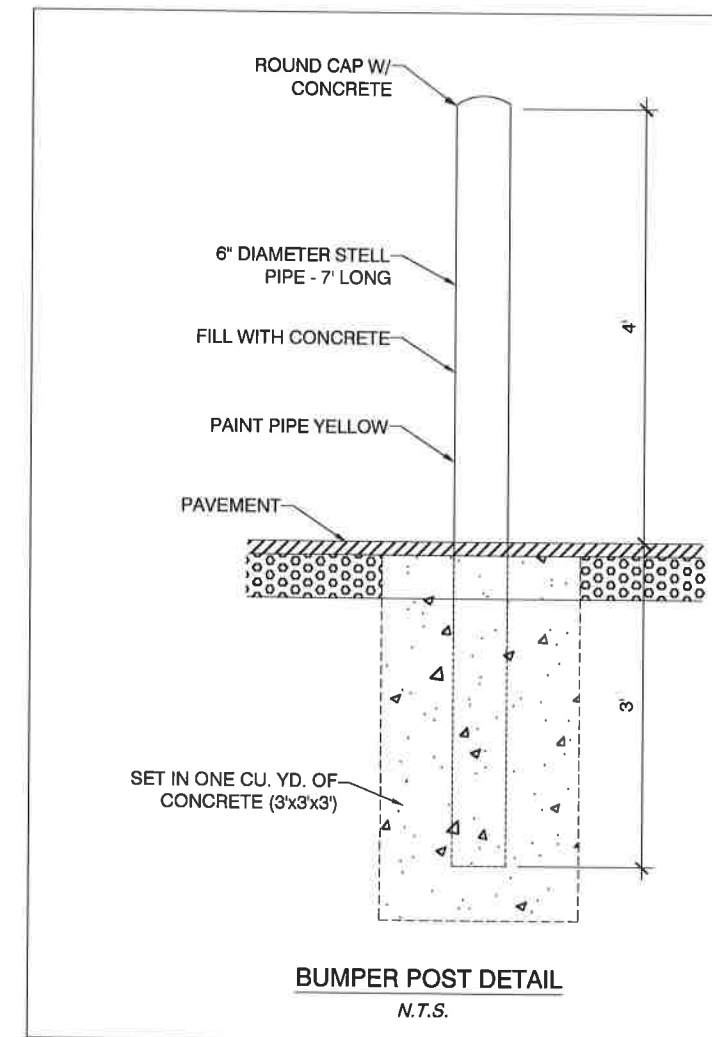




SECTION THRU WALL OPENING
SCALE: NTS

GENERAL CONTRACTOR NOTES:

1. GENERAL CONTRACTOR SHALL PROVIDE A 4" THICK REINFORCED CONCRETE PAD W/ VAPOR BARRIER AS SHOWN IN PROPOSED PLAN. CONCRETE PAD SHALL BE FLAT AND LEVEL.
2. WHERE CONDITIONS ALLOW; THE CONCRETE PAD SHALL BE POURED 4" BELOW THE FINISHED FLOOR SO THAT THE COOLER FLOOR IS FLUSH WITH THE COMMISSARY FLOOR. WHERE THIS IS NOT POSSIBLE; THE GENERAL CONTRACTOR SHALL PROVIDE A GROUTED RAMP INTO THE COOLER WITH THE RISE AND SLOPE KEPT TO A MINIMUM.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL INTERIOR TRIM AROUND WALL OPENING TO FACE OF COOLER AS SHOWN.
4. GENERAL CONTRACTOR SHALL PROVIDE CONCRETE OR STEEL BUMP POSTS AS REQUIRED TO PROTECT WALK-IN BOX FROM CAR TRAFFIC.



BUMPER POST DETAIL
N.T.S.

WALK-IN COOLER ADDITION

JOB NO: 40861 UNIT NO. 1062		LOCATION: 2160 BRICE ROAD REYNOLDSBURG, OH	
DATE: 10/20/16	SHEET	DRAWN BY: EJ	
SCALE: 3/16"=1'-0"	3 OF 3	49 SEAT/22 STATION	

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W A F F L E
H O U S E®

'AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK'

5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

MARK D. PAVEY, AIA — ARCHITECT

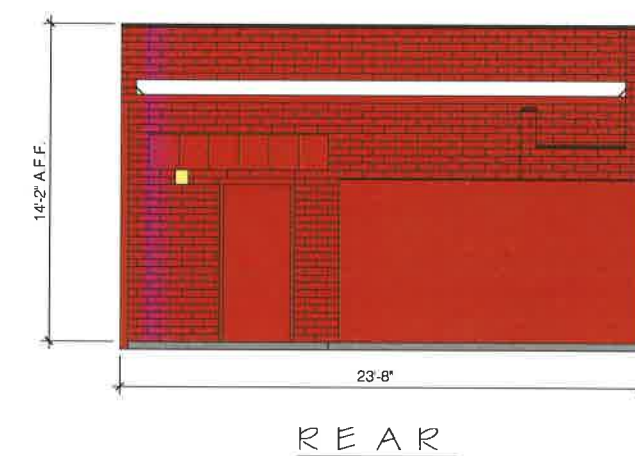
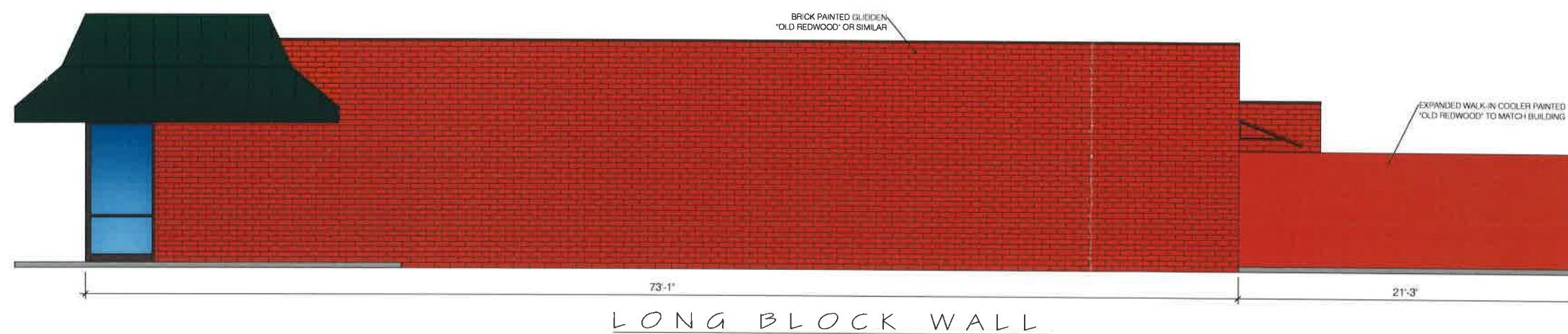
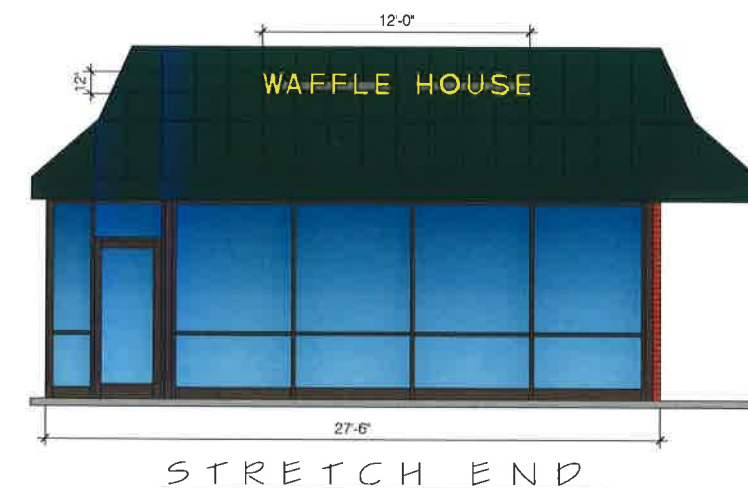
P.O. BOX 1365
GULF SHORES, ALABAMA 36547
(334)-546-3624 (206)-350-0593 (FAX)

These drawings and the design represented herein are the exclusive property of Waffle House Inc. Reproduction or any use of these drawings other than for the project intended without the express written consent of Waffle House Inc. is prohibited. Any unauthorized use will be subject to legal action.

Electronic seal & signature
Esealed: 10/20/16



MARK D. PAVEY, LICENSE #8692
EXPIRATION DATE 12/31/2016



PROPOSED WAFFLE HOUSE

UNIT 1062
2160 BRICE RD - REYNOLDSBURG, OH

SCALE: N.T.S.



AUGUST 16, 2016





Old Redwood

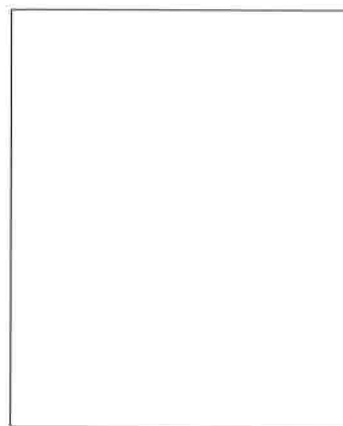


WALK-IN COLOR FINISHES



ICS walk-in exteriors are, as standard, a tough stucco embossed metal, with a factory baked on polyester coating, that provides years of maintenance free service.

This finish exceeds the standards for durability established by food service systems, who have enjoyed the economy and flexibility provided by ICS one-piece construction for many years. The wide range of color options makes it easy to select a finish that complements your building's color scheme.



Polar White



Autumn Brown



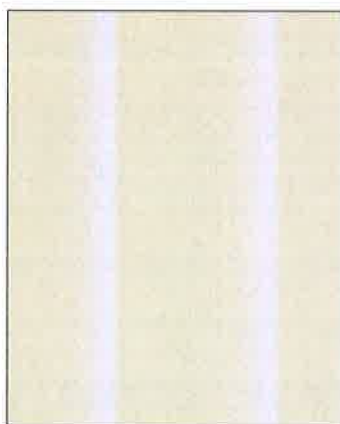
Sand



Taupe



Almond



Mist Gray



Colonial Red



Bronze

Technical Specifications: Coating thickness .8 mil • Curing temperature 435°F hardness (pencil) F minimum
• FDA approved pigments • Excellent resistance to salt spray, humidity and chemicals

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

Application #: 176979
Permit #:
Date Submitted: 3/6/17
Fee Amount: \$50.00
☒ Paid: Cash

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>7535 E. MAIN ST</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>PATRICIA PALERMO</u>	
Contact Email: <u>ppalerm7@AOL.com</u>	Contact Phone Number: <u>614 736-2624</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Sam</u>	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use: <u>DENTAL OFFICE</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>PATRICIA PALERMO</u>	Applicant Address: <u>64 Lakeland Ct., Reynoldsburg</u>
Applicant Phone Number: <u>614-736-2624</u>	Applicant Email:
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

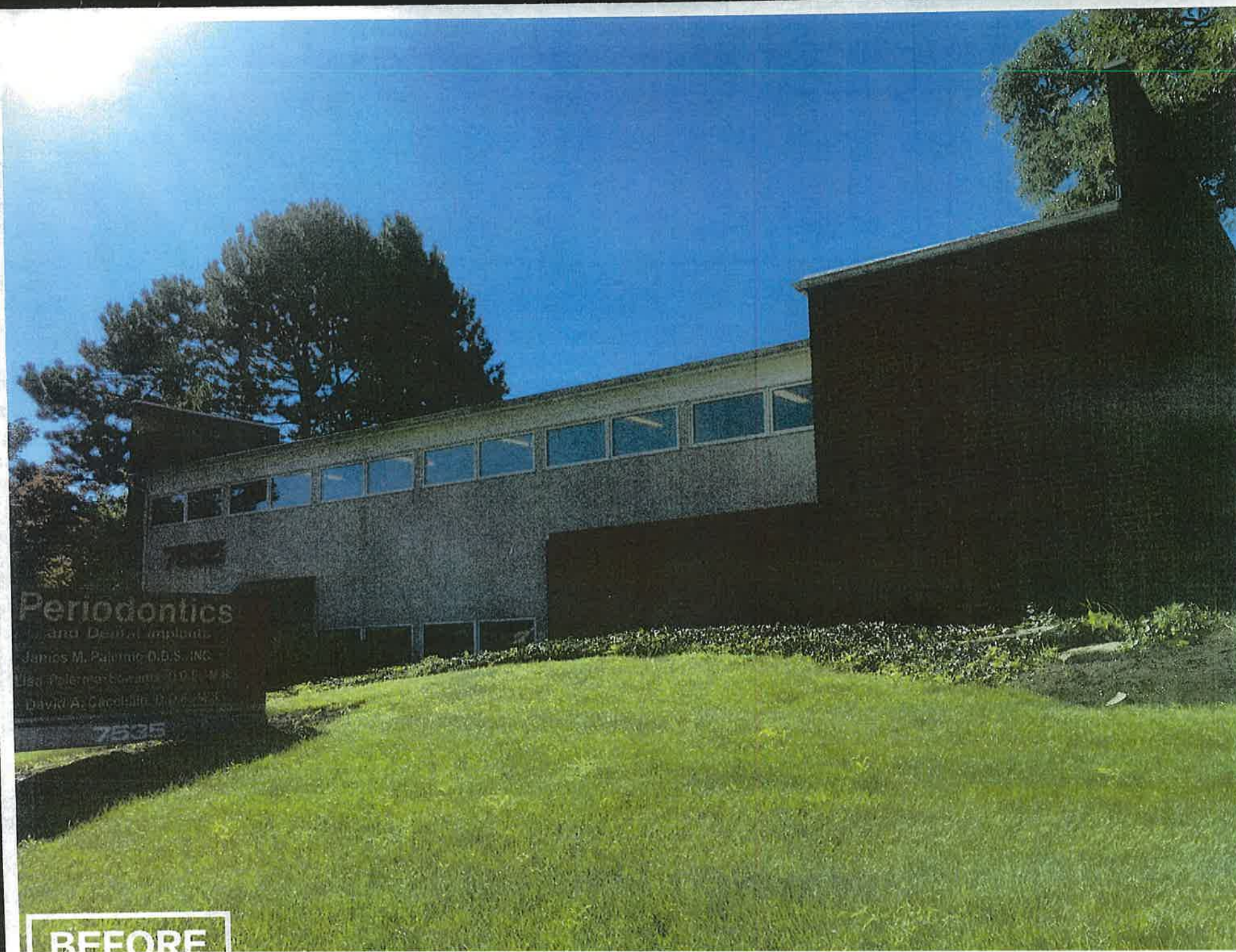
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☐ Minor/Exterior Modifications (\$200):	
☐ Signage (\$75)/Comprehensive Sign Plan (\$150):	
☒ Historic District (\$50): <u>extension modification + signage</u>	

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

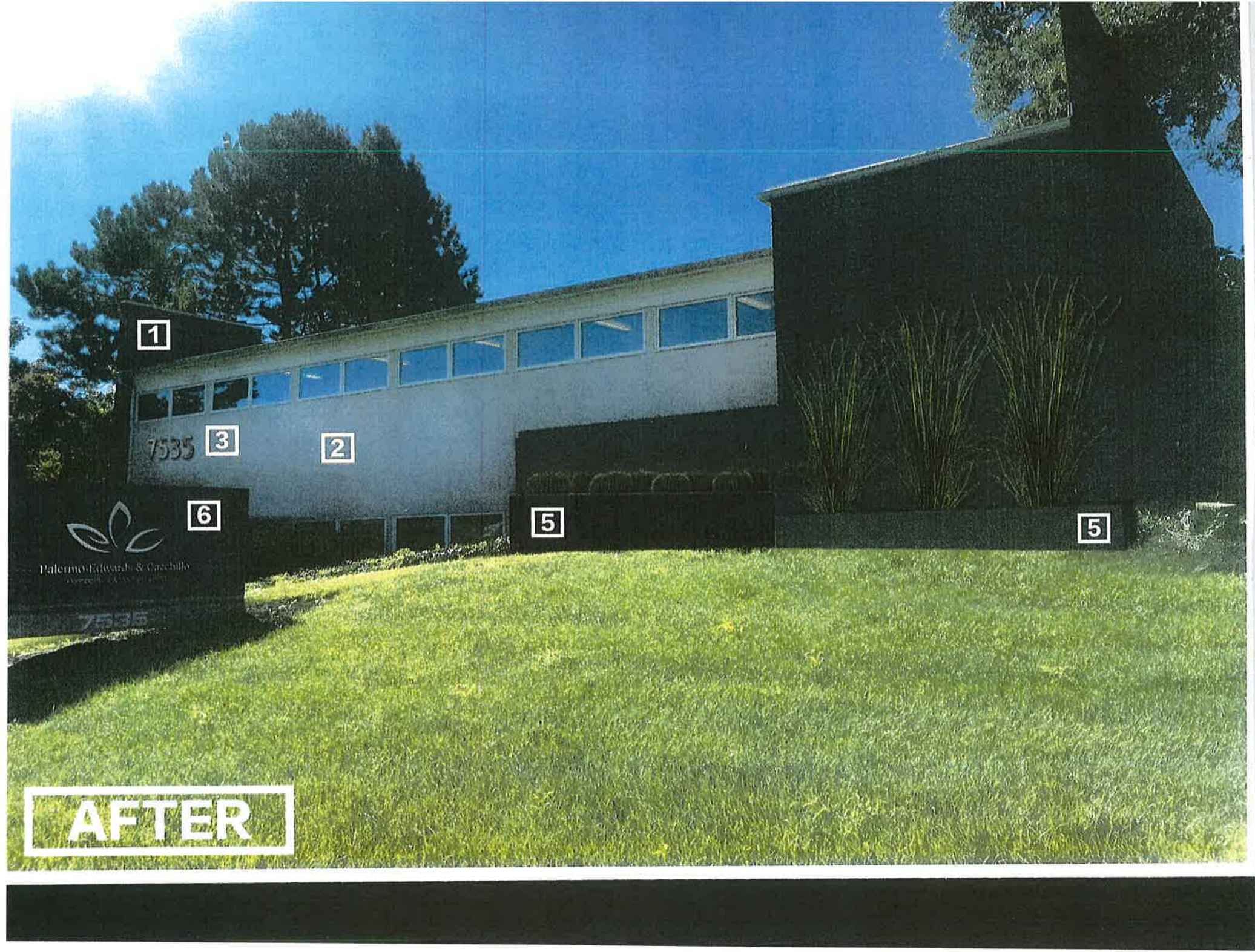
Applicant Signature: Patricia Palermo Date: 3/03/17
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY	
Additional Notes:	<u>Zoning Information</u>
	Zoning District: <u>CC</u>
	☒ Historic District
	☐ CC Overlay
Add'l Approvals Req'd	☐ BZBA
	Meeting Date: <u>4/6/17</u>
Meeting Results	
☐ Approved as Submitted ☐ Tabled	
☐ Approved w/ Conditions ☐ Denied	
Planning Admin.: _____ Date: _____	

Attachment: Application #176979 (1716 : 7535 E. Main St.; Application #176979; Applicant: Patricia Palermo;)











3. Change Building Numbers To Aluminum Metal



255-C1

244-C6

SW 7005
Pure WhiteSW 7019
Gauntlet Gray

1. All Brick Painted To SW 7019 - Gauntlet Gray
2. All Stucco Painted To SW 7005 - Pure White

4





5. Adding Exterior Landscaping



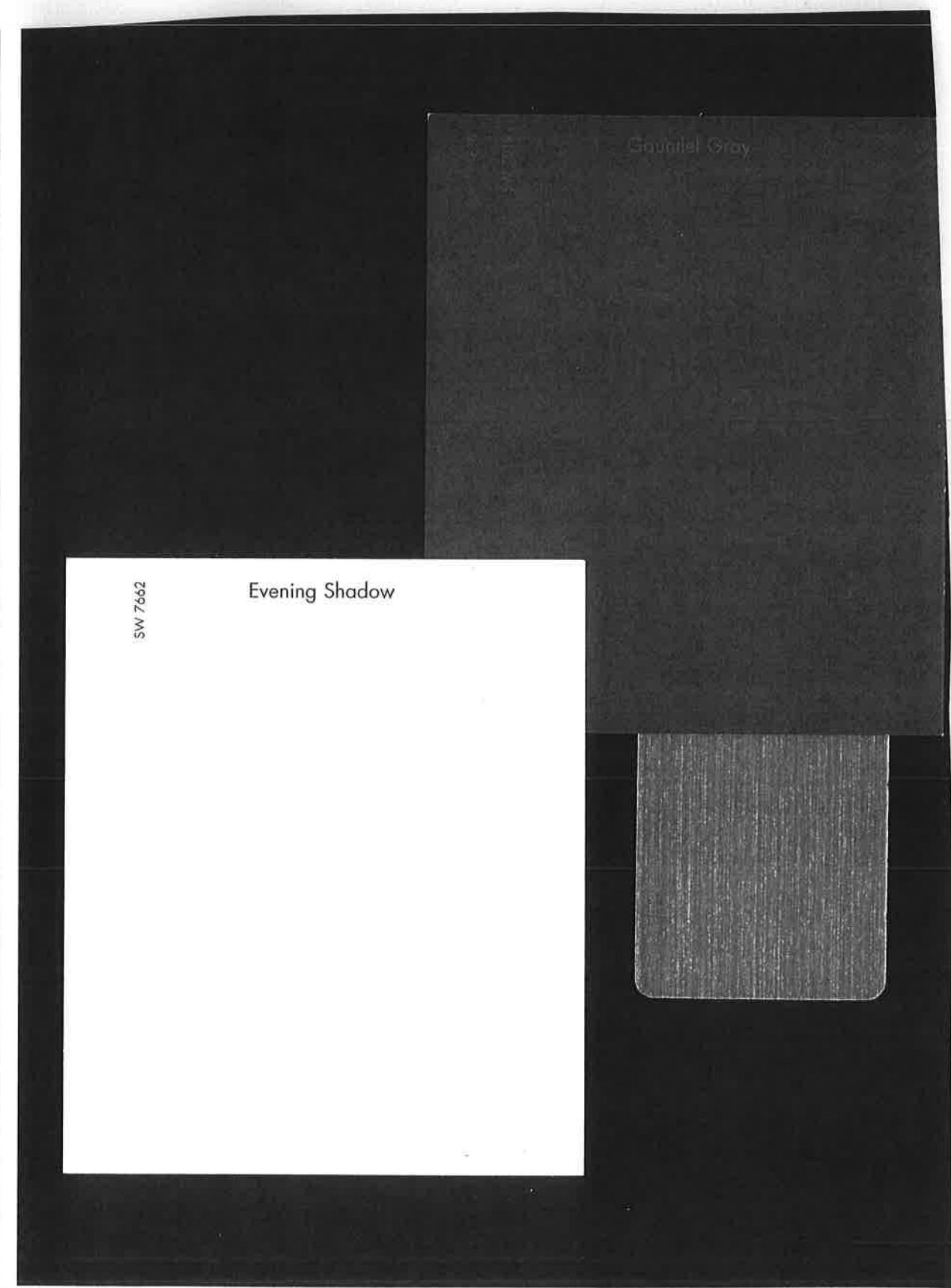
5. Adding Exterior Landscaping

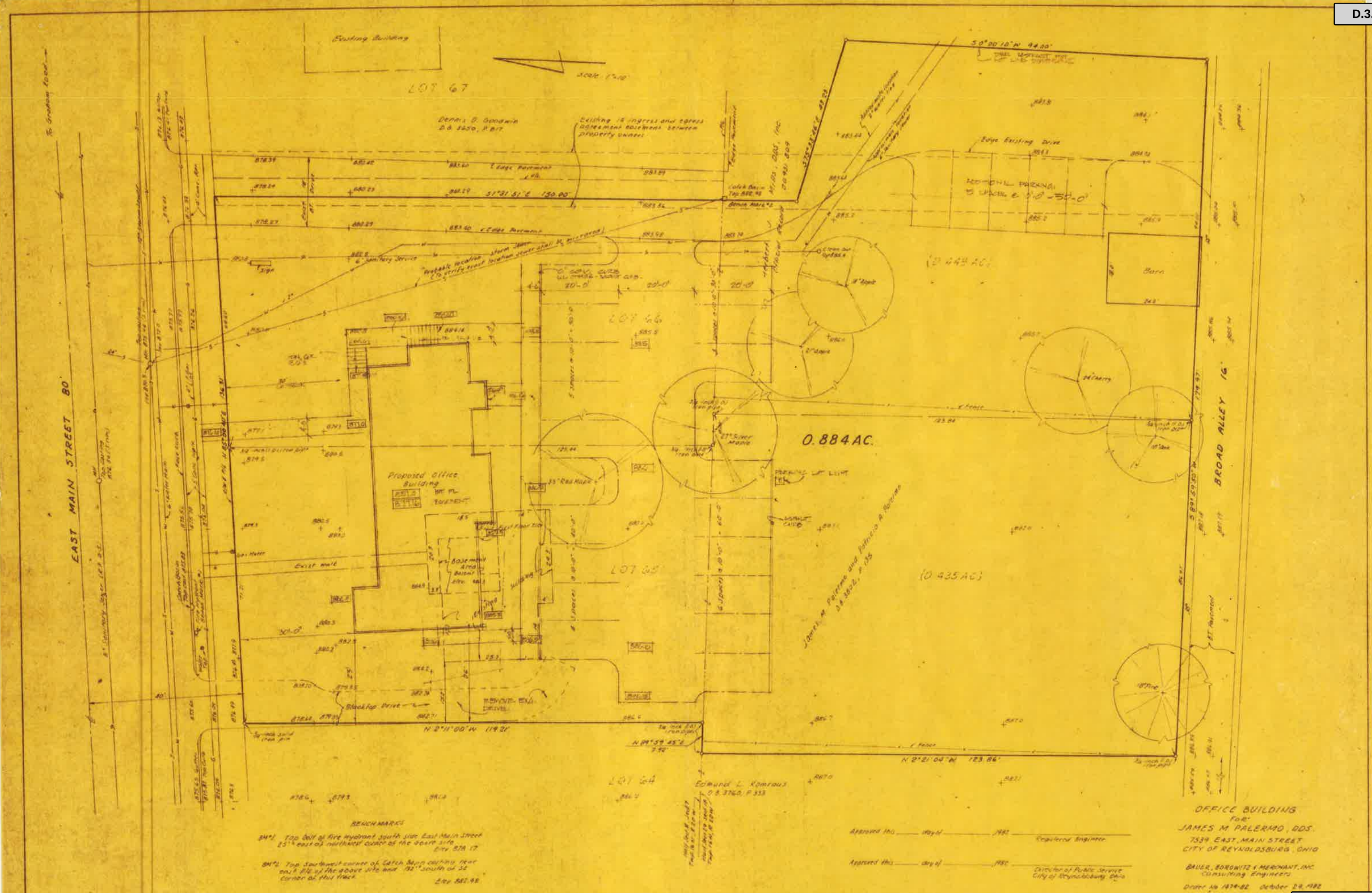


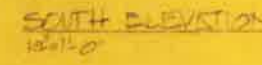
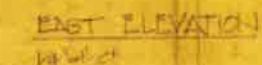
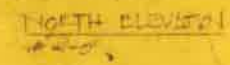
5. Adding Exterior Landscaping



6. Painting Top Of Sign To SW 7019 - Gauntlet Gray
And Bottom Of Sign To SW 7662 - Evening Shadow
Changing Logo to Aluminum Metal







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

Application #: 176982
Permit #:
Date Submitted: 3/6/17
Fee Amount: \$50.00
☒ Paid: 1086

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>7509 E. Main St. Reynoldsburg, OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>The Edmund L. Komraus Living Trust, Kristi Eodice, Trustee</u>	
Contact Email: <u>keodice@yahoo.com</u>	Contact Phone Number: <u>937-474-0559</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use: <u>medical/office</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Kristi Eodice</u>	Applicant Address: <u>860 Prosser Dr. Reynoldsburg, OH</u>
Applicant Phone Number: <u>937-474-0559</u>	Applicant Email:
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

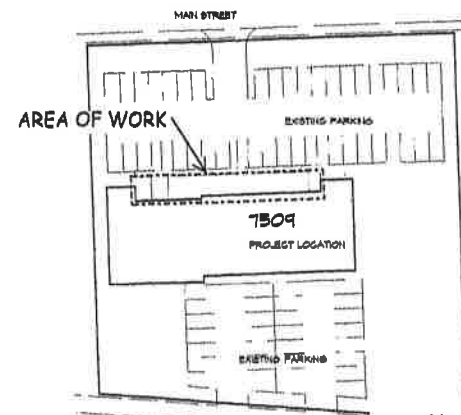
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☐ Minor/Exterior Modifications (\$200):	
☐ Signage (\$75)/Comprehensive Sign Plan (\$150):	
☒ Historic District (\$50):	
Applicant shall submit <u>eleven (11) copies</u> of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.	
Applicant Signature: <u>Kristi Eodice</u>	Date: <u>3.6.17</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>
	Zoning District: <u>CC</u>
	☒ Historic District
	☒ CC Overlay
	<u>Add'l Approvals Req'd</u>
	☐ BZBA
	Meeting Date: <u>4/6/17</u>
	Meeting Results
	☐ Approved as Submitted ☐ Tabled
	☐ Approved w/ Conditions ☐ Denied
	Planning Admin.: _____ Date: _____

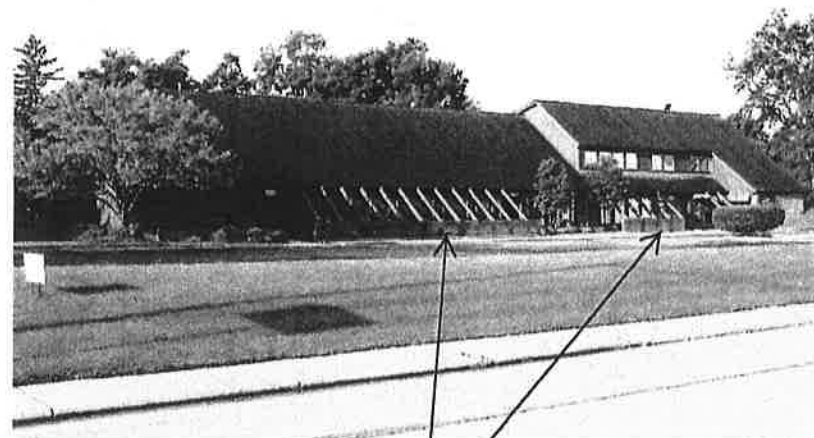
Attachment: Application #176982 (1717 : 7509 E. Main St.; Application #176982; Applicant: Kristi Eodice)

FRONT FACADE RENEWAL

For
7509 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068



SITE PLAN
SCALE: 1" = 40'-0"

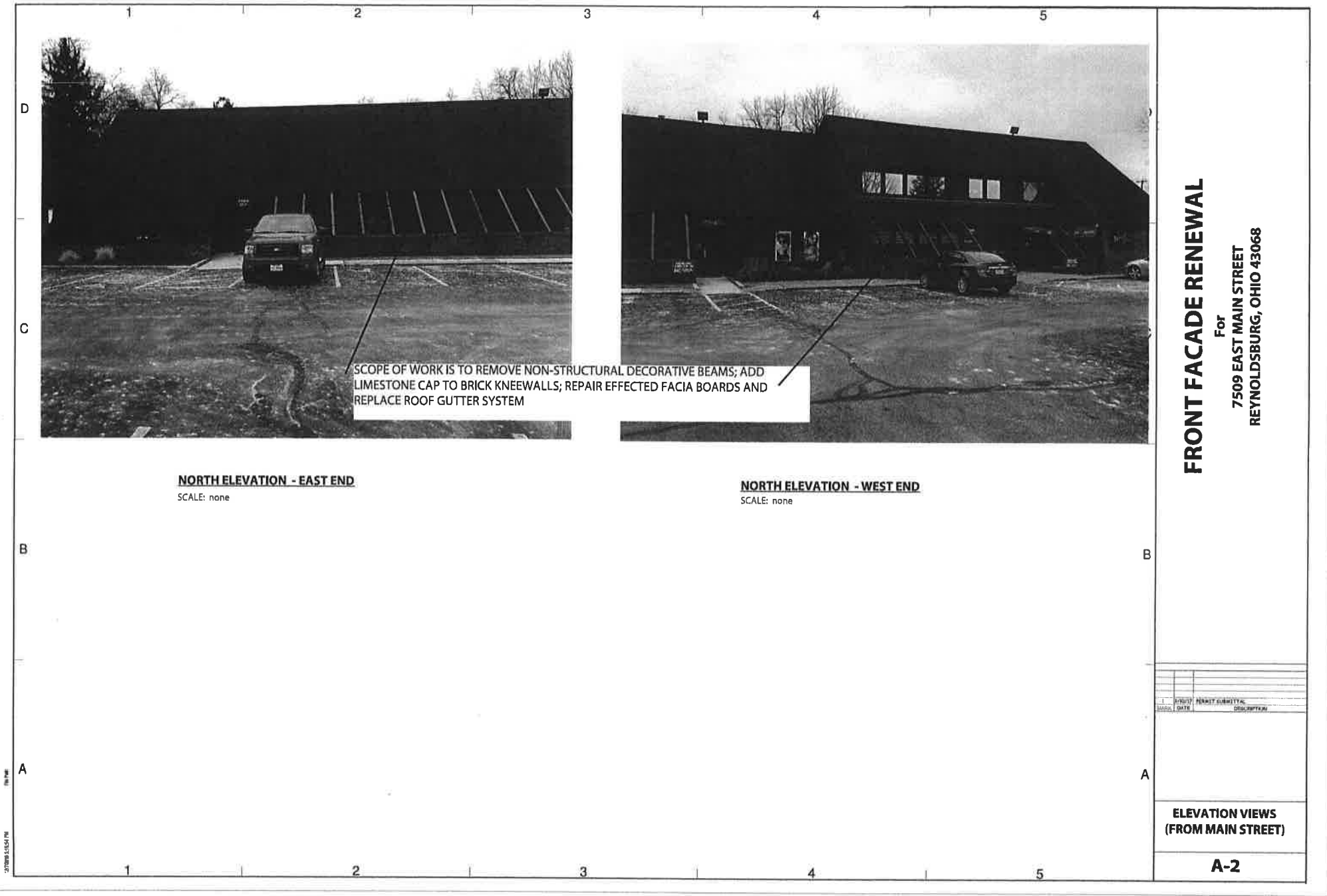


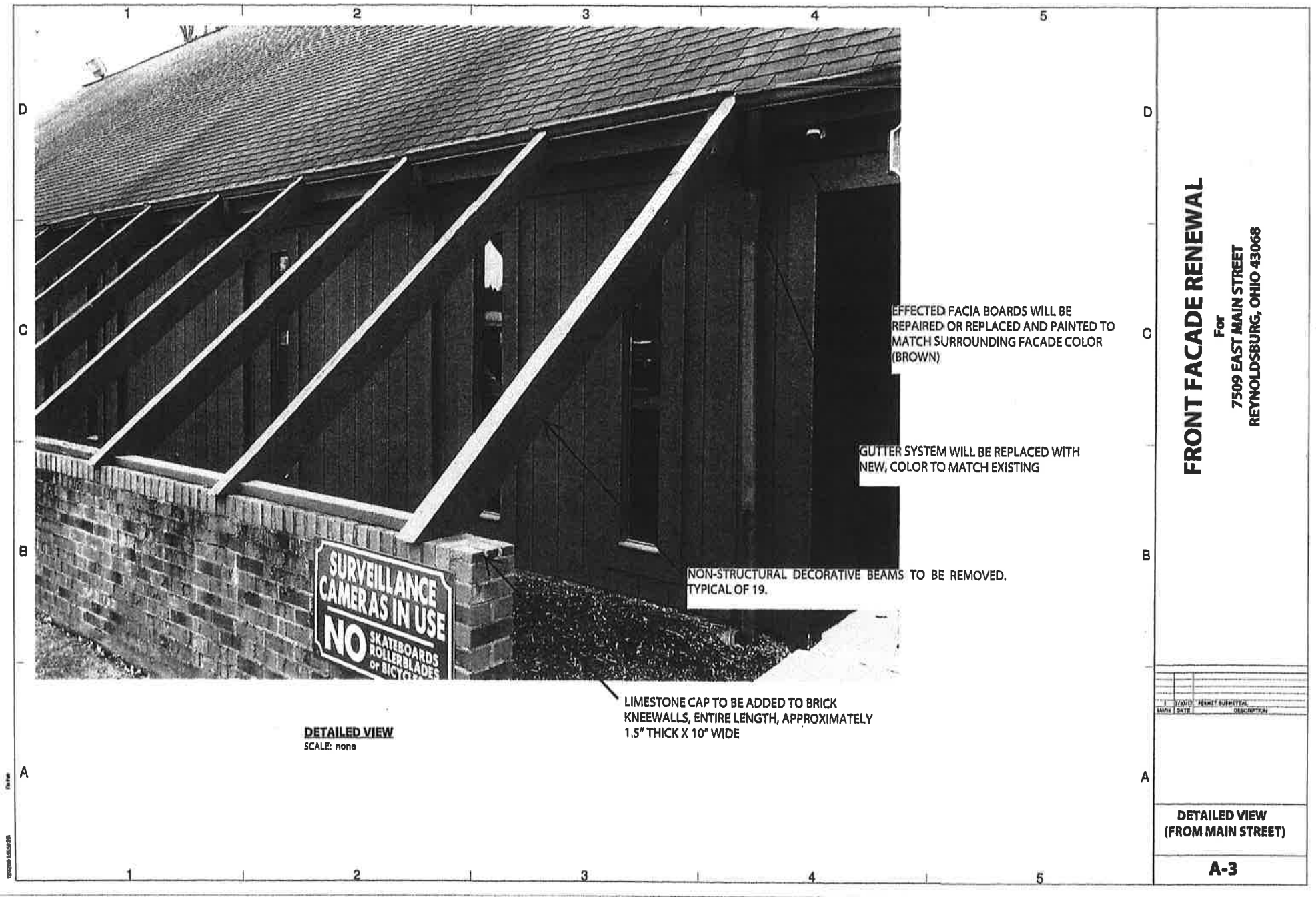
SCOPE OF WORK IS TO REMOVE NON-STRUCTURAL DECORATIVE BEAMS;
ADD LIMESTONE CAP TO BRICK KNEEWALLS; REPAIR EFFECTED FACIA
BOARDS AND REPLACE ROOF GUTTER SYSTEM

FRONT FACADE RENEWAL

For
7509 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

NO.	DATE	REVISION
1	10/10/19	FRONT FACADE RENEWAL
COVER SHEET		
A-1		





Application #: 177052

Permit #:

Date Submitted: 3/9/17

Fee Amount: \$150.00

☒ Paid: 44915

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Review Board

I. PROPERTY INFORMATION

Property Address:

6960 E Main Street, Reynoldsburg, Ohio 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

OhioHealth

Contact Email:

Contact Phone Number:

(614) 788-8860

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:

Kessler Sign Company

Applicant Address:

2669 National Road, Zanesville, Ohio 43701

Applicant Phone Number:

740-453-0668

Applicant Email:

cheryl@kesslersignco.com

☐ Property Owner

☐ Business Owner/Tenant

☒ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400):

☐ Minor Exterior Modifications (\$200):

☒ Signage (\$75) Comprehensive Sign Plan (\$150): 9 wall signs and 3 Ground/directional signs

☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

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: 4/6/17

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

P&Z Admin.: _____ Date: _____

		OhioHealth Freestanding ED Reynoldsburg Exterior Signage – 6960 East Main St., Reynoldsburg							
Exterior Signage and Wayfinding		Design Intent Bid Document — Feb. 28, 2017							
See landscaping & sidewalk question on page 7.00		☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐
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Jim Lytle Consulting 1665 West Case Road Columbus, OH 43235 Ph: 614 459-2705 Fax: 666 381-9470 www.jimlytle.com Jim Lytle jim@jimlytle.com Project Manager Cell: 614 579-8601		☐	☐	☐	☐	☐	☐	☐	☐

Index:

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Wall Sign Overview and Locations	3.00-3.01
OhioHealth logo	3.02
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EMERGENCY 24/7 - Mounted to Larger Wall	3.04
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Exterior Ground Monument Signs	
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Program Condtlions/Bid Criteria

1.0 Introduction

It is the responsibility of the bidder to become thoroughly familiar with the nature of the work to be performed.

2.0 Scheduling

OhioHealth Project Management will establish any scheduling priorities for installation of signs. Within five (5) business days of contract award, the selected sign company must provide a complete program schedule outlining deliverable dates for shop drawings, color and material samples, sign permits, and fabrication/installation target dates.

3.0 Design Intent Documentation

The design intent drawings included in this document provide general guidance only. The Sign Contractor must produce final engineering drawings which conform to the overall design intent as presented. After studying the drawings and support materials, the Sign Contractor may provide specific recommendations and/or modifications which will contribute to the enhanced quality and distinctive appearance of the program.

Alternate bids will be permitted only when clearly identified as an alternate to the base bid, and may include material substitutions or other manufacturing processes. Value engineering should be employed in the development of these recommendations to insure the final product is based on cost-effective solutions, without compromising the overall design intent of the program.

4.0 Field Verification

The Sign Contractor shall have total responsibility to confirm exterior sign locations and quantities, as well as field verify all dimensional information prior to commencing engineering documents. All dimensions contained in this design intent document are based on information available at the time of project development. Written dimensions on the drawings shall take precedence over scaled dimensions.

5.0 Permits/Code Compliance

Prior to production, the Sign Contractor shall secure all required permits, inspections, and tests for the construction and placement of signage as required by applicable governing authorities. Stamped engineering drawings must meet all structural requirements as dictated by the sign building codes for the site's region.

Signage specified at exterior entrances, must comply with latest Federal legislation guidelines established by the Americans with Disabilities Act (ADA).

6.0 Quality Assurance

The Sign Contractor is responsible for the quality and delivery of all materials, workmanship and installation work required for the successful completion of the contract. Fabricators will be responsible for providing approved subcontractors with complete up-to-date drawings and all project support information.

The fabricator shall notify OhioHealth Project Design and Construction of any discrepancies in the drawings, as well as in field dimensions or conditions, and/or changes required in construction details. Issues regarding message fit (line length) or accurate reproduction of the OhioHealth signage logo must be brought to the attention of OhioHealth prior to execution.

UL required, and other manufacturer's identification labels, must be placed on non-conspicuous sign surfaces.

The fabricator shall provide the Owner with complete power supply and LED replacement information, brand, type, wattage, color, etc. for all lighted sign types for in-field servicing.

7.0 Samples/Submissions

The selected Sign Contractor will be required to submit samples of each specified finish, color and material for approval prior to signage fabrication. The samples will be large enough to be used for comparison during production, with paint samples submitted a minimum of 6" x 6". Samples, along with shop drawings shall be provided to OhioHealth Project Design and Construction.

8.0 Materials

All materials utilized in the construction of signage must take into consideration environmental conditions typical of this region. Metal sign panels must maintain surfaces free from oil canning, warping, distortion or any irregularities or inconsistencies. Fasteners must be concealed wherever practical and unless specified in this document, and must be fabricated from metals that are non-corrosive to either the sign materials or the mounting surface.

Akzo Nobel Paint has been specified for this project, providing ultraviolet light resistance, weatherability, and overall longevity of finish and color. Exterior gloss levels for painted surfaces on metal signs must be satin, unless specified otherwise based on sample submittals. 3M Vinyl is specified for all opaque, translucent and reflective graphic film applications.

9.0 Security/Safety

The Sign Contractor shall adhere to a safety program and at all times enforce all safety codes and standards required by OHA and the State of Ohio, or any other applicable state or federal agency.

The Sign Company is responsible for the erection and dismantling of all barricades necessary to safeguard the public during installation, and for total protection of the work and materials installed.

10.0 Site Preparation, Installation and Completion

The Sign Contractor shall contact all utilities to locate all possible underground utilities prior to installing new foundations. All underground utilities shall be staked prior to any excavation or drilling. Location of irrigation system to be coordinated with owner.

Sign removal and proper disposal, along with excavation of existing sign foundations will be the responsibility of the Sign Contractor, as well as proper disposal of all materials during the site preparation phase.

All excavation and site work shall be returned to its original grade configuration after the sign components have been installed. All debris and packing materials shall be removed and properly disposed of. Upon completion of the installation, all soiled sign surfaces must be cleaned in accordance with the manufacturer's instructions and touched up as required.

In the case of sign relocation, the sign company will need to closely coordinate their site installation work with the Owner regarding any new planting beds and/or landscaping at the new location.

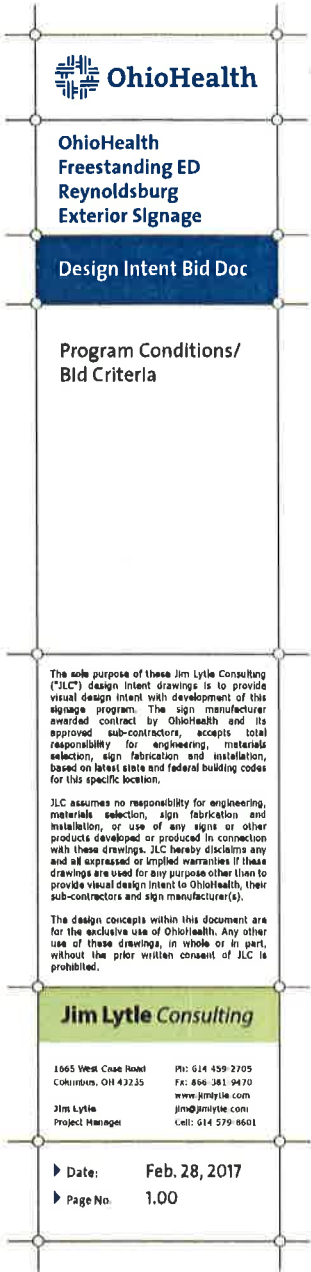
11.0 Application of Green Principals

OhioHealth supports approaches to manufacturing and material selections which are environmentally and socially responsible. The Sign Contractor should identify in the bid submittal any fabrication process, material application and/or energy savings recommendations which will be utilized in this program to further reduce environmental impact.

12.0 Digital Control Drawing and Artwork Files

Digital files of general control drawings, if available, will be provided to the sign company for use when creating engineering drawings. The official OhioHealth signage logo, symbols and custom design graphic components will also be furnished to the selected sign company as the original native vector (illustrator) files.

The official font family "The Sans" will be provided to the selected sign company as well. No substitution or modification of any kind should be made to this font.



Sign Type Description

Sign Type	Qty.	Ref. Page #	Sites	Unit Cost Installed	Extended Cost
Wall Primary Identification OhioHealth Logo	WPI 4	3.02	22,26, 29,31		
EMERGENCY 24/7 Parapet Internally Illuminated	WPI 2	3.03	23,24		
EMERGENCY 24/7 Wall (Larger) Internally Illuminated	WPI 1	3.04	30		
Wall Street Numbers Internally Illuminated	STN 2	3.05	27,28		
MAIN ENTRANCE Internally Illuminated	WPE 1	3.06	25		
AMBULANCE ONLY Non-Illuminated	WPE 1	3.06	21		
Ground Primary Site ID Monument Internally Illuminated	GPS 1	4.00	01		
Secondary Directional Monuments Reflective	GSD 2	4.01	06,19		
Entry Door Vinyl Street Address Number	VIN 1	5.00	20		
OhioHealth logo EMERGENCY	VIN 1	5.00	20		
Ambulance Entrance Copy	VIN 2	5.00	13		
No Tobacco/Firearms Decals	VIN 4	5.00	02,12 13,20		
CAUTION OXYGEN STORAGE	VIN 1	5.00	14		
Decontamination	VIN 1	5.00	11		
Associates Only	VIN 2	5.00	02,12		
WATER	VIN 1	5.00	04		
ELECTRICAL	VIN 1	5.00	03		

Sign Type Description

Sign Type	Qty.	Ref. Page #	Sites	Unit Cost Installed	Extended Cost
Handicap Accessible Van Accessible In bollard	PKG8 1	6.00	15		
Handicap Accessible Standard In bollard	PKG10 2	6.00	16		
Tobacco-free Campus	GIN1 2	6.00	07,17		
STOP (7' to bottom of sign)	REG2 2	6.00	05		
NO PARKING (on dumpster door)	PKGS 2	6.00	08		

Base Bid:
Ground and Wall Signage Installed \$ _____

Additional Costs:
Engineering/Shop Drawings, Permits, Variance Fees, Presenting to Commission, etc. \$ _____

Any additional charges not defined above (description required) \$ _____

Total: \$ _____

(OhioHealth is tax-exempt)



OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Sign Types and
Quantities

Bid Worksheet

The sole purpose of these Jim Lytle Consulting ("JLC") design intent drawings is to provide visual design intent with development of this signage program. The sign manufacturer awarded contract by OhioHealth and its approved sub-contractors, accepts total responsibility for engineering, materials selection, sign fabrication and installation, based on latest state and federal building codes for this specific location.

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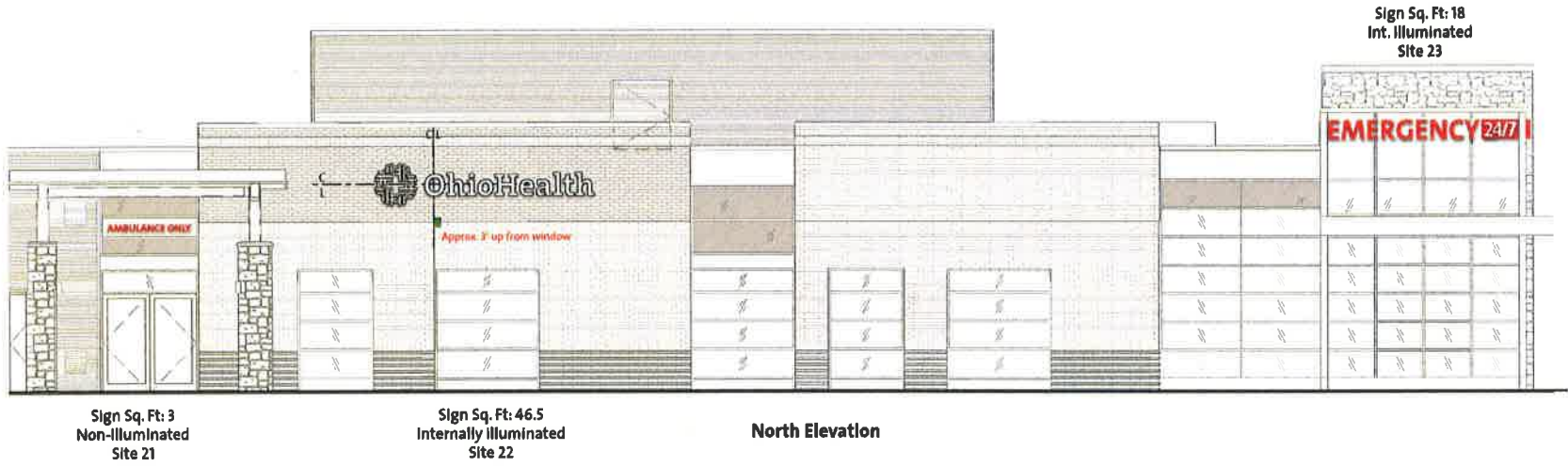
Jim Lytle Consulting

1605 West Case Road
Columbus, OH 43235
Jim Lytle
Project Manager

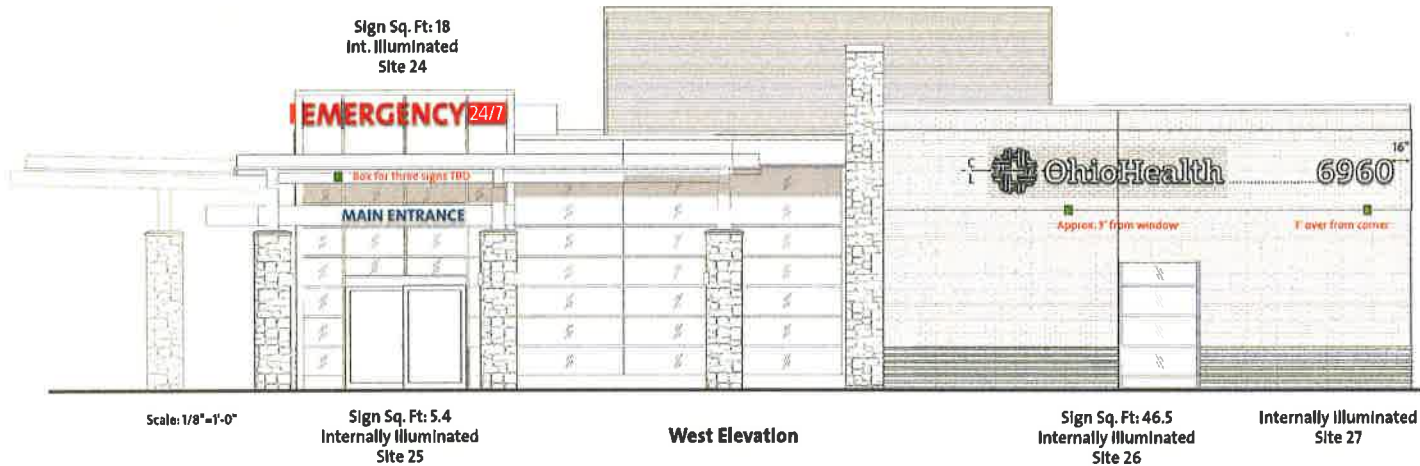
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jim@jimlytle.com
Cell: 614 579-8601

Date: Feb. 28, 2017

Page No. 2.00



North Elevation



West Elevation



OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Wall Sign Overview
and Locations

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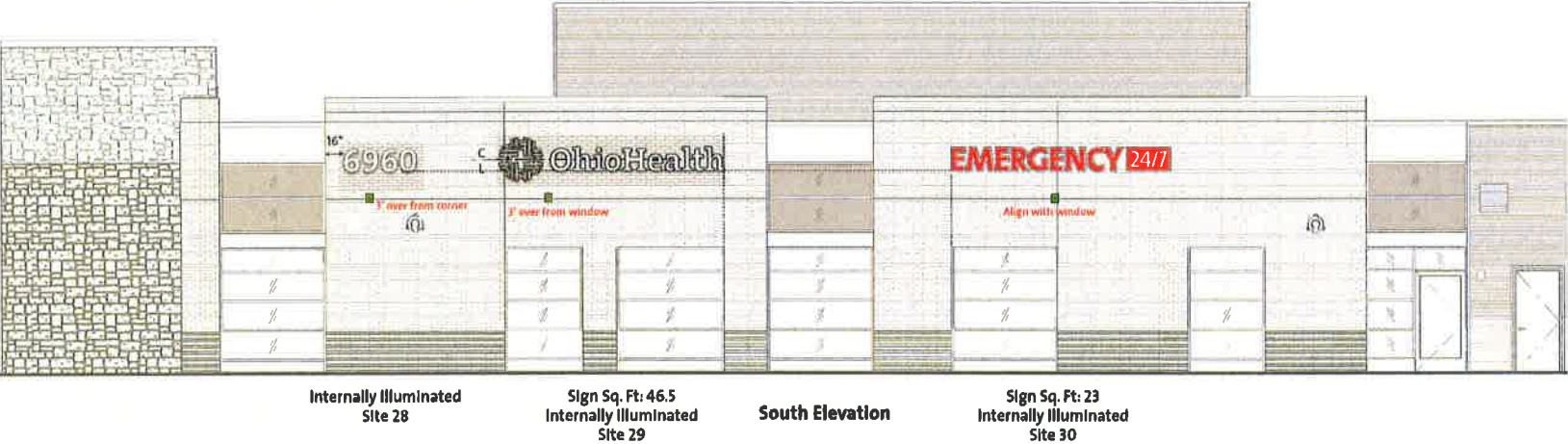
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► Date: Feb. 28, 2017
► Page No. 3.00



**OhioHealth**

OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Wall Sign Overview
and Locations

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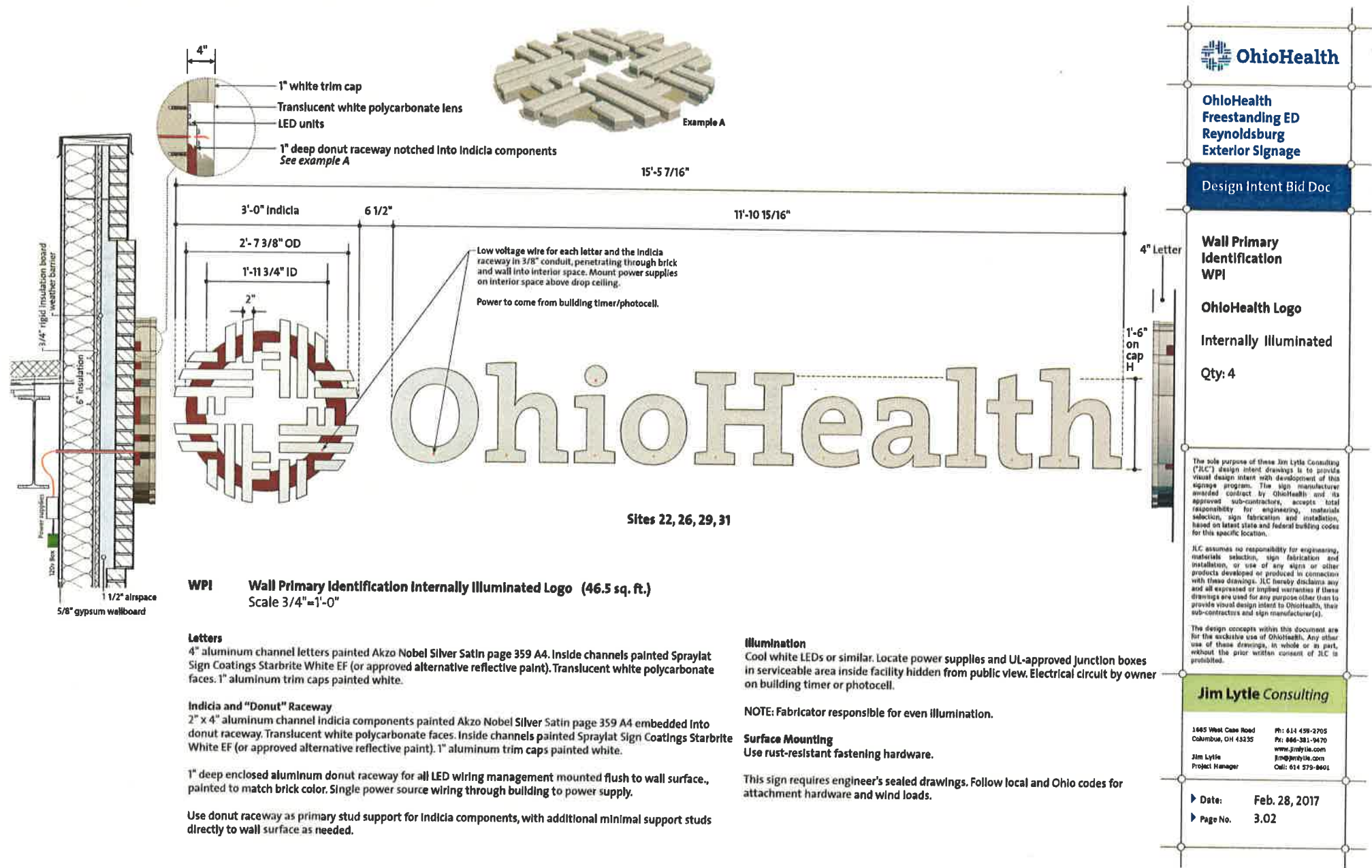
Jim Lytle Consulting

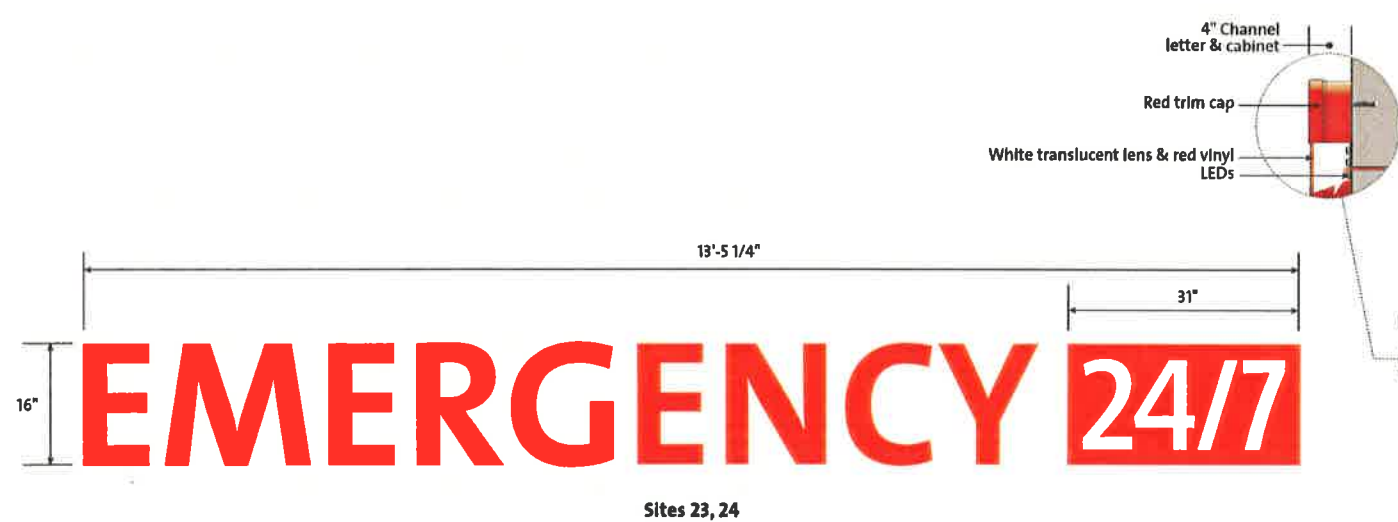
1665 West Chen Road
Columbus, OH 43235

Ph: 614 459-2705
F: 666-381-9470
www.jimlytle.com
jim@jimlytle.com
Cell: 614 570-0601

▶ Date: Feb. 28, 2017

▶ Page No. 3.01





WPI **Wall Primary Identification Illuminated EMERGENCY 24/7** (18 sq. ft.)
Scale 3/4"=1'-0"

Letters
4" aluminum channel letters, cabinet and returns painted Akzo Nobel Red Satin page 409 D4. Inside channels painted Spraylat Sign Coatings Starbrite White EF (or approved alternative reflective paint).

Faces white translucent polycarbonate with 3M translucent Light Tomato Red translucent vinyl applied first surface.

1" Jewelite True Red trim cap and fasteners painted Akzo Nobel Red Satin page 409 D4.

Internal Illumination
Sloan V Series white LEDs or similar. Locate power supplies and UL-approved junction boxes in serviceable area inside facility hidden from public view.

NOTE: Must pre-wire for this sign on canopy fascia prior to enclosing canopy and parapet.

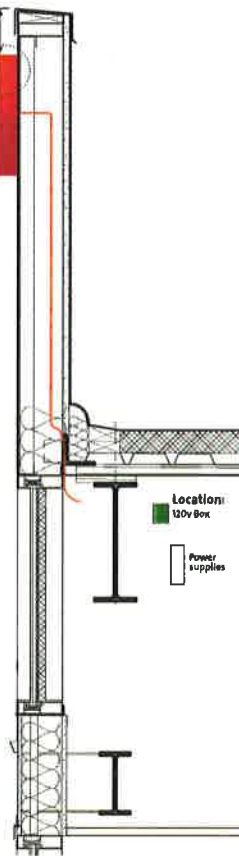
NOTE: Fabricator responsible for even illumination without hot spots or shadowing.

Surface Mounting
Use rust-resistant fastening hardware.

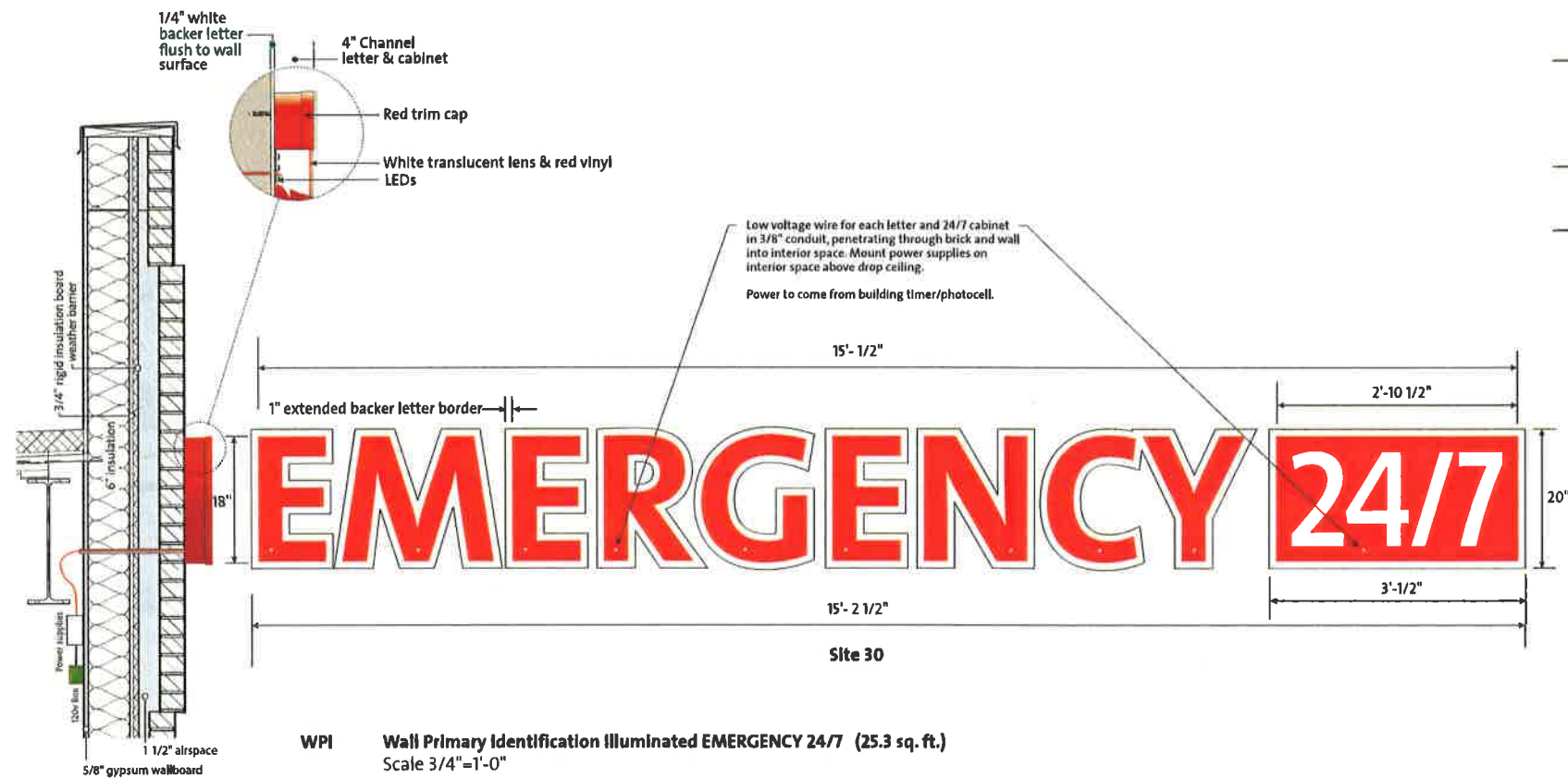
This sign requires engineer's sealed drawings. Follow local and Ohio codes for attachment hardware and wind loads.

Construction Note:
First install fascia panel on parapet, leaving back open for Kessler to run wire.

Please notify Jim Lytle (614) 579-8601 and Ray Lynn with Kessler (740) 819-5483 when parapet face is installed.



OhioHealth Freestanding ED Reynoldsburg Exterior Signage
Design Intent Bid Doc
Wall Primary Identification WPI
EMERGENCY 24/7
Entrance Parapet
Internally Illuminated
Qty: 2
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Jim Lytle Consulting
1665 West Cass Road Columbus, OH 43235 Jim Lytle Project Manager
PH: 614 459 2705 FX: 646 381-9470 www.jimlytle.com jim@jimlytle.com Cell: 614 579-8601
► Date: Feb. 28, 2017
► Page No. 3.03



WPI **Wall Primary Identification Illuminated EMERGENCY 24/7 (25.3 sq. ft.)**
Scale 3/4"=1'-0"

Letters
4" aluminum channel letters, cabinet and returns painted Akzo Nobel Red Satin page 409 D4. Inside channels painted Spraylat Sign Coatings Starbrite White EF (or approved alternative reflective paint).

Faces white translucent polycarbonate with 3M translucent Light Tomato Red translucent vinyl applied first surface.

1" Jewelite True Red trim cap and fasteners painted Akzo Nobel Red Satin page 409 D4.

White Backer Letters
1/4" aluminum plate letters painted Akzo Nobel Grip-Gard Low Gloss White. Mounts flush between wall surface and red letters.

Internal Illumination
Cool white LEDs or similar. Locate power supplies and UL-approved junction boxes in serviceable area inside facility hidden from public view. Electrical circuit by owner on building timer or photocell.

Surface Mounting
Use rust-resistant fastening hardware.

This sign requires engineer's sealed drawings. Follow local and Ohio codes for attachment hardware and wind loads.

NOTE: Fabricator responsible for even illumination without hot spots or shadowing.

OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Wall Primary Identification WPI

EMERGENCY 24/7

Large Wall Locations

Internally Illuminated

Qty: 1

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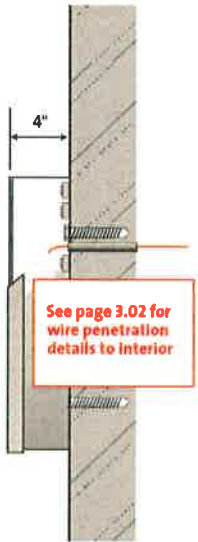
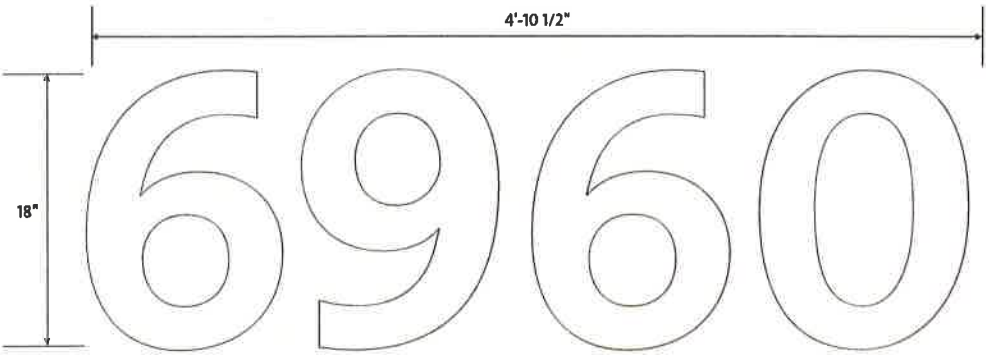
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Jim Lytle Consulting

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Jim Lytle jim@jimlytle.com
Project Manager Cell: 614 579-8601

► Date: Feb. 28, 2017

► Page No. 3.04



STN **Wall Building Street Numbers** **Sites 27, 28**
Scale 1 1/2"=1'-0"

Numbers
4" aluminum channel letters painted Akzo Nobel Silver Satin page 359 A4. Inside channels painted Spraylat Sign Coatings Starbrite White EF (or approved alternative reflective paint). Translucent white polycarbonate faces. 1" aluminum trim caps painted white.

Illumination
Cool white LEDs. Locate power supply and connect to owner provided electrical box. Electrical circuit by owner on building timer or photocell.

NOTE: Fabricator responsible for even illumination.

Surface Mounting
Use rust-resistant fastening hardware.

This sign requires engineer's sealed drawings. Follow local and Ohio codes for attachment hardware and wind loads.

**OhioHealth**

OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Wall Street Address
STN

Internally Illuminated

Qty: 2

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► Date: Feb. 28, 2017

► Page No. 3.05

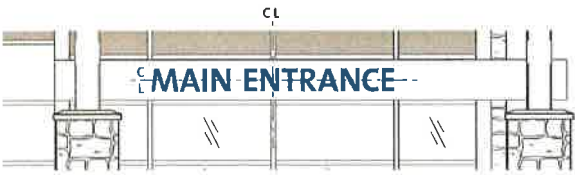
Construction Note:

First install fascia panel on canopy, leaving ceiling open for Kessler to run wire.
Please notify Jim Lytle (614) 579-8601 and Ray Lynn with Kessler (740) 819-5483 when fascia is installed.

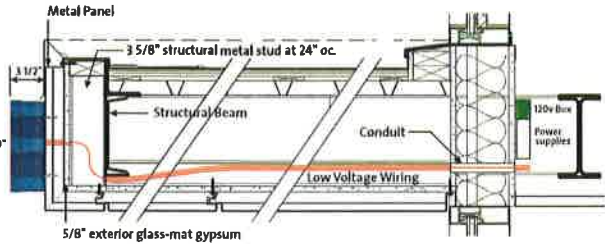
MAIN ENTRANCE

Scale 1"=1'-0"

Site 25 - Internally Illuminated



Scale 1/4"=1'-0"



WPE Main Entrance Building Entrance Canopy Facia Channel Letters

Letters
MAIN ENTRANCE (5.4 Sq. Ft.)
9" x 3 1/2" channel letters, trim caps and returns painted Akzo Nobel Blue Satin page 475 C6. Inside channels painted Spraylat Sign Coatings Starbrite White EF (or approved alternative reflective paint).

Faces translucent polycarbonate with 3M Scotchcal Translucent Film Bright Blue 3630-167 applied first surface.

Illumination
LEDs inside channels. Low voltage wiring routed through canopy prior to outer cladding installation to inside location above drop ceiling. Locate power supply and connect to owner provided electrical box. Circuit on building timer or photocell.

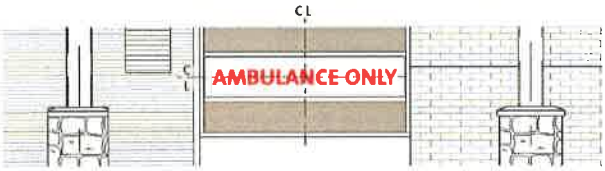
NOTE: Must pre-wire for this sign on canopy fascia prior to enclosing canopy.

Mounting
Flush mount with rust-resistant screws to canopy fascias.

AMBULANCE ONLY

Scale 1 1/2"=1'-0"

Site 21 - Non-Illuminated

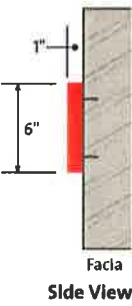


Scale 1/4"=1'-0"

WPE Ambulance Only Building Entrance Canopy Facia Letters

Letters
AMBULANCE ONLY (3 Sq. Ft.)
6" x 1" acrylic dimensional letters including returns painted Akzo Nobel Red Satin page 409 D4.

Mounting
Flush mount with rust-resistant studs and exterior grade adhesive to canopy fascias.



OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Primary Entrances
WPE

Main Entrance
Internally Illuminated

Ambulance Only
Non-Illuminated

Qty: 1 ea.

The sole purpose of these Jim Lytle Consulting ("JLC") design intent drawings is to provide visual design intent with development of this signage program. The sign manufacturer awarded contract by OhioHealth and its approved sub-contractors, accepts total responsibility for engineering, materials selection, sign fabrication and installation, based on latest state and federal building codes for this specific location.

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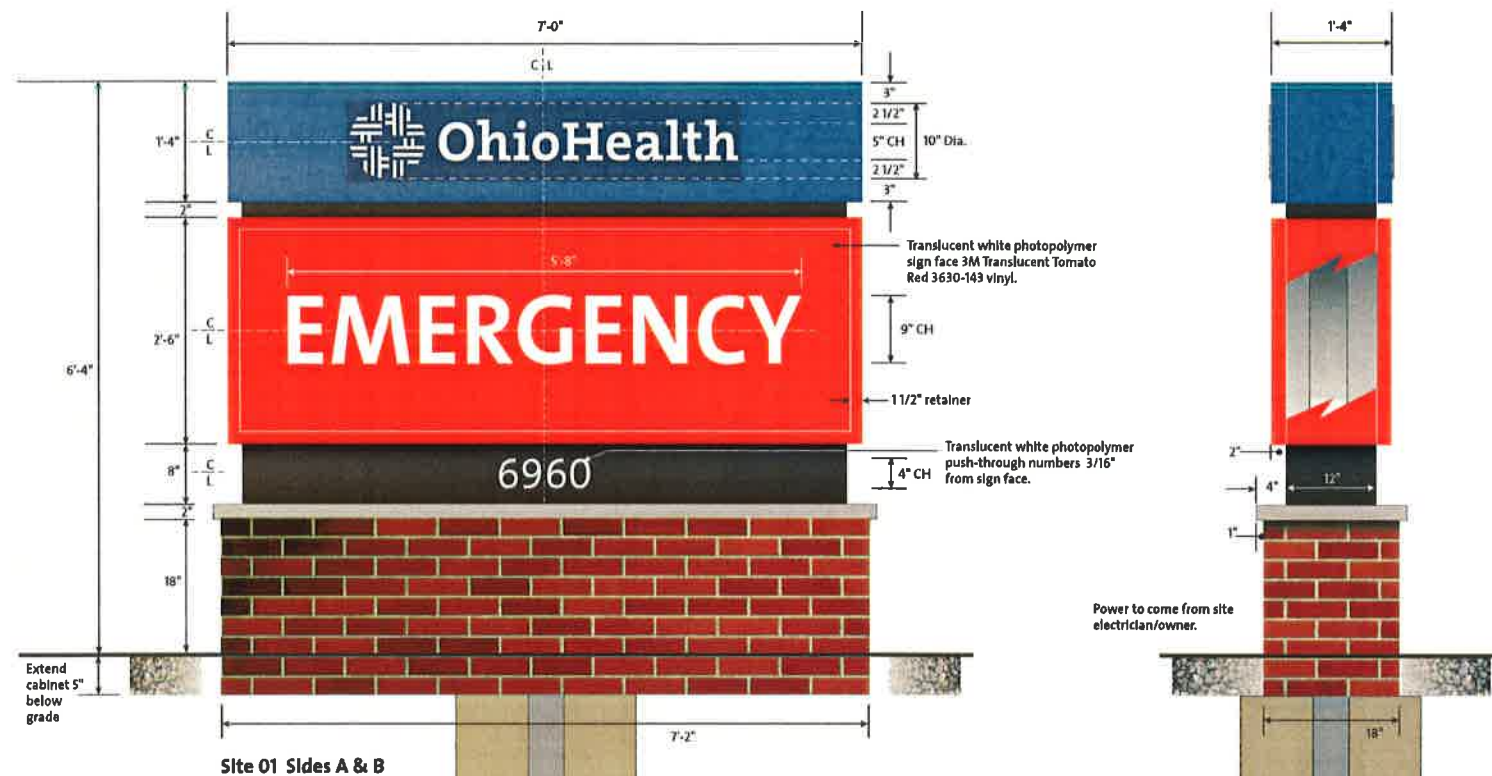
The design concepts within this document are for the exclusive use of OhioHealth. Any other use of these drawings in whole or in part, without the prior written consent of JLC is prohibited.

Jim Lytle Consulting

1645 West Case Road
Columbus, OH 43235
Jim Lytle
Project Manager

Ph: 614 459-2705
Fax: 614-261-9470
www.jimlytle.com
jim@jimlytle.com
Cell: 614 579 8601

► Date: Feb. 28, 2017
► Page No. 3.06



GPS Primary Ground Site Identification Sign
(23 Sq. Ft.) Scale 3/4"=1'-0"

Cabinet
1/8" aluminum cabinets fabricated as a pan/shoe-box style with 2" returns to achieve square corners and allow access by installers and future face change-out. Countersink painted screws on returns to match cabinet colors. Crane hoist hardware on top of cabinet removed after install with flush-fit plug painted to match cabinet.

Top section painted Akzo Nobel Blue Satin page 475 C6.
Center section painted Akzo Nobel Red Satin page 409 D4.
Reveals painted Akzo Nobel Bronze Satin page 352 G4.

Faces
OhioHealth logo and street number back-flanged, push-through 3/16" from sign face in translucent white polycarbonate. Center section translucent polycarbonate white lens with 3M Translucent Tomato Red 3630-143 vinyl.

Base Cap
1/8" aluminum 20" x 7' 4" x 2". Painted Akzo Nobel Silver Satin page 359 A4. Slight taper to allow rain run-off.

Brick Base Veneer
To be provided by Sign Company. Brick spec: Taylor Clay, Four Way Kaiser Blend, Thin Brick. Trim on-site as needed to accommodate dimensions.

Cabinet base aluminum with concrete board. Two courses below grade by extending cabinet 5" below grade. Drain stone provided by Owner.

Foundation
Steel in concrete foundation by Sign Company per engineering requirements. This sign requires engineer's sealed drawings. Follow local and Ohio codes for attachment techniques and wind loads.

Illumination
Cool white LEDs. Stub 1" conduit out base of sign and install in-ground junction box for site electrician to tie into from parking lights on timer/photocell. Allow space in cabinet for possible step-down transformer.

**OhioHealth**

OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Ground Primary Site
Identification
GPS

Internally Illuminated

Qty: 1

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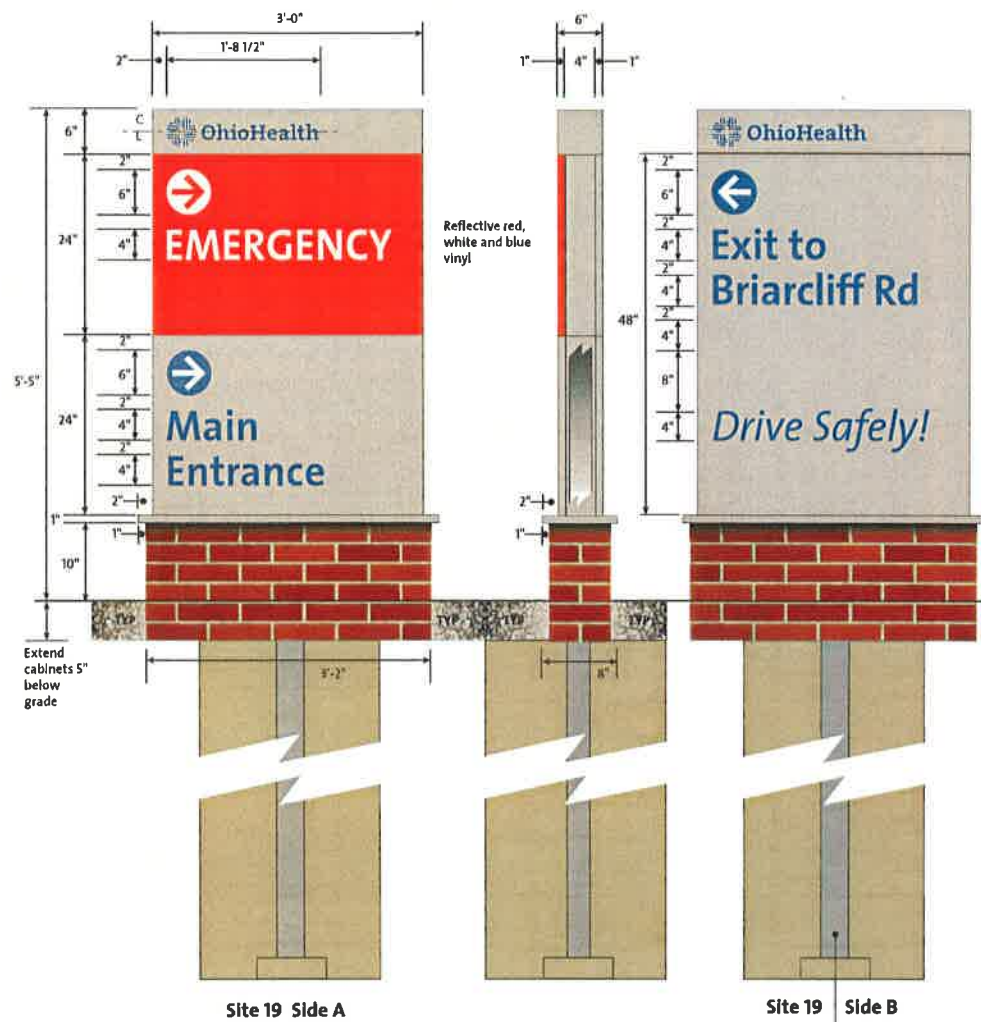
Jim Lytle Consulting

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Cell: 614 579-8601

Date: Feb. 28, 2017

Page No. 4.00



GSD Ground Secondary Directional Signs (13.5 Sq. Ft.) Scale 3/4"=1'-0"

Cabinets
1/8" aluminum cabinets fabricated as a pan/shoe-box style with 2" returns to achieve square corners and allow access by installers and future face change-out. Countersink painted screws on returns to match cabinet colors. Crane hoist hardware on top of cabinet removed after install with flush-fit plug painted to match cabinet. All painted Akzo Nobel Silver Satin page 359 A4.

First surface applied vinyl messages and graphics 3M Reflective Film Light Blue 680-76 and White 680-10. For red backgrounds 3M Reflective Film Red 680-72 with White 680-10 disc and message.

Base Caps
1/8" aluminum 3'-4" x 10" x 1" painted Akzo Nobel Silver Satin page 359 A4.

Brick Base Veneer
To be provided by Sign Company. Brick spec: Taylor Clay, Four Way Kaiser Blend, Thin Brick. Trim on-site as needed to accommodate dimensions.

Cabinet base aluminum with concrete board. Two courses below grade by extending cabinet 5" below grade. Drain stone provided by Owner.

Foundation
Steel in concrete foundation by Sign Company per engineering requirements. This sign requires engineer's sealed drawings. Follow local and Ohio codes for attachment techniques and wind loads.

OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Ground Secondary
Directional
GSD

Non-Illuminated
Reflective

Qty: 2

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Jim Lytle Consulting

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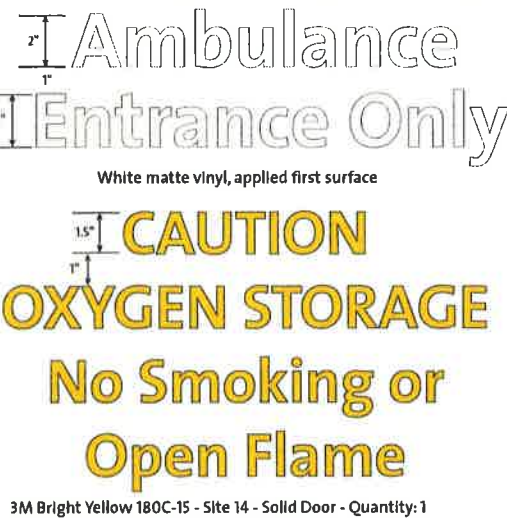
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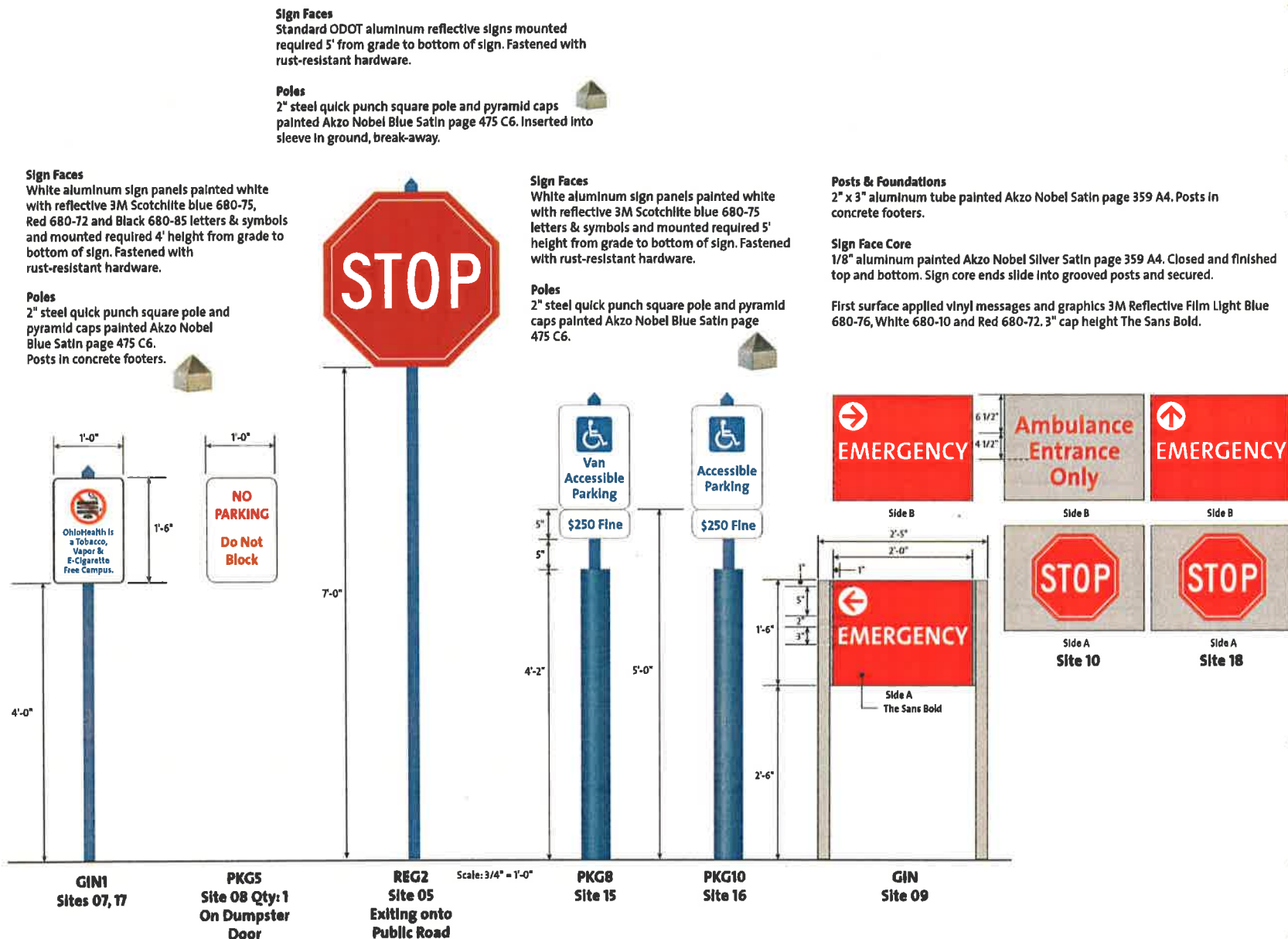
Jim Lytle
Project Manager

Cell: 614 579-8601

Date: Feb. 28, 2017

Page No: 4.01





OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Handicap and
Regulatory Signs

Non-Illuminated
Reflective

The sole purpose of these Jim Lytle Consulting ("JLC") design intent drawings is to provide visual design intent with development of this signage program. The sign manufacturer awarded contract by OhioHealth and its approved sub-contractors, accept total responsibility for engineering, materials selection, sign fabrication and installation, based on latest state and federal building codes for this specific location.

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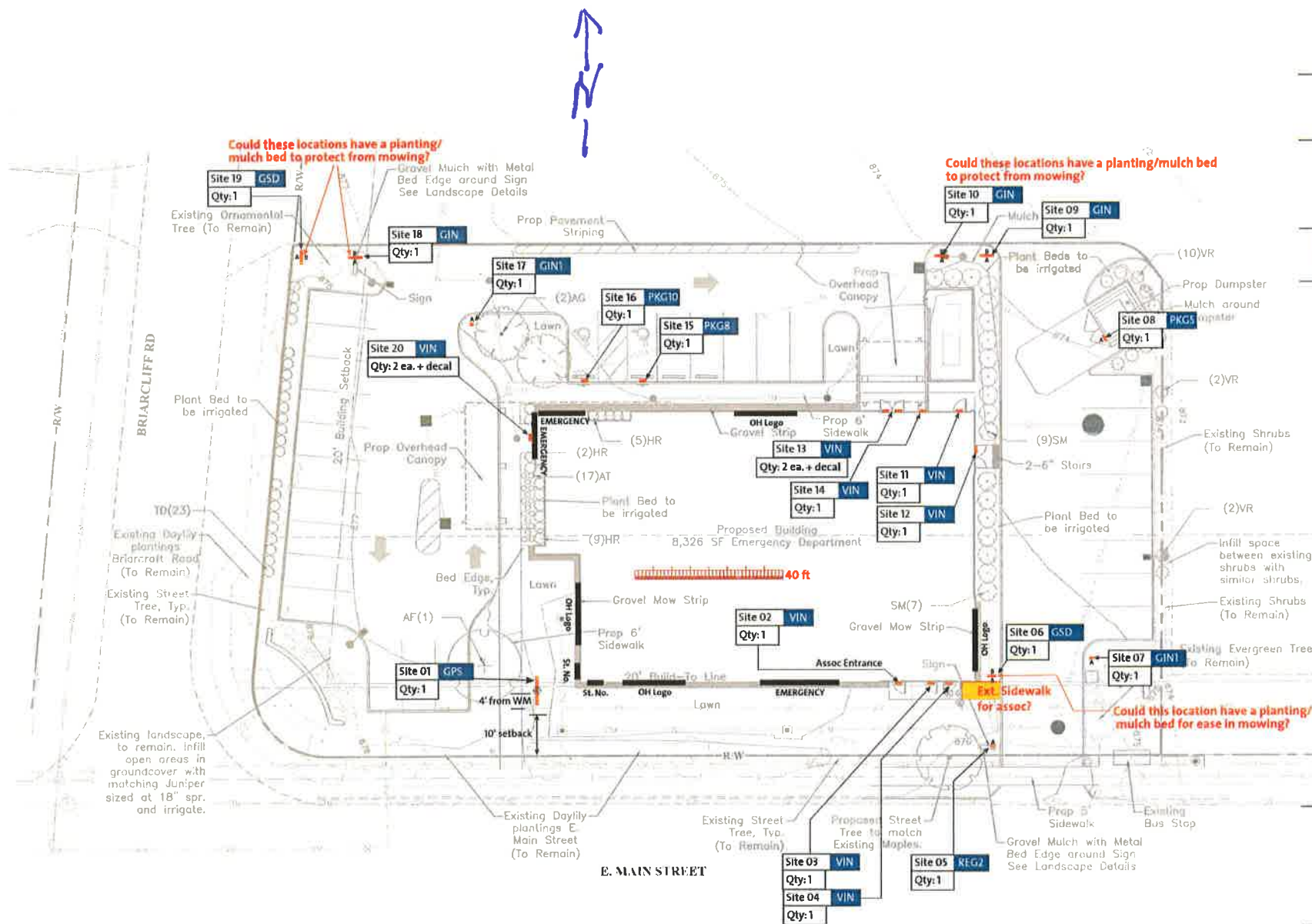
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CVR: 614 579-8608

Jim Lytle
Project Manager

Date: Feb. 28, 2017
Page No. 6.00



**OhioHealth**

OhioHealth
Freestanding ED
Reynoldsburg
Exterior Signage

Design Intent Bid Doc

Ground Signs
and Vinyl

Locations Site Map

The sole purpose of these Jim Lytle Consulting ("JLC") design intent drawings is to provide visual design intent with development of this signage program. The sign manufacturer awarded contract by OhioHealth and its approved sub-contractors, accepts total responsibility for engineering, materials selection, sign fabrication and installation, based on latest state and federal building codes for this specific location.

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► Date: Feb. 28, 2017

► Page No. 7.00



oh3.jpg



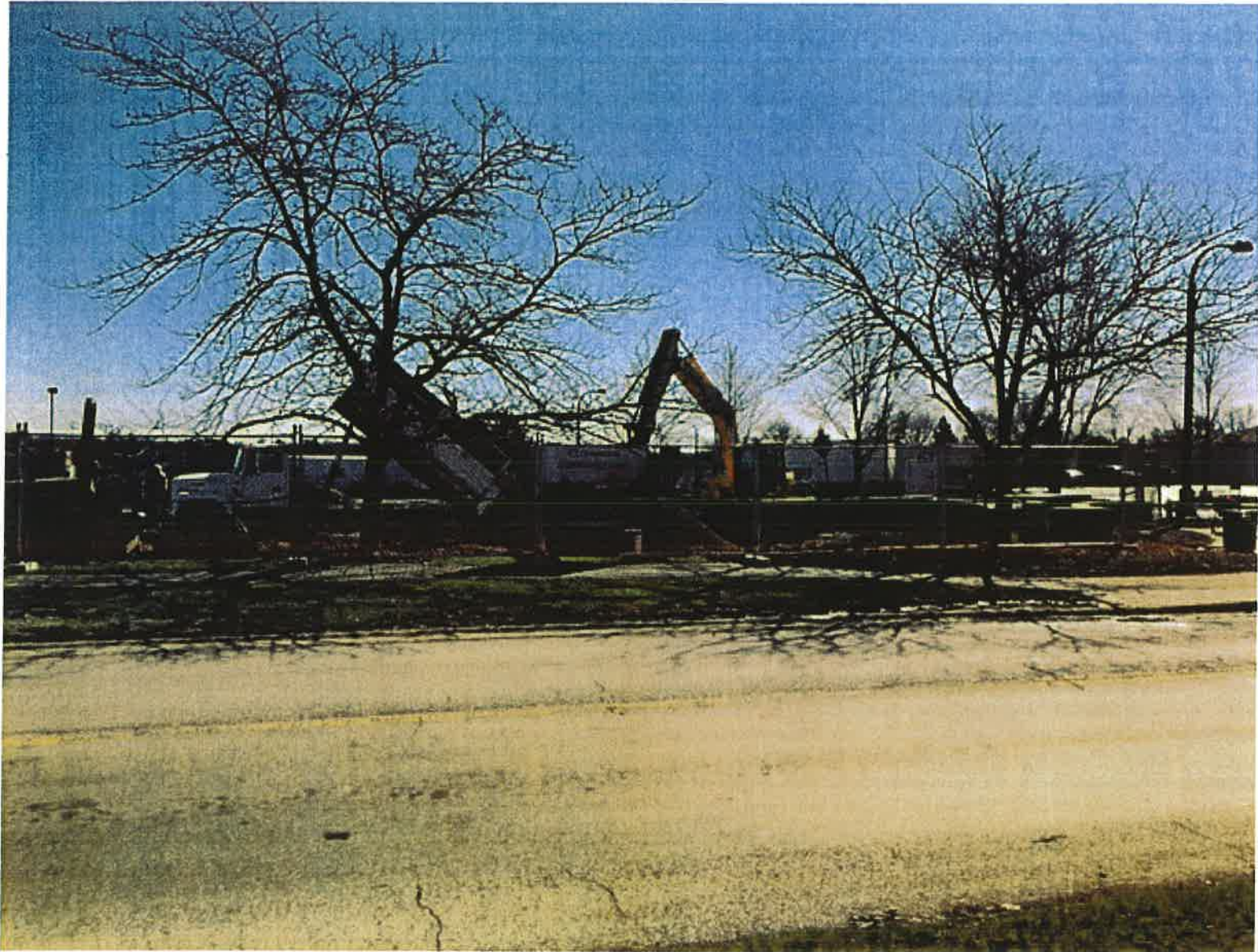
oh4.jpg



oh5.jpg



oh2.jpg



oh1.jpg



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

Application #: 177053
Permit #:
Date Submitted: 3/8/17
Fee Amount: \$260.00
☒ Paid: 95941

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:
2793 Taylor Road, Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
OH Retail II LL LLC (Walmart)
Contact Email:
Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:
Walmart Store #2726
Contact Phone Number:
Contact Email:

Description of Use:
Existing Walmart SuperCenter grocery/department store

IV. APPLICANT INFORMATION

Applicant Name:
Seth Dorman, WD Partners
Applicant Address:
7007 Discovery Boulevard, Dublin, OH 43017
Applicant Phone Number:
(614) 634-7243 (direct #)
Applicant Email:
seth.dorman@wdpartners.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400):
☒ Minor/Exterior Modifications (\$200): See attached scope of work description
☐ Signage (\$75)/Comprehensive Sign Plan (\$150):
☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 03/07/2017
*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: 4/6/17
Meeting Results
☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____

Attachment: Application #177053 (1719 : 2793 Taylor Rd.; Application #177053; Applicant: Seth Dorman)



transmittal

TO: Eric Snowden FROM: Seth Dorman
City of Reynoldsburg PROJECT NAME: WALRE0212_OH_Reynoldsburg_272
Department of Development 6-226_RM
Planning & Zoning Division WAL - Remodel
WD PROJECT #: WALRE0212
7232 East Main Street DATE: Tuesday, March 07, 2017
Reynoldsburg, Ohio 43068 SHIPPED: Fedex Standard
PHONE: (614) 322-6829
FAX:

remarks:

Eric,

Enclosed please find the Certificate of Appropriateness application and plans for the additional minor exterior modifications proposed at the existing Walmart SuperCenter (Store #2726) located in the Taylor Square shopping center at 2793 Taylor Road in Reynoldsburg.

Included with this transmittal are the following items:

- Certificate of Appropriateness Application, including separate scope of work description
- \$200 Application Fee
- Eleven (11) color copies of the renderings and photos of store showing the proposed modifications.

Please let me know if you have any questions or need any additional information in order to complete your review of the proposal and to prepare the staff report for Design Review.

Sincerely,
Seth Dorman

Manager, Planning & Permitting
614.634.7243
seth.dorman@wdpartners.com

Seth Dorman

Walmart Store #2726

**2793 Taylor Road
Reynoldsburg, OH 43068**

Minor Exterior Modification Scope of Work Description:

Walmart proposes to paint the EIFS areas behind the primary storefront sign (Walmart) and the secondary entrance signs (Grocery and Home & Pharmacy) royal blue (P76U).

As part of this scope change, Walmart also is proposing to eliminate the previously approved area of orange behind the Pickup sign.

Finally, as part of this scope change, Walmart is proposing to relocate several existing and/or previously approved signs, including (see enclosed plans for reference):

- (1) Address numerals being relocated from the west side of the store to the east side of the store.
- (2) Existing tenant sign (Subway) being relocated 20’ to the right, closer to the Grocery entrance.
- (3) Previously approved Pickup sign being relocated from the offset to the bump out just left of the Grocery entrance. From a lineal perspective the Pickup sign is shifting 5’ to the right and will be placed where the address numerals currently are.



Reynoldsburg, OH - Store #2726



Design Presentation Only - Not For Construction

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Confidential

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Issued: January 19, 2017

Revised: March 7, 2017

Existing Signage Schedule

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	5'-6"		
* (Spark)	1	LED	YELLOW	8'-0"	298.00 SF	298.00 SF
Market	1	N/A	WHITE	2'-6"	29.18 SF	29.18 SF
Home & Pharmacy	1	N/A	WHITE	2'-6"	97.53 SF	97.53 SF
Outdoor Living	1	N/A	WHITE	2'-6"	77.31 SF	77.31 SF
TOTAL FRONT SIGNAGE						
						502.02 SF
AUTO CENTER SIGNAGE						
Tire & Lube	1	N/A	WHITE	2'-0"	27.10 SF	27.10 SF
Tire	2	N/A	WHITE	1'-0"	2.28 SF	4.56 SF
Lube	2	N/A	WHITE	1'-0"	2.92 SF	5.84 SF
TOTAL AUTO CENTER SIGNAGE						
						37.50 SF
TOTAL BUILDING SIGNAGE						539.52 SF

New Signage Schedule

SIGNAGE LOCATION	EXST/NEW	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE							
Walmart	NEW	1	LED	WHITE	5'-6"	299.04 SF	299.04 SF
* (Spark)	NEW	1	LED	YELLOW	8'-0"		
Pickup	NEW	1	LED	WHITE	2'-6"	66.76 SF	66.76 SF
* (Spark)	NEW	1	LED	YELLOW			
Grocery	NEW	1	N/A	WHITE	2'-6"	42.05 SF	42.05 SF
Home & Pharmacy	NEW	1	N/A	WHITE	2'-6"	97.66 SF	97.66 SF
Lawn & Garden	NEW	1	N/A	WHITE	2'-6"	63.89 SF	63.89 SF
Auto Center -->	NEW	1	N/A	WHITE	2'-0"	34.50 SF	34.50 SF
Vision Center	NEW	1	N/A	WHITE	1'-0"	8.81 SF	8.81 SF
TOTAL FRONT SIGNAGE							612.71 SF
AUTO CENTER SIGNAGE							
Auto Center	NEW	1	N/A	WHITE	2'-0"	31.47 SF	31.47 SF
Tire	NEW	2	N/A	WHITE	1'-0"	2.38 SF	4.76 SF
Lube	NEW	2	N/A	WHITE	1'-0"	3.13 SF	6.26 SF
TOTAL AUTO CENTER SIGNAGE							42.49 SF
TOTAL BUILDING SIGNAGE							655.20 SF



Existing Pylon Sign



Proposed Pylon Sign

- Reface sign panels

New prototypical gray color scheme is not approved by the AHJ or LL. The exterior was repainted to the existing earth tone color scheme as part of the 2016 Facilities Maintenance paint. Signage and paint were previously approved by the Design Review Board, however, an amendment is currently under review indicating the remove of the Pickup orange paint and addition of the Walmart blue paint. This amendment will be part of the Design Review Board agenda at the April 6, 2017 meeting.



Walmart  Confidential

wd

March 7, 2017

Reynoldsburg, OH - Store #2726

Design Presentation Only - Not For Construction

Building Exterior

5



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

Application #: 177136
Permit #:
Date Submitted: 3/7/17
Fee Amount: \$150.00
☒ Paid: 035831

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>NE Corner of Taylor Rd and Firstgate Dr. Taylor Ridge East</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Taylor Ridge East HOA</u>	
Contact Email: <u>Martha@br-mr.com</u>	Contact Phone Number:
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Taylor Ridge East</u>	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use: <u>Subdivision - Neighborhood entry Signage</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Sign Vision Co, Inc.</u>	Applicant Address: <u>987 Claycraft Rd. Columbus, OH 43230</u>
Applicant Phone Number: <u>614-475-5161</u>	Applicant Email: <u>Jamige@signvisionco.com</u>
☐ Property Owner	☐ Business Owner/Tenant
☒ Contractor	☐ Architect/Engineer

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☐ Minor/Exterior Modifications (\$200):	
☒ Signage (\$75)/Comprehensive Sign Plan (\$150): <u>Replace Entrance Sign with new</u>	
☐ Historic District (\$50):	

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Dan Gray Date: 3/7/17
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: <u>R-3</u>
	☐ Historic District
	☐ CC Overlay
Add'l Approvals Req'd	☐ BZBA
	Meeting Date: <u>4/6/17</u>
	Meeting Results
	☐ Approved as Submitted ☐ Tabled ☐ Approved w/ Conditions ☐ Denied
	P&Z Admin.: _____ Date: _____

DECLARATION OF COVENANTS, EASEMENTS,
CONDITIONS AND RESTRICTIONS

FOR TAYLOR RIDGE EAST TRANSFER NOT NECESSARY
Date April 24 96
George B. Buchanan
Licking County Auditor

THIS DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made as of the 16th day of April, 1996, by Taylor Road Associates, an Ohio joint venture ("Developer").

A. Developer is the owner of the real property more fully described in Exhibit A attached hereto and by this reference incorporated herein.

B. Developer desires to develop the Property into a residential subdivision, and to restrict the use and occupancy of the Property for the protection of the Property and the future owners of the Property.

C. Developer declares that all of the Property shall be held, developed, encumbered, leased, occupied, improved, used, and conveyed subject to the following covenants, easements, conditions and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding upon and inure to the benefit of all parties now or hereafter having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns. Each grantee of any right, title or interest in the Property or in any lot or other part thereof, by acceptance of a conveyance shall be deemed to have covenanted and agreed for itself and its successors, assigns, heirs and legal representatives, to be bound by and comply with the terms of this Declaration and to own, hold, improve, encumber, sell and occupy such interest in the Property subject to and in accordance with this Declaration.

I. DEFINITIONS

A. "Annual Assessment" - amount to be paid to the Association by each Owner annually.

B. "Assessments" - collectively referring to Annual Assessments, Lot Assessments and Special Assessments.

C. "Association" - Taylor Ridge East Association, Inc., an Ohio non-profit corporation, its successors and assigns.

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79665 Sa OR. Vol 853-Pg 139

O. "Owner" - the record owner, whether one or more persons or entities, of fee simple title to a Lot, including contract sellers, but excluding those having an interest merely as security for performance of an obligation and also excluding the Developer.

P. "Property" - all of the real property described in Exhibit A attached hereto and such additional property as may be annexed by amendment to this Declaration, or that is owned in fee simple by the Association, together with all easements and appurtenances.

Q. "Reserve Fund" - the fund established pursuant to Article V.

R. "Rules" - the rules and regulations governing use of the Property and the Common Property, as may be established by the Board from time to time pursuant to Article IV.

S. "Special Assessment" - an assessment levied by the Association against all Lots pursuant to Article V or at a special meeting of the Members of the Association to pay for capital expenditures or interest expense on indebtedness incurred for the purpose of making capital expenditures and not projected to be paid out of the Reserve Fund.

T. "State" - the State of Ohio.

U. "Turnover Date" - the date described in Article V, Paragraph C.

II. GOALS

The covenants, easements, conditions and restrictions contained in this Declaration are declared to be in furtherance of the following purposes:

- A. Compliance with all zoning and similar governmental regulations;
- B. Promotion of the health, safety and welfare of all Owners and residents of the Property;
- C. Preservation, beautification and maintenance of the Property and all Improvements; and
- D. Establishment of requirements for the development and use of the Property.

suspension of the right to use the Common Property. In addition, the Board shall have the power to seek relief in any court for violations or to abate unreasonable disturbances. If the Board expends funds for attorneys' fees or litigation expenses in connection with enforcing this Declaration, the Association Documents or the Rules against any Owner, tenant, guest or invitee of any Owner, the amount shall be due and payable by such Owner and shall be a Lot Assessment against such Owner's Lot.

E. Implied Rights. The Association may exercise any other right or privilege given to it expressly by the laws of the State and this Declaration, and every other right or privilege reasonably implied from the existence of any right or privilege granted in this Declaration, or reasonably necessary to effect any such right or privilege.

F. Managing Agent. The Board may retain and employ on behalf of the Association a Manager, which may be Developer, and may delegate to the Manager such duties as the Board might otherwise be authorized or obligated to perform. The compensation of the Manager shall be a Common Expense. The term of any management agreement shall not exceed three years and shall allow for termination by either party, without cause, and without penalty, upon no more than 90 days' prior written notice.

G. Insurance.

1. The Association shall be required to obtain and maintain adequate blanket property insurance, liability insurance and flood insurance covering all of the Common Property in an amount as is commonly required by prudent institutional mortgage investors.

2. The Association may, in the Board's discretion, obtain and maintain the following insurance: (a) fidelity bond coverage and workers' compensation insurance for all officers, directors, board members and employees of the Association and all other persons handling or responsible for handling funds of the Association, (b) adequate comprehensive general liability insurance, (c) officers' and trustees' liability insurance to fund the obligations of the Association under Section VI.A., (d) additional insurance against such other hazards and casualties as is required by law, and (e) any other insurance the Association deems necessary.

3. In the event of damage or destruction of any portion of the Common Property, the Association shall promptly repair or replace the same, to the extent that insurance proceeds are available. Each Owner hereby appoints the Association as its attorney-in-fact for such purpose. If such proceeds are insufficient to cover the cost of the repair or replacement, then the Association may levy a Special Assessment pursuant to Section V to cover the additional costs.

H. Condemnation. The Association shall represent the Owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of the Common Property, or any portion thereof. Each Owner hereby appoints the Association as its attorney-in-fact for such purpose. The awards or proceeds of any

E. Lot Assessments. The Board may levy a Lot Assessment against any Lot(s) and the Owner(s) thereof to reimburse the Association for costs incurred on behalf of the Lot(s), including without limitation, costs associated with making repairs that are the responsibility of the Owner; costs of additional insurance premiums specifically allocable to an Owner; costs of any utility expenses chargeable to an Owner but not separately billed by the utility company; and all other fines and charges reasonably determined to be a Lot Assessment by the Board. Upon its determination to levy a Lot Assessment, the Board shall give the affected Owner(s) written notice and the right to be heard by the Board or a duly appointed committee thereof in connection with such Lot Assessment, 10 days prior to the effective date of the levy of any Lot Assessment. The Board may levy a Lot Assessment in the nature of a fine reasonably determined by the Board against the Lot of any Owner who violates the Rules, the Association Documents or any provision of this Declaration, or who suffers or permits his/her family members, guests, invitees or tenants to violate such Rules, the Association Documents, or provisions of this Declaration.

F. Remedies.

1. Late Charge; Acceleration. If any Assessment remains unpaid for 10 days after all or any part thereof shall become due and payable, the Board may charge interest at the lesser of the rate of 12% per annum or the highest rate permitted by law, together with an administrative collection charge of \$25.

2. Liability for Unpaid Assessments. Each Assessment or installment of an Assessment, together with interest thereon and any costs of collection, including reasonable attorneys' fees shall become the personal obligation of the Owner(s) beginning on the date the Assessment or installment thereof becomes due and payable. The Board may authorize the Association to institute an action at law on behalf of the Association against the Owner(s) personally obligated to pay any delinquent assessment. An Owner's personal obligation for a Lot's delinquent Assessments shall also be the personal obligation of his/her successors in title who acquire an interest after any Assessment becomes due and payable and both such Owner and his/her successor in title shall be jointly and severally liable therefor. Except as otherwise provided herein, the transfer of an interest in a Lot shall neither impair the Association's lien against that Lot for any delinquent Assessment nor prohibit the Association from foreclosing that lien.

3. Liens. All unpaid Assessments, together with any interest and charges thereon or costs of collection, shall constitute a continuing charge in favor of the Association and a lien on the Lot against which the Assessment was levied. If any Assessment remains unpaid for 10 days after it is due, then the Board may authorize any officer or appointed agent of the Association to file a certificate of lien for all or any part of the unpaid balance of that Assessment, together with interest and costs, with the appropriate governmental office containing a description of the Lot which the lien encumbers, the name(s) of the Owner(s) of that Lot, the amount of the unpaid portion of the Assessment, and such other information as the laws of the State may require. The certificate may be signed by any officer, authorized agent or Manager of the Association. Upon the filing of the certificate, the subject Lot shall be encumbered by a

VII. ARCHITECTURAL STANDARDS

All Property at any time subject to this Declaration shall be governed and controlled by this Article.

A. Design Review Board. The Design Review Board shall be a board consisting of three (3) persons. Until the Turnover Date, Developer shall have the sole and exclusive right to appoint and remove all three members of the Design Review Board at will. After the Turnover Date, the Board shall have the right to appoint all three members to the Design Review Board at will. The Design Review Board shall have the exclusive authority, by action of two or more of the members thereof, at a private or public meeting to determine the architectural standards which shall govern the construction of Improvements on the Property. Each Owner covenants and agrees by acceptance of a deed to a Lot, to comply with, and to cause his/her Lot and any occupant thereof to comply with the standards promulgated by the Design Review Board. No Improvement shall be placed, erected or installed on the Property, no construction (which term shall include in its definition staking, clearing, excavation, grading and other site work) and no plantings or removal of plants, trees or shrubs shall be permitted without, until and unless the Owner first obtains the written approval thereof of the Design Review Board and otherwise complies with the provisions of this Declaration.

B. Modifications. Except as otherwise provide in this Declaration, the Design Review Board shall have jurisdiction over all construction, modifications, additions or alterations of Improvements on or to the Property. No person shall construct any Improvement on any Lot, including without limitation, alter surfaces of existing Improvements, change paint colors or roofing materials, construct or modify fencing, or install any recreational device, without the prior written consent of the Design Review Board. Owners shall submit plans and specifications showing the nature, kind, shape, color, size, materials and location of Improvements and alterations to the Design Review Board for its approval. Nothing contained herein shall be construed to limit the right of an Owner to remodel or decorate the interior of his/her residence.

C. Variances. To avoid unnecessary hardship and/or to overcome practical difficulties in the application of the provisions of this Declaration, the Design Review Board shall have the authority to grant reasonable variances from the provisions of Article VIII, provided that the activity or condition is not prohibited by applicable law; and provided further that, in their judgment, the variance is in the best interest of the community and is within the spirit of the standards of the Design Review Board. No variance granted pursuant to this Section shall constitute a waiver of any provision of this Declaration as applied to any other person or any other part of the Property.

D. Improvements by Developer. Notwithstanding the foregoing to the contrary, all Improvements and landscaping constructed by the Developer or its partners, members or shareholders shall be deemed to comply in all respects with the requirements of the Design Review Board.

I. Hotel/Transient Uses; Leases. No Lot may be used for hotel or transient uses, including without limitation, uses in which the occupant is provided customary hotel services such as room service for food and beverage, maid service, furnishing laundry and linen, or similar services, or leases to roomers or boarders. All leases shall be in writing and shall be subject to this Declaration.

J. Vehicles. The Board shall be entitled to create and enforce reasonable rules concerning the parking of any vehicle permitted in the Common Property. In addition to its authority to levy Lot (except in an enclosed structure shielded from view) Assessments as penalties for the violation of such rules, the Board shall be authorized to cause the removal of any vehicle violating such rules. No automobile or motor-driven vehicle shall be left upon or in front of a Lot for a period longer than seven (7) days in a condition wherein it is not able to be operated upon the public highway, after which time the vehicle shall be considered as a nuisance and detrimental to the welfare of the neighborhood and shall be removed from the Lot. No trucks, commercial vehicles, boats, trailers, vans, campers, motorcycles or mobile homes shall be parked or stored on the street or on any Lot (except in an enclosed structure shielded from view) for any time period longer than five (5) days in any thirty (30) day period, provided, however, that nothing contained herein shall prohibit the reasonable use of such vehicles as may be necessary during construction of residences on the Lots.

The word "trailer" shall include trailer coach, house trailer, mobile home, automobile trailer, camp car, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit use and occupancy thereof, or for storage or the conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The word "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any light pickup truck which is used as an automobile vehicle by an Owner or a member of an Owner's family.

K. Trash. Except for the reasonably necessary activities of the Developer during the original development of the Property, no burning or storage of trash of any kind shall be permitted on the Property. All trash shall be deposited in covered, sanitary containers, screened from view.

L. Antennae. No outside television or radio aerial or antenna, or other aerial or antenna, including satellite receiving dishes, for reception or transmission, shall be maintained on the Property except for satellite receiving dishes 24" in diameter or smaller which are out of view of the street.

M. Utility Lines. All utility lines on the Property shall be underground, subject to the requirements of relevant governmental authorities and utility companies.

N. Tanks. No tanks for the storage of propane gas or fuel oil shall be permitted to be located above or beneath the ground of any Lot except that propane gas grills are permitted.

O. Street Tree. Developer may designate one (1) or more trees as deemed necessary by Developer along the street in front of each Lot. If Developer determines to designate street

IX. EASEMENTS AND LICENSES

A. Easement of Access and Enjoyment Over Common Property. Every Owner shall have a right and easement (in common with all other Owners) of enjoyment in, over, and upon the Common Property, and a right of access to and from his/her Lot, which rights shall be appurtenant to, and shall pass with the title to, his/her Lot, subject to the terms and limitations set forth in this Declaration, subject to the Rules. An Owner may delegate his/her rights of access and enjoyment to family members, occupants, guests and invitees.

B. Right of Entry for Repair. The duly authorized agents, officers, contractors, and employees of the Association shall have a right of entry and access to the Property, including without limitation the Lots, for the purpose of performing the Association's rights or obligations set forth in this Declaration. The Association may enter any Lot to remove or correct any violation of this Declaration or the Rules, or to maintain, repair, and replace the Common Property, but only during reasonable hours and after providing seventy-two (72) hours advance notice to the Owner, except in cases of emergency.

C. Easement for Utilities and Other Purposes. The Board or Developer may convey easements over the Common Property to any entity for the purpose of constructing, installing, maintaining, and operating poles, pipes, conduit, wires, ducts, cables, and other equipment necessary to furnish electrical, gas, sewer, water, telephone, cable television, and other similar utility or security services, whether of public or private nature, to the Property and to any entity for such other purposes as the Board or Developer deems appropriate; provided that such equipment or the exercise of such easement rights shall not unreasonably interfere with the Owners' use and enjoyment of the Property. The Board or Developer may grant such easements over all portions of the Property for the benefit of adjacent properties as the Board or Developer deems appropriate; provided that the grant of such easements imposes no undue, unreasonable, or material burden or cost upon the Property; and further provided that the Board or Developer may not convey any easement over a Lot without the prior written consent of the Owner of such Lot (which consent shall not be unreasonably delayed or withheld).

D. Easement for Services. A non-exclusive easement is hereby granted to all police, firemen, ambulance operators, mailmen, deliverymen, garbage removal personnel, and all similar persons, and to the local governmental authorities and the Association (but not to the public in general) to enter upon the Common Property to perform their duties.

E. Entry Feature. An easement is hereby reserved in favor of the Developer and the Association over, under and upon the cross-hatched area shown on Exhibit B attached hereto and made a part hereof, being a portion of Lots 1 and 47 of the Property (the "Entrance Feature Area"), to construct, repair, reconstruct and maintain an entry feature(s) and other improvements. The easement shall run with the land and shall be binding on all future Owners of the Entrance Feature Area. The Developer and the Association shall repair, reconstruct and maintain such Entrance Feature Area as is reasonably deemed necessary by the Developer and Association.

D. Developers Rights to Complete Development. Developer shall have the right to: (a) complete the development, construction, promotion, marketing, sale, resale and leasing of properties; (b) construct or alter Improvements on any property owned by Developer; (c) maintain model homes, offices for construction, sales or leasing purposes, storage areas, construction yards or similar facilities on any property owned by Developer or the Association; or (d) post signs incidental to the development, construction, promotion, marketing, sale and leasing of property within the Property. Further, Developer shall have the right of ingress and egress through the streets, paths and walkways located in the Property for any purpose whatsoever, including, but not limited to, purposes related to the construction, maintenance and operation of Improvements. Nothing contained in this Declaration shall limit the rights of Developer or require Developer to obtain approval to: (i) excavate, cut, fill or grade any property owned by Developer or to construct, alter, remodel, demolish or replace any Improvements on any Common Property or any property owned by Developer as a construction office, model home or real estate sales or leasing office in connection with the sale of any property; or (iii) require Developer to seek or obtain the approval of the Association or the Design Review Board for any such activity or Improvement on any Common Property or any property owned by Developer. Nothing in this Section shall limit or impair the reserved rights of Developer as elsewhere provided in this Declaration.

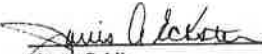
E. Developer's Right to Replat Developer's Property. Developer reserves the right, at any time and from time to time, to amend, alter or replat any plat or development plan and to amend any zoning ordinance which affects all or any portion of the Property; provided, however, that only real property owned by Developer shall be the subject of any such amendment, alteration or replatting. Each Owner and Member and the Association, for themselves and their successors and assigns, hereby consents to and approves any such amendment, alteration or replatting and shall be deemed to have joined in the same.

F. Indemnification. The Association shall indemnify every officer and trustee of the Association against any and all claims, liabilities, expenses, including attorneys' fees, reasonably incurred by or imposed upon any officer or trustee in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board) to which he/she may be a party by reason of being or having been an officer or trustee. The officers and trustees shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misconduct, bad faith or gross negligence. The officers and trustees of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or trustees may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and trustee free from and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided herein shall not be exclusive of any other rights to which any officer or trustee, or former officer or trustee, may be entitled.

G. Severability. If any article, section, paragraph, sentence, clause or word in this Declaration is held by a court of competent jurisdiction to be in conflict with any law of the State, then the requirements of such law shall prevail and the conflicting provision or language shall be

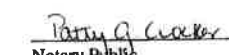
STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 16th day of April, 1996, by Irving Schottenstein, the President of M/I Schottenstein Homes, Inc., an Ohio corporation, on behalf of the Developer.


Notary Public
 JANIS A. ECKSTEIN
Notary Public - State of Ohio
My Commission Expires 7-27-97

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 16th day of April, 1996, by Robert A. Meyer, Jr., the Vice President of Borror Realty Company, an Ohio corporation, on behalf of the Developer.


Notary Public
 PATTY G. CROCKER
Notary Public - State of Ohio
My Commission Expires Feb. 28, 2000

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 16 day of April, 1996, by John Baum, the Pres. of Homewood Corporation, an Ohio corporation, on behalf of the Developer.

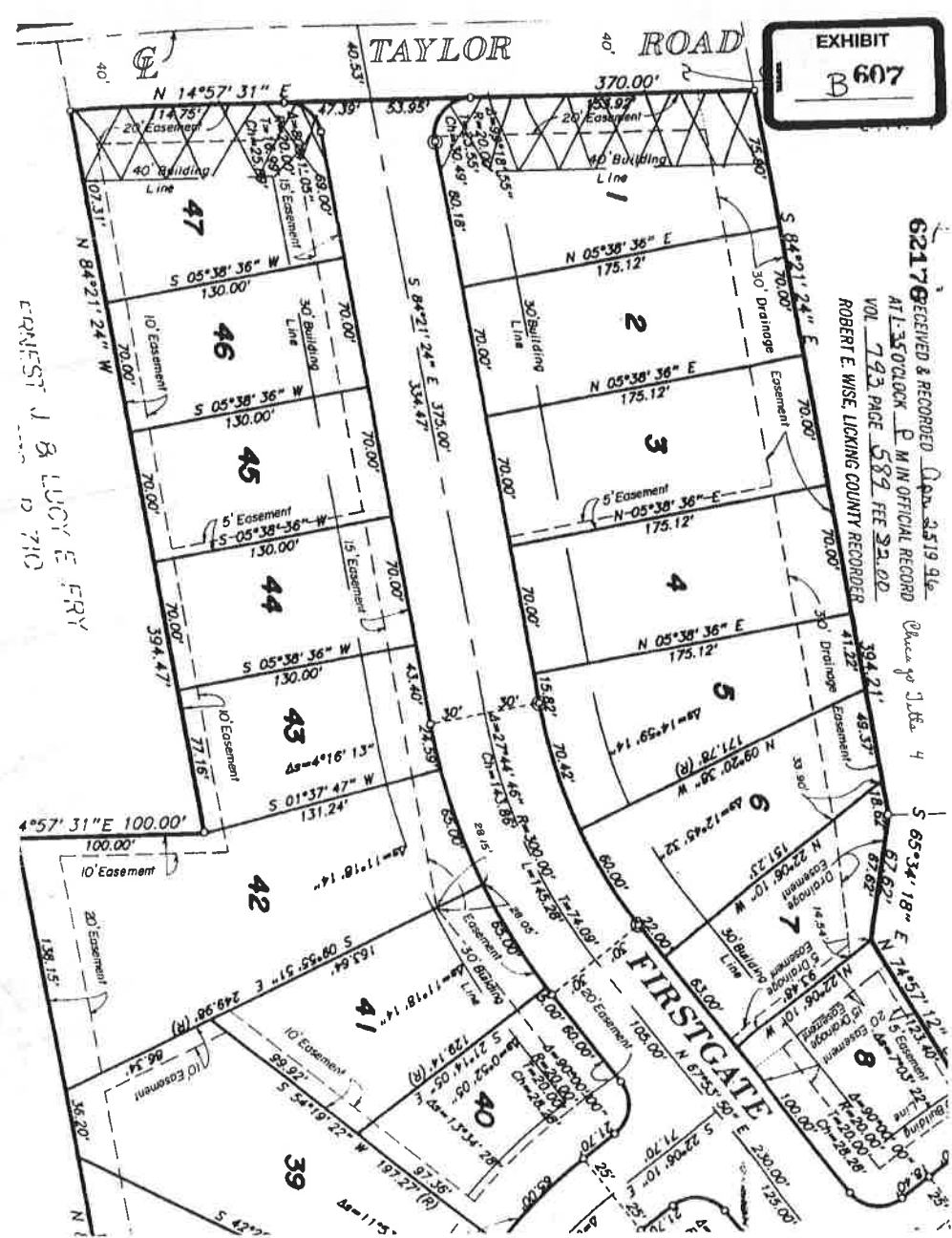

Notary Public

This instrument Prepared By:

Paul S. Coppel, Esq.
M/I Schottenstein Homes, Inc.
41 S. High Street, Ste. 2410
Columbus, Ohio 43215

CANDACE J. WILEY
Notary Public - State of Ohio
My Commission Expires 25, 2000





TITLE: TAYLOR RIDGE EAST - MONUMENT

LOCATION: CORNER OF FIRSTGATE DR. & TAYLOR RD. REYNOLDSBURG, OH

SIGN VISION CO.



QTY. X 1 - D/F MONUMENT SIGN

3' X 6' X 6" ALUMINUM SIGN CABINET PAINTED GREEN

1/2" RAISED PVC COPY & 1/4" BORDER,
PAINTED GOLD

GOLD VINYL DECORATIVE GRAPHICS

4" X 36" ALUMINUM RIDER PANEL W/ VINYL GRAPHICS

55 1/2" X 96" X 18" ALUMINUM POLE COVER,
W/ FAUX HDU STONE FACE

ALUMINUM POLE COVER TOPPERS, PAINTED GOLD



**CORPORATE OFFICES:
987 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230**

PHONE: (614) 475-5161

JOB TITLE:
TAYLOR RIDGE EAST
MONUMENT

DATE: FEBRUARY 16, 2017
SALESMAN: DARRIN GRAY
DESIGNER: CHRIS NADERER
DRAWING #2017-039

FILE: TRE 2017-039
REVISION: 3.7.17
REVISION:
REVISION:

APPROVED ☐
APPROVED WITH CORRECTIONS ☐
NOT APPROVED RESUBMIT ☐

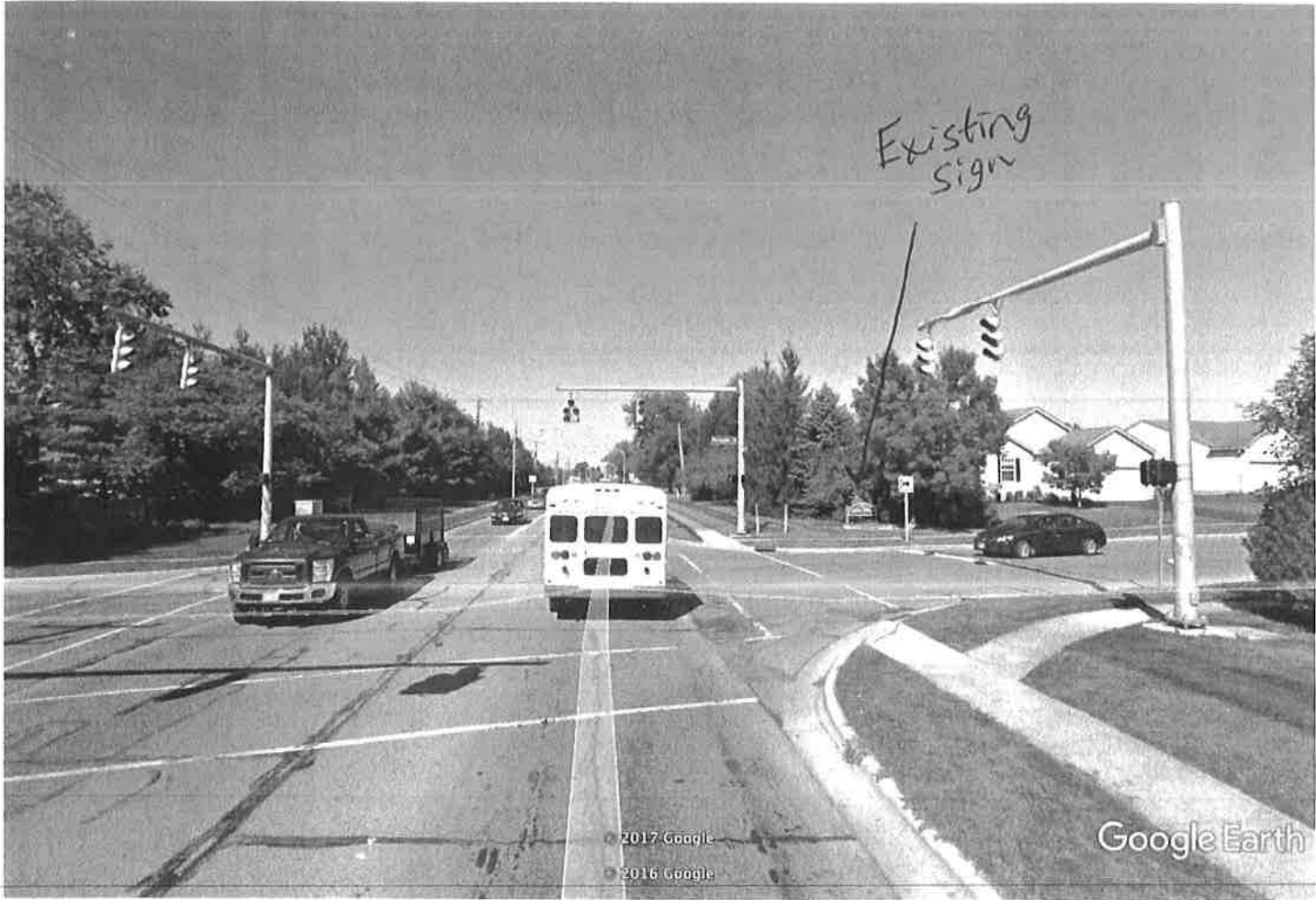
SIGNATURE: _____

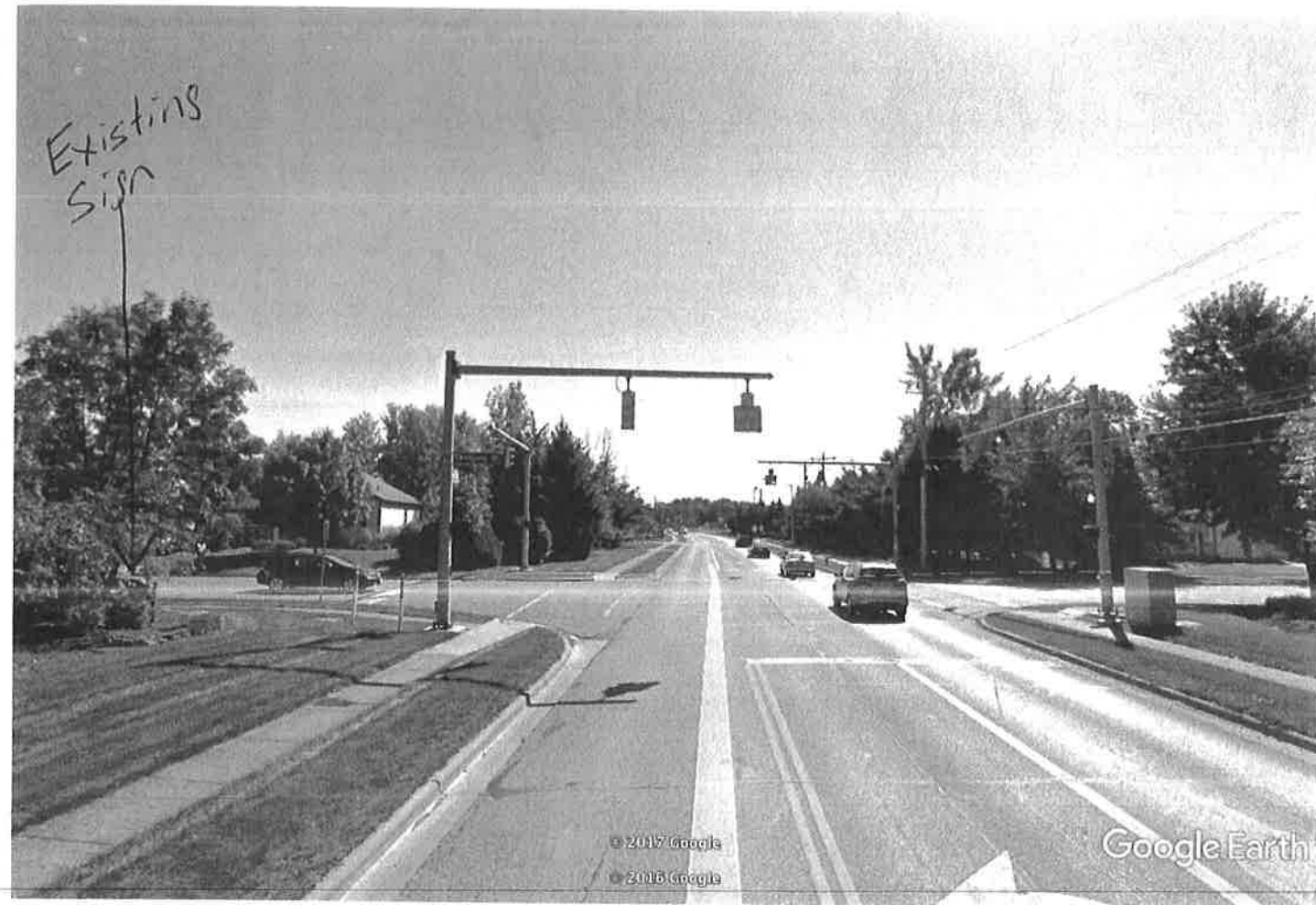
YOUR SIGNATURE REPRESENTS FINAL APPROVAL. PLEASE LOOK OVER CAREFULLY, CHECK ALL SPELLING AND GRAMMAR. SIGN VISION CAN NOT BE RESPONSIBLE FOR ANY ERRORS AFTER FINAL APPROVAL.

Attachment: Application #177136 (1720 : 8702 Firstgate Dr.; Application #177136; Applicant Sign Vision Co., Inc.)



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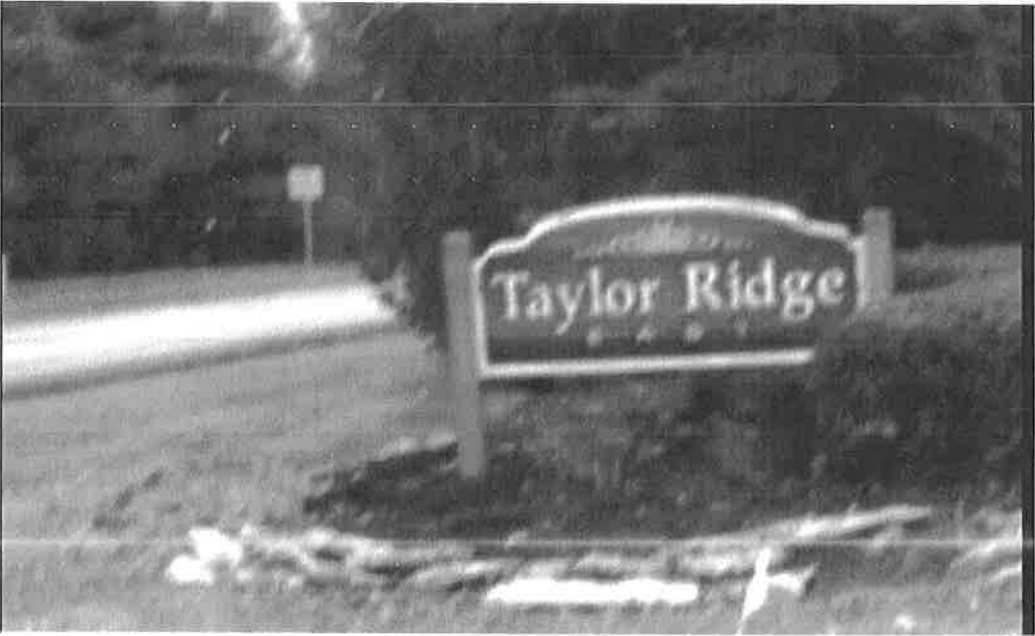


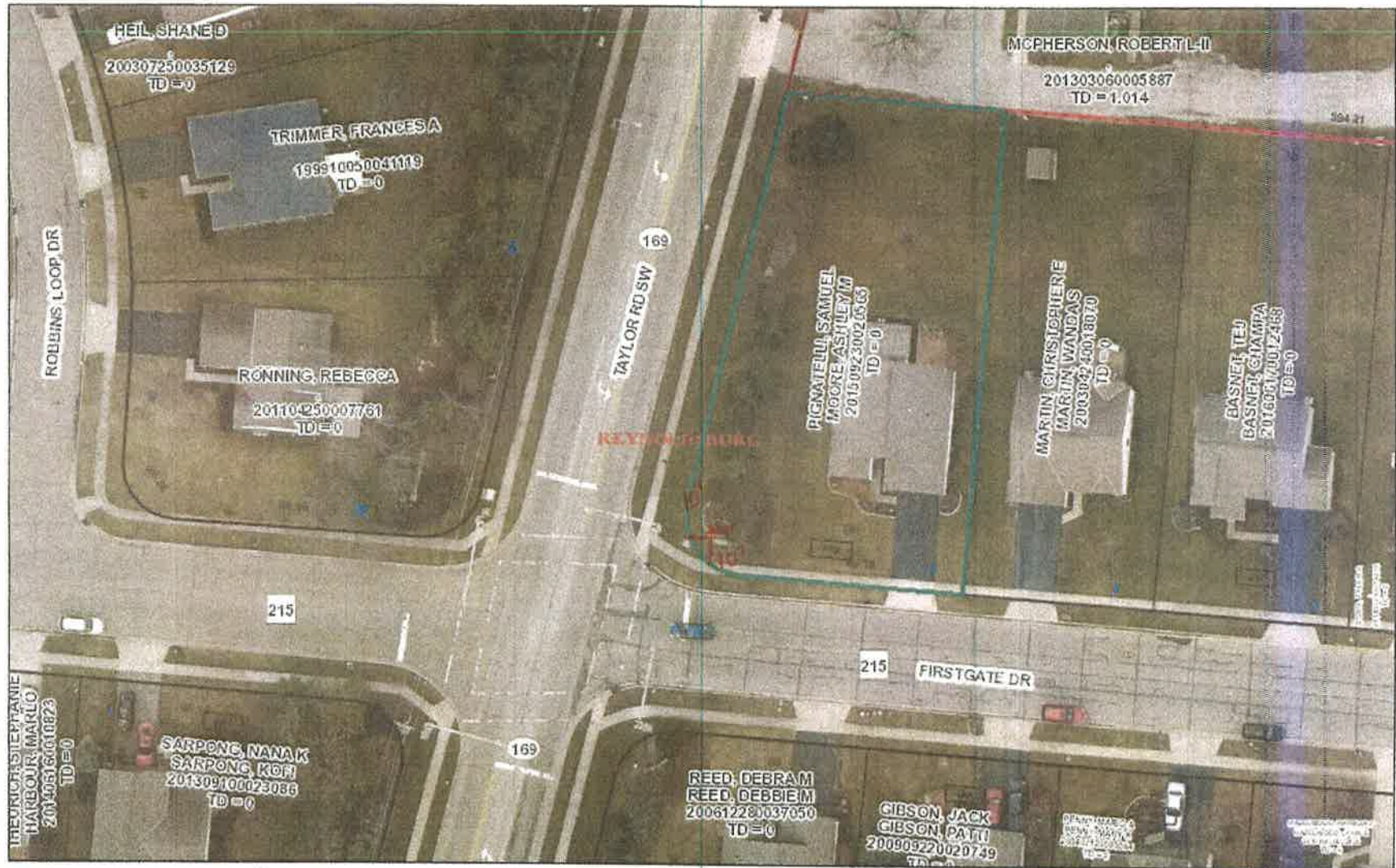
Google Earth



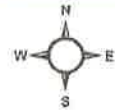
Taylor Ridge East Entry sign
(Reynoldsburg OH)







March 14, 2017



0 50 Feet
0.01 Miles

Licking County, OH
2013/2014

LICKING COUNTY TAX MAP

Pictometry