Reynoldsburg
OHIO • 1839

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Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative Assistant

Thursday, September 19, 2024	6:00 PM	Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2024-0514; 976 Waggoner Rd; Abigail Curtis; Variance

D. NEW BUSINESS

1. App# 2024-0577; 6821 E. Main St; Andy Gray of Mann Parsons Gray Architecture for Grease Monkey; Conditional Use
2. App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use
3. App# 2024-0564; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Conditional Use
4. App# 2024-0438; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Appeal

E. OTHER BUSINESS

1. 2025 Planning and Zoning Board Meetings

F. ADJOURNMENT

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ADJOURNMENT

Reynoldsburg
OHIO · 1839

August 13, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Abigail Curtis; 976 Waggoner Road: Variance Application - Fencing

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. **Project Summary**
    a. **Site Summary:** The subject site is located at 976 Waggoner Rd. The 1.28 acre site consists of 2 existing structures. Per the Franklin County Auditor's website, one of the existing structures is 1,900 square feet and was built in 1925; the other structure is 700 square feet and was built in 1940. The site is used as a Dwelling – Detached Single Family. The subject site is zoned SR, Suburban Residential.
    b. **Surrounding Zoning:** The surrounding zoning consist of SR, Suburban Residential to the east, west, north, and south of the subject site. The surrounding land uses consist of Dwelling – Detached Single Family homes. The subject site is approximately a little over 200 feet away from the St. Pius X Catholic Church and School, which is zoned OS, Open Space/Schools.
    c. **Applicant's Request:** Section 1105.11B allows for fencing in the front yard of the SR, Suburban Residential district to have a maximum height of 4 feet and a maximum opacity of 50%. The applicant is requesting a variance to deviate from Section 1105.11B to allow a fence height of 6 feet with an opacity of 100% in the front yard.
    d. **Statement of Hardship:** The applicant's statement of hardship states that the new improvements on Waggoner Rd present a hardship in the regular use of the area to property owners due to the new sidewalk creating increased foot traffic, noise, and visual disturbances that are significantly greater than when the property was originally purchased. The applicant states that based on the layout of the existing structures, the section of the yard that is considered to be a front yard based on the zoning code acts more as a side or rear yard in functionality. The applicant states that the front yard of the property is the only area where property owners can enjoy a more private outdoor area and that the proposed new fence will have no impact on adjacent properties, but will provide the homeowners with a private outdoor area to play with children, exercise dogs, and enjoy an outdoor meal in a space that is not under the constant gaze of the general public passing by on the new sidewalk.
    e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "…should largely consist of single-family homes situated on medium-sized lots."

2. **Project Review**
    a. **<u>Variance Standards (i-ix):</u>** The following variance standards are considered below as outlined in Section 1109.11.D:
        i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
            1. The variance is not in accord with the general purpose and intent of the Code and may cause negative visual impacts to the surrounding area.
        ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
            1. The land use of Dwelling – Detached Single Family is a permitted land use in the SR, Suburban Residential district. Granting the variance would not permit the establishment of a use that would otherwise not be permitted.
        iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
            1. The applicant states that the new sidewalk created by the Waggoner Rd improvements will create a hardship for the property due to the increase in foot traffic, noise, visual disturbances, and decrease in privacy. Staff finds that based on the application, there does not appear to be a deprivation of the beneficial use of land and that the addition of a sidewalk does not create a special circumstance to the land because sidewalks are a common feature along the streetscape of residential properties.
        iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
            1. The applicant states that the variance is being requested as a reasonable accommodation in order to provide the current owners with a private outdoor area. Staff is of the opinion that the current code allows for a private outdoor area via the permitted fence height of 4 feet and permitted opacity of 50%, and that the hardship provided by the applicant is not suffered directly by the

property in question.

v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
    1. Staff finds that the variance is not necessary for the reasonable use of the land or building based on the application. The applicant has requested the minimum variance possible for the requested installation of a 6 foot tall fence with 100% opacity in the front yard.

vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
    1. Granting the variance would not impair the adequate supply of light and/or air to the adjacent property, increase congestion on public streets, increase the danger of fire, or endanger public safety.

vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
    1. Granting the variance would confer the property owner with special privileges due to the fact that many single family homes have a sidewalk in their front yard and are able to comply with front yard fence zoning requirements.

viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
    1. Staff finds that granting the variance may set a precedent for approving fence variances for opacity and height in the front yard for all single family homes that face a sidewalk.

ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
    1. Staff finds that the variance is a matter of convenience due to other available remedies in the zoning code such as landscaping in addition to the permitted front yard fence with a maximum height of 4 feet and maximum opacity of 50%.

3. Recommendation

a. Staff recommends denial of the requested variance to permit a 6 foot tall fence with 100% opacity in the front yard in the SR, Suburban Residential district based on the following reasons:
    i. The requested variance does not meet the general intent and purpose of the code.
    ii. There does not appear to be any special circumstance of the land for which the variance is needed.
    iii. Granting the variance may impose negative visual impacts.
    iv. Granting the variance would confer the property owner with special

privileges.

v. Granting the variance may set a precedent for approving fence variances for opacity and height in the front yard for all single family homes that face a sidewalk.

vi. Staff finds that the variance request is a matter of convenience due to other available remedies in the zoning code.

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

*All Applications are submitted in person, through mail or to the Building Department by email at permit@reynoldsburg.gov.

*Please know that an application will not be processed until payment has been received.

App./Case#: 2024-0514
Date Submitted: 8/5/24
Fee Amount: $200.00
☒ Paid: CK

PLANNING AND ZONING BOARD
VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
976 Waggoner Rd Reynoldsburg, OH 43068	060-004725-00

Received
AUG - 2 2024
Reynoldsburg Building Division

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Abigail Curtis and Joshua Lamb	
Contact Email:	Contact Phone Number:
abigailcurtisdvm@gmail.com	740-334-3138

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Abigail Curtis	970 Waggoner Rd Reynoldsburg, OH 43068
Applicant Phone Number:	Applicant Email:
740-334-3138	abigailcurtisdvm@gmail.com

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension ($50)

☒ Residential (single-family residential only)($200) ☐ Non-Residential (all residential except single-family residential)($450) ☐ Engineering Report ($750 [min.)

Requesting variance to regulation 1105.11 regarding the height and opacity of a fence placed between a house and the road. The hardship cited is the new paths being installed along Waggoner which dramatically reduces the privacy and ability to use the existing yard. We request approval to replace the existing fence with a 6ft wood privacy fence matching the other fencing on the property already. In addition, the city has agreed to support this variance after coming out to view the property and it's proximity to the new paths. (See attached email)

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

Applicant Signature: _____ Date: 06/14/2024

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: ___
☐ Olde Reynoldsburg District

Additional Approval Required
☐ Major/Minor Site Plan
☐ Other: _____

PZB Meeting Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Gmail

Variance for 970 Waggoner Rd

1 message

William Dorman <wdorman@reynoldsburg.gov> Tue, Jun 4, 2024 at 09:01
To: Kalle Gwilliams <KGwilliams@reynoldsburg.gov>, Abigail C <clickervet@gmail.com>
Cc: Marie Meeks <mmeeks@reynoldsburg.gov>, Phoenikx Buathier <pbuathier@reynoldsburg.gov>, Joe Begeny <jbegeny@reynoldsburg.gov>, Chris Shook <cshook@reynoldsburg.gov>

Abigail,

Please let us know if you need anything else from our team. As discussed prior the City greatly appreciates your willingness to work with us as it relates to the Waggoner Road improvements.

As part of the Variance request (if needed) you can site the improvements as the hardship which would prohibit you from installing the fence per the City's current code which we would support.

Thank you,

William Dorman

Public Service /Building Director

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City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6800

www.reynoldsburg.gov

[Quoted text hidden]

Proposal for Variance:
We, the property owners of parcel 060-004725-00 (970/976 Waggoner Rd) are requesting a variance to regulation 1105.11 regarding the height and opacity of a fence placed between a house and the road. Along the approximately 40' of fencing currently running between the house at 976 Waggoner Rd and the road south of the driveway, we would like to replace the existing 4' high wood, picket fence with a 6ft high, wood privacy fence. This fencing would exactly match the existing privacy fence installed elsewhere on the property (in a conforming location) so as to match the type and feel of the property and not present an eyesore to the public in any way.

Although this area is between the house and the road and is thus considered a "front" yard for code classification, based on the layout and construction of the house and land, this area is more functionally acting as the side/back yard of the property.

The new improvements to Waggoner Rd, while needed and welcome, present a significant hardship in regular use of this area for the property owners. The house is going to be located close to the new sidewalk and thus will be subjected to significantly increased public foot traffic, noise, and visual disturbances that are well beyond what they were when the property was purchased. The owners would like to be able to use their yard area for things such as playing with children, exercising dogs, and enjoying an outdoor meal with the same privacy they have come to enjoy. Based on the construction of the house and the layout of the land, this is the only area for this house where it is possible to have a more private outdoor area.

The property is heavily wooded on all sides with the exception of the side facing the road and new sidewalk. This proposed fencing should have zero impact on the neighboring properties as they will be unable to even see the new fencing from their properties. All it will do is allow the homeowners to have a private outdoor area that is not under the constant gaze of the general public passing by on the new sidewalk.

When discussing the Waggoner Rd improvements with the city, they agreed that a taller fence would be a reasonable accommodation to the hardships created and are in support of approval of the variance (please see attached e-mail). We thank you in advance for your time in considering this variance to allow us to continue to enjoy our property!

Standards needing to be met:
i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
This variance is for fencing that is already permitted by the Code, it is simply in an area that is not normally permitted. The code is designed to prevent tall, unsightly fencing in the front of a house. While this will be fencing between a house and a road, the layout of the house makes it clear that this area is treated as the side of the house and not the front so it is generally in alignment with the intent of the code.

ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
This property will still be for residential housing and nothing about the requested variance will permit a different use.

iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
The construction and eventual improvements to the Waggoner Rd area, including the addition of a public sidewalk through the front yard of the property dramatically increases the expected foot traffic through the area and decreases the privacy of the property, particularly in front of the 976 house. At this house, there is nowhere else to provide a private, secure outdoor area where the general public would not have access to the yard space.

iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
The request for this variance is not related to the profit or value of the property. It is requested as a reasonable accommodation to the changes the city is implementing to the area to allow the current owners a private outdoor area to enjoy activities such as playing with children, exercising dogs, or outdoor dining without being under the scrutiny of the increased public traffic created by the city improvements.

v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
There is already an existing, conforming fence in the area for the proposed variance (see attached pictures and diagrams). The property owners have already attempted conforming modifications such as landscaping to increase the privacy of this area, and these solutions are not adequate to allow use of this space in light of the increased foot traffic. In addition, the owners are only asking for a variance for the short section of fencing in the area of the 976 house as this is the house that sits close to, and level with the new sidewalk. The 970 house sits further back and up a significant hill, so this fencing will remain the currently conforming fence. Please see attached pictures for details about the exact locations where the variance is being requested.

vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

This variance should not impact the adjacent properties in any way. The lot is heavily wooded between all neighboring properties so those owners would not even be able to see the proposed fencing from their properties. There is already an existing 4' fence in the proposed area so the general change to the property is minimal while resulting in substantially increased usability for the owners. The proposed fencing type will match the existing privacy fencing on the other areas of the property which will allow the fencing to flow well with the feel of the area and not create an eyesore for the public or diminish property values for the adjacent areas.

vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

The variance is only for an approximately 40 foot section between the 976 house and Waggoner Road needed due to the unique area and situation and would not apply to any other properties or situations.

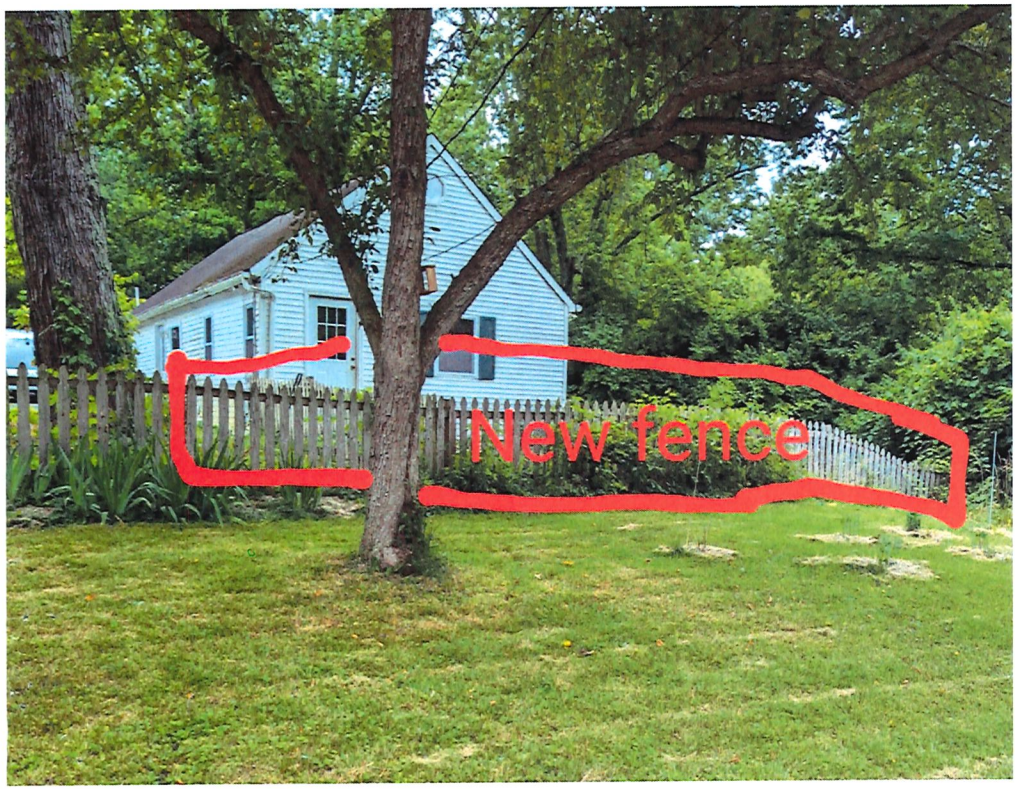
viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

This variance is not based on other non-conforming fencing in the area and we are not using any examples of non-comfoming use as grounds for approval for this specific variance.

ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Other, conforming, remedies have already been attempted and they do not provide adequate physical, visual, or auditory privacy for the proposed area of the fencing.

Matching this
existing fence


New fence

New fence

970 Aerial Photo

Marie Meeks

From: Marie Meeks
Sent: Monday, July 15, 2024 12:06 PM
To: 'Abigail C'; 'abigailcurtisdvm@gmail.com'
Cc: Melissa Butler; Eric Meyer
Subject: RE: Variance for 970 Waggoner Rd
Attachments: Zoning Certificate Application_3 (1).pdf

Good Afternoon,

After talking with the Mayor, he informed us that the City did not claim to be supportive of a fence variance for opacity and height, but would be supportive of a fence variance for the front setback, if needed.

Before you submit a variance application, please submit a fence permit application that meets the zoning code standards of having a maximum height of 4 feet for a fence in the front yard with a maximum opacity of 50%. You will need to provide the fence height, material, and opacity. You will also need to show the fence location on a site plan or aerial view of the site. I will let you know if any other information is needed, or if a variance submission would be required.

Please note that although you are free to submit a variance application for fence height and opacity, the City would not be supportive of this variance request and staff would likely recommend denial.

Please let me know if you have any questions.

Thank you,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Marie Meeks
Sent: Wednesday, July 10, 2024 11:34 AM
To: 'Abigail C' <clickervet@gmail.com>
Cc: Melissa Butler <MButler@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: Variance for 970 Waggoner Rd

Hi Abigail,

Along with the supporting documents provided in the application, please also include:

1. A site plan or aerial view of your property that shows where the proposed fence will be located.
2. The material, height, and opacity for the proposed fence.
3. A statement of hardship explaining why the variance is needed for the reasonable use of your property.
4. A narrative that explains how each of the 9 standards are met in Section 1109.11.D of the Zoning Code. *Please note

Marie Meeks

From: Marie Meeks
Sent: Friday, August 23, 2024 9:19 AM
To: William Dorman
Cc: Development Department
Subject: RE: 970/976 Waggoner - Fence Variance Question

Hi William,

I am following up with our conversation that we had this morning on 8/23/2024.

Based on what you said verbally, the below statements are true:

1. During the initial meeting with Abigail, the Public Service Department told her that they would support a variance for the setback of the fence due to the Waggoner Rd project, if needed, but did not tell her that the City would support a variance for fence height or opacity.
2. Abigail did not mention or propose to place a 6 foot privacy fence in her front yard during the meeting.

Please feel free to correct any of the above information if anything is incorrect by Tuesday, 8/27 at 9am.

Thank you,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Marie Meeks
Sent: Thursday, August 15, 2024 9:53 AM
To: William Dorman <wdorman@reynoldsburg.gov>
Cc: Development Department <developmentdepartment@reynoldsburg.gov>
Subject: 970/976 Waggoner - Fence Variance Question

Good Morning William,

Abigail Curtis, the property owner at 970/976 Waggoner Rd is under the assumption that you told her that the City would support a variance for a 6 foot privacy fence in the front yard due to the Waggoner Rd project that is taking place. Zoning would not be supportive of this variance, but we would be supportive of a variance for the front yard setback if necessary. Would you please be able to email me a few sentences outlining what you had discussed and told her during the Public Service Department's meeting with Abigail at her property? If you could email this over to me today or tomorrow that would be extremely helpful!

I have attached the application for 976 Waggoner Rd for your reference.

Thank you so much with your help on this!

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

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Reynoldsburg
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September 09, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Andy Gray of Mann Parsons Gray Architects for Grease Monkey; 6821 E Main Street: Conditional Use Application – Vehicular Care Services – Minor

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. **Project Summary**
    a. **Site Summary:** The subject site is addressed 6821 E Main Street and consists of an existing structure that is approximately 1,273 square feet according to the applicant's site plan. The parcel is 0.51 acres. According to the applicant, the building was previously operated by Columbus Car Trader. The subject site is zoned EMD, East Main Street District.
    b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of EMD, East Main Street District to the west, north, east, and south. The surrounding land uses consist of an EZ Thru to the west, Heartland Bank to the east, a restaurant and florist to the north, and a restaurant to the south.
    c. **Applicant's Request:** The applicant is requesting to use the subject site for a Vehicular Care Service – Minor with a drive thru, which is a conditional use in the EMD, East Main Street zoning district. The applicant intends to operate the business from 8am to 8pm, 7 days a week. The applicant states that there will be a maximum of 10 employees with the number ranging from 2-5 employees working at the store at any time. Delivery activity from the supplier is expected bi-weekly.
    d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the intent of this area is to "…connect gateways into Reynoldsburg with the downtown, as well as serve commercial needs scaled to accommodate the immediate neighborhoods. The districts should incorporate a mixture of small commercial and office uses, residential units, and retail uses, including shopping and dining."

2. **Project Review**
    a. **Definition:** Vehicular Care Services – Minor: The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.
    b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
        i. The proposed use shall be in harmony with the existing or intended

character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;

1. Staff finds that the proposed use is in harmony with the existing character of East Main Street District, and that the land use of Vehicle Care Services – Minor land use will not change the essential character of the zoning district.

ii. The proposed use shall not adversely affect the use of adjacent property;

1. Staff finds that the proposed use will not adversely affect the use of adjacent properties.

iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

1. Staff finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby.

iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department has no concerns with the application.

v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;

1. The applicant is proposing to add a Drive Thru onto the existing site. EMH&T has reviewed the application and would like for the applicant to provide the peak vehicle counts for the stacking that will be on the site. Staff finds that the applicant would need to provide peak vehicle counts for the proposed site in order to ensure that traffic flow throughout the site is managed appropriately and meets the Supplementary Use Conditions for drive thru as outlined in Section 1105.13.L.

vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

1. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, and meets the intentions of the EMD, East Main Street District as described in the 2018 Comprehensive Plan.

vii. The proposed use complies with the applicable specific provisions and standards of this Code;

1. **Supplementary Use Conditions for Drive Thru:** The following Supplementary Use Conditions for drive thru are outlined in Section 1105.13.L:

   i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.

a. The applicant does not appear to identify any loudspeakers on the site plan, therefor this condition appears to be met.

ii. Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may require a traffic study which documents the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Code.

a. The applicant has not identified the drive-thru lanes and escape/abort lanes on the site plan. The applicant will need to identify both lanes on the site plan, showing that this requirement is met.

1. If the applicant is unable to provide an escape/abort lane on the site, a variance from Section 1105.13.L.ii would be needed.

iii. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.

a. Staff does not feel that additional restrictions is not necessary at this time.

iv. The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.

a. Staff finds that the applicant has not addressed all of the above standards and will need to submit revised materials or add additional materials that show how the proposed use meets all of the above standards as a condition of approval.

2. **Off-street Parking Requirements:** Required off-street parking spaces for a Vehicular Care Services – Minor is detailed in Table 1105.01A and the requirement is 1 parking space for each 500 square feet of floor area.

i. Based on the application, the applicant is proposing to add 15 parking spaces. The required number of off-street parking spaces for the applicant would be 3 based on the

existing building being 1,273 square feet according to the applicant's site plan.

a. Staff finds that the number of parking spaces is sufficient for the new use.

viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

1. Staff finds that the proposed use meets the definition and intent of a Vehicular Care Services – Minor as it is listed as a conditional use for the EMD, East Main Street District.

3. Recommendation

a. Staff recommends approval of the conditional use of a Vehicular Care Services - Minor, with the following conditions:

i. That the applicant submit a revised site plan showing where the drive – thru lanes will be located on the site, along with showing the required location of the abort/escape lanes provided on the site.

ii. That the applicant provide the required documentation and information pertaining to their peek drive-thru numbers that engineering finds sufficient.

iii. That if any variances are required for the site that the variances be obtained prior to the approval of the Conditional Use.

iv. The applicant provide and revise their drawings and any other materials, to show a final set of plans that meet the approved conditional use conditions to staffs satisfaction.

Engineers, Surveyors, Planners, Scientists

MEMO

Date: September 10, 2024

To: Ms. Phoenikx Buathier - Planning & Zoning Administrator

From: Mitchell Yake, PE

Subject: 6821 East Main Street – Staff Report

Copies: Joseph Begeny – Mayor, Eric Meyer - Director of Development, Ryan Andrews - City Engineer

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On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review as part of the conditional use application for the private development project located at 6821 East Main Street. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The proposed site plan includes limited changes to the existing building to provide drive thru access for automotive service facility.
2. The site is proposing modification to existing parking lot removing pavement/parking spaces for additional landscaping islands.
3. The site provides driveway access at two locations, Hentz Drive and East Main Street.
4. There are 15 proposed parking spaces (1 ADA space). City Code requires a minimum of 3 parking spaces based on the use.
5. The site plan includes concrete sidewalk as walkable space from the parking area to building. There are no other pedestrian facilities on the site.
6. No pavement sections or details were provided with the development plan but need to be provided with the PGU.
7. The site plan is relocating dumpster and dumpster enclosure.
8. Per the comment response provided, we understand the fire department has reviewed and does not have concerns with the proposed development.
9. Based on the proposed use and size, a traffic study is not required for the project. However, City Code requires drive thru access to have sufficient length to accommodate peak projected vehicles and space for lane escape ability. Please provide peak vehicle counts for the proposed site.

UTILITIES

10. It is assumed that the existing building is already served with water and sanitary sewer and will re-use those services.
11. Lighting/photometric plan was not provided with the development plan, but needs to be provided with the PGU.

STORMWATER

12. The existing site drainage is collected by four separate catch basins. Each of these catch basins are to remain in place to collect localized stormwater. It can be adjusted to grade as necessary.

13. The current project site is almost entirely all impervious area (pavement or roof). The proposed site plan appears to reduce the impervious area. With a reduction in impervious area, stormwater quantity treatment will not be necessary. Calculation needs to be provided with PGU.
14. The proposed site plan appears to disturb less than one acre. Due to that and the comment above, stormwater quality treatment will not be necessary. Calculation needs to be provided with PGU.

DETAILS / SPECIFICATIONS

15. Please provide an existing conditions plan showing the existing topography, utilities, and other features on the existing site.
16. Refer to Reynoldsburg Standard Construction Drawings where applicable.
17. Reorient the plan so north is at the top of the page.

Reynoldsburg

Building/Zoning Department
7232 East Main Street
Reynoldsburg, Ohio 43068

*All submissions must include a physical and digital copy. The digital portion of the application can be submitted to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD
VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
6821 E Main St.	060-004138

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
6821 LLC	
Contact Email:	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Grease Monkey	Gabe Sirkin
Contact Email:	Contact Phone Number:
gabe@solomonacquisitions.com	914-980-9318
Description of Use:	
Oil change garage.	

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Andy Gray - Mann Parsons Gray Architects	3660 Embassy Pkwy Fairlawn, OH 44333
Applicant Phone Number:	Applicant Email:
330-666-5770	andy@mpg-architects.com

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension ($50)

☐ Residential (single-family residential only)($200) ☒ Non-Residential (all residential except single-family residential)($450) ☐ Engineering Report ($750 [min.)

Conversion of existing used car sales building into a quick service vehicle repair shop in the East Main Street District. Existing use is nonconforming, proposed use is allowable with conditional use approval. Existing building shall remain, no addition. Proposed exterior alterations include additional overhead doors, relocation of dumpster enclosure, additional landscaping/parking lot rework.

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

Applicant Signature: _____ Date: 8/14/2024

*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: ___

☐ Olde Reynoldsburg District

Additional Approval Required

☐ Major/Minor Site Plan

☐ Other: _____

PZB Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.13
CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) elecronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- [X] Description of the existing use of the lot and of adjacent lots
- [X] A statement of the conditional use for which the application is submitted.
- [X] The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- [X] A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- [X] A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
- [X] A narrative addressing each of the applicable criteria set forth in section 1109.13.D

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars ($200) for a residential conditional use, and four hundred and fifty dollars ($450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.reynoldsburg.gov

Section 1109.13.D
STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- ☐ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☐ The proposed use shall not adversely affect the use of adjacent property;
- ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☐ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

Section 1109.11
VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☐ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☐ Legal description, address, tax district and parcel number of the property;
- ☐ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☐ Statement of the hardship;
- ☐ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

☐ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars ($200) for a residential variance, and four hundred and fifty dollars ($450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.
OR Visit our website at:
http://www.reynoldsburg.gov

Section 1109.11.D
STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.

- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. he hardship results from the application of this Code and is suffered directly by the property in question.

- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

MANN • PARSONS • GRAY
ARCHITECTS

phone 330.666.5770

3660 Embassy Parkway
Fairlawn, OH 44333

mpg-architects.com

Conditional Use Application Supplemental Information 8/20/2024

Grease Monkey
6821 E. Main St.
Reynoldsburg, OH 43068

We are proposing a new business occupancy for the previous site of Columbus Car Trader. Grease Monkey is a quick-service auto care center specializing in oil changes and other simple, drive-thru vehicle repair and maintenance services. The lot is located in the East Main Street District and the proposed use (Vehicular Repair – Light) is an allowable conditional use in this district. We are intending to keep the existing building with minor changes to the exterior limited to adding new overhead doors to create two drive-thru vehicle bays, relocating the dumpster enclosure to allow access to the new bay, and limited sitework to improve traffic flow around the site. Parking requirements are sufficiently met with the existing striping, though we will be adding an ADA accessible van space.

Grease Monkey is proposing a maximum business schedule of 8am to 8pm, 7 days a week, depending on sales. They plan to have 10 total employees, including the general manager, ranging from 2-5 employees on-site during any given shift. They anticipate having bi-weekly box truck deliveries for supplies.

Conditional Use Standards:

1. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts.

   The proposed use will be in harmony with the existing and intended character of the district as a "transportation corridor lined with compact, mixed-use development" that is currently occupied by many drive-thru and vehicular service businesses such as gas stations, an auto parts store, and fast-food restaurants.

2. The proposed use shall not adversely affect the use of adjacent property.

   The proposed use will not adversely affect adjacent properties, as it is similar to both those adjacent uses as well as the existing use it is replacing. Any lighting not reused will be replaced in-kind and rebalanced as necessary, avoiding any additional glare. The proposed use's noises, odors, fumes, and vibrations will not be substantially more obtrusive than that of the existing repair garage component of the auto sales business.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

   The proposed use will not impose any health, safety, moral, or welfare concerns.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools.

   The proposed use will not impose any undue stress on existing facilities or services. It will be adequately serviced by the same utilities as the existing use. The new use may even have a positive impact on the storm water facilities, as we are proposing additional planted landscaping that will lessen the impact of site runoff compared to the existing hardscape.

5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.

   The proposed use's traffic impact will be similar to that of the existing adjacent businesses. It will likely have a lower traffic impact than the adjacent fast-food and gas station drive-thrus.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.

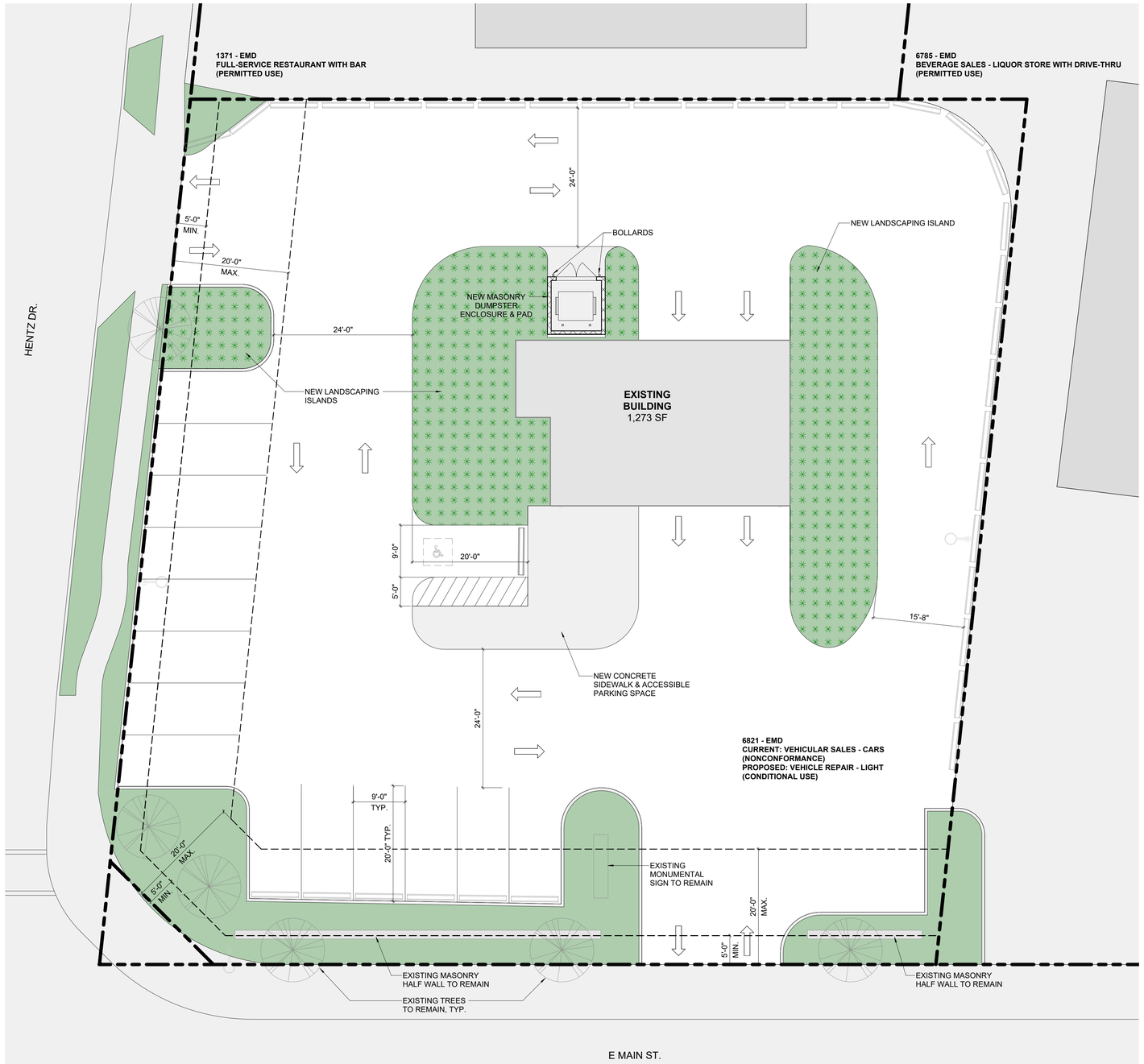
   The proposed use complies with the purpose and intent of these codes. It improves the existing conditions by replacing a non-conforming use (Vehicle Sales – Automobiles) with a conditionally conforming use (Vehicle Repair – Light).

7. The proposed use complies with the applicable specific provisions and standards of this Code.

   The proposed use will meet all applicable standards and provisions.

8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

   Section 1103.15(b) provides for "Vehicle Repair – Light" as a conditional use. Grease Monkey is a quick-service oil change facility and not a full-service garage, so it meets the definition and intent of the allowable conditional use.



CITY OF REYNOLDSBURG ZONING ANALYSIS

LOT ZONING:	EAST MAIN STREET DISTRICT (EMD)
EXISTING LOT USE:	VEHICULAR SALES - AUTOMOBILES (EXISTING NONCONFORMANCE)
PROPOSED USE:	VEHICULAR REPAIR - LIGHT (ALLOWABLE CONDITIONAL USE)
NATURE OF USE:	QUICK SERVICE OIL CHANGE AND OTHER SIMPLE VEHICLE REPAIR SERVICES. PROPOSED USE IS NOT A FULL SERVICE AUTO CARE FACILITY.
HOURS OF OPERATION:	PROPOSING 8AM-8PM, 7 DAYS A WEEK, MAXIMUM. DEPENDENT ON SALES.
# OF EMPLOYEES:	10 EMPLOYEES TOTAL INCLUDING GM, 2-5 ON ANY GIVEN SHIFT
NATURE OF DELIVERIES:	BI-WEEKLY BOX TRUCK DELIVERIES
# OF PARKING SPACES:	VEHICULAR CARE SERVICES - MINOR 1 PER 500 SF = 3 MIN. (1 VAN ACCESSIBLE) 15 PROPOSED (1 VAN ACCESSIBLE)
ACCESS AISLE WIDTH:	1-WAY = N/A 2-WAY = 22' MIN.

CONDITIONAL USE APPROPRIATENESS NARRATIVE

WE FEEL THAT THE PROPOSED USE WILL BE IN HARMONY WITH THE SURROUNDING ENVIRONMENT FOR THE FOLLOWING REASONS:

- THE ADJACENT BANK AND DRIVE-THRUS HAVE SIMILAR TRAFFIC AMOUNTS AND CIRCULATION TYPES.
- ANY LIGHTING NOT REUSED WILL BE REPLACED IN-KIND, AVOIDING ANY ADDITIONAL GLARE.
- THE NOISE, ODOR, FUMES, AND VIBRATIONS WOULD NOT BE MORE OBTRUSIVE THAN THAT OF THE EXISTING REPAIR GARAGE COMPONENT OF THE AUTO SALES BUSINESS.
- ADDITIONAL PROPOSED LANDSCAPING SHOULD HELP ALLEVIATE STORMWATER DRAINAGE COMPARED TO THE CURRENT USE.

OVERALL, THE PROPOSED CONDITIONAL USE IS SIMILAR IN CHARACTER TO NEIGHBORING LOT USES AND DOES NOT ADVERSELY AFFECT THE USE OF THOSE LOTS. BECAUSE IT IS SIMILAR TO THE EXISTING USE, IT IS NOT ANTICIPATED TO CAUSE ANY SAFETY, HEALTH, UTILITY, TRAFFIC, OR RIGHT-OF-WAY CONCERNS AND MAY ACTUALLY IMPROVE STORMWATER RUNOFF. IT IS ANTICIPATED THAT A MAXIMUM OF 6 PARKING SPACES WILL BE USED—3-4 FOR EMPLOYEES AND 2 FOR CUSTOMERS NOT CURRENTLY IN THE BAYS. IT IS AN ALLOWABLE CONDITIONAL USE PER THE ZONING ORDINANCE AND WE SHALL COMPLY WITH ANY OTHER REQUIREMENTS THE CITY MAY HAVE TO MITIGATE CONCERNS.

1 PLAN PROPOSED SITE PLAN
1" = 10'-0"

N

1" = 10'- 0"
0 10' 20' 30'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

DATE PRINTED
AUGUST 15, 2024

△ REVISIONS

MANN • PARSONS • GRAY ARCHITECTS
330.666.5770

PROPOSED SITE PLAN

GREASE MONKEY
6821 E MAIN ST.
REYNOLDSBURG, OHIO 43068

PROJECT #: 02224

L2.1

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE TO FACE OF STUD AND/OR MASONRY (UNLESS NOTED OTHERWISE).
2. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL CONDITIONS, CONTACT THE ARCHITECT FOR CLARIFICATION.
3. WALL THICKNESS INDICATED ON DRAWINGS SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF THE WALL (U.N.O.).
4. PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED FOR DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. WOOD BLOCKING MUST BE FRTW.
5. ALL OUTSIDE GYPSUM CORNERS THROUGHOUT THE INTERIOR SPACE TO HAVE METAL CORNER BEADS.
6. SAW-CUT OR TOOLED CONTROL JOINTS AT INTERIOR EXPOSED CONCRETE FLOORS SHALL BE CAULKED WITH SEALANT AS REQUIRED.
7. REFER TO FINISH PLAN FOR ADDITIONAL INFORMATION ON LOCATIONS AND TYPES OF FINISH MATERIALS.

SYMBOL LEGEND

ROOM NAME 101 — INDICATES ROOM NAME AND NUMBER, REFER TO SHEET A9.1 FOR ROOM FINISHES

B88-B — INDICATES WALL CONSTRUCTION TYPE & HEIGHT, REFER TO WALL TYPE AND HEIGHT LEGENDS ON SHEET G1.2
- REFERS TO WALL HEIGHT
- REFERS TO WALL TYPE

101-1 — INDICATES DOOR TYPE - REFER TO SHEET A6.1 FOR DOOR SCHEDULE & DOOR/FRAME MATERIALS & ELEVATIONS

EXISTING

NEW WORK (NOT RATED)

FLAG NOTES - FLOOR PLAN

1 CENTER OF SERVICE PIT IS TO ALIGN WITH CENTER OF GARAGE DOORS.

2 SERVICE PIT RAILS, ON EACH SIDE OF SERVICE PIT.

3 16'-0" x 3'-0" CAST-IN PLACE CONCRETE SERVICE PIT, 3'-6" DEEP - COORDINATE WITH STRUCTURAL DRAWINGS AND SERVICE PIT PLAN, THIS SHEET.

4 FURNITURE, FIXTURES, AND EQUIPMENT TO BE PROVIDED BY OWNER, TYP.

5 PREFABRICATED STEEL STAIRS TO SERVICE PIT BELOW (4'-6" TOTAL RISE).

6 PREFABRICATED STEEL CAT WALK OIL COLLECTION TANK.

GENERAL NOTES - WALL TYPES

1. UL NUMBERS LISTED APPLY ONLY TO THE TESTED MANUFACTURERS. EQUAL MANUFACTURERS' EQUIVALENT ASSEMBLY INFORMATION MUST BE APPROVED BY ARCHITECT.
2. FIRE SAFE ALL JOINTS AND PENETRATIONS AT FIRE RATED PARTITIONS.
3. ALL DIMENSIONS ARE TO FACE OF STUD AND/OR MASONRY (UNLESS NOTED OTHERWISE).
4. CONTRACTOR IS TO STENCIL WALL PROTECTION TYPES AND RATING DURATIONS ABOVE CEILINGS AT ALL CONCEALED LOCATIONS. WALL TYPES INCLUDE FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS. (EX. "1-HOUR FIRE BARRIER")
5. REFER TO EXTERIOR ELEVATIONS SHEET A2.1 FOR BASE MATERIAL HEIGHTS.
6. SOUND ATTENUATION BATTS TO BE INSTALLED IN ALL INTERIOR PARTITIONS U.N.O. INSULATION MUST EXTEND FULL HEIGHT OF PARTITION. INSTALL ACOUSTIC SEALANT AT BOTH SIDES, ALONG THE TOP AND BOTTOM, AND AT INTERSECTING PARTITIONS AS REQUIRED BY STC RATING.
7. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED STUD SPACING, GAUGE, AND BRACING.
8. REFER TO FINISH PLAN AND INTERIOR DESIGN DRAWINGS FOR FINISHES.

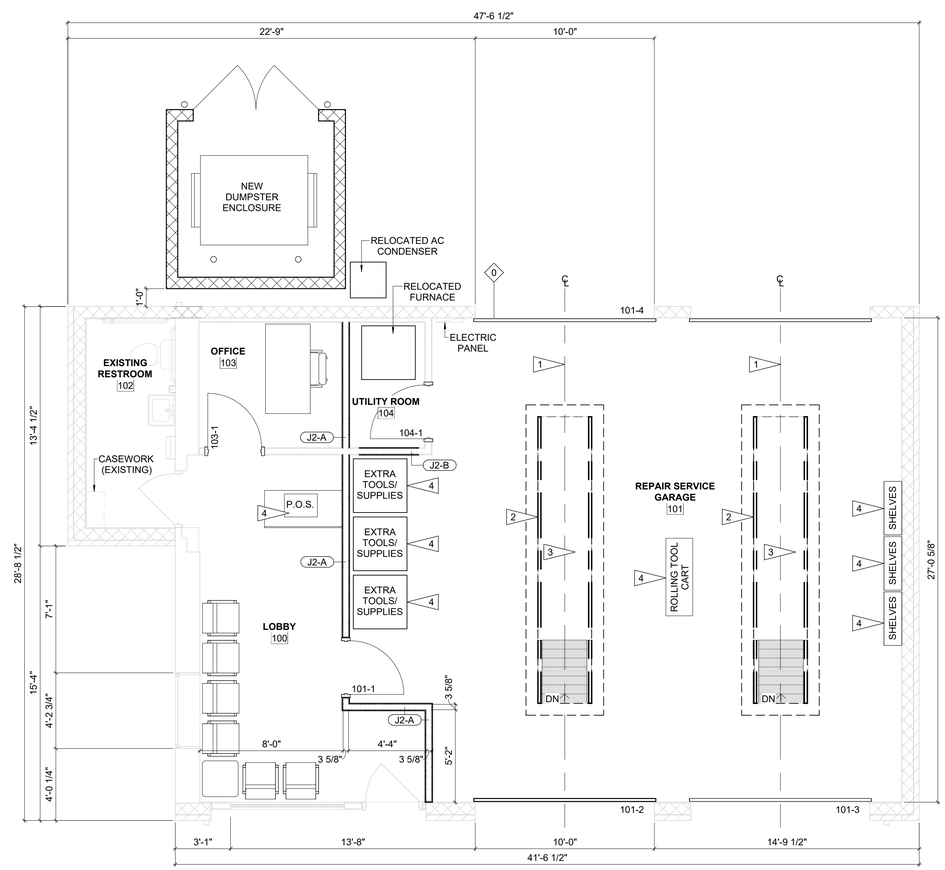
WALL TYPE LEGEND

TAG	ASSEMBLY	SOUND INSUL.
J2	5/8" TYPE 'X' GYP. BD. ON BOTH SIDES OF 3 5/8" METAL STUDS	YES

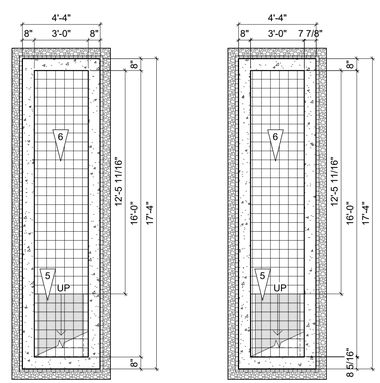
WALL HEIGHT LEGEND

A FULL HEIGHT TO ROOF DECK ABOVE.

B 6" ABOVE LOWEST ADJACENT CEILING. IF ROOM ON ONE SIDE OF WALL IS EXPOSED TO STRUCTURE, WALL IS TO EXTEND VERTICALLY TO THE ROOF DECK.



1 PLAN FIRST FLOOR 1,273 GSF
1/4" = 1'-0"



2 PLAN PIT -FRAMING
1/4" = 1'-0"

1/4" = 1'-0"
0 4' 6' 8' 10'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

DATE PRINTED
AUGUST 15, 2024

REVISIONS

MANN • PARSONS • GRAY ARCHITECTS
330.666.5770

FIRST FLOOR & PIT PLANS

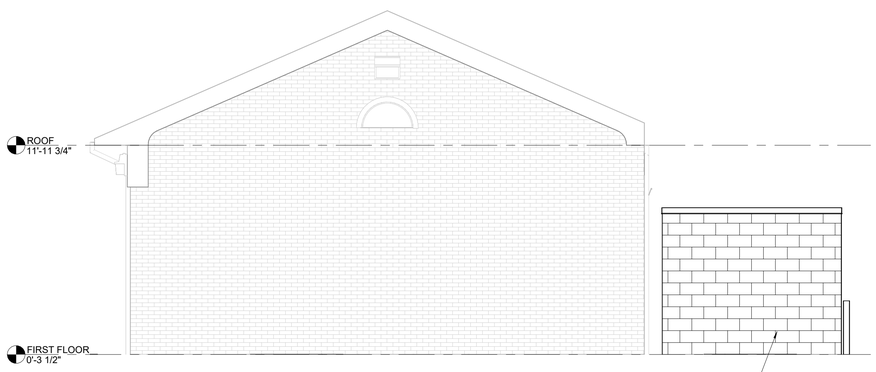
GREASE MONKEY
6821 E MAIN ST.
REYNOLDSBURG, OHIO 43068

PROJECT #: 02224

A1.1

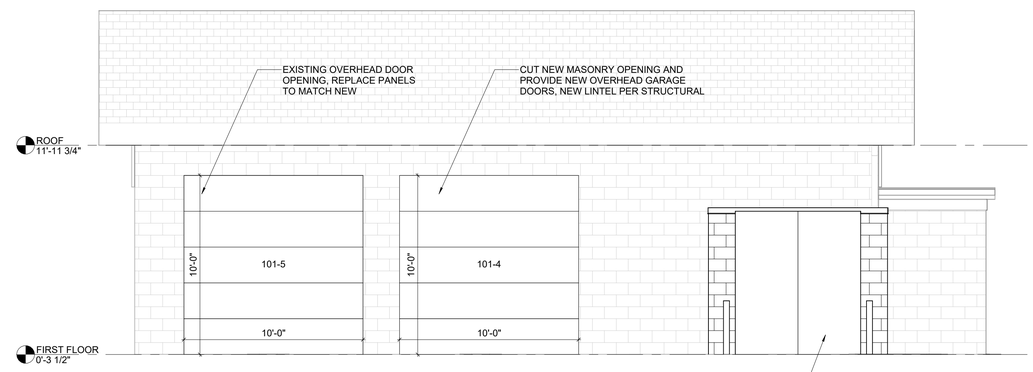
GENERAL NOTES - ELEVATIONS

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. REFER TO STRUCTURAL DETAILS FOR PROPER REINFORCEMENT OF MASONRY AT ALL WINDOW AND DOOR OPENINGS, TYPICAL.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.



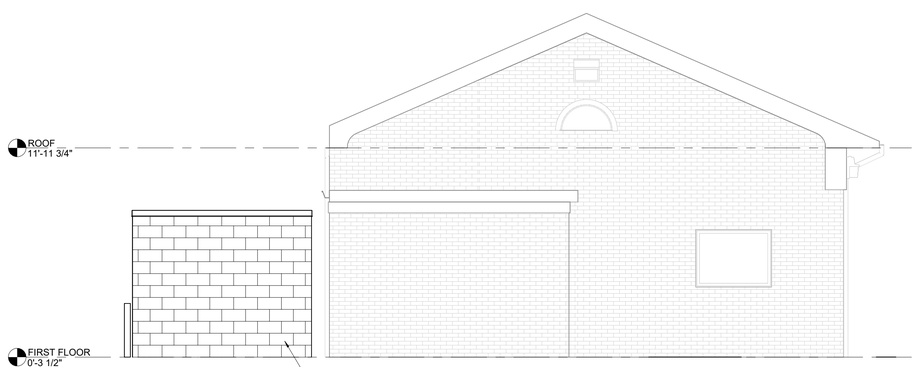
NEW DUMPSTER ENCLOSURE WITH PAINTED SMOOTH CMU WALLS TO MATCH COLOR OF BUILDING. PREFABRICATED GATES SELECTED FROM CITYSCAPES TOUGHGATE, OR EQUAL. FINAL GATE STYLE TO BE COORDINATED BY CONTRACTOR W/ OWNER

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



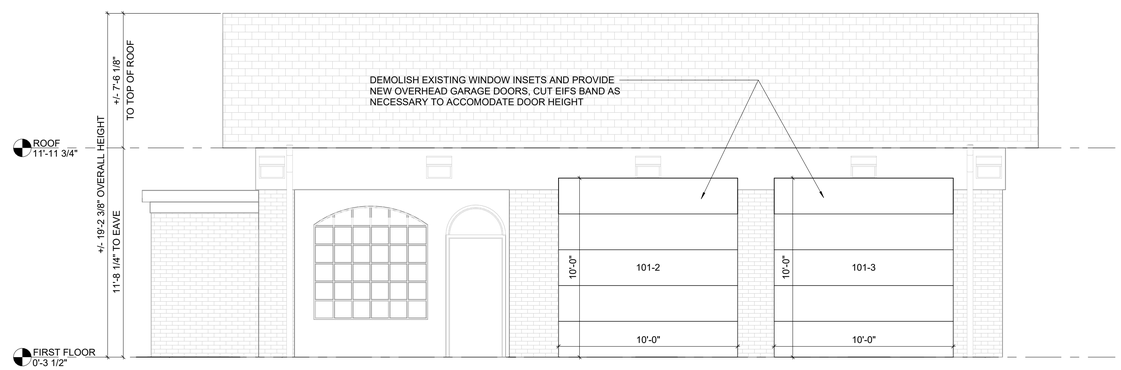
NEW DUMPSTER ENCLOSURE WITH PAINTED SMOOTH CMU WALLS TO MATCH COLOR OF BUILDING. PREFABRICATED GATES SELECTED FROM CITYSCAPES TOUGHGATE, OR EQUAL. FINAL GATE STYLE TO BE COORDINATED BY CONTRACTOR W/ OWNER

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



NEW DUMPSTER ENCLOSURE WITH PAINTED SMOOTH CMU WALLS TO MATCH COLOR OF BUILDING. PREFABRICATED GATES SELECTED FROM CITYSCAPES TOUGHGATE, OR EQUAL. FINAL GATE STYLE TO BE COORDINATED BY CONTRACTOR W/ OWNER

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



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

1/8" = 1'-0"
0 8' 12' 16' 20'

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

DATE PRINTED
AUGUST 15, 2024

△ REVISIONS

MANN • PARSONS • GRAY
ARCHITECTS
330.666.5770

EXTERIOR ELEVATIONS

GREASE MONKEY
6821 E MAIN ST.
REYNOLDSBURG, OHIO 43068

PROJECT #: 02224

A2.1

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Friday, September 6, 2024 11:41 AM
To: Marie Meeks
Cc: Phoenikx Buathier
Subject: Re: 6821 E Main St - Conditional Use - Vehicular Care Services - Minor

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good morning.

We do not have any problems with this business as long as the Building Official is good with it.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)

"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, September 6, 2024 11:34 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Subject: 6821 E Main St - Conditional Use - Vehicular Care Services - Minor

Hi Lt Schmidt,

I have attached a Conditional Use Application for 6821 E Main St for a Vehicular Care Services – Minor. Please let me know if the Fire Department has any comments about this application by September 16th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Reynoldsburg
OHIO · 1839

September 09, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: John A. Gleason for Caribbean Grocery Store, LLC; 6014 E Livingston Avenue: Conditional Use Application – Food Sales – Small Format Grocery

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. **Project Summary**
    a. **Site Summary:** The subject site is addressed 6008-6014 E Livingston Avenue and the subject tenant space is located at 6014 E Livingston Avenue. The subject parcel is 0.24 acres with a building that is divided into multiple tenant spaces. The entire building is approximately 7,072 square feet according to the Franklin County Auditor's website. The subject building has had a variety of tenants with different uses including a restaurant, a personal care and beauty services use, and a tattoo parlor. The applicant states that the square footage of the subject tenant space is 700 square feet. According to the applicant, the subject tenant space was previously used as a bar establishment. The subject site is zoned I, Innovation District.
    b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of I, Innovation to the west, north, and east. The subject site borders the City of Columbus to the south. The surrounding land uses consist of a tire shop to the east, what appears to be a vacant building to the west, and a commercial building to the north.
    c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Food Sales – Small Format Grocery, which was listed as a conditional use in the I, Innovation zoning district under the Zoning Code prior to the most recent update. The applicant submitted this Conditional Use request before the most recent Zoning Code update went into effect. The applicant intends to operate a grocery store 7 days a week from 8am to 9pm. The applicant states that the storefront contains approximately 700 square feet of gross floor area, that the store will employ 2 employees, and that deliveries from vendors will occur 1 or 2 times a week.
    d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to "…[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users such as research and development, laboratory, and technology businesses, among others are encouraged"

2. **Project Review**
    a. **Definition:** Food Sales – Small Format Grocery: A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times
    b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
        i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
            1. Staff finds that the proposed use is in harmony with the existing character of the I, Innovation zoning district and that the use will not change the essential character of the zoning district.
        ii. The proposed use shall not adversely affect the use of adjacent property;
            1. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
        iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
            1. Staff finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby based on the information provided in the application.
        iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
            1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department has no concerns with the application at this time.
        v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
            1. Staff finds that the proposed use will not impact traffic significantly different from permitted uses in the zoning district.
        vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
            1. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, but does not meet the intentions of the I, Innovation District as described in the 2018 Comprehensive Plan.
        vii. The proposed use complies with the applicable specific provisions and standards of this Code;
            1. **Off-street Parking Requirements:** Required off-street parking spaces for a Commercial Center – Outdoor – Small is detailed in Table 1105.01A and the requirement is 1 parking space for each

300 square feet of floor area.

i. According to the Franklin County Auditor's website, the total square footage of the entire building is approximately 7,072 square feet. The required off-street parking spaces for the entire building is 24 parking spaces. It is unclear how many parking spaces there are on the existing site based on the information provided in the application.

a. Staff finds that the applicant will need to submit an official site plan showing how off-street parking requirements are met in Section 1105.01 of the Zoning Code.

1. If the required parking cannot be met for the site, a variance would likely be needed for the site.

2. The applicant will need to provide an official site plan for the site, showing how all development standards that are applicable in the Zoning Code are met. If the required standards cannot be met, a variance to said standard would likely be needed before any New Business/Use Application is approved by staff.

viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

1. The definition of Food Sales – Small Format Grocery is defined in the Code as: "Food Sales - Small Format Grocery. A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times."

i. Staff finds that the applicant has not submitted a sufficient interior floor plan to determine that the proposed new business/use meets the definition of a Food Sales – Small Format Grocery. This is due to a specific area not be identified on the interior site plan where "fresh produce" will be located. The applicant is required to provide 70 square feet of fresh produce area, for a 700 square foot small format grocery store. The applicant has provided a drawing, however the drawing does not appear to be to scale. The applicant will need to provide a drawing of the interior layout of the building that is to-scale, identifying the square footage and location of the fresh produce.

ii. The applicant also did not define what they intended to mean by "fresh produce". In the past the Planning and Zoning Board has defined "fresh produce" as fruits and vegetables only.

3. **Recommendation**
    a. Staff recommends denial of the conditional use for a Food Sales – Small Format Grocery based on the following reasons:
        i. The applicant has not provided a to-scale interior floor plan, identifying the location of the required 10%, "fresh produce" area within the store. Without meeting the requirements of Food Sales – Small Format Grocery definition, staff is concerned that proposed land use may not be the correct land use intended for this site.

    b. If the Planning and Zoning Board decides to grant the conditional use for a Food Sales – Small Format Grocery, staff recommends that the following conditions be placed on its approval:
        i. The applicant submit a to-scale floor plan showing that at least 10% of the total tenant space floor area be dedicated to "fresh produce".
        ii. That fresh produce be defined as fruits and vegetables only, and that the applicant adhere to this definition.
        iii. The applicant revise their drawings and any other materials, to show a final set of plans that meet the approved conditional use conditions.

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

*All Applications are submitted in person, through mail or to the Building Department by email at permit@reynoldsburg.gov.

*Please know that an application will not be processed until payment has been received.

App./Case#: _____

Date Submitted: AUG 23 2024

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD
VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
6014 East Livingston Avenue	060-001840-00

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
One Souss LLC	
Contact Email: souss2015@hotmail.com	Contact Phone Number: 614-218-1448

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Caribbean Grocery Store LLC	Jeanriel Barjon
Contact Email: jeanbarjon2@gmail.com	Contact Phone Number: 614-596-9836
Description of Use: Food Sales- Small Format Grocery	

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
John A. Gleason	4200 Regent Street, Columbus, Ohio 43219
Applicant Phone Number: 614-296-1281	Applicant Email: jgleason@gleasonlawofficellc.com

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Attorney/Engineer ☒ Owner's Consent Attached.

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension ($50)

☐ Residential (single-family residential only)($200) ☐ Non-Residential (all residential except single-family residential)($450) ☐ Engineering Report ($750 [min.)

The property in question was a liquor permit premise (bar). The current tenant would like to have a small format grocery. Such use is a Conditional Use in the Innovation Zone. Section 1103.23.

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

Applicant Signature: _____ Date: 8-23-2024

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: ___
☐ Olde Reynoldsburg District

Additional Approval Required
☐ Major/Minor Site Plan
☐ Other: _____

PZB Meeting Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.15
CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) elecronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- [X] Description of the existing use of the lot and of adjacent lots
- [X] A statement of the conditional use for which the application is submitted.
- [X] The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- [X] A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- [X] A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
- [X] A narrative addressing each of the applicable criteria set forth in section 1145.09

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars ($200) for a residential conditional use, and four hundred and fifty dollars ($450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.reynoldsburg.gov

Section 1109.15
STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

☒ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

☒ The proposed use shall not adversely affect the use of adjacent property;

☒ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

☒ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

☒ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

☒ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

☒ The proposed use complies with the applicable specific provisions and standards of this Code;

☒ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

STATEMENT IN SUPPORT OF CONDITIONAL USE APPLICATION

6014 East Livingston Avenue
Parcel Number 060-001840-00 (the "Property")

Applicant is seeking conditional use approval at the Property for a Food Sales-Small Format Grocery within the Innovation Zone. The Property was previously a liquor permit premise operating under the name Putters Pub. Other establishments in the retail structure include a tattoo parlor, a hair braiding establishment and a wing restaurant.

As set forth above, the Tenant seeks to operate a small format grocery store which will primarily sell food and produce, but also may sell other convenience and household goods. The storefront contains approximately 700 square feet of gross floor area.

At the present time, it is anticipated that the store will be open every day from 8:00 a.m. to 9:00 p.m. It also is anticipated that the store will employ approximately two (2) employees. Deliveries from vendors will occur one (1) or two (2) times a week, but it is not anticipated such deliveries will negatively impact traffic flow or other tenants.

A site plan showing the location of the Property and a photograph depicting the structure on the Property are submitted herewith. Tenant does not anticipate making any structural changes to either the interior or exterior of the Property. Freestanding racks that will house the groceries and freestanding counters for checkout will be locate within the Property.

Each of the Applicant, the Tenant and the Owner believe the proposed conditional use will be compatible with the adjacent lots and will have no negative impact on traffic circulation, noise, glare, odor, fumes, vibration and/or storm water. In fact, all parties believe that the proposed conditional use will be less intrusive than the prior use.

Addressing each of the eight (8) conditional use standards, Applicant respectfully submits the following:

1. The proposed use will be in harmony with both the existing zone and nearby zones and will not change the essential character of such zones.

2. The proposed use will not adversely affect the use of any adjacent property.

3. The proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. The proposed use will be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools.

5. The proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.

6. The proposed use will be in accord with the general and specific objectives, and the purpose and intent of the Reynoldsburg Zoning Code, the Land Use Plan and any other plans and ordinances of the City of Reynoldsburg.

7. The proposed use complies with the applicable specific provisions and standards of the Reynoldsburg Zoning Code.

8. Food Sales-Small Format Grocery is specifically listed as a conditional use in the Innovation Zone. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
   place since late 2001. Second, the fence starts over 40' back from the Scottsdale Ave. sidewalk (on the north) along the west side of the house and ends over 100' from the Ramblewood Ave. sidewalk (on the south). Third, there are no visibility impediments from either Mercer Ave. or Scottsdale Ave.

All in all, the Applicant, Tenant and Owner believe that the proposed use will be a net positive to the retail structure and the area as a whole.

One Souss LLC, Owner of the Property, consents to the proposed conditional use.

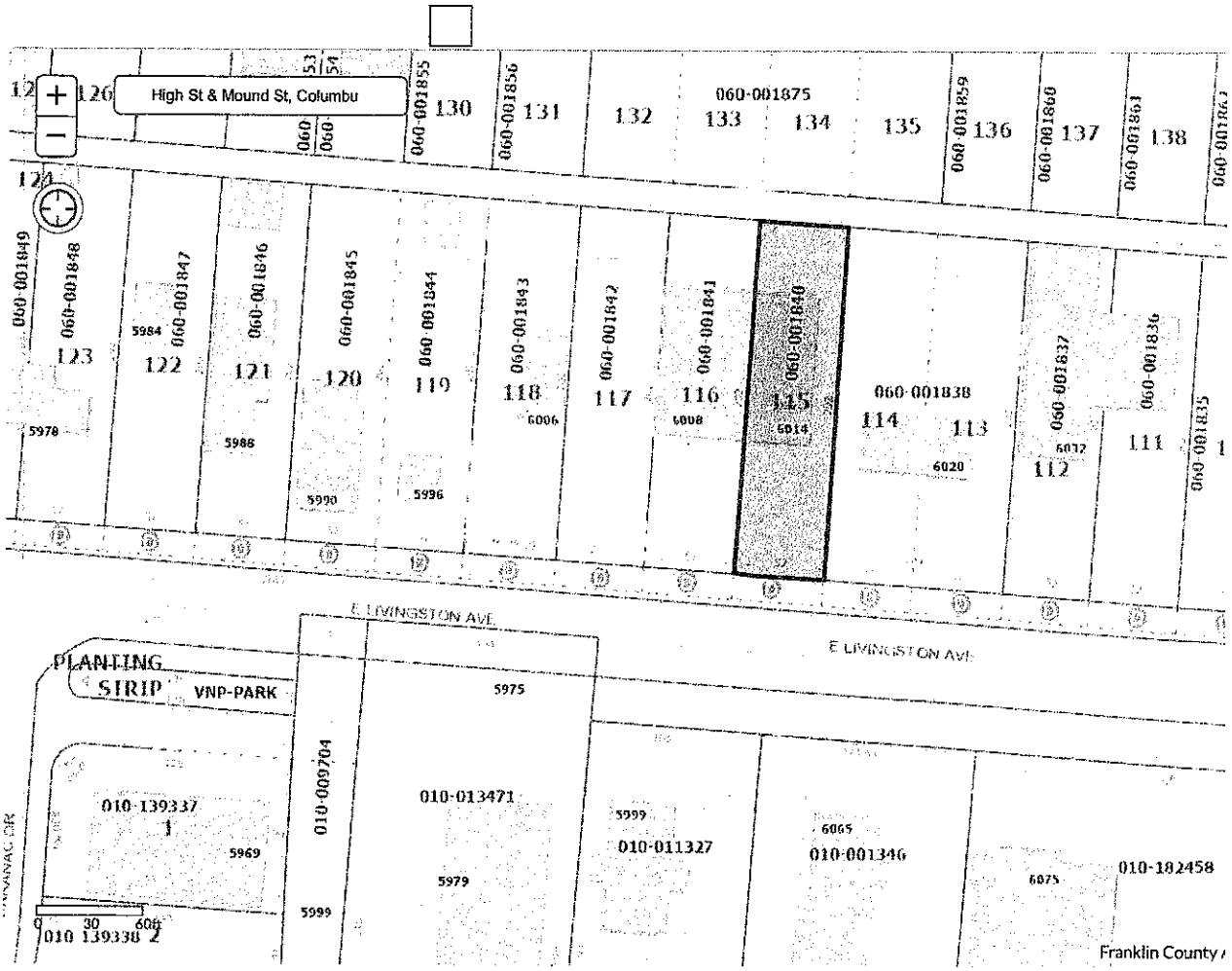
ONE SOUSS LLC

By:_____
Brahim Nejjari, Manager

AUDITOR OFFICE SEARCH ONLINE TOOLS REFERENCE CONTACT MICHAEL

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links

Parcel ID: 060-001840-00
ONE SOUSS LLC



Summary
Land Profile
Residential
Commercial
Improvements
Permits
Mapping
Sketch
Photo
StreetSmart
Aerial Photos
Transfers
BOR Status
CAUV Status
Tax & Payments
Tax Distribution
Tax Calculators
Value History
Rental Contact
Incentive Details
Quick Links

060-001840 07/22/2022

Public

Public

Public

Public

Public

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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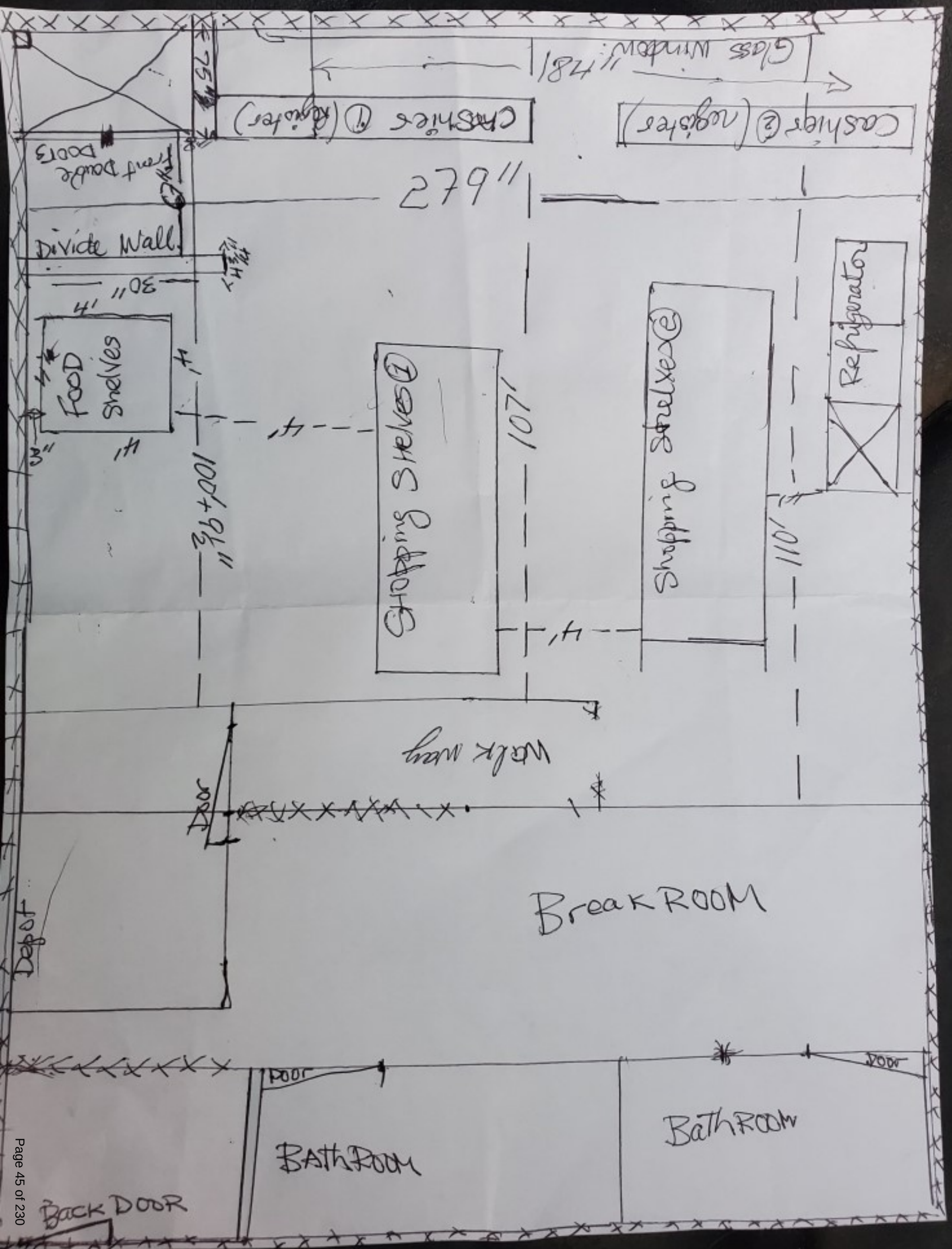
Glass Window
48"
Cashier ① (Register)
Cashier ② (Register)
Front Double Doors
75"
279"
Divide Wall
30"
4'
FOOD Shelves
4'
3"
4'
4'
100+92"
Shopping Shelves ①
107'
Shopping Shelves ②
110'
Refrigerator
Work Area
Door
Break ROOM
Depot
Door
Door
BathROOM
BathROOM
BACK DOOR

Marie Meeks

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Tuesday, September 10, 2024 1:14 PM
To: Marie Meeks
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie, I hope all is well. The total interior square feet is 700. I am trying to make the drawing prettier and will get it to you ASAP. Getting hacked is no fun.

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Thursday, August 29, 2024 2:27 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 6014 E Livingston - Conditional Use - Small Format Grocery

Thanks. I'll get that revised.

John A. Gleason
Gleason Law Office LLC
4200 Regent Street, Suite 200
Columbus, Ohio 43219
614-296-1281
jgleason@gleasonlawofficellc.com
****
Post Office Mailing Address
P.O. Box 768
New Albany, Ohio 43054
********** Notice from Gleason Law Office LLC **********
This message may be protected by the attorney-client privilege. If you believe that it has been sent to you in error, do not read, print or forward it. Please reply to the sender that you have received the message in error, then delete it. Thank you.
********** End of Notice **********

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Thursday, August 29, 2024 2:24:56 PM
To: John Gleason <jgleason@gleasonlawofficellc.com>
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

Hi John,

This interior layout does not show where the fruits and vegetables are. There needs to be at least 10% of the floor area of the store dedicated to fresh fruits and vegetables. I can accept this, but staff would likely recommend denial of the application due to the lack of an interior floor plan that shows at least 10% of fruits and vegetables. I will also need the total square footage of the tenant space.

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Friday, September 6, 2024 11:43 AM
To: Marie Meeks
Cc: Phoenikx Buathier
Subject: Re: 6014 E Livingston Ave - Conditional Use - Food Sales - Small Format Grocery

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

We are good with this proposal.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)

"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, September 6, 2024 11:37 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Subject: 6014 E Livingston Ave - Conditional Use - Food Sales - Small Format Grocery

Hi Lt Schmidt,

I have attached a Conditional Use Application for 6014 E Livingston Ave for a Food Sales – Small Format Grocery. Please let me know if the Fire Department has any comments about this application by September 16th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Reynoldsburg
OHIO · 1839

September 10, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Glen A. Dugger for HERC Rentals; 2290 Ayers Drive: Conditional Use Application – Vehicular Sales – Automobiles

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. **Project Summary**
    a. **Site Summary:** The subject site is addressed 2290 Ayers Drive and is 4.37 acres with an existing structure that is 8,975 square feet according to the Franklin County Auditor's website. The previous land use for the site is Robertson Truck Sales, which was granted a Special Use Exception Permit in 2014 to operate an automotive sales business. The subject site is zoned I, Innovation District.
    b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the north, RM, Residential medium to the east, I, Innovation to the west, and I-70 to the south. The surrounding land uses consist of single-family residential to the north, multi-family residential to the east, and a Home Depot to the west.
    c. **Applicant's Request:** The applicant is requesting to obtain a Conditional Use for Vehicular Sales – Automobile in order to operate a HERC Rentals business on the subject site. The applicant is requesting to intensify the use of the previously approved Special Use Exception Permit in 2014 in order to also rent and sell "construction type trucks," along with allowing Class 8 vehicles including, but not limited to dump trucks, delivery trucks, box trucks, flat bed trucks, vacuum trucks, utility trucks, ladder trucks, boom trucks, and other similar trucks, and trucks above 31,001lbs Gross Vehicle Weight Ratio (GVWR), but not "over-the-road trucks," semi-type trucks, and semi-trailers. Therefore, the applicant is asking for a New Conditional Use for the site, to permit Vehicular Sales – Automotive under the previously approved zoning code regulations. Due to the application being a New Conditional Use application, the previously approved Special Use Exception Permit is not applicable in the review of this application. The applicant applied for the Conditional Use of Vehicle Sales - Automobile before the new Zoning Code went into effect on August 24, 2024.
    d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to "…[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users such as research and development, laboratory, and technology businesses, among others are encouraged"

2. **Project Review**
    a. **<u>Definitions:</u>**
        i. Vehicular Sales – Automobiles: The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.
        ii. Motor Vehicle: A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles.
    b. **<u>Conditional Use Standards:</u>** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
        i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
            1. The applicant states that the proposed use is consistent with the prior use of the property by the prior property owner and will therefore not change the character of the area or district. This application states that Vehicular Sales – Automobile would include construction equipment and some class 8 vehicles. Staff finds that selling/renting of construction equipment would be a different land use category than Vehicular Sales – Automobile, and that the sale of construction equipment is not permitted in this zoning district because this land use is not listed/permitted. Staff finds that the proposed use to rent/sell construction equipment and larger class 8 vehicles is not in harmony with the existing character of the I, Innovation zoning district, and that the use would likely change the essential character of the nearby residential zones.
        ii. The proposed use shall not adversely affect the use of adjacent property;
            1. The applicant states that the proposed use is low traffic, that there are few visitors/customers that are coming in and out of the property, and that the proposed use would not conflict with adjacent properties. Staff finds that the proposed use could adversely affect the use of adjacent properties due to the introduction of heavy class 8 vehicles and construction equipment being driven on nearby residential roads, which is the only way to access the site, along with a greater potential for visual and noise disturbances associated with the business. Staff also has concerns that allowing larger class 8 vehicles to be sold on the site, could adversely affect the surrounding residential nature and character of the area, especially since no site plan has been provided to show how the outdoor storage area will have the appropriate screening and buffering, which is required to be provided by the applicant.

As it is our understanding, the applicant at this time does not have an access easement with Home Depot, which means they cannot get access through the Home Depot parking lot.

iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
    1. The applicant states that the current use of the property as permitted by the 2014 Special Use Exception Permit is extremely similar to the proposed use, which has not shown to affect the health, safety, morals, or welfare of the neighborhood. The applicant however does not directly address the proposed New Conditional Use Application in the statement. Staff has concerns that this Conditional Use standard has not been addressed, and that allowing construction equipment and class 8 vehicles on the site may adversely affect the health, safety, morals, and welfare of persons residing or working nearby.

iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
    1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department and Public Service Department have no concerns with the application at this time.

v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
    1. The applicant states that the traffic impact of the proposed use would be significantly less impactful than other uses permitted in the zoning district. Staff finds that the proposed use will not impact traffic significantly different from permitted uses in the zoning district. However, staff is concerned about the impact that the proposed use may have on the residential road on which the subject site is located off of. Staff is of the opinion that if the conditional use is approved, and that due to the heavier nature of class 8 vehicles and construction equipment, the public right-of-way would be significantly impacted due to the non-residential nature of the business. In a discussion with the City Engineer, the engineer stated that a class 8 vehicle and construction equipment would likely have a greater effect on the degradation of the road quality than a personal vehicle on a residentially intended road in the city over time.

vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
    1. The applicant states that the proposed use for the subject property is aligned with the purpose and intent of the I, Innovation zoning district because the proposed use will promote economic development and job creation. Staff finds that the proposed use

does not meet the general purpose and intent of the Zoning Code because the applicant is requesting to add construction equipment to the land use of Vehicular Sales – Automobile, which based on staff's interpretation of the use, would not be allowed.

vii. The proposed use complies with the applicable specific provisions and standards of this Code;

1. Outdoor Storage Requirements: Section 1105.13.E. Outdoor Storage requirements for setbacks, landscaping, lighting and buffering.
    a. "Outdoor Storage – The keeping of property in an open area of a lot for the purpose of sales, storage, or display."
    b. Section 1105.13.E.v does require a site plan for the conditional use application showing the types of merchandise and materials to be stored on the site for HERC Rentals. A site plan showing exactly where outdoor storage will be placed on the site along with the types of merchandise is not provided.
        1. Due to a site plan not being provided showing the intended outdoor storage areas for HERC, which staff assumes will happen on the site, based on the narrative provided by the applicant, the specific provisions of this condition have not been met.
2. The applicant will need to provide a site plan showing all zoning requirements met for the subject site. Based off of the limited site information given from the previous land use, the following additional standards would need to be shown met during the site plan process:
    i. Off-street Parking Requirements: Required off-street parking spaces for a Vehicular Sales – Automobiles is detailed in Table 1105.01A and the requirement is 1 parking space for each 1,000 square feet of floor area.
        a. The required number of off-street parking spaces for the applicant would be 9 total due to the existing building being 8,975 square feet according to the Franklin County Auditor's website. Staff finds that the subject site has a total of 12 existing parking spaces.

viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

1. The definition of a Vehicular Sales – Automobile is stated in the zoning code as: "Vehicular Sales – Automobiles. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used

motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use."

2. The definition of a Motor Vehicle, which includes "automobiles" is stated in the zoning code as: "Motor Vehicle. A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles."
    i. Staff's interpretation is that construction equipment would not fall under the use "Vehicular Sales – Automobile" because construction equipment is not a "motor vehicle" that is designed and manufactured to be self-propelling or self-moving upon the public street or highway, therefore, construction equipment does not meet the definition of Vehicular Sales – Automobile and is not permitted.
    ii. Staff finds that class 8 vehicles would fit under the use Vehicular Sales – Automobiles as long as they are not construction equipment.

3. Recommendation

a. Staff recommends denial of the conditional use for Vehicular Sales – Automobile for the following reasons:
    i. The applicant has not clearly addressed Conditional Use standard 1109.13.D.iii, "The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood", due to not addressing the proposed more intense Conational Use Application request, but the current land use on site.
    ii. The applicant did not provide a site plan indicating the types of merchandise or materials to be store on the site for HERC. A site plan showing the required information from Section 1105.13.E.v
    iii. That staff's interpretation of construction equipment would not fall under the use "Vehicular Sales – Automobile" because construction equipment is not a "motor vehicle" that is designed and manufactured to be self-propelling or self-moving upon the public street or highway, therefore, construction equipment does not meet the definition of Vehicular Sales – Automobile and is not permitted.
    iv. That Class 8 vehicles, which are vehicles that weigh 33,001 pounds or more, not be permitted as a part of the Conditional Use Application, due to the unique access of the site in a residential area, along with concerns of negatively impacting the surrounding residential character of the area, adversely affect abutting residential, and negatively impacting the residential nature of the existing roadways in the area, if Class 8 vehicles were permitted.

Reynoldsburg

Building/Zoning Department
7232 East Main Street
Reynoldsburg, Ohio 43068

*All submissions must include a physical and digital copy. The digital portion of the application can be submitted to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD
VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
2290 Ayers Drive	060-004512-00

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Robertson Commercial Properties	
Contact Email:	Contact Phone Number:
Ethan@Robertsontrucksales.com	614-296-5878

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
HERC Rentals	Richard Catalan
Contact Email:	Contact Phone Number:
richard.catalan@hercrentals.com	239-301-1348

Description of Use: sales and rental of long wheel base trucks, single and double axle trucks (dump trucks, flatbeds, vac trucks, and other trucks above 33,001 GVWR (but not semi-trucks or semi-trailers))

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Glen A. Dugger	37 West Broad Street, Suite 460 Columbus, OH 43215
Applicant Phone Number:	Applicant Email:
614-221-4255	gdugger@smithandhale.com

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension ($50)

☐ Residential (single-family residential only)($200) ☐ Non-Residential (all residential except single-family residential)($450) ☐ Engineering Report ($750 [min.)

To add additional uses to SREC #165994 approved by the Reynoldsburg BZA on August 21, 201
which permits the same/similar list of trucks less than 33,001 GVWR

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

Applicant Signature: _____ Date: August 23, 2021

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

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: ___
☐ Olde Reynoldsburg District

Additional Approval Required
☐ Major/Minor Site Plan
☐ Other: _____

PZB Meeting
Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.13
CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) elecronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

#1 ☑ Description of the existing use of the lot and of adjacent lots

#2 ☑ A statement of the conditional use for which the application is submitted.

#3 ☑ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

#4 ☑ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

#5 ☑ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

#6 ☑ A narrative addressing each of the applicable criteria set forth in section 1109.13.D

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars ($200) for a residential conditional use, and four hundred and fifty dollars ($450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.reynoldsburg.gov

CONDITIONAL USE APPLICATION
SECTION 1109.03 INFORMATION
2290 AYERS DRIVE

1. **Description of the existing use of the lot and adjacent lots.**

The property to the west is zoned CC and used for a Home Depot. The properties to the east and north are zoned AR-2 and used for Multi-Family apartments. The property to the south is Interstate 70 East.

The property has been used since 2014 by Robertson Truck Sales under Special Exceptional Use Permit No. 165994 approved by the Reynoldsburg Planning and Zoning Board on August 21, 2014, copy of the staff report for that case and the minutes of that hearing are attached, marked Exhibit 1-A and 1-B. Also attached is a list of trucks sold by Robertson Truck Sale for the last several years marked Exhibit 1-C.

2. **A statement of the conditional use for which the application is submitted.**

In addition to the uses permitted in accordance with the existing applicable Special Exceptional Use Permit #165994 approved in 2014, the applicant seeks to expand that permit to include sales and rental of long wheelbase trucks, single and double axle trucks, and other construction type trucks (including but not limited to dump trucks, delivery trucks, box trucks, flat bed trucks, vacuum trucks, utility trucks, ladder trucks, boom trucks, and other similar trucks), all trucks being above 33,001 GVWR, (those below 33,000 GVWR having been approved in and included within SEUP #165994), but not including Class 8, over-the-road trucks, semi-type trucks and semi-trailers.

3. **The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the board to understand the nature of the proposed use and its potential impacts.**

The activities proposed for the site include the sale and rental of all trucks permitted by the existing approved Special Exceptional Use Permit and the sale and rental of trucks described in Item 2. Above. Hours of operation, number of employees, and delivery activities are set forth in the attached document identified as "Rezoning Application 2290 Ayers Drive, marked Exhibit 3-A. Pictures of trucks, equipment and building elevations of other HERC sales and rental

locations which are representative of what will be located on the property are attached, marked Exhibit 3-B.

4. **A plan of the proposed site and improvements showing the propoed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping and other relevant features.**

The Site Plan for the development containing most or all of the required information is set forth on the Site Development Plan attached hereto and marked Exhibit 4-A. Additional information on existing interior and exterior elevations and plans are as shown on the plans identified as National Truck and Equipment Rental marked Exhibit 4-B, also attached hereto.

5. **A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effect on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes vibration, and storm water and any measures proposed to mitigate such effect.**

These listed impacts were thoroughly discussed and debated during the Planning and Zoning Board hearing in August 21, 2014 and the Board found this use to be preferrable to the relatively high traffic volume use previously occupying this property, a high concept Mexican restaurant operated by the Bob Evans restaurant company. Rather than re-litigate these issues, the applicant refers the Board to the minutes from the August 21, 2014 BZA meeting, copy attached marked Exhibit 1-B, wherein these issues were discussed in detail, and the application subsequently approved.

6. **A narrative addressing each of the application criteria set forth in Reynoldsburg City Code Section 1109.13D.**

Reynoldsburg City Code 1109.13D factors are a slightly revised list of criteria and considerations formulated in an Ohio Supreme Court decision applicable to approval factors to be considered by administrative land use boards when considering use and area variances and are typically known as "Duncan Factors", the case having been brought by the so named Mr. Duncan. A narrative addressing each of the Duncan factors is attached hereto and marked Exhibit 6.

Exhibit 1-A

City of Reynoldsburg
Board of Zoning and Building Appeals
STAFF REPORT
August 21, 2014

Old Business

1) 7088 East Main Street – Special Exception Use – U-Haul Rental for Ace Hardware

Application:	**#165300 – Special Exception Use Permit**
Location:	Property is located on the northwest corner of East Main Street and Aida Drive.
Existing Zoning:	CC – Community Commercial/ CC Overlay
Request:	Applicant is requesting a special exception use permit to rent out U-Hauls from their property located within in a CC District.
Current Use:	Retail
Applicant:	Viktor Prozapas 7088 East Main Street Reynoldsburg, Ohio 43068 614.537.9441 graniterep@hotmail.com

BACKGROUND INFORMATION

Proposal
Applicant is requesting a special exception use permit to rent out U-Hauls from their property located within in a CC District.

Existing Site & Context
- Properties to the north are zoned R-3 – Single Family Residence and properties to the west are zoned AR-2 Multi Family Residence
- Other businesses at this location include; Kroger and Aaron's

CONSIDERATIONS

1145.09 – STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS

3) 2290 Ayers Drive – Robertson Truck Sales – Special Exception Use

Application: **#165994 – Special Exception Use Permit**

Location: Property is located on the south side of Ayers Drive, north of I-70.

Existing Zoning: CC – Community Commerce

Request: Request of a Special Exception Use Permit to operate an automotive sales business within the CC District.

Current Use: Vacant

Applicant: Robertson Truck Sales
Ethan Robertson
8920 Columbus Road
Mount Vernon, OH 43050
614.296.5878
ethan_robertson@rrohfo.com

BACKGROUND INFORMATION

Proposal
Request of a Special Exception Use Permit to operate an automotive sales business within the CC District.

- Regularly scheduled business hours are proposed to be Monday - Friday from 8:00am – 5:30pm and 8:00am - 12:00pm or by appointment on Saturday.
- Proposed business is intended to serve other businesses, not the general public.
- Proposed to have 4-8 employees

Scope of Work

- Applicant is proposing to preserve the existing parking lot as a sales lot.
- Applicant is proposing to construct a new building for a sales office as well as a shop for cleaning/detailing and in-house service work for retail sales trucks. The proposed building will be constructed in approximately the same location as the existing building

Existing Site & Context

- The property to the west is zoned CC – Community Commerce, and the properties to the east are zoned AR-2 – Multi Family Residence.
- Property was previously used as an eating and drinking establishment.

CONSIDERATIONS

Section 1145.09 – STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS

(i) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
(j) The proposed use shall not adversely affect the use of adjacent property;
(k) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
(l) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
(m) The proposed use shall not impose a traffic impact upon the right-of-way significantly different from that anticipated from permitted uses of the district;

(n) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
(o) The proposed use complies with the applicable specific provisions and standards of this Code;
(p) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

Table 1175.05

District	Lot Width (ft.)	Lot Area (sq. ft.)	Rear Yard Depth (ft.)	Side Yard Width (ft.)	Lot Coverage by Buildings and Decks (% of lot)	Maximum Stories	Maximum Building Height (ft.)
CC	None	None	30	10	40	6	90

1175.07 COMMERCIAL FRONT YARD LANDSCAPING

The front yard of every lot in the commercial districts shall be improved as a landscaped area of grass and/or landscape plantings, illustrated on the plot-grade-utility plan and subject to approval by the Director of Public Service and the City Engineer. Driveways in the front yard shall not exceed thirty feet (30') in width and shall not be constructed parallel to the right-of-way.

1175.08 SIDE AND REAR YARD REQUIREMENTS FOR NONDWELLING USES ABUTTING RESIDENTIAL DISTRICTS.

(a) The following non-dwelling buildings and uses shall comply with the following minimum setbacks from the boundaries of residential districts:

Building or Use	Minimum Side and Rear Yard Setback
Off-street parking spaces and driveways for non-dwelling uses	50 feet
Recreational facilities, entertainment facilities, motels, trailers and mobile home parks, all commercial uses	120 feet

(b) The minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping and screening are provided as approved by the Design Review Board. Screening shall be a masonry or solid fence between four feet (4') and six feet (6') in height maintained in good condition and free of all advertising or other signs. Landscaping may be provided in lieu of a wall or fence and shall consist of a strip of land not less than fifteen feet (15') in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four feet (4') in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet (20') of an intersection.

Table 1179: REQUIRED PARKING SPACES

Use	Parking Spaces Required
Retail store or business service establishment	1 space / 200 sf of store area = 104 spaces

1179.04 PARKING AND LOADING DESIGN STANDARDS

(f) Loading Spaces.

(2) At least one (1) loading space shall be provided for every building having a floor area of up to ten thousand (10,000) square feet and one (1) additional loading space shall be provided for each additional ten thousand (10,000) square feet, or major fraction thereof.

1180.10 PROPERTY BUFFER REQUIREMENTS

(b) When one zoning classification abuts another zoning classification, a minimum buffer zone shall be required as follows:

(2) Any residential zone adjoining any commercial zone; required buffer zone is fifteen feet adjacent to all common boundaries except street frontage and shall include one tree for each forty feet of linear boundary, or fraction thereof, and a continuous six foot high planting, hedge, fence, wall, earth mound or combination thereof.

STAFF REVIEW AND RECOMMENDATION

CODE CONSIDERATIONS FOR MAJOR SITE PLANS

Setback and Buffer Requirements

- *Non Dwelling Uses Abutting Residential Districts (Section 1175.08 and 1180.10)*

Building or Use	Required	Proposed
Commercial Uses (Automotive Sales/Repairs):	120ft	110ft
Off-street parking spaces and driveways for non-dwelling uses:	50ft	25ft
Buffer Zone:	15ft	25ft

- *Standard Setbacks for the CC District (Table 1179)*

	Required	Proposed
Side Setback:	10ft	15ft
Rear Setback:	30ft	35ft

Parking and Loading Requirements

- Section 1175.07 states that driveways shall not exceed a width of 30 feet.
- Section 1179.04 (f)(2) states that at least one (1) loading space shall be provided for every building having a floor area of up to ten thousand (10,000) square feet and one (1) additional loading space shall be provided for each additional ten thousand (10,000) square feet, or major fraction thereof.

STAFF REVIEW

Character

Staff has concerns regarding the location of the proposed business in relation to the surrounding neighborhoods. The Board should consider the specific operations of the business, such as types of trucks proposed to be sold and how the trucks are proposed to be circulated in the area and handled on site. The Board should inquire the potential level of noise that the proposed trucks and business activities could generate, as it is in close proximity to residential properties.

The proposed business would have to travel along residential streets to access major thoroughfares, which presents potential noise concerns from heavy truck traffic. In addition, the existing parking layout on site would allow for trucks to access the driveway on the east side of the property, which presents potential noise concerns for the adjacent residential properties.

STAFF RECOMMENDATION

Staff would like the Board to consider the application/materials and make a determination regarding the proposed use, and whether it meets the special exception requirements outlined in Section 1145.09.

Exhibit 1-B

Mr. Enfinger: Does he have to have a building permit for this?

Mr. Robbins: Yes.

Mr. Enfinger: So just keep in mind all the – even though you're not required by code, because you're under 30" to have a railing, everything that you do does, at that point, have to be conforming to all the standards. So all your balusters can't be over 4" on the spread and some things like that. So if you're not familiar with that, it might be a good opportunity to speak to a building inspector and just touch base with him and find out – even though you're not over 30" it doesn't have to be there, if you do a railing, it does have to conform. So that's just a head's up for you on that, for your information.

Mr. Rossel: Thank you. I appreciate that.

Mr. Rettke: Any other concerns, comments, questions? (No response.)

Mr. Enfinger: I make a motion we move to approve Item B1, #165920.

Ms. Armintrout: I second the motion.

(Ms. Moeller called the roll. Mr. Stoffel voted "yes." Ms. Wallace voted "yes." Mr. Enfinger voted "yes." Mr. Rettke voted "yes." Ms. Armintrout voted "yes.")

2. **SPECIAL EXCEPTION USE PERMIT, 2290 AYERS DRIVE, REYNOLDSBURG, OHIO:** PRESENT ZONING, CC; PRESENT OWNER'S NAME, DBSO BOB LLC; REQUESTING A SPECIAL EXCEPTION FOR AUTOMOTIVE SALES, CONTACT: ETHAN K. ROBERTSON (#165994).

Ms. Moeller: This is for Robertson Truck Sales and the application number is 615994 and it's for a Special Exception Use Permit. The property is located on the south side of Ayers Drive north of I-70. The existing zoning is CC, which is Community Commerce. It's a request for a Special Exception Use Permit to operate an automotive sales business within the CC District and the current use is vacant. Just some additional information, regularly scheduled business hours are proposed to be Monday through Friday from 8 a.m. to 5:30 p.m. and 8 a.m. to 12 p.m. or by appointment on Saturday. The proposed business is intended to serve other businesses, not the general public, and it is proposed to have 4-8 employees. Just to kind of give you an idea about their scope of work, the applicant is proposing to preserve the existing parking lot as a sales lot. The applicant is proposing to construct a new building for a sales office as well as a shop for the cleaning and detailing and the in-house service work for retail sales trucks. The proposed building will be constructed in approximately the same location as the existing building and, for some existing site and context, the property to the west is zoned CC, which is Community Commerce, and the

properties to the east are zoned AR-2 which is Multi-Family Residences. The property was previously used as an eating and drinking establishment. I believe it was a Bob Evans.

Just to kind of go through the review, one thing we do want to talk about is the character of the district with this business. Staff has some concerns regarding the location of the proposed business in relation to the surrounding neighborhoods. The Board should consider the specific operations of the business, such as types of trucks proposed to be sold and how the trucks are proposed to be circulated in the area and handled on site. The Board should inquire of the potential level of noise that the proposed trucks and business activities could generate as it is in close proximity to those residential properties over to the east. I actually wanted to ask the application-- I took some pictures from the website that you guys have and I was curious about whether this was going to be consistent with the site that you're proposing.

Mr. Ethan Robertson: It will be. My name's Ethan Robertson, address is 18 Olde Farm Road, Granville, Ohio. Those are the type of trucks that we sell, medium and heavy duty cabs and chassis. We also upfit different dump bodies and types of other equipment on the back of them. So, yes, that would be consistent.

Ms. Moeller: It looks like you have some preliminary drawings as well for the building.

Mr. Robertson: Yeah, those are some renderings of what our general concept would be for the particular building for the site right there. We have a sales office which would be to the west of the building. Then we have a general shop. One of the bays would be comprised of a wash bay for cleanup and the other three bays would be primarily used for cleanup work as well as any in-house service work that we'd have to do for our particular trucks. If we had to bring a tire guy in to change tires, perhaps something would have to be done mechanically on the trucks themselves. This facility would not be used for our main cleanup and detail as well as mechanical facility. The one in Mt. Vernon would be used for that. That's our general hub where we do all of our major work. This would be more for on-site, the truck needs to be washed or cleaned up, perhaps something happens to it where it needs a turbo bolted onto it or something along those lines. It's not designed for outside service work of any kind. We don't advertise we do brakes or anything mechanical. We do everything for our own trucks, so no off-the-road trucks would be coming in on a daily basis. We're not set up for that. That's not our business.

Ms. Moeller: I just also wanted to mention that the proposed business would have to travel along residential streets in order to get to Brice, which I believe would be over here. That could also create a potential noise for heavy truck traffic. In addition, the existing parking lot layout on site would allow for

trucks to access the driveway on the east side of the property, which would be right over here, which presents a potential noise concern for adjacent residential properties as I mentioned. So staff would like the Board to consider the application and materials and make a determination regarding the proposed use and whether it meets the Special Exception requirements outlined in Section 1145.09.

Ms. Wallace: Is there any way we can block out the pictures so I can see the neighborhood better? Where is Ayers Drive?

Mr. Robertson: It's right next to Home Depot off of Brice Road. It's behind it.

Mr. Robbins: Just to clarify, this is the old Cantina Del Rio. I think the property is owned by Bob Evans, but it is Cantina Del Rio and there's no existing building onsite, but, rather, the pad is where I think you're proposing to place the building.

Ms. Wallace: Will you have to go Eastgreen to Birchview to get back there, or are you able to go through the Home Depot?

Mr. Robertson: Well, that was one of our questions as we were in contract with him on Home Depot. I'm trying to get in touch with them. There was a – ARA Realty had a contract with them and they had an agreement on far as being able to use certain parking lot spaces and Home Depot's lot as well as to be able to use that drive if there was to be a retail site there. We don't believe that agreement is still in place as of our lawyer reviewing that, but that drive is an open drive there but they have it currently blocked off with their gates. I don't know if we can get Home Depot to respond. We've tried to get in touch with them, but I don't have any information as of now. We've been trying to get in touch with them. I know it's probably a hard nut to crack to figure out who to talk to with them, but that's what our initial thought was, that we could go on that particular route through there. There was an agreement there at one point to utilize that first turn-off there to run around their lot and through that so you don't have to go through the neighborhood, but I'm unsure of that as of right now.

Mr. Stoffel: I have a feeling why they closed that off is cause a lot of people were using it as a cut-through to get to Home Depot. Guilty. It was just easy to get to. So I have a feeling that that's even going to be more of a push back. If that opens up to trucks going through there and residential, I don't think that's going to happen. Also bringing those trucks through the neighborhood up through there, it just seems problematic to me. Typically you wouldn't have this type of situation, correct, at your other facilities? You're more in the industrial areas?

Mr. Robertson: Well, at our main facility-- I want to clarify too, that this is a business for commercial trucks. It's not like a car facility where you are selling to the general consumer, the general public where everybody needs a car drive. A commercial truck for instance, like a dump truck or a flatbed truck, that's more business-oriented. So we don't have near the volume that somebody would have at, say, a car lot that might sell 20, 30, 40 cars on a weekend. We might sell 20-30 trucks per month. So the volume isn't there. We're not running stuff in and out constantly. With our general model, everything would be prepped at our Mt. Vernon location and brought down here for the retail facility. So people don't come in and usually test drive 5, 6, 7 trucks at a time. You kind of hone in on a general truck that you're interested in and you might test drive 1-2 of them, but we're not getting customers after customers. On a typical Saturday when I work – we work a half day on Saturday – I might get 2-3 customers and some of them are picking up trucks they've already bought. So it's not a very high volume movement of trucks in and out. There will be trucks moving in and out of there, but it's not like a trucking facility or a trucking depot where you're in and out constantly. This is more of a sales lot. I-70 frontage is what makes this lot attractive to us. People will be driving normal automobile vehicles in. They're not – we don't sell Class 8's. In the pictures you saw medium and heavy duty, but Class 8 would be over-the-road trucks. That's not my market. I don't cater to the over-the-road guys, so you won't be having a tractor-trailer pulling in there to take a look at another truck. We're dealing in more the construction, landscaper size. We deal in a lot of Ford F-550, International low-pros with 10' dump bodies on them. That's predominantly kind of what we're dealing with. The grain trucks probably wouldn't have a big impact on 70. Those would probably stay up in Mt. Vernon for the more agricultural community. It's not as high volume as an automotive lot would sound. They are trucks. They are diesel, but I don't believe the impact is as bad as one might think. Currently right now we're in Mt. Vernon just south on St. Rt. 3. We have a retirement community across the street from us. There's a special assisted home right next to us on the southwest side of us, another business over; not to mention there's residential around us as well. So there's a mix of commercial and residential areas and we don't seem to have a problem with them. It doesn't seem to be a major issue, I guess, as far as that goes.

Mr. Robbins: Just for comparison, I'm just curious myself to try to get a feel of the scale of these things. Say like a U-Haul or a Fed-Ex truck, is this about the same size as something like that?

Mr. Robertson: Yeah, primarily the single axle tractor's like the Mac in the bottom center picture there, that's about 19' long. That would be consistent with like a truck that would pull a double or single trailer, a lighter load, 65,000 ddw. But, yeah, that water truck is probably a 22' long truck. Some of the box trucks would be like a U-Haul or a Penske one-way style truck. So that's about the size of the truck is what we're used to selling. Yes, they're about that size but they're not the Class 8 sleeper trucks, the big bunks. We not going to have

trailers on the lot. It's not going to be like a trailer facility where you have 53' trailers all stacked up. It's going to be primarily trucks along these lines.

Ms. Wallace: My two concerns, and I think one might be a little bit alleviated, was the noise level since it is in the center of a neighborhood, an apartment complex, and another is having to drive through an apartment complex, or essentially on the edge, and then through a housing development, just for safety issues. It's right in the dead center of a neighborhood.

Mr. Robertson: I guess for the noise concern, yes, they are diesel engines, they are a little bit noisier. The new emissions engines are quite a bit quieter than the older ones are. You listen to an old truck, it's very loud. The newer stuff that's coming out with the new emissions, they're really muffled the sound down. It's not as bad as you would think. I don't know if you've heard a new diesel pickup truck, but they're very quiet. 70 is also just south of that property, too, so I would say the noise isn't any greater than having semis barreling down the road at 65-70 mph. These trucks will be operating at low speed through the neighborhood. I believe it's 25 mph through there. So I don't know if the noise – I know it's a concern, but I don't think it's any worse than having 70 right there. As far as the concern about driving through the neighborhood, I think possibly is a concern, but I would say it's no more than a UPS truck or U-Haul truck driving through there. My drivers, a lot of them are retired drivers. They have CDL's, they're drug tested, everybody's up on – you know, they have to pass our DOT regulations as well as our company regulations to have our licenses to drive our trucks. So my drivers driving in and out of there, I don't think that's a major problem. We've never had a major incident in 30 years of operating as a business. We're not hauling freight or high volume. We're not in and out constantly. So once the truck's there, it'll pretty much stay there until it is sold and, like I say, the volume is probably a 20-30 truck turnover a month, not any higher than that. Traditionally we sell 300-400 trucks a year through our current Mt. Vernon facility.

Ms. Armintrout: Isn't there a daycare right there?

Mr. Rettke: In the bend, just above the third apartment complex there used to be a Kindercare or something and then we approved it – I think it's all night.

Mr. Robertson: Also, I don't think I touched on it in the general plan I sent you, but we'd be interested in putting up a fence around that lot as not only security for our trucks, but also to keep people off of the lot as far as people getting hurt. You know, you see a truck, little kids especially like to climb on it, like to see what's going on. I think having a fence with applicable screening around it, I think would help as far as keeping people off the lot as well as security for us as well as keeping the liability hazard down. During the day we'd propose to possibly have one gate open, the one closest to Home Depot, to drive

trucks as far as customers coming in and out. The other gate, I would primarily like to have shut, one way to come in and out. If that would have to be open, it would be probably on a – you know, having to get a truck out on a particular way. Having two access points is nice, but I think primarily one would be more than adequate for operating on a day-to-day basis.

Ms. Armintrout: Your hours are from 8-5:30. My only concern would be all of the children that are standing waiting on the buses in the mornings, they're all over the place, all over the neighborhood there.

Mr. Robertson: Okay. That's not set in stone. I guarantee the salesmen wouldn't mind it being at 9:00, 9-4:30 or something. Traditionally we always open at 8:00, but if that's a concern, which I think it might be a concern that you raised, I think I wouldn't be opposed to 8:30 or 9:00 opening time. As far as on the closing time, I don't know if the 5:00 or 5:30 is an issue, since children should be off the bus by then but, yeah, the concern definitely is there. I don't think we'd be wrong to start it at 8:30 or 9:00. That's not a problem.

Mr. Robbins: If the primary concern is truck traffic, would you be amenable to maybe regulating when those trucks could come and go, some restricted hours?

Mr. Robertson: Yeah, I'm not opposed to that, especially with the children. I understand that children are small and trucks are big. As far as that goes, I don't think that would be a problem, posted hours, you just change them from 9. For the state I have to be open so many hours a day and I don't think that's a problem operating from 9. So that wouldn't be a problem.

Mr. Stoffel: I would love if you would have come in tonight and said, "Hey, we have an agreement with Home Depot. They don't want residential traffic running through the whole nine yards. We've talked to Home Depot and they said they're going to remove those two drives right by Home Depot so no residential can get in through there and make a connection with your parking lot into their drive to where you wouldn't even touch the residential."

Mr. Robertson: Right. I'd like that also. If I could make an agreement with Home Depot, I'd just as soon do that honestly. That was our initial thought was that drive's already there and we got out the agreement that they had and that was part of the agreement to be able to operate on that street. I see now there's concrete pylons in there and they have the gates closed. but if that could be reached, that would be a lot nicer. Like I said, the traffic count isn't huge. We're not running a lot of trucks in and out of there. You might get 2-3 trucks, 5-6, 8-10, but I wouldn't say any more than that. But, yeah, that's definitely a lot safer route to run around through Home Depot. Customers coming in, that would be nice for them to pull off on the first stop sign where you automatically as you drive off you'd think take a right and pull right in through there to run around, but

you have to go to the second stop sign, like you can see on the map and then jog back around. Yeah, I would love to be able to have an agreement with Home Depot there to possibly do that. That would make a lot more sense. I don't know whether you guys could help me make that happen or not, but there was an agreement at one time, but it's no longer in effect.

Ms. Wallace: On the lines of that with the Home Depot, instead of having the drive open all the time, have a gate that you're the gate keeper of and you sell a truck, you take your customer over there, open the gate, let them out and relock the gate. That would keep through-and-through traffic from the neighborhoods getting into their parking lot. That might be a way you can talk to Home Depot and have a gate that only you and Home Depot have access to opening and shutting it. Then when you sell a truck, you only use that driveway, so the truck doesn't have to drive through the neighborhood.

Mr. Robertson: Yeah, that makes sense, just a truck only type route.

Ms. Wallace: Right, and then the regular car or pickup driving customers come in off Eastgreen.

Mr. Robertson: Yeah, I don't think that would be an issue for me, as long as I can get Home Depot on board with that. I don't know if – obviously I think it would be a task to get them to agree to it, but I don't see the major impact with them since they agreed to it once. I don't know if it would be a sticking point or not with them, but, yeah, definitely that would alleviate a lot of the concerns as far as truck traffic in general.

Ms. Wallace: And that might kind of go in your favor for them agreeing to it if they know that it was not going to be a through-and-through driveway or cut-through.

Mr. Robertson: Yeah, I can understand, like you said, the cut-through. If it's open, everyone's going to use it.

Ms. Wallace: And if it's got a gate up, nobody's going to use it.

Mr. Robertson: Yeah, that makes a lot of sense.

Mr. Stoffel: I think we would like to see, just like any site plan, especially since you're butting up against residential, we'll want to see some kind of fencing that you're talking about, landscaping, and it would be great if you could come back next month and say that you had a conversation with Home Depot. Based on just the amount of information I have now, it's hard for me to make that decision, because I'm not so sure that Home Depot would say no now. I don't know what everyone else thinks, but as far as the site plan's concerned, this isn't typically what we would—

Mr. Rettke: Well, this is just for the use. He'd have to come back with a site plan. We're not appoving the site, just the use.

Mr. Robertson: What I'm after right now – I'm in contract with Bob Evans, but I only have 75 days to be able to close my contract with them to be able to buy the property, but it's contingent upon me being able to get the Special Exception Use Permit to have a facility on this lot. I know it's been vacant for a while. They want to cut it loose, but I know it's somewhat of a hang-up. I don't want to purchase the property without being able to put my lot on there. I don't mind doing what's needed to be done as far as on the screening. That's what we did in Mt. Vernon up against the retirement community that's right next to us. We planted 100 pine trees, doubled them up side-by-side all the way down. They were 12-15' high when we put them in and that really helped out. They had a lot of kick-back. There was originally a vacant field there. They liked seeing a vacant field. They liked to see the wildlife. Once we put the trees up initially they thought that wasn't good, but we've never had any kick-back since, because I think they like it. Now they have privacy as opposed to what they had before. I think here by putting up some of the landscaping – and currently on the east side of the property there is quite a bit of screening already. I think we might be able to put some more pine trees in there, some other trees that are fairly – that take up a lot of space, I think that would help, and also putting up a fence there. It would screen the fence. The fence would be on the truck side, not the residential side. I understand what it is to be a good neighbor. I know having certain things next to your house you don't particularly want. I don't think this is as obtrusive as one might be. I know the traffic count's not there like a restaurant would have been, having people come in all hours of the night. This is during the business hours only. I'm not opposed to making it what you guys need for what we need to do. I just have a timeline on whether my contract expires or not. If I can't get the variance to put it in, I won't be able to close the contract. So there is a little bit of time is of the essence.

Mr. Rettke: Forgive me if a ramble, but I'm just going through the thought process. I see your appeal along 70. Great location if you drive down any freeways, you're going to see a business sort of like this. The west side has them over by Trabue, great location I think for it. The only down side is the access. You've got to go through the subdivision/apartment complex. He raised a good point. It's not nearly as intrusive as a restaurant that was put there. I don't know how a restaurant was put there, because I think we tried going there once way back when we first moved and it was like you couldn't get there from here. That being said, that's a concern of mine with trucks. You get a truck back there, they should be skilled drivers. I'm not casting any aspersions to them. And if you go a little bit further east where we get into the Birchview duplexes, it gets real thin. So we've got to make sure they know they've got to turn there and can't go much further. Cause when you get to those duplexes, everybody and their uncle parks on that side and it's hard for me to get a 1500 series Chevy

through there at times with a trailer. Like I said, I've got mixed reviews. I think it would be a great site. If you build that building there, I think it raises the neighborhood. The biggest problem I have is that access. I don't know that the kids standing out for the bus, not to discredit Ms. Armintrout, but don't know that that's going to be a super big deal, because most of them should already be in school. To the east it does get fairly populated with certain individuals liking to play in the middle of the road. So I would, once again, have to put some signs out like 270, you know, "Left Only." Same way with maybe exiting the property, "Trucks Left Only" advise them.

Mr. Robertson: Yeah, I assume they would go that way. You could even make it—

Mr. Rettke: Cause it does get super narrow once you start getting those duplexes. Like I said, I think that would help the neighborhood. My biggest thing is the access. If you could put a different service road in, I don't think we would have had much discussion on this, but it's that road I'm struggling with.

Ms. Armintrout: What's your timeframe on having to lose the contract or how much time do you have left to maybe contact—

Mr. Robertson: I had 75 days when I went into contract. I had 30 days to waive all my contingencies for the lot itself. That expired yesterday, so I have another 45 days roughly. If we had another continuance from here, the next time I think that would be the last time I'd be able to meet with you before I have to let them know which way we're going. If not, it'll fall out of contract. I think there was a backup bid on it. They wanted to run a landscaping and equipment company out of there is who I think my backup bid was. I'm not sure if it would be any better than traffic in and out with trucks and equipment.

Mr. Rettke: No, I think it would be just about as bad. I think we'd have the same issues. The lot itself would be conducive to it. I like the way it's laid out. I like it being along the freeway. It's just a bad location.

Mr. Robertson: That's what my land agent said when he was looking at it. He said the reason why this lot's priced so attractively is because it doesn't offer a lot of other uses because the access is so poor. A restaurant will never go back in there and Bob Evans makes clear a restaurant will never go back in there, because in their contract to buy it there's a contingency that you cannot operate any type of restaurant like Bob Evans for next I forget how many years it was, but it was a long time and they list every single restaurant you could not operate in there. So they're making sure you can't operate a restaurant. But the use of it, like you say, it's not very good access to get back to, but it has very nice freeway access. So as far as visibility, I think there's 450' of road frontage. That's what appeals to us. The downside would be the access, but like we've talked about earlier and like my father and I talked about – we partners in this

business – is that people will seek out the truck wherever it is. They know they can find it back through there. So the off-the-road type buyer, like a consumer or general public it would be horrible for a car lot, because nobody would drive back there to find it. It's hard to find. For trucks, people will seek it out. A lot of advertising would go into how to get there. There are easements in place for sign placements off of Brice Road as well as off the next turn coming onto Pinetree Lane. I think there are agreements in place back when Bob Evans operated it. Currently there's no signs there, but there were sign agreements in place to direct traffic back in there. As far as if we can't get access from Home Depot, like you say, if you could have trucks only or operating only a certain way, I think that would be great. I'm not opposed to that and it would keep customers from trying to go every other way. I think just the general direction that you've got to take a left and then a left to get you back onto Brice Road, I think that's a fairly easy concept as long as they know they can't go right. I know if you go right, you get tangled back in the neighborhood. I've driven back there quite a bit to see what it's like but, yeah, left is obviously the best way to get out of there.

Mr. Robbins: I have one question for you and then a reminder for the Board afterwards. The question is, just to get a better idea of how this is operated, so you have the trucks there that will be purchased by other businesses. The trucks actually get there by your staff. They're going to know the way to come in. The only time anybody who's not necessarily familiar with the way in and out that will be driving a truck is when they leave, by which point they would have already been that way and kind of already would understand.

Mr. Robertson: Or on a sales drive, and they're accompanied by a salesman when they go on a test drive. That way they know. My salesmen always ride with them on test drives.

Mr. Robbins: But it's not going to be the case that somebody that isn't necessarily familiar with how to get there is going to be driving that truck into the site. Is that correct?

Mr. Robertson: Correct.

Mr. Robbins: It would be somebody buying the truck who would drive their own truck there for some reason and then look at another one and then drive out. So it would be a passenger vehicle that would come there and then a truck would leave, or it would be one of your staff members who would drive a truck through there.

Mr. Robertson: Correct. Yeah, primarily the customers who come in, they're usually buyers for contractor companies or landscapers and they drive pickups usually or cars. But, yeah, they would be the ones coming in to find the place. They don't normally, very rarely ever drive a large truck in to look at it. It's not the owner/operator that gets off the side of the freeway to go look at it.

Usually these are businesses that are operated by a company and they have crews that drive the trucks. They're the purchasing agents that come out. A lot of companies that we deal with would be Shelly Company, Shelly & Sands, Nickels Bakery, Fed Ex – we outfit a lot of trucks for them, but their company guys aren't coming on the lot to buy the trucks with their own trucks. It's usually done by the purchasing agent coming on the property.

Mr. Robbins: Thank you. The reminder that I have for the Board, and I guess just a description of how this process works for the applicant as well. With a Special Exception, the Board is going to make a recommendation. They're going to vote on it yes or no. After that it doesn't stand as approved. What happens is the recommendation gets sent to City Council. The minutes get transcribed from this meeting and they get put into a document. The document gets sent to City Council. In the next upcoming Council meeting, Council has the ability to vote on it. So even after the meeting, there's still kind of a lead time afterwards by which we have to wait before we can issue a zoning certificate. So if Council has any issue with it, they'll bring it up and introduce it as an Ordinance and then that can be kind of a lengthy process. So I'm telling you that just so you know. Then if this does get tabled tonight, it's not the case that he necessarily has 45 days from now and this could get wrapped up in 30. We have 30 days until the next meeting. That leaves him 15 days for the meetings to get transcribed and then for City Council to basically verify its compliance or give them the opportunity to have their say. So I just wanted to make that clear for the Board if you're trying to get an idea of time line. I'm just throwing that out there.

Mr. Rettke: Good point, Mr. Robbins. I'm glad you brought that up. I have one question for staff. This is zoned Community Commerce. What examples can you give us of businesses that would go in there as a comparison without coming before us.

Mr. Robbins: The Community Commercial District is pretty restrictive in terms of what it will allow. We're looking at primarily office and retail as the number one user. That includes professional services, personal services, doctors, lawyers, things like that. As far as a restaurant goes, that's not something that's a permitted use in the area and, as you mentioned, that's not something that could apparently legally go in there by contract of the owner. It's a good question.

Mr. Rettke: My point being is if we're going to hold him to the standard of the access, if there's something comparable that could go in there that would burden it more with traffic that we'd have no say over. I mean, yeah, you do have to consider it, but some of that's with the whole zoning map in creating that pocket right there with lack of access. I don't necessarily want to hold him against it if you're saying a – some of the examples like an attorney or medical, they probably wouldn't have the truck traffic, but you'd have more volume of cars and trucks and stuff like that. But if you're saying landscapers or somebody else

could go in there, they could build – like of like Long's Painting type place where you have more contractors in there, if that could go in there, that could put a huge dent in comparison to his truck traffic.

Mr. Stoffel: That's a great point. We have to imagine that these trucks and the truck drivers, again, are professional. They know what they're doing and they've going to be coming in and out of there a lot cleaner than landscapers or anything like that if it is more that kind of use. It really is a site that is pretty tough to develop or else it would have been developed by now, because it's a nice piece of real estate except for the access. Home Depot should have made it a pond.

Mr. Robbins: I want to mention that as well, that if this does get turned into a safe permitted use as retail, I mean you're kind of looking at the same thing. You'd have trucks delivering before and after hours, maybe to some maybe to more extent than what's being proposed here.

Ms. Wallace: If we do approve this tonight, are you going to continue to still try and work with Home Depot to get that as a road just for you or for access?

Mr. Robertson: Yes. I just mentioned that yesterday to our agent again to try to get in touch with them, because through Bob Evans they don't have any say on that anymore since that was so long ago and ARA Realty is no longer in effect for what they were proposing to do with the retail site there. So, yes, I just talked to him yesterday about trying to get that access. I think that would be great. It's so much easier and smoother to get in and out of there. I understand their concern, but if they were willing to waive it once, I don't know, like you say, if you can only the gate for trucks in and out, I think that's excellent. So, yeah, I think we're definitely going to keep trying to work with them on it. It makes a lot of sense.

Mr. Rettke: I think you hit the nail on the head. I don't think your volume is going to be super large. I'm glad you're not trying to put 18-wheelers in there, box trucks, long trailers. I'm not sure – I'd kind of like to – if there's a way you could keep trucks, like coming down 70, they blow a tire, pull into your shop. Do you see that being a problem?

Mr. Robertson: I won't be equipped to fix that. We don't do any outside service. The way that we're set up is we do everything in Mt. Vernon.

Mr. Rettke: I just worry about them seeing the garage bays and saying, "Oh, there's a repair shop. I'm going to pull in there."

Mr. Robertson: I understand.

Mr. Rettke: Now we're drawing people that aren't seeking you out, and the neighborhood would be another concern.

Mr. Enfinger: Kind of one of the concerns similar to what you guys are talking about right now, right now this is the way that you operate your business. Let's say you make the investment and you move in here. That all can change, cause you're there. That's a concern that I have. I have a concern that you're a very industrial type of business going into the heart of a residential area and even with screening and fencing and gates, that just makes it feel even more like an industrial business stuck down in a residential area. Have you checked the radiuses of the entrances coming in and out? Are your trucks going to be able to make all those turns?

Mr. Robertson: Yeah, that shouldn't be a problem. Like I said, they're not long semis, they're not 80' tractors and trailers coming in. The longest box truck legally run is a 40-footer. That's the longest box truck you're legally allowed to have on the road and that would be a very long box truck. Most cabs on trucks are 10' long. Most box trucks are 24', so you're 34' overall length. With a lift gate you add another foot or so. Primarily on this location this is more designed for catering to the contractors, the landscapers. We'd like to have a lot of 10' dumps, 12' dump trucks. We don't get into the 5 and 6-axle, multi-axle trucks. That's not our market. Freightliner, if you go on the west side, that's more their market. The expediters, they're dealing with that type of clientele. Most of our stuff is in that 26,000 to 33,000 lbs. gbw, which would be single axle trucks. We do get into some tandems, but the big dump trucks, we don't usually deal with anything over 16', which 16' and 10, you'd be about 26' overall length. This site is more to try to cater to that contractor use, little utility trucks, stuff like that, not the real big dumps, big heavy equipment you would see with some of the other dealerships. What makes our dealership unique is that we deal in used chassis, so we're not a new dealer as far as on the trucks themselves. We deal in all used chassis, but we deal in new equipment on the back of them. So we cater to that landscaper who can't afford a $70,000 truck with another $10-15,000 dump bed, but he can afford a $20,000 truck with a $10,000 dump bed on it. So they make their money by buying a piece of equipment to haul their mowers to the job site or to haul their excavator to the job site. They're not buying the truck to run long distance over the road. So it makes us unique. There's not really any other dealer in the state that kind of does what we do since we take it from the basic state of a cab and chassis and outfit it the way the customer wants it. This site would be we build the stock trucks. We know they'll sell and if they want to build something custom, we would build that at our Mt. Vernon facility. That's kind of the overall feel of this site. It's more of a these are already ready to go when they come in. If they want something custom done besides maybe adding a tool box or something along those lines, that would all be done in our Mt. Vernon facility, which would hold the majority of the inventory. We carry about 200 trucks in hand at all times, but we're on 15 acres in Mt. Vernon. This is only a 4 acre site. We could probably get maybe another, I'd say

50 trucks on this lot maximum by the time you space them out. Trucks are long. They take up some space, but I don't see any more than 50-60 trucks possibly maximum on this facility.

Mr. Enfinger: 50-60 trucks there sounds like an awful lot. It really does to me. One of the things that really – I know we're up against the highway and I know we're up against Home Depot, but you're going to be affecting the lives of all those people that live in that area and that's my concern. They need an advocate and that's who I am. In this situation the character of that business, and I understand it's a very difficult place to develop or, like they said, it would have been developed. It just doesn't fit the character of the area for me and I think it's too far afield in my opinion.

Mr. Robertson: I think the trucks we're selling there – the trucks that are coming to this site, they're going to be clean, retail ready trucks. They don't have big oil leaks, the paint's not all faded. Our stuff – I tell people if you want a cheap truck, it's not for me. I don't sell cheap trucks because I put a lot of money into them to bring them where they should be. I put $5-10,000 into these trucks. They're clean, they're well maintained. We go through them, we service them, we spend a lot of money on them. I want a customer to buy a truck that he's happy with, satisfied that it's not going to cause him problems in the short-term down the road. Our stuff is retail ready. You're not going to be looking at old raggedy trucks that are worn out or broken down. These are going to be at least attractive looking trucks. We had the same concern with the trailer park across the street from us. There's probably 50-60 trailers over there with a retirement community. I don't know if you've ever dealt with a retirement community, but they don't have a lot of stuff going on throughout the day, so they like to cause a lot of problems for all their neighbors. But we had a very big resentment and kickback when we did this. They were across the street from us. We had a highway separating us, a two-lane highway. We came across the street and developed a 9 acre site. Since we put that building in we've had zero complaints from them. I think we know what it's like to be a good neighbor. I understand your main concern. I'd like to say that we'd do everything in our ability to alleviate some of those pains, as well as try to be a good neighbor with the rest of them, like the 9:00. If you think that would be beneficial, I don't mind doing that. The screening, that type of stuff, I understand your concern. But there's also a Home Depot right there, right next to it, and Home Depot has a way more traffic count than we do. I know it's off the other road, but Home Depot's building is quite a big higher. I think our side wall height for our particular building is 18 and I think they're 24-26'. So some of these trees are already going to be taller than that when they get to several year maturity if we put them in at a 12-15' height. I understand, but I'm trying to do everything we can to be a good neighbor.

Mr. Enfinger: I understand and it's going to be great to see something go in there, but this particular type of business, I feel like it's the wrong place for it.

Mr. Stoffel: I think to say that it's in the heart of residential isn't really totally true. It cuts through the fringe of residential. It has no residential on the south, none on the west and just a tip on the north and, obviously, some on the east. So—

Mr. Enfinger: Well, again, the access is all through the—

Mr. Rettke: Yes, you are affecting some residential, but the character of the neighborhood currently is a vacant lot with concrete and it's going to look like that forever, because I don't see how it'll be developed otherwise. So I personally think it's a good idea. That location, plus there will be some – we will have some say as far as how it's landscaped, how it's buffered, how pines or whatever are put up for noise reduction; and since he will have to work with us on that, we kind of control that. I personally think it's a great location for it.

Male: (Dan Higner?) (Microphone is not working properly.) I just wanted to point out to-- I appreciate everybody's concern with our safety, etc. I guess you need to look back to when it was a Cantina restaurant. You had trailer trucks – semi-trailers pulling into the lot delivering food, dry goods, produce. You had trash trucks coming in there and picking things up on a weekly basis. There were constantly trucks coming in and out of there and pulling through that neighborhood as well as much more vehicular traffic because of the nature of the restaurant. So when it comes to the safety of the neighborhood itself, I just want to point out in my view we're looking at a much safer type of location and type of business going into the neighborhood than what was there previously. Is it the ideal business for that area, probably not; but is it a good use for that area, yes, I believe it is.

Mr. Rettke: Yeah, and that's what I was sort of getting at, Dan. With the current zoning, I don't think it's the greatest for that site, but I don't see it being the worst of what could go in there. You could have something even more and, as a restaurant, I think the traffic was way more, especially when you have the title "Cantina" in it. Any other discussion, comments, concerns? (None.) I'll move that we approve Item B2, Special Exception Use Permit for 2290 Ayers Drive, number 165994.

Mr. Stoffel: I'll second.

(Ms. Moeller called the roll. Mr. Stoffel voted "yes." Ms. Wallace voted "yes. Mr. Enfinger voted "No. The applicant does not meet the requirements stipulated in Section 1145.09 of the Code for Special Exemption Use Permit, specifically Items A, B and D." Mr. Rettke voted "yes." Ms. Armintrout voted "yes.")

Mr. Rettke: So, Phase I is done. Like he said – Mr. Robbins said, Council has the option to pick it up.)

Mr. Robbins: Yeah, I'm going to brief you on that just really quickly just for the record. Again, the minutes will be transcribed, they'll be sent to Council. If Council decides to act on it, it could be a longer process and we have no control over that. If Council has no issue with it, it stands as approved and will be issued a zoning certificate-- Well, I shouldn't say that, but the use would be approved. You'd still have to go through major site plan and design review as well for the exterior of the building.

Mr. Robertson: I understand all that. What is the timeline, roughly, for City Council to either pick it up and discuss it or approve it?

Mr. Robbins: You can tell by the first meeting. We'll get the minutes back from this meeting probably by next Wednesday. We'll have it resubmitted to City Council. It could be not this Monday but the next Monday will be the first – Tuesday, excuse me, because of the holiday. But that would be the point at which they would have the opportunity to take it up as an item.

Mr. Robertson: Would it be something I would be present for or it's more of a closed discussion? I don't mind being available.

Mr. Robbins: Yeah, I don't think it's a bad idea to come to answer questions. If you want to contact us, we can get in touch with the Clerk of Council and see if anybody has any questions or issues to see if you should be there.

Mr. Robertson: Great. I appreciate it. Thank you guys very much.

Mr. Rettke: Well, good luck. You know what you're getting: location, location, location, but hopefully it works for you.

3. <u>SPECIAL EXCEPTION USE PERMIT, 6537 E. LIVINGSTON AVE., REYNOLDSBURG, OHIO;</u> PRESENT ZONING, cc; PRESENT OWNER'S NAME, E.V. BISHOFF; REQUESTING A SPECIAL EXCEPTION FOR A CHILDCARE FACILITY. CONTACT: ROBIN TREADWAY (#166200).

Mr. Rettke: Moving on, Item B3, Special Exception Use Permit for 6537 E. Livingston Avenue. Can we please have a presentation?

Ms. Moeller: Again, this is for 6537 E. Livingston. It's a Special Exception Use for a daycare facility. The application number is 166200. The property is located on the southwest corner of Baldwin Road and East Livingston Avenue. The existing zoning is CC, which is Community Commercial or Community Commerce and is within the CC Overlay. This is a request for a

Exhibit 1-C

Glen Dugger

From: Ethan Robertson <ethan@robertsontrucksales.com>
Sent: Friday, August 23, 2024 12:28 PM
To: Glen Dugger
Subject: Higher Resolution Screen Shots
Attachments: NTES Sold Units.pdf

Glen, I am attaching a higher resolution screen shots for you. My last email did not attach properly. I ran the numbers, and for the boards reference since we opened at National Truck and Equipment sales we sold a total of 477 trucks off of that lot. 179 of those trucks were over 33,001 GVW, which makes up 38% of total truck sales. I have highlighted some of the trucks that show the GVW exceeding 33,001. There are many more on these pages as you can see that are in excess of the gvw that Marie has inposed as the standard in her ruling of class 8. If you read the transcript I speak on selling 10' dump trucks as well as up to 16' dump trucks. I also touch on the types of trucks we sell and I had these very photos of trucks that we currently had in inventory at the time up on display for the meeting which was touched on several times you can read in the transcript. Please let me know if you need anything else from me, but I think it all looks good. I will be working on a presentation of truck types and sizes with photos to show what we currently see/sold and what the classifications really mean.

Thank You,

-Ethan

Ethan K. Robertson
Robertson Truck Group
8920 Columbus Road
Mt. Vernon, OH 43050

W 740-397-4969
D 740-326-1865
C 614-296-5878
F 740-393-0721

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481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	3HTNUAP	66,000	Sold	Cab & Chas:	Used	2014	8444	International	5900	295636	National Truck & Equipment Sales-Columbus
	1HTXHAP	66,000	Sold	Cab & Chas:	Used	2009	8475	International	5600i	25286	National Truck & Equipment Sales-Columbus
	1HTGLAH	64,740	Sold	Dump Truck	Used	2003	7183	International	2674	112833	National Truck & Equipment Sales-Columbus
	1FVHC5D	64,000	Sold	Rollback	Used	2013	8374	Freightliner	M2	299609	National Truck & Equipment Sales-Columbus
	1HTXLAP	64,000	Sold	Dump Truck	Used	2008	7393	International	5500i	136099	National Truck & Equipment Sales-Columbus
	2HTFBAST	64,000	Sold	Vacuum Tru	Used	1997	7535	International	9300	344827	National Truck & Equipment Sales-Columbus
	1FVHG3D	64,000	Sold	Vacuum Tru	Used	2013	C8911	Freightliner	114 SD	90435	National Truck & Equipment Sales-Columbus
	1FUJA6DE	60,000	Sold	Tractor	Used	2007	7169	Freightliner	CL120064ST	363189	National Truck & Equipment Sales-Columbus
	1M1AW07	60,600	Available	Tractor	Used	2015	C8685	Mack	CXU613	537004	National Truck & Equipment Sales-Columbus
	1M1AN07	60,320	Sold	Tractor	Used	2012	7639	Mack	CHU613	318690	National Truck & Equipment Sales-Columbus
	1HTWYAT	60,000	Sold	Flatbed	Used	2003	9205	International	7600	448489	National Truck & Equipment Sales-Columbus
	3C6JD6EP	6,600	Available	Light Duty	Used	2012	7313	RAM	1500	122203	National Truck & Equipment Sales-Columbus

Stock#: 7393
Status: Sold

Details

E-Spec | Print | Loan Calc | Quotes

Trans Model	RTF-14908LL
Suspension Type	Walking Beam
Front Tire Size	385/65/22.5
Rear Tire Size	11R22.5
Axle Configuration	Tandem 6x4
FA Capacity	18,000
RA Capacity	46,000
Rear End Ratio	3.91
Wheelbase	282"
GVWR	64,000
Front Wheels	Steel

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481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	3C6JD6EP	6,600	In Use	Pickup	Used	2012	7314	RAM	1500	22845	National Truck & Equipment Sales-Columbus
	2HSCNAP	59,220	Sold	Tractor	Used	2006	8469	International	9400	556762	National Truck & Equipment Sales-Columbus
	4V4LC9KK	59,200	Sold	Tractor	Used	2007	7904	Volvo	VT880	376357	National Truck & Equipment Sales-Columbus
	1M1AK06	58,320	Sold	Tractor	Used	2007	7428	Mack	CXN613	276225	National Truck & Equipment Sales-Columbus
	2FZHAWD	58,000	Sold	Dump Truck	Used	2006	C8269	Sterling	Acterra	287377	National Truck & Equipment Sales-Columbus
	1GDT8C4	56,000	Sold	Dump Truck	Used	2007	7562	GMC	C8500	133569	National Truck & Equipment Sales-Columbus
	1GDT8C4	56,000	Sold	Dump Truck	Used	2007	7597	GMC	C8500	100488	National Truck & Equipment Sales-Columbus
	1FDZU90T	56,000	Sold	Dump Truck	Used	1995	7643	Ford	L9000	403456	National Truck & Equipment Sales-Columbus
	2FZHAT	56,000	Sold	Refuse Truck	Used	2006	7692	Sterling	LT7500	586[illegible]	National Truck & Equipment Sales-Columbus
	1GDT8C4	56,000	Sold	Cab & Chas	Used	2007	7547	GMC	C8500	60442	National Truck & Equipment Sales-Columbus
	1GDT8C4	56,000	Sold	Dump Truck	Used	2004	7534	GMC	C8500	155866	National Truck & Equipment Sales-Columbus
	1GBT8C4	56,000	Sold	Dump Truck	Used	2008	C7469	GMC	C8500	79515	National Truck & Equipment Sales-Columbus

Stock#: 7692
Status: Sold

Details

E-Spec | Print | Loan Calc | Quotes

Trans Model	3500
Suspension Type	Walking Beam
Front Tire Size	11R22.5
Rear Tire Size	11R22.5
Axle Configuration	Tandem
FA Capacity	16,000
RA Capacity	40,000
Rear End Ratio	6.43
Wheelbase	228"
GVWR	56,000
Front Wheels	Steel

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481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	1HSWYAX	53,220	Sold	Tractor	Used	2004	8012	International	7600	36968	National Truck & Equipment Sales-Columbus
	1HTWPAZ	53,220	Sold	Dump Truck	Used	2007	C8219	International	7500	174096	National Truck & Equipment Sales-Columbus
	1FVHCYC	53,220	Sold	Flatbed	Used	2014	8905	Freightliner	M2	257087	National Truck & Equipment Sales-Columbus
	1GBT8C4	53,200	Sold	Dump Truck	Used	2006	7203	Chevrolet	C8500	118499	National Truck & Equipment Sales-Columbus
	1XKDD49	53,200	Sold	Tractor	Used	2012	7781	Kenworth	T800	535916	National Truck & Equipment Sales-Columbus
	1XKDD49	53,200	Sold	Tractor	Used	2012	7784	Kenworth	T800	463675	National Truck & Equipment Sales-Columbus
	1XKDD49	53,200	Sold	Tractor	Used	2012	7780	Kenworth	T800	607462	National Truck & Equipment Sales-Columbus
	1XPTD49X	53,200	Sold	Dump Truck	Used	2012	7869	Peterbilt	367	445243	National Truck & Equipment Sales-Columbus
	1HTWYSA	52,350	Sold	Rollback	Used	2005	6792	International	7600	351871	National Truck & Equipment Sales-Columbus
	1GDT8C4	52,350	Sold	Dump Truck	Used	2003	7158	GMC	C8500	299583	National Truck & Equipment Sales-Columbus
	2HSCEAH	52,000	Sold	Tractor	Used	2007	7110	International	9200	8076	National Truck & Equipment Sales-Columbus
	1HSHXAH	52,000	Sold	Tractor	Used	2007	7139	International	8600	490173	National Truck & Equipment Sales-Columbus

Stock#: 7158
Status: Sold

Details

E-Spec | Print | Loan Calc | Quotes

Trans Model	RT8709
Suspension Type	Walking Beam
Front Tire Size	295/75/22.5
Rear Tire Size	295/75/22.5
Axle Configuration	Tandem
FA Capacity	12,350
RA Capacity	40,000
Rear End Ratio	6.50
GVWR	52,350
Front Wheels	Steel
Rear Wheels	Steel

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481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	2NKHLN9	52,000	Sold	Cab & Chas	Used	2011	8040	Kenworth	T370	234533	National Truck & Equipment Sales-Columbus
	1XKDD09	52,000	Reserved	Tractor	Used	2004	C8404	Kenworth	T800	574086	National Truck & Equipment Sales-Columbus
	1HTMSTA	52,000	Sold	Refrigeratec	Used	2019	8428	International	4400	14808	National Truck & Equipment Sales-Columbus
	1HTMSTA	52,000	Sold	Cab & Chas	Used	2019	8432	International	4400	42491	National Truck & Equipment Sales-Columbus
	2XPRDN9	52,000	Sold	Tractor	Used	2009	8437	Peterbilt	340	101772	National Truck & Equipment Sales-Columbus
	1HTMSTA	52,000	Sold	Refrigeratec	Used	2019	8449	International	4400	57458	National Truck & Equipment Sales-Columbus
	2HSCEAPF	52,000	Sold	Tractor	Used	2007	8467	International	9200i	553656	National Truck & Equipment Sales-Columbus
	1FVHCYC	52,000	Sold	Cab & Chas	Used	2016	8454	Freightliner	M2	94614	National Truck & Equipment Sales-Columbus
	3AKJGBD	52,000	Sold	Tractor	Used	2015	8808	Freightliner	Cascadia	326675	National Truck & Equipment Sales-Columbus
	1FVHCYB	52,000	Sold	Dump Truck	Used	2013	8859	Freightliner	M2	268146	National Truck & Equipment Sales-Columbus
	1FVHCYB	52,000	Sold	Flatbed	Used	2012	8860	Freightliner	M2	256053	National Truck & Equipment Sales-Columbus
	3ALHCYC	52,000	Sold	Refrigeratec	Used	2015	8941	Freightliner	M2	279959	National Truck & Equipment Sales-Columbus

Stock#: 8859
Status: Sold

Details

E-Spec | Print | Loan Calc | Quotes

Axle Configuration	Tandem
FA Capacity	12,000
RA Capacity	40,000
Rear End Ratio	3.55
GVWR	52,000
Trans Speed	9
Engine Brake	No
Bed Serial#	DL429991
Bed Make	Beau Roc
Bed Length	16'
Bed Height	54"

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481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	3HAMMM	33,000	Sold	Cab & Chas	Used	2015	8651	International	4300	135747	National Truck & Equipment Sales-Columbus
	1FVACXDT	33,000	Sold	Box Truck	Used	2014	8629	Freightliner	M2	171902	National Truck & Equipment Sales-Columbus
	1FVACXDT	33,000	Sold	Refrigeratec	Used	2014	8621	Freightliner	M2	196260	National Truck & Equipment Sales-Columbus
	1FVACXBS	33,000	Sold	Cab & Chas	Used	2008	8761	Freightliner	M2	118414	National Truck & Equipment Sales-Columbus
	1FUBC4D\	33,000	Sold	Tractor	Used	2012	8787	Freightliner	M2	354025	National Truck & Equipment Sales-Columbus
	1FVACXDT	33,000	Sold	Box Truck	Used	2014	8789	Freightliner	M2	177950	National Truck & Equipment Sales-Columbus
	3ALACXDT	33,000	Sold	Stake Bed	Used	2015	8803	Freightliner	M2	163027	National Truck & Equipment Sales-Columbus
	1FVACXDT	33,000	Sold	Box Truck	Used	2012	7842	Freightliner	M2	180713	National Truck & Equipment Sales-Columbus
	1GBM7C1	33,000	Sold	Box Truck	Used	2006	8896	Chevrolet	C7500	58491	National Truck & Equipment Sales-Columbus
	1FUBC5D\	33,000	Sold	Dump Truck	Used	2012	8971	Freightliner	M2	438652	National Truck & Equipment Sales-Columbus
	1FUBC5D\	33,000	Sold	Dump Truck	Used	2013	8975	Freightliner	M2	360914	National Truck & Equipment Sales-Columbus
	1HTMKAA	33,000	Sold	Service Truc	Used	2007	C1	International	4400		National Truck & Equipment Sales-Columbus

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Show Thumbnails in List
Show Video Indicators
Export Inventory...

Stock#: 8896
Status: Sold

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Engine Make	Caterpillar
Engine Model	3126
Engine HP	230
Trans Make	Allison
Trans Model	MD3060P
Suspension Type	Spring
Front Tire Size	11R22.5
Rear Tire Size	11R22.5
Axle Configuration	Single
FA Capacity	12,000
RA Capacity	21,000

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481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	1HTMSAA	52,350	Sold	Grain Truck	Used	2004	7641	International	4400	192393	National Truck & Equipment Sales-Columbus
	1M1AW07	52,350	Sold	Tractor	Used	2012	7621	Mack	CXU613	629143	National Truck & Equipment Sales-Columbus
	1M1AW07	52,350	Sold	Tractor	Used	2012	7653	Mack	CXU613	636472	National Truck & Equipment Sales-Columbus
	1M1AN07	52,320	Sold	Tractor	Used	2014	7730	Mack	CHU613	147313	National Truck & Equipment Sales-Columbus
	1FUPCSZE	52,000	Sold	Tractor	Used	1999	7794	Freightliner	FLD120	1212130	National Truck & Equipment Sales-Columbus
	1FVHCYBS	52,000	Sold	Box Truck	Used	2011	7789	Freightliner	M2	149309	National Truck & Equipment Sales-Columbus
	2HSCEAHI	52,000	Sold	Tractor	Used	2006	7845	International	9200i	720523	National Truck & Equipment Sales-Columbus
	1XKDDU9	52,000	Sold	Tractor	Used	2006	7660	Kenworth	T800	622712	National Truck & Equipment Sales-Columbus
	1HTWYAH	52,000	Sold	Hook Lift	Used	2010	7685	International	7600	356277	National Truck & Equipment Sales-Columbus
	1FVHCYBS	52,000	Sold	Vocational	Used	2011	C7701	Freightliner	M2	7622	National Truck & Equipment Sales-Columbus
	1FUJA6CK	52,000	Sold	Tractor	Used	2009	7712	Freightliner	Columbia	339474	National Truck & Equipment Sales-Columbus
	1FUJA6CK	52,000	Sold	Tractor	Used	2010	7714	Freightliner	Columbia	546174	National Truck & Equipment Sales-Columbus

Stock#: C7701
Status: Sold

Details

E-Spec | Print | Loan Calc | Quotes

Engine Make	Cummins
Engine Model	ISC
Engine HP	300
Trans Make	Allison
Trans Model	3000RDS
Suspension Type	Walking Beam
Front Tire Size	11R22.5
Rear Tire Size	11R22.5
Axle Configuration	Tandem
FA Capacity	12,000
RA Capacity	40,000

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Page 1 of 10 | 50

All | Recently Added | Trucks | Trailers | Equipment | Bodies

481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	3HTNUAP	66,000	Sold	Cab & Chas	Used	2014	8444	International	5900	295636	National Truck & Equipment Sales-Columbus
	1HTXHAP1	66,000	Sold	Cab & Chas	Used	2009	8475	International	5600i	25286	National Truck & Equipment Sales-Columbus
	1HTGLAH	64,740	Sold	Dump Truck	Used	2003	7183	International	2674	112833	National Truck & Equipment Sales-Columbus
	1FVHC5D\	64,000	Sold	Rollback	Used	2013	8374	Freightliner	M2	299609	National Truck & Equipment Sales-Columbus
	1HTXLAPT	64,000	Sold	Dump Truck	Used	2008	7393	International	5500i	136099	National Truck & Equipment Sales-Columbus
	2HTFBAST	64,000	Sold	Vacuum Tru	Used	1997	7535	International	9300	344827	National Truck & Equipment Sales-Columbus
	1FVHG3D	64,000	Sold	Vacuum Tru	Used	2013	C8911	Freightliner	114SD	90435	National Truck & Equipment Sales-Columbus
	1FUJA6DE	60,000	Sold	Tractor	Used	2007	7169	Freightliner	CL120064ST	363189	National Truck & Equipment Sales-Columbus
	1M1AW07	60,600	Available	Tractor	Used	2015	C8685	Mack	CXU613	537004	National Truck & Equipment Sales-Columbus
	1M1AN07	60,320	Sold	Tractor	Used	2012	7639	Mack	CHU613	318690	National Truck & Equipment Sales-Columbus
	1HTWYAT	60,000	Sold	Flatbed	Used	2003	9205	International	7600	448489	National Truck & Equipment Sales-Columbus
	3C6JD6EP	6,600	Available	Light Duty	Used	2012	7313	RAM	1500	122203	National Truck & Equipment Sales-Columbus

Stock#: C8911
Status: Sold

Details

E-Spec | Print | Loan Calc | Quotes

Engine Make	Detroit
Engine Model	DD13
Engine HP	450
Trans Make	Fuller
Trans Model	RTOF-16908LL
Suspension Type	Camelback
Front Tire Size	315/80R22.5
Rear Tire Size	11R22.5
Axle Configuration	Tandem
FA Capacity	18,000
RA Capacity	46,000

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Page 1 of 10 | 50

All | Recently Added | Trucks | Trailers | Equipment | Bodies

481 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc
	1M2AT13	69,020	Sold	Rolloff	Used	2007	7267	Mack	CTP713B	272175	National Truck & Equipment Sales, Columbus
	5KKHALDI	68,000	Sold	Dump Truck	Used	2007	C8885	Western Star	4900	481726	National Truck & Equipment Sales-Columbus
	5KKHALDI	68,000	Sold	Dump Truck	Used	2007	C8899	Western Star	4900	392824	National Truck & Equipment Sales-Columbus
	5KKHALDI	68,000	Sold	Dump Truck	Used	2007	C8935	Western Star	4900		National Truck & Equipment Sales-Columbus
	5KKSALDE	68,000	In Use	Dump Truck	Used	2007	C8955	Western Star	4900	469087	National Truck & Equipment Sales-Columbus
	1HTXHAEI	66,000	Sold	Cab & Chas	Used	2001	7351	International	5600I	176331	National Truck & Equipment Sales-Columbus
	1HTXHAPI	66,000	Sold	Vacuum Tru	Used	2011	7538	International	5600I	117000	National Truck & Equipment Sales-Columbus
	4VHJCCPF	66,000	Sold	Dump Truck	Used	1999	7628	Volvo	WG64F	225626	National Truck & Equipment Sales-Columbus
	1HTXHAPI	66,000	Sold	Cab & Chas	Used	2008	8089	International	5600I	52363	National Truck & Equipment Sales-Columbus
	1NKDX4T	66,000	Sold	Vacuum Tru	Used	2013	C8912	Kenworth	T800	455375	National Truck & Equipment Sales-Columbus
	1NKDXUT	66,000	Sold	Vacuum Tru	Used	2011	C8914	Kenworth	T800	250667	National Truck & Equipment Sales-Columbus
	1NKDX4T	66,000	Sold	Vacuum Tru	Used	2012	C8915	Kenworth	T800	344534	National Truck & Equipment Sales-Columbus

Stock#: 7267
Status: Sold

Details

E-Spec | Print | Loan Calc | Quotes

Trans Model	RTO16908LL
Suspension Type	Air Ride
Front Tire Size	315/80/22.5
Rear Tire Size	11R22.5
Axle Configuration	Tandem
FA Capacity	18,000
RA Capacity	40,000
Wheelbase	262"
GVWR	69,020
Front Wheels	Aluminum
Rear Wheels	Aluminum

Exhibit 3-A

RE: Zoning Application for: 2290 Ayers Drive, Reynoldsburg, OH 43068

Dear Mr. Meyer,

We are submitting this application for zoning approval for 2290 Ayers Drive, Reynoldsburg, OH. Currently, Robertson Truck Sales (National Truck & Equipment Sales), sells, and services light, medium and heavy-duty trucks and trailers at the facility. We have entered into a long-term lease agreement with Ethan Robertson of Robertson Commercial Properties and intend to operate our HERC Rentals-Pro Truck Division from this location.

HERC Rentals-Pro Truck Division will rent, repair, and sell light, medium and heavy-duty trucks and trailers for the local contractor industry. This will be a business-to-business retail store, not consumer-focused. Approximately 90% of the traffic in/outflow will involve HERC employees, with movement of rental trucks to and from jobsites. Maintenance services will be solely dedicated the preventative maintenance of our HERC rentals trucks. Any major repair work will be conducted at other locations. Trucks will be stored on-site when not in use, or if available for sale.

HERC Rentals and Robertson Truck Sales carry very similar inventory, primarily focusing on various types of light, medium and Heavy-duty trucks. Below are the key operational details and a comparison of equipment types:

Hours of Operation:

- Robertson: Monday – Friday (Mechanical Shop 7 am-3:30 pm) (Sales 8 am – 5 pm)
- HERC Rentals: Monday - Friday from 7:00 am - 5:00 pm.

Full-Time Employees:

Robertson: 4 Full-Time Employees

- 2 Office @ $90,000 average/year and
- 2 Mechanics @ $62,000 average/year

- HERC Rentals:
  - 7 Full-Time Employees Year 1 (2 Office @ $75,000 Average/Year,
  - 2) Mechanics @ $68,000 Average/Year,
  - 1) Driver $62,000 Year
  - 1) Yard Technician $40,000 Year
- Year 3 9/10 total employees Additions-
  - 1 office @ $75,000 Average/Year
  - 1 Driver @ $62,000 Average/Year
  - 1 Mechanic @ $68,000 Average/Year

Type of In-Out Traffic:

- Robertson: Medium and Heavy-Duty Trucks transported daily. Shipments of inventory and parts via semi and box trucks.
- HERC Rentals: Primarily light and medium-duty trucks, including pickup trucks, utility trucks, stake body trucks, and dump trucks. Equipment deliveries and pickups will typically occur using these vehicles.

Frequency of In-Out Traffic:

- Robertson: 6-10 trips/day for deliveries of trucks/trailers and parts.
- HERC Rentals: 8-10 trips/day.

Type of Equipment:

Equipment Type	Robertson Truck Sales	HERC Rentals
Pickup Trucks	Yes	Yes
Utility Trucks	Yes	Yes
Stake Body Trucks	Yes	Yes
Dump Trucks	Yes	Yes
Water Trucks	Yes	Yes
Bucket Trucks	Yes	Yes

Crane Trucks	Yes	Yes

Exhibit 3-B

HercRentals®

NATIONAL TRUCK & EQUIPMENT SALES

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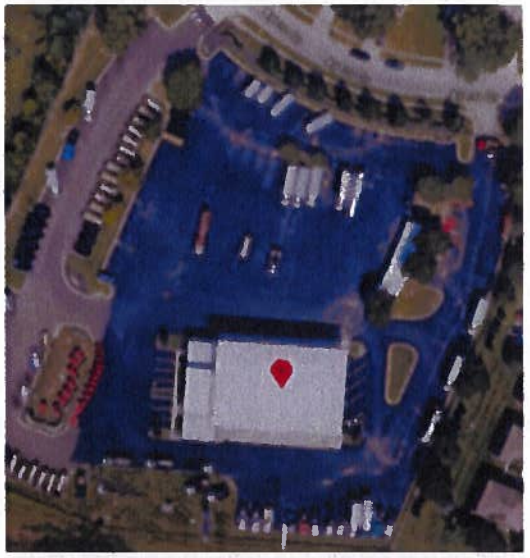
NATIONAL TRUCK & EQUIPMENT SALES

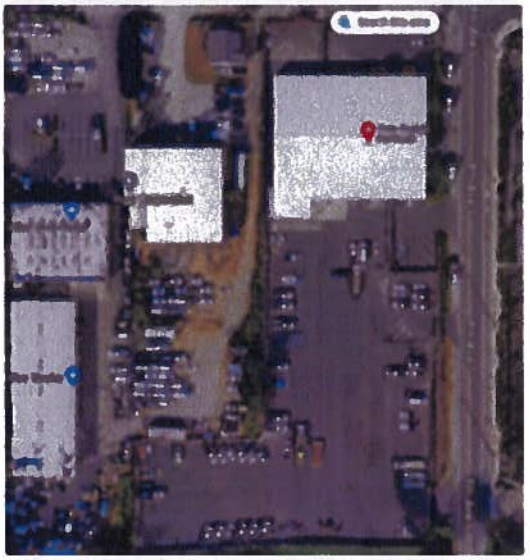
NATIONAL TRUCK & EQUIPMENT SALES

2290 Ayers Dr, Reynoldsburg, OH 43068

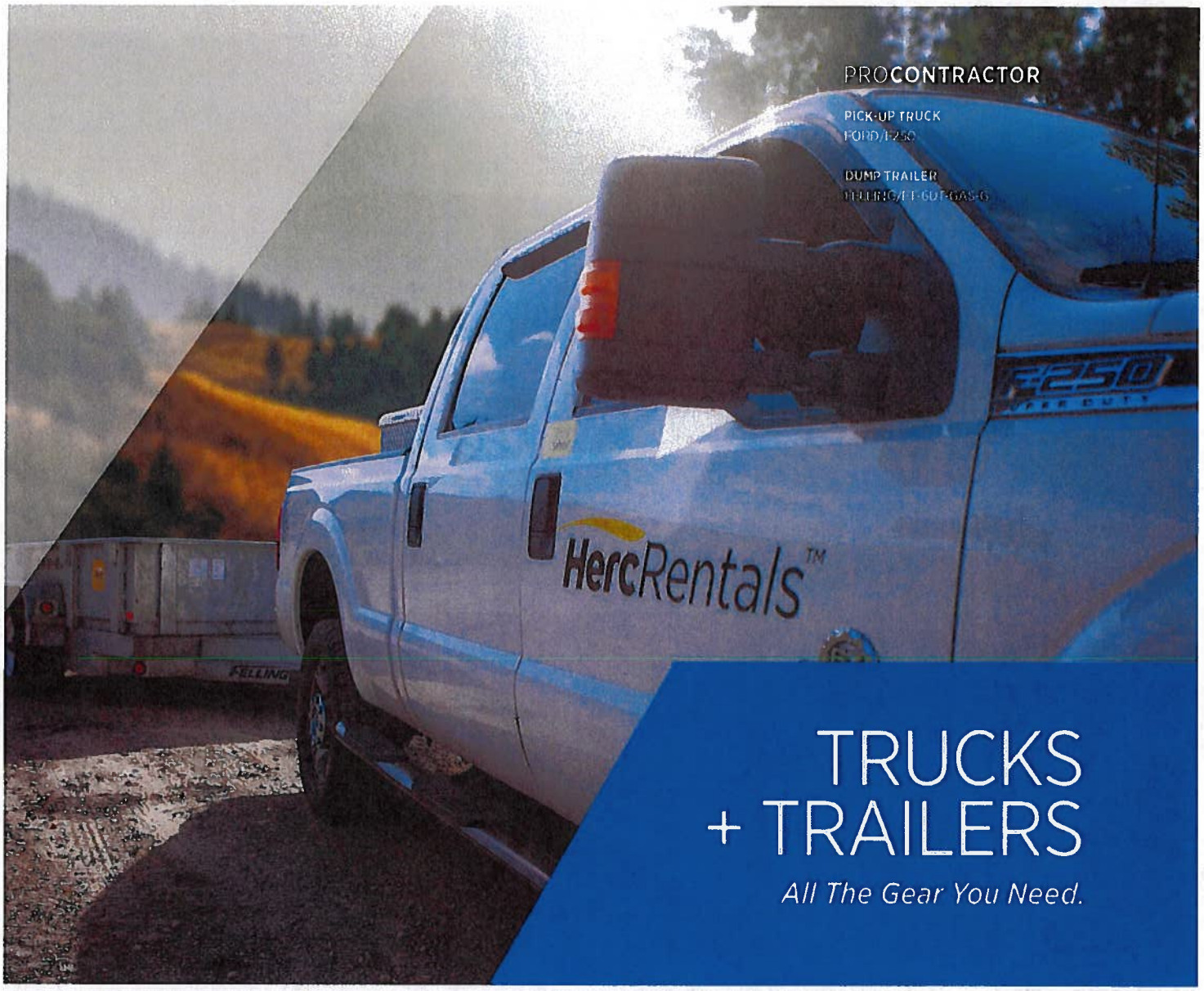


HercRentals®

9619 8th Ave S, Seattle, WA 98108



We are eager to join the Reynoldsburg community and are committed to being good neighbors. We believe the proposed use aligns closely with the current use and request administrative approval. Please contact us if there are any questions.



TRUCKS + TRAILERS

All The Gear You Need.

Pick-up Trucks	Water Trucks	Tilt Trailers
Vans	Bucket Trucks	Equipment Trailers
Stake Body Trucks	Crane Trucks	Utility Trailers
Dump Trucks	Crash Trucks	Dump Trailers

hercrentals.com
Call 888-777-2700 for rates and reservations.

TELEMATICS
BY PROCONTROL

HercRentals™

WE HAVE A TRUCK FOR THAT

Herc Rentals is the only source you will need for a wide variety of quality trucks and trailers ready for rent. Choose from various cab configurations, capacities, bed lengths, and tow packages.

Gas | Bluetooth® | Backup Camera
Diesel | Tow Package

PICK-UP TRUCKS

4WD

Features:
- 1/2 Ton - 1 Ton models

GVWR
7,000-11,200lb

UTILITY TRUCKS

4WD

Features:
- Storage Compartments

GVWR
10,700lb

VANS

2WD

Features:
- Passenger and Cargo vans

GVWR
9,000lb

BUCKET TRUCKS

4WD

Features:
- Insulated Bucket

GVWR
19,500lb

STAKE BODY

4WD

Features:
- Removable Stakes
- Lift Gate

GVWR
16,500-25,999lb

DUMP TRUCKS

4WD
2WD

Features:
- In-cab Controls
- Tarp System

GVWR
19,500-58,000lb

WATER TRUCKS

2WD

Features:
- In-cab Controls
- 5 Spray Heads

CDL REQUIRED

GVWR
33,000-62,000lb

CRASH TRUCKS

2WD

Features:
- Removable Stakes
- 65 mph attenuator

GVWR
25,999lb

ADD A TRAILER

EQUIPMENT TRAILERS

GVWR
25,900-44,920lbs

VIDEOS DOWNLOADS

This information is available online.
Scan the QR Code to access more information, downloads, and videos on this solution.

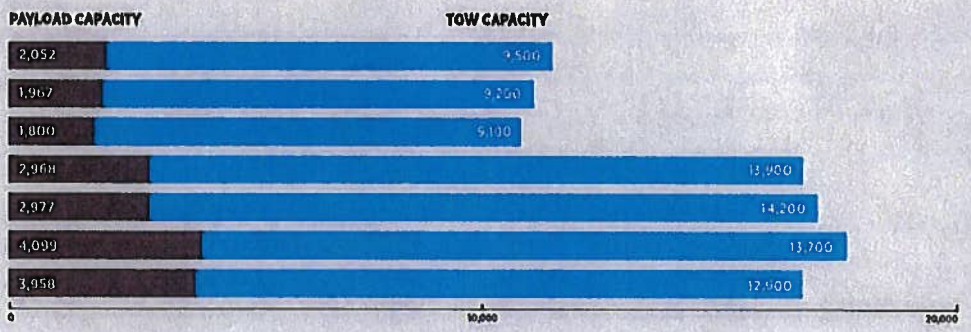
TRUCKS EQUIPPED WITH

- Back-up camera
- Bluetooth®
- Tow package
- Spray-in bedliner
- ProControl Telematics

MAKE	MODEL	BODY/CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Chevrolet	Silverado 1500	Regular	4x4	Gas	7,000 lb	2,052 lb	9,500 lb	659-5010
Chevrolet	Silverado 1500	Double	4x4	Gas	7,200 lb	1,967 lb	9,200 lb	659-5030
Chevrolet	Silverado 1500	Crew	4x4	Gas	7,200 lb	1,800 lb	9,100 lb	659-5050
Chevrolet	Silverado 2500	Crew	4x4	Gas	9,900 lb	2,968 lb	13,900 lb	659-5160
Ford	F250	Crew	4x4	Diesel	10,000 lb	2,977 lb	14,200 lb	659-5170
Chevrolet	Silverado 3500	Crew	4x4	Gas	11,000 lb	4,099 lb	13,700 lb	659-5240
Ford	F350	Crew	4x4	Diesel	11,200 lb	3,958 lb	12,900 lb	659-5250

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-5010	1500	7,000
659-5030	1500	7,200
659-5050	1500	7,200
659-5160	2500	9,900
659-5170	F250	10,000
659-5240	3500	11,000
659-5250	F350	11,200



PICK-UP TRUCK
CHEVY/F500

VANS

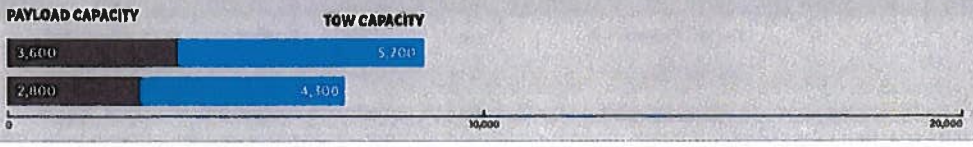
VANS EQUIPPED WITH

- Back-up camera
- Bluetooth®
- Tow package
- ProControl Telematics

MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	T250	Cargo Van	4x2	Gas	9,000 lb	3,600 lb	5,200 lb	659-5470
Ford	T350	12 Person - Passenger Van	4x2	Gas	9,000 lb	2,800 lb	4,300 lb	659-5510

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-5470	T250	9,000
659-5510	T350	9,000



STAKE BODY TRUCKS

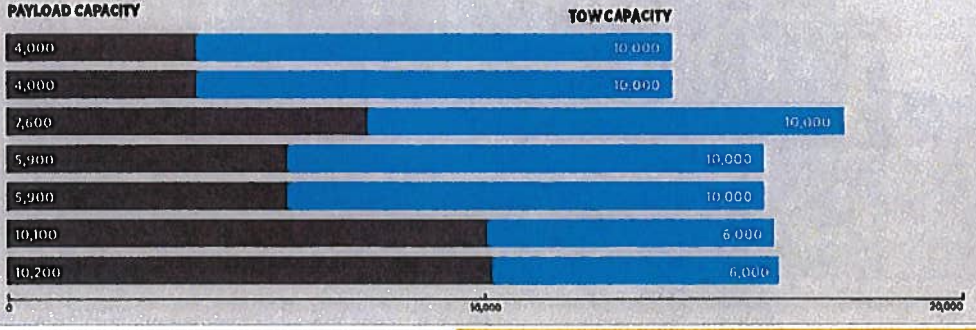
TRUCKS EQUIPPED WITH

- Back-up camera
- Bluetooth®
- Tow package
- Removable stakes
- Lift gate
- ProControl Telematics

MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F450	12 ft. Stake Bed / Standard Cab	4x4	Diesel	16,500 lb	4,000 lb	10,000 lb	659-5640
Ford	F450	12 ft. Stake Bed / Standard Cab	4x2	Gas	16,500 lb	4,000 lb	10,000 lb	659-5650
Ford	F550	12 ft. Stake Bed / Standard Cab	4x4	Gas	19,500 lb	7,600 lb	10,000 lb	659-5630
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Diesel	19,500 lb	5,900 lb	10,000 lb	659-5730
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Gas	19,500 lb	5,900 lb	10,000 lb	659-5725
Ford	F750	22 ft. Stake Bed / Standard Cab	4x2	Gas	25,999 lb	10,100 lb	6,000 lb	659-5790
Hino	268A	22 ft. Stake Bed / Standard Cab	4x2	Diesel	25,950 lb	10,200 lb	6,000 lb	659-5800

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-5640	F450	16,500
659-5650	F450	16,500
659-5630	F550	19,500
659-5730	F550	19,500
659-5725	F550	19,500
659-5790	F750	25,999
659-5800	268A	25,950



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DUMP TRUCKS

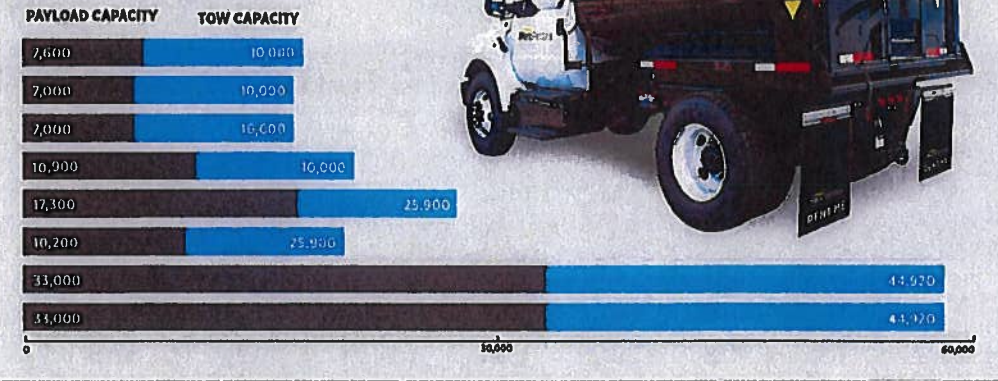
TRUCKS EQUIPPED WITH

- Back-up camera
- Bluetooth®
- Tow package
- Tarp system
- In-cab bed controls
- ProControl Telematics

MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F550	3 - 4 Yard / Standard Cab	4x4	Diesel	19,500		7,600 lb	10,000 lb	659-6120
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Diesel	19,500		7,000 lb	10,000 lb	659-6130
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Gas	19,500		7,000 lb	10,000 lb	659-6135
Ford	F750	5 - 6 Yard	4x2	Gas	25,999		10,900 lb	10,000 lb	659-6160
Ford	F750	5 - 6 Yard - CDL	4x2	Diesel	33,000	✓	17,300 lb	25,900 lb	659-6170
Hino	268A	5 - 6 Yard	4x2	Diesel	25,950		10,200 lb	25,900 lb	659-6180
Freightliner	M2-106	12 - 14 Yard - Manual Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6200
Freightliner	M2-106	12 - 14 Yard - Automatic Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6210

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-6120	F550	19,500
659-6130	F550	19,500
659-6135	F550	19,500
659-6160	F750	25,999
659-6170	F750	33,000
659-6180	268A	25,950
659-6200	M2	58,000
659-6210	M2	58,000



WATER TRUCKS

TRUCKS EQUIPPED WITH

- Creek and hydrant fill options
- Back-up camera
- Bluetooth®
- In-cab controls
- 5 spray heads
- ProControl Telematics

CDL and Tanker Endorsement is required as both trucks can transport more than 1,000 gallons of water.

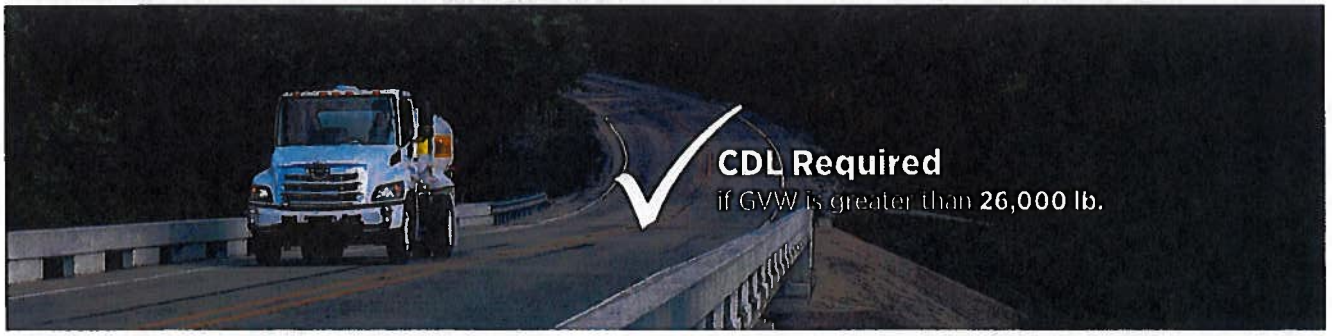
WATER TRAILER

MULTIQUIP/WT5C

- DOT-approved
- Quick-Fill Tank
- 158 GPM and rear spray bar

MAKE	MODEL	TANK CAPACITY	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAT CLASS
Hino	338	2,000 Gallon	4x2	Diesel	33,000 lb	✓	659-6040
Freightliner	M2-106	4,000 Gallon	4x2	Diesel	58,000 lb	✓	659-6050
Freightliner	108SD	4,000 Gallon	6x6	Diesel	62,000 lb	✓	659-6052

MAKE	MODEL	GVWR	TANK CAPACITY	HITCH TYPE	CAT CLASS
Multiquip	WT5C	10,000 lb	525 Gallons	2" Ball	610-2420



SPECIALITY TRUCKS

UTILITY TRUCKS EQUIPPED WITH

- Storage compartments
- Ladder rack
- Tow package

TERMINAL TRACTORS EQUIPPED WITH

- Automatic Transmission
- HVAC cab
- 70,000 lb lift tow capacity

CRASH TRUCKS EQUIPPED WITH

- Removable stake sides
- Strobe and work lights
- 65 mph rated attenuator

BUCKET TRUCKS EQUIPPED WITH

- 38' bucket height
- Articulating arm
- Insulated bucket

CRANE TRUCKS EQUIPPED WITH

- 71' 3-section boom
- Anti-two-block
- Hydraulic capacity alert

MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAT CLASS
Ford	F350	9' Bed Utility Truck	4x4	Gas	10,700 lb		659-5880
Capacity	TJ5000	Terminal Tractor	4x2	Diesel	81,000 lb	✓	659-6440
Ford	F750	62 mph Crash Attenuator Truck	4x2	Gas	25,999 lb		659-6250
Ford	F550	38' Bucket Truck	4x4	Gas	19,500 lb		659-6315
Ford	F750	18 Ton Crane Truck	4x2	Diesel	33,000 lb	✓	659-6380

TILT TRAILERS

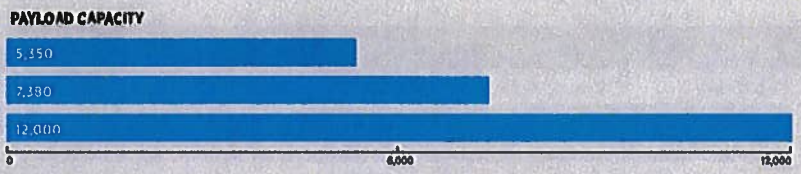
TRAILERS EQUIPPED WITH

- D-rings/corner ties
- 8" sides
- Chains/binders
- Headache rack

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6T-GW	12' Pan Tilt	7,000 lb	5,350 lb	2" Ball	610-1766
Felling	FT-10IT-I-G	16' Tilt	9,980 lb	7,380 lb	3" Pintle	610-1770
Felling	FT-12IT-I-G	18' Tilt	15,200 lb	12,000 lb	3" Pintle	610-1780

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1766	FT-6T-GW	12' Pan Tilt	7,000
610-1770	FT-10IT-I-G	16' Tilt	9,980
610-1780	FT-12IT-I-G	18' Tilt	15,200



UTILITY TRAILERS

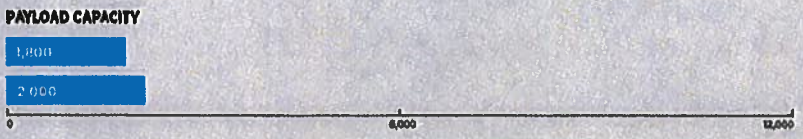
TRAILERS EQUIPPED WITH

- Tail gate ramp
- 14" sides on pan trailers, 36" sides on utility trailers
- D-rings/corner ties

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-3-G	10' Pan Utility	2,900 lb	1,800 lb	2" Ball	610-1059
Best	5x8US	8' Utility	2,999 lb	2,000 lb	2" Ball	610-1060

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1059	FT-3-G	10' Pan Utility	2,900
610-1060	5X8-US	8' Utility	2,999



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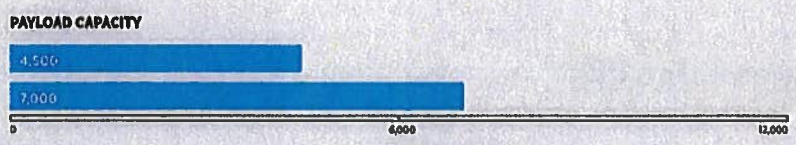
TRAILERS EQUIPPED WITH

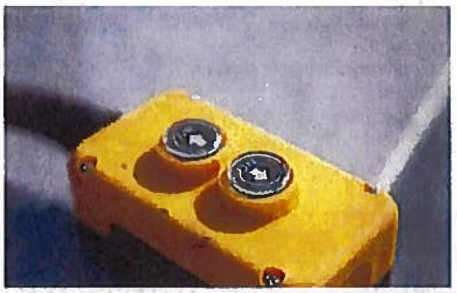
- Magnetized remote
- Roll tarp
- Gas powered

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6DT-GAS-G	8' Dump Trailer	7,000 lb	4,500 lb	2" Ball	610-2200
Felling	FT-10DT-GAS-G	10' Dump Trailer	9,980 lb	7,000 lb	3" Pintle	610-2230

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-2200	FT-6DT-GAS-G	8' Dump Trailer	7,000
610-2230	FT-10DT-GAS-G	10' Dump Trailer	9,980





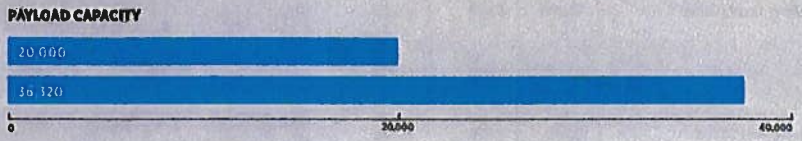
TRAILERS EQUIPPED WITH

- D-Rings
- Tool Box
- LED Lighting

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	BRAKE TYPE	HITCH TYPE	CAT CLASS
Felling	FT-20LP	20' Flat Deck with Ramps	25,900 lb	20,000 lb	Electric	3" Pintle	610-1170
Felling	FT-40LP	20' Flat Deck with Ramps	44,920 lb	36,320 lb	Air	3" Pintle	610-1240

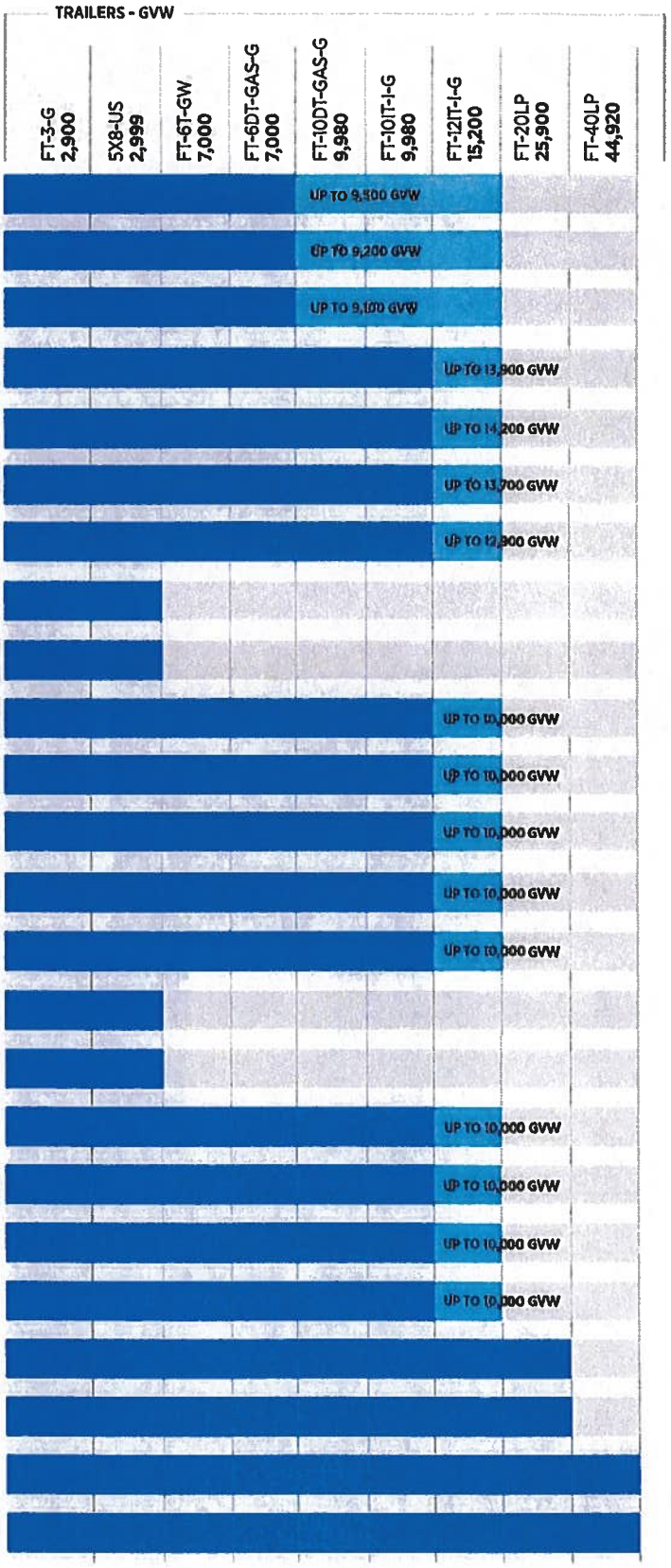
PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1170	FT-20LP	20' Flat Deck w/ Ramps	25,900
610-1240	FT-40LP	20' Flat Deck w/ Ramps	44,920



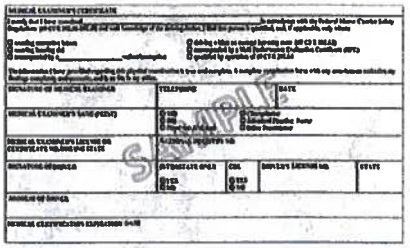
TRUCK + TRAILER CONFIGURATION

CAT CLASS	DESCRIPTION	GVWR	PAYLOAD	TOW CAPACITY
659-5010	1/2 Ton / Gas	7,000	2,052	9,500
659-5030	1/2 Ton / Double Cab / Gas	7,200	1,967	9,200
659-5050	1/2 Ton / Crew Cab / Gas	7,200	1,800	9,100
659-5160	3/4 Ton / Crew / Gas	9,900	2,968	13,900
659-5170	3/4 Ton / Crew / Diesel	10,000	2,977	14,200
659-5240	1 Ton / Crew / Gas	11,000	4,099	13,700
659-5250	1 Ton / Crew / Diesel	11,200	3,958	12,900
659-5470	Cargo Van	9,000	3,600	5,200
659-5510	12 - Person Passenger Van	9,000	2,800	4,300
659-5630	12 ft. Stake / F550/ Gas	19,500	7,600	10,000
659-5640	12 ft. Stake / F450 / Diesel	16,500	4,000	10,000
659-5650	12 ft. Stake / F450 / Gas	16,500	4,000	10,000
659-5725	12 ft. Stake / F550 / Crew / Gas	19,500	5,900	10,000
659-5730	12 ft. Stake / F550 / Crew / Diesel	19,500	5,900	10,000
659-5790	22 ft. Stake / Gas	25,999	10,100	6,000
659-5800	22 ft. Stake / Diesel	25,950	10,200	6,000
659-6120	3 YD / F550/ Diesel	19,500	7,600	10,000
659-6130	3 YD / F550/ Crew Cab / Diesel	19,500	7,000	10,000
659-6135	3 YD / F550 / Crew / Gas	19,500	7,000	10,000
659-6160	5 YD / Gas	25,999	10,900	10,000
659-6170	5 YD / Diesel / CDL	33,000	17,300	25,900
659-6180	5 YD / Diesel	25,950	10,200	25,900
659-6200	12 YD / Diesel / MT	58,000	33,000	44,920
659-6210	12 YD / Diesel / AT	58,000	33,000	44,920



Medical Examiner's Certificate (ME Certificate)

All drivers of commercial motor vehicles in interstate commerce with a gross vehicle weight rating (vehicle only) or gross combination weight rating (vehicle plus trailer) of 10,001 pounds or more are required to obtain and maintain a valid Medical Examiner's Certificate (ME Certificate)



Commercial Driver's License (CDL)

CLASS A

Any combination of vehicles with a GVWR of 26,001 or more pounds provided the GVWR of the vehicle(s) being towed is in excess of 10,000 pounds.

GVWR/GCWR of
26,001lb +
TOWING MORE THAN
10,000lb

CLASS B

Any single vehicle with a GVWR of 26,001 or more pounds, or any such vehicle towing a vehicle not in excess of 10,000 pounds GVWR.

GVWR/GCWR of
26,001lb +
TOWING LESS THAN
10,000lb

CLASS C

Any single vehicle, or combination of vehicles, that does not meet the definition of Class A or Class B, but is either designed to transport 16 or more passengers, including the driver, or is placarded for hazardous materials.

License Endorsements
In addition to needing a CDL, some drivers may be required to have additional endorsements that allow them to operate specialized vehicles and carry a variety of cargo.

H – Hazardous Materials – Required in order to drive any commercial vehicle which transports hazardous materials and is placarded under state or federal regulations.
N – Tank Vehicles – A tanker endorsement is required when hauling a load with aggregate bulk packages of 119 gallons, totaling 1,000 gallons or more.
P – Passenger Transport (16 or more passengers)
X – Combination of Tank Vehicle and Hazardous Materials

License Restrictions
CDL licenses can be restricted in the following ways:

L Restriction - Air Brakes: Drivers are restricted from operating a commercial vehicle with air brakes. This restriction is issued when a driver either fails the air brake component of the general knowledge test or performs the road skills test in a vehicle not equipped with air brakes.
E Restriction - The driver may only operate a commercial vehicle with an automatic transmission.
O Restriction - The driver is restricted from operating a tractor trailer with a fifth-wheel connection if a unit with a pintle hook, or other non-fifth wheel connection is used (such as a goose neck, or ball and chain hook up) during the road skills test.

HercRentals®
Call 888-777-2700 for rates and reservations

KUBOTA / RTV-X1100 CAB

- Industry leading comfort, power and performance
- Highest HP in its class
- Equipped with Heat and AC

KUBOTA / RTV-X1140 ROPS

- Heavy duty 4WD and variable hydro transmission
- Hydraulic bed dump system
- Quickly converts from 2 seats to 4 seats

MAKE	MODEL	TOP SPEED	SHORT BED CAPACITY	LONG BED CAPACITY	PASSENGERS	DRIVETRAIN	FUEL TYPE	HORSEPOWER	CAT CLASS
Kubota	RTV-X1100 CAB	25 mph	N/A	1,102 lb	2	4WD	Diesel	24.8 HP	630-1240
Kubota	RTV-X1140 ROPS	25 mph	661 lb	1,102 lb	2 OR 4	4WD	Diesel	24.8 HP	630-1280

RTV-X1140 ROPS

Ultimate Versatility

Converts from a 2 passenger cargo hauler to a 4 passenger people mover in less than a minute.

NO DOOR NETS REQUIRED*

TELEMATICS
BY PROCONTROL

CONVERTS IN THREE SIMPLE STEPS

* Reference the equipment's manuals

STEP 1 /
Reposition the sides of the bed.

STEP 2 /
Reposition the cargo bed.

STEP 3 /
Reposition the protective screen and bench seat.

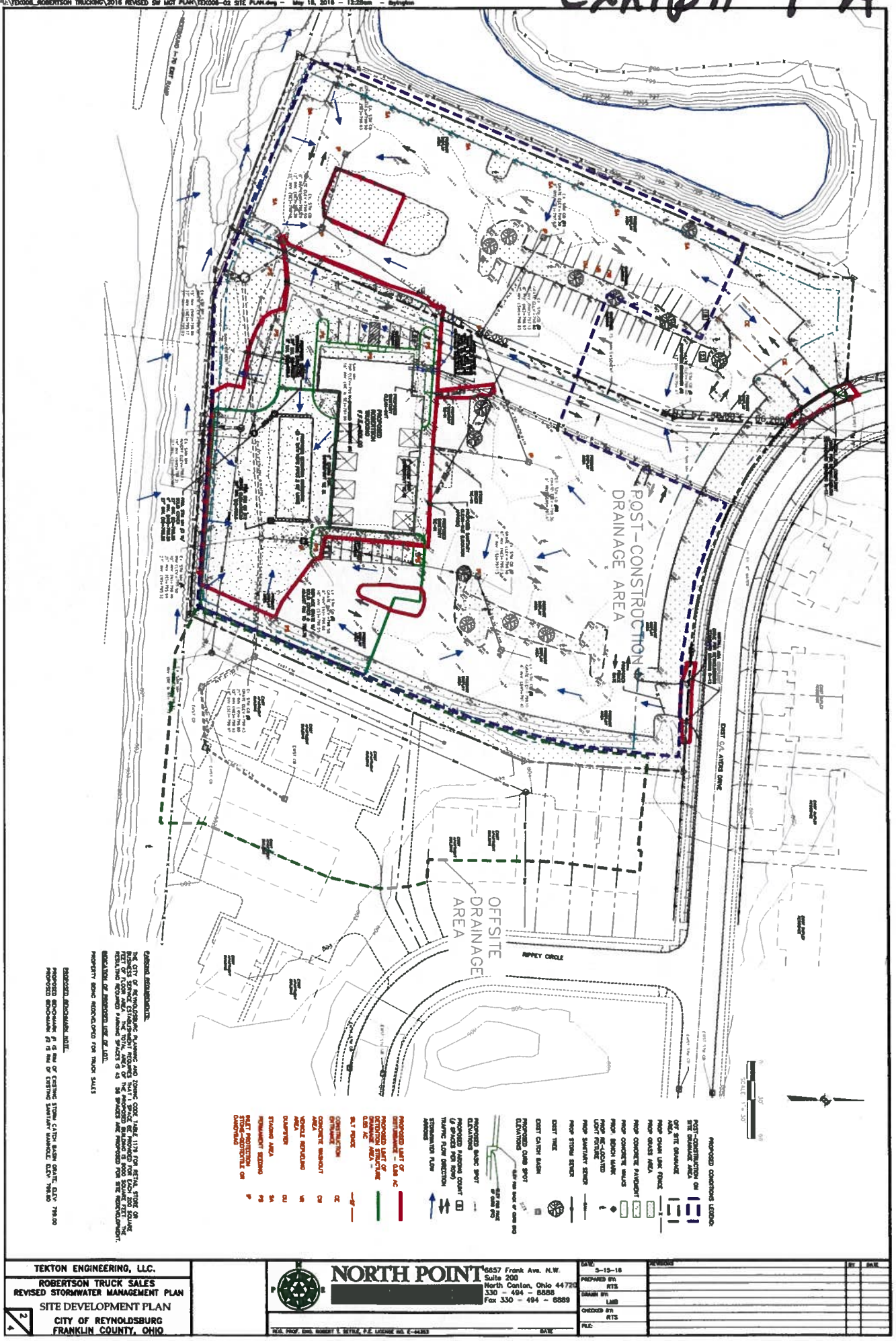
HercRentals
ProTruck
HercRentals

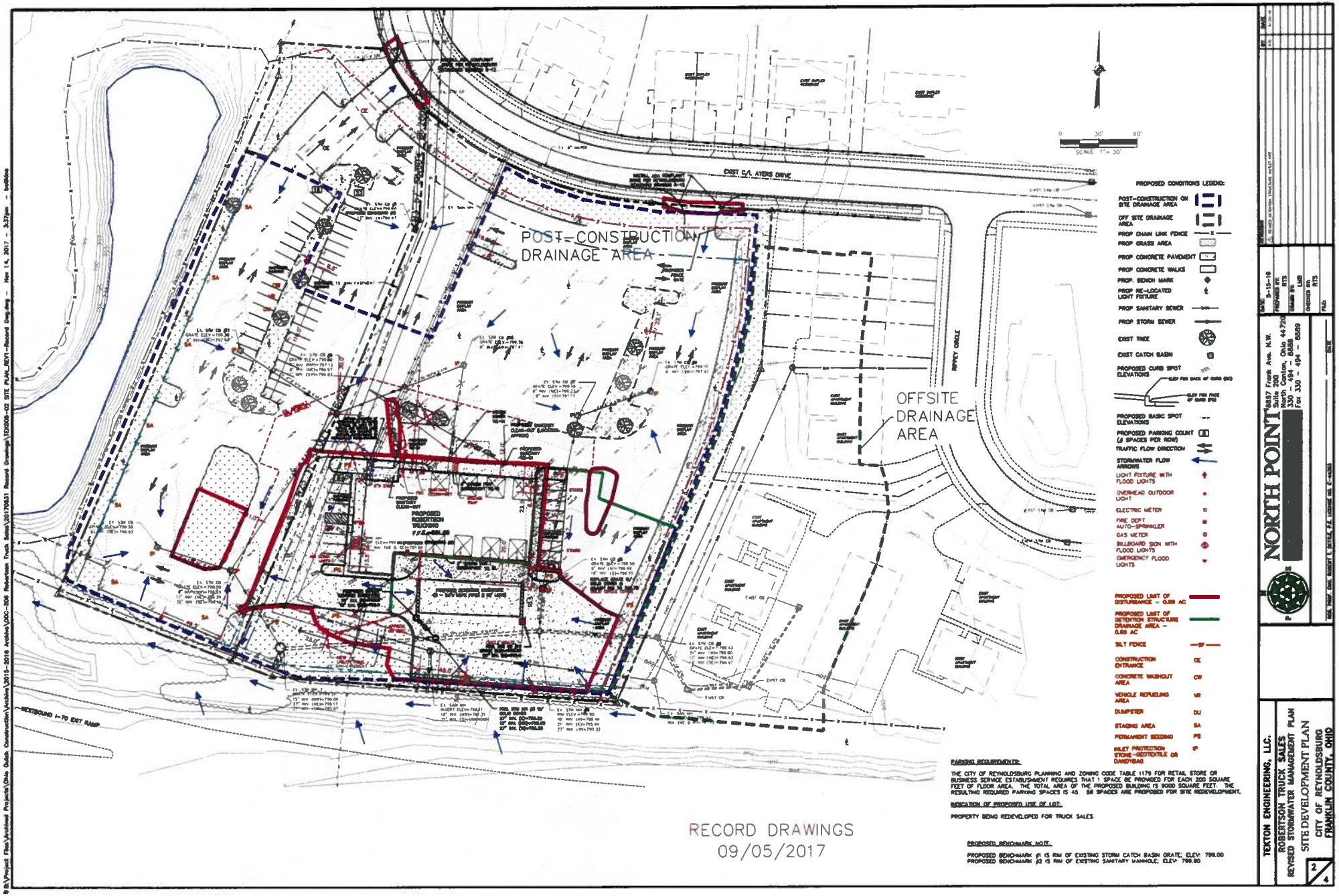
TONY'S

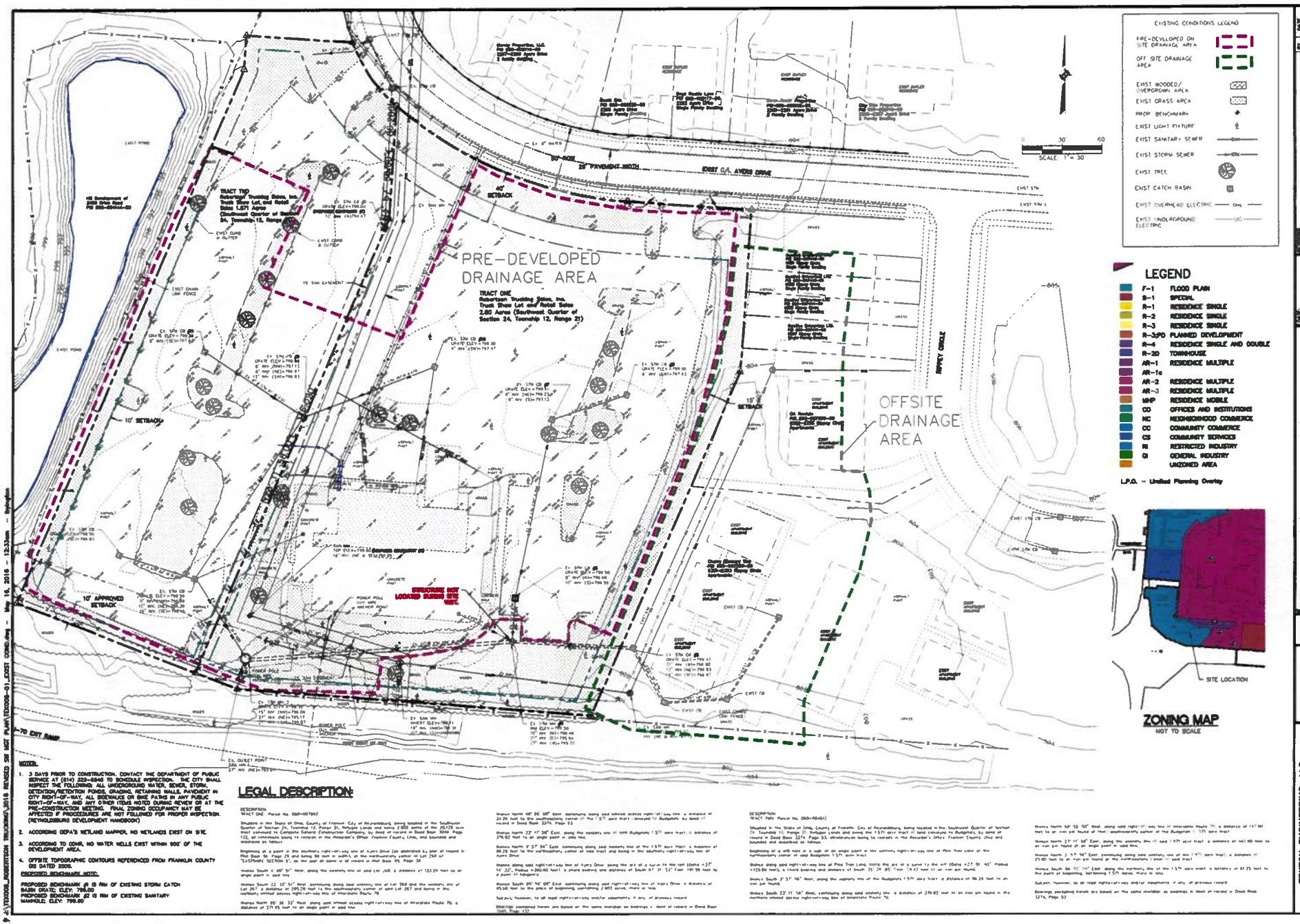
TONY'S
Equipment Rental

ONE
WAY

Exhibit 4-A


POST-CONSTRUCTION DRAINAGE AREA
OFFSITE DRAINAGE AREA
EAST SALTZER DRIVE
RIPPEY CIRCLE
PROPOSED CONDITIONS LEGEND:
POST-CONSTRUCTION ON SITE DRAINAGE AREA
OFF SITE DRAINAGE AREA
PROP CHAIN LINK FENCE
PROP GRASS AREA
PROP CONCRETE PAVEMENT
PROP CONCRETE WALKS
PROP BENCH MARK
PROP RE-LOCATED LIGHT FIXTURE
PROP SANITARY SEWER
PROP STORM SEWER
EXIST TREE
EXIST CATCH BASIN
PROPOSED CURB SPOT ELEVATIONS
PROPOSED BASIC SPOT ELEVATIONS
PROPOSED PARKING COUNT
TRAFFIC FLOW DIRECTION
STORMWATER FLOW
PROPOSED LIMIT OF DISTURBANCE - 0.84 AC
PROPOSED LIMIT OF POST-CONSTRUCTION DRAINAGE AREA - 0.85 AC
SILT FENCE
CONSTRUCTION ENTRANCE
CONCRETE WASHOUT AREA
VEHICLE REFUELING AREA
DUMPSTER
STAGING AREA
PERMANENT SEEDING
INLET PROTECTION STONE-GEOTEXTILE OR DAMTRAP
SCALE: 1" = 30'
PARKING REQUIREMENTS:
THE CITY OF REYNOLDSBURG PLANNING AND ZONING CODE TABLE 1179 FOR RETAIL STORE OR BUSINESS SERVICE ESTABLISHMENT REQUIRES THAT 1 SPACE BE PROVIDED FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA. THE PROPOSED 2,500 SQ. FT. BUILDING REQUIRES 13 SPACES. RESULTING REQUIRED PARKING SPACES IS 13. 18 SPACES ARE PROPOSED FOR SITE REDEVELOPMENT.
LOCATION OF PROPOSED USE OF LOT:
PROPERTY BEING REDEVELOPED FOR TRUCK SALES
BENCHMARK NOTE:
PROPOSED BENCHMARK #1 IS RIM OF EXISTING STORM CATCH BASIN GRATE, ELEV. 789.00
PROPOSED BENCHMARK #2 IS RIM OF EXISTING SANITARY MANHOLE, ELEV. 788.00
TEKTON ENGINEERING, LLC.
ROBERTSON TRUCK SALES
REVISED STORMWATER MANAGEMENT PLAN
SITE DEVELOPMENT PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO
NORTH POINT
6857 Frank Ave. N.W.
Suite 200
North Canton, Ohio 44720
330 - 494 - 8888
Fax 330 - 494 - 8889
DATE: 5-13-16
PREPARED BY: RTS
DRAWN BY: LMB
CHECKED BY: RTS
REVISIONS
BY
DATE


POST-CONSTRUCTION DRAINAGE AREA
OFFSITE DRAINAGE AREA
EXIST C/L AYERS DRIVE
HARVEY CIRCLE
WESTBOUND I-70 EXIT RAMP
SCALE 1"= 30'
PROPOSED CONDITIONS LEGEND:
POST-CONSTRUCTION ON SITE DRAINAGE AREA
OFF SITE DRAINAGE AREA
PROP CHAIN LINK FENCE
PROP GRASS AREA
PROP CONCRETE PAVEMENT
PROP CONCRETE WALKS
PROP. BENCH MARK
PROP RE-LOCATED LIGHT FIXTURE
PROP SANITARY SEWER
PROP STORM SEWER
EXIST TREE
EXIST CATCH BASIN
PROPOSED CURB SPOT ELEVATIONS
PROPOSED BASIC SPOT ELEVATIONS
PROPOSED PARKING COUNT (# SPACES PER ROW)
TRAFFIC FLOW DIRECTION
STORMWATER FLOW ARROWS
LIGHT FIXTURE WITH FLOOD LIGHTS
OVERHEAD OUTDOOR LIGHT
ELECTRIC METER
FIRE DEPT AUTO-SPRINKLER
GAS METER
BILLBOARD SIGN WITH FLOOD LIGHTS
EMERGENCY FLOOD LIGHTS
PROPOSED LIMIT OF DISTURBANCE = 0.88 AC
PROPOSED LIMIT OF DETENTION STRUCTURE DRAINAGE AREA = 0.88 AC
SILT FENCE
CONSTRUCTION ENTRANCE CE
CONCRETE WASHOUT AREA CW
VEHICLE REFUELING AREA VR
DUMPSTER DU
STAGING AREA SA
PERMANENT SEEDING PS
INLET PROTECTION STONE-GEOTEXTILE OR DANDYBAG IP
PARKING REQUIREMENTS:
THE CITY OF REYNOLDSBURG PLANNING AND ZONING CODE TABLE 1179 FOR RETAIL STORE OR BUSINESS SERVICE ESTABLISHMENT REQUIRES THAT 1 SPACE BE PROVIDED FOR EACH 200 SQUARE FEET OF FLOOR AREA. THE TOTAL AREA OF THE PROPOSED BUILDING IS 9000 SQUARE FEET. THE RESULTING REQUIRED PARKING SPACES IS 45. 88 SPACES ARE PROPOSED FOR SITE REDEVELOPMENT.
INDICATION OF PROPOSED USE OF LOT:
PROPERTY BEING REDEVELOPED FOR TRUCK SALES.
PROPOSED BENCHMARK NOTE:
PROPOSED BENCHMARK #1 IS RIM OF EXISTING STORM CATCH BASIN GRATE, ELEV: 799.00
PROPOSED BENCHMARK #2 IS RIM OF EXISTING SANITARY MANHOLE, ELEV: 799.80
RECORD DRAWINGS
09/05/2017
NORTH POINT
5857 Frank Ave. N.W.
Suite 200
North Canton, Ohio 44720
330 - 494 - 8569
Fax 330 - 494 - 8569
TEKTON ENGINEERING, LLC.
ROBERTSON TRUCK SALES
REVISED STORMWATER MANAGEMENT PLAN
SITE DEVELOPMENT PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO
2/4



NOTES:

1. 3 DAYS PRIOR TO CONSTRUCTION, CONTACT THE DEPARTMENT OF PUBLIC SERVICE AT (614) 323-8848 TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SEWER, STORM, DETENTION/RETENTION PONDS, GRADING, RETAINING WALLS, PAVEMENT IN CITY RIGHT-OF-WAY, ALL SIDEWALKS OR BIKE PATHS IN ANY PUBLIC RIGHT-OF-WAY, AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL ZONING OCCUPANCY MAY BE AFFECTED IF PROCEEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION. (REYNOLDSBURG DEVELOPMENT HANDBOOK)
2. ACCORDING OEPA'S WETLAND MAPPER, NO WETLANDS EXIST ON SITE.
3. ACCORDING TO ODNR, NO WATER WELLS EXIST WITHIN 500' OF THE DEVELOPMENT AREA.
4. OFFSITE TOPOGRAPHIC CONTOURS REFERENCED FROM FRANKLIN COUNTY GIS DATED 2006.

PROPOSED BENCHMARK NOTE:

PROPOSED BENCHMARK #1 IS RIM OF EXISTING STORM CATCH BASIN DRAIN; ELEV. 799.00
PROPOSED BENCHMARK #2 IS RIM OF EXISTING SANITARY MANHOLE; ELEV. 798.00

LEGAL DESCRIPTION:

DESCRIPTION
TRACT ONE Parcel No. 060-007092

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in the Southwest Quarter of Section 24, Township 12, Range 21, Refugee Lands and being 2.802 acres of the 20.178 acre tract conveyed to Columbus Colonial Construction Company, by deed of record in Deed Book 3040 Page 133, all references being to records in the Recorder's Office Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the southern right-of-way line of Ayers Drive (as dedicated by plat of record in Plat Book 56 Page 29 and being 56 feet in width), at the northeasterly corner of Lot 258 of "LAYSHIRE SECTION 3", as the plat of same is of record in Plat Book 55, Page 36

thence South 6° 00' 51" West, along the easterly line of said Lot 258, a distance of 123.29 feet to an single point in said line

thence South 22° 37' 51" West continuing along said easterly line of Lot 258 and the easterly line of Lot 257 a distance of 295.76 feet to the southeasterly corner of said Lot 257 and being in the northerly limited access right-of-way line of Interstate Route 70, a

thence North 89° 36' 32" West along said limited access right-of-way line of Interstate Route 70, a distance of 375.93 feet to an single point in said line

thence North 60° 56' 00" West continuing along said limited access right-of-way line a distance of 34.20 feet to the southeasterly corner of the 1.571 acre tract conveyed to Budgetels, by deed of record in Deed Book 3376 Page 93

thence North 22° 11' 58" East, along the easterly line of said Budgetels 1.571 acre tract, a distance of 376.02 feet to an single point in said line

thence North 8° 37' 34" East continuing along said easterly line of the 1.571 acre tract, a distance of 88.28 feet to the northeasterly corner of said tract and being in the southerly right-of-way line of Ayers Drive

thence along said right-of-way line of Ayers Drive (being the arc of a curve to the left (Delta =37° 14' 32", Radius = 200.00 feet) a chord bearing and distance of South 67° 31' 32" East 191.99 feet to a point of tangency

thence South 85° 10' 09" East continuing along said right-of-way line of Ayers Drive a distance of 95.60 feet to the place of beginning, containing 2.802 acres, more or less

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record

Bearings considered herein are based on the same meridian as bearings a deed of record in Deed Book 3376, Page 93

DESCRIPTION
TRACT TWO Parcel No. 060-006061

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in the Southwest Quarter of Section 24, Township 12, Range 21, Refugee Lands and being the 1.571 acre tract conveyed to Budgetels, by deed of record in Deed Book 3376 Page 93, all references being to records in the Recorder's Office Franklin County, Ohio and bounded and described as follows:

Beginning at a drill hole in a cap at an angle point in the sanitary right-of-way line of Pine Tree Lane at the northeasterly corner of said Budgetels 1.571 acre tract

thence along said right-of-way line of Pine Tree Lane, being the arc of a curve to the left (Delta =27° 01' 40", Radius =125.00 feet), a chord bearing and distance of South 21° 24' 05" West 58.42 feet to an iron pin found

thence South 3° 57' 16" West, along the easterly line of the Budgetels 1.571 acre tract a distance of 88.28 feet to an iron pin found

thence South 22° 11' 58" West, continuing along said easterly line a distance of 376.02 feet to an iron pin found in the northerly limited access right-of-way line of Interstate Route 70

thence North 60° 53' 50" West, along said right-of-way line of Interstate Route 70, a distance of 141.00 feet to an iron pin found at their southeasterly corner of the Budgetels 1.571 acre tract

thence North 22° 11' 58" East, along the easterly line of said 1.571 acre tract a distance of 361.00 feet to an iron pin found at an angle point in said tract

thence North 3° 57' 16" East, continuing along said easterly line of the 1.571 acre tract, a distance of 75.00 feet to an iron pin found at the northeasterly corner of said tract

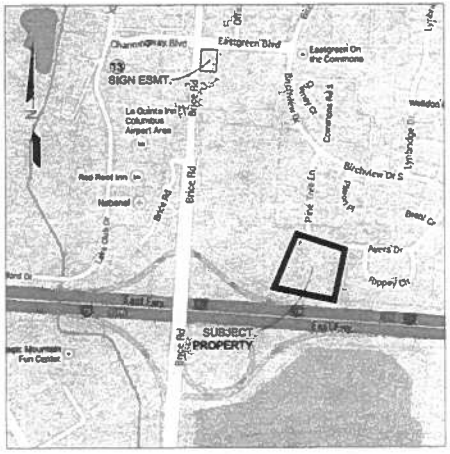
thence South 86° 02' 44" East, along the northerly line of the 1.571 acre tract a distance of 81.25 feet to the point of beginning, containing 1.571 acres, more or less

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record

Bearings considered herein are based on the same meridian as bearings a deed of record in Deed Book 3376, Page 93

Exhibit 4-B

NATIONAL TRUCK & EQUIPMENT DEPOT



LOCATION MAP

SHEET INDEX	
ID	Name
C-100	COVER SHEET
A-100	FLOOR PLAN
A-101	SCHEDULES & MEZZANINE PLAN
A-200	N & S ELEVATIONS
A-201	E & W ELEVATIONS
S-101	FOUNDATION PLAN
S-102	STRUCTURAL PLAN
S-200	TYPICAL SECTIONS
S-201	TYPICAL SECTIONS
E-100	LIGHTING PLAN
E-101	RECEPTACLE PLAN
E-200	RISER & PANEL SCHEDULE
H-100	HVAC PLAN
P-100	PLUMBING PLAN
P-101	ISOMETRIC
P-200	WATER LINE PLAN

KIRBY STEEL BUILDING DRAWINGS AND CIVIL DRAWINGS BY NORTH POINT ENGINEERING WERE INCLUDED IN PREVIOUS SUBMITALLS AND HAVE NOT BEEN REVISED

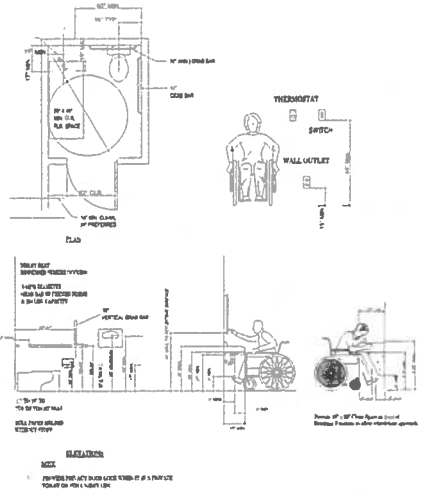
BUILDING USE DESCRIPTION:

BUILDING TO BE USED FOR SALES OF BOX TRUCKS AND TRAILERS SALES

SITE ADDRESS:

2290 AYERS DRIVE
REYNOLDSBURG, OH 43068

Fresh Air Calculations
Truck Bays - Natural Ventilation
4% of floor area: 0.04x7,150 sq. ft. = 286 sq. ft.
(8) 14 ft. x 16 ft. = 1,792 sq. ft.
Office Area - Mechanical Ventilated
(2) persons @ 5 cfm/person = 10 cfm
400 sq. ft. @ 0.06 cfm/sq. ft. = 24 cfm
Total = 34 cfm
Sales Area - Mechanical Ventilated
(29) persons @ 7.5 cfm/person = 218 cfm
1,931 sq. ft. @ 0.12 cfm/sq. ft. = 232 cfm
Total = 450 cfm



3 HANDICAP ACCESSIBLE DETAILS

DESIGN CRITERIA:

BUILDING DESIGN:
FLOOR LIVE LOAD:125 PSF MEZZ FLOOR: 100PSF
CONCENTRATED FLOOR LOAD: 2,000 LBS
ROOF LIVE LOAD: 20 PSF
CONCENTRATED ROOF LIVE LOAD: 300 LBS
STRUCTURE DEAD LOAD
FIRST FLOOR: 75 PSF MEZZ: 10PSF CEILING: 5 PSF
ROOF: 5 PSF SPRINKLER: 2.5PSF

BASIC WIND SPEED: 90 MPH
IMPORTANCE FACTOR: 1.0
EXPOSURE: C

GROUND SNOW LOAD: 20 PSF
IMPORTANCE FACTOR: 1.0
THERMAL FACTOR: 1.0
SLOPE FACTOR: 1.0

SEISMIC DESIGN
SITE CLASS: D
S_a: 0.12 S_1: 0.06 SDS: 0.12 SD1: 0.10

OCCUPANT LOAD: 47

NUMBER OF OCCUPANTS BASED UPON AREAS SHOWN IN TABLE 1004.1.1 OF OBC
MERCANTILE OCCUPANT LOAD FIRST FLOOR (100 SQ. FT./OCCUPANT): 20 OCCUPANTS
WAREHOUSE OCCUPANT LOAD FIRST FLOOR (300 SQ. FT./OCCUPANT): 24 OCCUPANTS
MEZZANINE OCCUPANT LOAD 2ND FLOOR (300 SQ. FT./OCCUPANT): 3 OCCUPANTS

GENERAL NOTES:

ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2011 EDITION ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THERIN

PROPOSED BUILDING OFFICE , WAREHOUSE
CONSTRUCTION TYPE 2B USE B/S-1 STORY 1
PROPOSED BUILDING AREA FIRST FLOOR: 9,290 SQ. FT
MEZZANINE 403 SQ FT

CODE ALLOWABLE
TYPE CONSTRUCTION 2B USE: B/S-1 STORY 2
TABULAR BUILDING AREA, A_t: 17,500 SQ. FT
PERIMETER INCREASE, I_p =N/A
SPRINKLER INCREASE, I_s = 2.0
ALLOWABLE BUILDING AREA, A_a = 17,500 + [17,500 x 0.0] + [17,500- x 2.0] = 52,500 SQ. FT PER STORY

BUILDING SHALL BE PROVIDED WITH A SPRINKLER SYSTEM DESIGN BY OTHERS

SOIL BEARING DESIGN BASED ON 1,500 PSF AT FOOTING DEPTH. TYPE CL SOIL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE ABOVE SOIL CONDITIONS EXISTS AT THE FOUNDATION LOCATIONS

CONCRETE STRENGTH FOR FOOTERS SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS. CONCRETE FOR FLOOR SHALL BE A MINIMUM 4,000 PSI AT 28 DAYS. CONCRETE FOR EXTERIOR SLABS SHALL BE A MINIMUM OF 4,000 PSI AT 28 DAYS, WITH 6% AIR ENTRAINMENT

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER COMPLETION IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS

LIGHTING PROVIDED MEETS OR EXCEEDS THE REQUIREMENTS OF SECTION 1205 OF OBC. SEE ELECTRICAL SHEET

NATURAL VENTILATION DOES NOT MEET OR EXCEEDS THE REQUIREMENTS OF SECTION 1203.4.1 OBC 4% REQUIRED TO THE OUTSIDE. MECHANICAL VENTILATION WILL BE PROVIDED FOR MERCANTILE SPACE WAREHOUSE PROVIDED WITH MIN 4% TO OUTSIDE

NUMBER OF EXITS MEETS OR EXCEEDS REQUIREMENTS OF SECTION 1010 OBC

CAPACITY OF EGRESS COMPONENTS EXCEEDS REQUIREMENTS OF SECTION 1005

AN APPROVED SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE SITE OF THE WORK AND SHALL BE AVAILABLE FOR REFERENCE BY THE BUILDING OFFICIAL AT ALL TIMES DUING WORKING HOURS WHILE SUCH WORK IS IN PROGRESS

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH THE REQUIREMENTS OBC 1008.1.8

THE PROPOSED CONSTRUCTION SHALL CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11 OBC AND THE ICC/ANSI A117.1

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR DOOR, NOT REQUIRED BY SECTION 714.0 OBC TO BE A FIRE DOOR ASSEMBLY, SHALL BE 5 LBF

ELECTRICAL OUTLETS, LIGHT SWITCHES, THE OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN THE REACH RANGES SPECIFIED IN ICC/ANCI A117.1

A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE; SECTION 1011.3 OBC. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREAST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITH THE SWING OF A DOOR. SECTION 1101.2, 1103.2.1, AND 1110 OBC AND ICC/ANSI A117.1

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING ANY WALLS OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILIAR PROJECTIONS AND ON BUILT-IN GUTTERS AND SIMILIAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINOUSLY ABOVE PROJECTING TRIM; SECTION 1405 OBC.

FIRE EXTINGUISHERS SHALL BE TYPE ABC 10LB UNITS WALL MOUNTED ACCORDING TO NFPA 10 AND OBC

CONTRACTOR RESPONSIBLE TO VERIFY BUILDING DIMENSIONS PRIOR TO ORDERING ANY MATERIALS TO INSURE BUILDING ELEVATIONS ARE CONSISTENT. ALSO VERIFY ANY TRUSS DRAWINGS, METAL BUILDING PLANS OR OTHER SHOP DRAWINGS FOR PROPOSED CONSTRUCTION PRIOR TO ORDERING

THIS BUILDING WILL NOT CONTAIN ANY HIGH PILED COMBUSTIBLE STORAGE. MAX STORAGE HEIGHT 12 A.F.F

STORAGE OF ANY HAZARDOUS MATERIALS SHALL NOT EXCEED THE EXEMPED QUANTITIES LISTED IN TABLES 307.1(1) AND 307.1(2)

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STATE OF OHIO ROBERT MILLER, JR E-78387 REGISTERED PROFESSIONAL ENGINEER

National Truck
2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

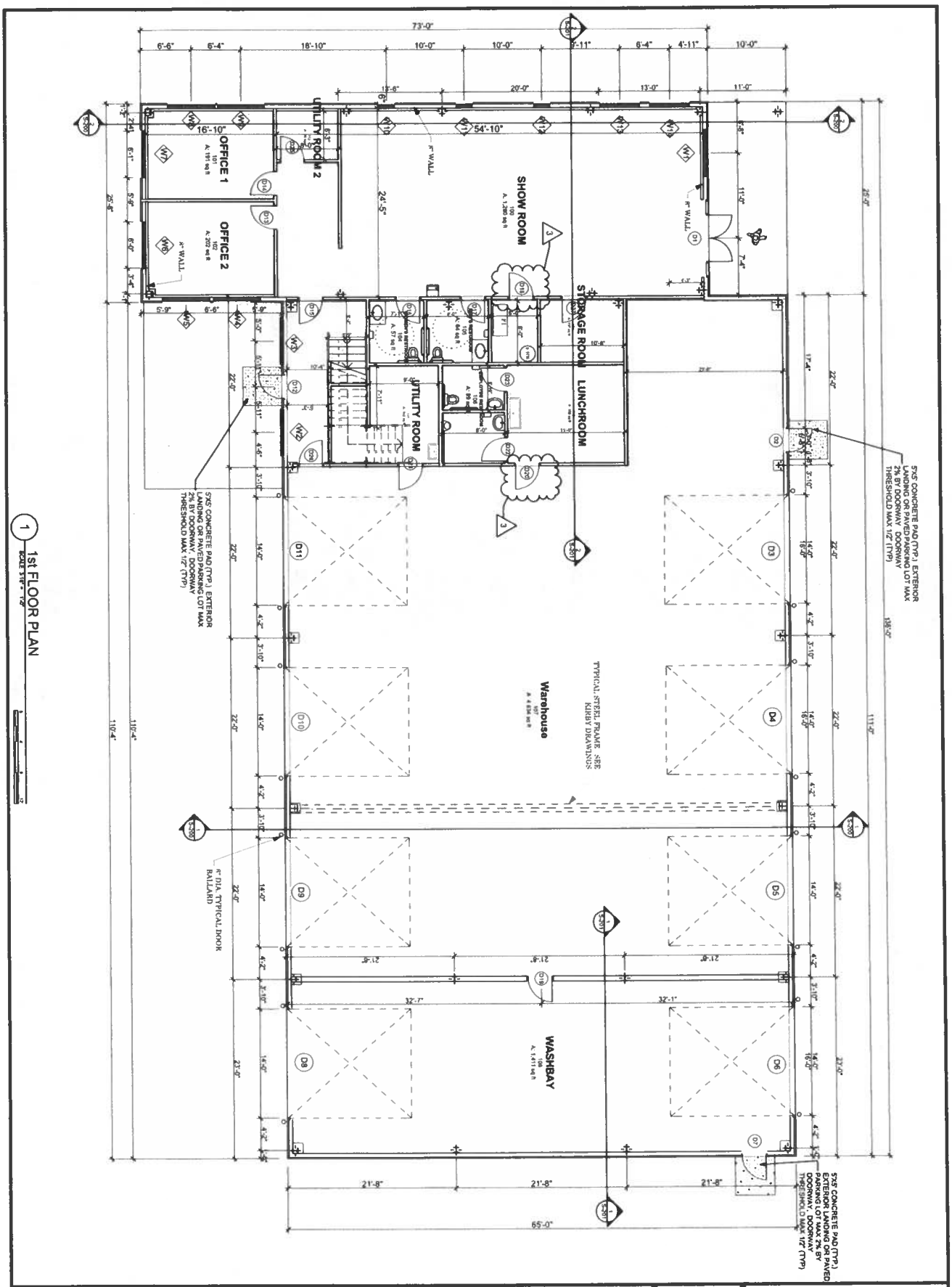
PROJECT NO: RTS-101
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE
COVER SHEET

C-100

R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

X:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln



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MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO ODC-206
DRAWN BY LM
CHK'D BY RM
SHEET TITLE FLOOR PLAN

A-100

DOOR SCHEDULE

ID	DESCRIPTION	DOOR W	DOOR HT	DOOR MATL	DOOR GLZ	CLOSER	DOOR SEAL	HW SET	NOTES
D1	INSULATED ENTRANCE DOOR	6'	7'	ALUMINUM	FULL	X	X	PANIC HARDWARE	
D2	INSULATED ENTRANCE DOOR	3'	6'-8"	STEEL	NARROW LIGHT	X	X	SCHLAGE #ALX3PD LEVER HANDLE (SECURITY)	
D3	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D4	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D5	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D6	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D7	INSULATED ENTRANCE DOOR	3'	6'-8"	STEEL	NARROW LIGHT	X	X	SCHLAGE #ALX3PD LEVER HANDLE (SECURITY)	
D8	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D9	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D10	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D11	INSULATED OVERHEAD DOOR	14'	14'	STEEL			X	ELECTRIC OPENER	
D12	INSULATED ENTRANCE DOOR	3'	7'	STEEL	FULL	X	X	SCHLAGE #ALX3PD LEVER HANDLE (SECURITY)	
D13	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALX3PD LEVER HANDLE (SECURITY)	
D14	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALX3PD LEVER HANDLE (SECURITY)	
D15	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D16	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL	X		SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D17	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL	X		SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D18	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D19	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X	X	SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D20	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D21	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D22	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D23	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D24	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		PUSH - PULL HANDLE	
D25	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D26	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D27	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D28	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D29	STEEL INTERIOR DOOR	3'	6'-8"	STEEL	FULL			SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D30	STEEL INTERIOR DOOR	3'	6'-8"	STEEL	FULL			SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	
D31	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALX3PD LEVER HANDLE (PASSAGE)	

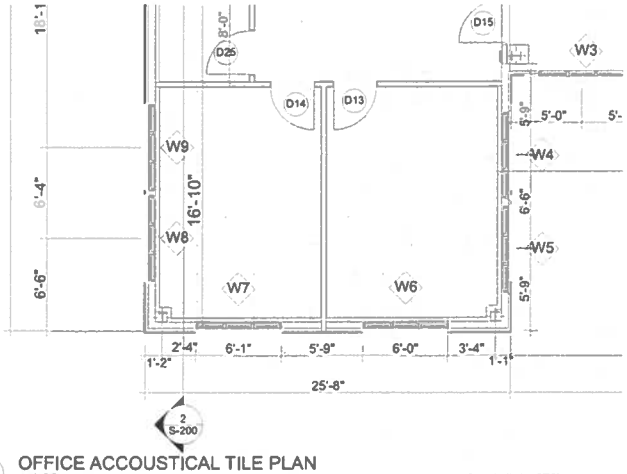
DOOR NOTES:

ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2013 EDITION.
ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THERIN.

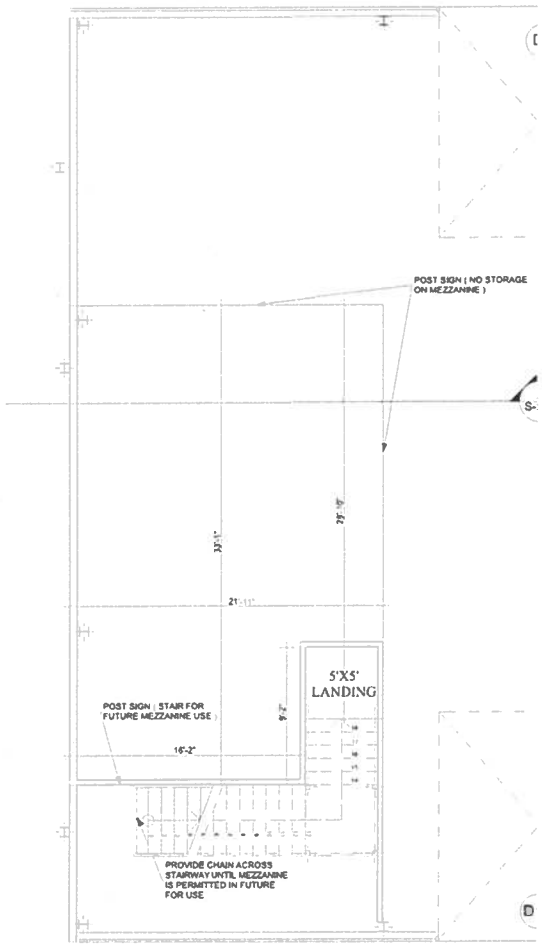
1. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE
2. THE UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION
3. DEAD BOLTS SHALL BE INTERCONNECTED WITH THE HANDLE SETS SUCH THAT THE TURNING OF THE HANDLE SET UNLOCKS THE DEAD HOLT.
4. ALL GLASS OF ANY IN DOORS TO BE TEMPERED SAFETY GLAZING
5. MAXIMUM THRESHOLD HEIGHT IS 1/2" FOR HANDICAP ACCESSIBILITY.
6. HANDLE SETS TO LEVER STYLE

WINDOW SCHEDULE

ID	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	NOTES
W1	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W2	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W3	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W4	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W5	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W6	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W7	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W8	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W9	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W10	2'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W11	2'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W12	2'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W13	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W14	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W15	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W16	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W17	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W18	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W19	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W20	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W21	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W22	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W23	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W24	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W25	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W26	6'	7'	FIXED	SINGLE GLASS ALUMINUM	



5 OFFICE ACCOUSTICAL TILE PLAN
SCALE: 1/4" = 1'-0"



4 MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

FURNITURE & EQUIPMENT INVENTORY

ROOM #	ROOM	HEIGHT	MEASURED AREA	FLOOR	CEILING	SOUTH WALL	NORTH WALL	EAST WALL	WEST WALL	BASE
100	SHOW ROOM	11'	1,281	SEALED CONCRETE	WMP10 FACING WHITE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
101	OFFICE 1	9'0"	161	VCT TILE	ACCOUSTICAL TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
102	OFFICE 2	9'0"	202	VCT TILE	ACCOUSTICAL TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
104	WOMEN'S RESTROOM	9'0"	56	VCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER BASE
105	MEN'S RESTROOM	9'0"	59	VCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER BASE
106	EMPLOYEE RESTROOM	9'0"	73	VCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER BASE
107	Warehouse	17'8"	4,406	SEALED CONCRETE	WMP 10 INSULATION BACKING	METAL LINER PANEL / WMP10	METAL LINER PANEL / WMP10	METAL LINER PANEL / WMP10	METAL LINER PANEL / WMP10	CONCRETE WALL
108	WASHBAY	17'8"	1,411	SEALED CONCRETE	WMP 10 INSULATION BACKING	METAL LINER PANEL	METAL LINER PANEL	METAL LINER PANEL	METAL LINER PANEL	CONCRETE WALL
109	STORAGE ROOM	9'0"	140	VCT TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
110	LUNCHROOM	9'0"	192	VCT TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
111	UTILITY ROOM	9'0"	85	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
112	UTILITY ROOM 2	9'0"	50	VCT TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE

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REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO: RTS-101
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE
SCHEDULES & MEZZANINE PLAN

A-101

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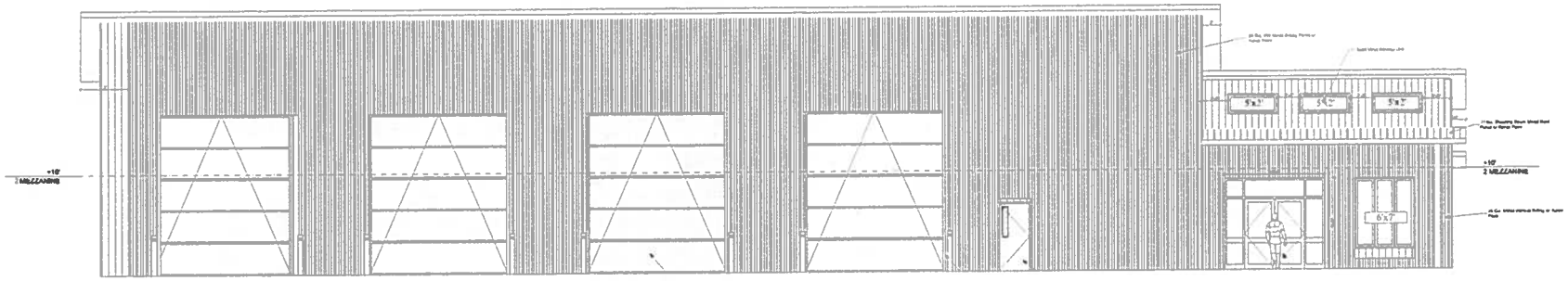
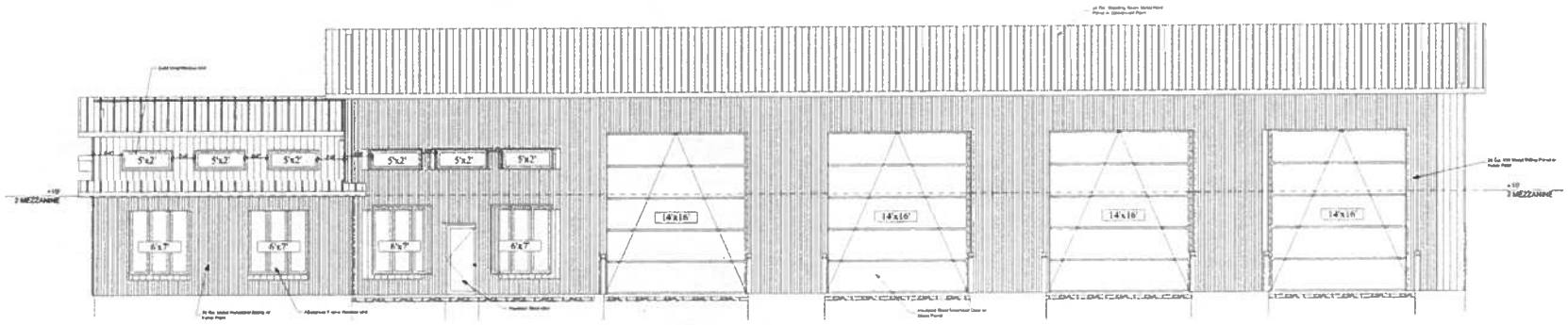


1 NORTH ELEVATION



2 SOUTH ELEVATION

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PROFESSIONAL ENGINEER

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Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO.	RTS-101
DRAWN BY	LM
CHK'D BY	RM

SHEET TITLE

N & S ELEVATIONS

A-200

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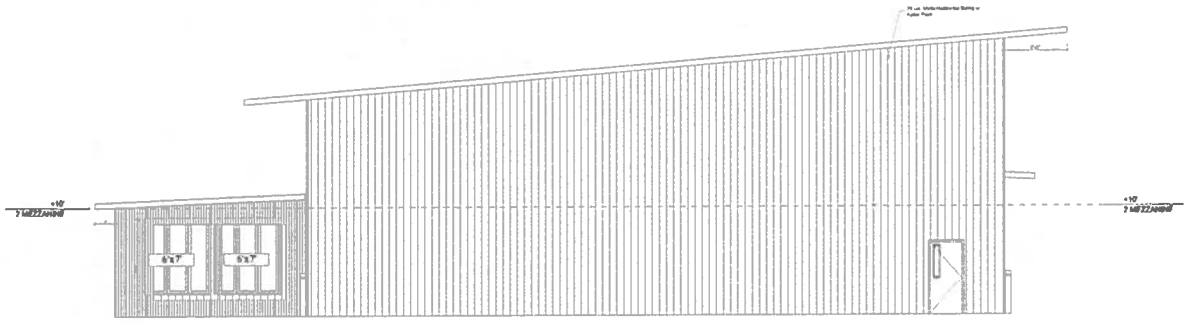

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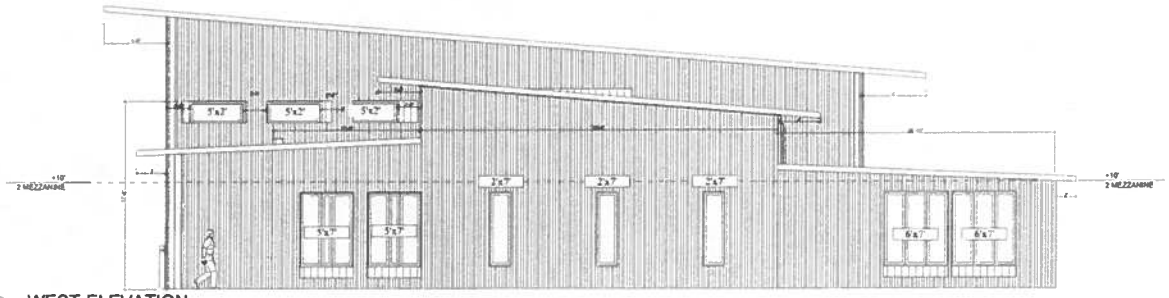

2 WEST ELEVATION

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2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

E & W ELEVATIONS

A-201

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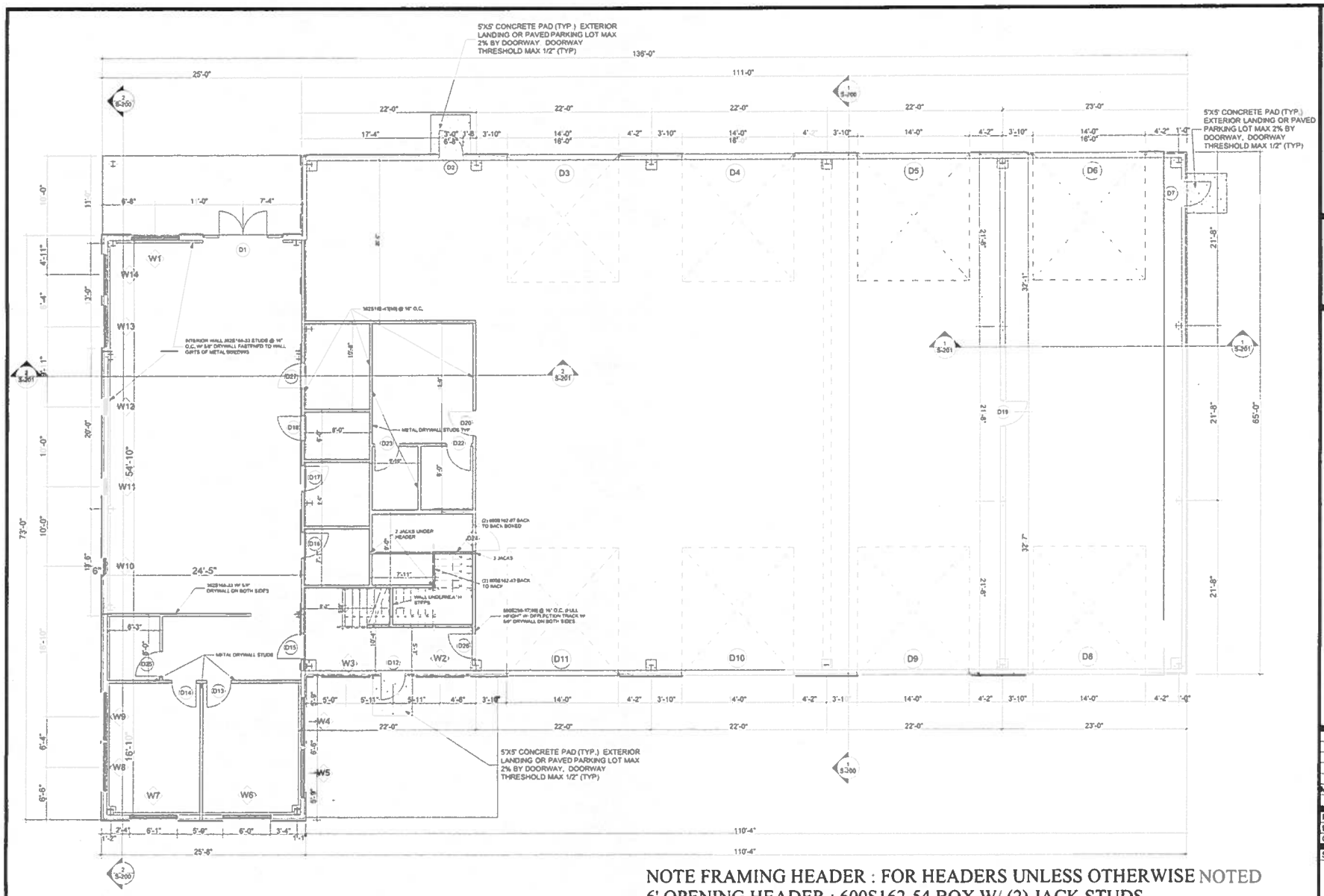

1 STRUCTURAL PLAN

NOTE FRAMING HEADER : FOR HEADERS UNLESS OTHERWISE NOTED
6' OPENING HEADER : 600S162-54 BOX W/ (2) JACK STUDS
3' OPENING HEADER : 600S162-43 BOX W/ (1) JACK STUD
SEE KIRBY DRAWING FOR STRUCTURAL SHELL FRAMING

R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

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CHK'D BY:	RM

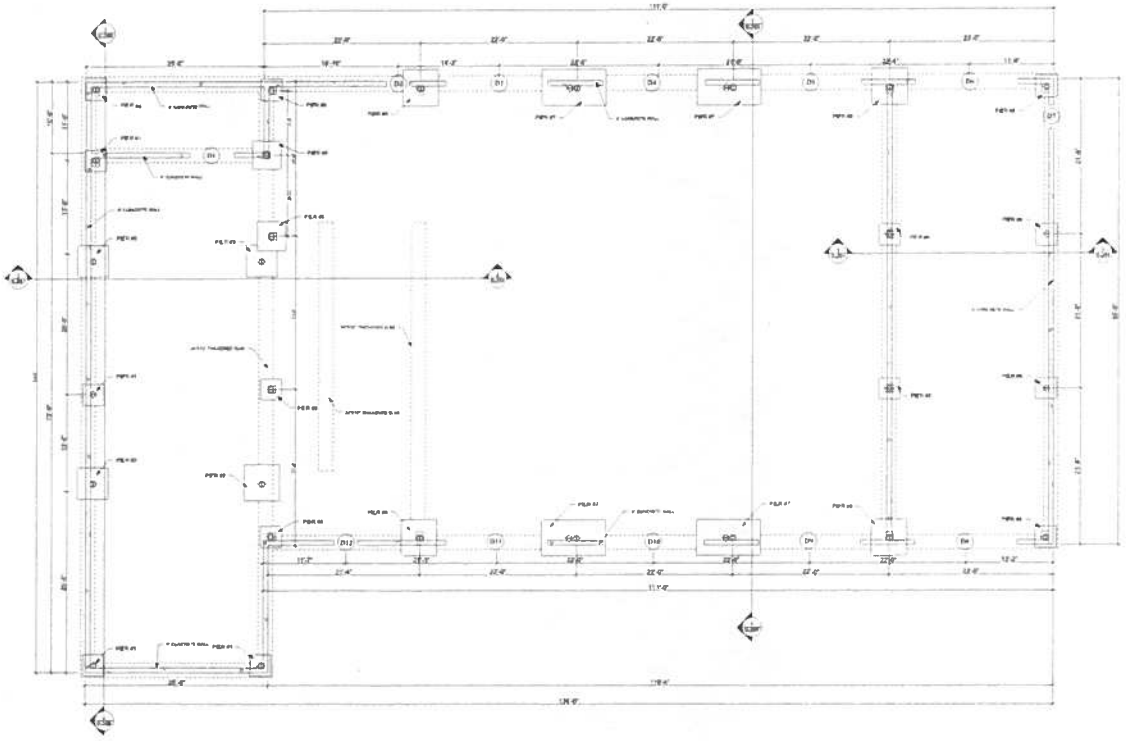
SHEET TITLE

STRUCTURAL PLAN

S-100

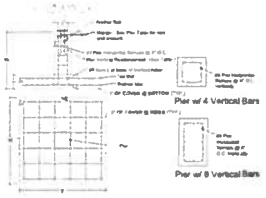
PIER DESIGN TABLE

PIER DESIGN #	"X"	"Y"	"Z"	Elev. Top of Pier	Elev. Bottom of Footing	Bottom Mat Reinforcement	Top Mat Reinforcement	Pier Dimensions	Pier Vertical Reinforcement	Anchor Bolt	Pier Hairpin
1	36"	36"	12"	100'-0"	96'-0"	(3) #5 Each Way	–	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	–
2	60"	60"	12"	100'-0"	96'-0"	(5) #5 Each Way	–	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	–
3	52"	52"	12"	100'-0"	96'-0"	(5) #5 Each Way	–	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	–
4	36"	36"	12"	100'-0"	96'-0"	(3) #5 Each Way	–	14" Dia.	(4) #5 Rebar	3/4" Dia. w/ 17" Length	–
5	48"	48"	12"	100'-0"	96'-0"	(4) #5 Each Way	–	12"x12"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	–
6	36"	36"	12"	100'-0"	96'-0"	(3) #5 Each Way	–	12"x12"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	–
7	108"	60"	12"	100'-0"	96'-0"	(5) #5 Long Bars (10) #5 Short Bars	(5) #5 Long Bars (10) #5 Short Bars	30" x 14"	(8) #5 Rebar	3/4" Dia. w/ 17" Length	#5 - 20' Rebar
8	60"	60"	12"	100'-0"	96'-0"	(5) #5 Each Way	–	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	#5 - 20' Rebar



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

3 PIER #7 DETAIL
SCALE: 1" = 1'-0"



2 TYPICAL PIER DETAIL
SCALE: 1" = 1'-0"

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SHEET TITLE
FOUNDATION PLAN

S-101

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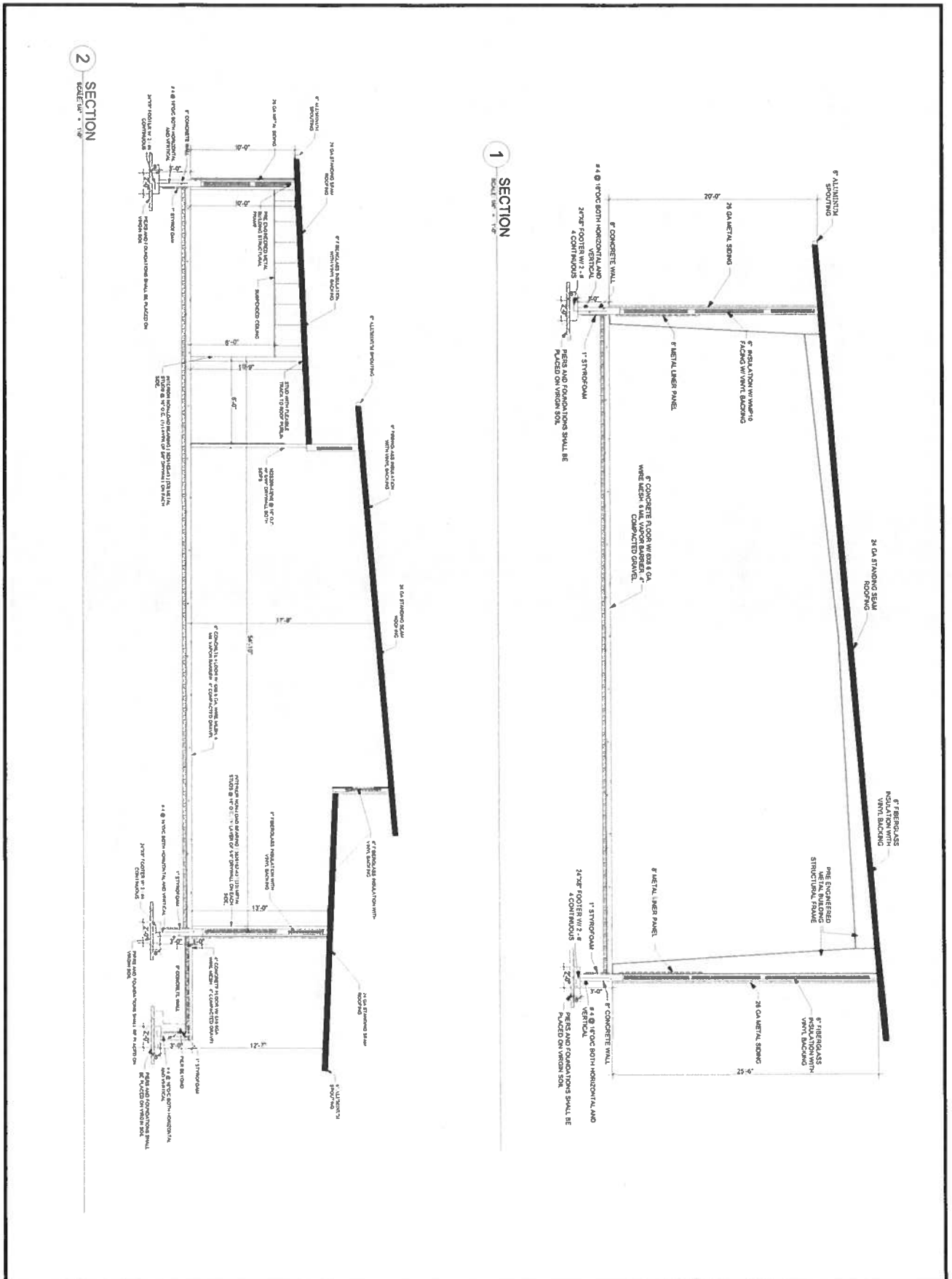
R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

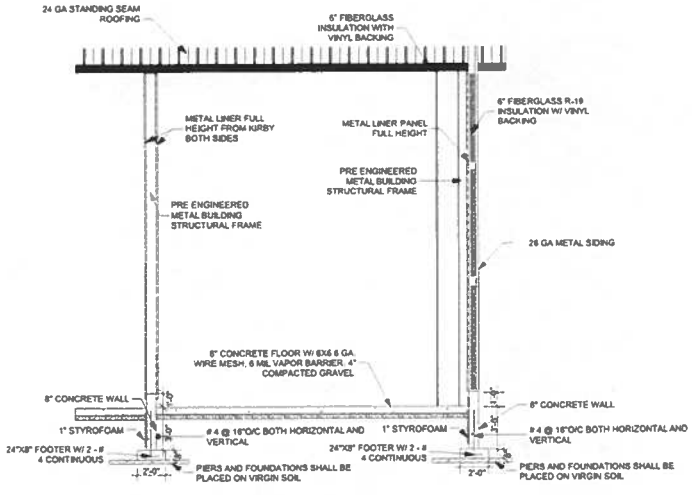


TYPICAL SECTIONS	S-200
SHEET TITLE	
CHKD BY: RM	
DRAWN BY: LM	
PROJECT NO: R15-101	
REVISIONS	
MARK DATE DESCRIPTION	
1 1/18/16 DOORWALL	
2 3/11/16 RESPONSE TO OWNER	

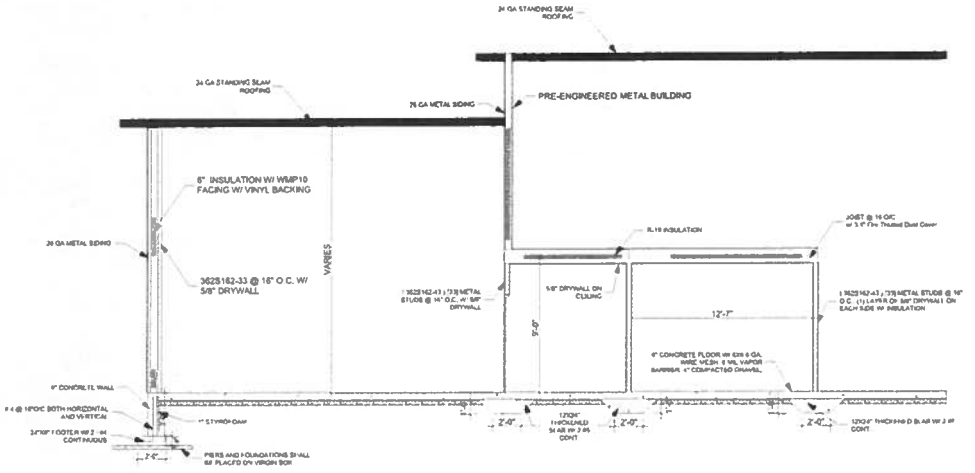
National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943



1 SECTION
SCALE 1/4" = 1'-0"



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

TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
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BERLIN, OHIO 44610
Ph. (330) 705-7943

STATE OF OHIO
ROBERT MILLER, JR
E-78387
REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

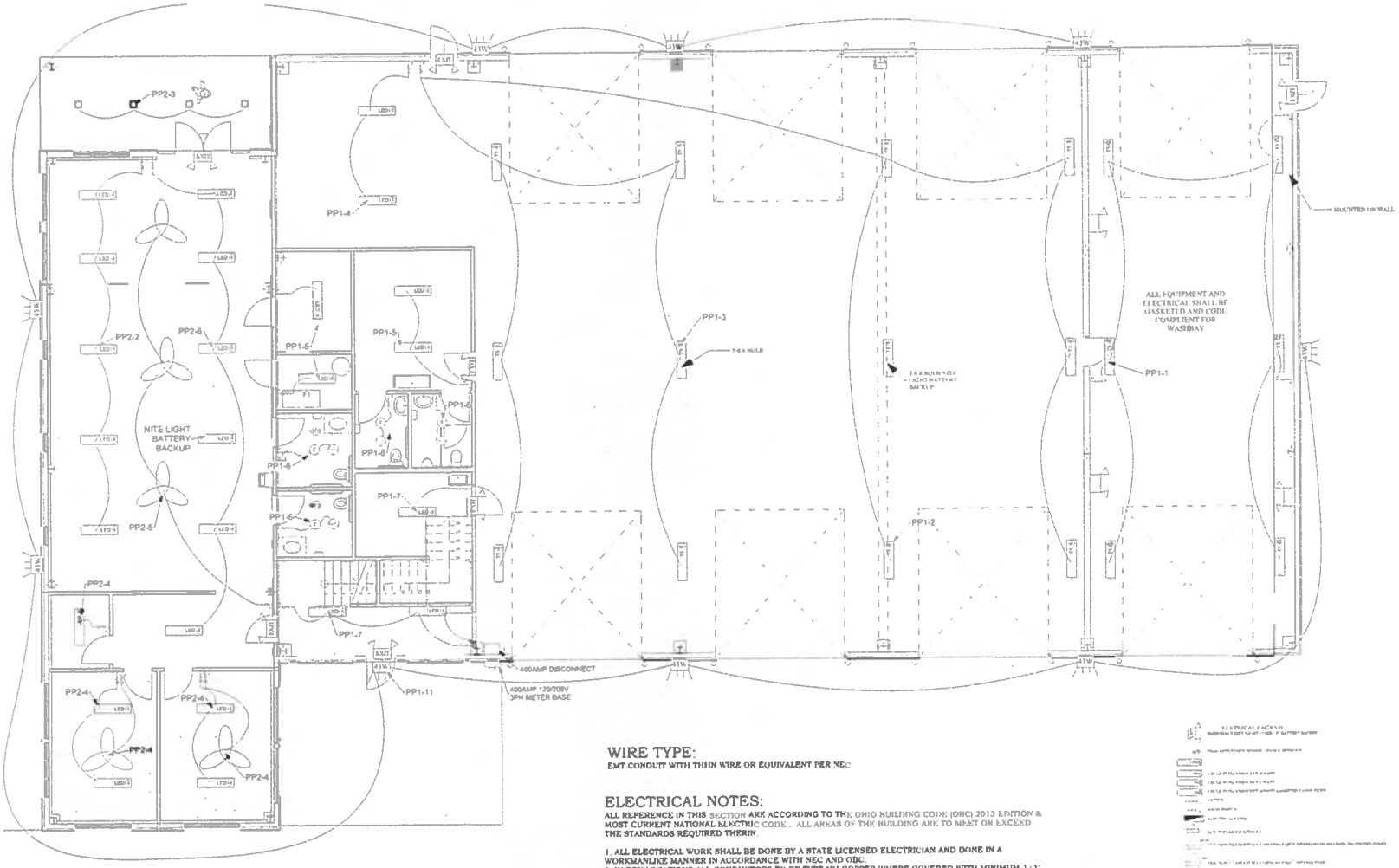
REVISIONS

PROJECT NO: RTS-101
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE
TYPICAL SECTIONS

S-201

R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln



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

WIRE TYPE:

EMT CONDUIT WITH THHN WIRE OR EQUIVALENT PER NEC

ELECTRICAL NOTES:

ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2013 EDITION & MOST CURRENT NATIONAL ELECTRIC CODE . ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THERIN.

1. ALL ELECTRICAL WORK SHALL BE DONE BY A STATE LICENSED ELECTRICIAN AND DONE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH NEC AND OBC.
2. IN DRY LOCATIONS ALL CONDUCTORS TO BE TYPE NM COPPER WHERE COVERED WITH MINIMUM 1/2" DRYWALL ON EACH SIDE OF WALL (U N O) AND SIZED ACCORDING TO NEC. MINIMUM WIRE SIZE SHALL BE #12
3. IN WET LOCATIONS, INCLUDING UNDERGROUND CONDUITS, ALL CONDUCTORS SHALL BE LISTED FOR USE IN WET LOCATIONS.
4. ANY OUTDOOR FIXTURES SHALL BE WEATHERPROOF.
5. ANY SURFACE MOUNTED ELECTRIC SHALL BE TYPE THHN IN CONDUIT OR TPYE MC CABLE.
6. EMERGENCY LIGHTING TO BE CONNECTED TO THE SAME BRANCH CIRCUIT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES

TEKTON ENGINEERING LLC.
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STATE OF OHIO
ROBERT MILLER, JR
E-78387
REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

LIGHTING PLAN

E-100

R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

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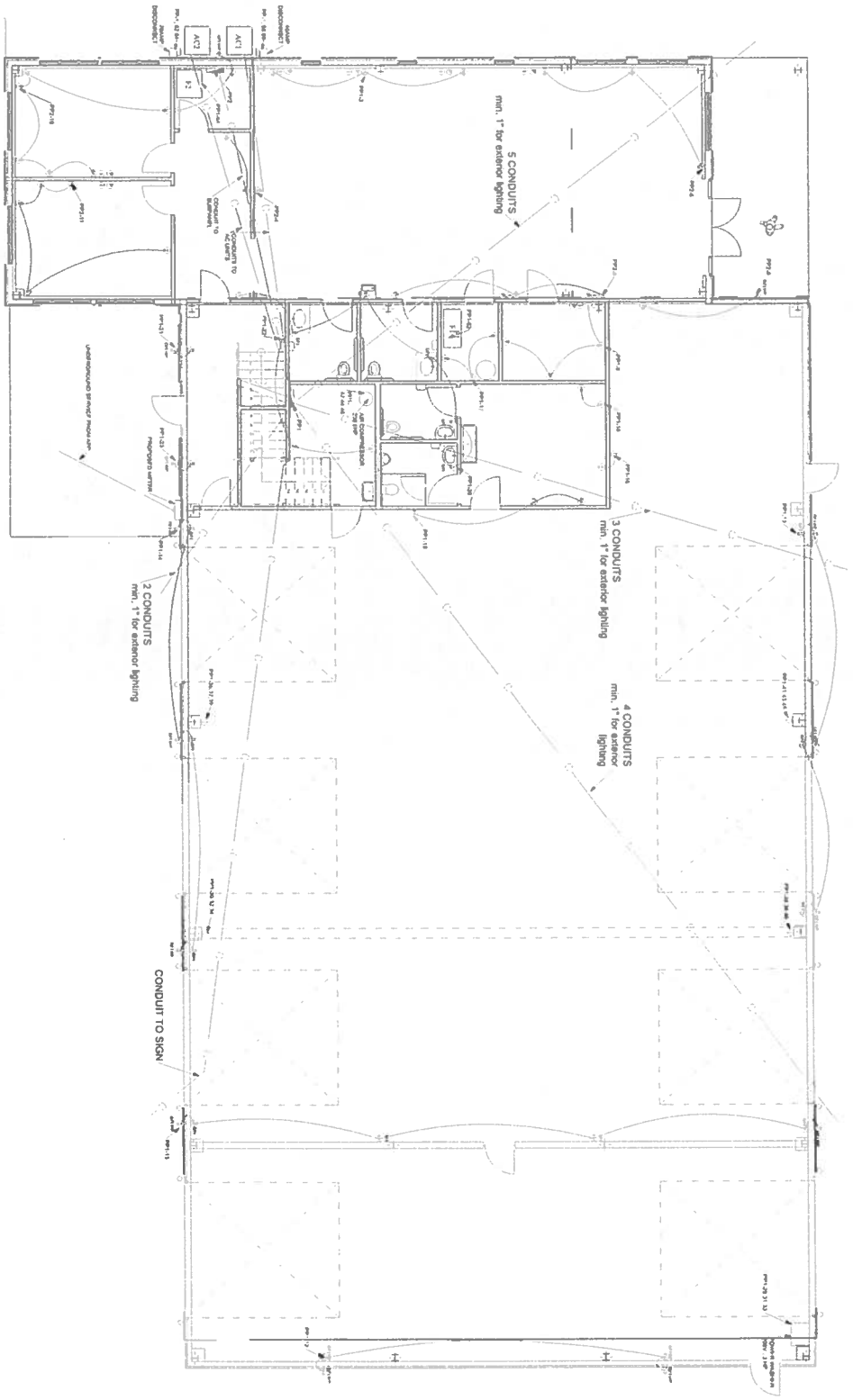


1 RECEPTACLE PLAN

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

2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL
MARK	DATE	DESCRIPTION

REVISIONS

PROJECT NO: RTS-101

DRAWN BY: LM

CHKD BY: RM

SHEET TITLE

RECEPTACLE PLAN

E-101

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

STATE OF OHIO
ROBERT MILLER
E-73347
REGISTERED PROFESSIONAL ENGINEER

TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

Panel Schedule
Panel #1
Wednesday, Jun. 15, 2016
Prepared By: Robert Miller Jr.
Company: Tekton Engineering LLC

Circuit Information:
Circuits: 64 / 72
Voltage: 120 / 208
System: 3Ø, 4-Wire
Hertz: 60

Protection Information:
OCPD Size: 400A

Load Information:
Load (A): 322
Load kVA: 56
Load kW: 52
Total kVA: 64

Cir#	Load Description	OCPD Size / Ø	Cktr Size	Load - kVA A-B	Load - kVA B-C	Load - kVA C-B	L	L	Load - kVA C-B	Load - kVA B-C	Load - kVA A-B	Cktr Size	OCPD Size / Ø	Load Description	Cir#
1	Wash bay lights	20A /1	(1) 12 ga.	1.62			L1				1.62	(1) 12 ga.	20A /1	Truck bay lights	2
3	Truck bay lights	20A /1	(1) 12 ga.		1.62		L2		0.36			(1) 12 ga.	20A /1	Lights	4
5	Lights	20A /1	(1) 12 ga.			0.36	L3	0.36				(1) 12 ga.	20A /1	Lights	6
7	Lights	20A /1	(1) 12 ga.	0.72			L1				4.08	(2) 3 ga.	60A /2	Panel PP2	8
9	Storage Room Outlets	20A /1	(1) 12 ga.		0.8		L2		4.27					---	10
11	Outside Lights	20A /1	(1) 12 ga.			0.61	L3	0.8				(1) 12 ga.	20A /1	Wash bay outlets	12
13	Truck bay outlets	20A /1	(1) 12 ga.	1.6			L1			1.8		(1) 10 ga.	20A /1	Truck bay outlets	14
15	outlets	20A /1	(1) 12 ga.		1.33		L2		0.8			(1) 12 ga.	20A /1	Lunch room outlets	16
17	Utility Room Outlets	20A /1	(1) 12 ga.			0.8	L3	1				(1) 12 ga.	20A /1	Lunch room outlet	18
19	Lunch Room Outlets	20A /1	(1) 12 ga.	0.8			L1			0.67		(1) 12 ga.	20A /1	Restroom outlet	20
21	Patio Outlets GFI	20A /1	(1) 12 ga.		0.4		L2		1.33			(1) 12 ga.	20A /1	outlets	22
23	Patio Outlets GFI	20A /1	(1) 12 ga.			0.4	L3					(1) 10 ga.	20A /1	Parking Light North East 20'	24
25	Parking Light North East Receptacle	20A /1	(1) 8 ga.				L1					(1) 10 ga.	20A /1	Parking Light North East Small	26
27	Parking Light North Central 20'	20A /1	(1) 10 ga.				L2					(1) 8 ga.	20A /1	Parking Light North Central Receptacle	28
29	Power Wash	20A /3	(3) 12 ga.			1.87	L3	3.42				(3) 8 ga.	30A /3	Washer	30
31	---			1.87			L1			3.42				---	32
33	---				1.87		L2		3.42					---	34
35	Washer	30A /3	(3) 8 ga.			3.42	L3	3.42				(3) 8 ga.	30A /3	Washer	36
37	---			3.42			L1			3.42				---	38
39	---				3.42		L2		3.42					---	40
41	Washer	30A /3	(3) 8 ga.			3.42	L3	1.78				(3) 10 ga.	25A /3	Air Compressor	42
43	---			3.42			L1			1.78				---	44
45	---				3.42		L2		1.78					---	46
47	Parking Light North Central Small	20A /1	(1) 10 ga.				L3					(1) 10 ga.	20A /1	Parking Light North West 20'	48
49	Parking Light North West Receptacle	20A /1	(1) 8 ga.				L1					(1) 10 ga.	20A /1	Parking Light North Central Small	50
51							L2		0.8			(1) 12 ga.	20A /1	Furnace 1	52
53							L3	0.21				(1) 12 ga.	20A /1	Furnace 2	54
55	Tall Parking lot lights	30A /2	(2) 12 ga.	0.78			L1			1.2		(3) 12 ga.	20A /3	sign	56
57	---				0.78		L2		1.8					---	58
59	Air conditioner 1	35A /2	(2) 8 ga.			2.65	L3	1.8						---	60
61	---			2.65			L1			1.77		(2) 10 ga.	25A /2	Air Conditioner 2	62
63	Overhead Fan	20A /1	(1) 12 ga.		0.8		L2		1.77					---	64
65							L3								66
67	Parking Light South 20'	20A /1	(1) 10 ga.				L1					(1) 10 ga.	20A /1	Parking Light South Receptacle	68
69							L2								70
71							L3								72
	Phase Totals - kVA			15.49	13.95	12.33		13.39	19.75	19.56					

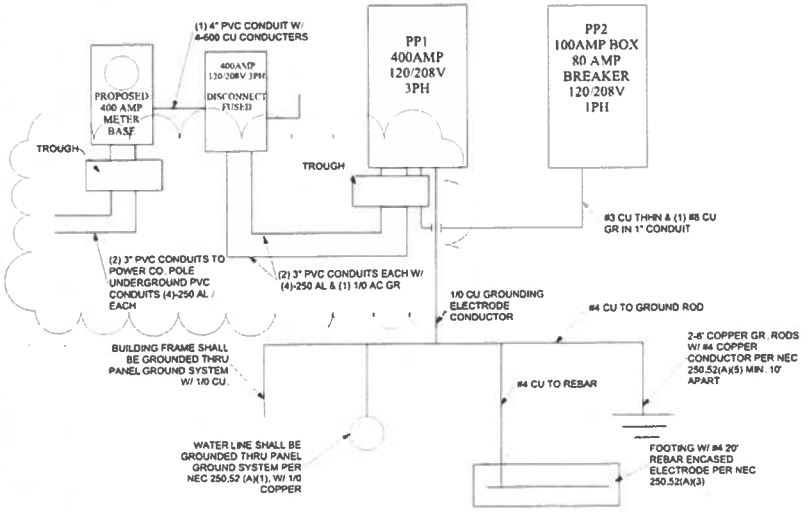
Panel Schedule
Panel PP2
Wednesday, Jun. 15, 2016
Prepared By: Robert Miller Jr.
Company: Tekton Engineering LLC

Circuit Information:
Circuits: 18 / 42
Voltage: 110 / 208
System: 1Ø
Hertz: 60

Protection Information:
OCPD Size: 60A

Load Information:
Load (A): 37
Load kVA: 9
Load kW: 8
Total kVA: 9

Cir#	Load Description	OCPD Size / Ø	Cktr Size	Load - kVA A-B	Load - kVA B-C	Load - kVA C-B	L	L	Load - kVA C-B	Load - kVA B-C	Load - kVA A-B	Cktr Size	OCPD Size / Ø	Load Description	Cir#
1	Lights	20A /1	(1) 12 ga.	0.8			L1				0.6	(1) 12 ga.	20A /1	Lights	2
3	Office outlets	20A /1	(1) 12 ga.		1.87		L2		0.6			(1) 12 ga.	20A /1	Office Lights and Fan	4
5	Parking Light South West 20'	20A /1	(1) 10 ga.				L1				0.6	(1) 12 ga.	20A /1	Office outlets	6
7	Office outlets	20A /1	(1) 12 ga.		0.8		L2		0.6			(1) 12 ga.	20A /1	Office outlets	8
9	Office outlets & Exterior GFI	20A /1	(1) 12 ga.	0.8			L1				1.2	(1) 12 ga.	20A /1	Office outlets	10
11	Parking Light South West Receptacle	20A /1	(1) 10 ga.				L2					(1) 10 ga.	20A /1	Parking Light West Small	12
13	Parking Light West Receptacle	20A /1	(1) 10 ga.				L1								14
15							L2								16
17							L1								18
19							L2								20
21							L1								22
23							L2				1.2	(1) 12 ga.	20A /1	Office outlets	24
25	Sales Overhead Fans	20A /1	(1) 12 ga.	0.48			L1								26
27							L2								28
29							L1								30
31							L2								32
33							L1								34
35							L2								36
37							L1								38
39							L2								40
41							L1								42
	Phase Totals - kVA			1.68	1.87				2.4	2.4					



1 ELECTRICAL RISER
NOT TO SCALE

WIRE TYPE:
EMT CONDUIT WITH THHN WIRE OR EQUIVALENT PER NEC

ELECTRICAL NOTES:

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1. ALL ELECTRICAL WORK SHALL BE DONE BY A STATE LICENSED ELECTRICIAN AND DONE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH NEC AND OBC.
2. IN WET LOCATIONS, INCLUDING UNDERGROUND CONDUITS, ALL CONDUCTORS SHALL BE LISTED FOR USE IN WET LOCATIONS.
3. ANY OUTDOOR FIXTURES SHALL BE WEATHERPROOF.
4. ANY SURFACE MOUNTED ELECTRIC SHALL BE TYPE THHN IN CONDUIT OR TPYE MC CABLE.
5. EMERGENCY LIGHTING TO BE CONNECTED TO THE SAME BRANCH CIRCUIT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

6. PARKING LOT LIGHT CONDUITS REQUIRE MIN. 24" COVER IN ROADWAYS AND PAVED PARKING AREA AND 18" IN GRASS AREAS.

TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
4805 EAST MAIN ST
PO BOX 347
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Ph. (330) 705-7943

STATE OF OHIO ROBERT MILLER, JR. E-78387 REGISTERED PROFESSIONAL ENGINEER

National Truck
2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO: ODC-206
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE
RISER & PANEL SCHEDULE

E-200

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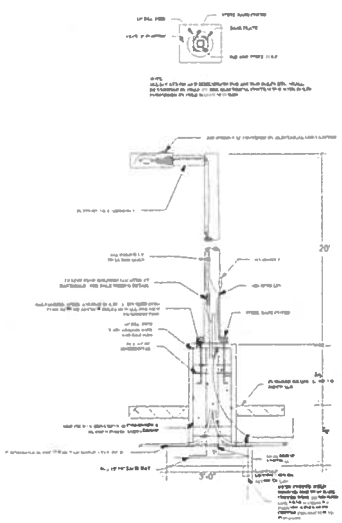
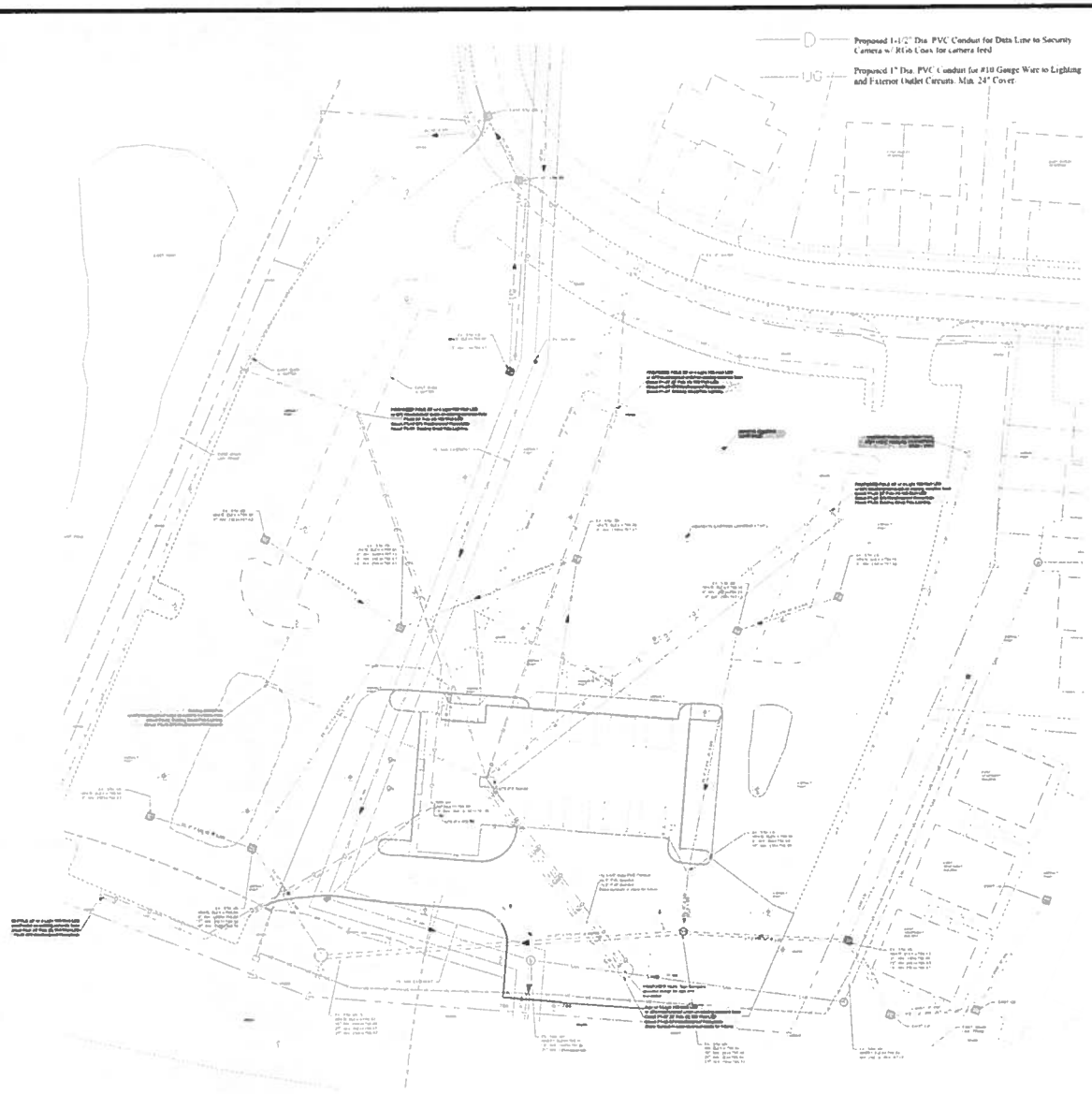


Note: 24" Dia. Sonna Tube 6' Below grade and 1' above grade for Light base in option in place of square base. (6) Vertical #5 Rebar in pier

2 Typical New Light Pole Detail

NOT TO SCALE



1 EXTERIOR LIGHTING PLAN

SCALE: 1" = 30'

TEKTON ENGINEERING LLC.
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STATE OF OHIO
ROBERT MILLER, JR
E 78387
REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

PROJECT NO:	ODC-206
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

EXTERIOR LIGHTING PLAN

E-300

X:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

MECHANICAL EQUIPMENT SCHEDULE

#	UNIT	BRAND NAME & MODEL	CAPACITY
F1	NATURAL GAS FURNACE	TRANE XB90	120,000BTU 92% AFUE
F2	NATURAL GAS FURNACE	TRANE XB90	38,000BTU 92% AFUE
AC1	AIR CONDITIONER	TRANE XB13	46,500BTU 13 SEER
AC2	AIR CONDITIONER	TRANE XB13	18,000BTU 13 SEER
R.H.#1 , #2	NATURAL GAS RADIENT TUBE HEATER	SCHWANK STS-JZ130	130,000BTU 80% EFF.
R.H.#3	NATURAL GAS RADIENT TUBE HEATER	SCHWANK STS-JZ 130 (STAINLESS)	130,000BTU 80% EFF.
EF-1	EXHAUST FAN	BROAN L250	250 CFM

FA-1 – 10" FRESH AIR DUCT FROM OUTSIDE TO RETURN SIDE OF FURNACE DAMPER TO PROVIDE 450CFM
FA-2 – 2" DIA. FRESH AIR DUCT FROM OUTSIDE TO RETURN SIDE OF FURNACE DAMPER TO PROVIDE 35CFM
FA-3– (2) 8" DIA. COMBUSTION AIRDUCTS TO OUTSIDE W/ FA-1 SCREENING TERMINATE (1) 10" FROM CEILING & THE OTHER 10" FROM THE FLOOR OR AS RECOMMENDED BY FURNACE MANUFACTURER
FA-4 - -(2) 2" DIA. COMBUSTION AIRCUCTS TO OUTSIDE W/ FA-2 SCREENING TERMINATE (1) 10" FROM CEILING & THE OTHER 10" FROM FLOOR OR AS RECOMMENDED BY FURNACE MANUFACTURER.

NOTE: FURNACE BLOWERS MUST BE RUNNING WHEN SPACE IS OCCUPIED

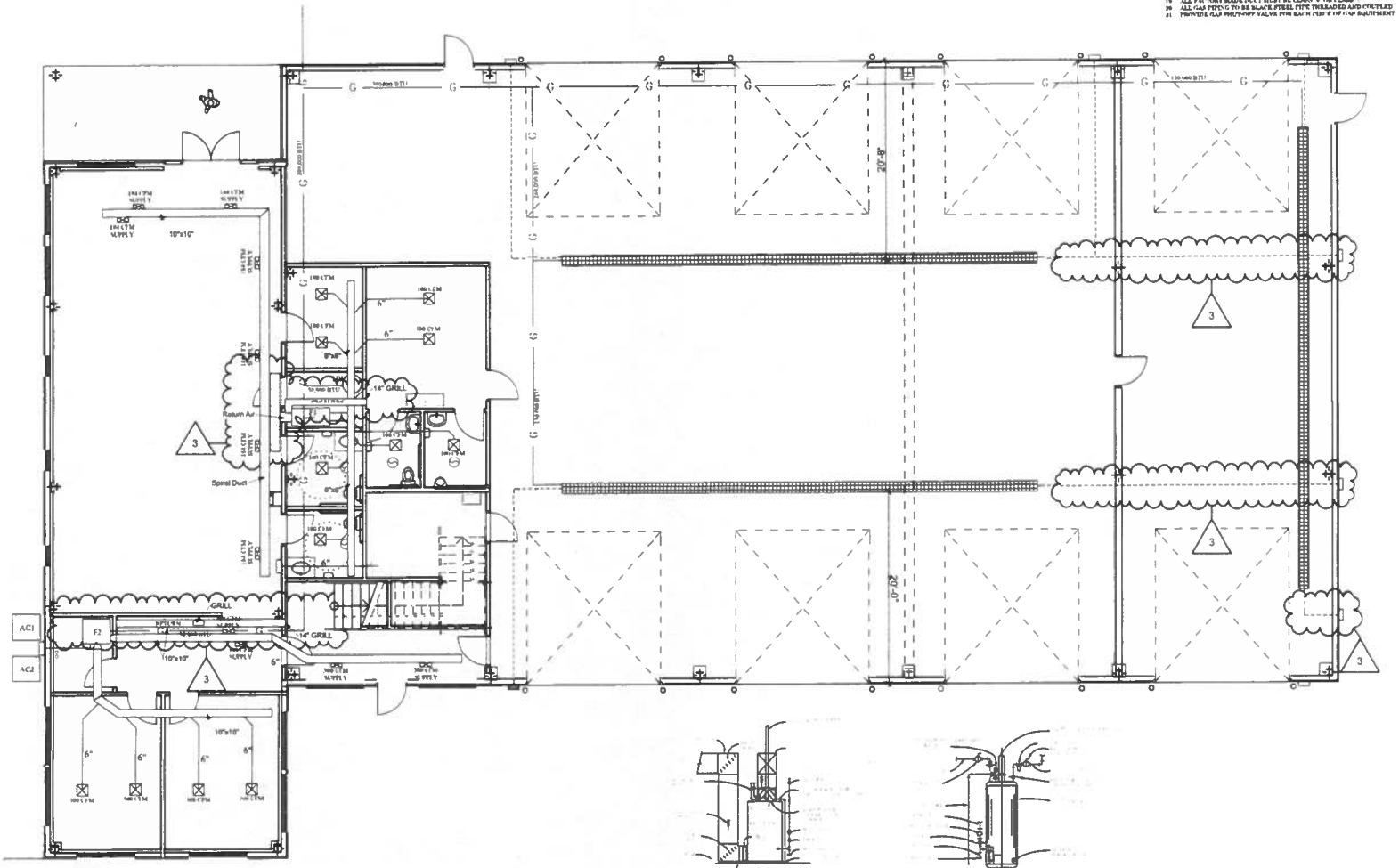
HVAC GENERAL NOTES

1. PROVIDE OPEN DAMPER AT ALL BRANCH CONNECTIONS
2. ALL MECHANICAL EQUIP. LOCATIONS TO COMPLY WITH UMC
3. COORDINATE EXACT DIFFUSER AND GRILL LOCATIONS WITH ELECTRICAL CONTRACTOR
4. THE MAXIMUM LENGHT OF ANY FLEX DUCT SHALL NOT EXCEED 6 FEET
5. LOCATE DUCTS BELOW BUILDING INSULATION AND ABOVE THE CEILING INSULATION
6. ALL FLEX DUCT TO BE THERMAFLEX TYPE KM OR APPROVED EQUAL
7. PROVIDE 10" LINER IN SUPPLY AND RETURN DUCT WORK WITHIN 5' OF AHU
8. ALL OUTDOOR AIR INTAKES SHALL BE MINIMUM OF [illegible] FROM ANY EXHAUST OR PLUMBING VENTS
9. EXTEND PVC DRAIN AS SHOWN
10. ALL HVAC DUCT WORK TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE GUIDE AND SMACNA STANDARDS
11. DUCT WORK DUCTS SHALL BE EITHER GALVANIZED SHEET METAL OR 1" THICK FIBERBOARD DUCT. DUCTS SHALL CONFORM TO THE DIMENSIONS ON THE DRAWING WHERE POSSIBLE
12. ALL DUCTS SHALL BE SUBSTANTIALLY SUPPORTED WITH HANGER SPACING AT 8' OR LESS

SHEET METAL DUCT SHALL BE ACCORDANCE WITH THE FOLLOWING SCHEDULE

UP TO 12" MAX WIDTH	26 GAUGE STEEL
13" TO 30" MAX WIDTH	24 GAUGE STEEL
31" TO 60" MAX WIDTH	22 GAUGE STEEL
61" TO 90" MAX WIDTH	20 GAUGE STEEL

13. CONTRACTOR SHALL MAKE A THOROUGH TEST OF EACH SUPPLY, RETURN AND EXHAUST SYSTEM TO ASSURE PROPER AIR FLOW
14. ALL DUCT WORK SHALL BE INSTALLED PER LATEST SMACNA MANUEL FOR LOW PRESSURE DESIGN
15. DUCT WORK SHALL CONFORM TO CHAPTER 6 UMC
16. ALL INSULATION MATERIAL CONTAINS AND UNDERLYER VAPOR BARRIERS AND TAPES SHALL CONFORM TO ASTM 84A FLAME SPREAD CLASSIFICATION NOT TO EXCEED 25 AND SMOKE DEVELOPMENT NOT TO EXCEED 50
17. THE EXHAUST DUCTS MUST TERMINATE 10' HORIZONTALLY FROM OR 3' ABOVE ALL AIR INTAKES
18. EXHAUST DUCTS SHALL BE 26 GAUGE GALVANIZED STEEL
19. ALL FACTORY MADE DUCT MUST BE CLASS "0" OR CLASS "1"
20. ALL GAS PIPING TO BE BLACK STEEL PIPE THREADED AND COUPLED
21. PROVIDE GAS SHUT-OFF VALVE FOR EACH PIECE OF GAS EQUIPMENT



1 HVAC PLAN

TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

STATE OF OHIO ROBERT MILLER, JR. E-78387 REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO: ODC-206
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE
HVAC PLAN

H-100

X:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

Section 1109.13.D
STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

See attached Statement

- ☐ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☐ The proposed use shall not adversely affect the use of adjacent property;
- ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☐ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

REYNOLDSBURG CITY CODE

SECTION 1109.13D CONSIDERATIONS

The proposed use shall be in harmony with existing or intended character of the district and nearby affected districts and shall not change the essential character of the district.

The proposal is consistent with prior use of the property by the prior owner, and therefore will not change the character of the area or district.

The proposed use shall not adversely affect the use of adjacent property.

The proposed use is low traffic which is generated by drive by traffic due to the visibility of the property from Interstate 70. There are few visitor/customers and those customers are coming specifically to this property and would be using the public right of way, with no conflict with adjacent properties.

The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

The current use of the property as permitted by the 2014 Special Exceptional Use Permit is extremely similar to the proposed use, which use has not shown to affect the health, safety, morals or welfare of the neighborhood.

The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer and schools.

All public facilities and services are presently located on the site, no expansion or change in public facilities are anticipated with the approval of the proposal. Schools are not impacted as this is a commercial use.

The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that use anticipated from permitted uses of the district.

The proposed use does not in any material way differ from the existing and permitted use of the property, and is significantly less impactful than other uses permitted in the district concerning traffic impact.

The proposed use shall be in accord with the general and specific objectives and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.

The city's plans for the area identify this property as economic development and job generating, which is what will be produced by the approval of the proposal. The building on the property was built specifically for this use, it has been used for this purpose for the last 10 years, and failure to approve the proposal would leave a relatively new and productive building with little economic value.

The proposed use complies with the applicable specific provisions and standards of the Code.

The proposed use does comply with all city standards of which the applicant is aware. The applicant and the prior owner are unaware of any outstanding non-compliance issues.

The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided in this Zoning Code.

The proposed use necessary because of an interpretation of the 2014 Special Exceptional Use approval which determined that the previously approved permit does not permit Class 8 trucks, thus the application was necessary to clearly set forth the types of large trucks, above 33,001 GVWR that have previously been sold at the property for the last 10 years, could continue to be sold and rented at this location, which current staff believes is inconsistent with the 2014 approval. The proposed use, in the applicant's view, does meet the definitions contained in the 2014 Special Exceptional Use Permit which would permit sales and rental of trucks above 33,001 GVWR.

AGENT AUTHORIZATION LETTER

DATE:

TO: City of Reynoldsburg
7232 E Main Street,
Reynoldsburg, OH 43068

RE PROJECT NAME: Herc's Rental Inc.

The undersigned, Ethan Robertson
Property Owner Name

Is the owner of property known as:

2290 Ayers Dr, Reynoldsburg, OH 43068

The undersigned authorizes Easy Code Checks LLC. to act as agent to sign and file applications with the City of Reynoldsburg on behalf of the undersigned and Herc's Rental Inc.

DocuSigned by:
Ethan Robertson
BB158C7C481B4DF...
Property Owner Signature

Herc's Rental Inc. Representative Signature

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Friday, September 6, 2024 12:03 PM
To: Marie Meeks
Cc: Phoenikx Buathier
Subject: Re: 2290 Ayers Dr - Conditional Use - Vehicular Sales - Automobile

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

We do not have any issues with this application.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)

"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, September 6, 2024 11:45 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Subject: 2290 Ayers Dr - Conditional Use - Vehicular Sales - Automobile

Hi Lt Schmidt,

I have attached a Conditional Use Application for 2290 Ayers Dr for a Conditional Use – Vehicular Sales - Automobile. Please let me know if the Fire Department has any comments about this application by September 16th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Mark Riley
Sent: Wednesday, September 11, 2024 11:41 AM
To: Marie Meeks
Subject: RE: 2290 Ayers Dr - Conditional Use - Vehicular Sales - Automobile

Hi Marie,

No comments.

Mark

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, September 6, 2024 11:30 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: 2290 Ayers Dr - Conditional Use - Vehicular Sales - Automobile

Hi Mark,

I have attached a Conditional Use Application for 2290 Ayers Dr for a Vehicular Sales - Automobile. Please let me know if the Public Service Department has any comments about this application by September 16th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Reynoldsburg
OHIO · 1839

July 31, 2024

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

RE: 2290 Ayers Drive – Similar Use Determination for Zoning Certificate Application #2024-438

Below is the staff review of the above referenced application.

1. **Project Summary**
    a. The property is located at 2290 Ayers Drive and is located in the I, Innovation zoning district.
    b. The Applicant describes the proposed business, HERC Rentals-Pro Truck Division, as a place of business that will rent, repair, and sell light, medium, and heavy-duty trucks and trailers for the local contractor industry. The applicant states that maintenance services will be solely dedicated to preventative maintenance of HERC rentals trucks and that trucks will be stored on-site when not in use, or if available for sale. The applicant states that the existing business, Robertson Truck Sales, which is classified as Vehicular Sales – Automobile, has similar hours of operation, traffic patterns, usage, and inventory to the proposed HERC Rentals business. HERC Rentals intends to rent/sell pickup trucks, utility trucks, stake body trucks, dump trucks, water trucks, bucket trucks, and crane trucks, all of which Robertson Truck Sales currently has in their inventory as well. The applicant states that the primary purpose of the business is to rent vehicles, that there will be no new vehicle sales, and that used vehicle sales will only encompass less than 2% of revenue. The applicant also states that only on-road vehicles will be rented/sold by the business and that no construction equipment would be sold at this location. HERC Rentals also explained that for the rented vehicles, 10% of the fleet is less than 12 months old, 90% is used, but that the majority of the inventory is less than 36 months old.
    c. The definition for "Vehicular Sales – Automobile" in the Zoning Code is "The use of any building or portion thereof, or any other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used vehicles as an ancillary use of a lot, and any warranty repair work and other repair services conducted as an accessory use"

d. The definition for "Motor Vehicle" as described in the definition for "Vehicle Sales – Automobile" is defined as follows: "A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles"

2. Project Review

a. Staff finds that based on the definition of "Vehicular Sales – Automobile" the proposed new business does not fully meet the definition of that use because the business is primarily renting out and selling used vehicles, when the definition states that the rental or sales of used vehicles should be a secondary use to that of new vehicles.

b. However, since the applicant states that they will not be selling construction equipment, and that only on-road vehicles will be rented/sold on site, staff finds that the business' vehicle inventory meets the definition for "Motor Vehicle". If construction equipment or off-road vehicles were sold, then the proposed business would be best classified as "Construction Equipment – Sales and Rental," which is a use that is not permitted. Examples of construction equipment and/or off-road vehicles can include, but are not limited to: diggers, excavators, loaders, graders, scrapers, and compactors. Since no construction equipment or off-road vehicles will be sold, then the proposed business most closely meets the use "Vehicular Sales – Automobile" due to the described nature of the business as renting/selling "Motor Vehicles" as defined by the Zoning Code.

3. Zoning Review (Section 1103.15)

a. "Vehicular Sales – Automobile" is listed as a Conditional Use in the I, Innovation zoning district.

b. The existing use for the site is "Vehicular Sales – Automobile" and the site was granted a Special Exception Use Permit for the use on September 15th, 2024. Since the existing business that is used for Vehicular Sales – Automobile is still in operation, transferring the same use to a new business will not require a new Conditional Use approval. However, any conditions set forth during the approved Special Exception Use Permit should still be followed by the new business. One of the conditions that was discussed during the hearing was that the representative for Robertson Truck Sales, Ethan Robertson, stated that they would not be selling any vehicles off-road or class 8 trucks, which includes semi-trucks and semi-trailers. Therefore, one of the

conditions that HERC Rentals must follow is that they may not rent/sell any class 8 trucks/vehicles on the site.

c. The existing parking on-site is sufficient for the proposed use.

4. Similar Use Determination Approval Findings (Section 1109.15.D)

a. In determining "similarity," the Approving Authority shall make all of the following findings:

   i. Such use is not listed in any other zone or district as a permitted use;

      1. There is no other use in the Zoning Code that correctly defines the description of the business use as described by the applicant.

   ii. Such use has characteristics and impacts consistent with those of one (1) or more of the permitted uses in the district; and such use has characteristics and impacts more consistent with those of the permitted uses of the zone or district than with the permitted uses of any other district;

      1. The proposed use has characteristics that meet the requirements of "Vehicular Sales – Automobile" because the business is renting/selling "Motor Vehicles" and the business fits most closely with this use definition.

   iii. The establishment of such use in the zone or district will not significantly alter the nature of the district;

      1. The establishment of the proposed business use will not significantly alter the nature of the I, Innovation zoning district.

   iv. Such use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, traffic, or other objectionable impacts or influences to an extent greater than normally resulting from permitted uses listed in the zone or district; and

      1. The proposed use will not create dangers to health and safety and will not increase noise, vibration, dust, heat, smoke, odor, traffic, or other objectionable impacts to an extent greater than other permitted uses in the zoning district.

   v. Such use does not typically require site conditions or features, building bulk or mass, parking lots or spaces, or other requirements dissimilar from permitted uses; and the typical development of site and buildings for such use is compatible with those required for permitted uses and can be constructed in conformance with the standard regulations

for height, lot dimensions, setbacks, and other provisions of the zone or district.

1. The proposed use will not require zoning, parking, or building regulations that significantly differ from permitted uses allowed in the zoning district. The typical development of site and buildings for the proposed use are compatible with those required for permitted uses in the district and can be constructed in conformance with the standard zoning regulations set by the I, Innovation zoning district.

If you have any questions or comments, please feel free to contact us.

Sincerely,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

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

* All Applications are submitted in person, through mail or to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

App./Case#: 2024-0438
Date Submitted: 6/28/24
Fee Amount: $150.00

ZONING CERTIFICATE APPLICATION

☒ Paid: CK

Property Address: 2290 Ayers Rd, Reynoldsburg OH 43068	Parcel ID#(s): 060-004512-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Robertson Commercial Properties LLC	
Contact Email: ethan@robertsontrucksales.com	Contact Phone Number: (614) 296-5878

III. BUSINESS/TENANT INFORMATION(IF APPLICABLE)

Business Name: Herc Rentals Inc.	Contact Name: Christine Thigpen
Contact Email: support@easycodechecks.com	Contact Phone Number: (864) 867-6601

IV. APPLICANT APPLICATION

Applicant Name: Christine Thigpen	Applicant Address: PO Box 6035, Greenville, SC 29606
Applicant Phone Number: (864) 867-6601	Applicant Email: support@easycodechecks.com

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.

RESIDENTIAL ($100 each)		NON-RESIDENTIAL ($150 each)
CHECK IF APPLICABLE:	☐ Swimming Pool	**CHECK IF APPLICABLE:**
☐ New Building (+$50)	☐ Patio	☒ New Business/Use
☐ Building Modification	☐ Deck	☐ Accessory Structure
☐ Home Occupation	☐ Driveway Modification*	☐ New Building
☐ Accessory Structure		☐ Building/Site Modification
☐ Shed	☐ **Fences ($50) - All Districts**	☐ **Zoning Verification Letter ($50)**

Project Information (If Applicable)

Total Square Footage: N/A
Est. Cost of Construction: N/A
Est. Additional Employees: N/A

Description of Project/Use: Vehicle Sales

Applicant Signature: [signature] Date: 5/13/2024

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

OFFICE USE ONLY

Additional Notes:

Zoning Information	Additional Approval Required	Additional Requirements
Zoning District: ____	☐ Planning and Zoning Board	☒ Building Permit
☐ Olde Reynoldsburg District		☐ PGU
		☐ Variance
		☐ Conditional Use Permit
		☐ Certificate of Appropriateness

P&Z Administrator: _____ Date: _____

Floodplain Administrator: _____ Date: _____

AGENT AUTHORIZATION LETTER

DATE:

TO: City of Reynoldsburg
7232 E Main Street,
Reynoldsburg, OH 43068

RE PROJECT NAME: Herc's Rental Inc.

The undersigned, Ethan Robertson
Property Owner Name

Is the owner of property known as:

2290 Ayers Dr, Reynoldsburg, OH 43068

The undersigned authorizes Easy Code Checks LLC. to act as agent to sign and file applications with the City of Reynoldsburg on behalf of the undersigned and Herc's Rental Inc.

DocuSigned by:
Ethan Robertson
BB150C7C481B4DF...
Property Owner Signature

Herc's Rental Inc. Representative Signature

RE: Zoning Application for: 2290 Ayers Drive, Reynoldsburg, OH 43068

Dear Mr. Meyer,

We are submitting this application for zoning approval for 2290 Ayers Drive, Reynoldsburg, OH. Currently, Robertson Truck Sales (National Truck & Equipment Sales), sells, and services light, medium and heavy-duty trucks and trailers at the facility. We have entered into a long-term lease agreement with Ethan Robertson of Robertson Commercial Properties and intend to operate our HERC Rentals-Pro Truck Division from this location.

HERC Rentals-Pro Truck Division will rent, repair, and sell light, medium and heavy-duty trucks and trailers for the local contractor industry. This will be a business-to-business retail store, not consumer-focused. Approximately 90% of the traffic in/outflow will involve HERC employees, with movement of rental trucks to and from jobsites. Maintenance services will be solely dedicated the preventative maintenance of our HERC rentals trucks. Any major repair work will be conducted at other locations. Trucks will be stored on-site when not in use, or if available for sale.

HERC Rentals and Robertson Truck Sales carry very similar inventory, primarily focusing on various types of light, medium and Heavy-duty trucks. Below are the key operational details and a comparison of equipment types:

Hours of Operation:

- Robertson: Monday – Friday (Mechanical Shop 7 am-3:30 pm) (Sales 8 am – 5 pm)
- HERC Rentals: Monday - Friday from 7:00 am - 5:00 pm.

Full-Time Employees:

Robertson: 4 Full-Time Employees

- 2 Office @ $90,000 average/year and
- 2 Mechanics @ $62,000 average/year

- HERC Rentals:
  - 7 Full-Time Employees Year 1 (2 Office @ $75,000 Average/Year,
  - 2) Mechanics @ $68,000 Average/Year,
  - 1) Driver $62,000 Year
  - 1) Yard Technician $40,000 Year
- Year 3 9/10 total employees Additions-
  - 1 office @ $75,000 Average/Year
  - 1 Driver @ $62,000 Average/Year
  - 1 Mechanic @ $68,000 Average/Year

Type of In-Out Traffic:

- Robertson: Medium and Heavy-Duty Trucks transported daily. Shipments of inventory and parts via semi and box trucks.
- HERC Rentals: Primarily light and medium-duty trucks, including pickup trucks, utility trucks, stake body trucks, and dump trucks. Equipment deliveries and pickups will typically occur using these vehicles.

Frequency of In-Out Traffic:

- Robertson: 6-10 trips/day for deliveries of trucks/trailers and parts.
- HERC Rentals: 8-10 trips/day.

Type of Equipment:

Equipment Type	Robertson Truck Sales	HERC Rentals
Pickup Trucks	Yes	Yes
Utility Trucks	Yes	Yes
Stake Body Trucks	Yes	Yes
Dump Trucks	Yes	Yes
Water Trucks	Yes	Yes
Bucket Trucks	Yes	Yes

Crane Trucks	Yes	Yes

HercRentals®

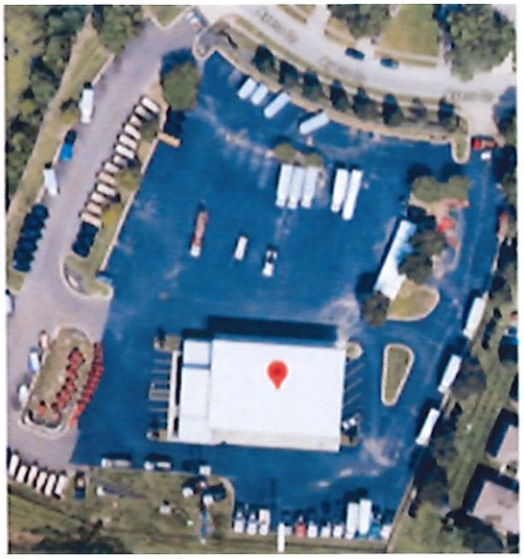
NATIONAL TRUCK & EQUIPMENT SALES

HercRentals®

NATIONAL TRUCK & EQUIPMENT SALES

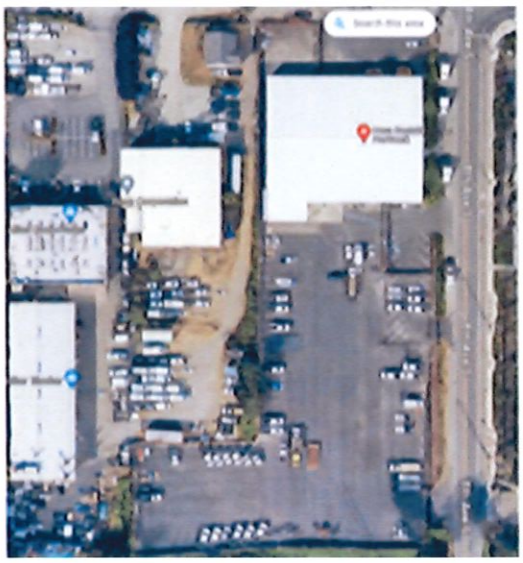
NATIONAL TRUCK & EQUIPMENT SALES

2290 Ayers Dr, Reynoldsburg, OH 43068



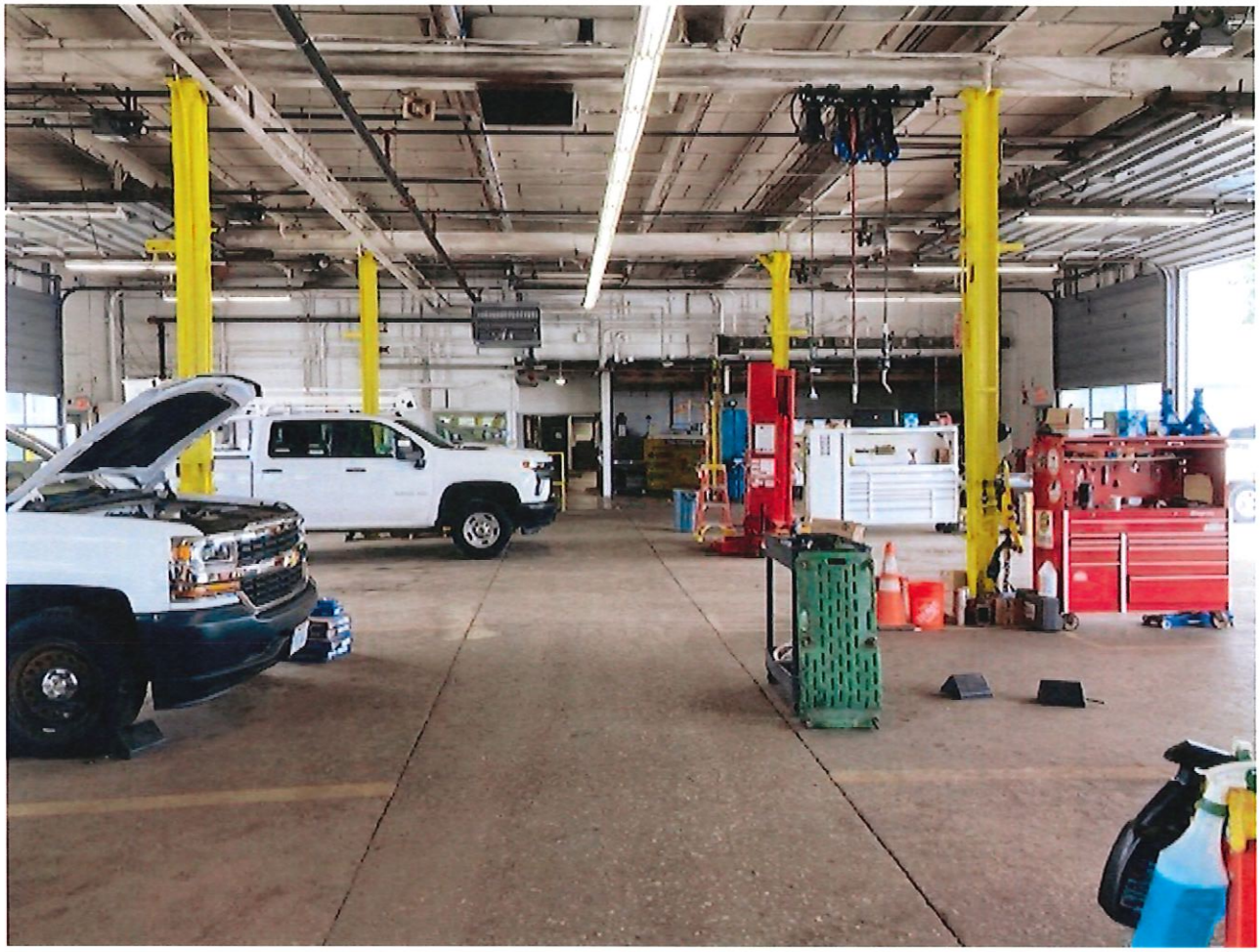
HercRentals®

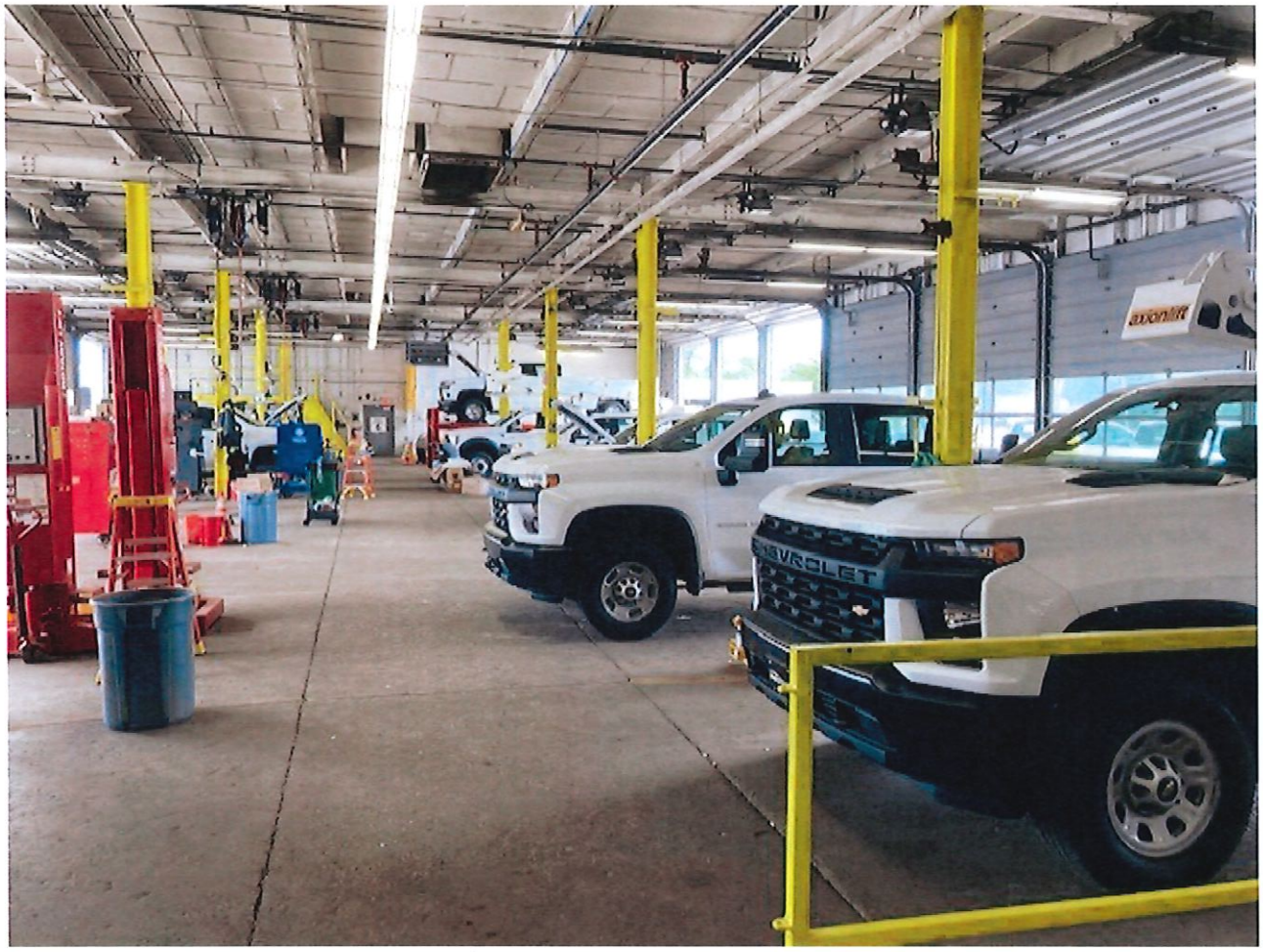
9619 8th Ave S, Seattle, WA 98108



We are eager to join the Reynoldsburg community and are committed to being good neighbors. We believe the proposed use aligns closely with the current use and request administrative approval. Please contact us if there are any questions.

HercRentals
ProTruck
HercRentals

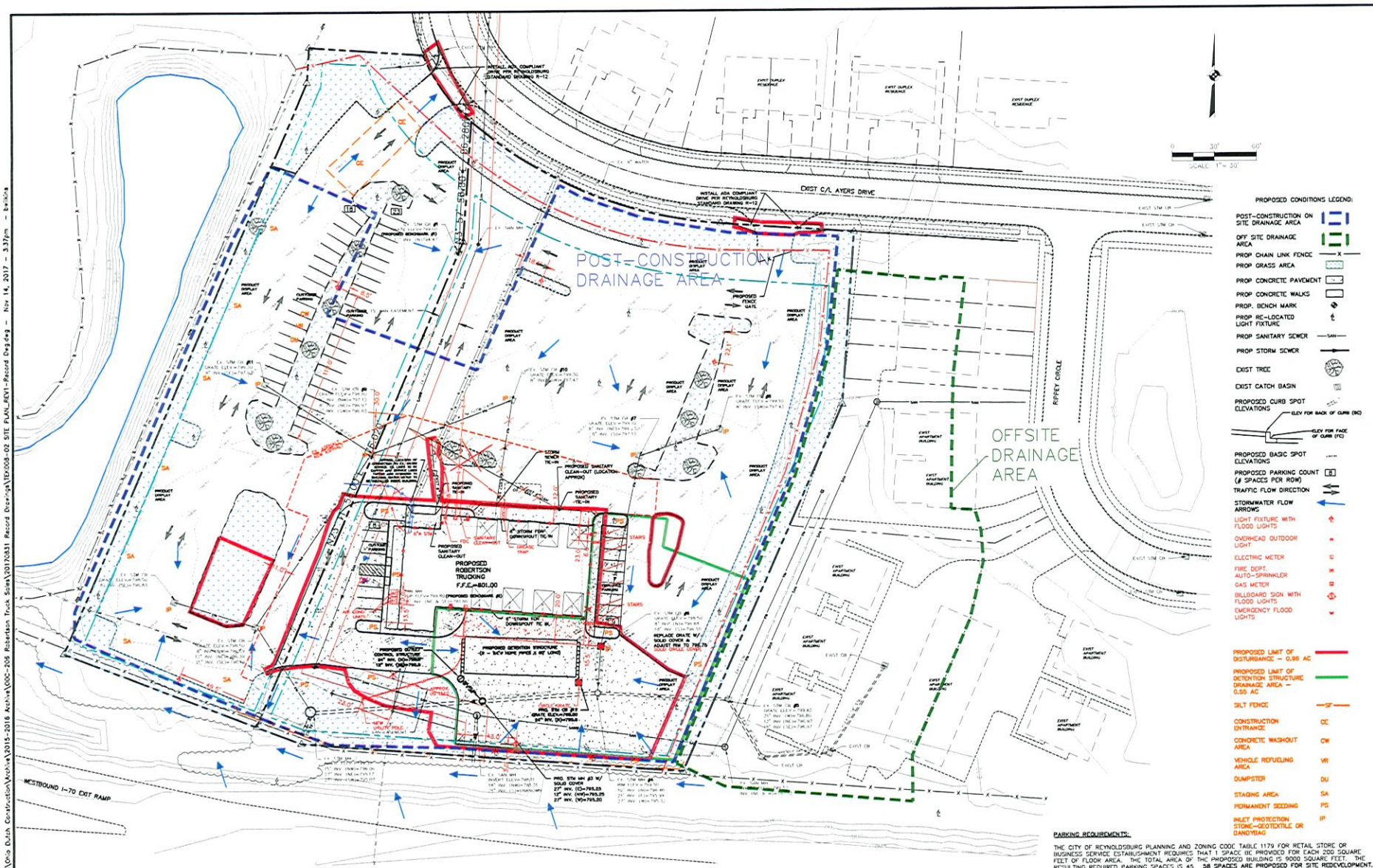




TONY'S

TONY'S
Equipment Rental

ONE
WAY



RECORD DRAWINGS
09/05/2017

PROPOSED CONDITIONS LEGEND:

- POST-CONSTRUCTION ON SITE DRAINAGE AREA
- OFF SITE DRAINAGE AREA
- PROP CHAIN LINK FENCE
- PROP GRASS AREA
- PROP CONCRETE PAVEMENT
- PROP CONCRETE WALKS
- PROP. BENCH MARK
- PROP RE-LOCATED LIGHT FIXTURE
- PROP SANITARY SEWER
- PROP STORM SEWER
- EXIST TREE
- EXIST CATCH BASIN
- PROPOSED CURB SPOT ELEVATIONS (ELEV FOR BACK OF CURB (BC); ELEV FOR FACE OF CURB (FC))
- PROPOSED BASIC SPOT ELEVATIONS
- PROPOSED PARKING COUNT (# SPACES PER ROW)
- TRAFFIC FLOW DIRECTION
- STORMWATER FLOW ARROWS
- LIGHT FIXTURE WITH FLOOD LIGHTS
- OVERHEAD OUTDOOR LIGHT
- ELECTRIC METER
- FIRE DEPT. AUTO-SPRINKLER
- GAS METER
- BILLBOARD SIGN WITH FLOOD LIGHTS
- EMERGENCY FLOOD LIGHTS
- PROPOSED LIMIT OF DISTURBANCE – 0.96 AC
- PROPOSED LIMIT OF DETENTION STRUCTURE DRAINAGE AREA – 0.55 AC
- SILT FENCE — SF
- CONSTRUCTION ENTRANCE — CE
- CONCRETE WASHOUT AREA — CW
- VEHICLE REFUELING AREA — VR
- DUMPSTER — DU
- STAGING AREA — SA
- PERMANENT SEEDING — PS
- INLET PROTECTION STONE-GEOTEXTILE OR DANDYBAG — IP

PARKING REQUIREMENTS:

THE CITY OF REYNOLDSBURG PLANNING AND ZONING CODE TABLE 1179 FOR RETAIL STORE OR BUSINESS SERVICE ESTABLISHMENT REQUIRES THAT 1 SPACE BE PROVIDED FOR EACH 200 SQUARE FEET OF FLOOR AREA. THE TOTAL AREA OF THE PROPOSED BUILDING IS 9000 SQUARE FEET. THE RESULTING REQUIRED PARKING SPACES IS 45. 38 SPACES ARE PROPOSED FOR SITE REDEVELOPMENT.

INDICATION OF PROPOSED USE OF LOT:

PROPERTY BEING REDEVELOPED FOR TRUCK SALES.

PROPOSED BENCHMARK NOTE:

PROPOSED BENCHMARK #1 IS RIM OF EXISTING STORM CATCH BASIN GRATE; ELEV: 799.00
PROPOSED BENCHMARK #2 IS RIM OF EXISTING SANITARY MANHOLE; ELEV: 799.80

REVISIONS

BY	DATE

DATE: 5-15-16
PREPARED BY: RTS
DRAWN BY: LVB
CHECKED BY: RTS
FILE:

NORTH POINT ENGINEERING
6657 Frank Ave. N.W. Suite 200
North Canton, Oh'o 44720
330 - 494 - 8889
Fax 330 - 494 - 8889

REG. PROF. ENG. ROBERT T. SEITZ, P.E. LICENSE NO. E-14353

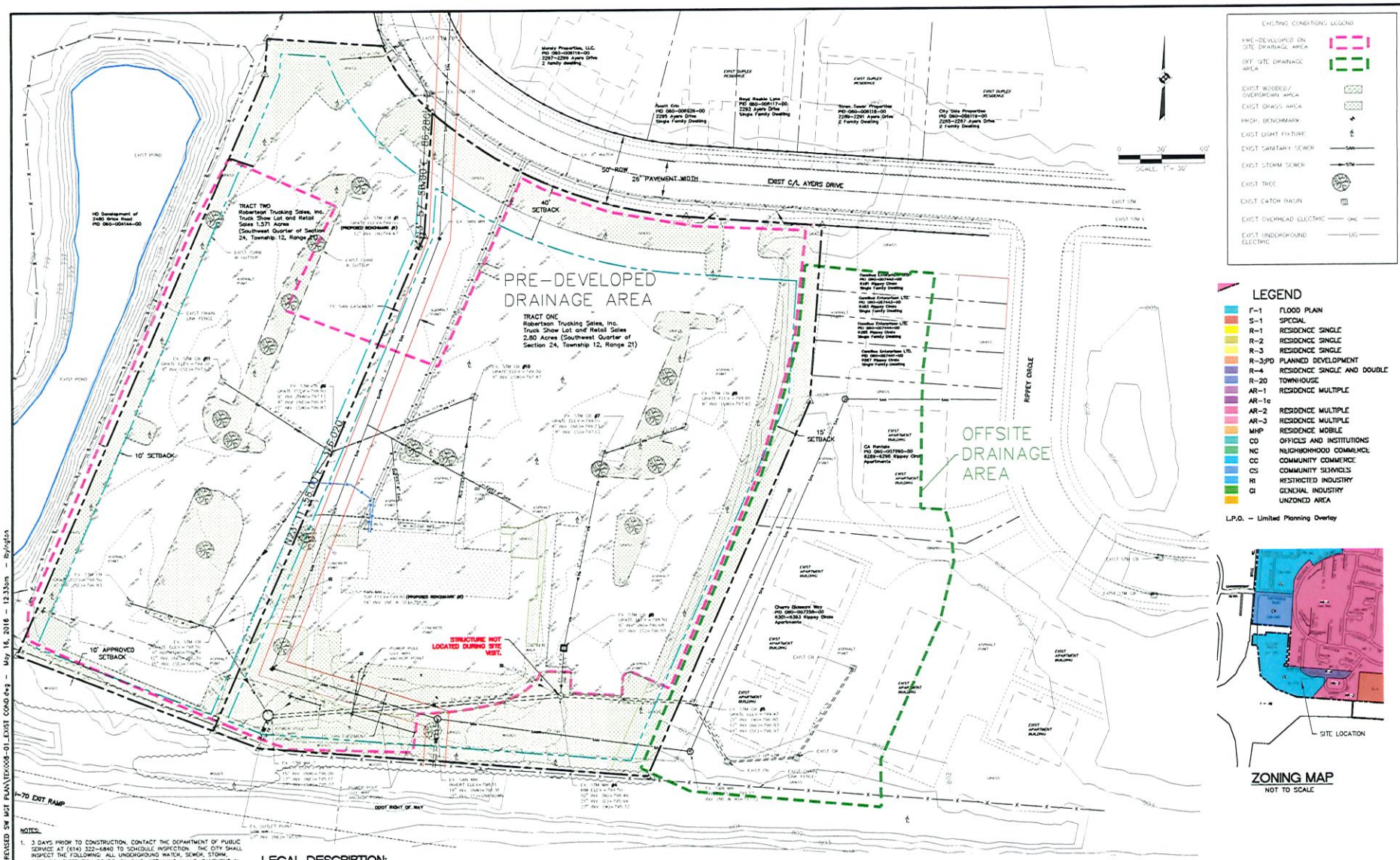
DATE

TEKTON ENGINEERING, LLC.

ROBERTSON TRUCK SALES
REVISED STORMWATER MANAGEMENT PLAN
SITE DEVELOPMENT PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

2/4

I:\B\Project Files\Archived Projects\Ohio Dutch Construction\Archive\2015-2016 Archive\000-205 Robertson Truck Sales\2017\0831 Record Drawings\TD-008-02 SITE PLAN_REV1-Record Dwg.dwg – Nov 14, 2017 – 3:37pm – bsilvia



NOTES:

1. 3 DAYS PRIOR TO CONSTRUCTION, CONTACT THE DEPARTMENT OF PUBLIC SERVICE AT (614) 322-6840 TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SEWER, STORM, DETENTION/RETENTION PONDS, GRADING, RETAINING WALLS, PAVEMENT IN CITY RIGHT-OF-WAY, ALL SIDEWALKS OR BIKE PATHS IN ANY PUBLIC RIGHT-OF-WAY, AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL ZONING OCCUPANCY MAY BE AFFECTED IF PROCEEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION. (REYNOLDSBURG DEVELOPMENT HANDBOOK)
2. ACCORDING OEPA'S WETLAND MAPPER, NO WETLANDS EXIST ON SITE.
3. ACCORDING TO ODNR, NO WATER WELLS EXIST WITHIN 900' OF THE DEVELOPMENT AREA.
4. OFFSITE TOPOGRAPHIC CONTOURS REFERENCED FROM FRANKLIN COUNTY GIS DATED 2000.

PROPOSED BENCHMARK NOTE:

PROPOSED BENCHMARK #1 IS RIM OF EXISTING STORM CATCH BASIN GRATE; ELEV. 799.00
PROPOSED BENCHMARK #2 IS RIM OF EXISTING SANITARY MANHOLE; ELEV. 799.80

LEGAL DESCRIPTION:

DESCRIPTION
TRACT ONE: Parcel No. 060-007892

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in the Southwest Quarter of Section 24, Township 12, Range 21, Refugee Lands and being 2.800 acres of the 10.528 acre tract conveyed to Complete Center Distribution Company, by deed of record in Deed Book 5380, Page 112, as references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Ayers Drive (as dedicated by plat of record in Plat Book 56, Page 29 and being 50 feet in width) at the northwesterly corner of Lot 26A of "Earlmont Section 5", as the plat of same is of record in plat Book 45, Page 38;

thence South 4° 00' 50" West, along the westerly line of said Lot 26A, a distance of 122.29 feet to an angle point in said line;

thence South 23° 30' 50" West, continuing along said westerly line of Lot 26A and the westerly line of Lot 26-7, a distance of 285.50 feet to the southwesterly corner of said Lot 26-7 and being in the northerly limited access right-of-way line of Interstate Route 70;

thence North 85° 56' 53" West, along said limited access right-of-way line of Interstate Route 70, a distance of 279.85 feet to an angle point in said line;

thence North 68° 55' 50" West, continuing along said limited access right-of-way line, a distance of 28.26 feet to the southeasterly corner of the 1.571 acre tract conveyed to Budgetels, by deed of record in Deed Book 5374, Page 52;

thence North 27° 11' 58" East, along the easterly line of said Budgetels 1.571 acre tract, a distance of 376.02 feet to an angle point in said line;

thence North 1° 57' 56" East, continuing along said easterly line of the 1.571 acre tract, a distance of 86.28 feet to the southeasterly corner of said tract and being in the southerly right-of-way line of Ayers Drive;

thence along said right-of-way line of Ayers Drive (along the arc of a curve to the left (delta =23° 14' 23", Radius =300.00 feet) a chord bearing and distance of South 87° 31' 51" East, 121.58 feet to a point of tangency;

thence South 81° 54' 09" East, continuing along said right-of-way line of Ayers Drive a distance of 91.06 feet to the place of beginning, containing 2.800 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as bearings in deed of record in Deed Book 5380, Page 112.

DESCRIPTION
TRACT TWO: Parcel No. 060-004832

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in the Southwest Quarter of Section 24, Township 12, Range 21, Refugee Lands and being the 1.571 acre tract of land conveyed to Budgetels, by deed of record in Deed Book 5374, Page 52, references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a drill hole in a walk at an angle point in the westerly right-of-way line of Pine Tree Lane of the northeasterly corner of said Budgetels 1.571 acre tract;

thence along said right-of-way line of Pine Tree Lane, being the arc of a curve to the left (delta =27° 01' 46", Radius =125.00 feet), a chord bearing and distance of South 35° 34' 06" East, 58.42 feet to an iron pin found;

thence South 21° 57' 56" West, along the westerly line of the Budgetels 1.571 acre tract, a distance of 86.28 feet to an iron pin found;

thence South 1° 57' 56" East, continuing along said westerly line, a distance of 376.02 feet to an iron pin found in the northerly limited access right-of-way line of Interstate Route 70;

thence North 68° 55' 50" West, along said right-of-way line of Interstate Route 70, a distance of 147.00 feet to an iron pin found of the southeasterly corner of the Budgetels 1.571 acre tract;

thence North 27° 11' 58" East, along the westerly line of said 1.571 acre tract, a distance of 442.80 feet to an iron pin found of an angle point in said line;

thence North 3° 57' 56" East, continuing along said westerly line of the 1.571 acre tract, a distance of 25.00 feet to an iron pin found of the northwesterly corner of said tract;

thence South 86° 02' 04" East along the northerly line of the 1.571 acre tract, a distance of 81.25 feet to the point of beginning, containing 1.571 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

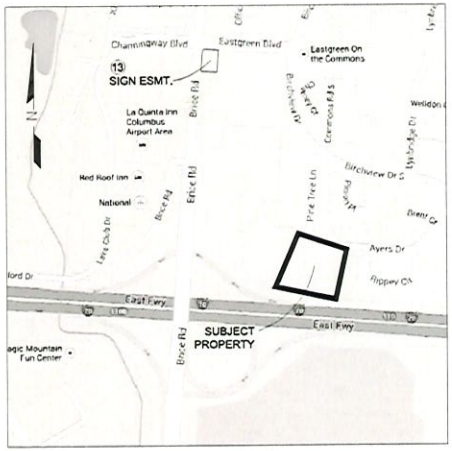
Bearings contained herein are based on the same meridian as bearings in deed of record in Deed Book 5374, Page 52.

REVISIONS	BY	DATE

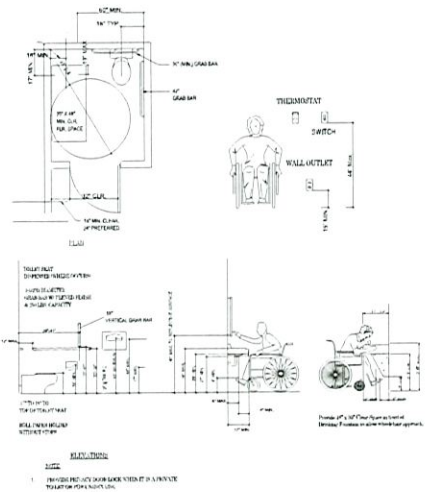
DATE: 5-13-16
PREPARED BY: RTS
DRAWN BY: MB
CHECKED BY: RTS
FILE: TEX008-01

REG. PROF. ENG. ROBERT T. SETTLE, P.E. LICENSE NO. E-44033

NATIONAL TRUCK & EQUIPMENT DEPOT



LOCATION MAP



3 HANDICAP ACCESSIBLE DETAILS
SCALE: 3/32" = 1'-0"

SHEET INDEX	
ID	Name
C-100	COVER SHEET
A-100	FLOOR PLAN
A-101	SCHEDULES & MEZZANINE PLAN
A-200	N & S ELEVATIONS
A-201	E & W ELEVATIONS
S-101	FOUNDATION PLAN
S-100	STRUCTURAL PLAN
S-200	TYPICAL SECTIONS
S-201	TYPICAL SECTIONS
E-100	LIGHTING PLAN
E-101	RECEPTACLE PLAN
E-200	RISER & PANEL SCHEDULE
H-100	HVAC PLAN
P-100	PLUMBING PLAN
P-101	ISOMETRIC
P-200	WATER LINE PLAN

KIRBY STEEL BUILDING DRAWINGS AND CIVIL DRAWINGS BY NORTH POINT ENGINEERING WERE INCLUDED IN PREVIOUS SUBMITALLS AND HAVE NOT BEEN REVISED.

BUILDING USE DESCRIPTION:

BUILDING TO BE USED FOR SALES OF BOX TRUCKS AND TRAILERS SALES .

SITE ADDRESS:

2290 AYERS DRIVE
REYNOLDSBURG, OH 43068

Fresh Air Calculations
Truck Bays - Natural Ventilation
4% of floor area: 0.04x7,150 sq. ft. = 286 sq. ft.
(8) 14 ft. x 16 ft. = 1,792 sq. ft.
Office Area - Mechanical Ventilated
(2) persons @ 5 cfm/person = 10 cfm
400 sq. ft. @ 0.06 cfm/sq. ft. = 24 cfm
Total = 34 cfm
Sales Area - Mechanical Ventilated
(29) persons @ 7.5 cfm/person = 218 cfm
1,931 sq. ft. @ 0.12 cfm/sq. ft. = 232 cfm
Total = 450 cfm

DESIGN CRITERIA:

BUILDING DESIGN:
FLOOR LIVE LOAD:125 PSF MEZZ FLOOR: 100PSF
CONCENTRATED FLOOR LOAD: 2,000 LBS
ROOF LIVE LOAD: 20 PSF
CONCENTRATED ROOF LIVE LOAD: 300 LBS
STRUCTURE DEAD LOAD
FIRST FLOOR: 75 PSF MEZZ. 10PSF CEILING: 5 PSF
ROOF: 5 PSF SPRINKLER: 2.5PSF

BASIC WIND SPEED: 90 MPH
IMPORTANCE FACTOR: 1.0
EXPOSURE: C

GROUND SNOW LOAD: 20 PSF
IMPORTANCE FACTOR: 1.0
THERMAL FACTOR: 1.0
SLOPE FACTOR: 1.0

SEISMIC DESIGN
SITE CLASS: D
Ss: 0.12 S_1: 0.06 SDS: 0.12 SD1: 0.10

OCCUPANT LOAD: 47

NUMBER OF OCCUPANTS BASED UPON AREAS SHOWN IN TABLE 1004.1.1 OF OBC
MERCANTILE OCCUPANT LOAD FIRST FLOOR (100 SQ. FT./OCCUPANT): 20 OCCUPANTS
WAREHOUSE OCCUPANT LOAD FIRST FLOOR (300 SQ. FT./OCCUPANT): 24 OCCUPANTS
MEZZANINE OCCUPANT LOAD 2ND FLOOR (300 SQ. FT./OCCUPANT): 3 OCCUPANTS

GENERAL NOTES:

ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2011 EDITION. ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THERIN.

PROPOSED BUILDING : OFFICE , WAREHOUSE
CONSTRUCTION TYPE: 2B USE: B/S-1 STORY: 1
PROPOSED BUILDING AREA FIRST FLOOR: 9,290 SQ. FT.
MEZZANINE 903 SQ FT

CODE ALLOWABLE:
TYPE CONSTRUCTION: 2B USE: B/S-1 STORY: 2
TABULAR BUILDING AREA, A_t: 17,500 SQ. FT.
PERIMETER INCREASE, I_p =N/A
SPRINKLER INCREASE, I_s = 2.0
ALLOWABLE BUILDING AREA, A_a = 17,500 + [17,500 x 0.0] + [17,500- x 2.0] = 52,500 SQ. FT. PER STORY

BUILDING SHALL BE PROVIDED WITH A SPRINKLER SYSTEM . DESIGN BY OTHERS .

SOIL BEARING DESIGN BASED ON 1,500 PSF AT FOOTING DEPTH. TYPE CL SOIL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE ABOVE SOIL CONDITIONS EXISTS AT THE FOUNDATION LOCATIONS.

CONCRETE STRENGTH FOR FOOTERS SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS. CONCRETE FOR FLOOR SHALL BE A MINIMUM 4,000 PSI AT 28 DAYS. CONCRETE FOR EXTERIOR SLABS SHALL BE A MINIMUM OF 4,000 PSI AT 28 DAYS, WITH 6% AIR ENTRAINMENT.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER COMPLETION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS.

LIGHTING PROVIDED MEETS OR EXCEEDS THE REQUIREMENTS OF SECTION 1205 OF OBC. SEE ELECTRICAL SHEET.

NATURAL VENTILATION DOES NOT MEET OR EXCEEDS THE REQUIREMENTS OF SECTION 1203.4.1 OBC. 4% REQUIRED TO THE OUTSIDE. MECHANICAL VENTILATION WILL BE PROVIDED FOR MERCANTILE SPACE . WAREHOUSE PROVIDED WITH MIN. 4% TO OUTSIDE .

NUMBER OF EXITS MEETS OR EXCEEDS REQUIREMENTS OF SECTION 1010 OBC.

CAPACITY OF EGRESS COMPONENTS EXCEEDS REQUIREMENTS OF SECTION 1005.

AN APPROVED SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE SITE OF THE WORK AND SHALL BE AVAILABLE FOR REFERENCE BY THE BUILDING OFFICIAL AT ALL TIMES DUING WORKING HOURS WHILE SUCH WORK IS IN PROGRESS.

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH THE REQUIREMENTS OBC 1008.1.8

THE PROPOSED CONSTRUCTION SHALL CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11 OBC AND THE ICC/ANSI A117.1

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR DOOR, NOT REQUIRED BY SECTION 714.0 OHC TO BE A FIRE DOOR ASSEMBLY, SHALL BE 5 LBF.

ELECTRICAL OUTLETS, LIGHT SWITCHES, THE OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN THE REACH RANGES SPECIFIED IN ICC/ANCI A117.1

A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE; SECTION 1011.3 OBC. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREAST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITH THE SWING OF A DOOR. SECTION 1101.2, 1103.2.1, AND 1110 OBC AND ICC/ANSI A117.1

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING ANY WALLS OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILIAR PROJECTIONS AND ON BUILT-IN GUTTERS AND SIMILIAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINOUSLY ABOVE PROJECTING TRIM; SECTION 1405 OBC.

FIRE EXTINGUISHERS SHALL BE TYPE ABC 10LB UNITS WALL MOUNTED ACCORDING TO NFPA 10 AND OBC.

CONTRACTOR RESPONSIBLE TO VERIFY BUILDING DIMENSIONS PRIOR TO ORDERING ANY MATERIALS TO INSURE BUILDING ELEVATIONS ARE CONSISTENT. ALSO VERIFY ANY TRUSS DRAWINGS, METAL BUILDING PLANS OR OTHER SHOP DRAWINGS FOR PROPOSED CONSTRUCTION PRIOR TO ORDERING.

THIS BUILDING WILL NOT CONTAIN ANY HIGH PILED COMBUSTIBLE STORAGE. MAX STORAGE HEIGHT 12' A.F.F.

STORAGE OF ANY HAZARDOUS MATERIALS SHALL NOT EXCEED THE EXEMPED QUANTITIES LISTED IN TABLES 307.1(1) AND 307.1(2).

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STATE OF OHIO
ROBERT MILLER, JR.
E-78387
REGISTERED PROFESSIONAL ENGINEER

National Truck
2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

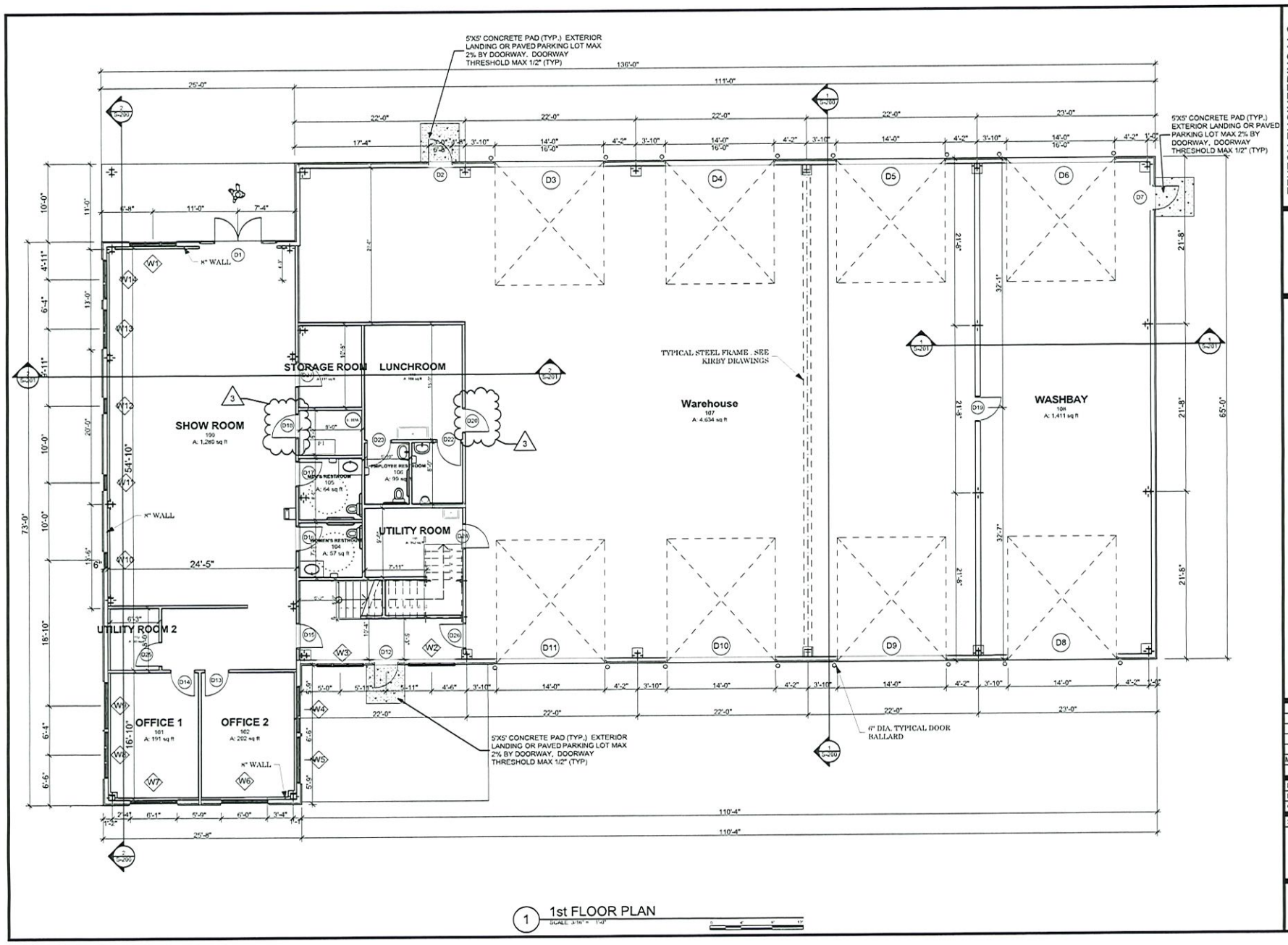
REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE
COVER SHEET

C-100

R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln



1 1st FLOOR PLAN
SCALE 3/16" = 1'-0"

X:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

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STATE OF OHIO
ROBERT MILLER, JR.
E-78387
REGISTERED PROFESSIONAL ENGINEER
6/15/16

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO: ODC-206
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE

FLOOR PLAN

A-100

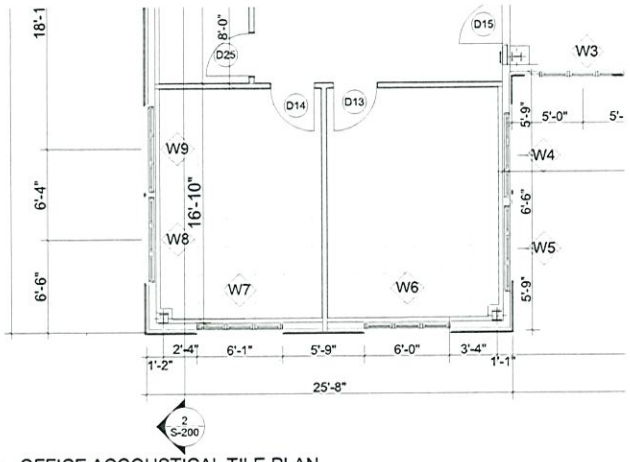
DOOR SCHEDULE									
ID	DESCRIPTION	DOOR				CLOSER	DOOR SEAL	HW SET	NOTES
		W	HT	MATL	GLZ				
D1	INSULATED ENTRANCE DOOR	6'	7'	ALUMINUM	FULL	X	X	PANIC HARDWARE	
D2	INSULATED ENTRANCE DOOR	3'	6'-8"	STEEL	NARROW LIGHT	X	X	SCHLAGE #ALS/PD LEVER HANDLE (SECURITY)	
D3	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D4	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D5	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D6	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D7	INSULATED ENTRANCE DOOR	3'	6'-8"	STEEL	NARROW LIGHT	X	X	SCHLAGE #ALS/PD LEVER HANDLE (SECURITY)	
D8	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D9	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D10	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D11	INSULATED OVERHEAD DOOR	14'	16'	STEEL			X	ELECTRIC OPENER	
D12	INSULATED ENTRANCE DOOR	3'	7'	STEEL	FULL	X	X	SCHLAGE #ALS/PD LEVER HANDLE (SECURITY)	
D13	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALS/PD LEVER HANDLE (SECURITY)	
D14	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALS/PD LEVER HANDLE (SECURITY)	
D15	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D16	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL	X		SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D17	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL	X		SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D18	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D19	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X	X	SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D20	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D21	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D22	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D23	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D24	STEEL INTERIOR DOOR	3'	6'-8"	STEEL		X		PUSH / PULL HANDLE	
D25	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D26	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D27	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D28	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D29	STEEL INTERIOR DOOR	3'	6'-8"	STEEL				SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	
D30	WOOD INTERIOR DOOR	3'	6'-8"	WOOD	FULL			SCHLAGE #ALS/PD LEVER HANDLE (PASSAGE)	

DOOR NOTES:

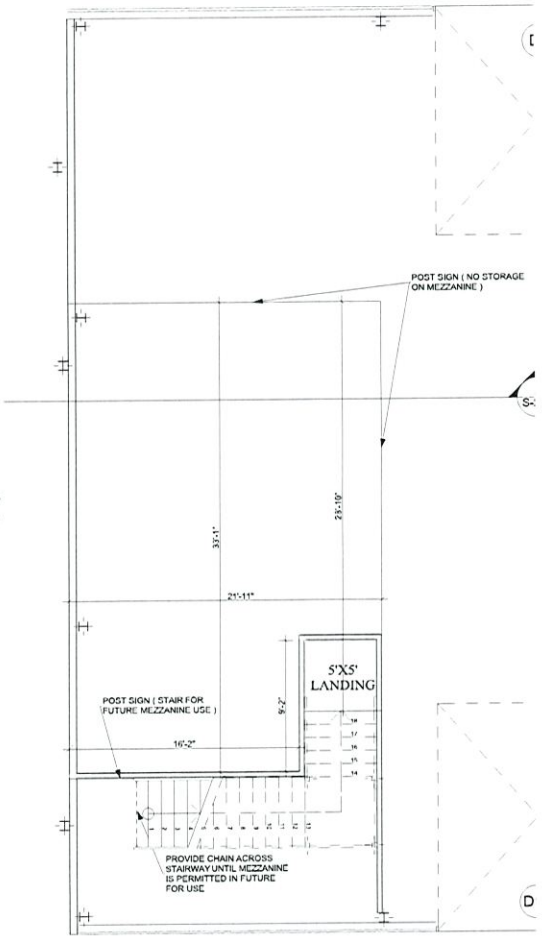
ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2013 EDITION.
ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THERIN.

1. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE.
2. THE UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
3. DEAD BOLTS SHALL BE INTERCONNECTED WITH THE HANDLE SETS SUCH THAT THE TURNING OF THE HANDLE SET UNLOCKS THE DEAD BOLT.
4. ALL GLASS OF ANY IN DOORS TO BE TEMPERED SAFETY GLAZING.
5. MAXIMUM THRESHOLD HEIGHT IS 1/2" FOR HANDICAP ACCESSIBILITY.
6. HANDLE SETS TO LEVER STYLE.

WINDOW SCHEDULE					
ID	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
W1	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W2	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W3	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W4	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W5	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W6	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W7	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W8	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W9	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W10	2'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W11	2'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W12	2'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W13	6'	7'	FIXED	SINGLE GLASS ALUMINUM	TEMPERED GLAZING
W14	6'	7'	FIXED	SINGLE GLASS ALUMINUM	
W15	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W16	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W17	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W18	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W19	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W20	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W22	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W23	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W24	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W25	6'	2'	FIXED	SINGLE GLASS ALUMINUM	
W26	6'	2'	FIXED	SINGLE GLASS ALUMINUM	



5 OFFICE ACCOUSTICAL TILE PLAN
SCALE 1/4" = 1'-0"



4 MEZZANINE PLAN
SCALE 1/4" = 1'-0"

FURNITURE & EQUIPMENT INVENTORY											
ROOM #	ROOM	HEIGHT	MEASURED AREA	FLOOR	CEILING	SOUTH WALL	NORTH WALL	EAST WALL	WEST WALL	BASE
100	SHOW ROOM	11'	1,281	SEALED CONCRETE	WMP10 FACING WHITE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
101	OFFICE 1	9'0"	191	VCT TILE	ACCOUSTICAL TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
102	OFFICE 2	9'0"	202	VCT TILE	ACCOUSTICAL TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
104	WOMEN'S RESTROOM	9'0"	56	VCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER BASE
105	MEN'S RESTROOM	9'0"	59	VCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER BASE
106	EMPLOYEE RESTROOM	9'0"	73	VCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	4" RUBBER BASE
107	Warehouse	17'6"	4,406	SEALED CONCRETE	WMP 10 INSULATION BACKING	METAL LINER PANEL / WMP10	METAL LINER PANEL / WMP10	METAL LINER PANEL / WMP10	METAL LINER PANEL / WMP10	CONCRETE WALL
108	WASHBAY	17'6"	1,411	SEALED CONCRETE	WMP 10 INSULATION BACKING	METAL LINER PANEL	METAL LINER PANEL	METAL LINER PANEL	METAL LINER PANEL	CONCRETE WALL
109	STORAGE ROOM	9'0"	140	VCT TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
110	LUNCHROOM	9'0"	192	VCT TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
111	UTILITY ROOM	9'0"	95	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE
112	UTILITY ROOM 2	9'0"	50	VCT TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	4" RUBBER BASE

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STATE OF OHIO
ROBERT MILLER, JR.
E-76387
REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

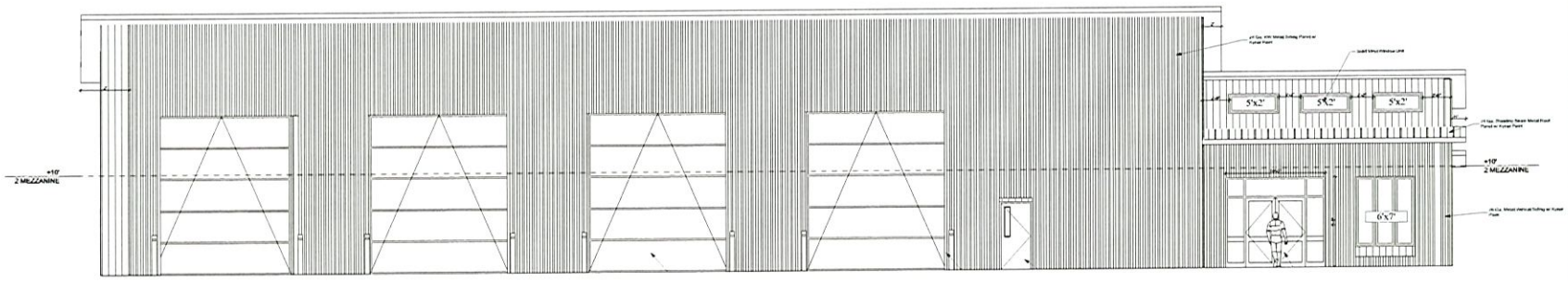
PROJECT NO: RTS-101
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE

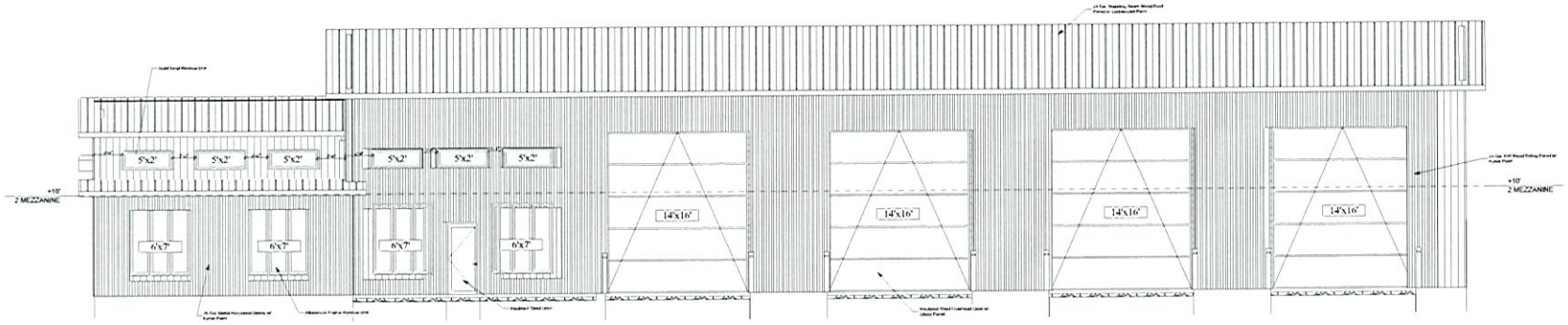
SCHEDULES & MEZZANINE PLAN

A-101

R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln



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



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
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Ph. (330) 705-7943

STATE OF OHIO
ROBERT MILLER, JR.
E-78387
REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO: RTS-101
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE

N & S ELEVATIONS

A-200

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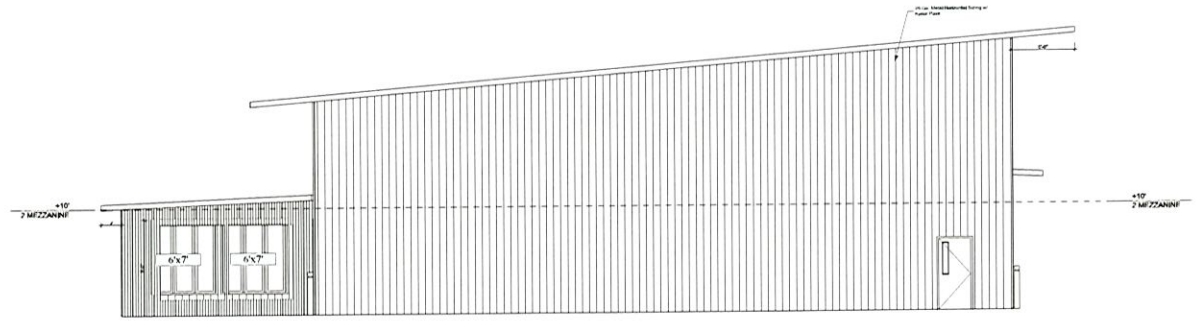

1 EAST ELEVATION
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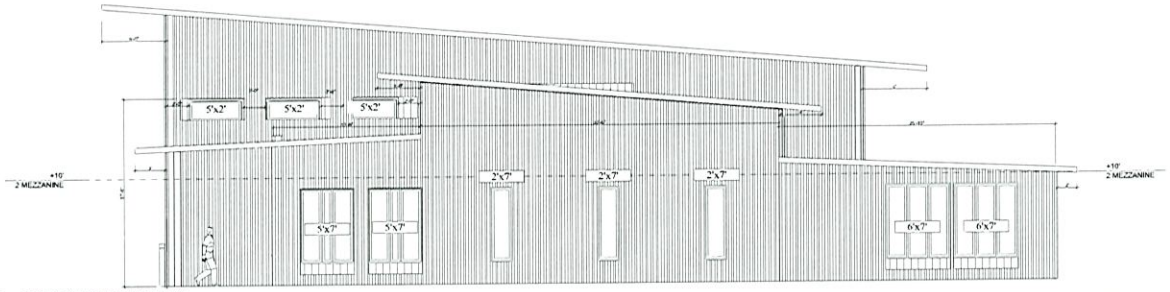

2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

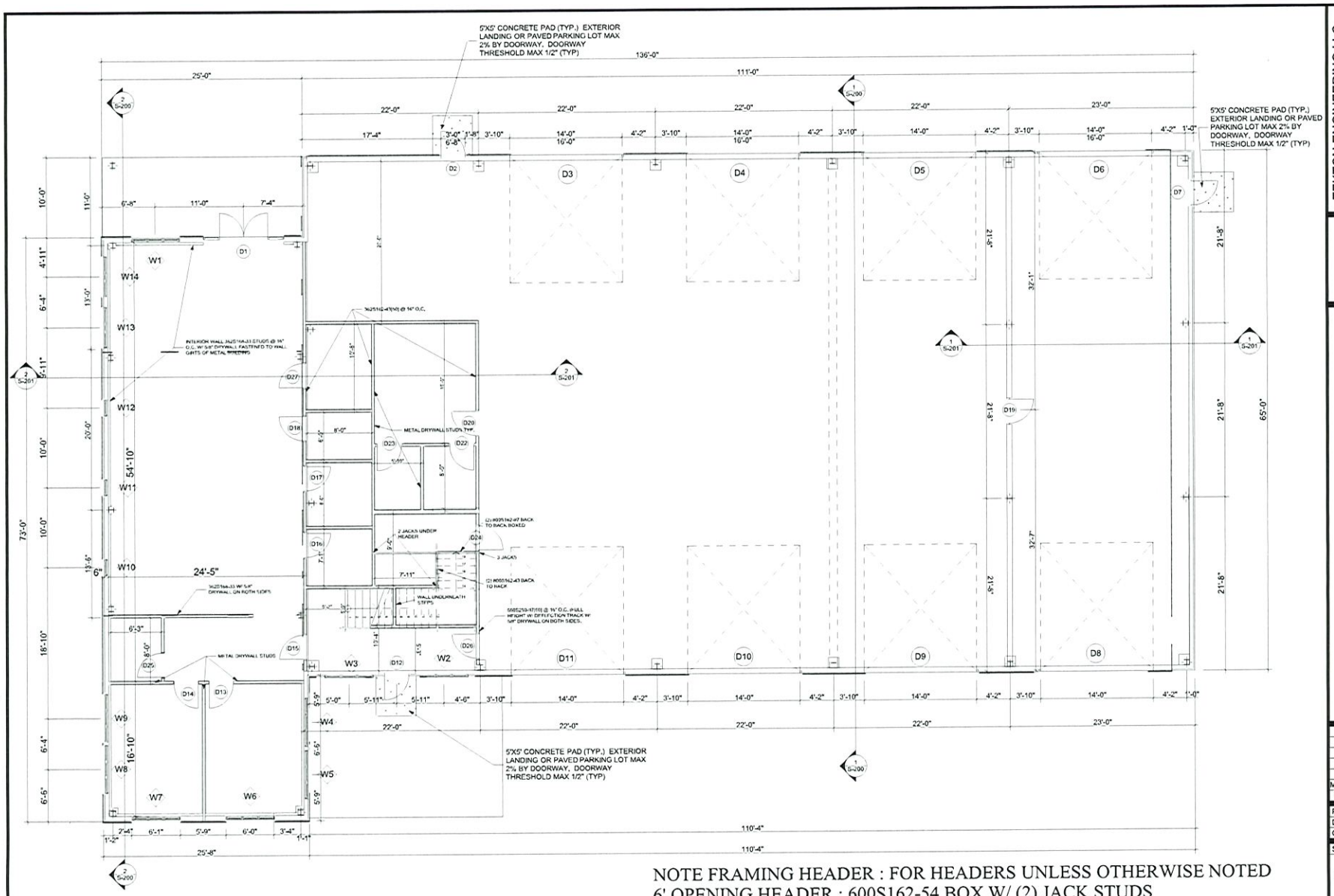
REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

E & W ELEVATIONS

A-201



1 STRUCTURAL PLAN
SCALE 3/16" = 1'-0"

NOTE FRAMING HEADER : FOR HEADERS UNLESS OTHERWISE NOTED
6' OPENING HEADER : 600S162-54 BOX W/ (2) JACK STUDS
3' OPENING HEADER : 600S162-43 BOX W/ (1) JACK STUD
SEE KIRBY DRAWING FOR STRUCTURAL SHELL FRAMING

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MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL

REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

STRUCTURAL PLAN

S-100

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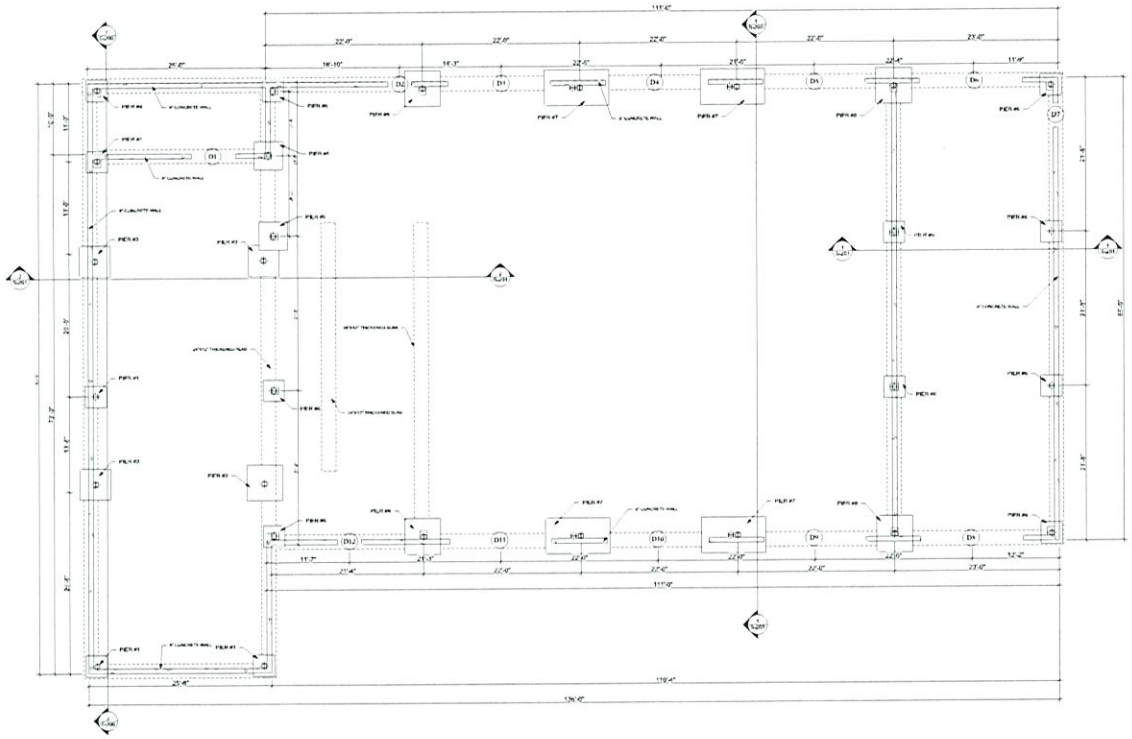
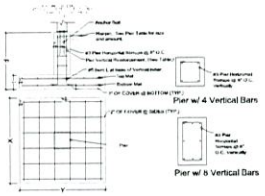
PIER DESIGN TABLE

PIER DESIGN #	"X"	"Y"	"t"	Elev. Top of Pier	Elev. Bottom of Footing	Bottom Mat Reinforcement	Top Mat Reinforcement	Pier Dimensions	Pier Vertical Reinforcement	Anchor Bolt	Floor Hairpin
1	36"	36"	12"	100'-0"	96'-0"	(3) #5 Each Way	--	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	--
2	60"	60"	12"	100'-0"	96'-0"	(5) #5 Each Way	--	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	--
3	52"	52"	12"	100'-0"	96'-0"	(5) #5 Each Way	--	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	--
4	36"	36"	12"	100'-0"	96'-0"	(3) #5 Each Way	-	14" Dia.	(4) #5 Rebar	3/4" Dia. w/ 17" Length	--
5	48"	48"	12"	100'-0"	96'-0"	(4) #5 Each Way	-	12"x12"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	--
6	36"	36"	12"	100'-0"	96'-0"	(3) #5 Each Way	--	12"x12"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	--
7	108"	60"	12"	100'-0"	96'-0"	(5) #5 Long Bars (10) #5 Short Bars	(5) #5 Long Bars (10) #5 Short Bars	30" x 14"	(8) #5 Rebar	3/4" Dia. w/ 17" Length	#5 - 20' Rebar
8	60"	60"	12"	100'-0"	96'-0"	(5) #5 Each Way	--	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	#5 - 20' Rebar



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

3 PIER #7 DETAIL
SCALE: 1" = 1'-0"



2 TYPICAL PIER DETAIL
SCALE: 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

FOUNDATION PLAN

S-101

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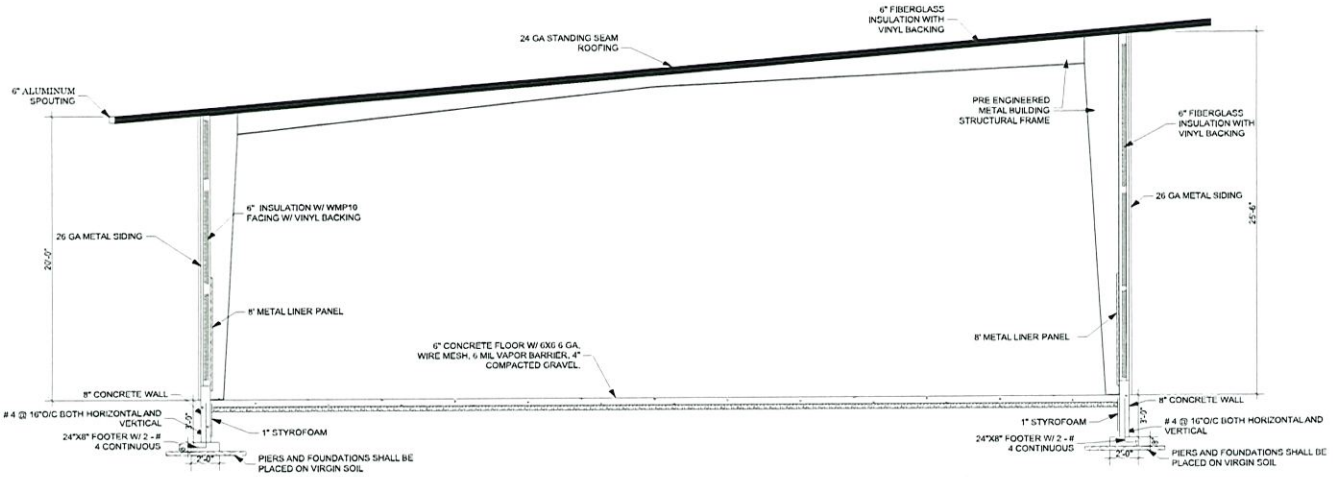
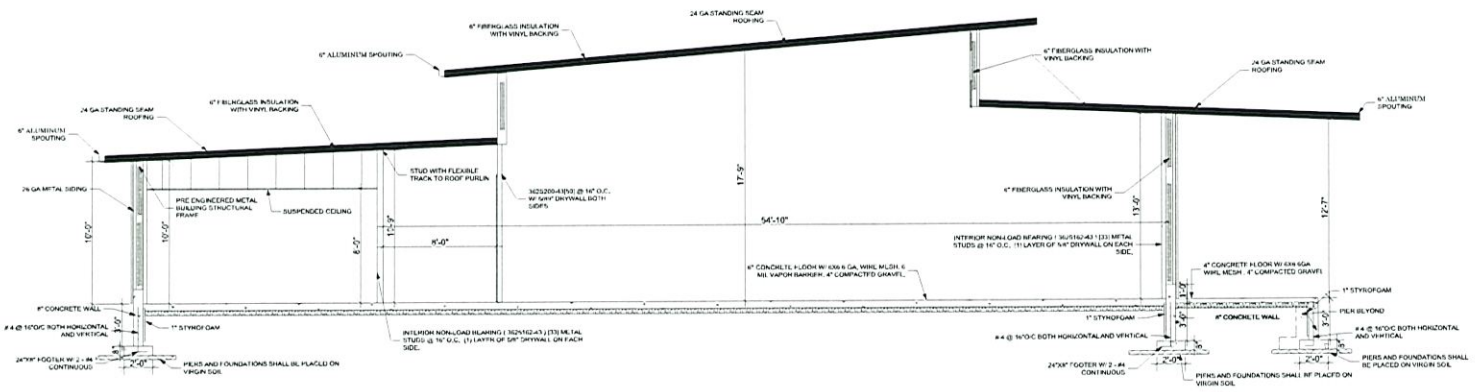


1 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

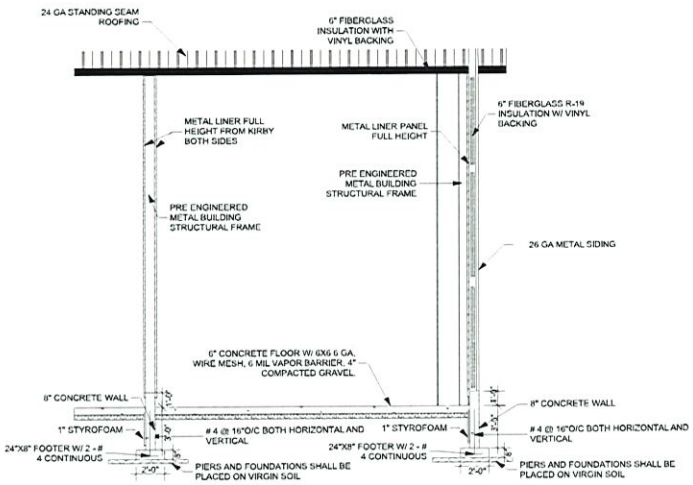
PROJECT NO: RTS-101
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE

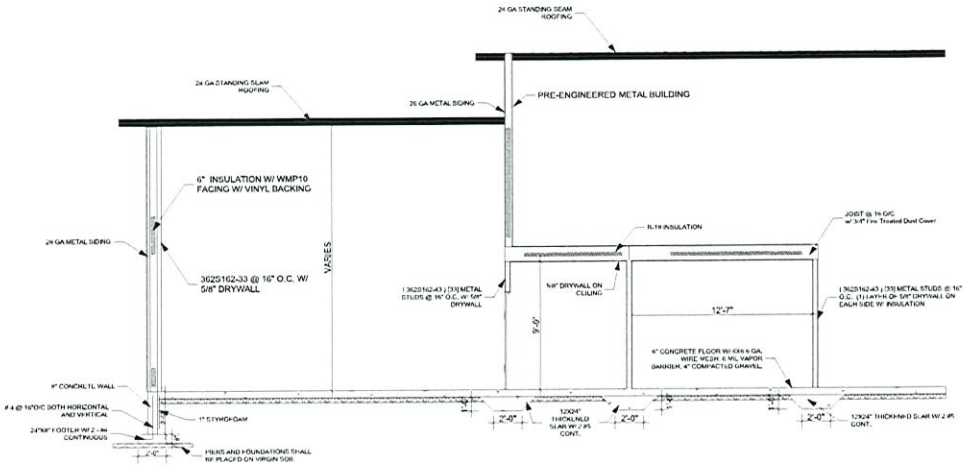
TYPICAL SECTIONS

S-200

R:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln



1 SECTION
SCALE 1/4" = 1'-0"



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

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MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

TYPICAL SECTIONS

S-201

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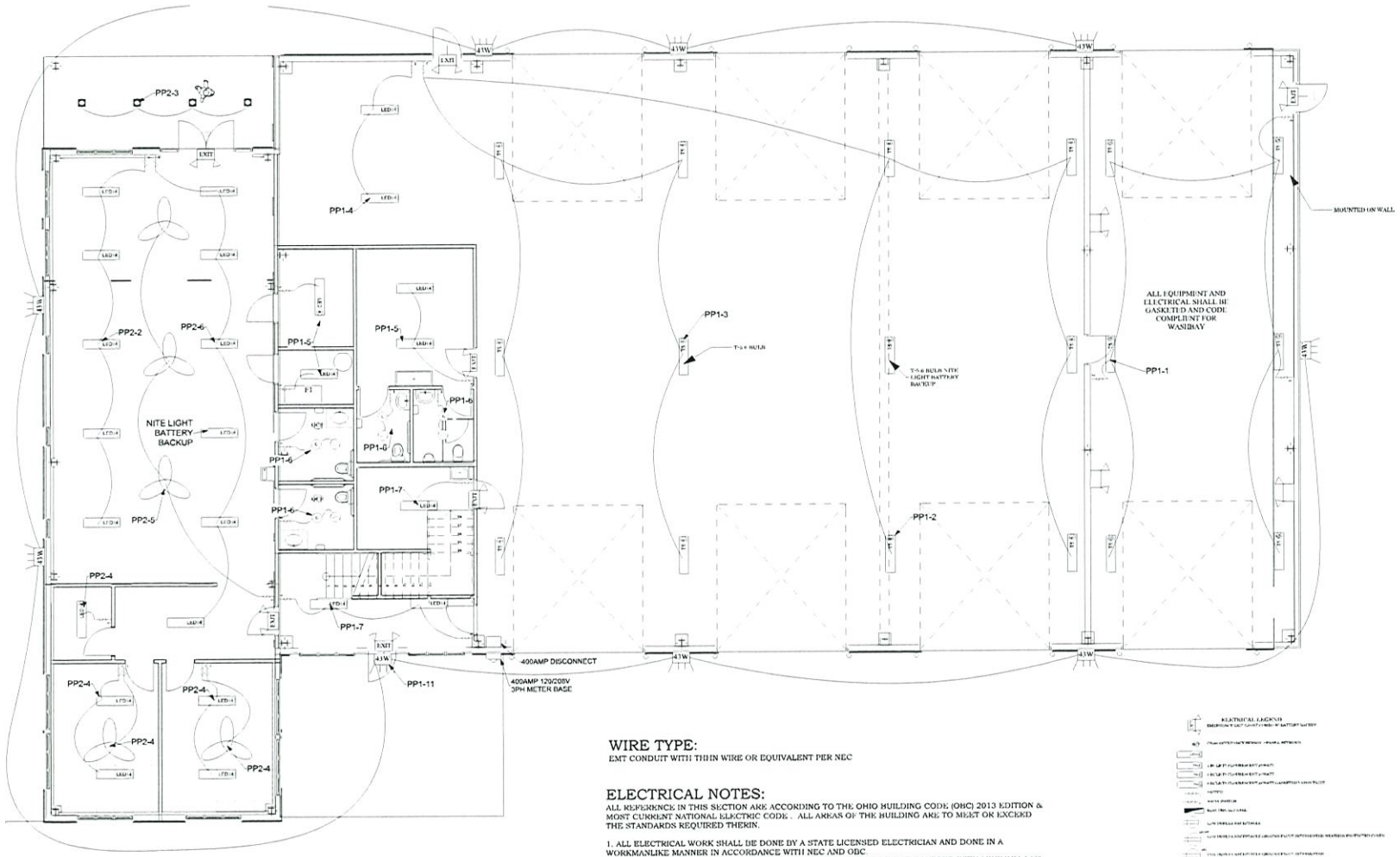

1 LIGHTING PLAN
SCALE 3/16" = 1'-0"

WIRE TYPE:

EMT CONDUIT WITH THHN WIRE OR EQUIVALENT PER NEC

ELECTRICAL NOTES:

ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2013 EDITION & MOST CURRENT NATIONAL ELECTRIC CODE . ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.

1. ALL ELECTRICAL WORK SHALL BE DONE BY A STATE LICENSED ELECTRICIAN AND DONE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH NEC AND OBC
2. IN DRY LOCATIONS ALL CONDUCTORS TO BE TYPE NM COPPER WHERE COVERED WITH MINIMUM 1/2" DRYWALL ON EACH SIDE OF WALL (U.N.O.) AND SIZED ACCORDING TO NEC. MINIMUM WIRE SIZE SHALL BE #12.
3. IN WET LOCATIONS, INCLUDING UNDERGROUND CONDUITS, ALL CONDUCTORS SHALL BE LISTED FOR USE IN WET LOCATIONS.
4. ANY OUTDOOR FIXTURES SHALL BE WEATHERPROOF.
5. ANY SURFACE MOUNTED ELECTRIC SHALL BE TYPE THHN IN CONDUIT OR TPYE MC CABLE.
6. EMERGENCY LIGHTING TO BE CONNECTED TO THE SAME BRANCH CIRCUIT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

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MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

LIGHTING PLAN

E-100

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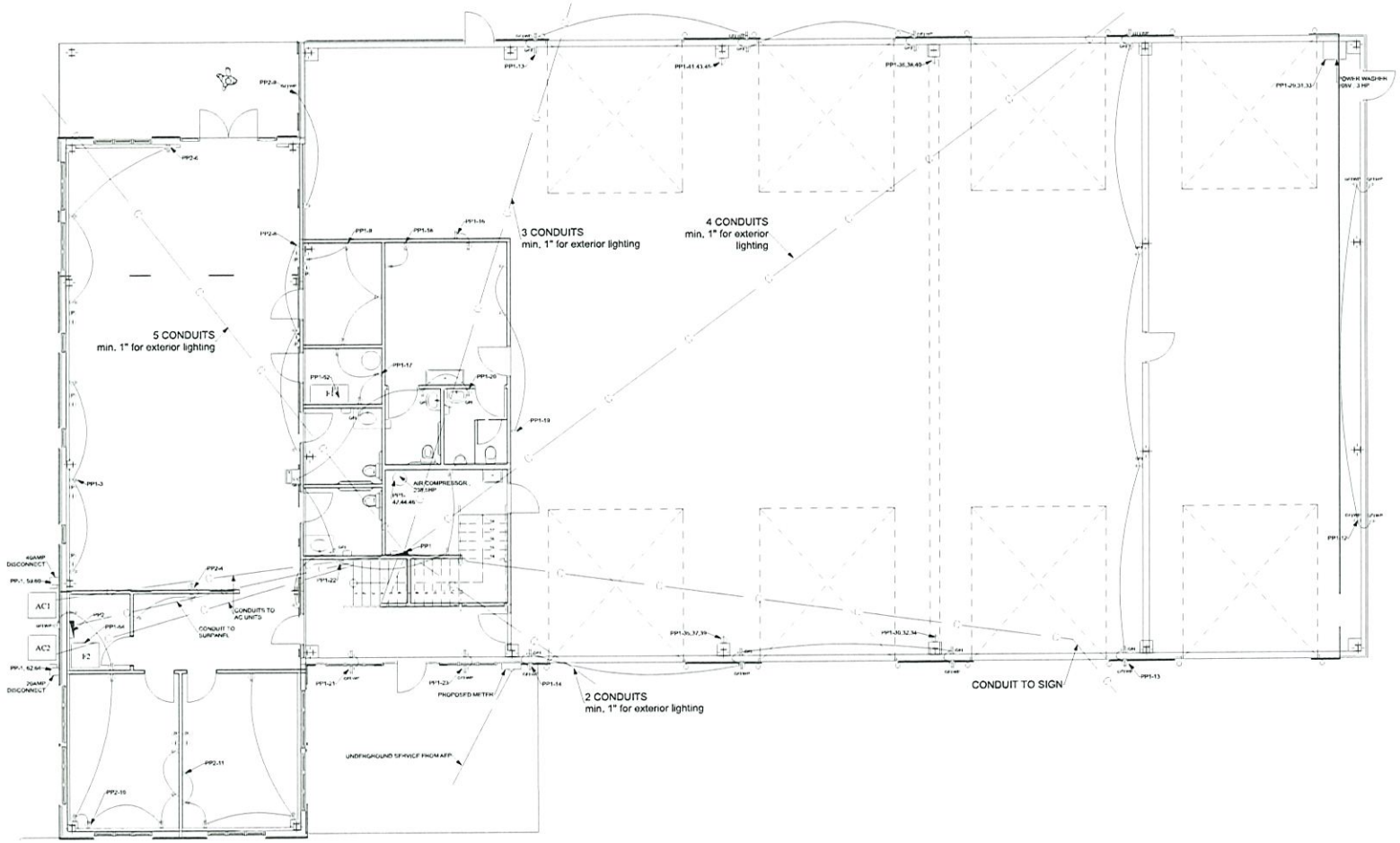

1 RECEPTACLE PLAN
SCALE: 3/16" = 1'-0"

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MARK	DATE	DESCRIPTION
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

RECEPTACLE PLAN

E-101

Panel Schedule
Panel #1
Wednesday, Jun. 15, 2016
Prepared By: Robert Miller Jr.
Company: Tekton Engineering LLC

Circuit Information:
Circuits: 64 / 72
Voltage: 120 / 208
System: 3Ø, 4-Wire
Hertz: 60

Protection Information:
OCPD Size: 400A

Load Information:
Load (A): 322
Load kVA: 94
Load kW: 82
Total kVA: 94

Ckt#	Load Description	OCPD Size / Ø	Cktr Size	Load - kVA AØ	BØ	CØ	L	Load - kVA CØ	BØ	AØ	Cktr Size	OCPD Size / Ø	Load Description	Ckt#
1	Wash bay lights	20A /1	(1) 12 ga.	1.02			L1			1.02	(1) 12 ga.	20A /1	Truck bay lights	2
3	Truck bay lights	20A /1	(1) 12 ga.		1.02		L2		0.36		(1) 12 ga.	20A /1	Lights	4
5	Lights	20A /1	(1) 12 ga.			0.36	L3	0.96			(1) 12 ga.	20A /1	Lights	6
7	Lights	20A /1	(1) 12 ga.	0.72			L1			4.08	(2) 3 ga.	60A /2	Panel PP2	8
9	Storage Room Outlets	20A /1	(1) 12 ga.		0.8		L2		4.27				---	10
11	Outside Lights	20A /1	(1) 12 ga.			0.41	L3	0.8			(1) 12 ga.	20A /1	Wash bay outlets	12
13	Truck bay outlets	20A /1	(1) 12 ga.	1.8			L1			1.8	(1) 10 ga.	20A /1	Truck bay outlets	14
15	outlets	20A /1	(1) 12 ga.		1.33		L2		0.4		(1) 12 ga.	20A /1	Lunch room outlets	16
17	Utility Room Outlets	20A /1	(1) 12 ga.			0.6	L3	1			(1) 12 ga.	20A /1	Lunch room outlet	18
19	Lunch Room Outlets	20A /1	(1) 12 ga.	0.8			L1			0.67	(1) 12 ga.	20A /1	Restroom outlet	20
21	Patio Outlets GFI	20A /1	(1) 12 ga.		0.4		L2		1.33		(1) 12 ga.	20A /1	outlets	22
23	Patio Outlets GFI	20A /1	(1) 12 ga.			0.4	L3				(1) 10 ga.	20A /1	Parking Light North East 20'	24
25	Parking Light North East Receptacle	20A /1	(1) 8 ga.				L1				(1) 10 ga.	20A /1	Parking Light North East Small	26
27	Parking Light North Central 20'	20A /1	(1) 10 ga.				L2				(1) 8 ga.	20A /1	Parking Light North Central Receptacle	28
29	Power Wash	20A /3	(2) 12 ga.			1.87	L3	3.42			(3) 8 ga.	35A /3	Welder	30
31	---			1.87			L1			3.42			---	32
33	---				1.87		L2		3.42				---	34
35	Welder	35A /3	(3) 8 ga.			3.42	L3	3.42			(3) 8 ga.	35A /3	Welder	36
37	---			3.42			L1			3.42			---	38
39	---				3.42		L2		3.42				---	40
41	Welder	35A /3	(3) 8 ga.			3.42	L3	1.78			(3) 10 ga.	25A /3	Air Compressor	42
43	---			3.42			L1			1.78			---	44
45	---				3.42		L2		1.78				---	46
47	Parking Light North Central Small	20A /1	(1) 10 ga.				L3				(1) 10 ga.	20A /1	Parking Light North West 20'	48
49	Parking Light North West Receptacle	20A /1	(1) 8 ga.				L1				(1) 10 ga.	20A /1	Parking Light North Central Small	50
51							L2		0.8		(1) 12 ga.	20A /1	Furnace 1	52
53							L3	0.21			(1) 12 ga.	20A /1	Furnace 2	54
55	Tall Parking lot lights	20A /2	(2) 12 ga.	0.79			L1			1.8	(1) 12 ga.	20A /3	sign	56
57	---				0.79		L2		1.8				---	58
59	Air conditioner 1	35A /2	(2) 8 ga.			2.65	L3	1.8					---	60
61	---			2.65			L1			1.77	(2) 10 ga.	25A /2	Air Conditioner 2	62
63	Overhead Fan	20A /1	(1) 12 ga.		0.8		L2		1.77				---	64
65							L3							66
67	Parking Light South 20'	20A /1	(1) 10 ga.				L1				(1) 10 ga.	20A /1	Parking Light South Receptacle	68
69							L2							70
71							L3							72
	Phase Totals - kVA:			15.49	13.95	12.33		13.39	19.75	19.56				

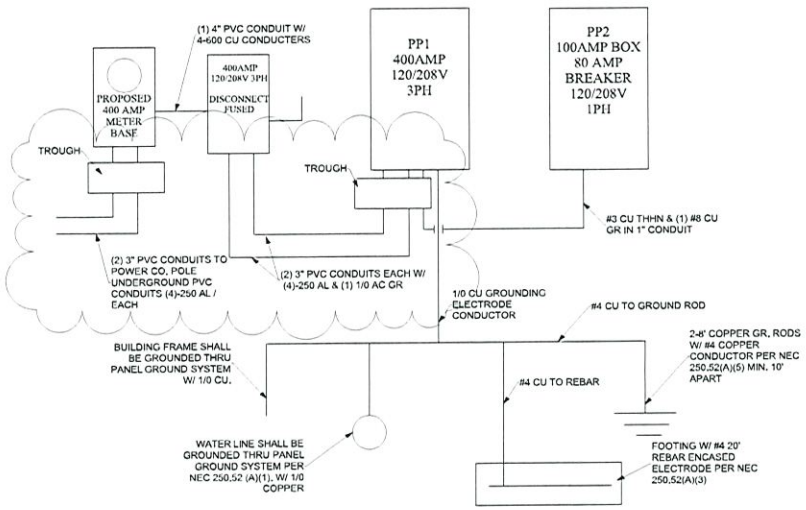
Panel Schedule
Panel PP2
Wednesday, Jun. 15, 2016
Prepared By: Robert Miller Jr.
Company: Tekton Engineering LLC

Circuit Information:
Circuits: 15 / 42
Voltage: 115 / 208
System: 1Ø
Hertz: 60

Protection Information:
OCPD Size: 60A

Load Information:
Load (A): 37
Load kVA: 8
Load kW: 8
Total kVA: 8

Ckt#	Load Description	OCPD Size / Ø	Cktr Size	Load - kVA AØ	BØ	CØ	L	Load - kVA CØ	BØ	AØ	Cktr Size	OCPD Size / Ø	Load Description	Ckt#
1	Lights	20A /1	(1) 12 ga.	0.6			L1			0.6	(1) 12 ga.	20A /1	Lights	2
3	Office outlets	20A /1	(1) 12 ga.		1.07		L2		0.6		(1) 12 ga.	20A /1	Office Lights and Fan	4
5	Parking Light South West 20'	20A /1	(1) 10 ga.				L1			0.6	(1) 12 ga.	20A /1	Office outlets	6
7	Office outlets	20A /1	(1) 12 ga.		0.8		L2		0.6		(1) 12 ga.	20A /1	Office outlets	8
9	Office outlets & Exterior GFI	20A /1	(1) 12 ga.	0.6			L1			1.2	(1) 12 ga.	20A /1	Office outlets	10
11	Parking Light South West Receptacle	20A /1	(1) 10 ga.				L2				(1) 10 ga.	20A /1	Parking Light West Small	12
13	Parking Light West Receptacle	20A /1	(1) 10 ga.				L1							14
15							L2							16
17							L1							18
19							L2							20
21							L1							22
23							L2		1.2		(1) 12 ga.	20A /1	Office outlets	24
25	Sales Overhead Fans	20A /1	(1) 12 ga.	0.48			L1							26
27							L2							28
29							L1							30
31							L2							32
33							L1							34
35							L2							36
37							L1							38
39							L2							40
41							L1							42
	Phase Totals - kVA:			1.68	1.87			2.4	2.4					



1 ELECTRICAL RISER
NOT TO SCALE

WIRE TYPE:
EMT CONDUIT WITH THHN WIRE OR EQUIVALENT PER NEC

ELECTRICAL NOTES:
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2. IN WET LOCATIONS, INCLUDING UNDERGROUND CONDUITS, ALL CONDUCTORS SHALL BE LISTED FOR USE IN WET LOCATIONS.
3. ANY OUTDOOR FIXTURES SHALL BE WEATHERPROOF.
4. ANY SURFACE MOUNTED ELECTRIC SHALL BE TYPE THHN IN CONDUIT OR TPYE MC CABLE.
5. EMERGENCY LIGHTING TO BE CONNECTED TO THE SAME BRANCH CIRCUIT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

6. PARKING LOT LIGHT CONDUITS REQUIRE MIN. 24" COVER IN ROADWAYS AND PAVED PARKING AREA AND 18" IN GRASS AREAS .

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MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

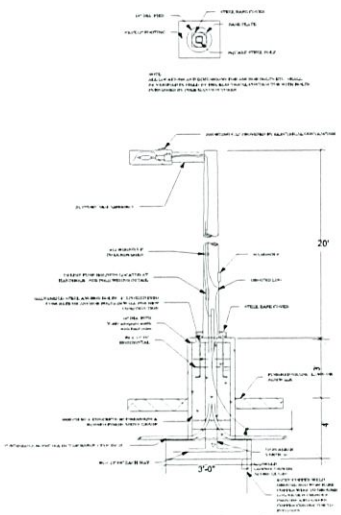
REVISIONS

PROJECT NO: ODC-206
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE
RISER & PANEL SCHEDULE

E-200

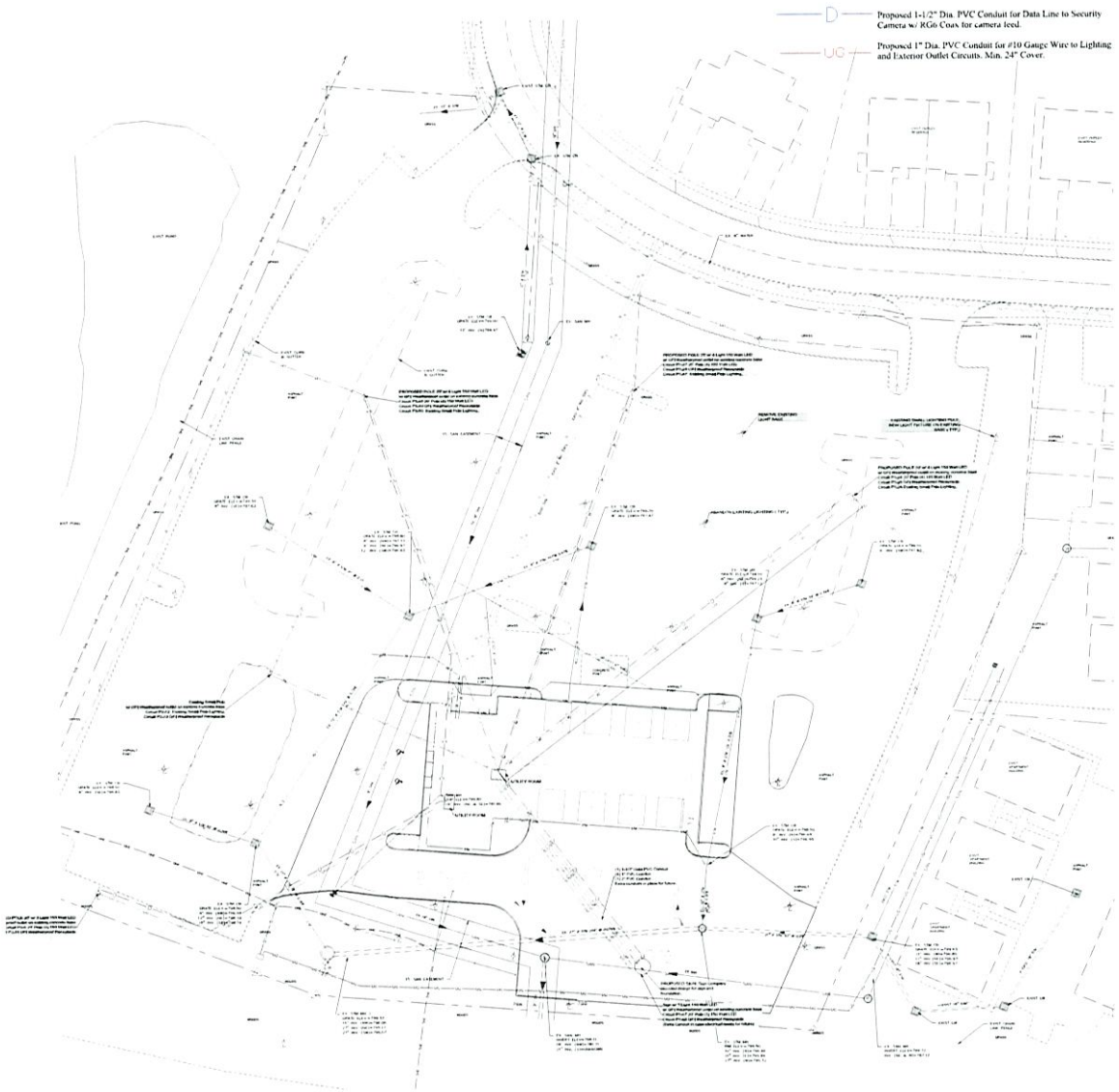
X:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln



Note: 24" Dia. Sonna Tube 6' Below grade and 1' above grade for Light base in option in place of square base. (6) Vertical #5 Rebar in pier.

2 Typical New Light Pole Detail

NOT TO SCALE



1 EXTERIOR LIGHTING PLAN

SCALE 1" = 30'

TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

STATE OF OHIO
ROBERT MILLER, JR
E-78387
REGISTERED
PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

PROJECT NO:	ODC-206
DRAWN BY:	LM
CHK'D BY:	RM

SHEET TITLE

EXTERIOR LIGHTING PLAN

E-300

X:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pn

MECHANICAL EQUIPMENT SCHEDULE

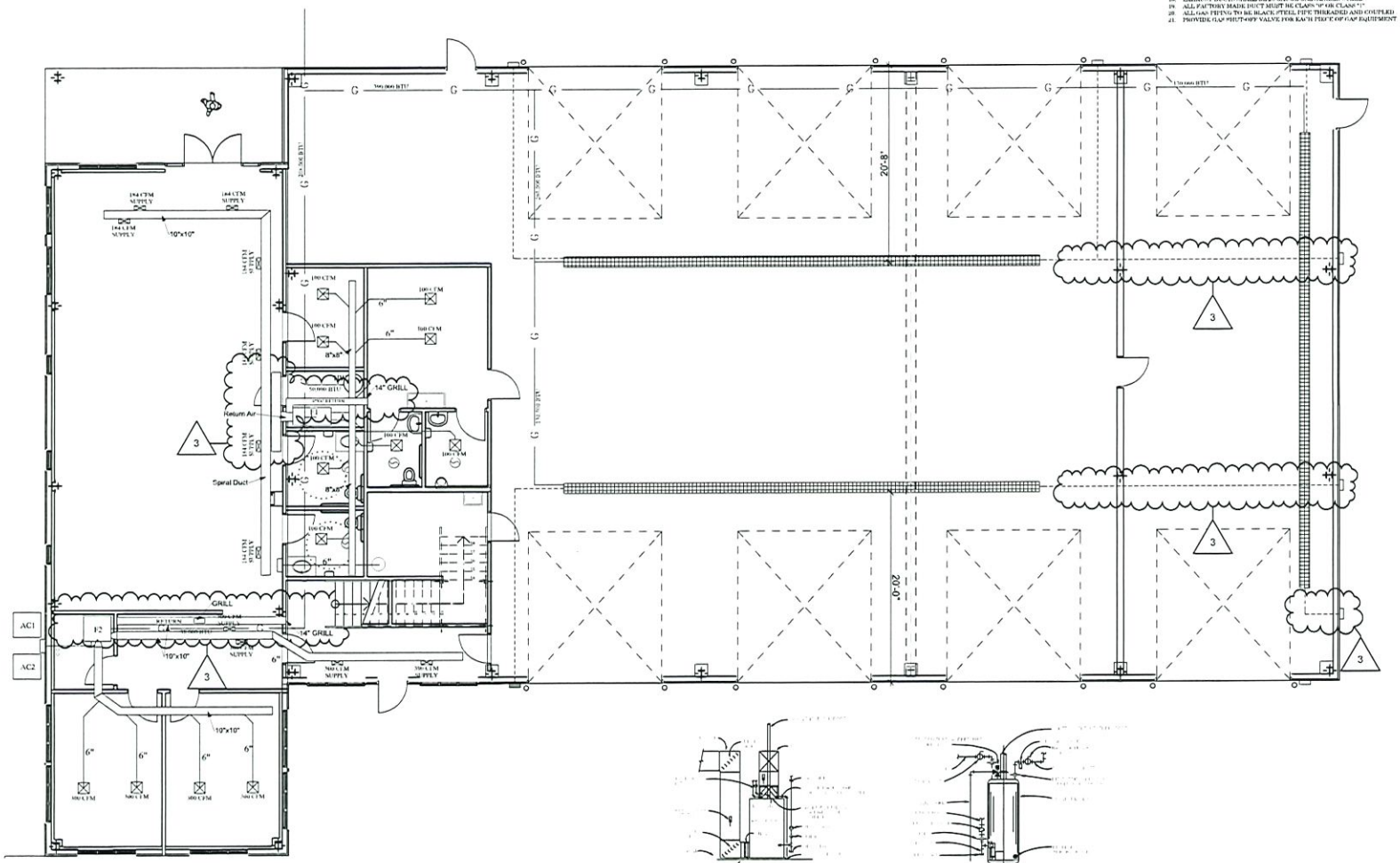
#	UNIT	BRAND NAME & MODEL	CAPACITY
F1	NATURAL GAS FURNACE	TRANE XB90	120,000BTU 92% AFUE
F2	NATURAL GAS FURNACE	TRANE XB90	38,000BTU 92% AFUE
AC1	AIR CONDITIONER	TRANE XB13	46,500BTU 13 SEER
AC2	AIR CONDITIONER	TRANE XB13	18,000BTU 13 SEER
R.H.#1 , #2	NATURAL GAS RADIENT TUBE HEATER	SCHWANK STS-JZ130	130,000BTU 80% EFF.
R.H.#3	NATURAL GAS RADIENT TUBE HEATER	SCHWANK STS-JZ 130 (STAINLESS)	130,000BTU 80% EFF.
EF-1	EXHAUST FAN	BROAN L250	250 CFM

FA-1 -- 10" FRESH AIR DUCT FROM OUTSIDE TO RETURN SIDE OF FURNACE DAMPER TO PROVIDE 450CFM
FA-2 -- 2" DIA. FRESH AIR DUCT FROM OUTSIDE TO RETURN SIDE OF FURNACE DAMPER TO PROVIDE 35CFM
FA-3-- (2) 8" DIA. COMBUSTION AIRDUCTS TO OUTSIDE W/ FA-1 SCREENING . TERMINATE (1) 10" FROM CEILING & THE OTHER 10" FROM THE FLOOR OR AS RECOMMENDED BY FURNACE MANUFACTURER .
FA-4 - -(2) 2" DIA. COMBUSTIOIN AIRCUCTS TO OUTSIDE W/ FA-2 SCREENING . TERMINATE (1) 10" FROM CEILING & THE OTHER 10" FROM FLOOR OR AS RECOMMENDED BY FURNACE MANUFACTURER.

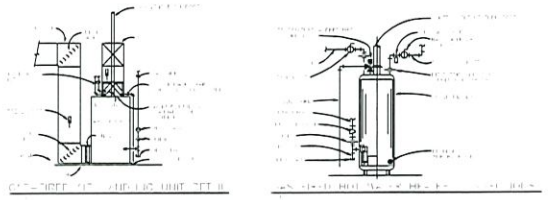
NOTE: FURNACE BLOWERS MUST BE RUNNING WHEN SPACE IS OCCUPIED.

MECHANICAL NOTES

1. PROVIDE OPEN IN DAMPER AT ALL BRANCH CONNECTIONS.
2. ALL MECHANICAL EQUIP. LOCATIONS TO COMPLY WITH UMC.
3. COORDINATE EXACT DIFFUSER AND GRILL LOCATIONS WITH ELECTRICAL CONTRACTER.
4. THE MAXIMUM LENGHT OF ANY FLEX DUCT SHALL NOT EXCEED 6 FEET.
5. LOCATE DUCTS BELOW BUILDING INSULATION AND ABOVE THE CEILING INSULATION.
6. ALL FLEX DUCT TO BE THERMAFLEX TYPE KM OR APPROVED EQUAL.
7. PROVIDE 12" LENGTH IN SUPPLY AND RETURN DUCT WORK WITHIN 6' OF AHU.
8. ALL OUTSIDE AIR INTAKES SHALL BE MINIMUM 10' FROM ANY EXHAUST OR PLUMBING VENTS.
9. EXTEND PVC DRAIN AS SHOWN.
10. ALL NEW DUCT WORK TO BE CONSTRUCTED AND INSTALLED IN ACCOMBANCE WITH ASHRAE GUIDE AND SMACNA STANDARDS.
11. DUCT WORK DUCTS SHALL BE EITHER GALVANIZED SHEET METAL OR 1" THICK FIBERBOARD DUCT. DUCTS SHALL CONFORM TO THE DIMENSIONS ON THE DRAWING WHERE POSSIBLE.
12. ALL DUCTS SHALL BE SUBSTANTIALLY SUPPORTED WITH HANGER SPACING AT 8' OR LESS. SHEET METAL DUCT SHALL BE ACCOMBANCE WITH THE FOLLOWING SCHEDULE.
    UP TO 12" MAX WIDTH 26 GAUGE STEEL
    13" TO 30" MAX WIDTH 24 GAUGE STEEL
    31" TO 60" MAX WIDTH 22 GAUGE STEEL
13. CONTRACTOR SHALL MAKE A THOROUGH TEST OF EACH SUPPLY , RETURN AND EXHAUST SYSTEM TO ASSURE PROPER AIR FLOW.
14. ALL DUCT WORK SHALL BE INSTALLED PER LATEST SMACNA MANUEL FOR LOW PRESSURE DESIGN.
15. DUCT WORK SHALL CONFORM TO CHAPTER 10 UMC.
16. ALL INSULATION MATERIAL COVERINGS AND ADHESIVES VAPOR BARRIERS AND TAPES SHALL CONFORM TO NFPA 90A. FLAME SPREAD CLASSIFICATION NOT TO EXCEED 25 AND SMOKE DEVELOPMENT NOT TO EXCEED 50.
17. THE EXHAUST DUCTS MUST TERMINATE 10' HORIZONTALLY FROM OR 5' ABOVE ALL AIR INTAKES.
18. EXHAUST DUCTS SHALL BE 26 GAUGE GALVANIZED STEEL.
19. ALL FACTORY MADE DUCT MUST BE CLASS "0" OR CLASS "1".
20. ALL GAS PIPING TO BE BLACK STEEL PIPE THREADED AND COUPLED.
21. PROVIDE GAS SHUT-OFF VALVE FOR EACH PIECE OF GAS EQUIPMENT.



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



TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
4805 EAST MAIN ST
PO BOX 347
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Ph. (330) 705-7943

STATE OF OHIO
ROBERT MILLER, JR.
E-78387
REGISTERED PROFESSIONAL ENGINEER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

MARK	DATE	DESCRIPTION
3	6/14/16	REVISIONS
2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOOR/WALL

REVISIONS

PROJECT NO: ODC-206
DRAWN BY: LM
CHK'D BY: RM

SHEET TITLE
HVAC PLAN

H-100

X:\Robertson Truck Sales\National Truck\NATIONAL TRUCK WITH STAIRS.pln

Marie Meeks

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Friday, August 23, 2024 1:43 PM
To: Marie Meeks
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Thank You Marie, we'll make the copies, cut the check and head to Reynoldsburg. I'll send you the electronic copy before I leave so you'll have it before I arrive.

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, August 23, 2024 1:39 PM
To: Glen Dugger <gdugger@smithandhale.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

Hi Glen,

11 hard copies is sufficient. Unfortunately we can't guarantee that our board members have access to the digital packet that we provide them, so we provide them with a physical copy, along with one for the city attorney and a few for staff, so that is why we require 11 physical copies. You are correct about the application fee for a Conditional Use.

Please feel free to reach out with any further questions.

Best,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Friday, August 23, 2024 1:35 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie, I am copying the application and wanted to confirm that you need 14 hard copies (this is an oddly large application due to its exhibits), a filing fee of $450 and an electronic copy of the application. I anticipated heading your way about 3, just wanted to give you a heads up, and hope to meet you when I arrive.

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Wednesday, August 21, 2024 7:50 AM
To: Glen Dugger <gdugger@smithandhale.com>
Cc: Neil Thigpen <neil@easycodechecks.com>; Ethan Robertson <ethan@robertsontrucksales.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

> You don't often get email from mmeeks@reynoldsburg.gov. Learn why this is important

Hi Glen,

The appeal has been received and will go before the Planning and Zoning Board on 9/19/2024 at 6pm in City Hall Council Chambers. Please provide any materials that you would like to provide to the Board for this appeal by September 11th so that we may add the materials to the Agenda Packet for the Board members.

And yes, the Conditional Use Application must be submitted by the end of the day on Friday, August 23rd. Otherwise the zoning code changes will not allow this use in that zoning district.

Please feel free to reach out with any questions.

Best,
Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Tuesday, August 20, 2024 4:11 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Neil Thigpen <neil@easycodechecks.com>; Ethan Robertson <ethan@robertsontrucksales.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: FW: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks, please be advised that as the authorized attorney and representative of the applicant for Zoning Certificate Application 2024-438; 2290 Ayers Drive, I hereby appeal to the Reynoldsburg Planning and Zoning Board, on behalf of the applicant, that portion of the Zoning Department's decision contained in the email sent August 6, 2024, copied below, which determines that "construction equipment" and trucks with a greater than 33,001GVWR (but not Class 8 vehicles) were Not approved in the 2014 CUP approval for the same property submitted by the applicant/owner of the property at that time, Ethan Robertson of Robertson Truck Sales. We believe it is a fair reading of the record that the 2014 approval, as evidenced by subsequent sales records of Robertson Truck Sales and Mr. Robertson that such vehicles were contained within the 2014 CUP approval, and should be permitted to continue as a non-conforming use in the zoning district in accordance with that approval. It is my request that this appeal be heard by the Reynoldsburg PZB at its hearing on September 19, as we are filing a parallel Conditional Use Permit which would cover much of the same factual record.

Consistent with your advice below, will be filing the CUP application tomorrow or Thursday as I believe due to changes in your zoning code, such a request has to be filed by Friday, August 23.

Thank you for your consideration,

Best,

Glen A. Dugger,
Attorney for HERC, applicant

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Marie Meeks <mmeeks@reynoldsburg.gov>
Date: August 6, 2024 at 5:14:15 PM EDT
To: Neil Thigpen <neil@easycodechecks.com>, support@easycodechecks.com, Glen Dugger <gdugger@smithandhale.com>, Ethan Robertson <ethan@robertsontrucksales.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>, Melissa Butler <MButler@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

Good Evening,

After further consideration, the Zoning Department has decided to stick with our original determination. It is within the applicant's right to appeal this decision within 14 days to the Planning and Zoning Board. Please see the Appeal language in the Zoning Code that is displayed below:

"A. Any person directly affected by the decision of the Planning and Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the PZB, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply."

If you would like to appeal, please send an email stating your intent.

You may appeal and submit a Conditional Use application at the same time. Please be aware that you MUST submit a Conditional Use application before August 23rd in order to have a Conditional Use approval considered by the Board for Vehicular Sales – Automobile in the Innovation district.

Best,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Monday, August 5, 2024 10:16 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

You're awesome! Thank you for that clarification, I know this is a fair amount of back and forth for one particular location but it's appreciated greatly.

Thanks again,
- Christine

On Mon, Aug 5, 2024 at 9:53 AM Marie Meeks <mmeeks@reynoldsburg.gov> wrote:

> Good Morning,
>
> Based on previous Zoning determinations and the Special Use Exception Permit that was approved for the site in 2014, no class 8 vehicles or construction equipment are allowed to be sold/rented on the site.
>
> The following Vehicle Models in the provided Herc Truck Guide are **not allowed** by the currently approved Zoning Certificate based on the fact that they have 33,001 or higher GVWR and are considered class 8 vehicles:
> 1. Dump Truck: Freightliner M2-106 12-14 Yard – Manual Transmission (58,000 GVWR)
> 2. Dump Truck: Freightliner M2-106 12-14 Yard – Automatic Transmission (58,000 GVWR)
> 3. Water Truck: Freightliner M2-106 4,000 Gallon (58,000 GVWR)
> 4. Water Truck: Freightliner 108SD 4,000 Gallon (62,000 GVWR)
> 5. Specialty Truck: Capacity TJ5000 Terminal Tractor (81,000 GVWR)
> 6. Equipment Trailer: Felling FT-40LP 20; Flat Deck with Ramps (44,920 GVWR)
> 7. Truck + Trailer Configuration: 659-6200 12 YD/Diesel/MT (58,000 GVWR)
> 8. Truck + Trailer Configuration: 659-6210 12 YD/Diesel/AT (58,000 GVWR)
>
> If HERC Rentals would like to use vehicles that are 33,001 GVWR or higher, they would need to submit a separate Zoning Certificate application and Conditional Use application due to increasing the intensity from what was previously approved by Robertson Truck Sales' Special Use Exception Permit for the same use. Please note that the new Zoning Code Changes, which have been passed by City Council, are currently in a referendum period and that in August 23rd they will go into effect. One of the new zoning code changes that will go into effect August 23rd is that Vehicular Sales – Automobiles would no longer be permitted in the I, Innovation district. Any approved Zoning Certificate for Vehicular Sales – Automobile in the I, Innovation district that is approved before the new zoning code updates go into place on August 23rd would be

considered legally non-conforming.

The business is allowed to have any vehicle that is 33,000 GVWR or less as long as it is not considered to be Construction Equipment e.g. diggers, excavators, loaders, graders, scrapers, compactors, bulldozers, trenchers, etc.

*Please note that for the purpose of this Zoning Certificate, Dump Trucks and Crane Trucks will not be considered Construction Equipment unless they exceed 33,000 GVWR.

Please let me know if you have any questions.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

–

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Monday, August 5, 2024 7:23 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Good Morning Marie,

Just following up on my initial email - I do have the entire Herc Rental Team and Mr. Ethan Robertson (building owner) awaiting the city's clarification on the approved zoning certificate #2024-438 use, the certificate is pretty ambiguous as to whether or not Herc is permitted to have the items listed in the Herc Truck Guide (attached) legally on site or not. Apologies for the bother on this one!

Thanks again for your help with this.

- Christine

On Thu, Aug 1, 2024 at 4:39 PM Neil Thigpen <neil@easycodechecks.com> wrote:

> Hi Marie,
>
> My apologies, but there seems to be some confusion and some back and forth about the intended use for the aforementioned address in the subject line.
>
> I wanted to be as transparent as possible with what Herc intends to have on site at the 2290 Ayers Dr. location if permitted by the city zoning ordinances - if you could please thumb through the attached Herc Truck Guide, everything in that guide both visually represented and listed in the graphs would be intended to be on site at that location.
>
> Am I understanding that these items are permitted to be rented/sold at this location under the current approved zoning certificate #2024-438?
>
> I appreciate you being clear in your answer as Herc does not obviously want to move into a location where they will be violating any city ordinances!
>
> Thanks so much for your help in this matter.
>
> Respectfully,
>
> Christine Thigpen

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marie Meeks

From: Marie Meeks
Sent: Wednesday, July 31, 2024 1:04 PM
To: Eric Meyer; Glen Dugger; 'support@easycodechecks.com'; 'Neil Thigpen'
Subject: RE: 2290 Ayers Dr - Zoning Certificate Application #2024-438
Attachments: 2290 Ayers Dr Similar Use Determination - SIGNED.pdf; Zoning Sign Permit Application_2 (1).pdf

Dear Applicants,

I am reaching out to inform you that Zoning Certificate 2024-438 for Ayers Dr. has been approved by Zoning and has been sent to the Building Department for issuance. Please reach out to the Building Department to work with them to submit all required building permits. The approved Zoning Certificate gets formally issued to the applicant after all required building permits are approved. You can reach out to the Building Department by email at permit@reynoldsburg.gov or call 614-322-6802 with questions.

Additionally, you should submit a Zoning Sign permit for any proposed signage. The approved Zoning Certificate does not cover any proposed signage. I have attached the Zoning Sign Permit application to this email.

Please see the attached Similar Use Determination and note that the rental/sale of any construction equipment, off-road vehicles, or semi-trucks or semi-trailers will be a direct violation of the approved Zoning Certificate, and that if these vehicles are seen being rented/sold on the property, the approved Zoning Certificate may be revoked.

Please feel free to reach out with any questions.

Thank you,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Eric Meyer <emeyer@reynoldsburg.gov>
Sent: Wednesday, July 31, 2024 11:11 AM
To: Glen Dugger <gdugger@smithandhale.com>
Cc: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: RE: HERC

Hi Glen,

We’ve made a determination on this. We are going to approve the zoning certificate. However, and this is noted in the approval, please make sure the applicant sticks to the items that they’ve submitted. If things like semi-trailers or

construction equipment show up on the lot, the City would be within its rights to revoke zoning approval.We will be communicate this to the applicant shortly.

Best,

Eric

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Wednesday, July 24, 2024 11:28 AM
To: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: HERC

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Thanks for the update, Eric, good meeting yesterday as well.

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Eric Meyer <emeyer@reynoldsburg.gov>
Sent: Wednesday, July 24, 2024 11:08 AM
To: Glen Dugger <gdugger@smithandhale.com>
Subject: RE: HERC

Hi Glen,

We’ve reached out to a Neil Thigpen at Easy Code Checks, who was listed on the application. We are awaiting a response from them to our last question about the application.

The planner reviewing the case is back on Monday. We’d be ready to have a conversation next week, if your client wishes, if we receive a response to our question.

Best,

Eric

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Monday, July 15, 2024 4:12 PM

To: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: HERC

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Eric, my email was just a follow up, thanks for the info, I don't know who on your staff to interact with so started with you. Thanks, have the appropriate person reach out to me when they get back so at least we can get on the same set of facts and hopefully get this worked out. Thanks

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Eric Meyer <emeyer@reynoldsburg.gov>
Sent: Monday, July 15, 2024 1:34 PM
To: Glen Dugger <gdugger@smithandhale.com>
Subject: RE: HERC

Hi Glen,

I've been out on vacation, with today being my first day back in the office.

I believe you are reaching about the zoning certificate application submitted for 2290 Ayers Drive. My understanding is that the planner assigned to the review has been reviewing the application but has not completed the review.

In terms of process, If the planning team has questions about an application, staff typically emails the named applicant on the application with follow-up questions. And, for zoning certificate applications, the review is administrative (unless something comes up in the require that would require a variance, major site plan, etc. that would require Planning and Zoning Board review).

Is there something additional you'd like to provide on the application that requires a meeting? I believe the planner reviewing it from my team is on vacation next week, so the person working on the review itself wouldn't be able to attend. They are back in the office the following week.

Best,

Eric

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Monday, July 15, 2024 12:46 PM
To: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: HERC

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Eric, I'm on family vacation but would like to get something scheduled with you for when I get back on this. What is your availability the week of the 22nd?

Best

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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Marie Meeks

From: Marie Meeks
Sent: Tuesday, July 30, 2024 10:40 AM
To: 'Neil Thigpen'
Subject: RE: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

Received, thank you!

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Tuesday, July 30, 2024 10:36 AM
To: Eric Meyer <emeyer@reynoldsburg.gov>
Cc: Melissa Butler <MButler@reynoldsburg.gov>; Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Hi Eric,

Just checking to confirm you received my note last week, and to see if you need anything else. Thanks!

Best Regards,

Neil Thigpen
M: 626-298-5747
E: neil@easycodechecks.com
LinkedIn | Facebook | Website

On Jul 24, 2024, at 1:37 PM, Neil Thigpen <neil@easycodechecks.com> wrote:

Good Afternoon Eric,

This is the latest breakdown that I have received, in direct response to Marie's latest request which was:

"I will need the percentage distribution for the rentals of new and used vehicles separately."

The response from Herc was:

"I am having a hard time answering this question because we buy new units to put in our rental fleet and the 1st time a unit is rented technically it is used.
10% of the total fleet is less than 12 months old, 90% is used.
Majority of our gear is less than 36 months old and would not consider old equipment."
<Easy Code Checks logo 2.5 small.jpg>

Best Regards,

Neil Thigpen
E: easycodechecks@gmail.com
LinkedIn | Facebook | Website

On Jul 24, 2024, at 10:31 AM, Eric Meyer <emeyer@reynoldsburg.gov> wrote:

Hi Neil,

Marie is out on vacation this week, but I wanted to follow up while she is out. Could you provide an answer to Marie's previous email?

Best,

Eric

Eric Meyer
Development Director
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6831

www.reynoldsburg.gov

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Thursday, July 18, 2024 11:03 AM
To: Neil Thigpen <neil@easycodechecks.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

Good Morning,

I will need the percentage distribution for the rentals of new and used vehicles separately.

Thank you for your help with this,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Wednesday, July 17, 2024 4:53 PM

To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Good Afternoon Marie,

Thank you so much for the detailed direction! It made sense to me but I fear the feedback that I received from Herc might still be insufficient. Please see their response below:

"98% New/Used Vehicle rentals, 2% used vehicle Sales.
All vehicles are purchased new for rental fleet, Average age of fleet 38 months"

Let me know if this still does not cover all the bases you need it to, and I'll hop on a call with Herc to try and get some better feedback.

Thanks again for your help with this!
<image001.jpg>
Best Regards,
Neil Thigpen
E: easycodechecks@gmail.com
LinkedIn | Facebook | Website

On Jul 17, 2024, at 11:08 AM, Marie Meeks <mmeeks@reynoldsburg.gov> wrote:

Hi Neil,

Unfortunately that answer provided only addresses part of the question because I asked for the distribution percentage of sales/rentals for new and used vehicles, and only the percentages for sales were provided even though the proposed business is described as being primarily for rentals.

I will need the estimated distribution percentage of rentals for new and used vehicles as well.

Thank you,
Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

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From: Neil Thigpen <neil@easycodechecks.com>
Sent: Wednesday, July 17, 2024 11:01 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Hi Marie,

This is the response we received from Herc specifically for that questions:

"Primary Business is to rent Vehicles, No new vehicle sales. Used vehicle sales less than 2% of RR"

Is that not sufficient? I just want to make sure I explain to Herc exactly what they need to provide as they can get a little confused quickly. Thanks again!
<image001.jpg>
Best Regards,
Neil Thigpen
E: easycodechecks@gmail.com
LinkedIn | Facebook | Website

On Jul 17, 2024, at 10:49 AM, Marie Meeks <mmeeks@reynoldsburg.gov> wrote:

Hi Neil,

Thank you for the information.

Please provide the estimated distribution percentage of rentals for both new and used vehicles for the proposed business.

Thank you,
Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Wednesday, July 17, 2024 10:42 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Good Morning,

Please see the responses to the requested information below:

1. Will the proposed new business primarily sell/rent out new vehicles or used vehicles?
    a. Please provide an estimated distribution percentage of sales/rentals for both new and used vehicles.

Primary Business is to rent Vehicles, No new vehicle sales. Used vehicle sales less than 2% of RR

2. Are there any vehicles that will be sold/rented out that are not intended to be driven on a public street or highway?
    a. If so, please provide a list of the vehicles that are not intended to be driven on a public street/highway and describe the location of where they are intended to be driven.

Only on road vehicles rented/sold at this facility.

3. Will the proposed business sell/rent out construction equipment of any kind?
    a. If so, please provide a list of vehicles that are intended to be sold/rented on the site that could be described as construction equipment."

No construction equipment will be rented or sold at this location.

<image001.jpg>

Best Regards,
Neil Thigpen
E: easycodechecks@gmail.com
LinkedIn | Facebook | Website

On Jul 11, 2024, at 4:16 PM, Marie Meeks <mmeeks@reynoldsburg.gov> wrote:

Dear Applicant,

I am contacting you regarding Zoning Certificate (New Business/Use) Application #2024-438 for Ayers Dr and have the following questions about the proposed use:

1. Will the proposed new business primarily sell/rent out new vehicles or used vehicles?
    a. Please provide an estimated distribution percentage of sales/rentals for both new and used vehicles.
2. Are there any vehicles that will be sold/rented out that are not intended to be driven on a public street or highway?
    a. If so, please provide a list of the vehicles that are not intended to be driven on a public street/highway and describe the location of where they are intended to be driven.
3. Will the proposed business sell/rent out construction equipment of any kind?
    a. If so, please provide a list of vehicles that are intended to be sold/rented on the site that could be described as construction equipment.

Please feel free to reach out with any questions.

Thank you,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Ethan Robertson <ethan@robertsontrucksales.com>
Sent: Monday, August 5, 2024 1:29 PM
To: Marie Meeks; Neil Thigpen; support@easycodechecks.com; Glen Dugger
Cc: Eric Meyer
Subject: RE: 2290 Ayers Dr - Conditional Use Application Inquiry
Attachments: Units Sold NTES.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie, thank you for taking the time today to speak with me about class 8 over the road sleeper trucks, versus medium and heavy duty straight trucks that we sold at National Truck and Equipment Sales. I know the it is a little confusing, and i understand how you are interpreting class 8. I have included the excerpt from the bzba for reference that when I speak on class 8, I was referring to over the road sleeper trucks with bunks, not single and tandem axle medium and heavy duty straight trucks. (They're not – we don't sell Class 8's. In the pictures you saw medium and heavy duty, but Class 8 would be over-the-road trucks. That's not my market. I don't cater to the over-the-road guys, so you won't be having a tractor-trailer pulling in there to take a look at another truck.) I speak again later on the physical size of the trucks, and state they are not class 8 sleeper trucks, and that we don't sell 53' semi-trailers. During the bzba meeting, trucks were displayed that I had emailed over pictures of the types of trucks that we sold and current inventory. I don't have the emails going back that far, but it was my current inventory photos of long wheelbase trucks, single and tandem axle, dump trucks, flatbeds, vac trucks etc. I have included some screen shots from our inventory database of what we sold at National Truck and Equipment Sales for you to review truck types and GVWR. Also, please click on the link www.robertsontruckgroup.com to see what we currently have in inventory, and what we build at Ohio Truck Equipment, that we sold down in Reynoldsburg. Please let me know if you have any questions, and I really appreciate you taking the time to take another look.

Thank You,

-Ethan

Ethan K. Robertson
Robertson Truck Group
8920 Columbus Road
Mt. Vernon, OH 43050

W 740-397-4969
D 740-326-1865
C 614-296-5878
F 740-393-0721

Connect with Robertson Truck Group:

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, August 5, 2024 11:30 AM
To: Neil Thigpen <neil@easycodechecks.com>; support@easycodechecks.com; Glen Dugger <gdugger@smithandhale.com>; Ethan Robertson <ethan@robertsontrucksales.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 2290 Ayers Dr - Conditional Use Application Inquiry

Good Morning,

I have attached the Conditional Use Application to this email. Please note that a Conditional Use for Vehicular Sales – Automobile does not include construction equipment because Construction Equipment is not permitted for that use.

The applicant may apply for a Conditional Use in order to increase the intensity of the use and request the Board to permit class 8 vehicles of 33,001lbs GVWR or more, since these vehicles were not originally approved on the site's approved Special Use Exception Permit in 2014.

Please note that the Conditional Use Application must be submitted before August 23rd in order to go before the Planning and Zoning Board using the current Zoning Code. The new Zoning Code does not list Vehicular Sales – Automobile as a Conditional or Permitted Use. The deadline to submit a completed application for the September 5th Planning and Zoning Board meeting is August 15th. The deadline to submit a completed application for the September 19th Planning and Zoning Board meeting is August 29th, but for this application the deadline would still need to be before August 23rd.

For a Conditional Use, the applicant will need to provide 11 physical copies and 1 digital copy of the Conditional Use application and any supporting documents. Supporting documents should include:
1. A statement of the Conditional Use that is being applied for.

2. A detailed description of the New Business/Use that includes proposed activities, goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, proposed types of vehicles and models that will be rented/sold on-site and their associated GVWR, and any other helpful information.

3. A site plan or overhead aerial view of the existing site and a rendering showing any proposed improvements.

4. A narrative describing how the use is compatible with neighboring uses around the site and impacts on adjacent sites including traffic circulation, noise, glare, odor, fumes, vibration, storm water, and any measures proposed to mitigate these impacts.

5. A narrative addressing the following 8 Conditional Use standards:
i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
ii. The proposed use shall not adversely affect the use of adjacent property;
iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
vii. The proposed use complies with the applicable specific provisions and standards of this Code;
viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

*Please note that it is recommended that the applicant address each of the 8 standards individually because these are the standards that the Planning and Zoning Board uses to make their determination on whether or not a Conditional Use should be approved

6. Any other information as requested by staff or the Board.

Please feel free to reach out with any questions.

Thank you,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Good Morning,

Based on previous Zoning determinations and the Special Use Exception Permit that was approved for the site in 2014, no class 8 vehicles or construction equipment are allowed to be sold/rented on the site.

The following Vehicle Models in the provided Herc Truck Guide are **not allowed** by the currently approved Zoning Certificate based on the fact that they have 33,001 or higher GVWR and are considered class 8 vehicles:
1. Dump Truck: Freightliner M2-106 12-14 Yard – Manual Transmission (58,000 GVWR)
2. Dump Truck: Freightliner M2-106 12-14 Yard – Automatic Transmission (58,000 GVWR)
3. Water Truck: Freightliner M2-106 4,000 Gallon (58,000 GVWR)
4. Water Truck: Freightliner 108SD 4,000 Gallon (62,000 GVWR)
5. Specialty Truck: Capacity TJ5000 Terminal Tractor (81,000 GVWR)
6. Equipment Trailer: Felling FT-40LP 20; Flat Deck with Ramps (44,920 GVWR)
7. Truck + Trailer Configuration: 659-6200 12 YD/Diesel/MT (58,000 GVWR)
8. Truck + Trailer Configuration: 659-6210 12 YD/Diesel/AT (58,000 GVWR)

If HERC Rentals would like to use vehicles that are 33,001 GVWR or higher, they would need to submit a separate Zoning Certificate application and Conditional Use application due to increasing the intensity from what was previously approved by Robertson Truck Sales' Special Use Exception Permit for the same use. Please note that the new Zoning Code Changes, which have been passed by City Council, are currently in a referendum period and that in August 23rd they will go into effect. One of the new zoning code changes that will go into effect August 23rd is that Vehicular Sales – Automobiles would no longer be permitted in the I, Innovation district. Any approved Zoning Certificate for Vehicular Sales – Automobile in the I, Innovation district that is approved before the new zoning code updates go into place on August 23rd would be considered legally non-conforming.

The business is allowed to have any vehicle that is 33,000 GVWR or less as long as it is not considered to be Construction Equipment e.g. diggers, excavators, loaders, graders, scrapers, compactors, bulldozers, trenchers, etc.

*Please note that for the purpose of this Zoning Certificate, Dump Trucks and Crane Trucks will not be considered Construction Equipment unless they exceed 33,000 GVWR.

Please let me know if you have any questions.

Thank you,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1
–
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

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Dump Trucks	Crash Trucks	Dump Trailers

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Features:
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GVWR
7,000-11,200lb

UTILITY TRUCKS

G 4WD

Features:
- Storage Compartments

GVWR
10,700lb

VANS

G 2WD

Features:
- Passenger and Cargo vans

GVWR
9,000lb

BUCKET TRUCKS

G 4WD

Features:
- Insulated Bucket

GVWR
19,500lb

STAKE BODY

G/D 4WD

Features:
- Removable Stakes
- Lift Gate

GVWR
16,500-25,999lb

DUMP TRUCKS

G/D 4WD 2WD

Features:
- In-cab Controls
- Tarp System

GVWR
19,500-58,000lb

WATER TRUCKS

G 2WD

Features:
- In-cab Controls
- 5 Spray Heads

CDL REQUIRED

GVWR
33,000-62,000lb

CRASH TRUCKS

G 2WD

Features:
- Removable Stakes
- 65 mph attenuator

GVWR
25,999lb

ADD A TRAILER

EQUIPMENT TRAILERS

GVWR
25,900-44,920lbs

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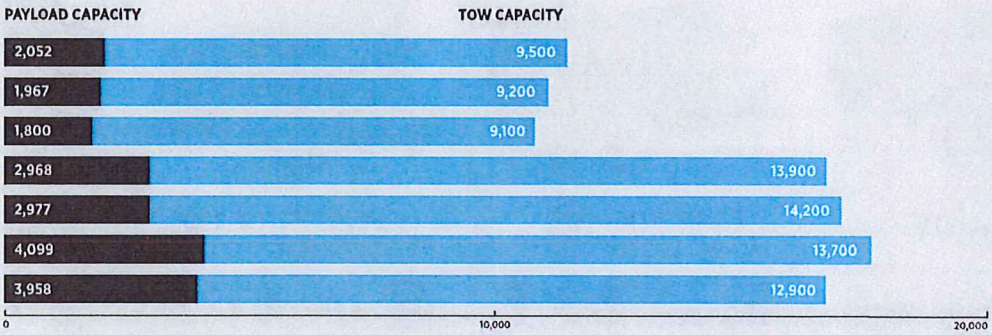
MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Chevrolet	Silverado 1500	Regular	4x4	Gas	7,000 lb	2,052 lb	9,500 lb	659-5010
Chevrolet	Silverado 1500	Double	4x4	Gas	7,200 lb	1,967 lb	9,200 lb	659-5030
Chevrolet	Silverado 1500	Crew	4x4	Gas	7,200 lb	1,800 lb	9,100 lb	659-5050
Chevrolet	Silverado 2500	Crew	4x4	Gas	9,900 lb	2,968 lb	13,900 lb	659-5160
Ford	F250	Crew	4x4	Diesel	10,000 lb	2,977 lb	14,200 lb	659-5170
Chevrolet	Silverado 3500	Crew	4x4	Gas	11,000 lb	4,099 lb	13,700 lb	659-5240
Ford	F350	Crew	4x4	Diesel	11,200 lb	3,958 lb	12,900 lb	659-5250

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-5010	1500	7,000
659-5030	1500	7,200
659-5050	1500	7,200
659-5160	2500	9,900
659-5170	F250	10,000
659-5240	3500	11,000
659-5250	F350	11,200



PICK-UP TRUCK
CHEVY/1500

VANS

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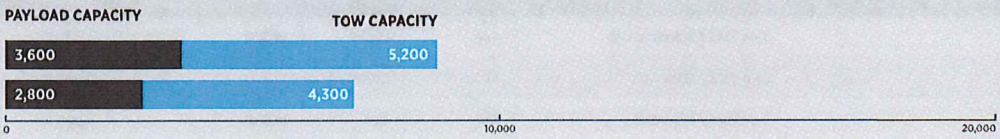
- Bluetooth®
- Tow package
- ProControl Telematics

MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	T250	Cargo Van	4x2	Gas	9,000 lb	3,600 lb	5,200 lb	659-5470
Ford	T350	12 Person - Passenger Van	4x2	Gas	9,000 lb	2,800 lb	4,300 lb	659-5510

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-5470	T250	9,000
659-5510	T350	9,000



STAKE BODY TRUCKS

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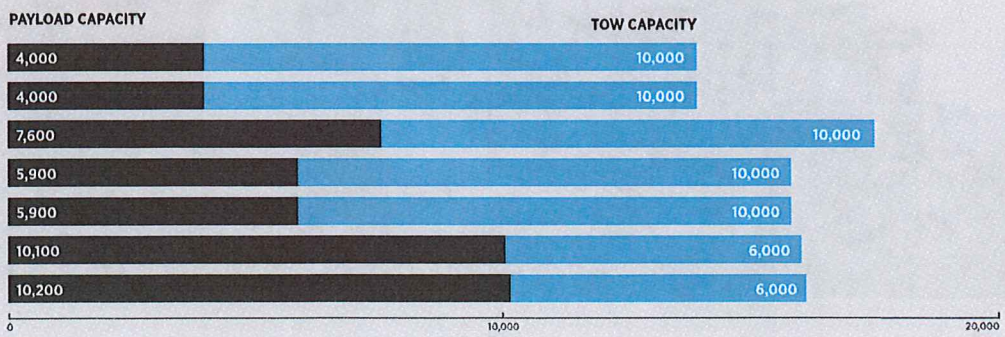
- Tow package
- Removable stakes
- Lift gate
- ProControl Telematics

MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F450	12 ft. Stake Bed / Standard Cab	4x4	Diesel	16,500 lb	4,000 lb	10,000 lb	659-5640
Ford	F450	12 ft. Stake Bed / Standard Cab	4x2	Gas	16,500 lb	4,000 lb	10,000 lb	659-5650
Ford	F550	12 ft. Stake Bed / Standard Cab	4x4	Gas	19,500 lb	7,600 lb	10,000 lb	659-5630
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Diesel	19,500 lb	5,900 lb	10,000 lb	659-5730
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Gas	19,500 lb	5,900 lb	10,000 lb	659-5725
Ford	F750	22 ft. Stake Bed / Standard Cab	4x2	Gas	25,999 lb	10,100 lb	6,000 lb	659-5790
Hino	268A	22 ft. Stake Bed / Standard Cab	4x2	Diesel	25,950 lb	10,200 lb	6,000 lb	659-5800

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-5640	F450	16,500
659-5650	F450	16,500
659-5630	F550	19,500
659-5730	F550	19,500
659-5725	F550	19,500
659-5790	F750	25,999
659-5800	268A	25,950



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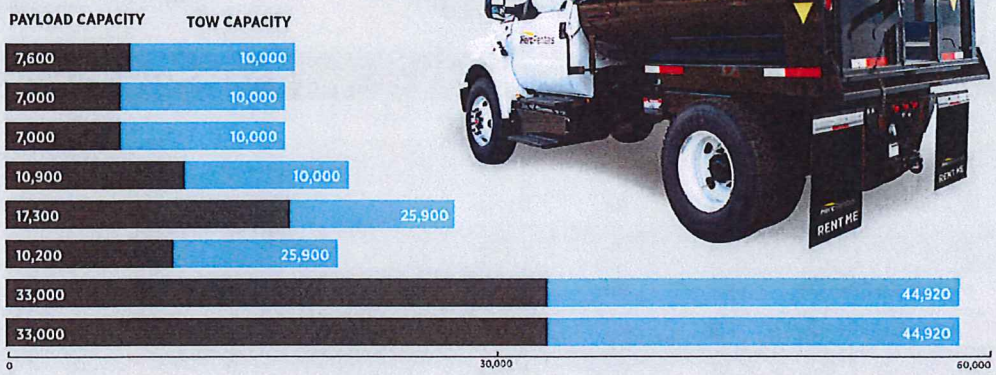
- Tarp system
- In-cab bed controls
- ProControl Telematics

MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F550	3 - 4 Yard / Standard Cab	4x4	Diesel	19,500		7,600 lb	10,000 lb	659-6120
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Diesel	19,500		7,000 lb	10,000 lb	659-6130
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Gas	19,500		7,000 lb	10,000 lb	659-6135
Ford	F750	5 - 6 Yard	4x2	Gas	25,999		10,900 lb	10,000 lb	659-6160
Ford	F750	5 - 6 Yard - CDL	4x2	Diesel	33,000	✓	17,300 lb	25,900 lb	659-6170
Hino	268A	5 - 6 Yard	4x2	Diesel	25,950		10,200 lb	25,900 lb	659-6180
Freightliner	M2-106	12 - 14 Yard - Manual Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6200
Freightliner	M2-106	12 - 14 Yard - Automatic Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6210

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR
659-6120	F550	19,500
659-6130	F550	19,500
659-6135	F550	19,500
659-6160	F750	25,999
659-6170	F750	33,000
659-6180	268A	25,950
659-6200	M2	58,000
659-6210	M2	58,000



WATER TRUCKS

TRUCKS EQUIPPED WITH

- Creek and hydrant fill options
- Back-up camera
- Bluetooth®
- In-cab controls
- 5 spray heads
- ProControl Telematics

CDL and Tanker Endorsement is required as both trucks can transport more than 1,000 gallons of water.

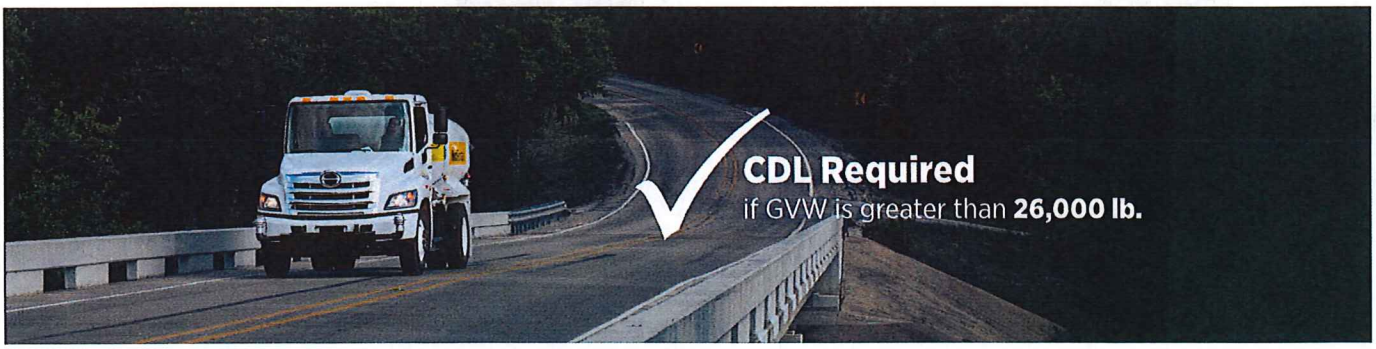
WATER TRAILER

MULTIQUIP/**WT5C**

- DOT-approved
- Quick-Fill Tank
- 158 GPM and rear spray bar

MAKE	MODEL	TANK CAPACITY	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAT CLASS
Hino	338	2,000 Gallon	4x2	Diesel	33,000 lb	✓	659-6040
Freightliner	M2-106	4,000 Gallon	4x2	Diesel	58,000 lb	✓	659-6050
Freightliner	108SD	4,000 Gallon	6x6	Diesel	62,000 lb	✓	659-6052

MAKE	MODEL	GVWR	TANK CAPACITY	HITCH TYPE	CAT CLASS
Multiquip	WT5C	10,000 lb	525 Gallons	2" Ball	610-2420



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- Ladder rack
- Tow package

TERMINAL TRACTORS EQUIPPED WITH

- Automatic Transmission
- HVAC cab
- 70,000 lb lift tow capacity

CRASH TRUCKS EQUIPPED WITH

- Removable stake sides
- Strobe and work lights
- 65 mph rated attenuator

BUCKET TRUCKS EQUIPPED WITH

- 38' bucket height
- Articulating arm
- Insulated bucket

CRANE TRUCKS EQUIPPED WITH

- 71' 3-section boom
- Anti-two-block
- Hydraulic capacity alert

MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAT CLASS
Ford	F350	9' Bed Utility Truck	4x4	Gas	10,700 lb		659-5880
Capacity	TJ5000	Terminal Tractor	4x2	Diesel	81,000 lb	✓	659-6440
Ford	F750	62 mph Crash Attenuator Truck	4x2	Gas	25,999 lb		659-6250
Ford	F550	38' Bucket Truck	4x4	Gas	19,500 lb		659-6315
Ford	F750	18 Ton Crane Truck	4x2	Diesel	33,000 lb	✓	659-6380

TILT TRAILERS

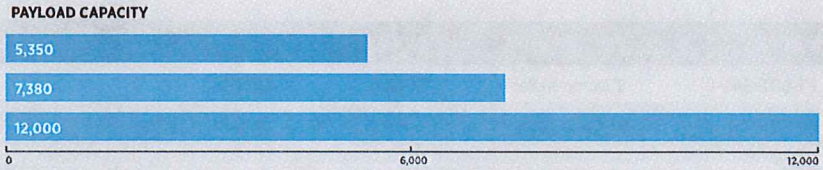
TRAILERS EQUIPPED WITH

- D-rings/corner ties
- 8" sides
- Chains/binders
- Headache rack

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6T-GW	12' Pan Tilt	7,000 lb	5,350 lb	2" Ball	610-1766
Felling	FT-10IT-I-G	16' Tilt	9,980 lb	7,380 lb	3" Pintle	610-1770
Felling	FT-12IT-I-G	18' Tilt	15,200 lb	12,000 lb	3" Pintle	610-1780

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1766	FT-6T-GW	12' Pan Tilt	7,000
610-1770	FT-10IT-I-G	16' Tilt	9,980
610-1780	FT-12IT-I-G	18' Tilt	15,200



UTILITY TRAILERS

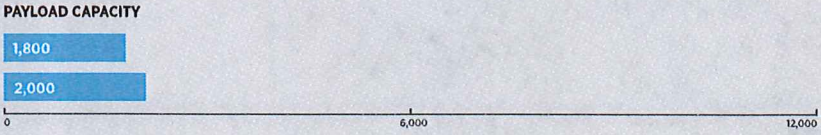
TRAILERS EQUIPPED WITH

- Tail gate ramp
- 14" sides on pan trailers, 36" sides on utility trailers
- D-rings/corner ties

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-3-G	10' Pan Utility	2,900 lb	1,800 lb	2" Ball	610-1059
Best	5x8US	8' Utility	2,999 lb	2,000 lb	2" Ball	610-1060

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1059	FT-3-G	10' Pan Utility	2,900
610-1060	5X8-US	8' Utility	2,999



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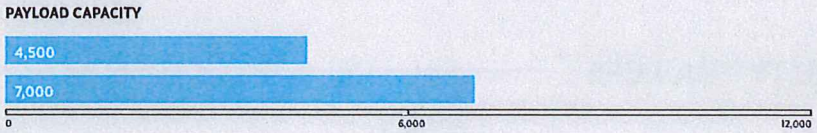
TRAILERS EQUIPPED WITH

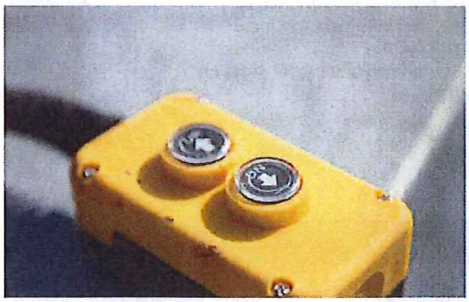
- Magnetized remote
- Roll tarp
- Gas powered

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6DT-GAS-G	8' Dump Trailer	7,000 lb	4,500 lb	2" Ball	610-2200
Felling	FT-10DT-GAS-G	10' Dump Trailer	9,980 lb	7,000 lb	3" Pintle	610-2230

PAYLOAD + TOWING CAPACITY

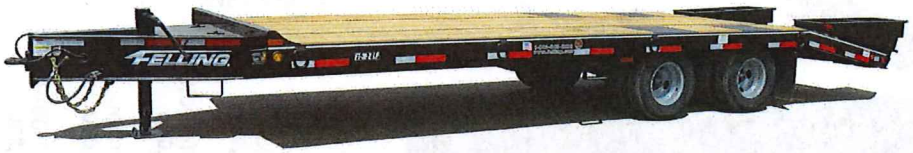
CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-2200	FT-6DT-GAS-G	8' Dump Trailer	7,000
610-2230	FT-10DT-GAS-G	10' Dump Trailer	9,980





TRAILERS EQUIPPED WITH

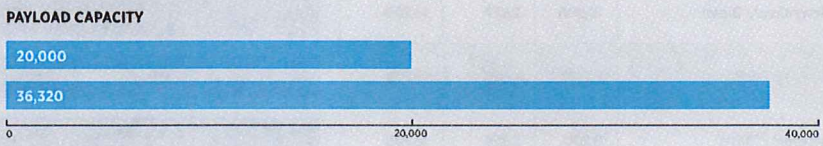
- D-Rings
- Tool Box
- LED Lighting



MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	BRAKE TYPE	HITCH TYPE	CAT CLASS
Felling	FT-20LP	20' Flat Deck with Ramps	25,900 lb	20,000 lb	Electric	3" Pintle	610-1170
Felling	FT-40LP	20' Flat Deck with Ramps	44,920 lb	36,320 lb	Air	3" Pintle	610-1240

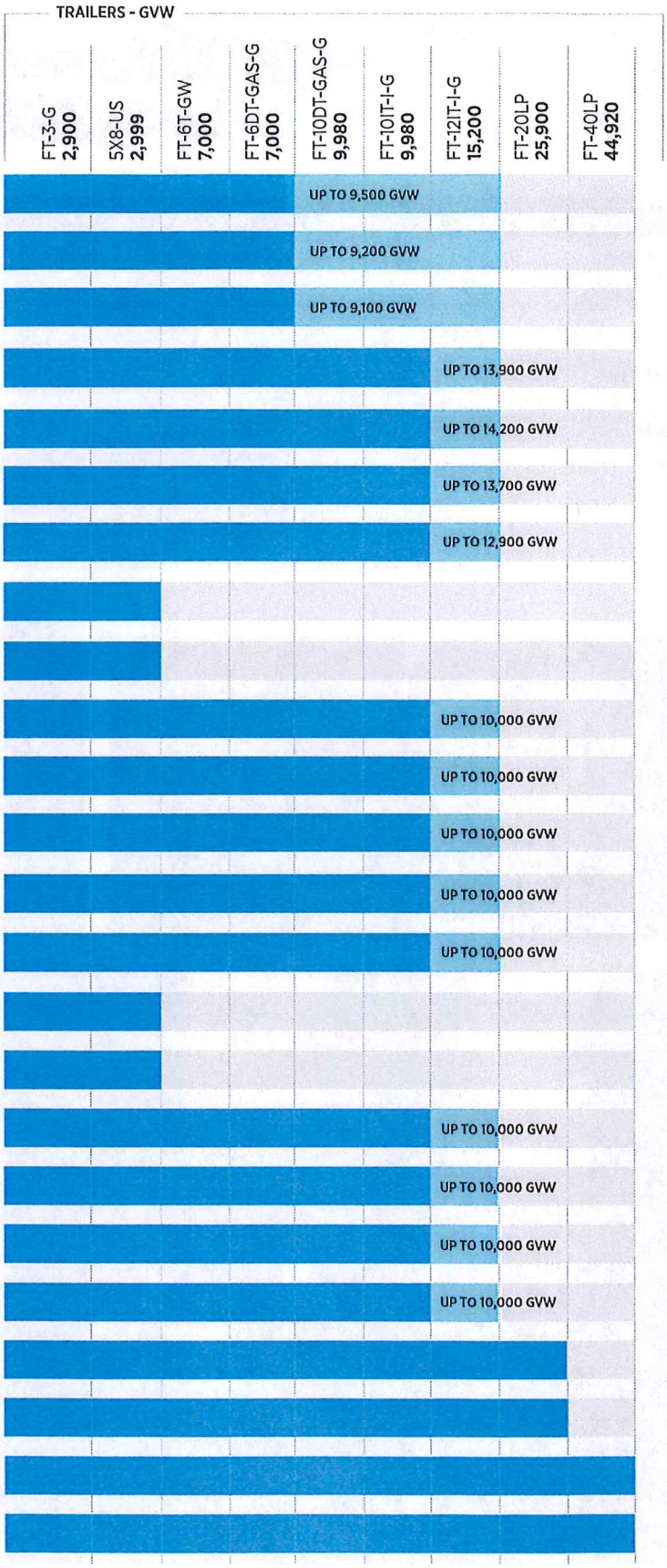
PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1170	FT-20LP	20' Flat Deck w/ Ramps	25,900
610-1240	FT-40LP	20' Flat Deck w/ Ramps	44,920



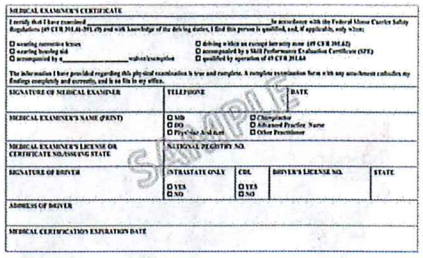
TRUCK + TRAILER CONFIGURATION

CAT CLASS	DESCRIPTION	GVWR	PAYLOAD	TOW CAPACITY
659-5010	1/2 Ton / Gas	7,000	2,052	9,500
659-5030	1/2 Ton / Double Cab / Gas	7,200	1,967	9,200
659-5050	1/2 Ton / Crew Cab / Gas	7,200	1,800	9,100
659-5160	3/4 Ton / Crew / Gas	9,900	2,968	13,900
659-5170	3/4 Ton / Crew / Diesel	10,000	2,977	14,200
659-5240	1 Ton / Crew / Gas	11,000	4,099	13,700
659-5250	1 Ton / Crew / Diesel	11,200	3,958	12,900
659-5470	Cargo Van	9,000	3,600	5,200
659-5510	12 - Person Passenger Van	9,000	2,800	4,300
659-5630	12 ft. Stake / F550/ Gas	19,500	7,600	10,000
659-5640	12 ft. Stake / F450 / Diesel	16,500	4,000	10,000
659-5650	12 ft. Stake / F450 / Gas	16,500	4,000	10,000
659-5725	12 ft. Stake / F550 / Crew / Gas	19,500	5,900	10,000
659-5730	12 ft. Stake / F550 / Crew / Diesel	19,500	5,900	10,000
659-5790	22 ft. Stake / Gas	25,999	10,100	6,000
659-5800	22 ft. Stake / Diesel	25,950	10,200	6,000
659-6120	3 YD / F550/ Diesel	19,500	7,600	10,000
659-6130	3 YD / F550/ Crew Cab / Diesel	19,500	7,000	10,000
659-6135	3 YD / F550 / Crew / Gas	19,500	7,000	10,000
659-6160	5 YD / Gas	25,999	10,900	10,000
659-6170	5 YD / Diesel / CDL	33,000	17,300	25,900
659-6180	5 YD / Diesel	25,950	10,200	25,900
659-6200	12 YD / Diesel / MT	58,000	33,000	44,920
659-6210	12 YD / Diesel / AT	58,000	33,000	44,920



Medical Examiner's Certificate (ME Certificate)

All drivers of commercial motor vehicles in interstate commerce with a gross vehicle weight rating (vehicle only) or gross combination weight rating (vehicle plus trailer) of 10,001 pounds or more are required to obtain and maintain a valid Medical Examiner's Certificate (ME Certificate)


MEDICAL EXAMINER'S CERTIFICATE

I certify that I have examined _____ in accordance with the Federal Motor Carrier Safety Regulations (49 CFR 391.41-391.49) and with knowledge of the driving duties, I find this person is qualified, and, if applicable, only when:

☐ wearing corrective lenses
☐ wearing hearing aid
☐ accompanied by a _____ walker/companion
☐ driving within an exempt intra-city zone (49 CFR 391.62)
☐ accompanied by a Skill Performance Evaluation Certificate (SPE)
☐ qualified by operation of 49 CFR 391.64

The information I have provided regarding this physical examination is true and complete. A complete examination form with any attachment includes my findings completely and correctly, and is on file in my office.

SIGNATURE OF MEDICAL EXAMINER	TELEPHONE	DATE
MEDICAL EXAMINER'S NAME (PRINT)	☐ MD ☐ DO ☐ Physician Assistant	☐ Chiropractor ☐ Advanced Practice Nurse ☐ Other Practitioner
MEDICAL EXAMINER'S LICENSE OR CERTIFICATE NO./ISSUING STATE	NATIONAL REGISTRY NO.	

SIGNATURE OF DRIVER	INTRASTATE ONLY	CDL	DRIVER'S LICENSE NO.	STATE
	☐ YES ☐ NO	☐ YES ☐ NO		

ADDRESS OF DRIVER

MEDICAL CERTIFICATION'S EXPIRATION DATE

SAMPLE

Commercial Driver's License (CDL)

CLASS A

Any combination of vehicles with a GVWR of 26,001 or more pounds provided the GVWR of the vehicle(s) being towed is in excess of 10,000 pounds.

GVWR/GCWR of
26,001lb +
TOWING MORE THAN
10,000lb

CLASS B

Any single vehicle with a GVWR of 26,001 or more pounds, or any such vehicle towing a vehicle not in excess of 10,000 pounds GVWR.

GVWR/GCWR of
26,001lb +
TOWING LESS THAN
10,000lb

CLASS C

Any single vehicle, or combination of vehicles, that does not meet the definition of Class A or Class B, but is either designed to transport 16 or more passengers, including the driver, or is placarded for hazardous materials.

License Endorsements

In addition to needing a CDL, some drivers may be required to have additional endorsements that allow them to operate specialized vehicles and carry a variety of cargo.

H – Hazardous Materials – Required in order to drive any commercial vehicle which transports hazardous materials and is placarded under state or federal regulations.
N – Tank Vehicles - A tanker endorsement is required when hauling a load with aggregate bulk packages of 119 gallons, totaling 1,000 gallons or more.
P – Passenger Transport (16 or more passengers)
X – Combination of Tank Vehicle and Hazardous Materials

License Restrictions

CDL licenses can be restricted in the following ways:

L Restriction - Air Brakes: Drivers are restricted from operating a commercial vehicle with air brakes. This restriction is issued when a driver either fails the air brake component of the general knowledge test or performs the road skills test in a vehicle not equipped with air brakes.
E Restriction - The driver may only operate a commercial vehicle with an automatic transmission.
O Restriction - The driver is restricted from operating a tractor trailer with a fifth-wheel connection if a unit with a pintle hook, or other non-fifth wheel connection is used (such as a goose neck, or ball and chain hook up) during the road skills test.

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KUBOTA / RTV-X1100 CAB

- Industry leading comfort, power and performance
- Highest HP in its class
- Equipped with Heat and AC

KUBOTA / RTV-X1140 ROPS

- Heavy duty 4WD and variable hydro transmission
- Hydraulic bed dump system
- Quickly converts from 2 seats to 4 seats

MAKE	MODEL	TOP SPEED	SHORT BED CAPACITY	LONG BED CAPACITY	PASSENGERS	DRIVETRAIN	FUEL TYPE	HORSEPOWER	CAT CLASS
Kubota	RTV-X1100 CAB	25 mph	N/A	1,102 lb	2	4WD	Diesel	24.8 HP	630-1240
Kubota	RTV-X1140 ROPS	25 mph	661 lb	1,102 lb	2 OR 4	4WD	Diesel	24.8 HP	630-1280

RTV-X1140 ROPS

Ultimate Versatility

Converts from a 2 passenger cargo hauler to a 4 passenger people mover in less than a minute.

NO DOOR NETS REQUIRED*

CONVERTS IN THREE SIMPLE STEPS

TELEMATICS BY PROCONTROL

* Reference the equipment's manuals

STEP 1 /
Reposition the sides of the bed.

STEP 2 /
Reposition the cargo bed.

STEP 3 /
Reposition the protective screen and bench seat.

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269 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
	3FRNF65A37V515202	26,000	Sold	Dump Truck	Used	2007	7504	Ford	F-650	162600	National Truck &	Cummins	ISB	200	No	Single
	1FUBA5CG35LU27974	33,000	Sold	Dump Truck	Used	2005	7526	Freightliner	Columbia	372930	National Truck &	Detroit	DDC	425	Yes	Single
	1FVACWDTXCHBF5585	26,000	Sold	Box Truck	Used	2012	7527	Freightliner	M2	165583	National Truck &	Cummins	ISB	240		Single
	3FRNF65A17V515103	26,000	Sold	Dump Truck	Used	2007	7507	Ford	F-650	191247	National Truck &	Cummins	ISB	200	No	Single
	3FRNF65A97V515205	26,000	Sold	Dump Truck	Used	2007	7510	Ford	F-650	136047	National Truck &	Cummins	ISB	200	No	Single
	1GDT8C4C24F504043	56,000	Sold	Dump Truck	Used	2004	7534	GMC	C8500	155866	National Truck &	Caterpillar	C7	250	No	Tandem 6
	3F6WK76L89G514332	19,500	Sold	Service Truck	Used	2009	7544	Sterling	Bullet	195366	National Truck &	Cummins	ISB	350	No	Single
	1GDT8C4C47F401680	56,000	Sold	Cab & Chassis	Used	2007	7547	GMC	C8500	60442	National Truck &	Caterpillar	C7	250	No	Tandem
	3FRNW75H98V067889	25,999	Sold	Flatbed	Used	2008	7560	Ford	F-750	91785	National Truck &	Cummins	ISB	250	Yes	Single
	1GDT8C4C67F408629	56,000	Sold	Dump Truck	Used	2007	7562	GMC	C8500	133569	National Truck &	Caterpillar	C7	250	No	Tandem 6
	3FRNF65NX7V467328	26,000	Sold	Flatbed	Used	2006	7578	Ford	F-650	59065	National Truck &	Caterpillar	C7	210	No	Single
	1FDAF57R08EA70774	19,000	Sold	Service Truck	Used	2008	7586	Ford	F-550	111500	National Truck &	Ford	6.4L	350	No	Single
	1FVACWDT5CHBS3910	26,000	Sold	Box Truck	Used	2012	7588	Freightliner	M2	131849	National Truck &	Cummins	ISB	240	No	Single
	1FVACWDT9HAD1881	25,999	Sold	Box Truck	Used	2009	7573	Freightliner	M2	213045	National Truck &	Cummins	ISB	240	No	Single
	1GDT8C4C57F408508	56,000	Sold	Dump Truck	Used	2007	7597	GMC	C8500	100488	National Truck &	Caterpillar	C7	250	No	Tandem 6
	1HTWYAHR89J081786	54,000	Sold	Flatbed	Used	2009	7611	International	7600	337823	National Truck &	Cummins	ISM	310	Yes	Tandem
	1FVACWDU1CDBU7993	20,000	Sold	Dump Truck	Used	2012	7596	Freightliner	M2	277768	National Truck &	Cummins	ISB	220	No	Single

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Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
	1FVACXBS99HAH9947	33,000	Sold	Dump Truck	Used	2009	7876	Freightliner	M2	235799	National Truck &	Cummins	ISC	285	Yes	Single
	1FVHCYBS3BDAY8679	54,600	Sold	Cab & Chassis	Used	2011	7817	Freightliner	M2	137123	National Truck &	Cummins	ISC	300	No	Tandem
	1FVHCYBS1BDAY8678	54,600	Sold	Box Truck	Used	2011	7816	Freightliner	M2	146164	National Truck &	Cummins	ISC	300	No	Tandem
	1FUBC4DV9CHBE4866	32,000	Sold	Dump Truck	Used	2012	7911	Freightliner	M2	272786	National Truck &	Detroit	DD13	370	Yes	Single
	JALC4W16XC7002999	14,500	Sold	Box Truck	Used	2012	7912	Isuzu	NPR	118042	National Truck &	Isuzu	4HK1-TC	215	No	Single
	JALC4W166C7002966	14,500	Sold	Box Truck	Used	2012	7919	Isuzu	NPR	89578	National Truck &	Isuzu	4HK1-TC	215	No	Single
	1FUBC4CY3DHBY1302	33,000	Sold	Dump Truck	Used	2013	7921	Freightliner	M2	330260	National Truck &	Cummins	ISL	370	No	Single
	1FVACXDT1CHBW7179	33,000	Sold	Cab & Chassis	Used	2012	7923	Freightliner	M2	240498	National Truck &	Cummins	ISB	280	No	Single
	JALC4W166D7003486	14,500	Sold	Cab & Chassis	Used	2013	7926	Isuzu	NPR	67898	National Truck &	Isuzu	4HK1-TC	215	No	Single
	1FDAW56R18EA79971	17,950	Sold	Dump Truck	Used	2008	7903	Ford	F-550	135787	National Truck &	Ford	6.4L		No	Single
	1FVHCYBS1BDAY8681	54,600	Sold	Box Truck	Used	2011	7819	Freightliner	M2	51613	National Truck &	Cummins	ISC	300	No	Tandem
	1FVHCYDC25HU22538	52,000	Sold	Cab & Chassis	Used	2005	7906	Freightliner	M2	227742	National Truck &	Caterpillar	C7	250	No	Tandem
	1HTMMAAL56H222017	25,500	Sold	Box Truck	Used	2006	7935	International	4300	243283	National Truck &	International	DT466	210	No	Single
	1FVACXDT7DHFG7387	33,000	Sold	Cab & Chassis	Used	2013	7947	Freightliner	M2	198235	National Truck &	Cummins	ISB	280	No	Single
	2NKHLN9X8BM294954	52,000	Sold	Cab & Chassis	Used	2011	7933	Kenworth	T370	292586	National Truck &	Paccar	PX-8	270	No	Tandem
	1FVACWDT3DHFA5138	26,000	Sold	Cab & Chassis	Used	2013	7961	Freightliner	M2	134487	National Truck &	Cummins	ISB	240	No	Single
	3WKDAT8X3XF828493	36,000	Sold	Dump Truck	Used	1999	7951	Kenworth	T800	254090	National Truck &	Caterpillar	C-10	335	Yes	Single

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269 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
	1FVACXDT6CDBU9462	33,000	Sold	Box Truck	Used	2012	8290	Freightliner	M2	267306	National Truck &	Cummins	ISB	280	No	Single
	3FRNF65C68V578216	26,000	Sold	Cab & Chassis	Used	2008	8323	Ford	F-650	86048	National Truck &	Cummins	ISB	240	No	Single
	1FDUF5GT7DEB46865	19,500	Sold	Box Truck	Used	2013	8352	Ford	F-550	164338	National Truck &	Ford	6.7	300	No	Single
	1FUBC4CY1EHFS9776	33,000	Sold	Dump Truck	Used	2014	8368	Freightliner	M2	362656	National Truck &	Cummins	ISL	370	No	Single
	1FUBC4CY6EHFS9773	33,000	Sold	Dump Truck	Used	2014	8369	Freightliner	M2	391500	National Truck &	Cummins	ISL	370	No	Single
	1FVHCYBS4DDFB6242	52,000	Sold	Cab & Chassis	Used	2013	8320	Freightliner	M2	191961	National Truck &	Cummins	ISC	270	No	Tandem
	1FVHC5DV0DHFE1850	64,000	Sold	Rollback	Used	2013	8374	Freightliner	M2	299609	National Truck &	Detroit	DD13	410	Yes	Tandem
	1FUBC4CYXEHFS9775	33,000	Sold	Dump Truck	Used	2014	8390	Freightliner	M2	408976	National Truck &	Cummins	ISL	370	No	Single
	1FUBC4CY3EHFS9777	33,000	Sold	Dump Truck	Used	2014	8391	Freightliner	M2	408687	National Truck &	Cummins	ISL	370	No	Single
	1FUBC4CY5EHFS9778	33,000	Sold	Dump Truck	Used	2014	8392	Freightliner	M2	347250	National Truck &	Cummins	ISL	370	No	Single
	1FUBC4CY5EHFW9424	33,000	Sold	Dump Truck	Used	2014	8393	Freightliner	M2	314173	National Truck &	Cummins	ISL	370	No	Single
	1HTMSTAR1KH049211	52,000	Sold	Cab & Chassis	Used	2019	8432	International	4400	42491	National Truck &	Cummins	L9	300	No	Tandem
	3ALACWDU0GDHN6058	25,500	Sold	Flatbed	Used	2016	8418	Freightliner	M2	52659	National Truck &	Cummins	ISB	240	No	Single
	3HTNUAPT8EN022538	66,000	Sold	Cab & Chassis	Used	2014	8444	International	5900	295636	National Truck &	Cummins	ISX	500	Yes	
	1HTMSTAR0KH049345	52,000	Sold	Cab & Chassis	Used	2019	8450	International	4400	56789	National Truck &	Cummins	L9	300	No	Tandem
	1FVHCYCY9GHHN6004	52,000	Sold	Cab & Chassis	Used	2016	8454	Freightliner	M2	94614	National Truck &	Cummins	ISL	270	No	Tandem
	1HTXHAPT19J057198	66,000	Sold	Cab & Chassis	Used	2009	8475	International	5600i	25286	National Truck &	Cummins	ISX	485	Yes	Tandem

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269 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
	1HTMMAAL44H604164	25,999	Sold	Cab & Chassis	Used	2004	8762	International	4300	205176	National Truck &	International	DT466	215	No	Single
	3ALACWFC7JDJK7177	26,000	Sold	Cab & Chassis	Used	2018	8727	Freightliner	M2	148737	National Truck &	Cummins	ISB	220	No	Single
	1FVACXBSX8HZ84990	33,000	Sold	Cab & Chassis	Used	2008	8761	Freightliner	M2	118414	National Truck &	Cummins	ISC	260	No	Single
	1FDUF4GT3BEB33456	16,500	Sold	Box Truck	Used	2011	8769	Ford	F-450	83358	National Truck &	Ford	6.7L	390	No	Single
	1FVACXDT8EHFY0266	33,000	Sold	Box Truck	Used	2014	8789	Freightliner	M2	177950	National Truck &	Cummins	ISB	280	No	Single
	3ALACXDT0FDGJ3171	33,000	Sold	Stake Bed	Used	2015	8803	Freightliner	M2	163027	National Truck &	Cummins	ISB	280	No	Single
	1FDUF5GT8CEA41136	19,500	Sold	Service Truck	Used	2012	8806	Ford	F-550	243089	National Truck &	Ford	6.7	390	No	Single
	1FDUF5GY6GEA51147	19,500	Sold	Box Truck	Used	2016	8812	Ford	F-550	57939	National Truck &	Ford	6.8L V10	362	No	Single
	1FVACXDT69HAG7180	29,000	Sold	Dump Truck	Used	2009	8818	Freightliner	M2	37650	National Truck &	Cummins	ISB	240	No	Single
	1FVHCYBS0EHFK0996	54,700	Sold	Flatbed	Used	2014	8810	Freightliner	M2	296884	National Truck &	Cummins	ISC	350	No	Tandem
	1HTMMMML5JH544145	25,999	Sold	Dump Truck	Used	2018	8851	International	4300	96213	National Truck &	Cummins	ISB	220	No	Single
	1FUBC5CY4EHFV5164	35,000	Sold	Dump Truck	Used	2014	8821	Freightliner	M2	406236	National Truck &	Cummins	ISL	380	Yes	Single
	1FVHCYBS7DHFA6944	52,000	Sold	Dump Truck	Used	2013	8859	Freightliner	M2	268146	National Truck &	Cummins	ISC	270	No	Tandem
	1FVHCYBS8CHBR2885	52,000	Sold	Flatbed	Used	2012	8860	Freightliner	M2	256053	National Truck &	Cummins	ISC	270	No	Tandem
	5KKHALDE77PY41563	68,000	Sold	Dump Truck	Used	2007	C8885	Western Star	4900	481726	National Truck &	Caterpillar	C13	430		5
	5KKHALDE07PY41565	68,000	Sold	Dump Truck	Used	2007	C8899	Western Star	4900	392824	National Truck &	Caterpillar	C13	430		5
	1FVHCYCY5EHFL6114	53,220	Sold	Flatbed	Used	2014	8905	Freightliner	M2	257087	National Truck &	Cummins	ISL	300	No	Tandem

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269 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
	1GBE5C1999F406010		Sold	Dump Truck	Used	2009	9207	Chevrolet	C5500		National Truck &					
	1FUBC4CY7FHGJ2128	33,000	Sold	Dump Truck	Used	2015	9210	Freightliner	M2	344583	National Truck &	Cummins	ISL	370	Yes	Single
	3HAMMMMN4GL199033	30,000	Sold	Flatbed	Used	2016	9244	International	4300	34134	National Truck &	Cummins	ISB	240	No	Single
	1FVHCYBS8CHBR3664	52,000	Sold	Cab & Chassis	Used	2012	9231	Freightliner	M2	147723	National Truck &	Cummins	ISC	270	No	Tandem
	1HTMMMML9KH510226	25,999	Sold	Box Truck	Used	2019	9262	International	4300	97678	National Truck &	Cummins	ISB	220	No	Single
	1HTMMMML0KH510342	25,999	Sold	Dump Truck	Used	2019	9273	International	4300	139690	National Truck &	Cummins	ISB	260	No	Single
	JHHSDM2H3KK008718	19,500	Sold	Box Truck	Used	2019	9272	Hino	195	167895	National Truck &	Hino	J05E-TP	210	No	Single
	JHHRDM2H2KK007316	19,500	Sold	Box Truck	Used	2019	9271	Hino	195	181205	National Truck &	Hino	J05E-TP	210	No	Single
	1GDE5C1998F416171	19,500	Sold	Box Truck	Used	2008	9228	GMC	C5500	56560	National Truck &	GMC	6.6L	300	No	Single
	JHHSDM2HXKK009378	17,950	Sold	Box Truck	Used	2019	9296	Hino	195	174434	National Truck &	Hino	J05E-TP	210	No	Single
	3FRNF65324V588641	26,000	Sold	Dump Truck	New	2004	9326	Ford	F-650	206929	National Truck &	Caterpillar	C7	230	No	Single
	JALC4W163J7007510	14,500	Sold	Box Truck	Used	2018	9328	Isuzu	NPR	89457	National Truck &	Isuzu	4HK1-TC	215	No	Single
	3ALACWDT0HDHA4658	25,500	Sold	Box Truck	Used	2017	9349	Freightliner	M2	206040	National Truck &	Cummins	ISB	200	No	Single
	3AKBC4CY8GDHG1232	33,000	Sold	Dump Truck	Used	2016	9364	Freightliner	M2 112	131775	National Truck &	Cummins	ISL	370	No	Single
	3ALHCYCYXGDHM0593	52,000	Sold	Flatbed	Used	2016	9377	Freightliner	M2	309601	National Truck &	Cummins	ISL	260	No	Tandem
	1FVACXDT5DHFD7689	33,000	Sold	Flatbed	Used	2013	9384	Freightliner	M2	100779	National Truck &	Cummins	ISB	325	No	Single
	3ALACWFC9JDJW3484	26,000	Sold	Box Truck	Used	2018	9404	Freightliner	M2	181554	National Truck &	Cummins	ISB	240	No	Single

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269 units

Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
	1HTWYSARX5J126821	52,350	Sold	Rollback	Used	2005	6792	International	7600	351871	National Truck &	Caterpillar	C11	305	None	Tandem
	2NPNHD6XX7M698231	26,000	Sold	Dump Truck	Used	2007	6833	Peterbilt	330	228225	National Truck &	Caterpillar	C7	210	None	Single
	1FUBA5CG67LX71382	32,000	Sold	Dump Truck	Used	2007	6892	Freightliner	CL120	516458	National Truck &	Detroit	SERIES 60	425	None	Single
	1HSHWSAN65J055858	32,000	Sold	Dump Truck	Used	2005	6902	International	8600	384815	National Truck &	Caterpillar	C11	335	None	Single
	1GDJ7C1356F900923	25,950	Sold	Dump Truck	Used	2006	6965	GMC	C7500	173456	National Truck &	Isuzu	Duramax7.8	200	None	Single
	1GDJ7C1306F901333	25,950	Sold	Flatbed	Used	2006	7005	GMC	C7500	168255	National Truck &	Isuzu	Duramax7.8	200	None	Single
	1GDJ7C1336F901438	25,950	Sold	Dump Truck	Used	2006	6997	GMC	C7500	171149	National Truck &	Isuzu	Duramax7.8	200	None	Single
	1GDJ7C1366F900722	25,950	Sold	Dump Truck	Used	2006	7001	GMC	C7500	171561	National Truck &	Isuzu	Duramax7.8	200	None	Single
	1GDJ7C1316F901258	25,950	Sold	Dump Truck	Used	2006	7050	GMC	C7500	171033	National Truck &	Isuzu	Duramax7.8	200	None	Single
	1GDJ7C1396F901640	25,950	Sold	Dump Truck	Used	2006	7054	GMC	C7500	172846	National Truck &	Isuzu	7.8	200	None	Single
	1GDJ7C1366F901160	25,950	Sold	Cab & Chassis	Used	2006	7002	GMC	C7500	161437	National Truck &	Isuzu	7.8	200	None	Single
	3FRXF75N15V171500	33,000	Sold	Dump Truck	Used	2005	6939	Ford	F-750	89737	National Truck &	Caterpillar	C7	210	Jake Brake	Single
	1HSHWSAN15J149159	32,000	Sold	Dump Truck	Used	2005	6898	International	8600	335167	National Truck &	Caterpillar	C11	335	None	Single
	1HSHWSAN85J149160	32,000	Sold	Dump Truck	Used	2005	6899	International	8600	291794	National Truck &	Caterpillar	C11	335	None	Single
	1FVACWDT38HZ64726	26,000	Sold	Cab & Chassis	Used	2008	6465	Freightliner	M2 106	291415	National Truck &	Cummins	ISB 6.7	240	None	Single
	1GDT8E4C03F517058	52,350	Sold	Dump Truck	Used	2003	7158	GMC	C8500	299583	National Truck &	Caterpillar	3126	250	No	Tandem
	1HTMMAAM84H650427	25,500	Sold	Dump Truck	Used	2004	5162	International	4300	210075	National Truck &	International	DT466	215		Single

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9/12/2024

9/12/2024

9/12/2024

2025 Reynoldsburg Planning and Zoning Board

January						
S	M	T	W	T	F	S
			X	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	X	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	X	18	19	20	21	22
23	24	25	26	27	28	

March						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	X	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	T	F	S
		1	2	3	X	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	T	F	S
	X	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	X	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	X	X	29
30						

December						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	X	X	26	27
28	29	30	X			

	Planning and Zoning Board - 6:00 pm
	Council/Committee Mtgs - 6:30 pm
X	Holiday- City Offices Closed