

Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, August 21, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 07/17/2025
 2. Planning & Zoning Board - Regular Meeting - 07/31/2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2025-0208; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Variance
2. App# 2025-0207; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Conditional Use

D. NEW BUSINESS

1. App# 2025-0402; 6334 E. Livingston Avenue; Kendra Soler for Happy Hills Child Care Center, LLC; Conditional Use
2. App# 2025-0405; 7890 Palmer Road; Thomas and Clara Jones; Variance
3. App# 2025-0348; 6808 Frey Lane; Jennifer Burnside; Variance
4. App# 2025-0365; 6824 Frey Lane; Garic B D Warner; Variance
5. App# 2025-0404; 7185 E. Main Street; Anup Janardhanan and Jay Boone of Moody Nolan for Metropolitan Housing Partners, Inc.; Variance
6. App# 2025-0248; 7185 E. Main Street; Anup Janardhanan and Jay Boone of Moody Nolan

for Metropolitan Housing Partners, Inc.; Certificate of Appropriateness

7. App# 2025-0246; 7185 E. Main Street; Anup Janardhanan and Jay Boone of Moody Nolan for Metropolitan Housing Partners, Inc.; Major Site Plan
8. App# 2025-0380; 6269 E. Main Street; Brandon Nkengasong for BEZ Auto Detailing, LLC; Appeal to Zoning Certificate

E. OTHER BUSINESS

1. Zoning Code Update

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
July 17, 2025**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Alabi, Kleckley, Ward, Brusk
ABSENT:

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 06/18/2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2025-0337; 7360 E. Main Street; Bryan Nelson for Slab Restaurant, LLC;
Certificate of Appropriateness**

Ms. Buathier introduces application 2025-0337 for a certificate of appropriateness at 7360 East Main Street.

Mr. Nelson, representing the applicant, Brian Nelson, requests approval for exterior modifications of two wall sign faces and one new wall sign.

Mr. Furst agrees with staff's recommendation and moves to accept the application as submitted.

Ms. Alabi: I second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Alabi
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2025-0208; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Variance

Ms. Buathier introduces application 2025-0208 for three variances at 7041 East Main Street for Driven Brands, Inc.

Mr. Slagter provides a detailed report on the variances requested: increased setback requirements, reduced landscape buffer zone, and no abort escape lane.

Ms. Zackary, representing the applicant, explains the need for the variances due to the narrow width of the property and safety concerns.

Mr. Slagter provided additional photos and a parcel map to support the variance requests. He explained the practical difficulties of meeting the current zoning requirements and the benefits of the proposed variances.

Mr. Furst agreed with the setback variance as the board had previously approved other applications. Mr. Furst is concerned about the precedent regarding the escape lane.

Mr. Benner asked if they had considered other alternatives.

Ms. Zackary explained the challenges of providing an escape lane due to the narrow width of the property.

Mr. Furst asked if the applicant would like to review the additional comments from staff and table this application for further review.

Mr. Slager agreed to withdraw the request for the landscape buffer zone and

discussed alternative plans for the escape lane.

Mr. Furst suggests tabling the matter until the August 21, 2025, meeting to allow for further evaluation of the new engineering plans.

The applicant asked to table the application.

RESULT:	Tabled until August 21st, 2025
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2025-0207; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Conditional Use

This was discussed under the previous topic and tabled as well.

Mr. Furst suggests tabling the matter until the August 21, 2025, meeting to allow for further evaluation of the new engineering plans.

The applicant asked to table the application.

RESULT: Tabled until August 21st, 2025
MOVER: Furst
SECONDER: Kleckley
AYES: Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2025-0338; 8200 Palmer Road; Jeanne Cabral for Akash Acharya and Sagar Dhital; Conditional Use

Ms. Buathier introduces application 2025-0338 for a conditional use at 8200 Palmer Road for a dwelling group home. She provided a detailed report on the application, including the proposed use, number of residents, and staffing requirements.

Ms. Cabrell, the architect for the owner, explains the revised application to limit the number of residents to five and the proposed remodeling plans. Ms. Cabrell addressed concerns about the property's appearance and the plans for landscaping and ADA compliance. All the staff's recommendations will be met per their state license. They have to be staffed 24 hours a day and no commercial activities are allowed.

Mr. Richard, a neighbor, raises concerns about the use being changed and the property's appearance, the potential for future changes, and the need for clarity on the conditional use.

Mr. Furst: The conditional use cannot be changed after it is granted.

Ms. Krumlauf expresses concerns about the structural integrity of the property and the ability to accommodate 6-8 elderly residents. As well as the condition of the lot.

Mr. Huntersheed raises concerns about a rusted fence and unregistered cars parked on the property.

Mr. Hines shares concerns about the property's appearance and its impact on the neighborhood.

Mr. Furst clarifies the board's role in addressing property maintenance issues and the process for inspecting and enforcing compliance.

Ms. Cabrell addresses the concerns raised by the public, explaining the plans for inspections, ADA compliance, and landscaping. She emphasizes the commitment to meeting all code requirements and the extensive experience of the applicant in managing similar facilities. Ms. Cabrell reassures the board that the property will be well-maintained and compliant with all regulations.

Mr. Furst explains the process of revoking a conditional use permit even after a certificate of occupancy is issued, emphasizing transparency and the board's approval. Mr. Furst inquires if the applicant is willing to restrict the age of occupants to 55 or older, to which the applicant agrees without objection.

Mr. Furst asks for additional comments or questions from the board, which are none, leading to a motion to approve the application with the staff's recommendations and the age restriction.

Mr. Brusk seconded.

RESULT:	5-2 - Approved
MOVER:	Furst
SECONDER:	Brusk
AYES:	Barnhart, Benner, Brusk, Kleckley, Furst
NAYS:	Alabi, Ward

OTHER BUSINESS

Zoning Code Updates

Ms. Buathier asks the board if they are interested in additional presentations, considering the late hour, and suggests postponing the zoning code updates.

Mr. Furst prefers to delay the discussion. The board agreed to discuss the zoning code updates and decided to delay the item until the next regularly scheduled meeting.

ADJOURNMENT

Planning and Zoning Administrator

Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
July 31, 2025**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Benner, Alabi, Kleckley

ABSENT: Barnhart, Ward, Brusk

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2025-0364; 7453 E. Main Street; David Russell for HN Holdings, LLC;
Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

The board did not have any questions.

Mr. Furst moved to accept the application as submitted.

Ms. Alabi seconded.

RESULT:	Approved as submitted
MOVER:	Furst

SECONDER: Alabi AYES: Kleckley, Benner, Alabi, Furst

**App# 2025-0340; 7509 E. Main Street; Puran Guatam for Gautam Homes, LLC;
Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

No questions from the board.

Mr. Furst moved to accept the application as submitted.

Mr. Benner seconded.

RESULT: Approved MOVER: Furst SECONDER: Benner AYES: Alabi, Kleckley, Benner, Furst
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OTHER BUSINESS

Zoning Code Updates

- The Reynoldsburg Planning and Zoning Board discussed several proposed changes to the city's zoning code, including:
 - Measuring distance requirements and allowing balconies to encroach into setbacks for dwelling-attached single-family homes.
 - Modifying setback and lot size requirements for townhomes and condos in the Suburban Residential and Residential Medium districts.
 - Breaking out "vehicular care services minor" into two categories (with and without drive-through) in the East Main Street District and Community Commercial districts.
 - Allowing temporary storage containers on construction and renovation sites across all districts, with guidelines on their placement and use.
 - Increasing lighting standards for loading and parking areas for semi-trailer trucks in the Innovation District.
 - Adding definitions and land use classifications for retail vape/smoke shops, tarot/psychic services, porches, and service drives.
- The board provided feedback on the proposed changes and discussed the timeline for formally submitting the zoning code updates to City Council.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

August 13th, 2025

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

RE: Driven Brands, INC. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change,
7041 E. Main Street: Variance

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 7041 E. Main Street. The subject parcels, 060-004140 & 060-007493 is 0.76 acres with one building on site. The existing building is approximately 4,832 square feet according to the Franklin County Auditor's website. The subject site was previously a Car Wash, which has been closed for more than a year, and has lost all legal non-conforming status. 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 North, West, and East of the subject site and SR, Suburban Residential to the south. The surrounding land uses consist of Food Service – Fast Casual to the north, Food Service – Full-Service Restaurant to the east, Food Service – Full-Service Restaurant and Dwelling – Multi-Unit Building to the west, and Dwelling – Detached Single Family to the south.
- c. **Applicant's Request:** The applicant intends to use the subject site for a Vehicular Care Service – Minor with a drive thru. The applicant is requesting 2 variances and states they are seeking these in order to utilize the property for the proposed use of Vehicular Care Service – Minor with a drive thru. The applicant is requesting the following variances:
 - i. Section 1103.15.III.Insight District Development Standards.Setbacks
 1. To increase the required maximum front setback of 20 feet to 52.76 feet.
 - ii. Section 1105.13.L.ii
 1. To not provide the required escape/abort lanes at any point in the stacking lanes for the drive lanes.
- d. **Statement of Hardship:** The applicant states that the hardship from the strict application of the Zoning Code result from the narrow width of the property. That the property is only approximately 80 feet wide. That the narrow width of the property presents hardship in terms of traffic circulation and limits the potential uses of the site. That as to the Front Yard Setback Variance, the additional setback is required to provide for adequate and safe traffic circulation, as shown on the site plan and to provide safe ingress and egress from the property and from the building where services are performed. That as to the Escape Lane Variance, the

City's interpretation of Code Section 1105.13.L.ii requires that all cars in the stacking lanes be able to exit at any point in the stacking lane. That the applicant has revised the site plan to attempt to comply with the City's interpretation of Code Section 1105.13.L.ii, as requiring that all cars in the stacking lanes be able to exit at any point in the stacking lane, to the extent possible. That the applicant has removed the landscaping islands next to the stacking lanes to allow for two full escape lanes. That the applicant has also added language for a proposed sign that states "Caution – One Way Traffic" and another that states "Please wait for staff assistance to exit lane" to be utilized for the escape lane for the western stacking lane, as suggested during the July 17th Planning and Zoning Board meeting. That to the extent that the applicant's site plan does not meet Code Section 1105.13.L.ii, a variance is requested. That further, although the proposed use of Vehicular Care Services – Minor describes numerous types of operations, such as incidental body and fender work, minor painting and upholstering service, the proposed operations on the property are primarily oil and filter changes, which are some of the least intensive uses that would fall under the definition of Vehicular Care Services – Minor. That because of these limited services, the expected car count per hour is very low, with a per hour peak of only 7 cars, and the average time for service being 10 minutes with the two service bays (see attached data). That this means that at peak times, assuming all vehicles came within a 10-minute window, there would only be 5 cars in the stacking lanes. That such an occurrence is more theoretical than real, because with 7 cars in an hour, it is possible there would be no stacking because the two bays can service 12 vehicles in an hour without any stacking. That under these circumstances a variance is warranted as it relates to the Escape Lanes.

- e. **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. The following variance factors are considered below:
 - 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 applicant states that the variances are in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located because these variances will provide for use of the property as a Vehicular Care Service – Minor station. That this proposed use provides a much-needed service in the community and is consistent with other commercial uses in the area, which includes other automotive uses in the area, such as a gasoline station just down the street. That the variances

are necessitated by the narrow configuration of the property and many other permitted and conditionally permitted uses would need a number of these same variances and possibly even more. That the variances will not be injurious to the area or otherwise detrimental to the public welfare. That none of the variances involve any use that would be injurious to the area or otherwise detrimental to the public welfare. That the responses to the previous and below sections are incorporated herein.

- i. Staff is of the opinion that granting the requested variances would not be detrimental to the public welfare if permitted.
- 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 applicant states that 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. That these are area variances, they are not use variances.
 - i. Staff is of the opinion that granting the requested variances would not permit any use that are not listed as permitted or conditional in this zone. That the land use of Vehicle Care Services – Minor is a conditionally permitted land use in the EMD zoning district.
- 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 there are special circumstances that exist on the property that are peculiar to the property and which do not apply generally to land or structures in the area. That those special circumstances would be that the property is very narrow and is only approximately 80 feet wide. That these special circumstances are such that the strict application of the provisions of the code would deprive the owner of the reasonable use of such land or structures because the property cannot be utilized without these variances. That as explained, the property is not wide enough so as to allow an escape lane for each of the two stacking lanes.
 2. That the front yard setback is necessary to allow safe and proper circulation of vehicles on the property. That notably, the adjacent commercial properties contain existing buildings that are set back at least 70 feet. That this fact supports the front yard setback variance because a new building on the property at the required

frontage setback of 20 feet would place all activities in front of the existing restaurants.

3. The applicant states that the Property is an existing parcel containing an existing building previously used as a car wash and owned by the Applicant. That the existing building on the Property is setback between 72.42 and 75.16 feet and the existing building is much larger (5,105 S.F.) and will be demolished to permit this new building which is much smaller (1,368 S.F.). That the cost to demolish the existing building and the limitations on the use of the Property because of its narrowness restrict the possible uses of the site to very limited alternatives, such as the proposed conditional use. That as a result of the foregoing characteristics of the Property and the adjacent conditions, there will be no beneficial use of the Property without the Variances. That further, the Variances will allow the construction of a brand-new updated building that will enhance the area and provide substantial buffering from the adjoining residential uses.
4. The applicant states that further, they are also including an alternative site plan (Item 7) that discusses what an alternative site plan layout could feasibly consists of. That this site plan demonstrates the alternative layouts that have been explored by them. That this layout would still require a variance. That notably, this site plan does include landscaping islands in between the two stacking lanes and the driveway and only a portion of an escape lane in between. That they have also added language for a proposed sign that states “Approximate wait 10 minutes from this point” to be utilized near the western stacking lane to advise customers of the maximum likely wait time prior to them entering the stacking lanes, as suggested during the meeting. That although, this site plan would require cars escaping from the western stacking lane to go into oncoming traffic. That as a result, this site plan is not feasible. That the responses to the previous and below sections are incorporated herein.
 - i. Staff does find, that due to safety concerns of ingress and egress due to the limited width of the parcel, a variance to the buildings maximum setback could be necessary for the reasonable use of land. Staff also agrees, that the limited width the lot could affect the applicant’s ability to provide an escape lane for both lanes, while also trying to provide adequate access to the remainder of the subject site.
- 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 proof of the practical difficulty is that the property cannot be utilized without the variances. That the unique shape of the property requires the variances to allow for proper traffic circulation. That the property is not wide enough so as to allow an escape lane for each of the two stacking lanes, and the property is not wide enough to provide the full ten-foot landscape buffer on both the East and West side of the property where the lanes are. That the hardship is not self-created since it relates to the existing lot size. That the property is a pre-existing parcel with a much larger structure than the proposed here and it is substantially out of conformance with the existing code requirements. That these variances will permit beneficial use of the property while at the same time bring the property in line with the existing code, except for the limited variances requested. That the responses to the previous and below sections are incorporated herein.
 - i. Staff is of the opinion that there is some practical difficulty due to the width of the site. That with regards to ingress and egress onto the site, the building setback variance is likely necessary to accommodate the size of the building, along with the required ingress and egress width.
 - ii. Staff is also of the opinion that there could be a practical difficulty due to the width of the site, to provide two escape lanes, two circulation lanes and a building all on an 80 foot wide parcel.
- 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. The applicant states that the variances are necessary for the reasonable use of the property, and they are the minimum variance that will accomplish this purpose, as provided in the site plan. That the unique shape of the property requires the variances to allow for proper traffic circulation. That additionally, as to the escape lane variances, the applicant has created has created escape lanes to the extent practicable on the Property. That the responses to the previous and below sections are incorporated herein.
 - i. Staff is of the opinion that based on the applicant's request, the variances requested are the minimum variances necessary to accomplish their purpose of Vehicular Care Services – Minor.
- 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. The applicant states that the variances 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. That the variances will permit beneficial use of the property, while at the same time bringing the property in line with the existing code, except for the limited variances requested. That further, the variances will allow the construction of a brand-new updated building that will enhance the area and provide substantial buffering. That this will enhance and not diminish or impair property values in the area.

2. That the variances will also allow traffic to move safely in and out of the property. That specifically, as to the escape lane variances, the applicant will have employees that will assist with traffic circulation and directing traffic, if the need arises. That they have also added language for a proposed sign that states “Caution – One Way Traffic” and another that states “Please wait for staff assistance to exit lane” to be utilized for the escape lane for the western stacking lane, as suggested during the 7/17/25 Planning and Zoning Board Meeting. The responses to the previous and below sections are incorporated herein.
 - i. Staff is of the opinion these factors have been met by the applicant. Both the Fire Department and Public Service do not have concerns with regards to this variance.
- 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. The applicant states that the variances will not confer any “special privilege” upon the property owner because the variances are necessitated by the dimensions of the property and the characteristics of the area.
 - i. Staff is of the opinion that granting the maximum building setback may not set precedent due to the limited width of the parcel and the concern for safety. That granting the variance due to safe access to and from the site, due to the small width of the lot would not confer the property owner special privileges.
 - ii. Staff is of the opinion that granting the abort/escape lane variance could set a precedent. However, staff also recognizes that due to the limited width of the site, providing an escape lane for both drive-thru lanes, drive aisle lane and the building width would make it difficult to achieve.
- 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. The applicant states that the variances are warranted even without consideration of the adjacent properties or structures.

- i. Staff is of the opinion that the maximum building setback is requested due to safety concerns regarding ingress and egress to the site and is not based off of neighboring properties.
 - ii. Staff also believes that the applicant has not requested the abort/escape lane variance or the landscape buffer variance due to other neighboring properties.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant states that there are no other remedies available for any of the variances. The responses to the previous and below sections are incorporated herein.
 - i. Staff is of the opinion that the requested variances for maximum building setback, is necessary and not a matter of convenience due to safety.
 - ii. Staff is of the opinion that there are no other remedies within the provisions of the code, that the applicant could use, to obtain the abort/escape lane without the variance. That the variance requested is not a matter of convenience.

3. Recommendation

- a. Staff is of the opinion that the requested variance to Section 1103.15.III.Insight District Development Standards.Setbacks is necessary for the development of the site, that it is not a matter of convenience. That due to safety concerns and the unique width of the site, the requested variance of the maximum building setback of 52.76 feet is necessary for the site to be utilized.
- b. Staff is also of the opinion that the applicant has thoroughly considered different site layout options, has addressed the hardship factors, and that due to the unique size and width the parcel, a variance would be needed for the applicant to provide abort/escape lanes for both drive-thru lanes. The applicant has proposed different layouts and continues to come to the same conclusion, a variance is needed for this requirement to be met. Due to the unique width of the parcel, the applicant would not be able to do a double drive-thru without a variance. That the requested variance is not a matter of convenience, but of the practical difficulty of the requirement of the zoning code.
 - i. Based on the reasons mentioned above, staff recommends approval of the variance to Section 1103.15.III.Insight District Development Standards.Setbacks. and Section 1105.13.L.ii, to not require an abort/escape lane.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: August 13, 2025

To: Phoenix Buathier, Development Assistant

From: Mitchell Yake, City Engineer

Subject: 7041 East Main Street Variance – Staff Report

Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Site Plan for the 7041 East Main Street Project. The Variance Application for this project has been submitted and is currently under review. The property is located on the south side of East Main Street, approximately 600 feet east of Briarcliff Road and 800 feet west of Haft Drive. The proposed project intends to construct a Take 5 Oil Change drive-thru. The variance for the project request is detailed in the last section of this report. The following summarizes our findings and recommendations with respect to this project.

ROADWAY ACCESS AND SITE PARKING

1. The existing access point to E Main Street from this parcel is a 44.5-foot wide access drive on the north side of the property. Based on the Site Plans provided, the proposed access drive would be the same width as the existing. There are three proposed lanes within the access drive, one is the entrance and the other two are dedicated exit lanes to the east and to the west. Based on previous discussions with the City, left turn lanes are not preferential. The future COTA BRT Project plans to install a median in the middle of E Main Street that would eliminate the ability to use a left turn at this location. The intention will be to implement U-turns instead of these left turns out of various driveways in the corridor.
2. Lane widths for two-way traffic located to the south of the building (within the parking space area) are 24-ft wide, which is acceptable per the Development Handbook.
3. There is a proposed one-way drive-thru lane (13' width) which begins at the access lane from E Main Street and continues to the west side of the building for entry into the two stacking lanes for the oil change bays on the south side of the building. The proposed stacking lanes for the drive-thru consist of 4 cars in two side-by-side bay access lanes.
4. In the updated site plan both sides of the stacking lanes the landscape islands were removed and replaced with concrete pavement and traffic striping as necessary. Site plan shows two proposed escape lanes from the stacking lanes. One is to the right of the east stacking lane and one to the left of the west stacking lane. The east stacking lane would exit to the right onto the one-way access drive towards the exit. The escape lane on the west side of the project will utilize the one-way lane from the entrance in the opposite direction. If this option were to be used, the applicant proposes to add two signs stating "CAUTION – ONE WAY TRAFFIC" and "PLEASE WAIT FOR STAFF ASSISTANCE TO EXIT LANE". To avoid conflict with one way traffic, another option should be considered providing turning movements for exiting traffic to turn into the southbound lane with one way traffic. The developer needs to provide turning movements for this option.
5. Also included was an alternative layout of the stacking and escape lanes that included the landscape islands. One is to the right of the east stacking lane and one to the left of the west stacking lane. The

east stacking lane would exit to the right through the island (via a 13-ft escape lane) onto the one-way access drive towards the exit. The escape lane on the west side of the project passes through designated break in the island (via a 17-ft escape lane) onto the one-way access drive. It's assumed that exiting traffic is going with one way traffic. This site plan was deemed not feasible per application.

6. There are 5 parking spaces which include 1 ADA space which is adequate per the zoning code requirements. The dimensions for all spaces are 9' x 18' and are acceptable in dimensions.

UTILITIES

7. Per GIS, the existing 12-inch water main which runs east and west (constructed in 1966 and located on the south side of E. Main St) will service the project. A comment has been made to include both alignment and sizing of any existing and proposed water service lines on a utility plan with future submissions.
8. Per GIS, the existing 8-inch sanitary sewer (built 1961 and located towards the south side of the parcel) services the project. A comment has been made to include both alignment and sizing of any existing and proposed sanitary service lines on a utility plan with future submissions.

STORMWATER

9. The existing site has one storm catch basin in the access drive to the north of the building. Stormwater from this structure is conveyed to an existing 15-inch storm main located on the south side of E. Main St (constructed in 1966 per GIS and runs east and west). It is unclear if there is another storm structure on the south side of the building, but a comment has been made to include all storm structures (both existing and proposed) to any future plans submitted. Since the proposed site will disturb less than 1 acre of area and the impervious area is proposed to be reduced by 0.18 acres from the existing impervious area, water quality and peak flow rate control will not be required.

DETAILS / SPECIFICATIONS

10. The project requests a Variance to increase the Front Yard Setback from a 20-ft maximum front yard setback requirement to a maximum setback of 52.76 feet [(Code Section 1103.15(III)(A)].
11. The project requests a Variance from Code Section 1105.113(L)(ii), requiring that all cars in the stacking lanes be able to exit at any point in the stacking lane per the Escape Lane Variance.

July 30, 2025

DIRECT DIAL 216.696.5863 | john.slagter@tuckerellis.com

VIA EMAIL AND FEDEX
pbuathier@reynoldsburg.gov
permit@reynoldsburg.gov

Building Department
City of Reynoldsburg, Ohio
7232 East Main Street
Reynoldsburg, OH 43068

*Re: Supplement to Variance Application No. 2025-0208 & Conditional Use Application
No. 2025-0207 for 7041 E. Main Street Reynoldsburg, OH*

Dear Sir or Madam:

Please find the enclosed supplemental materials to both the Variance Application and the Conditional Use Application (“Applications”) submitted by Driven Brands, Inc. c/o John P. Slagter, Esq. (“Applicant”) initially on April 16, 2025 and supplemented on June 4th and June 20th. This supplement is in response to the June 13, 2025 staff review of the Applications (“Staff Review”) and the July 17, 2025 Planning & Zoning Board meeting.

The Variance Application has been revised to withdraw the request for the variances from the landscape bufferyard of 10 feet found in Code Section 1105.07(I)(ii)(1). As noted in the Staff Review, a variance to this section is not needed.

Applicant has also revised the site plan (updated 7/24/25) for the Applications. Revisions to this plan include changes to the landscaping on the southern property line to be in compliance with Section 1105.07(I)(ii)(1), as noted in the Staff Review.

Further, Applicant has revised the site plan to attempt to comply with the City’s interpretation of Code Section 1105.113(L)(ii), as requiring that all cars in the stacking lanes be able to exit at any point in the stacking lane, to the extent possible. Applicant has removed the landscaping islands next to the stacking lanes to allow for two full escape lanes. Applicant has also added language for a proposed sign that states “Caution – One Way Traffic” and another that states “Please wait for staff assistance to exit lane” to be utilized for the escape lane for the western stacking lane, as suggested during the meeting.

Applicant is also including an alternative site plan (Item 7) demonstrating an alternative layout that has been explored by Applicant. Notably, Applicant added an escape lane to middle of the western stacking lane. Applicant has also added language for a proposed sign that states “Approximate wait 10 minutes from this point” to be utilized near the western stacking lane to advise customers of the maximum likely wait time prior to them entering the stacking lanes, as suggested during the meeting. Although, this site plan would require cars escaping from the western stacking lane to go into oncoming traffic, and a variance from this section would still be required. As a result, this site plan is not feasible.

Enclosed you will find twenty-two (22) hard copies of all submitted materials (11 copies for the variance application and 11 copies for the conditional use application.) Since the initial submission, the only revision made to the Conditional Use Application would be to update Item 4 – Site Plan. The revisions to the Variance Application include updates to Item 1 – Application, Item 2 – Narrative Statement, Item 4 – Site Plan, and the inclusion of Item 7 – Alternative Plan.

Applicant requests that the Applications be placed on the agenda for the August 21, 2025 PZB meeting. We appreciate your time and attention to the Applications and look forward to working with the City on this matter. Should you have any questions, please contact me directly. Thank you.

Sincerely,

TUCKER ELLIS LLP



John Slagter

JPS:dme

Enclosures

- Complete Copy of Variance Application and materials
 - o Item 1. Variance Application(updated 7/30/25)
 - o Item 2. Narrative Statement (updated 7/30/25)
 - o Item 3. Traffic Count Data
 - o Item 4. Site Plan + Exterior Elevations (updated 7/24/25)
 - o Item 5. Legal Description of the Property
 - o Item 6. Property Photos
 - o Item 7. Alternative Site Plan (added 7/30/25)
- Complete Copy of Complete Conditional Use Application and materials
 - o Item 1. Conditional Use Application
 - o Item 2. Narrative Statement
 - o Item 3. Traffic Count Data
 - o Item 4. Site Plan + Exterior Elevations (updated 7/24/25)

- Item 5. Legal Description of the Property
- Item 6. Property Photos

Copy of Variance Application Submission

Note: changes made to this submission include Item 1 – Application, Item 2 – Narrative Statement, Item 4 – Site Plan, and Item 7 – Alternative Plan

Item 1 – Application

(Updated 7/30/25)

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7041 E Main Street Reynoldsburg, OH	Parcel ID#(s): 060-004140-00 & 060-007386-00
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Driven Brands, Inc.	
Contact Email: Ashley Daly	Contact Phone Number: 407-580-0826

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Take 5 Oil Change	Contact Name: Ashley Daly
Contact Email: ashley.daly@drivenbrands.com	Contact Phone Number: 407-580-0826
Description of Use: Free-standing quick lube with two service bays. Services Offered: Oil Change, Windshield Wiper Replacement, Filter Replacement. Customer remains in vehicle during service. Hours of operation: M-F 7A - 7P, Sat. 8A-6P, Sun. 9A-5P. Employees per shift: 4-6. Volume of Delivery: 40-50 Cars per day; Peak Volume is on Saturday	

III. APPLICANT INFORMATION

Applicant Name: Driven Brands, Inc. c/o John P. Slagter, Esq.	Applicant Address: 950 Main Ave., Suite 1100, Cleveland, OH 44113
Applicant Phone Number: 2166965863	Applicant Email: john.slagter@tuckerellis.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.])

Please refer to the attached Item 2 for an explanation of the variances sought.

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: _____ **agent for applicant/property owner** Date: **6/4/25 rev. 7/30/25**
 *By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

<u>Zoning Information</u> Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	<u>Additional Approval Required</u> ☐ Major/Minor Site Plan	<u>PZB Meeting</u> Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
--	---	--

P&Z Administrator: _____ Date: _____

Section 1109.13 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 1109.13 (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. The 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.

Item 2 - Narrative Statement (Updated 7/30/25)

Variance Application Narrative Statement

No. 2025-0208

The subject property is located 7041 E. Main Street, Reynoldsburg, Ohio 43068 (Parcel IDs: 060-004140-00 & 060- 007386-00) (“Property”). The Property contains 0.135 +/- Acres & 0.583 +/- Acres and are two current tracts of land on the South side of East Main Street. The tax district of the Property is 060 - CITY OF REYNOLDSBURG. The legal description of the Property is attached hereto. The Property is located in the East Main Street Insight District (“EMD”) zoning district.

The applicant, Driven Brands, Inc. (“Applicant”) seeks the following variances in order to utilize the Property for the conditional use of Vehicular Care Services – Minor:

1. Variance from the 20 foot maximum front yard setback requirement found in Code Section 1103.15(III)(A) for a maximum front yard setback of 52.76 feet (the “Front Yard Setback Variance”)
2. Variance from Code Section 1105.113(L)(ii), as interpreted by the City as requiring that all cars in the stacking lanes be able to exit at any point in the stacking lane, shown in the site plan (the “Escape Lane Variances”).

Statement of Hardship (Section 1109.11(B))

For Front Yard Setback Variance and Escape Lane Variances (collectively, the “Variances”), the hardship that results from the strict application of the Zoning Code is a result of the narrow width of the Property. The Property is only approximately 80 feet wide. The narrow width of the Property presents hardship in terms of traffic circulation and limits the potential uses of the site. As to the Front Yard Setback Variance, the additional setback is required to provide for adequate and safe traffic circulation, as show on the Site Plan and to provide safe ingress and egress from the Property and from the building where services are performed.

As to the Escape Lane Variances, the City’s interpretation of Code Section 1105.113(L)(ii) requires that all cars in the stacking lanes be able to exit at any point in the stacking lane. Applicant has revised the site plan to attempt to comply with the City’s interpretation of Code Section 1105.113(L)(ii), as requiring that all cars in the stacking lanes be able to exit at any point in the stacking lane, to the extent possible. Applicant has removed the landscaping islands next to the stacking lanes to allow for two full escape lanes. Applicant has also added language for a proposed sign that states “Caution – One Way Traffic” and another that states “Please wait for staff assistance to exit lane” to be utilized for the escape lane for the western stacking lane, as suggested during the meeting. To the extent that Applicant’s site plan does not meet Code Section 1105.113(L)(ii), a variance is requested.

Further, although the proposed use of Vehicular Care Services – Minor describes numerous types of operations, such as incidental body and fender work, minor painting and upholstery

service, the proposed operations on the Property are primarily oil and filter changes, which are some of the least intensive uses that would fall under the definition of Vehicular Care Services – Minor. Because of these limited services, the expected car count per hour is very low, with a per hour peak of only 7 cars, and the average time for service being 10 minutes with the two service bays. (See attached data.) This means that at peak times, assuming all vehicles came within a 10 minute window, there would be only 5 cars in the stacking lanes. Such an occurrence is more theoretical than real, because with 7 cars in an hour, it is possible there would be no stacking because the two bays can service 12 vehicles an hour without any stacking. Under these circumstances a variance is warranted as it relates to the Escape Lanes.

Statement of Compliance with Variance Standards (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.

The Variances are in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located because these variances will provide for use of the Property as a Vehicular Care Service - Minor station. This proposed use provides a much needed service in the community and is consistent with other commercial uses in the area, which includes other automotive uses in the area, such as a gasoline station just down the street. The variances are necessitated by the narrow configuration of the Property and many other permitted and conditionally permitted uses would need a number of these same variances and possibly even more. The Variances will not be injurious to the area or otherwise detrimental to the public welfare. None of the Variances involve any use that would be injurious to the area or otherwise detrimental to the public welfare. The responses to the previous and below sections are incorporated herein.

- 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.

The Variances 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. These are area variances, they are not use variances.

- 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.

There are special circumstances that exist on the Property that are peculiar to the Property and which do not apply generally to land or structures in the area. Those special circumstances would be that the Property is very narrow and is only approximately 80 feet wide. These special circumstances 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 because the Property cannot be utilized without these variances. As explained, the Property is not wide enough so as to allow an escape lane for each of the two stacking lanes.

The Front Yard Setback is necessary to allow safe and proper circulation of vehicles on the Property. Notably, the adjacent commercial properties contain existing buildings that are setback at least 70 feet. This fact supports the Front Yard Setback Variance because a new building on the property at the required frontage setback of 20 feet would place all activities in front of the existing restaurants.

The Property is an existing parcel containing an existing building previously used as a car wash and owned by the Applicant. The existing building on the Property is setback between 72.42 and 75.16 feet and the existing building is much larger (5,105 S.F.) and will be demolished to permit this new building which is much smaller (1,368 S.F.). The cost to demolish the existing building and the limitations on the use of the Property because of its narrowness restrict the possible uses of the site to very limited alternatives, such as the proposed conditional use. As a result of the foregoing characteristics of the Property and the adjacent conditions, there will be no beneficial use of the Property without the Variances. Further, the Variances will allow the construction of a brand-new updated building that will enhance the area and provide substantial buffering from the adjoining residential uses.

Further, Applicant is also including an alternative site plan (Item 7) that discusses what an alternative site plan layout could feasibly consist of. This site plan demonstrates the alternative layouts that have been explored by Applicant. This layout would still require a variance. Notably, this site plan does include landscaping islands in between the two stacking lanes and the driveway and only a portion of an escape lane in between. Applicant has also added language for a proposed sign that states "Approximate wait 10 minutes from this point" to be utilized near the western stacking lane to advise customers of the maximum likely wait time prior to them entering the stacking lanes, as suggested during the meeting. Although, this site plan would require cars escaping from the western stacking lane to go into oncoming traffic. As a result, this site plan is not feasible.

The responses to the previous and below sections are incorporated herein.

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 proof of the practical difficulty is that the Property cannot be utilized without the Variances. The unique shape of the Property requires the Variances to allow for proper traffic circulation. The Property is not wide enough so as to allow a full escape lane for each of the two stacking lanes (which would essentially require four full lanes). The hardship is not self-created since it relates to the existing lot size. The Property is a pre-existing parcel with a much larger structure than proposed here and it is substantially out of conformance with the existing code requirements. These Variances will permit beneficial use of the Property while at the same time bring the Property in line with the existing Code, except for the limited variances requested. The responses to the previous and below sections are incorporated herein.

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.

The Variances are necessary for the reasonable use of the Property, and they are the minimum variance that will accomplish this purpose, as provided in the site plan. The unique shape of the Property requires the Variances to allow for proper traffic circulation. Additionally, as to the Escape Lane Variances, Applicant has created escape lanes to the extent practicable on the Property. The responses to the previous and below sections are incorporated herein.

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.

The Variances 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 Variances will permit beneficial use of the Property, while at the same time bringing the Property in line with the existing Code, except for the limited variances requested. Further, the Variances will allow the construction of a brand-new updated building that will enhance the area and provide substantial buffering. This will enhance and not diminish or impair property values in the area.

The Variances will also allow traffic to move safely in and out of the Property. Specifically, as to the Escape Lane Variances, Applicant will have employees that will assist with traffic circulation and directing traffic, if the need arises. Applicant has also added language for a proposed sign that states “Caution – One Way Traffic” and another that states “Please wait for staff assistance to exit lane” to be

utilized for the escape lane for the western stacking lane, as suggested during the meeting. The responses to the previous and below sections are incorporated herein.

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 Variances will not confer any “special privilege” upon the property owner because the Variances are necessitated by the dimensions of the Property and the characteristics of the area.

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.

The Variances are warranted even without consideration of the adjacent properties or structures.

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

There are no other remedies available for any of the Variances. The responses to the previous and below sections are incorporated herein.

Item 3 - Traffic Count Data

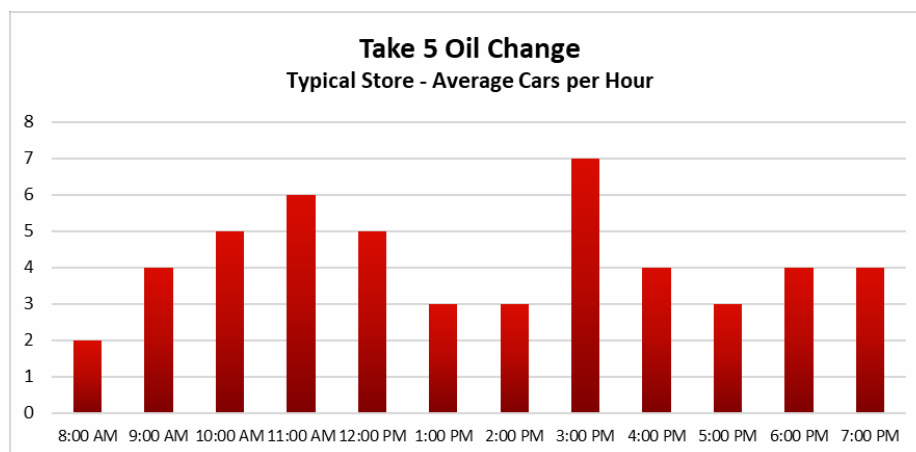


RE: Proposed Site Development for Take 5 Oil Change

Take 5 Oil Change has a unique business model that is focused exclusively on oil changes and the customer experience. Customers stay in their car during the entire service and average service times are approximately 10 minutes. Take 5 is able to serve its customers with this speed because we only perform oil changes and no other maintenance activities other than ancillary services such as windshield wiper and filter replacements. There are more than 700 Take 5 Oil Change locations across the country.

The average Take 5 Oil Change location services 50 cars a day, which is less than most any kind of retail establishment. Typical hours of operation are 7am – 8pm Monday thru Friday; 7am – 7pm Saturdays; and 9am – 5pm Sundays.

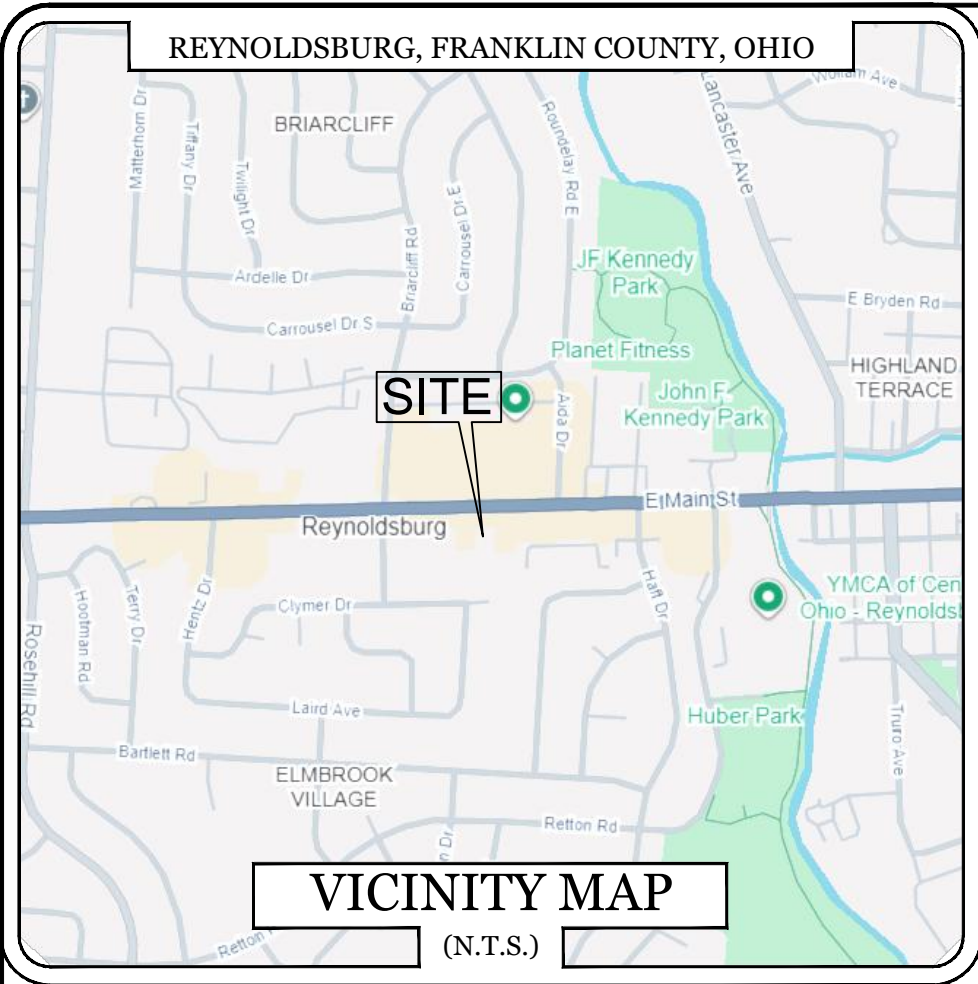
A typical Take 5 Oil Change location generates traffic in non-peak traffic hours. Based on common customer patterns, these facilities do not impact rush hour traffic. Below is a graph of a typical daily customer distribution.



Please let me know if you need any additional information at this time.

Henry Robert
Director of Franchise Construction
Driven Brands, Inc.

Item 4 – Updated Site Plan (7/24/25) + Exterior Elevations



BENCHMARK DATA:

RE - 26
ALUMINUM DISK
N: N/A
E: N/A
Z: 869.58

TBM 1
CUT X
N: N/A
E: N/A
Z: 867.58

TBM 4004
MAG NAIL
N: N/A
E: N/A
Z: 869.06

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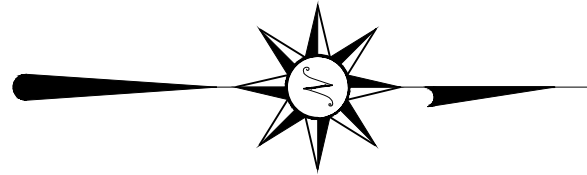
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PARCEL OWNER, ADDRESS

DRIVEN BRANDS INC
440 S CHURCH STREET, STE 700
CHARLOTTE, NC 28202

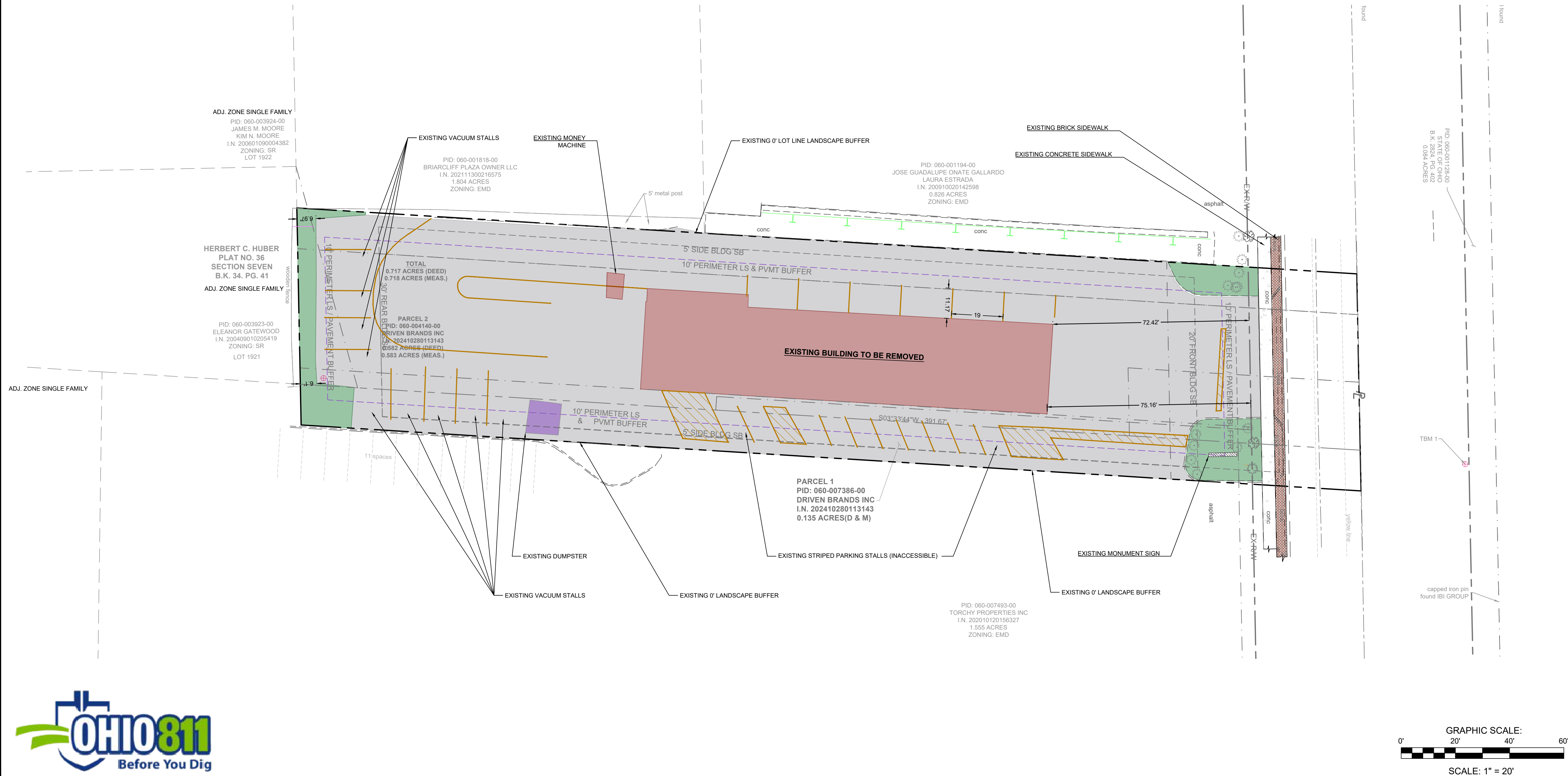


LEGEND

- EXISTING WOOD FENCE
- EXISTING STRIPING
- EXISTING BUILDING (TO BE REMOVED)
- EXISTING PAVEMENT (TO BE REMOVED)
- EXISTING GREEN SPACE (TO REMAIN)
- EXISTING DUMPSTER AREA (TO BE REMOVED)
- EXISTING MONUMENT SIGN
- EXISTING BRICK WALK
- EXISTING CONCRETE WALK

EXISTING
SITE DATA

STATISTIC	PROVIDED
TOTAL SITE AREA	+/- 0.72 AC
EXISTING ZONING	EMD COND. USE
EXISTING USE	CAR WASH
EXISTING IMPERVIOUS AREA	+/- 0.49 AC (+/- 21,210 SF)
EXISTING BUILDING SIZE	+/- 5,105 SF
EXISTING PARKING	6 SPACES NO ADA
EXISTING STACKING	UNKNOWN
TOTAL EXISTING GREEN SPACE	+/- 0.04 AC (+/- 1,689.66 SF)



REVISIONS

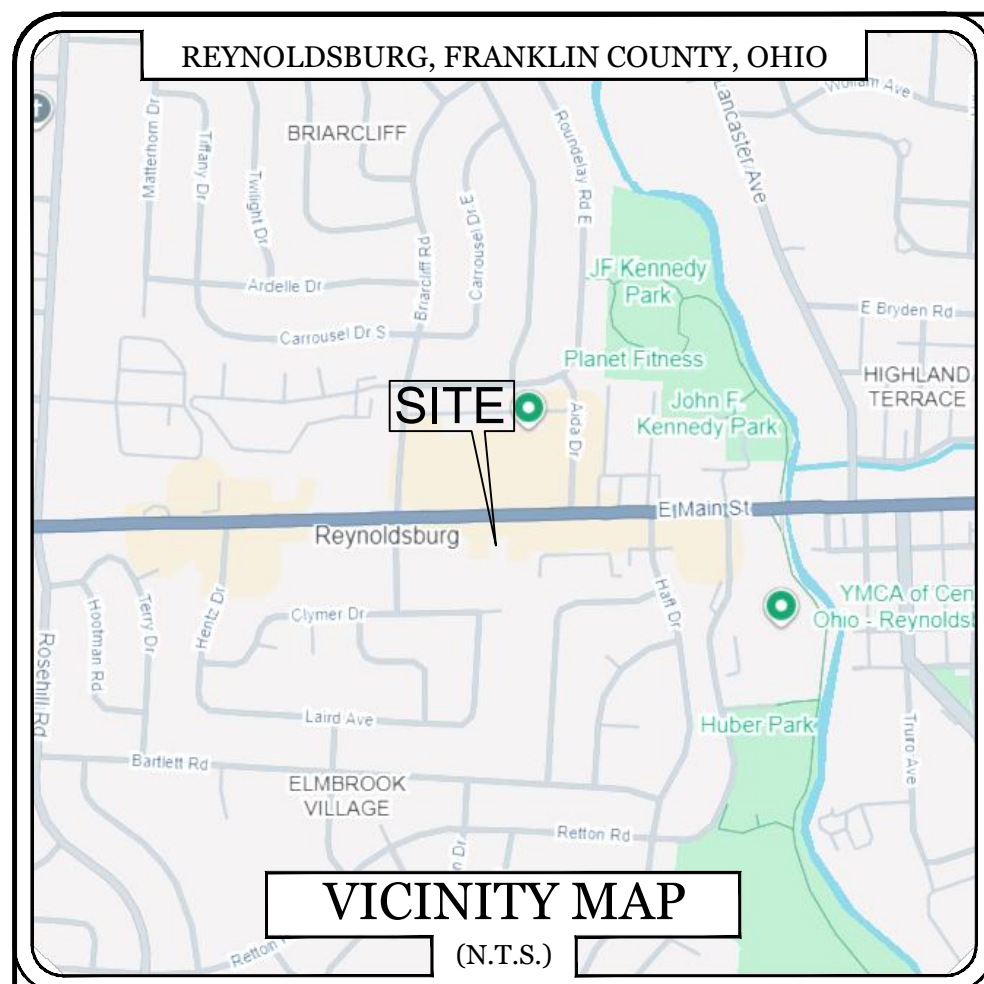
TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH



ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L
DATE: 5/29/2025
SCALE: 1" = 20'
DRAWN BY: B. ROBISON
CHECKED BY: B. ZACKERY
APPROVED BY: B. ZACKERY

EX-A
EX-SITE
CONDITIONS
COLOR EXHIBIT



BENCHMARK DATA:

- RE - 26
ALUMINUM DISK
N: N/A
E: N/A
Z: 860.58
- TBM 1
CUT X
N: N/A
E: N/A
Z: 867.58
- TBM 4004
MAG NAIL
N: N/A
E: N/A
Z: 869.06

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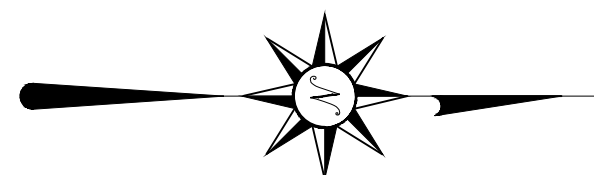
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DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.

PARCEL OWNER, ADDRESS

DRIVEN BRANDS INC
440 S CHURCH STREET, STE 700
CHARLOTTE, NC 28202



CONSTRUCTION LEGEND

- | | | | | | |
|---|---|-------------------------------|---|---|---|
|  |  | -HEAVY DUTY CONCRETE PAVEMENT |  |  | -HANDICAP SYMBOL |
| |  | -LIGHT DUTY CONCRETE PAVEMENT | |  | -HANDICAP PARKING SIGN (VAN ACCESSIBLE) |
| |  | - CURB AND GUTTER | |  | -WHEEL STOP |
|  |  | -SIDEWALK WITH TURNDOWN EDGE |  |  | -DIRECTIONAL ARROW |
| |  | -SIDEWALK | | | |

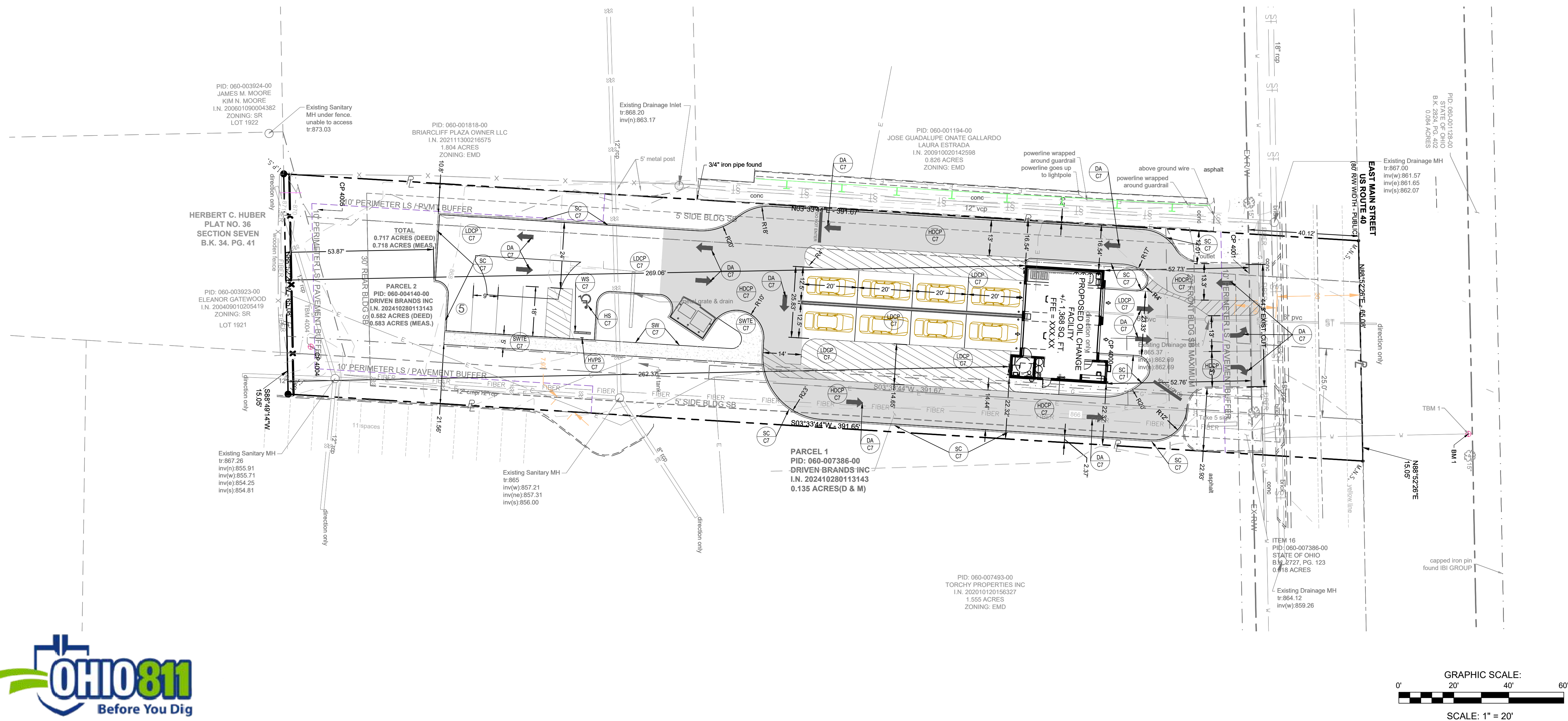
DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	EMD	EMD
PROPOSED USE	CONDITIONAL USE PERMIT REQ.	OIL CHANGE FACILITY
TOTAL SITE AREA	NO REQUIREMENT	0.72 +/- AC.
LOT COVERAGE	0.36/0.58 +/- AC. (50% MIN / 80% MAX) 15,638 / 25,021 SF (INCL. IMP. SF.)	31,276 +/- SQ. FT. 0.48 +/- AC. (67%) 20,788 SF. (67%)
BUILDING SETBACKS	FRONT 5' MIN./20' MAX. (NORTH) REAR 30' MIN. (SOUTH) SIDE 5' /20' GAGE (EAST) SIDE 5' /20' GAGE (WEST)	FRONT 52.73' (NORTH) REAR 269.06' (SOUTH) SIDE 22.32' /38.86 (EAST) SIDE 16.54' /38.86 (WEST)
TOTAL PARKING	VEHICLE REPAIR MINOR *REOMT PER CODE 1 SP/500 SF DEVELOPMENT INFO = 3 SPACES	5 SPACES PROVIDED 4 STANDARD SPACES 1 ADA SPACES
LANDSCAPE PLAN	REQUIRED	VARIANCE REQUESTED
DRAINAGE PLAN	NOT REQUIRED	N/A
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	CITY OF RENO/2048SBURG	1 ACCESS POINT
BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	1,368 S.F. +/-
BUILDING AREA	N/A	1,368 S.F. +/-
BUILDING HEIGHT	22' MIN / 60' MAX	22' (1 STORY)
FLOOR AREA RATIO	N/A	1,368 SF/31,276 SF = 0.044

GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF ALL AGENCIES OF FABRICATING AND INSTALLING THE CURB UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADI ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADI ARE 5.0' UNLESS NOTED OTHERWISE.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL, COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR COLORS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILTIIY STANDARDS.



REVISIONS

TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH



ACFS

ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L

DATE: 7/25/202

SCALE: 1" = 20'

DRAWN BY: B. ROBISON

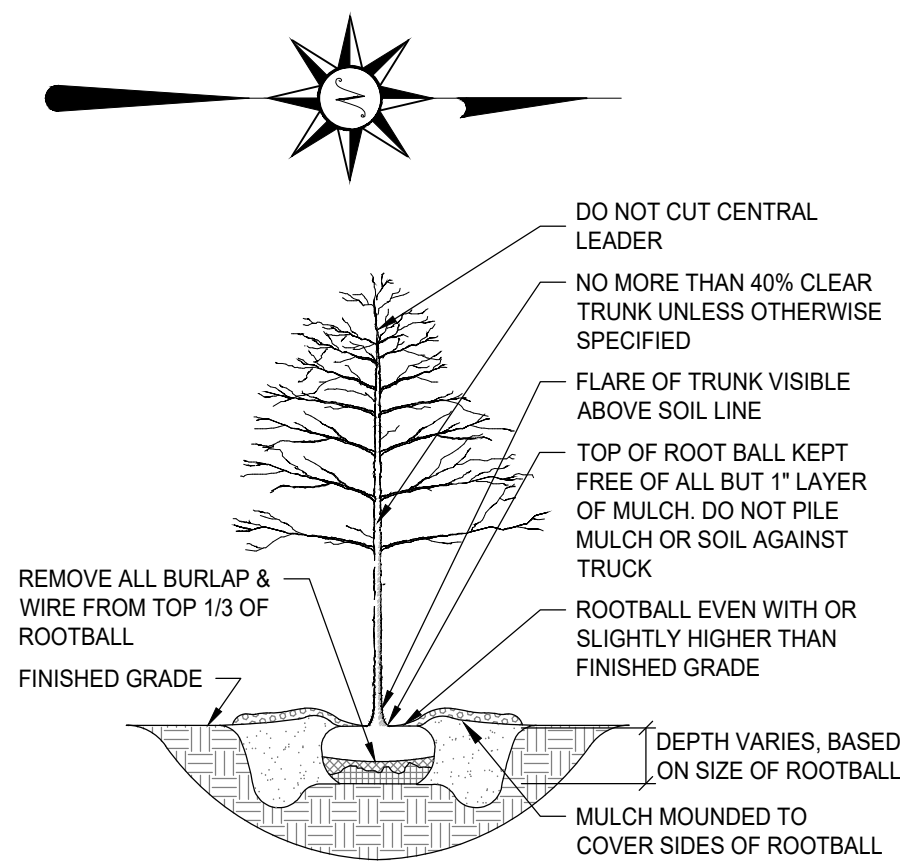
CHECKED BY: B. ZACKERY

APPROVED BY:
B. ZACKERY

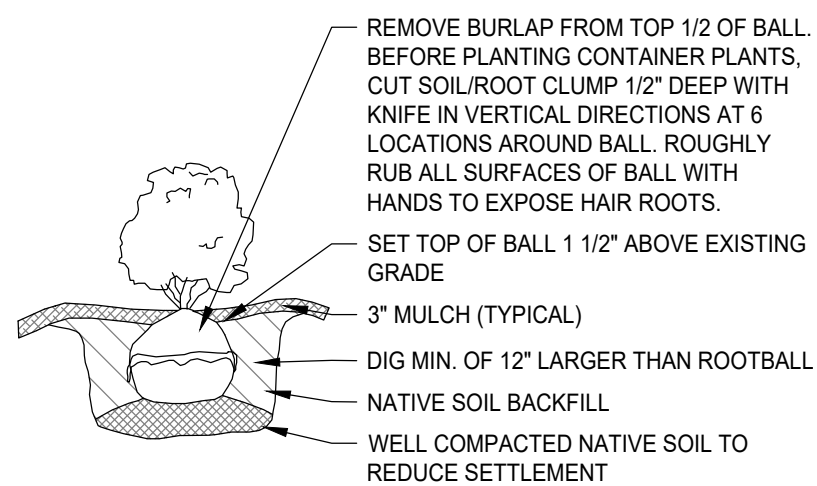
C2

SITE LAYOUT

THIS SHEET IS FOR LANDSCAPE USE ONLY



TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



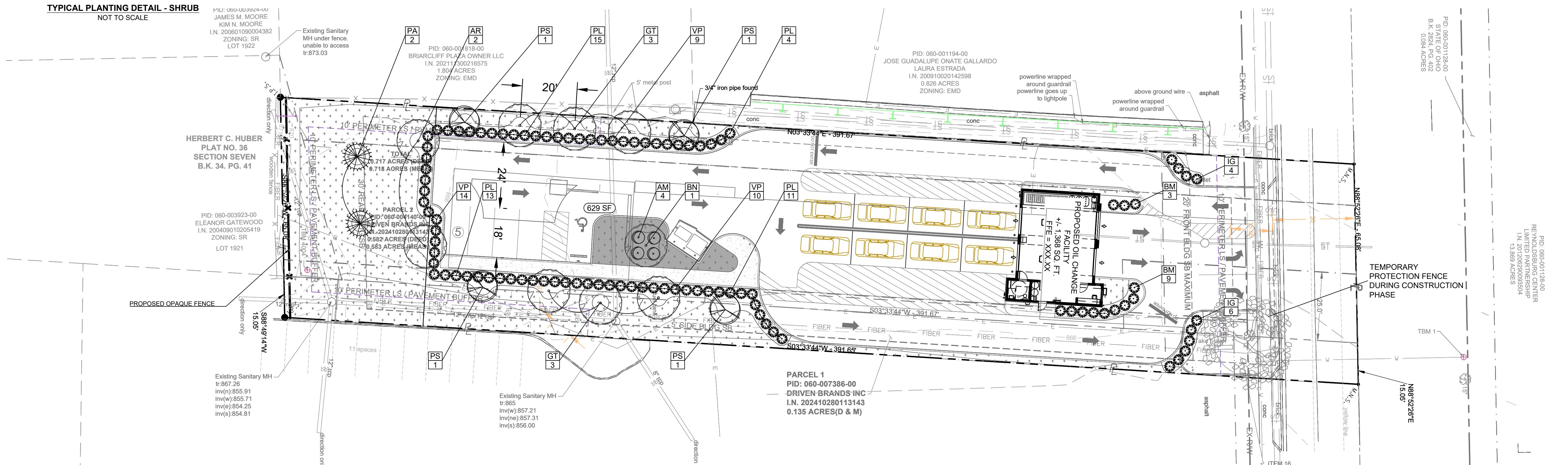
TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE

LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
2. PLANTS & TREES
 - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
3. MULCHING
 - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
4. PLANT MAINTENANCE
 - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
5. ACCEPTANCE AND GUARANTEE
 - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



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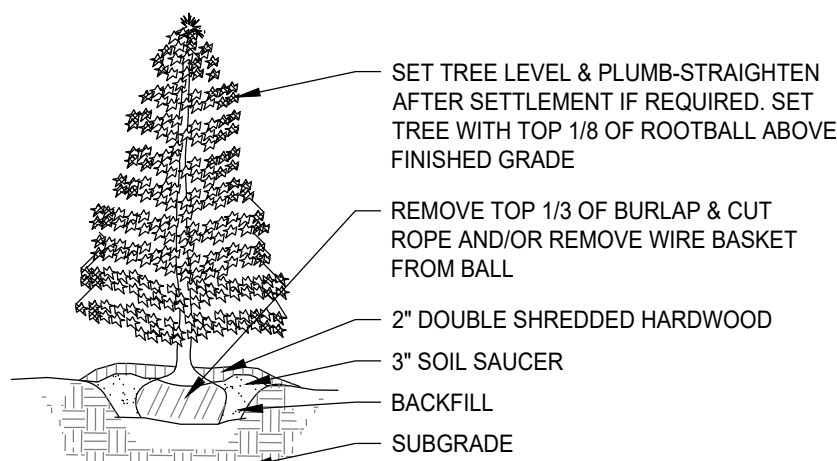
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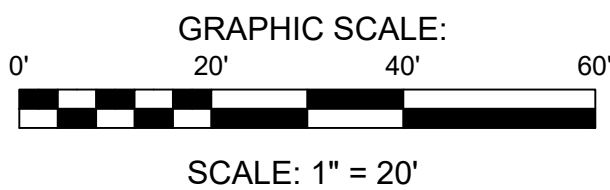
TYPICAL PLANTING DETAIL - EVERGREEN TREES
NOT TO SCALE

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	2	ACER RUBRUM 'ARMSTRONG'	RED MAPLE	2" CAL.	CONT./B&B	WELL BRANCHED
BN	1	BETULA NIGRA 'DURRA HEAT'	RIVER BIRCH	2" CAL.	CONT./B&B	SINGLE STEM
GT	6	GLEDITSIA TRIACANTHOS VAR INERMIS SHADE MASTER	THORNLESS HONEYLOCUST	2" CAL.	CONT./B&B	WELL BRANCHED
PA	2	PICEA ABIES	NORWAY SPRUCE	6" HT.	CONT./B&B	
PS	4	PRUNUS SUBHIRELLIS VAR. AUTUNNALIS	'AUTUNNALIS' CHERRY	2" CAL.	CONT./B&B	WELL BRANCHED
SHRUBS						
AM	4	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18" HT.	CONT./B&B	
BM	12	BUXUS MICRO PHYLLO 'GREEN GEM'	GREEN GEM BOXWOOD	18" HT.	CONT./B&B	
IG	10	ILEX GLABRA 'SHAMROCK'	INKBERRY	18" HT.	CONT./B&B	
PL	42	PRUNUS LAUROCEARUSUS 'OTTO LUYKEN'	CHERRY LAUREL	24" HT.	CONT./B&B	
VP	33	VIBURNUM X PRAGENSE	PRAGENSE VIBURNUM	24" HT.	CONT./B&B	

AREA OF SOD: 700 SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE.
SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

TOTAL COVERAGE AREA: 16,316.52 SF
REQUIRED TREE CALIPER: 9"
PROVIDED TREE CALIPER: 12" EXISTING

TOTAL VEHICULAR USE AREA: 5 SPACES 13,923 SF
REQUIRED INTERIOR LANDSCAPING: 200 SF (1 TREE 4 SHRUBS)
PROVIDED INTERIOR LANDSCAPING: 629.09 SF (1 TREE 4 SHRUBS)



REVISIONS

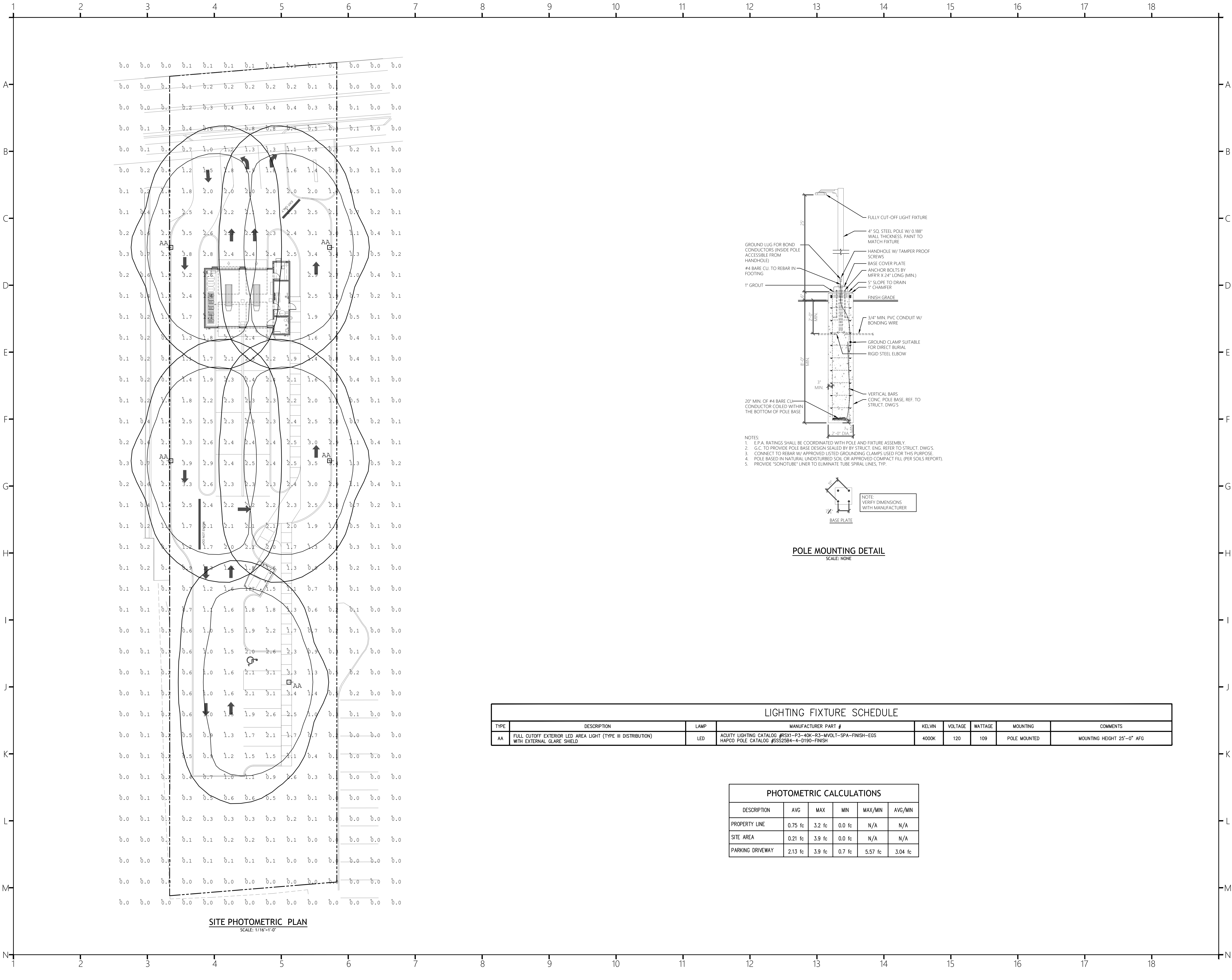
TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH



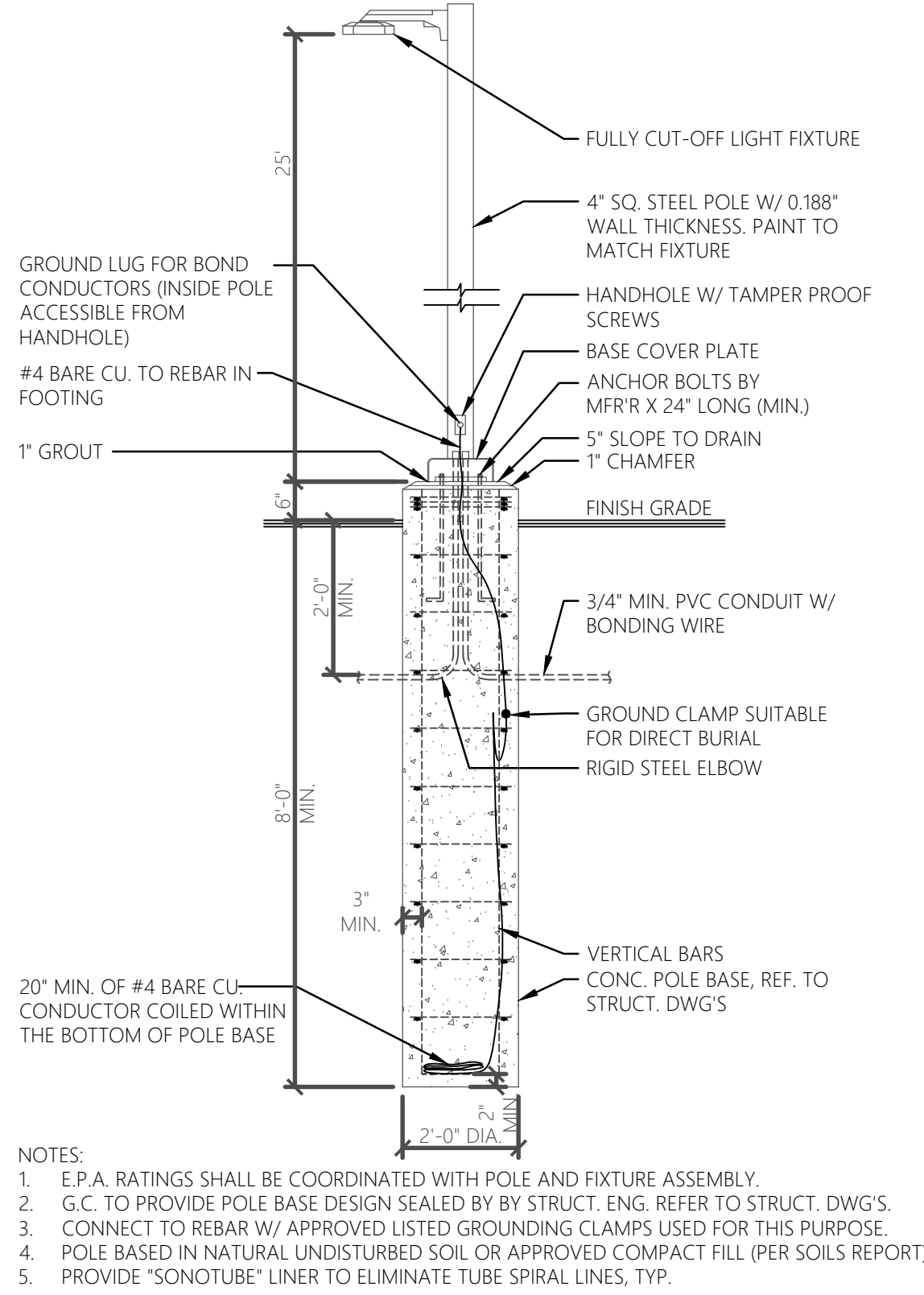
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1398
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L
DATE: 07/24/2025
SCALE: 1" = 20'
DRAWN: B. SHIRLEY
CHECKED: B. SHIRLEY
APPROVED: B. ZACKERY

L1
LANDSCAPE
PLAN



SITE PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"



POLE MOUNTING DETAIL
SCALE: NONE

LIGHTING FIXTURE SCHEDULE								
TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #	KELVIN	VOLTAGE	WATTAGE	MOUNTING	COMMENTS
AA	FULL OUTOFF EXTERIOR LED AREA LIGHT (TYPE III DISTRIBUTION) WITH EXTERNAL GLARE SHIELD	LED	ACUTY LIGHTING CATALOG #RSX1-P3-40K-R3-MVOLT-SPA-FINISH-EGS HAPOG POLE CATALOG #SS32264-4-D190-FINISH	4000K	120	109	POLE MOUNTED	MOUNTING HEIGHT 25'-0" AFG

PHOTOMETRIC CALCULATIONS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.75 fc	3.2 fc	0.0 fc	N/A	N/A
SITE AREA	0.21 fc	3.9 fc	0.0 fc	N/A	N/A
PARKING DRIVEWAY	2.13 fc	3.9 fc	0.7 fc	5.57 fc	3.04 fc

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OHIO REGISTERED ARCHITECT
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PHONE: 864-451-5288

OWNERS' REPRESENTATIVE:



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864.583.6274

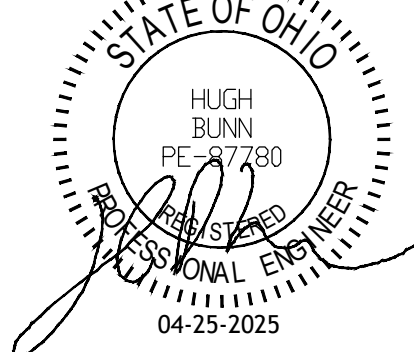
Project Title:

T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068

Client Logo:



Seals:



Revisions:

04.23.2025 Issue for Review

Project Number:

24040

Phase:

CD

Date:

04.23.2025

Drawn By:

RS

Checked By:

HPB

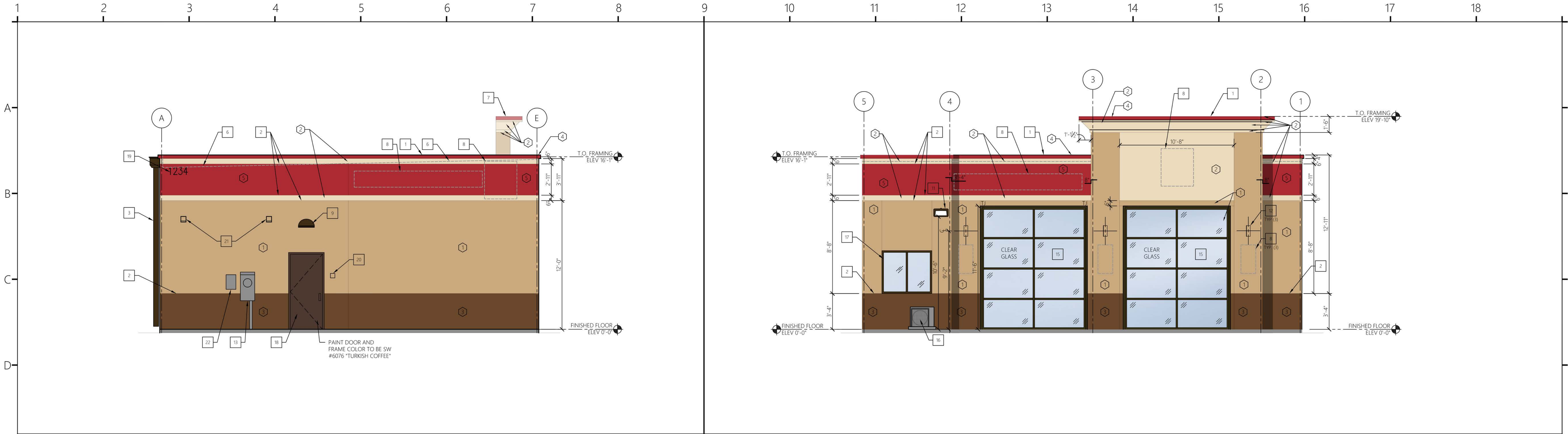
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LP-1

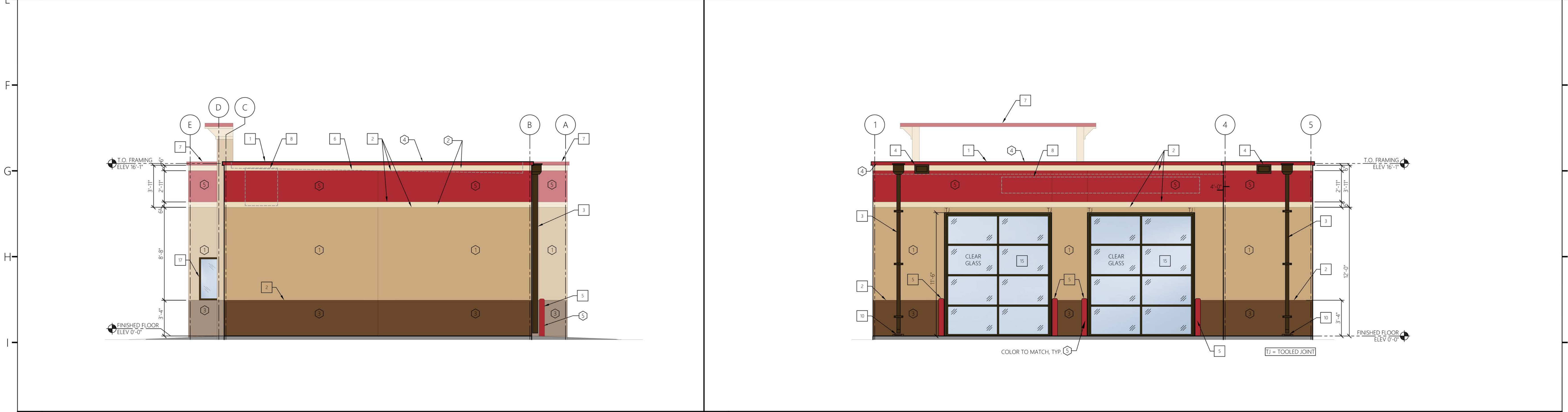
Sheet Title:

SITE PHOTOMETRIC PLAN

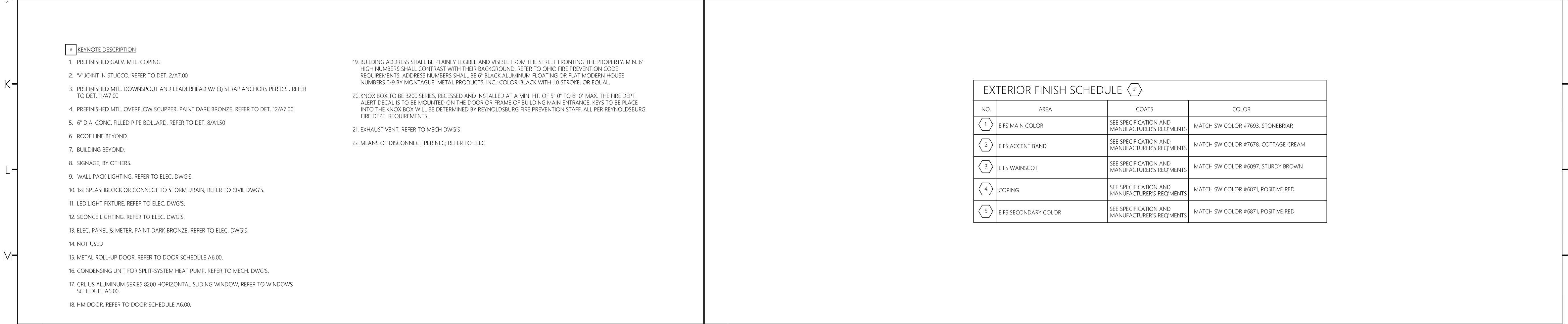
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1 EXTERIOR ELEVATION 1/4" = 1'-0"



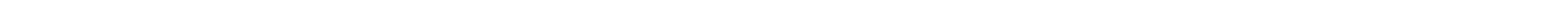
2 EXTERIOR ELEVATION 1/4" = 1'-0"



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



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



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

ARCHITECT OF RECORD:
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PHONE: 864.451.5288

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Project Title:
T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068



Revisions:
04.23.2025 Issue for Review

Project Number:
24040
Phase:
CD
Date:
02.06.2025
Drawn By:

Checked By:
-
Sheet Number:
A3.00
Sheet Title:
EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE			
NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #687L, POSITIVE RED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #687L, POSITIVE RED

- # KEYNOTE DESCRIPTION
1. PREFINISHED GALV. MTL. COPING.
 2. "V" JOINT IN STUCCO, REFER TO DET. 2/A7.00.
 3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00.
 4. PREFINISHED MTL. OVERFLOW SCUPPER, PAINT DARK BRONZE. REFER TO DET. 12/A7.00.
 5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50.
 6. ROOF LINE BEYOND.
 7. BUILDING BEYOND.
 8. SIGNAGE, BY OTHERS.
 9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
 10. 1/2" SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
 11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
 12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
 13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
 14. NOT USED.
 15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
 16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
 17. CRL US ALUMINUM SERIES R200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
 18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.
 19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO OHIO FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS D-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.
 20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY REYNOLDSBURG FIRE PREVENTION STAFF. ALL PER REYNOLDSBURG FIRE DEPT. REQUIREMENTS.
 21. EXHAUST VENT, REFER TO MECH DWG'S.
 22. MEANS OF DISCONNECT PER NEC, REFER TO ELEC.

EXTERIOR FINISH SCHEDULE

Item 5 - Legal Description of the Property

EXHIBIT A**Property Description****PARCEL I:**

Situated in the State of Ohio, County of Franklin, Township of Truro, in the City of Reynoldsburg, also being a part of the northwest quarter of the northwest quarter of the northwest quarter of Section 18, in Township 16, Range 20, of the Refugee Lands, being also a part of the same land conveyed to Main Street Joint Venture as recorded in Official Record 8371 B07, and being more particularly bounded and described as follows:

**ALL OF
(060)
007386**

Beginning at a point at the intersection of the west line of said Section 18 with the center of U.S. Route 40; said point also being at the northeast corner of a tract of land conveyed to Klean-A-Car Suburban Corp. as recorded in Official Record 4608 B02;

Thence, North 84 deg. 45' 00" East, with the center of said U.S. Route 40, a distance of 15.05 feet to a point in the center of said State Route 40;

Thence, South 00 deg. 32' 25" East, leaving said road and running entirely within said Main Street Joint Venture lands and passing a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO., LTD.) at a distance of 40.14 feet, a total distance of 391.32 feet to a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO, LTD.);

Thence, South 84 deg. 45' 00" West, running entirely within said Main Street Joint Venture lands a distance of 15.05 feet to a 3/4 inch iron pipe found on the west line of said Section 18 and at the northeast corner of Herbert Huber Section Seven as recorded in Plat Book 34, Page 41, and the southeast corner of said Klean-A-Car Suburban Corp.;

Thence, North 00 deg. 32' 25" West, with the west line of said Section 18 and the east line of said Klean-A-Car Suburban Corp. Lands and a total distance of 391.32 feet to the place of beginning and containing 0.135 acres more or less.

PARCEL II:

Situated in the County of Franklin, in the State of Ohio, and in the city of Reynoldsburg, and bounded and described as follows:

Being located in Section 13 of Township 12 North, Range 21 West and bounded and described as follows:

**ALL OF
(060)
004140**

Beginning at the point of intersection of the centerline of East Main Street with the easterly line of Section 13 Township 12 North, Range 21 West, said point being North 84 deg. 45' East, 608.51 feet from a spike at the intersection of said centerline with the easterly line of Briarcliff Drive produced northerly;

Thence along said Section line being the westerly line of the Janet B. Leeman 4.7977 acre tract, South 0 deg. 32' 25" East, 391.32 feet to the northeasterly corner of Lot No. 1921 of "Herbert G. Huber Plat No. 36 Section Seven" as the same is shown of record in Plat Book 34, Page 41, Recorder's Office, Franklin County, Ohio;

Thence along the Northerly line of said Lot No. 1921, South 85 deg. 45' West, 65.0 feet to a point;

Thence North 0 deg. 32' 25" West (parallel to said Section line), 391.32 feet to a point in the centerline of East Main Street;

Thence along said centerline North 84 deg. 45' East 65.0 feet to the place of beginning, containing 0.582 acre more or less.

7041 East Main Street
Reynoldsburg, Ohio 43068

PPN 060-007386-00 (Parcel 1)

060-004140-00 (Parcel 2)

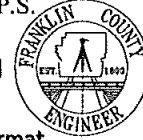
DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

fasante

10/23/2024 9:45:52 AM

*Submitted via Digital Format

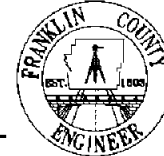


DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

BY: MB

DATE: Oct 28, 2024

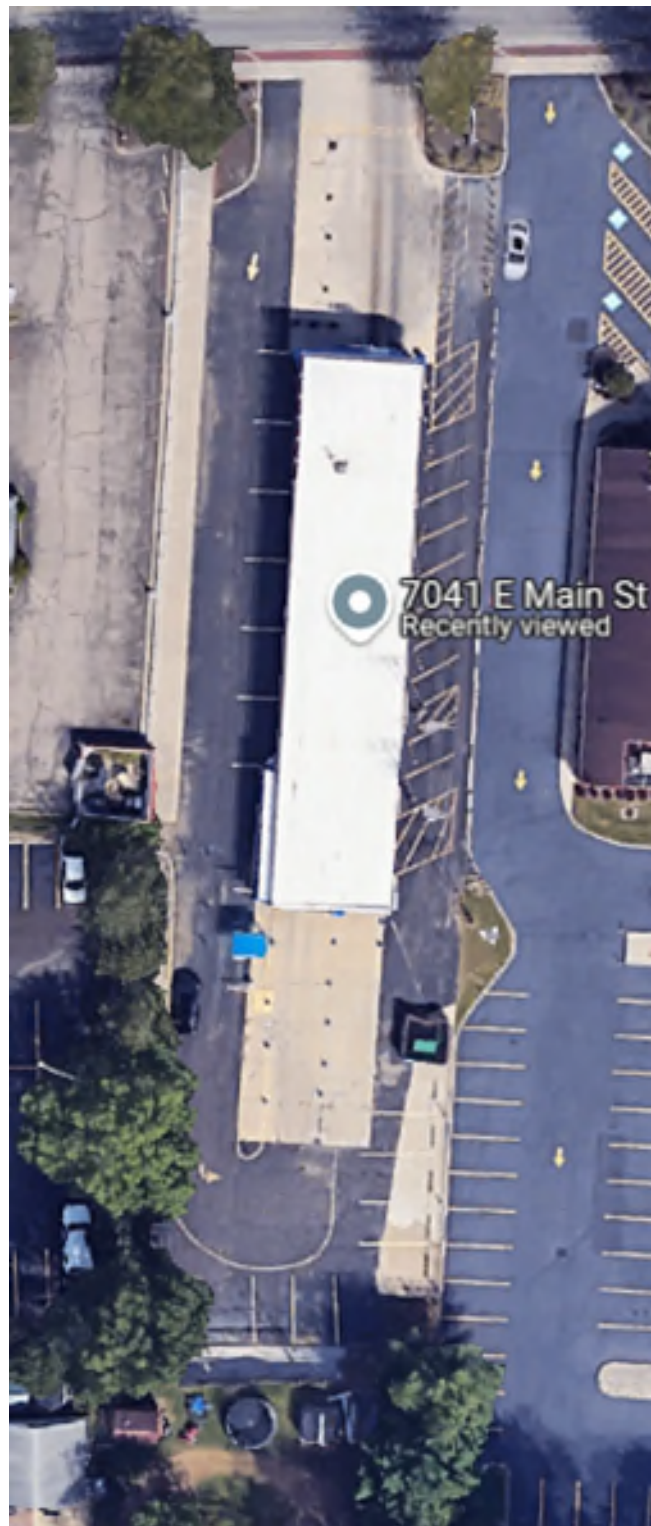


Item 6 - Property Photos

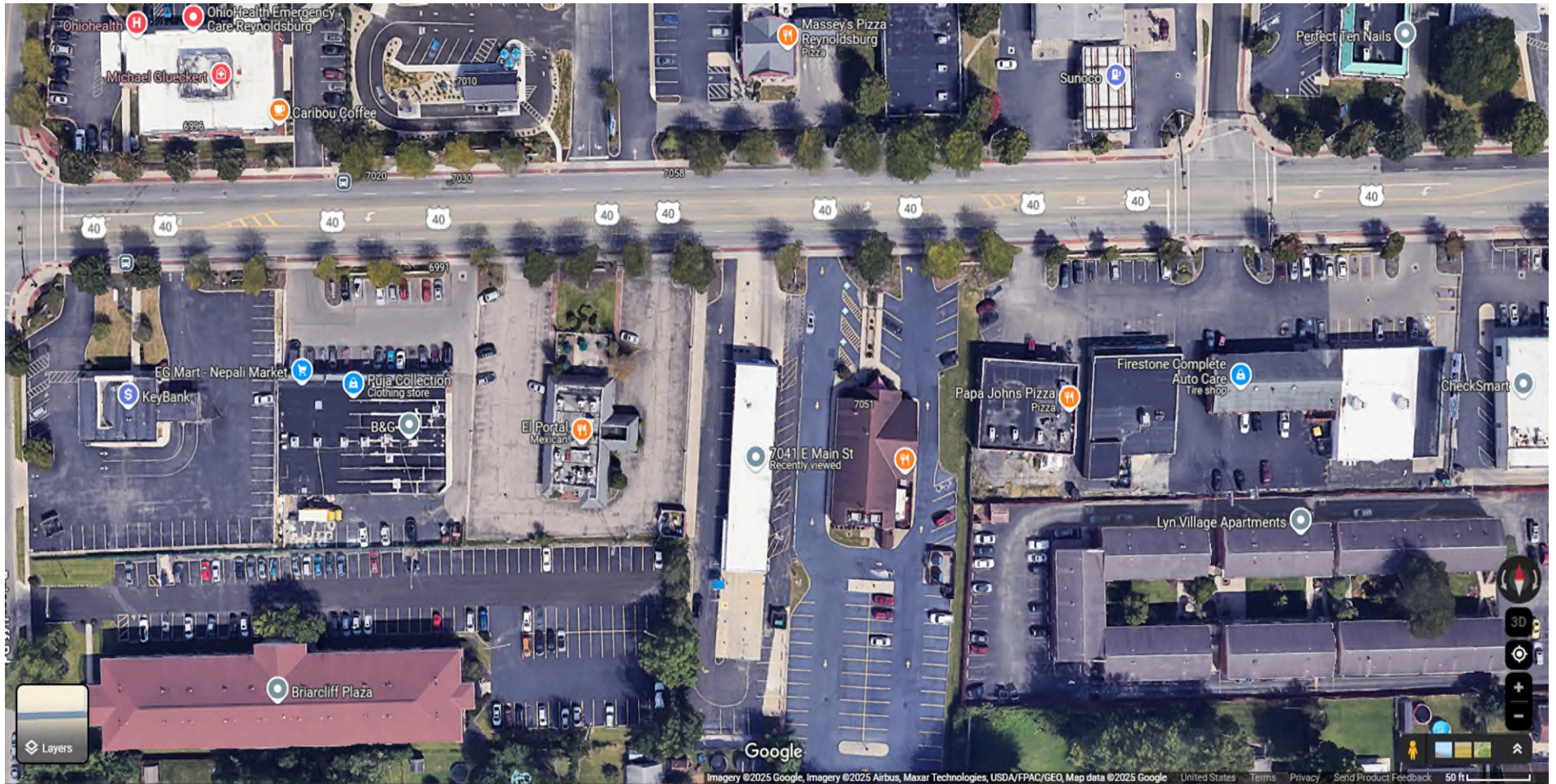
Property from Street View



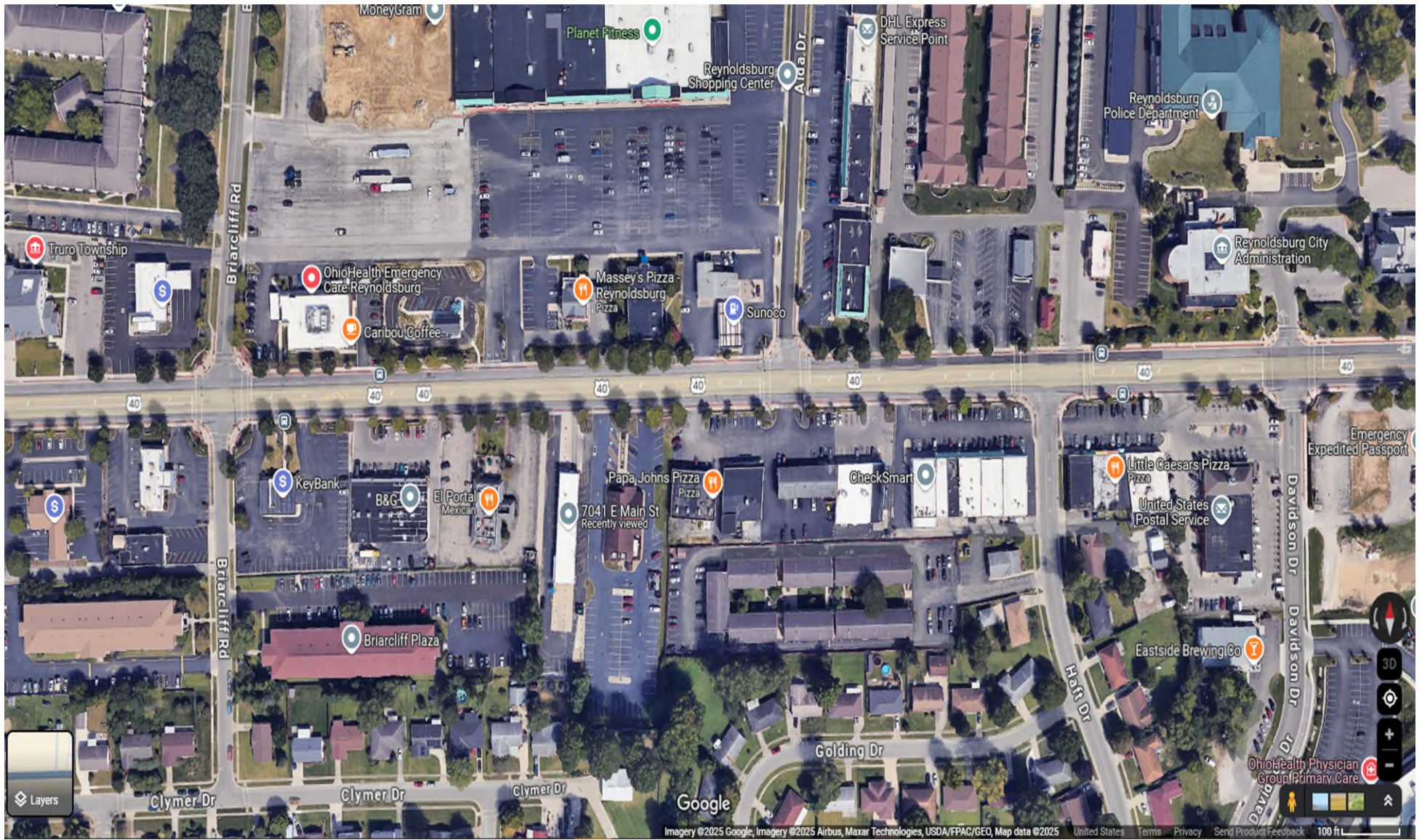
Property from Above



Surrounding Area

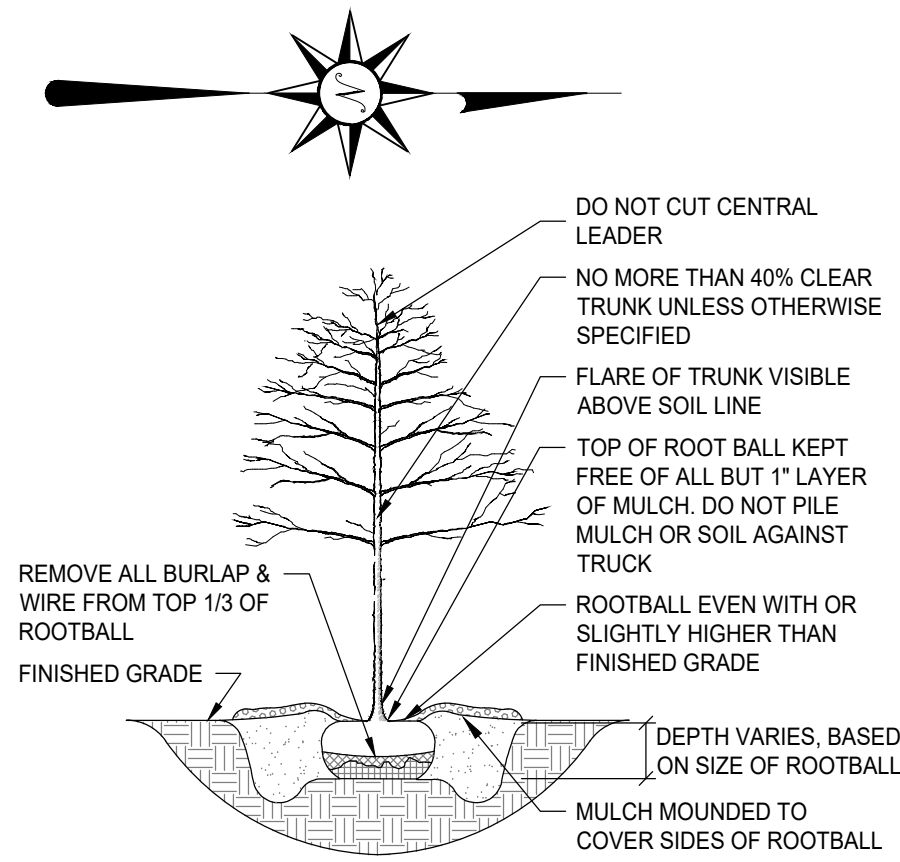


Surrounding Area

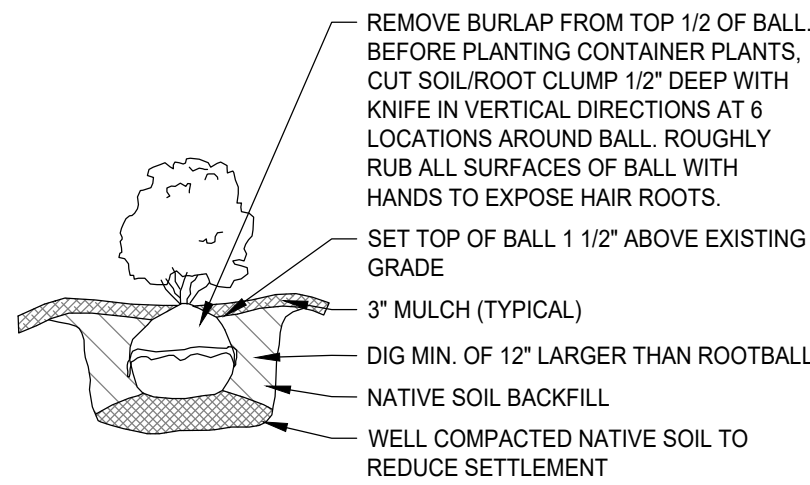


Item 7 – Alternative Site Plan
(added 7/30/25)

THIS SHEET IS FOR LANDSCAPE USE ONLY



TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



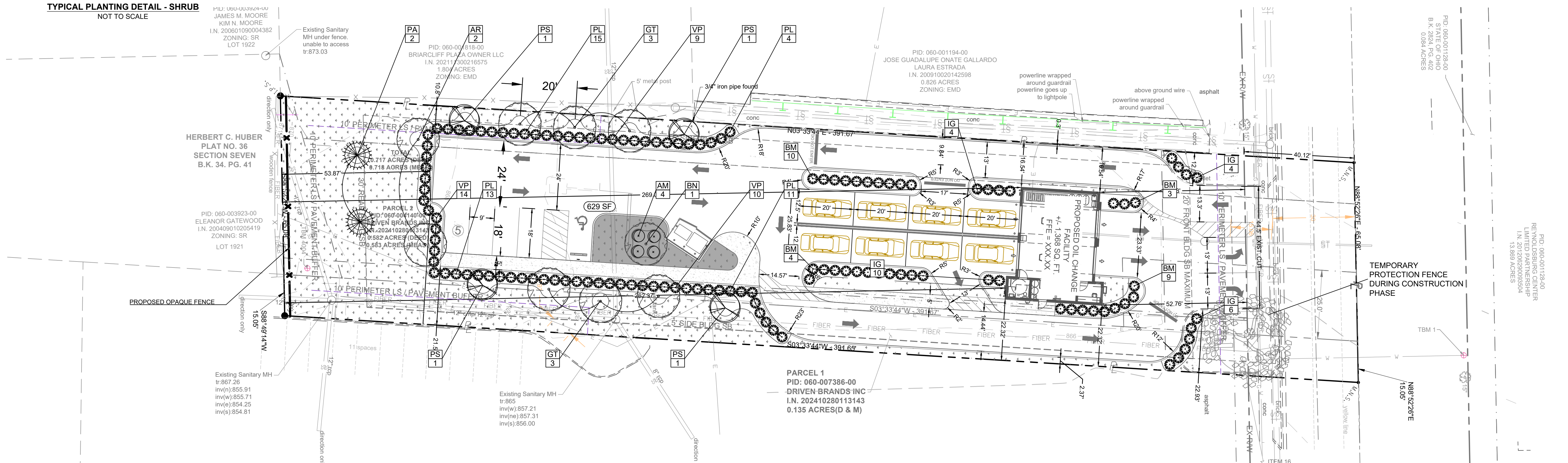
TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE

LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
2. PLANTS & TREES
 - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
3. MULCHING
 - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
4. PLANT MAINTENANCE
 - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
5. ACCEPTANCE AND GUARANTEE
 - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



COPYRIGHTS AND DISCLAIMERS

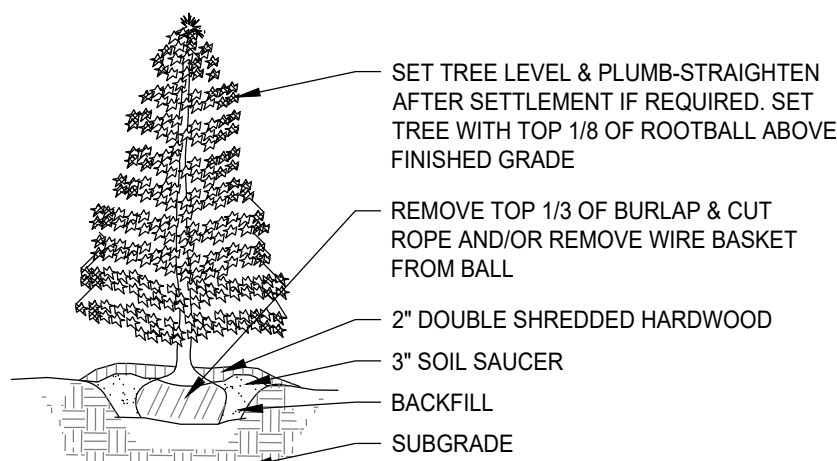
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

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THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

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THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



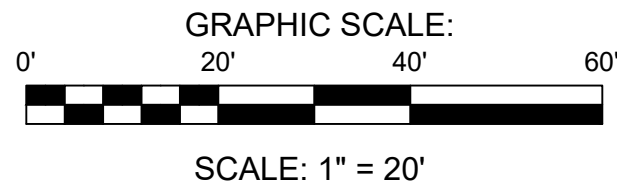
TYPICAL PLANTING DETAIL - EVERGREEN TREES
NOT TO SCALE

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	2	ACER RUBRUM 'ARMSTRONG'	RED MAPLE	2" CAL.	CONT./B&B	WELL BRANCHED
BN	1	BETULA NIGRA 'DURRA HEAT'	RIVER BIRCH	2" CAL.	CONT./B&B	SINGLE STEM
GT	6	GLEDISIA TRIACANTHOS VAR INERMIS SHADE MASTER	THORNLESS HONEYLOCUST	2" CAL.	CONT./B&B	WELL BRANCHED
PA	2	PICEA ABIES	NORWAY SPRUCE	6" HT	CONT./B&B	
PS	4	PRUNUS SUBHIRELLIS VAR. AUTUNNALIS	'AUTUNNALIS' CHERRY	2" CAL.	CONT./B&B	WELL BRANCHED
SHRUBS						
AM	4	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18" HT.	CONT./B&B	
BM	26	BUXUS MICRO PHYLLO 'GREEN GEM'	GREEN GEM BOXWOOD	18" HT.	CONT./B&B	
IG	24	ILEX GLABRA 'SHAMROCK'	INKBERRY	18" HT.	CONT./B&B	
PL	42	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	CHERRY LAUREL	24" HT.	CONT./B&B	
VP	33	VIBURNUM X PRAGENSE	PRAGENSE VIBURNUM	24" HT.	CONT./B&B	

AREA OF SOD: 862 SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE.
SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

TOTAL COVERAGE AREA: 16,316.52 SF
REQUIRED TREE CALIPER: 9"
PROVIDED TREE CALIPER: 12" EXISTING

TOTAL VEHICULAR USE AREA: 5 SPACES 13,923 SF
REQUIRED INTERIOR LANDSCAPING: 200 SF (1 TREE 4 SHRUBS)
PROVIDED INTERIOR LANDSCAPING: 629.09 SF (1 TREE 4 SHRUBS)



REVISIONS

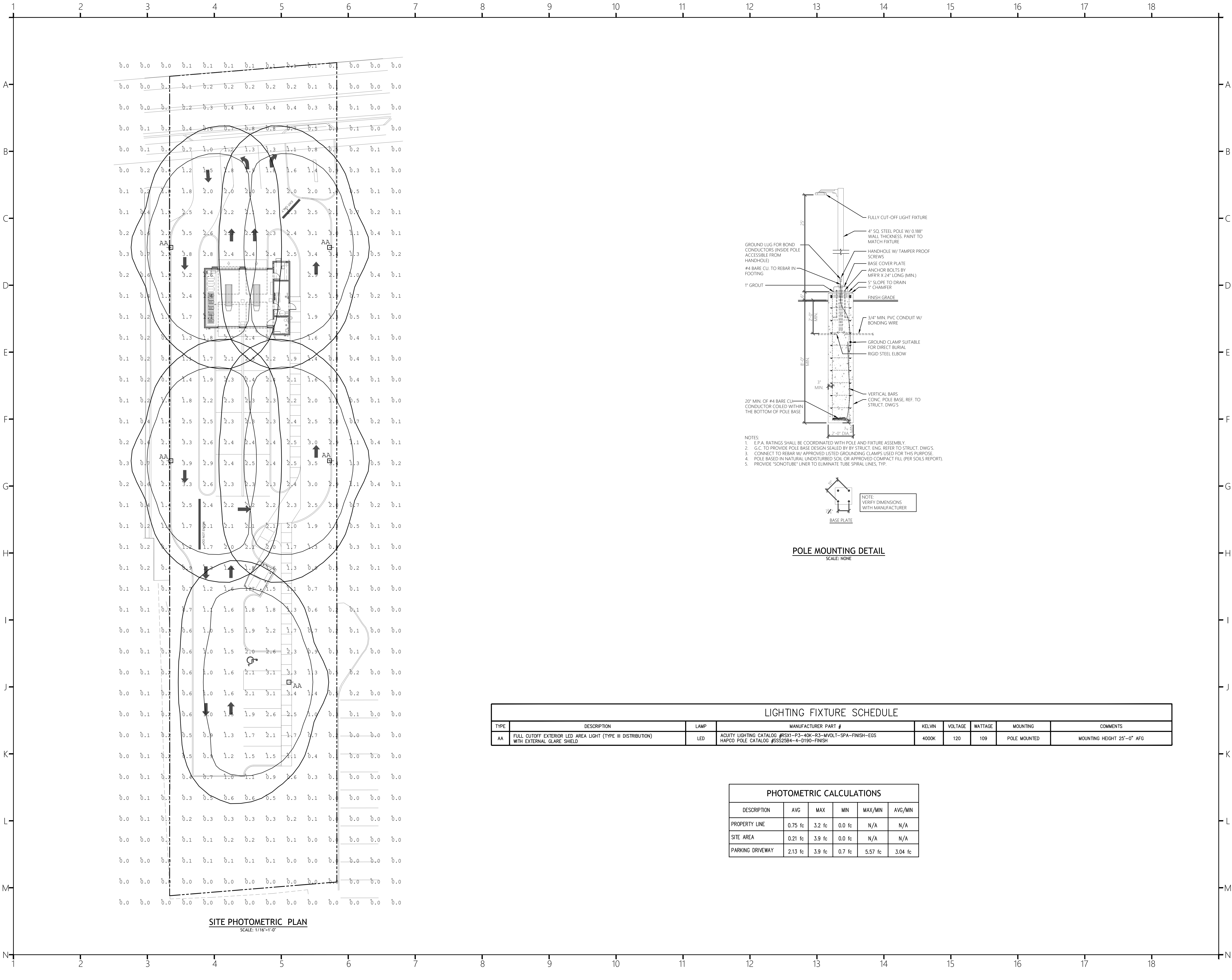
TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH



ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L
DATE: 07/24/2025
SCALE: 1" = 20'
DRAWN: B. SHIRLEY
CHECKED: B. SHIRLEY
APPROVED: B. ZACKERY

L1
LANDSCAPE
PLAN
ALTERNATE



ARCHITECT OF RECORD:
RALPH M. COLEMAN
OHIO REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864-451-5288

OWNERS' REPRESENTATIVE:



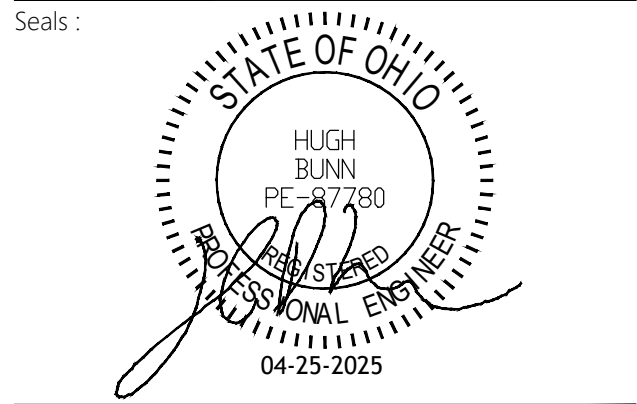
COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development

125 Rhett St.
Suite 101
Greenville, SC 29601

Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Mark A. Hudson
1350 C Cleveland Street
Greenville, SC 29607
864.235.3580
PLUMBING
Michael S. Dennis, PE
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
MECHANICAL
Michael S. Dennis, PE
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
ELECTRICAL
Hugh P. Bunn
912 S. Pine Street
Spartanburg, SC 29302
864.583.6274

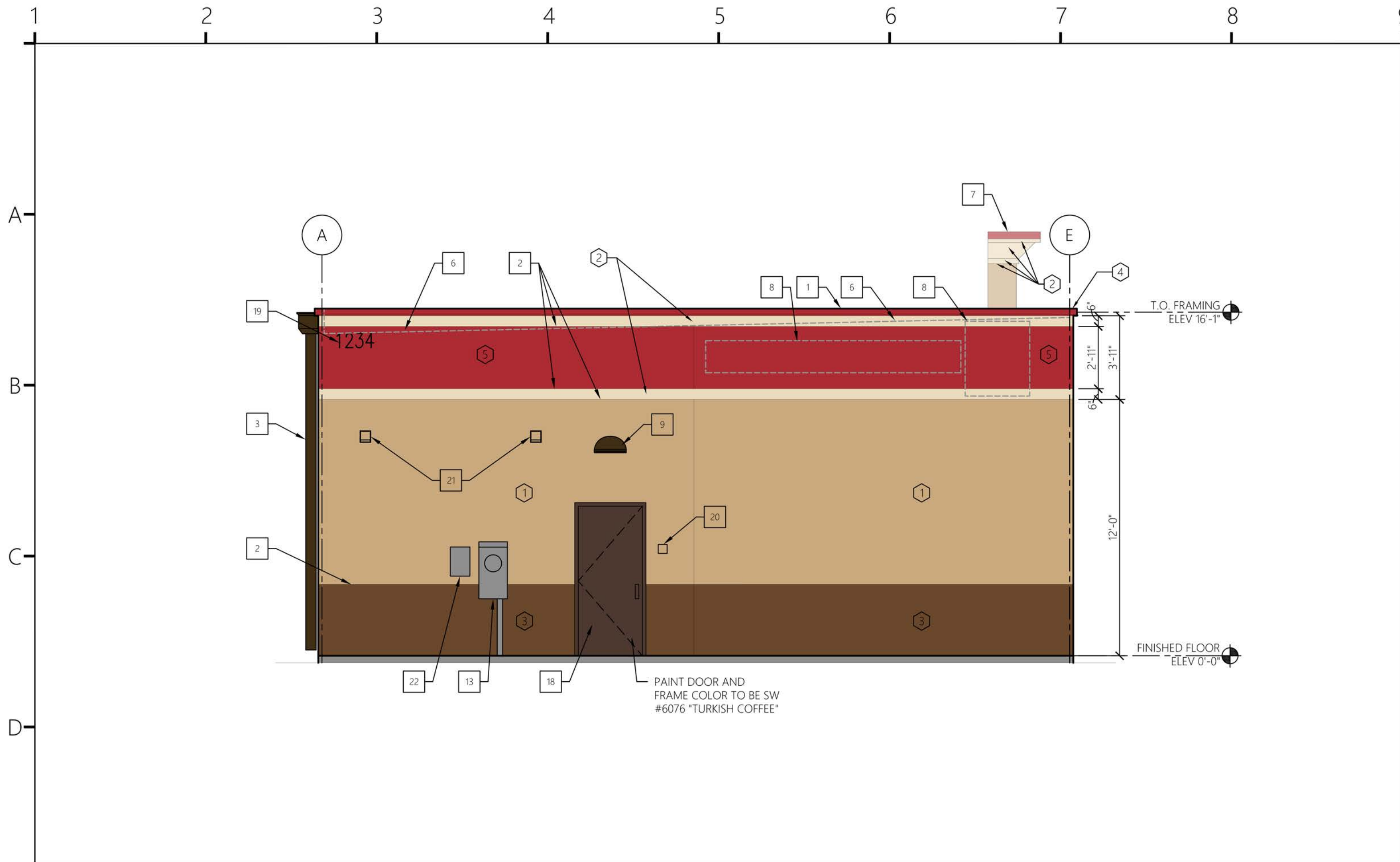
Project Title:
T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068



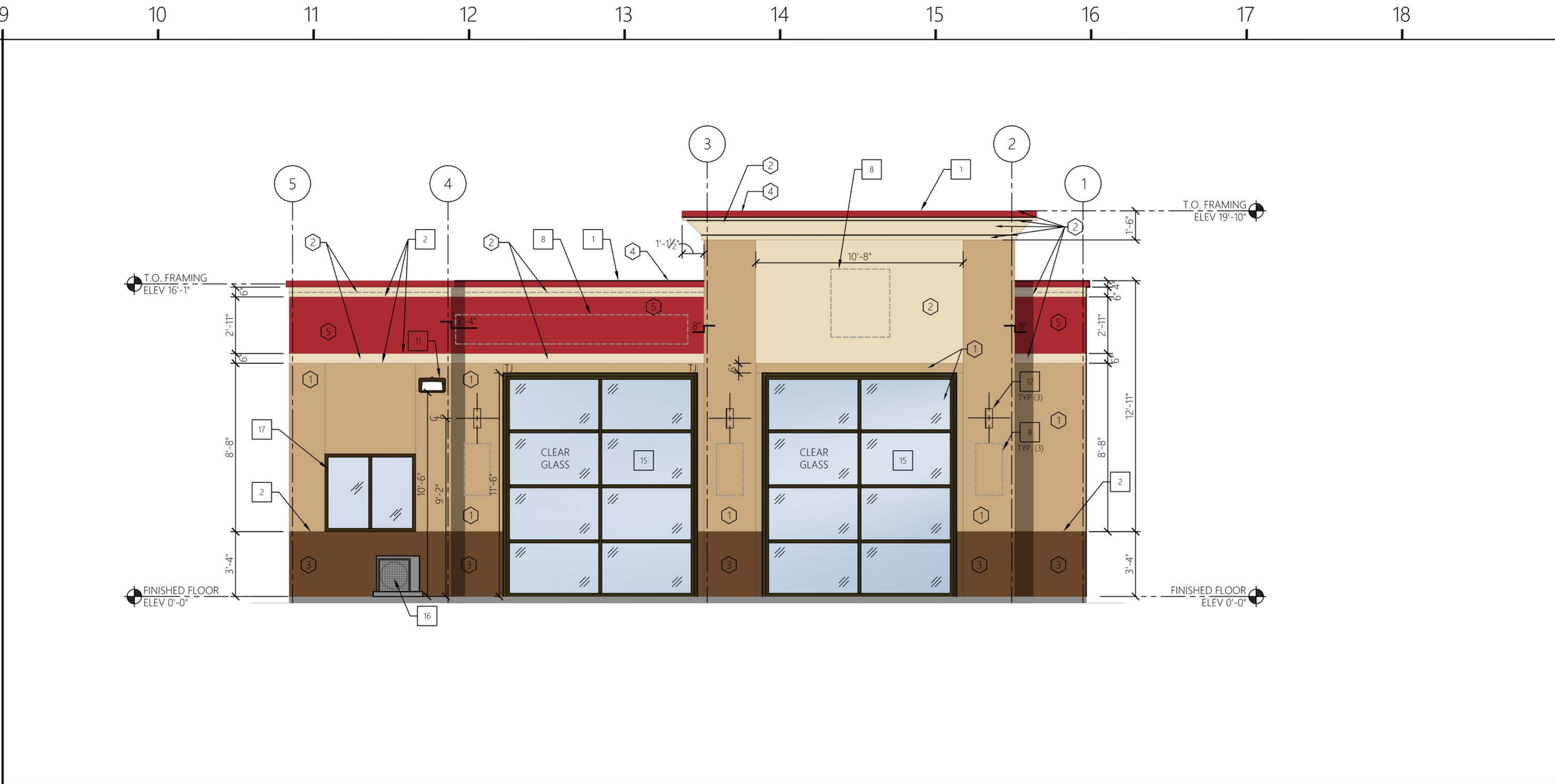
Revisions:
04.23.2025 Issue for Review

Project Number:
24040
Phase:
CD
Date:
04.23.2025
Drawn By:
RS
Checked By:
HPB
Sheet Number:
LP-1
Sheet Title:
SITE PHOTOMETRIC PLAN

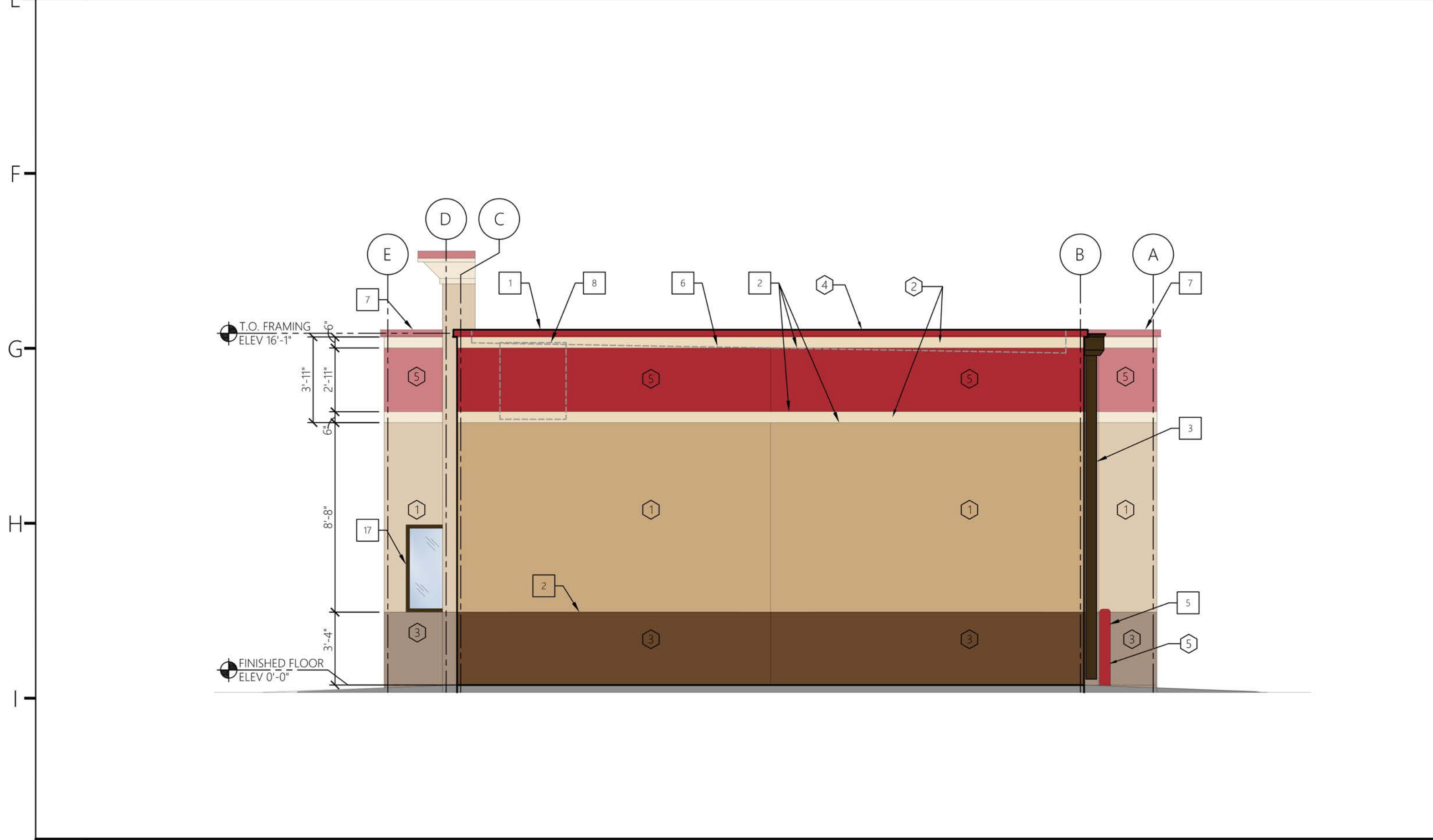
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1 EXTERIOR ELEVATION 1/4" = 1'-0"



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



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



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

- # KEYNOTE DESCRIPTION
1. PREFINISHED GALV. MTL. COPING.
 2. "V" JOINT IN STUCCO, REFER TO DET. 2/A7.00.
 3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00.
 4. PREFINISHED MTL. OVERFLOW SCUPPER, PAINT DARK BRONZE. REFER TO DET. 12/A7.00.
 5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50.
 6. ROOF LINE BEYOND.
 7. BUILDING BEYOND.
 8. SIGNAGE, BY OTHERS.
 9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
 10. 1/2" SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
 11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
 12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
 13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
 14. NOT USED.
 15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
 16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
 17. CRL US ALUMINUM SERIES R200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
 18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.
 19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO OHIO FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS D-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.
 20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY REYNOLDSBURG FIRE PREVENTION STAFF. ALL PER REYNOLDSBURG FIRE DEPT. REQUIREMENTS.
 21. EXHAUST VENT, REFER TO MECH DWG'S.
 22. MEANS OF DISCONNECT PER NEC, REFER TO ELEC.

KEYNOTES

EXTERIOR FINISH SCHEDULE #			
NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #687L, POSITIVE RED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #687L, POSITIVE RED

EXTERIOR FINISH SCHEDULE

ARCHITECT OF RECORD:
RALPH M. COLEMAN
OHIO REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development

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Suite 101
Greenville, SC 29601

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Consultants:
STRUCTURAL
Mark A. Hudson
1350 C Cleveland Street
Greenville, SC 29607
864.235.3180

PLUMBING
Michael S. Dennis, PE
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535

ELECTRICAL
Hugh P. Burn
512 S. Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:
T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068



Seals:

Revisions:
04.23.2025 Issue for Review

Project Number:
24040
Phase:
CD
Date:
02.06.2025
Drawn By:

Checked By:
-
Sheet Number:
A3.00
Sheet Title:
EXTERIOR ELEVATIONS

From: [Easton, Danielle M.](#)
To: [Phoenix Buathier](#)
Cc: [Permit Office](#); [Slagter, John P.](#); [Tomecko, Amanda L.](#); [Emma Cepek](#); [Romanin, Suzanne M.](#); [Eric Meyer](#)
Subject: Re: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208
Date: Wednesday, July 30, 2025 4:14:00 PM
Attachments: [image001.png](#)

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

Yes, ma'am. Thank you.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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On Jul 30, 2025, at 4:12 PM, Phoenix Buathier <pbuathier@reynoldsburg.gov> wrote:

<<< EXTERNAL EMAIL >>>

Ms. Easton,

I wanted to confirm, it is Item 4 – Site Plan that your are intending to be reviewed and considered when going before the board for a Conditional Use and the Variances requested?

Sincerely,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>
Sent: Wednesday, July 30, 2025 3:36 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Please see the attached supplement and complete updated revised materials. 22 hard copies are being delivered to your office via fedex overnight,

Danielle Easton | Associate | Tucker Ellis LLP
950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
tuckerellis.com
[File Drop](#)

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From: Easton, Danielle M.
Sent: Wednesday, July 30, 2025 1:13 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208
Importance: High

Phoenix –

Sorry to have missed your call.

I believe that we could have worded better what we were trying to accomplish by submitting the two site plans. The submission of the two site plans goes towards the comment in the staff review that “Staff is unsure if all possible layouts of the site have been evaluated. Or that the site could not be used for any other development or layout other than the one provided in the site plan.” In that sense, the site plan that would not require any variances to the stacking lanes demonstrates the other possible layout. I believe that it would be best for me to re-

explain this in a new letter for submission. I can have this to you shortly.

It is no problem for us to get you hard copies of all of the relevant materials by that deadline, but I do need clarification as to whether the materials can just be supplied as they were previously submitted or whether we are required to update them. I ask this because the variance application we submitted references variance requests that we are withdrawing because they were identified as unnecessary. Is it necessary to update that on the variance application form and the narrative statement, or does an explanatory letter suffice?

Thank you for your clarification on the staff review piece.

Feel free to call me back to discuss.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

[File Drop](#)

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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Sent: Wednesday, July 30, 2025 12:07 PM

To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>; Eric Meyer <emeyer@reynoldsburg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

I just took a quick view of your application. It appears you are trying to turn in two site plans with different information. You will need to determine which site plan you are submitting for review, by staff and engineering, and ultimately the Planning and Zoning Board.

If you would like to set up a meeting, to go over different potential site plans, we can set up a meeting, but that will kick this application off of the August 21st meeting and onto a later one.

Please also know that the entire packet (application and all supporting materials) will need to be submitted electronically and physically, since the previous application was passed out to the board at the meeting. This means the complete application of the physical and electronic version of the entire packet is due by July 31, 2025 at 5pm to be on the August 21, 2025 meeting.

Finally, staffs and engineering's comments/recommendations are posted online, on the City Website, a week before the meeting under the agenda/meeting section. This information will be posted by 5pm on August 14, 2025 if the application is going before the Planning and Zoning Board.

Sincerely,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>

Sent: Wednesday, July 30, 2025 11:47 AM

To: Phoenikx Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Please see the attached correspondence and supplemental materials. 22 hard copies of the attached are being sent via fedex overnight mail.

Could you please also provide us with a timeframe for the staff review of the supplemental material? We would like to have the staff review at least one week prior to the august 21 meeting so that we can sufficiently address any additional concerns.

Thank you for your attention to this matter. Please let me know if you have any questions.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
tuckerellis.com
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From: Easton, Danielle M.
Sent: Tuesday, June 24, 2025 11:55 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

Ms. Buathier –

Thank you for the clarification.

Please find attached our supplemental submission for both applications (cover letter + updated Item 4 – Site Plan). Your office will be receiving 21 hard copies of the attached, and separately, an extra copy of the full variance packet with the updated Item 4 – Site Plan.

As an aside, I original said 10 copies for the variance application materials as that is what the variance application form states is required, although, it is no problem for us to send additional copies.

Please let me know if anything else is needed.

Thank you,

Danielle Easton | Associate | Tucker Ellis LLP
950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
tuckerellis.com
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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Tuesday, June 24, 2025 11:16 AM

To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

You will need 11 copies for both applications. As for the landscaping, it does not appear to need a variance, but a through review has not been completely done, since you are revising your application.

Sincerely,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>
Sent: Monday, June 23, 2025 11:27 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Ms. Buathier –

Yes, we will be providing an email copy and hard copies of the revised landscaping plan, which was included in the site plan (noted as Item # 4 for both applications). Since the landscaping plan is changing for both the conditional use and variance application, we will provide ten (10) hard copies for the conditional use application and eleven (11) hard copies for variance application.

I know that you were out last week, but I just wanted to confirm that the materials were in compliance with the buffering requirement of Section 1105.07.J.v

(“Parking lots shall have perimeter landscaping of a minimum width of ten feet (10’) exclusive of vehicle overhang.”), and that we only needed to revise based on the other requirements of that section that had to do with types, quantity, location, etc. of the plantings.

Thank you,

Danielle Easton | Associate | Tucker Ellis LLP
950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, June 23, 2025 9:25 AM
To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

If you are changing your application, then you will need to provide revised documents for you variance application, 11 physical, along with the updated electronic version.

Sincerely,
Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>

Sent: Wednesday, June 18, 2025 4:48 PM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office
<permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L.
<Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Ms. Buathier – just following up on the below question. I believe that we are revising the landscape plan to conform with Section 1105.07.J.v so that no variance will be required.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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From: Easton, Danielle M.

Sent: Monday, June 16, 2025 11:28 AM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office
<permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L.
<Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

Thank you for your review. I understand that we need to amend our variance application to include a variance for Section 1105.07.J.v. I have a clarification question as to that section because it appears to address multiple requirements.

This section appears to have one requirement having to do with a 10' landscape buffer ("Parking lots shall have perimeter landscaping of a minimum width of ten feet (10') exclusive of vehicle overhang."), another requirement that deals with the type/size of the landscaping ("The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six inches (36") in height, within one (1) year of installation."), and another requirement as to the quantity and type of landscaping ("The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter.")

The landscaping buffer around the parking area is at minimum 10' 8", so I presume that no variance is required as to that portion of this section. I believe that the variance that is required from this section has to do with the latter two

requirements of this section, i.e., the ones that designate the type, size, and quantity of the plants? Could you please confirm my understanding?

For your convenience, I am including a screen clipping of the parking area from the site plan:

<image001.png>

If it is easier, please feel free to give me a call or let me know when you are available to discuss. Thank you.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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From: Phoenix Buathier <pbuathier@reynoldsborg.gov>

Sent: Monday, June 16, 2025 9:23 AM

To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsborg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsborg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

Staff has reviewed your variance request application, and it appears an additional variance is needed, Section 1105.07.J.v in addition to the other landscape variance already requested. Please know that your variance request for Section 1105.13.L.ii is necessary for both drive thru lanes, not just one.

You will need to amend your variance application to include this request, along with all other supporting material. This will include 11 updated hard copies. Below is a link to the zoning code.

https://www.reynoldsborg.gov/DocumentCenter/View/3100/Zoning-Code_Master-Code-08232024?bidId=

Sincerely,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>

Sent: Wednesday, June 4, 2025 12:21 PM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office
<permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L.

<Amanda.Tomecko@tuckerellis.com>**Subject:** 7041 E. Main St. Conditional Use No.

2025-0207 / Variance No. 2025-0208III[NOTICE: This email originated outside of the City
of Reynoldsburg.]

Please find attached the supplemental application materials for 7041 E. Main St.,
Conditional Use No. 2025-0207 and Variance No. 2025-0208.

Per the application's instructions, 11 hard copies of the conditional use
application and 10 hard copies of the variance application (along with a check for
\$750) will be hand delivered to the City Building Department this afternoon.

Thank you,

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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notify us immediately by return email.

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 7041 E. Main Street Conditional Use and Variance - 4th Submittal
Date: Wednesday, August 6, 2025 10:00:12 AM
Attachments: [Outlook-iauihvz0.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 2:02 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7041 E. Main Street Conditional Use and Variance - 4th Submittal

Lt. Schmidt,

I am sending you 7041 E. Main Street Conditional Use and Variance Applications 4th Submittal and supporting items that are scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

August 13th, 2025

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

RE: Driven Brands, Inc. c/o John Slagter, Esq. for Ashley Daly of Take 5 Oil Change; 7041 E. Main Street: Conditional Use Application – Vehicular Care Services – Minor with drive-thru

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 7041 E. Main Street and consists of an existing structure that is approximately 5,105 square feet according to the applicant's site plan. The parcel is 0.72 acres. The building was previously used as a Car Wash. 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, and east, and SR, Suburban Residential to the south. The surrounding land uses consist of Food Service – Fast Casual to the north, Food Service – Full-Service Restaurant to the east, Food Service – Full-Service Restaurant and Dwelling – Multi-Unit Building to the west, and Dwelling – Detached Single Family 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 7am – 7pm Monday through Friday, 8am – 6pm on Saturday, and 9am – 5pm on Sunday. The applicant states that there will be 4-6 employees working at the store at any time. The peak volume of delivery is on Saturday.
- 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. The applicant states they meet this standard because the adjacent property are commercial businesses. That the surrounding area is community centric in nature. That although the rear property line adjoins a single-family residence parcel, there is a significant landscape buffer. That the proposed use is a low intensity use and consistent with other uses permitted in the district or existing area.
 - 2. Staff finds that the proposed use is in harmony with the existing character of East Main Street District, and that the land use of Vehicular Care Service – Minor with a drive thru 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. The applicant states they meet this standard because adjacent properties are primarily commercial, and there is a significant buffer between the property and the single-family residential property to the south. That compared to the pre-existing use, the proposed use is much less intensive from car wash serving many more cars per hours compared to Vehicular Care Service – Minor with a drive thru, including the size of the building which is proposed to be reduced from 5,105 square feet to 1,328 square feet. That the proposed use will not generate noise from operations and noise levels will be consistent with or less than other uses existing in the area. That the proposed use will not generate glare, odor, fumes, vibrations, or storm water. That the proposed use will not generate excessive traffic and the Site Plan is designed to deal with the traffic during peak hours.
 - 2. 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. The applicant states they will meet this standard since the proposed use is low intensity where the number of customers per hour is low, the hours of operation are limited, the service activity is conducted in the building and the long narrow configuration of the lot places the main activity towards the front portion of the lot thereby leaving a significant buffer and distance to multi-family and residential use near the rear of the lot.
 - 2. 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. The applicant states that the proposed structure will be connected

- to public water and sewer systems. That there is no evidence that the proposed use will not be adequately served by any of the aforementioned public facilities and services.
2. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department has no concerns with the application. The Public Service Department would like the applicant to identify an irrigation system that runs along E. Main Street as “Do Not Disturb”, which can be done, along with their other comment, during the Major Site Plan process.
- 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 ingress and egress lanes, as well as the stacking lanes, are designed so as to prevent traffic from stacking in the public right-of-way. That 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.
 2. EMH&T has reviewed the application, and the applicant has provided the required six spaces for the site. Two vehicle spaces within the building, along with 8 stacking spaces, and abort lanes. Traffic flow throughout the site is managed appropriately and meets the Supplementary Use Conditions for drive thru as outlined in Section 1105.13.L. Engineering however does recommend that the left turn lane out of the site, be removed from the site plan. This can be addressed during the Major Site Plan application and review process.
- 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 the proposed use is in accordance with such objectives and intents because it will provide for the adaptive reuse of property that is currently sitting vacant and would otherwise not be utilized due to its unique shape. That the responses above provide support for these criteria.
 2. 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 states the proposed use will not utilize external loudspeakers.
 - b. Staff finds this condition 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 states to reference the attached Traffic Count Data that shows the intended stacking spaces that are needed to accommodate the peak number of vehicles projected to use the facility at any one time. That additional information can be provided by Applicant's engineer, if requested. That one abort/escape lane has been added to the Site Plan near the middle of the eastern stacking lane. That a variance is being sought as to the other abort/escape lane for the western stacking lane. That if the Planning and Zoning Board determines that the location of the abort/escape lane near the middle of the eastern stacking lane requires a variance, they are requesting that variance as well.
 - b. The applicant has identified the drive-thru lanes, and stacking which meets code, however the required escape/abort lane do not meet the zoning code. To not provide escape/abort lanes for all stacking spaces on the site, the applicant will need to obtain a variance prior to the Conditional Use being approved.
- 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 is recommending, based on Engineering's review, that the left turn lane be removed from the site ingress/egress.
- 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 addressed all of the above standards.

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 5 parking spaces. The required number of off-street parking spaces for the applicant would be 3 based on the proposed building being 1,328 square feet according to the applicant's site plan.

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

3. **Landscaping and Buffering:** Section 1105.07.I.ii.1 requires “any residential zone adjoining the EMD, BMD, or ORD-C; required buffer zoned is ten feet (10’) adjacent to all common boundaries except street frontage and shall include one tree for each forty feet (40’) of linear boundary, or fraction thereof, and a continuous six foot (6’) high planting, hedge, fence, wall, earth mound, or combination thereof”.

i. Based on the application, there is a proposed opaque fence along the southern property line, which abuts a residential zone.

a. Staff finds that this meets the code as long as it is 6 feet tall. Staff requests the applicant indicate on the site plan that the proposed opaque fence will be 6 feet.

4. **East Main Street Insight District, Insight District Development Standards,** states the maximum building setback for the site is 20 feet from the right-of-way.

i. Based on the application, a variance to Section 1103.15.III. Insight Zone Development Standards. Setbacks would be needed for the maximum permitted setback of 20 feet, since the buildings proposed setback from the right-of-way is 52.76 feet.

a. Staff finds that a variance to Section 1103.15.III. Insight Zone Development Standards. Setbacks would be needed for the building to be located a maximum of 52.76 feet, instead of the required 20 foot maximum building setback.

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 with drive-thru 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 drive-thru with the following conditions:
 - i. That all required variances for the subject site be approved by the Planning and Zoning Board, prior to the Conditional Use application being approved.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: August 13, 2025

To: Phoenix Buathier, Development Assistant

From: Mitchell Yake, City Engineer

Subject: 7041 East Main Street Conditional Use – Staff Report

Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Site Plan for the 7041 East Main Street Project. The Conditional Use Application for this project has been submitted and is currently under review. The property is located on the south side of East Main Street, approximately 600 feet east of Briarcliff Road and 800 feet west of Haft Drive. The proposed project intends to construct a Take 5 Oil Change drive-thru. The proposed drive-thru is a part of the Conditional Use Permit Application request submitted to the City. The following summarizes our findings and recommendations with respect to this project.

ROADWAY ACCESS AND SITE PARKING

1. The existing access point to E Main Street from this parcel is a 44.5-foot wide access drive on the north side of the property. Based on the Site Plans provided, the proposed access drive would be the same width as the existing. There are three proposed lanes within the access drive, one is the entrance and the other two are dedicated exit lanes to the east and to the west. Based on previous discussions with the City, left turn lanes are not preferential. The future COTA BRT Project plans to install a median in the middle of E Main Street that would eliminate the ability to use a left turn at this location. The intention will be to implement U-turns instead of these left turns out of various driveways in the corridor.
2. Lane widths for two-way traffic located to the south of the building (within the parking space area) are 24-ft wide, which is acceptable per the Development Handbook.
3. There is a proposed one-way drive-thru lane (13' width) which begins at the access lane from E Main Street and continues to the west side of the building for entry into the two stacking lanes for the oil change bays on the south side of the building. The proposed stacking lanes for the drive-thru consist of 4 cars in two side-by-side bay access lanes.
4. In the updated site plan both sides of the stacking lanes the landscape islands were removed and replaced with concrete pavement and traffic striping as necessary. Site plan shows two proposed escape lanes from the stacking lanes. One is to the right of the east stacking lane and one to the left of the west stacking lane. The east stacking lane would exit to the right onto the one-way access drive towards the exit. The escape lane on the west side of the project will utilize the one-way lane from the entrance in the opposite direction. If this option were to be used, the applicant proposes to add two signs stating "CAUTION – ONE WAY TRAFFIC" and "PLEASE WAIT FOR STAFF ASSISTANCE TO EXIT LANE". To avoid conflict with one way traffic, another option should be considered providing turning movements for exiting traffic to turn into the southbound lane with one way traffic. The developer needs to provide turning movements for this option.

5. Also included was an alternative layout of the stacking and escape lanes that included the landscape islands. One is to the right of the east stacking lane and one to the left of the west stacking lane. The east stacking lane would exit to the right through the island (via a 13-ft escape lane) onto the one-way access drive towards the exit. The escape lane on the west side of the project passes through designated break in the island (via a 17-ft escape lane) onto the one-way access drive. It's assumed that exiting traffic is going with one way traffic. This site plan was deemed not feasible per application.
6. There are 5 parking spaces which include 1 ADA space which is adequate per the zoning code requirements. The dimensions for all spaces are 9' x 18' and are acceptable in dimensions.

UTILITIES

7. Per GIS, the existing 12-inch water main which runs east and west (constructed in 1966 and located on the south side of E. Main St) will service the project. A comment has been made to include both alignment and sizing of any existing and proposed water service lines on a utility plan with future submissions.
8. Per GIS, the existing 8-inch sanitary sewer (built 1961 and located towards the south side of the parcel) services the project. A comment has been made to include both alignment and sizing of any existing and proposed sanitary service lines on a utility plan with future submissions.

STORMWATER

9. The existing site has one storm catch basin in the access drive to the north of the building. Stormwater from this structure is conveyed to an existing 15-inch storm main located on the south side of E. Main St (constructed in 1966 per GIS and runs east and west). It is unclear if there is another storm structure on the south side of the building, but a comment has been made to include all storm structures (both existing and proposed) to any future plans submitted. Since the proposed site will disturb less than 1 acre of area and the impervious area is proposed to be reduced by 0.18 acres from the existing impervious area, water quality and peak flow rate control will not be required.

DETAILS / SPECIFICATIONS

10. The Conditional Use Application is for a Take 5 Oil Change facility to be constructed, which is considered Vehicular Care Services – Minor with a drive-thru, per the City's Zoning Code.

July 30, 2025

DIRECT DIAL 216.696.5863 | john.slagter@tuckerellis.com

VIA EMAIL AND FEDEX
pbuathier@reynoldsburg.gov
permit@reynoldsburg.gov

Building Department
City of Reynoldsburg, Ohio
7232 East Main Street
Reynoldsburg, OH 43068

*Re: Supplement to Variance Application No. 2025-0208 & Conditional Use Application
No. 2025-0207 for 7041 E. Main Street Reynoldsburg, OH*

Dear Sir or Madam:

Please find the enclosed supplemental materials to both the Variance Application and the Conditional Use Application (“Applications”) submitted by Driven Brands, Inc. c/o John P. Slagter, Esq. (“Applicant”) initially on April 16, 2025 and supplemented on June 4th and June 20th. This supplement is in response to the June 13, 2025 staff review of the Applications (“Staff Review”) and the July 17, 2025 Planning & Zoning Board meeting.

The Variance Application has been revised to withdraw the request for the variances from the landscape bufferyard of 10 feet found in Code Section 1105.07(I)(ii)(1). As noted in the Staff Review, a variance to this section is not needed.

Applicant has also revised the site plan (updated 7/24/25) for the Applications. Revisions to this plan include changes to the landscaping on the southern property line to be in compliance with Section 1105.07(I)(ii)(1), as noted in the Staff Review.

Further, Applicant has revised the site plan to attempt to comply with the City’s interpretation of Code Section 1105.113(L)(ii), as requiring that all cars in the stacking lanes be able to exit at any point in the stacking lane, to the extent possible. Applicant has removed the landscaping islands next to the stacking lanes to allow for two full escape lanes. Applicant has also added language for a proposed sign that states “Caution – One Way Traffic” and another that states “Please wait for staff assistance to exit lane” to be utilized for the escape lane for the western stacking lane, as suggested during the meeting.

Applicant is also including an alternative site plan (Item 7) demonstrating an alternative layout that has been explored by Applicant. Notably, Applicant added an escape lane to middle of the western stacking lane. Applicant has also added language for a proposed sign that states “Approximate wait 10 minutes from this point” to be utilized near the western stacking lane to advise customers of the maximum likely wait time prior to them entering the stacking lanes, as suggested during the meeting. Although, this site plan would require cars escaping from the western stacking lane to go into oncoming traffic, and a variance from this section would still be required. As a result, this site plan is not feasible.

Enclosed you will find twenty-two (22) hard copies of all submitted materials (11 copies for the variance application and 11 copies for the conditional use application.) Since the initial submission, the only revision made to the Conditional Use Application would be to update Item 4 – Site Plan. The revisions to the Variance Application include updates to Item 1 – Application, Item 2 – Narrative Statement, Item 4 – Site Plan, and the inclusion of Item 7 – Alternative Plan.

Applicant requests that the Applications be placed on the agenda for the August 21, 2025 PZB meeting. We appreciate your time and attention to the Applications and look forward to working with the City on this matter. Should you have any questions, please contact me directly. Thank you.

Sincerely,

TUCKER ELLIS LLP



John Slagter

JPS:dme

Enclosures

- Complete Copy of Variance Application and materials
 - o Item 1. Variance Application(updated 7/30/25)
 - o Item 2. Narrative Statement (updated 7/30/25)
 - o Item 3. Traffic Count Data
 - o Item 4. Site Plan + Exterior Elevations (updated 7/24/25)
 - o Item 5. Legal Description of the Property
 - o Item 6. Property Photos
 - o Item 7. Alternative Site Plan (added 7/30/25)
- Complete Copy of Complete Conditional Use Application and materials
 - o Item 1. Conditional Use Application
 - o Item 2. Narrative Statement
 - o Item 3. Traffic Count Data
 - o Item 4. Site Plan + Exterior Elevations (updated 7/24/25)

- Item 5. Legal Description of the Property
- Item 6. Property Photos

Copy of Conditional Use Application Submission

Note: only change made to this submission would be
to Item 4 – Site Plan (Updated 7/24/25)

Item 1 – Application

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7041 E. Main Street, Reynoldsburg, OH	Parcel ID#(s): 060-004140-00 & 060-007386-00
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Driven Brands, Inc.	
Contact Email: Ashley Daly	Contact Phone Number: 407-580-0826

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Take 5 Oil Change	Contact Name: Ashley Daly
Contact Email: ashley.daly@drivenbrands.com	Contact Phone Number: 407-580-0826
Description of Use: Free-standing quick lube with two service bays. Services Offered: Oil Change, Windshield Wiper Replacement, Filter Replacement. Customer remains in vehicle during service. Hours of operation: M-F 7A - 7P, Sat. 8A-6P, Sun. 9A-5P. Employees per shift: 4-6. Volume of Delivery: 40-50 Cars per day; Peak Volume is on Saturday	

III. APPLICANT INFORMATION

Applicant Name: Driven Brands, Inc. c/o John P. Slagter, Esq.	Applicant Address: 950 Main Ave., Suite 1100, Cleveland, OH 44113
Applicant Phone Number: 2166965863	Applicant Email: john.slagter@tuckerellis.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.])

Conditional Use permit to allow construction of a facility to be utilized for Vehicular Care Services – Minor with drive-thru.

See the attached supporting documents.

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:  **agent for applicant/property owner** Date: 6/4/25
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____ ☐ Olde Reynoldsburg District	☐ Major/Minor Site Plan ☐ Other: _____	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) electronic 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:

- ☐ Description of the existing use of the lot and of adjacent lots
- ☐ A statement of the conditional use for which the application is submitted.
- ☐ 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;
- ☐ 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;
- ☐ 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;

- ☐ 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.

Item 2 - Narrative Statement

Conditional Use Application Narrative Statement

No. 2025-0207

Subject Property:

The subject property is located 7041 E Main Street, Reynoldsburg, Ohio (Parcel IDs: 060-004140-00 & 060-007386-00) (“Property”). The Property contains 0.135 +/- Acres & 0.583 +/- Acres and are two current tracts of land on the South side of East Main Street. The tax district of the Property is 060 - CITY OF REYNOLDSBURG. The legal description of the Property is attached hereto. The Property is approximately 610-feet East from the intersection of East Main Street and Briarcliff Road. Additionally, the Property are approximately 850-feet West from the intersection of East Main Street and Haft Drive.

Applicant:

Driven Brands, Inc.

Information Required by Code Section 1109.13:

i. Description of the zoning district and existing uses of adjacent lots;

The Property is located in the East Main Street Insight District (“EMD”) zoning district. A 5,105 S.F. +/- Car Wash facility currently exists on the Property. The car wash is not currently in operation.

In relation to the Property, the adjoining parcel to the East, addressed as 7051 E Main Street, with Parcel ID 060-007493-00 and an adjoining parcel to the West, addressed 6999 E Main Street, with Parcel ID 060-001194-00, are both restaurants. (See the enclosed Property photos.) The other adjoining parcel to the West, addressed 1366 Briarcliff Road, with Parcel ID 060-001818-00, is an apartment building, multi-family use (40+ families). The adjoining parcel to the South, addressed 7008 Clymer Drive, with Parcel ID 060-003923-00, is a single-family dwelling on a platted lot. The parcel across the right-of-way to the North, addressed 6960-7088 E Main Street, with Parcel ID 060-001128-00, is a Community Shopping Center use with uses of the following: Furniture Store, Health Club/Gym, Clothing Store, Restaurant, Medical Clinic, and Fueling Station with Minor Vehicle Repair. Several parcels to the East of the Property at 7085 E Main St., with Parcel IDs 060-001016-00 and 060-001189-00, is a Firestone Complete Auto Care business.

ii. A statement of the conditional use for which the application is submitted,

The conditional use sought for the Property is for use as Vehicular Care Services – Minor with drive-thru.

iii. Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature

and volume of delivery activity, and other information which will assist the PZB with understanding the nature of the proposed use and its potential impacts;

The proposed use includes minor vehicular care services, such as Oil Change Service, Windshield Wiper Replacement, and Filter Replacement. These services will be completed via a drive-thru that allows the customer to stay in the car while the services are being performed. The customers drive into the building for service and then exit. Hours of Operation are as follows: Monday through Friday 7:00 AM – 7:00 PM, Saturday 8:00 AM – 6:00 PM, and Sunday 9:00 AM – 5:00 PM. There are between four and six employees on any given shift. The volume of service is 40 to 50 cars per day. Peak volume of delivery is on Saturday. See the attached Traffic Count Data.

- iv. A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic access, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

Please see the attached revised site plan May 2025 (“Site Plan”).

- v. A narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses set forth below and, as applicable, the supplementary requirements for special uses set forth under the applicable district or zone regulations.

The applicable standards are listed in Code Section 1109.13(D), and are as follows:

- 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;

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 because the adjacent properties are commercial businesses. The surrounding area is community centric in nature. Although the rear of the Property adjoins a single-family residential parcel, there is a significant landscape buffer between the activities on the Property and that residential property. Further, the proposed use is a low intensity use and consistent with other uses permitted as of right or conditionally permitted in the district or existing in the area.

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

The proposed use will not adversely affect the use of adjacent property because the adjacent properties are primarily commercial, and there is a significant buffer between the Property and the single-

family residential property to the south. Additionally, compared to the pre-existing use, the proposed use is much less intensive including the size of the building (reduced from 5,105 S.F. to 1,328 S.F.), and the intensity of use from car wash serving many more cars per hour to vehicular care services – minor with drive-thru. The proposed use will not generate noise from operations and will be consistent with or less than other uses existing or authorized in this to beyond what is accustomed to in this district. The proposed use will not generate glare, odor, fumes, vibrations, or storm water. The proposed use will not generate excessive traffic and the Site Plan is designed to deal with the traffic during peak hours.

- iii. 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 adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood since the proposed use is low intensity where the number of customers per hour is low, the hours of operation are limited, the service activity is conducted in the building and the long narrow configuration of the lot places the main activity towards the front portion of the lot thereby leaving a significant buffer and distance to multi-family and residential use near the rear of the lot.

- 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;

The proposed structure will be connected to public water and sewer systems. There is no evidence that the proposed use will not be adequately served by any of the aforementioned public facilities and services.

- 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;

The ingress and egress lanes, as well as the stacking lanes, are designed so as to prevent traffic from stacking in the public right-of-way. 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.

- 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;

The proposed use is in accordance with such objectives and intents because it will provide for the adaptive reuse of property that is currently sitting vacant and would otherwise not be utilized due to its unique shape. Further, see the responses above which also provide support for these criteria.

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

The proposed use complies with the applicable specific provisions and standards of this Code, with the exception of the requested variances which are necessary to permit a beneficial use of the Property and result from the narrowness of this pre-existing plated lot.

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

The proposed use is listed as conditional use per Code Section 1103.15(II). The proposed use meets the definition of Vehicular Care Services – Minor, which is: “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.”

The services that are proposed on the Property do not involve the removal of the engine head or pan, engine transmission or differential. The proposed use involves oil, filter, and windshield wiper changes. The proposed use will only be applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.

- vi. Such other information as the PZB deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to: 1. Traffic impact analysis; 2. Storm water impact analysis; and/or 3. Utility impact analysis.

This information will be provided upon request. However, since the Property contains an existing building that was in use and much larger and more impactful, the proposed use will lessen any impact on the area and in fact, improve the neighborhood. The enclosed Traffic Count data provides an analysis of typical store average cars per hour, and demonstrates the low impact from the proposed use.

Information Required by Code 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.

The proposed use will not utilize external loudspeakers.

- 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.

Please see the attached Traffic Count Data to show the intended stacking spaces that are needed to accommodate the peak number of vehicles projected to use the facility at any one time. Additional information can be provided by Applicant's engineer, if requested.

Additionally, one abort/escape lane has been added to the Site Plan near the middle of the eastern stacking lane. A variance is being sought as to the other abort/escape lane for the western stacking lane. Additionally, if the Planning and Zoning Board determines that the location of the abort/escape lane near the middle of the eastern stacking lane requires a variance, we are requesting that variance as well.

Item 3 - Traffic Count Data

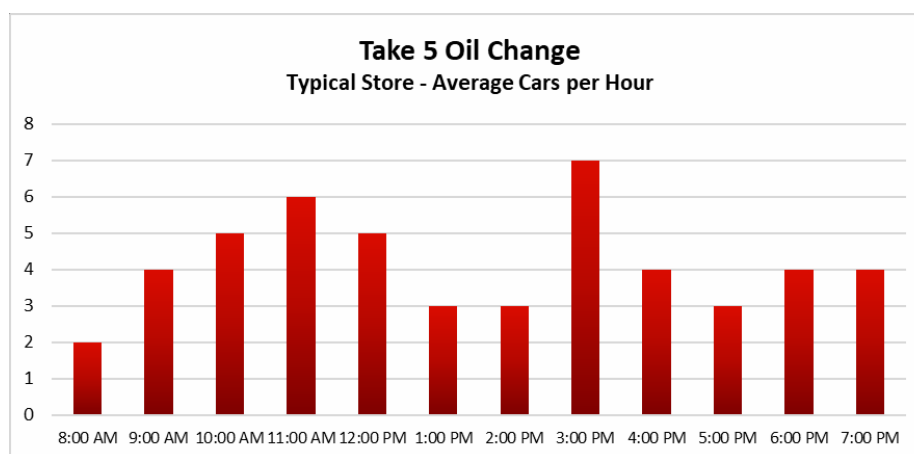


RE: Proposed Site Development for Take 5 Oil Change

Take 5 Oil Change has a unique business model that is focused exclusively on oil changes and the customer experience. Customers stay in their car during the entire service and average service times are approximately 10 minutes. Take 5 is able to serve its customers with this speed because we only perform oil changes and no other maintenance activities other than ancillary services such as windshield wiper and filter replacements. There are more than 700 Take 5 Oil Change locations across the country.

The average Take 5 Oil Change location services 50 cars a day, which is less than most any kind of retail establishment. Typical hours of operation are 7am – 8pm Monday thru Friday; 7am – 7pm Saturdays; and 9am – 5pm Sundays.

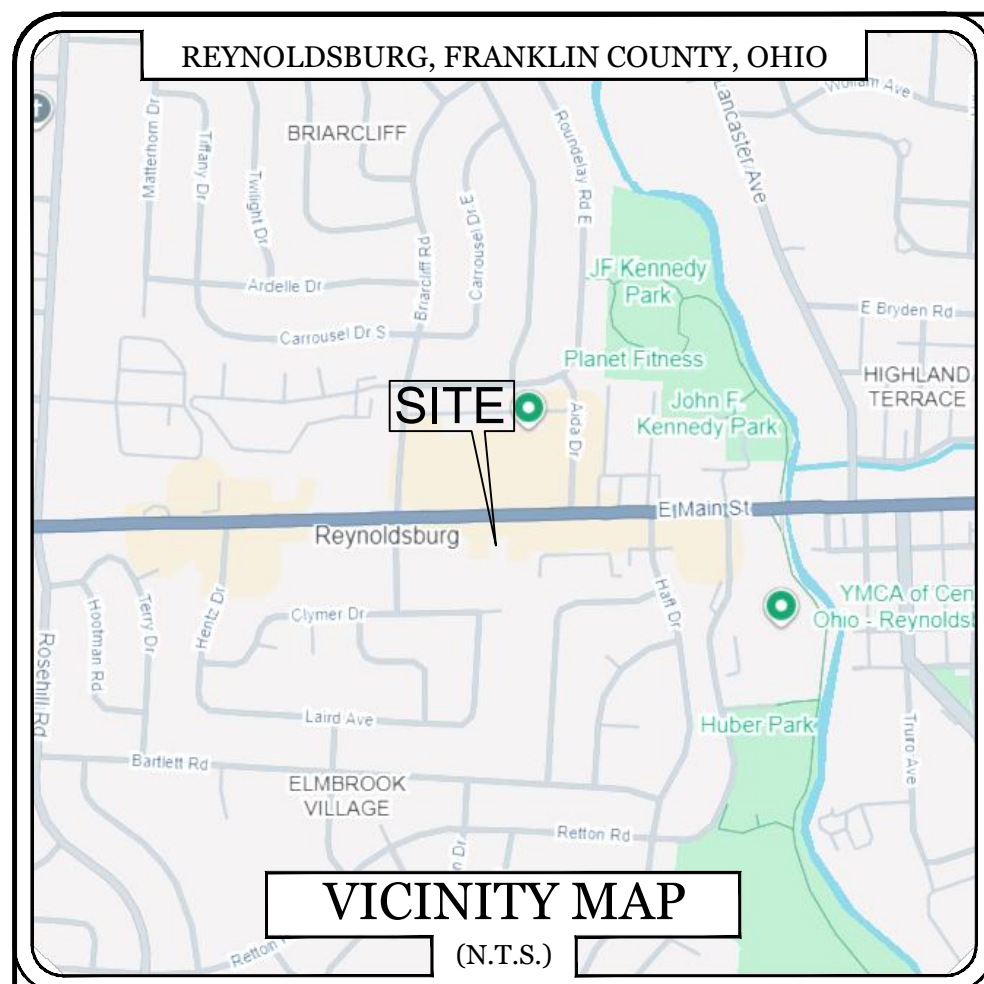
A typical Take 5 Oil Change location generates traffic in non-peak traffic hours. Based on common customer patterns, these facilities do not impact rush hour traffic. Below is a graph of a typical daily customer distribution.



Please let me know if you need any additional information at this time.

Henry Robert
Director of Franchise Construction
Driven Brands, Inc.

Item 4 – Updated Site Plan
(7/24/25)



BENCHMARK DATA:

- RE - 26
ALUMINUM DISK
N: N/A
E: N/A
Z: 860.58
- TBM 1
CUT X
N: N/A
E: N/A
Z: 867.58
- TBM 4004
MAG NAIL
N: N/A
E: N/A
Z: 869.06

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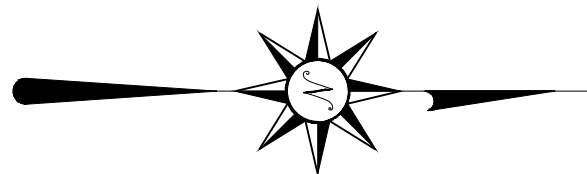
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DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.

PARCEL OWNER, ADDRESS

DRIVEN BRANDS INC
440 S CHURCH STREET, STE 700
CHARLOTTE, NC 28202



LEGEND

-  EXISTING WOOD FENCE
- EXISTING STRIPING
-  EXISTING BUILDING (TO BE REMOVED)
-  EXISTING PAVEMENT (TO BE REMOVED)
-  EXISTING GREEN SPACE (TO REMAIN)
-  EXISTING DUMPSTER AREA (TO BE REMOVED)
-  EXISTING MONUMENT SIGN
-  EXISTING BRICK WALK
-  EXISTING CONCRETE WALK

EXISTING SITE DATA	
STATISTIC	PROVIDED
TOTAL SITE AREA	+/- 0.72 AC
EXISTING ZONING	EMD COND. USE
EXISTING USE	CAR WASH
EXISTING IMPERVIOUS AREA	+/- 0.49 AC (+/- 21,210 SF)
EXISTING BUILDING SIZE	+/- 5,105 SF
EXISTING PARKING	6 SPACES NO ADA
EXISTING STACKING	UNKNOWN
TOTAL EXISTING GREEN SPACE	+/- 0.04 AC (+/- 1,689.88 SF)

REVISIONS

TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH



ACFS

**ARNOLD CONSULTING
ENGINEERING SERVICES, INC.**
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 25-3098-L

DATE: 5/29/2025

SCALE: 1" = 20'

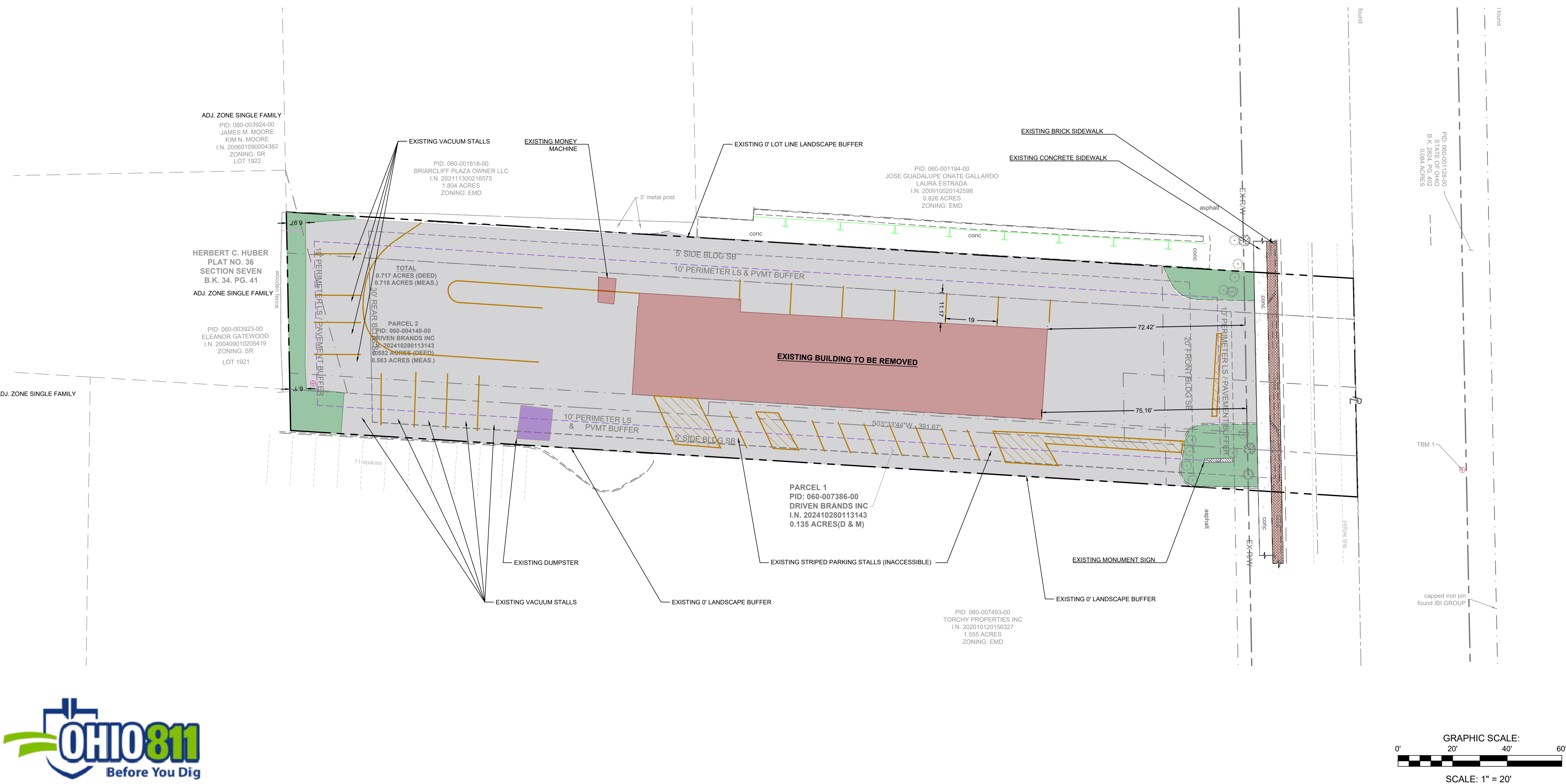
DRAWN BY: B. ROBISON

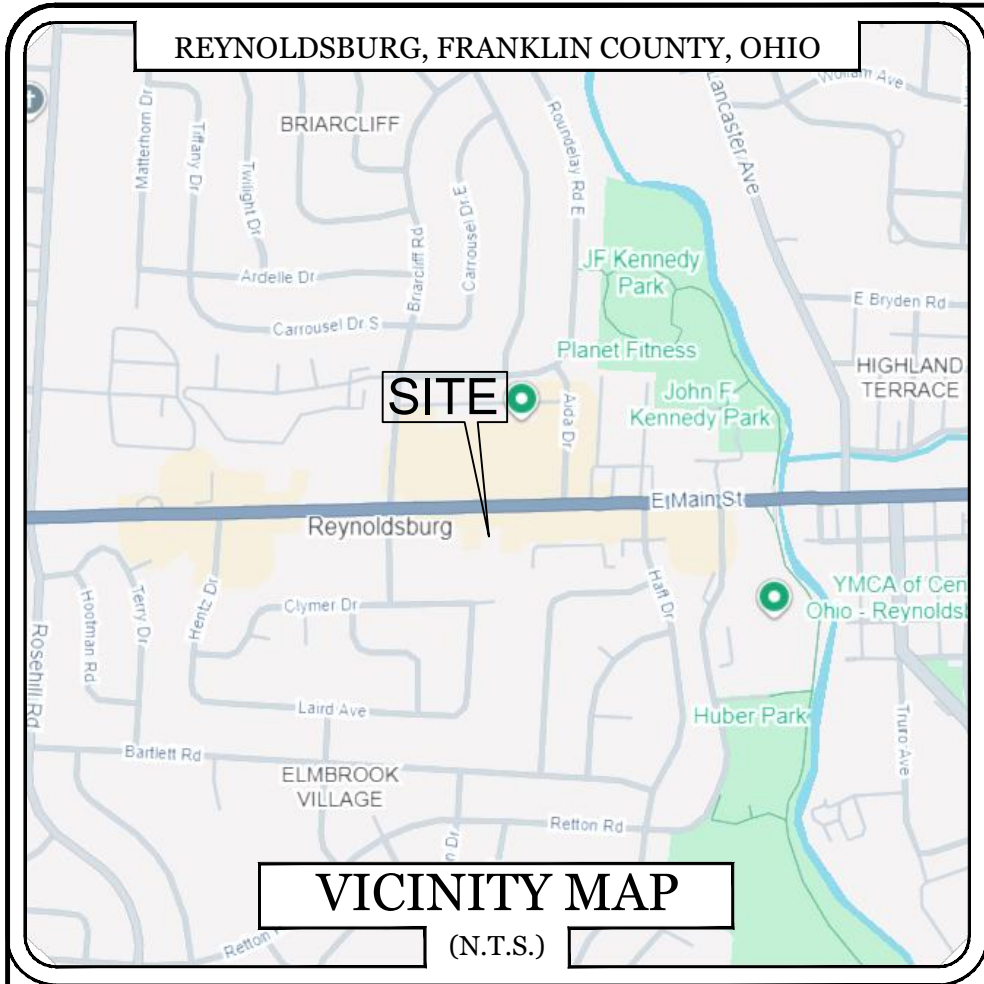
CHECKED BY: B. ZACKERY

APPROVED BY:
B. ZACKERY

EX-A

EX-SITE
CONDITIONS
COLOR EXHIBIT





BENCHMARK DATA:

RE - 26
ALUMINUM DISK
N: N/A
E: N/A
Z: 860.58

TBM 1
CUT X
N: N/A
E: N/A
Z: 867.58

TBM 4004
MAG NAIL
N: N/A
E: N/A
Z: 869.06

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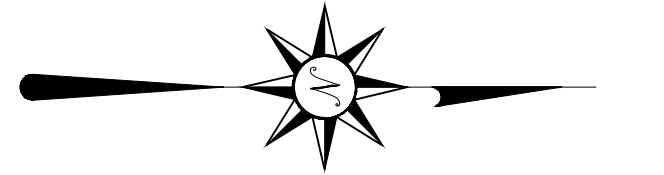
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PARCEL OWNER, ADDRESS

DRIVEN BRANDS INC
440 S CHURCH STREET, STE 700
CHARLOTTE, NC 28202



CONSTRUCTION LEGEND

HDCT - HEAVY DUTY CONCRETE PAVEMENT
LDCT - LIGHT DUTY CONCRETE PAVEMENT
SC CT - CURB AND GUTTER
SWCT - SIDEWALK WITH TURNDOWN EDGE
SW CT - SIDEWALK

HS CT - HANDICAP SYMBOL
HVPS CT - HANDICAP PARKING SIGN (VAN ACCESSIBLE)
WS CT - WHEEL STOP
DA CT - DIRECTIONAL ARROW

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	EMD	EMD
PROPOSED USE	CONDITIONAL USE PERMIT REQ.	OIL CHANGE FACILITY
TOTAL SITE AREA	NO REQUIREMENT	31,276 +/- SQ. FT.
LOT COVERAGE	0.36/0.58 +/- AC. (50% MIN / 80% MAX) 15,638 / 25,021 SF (INCL. IMP. SFC)	0.72 +/- AC. 0.48 +/- AC. (67%) 20,788 SF. (67%)
BUILDING SETBACKS	FRONT 5' MIN./20' MAX. (NORTH) REAR 30' MIN. (SOUTH) SIDE 5' / 20' AGG. (EAST) SIDE 5' / 20' AGG. (WEST)	FRONT 52.73' (NORTH) REAR 289.06' (SOUTH) SIDE 22.32' / 38.86' (EAST) SIDE 16.54' / 38.86' (WEST)
TOTAL PARKING	VEHICLE REPAIR MINOR "REOMT PER CODE 1 SP/500 SF DEVELOPMENT INFO = 3 SPACES	5 SPACES PROVIDED 4 STANDARD SPACES 1 ADA SPACES
LANDSCAPE PLAN	REQUIRED	VARIANCE REQUESTED
DRAINAGE PLAN	NOT REQUIRED	N/A
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	CITY OF REYNOLDSBURG	1 ACCESS POINT

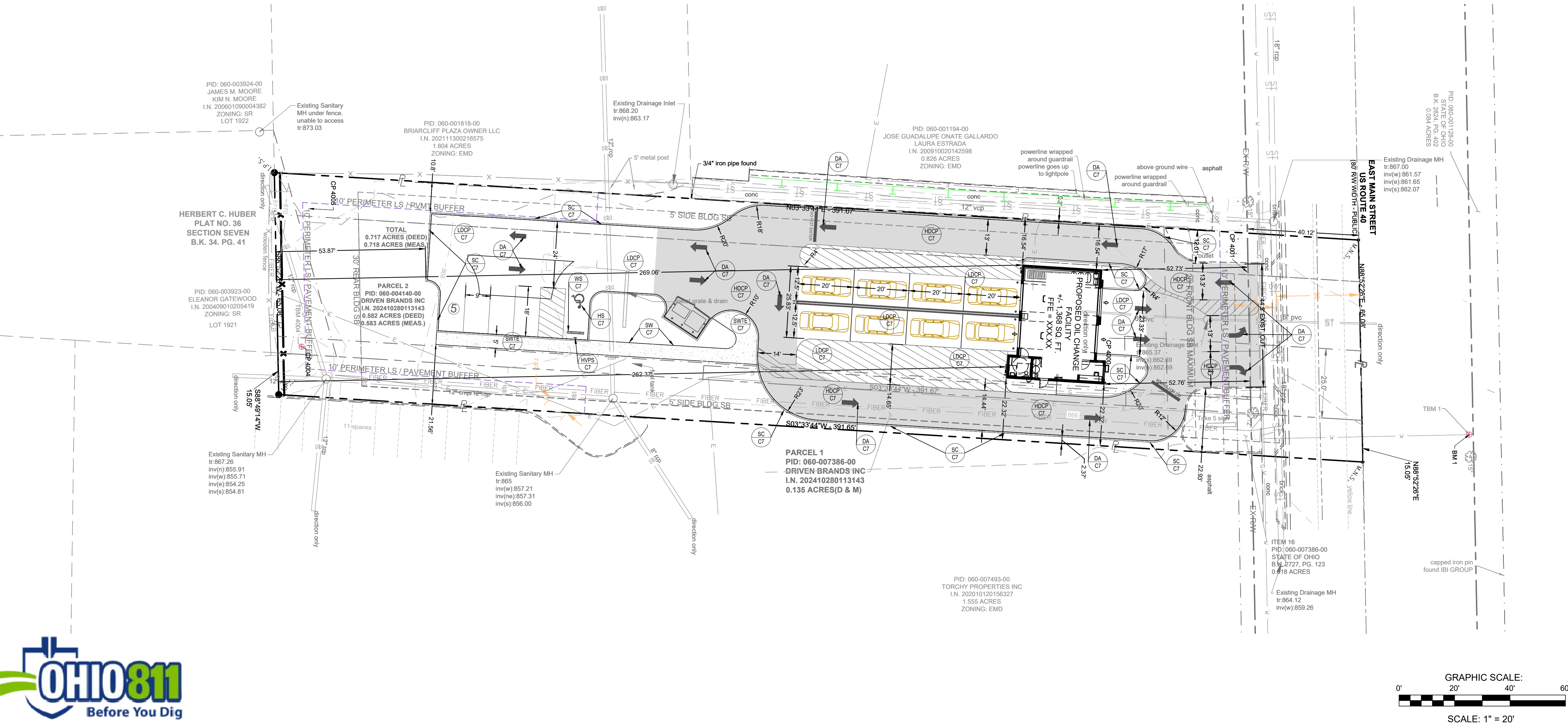
BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	1,368 S.F. +/-
BUILDING AREA	N/A	1,368 S.F. +/-
BUILDING HEIGHT	22' MIN / 60' MAX	22' (1 STORY)
FLOOR AREA RATIO	N/A	1,368 SF/31,276 SF = 0.044

GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT 529 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.



REVISIONS

TAKE 5 OIL CHANGE
7041 E MAIN STREET
REYNOLDSBURG, OH

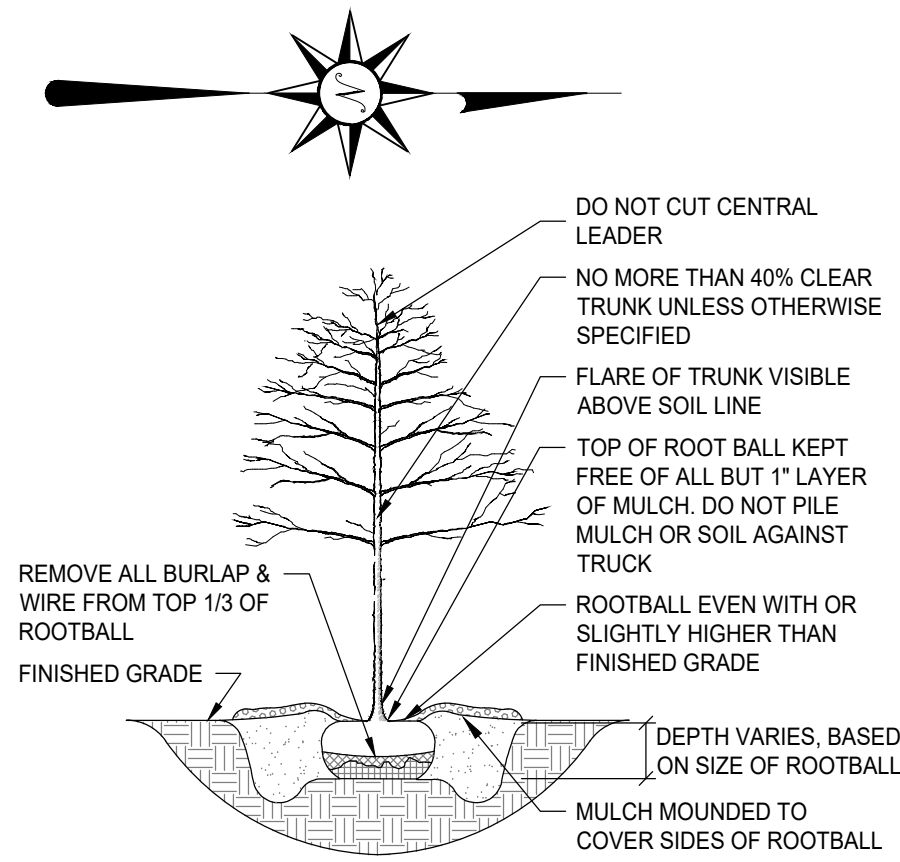


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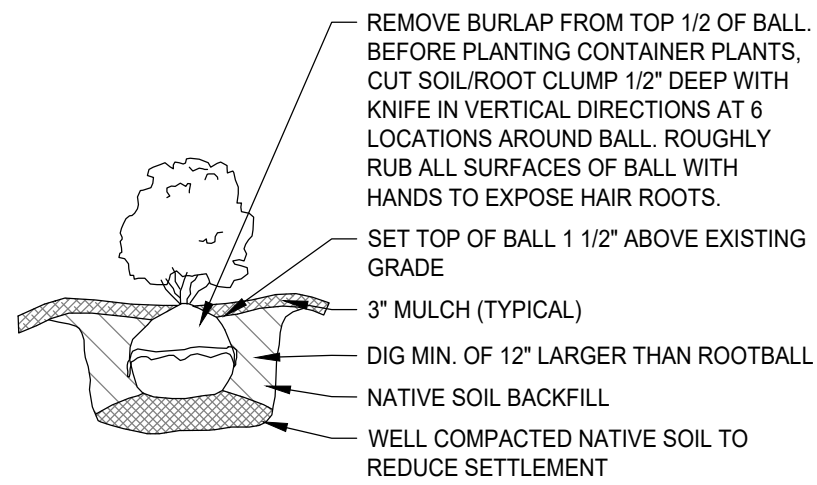
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DATE: 7/25/2025
SCALE: 1" = 20'
DRAWN BY: B. ROBISON
CHECKED BY: B. ZACKERY
APPROVED BY: B. ZACKERY

C2
SITE
LAYOUT

THIS SHEET IS FOR LANDSCAPE USE ONLY



TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



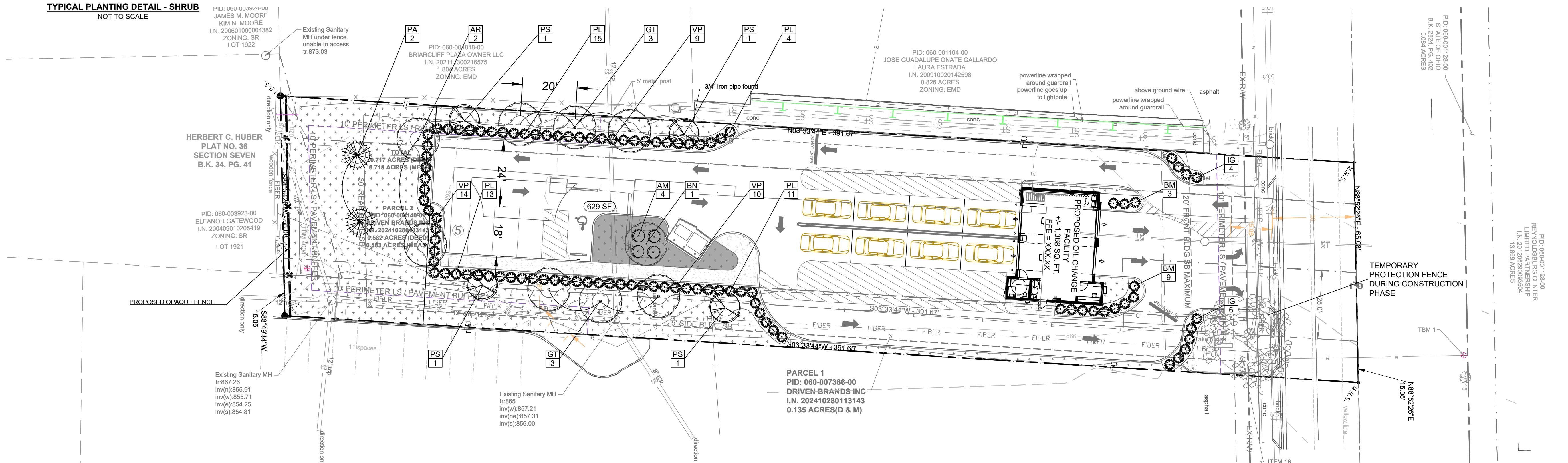
TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE

LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
2. PLANTS & TREES
 - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
3. MULCHING
 - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
4. PLANT MAINTENANCE
 - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
5. ACCEPTANCE AND GUARANTEE
 - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



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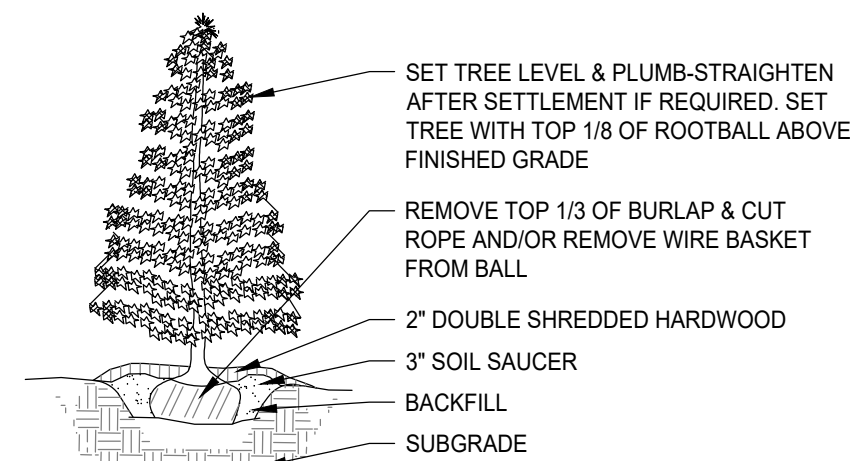
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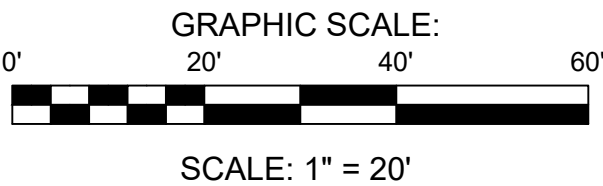
TYPICAL PLANTING DETAIL - EVERGREEN TREES
NOT TO SCALE

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	2	ACER RUBRUM 'ARMSTRONG'	RED MAPLE	2" CAL.	CONT./B&B	WELL BRANCHED
BN	1	BETULA NIGRA 'DURRA HEAT'	RIVER BIRCH	2" CAL.	CONT./B&B	SINGLE STEM
GT	6	GLEDITSIA TRIACANTHOS VAR INERMIS SHADE MASTER	THORNLESS HONEYLOCUST	2" CAL.	CONT./B&B	WELL BRANCHED
PA	2	PICEA ABIES	NORWAY SPRUCE	6" HT.	CONT./B&B	
PS	4	PRUNUS SUBHIRELLIS VAR. AUTUNNALIS	'AUTUNNALIS' CHERRY	2" CAL.	CONT./B&B	WELL BRANCHED
SHRUBS						
AM	4	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18" HT.	CONT./B&B	
BM	12	BUXUS MICRO PHYLLO 'GREEN GEM'	GREEN GEM BOXWOOD	18" HT.	CONT./B&B	
IG	10	ILEX GLABRA 'SHAMROCK'	INKBERRY	18" HT.	CONT./B&B	
PL	42	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	24" HT.	CONT./B&B	
VP	33	VIBURNUM X PRAGENSE	PRAGENSE VIBURNUM	24" HT.	CONT./B&B	

AREA OF SOD: 700 SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE.
SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

TOTAL COVERAGE AREA: 16,316.52 SF
REQUIRED TREE CALIPER: 9"
PROVIDED TREE CALIPER: 12" EXISTING

TOTAL VEHICULAR USE AREA: 5 SPACES 13,923 SF
REQUIRED INTERIOR LANDSCAPING: 200 SF (1 TREE 4 SHRUBS)
PROVIDED INTERIOR LANDSCAPING: 629.09 SF (1 TREE 4 SHRUBS)



REVISIONS

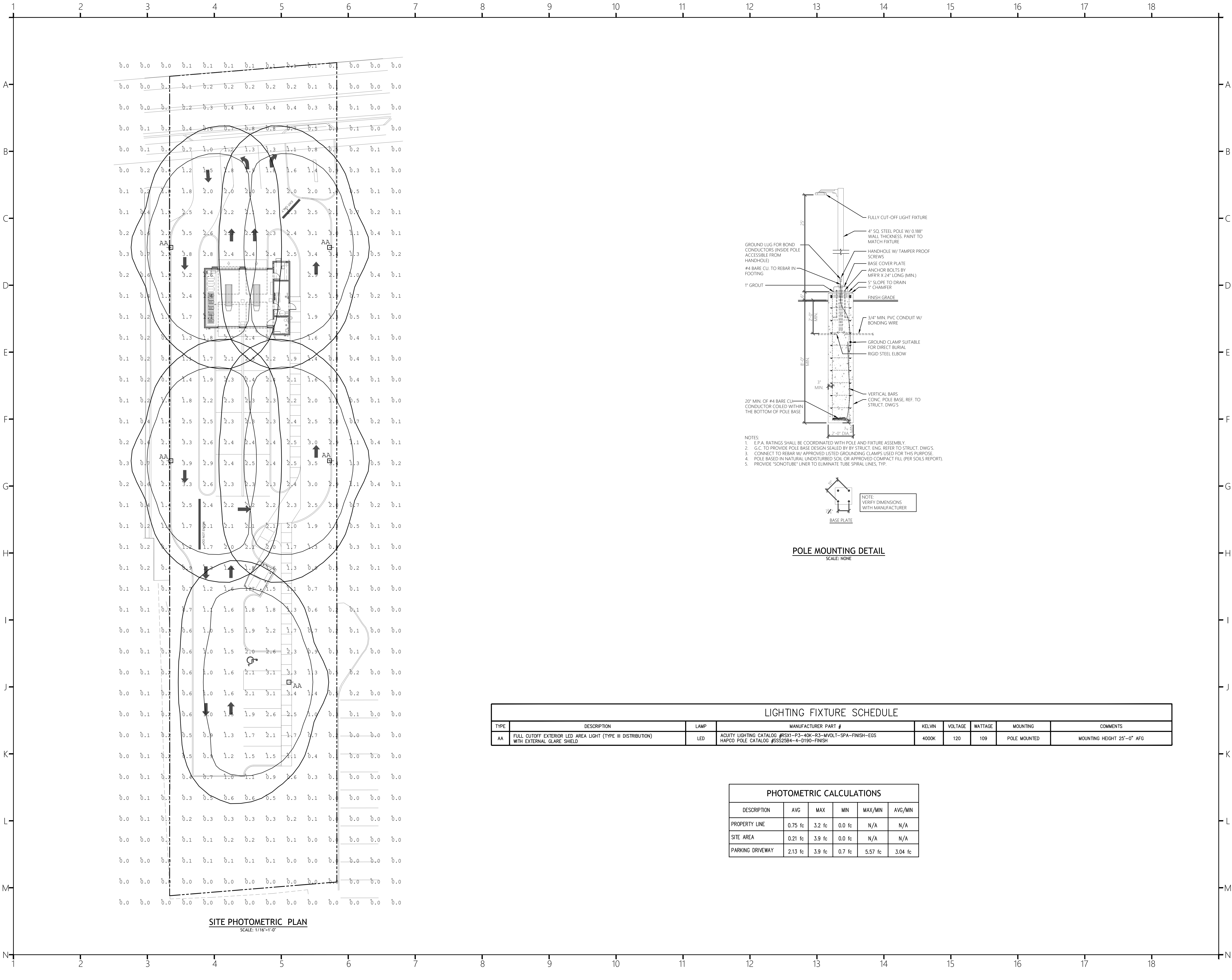
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7041 E MAIN STREET
REYNOLDSBURG, OH



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JOB NUMBER: 25-3098-L
DATE: 07/24/2025
SCALE: 1" = 20'
DRAWN: B. SHIRLEY
CHECKED: B. SHIRLEY
APPROVED: B. ZACKERY

L1
LANDSCAPE
PLAN



SITE PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #	KELVIN	VOLTAGE	WATTAGE	MOUNTING	COMMENTS
AA	FULL OUTOFF EXTERIOR LED AREA LIGHT (TYPE III DISTRIBUTION) WITH EXTERNAL GLARE SHIELD	LED	ACUTY LIGHTING CATALOG #RSX1-P3-40K-R3-MVOLT-SPA-FINISH-EGS HAPOG POLE CATALOG #SS32264-4-D190-FINISH	4000K	120	109	POLE MOUNTED	MOUNTING HEIGHT 25'-0" AFG

PHOTOMETRIC CALCULATIONS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.75 fc	3.2 fc	0.0 fc	N/A	N/A
SITE AREA	0.21 fc	3.9 fc	0.0 fc	N/A	N/A
PARKING DRIVEWAY	2.13 fc	3.9 fc	0.7 fc	5.57 fc	3.04 fc

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PHONE: 864-451-5288

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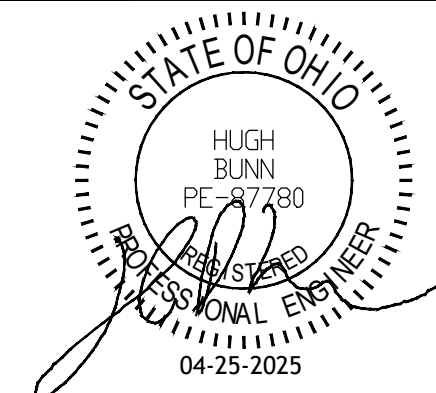
Project Title:

T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068

Client Logo:



Seals:



Revisions:

04.23.2025 Issue for Review

Project Number:

24040

Phase:

CD

Date:

04.23.2025

Drawn By:

RS

Checked By:

HPB

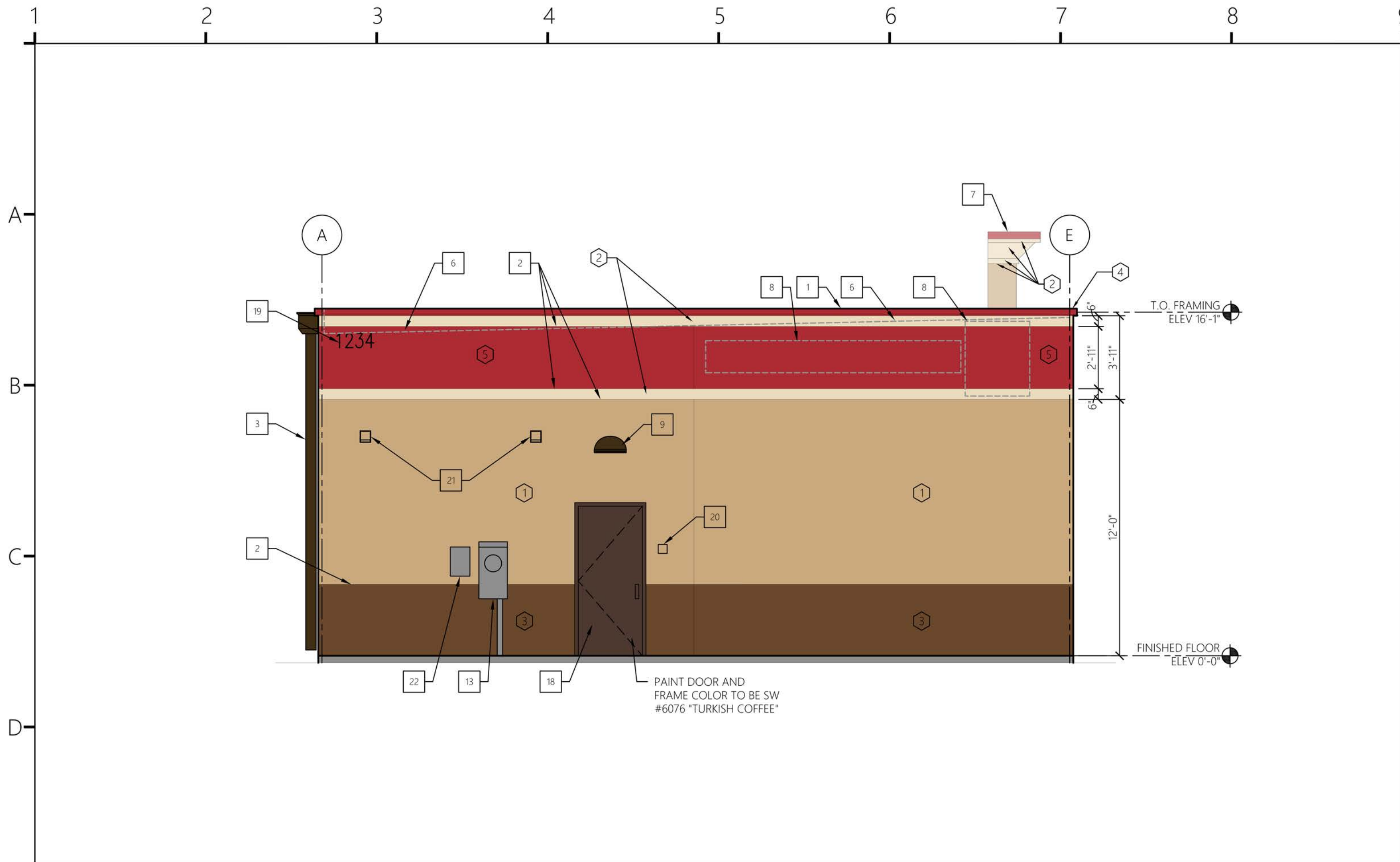
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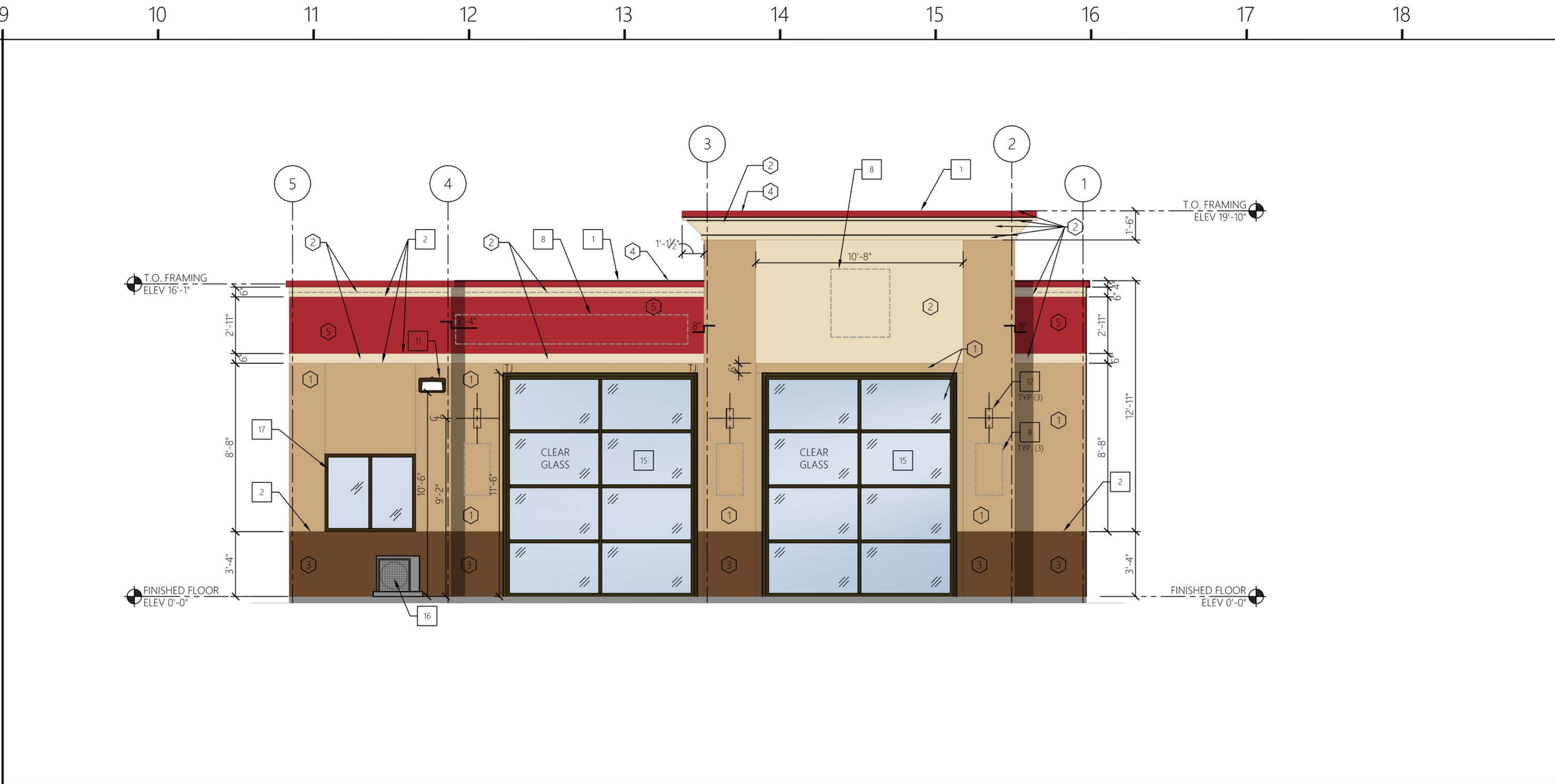
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SITE PHOTOMETRIC PLAN

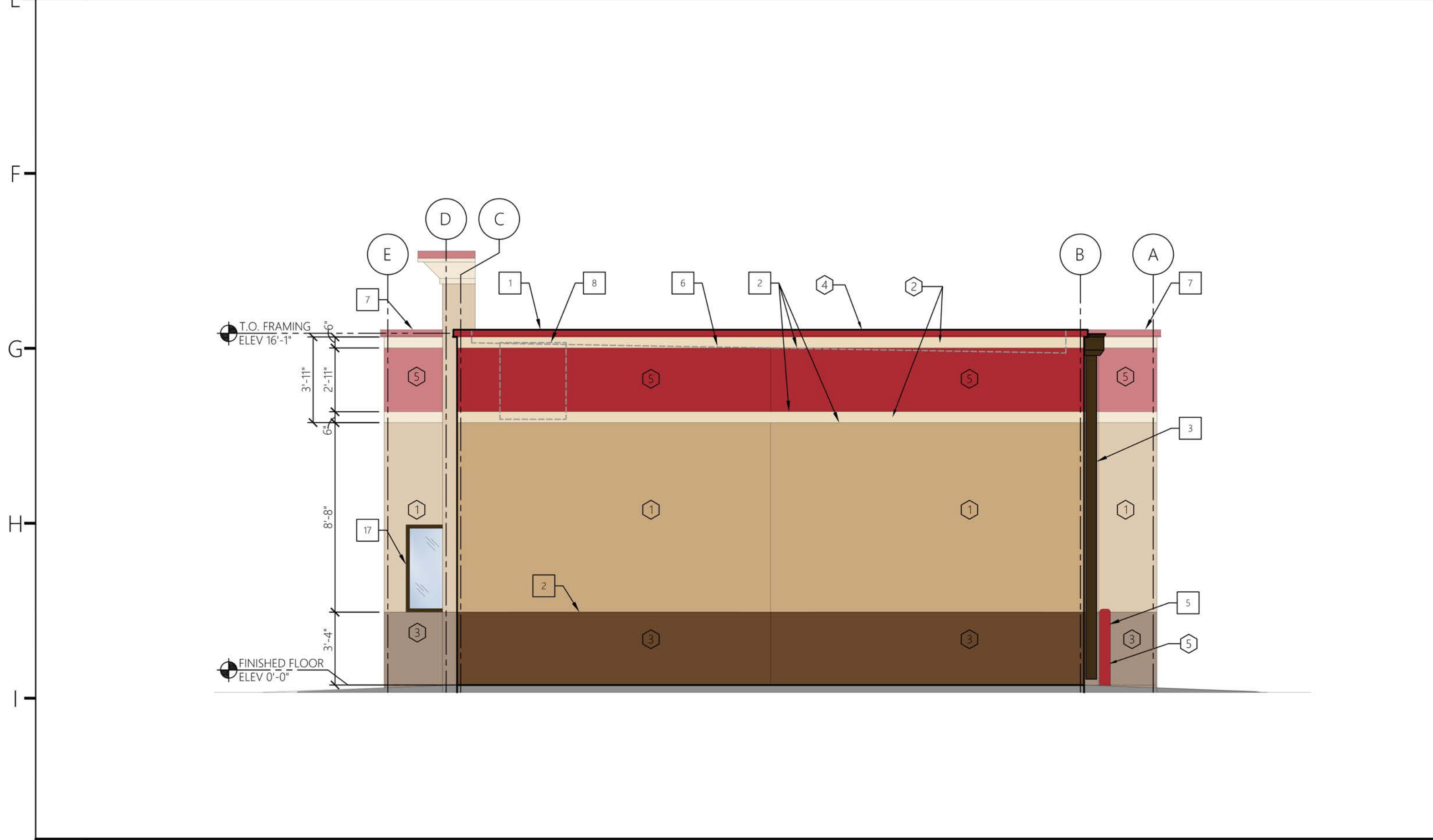
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1 EXTERIOR ELEVATION 1/4" = 1'-0"



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



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



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

- # KEYNOTE DESCRIPTION
1. PREFINISHED GALV. MTL. COPING.
 2. "V" JOINT IN STUCCO, REFER TO DET. 2/A7.00.
 3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00.
 4. PREFINISHED MTL. OVERFLOW SCUPPER, PAINT DARK BRONZE. REFER TO DET. 12/A7.00.
 5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50.
 6. ROOF LINE BEYOND.
 7. BUILDING BEYOND.
 8. SIGNAGE, BY OTHERS.
 9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
 10. 1/2" SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
 11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
 12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
 13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
 14. NOT USED.
 15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
 16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
 17. CRL US ALUMINUM SERIES R200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
 18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.
 19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO OHIO FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS D-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.
 20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY REYNOLDSBURG FIRE PREVENTION STAFF. ALL PER REYNOLDSBURG FIRE DEPT. REQUIREMENTS.
 21. EXHAUST VENT, REFER TO MECH DWG'S.
 22. MEANS OF DISCONNECT PER NEC, REFER TO ELEC.

KEYNOTES

EXTERIOR FINISH SCHEDULE #			
NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #687L, POSITIVE RED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #687L, POSITIVE RED

EXTERIOR FINISH SCHEDULE

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864.271.6535
MECHANICAL
Michael S. Dennis, PE
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
ELECTRICAL
Hugh P. Burn
512 S. Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:
T5 OC
REYNOLDSBURG OH
7041 E. MAIN ST.
REYNOLDSBURG, OH 43068



Revisions:
04.23.2025 Issue for Review

Project Number:
24040
Phase:
CD
Date:
02.06.2025
Drawn By:
Checked By:
Sheet Number:
A3.00
Sheet Title:
EXTERIOR ELEVATIONS

Item 5 - Legal Description of the Property

EXHIBIT A**Property Description****PARCEL I:**

Situated in the State of Ohio, County of Franklin, Township of Truro, in the City of Reynoldsburg, also being a part of the northwest quarter of the northwest quarter of the northwest quarter of Section 18, in Township 16, Range 20, of the Refugee Lands, being also a part of the same land conveyed to Main Street Joint Venture as recorded in Official Record 8371 B07, and being more particularly bounded and described as follows:

**ALL OF
(060)
007386**

Beginning at a point at the intersection of the west line of said Section 18 with the center of U.S. Route 40; said point also being at the northeast corner of a tract of land conveyed to Klean-A-Car Suburban Corp. as recorded in Official Record 4608 B02;

Thence, North 84 deg. 45' 00" East, with the center of said U.S. Route 40, a distance of 15.05 feet to a point in the center of said State Route 40;

Thence, South 00 deg. 32' 25" East, leaving said road and running entirely within said Main Street Joint Venture lands and passing a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO., LTD.) at a distance of 40.14 feet, a total distance of 391.32 feet to a 5/8 inch rebar and cap set (stamped CENTRAL SURV. CO, LTD.);

Thence, South 84 deg. 45' 00" West, running entirely within said Main Street Joint Venture lands a distance of 15.05 feet to a 3/4 inch iron pipe found on the west line of said Section 18 and at the northeast corner of Herbert Huber Section Seven as recorded in Plat Book 34, Page 41, and the southeast corner of said Klean-A-Car Suburban Corp.;

Thence, North 00 deg. 32' 25" West, with the west line of said Section 18 and the east line of said Klean-A-Car Suburban Corp. Lands and a total distance of 391.32 feet to the place of beginning and containing 0.135 acres more or less.

PARCEL II:

Situated in the County of Franklin, in the State of Ohio, and in the city of Reynoldsburg, and bounded and described as follows:

Being located in Section 13 of Township 12 North, Range 21 West and bounded and described as follows:

**ALL OF
(060)
004140**

Beginning at the point of intersection of the centerline of East Main Street with the easterly line of Section 13 Township 12 North, Range 21 West, said point being North 84 deg. 45' East, 608.51 feet from a spike at the intersection of said centerline with the easterly line of Briarcliff Drive produced northerly;

Thence along said Section line being the westerly line of the Janet B. Leeman 4.7977 acre tract, South 0 deg. 32' 25" East, 391.32 feet to the northeasterly corner of Lot No. 1921 of "Herbert G. Huber Plat No. 36 Section Seven" as the same is shown of record in Plat Book 34, Page 41, Recorder's Office, Franklin County, Ohio;

Thence along the Northerly line of said Lot No. 1921, South 85 deg. 45' West, 65.0 feet to a point;

Thence North 0 deg. 32' 25" West (parallel to said Section line), 391.32 feet to a point in the centerline of East Main Street;

Thence along said centerline North 84 deg. 45' East 65.0 feet to the place of beginning, containing 0.582 acre more or less.

7041 East Main Street
Reynoldsburg, Ohio 43068

PPN 060-007386-00 (Parcel 1)

060-004140-00 (Parcel 2)

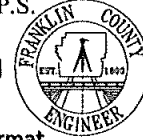
DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

fasante

10/23/2024 9:45:52 AM

*Submitted via Digital Format

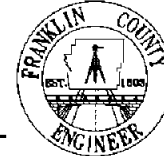


DESCRIPTION VERIFIED

BRAD FOSTER, P.E., P.S.

BY: MB

DATE: Oct 28, 2024



Item 6 - Property Photos

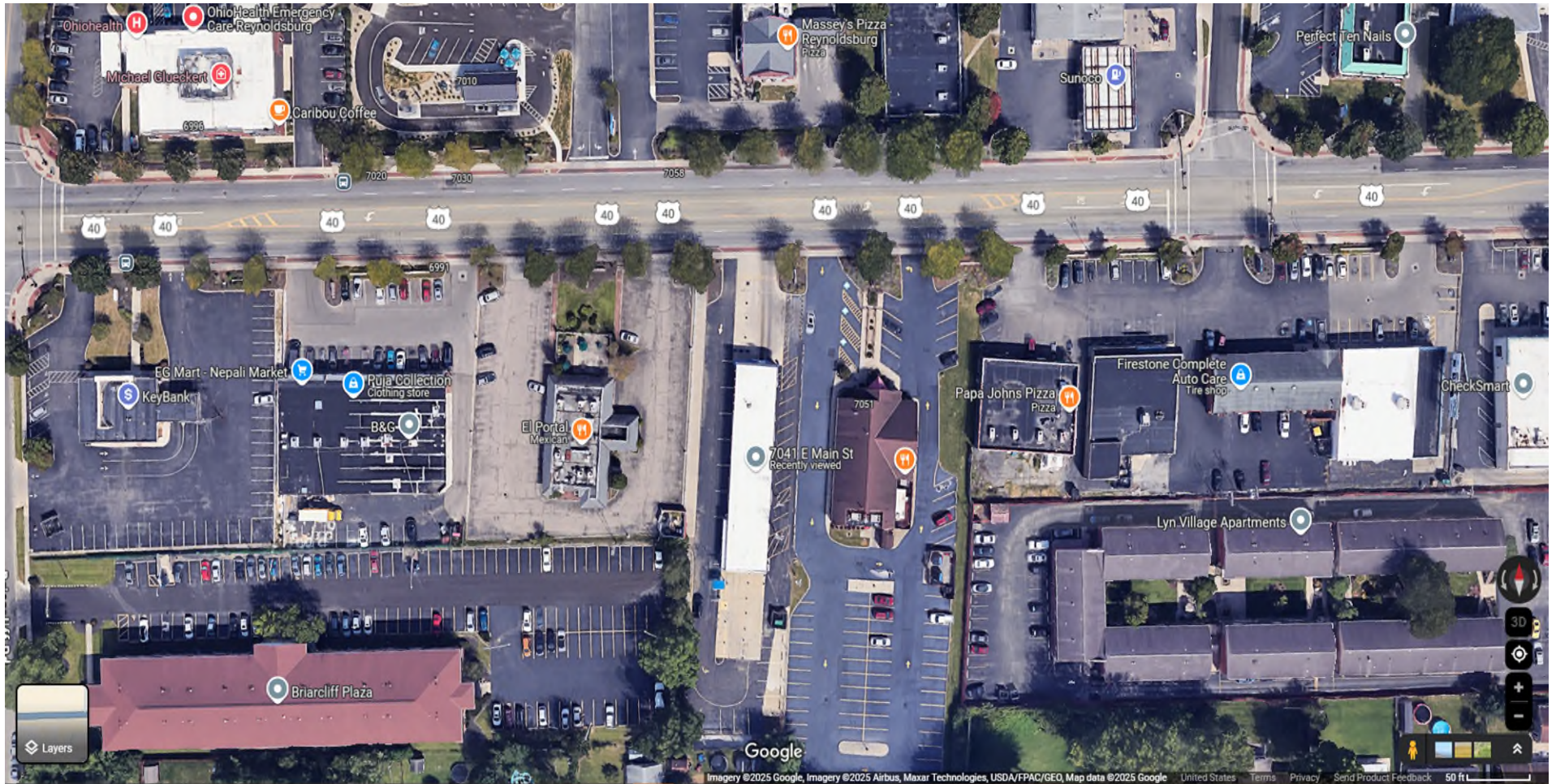
Property from Street View



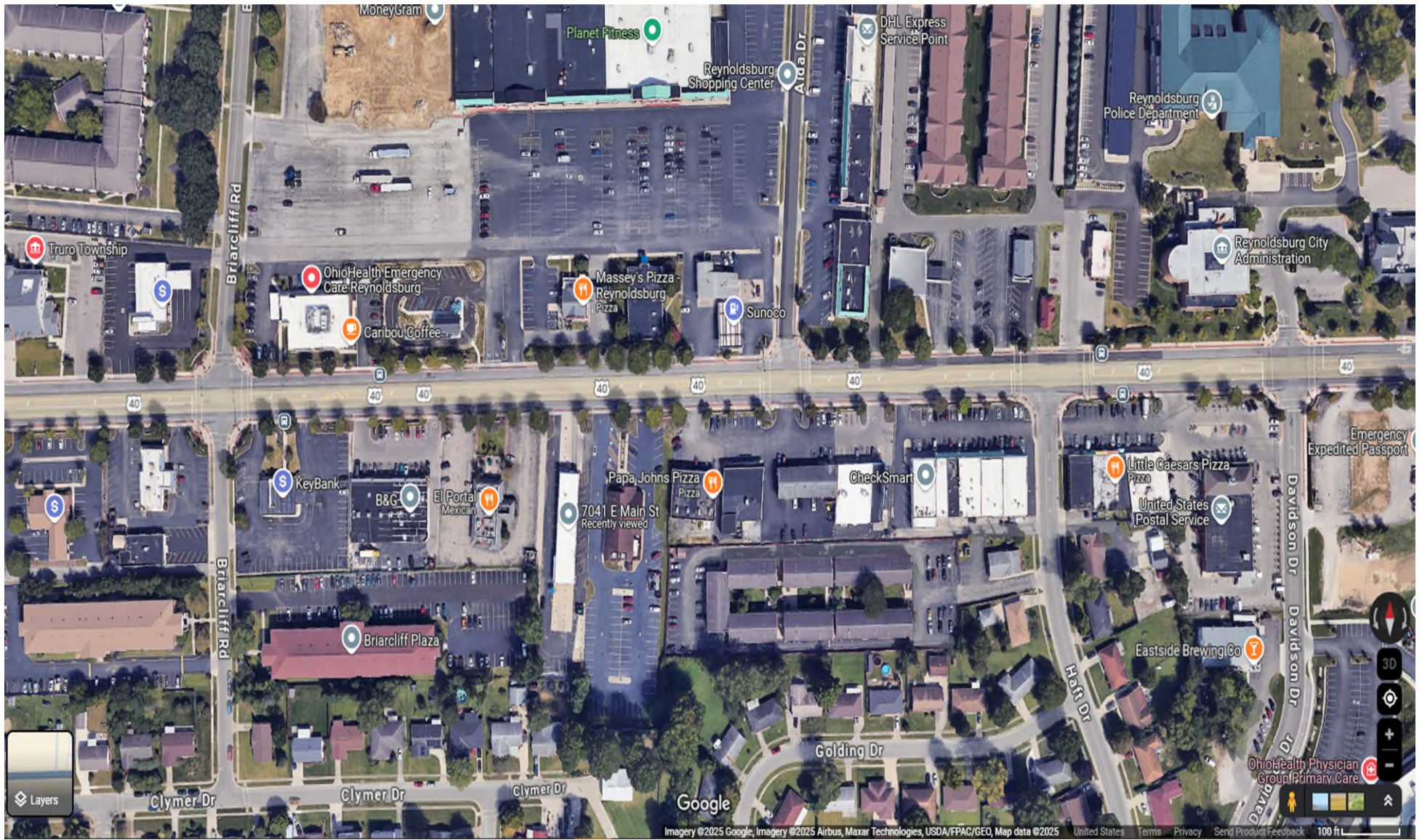
Property from Above



Surrounding Area



Surrounding Area



From: [Easton, Danielle M.](#)
To: [Phoenix Buathier](#)
Cc: [Permit Office](#); [Slagter, John P.](#); [Tomecko, Amanda L.](#); [Emma Cepek](#); [Romanin, Suzanne M.](#); [Eric Meyer](#)
Subject: Re: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208
Date: Wednesday, July 30, 2025 4:14:00 PM
Attachments: [image001.png](#)

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

Yes, ma'am. Thank you.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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On Jul 30, 2025, at 4:12 PM, Phoenix Buathier <pbuathier@reynoldsburg.gov> wrote:

<<< EXTERNAL EMAIL >>>

Ms. Easton,

I wanted to confirm, it is Item 4 – Site Plan that your are intending to be reviewed and considered when going before the board for a Conditional Use and the Variances requested?

Sincerely,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>
Sent: Wednesday, July 30, 2025 3:36 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Please see the attached supplement and complete updated revised materials. 22 hard copies are being delivered to your office via fedex overnight,

Danielle Easton | Associate | Tucker Ellis LLP
950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
tuckerellis.com
[File Drop](#)

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From: Easton, Danielle M.
Sent: Wednesday, July 30, 2025 1:13 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208
Importance: High

Phoenix –

Sorry to have missed your call.

I believe that we could have worded better what we were trying to accomplish by submitting the two site plans. The submission of the two site plans goes towards the comment in the staff review that “Staff is unsure if all possible layouts of the site have been evaluated. Or that the site could not be used for any other development or layout other than the one provided in the site plan.” In that sense, the site plan that would not require any variances to the stacking lanes demonstrates the other possible layout. I believe that it would be best for me to re-

explain this in a new letter for submission. I can have this to you shortly.

It is no problem for us to get you hard copies of all of the relevant materials by that deadline, but I do need clarification as to whether the materials can just be supplied as they were previously submitted or whether we are required to update them. I ask this because the variance application we submitted references variance requests that we are withdrawing because they were identified as unnecessary. Is it necessary to update that on the variance application form and the narrative statement, or does an explanatory letter suffice?

Thank you for your clarification on the staff review piece.

Feel free to call me back to discuss.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Sent: Wednesday, July 30, 2025 12:07 PM

To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>; Eric Meyer <emeyer@reynoldsburg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

I just took a quick view of your application. It appears you are trying to turn in two site plans with different information. You will need to determine which site plan you are submitting for review, by staff and engineering, and ultimately the Planning and Zoning Board.

If you would like to set up a meeting, to go over different potential site plans, we can set up a meeting, but that will kick this application off of the August 21st meeting and onto a later one.

Please also know that the entire packet (application and all supporting materials) will need to be submitted electronically and physically, since the previous application was passed out to the board at the meeting. This means the complete application of the physical and electronic version of the entire packet is due by July 31, 2025 at 5pm to be on the August 21, 2025 meeting.

Finally, staffs and engineering's comments/recommendations are posted online, on the City Website, a week before the meeting under the agenda/meeting section. This information will be posted by 5pm on August 14, 2025 if the application is going before the Planning and Zoning Board.

Sincerely,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>

Sent: Wednesday, July 30, 2025 11:47 AM

To: Phoenikx Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Please see the attached correspondence and supplemental materials. 22 hard copies of the attached are being sent via fedex overnight mail.

Could you please also provide us with a timeframe for the staff review of the supplemental material? We would like to have the staff review at least one week prior to the august 21 meeting so that we can sufficiently address any additional concerns.

Thank you for your attention to this matter. Please let me know if you have any questions.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
tuckerellis.com
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From: Easton, Danielle M.
Sent: Tuesday, June 24, 2025 11:55 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>; Romanin, Suzanne M. <Suzanne.Romanin@tuckerellis.com>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

Ms. Buathier –

Thank you for the clarification.

Please find attached our supplemental submission for both applications (cover letter + updated Item 4 – Site Plan). Your office will be receiving 21 hard copies of the attached, and separately, an extra copy of the full variance packet with the updated Item 4 – Site Plan.

As an aside, I original said 10 copies for the variance application materials as that is what the variance application form states is required, although, it is no problem for us to send additional copies.

Please let me know if anything else is needed.

Thank you,

Danielle Easton | Associate | Tucker Ellis LLP
950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
tuckerellis.com
[File Drop](#)

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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Tuesday, June 24, 2025 11:16 AM

To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

You will need 11 copies for both applications. As for the landscaping, it does not appear to need a variance, but a through review has not been completely done, since you are revising your application.

Sincerely,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>
Sent: Monday, June 23, 2025 11:27 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Ms. Buathier –

Yes, we will be providing an email copy and hard copies of the revised landscaping plan, which was included in the site plan (noted as Item # 4 for both applications). Since the landscaping plan is changing for both the conditional use and variance application, we will provide ten (10) hard copies for the conditional use application and eleven (11) hard copies for variance application.

I know that you were out last week, but I just wanted to confirm that the materials were in compliance with the buffering requirement of Section 1105.07.J.v

(“Parking lots shall have perimeter landscaping of a minimum width of ten feet (10’) exclusive of vehicle overhang.”), and that we only needed to revise based on the other requirements of that section that had to do with types, quantity, location, etc. of the plantings.

Thank you,

Danielle Easton | Associate | Tucker Ellis LLP
950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213
Direct: 216-696-3793 | Fax: 216-592-5009
danielle.easton@tuckerellis.com
tuckerellis.com
[File Drop](#)

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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, June 23, 2025 9:25 AM
To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsburg.gov>
Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

If you are changing your application, then you will need to provide revised documents for you variance application, 11 physical, along with the updated electronic version.

Sincerely,
Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>

Sent: Wednesday, June 18, 2025 4:48 PM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office
<permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L.
<Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

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

Ms. Buathier – just following up on the below question. I believe that we are revising the landscape plan to conform with Section 1105.07.J.v so that no variance will be required.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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From: Easton, Danielle M.

Sent: Monday, June 16, 2025 11:28 AM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Permit Office
<permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L.
<Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

Thank you for your review. I understand that we need to amend our variance application to include a variance for Section 1105.07.J.v. I have a clarification question as to that section because it appears to address multiple requirements.

This section appears to have one requirement having to do with a 10' landscape buffer ("Parking lots shall have perimeter landscaping of a minimum width of ten feet (10') exclusive of vehicle overhang."), another requirement that deals with the type/size of the landscaping ("The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six inches (36") in height, within one (1) year of installation."), and another requirement as to the quantity and type of landscaping ("The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter.")

The landscaping buffer around the parking area is at minimum 10' 8", so I presume that no variance is required as to that portion of this section. I believe that the variance that is required from this section has to do with the latter two

requirements of this section, i.e., the ones that designate the type, size, and quantity of the plants? Could you please confirm my understanding?

For your convenience, I am including a screen clipping of the parking area from the site plan:

<image001.png>

If it is easier, please feel free to give me a call or let me know when you are available to discuss. Thank you.

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Sent: Monday, June 16, 2025 9:23 AM

To: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>; Permit Office <permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L. <Amanda.Tomecko@tuckerellis.com>; Emma Cepek <ecepek@reynoldsburg.gov>

Subject: RE: 7041 E. Main St. Conditional Use No. 2025-0207 / Variance No. 2025-0208

<<< EXTERNAL EMAIL >>>

Ms. Easton,

Staff has reviewed your variance request application, and it appears an additional variance is needed, Section 1105.07.J.v in addition to the other landscape variance already requested. Please know that your variance request for Section 1105.13.L.ii is necessary for both drive thru lanes, not just one.

You will need to amend your variance application to include this request, along with all other supporting material. This will include 11 updated hard copies. Below is a link to the zoning code.

https://www.reynoldsburg.gov/DocumentCenter/View/3100/Zoning-Code_Master-Code-08232024?bidId=

Sincerely,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Easton, Danielle M. <Danielle.Easton@tuckerellis.com>

Sent: Wednesday, June 4, 2025 12:21 PM

To: Phoenikx Buathier <pbuathier@reynoldsburg.gov>; Permit Office
<permit@reynoldsburg.gov>

Cc: Slagter, John P. <John.Slagter@tuckerellis.com>; Tomecko, Amanda L.

<Amanda.Tomecko@tuckerellis.com>**Subject:** 7041 E. Main St. Conditional Use No.
2025-0207 / Variance No. 2025-0208III[NOTICE: This email originated outside of the City
of Reynoldsburg.]

Please find attached the supplemental application materials for 7041 E. Main St.,
Conditional Use No. 2025-0207 and Variance No. 2025-0208.

Per the application's instructions, 11 hard copies of the conditional use
application and 10 hard copies of the variance application (along with a check for
\$750) will be hand delivered to the City Building Department this afternoon.

Thank you,

Danielle Easton | Associate | Tucker Ellis LLP

950 Main Avenue Suite 1100 | Cleveland, OH 44113-7213

Direct: 216-696-3793 | Fax: 216-592-5009

danielle.easton@tuckerellis.com

tuckerellis.com

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privileged or confidential. If you are not the intended recipient, please delete the e-mail and
notify us immediately by return email.

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 7041 E. Main Street Conditional Use and Variance - 4th Submittal
Date: Wednesday, August 6, 2025 10:00:12 AM
Attachments: [Outlook-iauihvz0.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 2:02 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7041 E. Main Street Conditional Use and Variance - 4th Submittal

Lt. Schmidt,

I am sending you 7041 E. Main Street Conditional Use and Variance Applications 4th Submittal and supporting items that are scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

August 4th, 2025

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

RE: Happy Hills Child Care Center, LLC; 6334 E. Livingston Avenue: Conditional Use Application

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 a Commercial Center addressed 6336 E. Livingston Avenue, parcel ID number 060-009286, and the subject tenant space is located at 6334 E. Livingston Avenue. The parcel is 3.184 acres with a large building that is divided into multiple tenant spaces at a total of 20,300 square feet in size. The subject site is currently vacant. The subject site is zoned I, Innovation.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of I, Innovation to the west, east, north, and south. The surrounding land uses consist of Commercial Center – Outdoor - Large to the west, Dwelling - Multi-Unit Building Complex to the north, vacant land to the east, Retail – Medium format to the southeast, and Medical – Clinic and Community Facility - Public Health Safety to the south.
- c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Child Day Care – Center, which is a conditional use for the I, Innovation zoning district. A Child Day Care - Center is defined as “Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the state of Ohio wherein twelve (12) or more children under 17 years of age who are not related to the facility operator and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein.” The applicant intends to operate a Daycare at the subject tenant space from 6:30am to 6pm, Monday through Friday. The applicant states that Happy Hills will provide a valuable service to the growing community by offering a safe and nurturing environment for children aged 6 weeks to 12 years. That the center will feature age-appropriate educational lessons and activities, along with healthy meals and snacks for every child. That the facility will accommodate up to 70 children, with staffing that includes seven trained teachers (subject to child-to-staff ratio requirements) and a Center Director. The applicant states that the proposed improvements to the site include a professionally designed and secure playground, featuring appropriate surfacing, a shaded area, and perimeter fencing to ensure children’s safety. There will be no exterior modifications to the building itself aside from signage.

- 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 uses such as research and development, laboratory, and technology businesses, among others are encouraged”

1. Project Review

- a. **Conditional Use Standards (i-viii):** Conditional Uses are required to meet the general standards found in Section 1109.13.D:
- 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 the proposed use is in harmony with the existing character of the district. That the area is surrounded by commercial development and existing retail.
 2. Staff finds that the proposed use is in harmony with the existing character of the zone and will not change the essential character of the zone/district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. The applicant states that the proposed use shall not adversely affect the use of adjoining property; a childcare center will complement the nearby neighborhood and retail.
 2. 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. The applicant states that a childcare center use will not adversely affect the health, safety, morals, or welfare of the persons living or working in the neighborhood.
 2. Staff finds that the proposed use will 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;
 1. The applicant states the childcare center has adequate access to public water and sanitation on the property. That there is an existing underground detention basin that was designed to serve this site.
 2. The fire department has no issues with this application. Staff finds that the site is served adequately.
 - 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 proposed childcare center won't impose a traffic impact upon the public right of way that is

- substantially different from that anticipated from allowed uses of the district, as childcare centers generally generate traffic primarily during the first and last two hours of operation.
2. Staff finds that that applicant will not impose a traffic impact upon the public right-of-way significantly different from the anticipated uses of 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. The applicant states that the proposed childcare center will be in accord with the general and specific objectives and the purpose and intent of this Zoning Code and the Land Use Plan.
 2. Staff finds that the land use of Child Day Care - Center is a conditionally permitted land use and is in the general and specific objectives of the Zoning Code and Land Use Plan.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
1. Childcare Centers are required to meet the general standards found in Section 1105.13.H:
 - i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
 - a. The applicant states that the proposed childcare center complies with the applicable particular provisions and standards of the Code.
 - b. Staff finds that the proposed Child Day Care Center is not within 150ft of any lot or parcel with an approved gasoline station use.
 - ii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
 - a. The applicant states that the proposed childcare center complies with the applicable particular provisions and standards of the Code.
 - b. Staff finds the proposed playground area is not located adjacent to a loading space, nor do they appear to allow children to access an electrical box.
 - iii. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning

Administrator or the Planning and Zoning Board.

- a. The applicant states that the center will operate from 6:30 am to 6:00pm.
 - b. Staff finds that all requirements of Section 1105.13.H have been met.
- 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 applicant states the proposed childcare center meets the definition and intent of a use listed explicitly as a special use.
 2. Staff has determined that the intended land use of the site, is Child Day Care - Center. Based on the definition of Child Day Care - Center, which is found earlier in the staff report, the applicant meets this requirement.

2. Recommendation

- a. Due to the applicant meeting all required Conditional Use standards, along with the additional regulations in Section 1105.13.H, staff recommends approval of the Child Day Care –Center Conditional Use.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6334 E. Livingston Ave	Parcel ID#(s): 060-009286
--	-------------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Impala Capital LLC		Cindy@nationaleagle.com
Contact Email: Kevin@nationaleagle.com	Contact Phone Number: Kevin (408) 469-5999	

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Happy Hills Child Care Center, LLC	Contact Name: Nakia Hill
Contact Email: Happyhillssccc@gmail.com	Contact Phone Number: (614) 622-7416
Description of Use: Proposed Daycare	

III. APPLICANT INFORMATION

Applicant Name: Kendra Soler	Applicant Address: 800 Cross Pointe Road, Gahanna, OH 43230
Applicant Phone Number: (614) 414-3384	Applicant Email: ksoler@keiserdesigngroup.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.])
 Proposed 5,000 SF daycare use in an existing strip center and addition of a playground to the side of the building.

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: Kendra Soler

Date: 7/30/2025

*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
 Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

We, Impala Capital LLC, property owner of 6334 E. Livingston Ave. Reynoldsburg, Oh 43068, hereby give consent to Nakia to propose to convert 6334 E. Livingston Ave. Reynoldsburg, Oh 43068 into a child Daycare Center and addition of a playground to the rear of the building to the Zoning department of City of Reynoldsburg.

If you have any questions or concerns, please send email to cindy@nationaleagle.com and laptop@gmail.com.

Cindy Yao on behalf of Impala Capital LLC

Impala Capital LLC

Conditional Use Application | Happy Hills Child Care Center

General Info:

Proposed Business: Happy Hills Child Care Center LLC
Business Owners: Nakia & Kurt Hill
Address: 6334 E Livingston Ave, Reynoldsburg, OH 43068
Parcel ID: 060-009286-00
Property Owner: Impala Capital LLC
Zoned: Innovation (I)
Current Use: Commercial Shopping Center - Business
Proposed Use: Child Care Center - Educational

Existing Property Description:

Zoned I – Innovation

6334 East Livingston is located in East Livingston Plaza, near the corner of Brice Road and Livingston Avenue. The tenant space is currently vacant and was previously part of the former USEP Bingo Hall. It spans 5,000 square feet and includes two restrooms and a kitchen area. This lot alongside adjacent commercial lots, all zoned Innovation (I), offer a shared paved parking area. Nearby tenants include the vacant space at 6328 E Livingston, Diva Hair Store, Beauty Kemistry Salon, Urban Air Trampoline Park, Save-A-Lot, and Big Lots.

Proposed Use:

The application is for a conditional use permit to operate a 5,000-square-foot childcare center. Happy Hills will provide a valuable service to the growing community by offering a safe and nurturing environment for children aged 6 weeks to 12 years. The center will feature age-appropriate educational lessons and activities, along with healthy meals and snacks for every child.

The facility will accommodate up to 70 children, with staffing that includes seven trained teachers (subject to child-to-staff ratio requirements) and a Center Director. Hours of operation will be Monday through Friday, from 6:30 a.m. to 6:00 p.m.

Proposed Improvements:

The property will be converted into a safe and functioning childcare facility by a highly recommended and licensed architectural firm. A professionally designed and secure playground will be installed, featuring appropriate surfacing, a shaded area, and perimeter fencing to ensure children's safety.

The facility will utilize public utilities for electricity, water, and gas. Professionally installed signage will be placed on the front of the building.

Compatibility & Mitigation of Potential Impacts:

This project proposes a service-based business within an Innovation zone, surrounded by similarly zoned properties. Happy Hills Child Care will provide a valuable amenity to both the surrounding community and this specific grouping of lots, aligning with the intended use and character of the zoning designation.

The scope of work includes an interior renovation of an existing tenant suite and the addition of an outdoor playground. The playground has been thoughtfully designed to minimize any impact on existing traffic circulation. To ensure safety, six parking spaces will be removed, and protective bollards will be installed. These modifications are intended to maintain clear on-site traffic flow, with no changes to site access.

In accordance with zoning code requirements for commercial centers (Outdoor – Large), the lot provides sufficient parking to support the full 20,300-square-foot building, including all six tenant suites. No dedicated loading spaces are proposed for the childcare center.

Noise from the proposed playground will be mitigated through strategic placement on the east side of the building, along with the installation of a privacy fence. Interior renovations will also address sound mitigation by incorporating insulation, sound-absorbing materials, thoughtful classroom layout strategies, and encouraging the use of “inside voices.”

Safety Measures

The facility will prioritize child safety and emergency preparedness. Key measures include:

- Controlled access and a secure entry system
- Proper staff supervision and use of child/staff radios
- Staff trained in CPR and first aid
- Clearly defined daily operating procedures
- Installation of smoke detectors and fire extinguishers
- Regular fire drills
- Preparedness protocols for natural disasters and security threats

Standards for all Conditional Uses

(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;

The proposed childcare center is in harmony with the existing character of the district. The area is surrounded by commercial development and existing retail.

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

The proposed use shall not adversely affect the use of adjoining property; a childcare center will complement the nearby neighborhood and retail.

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

A childcare center use will not adversely affect the health, safety, morals, or welfare of the persons living 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, stormwater facilities, water, sanitary sewer, and schools;

The childcare center has adequate access to public water and sanitation on the property. There is an existing underground detention basin that was designed to serve the site.

(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 district;

The proposed childcare center won't impose a traffic impact upon the public right-of-way that is substantially different from that anticipated from allowed uses of the district, as childcare centers generally generate traffic primarily during the first and last two hours of operation.

(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;

The proposed childcare center will be in accord with the general and specific objectives and the purpose and intent of this Zoning Code and the Land Use Plan.

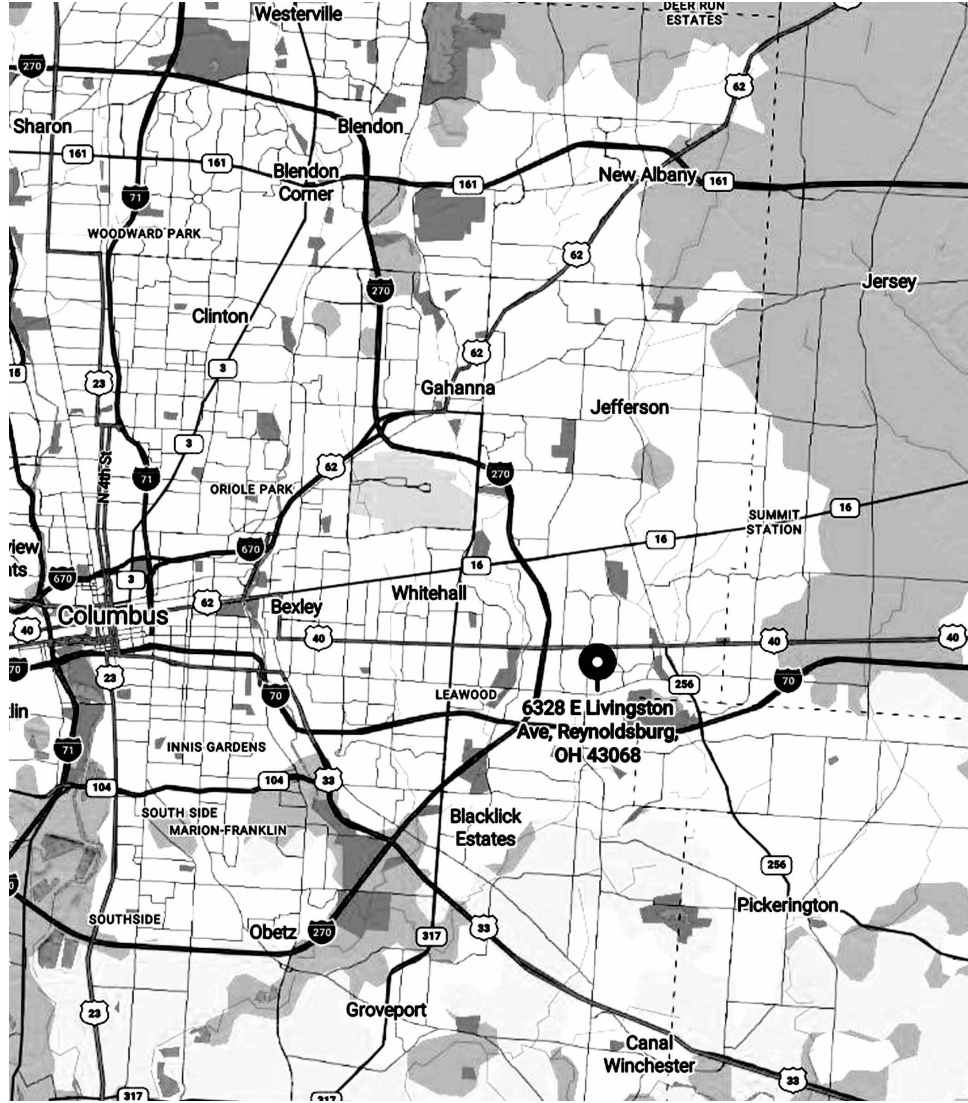
(vii) The proposed use complies with the applicable specific provisions and standards of this Code;

The proposed childcare center complies with the applicable particular provisions and standards of this Code.

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

The proposed childcare center meets the definition and intent of a use listed explicitly as a special use.

© 2025 Keiser Design Group, Inc. 7/29/2025 12:23:11 PM



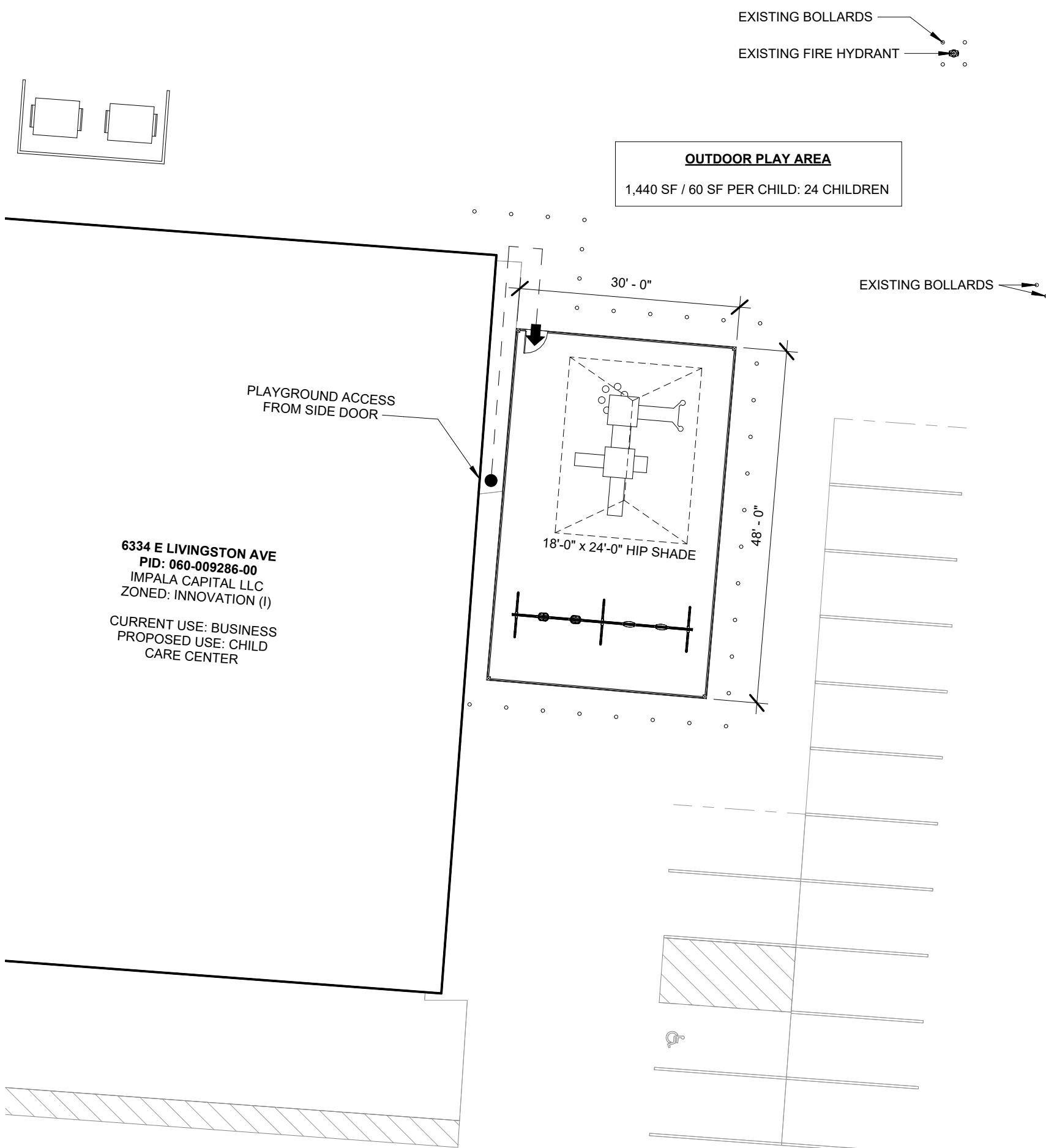
PROJECT SCOPE

THE HAPPY HILLS CHILD CARE CENTER PROPOSES CHANGING AN EXISTING BUSINESS SUITE IN A COMMERCIAL SHOPPING CENTER TO A COMMERCIAL CHILDCARE CENTER. THIS WILL REQUIRE A CHANGE OF USE FROM BUSINESS(B) TO EDUCATIONAL (E). THE CHILDCARE CENTER WILL OPERATE MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 6:30 A.M. AND 6:00 P.M.

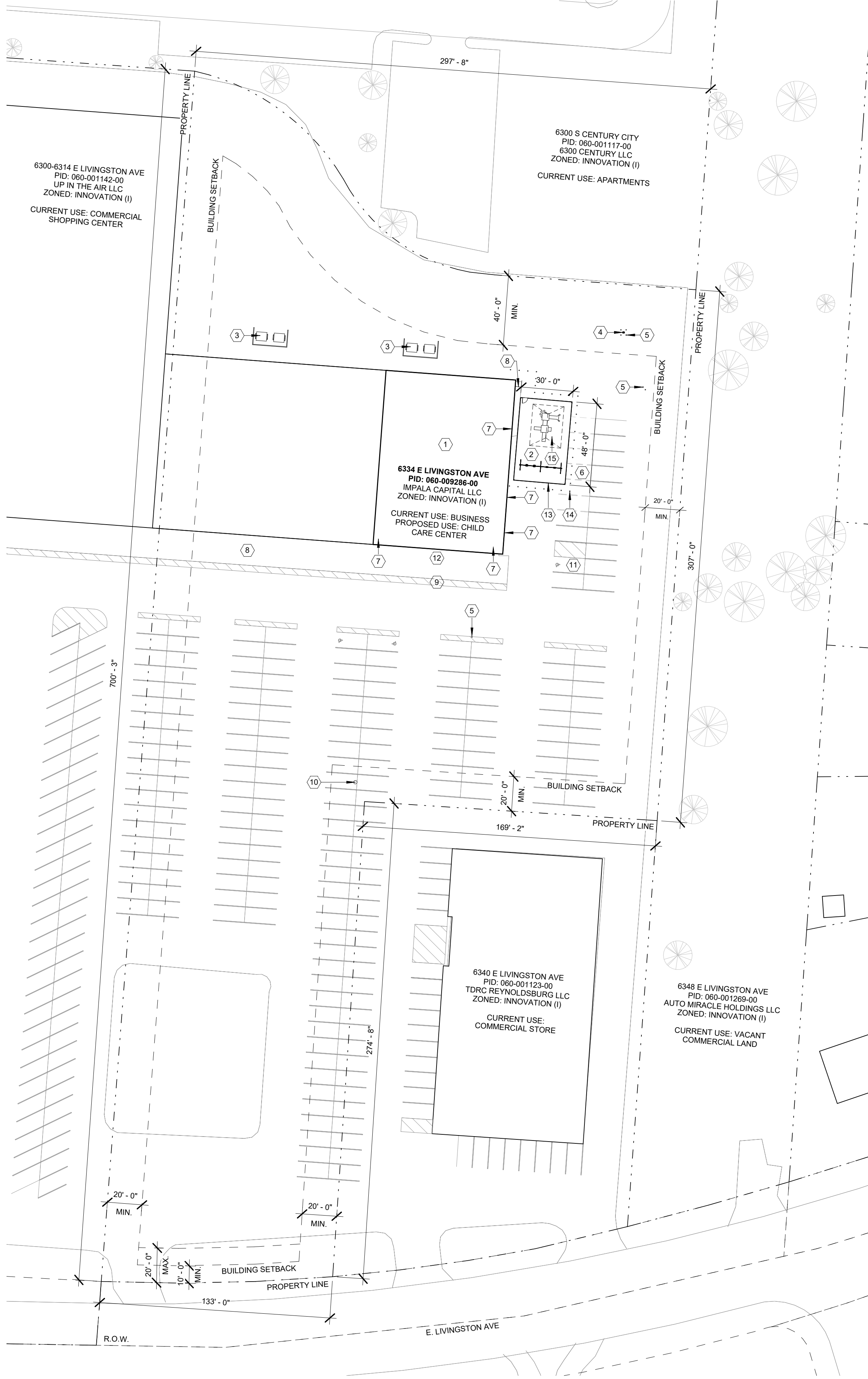
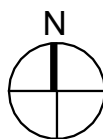
THE SCOPE OF WORK CONSISTS OF DOCUMENTING THE EXISTING SITE CONDITIONS AND THE ADDITION OF A 1,440 SF OUTDOOR PLAYGROUND AREA.

CHILD CARE TRANSPORTATION PLAN

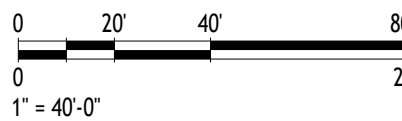
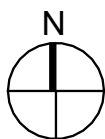
CARS WILL ENTER THE EXISTING PARKING LOT FROM LIVINGSTON AVENUE. STUDENTS WILL BE CHECKED INTO THE CENTER WITH A PARENT OR GUARDIAN, VIA THE MAIN ENTRANCE INDICATED ON THE PLAN.



2 ENLARGED PLAN
1/16" = 1'-0"



1 SITE PLAN
1" = 40'-0"



SITE PLAN GENERAL NOTES

EL = 100'-0" = USGS EL = 833'-0"

TOP OF CONCRETE SLAB ELEVATION SHALL BE THE SAME AT BOTH SIDES OF TYPICAL EXTERIOR DOOR THRESHOLDS.

TOTAL SQUARE FOOTAGE: 20,300 SF
LOT SIZE: 3.17 ACRES

PARKING

COMMERCIAL CENTER - OUTDOOR - LARGE: 1 FOR EACH 450 SF OF FLOOR AREA

PARKING SPACES REQUIRED: 46
ADA SPACES REQUIRED: 2

PARKING SPACES PROVIDED: 160
ADA SPACES PROVIDED: 3

NO LOADING SPACE(S) TO BE PROVIDED FOR CHILD CARE CENTER SUITE

CODED NOTES

- 1 AREA OF PROPOSED INTERIOR RENOVATION
- 2 PROPOSED OUTDOOR PLAYGROUND WITH FENCE ENCLOSURE
- 3 EXISTING DUMPSTERS & ENCLOSURE TO REMAIN
- 4 EXISTING FIRE HYDRANT TO REMAIN
- 5 EXISTING BOLLARD TO REMAIN
- 6 REMOVE EXISTING PARKING SPACES
- 7 EXISTING EXTERIOR WALL PACK LIGHT
- 8 EXISTING CONCRETE SIDEWALK TO REMAIN
- 9 EXISTING FIRE LANE
- 10 EXISTING POLE LIGHT TO REMAIN
- 11 EXISTING ADA VAN ACCESSIBLE SPACE TO REMAIN
- 12 MAIN ENTRANCE
- 13 NEW 6'-0" TALL, 100% OPACITY WOODEN PRIVACY FENCE
- 14 INSTALL (30) NEW PROTECTIVE BOLLARDS
- 15 PROPOSED SHADING STRUCTURE

CHILDCARE CENTERS

THE FOLLOWING REGULATIONS SHALL APPLY TO CONDITIONAL USE PERMITS FOR CHILDCARE CENTERS:

I. NO ZONING PERMIT OR CONDITIONAL USE PERMIT FOR A CHILDCARE CENTER SHALL BE ISSUED FOR A LOT THAT IS WITHIN ONE HUNDRED FIFTY FEET (150FT) OF ANY LOT OR PARCEL WITH AN APPROVED GASOLINE STATION USE, OR WHICH IS LIKELY TO GENERATE NOXIOUS FUMES OR VAPOR.

A. LOT IS NOT WITHIN ONE HUNDRED FIFTY FEET OF ANY LOT WITH AN APPROVED GASOLINE STATION USE.

II. ALL OUTDOOR PLAY AREAS SHALL MEET THE MINIMUM REQUIREMENTS OUTLINED BY THE STATE AGENCY WITH OVERSIGHT OF CHILDCARE CENTERS. NO PLAY AREA SHALL BE LOCATED ADJACENT TO A LOADING SPACE, LOADING DOCK OR OTHER AREA WHERE VEHICLES ARE LIKELY TO IDLE. NO PLAY AREA SHALL BE CONSTRUCTED IN A MANNER THAT ALLOWS CHILDREN ACCESS TO ANY ELECTRICAL OR TELECOMMUNICATIONS BOX/Vault.

B. OUTDOOR PLAY AREA MEETS THE MINIMUM REQUIREMENTS SET BY THE STATE OF OHIO. PLAY AREA IS NOT LOCATED ADJACENT TO A LOADING SPACE OR AREA WHERE VEHICLES ARE LIKELY TO IDLE. CHILDREN SHALL NOT HAVE ACCESS TO ANY ELECTRICAL OR TELECOMMUNICATIONS BOX/Vault.

III. NO CHILDCARE CENTER SHALL BE PERMITTED TO OPERATE BETWEEN THE HOURS OF 7:00 P.M. AND 6:00 A.M. THE FOLLOWING MORNING UNLESS SPECIFICALLY APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR OR THE PLANNING AND ZONING BOARD.

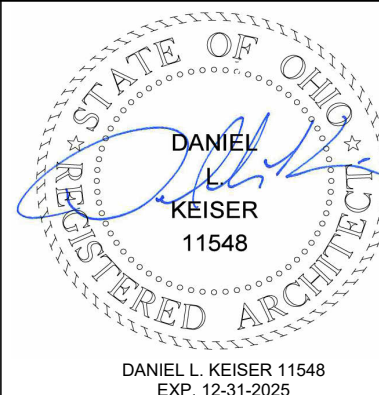
C. PROPOSED CHILDCARE CENTER SHALL OPERATE MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 6:30 A.M. AND 6:00P.M.

DATE ISSUED WITH / CHANGE DESCRIPTION

PREPARED FOR:
NAKIA & KURT HILL

HAPPY HILLS CHILD
CARE CENTER

6334 E LIVINGSTON AVE,
REYNOLDSBURG, OH 43068



800 Cross Pointe [M], Gahanna, OH 43230

(614) 864-9999

www.keiserdesigngroup.com

KDG PROJECT # 2025-266

ARCHITECTURAL SITE PLAN

ZONING COMPLIANCE

SHEET NO.

AS-1

7/29/2025

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Subject: Re: 6334 E. Livingston Avenue Conditional Use
Date: Wednesday, August 6, 2025 10:02:00 AM
Attachments: [Outlook-ncsvz4c2.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 1:42 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Subject: 6334 E. Livingston Avenue Conditional Use

Lt. Schmidt,

I am sending you 6334 E. Livingston Avenue Conditional Use Application and supporting

items for a daycare that is scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

August 5th, 2025

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

RE: Clara and Thomas Jones: Variance Application

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 7890 Palmer Road. The 1.8 acre single-family lot is zoned SR, Suburban Residential.
- b. **Surrounding Zoning:** The surrounding zoning consists of SR, Suburban Residential to the North, East, West and South. The surrounding land uses consist of Dwelling – Detached Single Family.
- c. **Applicants Request:** The applicant is requesting a variance to allow for a 12' x 16' shed, which needs 180 square feet of additional accessory structure square footage needed, to be permitted on the subject site. The finished floor area of the main structure on the lot is 1,688 square feet per the Franklin County Auditor's website. Accessory structures on any parcel cannot exceed 50% of the total square footage of the primary structure, per Section 1105.05.A.vii.5. 50% of 1,688 square feet is 844 square feet, and there is an existing accessory structure on the site, a pole barn, that is 832 square feet. There is only 12 additional square feet allowed for another accessory structure. The proposed shed is identified as 12 feet by 16 feet for a total of 192 square feet.
- d. **Statement of Hardship:** The applicant's statement of hardship states that they have a large rolling property that requires a larger mower and golf cart to maintain, which cannot be stored in the garage since they keep their cars in the garage.
- 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. The applicant is seeking a variance to Section 1105.05.A.vii.5, "In residential districts, the lot coverage of accessory structures shall not be more than fifty percent (50%) of the finished floor area of the main structure;"
 - i. The applicant is proposing to have their total accessory square footage be 1,024, when the permitted square footage per the Zoning Code is 844. The applicant is requesting a 180 square foot variance.
- b. The following variance factors are considered below:
 - 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 applicant states that the variance they are requesting should not injure the area, neighborhood, or any neighbor. That it will allow them to store equipment in an attractive building rather than having things covered and stored outside.
2. Staff is of the opinion that granting the variance would not be detrimental to the public welfare.
- 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 applicant states that an accessory building (shed) is permitted, but the size of their existing pole barn does not leave space to do this. That they need a variance for the extra 180 square feet.
 2. Staff is of the opinion that granting this variance would not permit the establishment of any use which is not permitted. This variance is for a shed, which is a permitted accessory structure in SR, Suburban Residential zoning district.
- 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 they need the additional space (shed) to store their mower and golf cart that have been stored outside under tarps, due to space restriction. That this will allow them to also store other outdoor tools.
 2. Staff is of the opinion that there does not appear to be existing special circumstances or conditions with regards to this particular piece of land that would deprive the property owner of the reasonable use of land. The requirement of the lot coverage of accessory structures to not be more than fifty percent (50%) of the finished floor area of the main structure is for all residential properties within the City of Reynoldsburg. Granting this variance would set a precedent for future residences within the City that wanted to exceed 50% of the size of their dwelling.
- iv. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states that the area for the proposed 16 foot by 12 foot shed is on the side of their house, not visible from Palmer Road and was once used as a vegetable garden.
 2. Staff is of the opinion there is no deprivation of beneficial land use by conforming to the zoning code.

- v. 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 they have a large rolling property that requires a larger mower and golf cart to maintain, which cannot be stored in the garage since they keep their cars in the garage.
 - 2. Staff is of the opinion that the hardship appears to be created by the applicant as they have a 2-car garage attached to the house, and the additional garage (pole barn) appears to hold 3 cars.
- vi. 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. The applicant states that they tried to store the mower and golf cart outside with a tarp, but the weather is very hard on them. That they are depreciating due to being stored outside.
 - 2. Staff is of the opinion that the variance is not necessary for the reasonable use of the land or building. That the site is currently able to be used as a residence, that currently has a 832 square foot accessory structure on the subject site. The applicant is requesting the minimum variance necessary.
- vii. 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. The applicant states that this is not a public area. That a shed would not impair or restrict light or air from the back of their neighbor's house. That pine trees already separate where the shed would be located from their neighbor's lot line. That the placement is at least 10 feet from the house and at least 20 feet from their neighbor's house in case of fire.
 - 2. Staff is of the opinion that granting the variance would not impair the surrounding properties in any manner. The fire department does not have concerns regarding the variance requested.
- viii. 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. The applicant states that they are not requesting a special privilege that is not available to their neighbors, or other residents.
 - 2. Granting the variance would allow this property owner to exceed the maximum square footage allowed for accessory structures while other properties within the City of Reynoldsburg have to stay below the maximum. Granting the variance would allow the owner

to have special privileges and would set a precedent for similar variance requests if granted.

- ix. 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. The applicant states that there are many sheds in their neighborhood, but they do not expect nonconforming approval of their variance.
 - 2. A shed is not a principal land use or structure; it is an accessory land use to the existing dwelling. Granting the variance would not cause the property's land use to become legal-nonconforming, since the principle land use of the site is a dwelling, which is permitted.
- x. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant states that the variance is not a matter of convenience. That a shed will increase the life time of their equipment and improve the appearance of their property because all implements will be stored inside.
 - 2. The variance request appears to be a matter of convenience, since they already have two garages, one being an existing accessory structure that already nearly reaches the maximum allowed for total accessory structure square footage. The applicant has not provided a specific hardship for the additional accessory structure square footage being needed.

3. Recommendations

- a. Staff recommends denial based on the following reasons:
 - i. Section 1105.05.A.vii.5 does not permit the total square footage of accessory structures to be more than fifty percent (50%) of the finished floor area of the main structure.
 - ii. If this variance is granted, this would set a precedent for future residential accessory structures being built.
 - iii. Based on the applicant's statement of hardship, it appears to be a matter of convenience.
 - iv. Granting the variance would confer the property owner special privileges that are unduly denied by this Code to other land, structure or buildings in this same district.

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

App./Case#: 2025-405
Date Submitted: 7/31/25

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

Fee Amount: 200-

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CK 127

Property Address: <u>7890 Palmer Rd SW</u>	Parcel ID#(s): <u>060-006733-00</u>
---	--

RECEIVED

JUL 31 2025

REYNOLDSBURG BUILDING DEPT

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Thomas and Clara Jones</u>	
Contact Email: <u>tecljones@hotmail.com</u>	Contact Phone Number: <u>614-446-0395</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name: <u>Above</u>	Applicant Address: <u>Above</u>
Applicant Phone Number:	Applicant Email:
☒ 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.))

Add 180 square feet to allow 12'x16' Shed
behind house. Used to store mower and golf cart.

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: Thomas E. Jones

Date: 7/31/2025

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
Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

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. The 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.

STANDARD FOR VARIANCE:

1. The variance we are requesting should not injure the area, neighborhood, or any neighbor. It will allow us to actually store in an attractive building implements that must be currently covered and stored outside.
2. An accessory building (shed) is permitted, but the size of our existing garage does not leave space to do this. We need a variance for an extra 180 square feet.
3. We need this additional space (shed) to store our mower and golf cart that have been stored outside under tarps, due to a space restriction. This will allow us to also store other outdoor tools.
4. The area for the proposed 16'X12' is on the side of our house, not visible from Palmer Road and was once used as a vegetable garden.
5. We have a large rolling property that requires a larger mower and golf cart to maintain. Our garages have cars in them.
6. We tried storing the mower and golf cart outdoors with a tarp, but the weather is very hard on them. They are depreciating due to being stored outside.
7. This is not a public area. A shed would not impair or restrict light or air from the back of our neighbor's house. Pine trees already separate where the shed would be located from our neighbor's lot line. The placement is at least 10' from our house and at least 20' from our neighbor's house in case of fire.
8. We are not requesting a special privilege that is not available to our neighbors, or other residents.
9. There are many sheds in our neighborhood, but we do not expect nonconforming approval of our variance.
10. This variance is not a matter of convenience. A shed will increase the life time of our equipment and improve the appearance of our property because all implements will be stored inside.



40ft

App State

© 2019 Reynoldsburg, OH - 1819
Scholarship, OHIO - 1819

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

Legal Description: Situated in Ohio, County of Franklin, City of Reynoldsburg, Being 1.798 Acres, part of 5.310 Acres in the City of Reynoldsburg

Applicant: Jones

Posted Address: 7890 Palmer Road, Reynoldsburg, Ohio

F.E.M.A. Flood Zone Designation: Partly Flood Zones "X" and "AE" (Subject House Zone "X") as per F.I.R.M. 390177 0283G

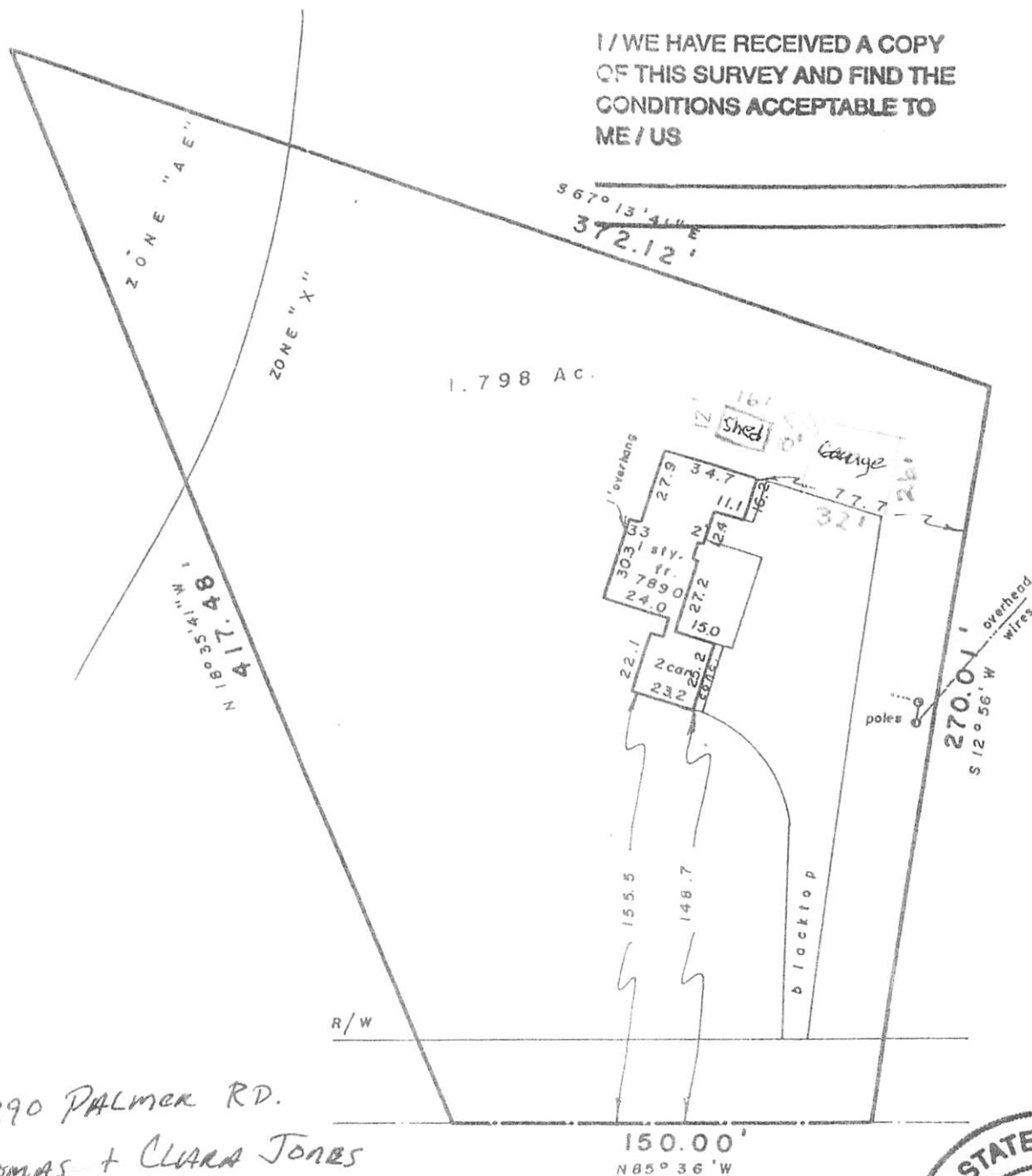
Apparent Encroachments: 1) Overhead Wires Crossing Property.



Scale: 1" = 60'

Date: 3 - 19 - '97

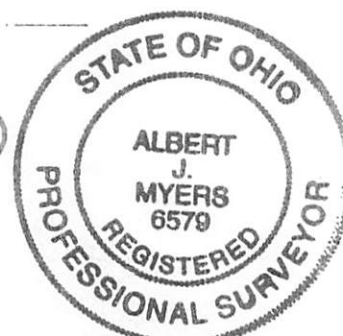
I / WE HAVE RECEIVED A COPY
OF THIS SURVEY AND FIND THE
CONDITIONS ACCEPTABLE TO
ME / US



7890 PALMER RD.

THOMAS + CLARA JONES

PALMER ROAD



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE
INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT
IMPROVEMENTS.

Myers Surveying Co., Inc.

By Allen T. Meyer
Professional Surveyor

Myers Order No. - 5-03/17/97

Rec. 23

Field PD

DWG

ME-

Ltr.

ck.

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Subject: Re: 7890 Palmer Road Variance
Date: Wednesday, August 6, 2025 10:05:48 AM
Attachments: [Outlook-dqhnzsv.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 1:36 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Subject: 7890 Palmer Road Variance

Lt. Schmidt,

I am sending you 7890 Palmer Road's Variance Application for a shed that is scheduled

for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

July 30th, 2025

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

RE: Jennifer and Dennis Burnside's: Variance Application

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 6808 Frey Lane. The 0.05 acres single-family lot is zoned SR, Suburban Residential.
- b. **Surrounding Zoning:** The surrounding zoning consists of SR, Suburban Residential to the East, North and West, and RM, Residential Medium to the South. The surrounding land uses consist of a single-family dwelling to the north, and townhomes to the East, South, and West.
- c. **Applicants Request:** The applicant is requesting a variance to allow an existing unenclosed patio to be located 0 feet from the side property line, instead of the required 3 feet from the property line.
- d. **History:** The applicant has submitted a site plan of their property, and pictures of the existing patio, showing that it is 0 feet from the side property line. A permit was pulled on December 5th, 2024 for an existing patio. The applicant was made aware on January 2nd, 2025 that the patio does not meet our zoning code, and a variance would be needed. The applicant was notified on March 25th, 2025 and June 25th, 2025 that no variance request had been submitted yet.
- e. **Statement of Hardship:** The applicant's statement of hardship states that they are new to the city and did not understand that a permit was required for a patio. That the contractor never mentioned a permit requirement and did not apply for one or ask them to apply for one. That they were notified by the city, and the contractor said they would take care of it (January). That they were notified again by the city that no action had been taken, and the contractor now states that it is not his problem (June). That further hardships include that the yard slopes down making it unusable without the patio. That removing part of the patio to bring it into compliance would create ugliness. That damage to the foundation of the home could happen by attempting to remove the patio. That a drainage system runs through the patio, and removing the concrete could damage it. That cutting the concrete could damage the rest of the patio and void their warranty.
- f. **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. The applicant is seeking a variance to Section 1101.13.G.vi, "Unenclosed patios,

decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line”.

- i. The applicant is proposing to have the concrete unenclosed patio be 0 feet from the side property line.
 - ii. The applicant was originally made aware of this issue by the City of Reynoldsburg Code Enforcement Division regarding Section 1101.13.G.vi on December 5th, 2024 following an inspection.
- b. The following variance factors are considered below:
 - 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 applicant states that this is a private back yard with no public thru-ways.
 2. Staff is of the opinion that granting the variance would not be detrimental to the public welfare.
 - 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 applicant states that this is a private patio for personal use.
 2. Staff is of the opinion that granting this variance would not permit the establishment of any use which is not permitted. This variance is for a patio, which is a permitted accessory land use in SR, Suburban Residential zoning district.
 - 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 patio makes the yard useable to the homeowners.
 2. Staff is of the opinion that there does not appear to be existing special circumstances or conditions with regards to this particular piece of land that would deprive the property owner of the reasonable use of land. The required setback for patios is 3 feet for all residential properties within the City of Reynoldsburg.
 - iv. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states that the yard slopes down at such an angle that the yard was previously unusable before the patio was installed.
 2. Staff is of the opinion there is no deprivation of beneficial land use by conforming to the zoning code requirement of a 3-foot setback

- from the property lines.
- v. 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 fixing the issue involves the following practical difficulties:
 - a. Removal of 3 feet of concrete would create an ugliness on the open end
 - b. The patio abuts to the foundation of the home which could get damaged by attempting to remove the newer concrete of the patio.
 - c. The downspout goes through the patio to an underground drainage system. Removing the concrete from around the downspout/drainage system could cause damage to said downspout/drainage system.
 - d. Cutting the concrete of the patio could damage the concrete on the rest of the patio and could void our warranty.
 - 2. Staff is of the opinion that the hardship appears to be created by the applicant. The applicant did not turn in the required permit application for a patio prior to constructing the patio. If the applicant had turned in a patio permit, for the exact location of where the patio currently is, they would have been informed of the setback requirement before the patio existed.
 - vi. 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. The applicant states that the yard slopes down at such an angle that the yard was previously unusable before the patio was installed.
 - 2. The applicant is requesting the minimum variance; however, the land could possibly still be used reasonably if the variance is not granted and the site came into conformance with the zoning code.
 - vii. 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. The applicant states that none of the above will occur.
 - 2. Staff is of the opinion that granting the variance would not impair the surrounding properties in any manner.
 - viii. 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. The applicant states that all of the patio is on the homeowner's

- private property.
2. Granting the variance would allow this property owner to have a concrete patio that is 0 feet from the property line, while other properties within the City of Reynoldsburg would have to meet the required 3-foot setback. Granting the variance would allow the owner to have special privileges. This could set a precedent for other properties looking to not meet the 3 foot patio setback from the property line. However if the board
- ix. 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. The applicant states none cited.
 2. An unenclosed patio is not a principal land use or structure; it is an accessory land use to the existing dwelling. Granting the variance would not cause the property's land use to become legal-nonconforming, since the principle land use of the site is a dwelling, which is permitted.
 - x. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. The applicant states that convenience is not a factor.
 2. The variance request appears to be a matter of convenience, since the patio is currently existing, and would the applicant would like to not have to remove the portion that already exists

3. Recommendations

- a. The applicant is requesting a variance to the required 3-foot patio side setback. The patio currently exists and was done without obtaining a zoning certificate. The applicant states concerns that the removal of the existing portion of the concrete patio that extends into the setback could potentially damage their foundation, disrupt drainage on the property and may not look as nice. While staff is sympathetic to their concerns, the applicant has not successfully shown how granting this variance would not set a precedent for all future patios. However, staff is of the opinion that since it is a townhome development, that have the unique characteristic of having a zero-side building setback, and that a zero foot setback variance have been granted for accessory structures, that a zero foot side setback for patios may also be appropriate for townhomes. Especially since the zoning code did not address all possible unique characteristics of a townhome development when it was originally written. Staff therefore would be supportive of a recommendation for approval of the variance requested, due to the unique characteristic of townhome developments, such as the zero side building setback, and allowing patios to have similar side setbacks. Based on these reasons, staff recommends approval of the requested variance.

Reynoldsburg

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

RECEIVED

JUN 27 2025

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

App./Case#:

Date Submitted:

Fee Amount:

2025-348
2024-0883
6/27/25
200-

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

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: \$1098

Property Address: 6808 Frey Ln, Reynoldsburg 43068	Parcel ID#(s): 060009472
---	-----------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Jennifer and Dennis Burnside	
Contact Email: jenibu@sbcglobal.net	Contact Phone Number: 937-266-3259

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name: Jennifer Burnside	Applicant Address: 6808 Frey Ln Reynoldsburg OH 43068 United States
Applicant Phone Number: (937) 266-3259	Applicant Email: jenibu@sbcglobal.net
☒ 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.])

This is an existing concrete patio. The east edge of the patio is even with the east wall of the townhome. Both are on the property line.

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: Jennifer Burnside

Date: 6/26/2025

*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
Zoning District: ☐ Major/Minor Site Plan
☒ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____

Date: _____

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.

- [1]** 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.
- [2]** 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.)
- [3]** 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.
- [4]** There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- [5]** 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.
- [6]** 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.
- [7]** 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.
- [8]** 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.
- [9]** 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.
- [10]** The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

How we got here:

We were new to Reynoldsburg at the time. We did not understand that a permit was required for a backyard patio. The contractor never mentioned a permit requirement and did not apply for one or ask us to apply for one. When we were notified by the city the contractor said they would take care of it (Jan 8). On June 25 the city notified us that no action had been taken. We notified the contractor and he now states that it is not his problem.

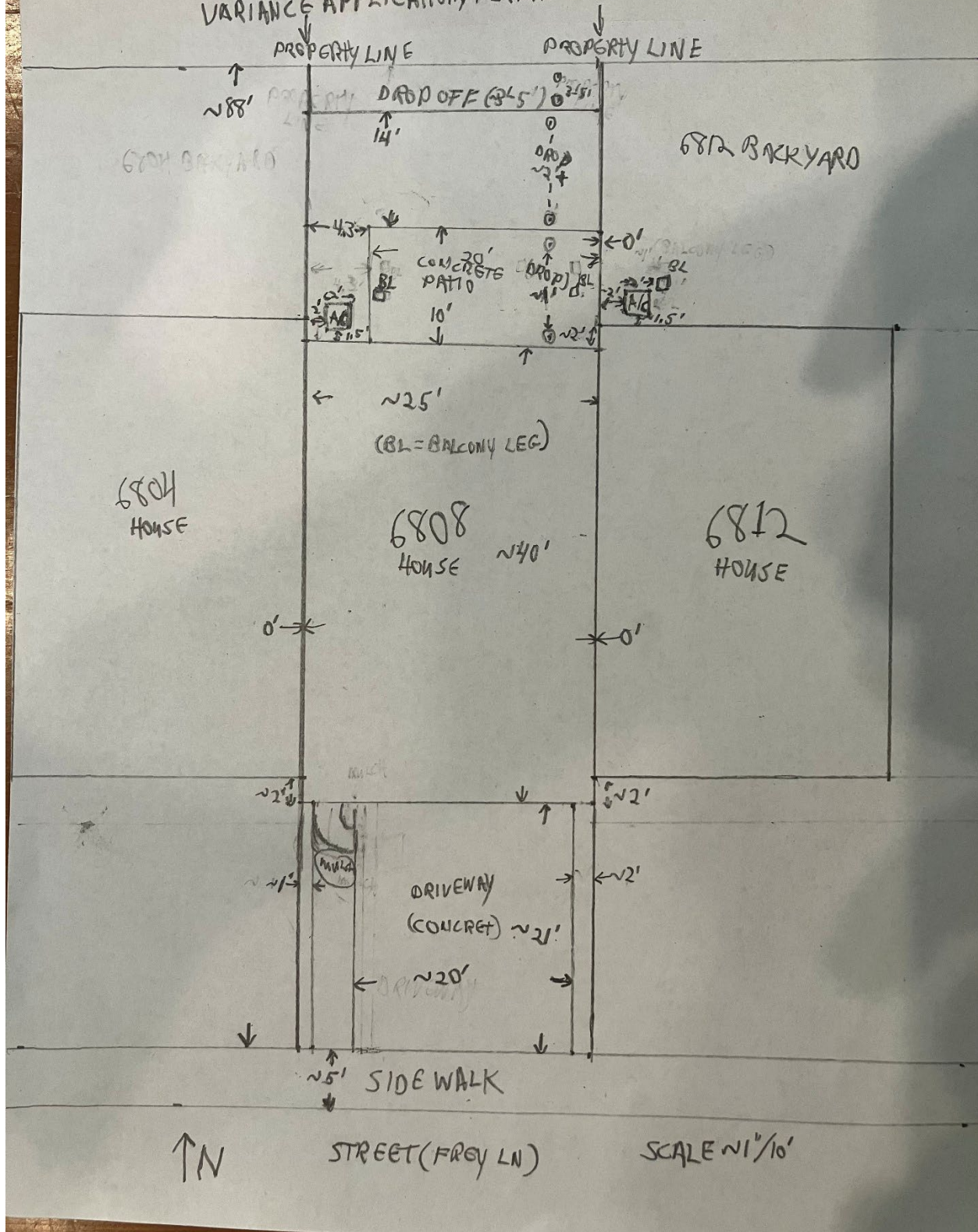
Standards for Variance (numbers are tied to numbers on the checklist)

1. This is a private back yard with no public thru-ways.
2. This is a private patio for personal use.
3. The patio makes the yard usable to the homeowners.
4. The yard slopes down at such an angle that the yard was previously unusable before the patio was installed.
5. Fixing the issue involves the following practical difficulties:
 1. Removal of 3 ft of concrete would create an ugliness on the open end
 2. The patio abuts to the foundation of the home which could get damaged by attempting to remove the newer concrete of the patio.
 3. The downspout goes through the patio to an underground drainage system. Removing the concrete from around the downspout/drainage system could cause damage to said downspout/drainage system.
 4. Cutting the concrete of the patio could damage the concrete on the rest of the patio and could void our warranty.
6. The homeowner is currently reasonably using every portion of the patio.
7. None of the above will occur.
8. All of the patio is on the homeowner's private property.
9. None cited.
10. Convenience is not a factor.





SITE PLAN FOR
VARIANCE APPLICATION, PERMIT 2025-0348



CITY OF REYNOLDSBURG

BUILDING DIVISION

7232 East Main Street, Reynoldsburg, Ohio 43068
(614) 322-6802

Property Maintenance

Code Violation Notice

Owner/Resident/Business/Manager _____
(Optional)

Your property at _____ 6808 Frey Ln _____

_____ **VACANT PROPERTY – City will cut if not cut today**

Was inspected on 12/05/2024 and found to be in violation of Reynoldsburg City Code

Section(s) 102.3 APPLICATION OF OTHER CODES (ZONING)

To Wit: _____ Section 302.4 – Plant growth in excess of 6 inches on property
_____ Section 975.08 – Trash cans and/or recycle bins stored improperly.

Other Violation(s) No permit(s)

You are hereby notified that you have 1 days to correct the violation by:

_____ Cutting and trimming grass and maintaining at 6 inches or lower

_____ Storing trash cans at the side or rear of the house or shielded from public view

Other Corrective Action(s) Please obtain the proper permits for the fence and the patio slab.

NOTICE: Failure to comply or a subsequent offense may result in a citation being issued and/or re-inspection fees being levied. Any actions taken by the City of Reynoldsburg to correct the aforementioned violation(s) may be charged against the real estate and if not reimbursed may be a lien upon such real estate. Residents may appeal this violation by writing the City of Reynoldsburg Building Department on or before the expiration of the violation notice.

Thank you for your immediate attention and cooperation

Ali Gazerani

Code Compliance Official

Office Use Only: Initialed: AG File # _____ Entered: 12/05/2024 Photos Taken: ☒ Y ☐ N

Re-Inspection Date 12/06/2024 Additional Inspections: _____

Citation Date: _____ Citation No.: _____ Date of Compliance: _____







From: [Nik Obednikovski](#)
To: ["jenibu@sbcglobal.net"](mailto:jenibu@sbcglobal.net)
Subject: Application 2024-883; 6808 Frey Lane
Date: Thursday, January 2, 2025 5:19:00 PM
Attachments: [Variance and Conditional Use Application.pdf](#)

Good Evening,

We are in the process of reviewing Application 2024-883 for a patio at 6808 Frey Lane.

Upon our review, it was determined that the patio drawing submitted does not meet our zoning code regulations in Section 1101.13.G, stating: Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

The submitted patio meets the 3' property line setback on 2 of its 3 sides, however on the east property line, there is no setback distance noted from the property line.

Since this is an existing patio, a variance will be needed to have a chance at keeping the existing dimensions of the patio.

To pursue a variance: A variance application would need to be completed and submitted with all of the required checklist materials. I have attached the Variance and Conditional Use application for your reference. Only the variance checklists would apply to this case, the Conditional Use checklist can be ignored. Staff would review the variance application and would give their recommendation to the Planning and Zoning Board based on the materials provided, and the Board would ultimately make the final decision. The Planning and Zoning Board meets every first and third Thursday of each month, and applications must be submitted at least 3 weeks prior to the meeting you'd like to attend.

Please note, 11 physical copies of the variance application and attached materials will be required in order for staff and board members to each have a copy.

Feel free to review the Variance checklists attached above and reach out if you have any questions. If you have any questions regarding the Variance process, you may reach out to our Planning and Zoning Administrator at 614-322-6829.

Best,

Nik Obednikovski
Zoning Assistant

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

From: [Emma Cepek](#)
To: ["Jennifer Burnsidess"](#)
Cc: sales@royalconcreteoh.com; [Phoenix Buathier](#); [Dennis Burnsidess](#)
Subject: RE: Application 2024-0883; 6808 Frey Lane Close Out Warning
Date: Thursday, June 26, 2025 9:01:00 AM
Attachments: [Variance and Conditional Use Application.pdf](#)

Hello,

A zoning certificate application was submitted on December 5th, 2024 for the patio. Upon the review of the application, the patio is within the 3-foot setback from a lot line which is not permitted, therefore a variance application is required to be approved in order to allow the patio to be permitted. We cannot approve the original application until a variance application is approved. Royal Concrete has not submitted anything to us nor have we received any communication from them. If the variance is not submitted in 30 days, the original application for the patio will be closed out at which point, the patio that is existing is no longer in compliance with the zoning code and will likely be cited by Code Enforcement for a non-compliant patio. I am attaching a Variance application that has the checklist included.

If you need further clarification or have any questions, please feel free to reach out.

Sincerely,

Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

From: Jennifer Burnsidess <jenibu@sbcglobal.net>
Sent: Thursday, June 26, 2025 8:07 AM
To: Emma Cepek <ecepek@reynoldsburg.gov>
Cc: sales@royalconcreteoh.com; Phoenix Buathier <pbuathier@reynoldsburg.gov>; Dennis Burnsidess <dburnsidess@sbcglobal.net>
Subject: Re: Application 2024-0883; 6808 Frey Lane Close Out Warning

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

Hello Emma,

I am sorry, I assumed this had been taken care of 6 months ago by Royal Concrete because they told me on January 8th that they would deal with it. What do you need from me to expedite this? The attachment mentions a checklist but there is no checklist attached. Is the checklist included in the variance application? I do not have a copy of that either, is it on the website?

Thanks,
Jenny Burnside

6808 Frey Ln
Reynoldsburg, OH. 43068
937-266-3259

On Jun 25, 2025, at 11:39 AM, Emma Cepek <ecepek@reynoldsburg.gov> wrote:

Hello,

The Zoning application for a patio at 6808 Frey Lane has been open since December 5th, 2024. We are required to complete permit reviews in a timely manner. You must submit a variance application by July 25th, otherwise this permit will be closed out and the process will need to be started over if you'd like to continue.

Please let me know if you have any questions regarding the comments that I am attaching to this email.

Sincerely,
Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

From: [Phoenix Buathier](#)
To: [Emma Cepek](#)
Subject: FW: Application 2024-888; 6824 Frey Lane
Date: Wednesday, July 30, 2025 11:19:45 AM

From: Phoenix Buathier **On Behalf Of** Nik Obednikovski
Sent: Wednesday, June 25, 2025 9:27 AM
To: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: FW: Application 2024-888; 6824 Frey Lane

From: Nik Obednikovski
Sent: Tuesday, March 25, 2025 3:51 PM
To: Royal Concrete Sales <sales@royalconcreteoh.com>
Subject: RE: Application 2024-888; 6824 Frey Lane

Perfect, thank you!

From: Royal Concrete Sales <sales@royalconcreteoh.com>
Sent: Tuesday, March 25, 2025 1:47 PM
To: Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Re: Application 2024-888; 6824 Frey Lane

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

Thanks Nik I will work on these and try to get them dropped off by the end of the week.

On Tue, Mar 25, 2025 at 1:31 PM Nik Obednikovski <nobednikovski@reynoldsburg.gov> wrote:

Good Afternoon,

I am following up on the three addresses on Frey Lane that will require Variance Applications for setback encroachment.

My apologies for the delay on **6824 Frey Lane**, as it was in floodplain review and I just received it back this week for zoning review. After my review, as predicted this application will also require a variance application in order to have a chance at keeping the existing dimensions. Per Section 1101.13.G, Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

As a reminder when we last connected, all three addresses below will require Variances for setbacks:

6800 Frey Lane
6808 Frey Lane
6824 Frey Lane

I have attached the Variance and Conditional Use application that will need to be submitted separately for each address. The application has a checklist for both variance and conditional uses – you will only be looking at the Variance checklist when submitting. Please address each box on the Variance checklist in regards to each address. Physical submissions for each variance application are required along with the required \$200 fee for each application.

If you have any questions regarding variance submissions, please reach out to Phoenix at 614-322-6829. Feel free to reach out with any questions, I typically do not review variance applications but am happy to help as best as I can.

Best,

Nik Obednikovski
Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

From: Nik Obednikovski
Sent: Monday, January 6, 2025 1:42 PM
To: 'Royal Concrete Sales' <sales@royalconcreteoh.com>
Cc: Jennifer Burnside <jenibu@sbcglobal.net>
Subject: RE: Application 2024-883; 6808 Frey Lane

All three will require a variance if they encroach into any of the 3' setback buffers. I will individually send emails for each address that requires a variance based on what was submitted – I believe I have already reached out for one of the other addresses.

Variance applications will have to be submitted physically in person or mailed in with a payment. A digital copy is also required of the variance application and its additional materials. The digital copy can be sent to developmentdepartment@reynoldsburg.gov upon the submission of physical copies.

Best,

Nik Obednikovski

Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

From: Royal Concrete Sales <sales@royalconcreteoh.com>

Sent: Monday, January 6, 2025 1:18 PM

To: Nik Obednikovski <nobednikovski@reynoldsburg.gov>

Cc: Jennifer Burnside <jenibu@sbcglobal.net>

Subject: Re: Application 2024-883; 6808 Frey Lane

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

Ok, we completed 3 patios in this neighborhood alone and all 3 are nearly identical in that they come up very close to the neighboring property due to the shared walls for each unit. Are you able to advise if all 3 will require the variance or just this one in particular? Do you accept variance submissions online or only in person? Thanks,

On Mon, Jan 6, 2025 at 12:22 PM Nik Obednikovski <nobednikovski@reynoldsburg.gov> wrote:

Hello,

The setback distance must still be greater than three feet from the property line. If you can prove that it was built at least three feet from the property line, a variance would not be required. Otherwise a variance would be needed for a shorter setback.

If you do need a variance, you would still need to know your exact setback distance, as variances should be requested for the minimum amount needed.

Please let me know if you have any questions.

Best,

Nik Obednikovski

Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

From: Royal Concrete Sales <sales@royalconcreteoh.com>
Sent: Monday, January 6, 2025 9:12 AM
To: Jennifer Burnside <jenibu@sbcglobal.net>; Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Fwd: Application 2024-883; 6808 Frey Lane

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

Nik, in your email it says you're missing a setback distance on the east property line -- would it be sufficient to just provide this number? Or is the variance going to be required either way?

Thanks,

----- Forwarded message -----

From: Jennifer Burnside <jenibu@sbcglobal.net>
Date: Fri, Jan 3, 2025 at 12:34 PM
Subject: Fwd: Application 2024-883; 6808 Frey Lane
To: Royal Concrete Sales <sales@royalconcreteoh.com>

Begin forwarded message:

From: Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Application 2024-883; 6808 Frey Lane
Date: January 2, 2025 at 5:19:47 PM EST
To: "jenibu@sbcglobal.net" <jenibu@sbcglobal.net>

Good Evening,

We are in the process of reviewing Application 2024-883 for a patio at 6808 Frey Lane.

Upon our review, it was determined that the patio drawing submitted does not meet our zoning code regulations in Section 1101.13.G, stating: Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

The submitted patio meets the 3' property line setback on 2 of its 3 sides, however on the east property line, there is no setback distance noted from the

property line.

Since this is an existing patio, a variance will be needed to have a chance at keeping the existing dimensions of the patio.

To pursue a variance: A variance application would need to be completed and submitted with all of the required checklist materials. I have attached the Variance and Conditional Use application for your reference. Only the variance checklists would apply to this case, the Conditional Use checklist can be ignored. Staff would review the variance application and would give their recommendation to the Planning and Zoning Board based on the materials provided, and the Board would ultimately make the final decision. The Planning and Zoning Board meets every first and third Thursday of each month, and applications must be submitted at least 3 weeks prior to the meeting you'd like to attend.

Please note, 11 physical copies of the variance application and attached materials will be required in order for staff and board members to each have a copy.

Feel free to review the Variance checklists attached above and reach out if you have any questions. If you have any questions regarding the Variance process, you may reach out to our Planning and Zoning Administrator at 614-322-6829.

Best,

Nik Obednikovski
Zoning Assistant

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6851 |

www.reynoldsburg.gov

--

Michael Freshwater

Office Admin

Royal Concrete Construction

[\(614\)-787-2827](tel:(614)-787-2827)

sales@royalconcreteoh.com

www.royalconcreteoh.com

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Michael Freshwater

Office Admin

Royal Concrete Construction

[\(614\)-787-2827](tel:(614)-787-2827)

sales@royalconcreteoh.com

www.royalconcreteoh.com

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Michael Freshwater

Office Admin

Royal Concrete Construction

[\(614\)-787-2827](tel:(614)-787-2827)

sales@royalconcreteoh.com

www.royalconcreteoh.com

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Subject: Re: 6808 Frey Lane Variance
Date: Wednesday, August 6, 2025 10:03:04 AM
Attachments: [Outlook-4ngbns4g.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 1:38 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Subject: 6808 Frey Lane Variance

Lt. Schmidt,

I am sending you 6808 Frey Lane Variance Application and supporting items for a patio

that is scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6800. ext. 6720 | **F** 614-322-6830

www.reynoldsburg.gov

July 30th, 2025

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

RE: Garlic and Lesley Warner: Variance Application

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 6824 Frey Lane. The 0.05 acres single-family lot is zoned SR, Suburban Residential.
- b. **Surrounding Zoning:** The surrounding zoning consists of SR, Suburban Residential to the East, North and West, and RM, Residential Medium to the South. The surrounding land uses consist of a single-family dwelling to the north, and townhomes to the East, South, and West.
- c. **Applicants Request:** The applicant is requesting a variance to allow an existing unenclosed patio to be located 0 feet from the side property line, instead of the required 3 feet from the property line.
- d. **History:** The applicant has submitted a site plan of their property, and pictures of the existing patio, showing that it is 0 feet from the side property line. A permit was pulled on December 6th, 2024 for an existing patio. The applicant was notified on March 25th, 2025 that a variance would be needed, and notified again on June 25th, 2025 that no variance request had been submitted yet.
- e. **Statement of Hardship:** The applicant's statement of hardship states that removing a section of the current patio would void their warranty and possibly cause structural damage to the townhome.
- f. **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. The applicant is seeking a variance to Section 1101.13.G.vi, "Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line".
 - i. The applicant is proposing to have the concrete unenclosed patio be 0 feet from the side property line.
 - ii. The applicant was originally made aware of this issue by the City of Reynoldsburg Code Enforcement Division regarding Section 1101.13.G.vi on December 5th, 2024 after an inspection.
- b. The following variance factors are considered below:

- 
- 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 applicant states that the variance 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. That there are no public thoroughways in the area. That the aesthetic appeal would be compromised with the current standard. That the area surrounding the property line is essentially useless due to their neighbor's air conditioning unit being within 3' of the property line. That the patio makes an otherwise worthless area useable.
 - 2. Staff is of the opinion that granting the variance would not be detrimental to the public welfare.
 - 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 applicant states that the variance will no 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 the Code. That the patio is being used for personal use only.
 - 2. Staff is of the opinion that granting this variance would not permit the establishment of any use which is not permitted. This variance is for a patio, which is a permitted accessory land use in SR, Suburban Residential zoning district.
 - 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 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 them of the reasonable use of our backyard. That a majority of their backyard is a steep hill that is not traversable. That the small portion that is somewhat level, without a patio, would not be usable for lawn furniture or a grill.
 - 2. Staff is of the opinion that there does not appear to be existing

special circumstances or conditions with regards to this particular piece of land that would deprive the property owner of the reasonable use of land. The required setback for patios is 3 feet for all residential properties within the City of Reynoldsburg.

- iv. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - 1. The applicant states that there is a deprivation of beneficial use of their back yard without the patio. That had the patio been built within the current standards, there would be considerable drop off to the side as you exited the rear door of the townhome. That exiting the home would be unsafe for pets and people. That there would only be 8 inches of patio to the right of the door.
 - 2. Staff is of the opinion there is no deprivation of beneficial land use by conforming to the zoning code requirement of a 3-foot setback from the property lines.
- v. 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 strict application of this code would create an unsafe exiting of the townhome. That removing a section of the current patio would void their warranty and possibly cause structural damage to the townhome.
 - 2. Staff is of the opinion that the hardship appears to be created by the applicant. The applicant did not turn in the required permit application for a patio. If the applicant had turned in a patio permit, for the exact location of where the patio currently is, they would have been informed of the setback requirement before the patio existed.
- vi. 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. The applicant states that the variance is necessary for the reasonable use of the land, and the variance as granted is the minimum variance that will accomplish this purpose. That they are using every part of the patio and would have to remove some items if this code were enforced.
 - 2. The applicant is requesting the minimum variance, however the land can still be used reasonably if the variance is not granted.
- vii. 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. The applicant states that 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. That property values would go up with an aesthetically pleasing addition to the rear of their building. That their neighbor's air conditioner, which is also within 3' of the property line, has plenty of clearance to operate.
2. Staff is of the opinion that granting the variance would not impair the surrounding properties in any manner. The fire department does not have any concern regarding this variance requested.
- viii. 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. The applicant states that the variance does not confer any special privilege that is unduly denied by this code to other land, structures, or buildings in the same district.
 2. Granting the variance would allow this property owner to have a concrete patio that is 0 feet from the property line, while other properties within the City of Reynoldsburg would have to meet the required 3-foot setback. Granting the variance would allow the owner to have special privileges.
- ix. 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. The applicant states 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.
 2. An unenclosed patio is not a principal land use or structure; it is an accessory land use to the existing dwelling. Granting the variance would not cause the property's land use to become legal-nonconforming, since the principle land use of the site is a dwelling, which is permitted.
- x. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. The applicant states that the variance is not a matter of convenience when other remedies are available within the provisions of this Code. That there are no other remedies available for the use of the land.
 2. The variance request appears to be a matter of convenience, since the patio is currently existing, and would the applicant would like to not have to remove the portion that already exists, instead of meeting the required Zoning Code.

3. Recommendations

- a. The applicant is requesting a variance to the required 3-foot patio side setback.

The patio currently exists and was done without obtaining a zoning certificate. The applicant states concerns that the removal of the existing portion of the concrete patio that extends into the setback could potentially damage their foundation, would cause an unsafe landing area to step from the rear door, and if removed, could void the homes warranty. While staff is sympathetic to their concerns, the applicant has not successfully shown how granting this variance would not set a precedent for all future patios.

However, staff is of the opinion that since it is a townhome development, that have the unique characteristic of having a zero-side building setback, and that a zero-foot setback variance have been granted for accessory structures, that a zero-foot side setback for patios may also be appropriate for townhomes. Especially since the zoning code did not address all possible unique characteristics of a townhome development when it was originally written. Staff therefore would be supportive of a recommendation for approval of the variance requested, due to the unique characteristic of townhome developments, such as the zero-side building setback, and allowing patios to have similar side setbacks. Based on these reasons, staff recommends approval of the requested variance.

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

App./Case#: 2025-0365
Date Submitted: 7/7/25
Fee Amount: \$200.00

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

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CK

Property Address: 6824 Frey Ln Reynoldsburg, OH 43068	Parcel ID#(s): 060-009476-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Garic B D Warner and Lesley M Warner	
Contact Email: gwarner421@gmail.com	Contact Phone Number: 740-627-0728

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name: Garic B D Warner	Applicant Address: 6824 Frey Ln Reynoldsburg, OH 43068
Applicant Phone Number: 740-627-0728	Applicant Email: gwarner421@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.])

Stamped and colored concrete patio with border (7'x20') at the rear of property

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

Applicant Signature: [Signature]

Date: 7-1-25

*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
Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ 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) electronic 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:

- ☐ Description of the existing use of the lot and of adjacent lots
- ☐ A statement of the conditional use for which the application is submitted.
- ☐ 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;
- ☐ 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;
- ☐ 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;

- ☐ 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. The 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.

Garic B.D. Warner
6824 Frey Lane
Reynoldsburg, Ohio 43068
gwarner421@gmail.com
740-627-0728
7/1/25

Planning & Zoning Board
7232 East Main Street
Reynoldsburg, Ohio 43068

Dear Planning and Zoning Board,

I am writing to request a variance from the current standards regarding Section 1101.13.G for my property located at 6824 Frey Lane. The reasons for this request are the following:

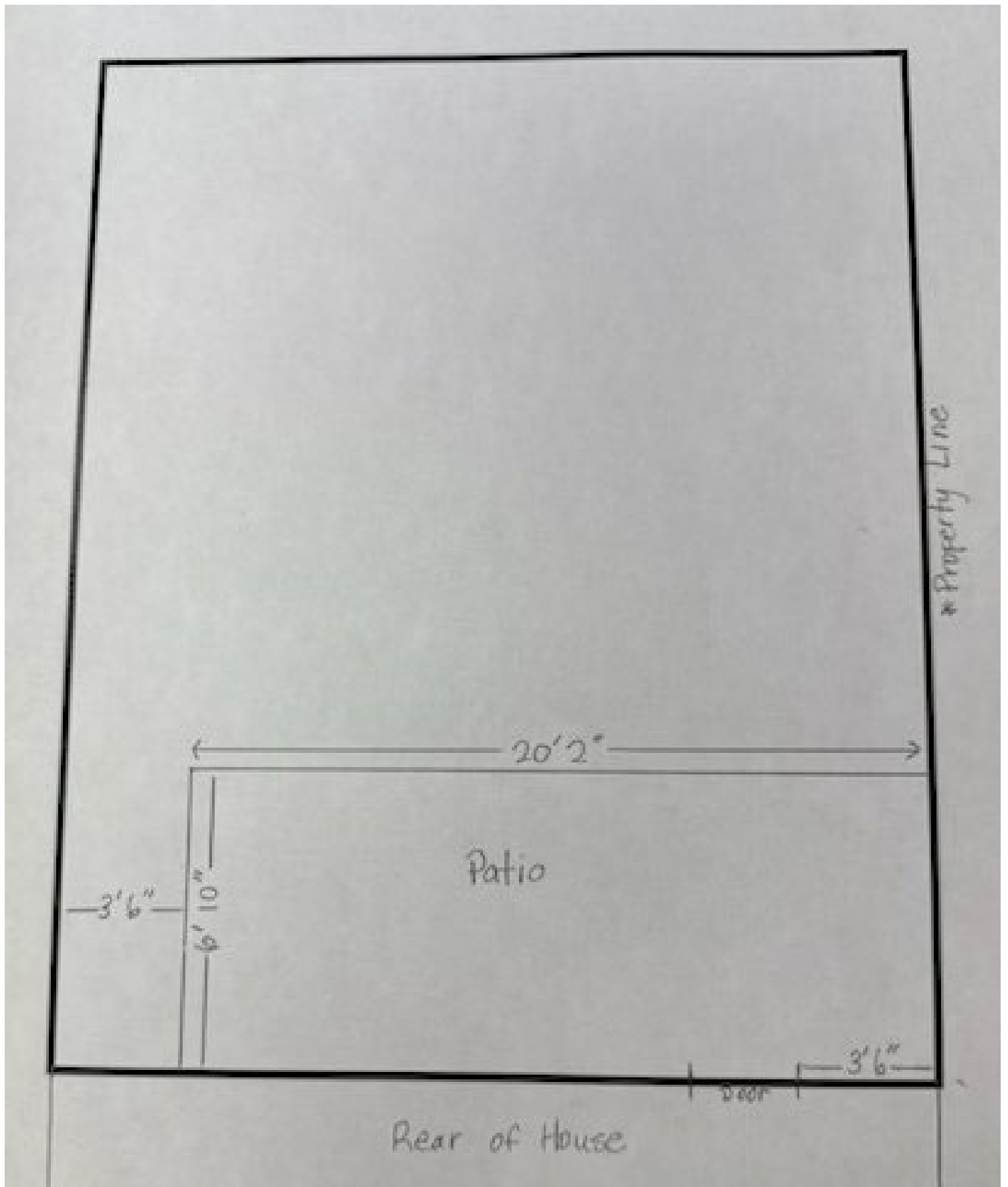
- The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare. There are no public thoroughways in the area. The aesthetic appeal would be compromised with the current standard. The area surrounding the property line is essentially useless due to my neighbor's air conditioning unit within 3' of the property line. The patio makes an otherwise worthless area useable.
- 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. The patio is being used for personal use only.
- 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 us of the reasonable use of our back yard. A majority of our back yard is a steep hill that is not traversable. The small portion that is somewhat level, without a patio, would not be usable for lawn furniture or a grill.
- There is a deprivation of beneficial use of our back yard without the patio. Had the patio been built within the current standards, there would be a considerable drop off to the side as you exited the rear door of the townhome. Exiting the home would be unsafe for pets and people. There would only be 8" of patio to the right of the door.

- Strict application of this code would create an unsafe exiting of the townhome. Removing a section of the current patio would void our warranty and possibly cause structural damage to the townhome.
- The variance is necessary for the reasonable use of the land, and the variance as granted is the minimum variance that will accomplish this purpose. We are using every part of the patio and would have to remove some items if this code were enforced.
- 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. In fact, property values would go up with an aesthetically pleasing addition to the rear of our building. Our neighbor's air conditioner, which is also within 3' of the property line, has plenty of clearance to function properly.
- The variance does not confer 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. There are no other remedies available for the use of the land.

I have considered the impact of this variance on my neighbors and the community, and I believe it will not have any negative effects.

Thank you for considering my request. Please feel free to contact me at 740-627-0728 or gwarner421@gmail.com if you have any questions or need further information.

Sincerely,
Garic Warner



From: [Royal Concrete Sales](#)
To: [Nik Obednikovski](#)
Subject: Re: Application 2024-888; 6824 Frey Lane
Date: Tuesday, March 25, 2025 1:47:08 PM

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

Thanks Nik I will work on these and try to get them dropped off by the end of the week.

On Tue, Mar 25, 2025 at 1:31 PM Nik Obednikovski <nobednikovski@reynoldsburg.gov> wrote:

Good Afternoon,

I am following up on the three addresses on Frey Lane that will require Variance Applications for setback encroachment.

My apologies for the delay on **6824 Frey Lane**, as it was in floodplain review and I just received it back this week for zoning review. After my review, as predicted this application will also require a variance application in order to have a chance at keeping the existing dimensions. Per Section 1101.13.G, Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

As a reminder when we last connected, all three addresses below will require Variances for setbacks:

6800 Frey Lane

6808 Frey Lane

6824 Frey Lane

I have attached the Variance and Conditional Use application that will need to be submitted separately for each address. The application has a checklist for both variance and conditional uses – you will only be looking at the Variance checklist when submitting. Please address each box on the Variance checklist in regards to each address. Physical submissions for each variance application are required along with the required \$200 fee for each application.

If you have any questions regarding variance submissions, please reach out to Phoenix at 614-322-6829. Feel free to reach out with any questions, I typically do not review variance applications but am happy to help as best as I can.

Best,

Nik Obednikovski

Zoning Assistant

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6851 |

www.reynoldsburg.gov

From: Nik Obednikovski

Sent: Monday, January 6, 2025 1:42 PM

To: 'Royal Concrete Sales' <sales@royalconcreteoh.com>

Cc: Jennifer Burnside <jenibu@sbcglobal.net>

Subject: RE: Application 2024-883; 6808 Frey Lane

All three will require a variance if they encroach into any of the 3' setback buffers. I will individually send emails for each address that requires a variance based on what was submitted – I believe I have already reached out for one of the other addresses.

Variance applications will have to be submitted physically in person or mailed in with a payment. A digital copy is also required of the variance application and its additional materials. The digital copy can be sent to developmentdepartment@reynoldsburg.gov upon the submission of physical copies.

Best,

Nik Obednikovski

Zoning Assistant

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From: Royal Concrete Sales <sales@royalconcreteoh.com>

Sent: Monday, January 6, 2025 1:18 PM

To: Nik Obednikovski <nobednikovski@reynoldsburg.gov>

Cc: Jennifer Burnside <jenibu@sbcglobal.net>

Subject: Re: Application 2024-883; 6808 Frey Lane

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

Ok, we completed 3 patios in this neighborhood alone and all 3 are nearly identical in that they come up very close to the neighboring property due to the shared walls for each unit.

Are you able to advise if all 3 will require the variance or just this one in particular? Do you accept variance submissions online or only in person? Thanks,

On Mon, Jan 6, 2025 at 12:22 PM Nik Obednikovski <nobednikovski@reynoldsburg.gov> wrote:

Hello,

The setback distance must still be greater than three feet from the property line. If you can prove that it was built at least three feet from the property line, a variance would not be required. Otherwise a variance would be needed for a shorter setback.

If you do need a variance, you would still need to know your exact setback distance, as variances should be requested for the minimum amount needed.

Please let me know if you have any questions.

Best,

Nik Obednikovski

Zoning Assistant

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

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www.reynoldsburg.gov

From: Royal Concrete Sales <sales@royalconcreteoh.com>
Sent: Monday, January 6, 2025 9:12 AM
To: Jennifer Burnside <jenibu@sbcglobal.net>; Nik Obednikovski
<nobednikovski@reynoldsburg.gov>
Subject: Fwd: Application 2024-883; 6808 Frey Lane

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

Nik, in your email it says you're missing a setback distance on the east property line -- would it be sufficient to just provide this number? Or is the variance going to be required either way?

Thanks,

----- Forwarded message -----

From: Jennifer Burnside <jenibu@sbcglobal.net>
Date: Fri, Jan 3, 2025 at 12:34 PM
Subject: Fwd: Application 2024-883; 6808 Frey Lane
To: Royal Concrete Sales <sales@royalconcreteoh.com>

Begin forwarded message:

From: Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Application 2024-883; 6808 Frey Lane
Date: January 2, 2025 at 5:19:47 PM EST
To: "jenibu@sbcglobal.net" <jenibu@sbcglobal.net>

Good Evening,

We are in the process of reviewing Application 2024-883 for a patio at 6808 Frey Lane.

Upon our review, it was determined that the patio drawing submitted does not meet our zoning code regulations in Section 1101.13.G, stating: Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.

The submitted patio meets the 3' property line setback on 2 of its 3 sides, however on the east property line, there is no setback distance noted from the property line.

Since this is an existing patio, a variance will be needed to have a chance at keeping the existing dimensions of the patio.

To pursue a variance: A variance application would need to be completed and submitted with all of the required checklist materials. I have attached the Variance and Conditional Use application for your reference. Only the variance checklists would apply to this case, the Conditional Use checklist can be ignored. Staff would review the variance application and would give their recommendation to the Planning and Zoning Board based on the materials provided, and the Board would ultimately make the final decision. The Planning and Zoning Board meets every first and third Thursday of each month, and applications must be submitted at least 3 weeks prior to the meeting you'd like to attend.

Please note, 11 physical copies of the variance application and attached materials will be required in order for staff and board members to each have a copy.

Feel free to review the Variance checklists attached above and reach out if you have any questions. If you have any questions regarding the Variance process, you may reach out to our Planning and Zoning Administrator at 614-322-6829.

Best,

Nik Obednikovski

Zoning Assistant

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City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

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www.reynoldsburg.gov

--

Michael Freshwater

Office Admin

Royal Concrete Construction

[\(614\)-787-2827](tel:614-787-2827)

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www.royalconcreteoh.com

|

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Michael Freshwater

Office Admin
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From: [Phoenix Buathier](#)
To: [Emma Cepek](#)
Subject: FW: Application 2024-888; 6824 Frey Lane
Date: Wednesday, July 30, 2025 11:19:45 AM

From: Phoenix Buathier **On Behalf Of** Nik Obednikovski
Sent: Wednesday, June 25, 2025 9:27 AM
To: Emma Cepek <ecepek@reynoldsburg.gov>
Subject: FW: Application 2024-888; 6824 Frey Lane

From: Nik Obednikovski
Sent: Tuesday, March 25, 2025 3:51 PM
To: Royal Concrete Sales <sales@royalconcreteoh.com>
Subject: RE: Application 2024-888; 6824 Frey Lane

Perfect, thank you!

From: Royal Concrete Sales <sales@royalconcreteoh.com>
Sent: Tuesday, March 25, 2025 1:47 PM
To: Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: Re: Application 2024-888; 6824 Frey Lane

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

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Best,

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Zoning Assistant

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Zoning Assistant

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Nik Obednikovski
Zoning Assistant

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From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Subject: Re: 6824 Frey Lane Variance
Date: Wednesday, August 6, 2025 10:02:31 AM
Attachments: [Outlook-ztiwp4ib.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 1:39 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Subject: 6824 Frey Lane Variance

Lt. Schmidt,

I am sending you 6824 Frey Lane Variance Application and supporting items for a patio

that is scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

CITY OF REYNOLDSBURG

BUILDING DIVISION

7232 East Main Street, Reynoldsburg, Ohio 43068
(614) 322-6802

Property Maintenance

Code Violation Notice

Owner/Resident/Business/Manager _____ (Optional)

Your property at _____ 6824 Frey Ln

VACANT PROPERTY – City will cut if not cut today

Was inspected on 12/05/2024 and found to be in violation of Reynoldsburg City Code

Section(s) _____ 102.3 APPLICATION OF OTHER CODES (ZONING)

To Wit: _____ Section 302.4 – Plant growth in excess of 6 inches on property
_____ Section 975.08 – Trash cans and/or recycle bins stored improperly.

Other Violation(s) No permit(s)

You are hereby notified that you have 1 days to correct the violation by:

_____ Cutting and trimming grass and maintaining at 6 inches or lower

_____ Storing trash cans at the side or rear of the house or shielded from public view

Other Corrective Action(s) Please obtain the proper permits for the fence and the patio slab.

NOTICE: Failure to comply or a subsequent offense may result in a citation being issued and/or re-inspection fees being levied. Any actions taken by the City of Reynoldsburg to correct the aforementioned violation(s) may be charged against the real estate and if not reimbursed may be a lien upon such real estate. Residents may appeal this violation by writing the City of Reynoldsburg Building Department on or before the expiration of the violation notice.

Ali Gazerani

Thank you for your immediate attention and cooperation

Code Compliance Official

Office Use Only: Initialed: AG File # _____ Entered: 12/05/2024 Photos Taken: ☒ Y ☐ N

Re-Inspection Date 12/06/2024 Additional Inspections: _____

Citation Date: _____ Citation No.: _____ Date of Compliance: _____







6824

August 13th, 2025

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

RE: Jay Boone and Anup Janardhanan of Moody Nolan for Metropolitan Housing Partners, Inc.;
7185 E. Main Street: Variance

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 7185 E. Main Street. The subject parcels, 060-000955, 060-000992, 060-000954, and 060-000959 total 1.641 acres. This site is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing a single 5 story mixed use building that will contain commercial and apartment land uses. The first floor will consist of the commercial uses such as office, retail and some apartments, along with the additional 4 floors containing apartment units. The building will be 5 stories with a maximum height of 59 feet and 6 inches. The building will contain 103 units and roughly 6,647 square feet of retail and/or office type land uses.
- b. **Surrounding Zoning:** The surrounding zoning and land uses consist of OS, Open Space District to the north, east and south of the subject site, and EMD, East Main Street District to the west. The surrounding land uses consist of Community Facility – Government Administration to the west and north of the site, and Health and Wellness – Fitness Facility/Gym to the east and south of the site.
- c. **Applicant's Request:** The applicant intends to use the land for Dwelling – Multi-Unit Building, Retail and Office. The applicant is requesting 1 variance for their proposed building. The applicant is requesting the following variance:
 - i. Section 1103.11.D.2.Height
 1. To decrease the minimum first floor commercial ceiling height from 12 feet to 10 feet.
 2. To decrease the minimum first floor residential ceiling height from 12 feet to 9 feet.
- d. **Statement of Hardship:** The applicant states that the requirement of a 12-foot clear ceiling height for the first floor (regardless of tenant type, unit orientation, or space needs and use) for a 5-story mixed-use building with a 60' height limit greatly inhibits the ceiling height for all occupants of the 4 floors above the ground level. That CMHA and the design team have made every effort to meet the requirements for this challenging site and feel this zoning diagram/requirement did not anticipate mixed-use development that is not vertically stacked as well as the structural and mechanical implications required to achieve this requirement within the overall building height restriction. That a true

12 foot clear first level space would require a second-floor elevation of about 16 feet. That the resultant being all floors above would only have an interior height of about 8 feet four inches. That the team believes that achieving a 12-foot typical general ceiling height for the spaces along Main Street is achievable when allowing for soffits and duct work. That residential apartments along Davidson Drive should not be held to the same standards per the distinct space differences and elevational treatments for the residential use, along with the indications in the table provided in the zoning code, and the difficulties stated above.

- e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. The following variance factors are considered below:
 - 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 applicant states that the variance being requested is not injurious to the area or detrimental to the public welfare.
 - i. Staff is of the opinion that granting the requested variances would not be detrimental to the public welfare if permitted.
 - 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 applicant states that the variance being requested will, not establish any non-permitted use or conditional use in the zone or district for this property.
 - i. Staff is of the opinion that granting the requested variances would not permit any use that are not listed as permitted or conditional in this zone. That a Dwelling – Multi-Unit Building, Retail – Small or Medium Format, Office – Professional Services and Medical – Office are permitted land uses in the ORD-C, Olde Reynoldsburg Commercial District.
 - 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 within the district this project is proposed, the absolute requirement of a 12-foot clear ceiling height for the first-floor places a detrimental condition on the building both vertically and in plan that are unique to this district and limitations of this site. That the design team is making every effort to embrace the spirit and intention of the requirement, particularly in areas of the building with both commercial use and/or Main Street frontage. That due to an existing flood plain, limited buildable area, parking lot and drive aisles, fire department restrictions on maneuverability, and location of underground utilities, the restrictive building footprint requires the full use of the five stories / 60-foot height limit set within the code. That this project is also receiving tax credits that mandate the number of apartment units within the development. That the reality of a 12-foot clear ceiling height as mandated when factoring in 2 feet for structure and 2 feet for mechanical duct runs and soffits would make for a floor-to-floor height of 16 feet to the second level. That in turn, the residential floors 2-5 above would be at 8-foot minimums assuming that mechanical ducts and soffits would be feasible within that construction. That in addition, stair shafts (in plan) having to account for the additional stair risers/treads would be larger than what the site layout can feasibly contain. That as staff have indicated in conference with the design team, this building typology and configuration of first floor residential in a portion of the mixed-use was not contemplated although approved within the district. That they believe this use and structure is the best use for this site but seek a realistic application of these height restrictions.
 - i. Staff is of the opinion that due to the limitations provided in their answer, there exist special circumstances or conditions that result in a deprivation of beneficial land use. That when the code was written, a mixed-use development with residential and commercial on the first floor was not considered.
 - 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 requirement of a 12-foot clear ceiling height for the first floor (regardless of tenant type, unit orientation, or space needs and use) for a 5-story mixed-use building with a 60' height limit greatly inhibits the ceiling height for all occupants of the 4 floors above the ground level. That CMHA and the design team have made every effort to meet the requirements for this

challenging site and feel this zoning diagram/requirement did not anticipate mixed-use development that is not vertically stacked as well as the structural and mechanical implications required to achieve this requirement within the overall building height restriction. That a true 12 foot clear first level space would require a second-floor elevation of about 16 feet. That the resultant being all floors above would only have an interior height of about 8 feet four inches. That the team believes that achieving a 12-foot typical general ceiling height for the spaces along Main Street is achievable when allowing for soffits and duct work. That residential apartments along Davidson Drive should not be held to the same standards per the distinct space differences and elevational treatments for the residential use, along with the indications in the table provided in the zoning code, and the difficulties stated above.

- i. Staff is of the opinion that there is reasonable proof of hardship. That the zoning code allows for a maximum height of 60 feet with 5 stories. The applicant, based on the codes clear ceiling height of 12 feet for the first floor and 8 feet for the remainder of the floors, has found this requirement difficult to meet, due to the extra feet needed for duct work, utilities and extra structural requirements for a 5-story building. This is the first proposed 5 story building in the Olde Reynoldsburg Commercial District, and it appears the strict application of the code is limiting the applicant's ability to be able to meet all requirements with what is permitted. Therefore, staff is of the opinion the strict application of the code is causing the hardship, it is not the applicant.
- 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. The applicant states to reference their response to factor iii regarding the necessity for this variance. That they believe that the requested relief on the clear ceiling height restrictions is the most prudent and concise request that will accomplish this purpose.
 - i. Staff is of the opinion that the variance is necessary for the reasonable use of the land and the applicant is asking for the minimum variance.
- 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. The applicant states that the variances 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.

- i. Staff is of the opinion these factors have been met by the applicant. The Fire Department does not have concerns with regards to this variance.
- 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. The applicant states that this variance will not confer any special privilege upon the property owner.
 - i. Staff is of the opinion that the variance will not confer any special privilege. Especially since the zoning code permits a 5-story building in the Olde Reynoldsburg Commercial District. That the requested variance would allow them to meet what is intended to be placed in the Olde Reynoldsburg Commercial District.
- 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. The applicant states this variance is not based on any neighboring nonconforming properties as grounds for approval.
 - i. Staff is of the opinion that a mixed-use building was not contemplated when writing this part of the Zoning Code, and that no nonconforming use is used as grounds for approval. Also, since the subject site located on a parcel that has floodplain, which is a unique characteristic of this site, it also limits the site's ability to meet all ORD-C requirements, by only allowing a portion of the site to be utilized for the building's development, along with an existing sewer line that runs through the property.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. The applicant states that the variance requested is not a matter of convenience and to reference factor iii and the statement of hardship.
 - i. Staff is of the opinion that this is not a matter of convenience and is based off of typical building standards, which were not contemplated when the code was written. This is the first mixed-use site under this code, proposing a 5-story building. The proposed 12-foot clear ceiling height standards are based on industrial standards.

3. Recommendation

- a. The applicant is requesting a variance to the clear ceiling height, which is the space between the lowest hanging fixture and the floor, which does not include duct work, MEP (mechanical, electrical and plumbing), lighting or other structural factors for the building for each floor. Based on the applicant's

statement, to build a 5-story building, while meeting the clear ceiling height standards with the additional building code requirements, would likely not be possible unless this variance was granted. The subject site also has unique limitations due to an existing 72-inch main sewer line that runs through the eastern side of the parcel, and floodplain existing along the western side of the parcel. Both of those factors limit the buildable area, not only for the building, but also how the building can be structurally built to not damage a main sewer line. Finally, this site is the first and only mixed-use site to have come before the Planning and Zoning Board proposing a development that is permitted under the ORD-C standards, which allows a 5 story, 60-foot-tall building, but has limitations due to duct work, MEP (mechanical, electrical or plumbing), lighting and other building structural factors that have to be met. Staff is of the opinion that the variance is necessary due to the limitations of the zoning code since this is the first mixed use development that the zoning code standards have been applied to. Staff also believes the unique characteristics of the site such as the 72-inch main sewer line and floodplain, make this parcel unique and not applicable to other parcels in the area. Finally, staff believes the variance requested is not a matter of convenience, but necessary to build a 5-story building in the ORD-C, which is permitted. Based on these reasons, staff recommends approval of the proposed variances to section 1103.11.D.2.Height for the first floor clear ceiling height minimum to be 10 feet for commercial areas and 9 feet for residential areas.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address: <u>7185,7215,7211 US Highway 40, Reynoldsburg, OH 43068</u>	Parcel ID#(s): <u>Franklin County PID's 060-000955, 060-000992, 060-000954, 060-000959</u>
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>City of Reynoldsburg</u>	
Contact Email: <u>Eric Meyer</u>	Contact Phone Number: <u>614-322-6831</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use: <u>new building - 109,864 s.f., 5-story, mixed use</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>Anup Janardhanan, Project Manager</u> <u>Jay Boone, Partner</u>	Applicant Address: <u>Moody Nolan, Ste 300, 300 Spruce St., Columbus, OH 43215</u>
Applicant Phone Number: <u>614-280-3220</u>	Applicant Email: <u>anupj@moodynolan.com</u>
☐ 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.))

The Heights On Main is a proposed 109,864 square foot, five-story mixed-use building on the southeast corner of Main Street and Davidson Drive located in the Olde Reynoldsburg Commercial District (ORD-C) with a maximum building height of 60'-0".

The Applicant is seeking variance for two aspects of the ceiling height requirements within 1103.11.D (2) Height - diagram and table item K.

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

Applicant Signature: [Signature] Date: 7/30/25

*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

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ 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) electronic 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:

- ☐ Description of the existing use of the lot and of adjacent lots
- ☐ A statement of the conditional use for which the application is submitted.
- ☐ 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;
- ☐ 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;
- ☐ 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;

- ☐ 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.

Section 1109.13

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 1109.13 (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. The 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.



City of Reynoldsburg – Zoning Variance Application Letter

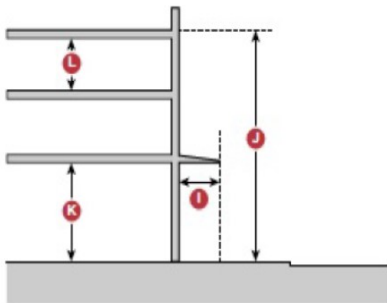
COA / Major Site Plan approval

07/25/2025

**Project: The Heights On Main
7221 US Highway 40
Reynoldsburg, OH 43068**

The applicant is seeking relief from 1103.11.D (2) Height - diagram and table item K pictured below:

(2) Height. The height of the buildings shall not exceed the following limits. Minimum and maximum heights are measured from average finished grade at the front setback line.



Height	E Main St Fronting	Commercial Neighborhood	
Building Maximum	5 stories, 60'	2 1/2 stories, 30'	J
Ancillary Building Max.	2 1/2 stories, 35'	2 stories, 24'	
First Floor Ceiling Height	12' min clear	9' min clear	K
Upper Floor(s) Ceiling Height	8' min clear	8' min clear	L
Notes			
Mansard roofs permitted with administrative approval.			
Any section along the BTZ not defined by a building must be defined by a 2'6" to 4'6" high feature made of stucco or masonry wall material.			

The Heights On Main is a proposed 109,864 square foot, five-story mixed-use affordable housing project on the southeast corner of Main Street and Davidson Drive located in the Olde Reynoldsburg Commercial District (ORD-C) with a maximum building height of 60'-0". The project is located in the 060-Reynoldsburg Tax District. Parcel IDs: 060-000959, 060-000992, 060-000955, 060-000954

The Applicant is seeking Variance for two aspects of the ceiling height requirement as articulated below.

As designed, entire façade with frontage and adjacency to E. Main Street, has a ground level floor to floor height of 14'-0". The general height from the bottom of the typical ceiling to the floor is approximately 12'-3 1/4". The 1st floor layout along Main Street is designed to incorporate future commercial tenant space, building leasing offices, and resident amenities. There are no residential units in this portion of the building.

Per the table above, a 12'-0" clear ceiling height is required throughout the entire buildings 1st level, even for the wing that does not front E. Main Street. In anticipation of commercial tenants requiring as open floor bays as possible, a steel structural grid of beams and columns is needed to support the greater spans as well as the 2nd floor trusses and three floors of apartments above. This steel beam framing along with future mechanical ductwork will require instances within the space(s) where soffits would need to be incorporated below the 12' min clear height. It is also anticipated that smaller accessory



and secondary spaces such as toilet rooms, closets, utility and other back-of-house functions would have less than the 12' clear ceilings. These rooms often utilize the area above the dropped ceiling for additional mechanical routing, water heating, and venting.

Additionally, the façade frontage along Davidson Dr. consists entirely of residential units on all five floors of the building. None of the residential units on the first-floor face or abut Main Street. The typical ceiling height for these ground level apartments is 10'-9 1/4". As requested above for the commercial / amenity portion of the building, small accessory and secondary spaces such as toilet rooms, closets, and utility rooms typically have lower ceilings utilizing the space above for additional mechanical routing, water heating, and venting.

Size and layout consistency for the apartments in both plan and volume is important for the design of daylighting, artificial lighting, outside air, and mechanical performance. With the building height limitations, adding additional ceiling height to the first floor in turn minimizes the ceiling height for the four floors above only exacerbating the above design and performance challenges.

In addition, the window systems utilized for the commercial / amenity areas are an aluminum storefront system with fixed glazing. The systems in the residential portion are operable vinyl windows and fiberglass doors. The scale and size differences of openings for the two systems are purposeful and distinct from one another.

Residential code and OBC both require 7'-6" as minimum ceiling heights.

Ohio Housing Finance Agency (OHFA), CMHA, HUD all reference OBC for ceiling heights.

The above request poses no detriment to the community or neighborhood and will hopefully spur additional future growth in this portion of the district. This does not affect the exterior appearance of the building where the one-story brick cladding will be constructed to the same height on E. Main Street side and Davidson Drive.

Statement of Hardship

The requirement of a 12' clear ceiling height for the first floor (regardless of tenant type, unit orientation, or space needs & use) for a 5-story mixed-use building with a 60' height limit greatly inhibits the ceiling height for all occupants of the 4 floors above the ground level. CMHA and the design team have made every effort to meet the requirements for this challenging site and feel this zoning diagram / requirement did not anticipate mixed-use development that is not vertically stacked as well as the structural and mechanical implications required to achieve this requirement within the overall building height restriction. A true 12' clear first level space would require a second-floor elevation of about 16'-0". The resultant being all floors above would only have an interior height of about 8'-4". The team believes that achieving a 12' typical general ceiling height for the spaces along Main Street is achievable when allowing for soffits and ductwork. The residential apartments along Davidson Drive should not be held to the same standards per the distinct space differences and elevational treatments for the residential use, along with the indications in the table provided in the zoning code, and the difficulties stated above.

1. Below is the narrative response for the nine (9) factors found in section 1109.11.D



- a. 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 being requested is not injurious to the area or detrimental to the public welfare.

- b. 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.

The variance being requested will not establish any non-permitted use or conditional use in the zone or district for this property.

- c. 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.

Within the district this project is proposed, the absolute requirement of a 12' clear ceiling height for the first floor places a detrimental condition on the building both vertically and in plan that are unique to this district and limitations of this site. The design team is making every effort to embrace the spirit and intention of the requirement, particularly in areas of the building with both commercial use and/or Main Street frontage. Due to an existing flood plain, limited buildable area, parking lot and drive aisles, fire department restrictions on maneuverability, and location of underground utilities, the restrictive building footprint requires the full use of the five stories / 60' height limit set within the code. This project is also receiving tax credits that mandate the number of apartment units within the development. The reality of a 12'-0" clear ceiling height as mandated when factoring in 2' for structure and 2' for mechanical duct runs and soffits would make for a floor-to-floor height of 16'-0" to the second level. In turn, the residential floors 2-5 above would be at 8' minimums assuming that mechanical ducts and soffits would be feasible within that constriction. In addition, stair shafts (in plan) having to account for the additional stair risers/treads would be larger than what the site layout can feasibly contain. As staff have indicated in conference with the design team, this building typology and configuration of first floor residential in a portion of the mixed-use was not contemplated although approved within the district. We believe this use and structure is the best use for this site but seek a realistic application of these height restrictions.

- d. 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.

Please see the statement of hardship above along with response to item (c) for description of hardship / practical difficulty created by the strict application of this Code.

- e. 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.

Please see the response to item (c) regarding the necessity for this variance. We believe that the requested relief on the clear ceiling height restrictions is the most prudent and concise request that will accomplish this purpose.

- f. 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 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.

- g. 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.

This variance will not confer any special privilege to the property owner.

- h. 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 any neighboring nonconforming properties as grounds for approval.

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

The variance requested is not a matter of convenience. Please see the response to item (c) above for description of hardship / practical difficulty created by the strict application of this Code.

2. In the variance request, the specific reduction in this instance from the ceiling height needs to be identified. The variance narrative mentions 10.9' feet, 8.4' feet and 7.6' feet. When a variance is requested, a specific number needs to be clearly stated for the variance ceiling height reduction you are requesting.

We respectfully address item #2 with this response:



In first floor commercial and amenity areas, we would request a variance from 12'-0" to 10'-0" clear ceiling height for a reduction of 2'-0". Please understand that the majority of the ceiling area within this use can be quite higher (12'-3 1/4" as designed), but due to the narrow wording of the request above, we believe we can meet the 10'-0" height in areas that require a soffit. Please note that final structural and MEP designs are not complete at this time and the proposed variance heights in the commercial areas are based on approximate beam and duct depth. Also note, as stated earlier, it is our opinion that smaller accessory and back-of-house spaces in these occupancies should not be mandated in a similar manner.

In first floor residential areas, we would request a variance from 12'-0" to 9'-0" clear ceiling height for a reduction of 3'-0". Please understand that the majority of the ceiling area within this use can be quite higher (10'-9 1/4" as designed), but due to the narrow wording of the request above, we believe we can meet the 9'-0" height in areas that require a soffit. Please note that final structural and MEP designs are not complete at this time and the proposed variance heights in the commercial areas are based on approximate beam and duct depth. Also note, as stated earlier, it is our opinion that smaller accessory rooms like closets and bathrooms in these occupancies should not be mandated in a similar manner.



1 PLAN LEVEL 01 - FLOOR PLAN - OVERALL
3/32" = 1'-0"

CODED NOTE LEGEND

1. CANOPY ABOVE

2. DOWNSPOUT

3. DUMPSTER ENCLOSURE, REFER TO CIVIL DRAWINGS AND SHEET A470.

4. AMENITY DECK ON PEDESTAL SYSTEM

5. INSTALL FLOOR SLAB IN THIS LOCATION ONLY (SHADED AREA) AS SHOWN, 4'-0" WIDTH FROM EXTERIOR WALL, REMAINDER OF THE FLOOR SLAB IN FUTURE TENANT AREA TO BE INSTALLED BY THE PROSPECTIVE TENANT.

RATED WALL LEGEND

NEW NON-RATED SMOKE RESISTIVE PARTITION TO DECK

NON-RATED BEARING WALL TO DECK

1 HOUR DEMISING / 1/2 HOUR CORRIDOR FIRE PARTITION - BEARING WALLS AT SOME LOCATIONS

2 HOUR RATED BEARING WALL TO DECK

2 HOUR RATED BEARING WALL TO DECK

2 HOUR RATED FIRE BARRIER TO DECK - BEARING WALLS AT SOME LOCATIONS

1 HOUR RATED FIRE BARRIER TO DECK - BEARING WALLS AT SOME LOCATIONS

FLOOR PLAN LEGEND

ANSI TYPE A UNIT. UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. SEE OVERALL PLANS FOR UNIT LOCATIONS.

SENSORY UNIT (HEARING / VISUALLY IMPAIRED) - PROVIDE REQUIRED AUDIBLE AND VISUAL ALARMS. SEE OVERALL PLANS FOR UNIT LOCATIONS.

ACCESSIBLE CLEARANCE APPROACH

ACCESSIBLE TURNING CLEARANCE

DOOR SWING CLEARANCE

ACCESSIBLE ROUTE, 36" MINIMUM UNOBSTRUCTED CLEARANCE PATH OF EGRESS

KEYNOTE LEGEND

KEY VALUE

KEYNOTE TEXT

FLOOR PLAN GENERAL NOTES

A. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF EXTERIOR SHEATHING OR EXTERIOR FACE OF BRICK. ALL OTHER DIMENSIONS ARE TO FINISH FACE OF WALL (UNLESS NOTED OTHERWISE).

B. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.

C. SEE ENLARGED PLANS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.

D. UNLESS NOTED ANSI TYPE A, ALL UNITS ARE TYPICAL (ANSI TYPE B). SEE ENLARGED UNIT FLOOR PLANS FOR UNIT TYPE AND ADDITIONAL INFO. ALL UPPER LEVEL UNITS IN BUILDING ARE SERVED BY AN ELEVATOR.

E. SEE ELEVATIONS & STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE.

F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.F., UNLESS NOTED OTHERWISE.

G. FURNITURE IN COMMON AREAS, AMENITY SPACES, AND OFFICES IS INCLUDED IN CONTRACT. SEE F&E DRAWINGS FOR ADDITIONAL INFO. PROVIDE RESIDENTIAL APPLIANCES IN PUBLIC AREAS UNO. APPLIANCES TO BE STAINLESS STEEL AND ENERGY STAR-RATED WHERE SPECIFIED. ALL APPLIANCES TO BE PROVIDED AND INSTALLED BY GC.

H. INSTALL MOISTURE RESISTANT PAPERLESS GYPSUM BOARD ON ALL WALLS IN EACH TOILET AT ALL OTHER WATER SOURCE LOCATIONS. PROVIDE MOISTURE RESISTANT PAPERLESS GYPSUM BOARD ON ALL VERTICAL AND HORIZONTAL SURFACES THAT ARE WITHIN FOUR FEET OF ANY WATER SOURCE WHERE THE DRYWALL CAN BE SPLASHED, INCLUDING BUT NOT LIMITED TO THE KITCHEN SINK UTILITY / MECH ROOMS, ETC. MOISTURE RESISTANT PAPERLESS GYPSUM BOARD SHALL BE USED FOR THE TOILET CEILING ON THE FIRST FLOOR ONLY.

I. ALL DOORS INTO OCCUPIED ROOMS SHALL BE INSTALLED TO MAINTAIN THE DOOR CLEARANCE (32" CLEAR MINIMUM) REQUIREMENTS.

J. DOOR CLOSERS ON ACCESSIBLE ROUTE AT UNIT ENTRY TO HAVE DELAYED ACTION FEATURE THAT HOLDS DOOR OPEN 5 SECONDS MINIMUM.

K. ACCESSIBLE ROUTE WIDTH SHALL BE 36" MINIMUM, CONTINUOUS AND UNOBSTRUCTED, CONNECTING ACCESSIBLE ELEMENTS AND SPACES.

L. PROVIDE LIGHTED AND LOW THRESHOLD ENTRANCES AT BUILDING ENTRY (MAX. 1/2" PROVIDE MIN. 5'-0" LEVEL ADA FORWARD APPROACH CLEARANCES AT BUILDING ENTRY DOORS).

M. THRESHOLDS, IF PROVIDED AT PUBLIC DOORWAYS AND IN ANSI TYPE A UNIT ENTRANCES, MUST BE 10 INCH HIGH MAXIMUM, CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

N. COORDINATE TRUSS LAYOUT AND DESIGN WITH MECHANICAL, ELECTRICAL AND PLUMBING LAYOUT PRIOR TO FABRICATION. TRUSS SHOP DRAWINGS SHALL INDICATE PLUMBING LINES AND HVAC DUCTS. PROVIDE COORDINATION DRAWING TO ARCHITECT. FRAMING CONTRACTOR SHALL COORDINATE TRUSS FRAMING OFFSETS AS REQUIRED TO ACCOMMODATE SANITARY LINES AND OTHER MEP EQUIPMENT / FIXTURES.

O. INSTALL ACOUSTIC BATT INSULATION AT PARTITIONS WITH PLUMBING STACKS, DEMISING WALLS AND FLOOR / CEILING ASSEMBLIES.

P. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS MUST BE INSULATED TO PROTECT AGAINST CONTACTION, INCLUDING COLD WATER SUPPLIES. PROVIDE SPRAY FOAM INSULATION AT DEMISING AND EXTERIOR WALLS AT LOCATIONS AROUND PLUMBING INSTALLATIONS. PROVIDE A VALANCE AT AREAS WITH EXPOSED SINK DRAINS. SEE UNIT DETAILS SHEETS FOR REQUIREMENTS.

Q. HORIZONTAL OFFSETS IN PLUMBING DRAIN PIPES: PROVIDE ACOUSTIC PIPE INSULATION, REFER TO PLUMBING DRAWINGS.

R. GYPSUM UNDERLAYMENT SHALL BE PROVIDED AT ALL FLOOR / CEILING ASSEMBLIES EXCEPT STAIR TREADS. ALL GYPSUM UNDERLAYMENT SHALL RECEIVE A FLOORING MATERIAL. GYPSUM UNDERLAYMENT SHALL NOT BE VISIBLE TO VIEW. FLOORING MATERIAL IS NOT REQUIRED UNDERNEATH BASE CABINETS BUT REQUIRED UNDER REMOVABLE BASE CABINETS.

S. ACOUSTICAL MAT. SHALL BE PROVIDED ON ALL WOOD FLOOR / CEILING ASSEMBLIES.

T. PROVIDE WOOD BLOCKING AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.

U. ALL MEP OPERABLE CONTROLS, FIXTURES, OUTLETS AND TOILET ACCESSORIES SHALL NOT BE MOUNTED LOWER THAN 15 INCHES AFF AND HIGHER THAN 48 INCHES. SEE UNIT DETAILS SHEETS FOR ADDITIONAL MOUNTING REQUIREMENTS.

V. REFER TO MOUNTING HEIGHTS SCHEDULE ON SHEET A500 FOR MOUNTING HEIGHTS.

W. FOR KITCHEN ELECTRIC OUTLET RECEPTACLES, THE MAXIMUM ALLOWABLE HEIGHT TO THE CENTERLINE OF AN OUTLET IS 46 INCHES AFF WHEN REACHING OVER AN OBSTRUCTION 36 INCHES HIGH MAXIMUM AND 25-1/2 INCHES DEEP MAXIMUM. OUTLETS MUST BE A MINIMUM OF 36 INCHES FROM AN INSIDE CORNER OR 12 INCHES FROM END WALL.

X. THERMOSTATS, SWITCHES, ELECTRIC OUTLETS, ELECTRICAL PANEL BOARDS AND OTHER OPERABLE PARTS MUST BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE FROM 15 INCHES TO 48 INCHES AFF FOR AN UNOBSTRUCTED REACH.

Y. KITCHEN SINKS AT AMENITY KITCHEN SHALL INCLUDE REAR DRAINED SINKS TO ACCOMMODATE DISPOSALS. SINK BOWL SHALL NOT BE DEEPER THAN 6 1/2 INCHES.

Z. INSTALL ALL MEP DEVICES / FIXTURES SO THE INTEGRITY OF RATED WALL IS MAINTAINED. CONTINUE TYPE X GYPSUM BOARD ASSEMBLY BEHIND MEP DEVICE / FIXTURE.

AA. EXTEND FINISH FLOOR MATERIAL UNDER AMENITY KITCHEN APPLIANCES, VANITY IN ALL PUBLIC TOILETS AND UNDERNEATH REMOVABLE BASE CABINETS. ALL CABINETS SURFACES VISIBLE INCLUDING AREAS EXPOSED AFTER REMOVING REMOVABLE BASE CABINETS MUST BE COVERED BY FINISHED END PANELS TO MATCH ADJACENT CASEWORK. EXPOSED SIDES OF CABINETS MUST BE COVERED BY FINISHED END PANELS TO MATCH ADJACENT CASEWORK.

BB. SIDES OF RANGE OR OPEN WORK AREAS BELOW BASE CABINETS MUST BE COVERED BY FINISHED END PANELS TO MATCH ADJACENT CASEWORK. EXPOSED SIDES OF WALL AND BASE CABINETS SHALL HAVE FINISH PANELS ON ALL EXPOSED TO VIEW.

CC. ALL PLUMBING FIXTURES IN PUBLIC AREAS TO BE WATERSEAL-RATED.

DD. ALL APPLIANCES IN PUBLIC AREAS TO BE ENERGY-STAR CERTIFIED WHERE SPECIFIED.

EE. PROVIDE AND INSTALL WINDOW COVERINGS AND HEAVY DUTY WINDOW SCREENS AT ALL AMENITY AREA WINDOWS.

FF. AMENITY KITCHENS AND ALL OTHER PUBLIC AREAS (WHERE PROVIDED) TO RECEIVE QUARTZ COUNTERTOPS.

GG. AT PUBLIC AREAS WITH COUNTERTOPS, RECEPTACLES TO BE LOCATED HORIZONTALLY ON FACE OF BACKSPLASH.

HH. CAULK ALL EXTERIOR PENETRATIONS. REFER TO SPEC SECTION 07 92 00 JOINT SEALANTS FOR DETAILS.

II. ALL PENETRATIONS AT FIRE RATED WALLS ARE TO BE FIRESTOPPED.

JJ. PROVIDE AND INSTALL PASSIVE RADON REMEDIATION SYSTEM AS NOTED. REFER TO DETAILS, PLUMBING PLANS AND SPECIFICATIONS.

KK. PROVIDE AND INSTALL CORNER GUARDS AT LOCATIONS AS NOTED ON THE PLANS.

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43204

THE HEIGHTS ON MAIN

7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA

Moody Nolan

DRAWING TITLE:

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

LEVEL 01 - FLOOR PLAN - OVERALL

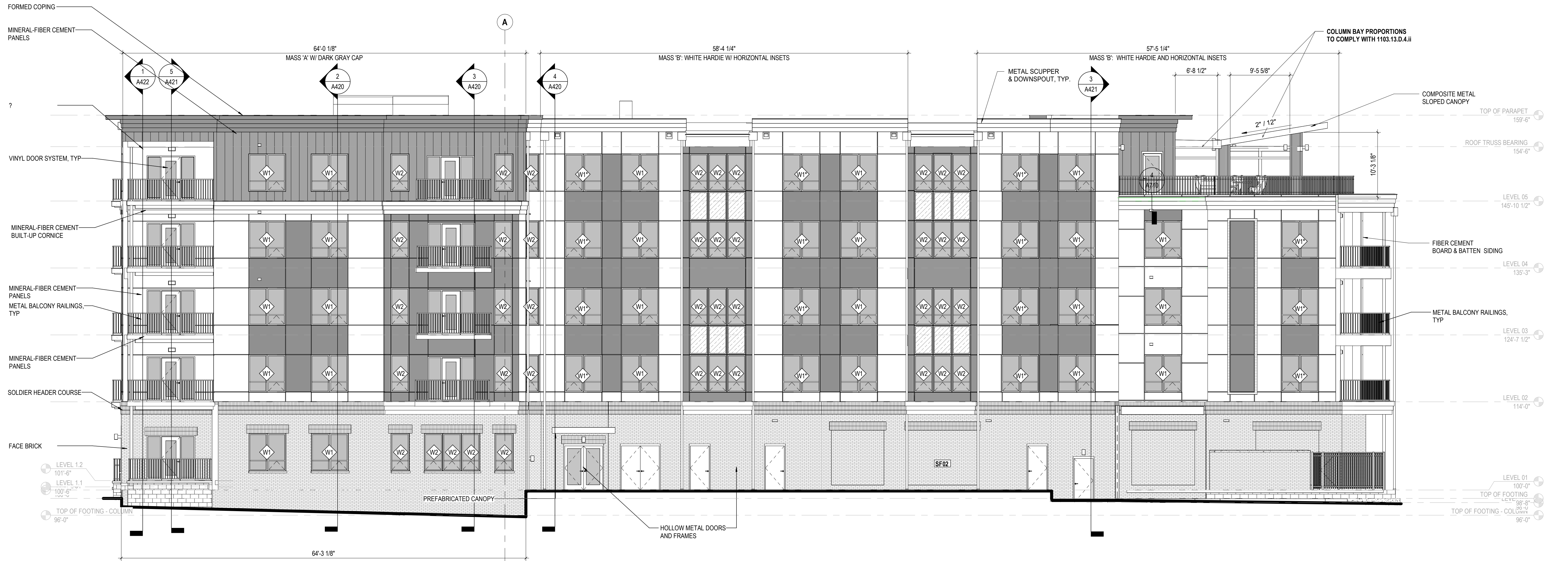
07/25/2025

25003

A101

COA

Page 219 of 411



2 ELEVATION SOUTH
1/8" = 1'-0" REF: 1 / A101

UPPER FLOOR(S) GLAZING THIS ELEVATION (PRIMARY STREET FRONTAGE)
TOTAL UPPER FLOOR(S) WALL AREA: 7319 S.F.
AREA OF UPPER FLOOR(S) WINDOW / DOOR GLAZING: 2248 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.I



1 ELEVATION NORTH
1/8" = 1'-0" REF: 1 / A101

FIRST FLOOR GLAZING THIS ELEVATION (PRIMARY STREET FRONTAGE)
TOTAL FIRST FLOOR WALL AREA: 1876 S.F.
AREA OF FIRST FLOOR WINDOW / DOOR GLAZING: 1086 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.I

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
- B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
- C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY RE-ENTRANT CORNERS.
- E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
- F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
- G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

EXTERIOR GLAZING TYPES

IG-1 EXTERIOR INSULATED GLAZING

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
04 00 00 B	FACE BRICK
04 00 00 Q1	SOLDER HEADER COURSE
05 52 00 A1	METAL BALCONY RAILINGS, TYP
07 46 46 A1	MINERAL-FIBER CEMENT PANELS
07 46 46 A3	MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING
07 46 46 A5	MINERAL-FIBER CEMENT BUILT-UP CORNICE
07 62 00 E2	FORMED COPING
08 11 13	HOLLOW METAL DOORS AND FRAMES
08 15 13 A2	VINYL DOOR SYSTEM, TYP
08 41 13 B1	ALUMINUM STOREFRONT SYSTEM
08 53 13 A1	VINYL WINDOW, TYP
09 54 23	LINEAR METAL CEILING
10 73 16 A1	PREFABRICATED CANOPY

PERCENTAGE OF GLAZED FENESTRATION PER 1103.13.D.3.I

Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Planning and Zoning Administrator. It shall not be reduced to lower than 30%.

FIRST FLOOR CALCULATIONS AND PERCENTAGE			
ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	1876 S.F.	1086 S.F.	53.8 %
2 / A302	2378 S.F.	654 S.F.	27.5 %
1 / A303	301 S.F.	195 S.F.	64.8 %
2 / A303	806 S.F.	320 S.F.	39.7 %
TOTAL	5361 S.F.	2175 S.F.	40.6 %

UPPER FLOOR(S) CALCULATIONS AND PERCENTAGE			
ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	7319 S.F.	2248 S.F.	30.7 %
2 / A302	9689 S.F.	2760 S.F.	28.5 %
1 / A303	1231 S.F.	364 S.F.	29.6 %
2 / A303	2753 S.F.	894 S.F.	32.5 %
TOTAL	20,992 S.F.	6266 S.F.	29.8 %

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:

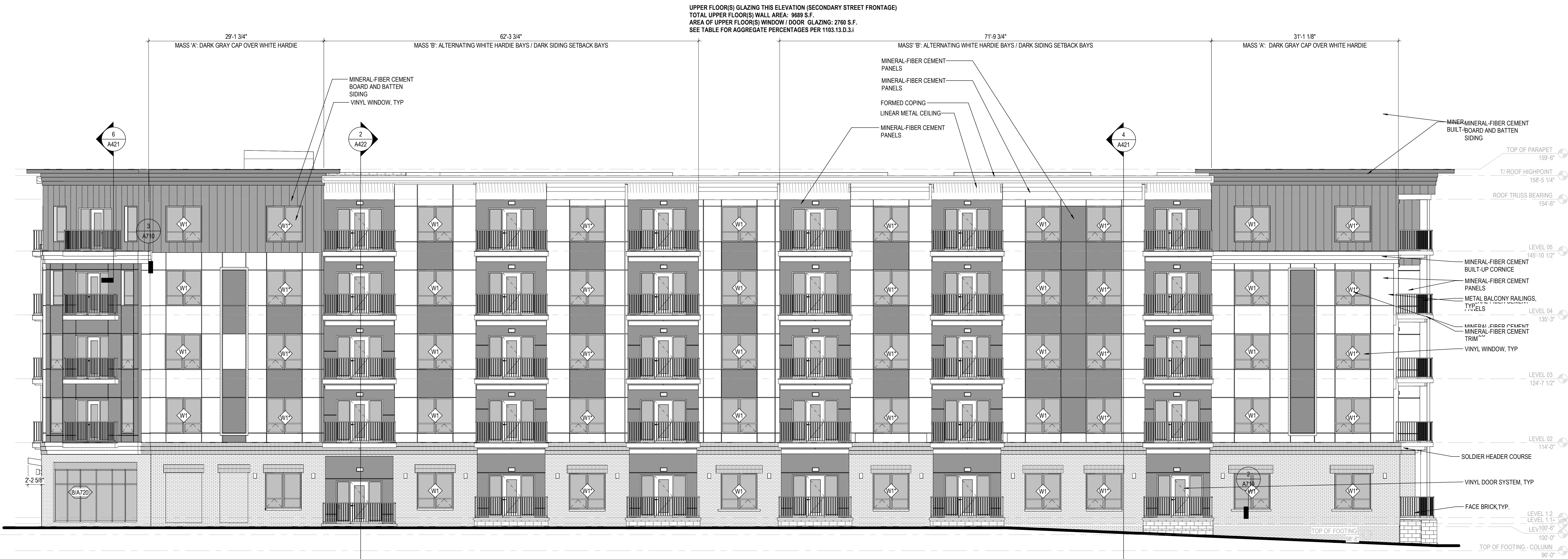
EXTERIOR ELEVATIONS - OVERALL

07/25/2025

25003

A301

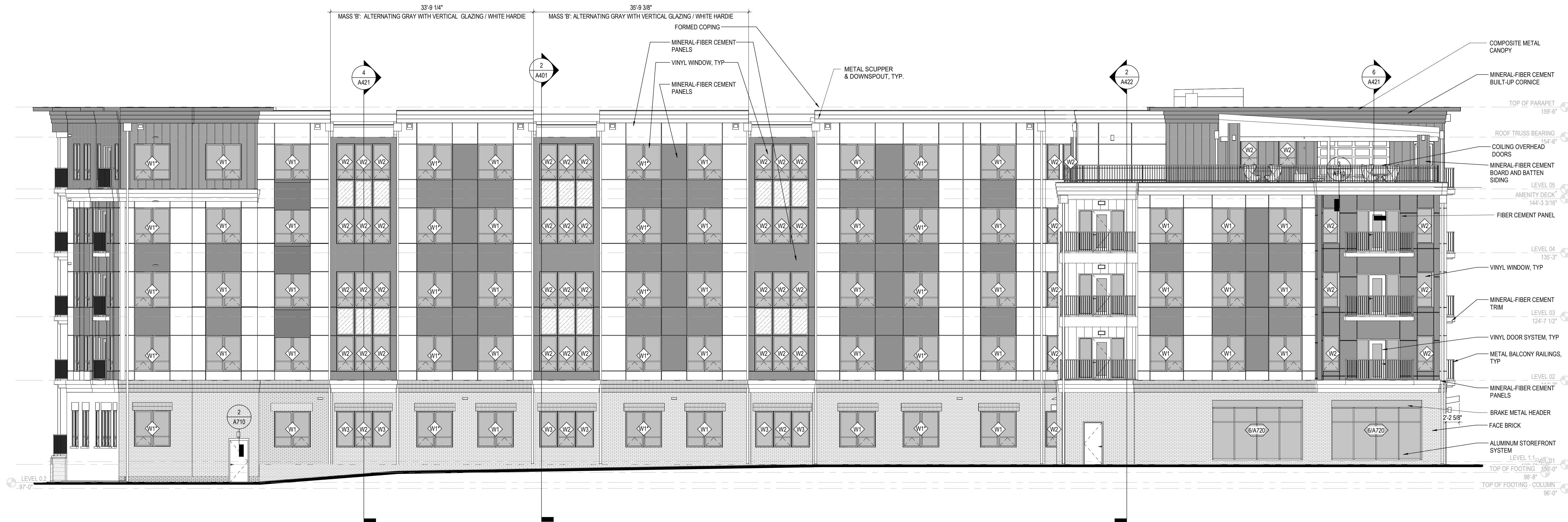
COA



2 ELEVATION WEST
1/8" = 1'-0" REF: 1 / A101

UPPER FLOOR(S) GLAZING THIS ELEVATION (SECONDARY STREET FRONTAGE)
TOTAL UPPER FLOOR(S) WALL AREA: 9689 S.F.
AREA OF UPPER FLOOR(S) WINDOW / DOOR GLAZING: 2760 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.1

FIRST FLOOR GLAZING THIS ELEVATION (SECONDARY STREET FRONTAGE)
TOTAL FIRST FLOOR WALL AREA: 2378 S.F.
AREA OF FIRST FLOOR WINDOW / DOOR GLAZING: 654 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.1



1 ELEVATION EAST
1/8" = 1'-0" REF: 1 / A101

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
- B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
- C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REINTEGRANT CORNERS.
- E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
- F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
- G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

EXTERIOR GLAZING TYPES

IG-1 EXTERIOR INSULATED GLAZING

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
04 00 00 B	FACE BRICK
04 00 00 D1	SOLDIER HEADER COURSE
05 52 00 A1	METAL BALCONY RAILINGS, TYP
07 46 46 A1	MINERAL-FIBER CEMENT PANELS
07 46 46 A2	MINERAL-FIBER CEMENT TRIM
07 46 46 A3	MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING
07 46 46 A5	MINERAL-FIBER CEMENT BUILT-UP CORNICE
07 62 00 E2	FORMED COPING
08 15 13 A2	VINYL DOOR SYSTEM, TYP
08 33 23	CILING OVERHEAD DOORS
08 41 13 B1	ALUMINUM STOREFRONT SYSTEM
08 53 13 A1	VINYL WINDOW, TYP
09 54 23	LINEAR METAL CEILING

PERCENTAGE OF GLAZED FENESTRATION PER 1103.13.D.3.1

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FIRST FLOOR CALCULATIONS AND PERCENTAGE

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#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43203

THE HEIGHTS ON MAIN
2221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

EXTERIOR ELEVATIONS - OVERALL

07/25/2025
25003
A302
COA



VIEW FROM INTERSECTION OF E MAIN AND DAVIDSON DRIVE

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
CITY OF COLUMBUS, OHIO

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
CONCEPTUAL EXTERIOR RENDERING

	07/25/2025
	25003
	EX.07
	COA / MAJOR SITE PLAN

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 7185 E. Main Street Variance
Date: Wednesday, August 6, 2025 9:59:16 AM
Attachments: [Outlook-kw215x0z.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 2:18 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7185 E. Main Street Variance

Lt. Schmidt,

I am sending you 7185 E. Main Street Variance Application and supporting items that are scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

I got a message that this email was unable to be delivered the first time, so I apologize if you receive it twice.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

August 6, 2025

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

RE: Jay Boone and Anup Janardhanan of Moody Nolan for Metropolitan Housing Partners, Inc.;
7185 E. Main Street: Certificate of Appropriateness Application

Planning and Zoning Board:

Below is the staff review of the above referenced Certificate of Appropriateness Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 7185 E. Main Street. The 1.641 acre lots is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing a single 5 story mixed use building that will contain commercial and apartment land uses. The first floor will consist of the commercial uses such as office, retail and some apartments, along with the additional 4 floors containing apartment units. The building will be 5 stories with a maximum height of 59 feet and 6 inches. The building will contain 103 units and roughly 6,647 square feet of retail and/or office type land uses.
- b. **Surrounding Zoning:** The surrounding zoning and land uses consist of OS, Open Space District to the north, east and south of the subject site, and EMD, East Main Street District to the west. The surrounding land uses consist of Community Facility – Government Administration to the west and north of the site, and Health and Wellness – Fitness Facility/Gym to the east and south of the site.
- c. **Proposed Land Use:** The applicant has submitted a Major Site Plan application with the intended land use for Dwelling – Multi-Unit Building, Retail and Office. A Dwelling – Multi-Unit Building, Retail – Small or Medium Format, Office – Professional Services and Medical – Office are permitted land uses in the ORD-C, Olde Reynoldsburg Commercial District.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review, Certificate of Appropriateness

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)”.
1. **Density:** There is no maximum or minimum density for ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing 103 units,

which is permitted.

2. **Setbacks:** Per the zoning code, the minimum front building setback required along E. Main Street is 0 feet, along with a zero-foot side street corn lot setback along Davidson Drive. There is no maximum setback along E. Main Street or Davidson Drive. The applicant shows on the site plan, a 1 foot 5-inch setback from Davidson Drive. The applicant does not show the actual building setback from E. Main Street. The applicant will need to show the actual building setback along E. Main Street on the site plan. The site also has a minimum side and rear setback of zero feet. The building is setback 56 feet and 1 inch from the eastern property line. The buildings actual setback from the rear line is not listed on the site plan, and will need to be shown on the site plan. Since all minimum setbacks are zero feet, and the building is not located over the property line, the minimum required building setbacks appear to be met.
3. **Building Form:** The applicant states the Built-to-Zone is 64% along E. Main Street and 77% along Davidson Drive. 30% is required along E. Main Street and 30 % along Davidson Drive. Both Built-to-Zone areas meet the minimum building for requirements in the ORD-C, Olde Reynoldsburg Commercial District. The applicant is also required to provide a first floor 12-foot clear minimum ceiling height. The applicant is requesting a variance from the first-floor clear minimum ceiling height, to reduce the commercial area to 10 feet and the residential area to 9 feet. If the variance is granted, this requirement will be met. The applicant is showing the remaining upper floor 8-foot clear ceiling height for floors 2 thorough 5.
4. **Lot coverage:** Per the zoning code, there is not a maximum or a minimum lot coverage, or open space requirements in the ORD-C, Olde Reynoldsburg Commercial District. The applicant does identify on the landscape plan that 71,509 square feet of impervious surface is on the site.
5. **Building Height:** Per the zoning code, the maximum building height for buildings located along E. Main Street is 60 feet. The applicant's elevations show the maximum building height being 59 feet and 6 inches. The building height requirement is met.
6. **Parking/Loading requirements:** The required number of parking spaces is 113 parking spaces, however after the permitted 30% parking reduction which is permitted due to a shared parking agreement, 80 parking spaces are required. The applicant has provided 80 parking spaces on the subject site and 2 shared parking spaces located on the parcel to the south of the subject site. 4 ADA parking spaces will be provided on the site. The required number of parking spaces for the site has been met. No part of the parking lot is located closer than 5 feet to a public right-of-way, which meets the zoning code requirements. The parking lot provided is made of asphalt, which is a permitted surface. The minimum parking space dimensions of 18 feet long by 9 feet wide, with a minimum drive aisle of 15 feet has been met. Due to the size of the retail/office type land uses of the subject site, a loading space is not required for the subject site. All

parking and loading space requirements have been met for the subject site.

7. Design Guidelines for Olde Reynoldsburg Standards:

1. **Size, Mass and Scale:** The size and scale of the development is within the ORD- Olde Reynoldsburg Commercial District design standards. The scale, mass and size meet this requirement.
2. **Proportions of Bays and Openings:** The applicant proposes balconies as square and vertical in proportion. The proposed brick first floor is in proportion with surrounding buildings in the ORD-C, Olde Reynoldsburg Commercial District along with appropriate scaling of windows and openings. This requirement has been met.
3. **Building Materials:** The applicant is proposing brick on the first floor with fiber cement panels and board and batten. The requirements have been met.
4. **Roof Forms:** The only aspect of the building with a pitched roof is the ancillary roof for the outdoor amenity area on the fifth floor. This roof slopes at a 2:12, which meets the roof form requirements.
5. **Garages and Accessory Structures:** The proposed site plan does not have any garages or accessory structures; therefore, this requirement is not applicable to this development.
6. **Trash, Mechanical, Utility and Service Equipment and Areas:** The applicant shows the intended trash and receptacle areas as being fully screened with 100% opacity from view of streets, parks and significant pedestrian areas. The applicant is also proposing decorative fencing around mechanical equipment along with 10-foot-tall evergreen trees, fully screening the materials from neighboring properties. The trash, mechanical, utility and services equipment areas requirements have been met.
7. **Colors:** The applicant shows the building and all other materials used on site as consistent throughout the site. The colors used appear to be browns, black and grays, which are consistent with other structure colors located in the ORD-C, Olde Reynoldsburg Commercial District. These requirements have been met.

8. Building Materials and Details:

1. **Building Walls:** The building walls will consist of brick and fiber cement boarding, both of which are permitted.
2. **Foundation, chimneys:** The foundation in some areas of the building are not clearly labeled, such as the west elevation under the balconies. The applicant is only permitted to use brick or stucco. The applicant will need to identify this material. There does not appear to be a chimney proposed for this building, therefore it does not apply.
3. **Columns:** The columns used for the rooftop amenity area do not appear to call out the material. The applicant will need to provide the column material that it is intended to be constructed with.
4. **Doors:** The doors are intended to be glass. The applicant has met this requirement.

5. **Roof:** The applicant is proposing a flat roof, which is permitted.
9. **Roof Form:** The applicant is proposing a flat roof for this building, meeting the roof form type permitted for the development.
10. **Windows and Doors:** The ORD-C, Olde Reynoldsburg Commercial District requires all mixed use and commercial buildings to have a minimum of 40% transparent fenestration of windows and doors on the first floor. The applicant has provided 40.6 percent of window and door first floor transparent fenestration meeting the first-floor requirements. The applicant has also provided 29.8% of window and door transparent fenestration on the remainder floors, which meets the minimum 20% requirement. The windows and doors throughout the development are consistent and similar as the ones throughout the building.
11. **Architectural Details:** The applicant is not providing shutters and the column and bay requirements have been met based on the design on the building.
12. **Access:** The site can be accessed off of Davidson Drive. With a 26-foot-wide driveway and drive aisle through the site. The driveway, drive-aisles and parking spaces will be made of asphalt and/or concrete, meeting all paving requirements found in the zoning code.
- b. **The application appears to meet the following criteria established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:**
 1. Enhances the attractiveness and desirability of the district.
 2. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
 3. Improves residential amenities and any adjoining residential neighborhood.
 4. Enhances and protects the public and private investment in the value of all land and improvements within the district.
 5. Satisfies the applicable guidelines set forth under Chapter 1103; and
 6. Overall effects of the project or development on the appearance and environment of the district.

3. Recommendations

- a. The applicant appears to meet all requirements found in Section 1103.11 and 1109.19 of the Zoning Code. There are a few changes that need to be made to the proposed Certificate of Appropriateness, however Staff believes that most of the conditions provided below can be met by the applicant with additional revisions to the application to meet the current Zoning Code standards. Staff recommends approval with the following conditions being met to staff satisfaction:
 1. Provide a revised Certificate of Appropriates packet showing the following:
 1. The actual front building setback from E. Main Street.
 2. The actual rear building setback.
 3. Stating on the site plan notes, the actual building setback from E. Main Street, Davidson Drive, and the side and rear setbacks
 4. Identify the foundation material shown throughout different building elevations under the balconies that is an approved material.

5. Identify the column material used for the rooftop amenity area that is an approved material.
2. Obtain the required variance for the first-floor clear ceiling height, for commercial and residential units, or provided a revised certificate of appropriateness site plan that meets the ORD-C, minimum clear ceiling height for the first floor of the building.



*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 CERTIFICATE OF APPROPRIATENESS

Property Address: 7185, 7215, 7211 East Main St. Reynoldsburg, Oh 43068	Parcel ID#(s): Franklin County PID's 060-000955, 060-000992, 060-000954, 060-000959
---	---

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): City of Reynoldsburg	
Contact Email: Eric Meyer	Contact Phone Number: 614-322-6831

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT INFORMATION

Applicant Name: Anup Janardhanan, Project Manager Jay Boone, Partner	Applicant Address: Moody Nolan, Ste 300, 300 Spruce St., Columbus, OH 43215
Applicant Phone Number: 614 280 3220	Applicant Email: AnupJ@moodynolan.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

☒ New Main Building (\$400)	☐ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)
Description of Project: The Heights on Main is a 103-unit, 5-story multi-family residential facility. The proposed building will have first floor retail/office, amenity spaces, and a mix of dwelling units. The units continue up through the fifth floor. The fifth floor will also feature a partially covered amenity deck with indoor/outdoor area. Exterior materials include brick veneer for the majority of the first floor, fiber cement panels and siding for the remainder of the building. The building will be wood framed construction with membrane roof system. There will be a mix of 1 and 2 bed units. Vinyl windows are proposed for units and storefront for first floor retail and amenity.			

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: **7/30/25**

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

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	Meeting Results
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled ☐ Approved w/ Conditions ☐ Denied
	☐ PZB	P&Z Admin.: _____ Date: _____

THE HEIGHTS ON MAIN

CERT. OF APPROPRIATENESS SUBMISSION

7221 US HWY 40,
REYNOLDSBURG, OH 43068



COLUMBUS METROPOLITAN
HOUSING AUTHORITY

COMMUNITY. COMMITMENT. COLLABORATION.

CMHA EXECUTIVE STAFF:

CHARLES D. HILLMAN, PRESIDENT & CEO
TOM WILLIAMSON, CFO
SCOTT SCHARLACH, COO
SCOTT W. AMMARELL, CPO

BOARD OF COMMISSIONERS:

JAMES L. ERVIN, JR., CHAIRMAN
FREDERICK L. RANSIER, VICE CHAIRMAN
D MALONE, COMMISSIONER
JACQUELIN LEWIS, COMMISSIONER
STEPHEN DALEY, COMMISSIONER

COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.
COLUMBUS METROPOLITAN
HOUSING AUTHORITY (CMHA)
880 E. 11TH AVE.
COLUMBUS, OHIO 43211
PHONE: (614) 421-6066

PROJECT IMAGE



PROJECT TEAM

ARCHITECTURE
MOODY NOLAN
**Moody Nolan**
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664

CIVIL ENGINEERING
KORDA
**KORDA**
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
PHONE: (614) 487-1650

LANDSCAPE ARCHITECTURE
EDGE
**EDGE**
330 WEST SPRING STREET
SUITE 350
COLUMBUS, OHIO 43215
PHONE: (614) 486-3343

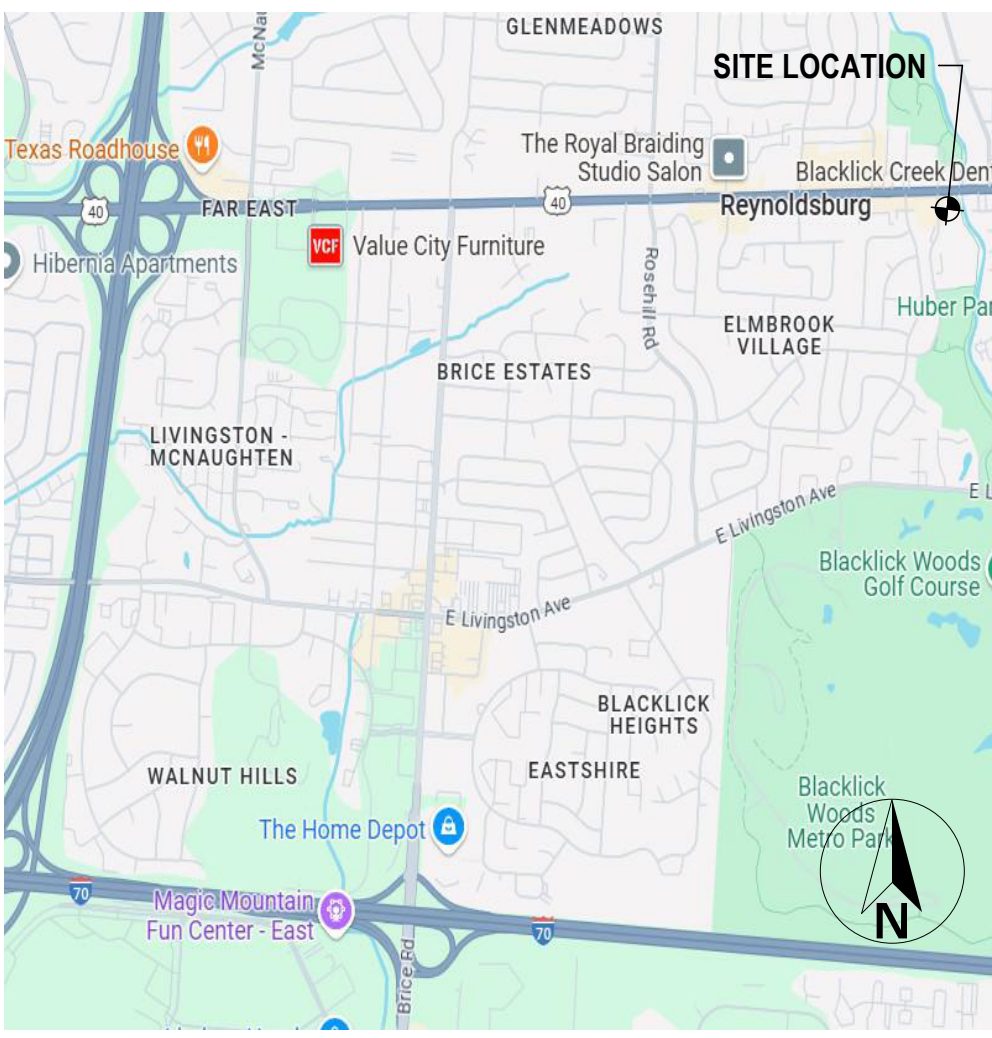
STRUCTURAL ENGINEERING
JEZERINAC GEERS
**Jezerinac Geers**
Structural Engineering
5640 FRANTZ ROAD
DUBLIN, OHIO 43017
PHONE: (614) 766-0066

PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION ENGINEERING
ADVANCED ENGINEERING CONSULTANTS
**ADVANCED
ENGINEERING
CONSULTANTS**
1405 DUBLIN ROAD
DUBLIN, OHIO 43215
PHONE: (614) 486-4778

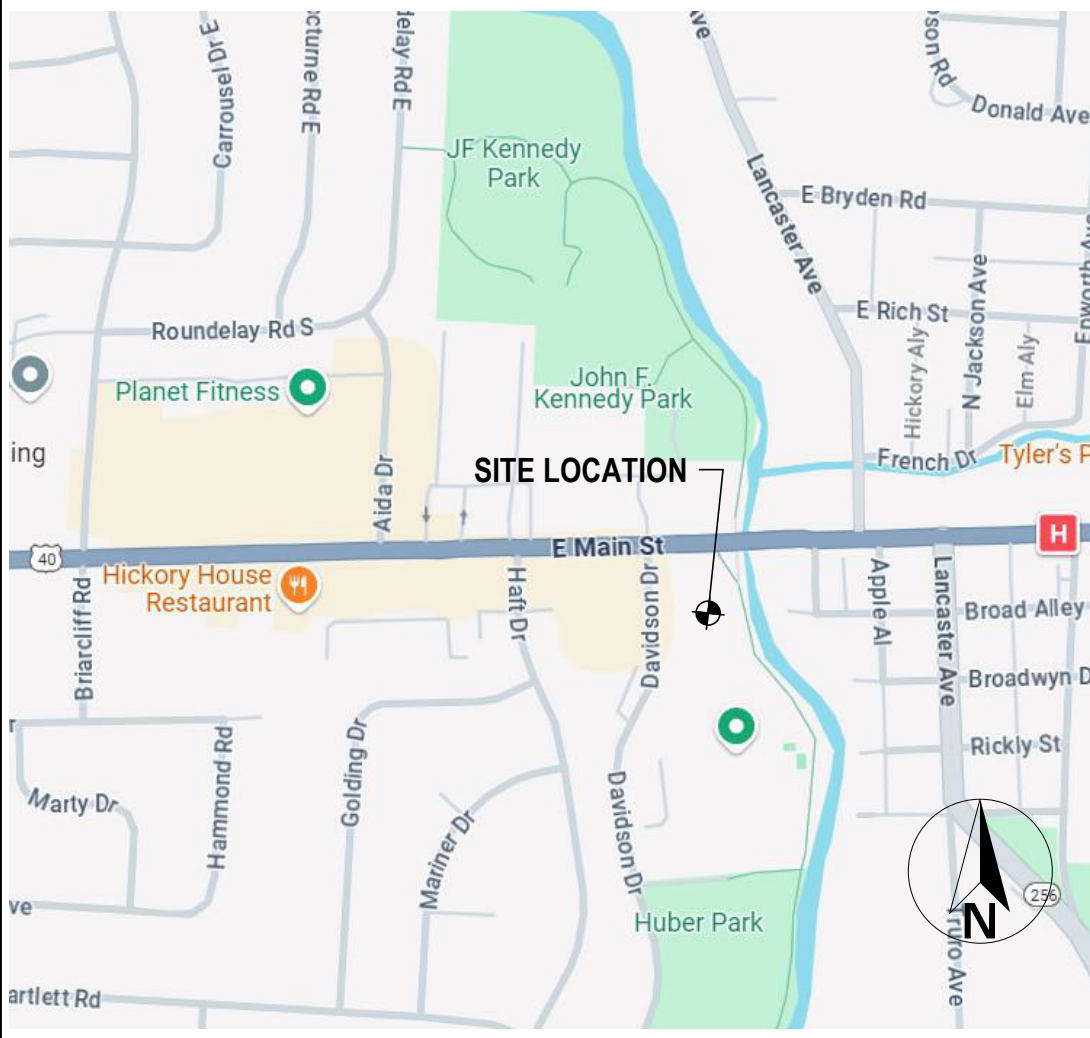
SUSTAINABILITY
SOL DESIGN & CONSULTING
**Sol**
Design + Consulting
501 EAST 13TH STREET
CINCINNATI, OHIO 45202
PHONE: (513) 455-8228

COST ESTIMATING
BLUNDALL ASSOCIATES
**BLUNDALL
ASSOCIATES, INC.**
7223 ENGLE ROAD
SUITE 215
FORT WAYNE, INDIANA 46804
PHONE: (260) 489-8444

VICINITY MAP



AREA MAP



PROJECT SUMMARY

THE HEIGHTS ON MAIN IS A 103-UNIT, 5-STORY MULTI-FAMILY RESIDENTIAL FACILITY. THE PROPOSED BUILDING WILL HAVE FIRST FLOOR RETAIL, AMENITY SPACES, AND A MIX OF DWELLING UNITS. THE DWELLING UNITS CONTINUE UP THROUGH THE FIFTH FLOOR. THE FIFTH FLOOR WILL ALSO FEATURE A PARTIALLY COVERED AMENITY DECK WITH INDOOR / OUTDOOR AREA, WITH KITCHENETTE. THE ROOF WILL INCLUDE SPACE FOR MECHANICALS. THE EXTERIOR MATERIALS WILL INCLUDE BRICK VENEER FOR THE MAJORITY OF THE FIRST FLOOR, FIBER CEMENT PANELS AND SIDING FOR THE REMAINDER OF THE BUILDING. THE BUILDING WILL BE WOOD FRAMED CONSTRUCTION WITH MEMBRANE ROOF SYSTEM. THERE WILL BE A MIX OF 1 AND 2 BEDROOM UNITS. VINYL WINDOWS ARE PROPOSED FOR THE DWELLING UNITS AND STOREFRONT FOR FIRST FLOOR RETAIL AND AMENITY AREAS. THE BUILDING WILL HAVE ELEVATORS SERVING THE LOBBY AND EACH FLOOR. UNIT DOORS WILL BE PRE-HUNG. SOLID CORE. ALL FINISHES WILL MEET THE REQUIREMENTS OF OHFA'S QAP. PROJECT SAFE HARBOR: ICC A117.1 - 2017. THIS PROJECT WILL PURSUE LEED SILVER CERTIFICATION AND HAVE A PASSIVE RADON MITIGATION SYSTEM.

LAND USE: THE PROPOSED LAND USES ARE AS FOLLOWS. THE FINAL TENANTS OF THE OFFICE OR RETAIL SPACE NOT FINALIZED TO DATE.
1. DWELLING – MULTI-UNIT BUILDING (FLOORS 1 – 5: 103 UNITS)
2. OFFICE – PROFESSIONAL SERVICES (FLOOR 1) AND/OR
3. RETAIL – SMALL OR MEDIUM FORMAT (FLOOR 1) AND/OR
4. MEDICAL – OFFICE (FLOOR 1)
ACREAGE: 1.641 (MEASURED). REFER TO PARCEL DATA TABLE IN SURVEY.
ZONING: ORD-C, OLDE REYNOLDSBURG COMMERCIAL DISTRICT

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
for
CMHA

#	DATE	CHANGE DESCRIPTION



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:

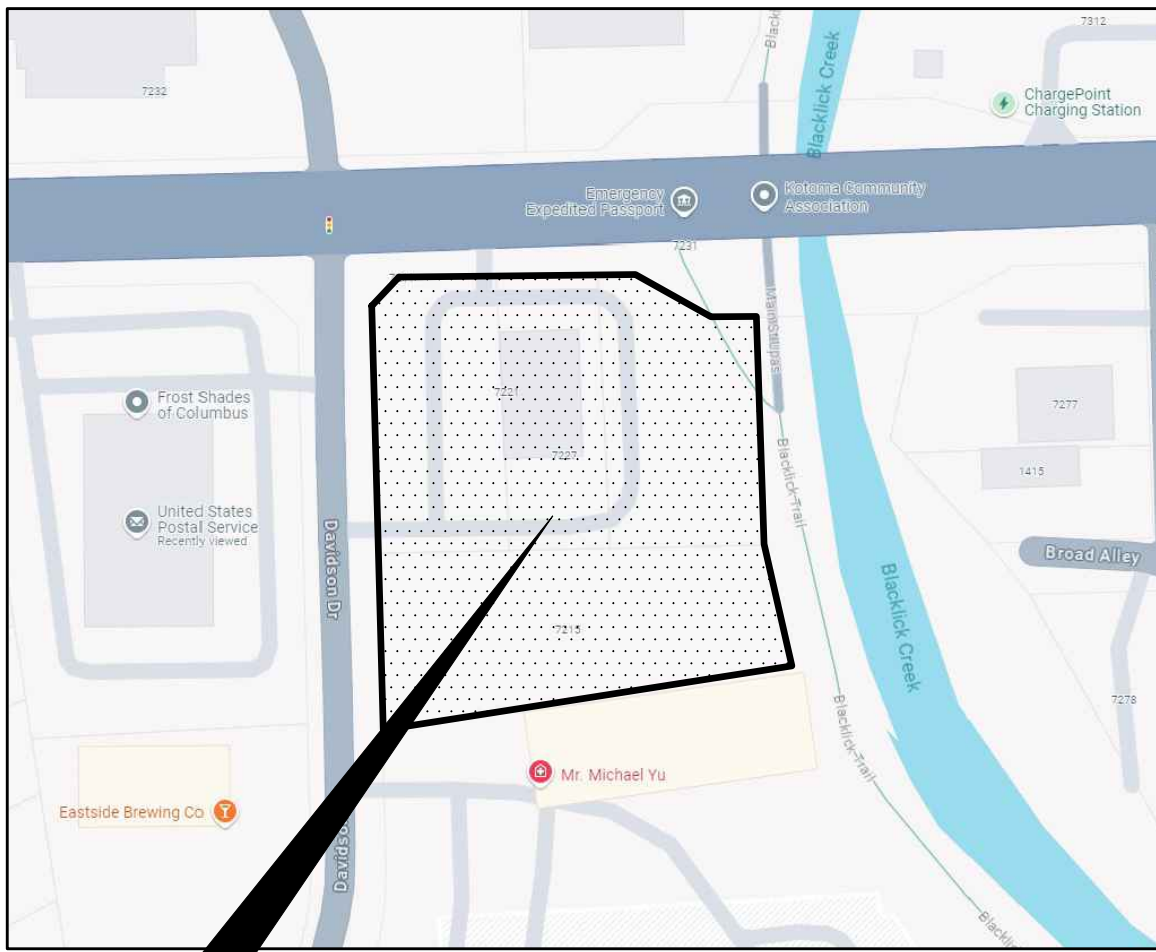
COVER SHEET

07/25/2025

25003

G000-COA

COA



LOT 30
SECTION 18
TOWNSHIP 16 NORTH,
RANGE 20 WEST
REFUGEE LANDS
CITY OF REYNOLDSBURG
COUNTY OF FRANKLIN
STATE OF OHIO

PARCEL DATA						
CODED NOTE	PARCEL ID	OWNER	INSTRUMENT	DESCRIPTION	ACREAGE/LOT #	SUBDIVISION
1	060-000959	CITY OF REYNOLDSBURG	INSTR# 202107290133946	TRACT I	LOT 1	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000992			Tract III	LOT 2	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000992		VACATED BY ORD 96-88		EAST 1/2 16 1/2 ALLEY	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000955		VACATED BY ORD 96-88		WEST 1/2 16 1/2 ALLEY	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000955			TRACT IV, PARCEL 1	LOT 3	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000955			TRACT IV, PARCEL 2	LOT 4	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000954			TRACT III		
				TOTAL	1.642	
2	R/W	CITY OF REYNOLDSBURG	OR 11890C02		1.295	
3	R/W	STATE OF OHIO	OR 32297H09		0.017	
4	060-009290	CITY OF REYNOLDSBURG	INSTR # 201609080120572		10.571	

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WEST RIGHT OF WAY OF DAVIDSON AVENUE HAVING A BEARING OF NORTH 01°08'26" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

SOURCE DOCUMENTS AND AUDITOR'S PARCEL NUMBERS ARE SHOWN ON PLAT.

SUPPORTING DOCUMENTS:

ZONING INFORMATION: NO ZONING REPORT PROVIDED BY OWNER.

THIS ALTA EXHIBIT IS BASED ON THE TITLE COMMITMENT NUMBER GLW2401265 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN COMMITMENT DATE OF JULY 18, 2024 AT 6:59 A.M.

SURVEYOR'S CERTIFICATE:

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B1), 7(C), 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 2024.

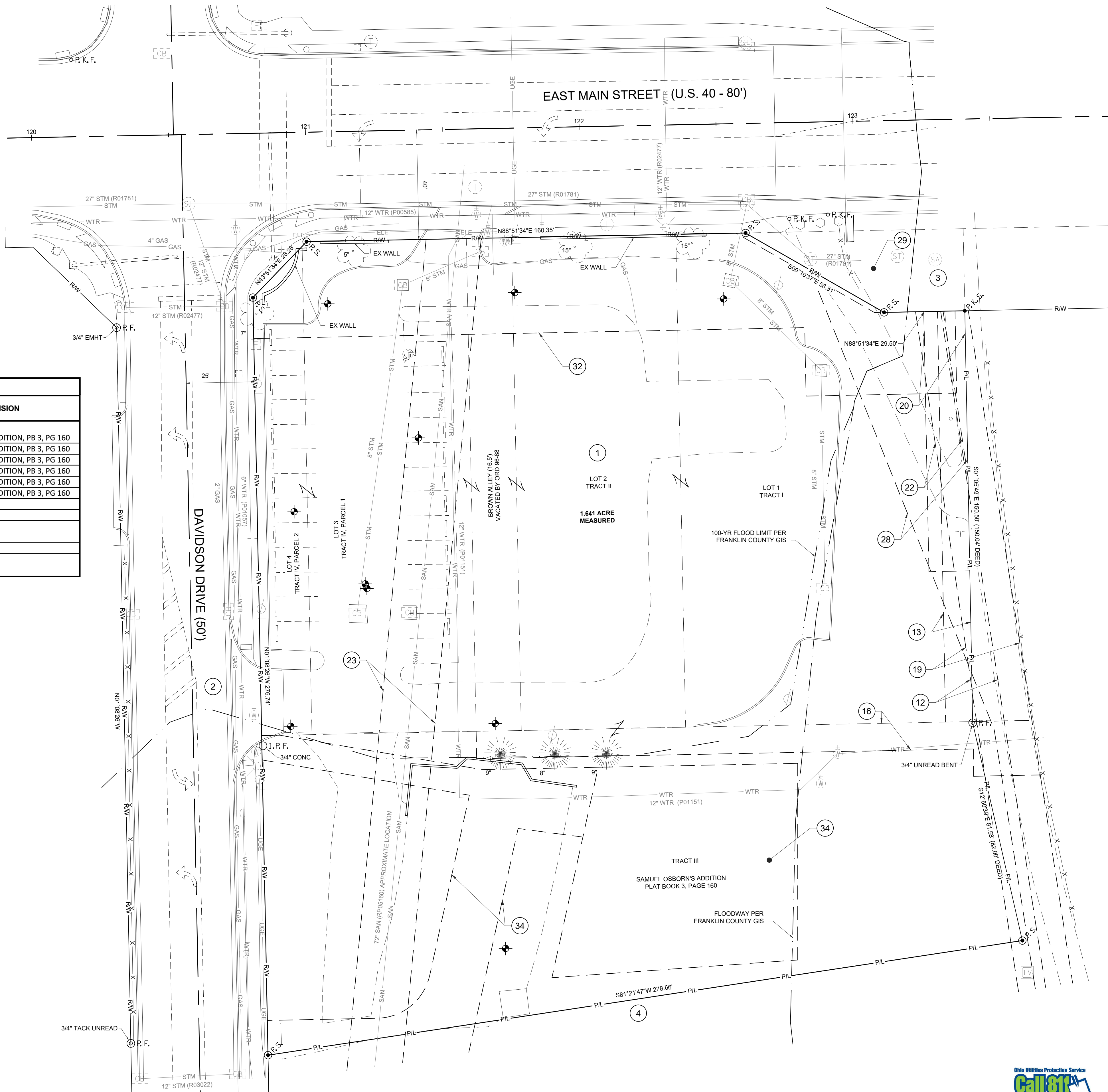
DATE OF PLAT OR MAP: 10/04/2024

CW Design Group
CIVIL ENGINEERING & LAND SURVEYING

PHONE: 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

Preliminary
10/10/2024 4:18:38 PM

CHARLES A. WAGNER, S-8091 DATE
CW DESIGN GROUP, LLC



ALTANSPS LAND TITLE SURVEY

E MAIN ST
REYNOLDSBURG, OH

1
3

I:\Project\2024\240024\Drawing\MBase.dwg - October 10, 2024 @ 4:17pm - © 2024

EXHIBIT A:

TRACT I:

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE CITY OF REYNOLDSBURG, BEING LOT NO. 1 (ONE) IN THE OSBORN ADDITION TO THE TOWN OF REYNOLDSBURG, OHIO, AS THE SAME IS RECORDED IN THE RECORDER'S OFFICE, IN FRANKLIN COUNTY, OHIO, IN BOOK NO. 65, PAGES 261 AND 262, SAID LOT BEING A PART OF LOT (NO. 30) THIRTY, ON THE WEST HALF OF SECTION EIGHTEEN (18), TOWNSHIP SIXTEEN (16), RANGE TWENTY (20), BEGINNING ON THE EAST LINE OF A TRACT OF LAND DEEDED BY SAMUEL GAVER AND WIFE TO SAMUEL OSBORN DATED MAY 4TH, 1844, AND WHERE SAID EAST LINE INTERSECTS THE SOUTH SIDE OF THE NATIONAL ROAD ON THE WEST SIDE OF BLACKCLICK BRIDGE, THENCE WEST ON THE SOUTH SIDE OF THE NATIONAL ROAD, ONE HUNDRED AND FIVE (105) FEET, THENCE SOUTH ONE HUNDRED AND EIGHTY (180) FEET, THENCE EAST ONE HUNDRED AND FIVE (105) FEET, THENCE NORTH ONE HUNDRED AND EIGHTY (180) FEET, TO THE PLACE OF BEGINNING BEING THE SAME PREMISES DESCRIBED AS LOT (NO. 1) (ONE) IN OSBORN ADDITION AND DEEDED BY NOAH CONKLE AND ANNA D. CONKLE, TO LORRETTA MORRISON ON THE 19TH DAY OF OCTOBER A.D. 1893, AND FOUND RECORDED IN BOOK 326, PAGES 90 & 91 IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO, AND FROM THEM TO DAVID W. ROLTZ AS RECORDED IN BOOK 326, PAGES 90 AND 91, IN RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL (O.R. 32297H09):

SITUATED IN THE CITY OF REYNOLDSBURG, TOWNSHIP OF TRURO, COUNTY OF FRANKLIN, STATE OF OHIO, AND IN SECTION 18, TOWN 16 N, RANGE 20 W, AND BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 2 WD

BEING A PART OF LOT 1 OF SAMUEL OSBORN'S ADDITION AND PART OF A 11.548 ACRE TRACT OF LAND LYING ON THE RIGHT SIDE OF THE

CENTERLINE OF A SURVEY MADE FOR THE DEPARTMENT OF TRANSPORTATION, AND RECORDED IN BOOK , PAGE _____ OF THE RECORDS OF FRANKLIN COUNTY AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THEREOF:

COMMENCING AT A MONUMENT BOX FOUND AT THE INTERSECTION OF U.S.R. 40 AND HAFT STREET, BEING CENTERLINE OF SURVEY STATION 116+27.37;

THENCE NORTH 89°00'00" EAST, 632.63 FEET ALONG THE CENTERLINE OF SURVEY FOR U.S.R. 40 TO A POINT, BEING CENTERLINE OF SURVEY STATION 122+60;

THENCE SOUTH 1°00'00" EAST, 40.00 FEET TO AN IRON PIN SET IN THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40, THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF LOT 1 OF SAMUEL OSBORN'S ADDITION AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 3, PAGE 160 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, BEING 40.00 FEET RIGHT OF STATION 122+60 AND ALSO BEING THE PLACE OF BEGINNING;

THENCE NORTH 89°00'00" EAST, 193.59 FEET ALONG THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 AND THE GRANTOR'S NORTHERLY PROPERTY LINE TO AN IRON PIN SET AT THE GRANTOR'S NORTHEASTERLY PROPERTY CORNER, PASSING THE NORTHEASTERLY CORNER OF LOT 1 OF SAMUEL OSBORN'S ADDITION AT 79.50 FEET, BEING 40.00 FEET RIGHT OF STATION 124+53.59 AND ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF NORTHERN TRADING COMPANY, TRUSTEE (OR 7617, PG. 107);

THENCE SOUTH 15°00'00" WEST, 31.21 FEET ALONG THE GRANTOR'S EASTERLY PROPERTY LINE AND THE WESTERLY PROPERTY LINE OF THE NORTHERN TRADING COMPANY, TRUSTEE (OR 7617, PG. 107) TO AN IRON PIN SET IN THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40, BEING 70.00 FEET RIGHT OF STATION 124+44.99;

THENCE SOUTH 89°00'00" WEST, 134.99 FEET ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 TO AN IRON PIN SET AT AN ANGLE POINT, BEING 70.00 FEET RIGHT OF STATION 123+10;

THENCE NORTH 60°02'10" WEST, 58.31 FEET ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 TO THE PLACE OF BEGINNING.

CONTAINING 0.113 ACRES, MORE OR LESS, OF WHICH THE PRESENT ROAD OCCUPIES 0.014 ACRES, BEING 0.038 ACRES IN LOT 1 OF SAMUEL OSBORN'S ADDITION OF WHICH THE PRESENT ROAD OCCUPIES 0.014 ACRES (RECORDED FOR EASEMENT IN D.B. 2758, PAGE 78-80 IN THE FRANKLIN COUNTY RECORDER'S OFFICE) AND 0.075 ACRES IN A 11.548 ACRE TRACT OF WHICH THE PRESENT ROAD OCCUPIES 0.000 ACRES TAKE IS FROM AUDITOR'S PARCEL NO. 060-959.

BASIS OF BEARING: THE CENTER LINE OF U.S. 40 IS NORTH 89°00'00" EAST.

PARCEL NUMBER: 060-000959-00

PRIOR INSTRUMENT NUMBER: 201007020083835

7221 EAST MAIN STREET, REYNOLDSBURG, OHIO

TRACT II:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF REYNOLDSBURG, BEING LOT NUMBER TWO (2) OF SAMUEL OSBORN'S ADDITION TO THE VILLAGE OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST GRANTOR MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF REYNOLDSBURG, OHIO, BY ORDINANCE NO. 96-88 ON DECEMBER 12, 1988.

PARCEL NUMBER: 060-000992-00

PRIOR INSTRUMENT NUMBER: 201009150119933

TRACT III:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, IN HALF SECTION 30, SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING PART OF THOSE TRACTS OF LAND CONVEYED TO NANCE FAMILY LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201009270125986 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A MAGNETIC NAIL SET AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (U.S. 40) (80 FEET WIDE) AND DAVIDSON DRIVE (50 FEET WIDE, OFFICIAL RECORD 11890C20);

THENCE SOUTH 01° 07' 33" EAST, WITH THE CENTERLINE OF SAID DAVIDSON DRIVE, A DISTANCE OF 220.00 FEET TO A POINT;

THENCE NORTH 88° 52' 27" EAST, CROSSING SAID DAVIDSON DRIVE, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID DAVIDSON DRIVE, IN THE SOUTHERLY LINE OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN PLAT BOOK 3, PAGE 160, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION:

THENCE NORTH 88° 52' 57" EAST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 259.85 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID "SAMUEL OSBORN'S ADDITION", IN A WESTERLY LINE OF THAT 10.571 ACRE TRACT CONVEYED TO THE CITY OF REYNOLDSBURG BY DEED OF RECORD IN INSTRUMENT NUMBER 201609080120572;

THENCE SOUTH 12° 41' 04" EAST, WITH SAID WESTERLY LINE, A DISTANCE OF 82.01 FEET TO AN IRON PIN SET AT A CORNER THEREOF;

THENCE SOUTH 81° 22' 14" WEST, WITH A NORTHERLY LINE OF SAID 10.571 ACRE TRACT, A DISTANCE OF 278.67 FEET TO A MAGNETIC NAIL SET IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 01° 07' 33" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.74 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.610 ACRE OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS PER NAD83 (1986 ADJUSTMENT), SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS REYNOLDSBURG AND HOWELL2. A BEARING OF NORTH 88° 52' 27" EAST WAS HELD FOR A SECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. 40).

THIS DESCRIPTION IS BASED ON DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2016.

PARENT PARCEL NUMBER: 060-000954-00

PRIOR INSTRUMENT NUMBER: 201801030000638

TRACT IV:

PARCEL 1:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, BEING LOT NUMBER THREE (3) OF SAMUEL OSBORN'S ADDITION TO THE VILLAGE OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST GRANTOR MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF REYNOLDSBURG, OHIO, BY ORDINANCE NO. 96-88 ON DECEMBER 12, 1988.

PARCEL NUMBER: 060-000955-00

PRIOR INSTRUMENT NUMBER: 201009270125986

PARCEL 2:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, IN HALF SECTION 30, SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING COMPRISED OF PART OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160 PART OF THOSE TRACTS OF LAND CONVEYED TO NANCE FAMILY LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201009270125986 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A MAGNETIC NAIL SET AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (U.S. 40) (80 FEET WIDE) AND DAVIDSON DRIVE (50 FEET WIDE, OFFICIAL RECORD 11890C20);

THENCE SOUTH 01° 07' 33" EAST, WITH THE CENTERLINE OF SAID DAVIDSON DRIVE, A DISTANCE OF 220.00 FEET TO A POINT;

THENCE NORTH 88° 52' 27" EAST, CROSSING SAID DAVIDSON DRIVE, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID DAVIDSON DRIVE, IN THE SOUTHERLY LINE OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN PLAT BOOK 3, PAGE 160, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 01° 07' 33" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET TO AN IRON PIN SET;

THENCE NORTH 43° 51' 52" EAST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.96 FEET TO AN IRON PIN SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST MAIN STREET, THE NORTHWESTERLY CORNER OF LOT 3 OF SAID "SAMUEL OSBORN'S ADDITION";

THENCE SOUTH 01° 07' 33" EAST, WITH THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 178.35 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 3;

THENCE SOUTH 88° 52' 27" WEST, WITH THE SOUTHERLY LINE OF SAID "SAMUEL OSBORN'S ADDITION", A DISTANCE OF 18.35 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.071 ACRE OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS PER NAD83 (1986 ADJUSTMENT), SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS REYNOLDSBURG AND HOWELL2. A BEARING OF NORTH 88° 52' 27" EAST WAS HELD FOR A SECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. 40).

THIS DESCRIPTION IS BASED ON DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2016.

PARCEL NUMBER: 060-000955-00

PRIOR INSTRUMENT NUMBER: 201801030000636

PROPERTY ADDRESS: 7185 E. MAIN STREET, REYNOLDSBURG, OH 43068

SCHEDULE B, PART II – EXCEPTIONS:

1. – 10. DOCUMENTS DO NOT CONTAIN EASEMENTS

11. A. CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO-MIDLAND LIGHT AND POWER COMPANY, DATED MAY 10, 1950, FILED FOR RECORD ON SEPTEMBER 6, 1951, AND RECORDED IN DEED VOLUME 1638, PAGE 350, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: UNABLE TO DETERMINE TRACT OF LAND, NO DEED OR ACREAGE CALLOUTS. ONLY PROVIDES A DISTANCE WITHOUT WIDTHS OR OTHER DIMENSIONS. IF IT IS INTEND FOR THE SUBJECT PARCEL, IT WILL BE CONSIDERED A BLANKET EASEMENT.**

B. MODIFIED BY RELEASE OF EASEMENT DATED JUNE 25, 1969, FILED FOR RECORD ON JULY 28, 1969, AND RECORDED IN DEED VOLUME 2998, PAGE 413, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: RELEASE OF EASEMENT REFERENCES ITEM 11 A. BUT STATES "THE ABOVE CITED RIGHT OF WAY AND EASEMENTS RELEASED AND CANCELLED ONLY INsofar AS THEY ENCUMBER A 3.8 ACRE TRACT OWNED BY T.F.A. INVESTMENTS, INC. AND DESCRIBED IN DEED OF RECORD IN DEED VOLUME 2922, PAGE 595". THE 3.8 ACRE TRACT IS NOT LOCATED WITHIN THE SUBJECT PARCEL. CONSULT WITH LEGAL COUNCIL TO DETERMINE WHETHER THE RELEASE OF EASEMENT INCLUDES ITEM 11.A.**

12. EASEMENT TO THE VILLAGE (NOW CITY) OF REYNOLDSBURG, OHIO, BY JUDGMENT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 197051, FILED FOR RECORD ON MARCH 8, 1957, AND RECORDED IN DEED VOLUME 2019, PAGE 617, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT. PLEASE NOTE EASEMENT'S SITUATE INDICATES ONLY ENCUMBERING THE 9 ACRE TRACT AND BASED ON LOCATION, IT CROSS LOT 1 ALSO.**

13. EASEMENT TO THE VILLAGE (NOW CITY) OF REYNOLDSBURG, OHIO, FOR SEWER LINE, DATED APRIL 5, 1957, FILED FOR RECORD ON JUNE 20, 1957, AND RECORDED IN DEED VOLUME 2041, PAGE 367, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

14. CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO-MIDLAND LIGHT AND POWER COMPANY, DATED APRIL 15, 1958, FILED FOR RECORD ON DECEMBER 5, 1958, AND RECORDED IN DEED VOLUME 2146, PAGE 636, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: UNABLE TO DETERMINE TRACT OF LAND, NO DEED OR ACREAGE CALLOUTS. ONLY PROVIDES A DISTANCE WITHOUT WIDTHS OR OTHER DIMENSIONS. IF IT IS INTEND FOR THE SUBJECT PARCEL, IT WILL BE CONSIDERED A BLANKET EASEMENT.**

15. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, DATED NOVEMBER 29, 1962, FILED FOR RECORD ON DECEMBER 18, 1962, AND RECORDED IN DEED VOLUME 2447, PAGE 634, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

16. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 1, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 295, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

17. CONSTRUCTION EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 4, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 297, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

18. CONSTRUCTION EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 6, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 317, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

19. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, FILED FOR RECORD ON OCTOBER 9, 1964, AND RECORDED IN DEED VOLUME 2598, PAGE 476, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT. PLEASE NOTE EASEMENT'S SITUATE INDICATES ONLY ENCUMBERING THE 9 ACRE TRACT AND BASED ON LOCATION, IT CROSS LOT 1 ALSO.**

20. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, FILED FOR RECORD ON OCTOBER 9, 1964, AND RECORDED IN DEED VOLUME 2598, PAGE 480, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

21. EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, DATED JUNE 15, 1966, FILED FOR RECORD ON AUGUST 30, 1966, AND RECORDED IN DEED VOLUME 2758, PAGE 78, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO PARCEL, FALLS WITHIN RIGHT OF WAY.**

22. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED OCTOBER 2, 1970, FILED FOR RECORD ON OCTOBER 6, 1970, AND RECORDED IN DEED VOLUME 3092, PAGE 569, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

23. PERMANENT EASEMENT TO THE CITY OF COLUMBUS, OHIO, BY COURT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 81CV-10-5720, DATED FEBRUARY 25, 1982, FILED FOR RECORD ON FEBRUARY 26, 1982, AND RECORDED IN OFFICIAL RECORD VOLUME 1569, PAGE D15, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: PERMANENT EASEMENT APPLIES AND IS SHOWN ON EXHIBIT.**

24. TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF COLUMBUS, OHIO, BY COURT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 81CV-10-5718, DATED APRIL 23, 1982, FILED FOR RECORD ON APRIL 23, 1982, AND RECORDED IN OFFICIAL RECORD VOLUME 1690, PAGE H05, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL, EXPIRED 1-YEAR AFTER EASEMENT WAS RECORDED ON APRIL 23, 1982.**

25. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D03, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

26. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D06, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

27. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D10, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

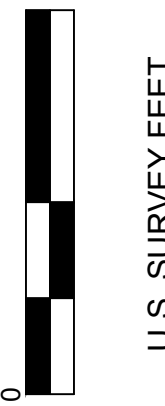
28. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED APRIL 18, 1986, FILED FOR RECORD ON MAY 30, 1989, AND RECORDED IN OFFICIAL RECORD VOLUME 13484, PAGE D17, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT BASED DUE TO VAGUE DESCRIPTION.**

29. RESERVATION FOR INGRESS AND EGRESS CONTAINED IN DEED TO THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1966, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H09, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOCUMENT IS FOR A WARRANTY DEED PARCEL THAT WAS CONVERTED TO RIGHT OF WAY. SINCE IT IS RIGHT OF WAY, THE GRANTOR SHOULD HAVE INGRESS/EGRESS TO THE ROADWAY WITHOUT THE NEED FOR AN EASEMENT.**

30. EASEMENT FOR CHANNEL PURPOSES TO THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1996, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H11, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

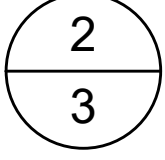
31. TEMPORARY RIGHT-OF-WAY AGREEMENT BY AND BETWEEN MURIEL H. NANCE AND THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1996, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H13, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: TEMPORARY EASEMENT TERMINATED WHEN THE COMPLETED WORK WAS FULLY ACCEPTED BY THE DIRECTOR OF TRANSPORTATION, STATE OF OHIO. NO DOCUMENTATION WAS PROVIDED INDICATING ACCEPTANCE BY DIRECTOR.**

32. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED MARCH 15, 2006, FILED FOR RECORD ON JULY 24, 2006, AND RECORDED AS INSTRUMENT NO. 200607240144155, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT. PLEASE NOTE THERE IS A DISCREPANCY BETWEEN THE EAST LINE OF THE EASEMENT AND THE EAST PROPERTY LINE.**



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33. CROSS ACCESS EASEMENT AGREEMENT BY AND AMONG LRES INVESTMENTS, LLC, MARCEL J. DANEALT AND SHERRY J. DANEALT, SAINATO PHARMACY, INC., AND WILLIAM N. HADLER, AGENT FOR THE MURIEL H. NANCY DECLARATION OF TRUST DTD JULY 28, 1999, DATED MAY 9, 2005, FILED FOR RECORD ON JULY 24, 2006, AND RECORDED AS INSTRUMENT NO. 200607240144163, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: MISSING EXHIBITS A THRU D, UNABLE TO DETERMINE IF EASEMENT APPLIES.**
34. MEMORANDUM OF LAND LEASE AGREEMENT BY AND BETWEEN DOROTHEA N. HADLER AND NANCY BRUBAKER-MEYER, SUCCESSOR TRUSTEES UNDER THE MURIEL H. NANCE DECLARATION OF TRUST, DATED JULY 28, 1999, AS LESSOR, AND NEW PAR, A DELAWARE PARTNERSHIP, D/B/A VERIZON WIRELESS, AS LESSEE, DATED JULY 8, 2009, FILED FOR RECORD ON JULY 15, 2009, AND RECORDED AS INSTRUMENT NO. 200907150103370, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: IF LEASE IS STILL VALID, LAND SPACE AND RIGHT OF WAY AREAS APPLY AND IS SHOWN ON EXHIBIT.**

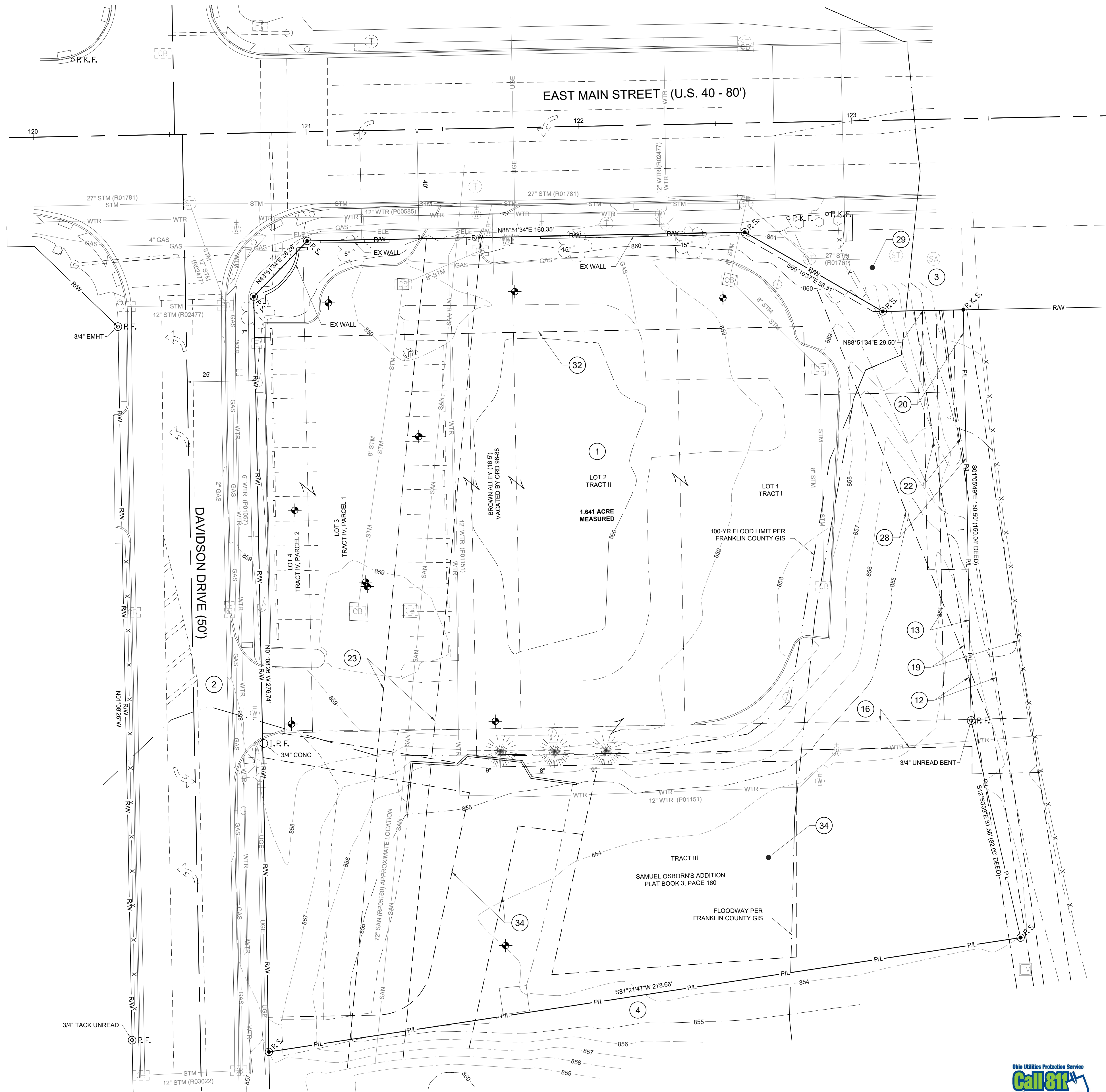
35. – 36. DOCUMENTS DO NOT CONTAIN EASEMENTS

TABLE A – OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

1. MONUMENTS WERE FOUND OR PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY.
2. PROPERTY ADDRESS: 7185 EAST MAIN STREET, REYNOLDSBURG, OHIO 43068 PER TITLE COMMITMENT.
3. FLOOD ZONE CLASSIFICATION: PORTIONS OF THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39049C0358K WITH AN EFFECTIVE OF 06/17/2008:
- A. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE OF FLOODPLAIN.
B. ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
C. ZONE AE – SPECIAL FLOOD HAZARD ZONE REGULATORY FLOODWAY.
D. ZONE AE – SPECIAL FLOOD HAZARD ZONE WITH BFE OR DEPTH.
4. GROSS LAND AREA: RECORD: 1.642 ACRES; MEASURED: 1.641 ACRES
6. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. SURVEYOR'S NOTE: NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR.
6. (B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. SURVEYOR'S NOTE: NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR.
7. (A) EXTERIOR OF BUILDINGS AT GROUND LEVEL ARE SHOWN – NO BUILDINGS
7. (B1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE DIMENSIONED. – NO BUILDINGS
7. (C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE ARE SHOWN TO THE NEAREST 0.1 FOOT PLUS OR MINUS. – NO BUILDINGS.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE DEPICTED HEREON.
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES:
- STANDARD SPACES: 25
ADA SPACES: 1
10. AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. SURVEYOR'S NOTE: NO CERTAIN DIVISION OR PARTY WALLS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
- (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST
- NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS AS OF OCTOBER 4, 2024.
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
16. THERE IS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. THERE IS NOT EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. SURVEYOR'S NOTE: OFFSITE EASEMENTS IF APPLICABLE, ARE SHOWN ON EXHIBIT BASED ON SECTION BII OF THE TITLE COMMITMENT.

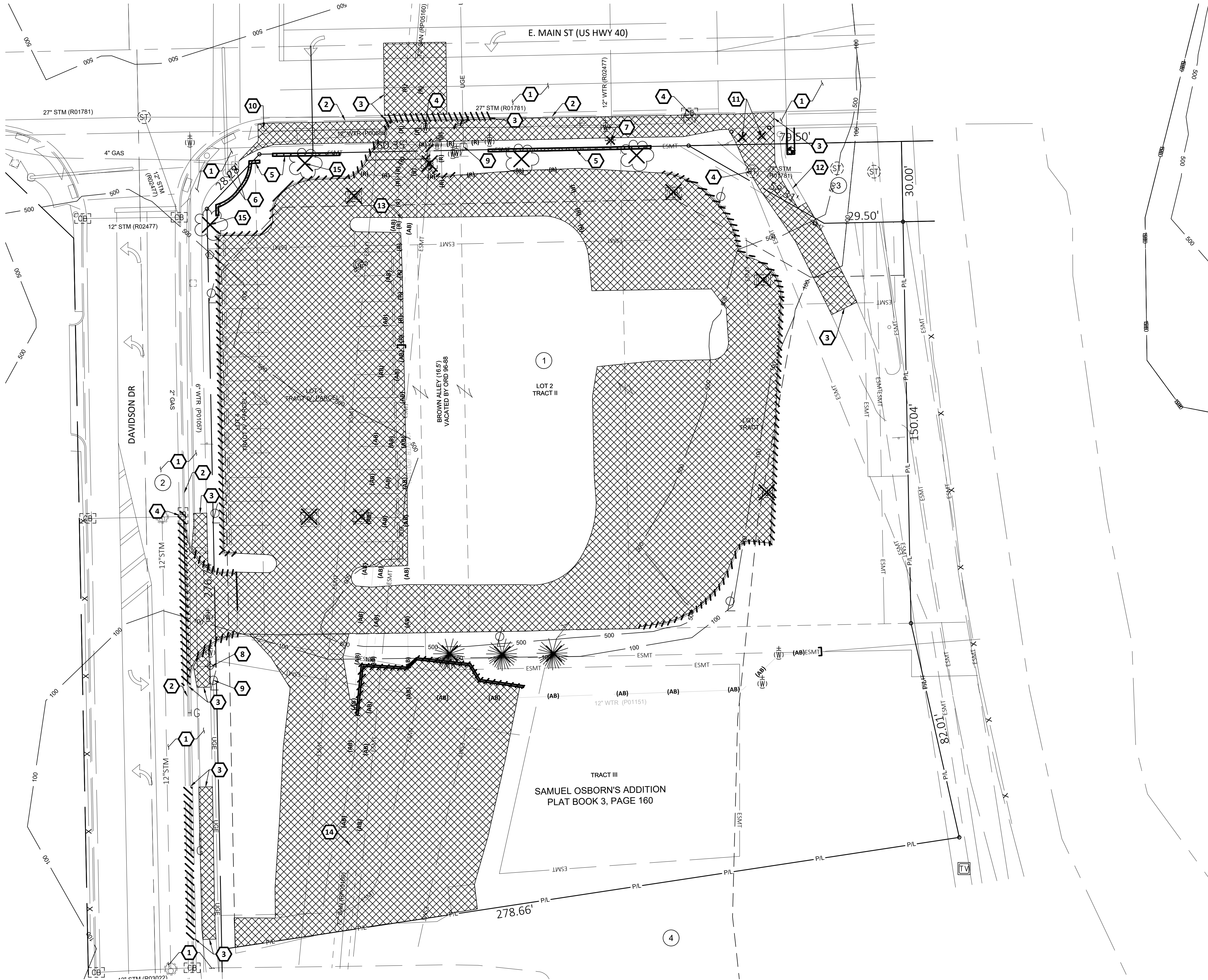
SURVEY NOTES:

1. PARCEL HAS DIRECT ACCESS TO DEDICATED PUBLIC STREETS OR HIGHWAYS – EAST MAIN STREET AND DAVIDSON AVENUE.
2. NOTE TO THE CLIENT, INSURER, AND LENDER – THE OHIO UTILITY PROTECTION SERVICES (OUPS) WAS CONTACTED TO REQUEST LINE MARKINGS (A422704480-00A) AND PRE-PLANNING/DESIGN INFORMATION (B422701819-00B) ON AUGUST 14, 2024 TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IN THE EVENT THE UTILITIES ARE NOT MARKED BY THE UTILITY COMPANIES AFTER THE TIME REQUIRED BY OHIO LAW OR WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, IT WILL BE NECESSARY FOR THE CLIENT TO HIRE A SPECIALIZED CONSULTANT TO PERFORM THE SUBSURFACE UTILITY ENGINEERING (S.U.E.) TO LOCATE THE UTILITIES.
3. PARCEL IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS OF RECORD AND OTHER ENFORCEABLE ENCUMBRANCES.
4. THIS SURVEY IS THE PROPERTY OF CW DESIGN GROUP, LLC AND IS SUBJECT TO THE FEDERAL COPYRIGHT ACT AND DIGITAL MILLENNIUM COPYRIGHT ACT. ANY REUSE OR DISTRIBUTION TO THIRD PARTIES WITHOUT SUCH EXPRESS WRITTEN PERMISSION OR PROJECT-SPECIFIC ADAPTATION BY CONSULTANT IS PROHIBITED AND WILL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO CONSULTANT OR ITS EMPLOYEES. CLIENT SHALL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY, AND HOLD HARMLESS CONSULTANT FROM AND AGAINST ANY AND ALL COSTS, EXPENSES, FEES, LOSSES, CLAIMS, DEMANDS, LIABILITIES, SUITS, ACTIONS, AND DAMAGES WHATSOEVER ARISING OUT OF OR RESULTING FROM SUCH UNAUTHORIZED REUSE OR DISTRIBUTION.
5. ENCROACHMENTS
- WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT:
- A. THERE IS NO EVIDENCE OF DRIVEWAYS, ALLEYS, OR OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- B. THERE IS EVIDENCE OF STRUCTURAL APPURTENANCES OR PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK BY OR ONTO ADJOINING PROPERTY, OR ONTO RIGHTS OF WAY, EASEMENTS, OR SETBACK LINES DISCLOSED IN DOCUMENTS PROVIDED TO BY THE SURVEYOR.
1. WALLS LOCATED ALONG THE NORTH PARCEL EXTEND INTO RIGHT OF WAY.
- C. THERE IS EVIDENCE OF AT-GRADE OR ABOVE-GRADE UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OF THE SURVEYED PROPERTY THAT SERVE ADJOINING PROPERTIES OR RIGHT OF WAYS IN THE ABSENCE OF AN EASEMENT.
1. 12" WATER LINE CROSSING PARCEL – CITY OF REYNOLDSBURG PROVIDED RECORD PLAN P01151_001 SHOWING A PROPOSED 10' WATER LINE EASEMENT AND AN EXISTING 10' & 16' WATERLINE EASEMENT TO BE VACATED. NO EASEMENT WERE FOUND IN TITLE COMMITMENT FOR THE PROPOSED OR EXISTING TO BE VACATED.



CONTOUR EXHIBIT

E MAIN ST
REYNOLDSBURG, OH

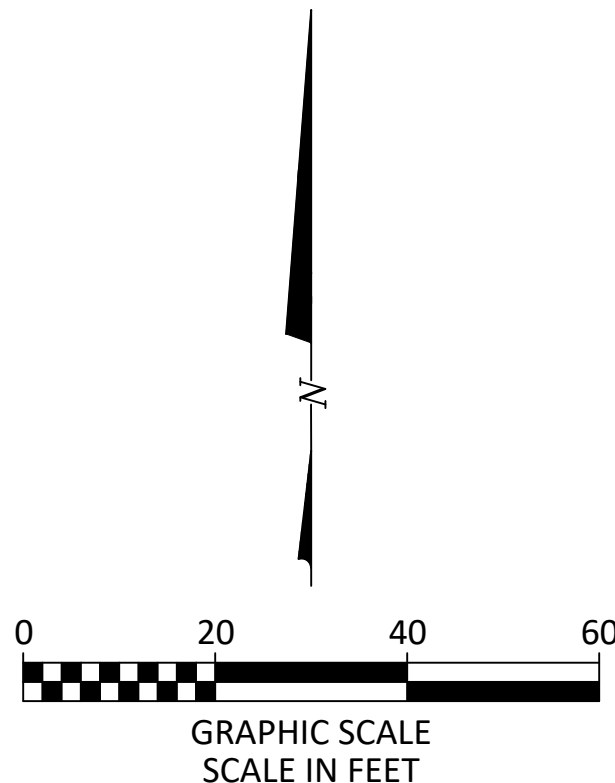


GENERAL NOTES:

1. SITE SURVEY PERFORMED BY CW DESIGN GROUP, DATED 10/04/2024. REFER TO SHEET TOPOGRAPHIC SURVEY FOR ALL EXISTING SITE FEATURES.
2. DISPOSE OF CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES.
3. REMOVE AND DISPOSE OF ON SITE FEATURES AS SHOWN ON THE PLAN.
4. SAW-CUT EXISTING PAVEMENT AT LIMITS OF PAVEMENT REMOVAL TO FULL DEPTH USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
5. CONTRACTOR TO PROTECT EXISTING SITE FEATURES TO REMAIN OUTSIDE CONSTRUCTION LIMITS. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
6. CONTROL DUST AT THE SITE. PROVIDE STREET CLEANING WHEN NECESSARY, AND WHEN REQUESTED BY OWNER.
7. GRADE SITE DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM WATER MANAGEMENT SYSTEMS.
8. PERFORM WORK IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

CODED NOTES:

1. PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN.
2. PROTECT EXISTING CONCRETE CURB OR CURB AND GUTTER TO REMAIN.
3. SAWCUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
4. PROTECT EXISTING UTILITY STRUCTURE TO REMAIN. ADJUST TO FINAL GRADE.
5. REMOVE EXISTING WALL AND ASSOCIATED FOUNDATIONS.
6. PROTECT EXISTING TRAFFIC SIGNAL POLE AND PULLBOX.
7. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
8. PROTECT EXISTING FIRE HYDRANT TO REMAIN.
9. PROTECT EXISTING LIGHT POLE AND FOUNDATION TO REMAIN.
10. REMOVE, STORE, AND REINSTALL EXISTING DECORATIVE BELL.
11. REMOVE, STORE, AND REINSTALL EXISTING WOOD BOLLARD AND SLEEVES.
12. PROTECT EXISTING FENCE TO REMAIN.
13. BEGIN PIP FILL IN PLACE PER CMSC 202.041.
14. END PIPE FILL IN PLACE PER CMSC 202.041.
15. TREE RECENTLY PLANTED BY CITY. REMOVE AND RETURN AS DIRECTED BY CITY STAFF. TREE EXEMPT FROM REPLACEMENT.



DEMOLITION LEGEND

PROPOSED



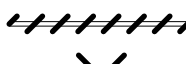
REMOVE EXISTING ASPHALT, GRAVEL, AND CONCRETE PAVEMENT, CONCRETE SIDEWALK, BUILDING FOUNDATION, AND PAVEMENT BASE MATERIALS



REMOVE AND REPLACE PAVING IN KIND



REMOVE EXISTING TREE



REMOVE EXISTING CONCRETE CURB



STRUCTURE REMOVED



CUT AND PLUG EXISTING UTILITY



REMOVE EXISTING UTILITY



ABANDON EXISTING UTILITY

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

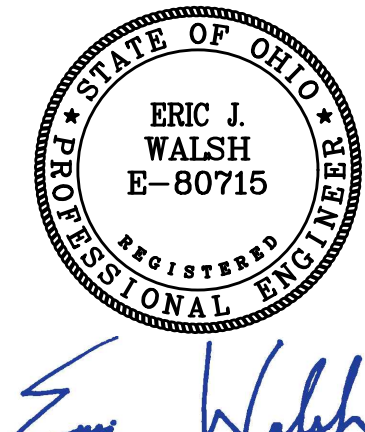


Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

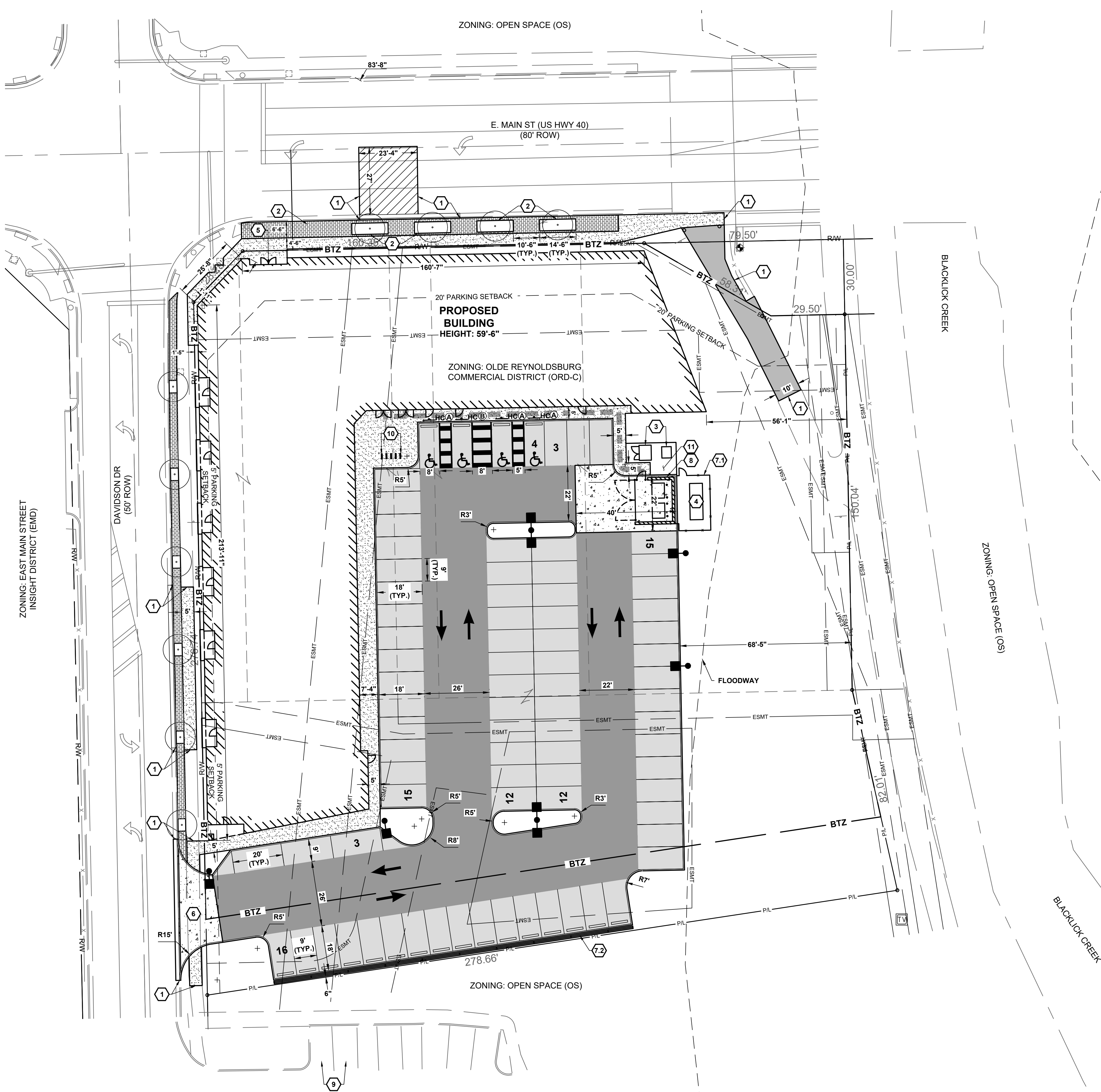
DEMOLITION PLAN



7/25/2025
25003
C0.01
COA

KORDA
KORDA, NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



GENERAL NOTES:

- DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
- PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 641 AND 642. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE IA PAINT IN ACCORDANCE WITH ODOT ITEM 642 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
- STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
- SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM 423 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
- ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
- PROVIDE 3 HANDICAP ACCESSIBLE PARKING SIGNS AND 1 VAN ACCESSIBLE PARKING SIGNS AS SHOWN ON DETAIL J/C1.02. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
- MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
- BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
- PROVIDE CONCRETE PARKING BLOCKS AT ALL SPACES PER DETAIL K/C1.02.
- PROVIDE CONTROL JOINTS PER DETAIL E/C1.02. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL F/C1.02 AND PER SPECIFICATIONS.
- LOADING SPACE IS NOT REQUIRED BY THE DEVELOPMENT DUE TO THE LIMITED SIZE OF THE COMMERCIAL SQUARE FOOTAGE.

CODED NOTES:

- SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
- TREE PLANTER PER LANDSCAPE DRAWINGS.
- ELECTRICAL TRANSFORMERS PER MEP PLANS.
- GENERATOR PER MEP PLANS.
- PRIMARY BUILDING ENTRANCE.
- FULL ACCESS DRIVEWAY PER CITY OF REYNOLDSBURG STD. DWG. R-12.
- SITE LANDSCAPE FENCING PER LANDSCAPE DRAWINGS.
 - 6" HEIGHT DECORATIVE ALUMINUM FENCE (DETAIL 4/L1.02)
 - 6" HEIGHT WOOD SCREEN FENCE (DETAIL 6/L1.02)
- BRICK DUMPSTER ENCLOSURE PER ARCHITECTURAL DRAWINGS.
- SHARED PARKING SPACES ON ADJACENT PROPERTY (YMCA).
- BICYCLE PARKING PER LANDSCAPE DRAWINGS.
- AGGREGATE PER LANDSCAPE DRAWINGS.

SETBACKS:

BUILDING SETBACK FRONT YARD REQUIRED: 0 FEET
BUILDING SETBACK SIDE YARD REQUIRED: 0 FEET
BUILDING SETBACK REAR YARD REQUIRED: 0 FEET

PARKING SETBACK MAIN STREET: 20 FEET
PARKING SETBACK DAVIDSON STREET: 5 FEET

PARKING REQUIREMENTS:

RESIDENTIAL USES: 1 SPACE/UNIT (103 UNITS) = 103 PARKING SPACES
GROUND FLOOR OTHER USES < 3,000 SF: 0 PARKING SPACES
GROUND FLOOR OTHER USES >= 3,000 SF: 1 SPACE/400SF (3,753 SF) = 10 PARKING SPACES
PARKING REQUIRED = 113
PARKING REDUCTION = 30% (79.1 PARKING SPACES)
PARKING PROVIDED ON SITE = 80
SHARED PARKING = 2 (YMCA)
TOTAL PARKING PROVIDED = 82

BICYCLE PARKING PROVIDED: 5 RACKS @ 2 BICYCLES PER RACK = 10

BUILD TO ZONE (BTZ):

PRIMARY STREET BTZ REQUIRED: 30% MIN.
PRIMARY STREET BTZ PROVIDED: 64%

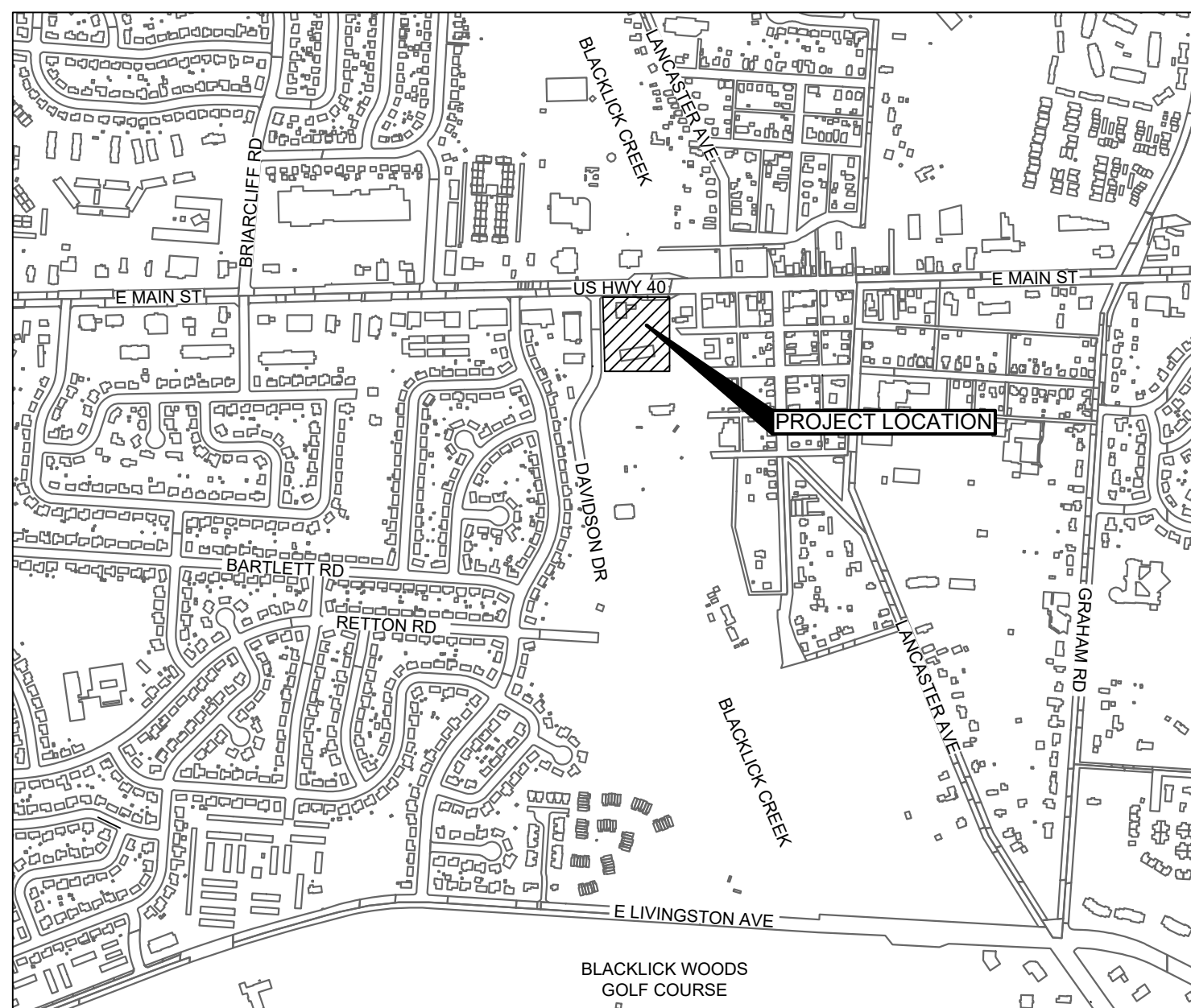
SIDE STREET BTZ REQUIRED: 30% MIN.
SIDE STREET BTZ PROVIDED: 77%

BUILDING HEIGHT:

BUILDING MAXIMUM: 5 STORIES, 60'
BUILDING HEIGHT: 5 STORIES, 59'-6"

CEILING HEIGHT:

FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT/BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'10 3/4" TYP.



STAKING LEGEND

EXISTING

PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
CL	ROADWAY CENTERLINE
CG	CURB AND GUTTER
CR	CURB
PA	PAVEMENT
WA	WALK
FE	FENCE
ESMT	EASEMENT
TR	TRAFFIC BOLLARD
SI	SIGN
BM	BENCHMARK
MF	MONUMENT FOUND, NO. 5 REBAR UNLESS OTHERWISE NOTED.
PS	PAINTED WHEELCHAIR SYMBOL

PROPOSED

BL	BUILDING/WALL
SC	STANDARD COMBINED CURB & GUTTER PER CITY OF REYNOLDSBURG STD. DWG. R-5
SC	STRAIGHT CURB PER DETAIL C/C1.02
PA	PAVEMENT/WALK
BTZ	BUILD TO ZONE (BTZ)
PS	PAINTED WHEELCHAIR SYMBOL
HC	HANDICAPPED PARKING SIGN PER DETAIL J/C1.02
BL	BUMPER BLOCK PER DETAIL K/C1.02
HA	HEAVY DUTY ASPHALT PER DETAIL B/C1.02
LA	LIGHT DUTY ASPHALT PER DETAIL A/C1.02
SP	SHARED-USE PATH PER CITY OF REYNOLDSBURG STD. DWG. R-20
PR	PAVEMENT REPLACEMENT PER CITY OF REYNOLDSBURG STD. DWG. R-1
BR	BRICK SIDEWALK PER CITY OF REYNOLDSBURG STD. DWG. R-24
CS	CONCRETE SIDEWALK PER DETAIL D/C1.02
CP	CONCRETE PAVEMENT PER DETAIL I/C1.02
AP	ACCESSIBLE PATHWAY
2V	2-WAY VEHICULAR SITE CIRCULATION

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43115
FOR CMHA

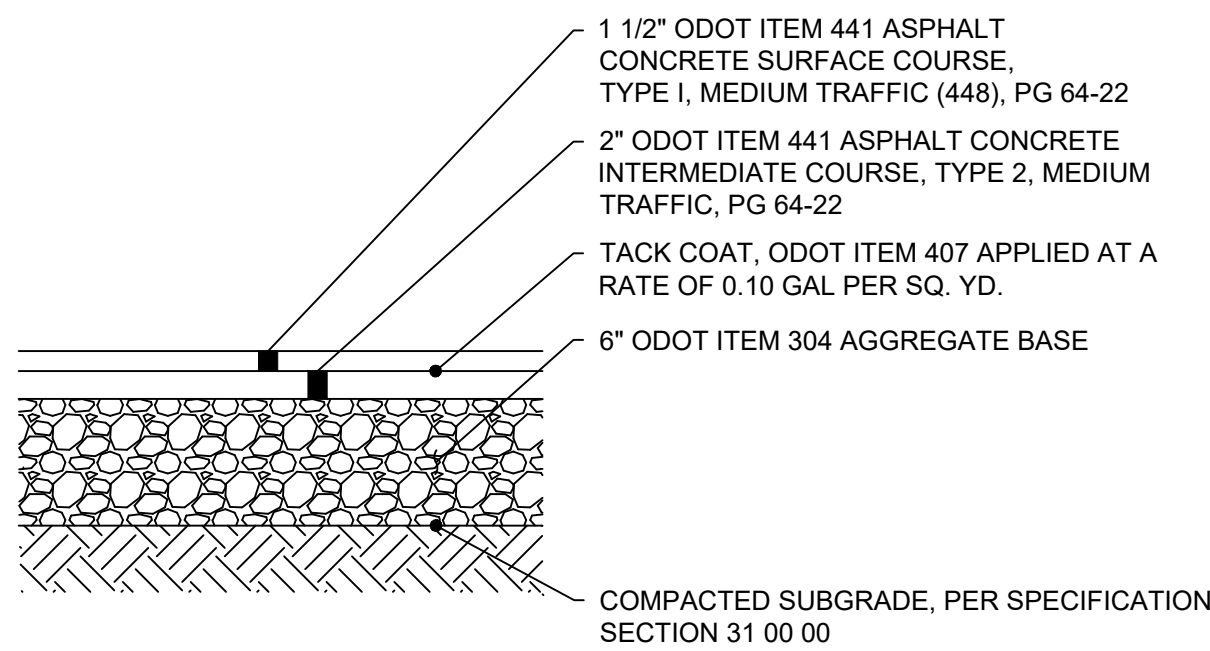
Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

SITE PLAN

	07/25/2025
	25003
	C1.01
	COA

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

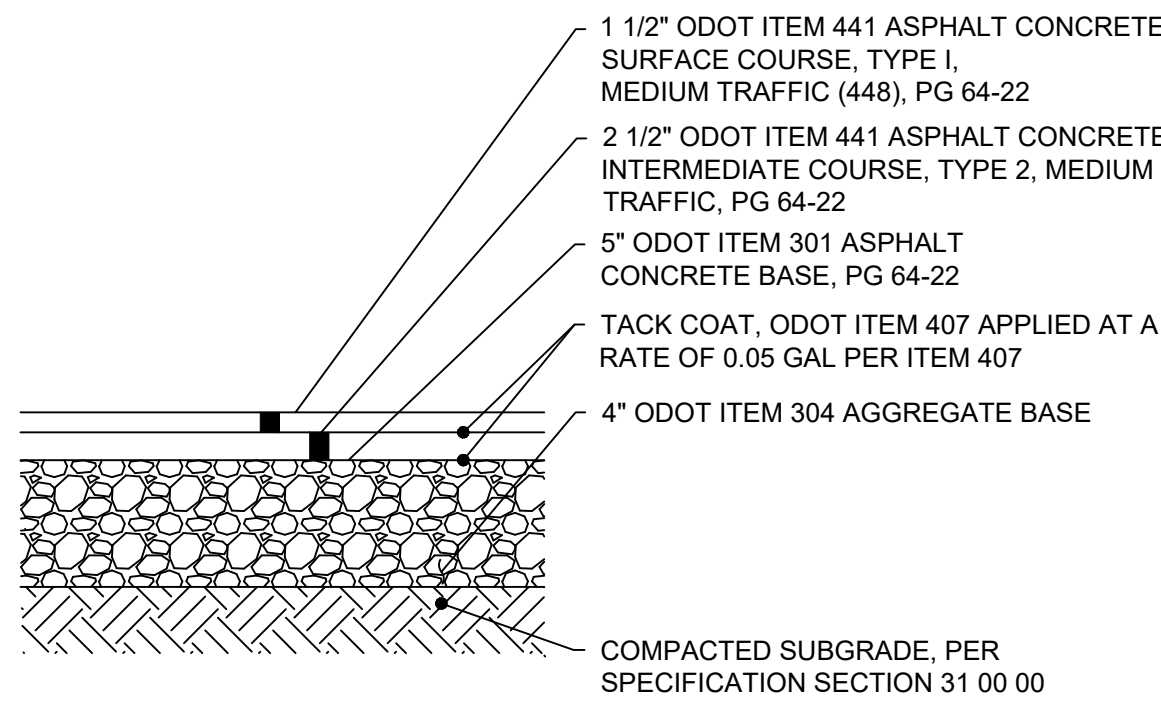


NOTES:

1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
3. OBTAIN JOB MIX FORMULA APPROVAL BY PROVIDING A PREVIOUSLY ODOT APPROVED FORMULA *OR PROVIDE THE OWNER'S TESTING AGENCY WITH A MIX FORMULA FOR TESTING AND APPROVAL* *OR CONTRACT AN INDEPENDENT TESTING AGENCY TO PROVIDE TESTING AND WRITTEN APPROVAL OF THE FORMULA. THE AGENCY PERFORMING THE TESTING MUST BE LEVEL III BITUMINOUS CONCRETE APPROVED BY ODOT.*
4. *THE OWNER'S TESTING AGENCY WILL* PROVIDE QUALITY ASSURANCE TESTING IN ACCORDANCE WITH ODOT ITEM 448 AND SUPPLEMENTAL SPECIFICATION 1055. *EXCEPT THAT AN INDEPENDENT TESTING LABORATORY WILL PERFORM THE TESTING AND REPORT DATA TO THE OWNER'S REPRESENTATIVE. THE AGENCY PERFORMING THE TESTING MUST HAVE A CURRENT LEVEL I BITUMINOUS CONCRETE APPROVAL FROM ODOT.*
5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

A **DETAIL**
LIGHT DUTY ASPHALT PAVEMENT

N.T.S.

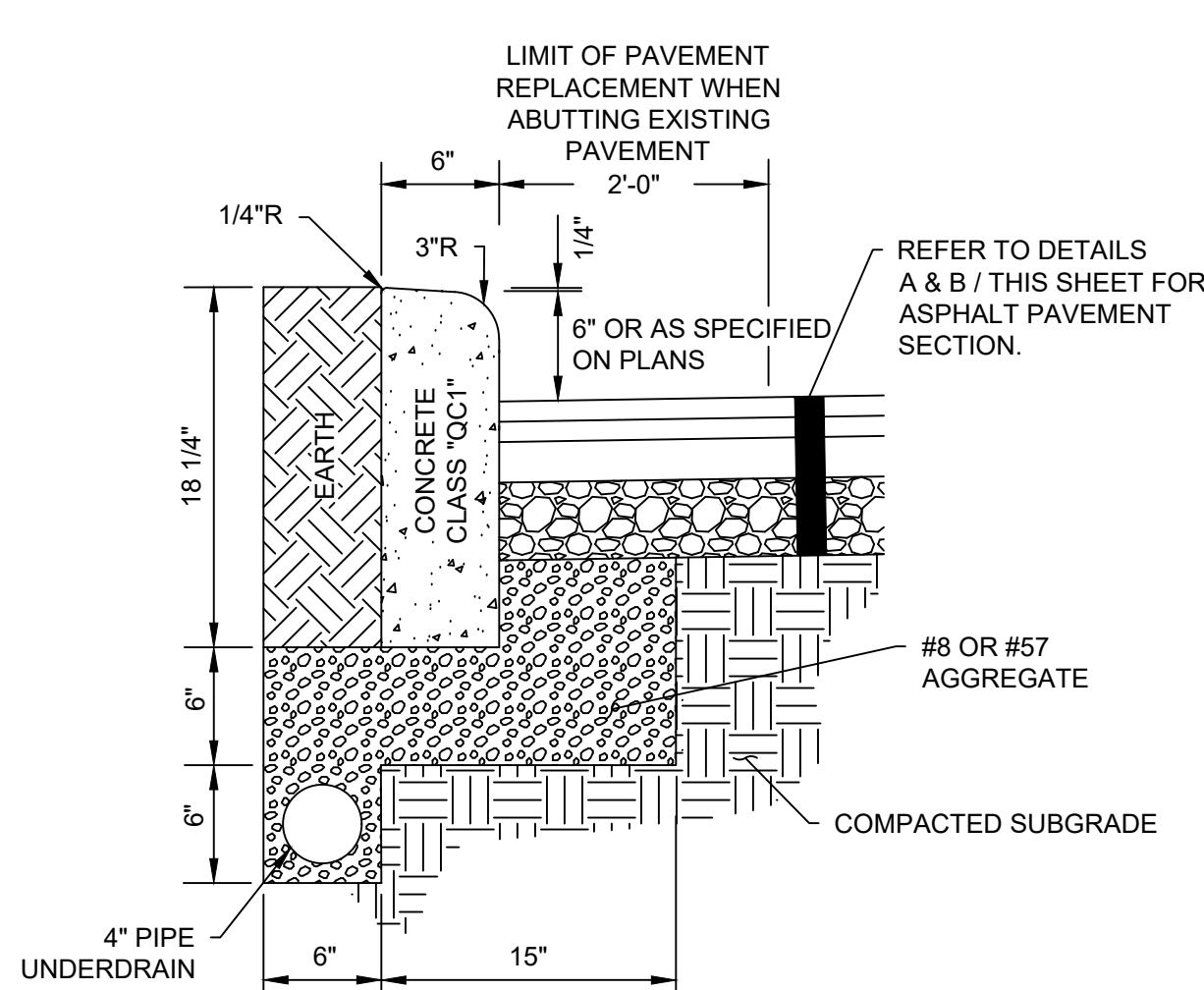


NOTES:

1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
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5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

B **DETAIL**
HEAVY DUTY ASPHALT PAVEMENT

N.T.S.

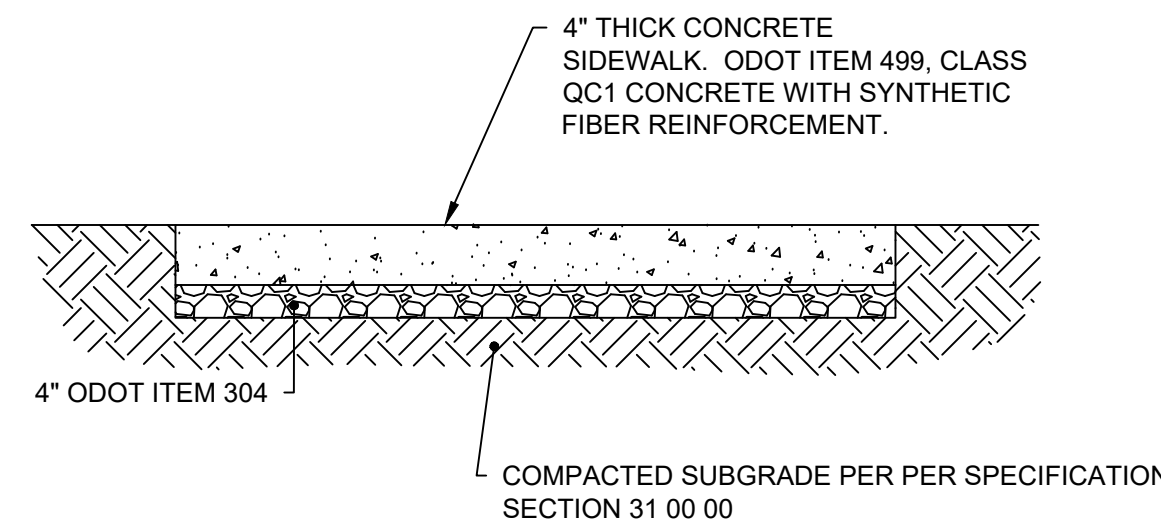


NOTES:

1. ALL EXPOSED SURFACES OF CONCRETE CURB TO BE FLOATED AND BRUSH FINISHED, UNLESS PLACED BY A CURB MACHINE.
2. PROVIDE JOINTS PER SPECIFICATION SECTION *02750* *32 13 00*.

C **DETAIL**
STRAIGHT 18" CONCRETE CURB WITH UNDERDRAIN

N.T.S.



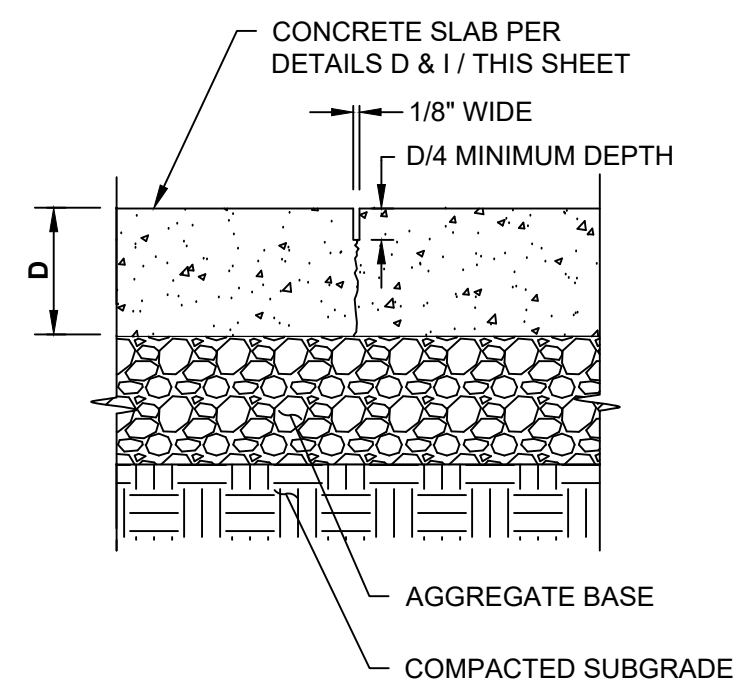
NOTES:

CONCRETE WALKS TO HAVE SOFT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW (BUFF WASH FINISH). RUB OUT ALL TOOL MARKS. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.

- A. SYNTHETIC FIBER REINFORCEMENT: ASTM C1116-97 AND ASTM C1018-97. ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED:
1. NYCON NYLON FIBERS
 2. FORTA NYLO-MONO NYLON FIBERS
 3. FIBERMESH FIBERMIX STEALTH POLYPROPYLENE FIBERS
 4. GRACE POLYPROPYLENE FIBERS
- SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
- B. CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
- C. PENETRATING SEALER: ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO:
1. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
 2. PROSOCCO - SALTGUARD WB
 3. HULS AMERICA INC. - CHEM-TRETE BSM 40
 4. MASTER BUILDERS INC. - MASTERSEAL SL 40
 5. LYMTAL INTERNATIONAL - ISO-FLEX 618-90 WB
 6. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
 7. TEX-COTE - RAINSTOPPER RS140

D **DETAIL**
CONCRETE SIDEWALK

N.T.S.

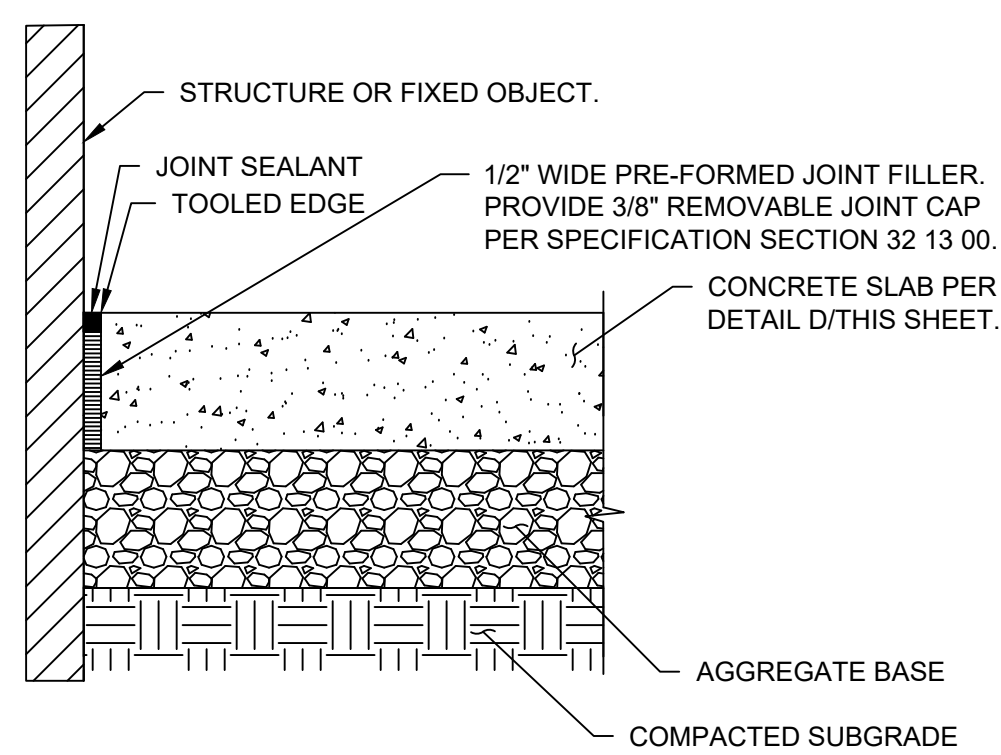


NOTES:

1. PLACE CONTROL JOINTS WITHIN 8 HOURS OF CONCRETE PLACEMENT AND AT LOCATIONS INDICATED ON THE STAKING PLAN. IF JOINTS ARE NOT SHOWN ON STAKING PLAN, PROVIDE AT LOCATIONS INDICATED BELOW:
A. SPACING (IN FEET) SHALL BE BETWEEN 2 TO 2-1/2 TIMES SLAB THICKNESS (IN INCHES) IN BOTH DIRECTIONS (I.E. 4\"/>

E **DETAIL**
SAW CUT CONCRETE CONTROL JOINT-
LONGITUDINAL OR TRANSVERSE

N.T.S.

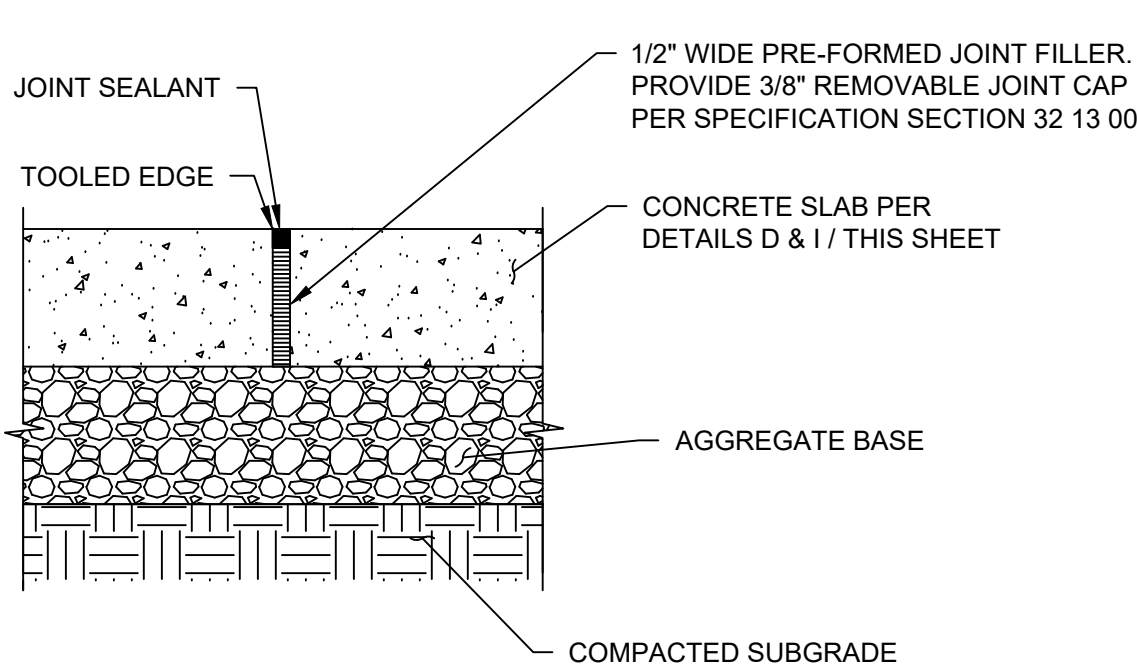


NOTES:

1. PLACE ISOLATION JOINTS WHERE NEW CONCRETE SLAB ABUTS STRUCTURES OR FIXED OBJECTS INCLUDING: BUILDINGS, WALLS, COLUMNS, POLE BASES, CURBS, CATCH BASINS, EXISTING CONCRETE, OR AS NOTED ON THE STAKING PLAN.
2. PROVIDE AT FORMED EDGE OF PREVIOUSLY POURED SLABS. SEAL JOINT WITH JOINT SEALANT. SEE SPECIFICATION SECTION 32 13 00.
3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2\"/>

F **DETAIL**
CONCRETE ISOLATION JOINT

N.T.S.

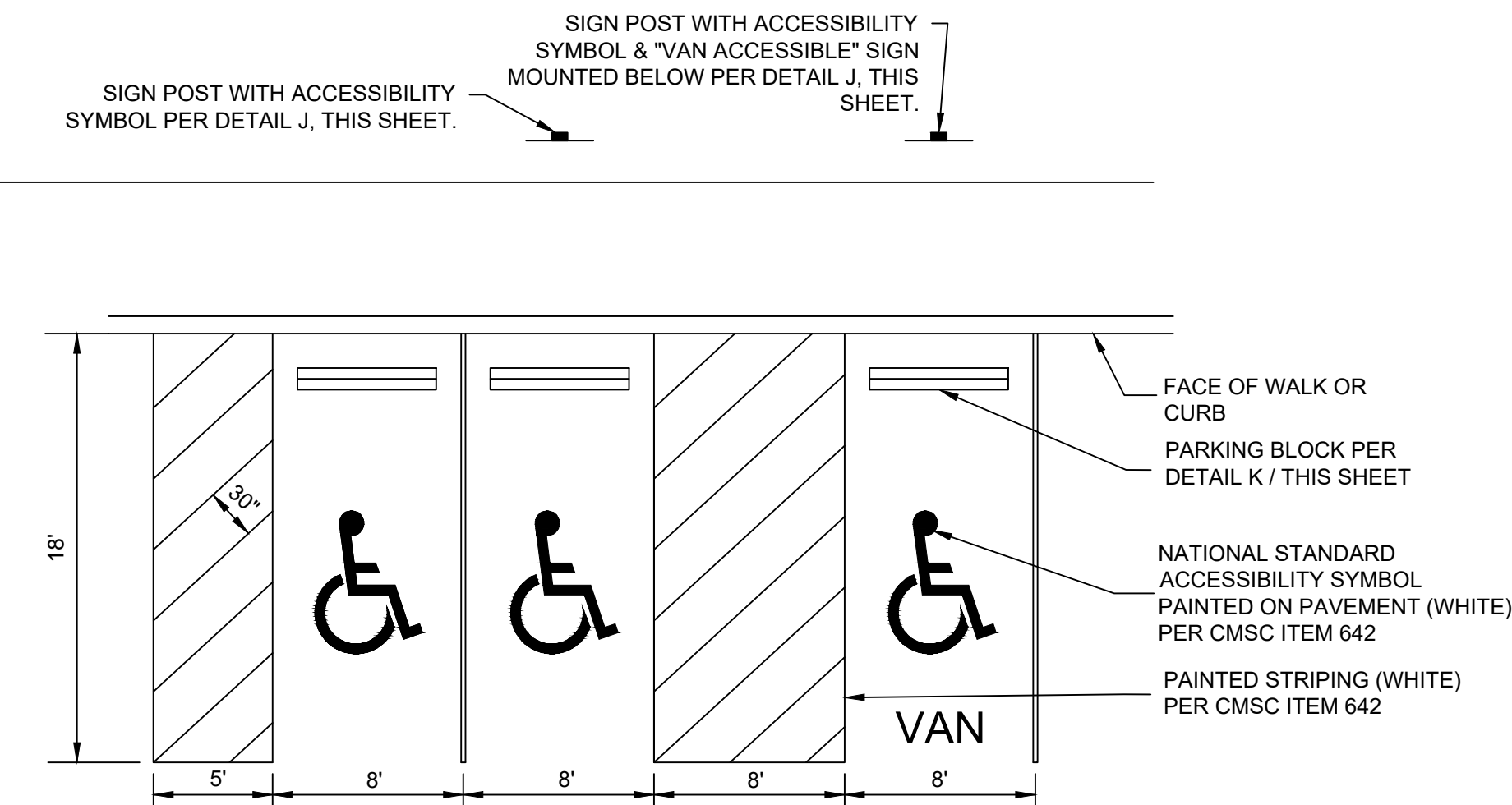


NOTES:

1. PROVIDE WHEN SPECIFICALLY SHOWN ON THE DRAWINGS OR WHEN PLACING CONCRETE DURING TEMPERATURES LESS THAN 40°F. REFER TO SPECIFICATION SECTION 32 13 00 FOR LOCATION.
2. SEAL JOINT WITH JOINT SEALANT. SEE SPECIFICATION SECTION 32 13 00.
3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2\"/>

G **DETAIL**
CONCRETE EXPANSION JOINT

N.T.S.

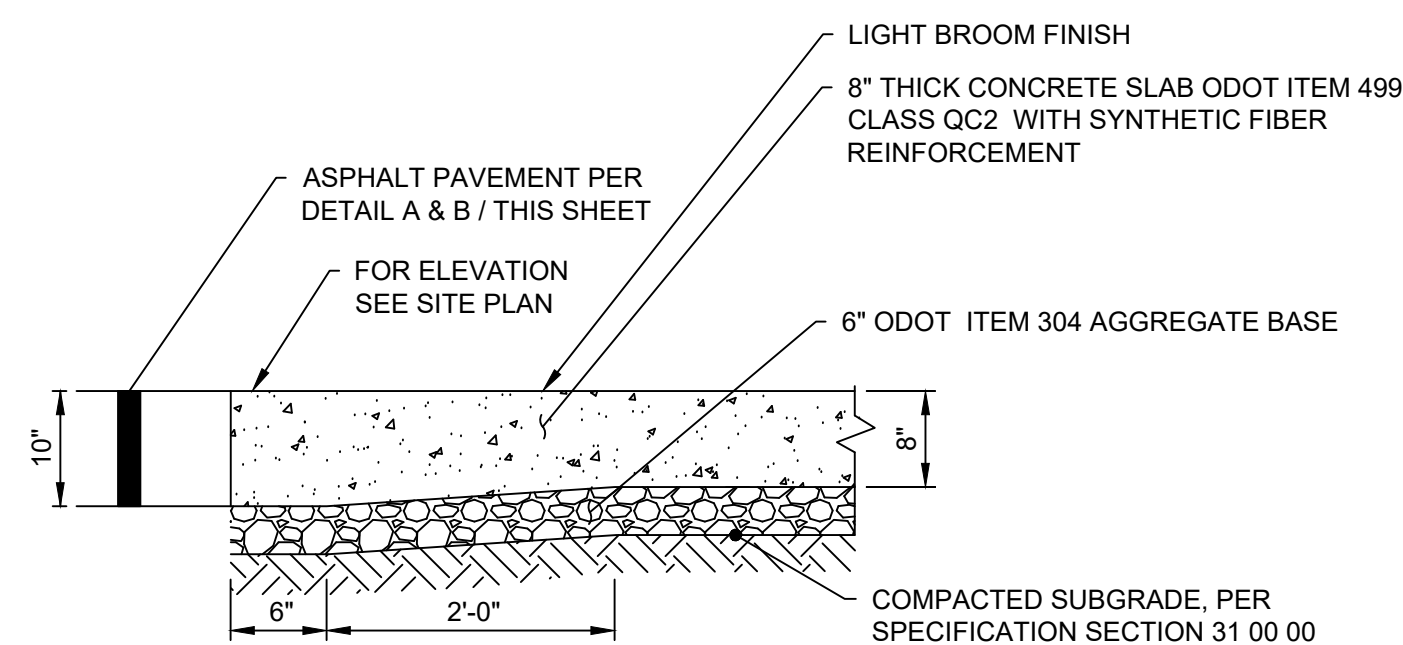


NOTES:

1. PAVEMENT SHALL HAVE A MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS IN THE AREA OF HANDICAP PARKING AND ASSOCIATED STRIPING.
2. ALL CURB RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) OF 2010, INCLUDING ALL SUPPLEMENTS OR REPLACEMENT DRAWINGS ISSUED THERETO.
3. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
4. TRANSITION FROM FLUSH CURB TO FULL HEIGHT CURB AS DESIGNATED ON GRADING PLAN. SLOPE WALK TO MATCH CURB.

H **DETAIL**
ADA PARKING STRIPING

N.T.S.

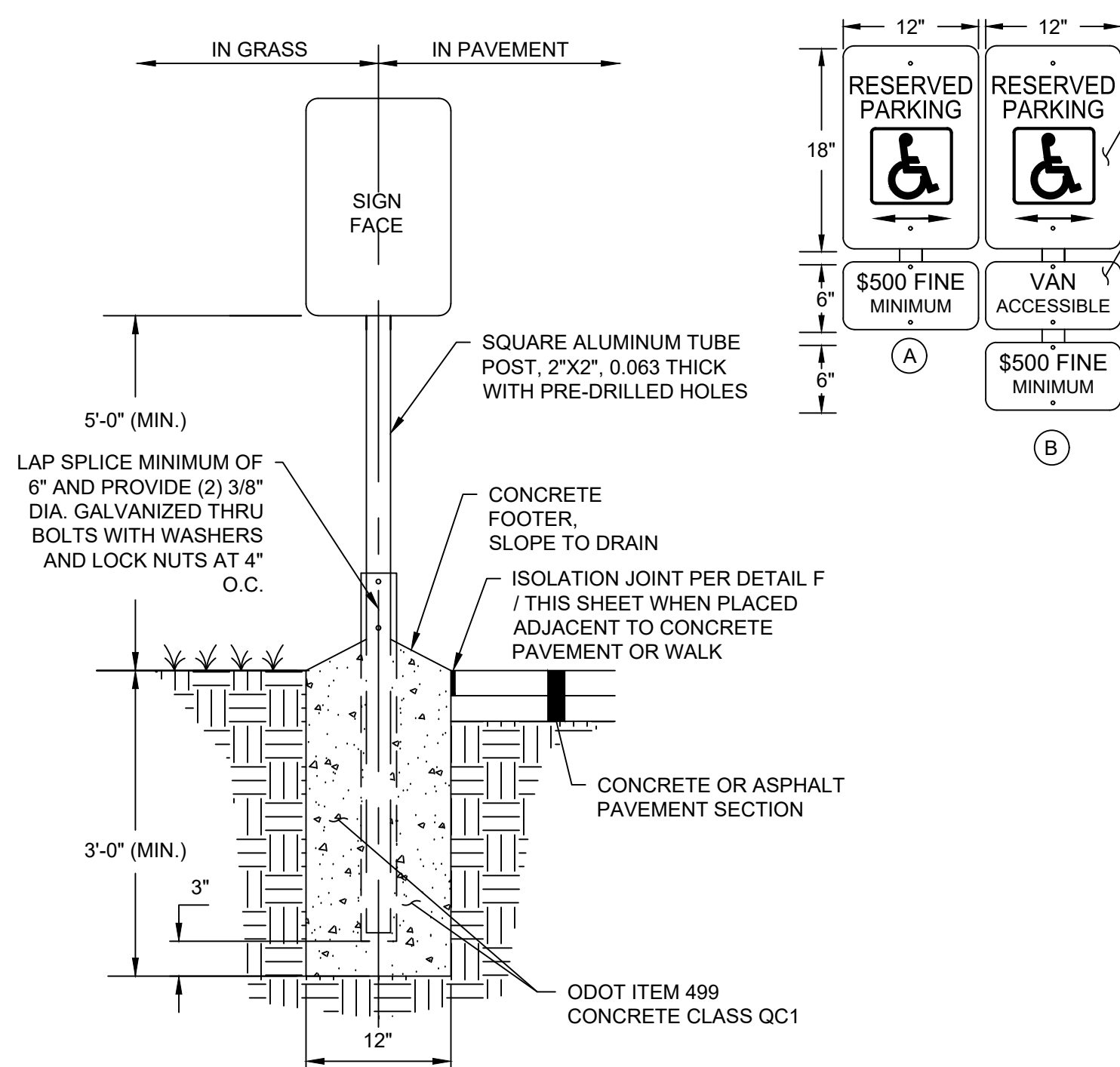


NOTES:

1. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00.
2. PROVIDE CONTROL AND ISOLATION JOINTS PER DETAILS F AND G, THIS SHEET.
3. SYNTHETIC FIBER REINFORCEMENT: ASTM C1116/C1116M-10A(2015). ACCEPTABLE PRODUCTS OR APPROVED EQUAL:
A. NYCON RG OR PROCON-M POLYPROPYLENE FIBER NYLON FIBERS BY NYCON.
B. NYLO-MONO NYLON FIBERS OR MIGHTY-MONO POLYPROPYLENE FIBERS BY FORTA
C. FIBERMESH 150 POLYPROPYLENE FIBERS BY PROPEX.
D. SINTA F19 OR SINTA M2219 BY GCP APPLIED TECHNOLOGIES
E. PSI FIBERSTRAND 150 BY EIJULID
4. SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
5. DISSIPATING CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
6. PENETRATING SEALER: ACCEPTABLE PRODUCTS OR APPROVED EQUAL:
A. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
B. PROSOCCO - SALTGUARD WB
C. HULS AMERICA INC. - CHEM-TRETE BSM 40
D. MASTER BUILDERS INC. - MASTERSEAL SL 40
E. LYMTAL INTERNATIONAL - ISO-FLEX 618-90 WB
F. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
G. TEX-COTE - RAINSTOPPER RS140
7. IF CONCRETE INSTALLED OCTOBER-MARCH, WAIT UNTIL APRIL-SEPTEMBER TO APPLY PENETRATING SEALER. IF SCHEDULE DOES NOT ALLOW FOR APPLICATION OF SEALER, PROVIDE CREDIT FOR NON-PERFORMANCE.

I **DETAIL**
HEAVY DUTY CONCRETE SLAB

N.T.S.

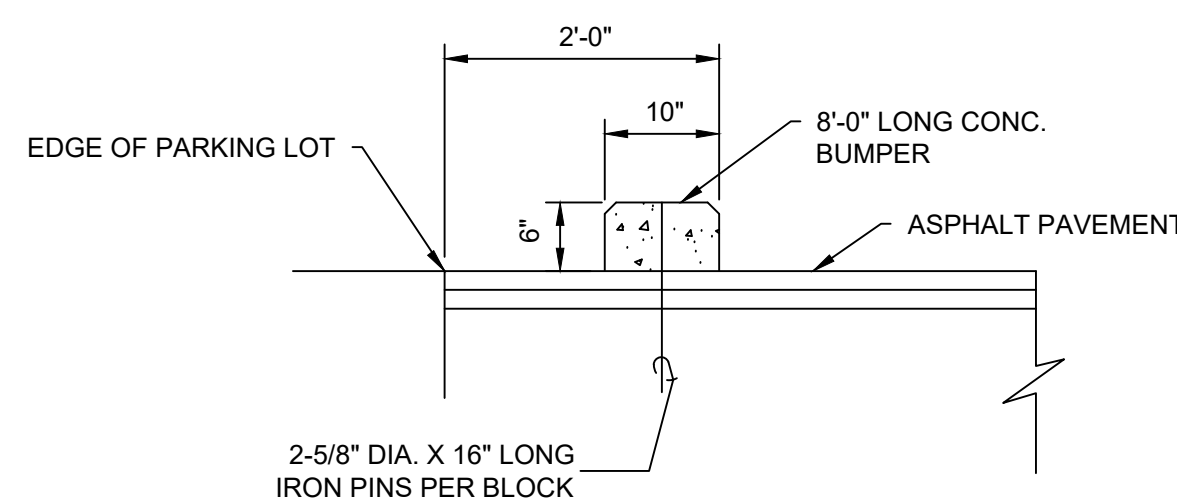


NOTES:

1. PROVIDE SIGN IN ACCORDANCE WITH ODOT ITEM 630.
2. PROVIDE 0.063 THICK, FLAT ALUMINUM SIGN PANELS.
3. PROVIDE REFLECTIVE FINISH ON SIGN.
4. PROVIDE PERMANENT WEATHERPROOF ALUMINUM CAP ON POST TOP.
5. PROVIDE *VAN ACCESSIBLE* SIGN WHERE NOTED ON DRAWINGS.
6. ATTACH SIGNS WITH UNISTRUT UNIVERSAL DRIVE RIVET OR APPROVED EQUAL.
7. ACCESSIBLE SIGNAGE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.

J **DETAIL**
PARKING SIGNS

N.T.S.

**K** **DETAIL**
BUMPER BLOCK

N.T.S.

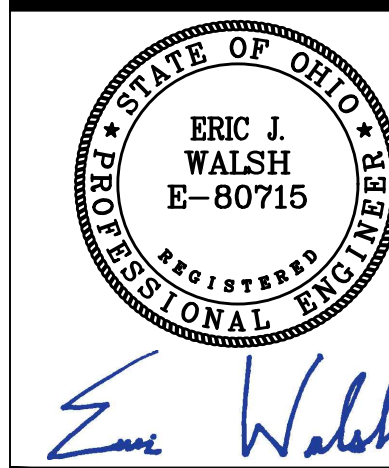
#	DATE	CHANGE DESCRIPTION

**THE HEIGHTS ON MAIN**

7221 US HWY 40,
REYNOLDSBURG, OH
FOR

CMHA**Moody Nolan**

DRAWING TITLE:

STAKING DETAILS

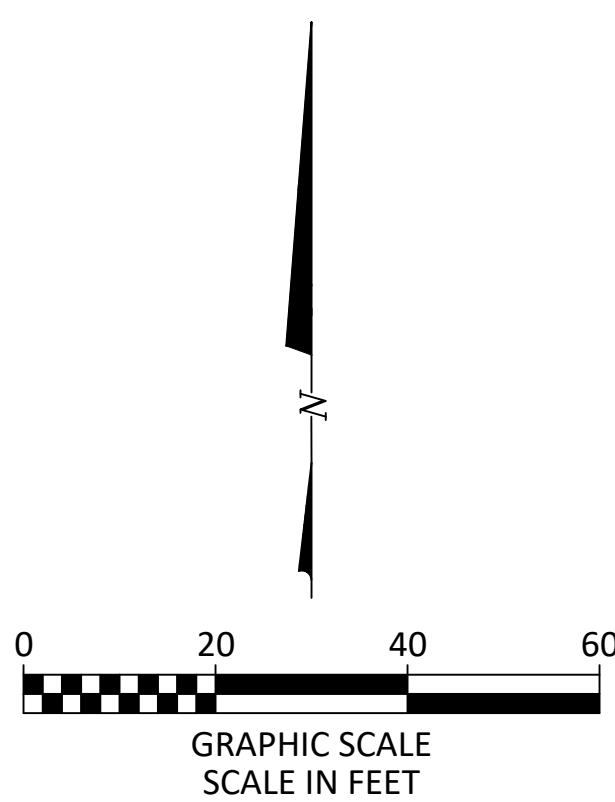
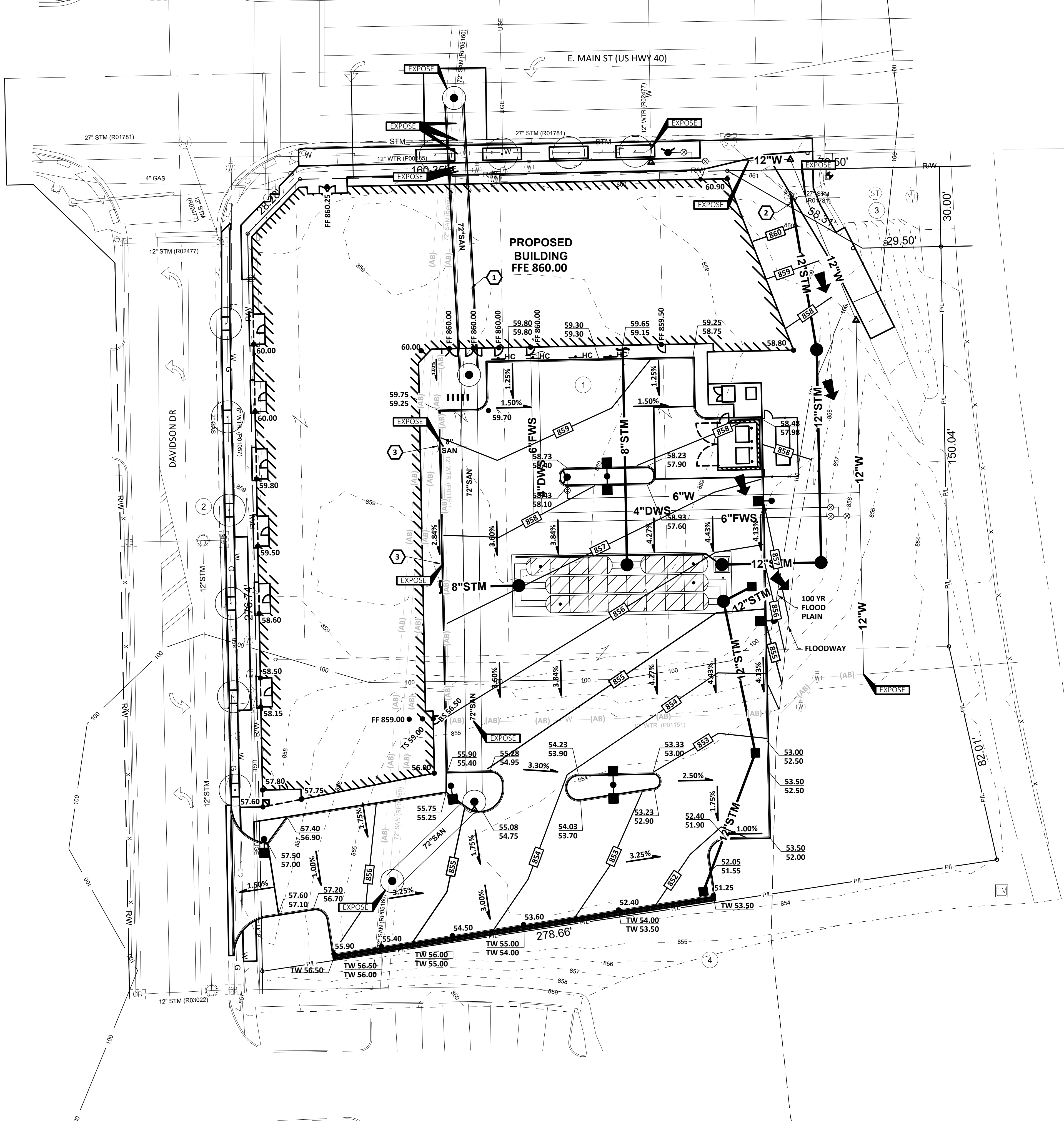
07/25/2025

25003

C1.02

COA

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



- GENERAL NOTES:**
1. PROVIDE 10' UNDERDRAINS IN FOUR DIRECTIONS AT CATCH BASINS IN PAVEMENT. REFER TO DETAIL B/C2.02.
 2. PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ADD 800' TO SPOT ELEVATIONS TO OBTAIN U.S.G.S. ELEVATIONS.
 4. CONSTRUCTION WORK WILL NOT BE PERMITTED WITHOUT APPROVED PLANS AND INSPECTION.
 5. PERFORM WORK IN ACCORDANCE WITH CITY OF REYNOLDSBURG MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS. IN CASE OF A DISCREPANCY BETWEEN CITY OF REYNOLDSBURG REQUIREMENTS AND PROJECT SPECIFICATIONS, CITY OF REYNOLDSBURG STANDARDS SHALL GOVERN.
 6. SOIL EROSION AND SEDIMENTATION BMP MEASURES, PER SHEETS C2.05-C2.06, SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. BMP MEASURES SHALL BE TO THE SATISFACTION OF THE CITY OF REYNOLDSBURG.
 7. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGHOUT THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND (IF NECESSARY) MANUAL REMOVAL OF DIRT AND/OR MUD IN THE STREET GUTTERS.
 8. REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
 9. ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.
 10. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
 11. EXTEND UTILITIES TO WITHIN 5'-0" OF FACE OF BUILDING UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
 12. MAXIMUM FINISH SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
 13. COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY CW DESIGN GROUP, DATED 10/04/2024. REFER TO TOPOGRAPHIC SURVEY SHEET.
 14. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE 6 INCHES OF TOPSOIL AND SEED AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.
 15. DISPOSE EXCESS EXCAVATED MATERIALS AND UNACCEPTABLE/UNSUITABLE SOILS OFF SITE IN ACCORDANCE WITH LOCAL CODES. NO PERMANENT STOCKPILES WILL REMAIN ON SITE.
 16. EXISTING VALVES, MANHOLES, AND OTHER APPURTANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISH GRADE.
 17. OUTLET CURB UNDERDRAINS TO ADJACENT EXISTING UNDERDRAINS OR STORM SEWER SYSTEM.
 18. EXPOSE UTILITIES NOTED THUS: **EXPOSE** PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
 19. CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
 20. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

- EARTHWORK NOTES:**
- REFER TO GEOTECHNICAL EXPLORATION REPORT, PSI PROJECT NO. 01022545, DATED 10/7/2024 FOR SITE SOILS INFORMATION. SITE PREPARATION SHALL BE PER SPECIFICATION SECTION 31 00 00 UNLESS OTHERWISE NOTED IN THESE PLANS. PLEASE NOTE THE FOLLOWING SOIL REMEDIATION PROVISIONS FOR THIS PROJECT:
1. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, THE CONTRACTOR MAY EMBANK ADDITIONAL TOPSOIL WITHIN LAWN AREAS TO HELP EARTHWORK BALANCE.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ANY DEWATERING OPERATIONS NECESSARY FOR EARTHWORK ACTIVITIES, AS SPECIFIED IN SPECIFICATION SECTION 31 00 00.

- EXISTING FILL SOIL REMOVAL NOTES:**
1. REMOVE EXISTING FILL SOILS UNDER NEW BUILDING AND EXTENDING A MINIMUM OF 5 FEET BEYOND THE EDGE OF THE BUILDING FOOTER. COORDINATE REMOVAL WITH TESTING AGENCY. TESTING AGENCY SHALL APPROVE REMOVAL PRIOR TO PLACING FILL.
 2. PROOF ROLL NATIVE SOIL AND PREPARE SUBGRADE PER SPECIFICATION SECTION 31 00 00 PRIOR TO FILL PLACEMENT.
 3. PLACE FILL IN ACCORDANCE WITH SPECIFICATION SECTION 31 00 00.
 4. PROVIDE APPROVAL FROM TESTING AGENCY, IN WRITING SEALED BY A REGISTERED GEOTECHNICAL ENGINEER, FOR PLACEMENT OF SHALLOW SPREAD FOUNDATIONS AND SLAB ON NEW FILL MATERIALS PER THE GEOTECHNICAL REPORT.
 5. SOME EXISTING FILL SOIL WILL BE ACCEPTABLE AS FILL MATERIAL. PROVIDE ANY ADDITIONAL SOIL AS NECESSARY TO COMPLETE FILL CONSTRUCTION. DISPOSE OF ANY UNSUITABLE FILL OFF-SITE IN ACCORDANCE WITH LOCAL CODES.

- CODED NOTES:**
1. CASING PIPE.
 2. PROVIDE KOR-N-SEAL MANHOLE CONNECTIONS WHEN CONNECTING TO AN EXISTING MANHOLE.
 3. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.

GRADING LEGEND	
EXISTING	
REFER TO SURVEY SHEET	
PROPOSED	
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	BUILDING/WALL
	STORM SEWER
	SANITARY SEWER
	CUT AND PLUG EXISTING UTILITY
	ABANDON EXISTING UTILITY
	CATCH BASIN PER DETAIL A/C2.02
	MANHOLE PER DETAIL C/C2.02
	GATE VALVE & CURB BOX
	FIRE DEPARTMENT CONNECTION
	STRUCTURE NUMBER
	GRADE BREAK (CROWN) LINE
	GRADING/SEEDING LIMITS
	SPOT ELEVATION
	TOP OF CASTING
	TOP OF CURB ELEVATION
	GUTTER ELEVATION AT FACE OF CURB
	FLOW DIRECTION ARROW
	EMERGENCY OVERFLOW
	MATCH EXISTING ELEVATION

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:

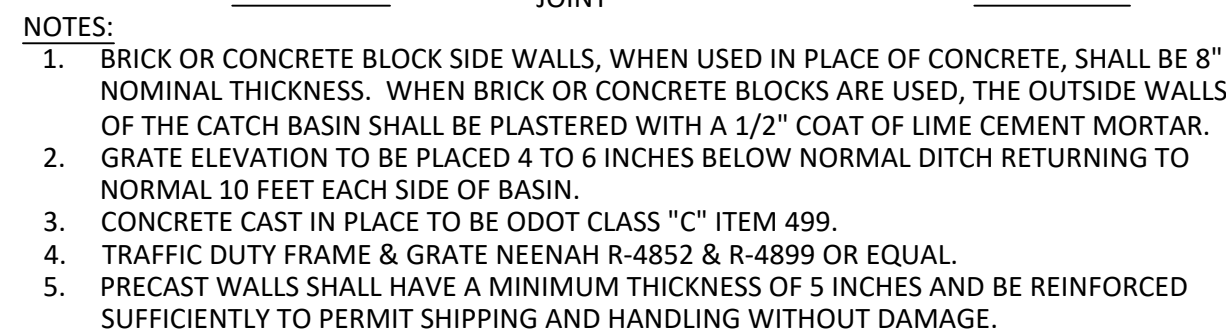
GRADING & STORM SEWER PLAN

	07/25/2025
	25003
	C2.01
	COA

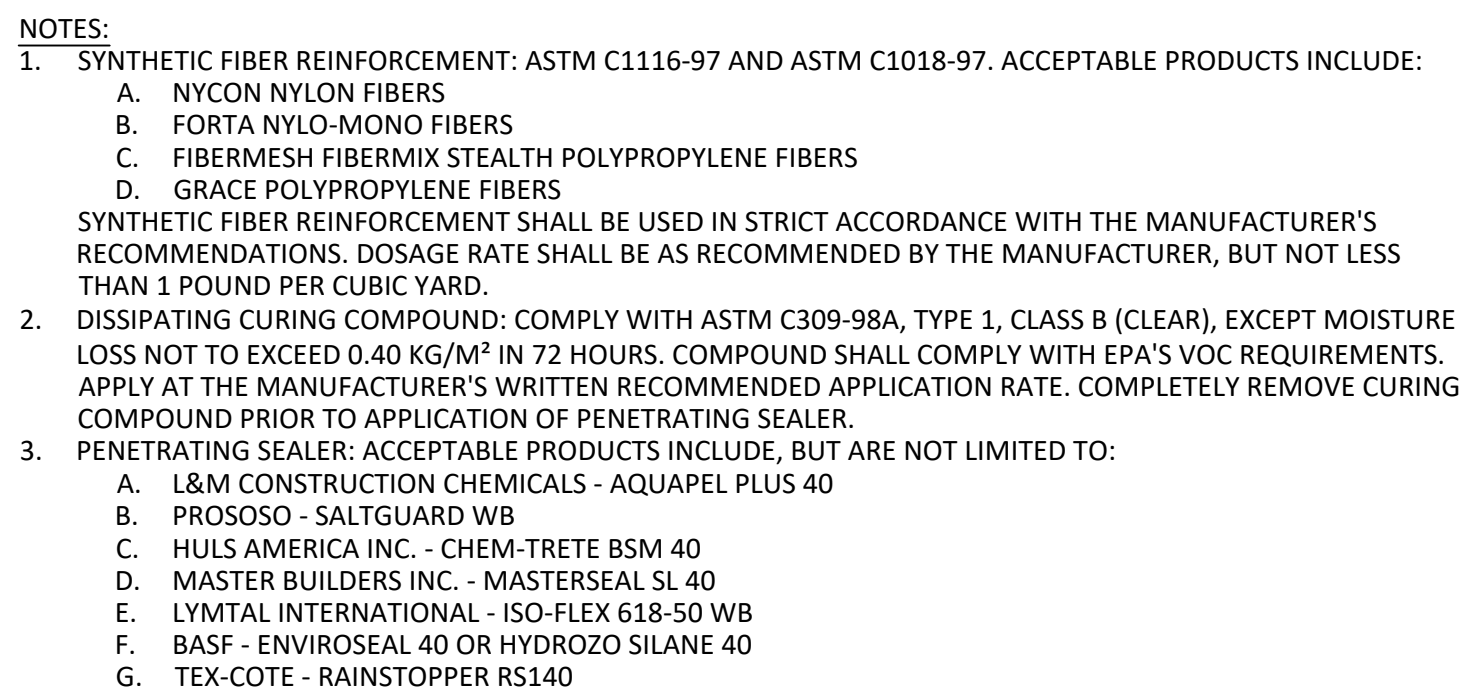
KORDA

KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

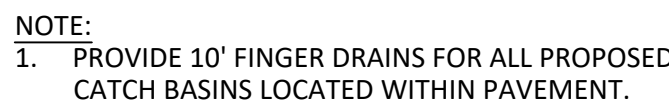
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



N.T.S.



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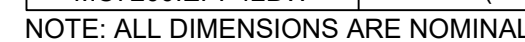



**COLUMBUS METROPOLITAN
HOUSING AUTHORITY**
 COMMUNITY. COMMITMENT. COLLABORATION.

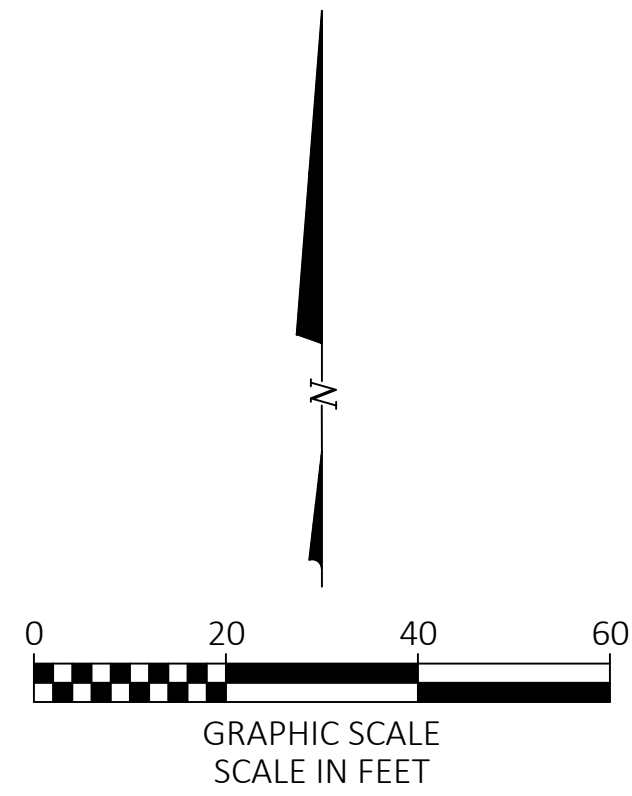
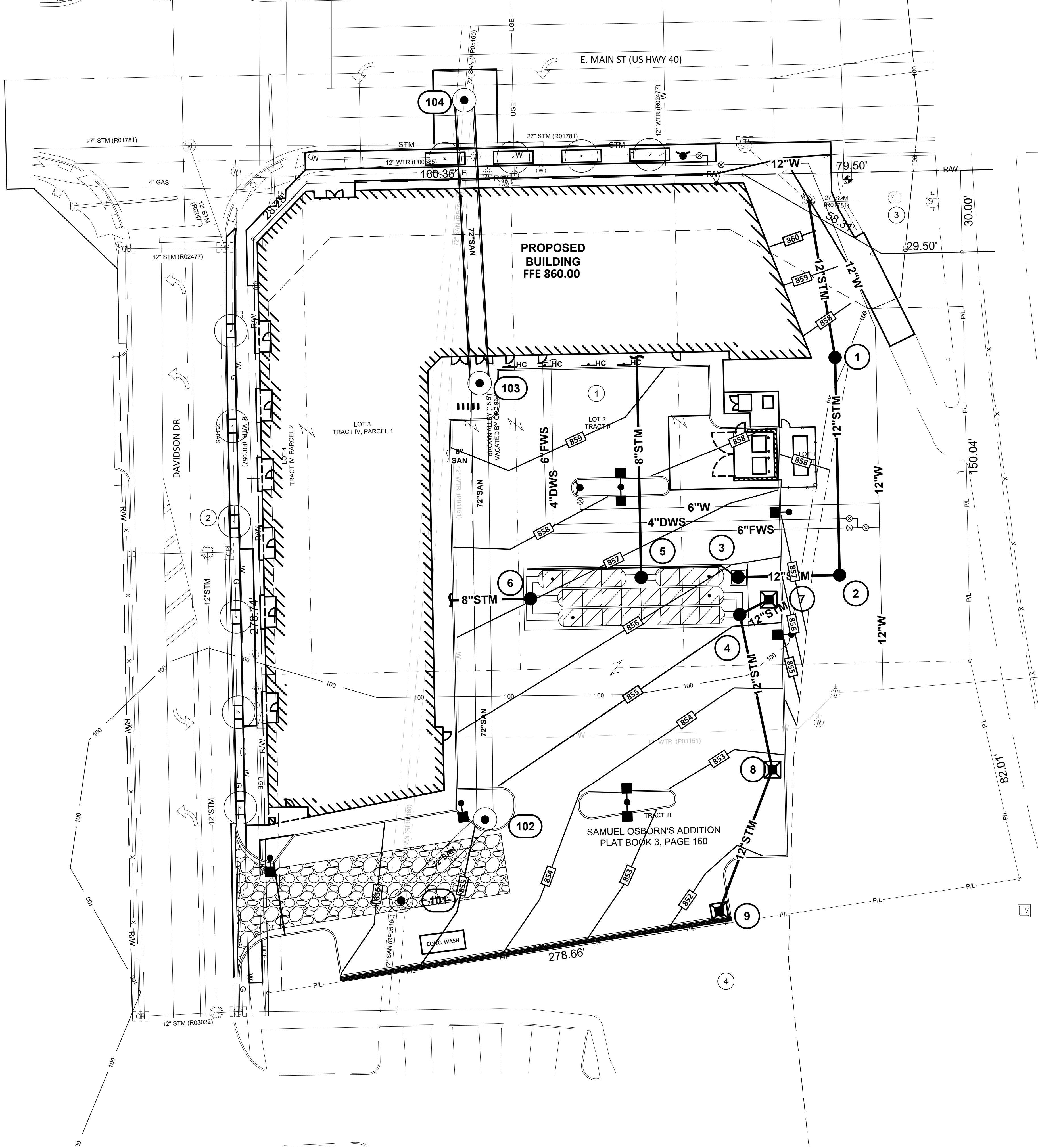
THE HEIGHTS ON MAIN
 7221 US HWY 40,
 REYNOLDSBURG, OH
 FOR
CMHA

Moody Nolan

 	07/25/2025
	25003
	C2.02
	COA



 <i>Eric Walsh</i>	07/25/2025
	25003
	C2.04
	COA



EROSION AND SEDIMENT CONTROL LEGEND

- EXISTING**
REFER TO C1.01
- PROPOSED**
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BUILDING/WALL
 - STORM SEWER
 - CATCH BASIN
 - MANHOLE
 - GRADING/SEEDING LIMITS
 - EMERGENCY OVERFLOW
 - SILT FENCE PER DETAIL E/C2.06
 - INLET FILTER PER DETAIL D/C2.06
 - STABILIZED CONSTRUCTION ENTRANCE PER DETAIL B/C2.06
 - CONCRETE WASHOUT PER DETAIL C/C2.06

#	DATE	CHANGE DESCRIPTION

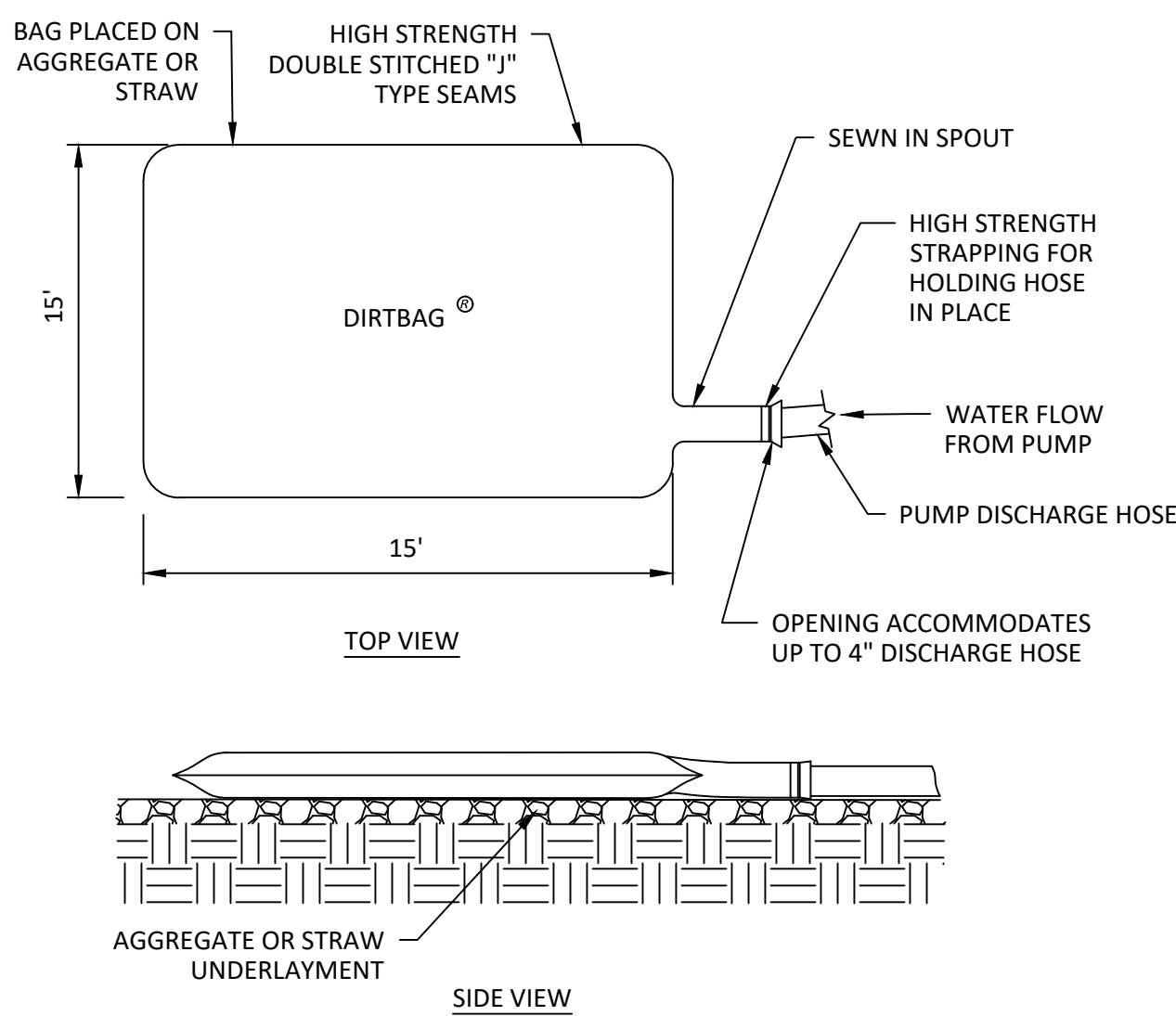
THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43075
FOR CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

EROSION & SEDIMENT CONTROL PLAN

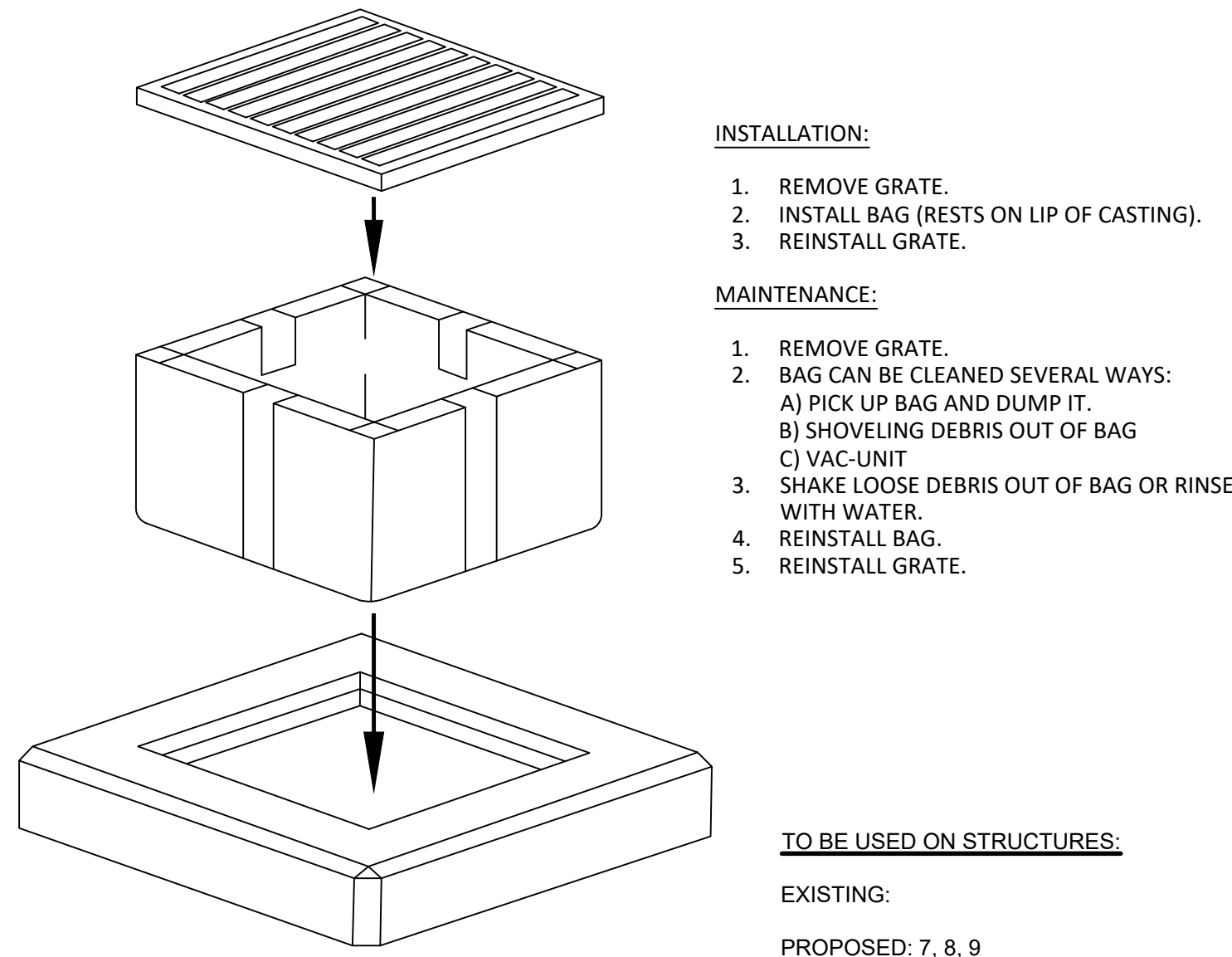
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	25003
	C2.05
	COA

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



- NOTES:
- THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS.
 - ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.
 - DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURER'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL ABOVE OF A TYPICAL SEDIMENT BAG INSTALLATION.

A DETAIL
DEWATERING BAG N.T.S.



INSTALLATION:

- REMOVE GRATE.
- INSTALL BAG (RESTS ON LIP OF CASTING).
- REINSTALL GRATE.

MAINTENANCE:

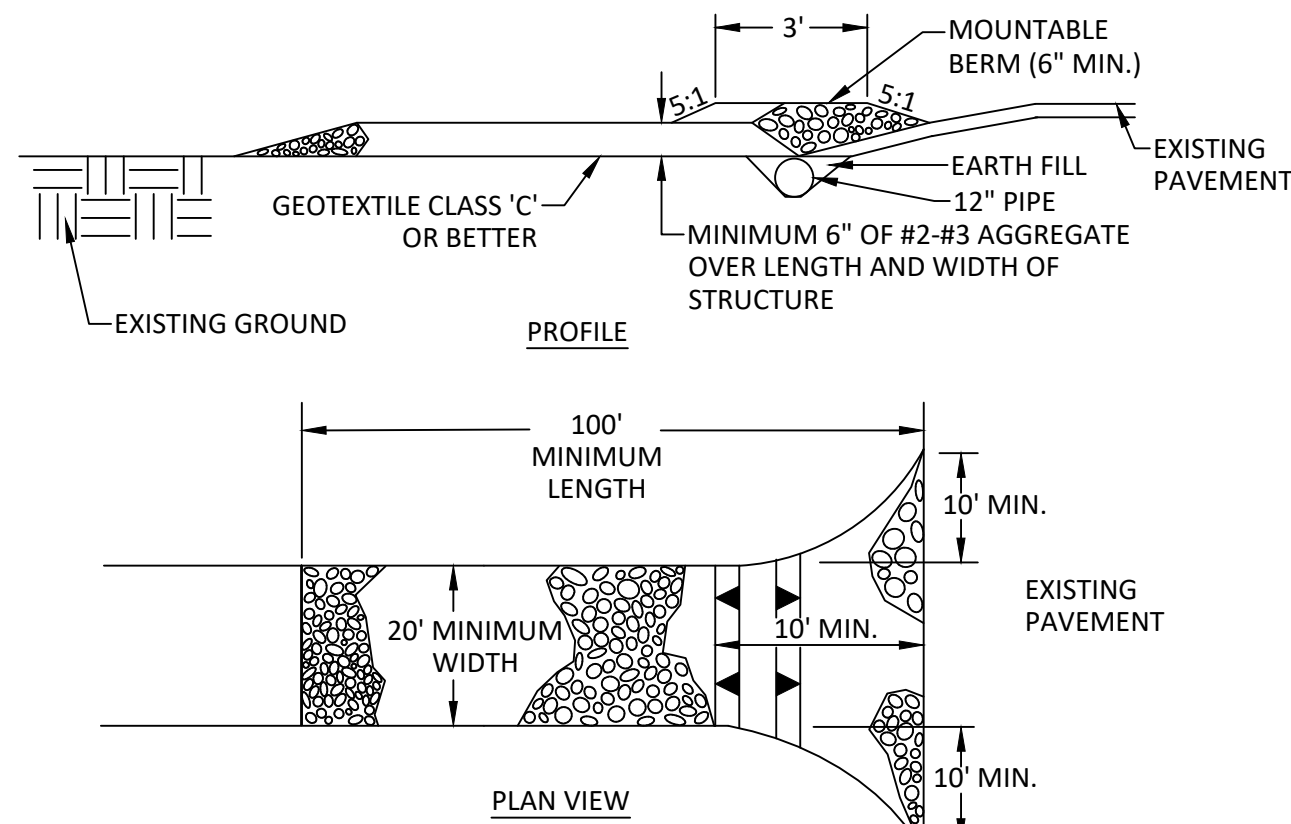
- REMOVE GRATE.
- BAG CAN BE CLEANED SEVERAL WAYS:
A) PICK UP BAG AND DUMP IT.
B) SHOVELING DEBRIS OUT OF BAG
C) VAC-UNIT
- SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
- REINSTALL BAG.
- REINSTALL GRATE.

TO BE USED ON STRUCTURES:

EXISTING:

PROPOSED: 7, 8, 9

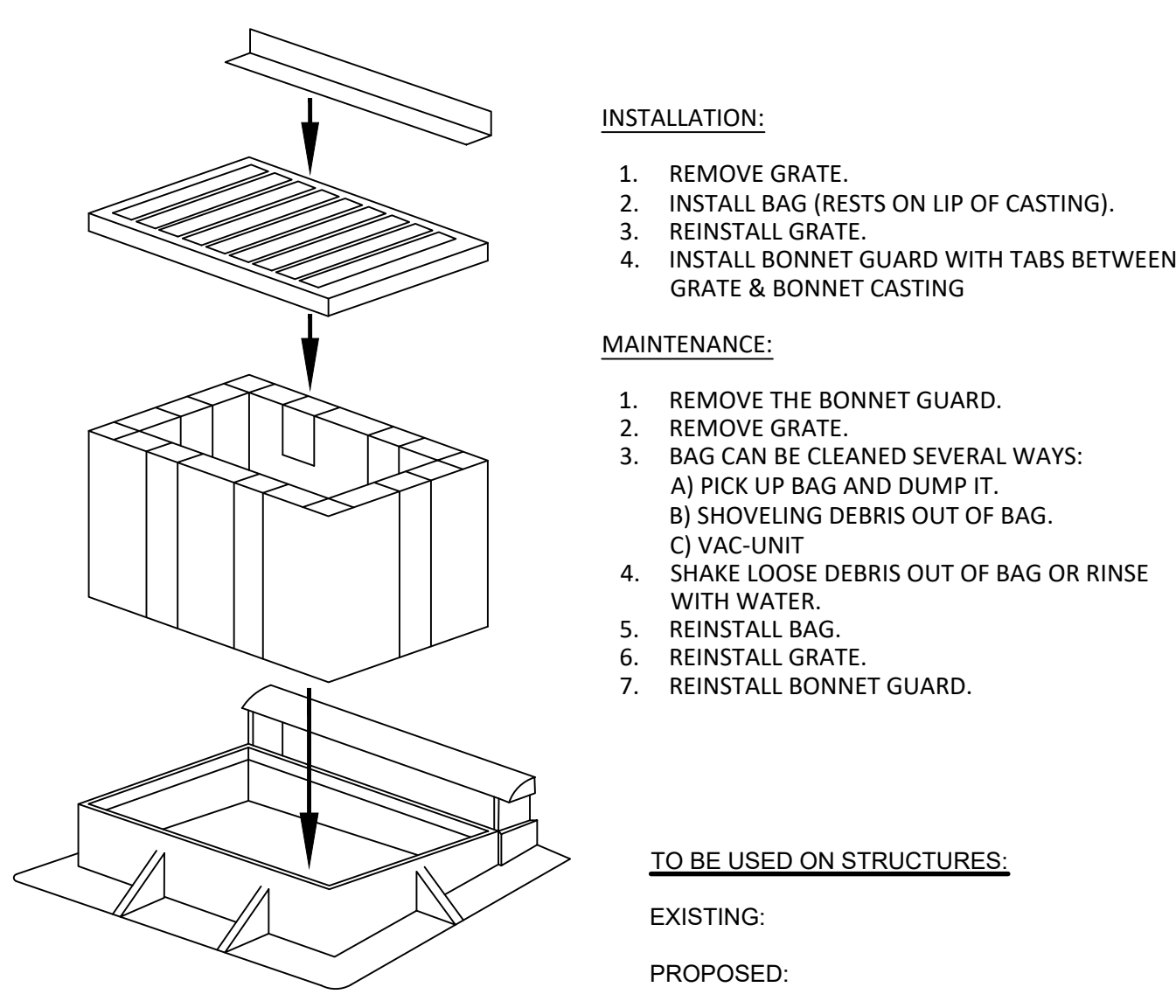
D DETAIL
INLET FILTER (BELOW GRATE INLET PROTECTION) N.T.S.



NOTES:

- LENGTH - MINIMUM OF 100'
- WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
- STONE - CRUSHED AGGREGATE (#2 TO #3) OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

B DETAIL
STABILIZED CONSTRUCTION ENTRANCE N.T.S.



INSTALLATION:

- REMOVE GRATE.
- INSTALL BAG (RESTS ON LIP OF CASTING).
- REINSTALL GRATE.
- INSTALL BONNET GUARD WITH TABS BETWEEN GRATE & BONNET CASTING

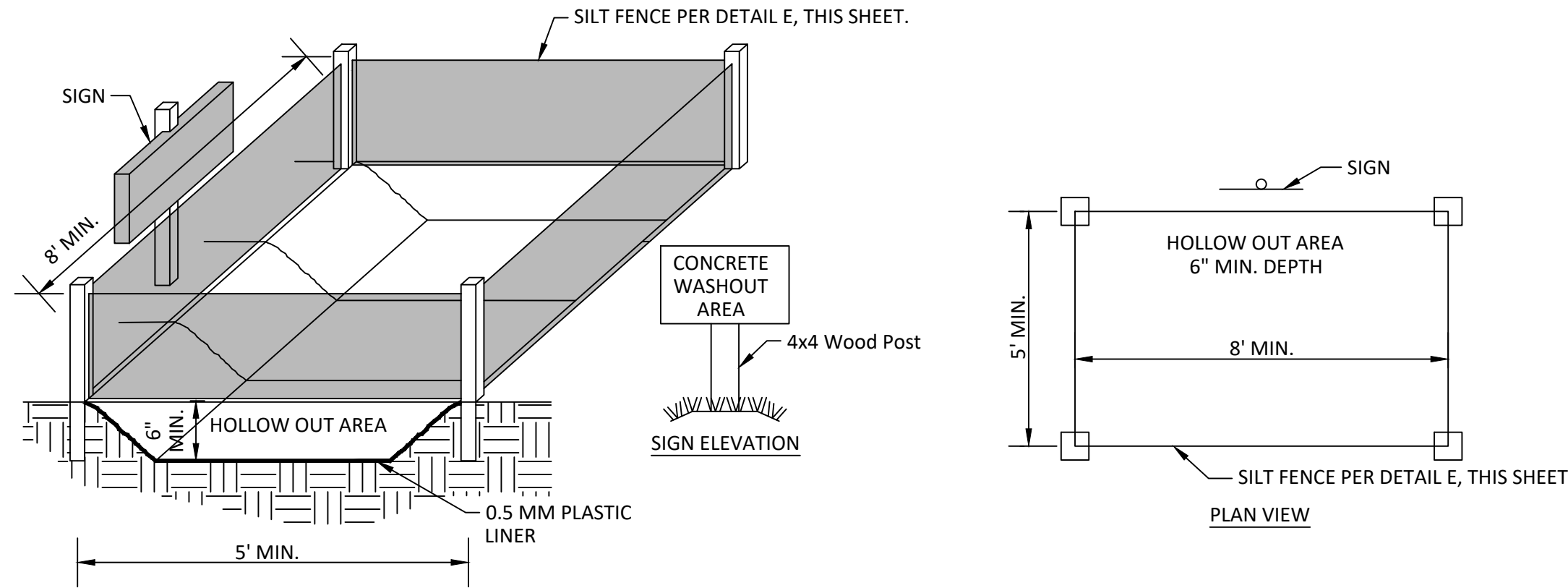
MAINTENANCE:

- REMOVE THE BONNET GUARD.
- REMOVE GRATE.
- BAG CAN BE CLEANED SEVERAL WAYS:
A) PICK UP BAG AND DUMP IT.
B) SHOVELING DEBRIS OUT OF BAG.
C) VAC-UNIT
- SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
- REINSTALL BAG.
- REINSTALL GRATE.
- REINSTALL BONNET GUARD.

TO BE USED ON STRUCTURES:

EXISTING:

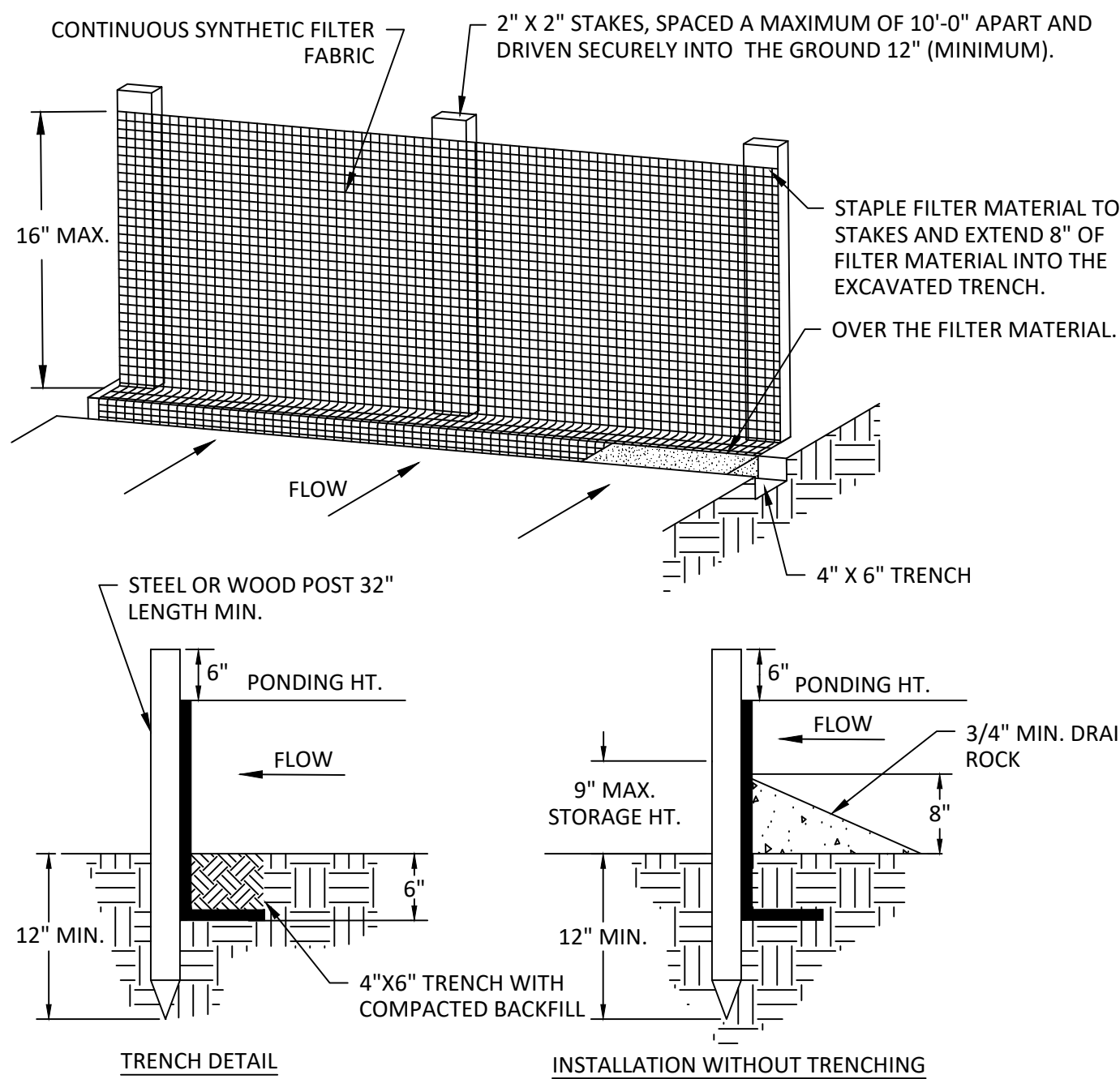
PROPOSED:



NOTES:

- CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS.
- ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED PROPERLY.
- PLACE PLASTIC LINER OVER THE ENTIRE HOLLOW OUT AREA PRIOR TO USE.
- PROVIDE ITEMS NOTED ABOVE INCLUDING REMOVAL OF CONCRETE WASHOUT UPON COMPLETION OF THE PROJECT AS NOTED IN THE BID PRICE FOR THE PROJECT.
- FILL HOLLOW AREA TO A DEPTH OF 4 TO 6 INCHES WITH CMSC ITEM 703 AGGREGATE, SIZE #57, #2, OR #4.
- USE OF ROLL AWAY OR OTHER PORTABLE CONTAINERS IS AN ACCEPTABLE ALTERNATIVE (AND HIGHLY ENCOURAGED) PROVIDED THEY ARE USED IN ACCORDANCE WITH NPDES GUIDELINES ON CONCRETE WASHOUT.

C DETAIL
CONCRETE TRUCK WASHOUT AREA N.T.S.



NOTES:

GENERAL

- CONSTRUCT SILT FENCE BEFORE UPSLOPE DISTURBANCE BEGINS.
- BRING ENDS OF SILT FENCE UPSLOPE SLIGHTLY SO THAT PONDING WATER WILL BE PREVENTED FROM FLOWING AROUND ENDS.
- WHEN POSSIBLE PRESERVE VEGETATION 5 FEET UP UPSLOPE OF THE SILT FENCE. IF REMOVED, REESTABLISH WITHIN 7 DAYS FROM INSTALLATION OF FENCE.
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE.
- THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.
- STRAW WATTLES AND COMPOST ROLLS TO BE A MINIMUM OF 12" IN DIAMETER.

MAINTENANCE

- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

E DETAIL
SILT FENCE N.T.S.

#	DATE	CHANGE DESCRIPTION



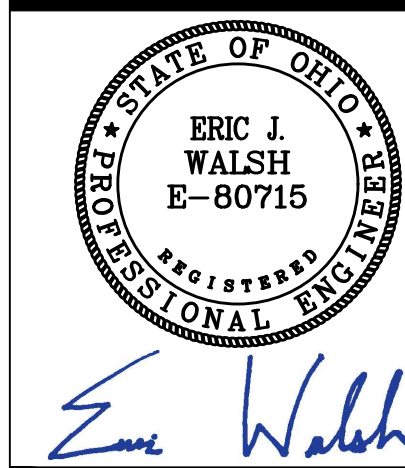
THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43075
FOR CMHA

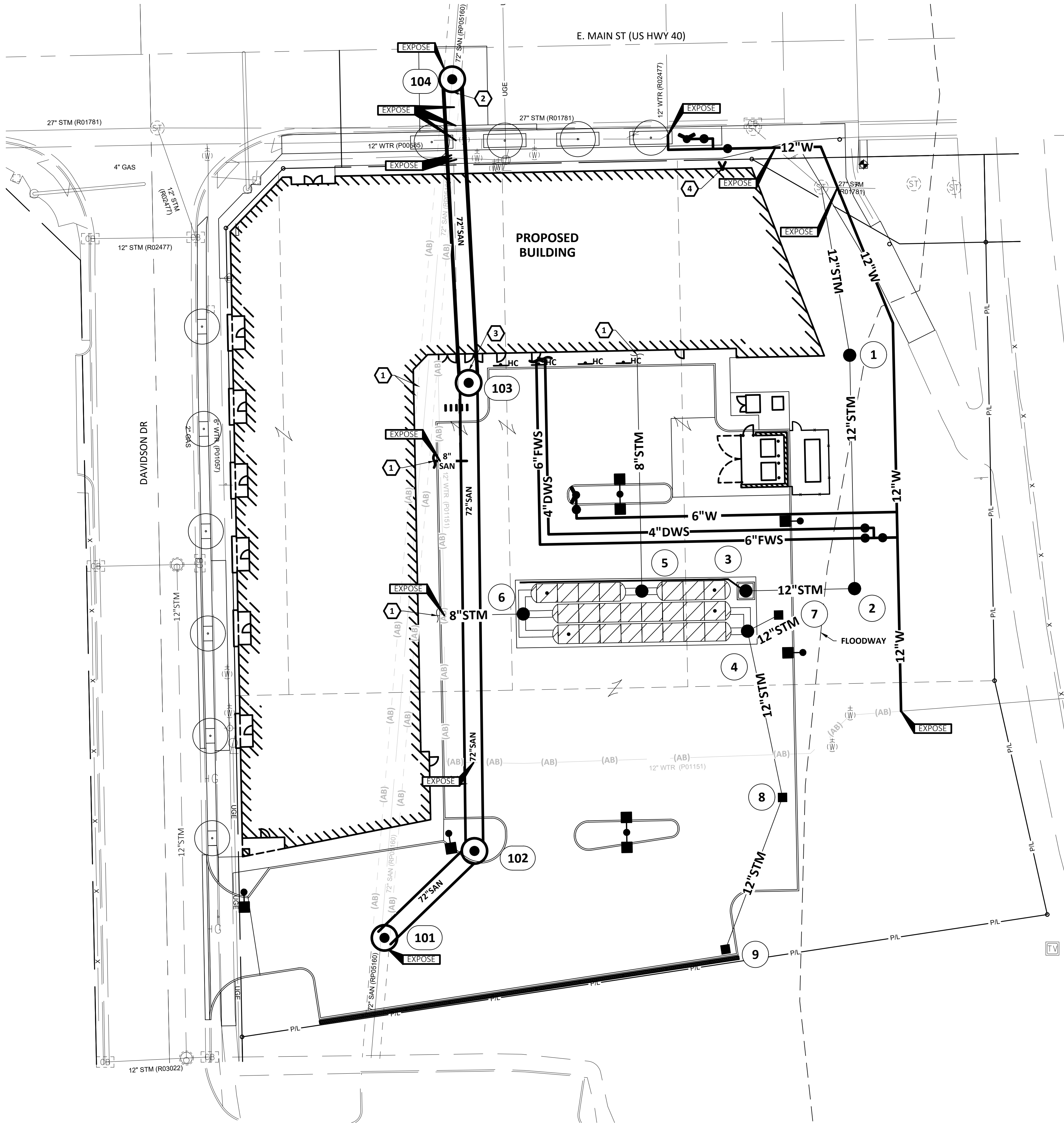


Moody Nolan
300 SPRUCE STREET
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COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

EROSION DETAILS

	07/25/2025
	25003
	C2.06
	COA

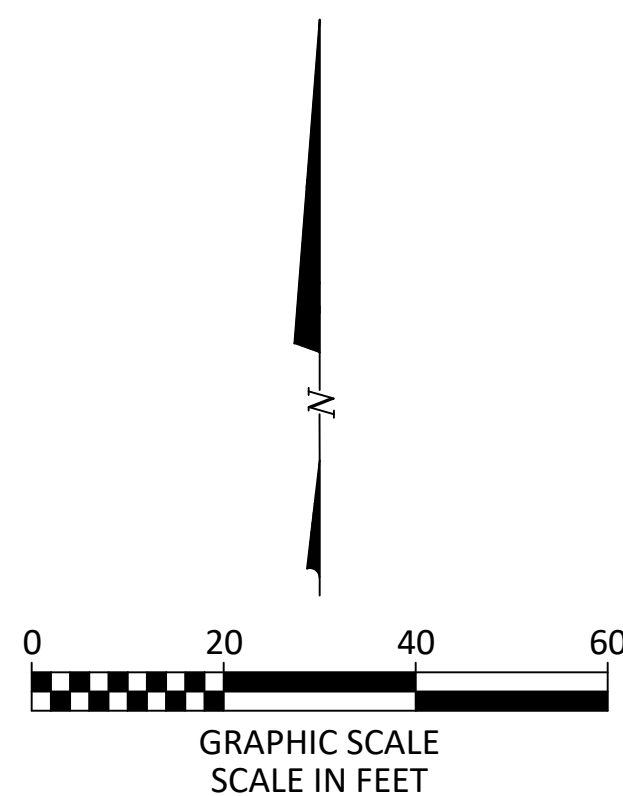


GENERAL NOTES:

- DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- REFER TO SHEETS C2.01-C2.04 FOR STORM SEWER INFORMATION.
- MAINTAIN MINIMUM 4'-0" COVER OVER ALL WATERLINES.
- MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
- PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
- REFER TO CITY OF REYNOLDSBURG STANDARD DRAWINGS FOR TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY THE CITY OF REYNOLDSBURG AND THESE CONTRACT DOCUMENTS.
- ALL COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY CWDG.
- WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: EXPOSE. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
- SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
- ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH THE OWNER AND/OR THE CITY.

CODED NOTES:

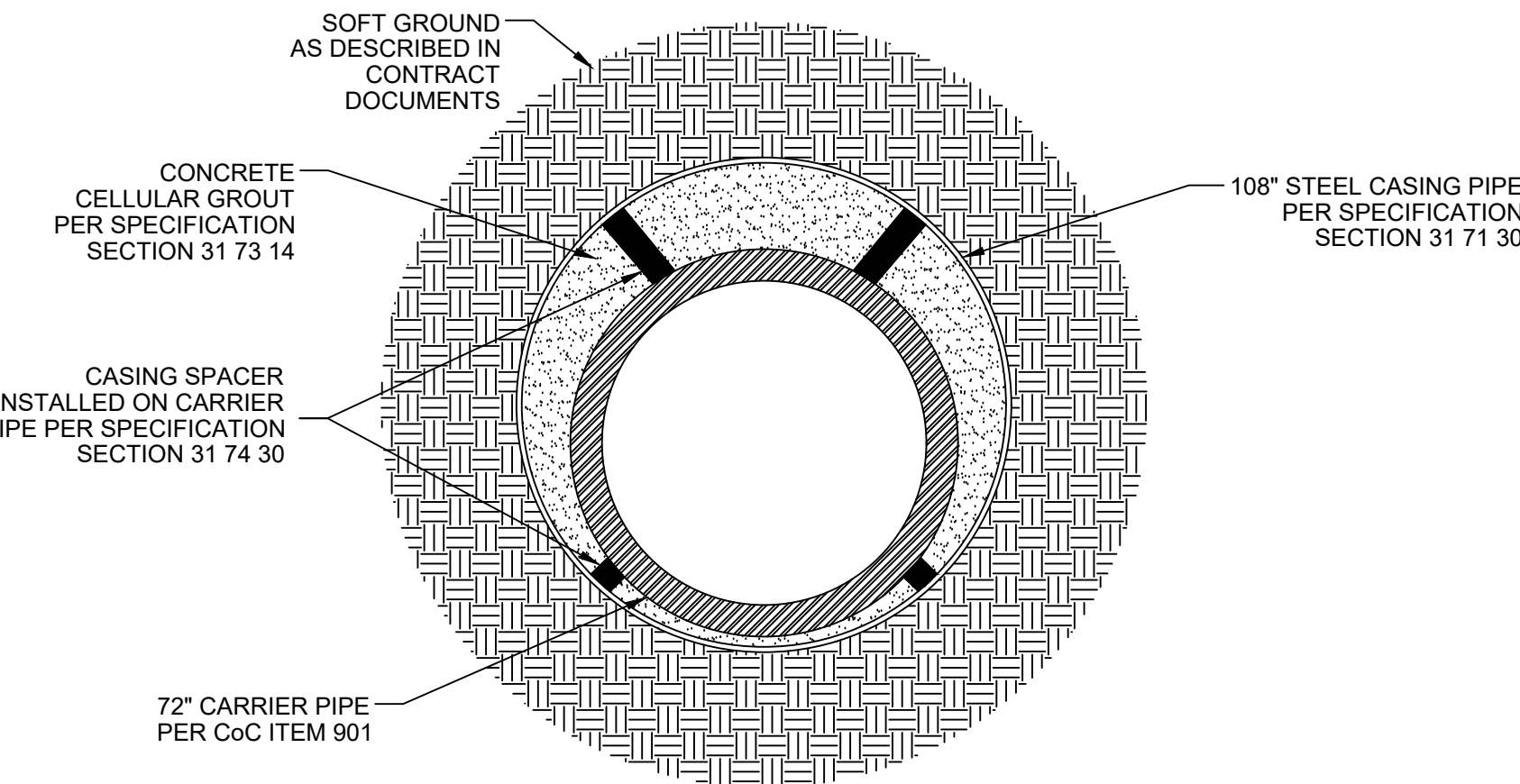
- CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- BEGIN STEEL CASING PIPE AND CARRIER PIPE PER DETAIL A/THIS SHEET.
- END STEEL CASING PIPE AND CARRIER PIPE PER DETAIL A/THIS SHEET.
- WALL MOUNTED FDC.



UTILITY LEGEND

PROPOSED

- W WATER LINE
- STM STORM SEWER
- SAN SANITARY SEWER
- SAN SANITARY SEWER W/ STEEL CASING PIPE PER DETAIL A/THIS SHEET
- CUT AND PLUG EXISTING UTILITY
- (AB)- ABANDON EXISTING UTILITY
- FIRE HYDRANT
- GATE VALVE & CURB BOX
- MANHOLE
- STRUCTURE NUMBER
- FIRE DEPARTMENT CONNECTION



A DETAIL
STEEL CASING PIPE AND CARRIER PIPE

N.T.S.

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

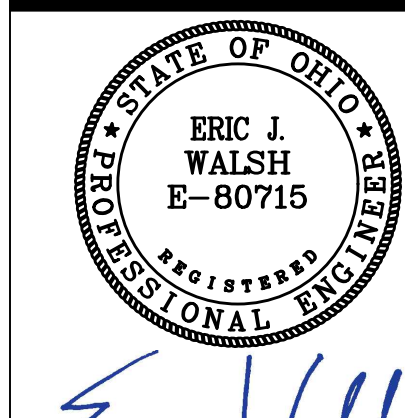
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SITE UTILITY PLAN



07/25/2025
25003
C3.01
COA

KORDA

KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



EVERGREEN TREE TO
BE REMOVED

KEY	TREE SPECIE (COMMON NAME)	DBH	COMMENTS	REPLACEMENT
1	HONEYLOCUST	16"	REMOVE	REPLACE
2	HONEYLOCUST	16"	REMOVE	REPLACE
3	GINKGO	2"	REMOVE- SEE NOTE #1	EXEMPT
4	GINKGO	2"	REMOVE- SEE NOTE #1	EXEMPT
5	WHITE PINE	10"	REMOVE	REPLACE
6	WHITE PINE	8"	REMOVE	REPLACE
7	WHITE PINE	8"	REMOVE	REPLACE

TOTAL TREES REMOVED = 5
SEE PLANTING PLAN L1.01 FOR
REPLACEMENT TREES

 TREE RECENTLY PLANTED BY CITY. REMOVE AND RETURN AS DIRECTED BY CITY STAFF. TREE EXEMPT FROM REPLACEMENT



#	DATE	CHANGE DESCRIPTION



THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

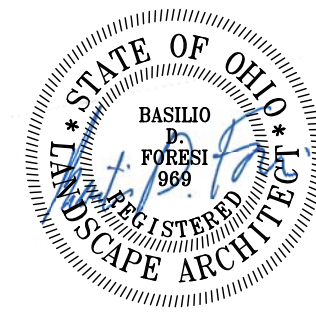


300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FAX: (614) 280-8881

Moody Nolan FAX: (614) 280-8881
CERTIFICATE NO: FIRM 0019747

DRAWING TITLE

TREE SURVEY PLAN



07/25/2025

25003

L0.01

COA

REYNOLDSBURG CODE COMPLIANCE CHART - CONT.

CODE SECTION	REQUIRED	PROVIDED	KEY
1105.07 E Tree Replacement	Each existing major tree removed in accordance with subsection (d) above shall be replaced with one (1) tree, having a minimum caliper of two inches (2") as measured one foot (1') above ground level. Total major trees removed = 0	(0) shade trees provided	
1105.07 G Street Tree Requirements	i. Trees planted shall be on the list of approved street trees maintained by the City of Reynoldsburg. ii. The minimum spacing between this and other trees shall be 35 feet for large trees (mature height of fifty feet [50'] or more), twenty-five feet (25') for medium trees (mature height of between thirty and fifty feet [30'-50']) and fifteen feet (15') for small trees (range from ten to thirty feet [10'-30'] at maturity)	East Main Street (3) medium shade trees provided @ 25' o.c. Species: Imperial Honeylocust to match existing street trees east of bridge. Davidson Drive (8) medium upright shade trees provided @ 25' o.c. Species: Slender Silhouette Sweetgum	 
1105.07 H i.2.c Interior Lot Landscaping	Over fifty thousand (50,000) square feet: a total trunk diameter of twenty inches (20"), plus one inch (1") of trunk diameter for every four thousand (4,000) square feet over fifty thousand (50,000) square feet or fraction thereof. Impervious Area = 71,509 SF = 25.4" inches of trunk diameter required	(9) trees @ 3.0" = 27" of trunk dia.	
1105.07 J ii. Parking Area Landscaping Standard	For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs. 82 spaces / 10 = 8.2 or 9 trees required and 36 shrubs required 9 x 200 sf = 1,800 landscape area required	(9) trees (18) shrubs 1,864 sf of landscape area	 
1105.07 K ii. Screening and Landscaping for Service Structures	Location of screening. Either a solid, opaque fence or wall or earth berm, or with a continuous planting of evergreen plant material shall enclose any service structure on all sides, unless such structure must be frequently accessed, in which case screening on all but one (1) side is required. The average height of the screening fence or wall or evergreen shall be one foot (1') more than the height of the enclosed structure but shall not exceed the maximum permitted height of fences and walls of the District.	Dumpster enclosure - 6'-0" hgt., masonry Opacity: 100% Generator - 6' hgt., aluminum fence on 3 sides with 10' hgt. evergreens. Opacity: 100% when evergreens are full grown. Elec. transformer - 10' hgt. and 6' hgt. evergreens. Opacity: 100% See buffering exhibits on L1.02. See sheet EX. 06 for elevations/ details.	

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
2	ASG	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	3" Cal.	B&B	
3	QBI	Quercus bicolor	SWAMP WHITE OAK	3" Cal.	B&B	
4	NSY	Nyssa sylvatica	BLACK TUPELO	3" Cal.	B&B	
6	GBP	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2" Cal.	B&B	SPACED @ 25' O.C.
4	GTL	Gleditsia triacanthos f. Inermis 'Impcole'	IMPERIAL HONEYLOCUST	2.5" Cal.	B&B	WELL MATCHED
4	UPA	Ulmus parvifolia	LACEBARK ELM	2.5" Cal.	B&B	
5	ZSG	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	2.5" Cal.	B&B	
ORNAMENTAL TREES						
2	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	7-8" Hgt.	B&B	3-6 STEMS
SHRUBS						
30	CAH	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMERSWEET	18" Hgt.	Cont.	
32	FIM	Fothergilla x intermedia 'Mount Airy'	MT. AIRY DWARF FOTHERGILLA	24" Hgt.	Cont.	
12	JCS	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	10" Hgt.	B&B	
3	JSS	Juniperus scopulorum 'Skyrocket'	SKYROCKET JUNIPER	6" Hgt.	B&B	
26	PFA	Potentilla fruticosa 'Abbotswood'	ABBOTSWOOD POTENTILLA	18" Hgt.	Cont.	
78	SJA	Spiraea japonica 'Anthony Waterer'	ANTHONY WATERER SPIREA	24" Hgt.	Cont.	
10	TMD	Taxus x media 'Densiformis'	DENSE YEW	30"-36" Hgt.	B&B	
1	VJU	Viburnum x Juddii	JUDD VIBURNUM	36" Hgt.	B&B	
PERENNIALS/ GRASSES/ GROUNDCOVER						
80	HHR	Heemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	
410	LMV	LilIope muscarl 'Variegata'	VARIEGATED LILYTURF	1 Gal.	Cont.	
21	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSESMEN STANDARDS.

- 1 RESTORE LAWN AREA DISTURBED BY CONSTRUCTION. FILL AREAS WITH TOPSOIL AND SEED WITH TURF-TYPE TALL FESCUE SEED MIX.
- 2 LANDSCAPE AREA - FILL AREA WITH TOPSOIL. MINIMUM DEPTH SHALL BE 18" MET ADJACENT SURFACES PLUS.
- 3 STREETSCAPE PLANTER - SEE DETAIL #3/ L1.02.
- 4 BRICK PAVERS TO MATCH EXISTING STREETSCAPE PAVERS - SEE DETAILS 1 & 2/ L1.02. BASIS OF DESIGN: WHITACRE GREEN 48x48 CLAY PAVES, BEVELED EDGE WITH SPACER LUG.
- 5 6" BACKED BENCH WITH ARMS
BASIS OF DESIGN: VICTOR STANLEY FMS-324
MAINTAIN 67" (MIN) ADA CLEARANCE ADJACENT TO BENCH.
- 6 LITTER RECEPTACLE
BASIS OF DESIGN: VICTOR STANLEY EB-45
- 7 6" TALL DECORATIVE ALUMINUM FENCE
- SEE DETAIL #4/ L1.02.
INCLUDE 3" SINGLE GATE AS INDICATED ON PLAN.
- 8 BIKE RACK [TYP. OF 5] - SEE DETAIL #5/ L1.02.
- 9 SCREEN FENCE TO BE EMBEDDED INTO RETAINING WALL - SEE DETAIL #6/ L1.02.
- 10 DECORATIVE GRAPPEL - 4" MIN. DEPTH OVER WOOD PLANK. CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.

NOTES:

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

3' DEPTH OF HARDWOOD BARK MULCH OVER ENTIRE PLANTING BED FINISHED GRADE

5' DEPTH OF SOIL MIX, INCORPORATED INTO TOP 12" DEPTH OF NATIVE SOIL OVER ENTIRE PLANTING BED BEFORE PLANTING OPERATIONS BEGIN.

BACKFILL WITH NATIVE SOIL
EXISTING SOIL
UNDISTURBED SOIL OR
COMPACTED BACKFILL

(2) NTS

NTS

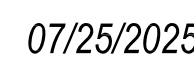
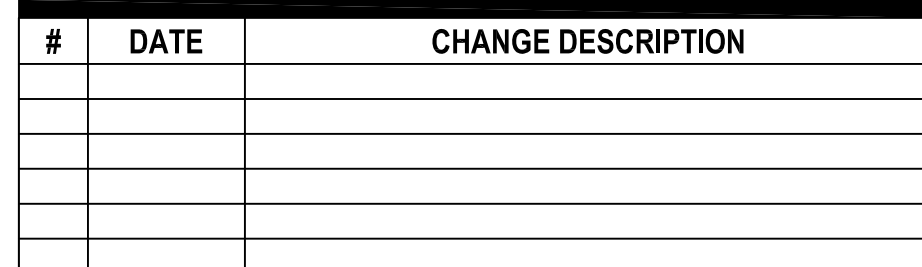
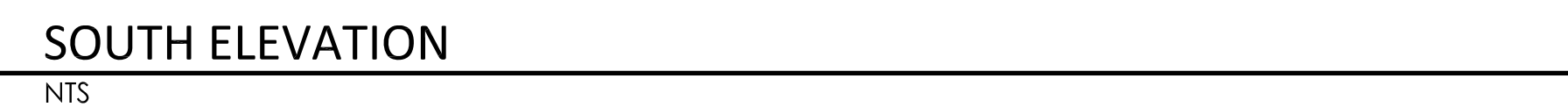
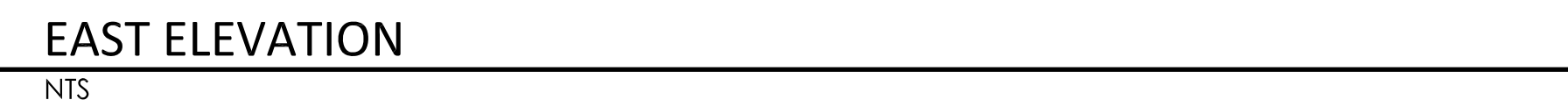
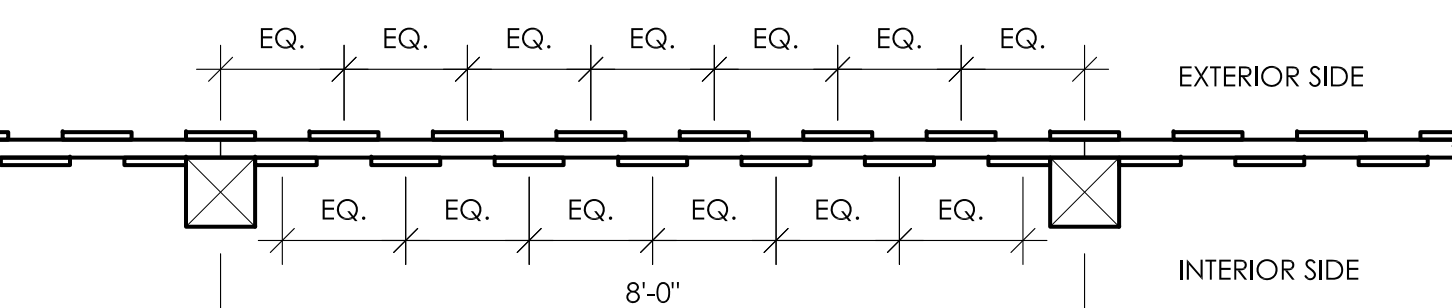
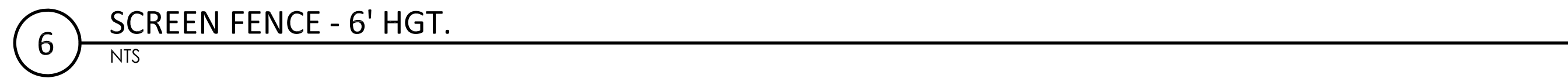
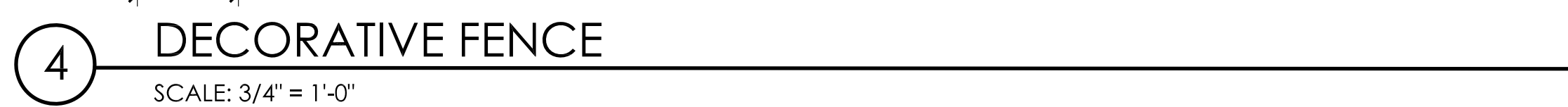
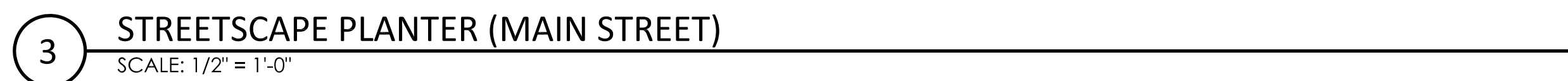
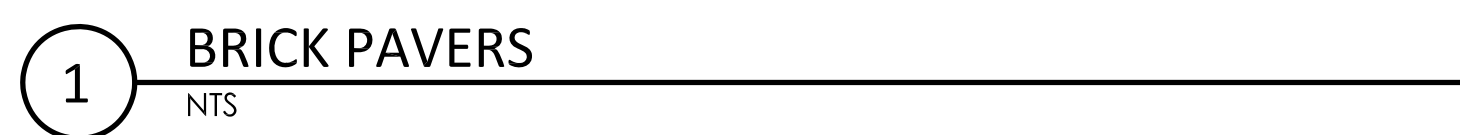
NTS

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25003

L1.01

COA



25003

L1.02

COA



GENERAL LANDSCAPE NOTES:

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
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- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOI ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

- RESTORE LAWN AREA DISTURBED BY CONSTRUCTION. FILL AREAS WITH TOPSOIL AND SEED WITH TURF-TYPE TALL FESCUE SEED MIX.
- LANDSCAPE AREA - FILL AREA WITH TOPSOIL. MINIMUM DEPTH SHALL BE 18". MEET ADJACENT SURFACES FLUSH.
- STREETSCAPE PLANTER - SEE DETAIL #3/ L1.02.
- BRICK PAVERS TO MATCH EXISTING STREETSCAPE PAVERS - SEE DETAILS 1 & 2/ L1.02. BASIS OF DESIGN: WHITACRE CREEK 4x8 CLAY PAYER, BEVELED EDGE WITH SPACER LUG.
- 6" BACKED BENCH WITH ARMS. BASIS OF DESIGN: VICTOR STANLEY FMS-324. MAINTAIN 67" (MIN) ADA CLEARANCE ADJACENT TO BENCH.
- LITTER RECEPTACLE. BASIS OF DESIGN: VICTOR STANLEY EB-45.
- 6" TALL DECORATIVE ALUMINUM FENCE - SEE DETAIL #4/ L1.02. INCLUDE 3" SINGLE GATE AS INDICATED ON PLAN.
- BIKE RACK (TYP. OF 5) - SEE DETAIL #5/ L1.02.
- SCREEN FENCE TO BE EMBEDDED INTO RETAINING WALL - SEE DETAIL #6/ L1.02.
- DECORATIVE GRAVEL - 4" MIN. DEPTH OVER WEED FABRIC. CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.

EDGE

330 W. Spring Street, Suite 350
Columbus, OH 43215
614-486-3343
www.edgela.com

#	DATE	CHANGE DESCRIPTION

 **THE HEIGHTS ON MAIN**
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY ORIENTED COLLABORATION
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

 300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FAX: (614) 280-8881
Moody Nolan CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:

LANDSCAPE PLAN



07/25/2025

25003

L1.01

COA



EXISTING SITE



#	DATE	CHANGE DESCRIPTION

**THE HEIGHTS ON MAIN**
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA

**Moody Nolan**
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:
SITE CONTEXT

	07/25/2025
	25003
	EX.01
	COA / MAJOR SITE PLAN



YMCA OF CENTRAL OHIO



REYNOLDSBURG CITY ADMINISTRATION



REYNOLDSBURG POLICE DEPARTMENT



REYNOLDSBURG CITY SCHOOLS ADMINISTRATIVE OFFICE



UNITED STATES POSTAL SERVICE



NEW RETAIL SPACE

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COOPERATION. COLLABORATION.

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

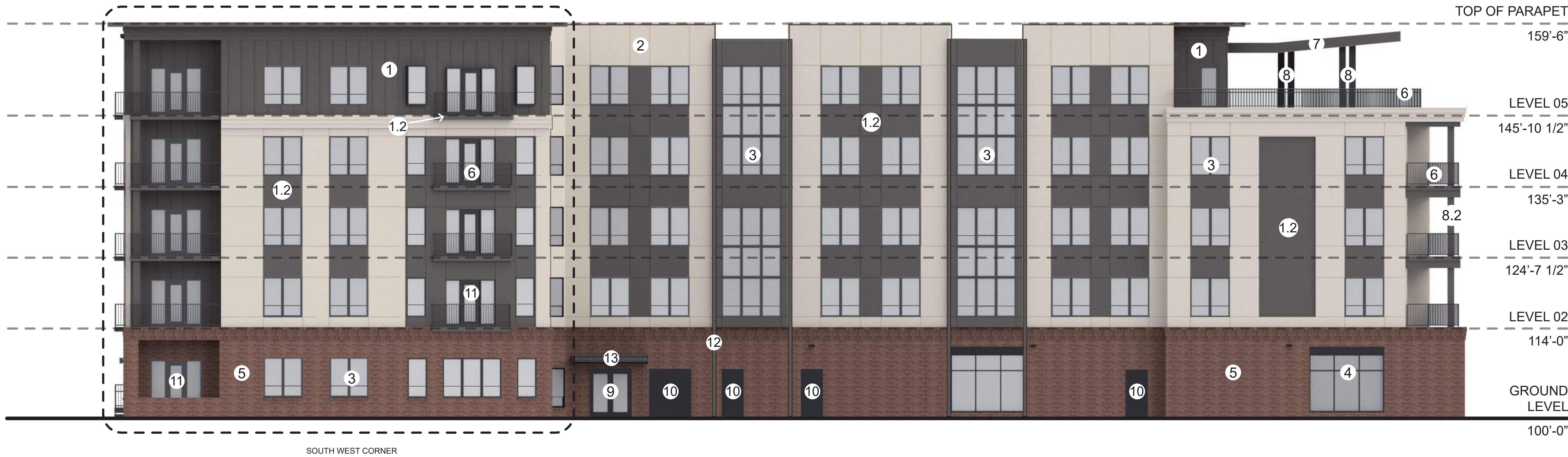


Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
SITE SURROUNDING CONTEXT

07/25/2025
25003
EX.02
COA / MAJOR SITE PLAN



2 ELEVATION SOUTH
1/8" = 1'-0" REF: 1 / A101



1 ELEVATION NORTH
1/8" = 1'-0" REF: 1 / A101

EXTERIOR MATERIALS
BASIS OF DESIGN

1. MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE

1.2 MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY

2. MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY

3. VINYL WINDOW - BLACK TRIM

4. ALUMIMUN STOREFRONT SYSTEM - BLACK

5. FACE BRICK - GENERAL SHALE OLD ENGLISH TUDOR

6. ALUMINUM BALCONY RAILINGS - BLACK

7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING

8. METAL WRAPPED COLUMNS

8.2 FIBER CEMENT CLAD COLUMNS - SW 7048 URBAN BRONZE

9. ALUMINUM STOREFRONT DOOR

10. HOLLOW METAL DOOR

11. VINYL OR COMPOSITE DOOR SYSTEM WITH GLAZED SIDELIGHTS

12. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING

13. PREFABRICATED METAL CANOPY, PAINTED BLACK

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
ELEVATIONS

	07/25/2025
	25003
	EX.03
	COA / MAJOR SITE PLAN



2 ELEVATION WEST
1/8" = 1'-0" REF: 1 / A101



1 ELEVATION EAST
1/8" = 1'-0" REF: 1 / A101

EXTERIOR MATERIALS
BASIS OF DESIGN

- 1. MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
- 1.2 MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
- 2. MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
- 3. VINYL WINDOW - BLACK TRIM
- 4. ALUMIMUN STOREFRONT SYSTEM - BLACK
- 5. FACE BRICK - GENERAL SHALE OLD ENGLISH TUDOR
- 6. ALUMINUM BALCONY RAILINGS - BLACK
- 7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING
- 8. METAL WRAPPED COLUMNS
- 8.2 FIBER CEMENT CLAD COLUMNS - SW 7048 URBAN BRONZE
- 9. ALUMINUM STOREFRONT DOOR
- 10. HOLLOW METAL DOOR
- 11. VINYL OR COMPOSITE DOOR SYSTEM WITH GLAZED SIDELIGHTS
- 12. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING
- 13. PREFABRICATED METAL CANOPY, PAINTED BLACK

#	DATE	CHANGE DESCRIPTION



THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
ELEVATIONS

	07/25/2025
	25003
	EX.04
	COA / MAJOR SITE PLAN



2 ELEVATION NORTHEAST
1/8" = 1'-0"
REF: 1 / A101

1 ELEVATION NORTHWEST
1/8" = 1'-0"
REF: 1 / A101

- EXTERIOR MATERIALS BASIS OF DESIGN**
1. MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 1.2 MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
 2. MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
 3. VINYL WINDOW - BLACK TRIM
 4. ALUMIMUN STOREFRONT SYSTEM - BLACK
 5. FACE BRICK - GENERAL SHALE OLD ENGLISH TUDOR
 6. ALUMINUM BALCONY RAILINGS - BLACK
 7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING
 8. METAL WRAPPED COLUMNS
 - 8.2 FIBER CEMENT CLAD COLUMNS - SW 7048 URBAN BRONZE
 9. ALUMINUM STOREFRONT DOOR
 10. HOLLOW METAL DOOR
 11. VINYL OR COMPOSITE DOOR SYSTEM WITH GLAZED SIDELIGHTS
 12. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING
 13. PREFABRICATED METAL CANOPY, PAINTED BLACK

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
ELEVATIONS

07/25/2025
25003
EX.05
COA / MAJOR SITE PLAN



07/25/2025
25003
EX.06
COA / MAJOR SITE PLAN



VIEW FROM INTERSECTION OF E MAIN AND DAVIDSON DRIVE

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
CONCEPTUAL EXTERIOR RENDERING

	07/25/2025
	25003
	EX.07
	COA / MAJOR SITE PLAN



VIEW ALONG E MAIN

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
CONCEPTUAL EXTERIOR RENDERING

	06/24/2025
	25003
	EX.08
	COA / MAJOR SITE PLAN



CONCEPTUAL SIGNAGE LOCATION



CONCEPTUAL SIGNAGE LOCATION
DOUBLE SIDED

EXTERIOR SIGNAGE
BASIS OF DESIGN

WE UNDERSTAND
SIGNAGE IS A SEPARATE
PERMIT/REVIEW
PROCESS

METAL SIGN

SHERWIN WILLIAMS 6447 EVER-
GREENS BACKGROUND

WHITE LETTERS AND ACCENT

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
EXTERIOR SIGNAGE BASIS OF DESIGN

	07/25/2025
	25003
	EX.09
	COA / MAJOR SITE PLAN

US 40 - EAST MAIN STREET



SQUARE FOOTAGE PER FLOOR & TOTAL AREA

LEVEL	AREA
LEVEL 01	21,997 SF
LEVEL 02	21,997 SF
LEVEL 03	21,997 SF
LEVEL 04	21,997 SF
LEVEL 05	21,998 SF
GRAND TOTAL	109,986 SF

FLOOR 01 USES: OFFICE (576 S.F.), OFFICE / RETAIL - SMALL / MEDIUM FORMAT (6071 S.F.), DWELLING MULTI-FAMILY (15,364 S.F.)

FLOORS 02 THRU 05 USES: DWELLING MULTI-FAMILY (87,878 S.F.)

UNIT MATRIX INFORMATION

UNIT TYPE	AREA (NET SF)	ACC.	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTAL PER UNIT TYPE	TOTAL PER BED TYPE
UNIT U1a 1 BED/ 1 BATH	582 SF		5	6	7	6	6	30	61 (1 BED)
UNIT U1a-A 1 BED/ 1 BATH	582 SF	X		1		1	1	3	
UNIT U1b 1 BED/ 1 BATH	699 SF			1	1	1	1	4	
UNIT U1c 1 BED/ 1 BATH	591 SF		1	2	2	2	2	9	
UNIT U1d 1 BED/ 1 BATH	623 SF		1	1	1	1	1	5	
UNIT U1e 1 BED/ 1 BATH	642 SF		1	1	1	2	2	7	
UNIT U1e-A 1 BED/ 1 BATH	642 SF	X	1	1	1			3	42 (2 BED)
UNIT U2a 2 BED/ 2 BATH	833 SF		1	3	2	2	2	10	
UNIT U2a-A 2 BED/ 2 BATH	833 SF	X			1	1	1	3	
UNIT U2b 2 BED/ 2 BATH	891 SF		2	2	2	2	3	11	
UNIT U2b-A 2 BED/ 2 BATH	891 SF	X		1	1	1		3	
UNIT U2c 2 BED/ 2 BATH	784 SF		1	1	1	1	1	5	
UNIT U2d 2 BED/ 2 BATH	992 SF			1	1	1		3	
UNIT U2e 2 BED/ 2 BATH	1,145 SF			1	1	1		3	
UNIT U2f 2 BED/ 1 BATH	821 SF			1	1	1	1	4	
			13	23	23	23	21	103	TOTAL UNITS

GENERAL NOTES - SITE PLAN

- THE LAND USE FOR THE SUBJECT PROPERTY PER TABLE 1103.A IS:
1) DWELLING - MULTI-UNIT BUILDING (PARKING 1 SPACE / UNIT)
2) RETAIL - SMALL OR MEDIUM FORMAT (FIRST FLOOR) (PARKING <3000 S.F. = 0 - >3000 S.F. 1400 S.F.) AND/OR
3) OFFICE - PROFESSIONAL SERVICES (FIRST FLOOR) AND/OR
4) MEDICAL - OFFICE (FIRST FLOOR)
- CURRENT ON-SITE PARKING PROVIDED: 80
- SEE PARKING INDICATED ON PLAN ALONG WITH SHEET A102 FOR SHARED PARKING ON ADJACENT CMHA SITE. PER ZONING CODE SECTIONS 1105.01.F & 1103.11.E
- SEE SHEETS A301, A302 FOR BUILDING LENGTH / ARTICULATION OF BUILDINGS COMPONENT DIMENSIONS FOR ELEVATIONS > 75' PER ZONING SECTION 1103.11.C
- FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT - COLUMBUS, OH

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:

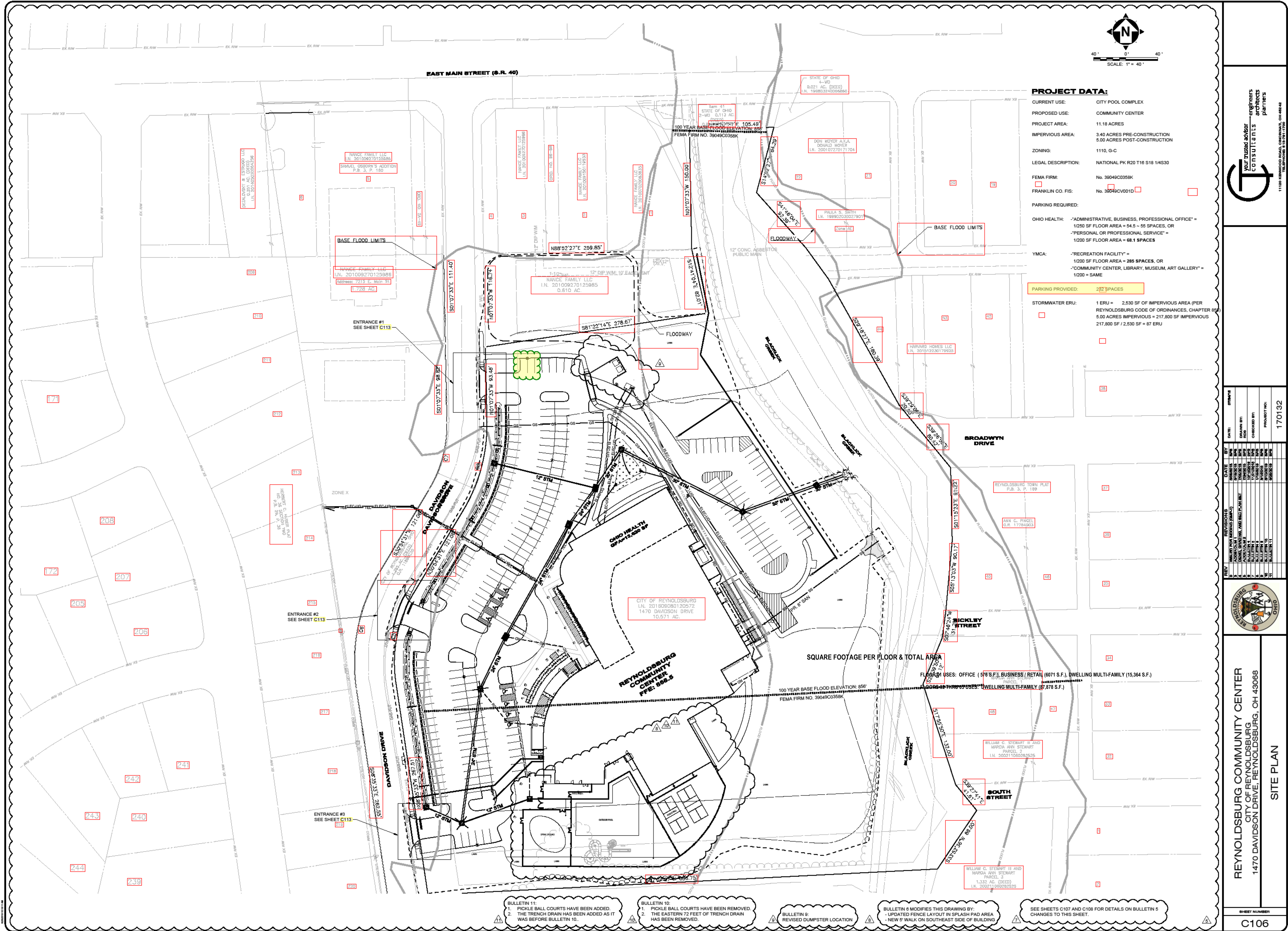
ARCHITECTURAL SITE PLAN

07/25/2025

25003

A001

COA



#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43206

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



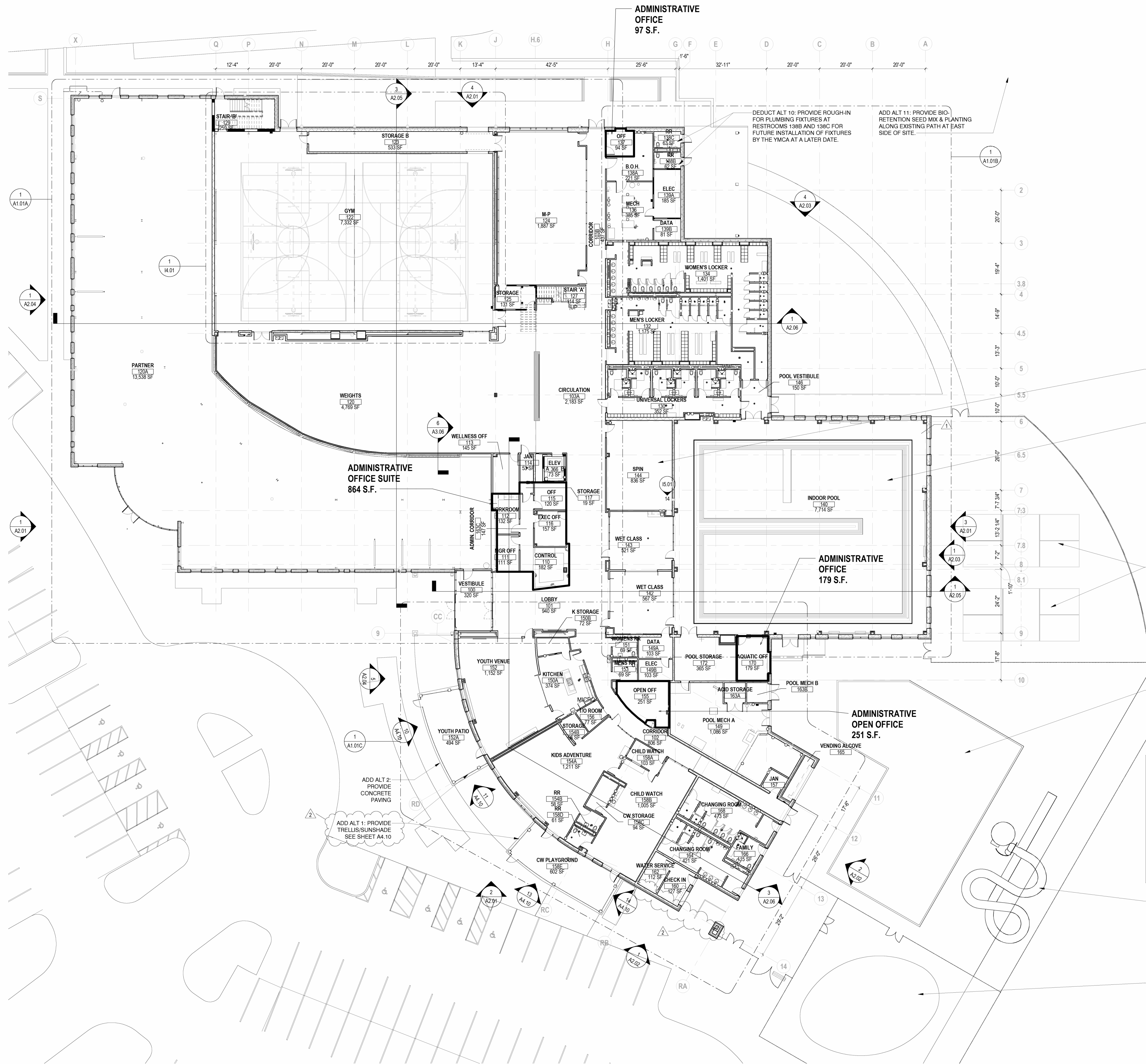
Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
SHARED PARKING - SITE PLAN

07/25/2025
25003
A002
COA

5/7/2025 9:10:52 PM



1 OVERALL FIRST FLOOR PLAN
A1.01 SCALE: 1/16" = 1'-0"

FOR REFERENCE ONLY

GENERAL NOTES

- FINISH FLOOR ELEVATION OF 100'-0" IS EQUAL TO USGS ELEVATION OF 888.52'
- EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION WALL OR ROUGH OPENINGS, TYPICAL UNLESS NOTED OTHERWISE
- INTERIOR DIMENSIONS SHOWN ARE TO FACE OF PROPOSED METAL STUDS OR FACE OF CMU, UNLESS NOTED OTHERWISE
- ALL DOORS INSTALLED IN INTERIOR PARTITIONS TO BE LOCATED 1'-10" FROM CENTERLINE OF DOOR TO ADJACENT WALL, UNLESS NOTED OTHERWISE
- VERIFY SIZE OF PRE-FABRICATED ITEMS, SUCH AS FIRE EXTINGUISHER CABINETS, CABINET HEATERS, AND RESTROOM ACCESSORIES PRIOR TO INSTALLING ADJACENT FRAMING
- PROVIDE BLOCKING OR METAL STRAPS IN WALLS AS REQUIRED FOR ATTACHMENT OF SURFACE MOUNTED ITEMS SUCH AS RESTROOM ACCESSORIES AND CASEWORK
- PROVIDE CRYSTAL BOARD CONTROL JOINTS PER THE SPECIFICATIONS, BUT NOT TO EXCEED 30'-0" ALONG CONTIGUOUS INTERIOR PARTITIONS
- PROVIDE SEALANT AT JOINTS BETWEEN ALL DISSIMILAR MATERIALS
- PAINT ALL EXPOSED, UNFINISHED EXTERIOR STEEL (DOORS, FRAMES, UNITS, BOLLARDS, ETC.)
- COORDINATE WORK BETWEEN TRADES AND OTHER DISCIPLINES. ADDITIONAL ITEMS OF WORK MAY APPEAR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION
- SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS
- SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS
- CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAIL 3/5057
- MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- WORK TO BE COORDINATED THROUGH THE GENERAL TRADER CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.I.F., UNLESS NOTED OTHERWISE
- SEE A01 FOR COURT & SLUICE LAYOUT
- TV MONITORS SHOWN ON PLAN ARE OPERATOR PROVIDED & INSTALLED

ADD ALT 9: PROVIDE RISER CONSTRUCTION IN SPIN ROOM (METAL FRAMING AND CEMENT BOARD CONSTRUCTION)

ADD ALT 7: PROVIDE UV SANITATION FOR INDOOR POOL

DEDUCT ALT 3: PICKLE BALL COURTS, CONCRETE PAVEMENT & FENCING, GRADE FUTURE PAD FOR COURTS TO DRAIN & PROVIDE GRASS SEEDS.

DEDUCT ALT 6: PROVIDE STAINLESS STEEL POOL WALLS, IN LIEU OF CONCRETE POOL

1291 S.F. DESIGNATED AS ADMINISTRATIVE / BUSINESS OFFICE (PARKING 1250 S.F.)

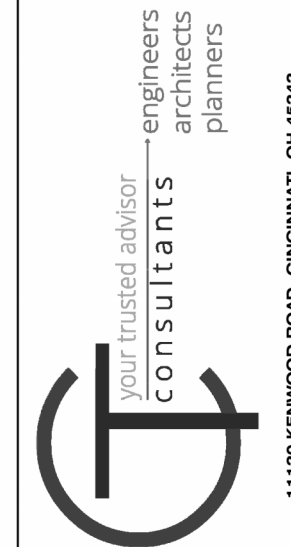
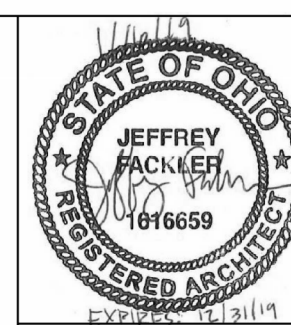
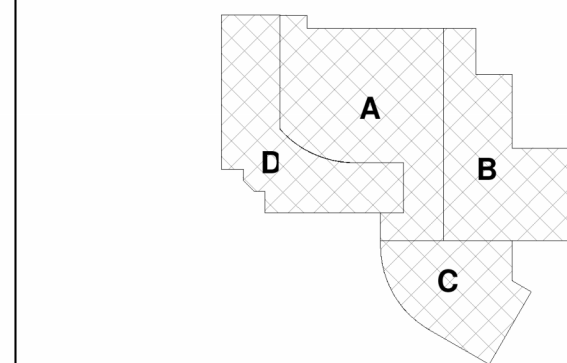
RECLASSIFICATION ALLOWS FOR THE REDUCTION OF 1 SPACE FROM OVERALL BUILDING 1200 S.F. CALCULATIONS.

YMCA / OHIO HEALTH REQUIRE 230 SPACES
232 SPACES PROVIDED, 2 SPACES ALLOCATED FOR SHARED PARKING WITH CMHA PROPERTY

ADD ALT 4: PROVIDE COMPLETE INSTALLATION OF WATER SLIDE. BASE BID TO INCLUDE PROVIDING INFRASTRUCTURE TO ACCOMMODATE POWER AND WATER FOR FUTURE INSTALLATION OF WATER SLIDE.

ADD ALT 5: PROVIDE COMPLETE INSTALLATION OF SPLASH PAD. BASE BID TO INCLUDE PROVIDING INFRASTRUCTURE TO ACCOMMODATE POWER AND WATER FOR FUTURE INSTALLATION OF SPLASH PAD.

KEY PLAN



REV	REVISIONS	DATE	BY
0	FOR REVIEW AND PRINT	5/7/2025	CM
1	FOR REVIEW AND PRINT	5/7/2025	CM
2	FOR REVIEW AND PRINT	5/7/2025	CM



REYNOLDSBURG COMMUNITY CENTER
CITY OF REYNOLDSBURG
1470 DAVIDSON DRIVE, REYNOLDSBURG, OH 43068
FIRST FLOOR PLAN - OVERALL

SHEET NUMBER
A1.01

GENERAL NOTES - SITE PLAN

- THE LAND USE FOR THE SUBJECT PROPERTY PER TABLE 1103.A IS:
1) ADMINISTRATIVE, BUSINESS, PROFESSIONAL OFFICE (PARKING 1250 S.F.)
2) RECREATION FACILITY, COMMUNITY CENTER (PARKING 1200 S.F.)
- CURRENT ON-SITE PARKING PROVIDED: 232
- 1291 S.F. WITHIN THE YMCA (PARKING = 1200 S.F.) SPACE IS ADMINISTRATIVE, BUSINESS OFFICE (PARKING = 1250 S.F.)
CURRENT ON-SITE PARKING REQUIRED: 230
- SEE PARKING INDICATED ON PLAN TO BE SHARED WITH ADJACENT CMHA SITE PER ZONING CODE SECTIONS 1105.01.F & 1103.11.E
- SEE SHEET A001 FOR CMHA SITE PLAN.

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS



THE HEIGHTS ON MAIN

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR

CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:

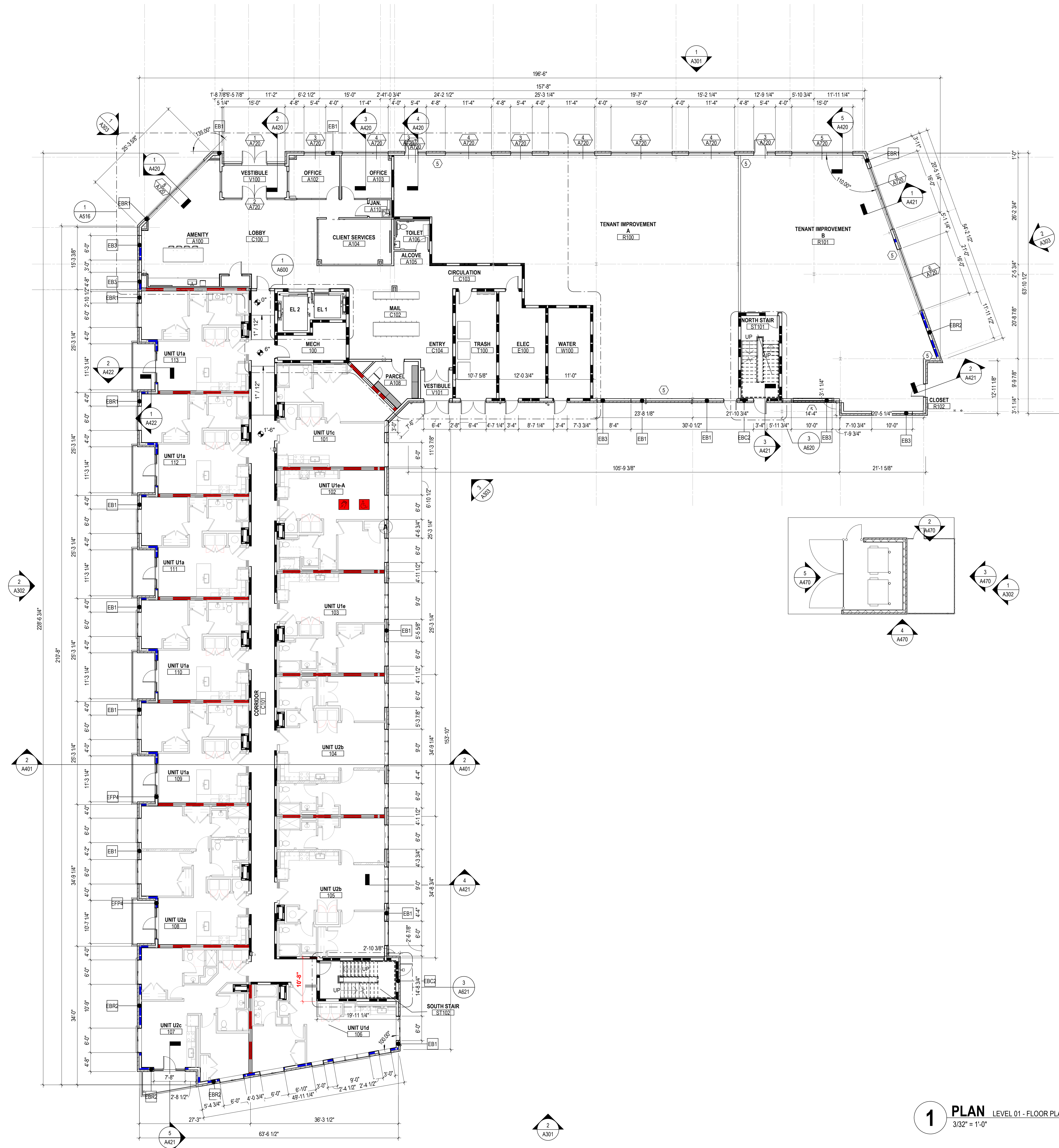
SHARED PARKING - YMCA FLOOR PLAN

07/25/2025

25003

A003

COA



1 PLAN LEVEL 01 - FLOOR PLAN - OVERALL
3/32" = 1'-0"

KEY VALUE	KEYNOTE TEXT
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[illegible]

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:

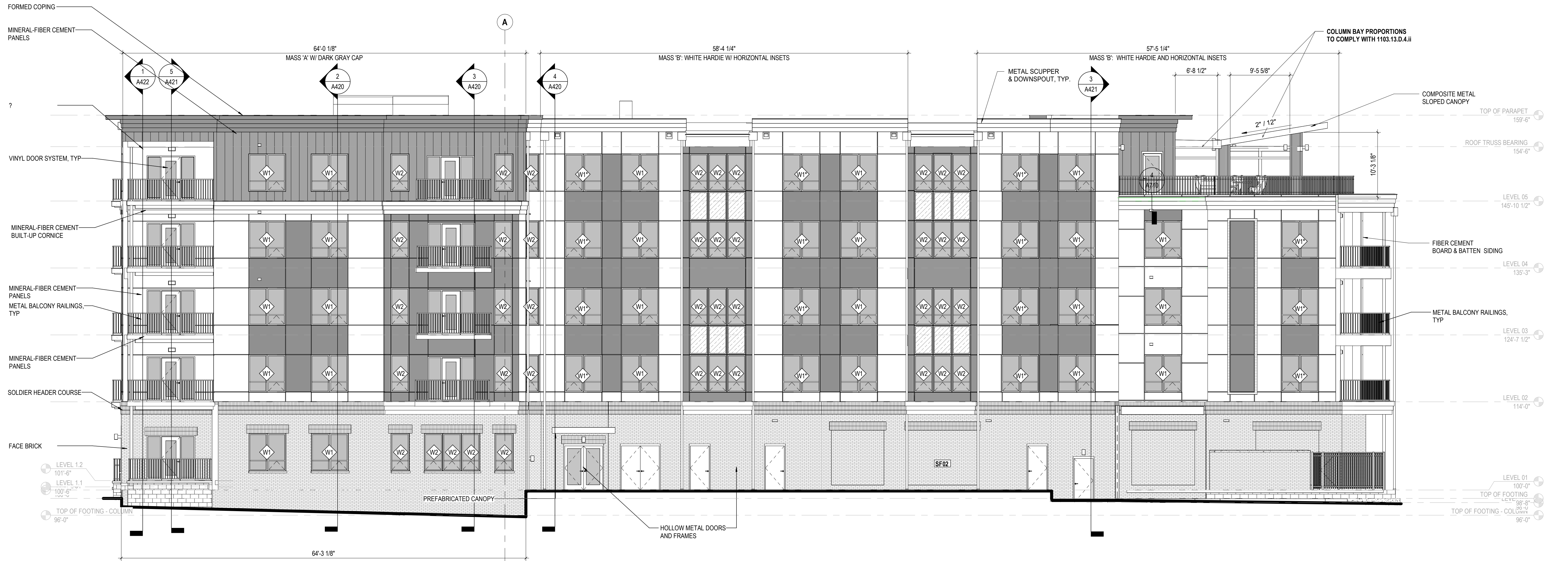
LEVEL 01 - FLOOR PLAN - OVERALL

07/25/2025

25003

A101

COA



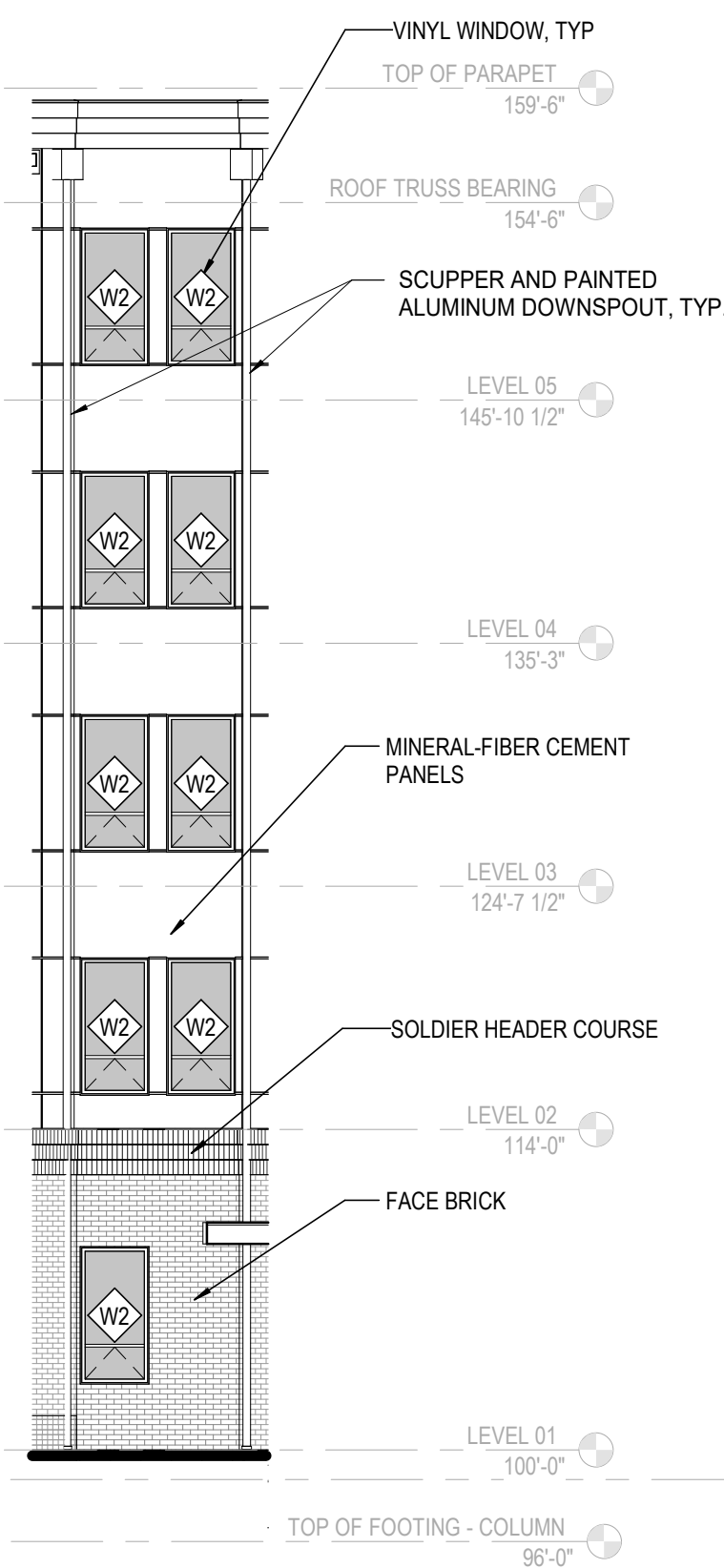


IG-1 EXTERIOR INSULATED GLAZING

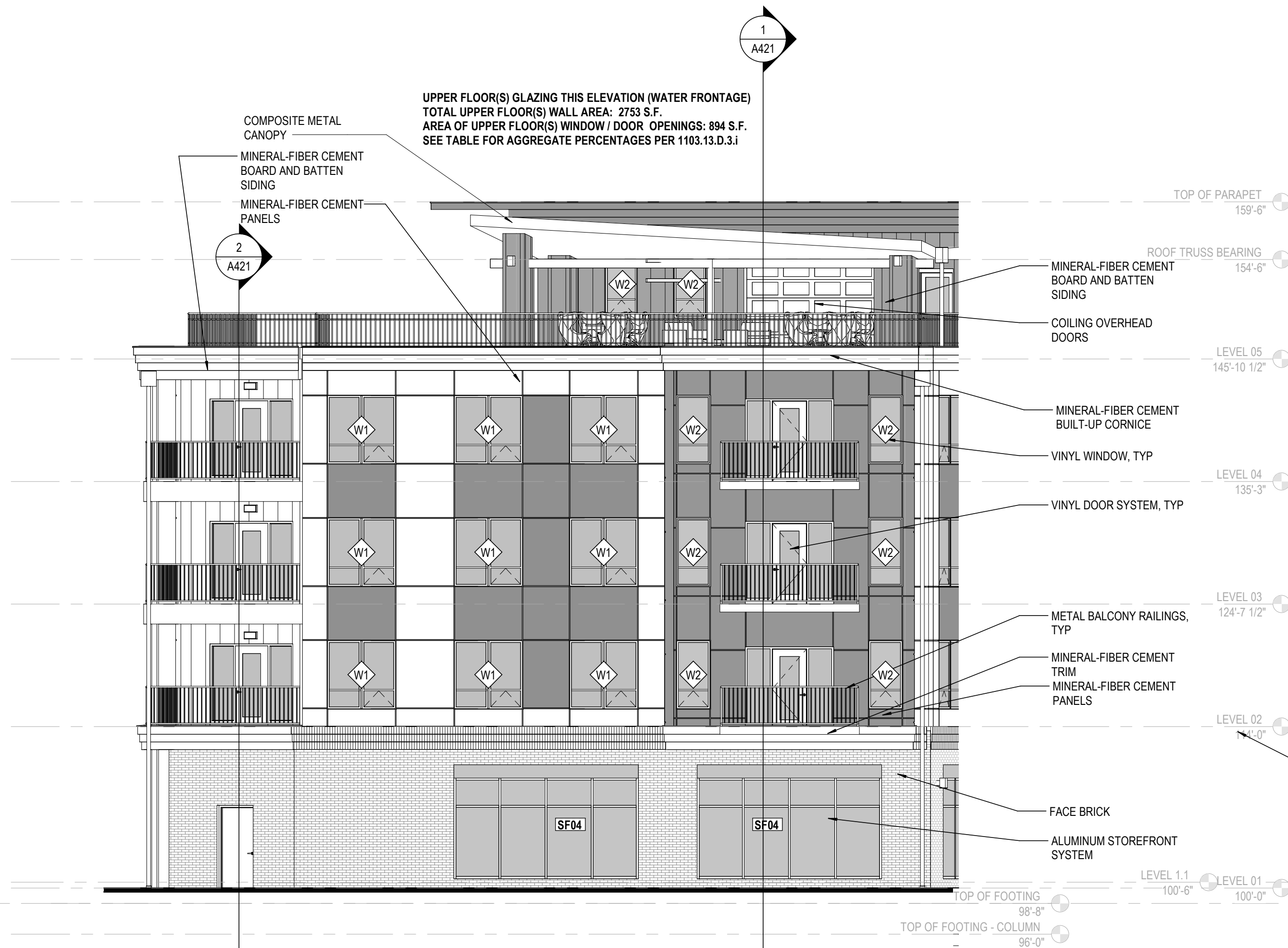
EXTERIOR ELEVATIONS - OVERALL

	07/25/2025
	25003
	A302
	COA

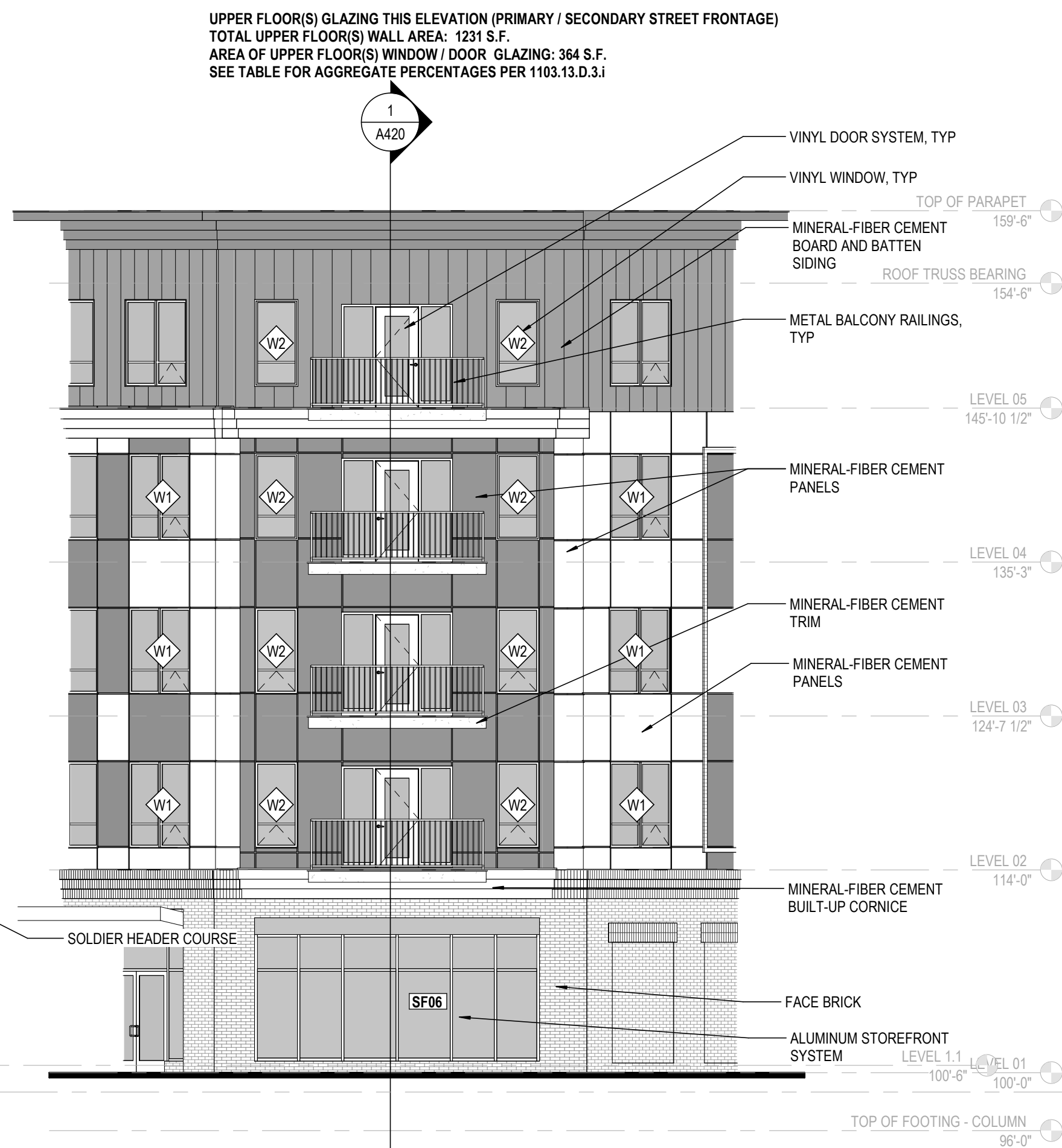
3 ELEVATION SOUTHEAST
1/8" = 1'-0"
REF: 1 / A101



2 ELEVATION NORTHEAST
1/8" = 1'-0"
REF: 1 / A101



1 ELEVATION NORTHWEST
1/8" = 1'-0"
REF: 1 / A101



- GENERAL NOTES - EXTERIOR ELEVATIONS**
- A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
 - B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
 - C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
 - D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY RE-ENTRANT CORNERS.
 - E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
 - F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
 - G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

EXTERIOR GLAZING TYPES

IG-1	EXTERIOR INSULATED GLAZING
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KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
04 00 00 B	FACE BRICK
04 00 00 D1	SOLDIER HEADER COURSE
06 50 00 A1	METAL BALCONY RAILINGS, TYP
07 46 46 A1	MINERAL-FIBER CEMENT PANELS
07 46 46 A2	MINERAL-FIBER CEMENT TRIM
07 46 46 A3	MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING
07 46 46 A5	MINERAL-FIBER CEMENT BUILT-UP CORNICE
08 15 13 A2	VINYL DOOR SYSTEM, TYP
08 33 23	COILING OVERHEAD DOORS
08 41 13 B1	ALUMINUM STOREFRONT SYSTEM
08 53 13 A1	VINYL WINDOW, TYP

PERCENTAGE OF GLAZED FENESTRATION PER 1103.13.D.3.1

Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Planning and Zoning Administrator. It shall not be reduced to lower than 30%.

ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	1876 S.F.	1006 S.F.	53.6 %
2 / A302	2378 S.F.	654 S.F.	27.5 %
1 / A303	301 S.F.	195 S.F.	64.8 %
2 / A303	806 S.F.	320 S.F.	39.7 %
TOTAL	5361 S.F.	2175 S.F.	40.6 %

ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	7319 S.F.	2248 S.F.	30.7 %
2 / A302	9689 S.F.	2760 S.F.	28.5 %
1 / A303	1231 S.F.	364 S.F.	29.6 %
2 / A303	2753 S.F.	894 S.F.	32.5 %
TOTAL	20,992 S.F.	6266 S.F.	29.8 %

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

THE HEIGHTS ON MAIN

7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:

EXTERIOR ELEVATIONS - PARTIAL

07/25/2025
25003
A303
COA



2 ELEVATION SOUTH - LIGHTING
1/8" = 1'-0"



1 ELEVATION NORTH Copy 1
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
- B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
- C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY RE-ENTRANT CORNERS.
- E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
- F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
- G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

EXTERIOR GLAZING TYPES

IG-1	EXTERIOR INSULATED GLAZING
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KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
CHARTERED, GOVERNMENT CORPORATION

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
EXTERIOR ELEVATIONS - NORTH & SOUTH LIGHTING

07/25/2025
25003
A301 COA
COA



2 ELEVATION WEST - LIGHTING
1/8" = 1'-0"



1 ELEVATION EAST - LIGHTING
1/8" = 1'-0"

- GENERAL NOTES - EXTERIOR ELEVATIONS**
- A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
 - B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
 - C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
 - D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REENTRANT CORNERS.
 - E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
 - F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
 - G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

EXTERIOR GLAZING TYPES

	IG-1 EXTERIOR INSULATED GLAZING
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KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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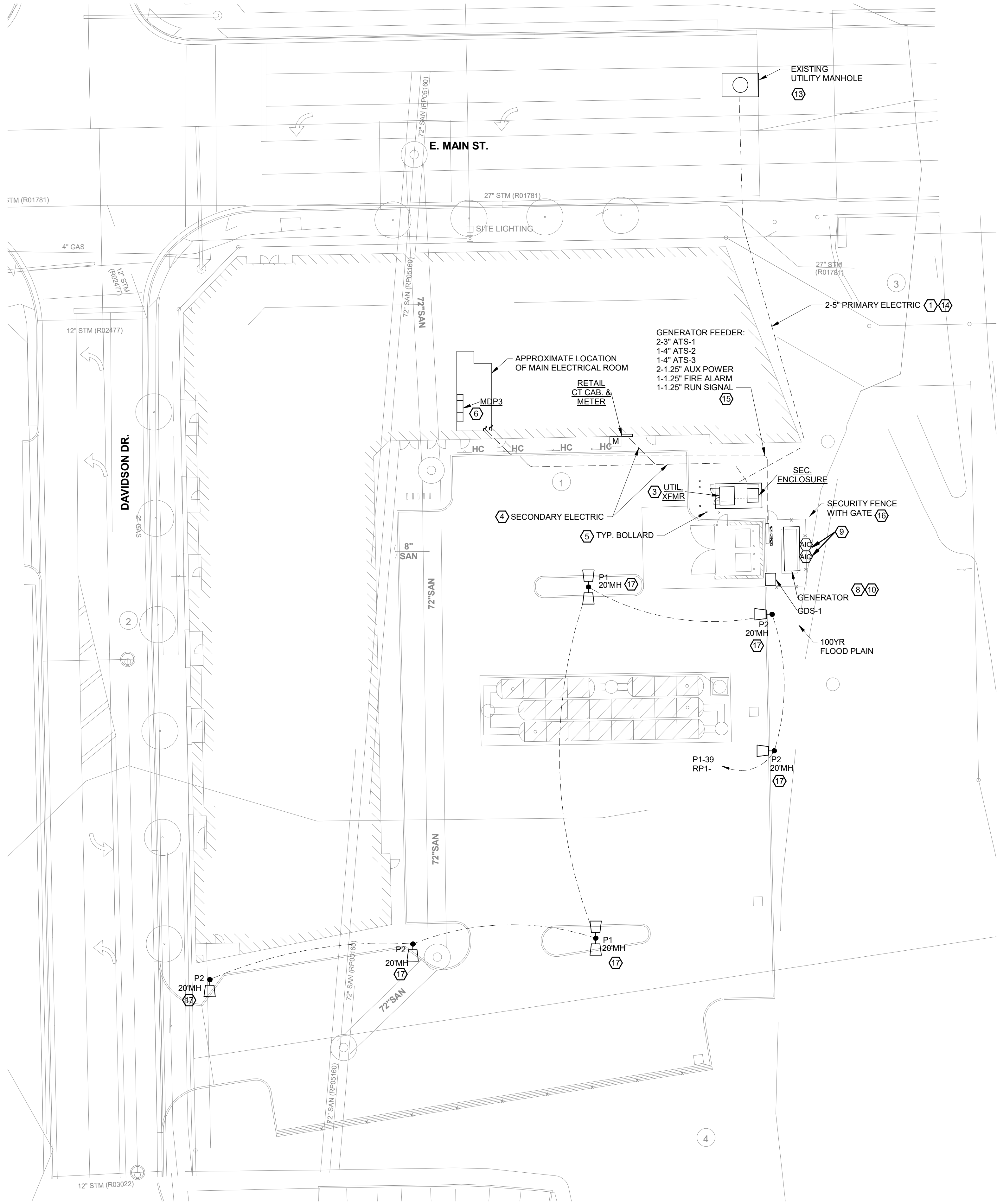
#	DATE	CHANGE DESCRIPTION

**THE HEIGHTS ON MAIN**
COLUMBUS METROPOLITAN HOUSING AUTHORITY
2221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA

**Moody Nolan**
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:
EXTERIOR ELEVATIONS - EAST & WEST LIGHTING

07/25/2025
25003
A302 COA
COA



1 PLAN SITE PLAN - ELECTRICAL
1" = 20'-0"

GENERAL SHEET NOTES:

- MINIMUM SIZE FOR ALL SITE CONDUIT SHALL BE 1.25", UNLESS NOTED OTHERWISE.
- UNDERGROUND CONDUIT ROUTING SHOWN IS SCHEMATIC. COORDINATE EXACT ROUTING WITH CIVIL PLANS.
- CONTRACTOR SHALL COORDINATE ALL SITE WORK WITH OTHER TRADES AND EXISTING UNDERGROUND UTILITIES (SEE CIVIL PLANS).
- ALL EXTERIOR CONDUITS RISING ABOVE GRADE, ENTERING PULL BOXES, MANHOLES, HANDHOLES, BUILDINGS AND OR EQUIPMENT SHALL BE RIGID GALVANIZED STEEL TYPE FROM THE LAST 6 FEET OF TRANSITION FROM BELOW GRADE.
- COORDINATE TRENCHING AND BACKFILL REQUIREMENTS WITH CIVIL DRAWINGS AND SPECIFICATIONS.
- ALL EXTERIOR POLE MOUNTED LUMINAIRES SHALL HAVE IN-LINE FUSING IN POLE, ACCESSIBLE FROM GRADE. MINIMUM BRANCH CIRCUIT SIZE SHALL BE #10 AWG, TO ACCOUNT FOR VOLTAGE DROP.
- CONTRACTOR SHALL CONTACT "OUPS" 24-HR PRIOR TO ANY EXCAVATION TO HAVE EXISTING UTILITIES LOCATED, #811.

SHEET KEYNOTES:

- PRIMARY ENCASED DUCT BANK, FROM XX, WITHIN R/W. REFER TO DUCT BANK DETAIL 1/E501. CONDUCTORS AND TERMINATIONS SHALL BE BY THE UTILITY COMPANY.
- ENCASED TELECOM DUCT BANK, REFER TO DUCT BANK DETAIL 1/E501.
- UTILITY XFMR PAD SHALL BE INSTALLED PER UTILITY COMPANY STANDARDS. REFER TO DETAIL 9ES.1. COORDINATE WITH AEP WHO WILL FURNISH AND INSTALL TRANSFORMER AND SECONDARY ENCLOSURE.
- SECONDARY ENCASED DUCT BANK, REFER TO DUCT BANK DETAIL 1/E501. CONTRACTOR SHALL PROVIDE CONDUCTORS AND TERMINATION. REFER TO SINGLE-LINE DIAGRAM ON E701 FOR SECONDARY CONDUIT QUANTITY, SIZES, AND CONDUCTOR SIZES. SECONDARY DUCT PATH SHOWN IS DIAGRAMATIC. CONTRACTOR SHALL LAYOUT IN FIELD.
- VEHICLE PROTECTIVE BOLLARD, REFER TO DETAIL 4/E5.2.
- INCOMING ELECTRICAL DUCT BANKS SHALL TURN UP WITHIN ROOM IDENTIFIED. REFER TO SHEET E201 FOR EQUIPMENT LOCATIONS WITHIN ROOM.
- INCOMING TELECOM DUCT BANKS SHALL TURN UP WITHIN TECH ROOM. REFER TO ENLARGED DETAIL ON T401 FOR EXACT LOCATIONS.
- GENERATOR RADIATOR DISCHARGE END FACES SOUTH.
- FIRE ALARM MODULES FOR GENERATOR SUPERVISORY AND TROUBLE SIGNALS.
- GENERATOR PAD - OVERALL DIMENSION FOR GENERATOR PAD SHALL BE 12" WIDER AND 96" LONGER THAN OVERALL EQUIPMENT SIZE. PAD SHALL INCLUDE GENERATOR DOCKING STATION (GDS-1) AND DISCONNECT SWITCHES MOUNTED WITH WIREWAY. SUBMIT PAD DIMENSIONS WITH GENERATOR SUBMITTAL. REFER TO DETAIL 11/E5.1. PAD SHALL MAINTAIN 5' CLEAR FROM ANY BUILDING.
- GENERATOR AUXILIARY POWER CONNECTIONS FOR BATTERY CHARGER, BLOCK HEATER, MOTORIZED LOUVERS, AND UNIT HEATER.
- GROUNDING TRIANGLE AND TEST WELL, REFER TO DETAIL 7 AND 9/E501. EXTEND GROUNDING ELECTRODE TO GROUND BAR IN MAIN ELECTRICAL ROOM.
- APPROXIMATE LOCATION OF EXISTING AEP PRIMARY VOLTAGE MANHOLE.
- AEP PRIMARY DUCT BANK WILL REQUIRE A 10' WIDE EASEMENT WITH THE CONDUITS DOWN THE CENTERLINE. KEEP PARALLEL UTILITIES 5' CLEAR IN A SEPARATE TRENCH.
- REFER TO SINGLE-LINE DIAGRAM FOR FEEDER CONNECTION POINTS. CONTROL CONDUIT SHALL TURN UP AT ATS-1. FIRE ALARM CONDUIT SHALL TURN UP AT FIRE ALARM CONTROL PANEL.
- OVERALL SECURITY FENCE DIMENSIONS SHALL BE APPROVED AFTER GENERATOR SUBMITTAL HAS BEEN APPROVED. REFER TO LANDSCAPE PLANS FOR SPECIFICATION OF FENCE.
- POLE BASE AND ELEVATIONS - REFER TO DETAIL 5/E501.

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
OWNERS, OPERATORS, COLLOCATORS

THE HEIGHTS ON MAIN

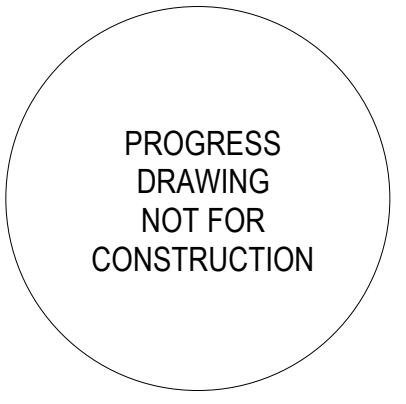
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

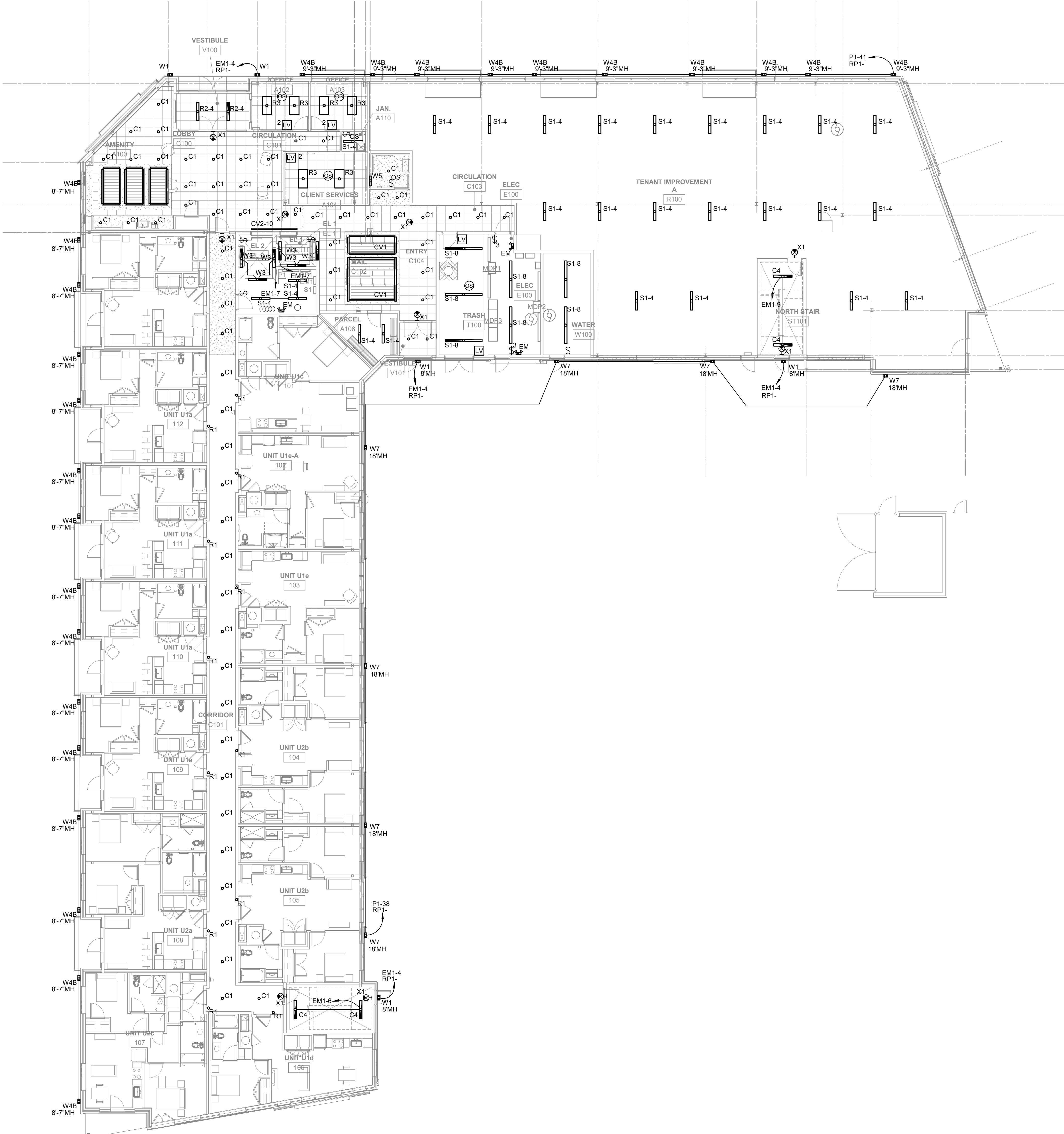


Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
ELECTRICAL PLAN - SITE

	07/25/2025
	25003
	E-002
	COA



GENERAL SHEET NOTES:

- COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
- POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.
- ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.
- PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.
- UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE.
- CONNECT ALL EXIT SIGNS TO EMERGENCY CIRCUIT SERVING SAME SPACE AHEAD OF ANY SWITCHING.
- ALL CONDUITS RUN IN AREAS WITH EXPOSED STRUCTURE SHALL RUN INCONSPICUOUSLY AS POSSIBLE AND TIGHT TO DECK.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL CIRCUITS MAINTAIN A 3% VOLTAGE DROP MAXIMUM THROUGHOUT THE CIRCUIT. INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN VOLTAGE DROP REQUIREMENTS.
- NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

SHEET KEYNOTES:

1. -

#	DATE	CHANGE DESCRIPTION



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THE HEIGHTS ON MAIN

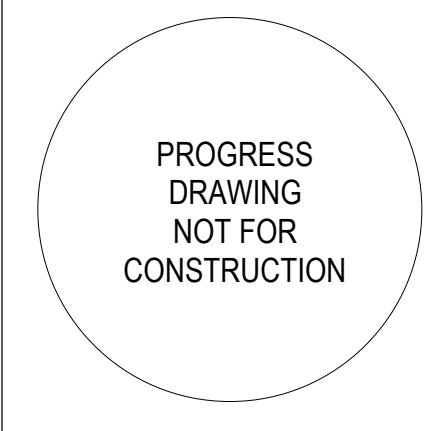
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FOR
CMHA

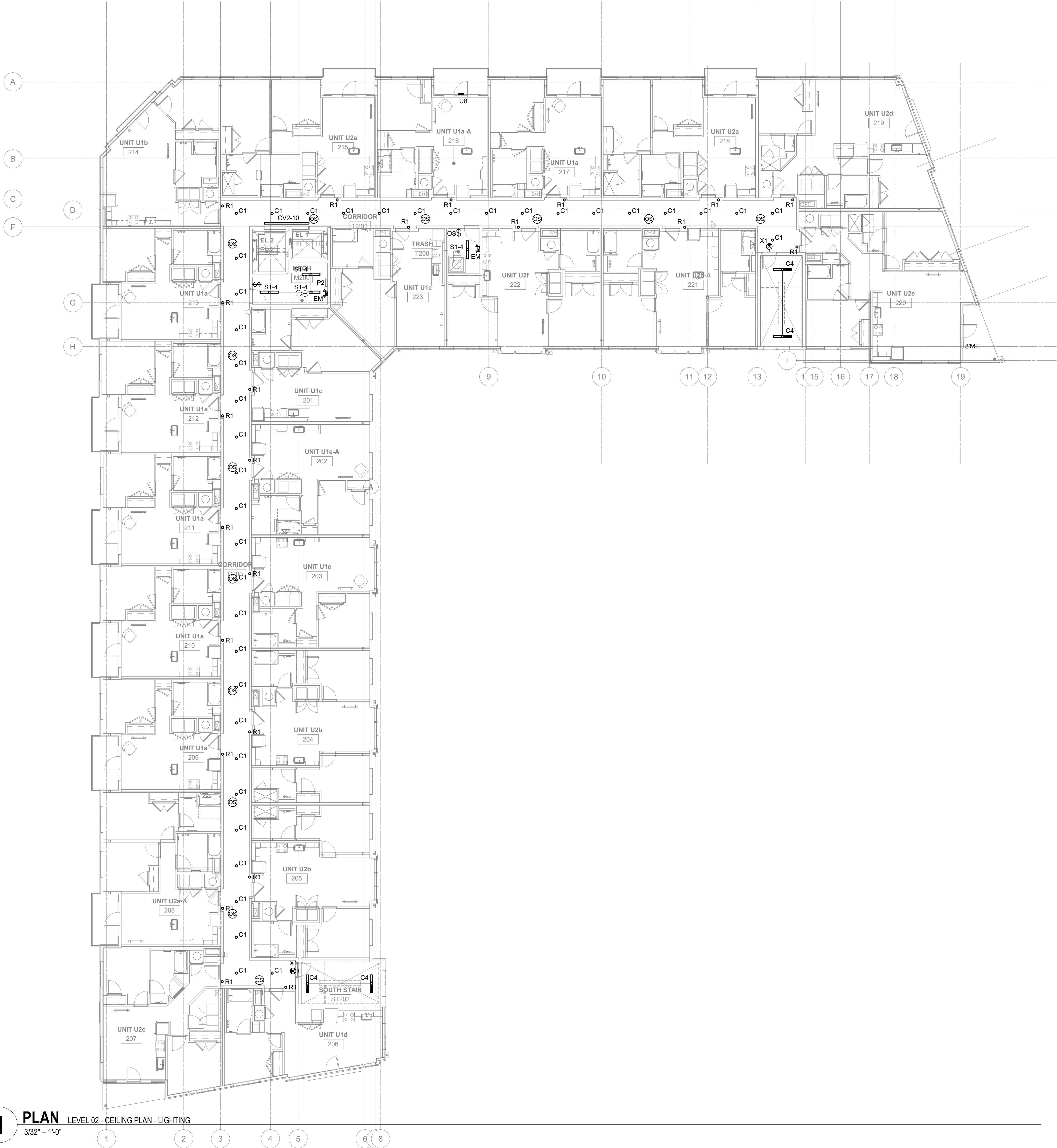


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300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
LEVEL 01 - CEILING PLAN - LIGHTING

	07/25/2025
	25003
	E-101
	COA



GENERAL SHEET NOTES:

- A. COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
- B. POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.
- C. ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.
- D. PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURE'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.
- E. UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE.
- F. CONNECT ALL EXIT SIGNS TO EMERGENCY CIRCUIT SERVING SAME SPACE AHEAD OF ANY SWITCHING.
- G. ALL CONDUITS RUN IN AREAS WITH EXPOSED STRUCTURE SHALL RUN INCONSPICUOUSLY AS POSSIBLE AND TIGHT TO DECK.
- H. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL CIRCUITS MAINTAIN A 3% VOLTAGE DROP MAXIMUM THROUGHOUT THE CIRCUIT. INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN VOLTAGE DROP REQUIREMENTS.
- I. NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

SHEET KEYNOTES:

1. -

#	DATE	CHANGE DESCRIPTION



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COLUMBIANS. COLLABORERS. COLLECTORS.

THE HEIGHTS ON MAIN

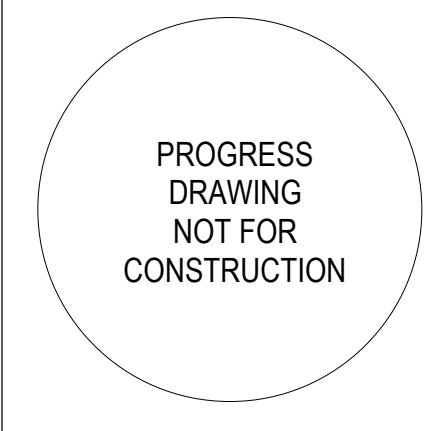
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REYNOLDSBURG, OH
FOR
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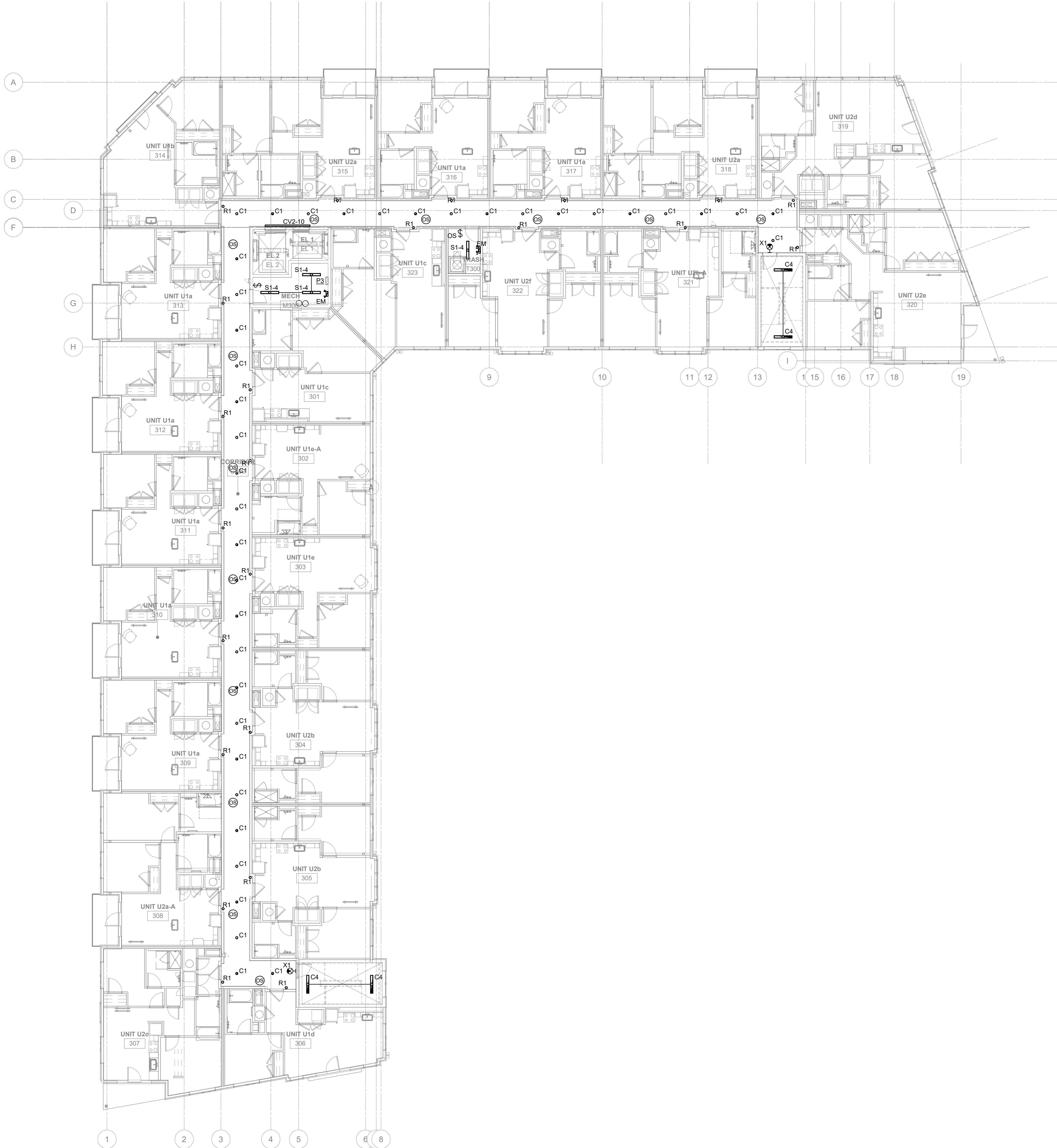


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PHONE: 614-461-4664

DRAWING TITLE:
LEVEL 02 - CEILING PLAN - LIGHTING

	07/25/2025
	25003
	E-102
	COA



GENERAL SHEET NOTES:

- COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
- POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.
- ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.
- PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURE'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.
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- NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

SHEET KEYNOTES:

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#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
OWNERS, OPERATORS, COLLABORATORS

THE HEIGHTS ON MAIN

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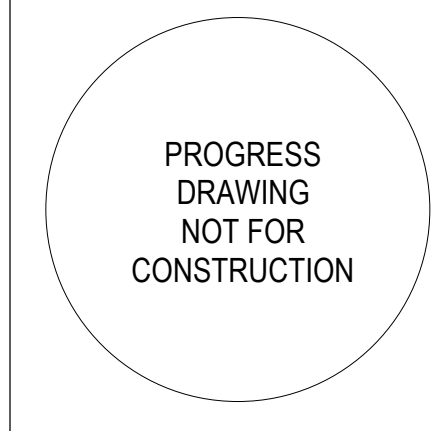


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300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

LEVEL 03 - CEILING PLAN - LIGHTING

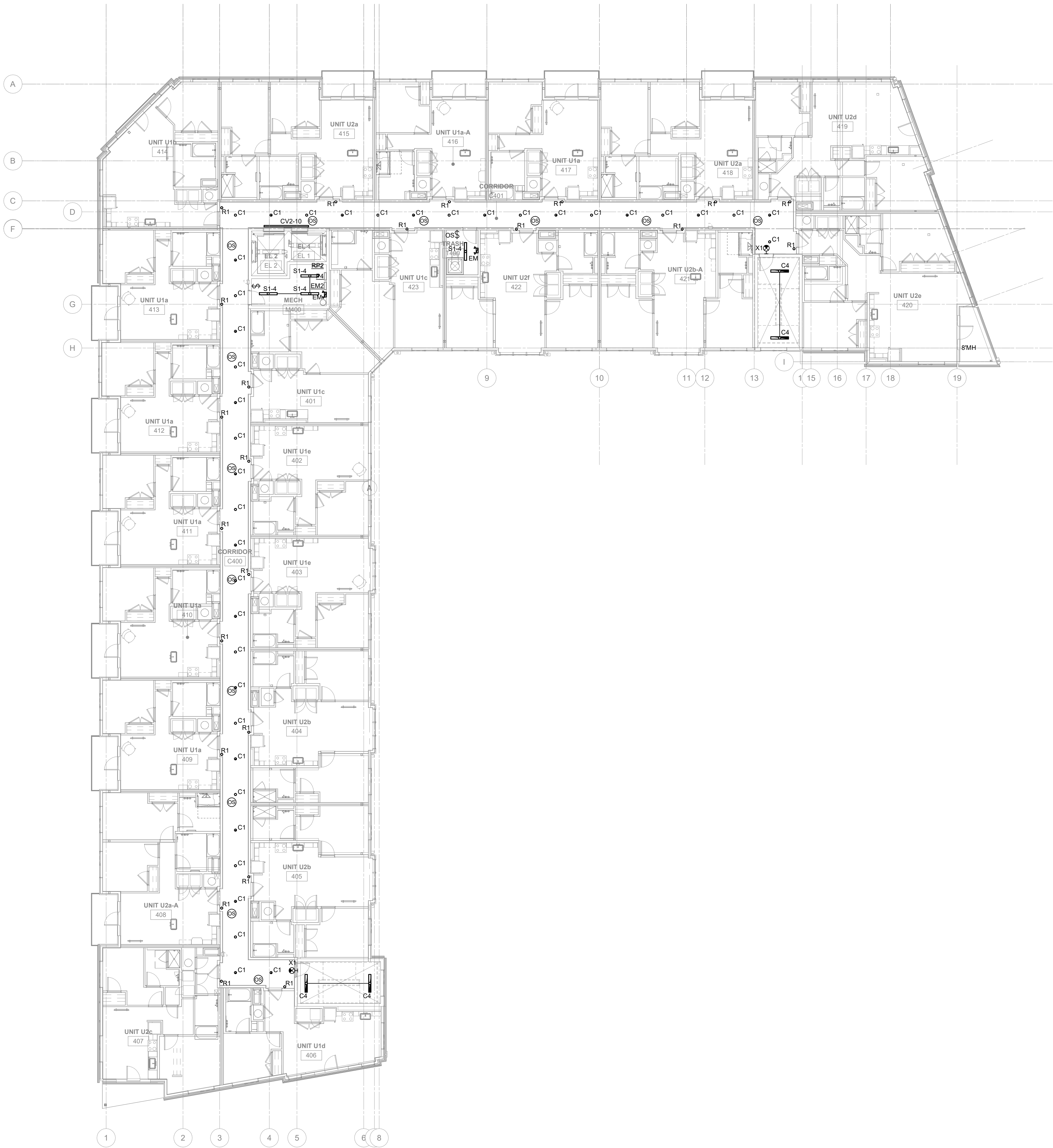


07/25/2025

25003

E-103

COA



GENERAL SHEET NOTES:

- COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
- POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.
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SHEET KEYNOTES:

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#	DATE	CHANGE DESCRIPTION



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COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

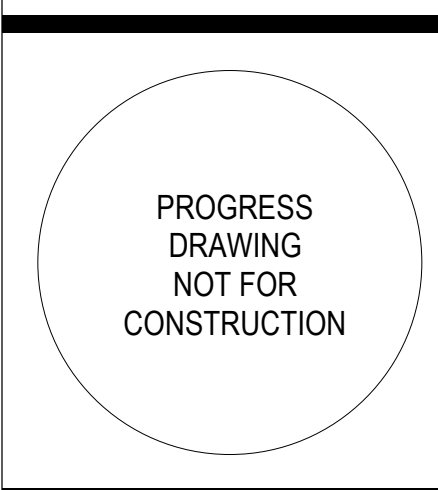
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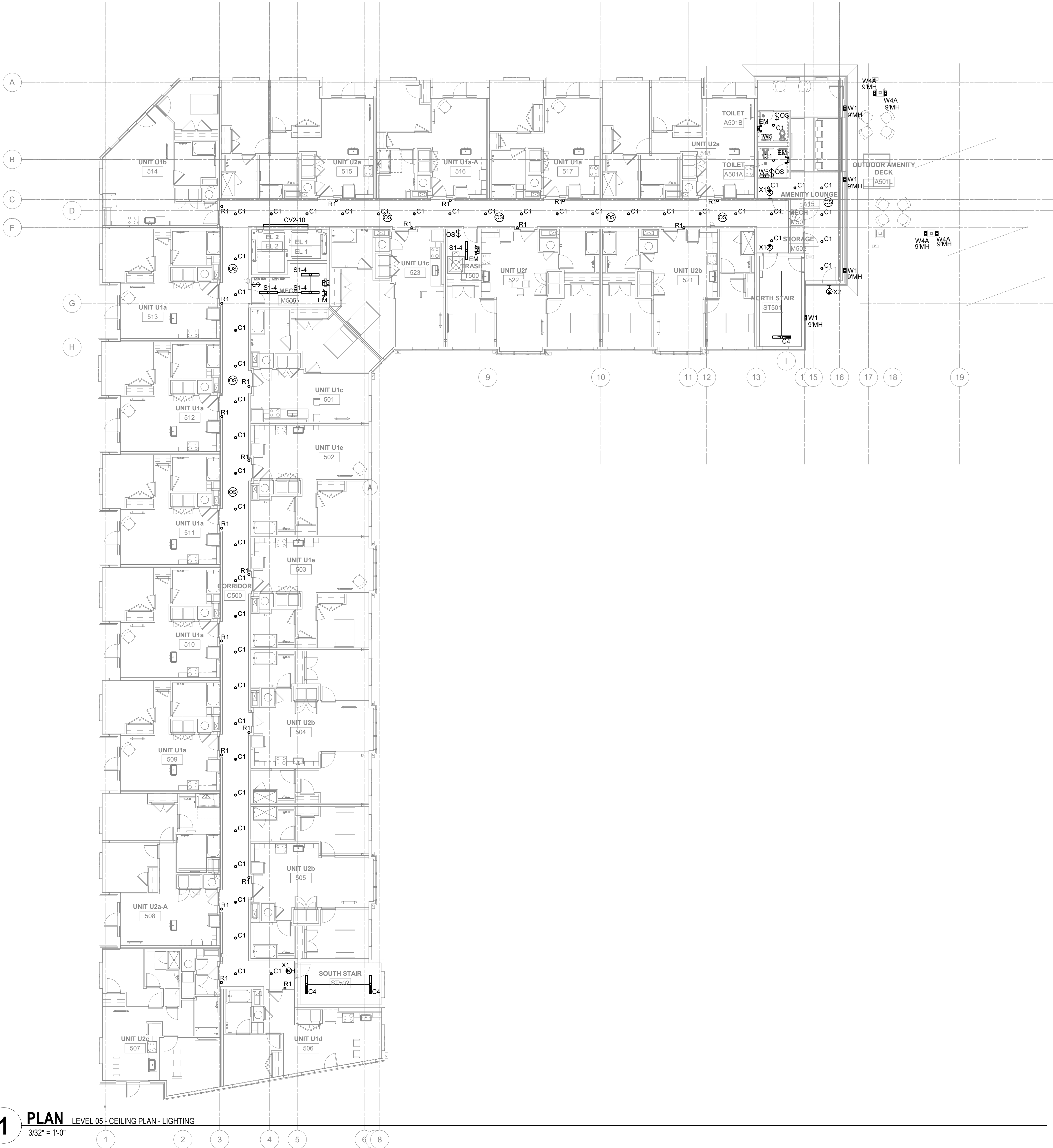


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300 SPRUCE STREET
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COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
LEVEL 04 - CEILING PLAN - LIGHTING

	07/25/2025
	25003
	E-104
	COA



GENERAL SHEET NOTES:

- COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
- POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.
- ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.
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- UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE.
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- NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

SHEET KEYNOTES:

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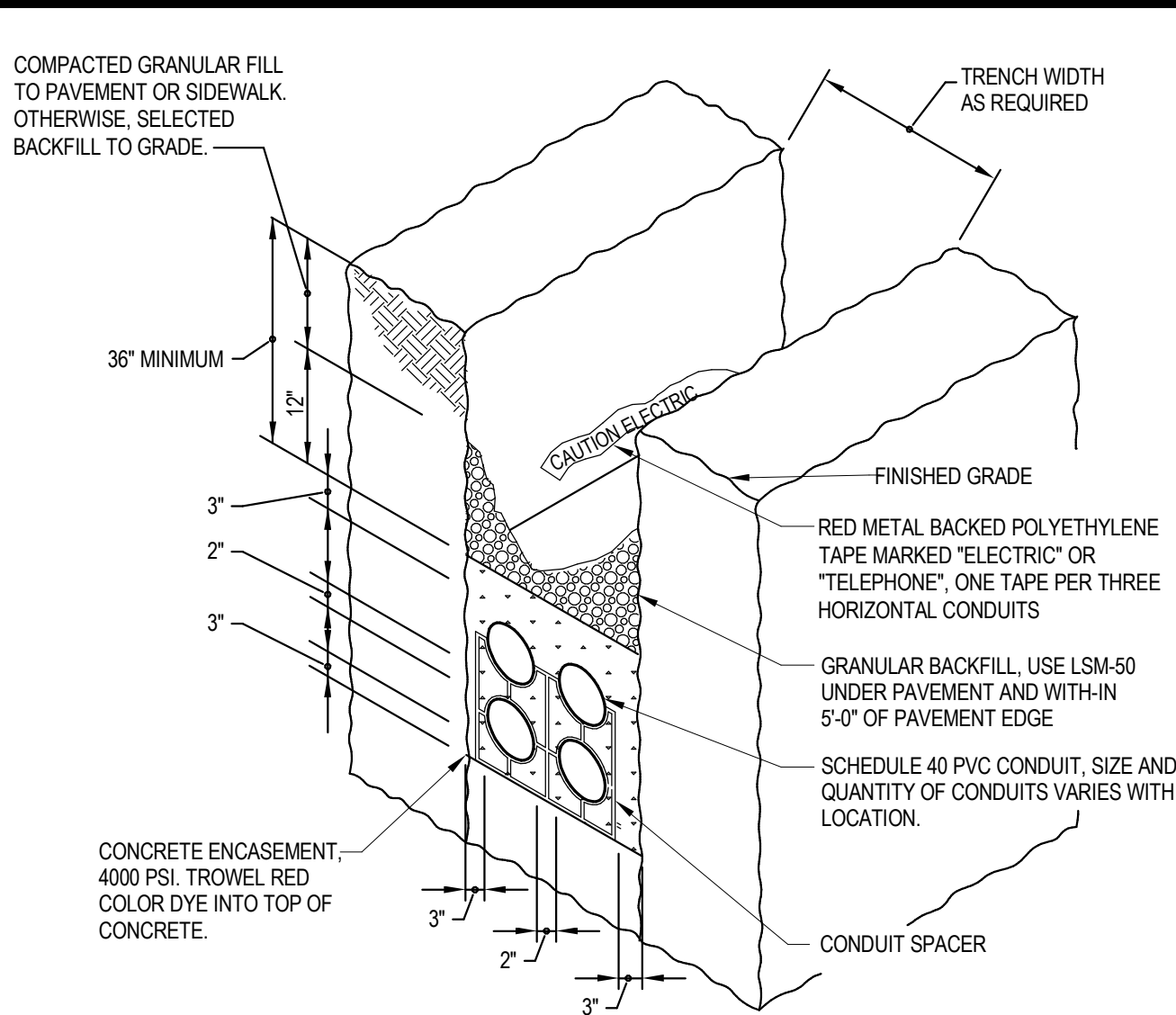
#	DATE	CHANGE DESCRIPTION

**THE HEIGHTS ON MAIN**
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43075
FOR CMHA

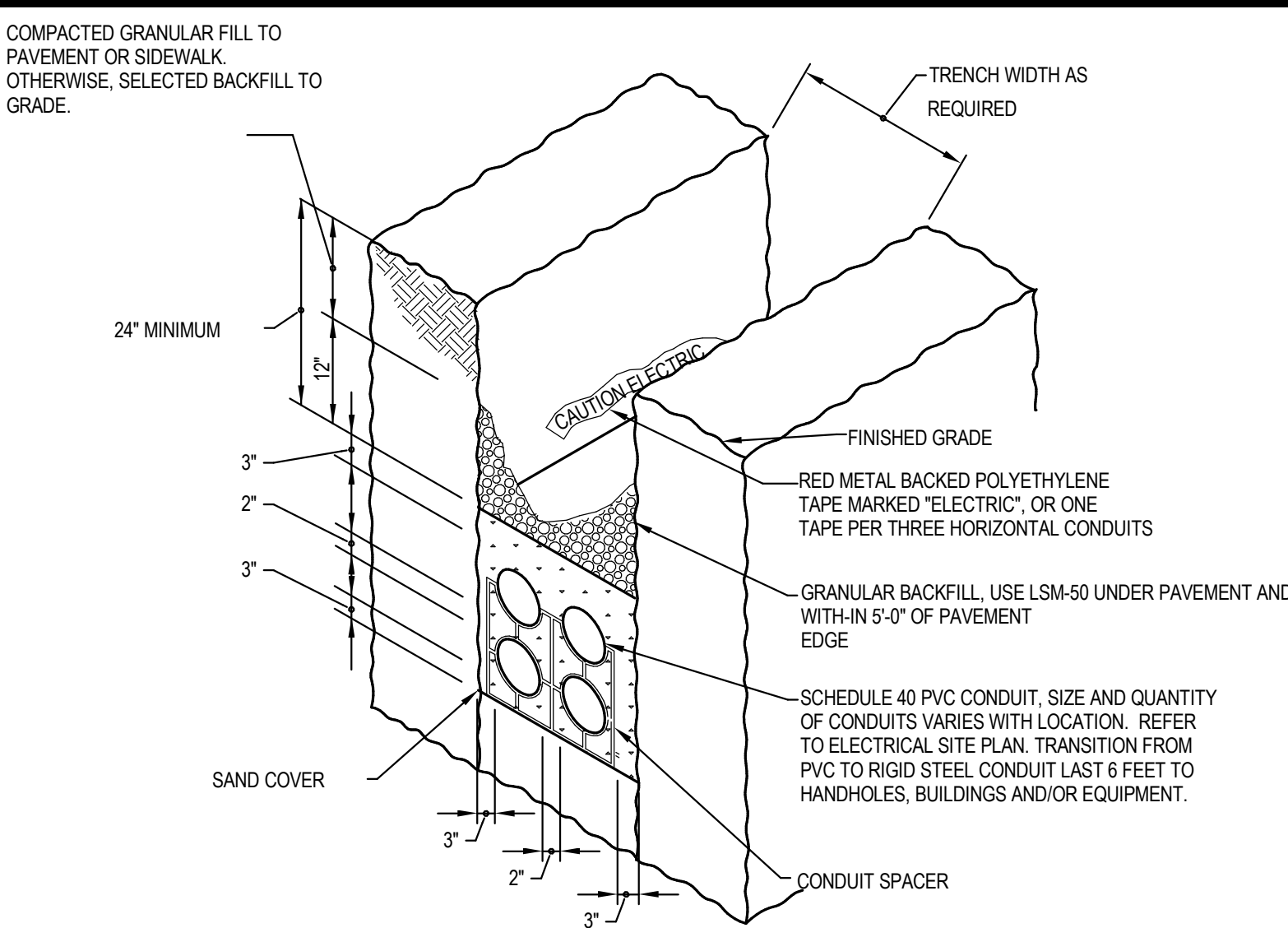
**Moody Nolan**
300 SPRUCE STREET, SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

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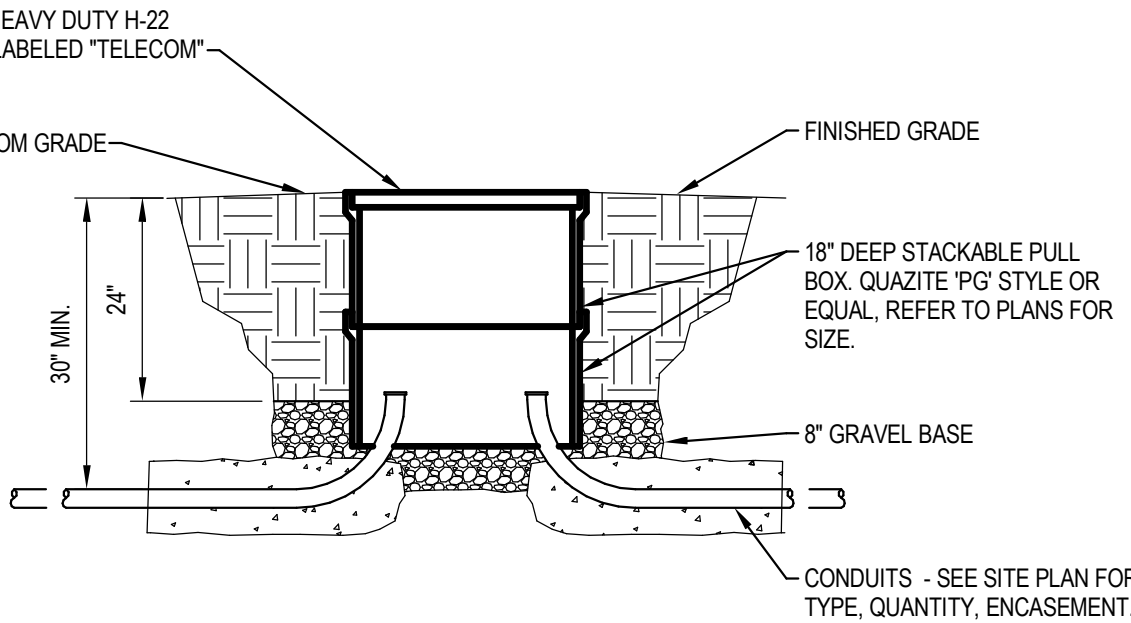
	07/25/2025
	25003
	E-105
	COA



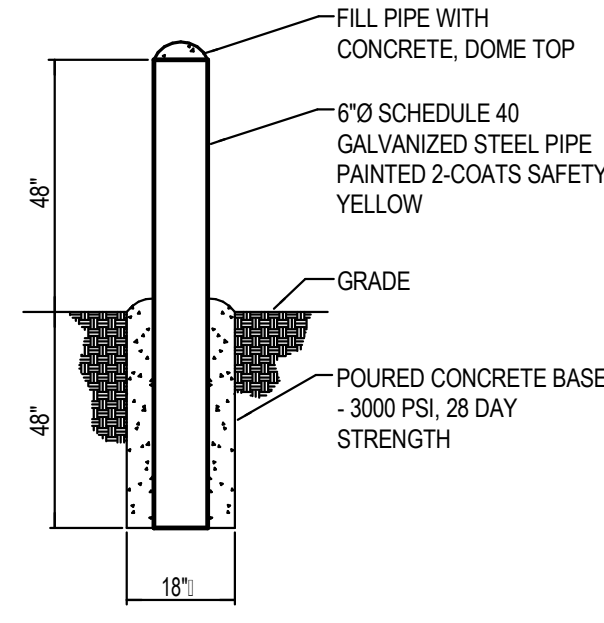
1 DETAIL - CONCRETE ENCASED DUCTBANK
N.T.S.



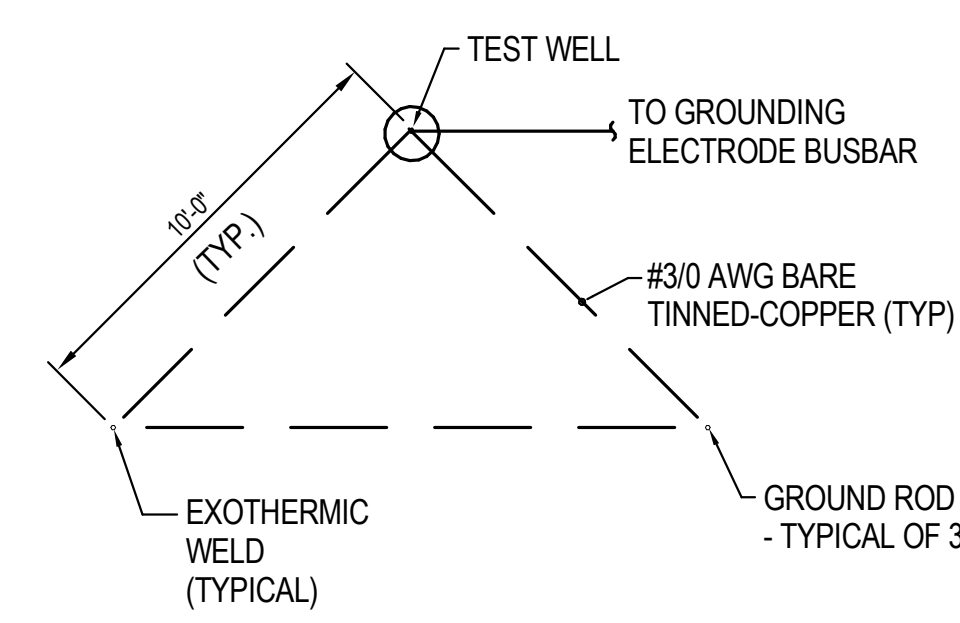
2 DETAIL - DIRECT BURIED CONDUIT
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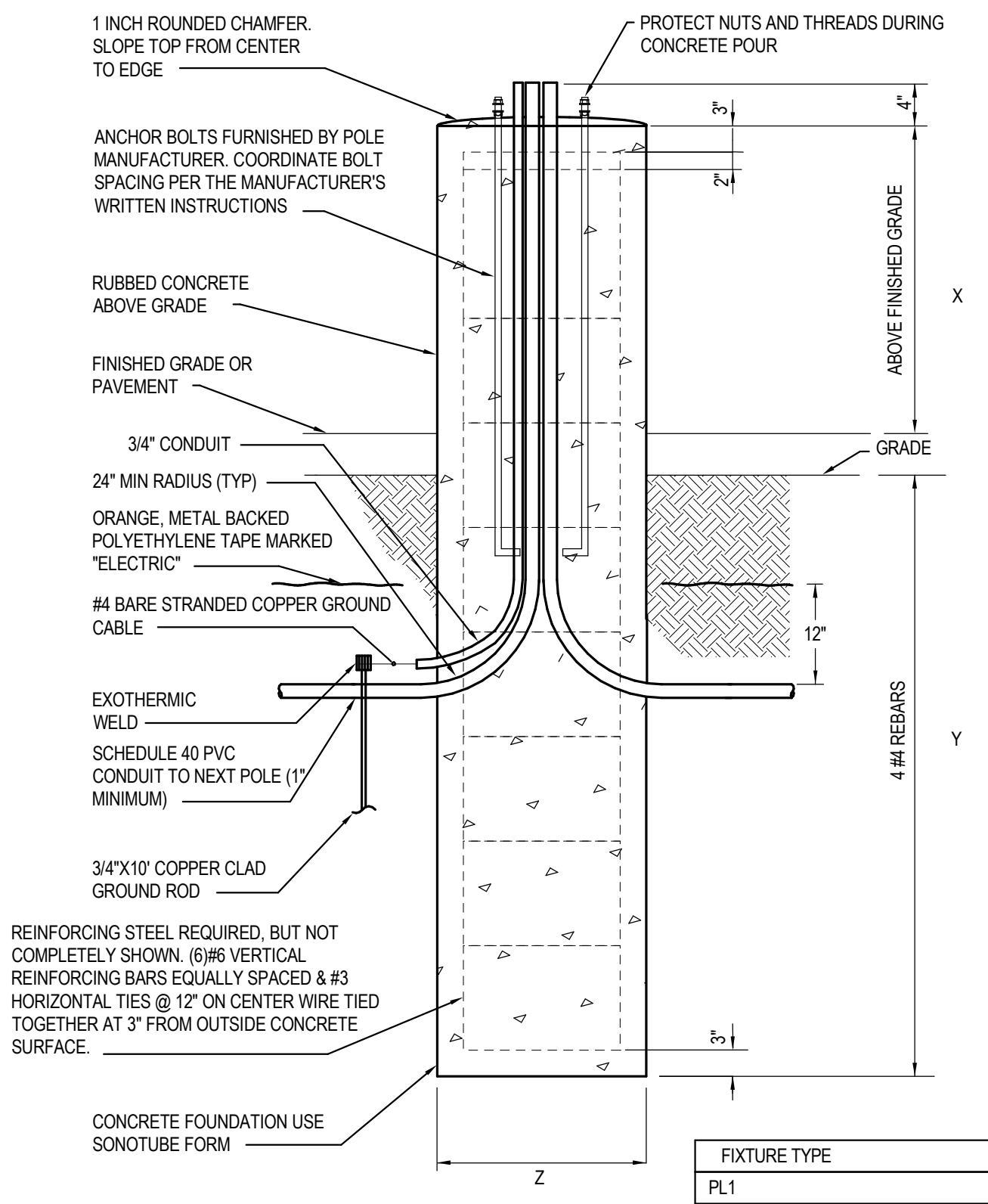
3 DETAIL - TYPICAL INTERMEDIATE PULLBOX
N.T.S.



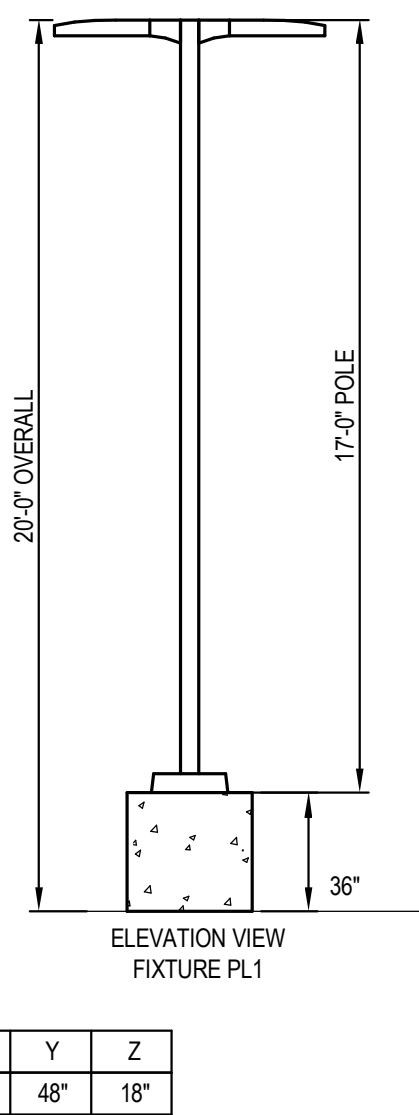
4 DETAIL - PROTECTIVE BOLLARD
N.T.S.



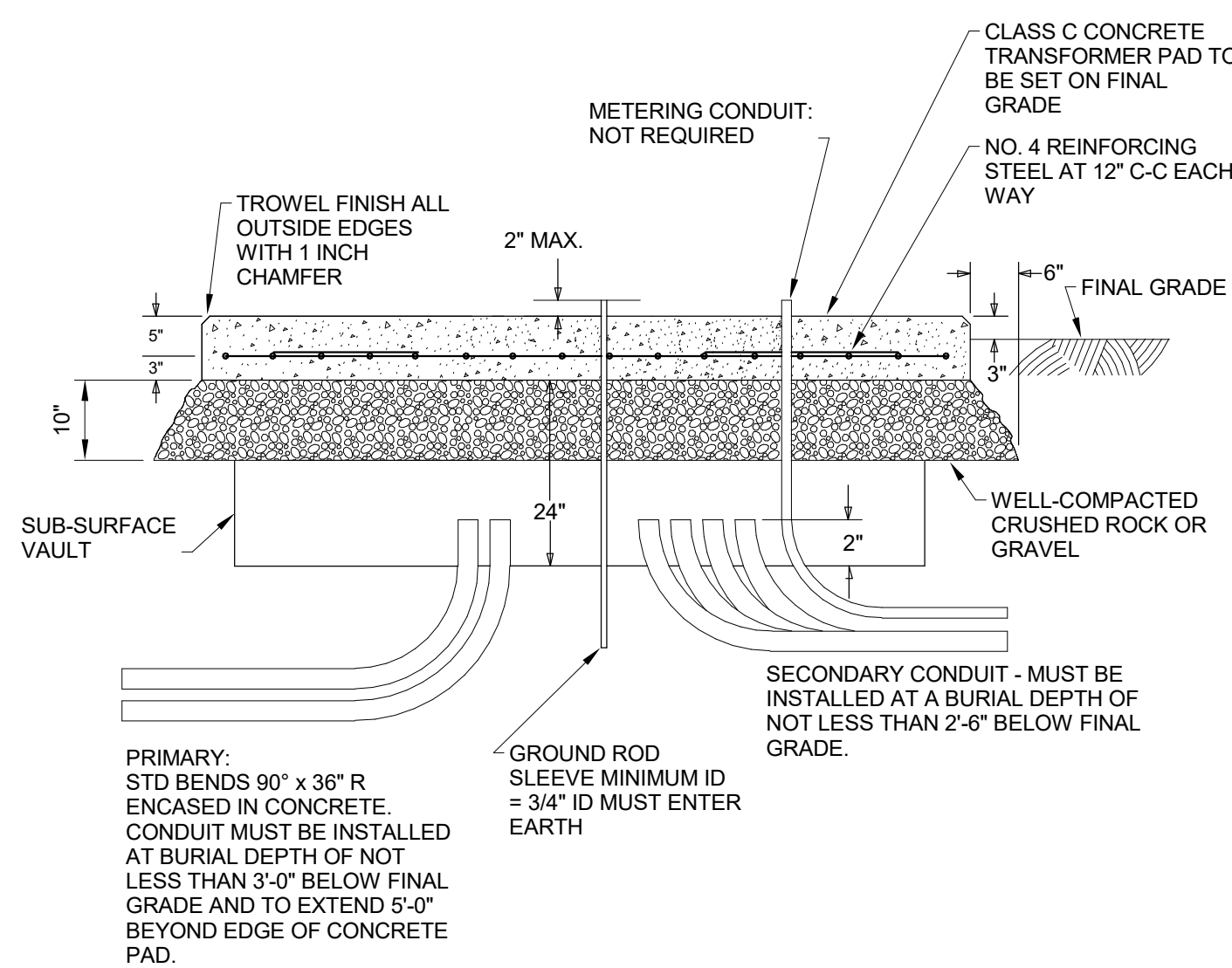
9 DETAIL - GROUND TRIANGLE
N.T.S.



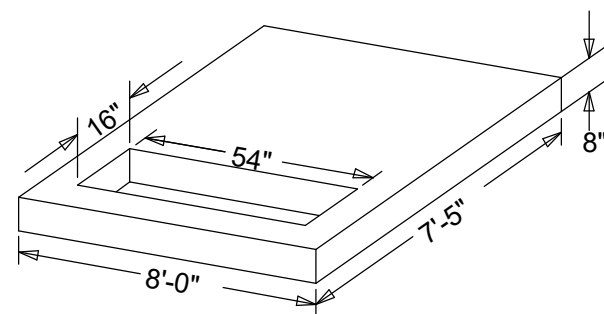
5 DETAIL - POLE BASE
N.T.S.



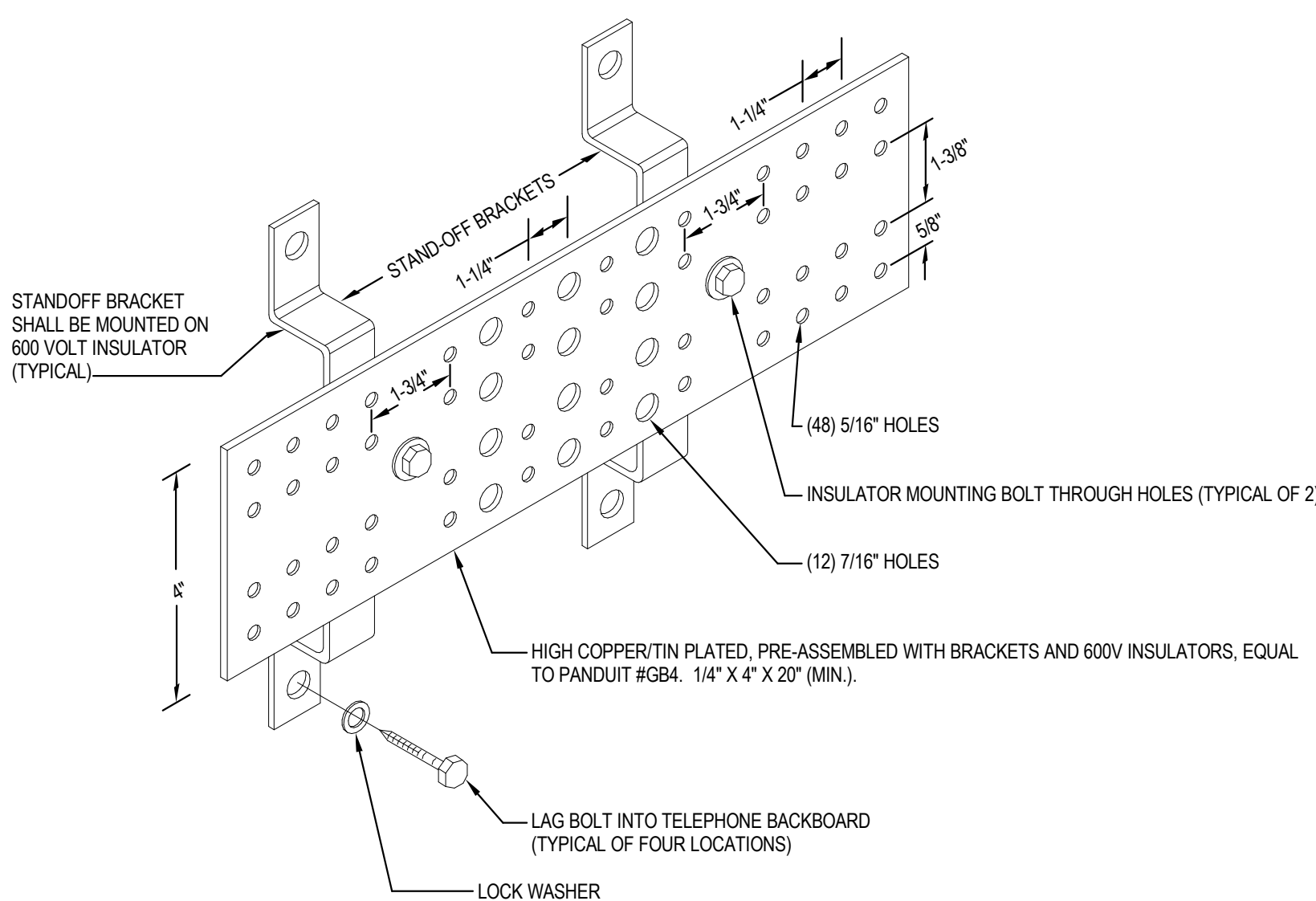
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PL1	36"	48"	18"



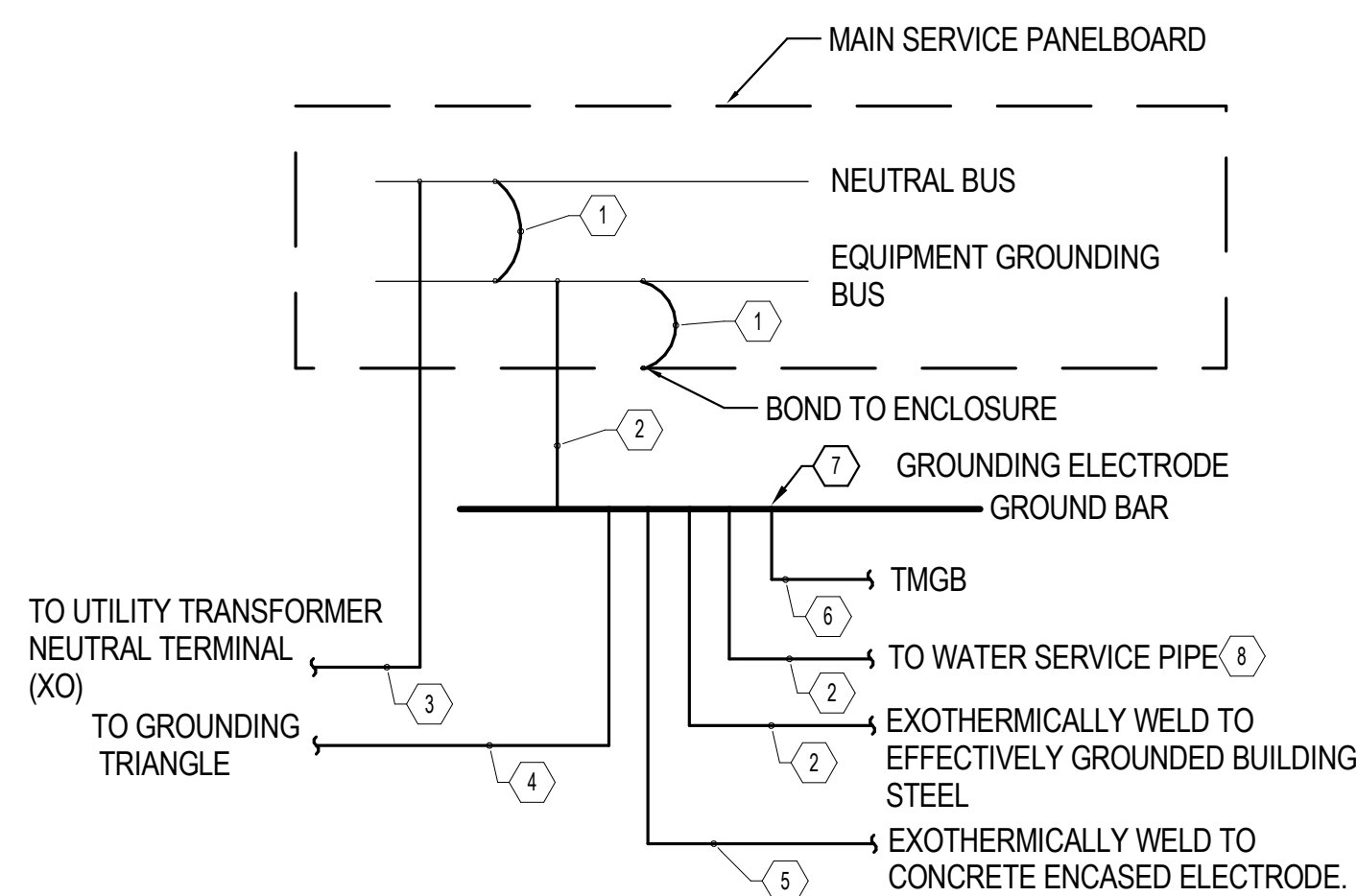
6 DETAIL - AEP TRANSFORMER PAD
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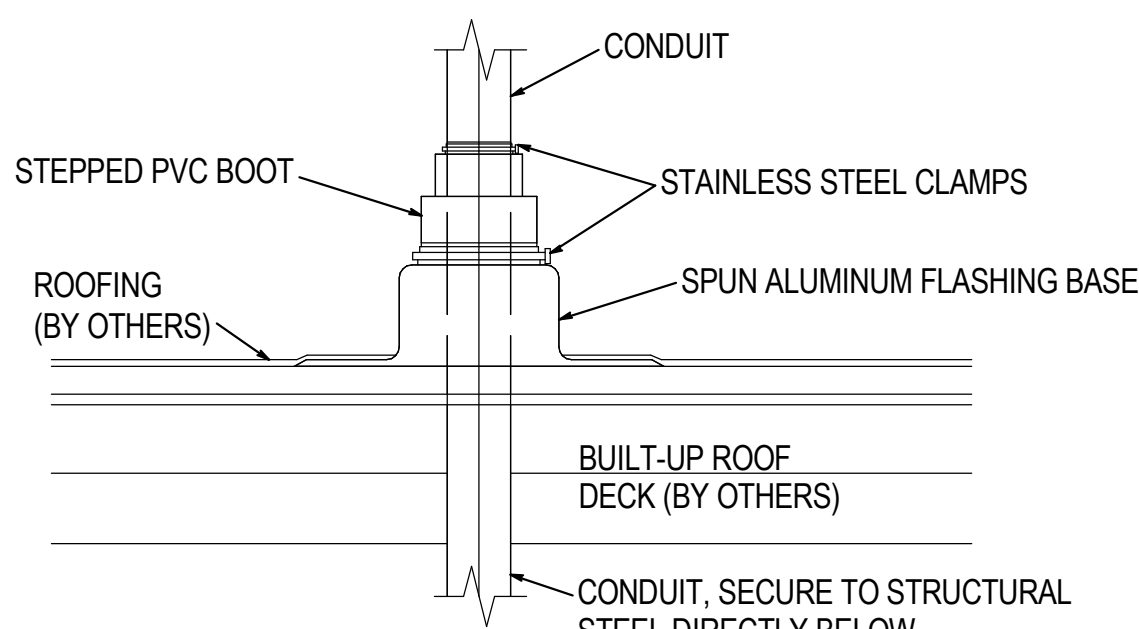
7 DETAIL - GENERATOR PAD
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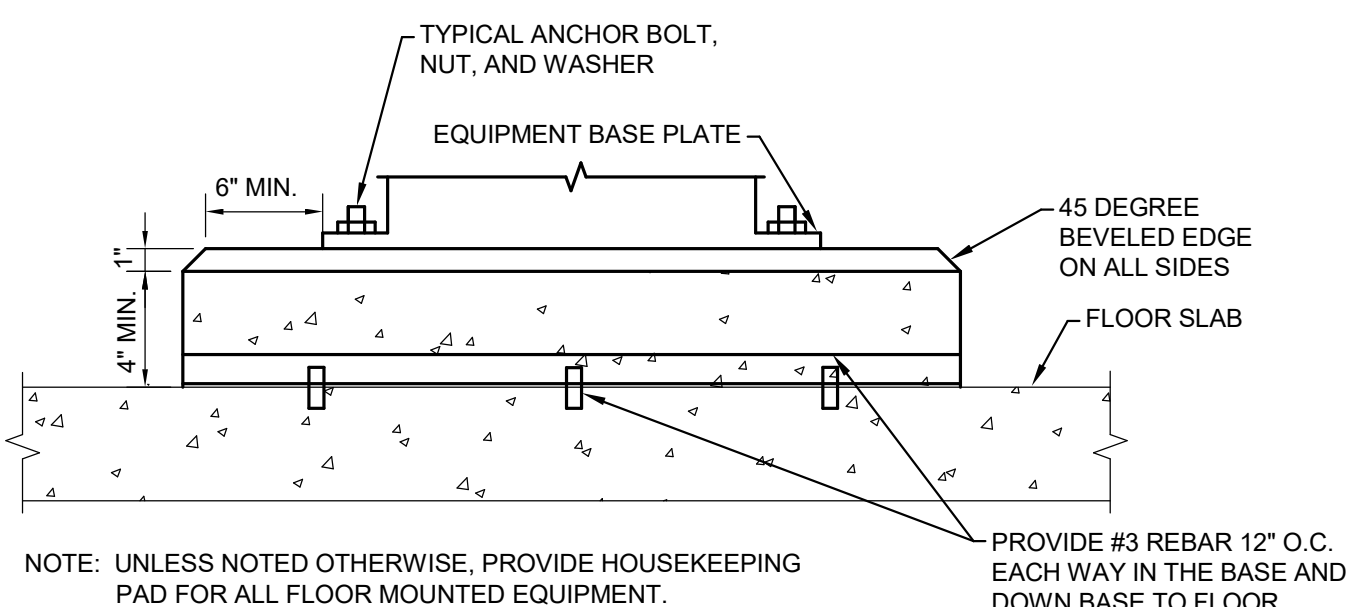
8 DETAIL - GROUNDING BAR
N.T.S.



10 DETAIL - SYSTEM GROUND
N.T.S.



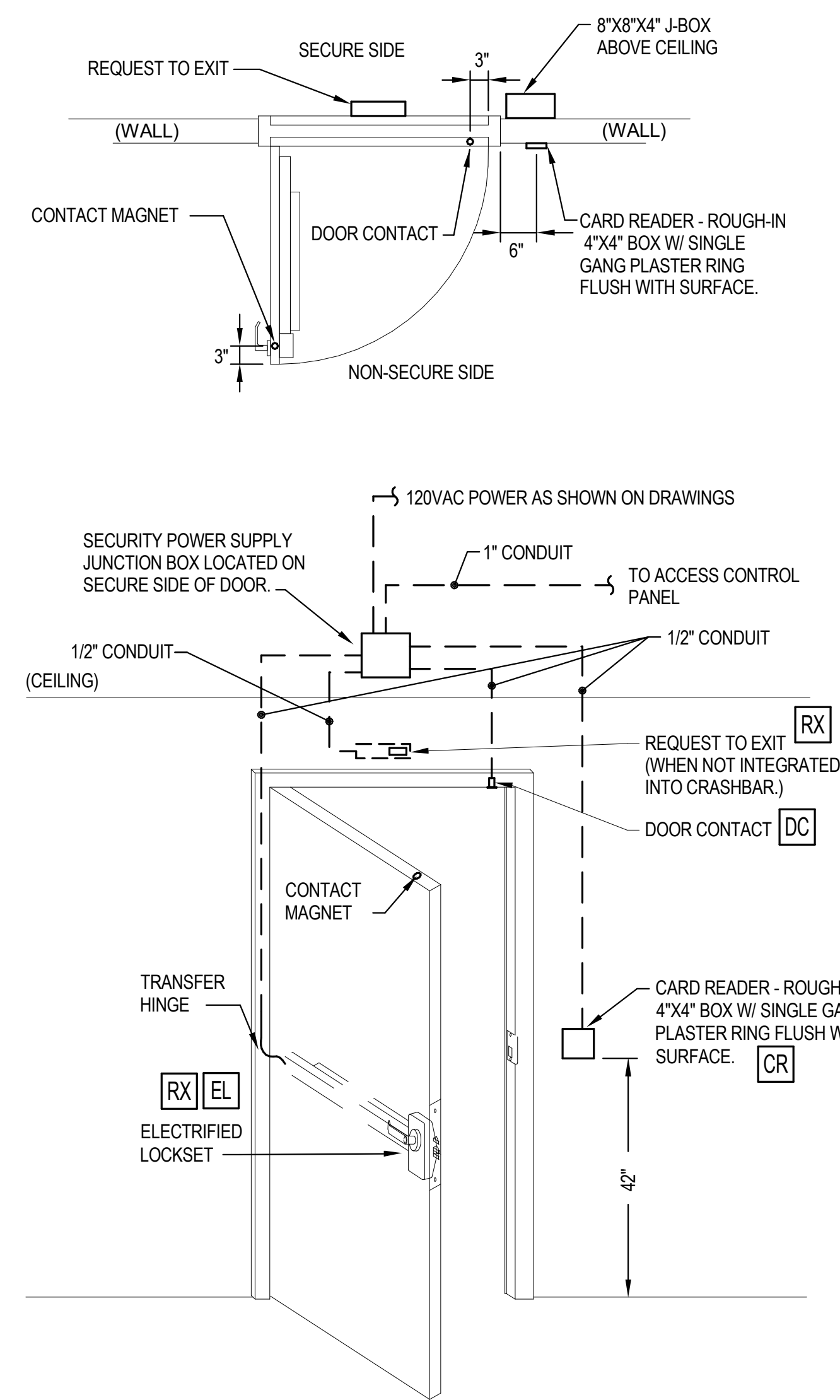
11 DETAIL - CONDUIT ROOF PENETRATION
N.T.S.



13 DETAIL - INTERIOR EQUIPMENT HOUSEKEEPING PAD
N.T.S.

CODED NOTES:

- MAIN BONDING JUMPER: PROVIDED AS PART OF LISTED AND LABELED SERVICE EQUIPMENT.
- GROUNDING ELECTRODE CONDUCTOR: #3/0 AWG COPPER.
- GROUND (NEUTRAL) CONDUCTOR: (REFER TO DISTRIBUTION ONE-LINE FOR SIZE).
- SUPPLEMENTAL GROUNDING ELECTRODE BONDING JUMPER CONDUCTOR: #3/0 AWG COPPER.
- GROUND ELECTRODE SYSTEM BONDING JUMPER CONDUCTOR: #3/0 AWG COPPER.
- BONDING CONDUCTOR FOR TELECOMMUNICATIONS: 3/0 AWG STRANDED COPPER WITH GREEN INSULATION.
- PROVIDE UL 467 LISTED CONNECTIONS (TYPICAL).
- PROVIDE #3/0 BOND ACROSS WATER METER.



12 DETAIL - DOOR HARDWARE ROUGH-IN
N.T.S.

DETAIL NOTES

- CONTRACTOR SHALL VERIFY WITH GEOTECHNICAL ENGINEER SOILS CONDITION MEET OR EXCEED 2000 PSF PRIOR TO STONE BASE INSTALLATION.
- CONCRETE STRENGTH - 4000PSI WITH AIR.
- AGGREGATE BASE - COMPACTED #304
- USE SONOTUBE TO FORM OPENING IN CONC. SLAB
- RE-ESTABLISH GRADE @ CONC. PAD & SLOPE GRADE AWAY FROM PAD.
- INSTALL CURE AND SEAL ON SLAB. CONCRETE SLAB TO CURE FOR A MIN. OF 24 DAYS PRIOR TO GENERATOR LOADING.
- REBAR IN SLAB DOES NOT RUN THROUGH CONDUIT OPENING.
- COORDINATE EXACT GENERATOR PAD DIMENSIONS AND CUTOFF REQUIREMENTS WITH MANUFACTURER PRIOR TO CONSTRUCTION OF TURN-DOWN PAD.
- 42" DEEP X 12" THICKENED TURN-DOWN SLAB WITH REBAR TO BE PROVIDED AROUND ENTIRE PERIMETER.
- WIRE MESH 6X6-W2 9/2 9 EPOXY COATED WIRE MESH; PROVIDE 1.5" CLEARANCE.
- PAD SHALL BE PITCHED TO ALLOW WATER TO RUN OFF.

#	DATE	CHANGE DESCRIPTION

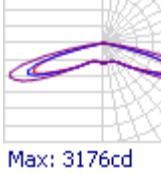
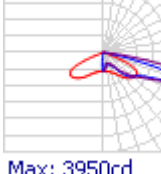
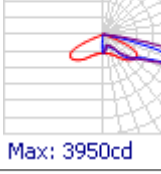
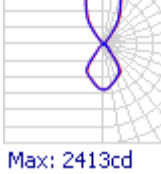
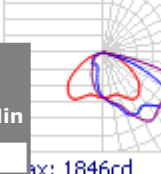
THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43075
FOR CMHA

Moody Nolan
300 SPRUCE STREET SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
DETAILS - ELECTRICAL

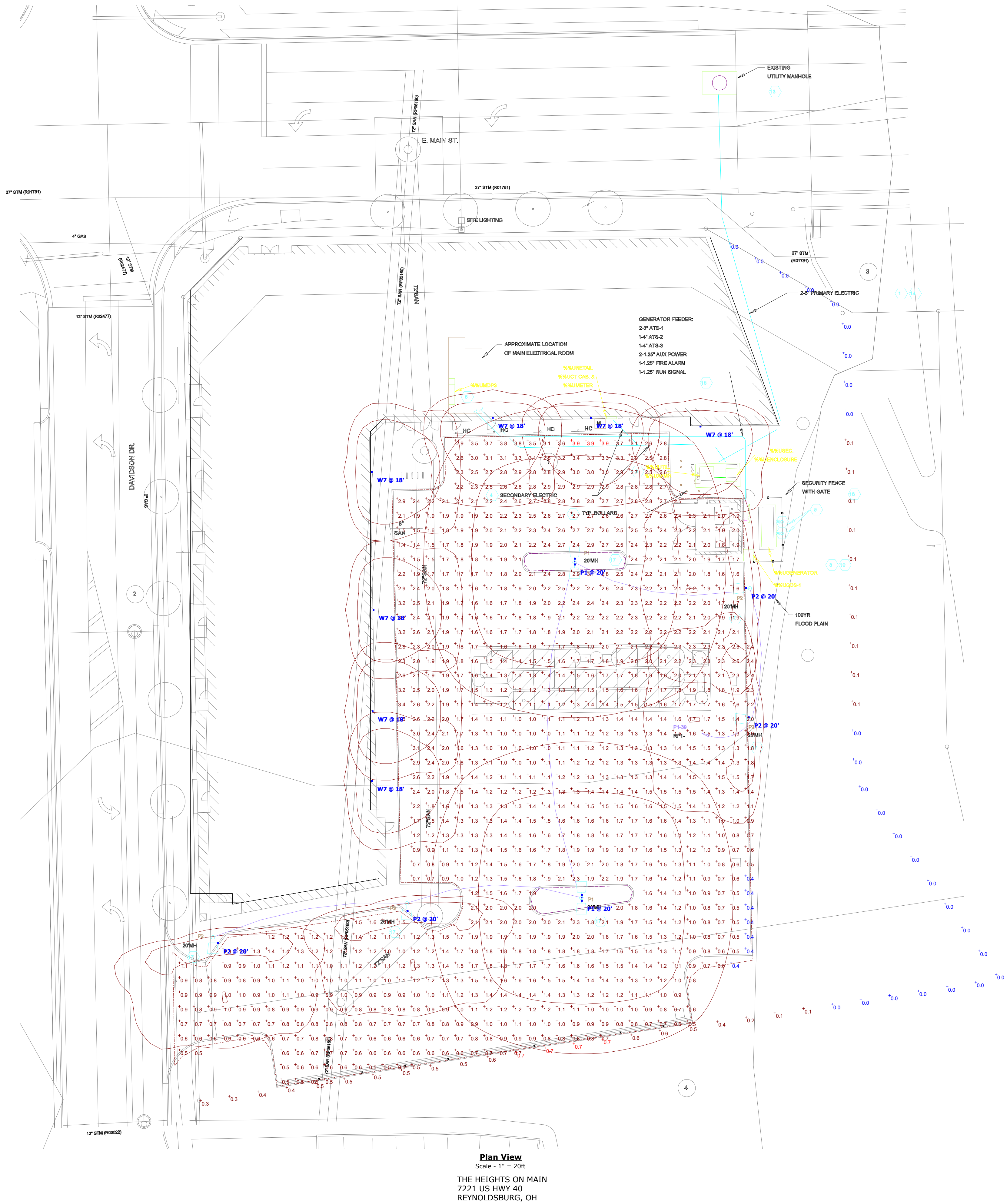
PROGRESS DRAWING NOT FOR CONSTRUCTION

07/25/2025
25003
E-501
MAJOR SITE PLAN

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	P1		2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1C-740-U-SWQ	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1000mA LIGHTSQUARE WITH 16 LEDS AND TYPE V WIDE OPTICS	16	488	0.9	118	 Max: 3176cd
	P2		4	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1B-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	16	265	0.9	44	 Max: 3950cd
	W1		0	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1B-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	16	265	0.9	44	 Max: 3950cd
	W4		0	LIGMAN	JE-30361-VW-W-8040	JET 36 Surface facade luminaires	1	2919	0.9	27	 Max: 2413cd
	W7		7	LIGMAN	VK-30003-T4-W40	Vekter 2 Wall luminaires	1	3444	0.9	40.3	 Max: 1846cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.6 fc	3.9 fc	0.4 fc	9.8:1	4.0:1
Boundary	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A



Project		Catalog #		Type	PL
Prepared by		Notes		Date	



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GALN Galleon II

Area / Site Luminaire

Product Features



Interactive Menu

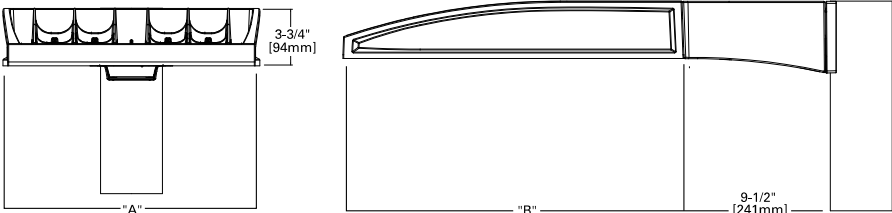
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 11

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Pole Mount Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

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

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)



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GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family ^{1, 2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant ²⁶ TAA-GALN=Galleon II Trade Agreements Act Compliant ²⁶	SA1 =1 Square SA2 =2 Squares SA3 =3 Squares SA4 =4 Squares SA5 =5 Squares SA6 =6 Squares SA7 =7 Squares SA8 =8 Squares SA9 =9 Squares	A =600mA B =800mA C =1000mA D =1200mA ^{4, 16} Z =Configured ²²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K 835 =80CRI, 3500K 840 =80CRI, 4000K 930 =90CRI, 3000K 935 =90CRI, 3500K 940 =90CRI, 4000K 950 =90CRI, 5000K AMB =Amber, 590nm ^{14, 16}	U =120-277V H =347V-480V ^{7, 29} 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{7, 29} 9 =347V ⁷ DV =277V-480V DuraVolt Drivers ^{28, 29, 30}	T1 =Type I T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide SNQ =Type V Narrow SMQ =Type V Square Medium SWQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Standard Pole Mount Arm QU =Quick Mount Universal Arm QM =Pole Mount Arm with Quick Mount Adaptor PA =Pole Mount, Adjustable SP =3" Slipfitter, Adjustable ⁸ SP2 =2-3/8" Slipfitter, Adjustable ⁸ QMA =Quick Mount Mast Arm, Fixed MA =Mast Arm, Fixed WM =Wall Mount, Fixed WA =Wall Mount, Adjustable UP =Upswept Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁷	
DIM =External 0-10V Dimming Leads ¹⁹ F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =20kV UL 1449 fused surge protective device ¹⁸ ZL =Two Circuits ¹⁸ HA =50°C High Ambient HSS =Installed House Side Shield ¹⁷ GRSBK =Glare Reducing Shield, Black ²² GRSWH =Glare Reducing Shield, White ²² TH =Tool-less Door Hardware ³ CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right AHD145 =After Hours Dim, 5 Hours ²¹ AHD245 =After Hours Dim, 6 Hours ²¹ AHD255 =After Hours Dim, 7 Hours ²¹ AHD355 =After Hours Dim, 8 Hours ²¹ DALI =DALI Drivers			BPC =Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁶ PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²⁰ FADC =Field Adjustable Dimming Controller ²¹ PSC =Photocontrol Shorting Cap SPB2 =Dimming Motion Sensor, 9'-20' mounting ²³ SPB4 =Dimming Motion Sensor, 21'-40' mounting ²³ SPB2/X =Dimming Motion Sensor, limited square count, 9'-20' mounting ²³ SPB4/X =Dimming Motion Sensor, limited square count, 21'-40' mounting ²³ MS/DIM-L20 =Motion Sensor for Dimming Operation, 9'-20' Mounting ²³ MS/DIM-L40 =Motion Sensor for Dimming Operation, 21'-40' Mounting ²³ WLS2XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{16, 12, 34} WLS4XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{16, 12, 34} WPS2XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{16, 12, 13, 34} WPS4XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{16, 12, 34} DIM10-L20 =AirMesh Occupancy Sensor (9'-20' Mounting) ¹⁸ DIM10-L40 =AirMesh Occupancy Sensor (21'-40' Mounting) ¹⁸			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238 =Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100 =Wireless Configuration Tool for MS/DIM ²³ LS/HSS =Field Installed House Side Shield ^{8, 17} LS/GRSBK-2PK =Glare Reducing Shield, Black ^{8, 22} LS/GRSWH-2PK =Glare Reducing Shield, White ^{8, 22} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{11, 18} TL7-HVG = AirMesh 7-PIN node, 110-480V ^{11, 18}	
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 5 per ASTM D1654. Not available with TH option. 4. Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected 5. TH option not 3G rated. Not available with Coastal Construction (CC) option. 6. Not available with voltage options H, 8 or 9. 7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A. 8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon. 9. One required for each Light Square. 10. ZL is not available with SPB at 347V or 480V. Not available with WaveLinX or Enlighted sensors, or 20kV surge option 11. Requires PR7. 12. Replace XX with sensor color (WH, BZ or BK.) 13. WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors. 14. Narrow-band 590nm +/-5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with SWQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. Not available with HA option. 17. Not for use with T1, SNQ, SMQ, SWQ or RW optics. 18. Cannot be used with other control options. 19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options 20. Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell. 21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. 22. Not for use with T1, T4FT, T4W or SL4 optics. 23. Sensor configuration mobile application required for configuration. See controls page for details. 24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page. 25. Not available with HSS, GRSWH or GRSBK. 26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to domesticpreferences.com website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.designlights.org/duravolt for more information. 29. 480V not to be used with ungrounded or impedance grounded systems. 30. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB. 31. Cannot be used with PR7 or other motion response control options. 32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. 33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 34. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPB).							

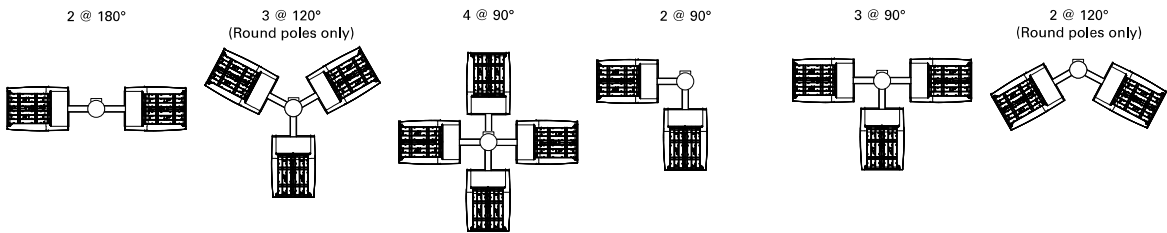


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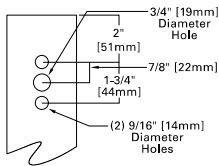
Mounting Details

Pole Configuration Options

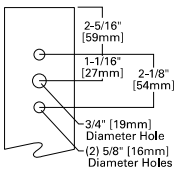


Pole Drilling Patterns

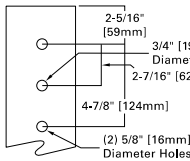
Type "N"



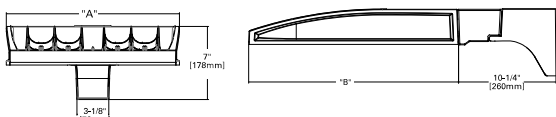
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Type "M"

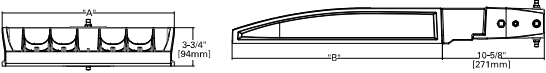


Quick Mount Universal Arm (QU)



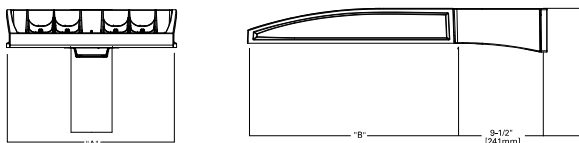
*NOTE: Universal Mount pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)



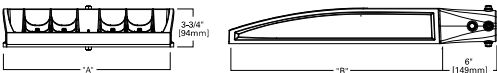
*NOTE: Fits 2-3/8" O.D. tension

Pole Mount Arm with Quick Mount Adaptor (QM)



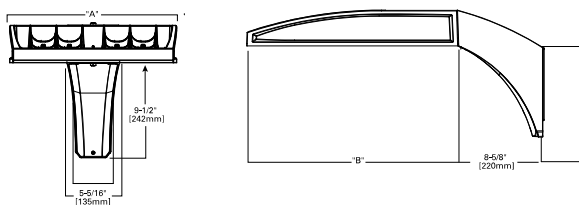
*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)



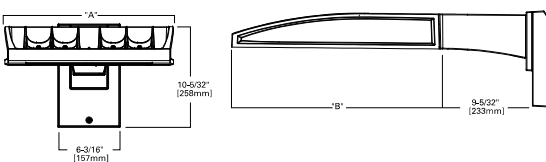
*NOTE: Fits 2-3/8" O.D. tension

Upswept Arm (UP)



*NOTE: Universal Mount pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)

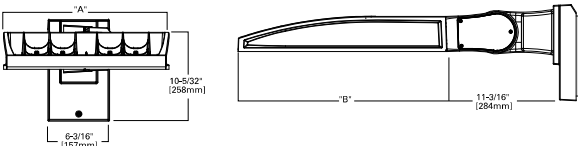


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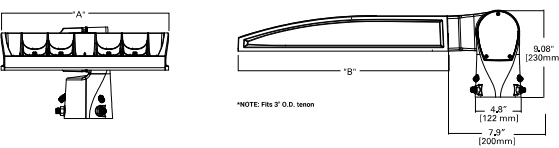
GALN Galleon II

Mounting Details

Wall Mount, Adjustable (WA)

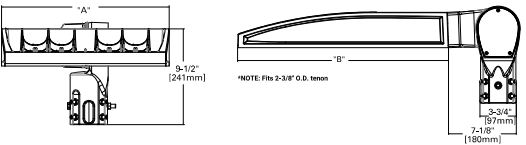


3" Slipfitter, Adjustable (SP)



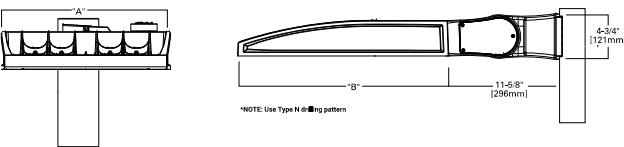
*NOTE: Fits 3" O.D. tension

2-3/8" Slipfitter, Adjustable (SP2)



*NOTE: Fits 2-3/8" O.D. tension

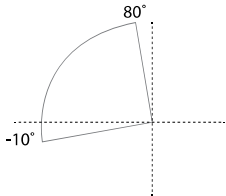
Pole Mount, Adjustable Arm (PA)



*NOTE: Use Type N drilling pattern

Adjustable Arm Range of Motion

- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



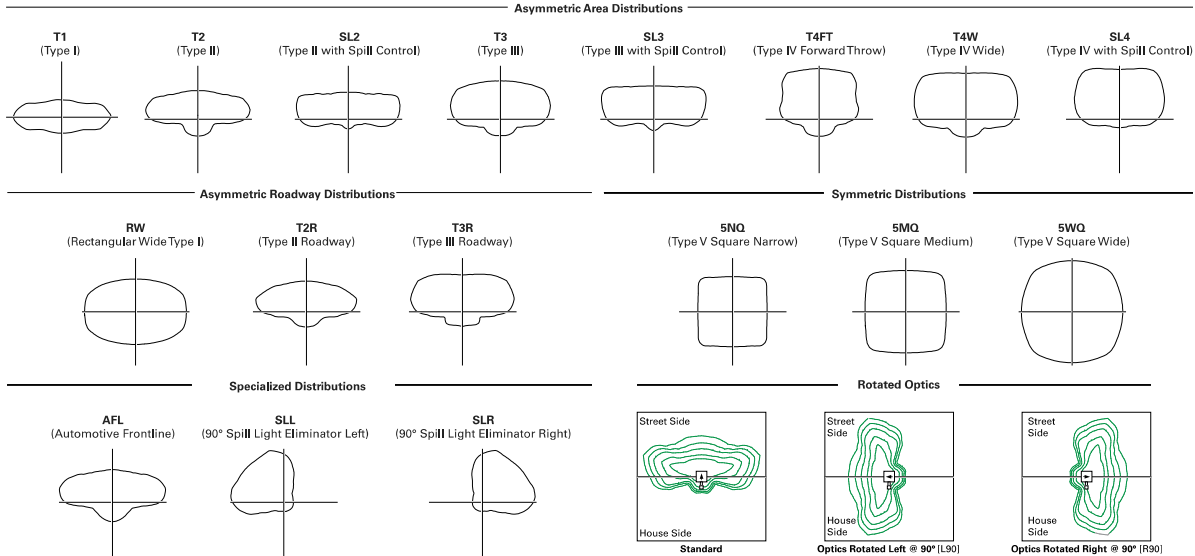
Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

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GALN Galleon II

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 17 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

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GALN Galleon II

Energy and Performance Data

Lumen Maintenance (TM-21)

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

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

Lumen Multiplier

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

FADC Settings

SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

FADC Settings

SA4-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

Note: +/-5% typical value

FADC Settings

SA7-SA9 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Note: +/-5% typical value

McGraw-Edison					GALN Galleon II					
Performance Table, Drive Current "A" (615mA)						 Galleon II IES Files		 Supplemental Lumen Tables		
Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T1	4000K Lumens	4,619	9,180	13,628	18,059	22,861	27,070	31,796	36,863	41,385
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	140	146	147	149	148	149	148	151	151
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SL/SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.										

McGraw-Edison						GALN Galleon II				
Performance Table, Drive Current "B" (800mA)						 Galleon II IES Files		 Supplemental Lumen Tables		
Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T1	4000K Lumens	5,748	11,423	16,957	22,470	28,446	33,683	39,563	45,867	51,494
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLL/ SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.										

McGraw-Edison										GALN Galleon II									
Performance Table, Drive Current “C” (1050mA)										Galleon II IES Files Supplemental Lumen Tables									
Number of Light Squares		1	2	3	4	5	6	7	8	9									
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481									
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013									
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339									
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991									
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745									
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414									
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022									
Optics																			
T1	4000K Lumens	7,101	14,113	20,950	27,763	35,146	41,616	48,882	56,671	63,623									
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4									
	Lumens per Watt	125	131	131	130	131	130	130	132	132									
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098									
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	126	132	132	131	132	131	131	133	133									
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954									
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	127	133	134	133	133	132	132	135	135									
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203									
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	124	130	130	129	130	129	129	131	131									
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	128	134	134	134	134	133	133	135	136									
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,645	63,594									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	125	131	131	130	131	130	130	132	132									
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	125	131	131	131	131	130	130	132	133									
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	125	131	131	130	131	130	130	132	132									
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172									
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	124	130	130	129	130	129	129	131	131									
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386									
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5									
	Lumens per Watt	122	128	128	128	128	127	127	130	130									
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515									
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4									
	Lumens per Watt	130	137	137	136	137	136	136	138	138									
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846									
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5									
	Lumens per Watt	131	137	138	137	137	136	136	139	139									
5WQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705									
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5									
	Lumens per Watt	131	137	137	137	137	136	136	139	139									
SLL/ SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938									
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5									
	Lumens per Watt	108	113	113	113	113	112	112	114	114									
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757									
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4									
	Lumens per Watt	129	135	135	135	135	134	134	137	137									
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359									
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4									
	Lumens per Watt	126	132	132	132	132	131	131	134	134									
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.																			

McGraw-Edison											GALN Galleon II										
Performance Table, Drive Current "D" (1200mA)											 Galleon II IES Files					 Supplemental Lumen Tables					
Number of Light Squares		1	2	3	4	5	6	7	8	9											
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552											
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605											
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679											
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274											
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987											
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628											
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173											
Optics																					
T1	4000K Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,358	70,007											
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4											
	Lumens per Watt	120	124	125	125	125	124	124	126	127											
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530											
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	121	125	126	126	126	125	125	127	128											
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472											
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	123	127	128	127	128	127	127	129	129											
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546											
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	119	123	124	124	124	124	123	126	126											
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767											
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	123	127	128	128	128	128	127	130	130											
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976											
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	120	124	125	125	125	124	124	126	127											
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182											
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	121	125	126	125	125	125	125	127	127											
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003											
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	120	124	125	125	125	124	124	126	127											
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511											
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5											
	Lumens per Watt	119	123	124	124	124	124	123	126	126											
SL4	4000K Lumens	7,662	15,228	22,505	29,955	37,921	44,903	52,742	61,146	68,646											
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5											
	Lumens per Watt	118	122	123	122	123	122	122	124	124											
5NQ	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190											
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4											
	Lumens per Watt	126	130	131	130	131	130	130	132	133											
5MQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554											
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5											
	Lumens per Watt	126	131	132	131	131	131	131	133	133											
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399											
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5											
	Lumens per Watt	126	130	131	131	131	130	130	133	133											
SL/SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451											
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5											
	Lumens per Watt	104	107	108	108	108	107	107	109	110											
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356											
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5											
	Lumens per Watt	124	128	129	129	129	129	128	131	131											
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817											
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4											
	Lumens per Watt	122	126	127	126	127	126	126	128	128											
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.																					

Control Options

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

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

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

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

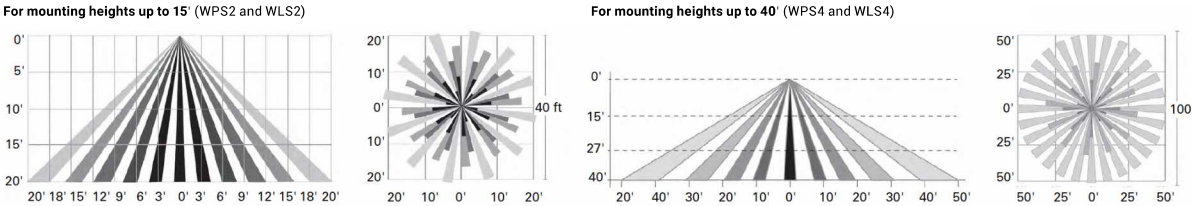
*SPB bezel color automatically selected based on luminaire finish

SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinX Lite (WLS4 / WLS2)	WaveLinX (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

WaveLinX Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.



AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

UPA-31951
Paletta 4 Surface

U8



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

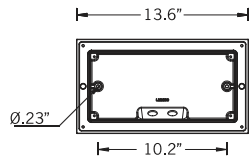
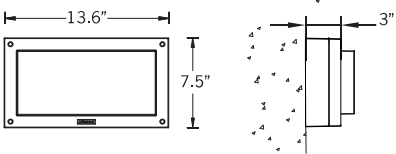
High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)



15w LED 1508 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 6.8 lbs



Mounting Detail

Additional Options (Consult Factory For Pricing)

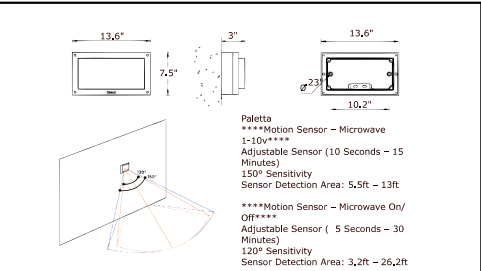


SCBT
Surface Conduit Box Trim

Contemporary surface-mounted bulkhead fixtures. Pure and clean designed, very tough square and rectangular exterior bulkhead family.

A range of vandal resistant square wall and ceiling mounted sconces with opal vandal resistant UV stabilized polycarbonate diffuser. Ideal for numerous indoor or outdoor applications. The paletta range of sconces are ADA compliant.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.



UPA-31951
Paletta 4 Surface



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

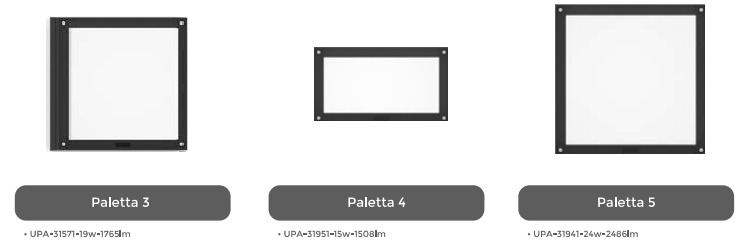
ORDERING EXAMPLE || UPA - 31951 - 15w - W30 - 02 - 120/277v - Options

UPA-31951				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
15w LED 1508 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL		120/277v Other - Specify

ADDITIONAL OPTIONS		

NAT - Natatorium Rated
DIM - 0-10v Dimming
SCBT - Surface Conduit Entry Box
IMS - Integrated Microwave Motion Sensor

Paletta Product Family



UJE-30411

Jet 34 Square Surface



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

W1



Cylindrical or rectangular form surface wall-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

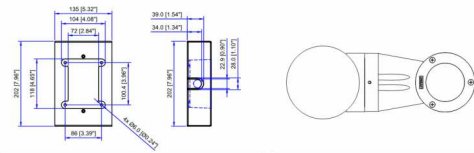
Wall luminaires with a selection of light distributions and LED wattages, that include; narrow, medium, wide, very wide and elliptical light distributions. The Jet offers a variety of beam spread options that facilitates wider spacing and even light distribution between the light fixtures. The up/down light versions can be manufactured using different beam spreads for the up and down optics as well as different wattages upon request.

Mounting plate for 3" junction box is provided with the fixture. A 4" junction box mounting plate is available as an option, please specify. Matching surface mount conduit boxes are available as an option.

Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

RPA
Round Pole Adapter

NOTE: This trim covers a shallow single gang, surface mount junction box (Provided by contractor)
Example: Hubbell® - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UJE-30411

Jet 34 Square Surface



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UJE - 30411 - 35w - M - W30 - 02 - 120/277v - Options

UJE-30411					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	

35w COB
4094 Lumens

N - Narrow 13°
M - Medium 20°
W - Wide 40°
VW - Very Wide 61°

W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL

120/277v
Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated
SCBT - Surface Conduit Box Trim
REMG - Remote Emergency Battery Pack
HCT - Custom Height

DIM - 0-10v Dimming
4MP - 4" Junction Box Mounting Plate
F - Frosted Lens
RPA - Round Pole Adapter

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



Example: Inspired by Nature Finish



Jet Product Family



Jet 31

• UJE-30351-15w-1618lm [6.3"] - Down



Jet 32

• UJE-30371-15w-1618lm [4"x4"] - Down



Jet 33

• UJE-30391-35w-4094lm [6.3"] - Down



Jet 34

• UJE-30411-35w-4094lm [6.3"x6.3"] - Down



Jet 35

• UJE-30541-2x15w-2x1618lm [6.3"] - Up/Down



Jet 36

• UJE-30361-2x15w-2x1618lm [4"x4"] - Up/Down



Jet 37

• UJE-30381-2x35w-2x4094lm [6.3"] - Up/Down



Jet 38

• UJE-30401-2x35w-2x4094lm [6.3"x6.3"] - Up/Down



Jet 39

• UJE-80031-14w-1618lm [6.3"]



Jet 40

• UJE-80041-15w-1618lm [4"x4"]



Jet 41

• UJE-80051-39w-4094lm [6.3"x11.6"]
• UJE-80052-20w-2294lm [6.3"x5.5"]



Jet 42

• UJE-80061-39w-4094lm [6.3"x6.3"x11.6"]
• UJE-80062-20w-2294lm [6.3"x6.3"x5.5"]



Jet 43

• UJE-95081-14w-1618lm [6.3"]



Jet 44

• UJE-95091-14w-1618lm [4"x4"]



Jet 45

• UJE-95111-39w-4094lm [6.3"]



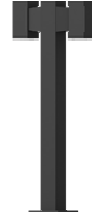
Jet 46

• UJE-95121-39w-4094lm [6.3"x6.3"]



Jet 47

• UJE-10555-15w-1618lm



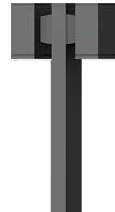
Jet 48

• UJE-10565-2x15w-2x1618lm



Jet 49

• UJE-20001-35w-4094lm



Jet 50

• UJE-20002-2x35w-2x4094lm



Jet 51

• UJE-30350-33w RGBW-1429lm [6.3"] - Down



Jet 52

• UJE-30413-33w RGBW-1429lm [6.3"x6.3"] - Down



Jet 53

• UJE-30385-2x33w RGBW-2x1429lm [6.3"] - Up/Down



Jet 54

• UJE-30405-2x33w RGBW-2x1429lm [6.3"x6.3"] - Up/Down



Jet 57

• UJE-10571-10w-1132lm
• UJE-10572-16w-2119lm
• UJE-10573-15w-1119lm



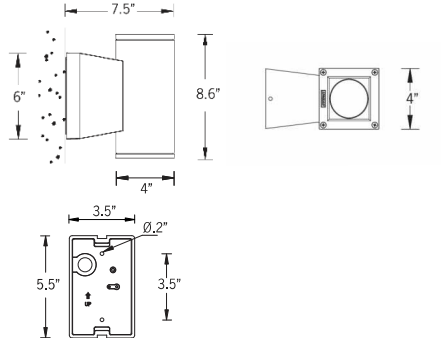
Jet 58

• UJE-10581-2x10w-2x1132lm
• UJE-10582-2x18w-2x2119lm
• UJE-10583-2x15w-2x1119lm

UJE-30361
Jet 36 Square Surface Up/Downlight



2x14w COB 2x1618 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 6 lbs



Mounting Detail



Construction

Aluminum.
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes desoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - US - G0

Finishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80/B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

W4



Cylindrical or rectangular form surface wall-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

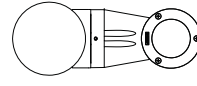
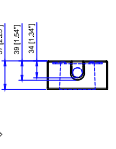
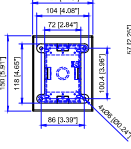
Wall luminaires with a selection of light distributions and LED wattages, that include; narrow, medium, wide, very wide and elliptical light distributions. The Jet offers a variety of beam spread options that facilitates wider spacing and even light distribution between the light fixtures. The up/down light versions can be manufactured using different beam spreads for the up and down optics as well as different wattages upon request.

Mounting plate for 3" junction box is provided with the fixture. A 4" junction box mounting plate is available as an option, please specify. Matching surface mount conduit boxes are available as an option.

Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

For the Square downlight option, see Jet 32, 34 and 52. For type II, III & IV distributions, see Tango 29 to 32 surface wall luminaires. For RGBW options, see Jet 51 to 54.

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

RPA
Round Pole Adapter

NOTE: This trim covers a shallow, single gang, surface mount junction box (Provided by contractor)
Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

UJE-30361
Jet 36 Square Surface Up/Downlight



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UJE - 30361 - 2x14w - M - W - W30 - 02 - 120/277v - Options

UJE-30361						
	LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE

2x14w COB	N - Narrow 20°	N - Narrow 20°	W27 - 2700K	01 - BLACK RAL 9011	120/277v
2x1618 Lumens	M - Medium 24°	M - Medium 24°	W30 - 3000K	02 - DARK GREY RAL 7043	Other - Specify
	W - Wide 36°	W - Wide 36°	W35 - 3500K	03 - WHITE RAL 9003	
	VW - Very Wide 71°	VW - Very Wide 71°	W40 - 4000K	04 - METALLIC SILVER RAL 9006	

ADDITIONAL OPTIONS			

NAT - Natatorium Rated	4MP - 4" Junction Box Mounting Plate
SCBT - Surface Conduit Box Trim	F - Frosted Lens
REMG - Remote Emergency Battery Pack	RPA - Round Pole Adapter
HCT - Custom Height	

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH	
SW02 - WALNUT FINISH	
SW03 - PINE FINISH	
DF - DOUGLAS FIR FINISH	
CW - CHERRY WOOD FINISH	
NW - NATIONAL WALNUT FINISH	
SU01 - CONCRETE FINISH	
SU02 - SOFTSCAPE FINISH	
SU03 - STONE FINISH	
SU04 - CORTEN FINISH	

THERE IS AN ADDITIONAL
COST FOR THESE FINISHES

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

Oak	Cherry	Beech	Carbon
Walnut	Chestnut	Bamboo	Galvanized
Pine	Mahogany	Birch	Steel

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



Example: Inspired by Nature Finish



Jet Product Family

 Jet 31 • UJE-30351-15w-1618lm [ø4"] - Down	 Jet 32 • UJE-30371-15w-1618lm [4"x4"] - Down	 Jet 33 • UJE-30391-39w-4094lm [ø6.3"] - Down	 Jet 34 • UJE-30411-39w-4094lm [6.3"x6.3"] - Down	 Jet 35 • UJE-30341-2x15w-2x1618lm [ø4"] - Up/Down
 Jet 36 • UJE-30361-2x15w-2x1618lm [4"x4"] - Up/Down	 Jet 37 • UJE-30381-2x39w-2x4094lm [ø6.3"] - Up/Down	 Jet 38 • UJE-30401-2x39w-2x4094lm [6.3"x6.3"] - Up/Down	 Jet 39 • UJE-80031-14w-1618lm [ø4"]	 Jet 40 • UJE-80041-15w-1618lm [4"x4"]
 Jet 41 • UJE-80051-39w-4094lm [ø6.3"x11.6"] • UJE-80052-20w-2284lm [ø6.3"x5.9"]	 Jet 42 • UJE-80061-39w-4094lm [6.3"x6.3"x11.6"] • UJE-80062-20w-2284lm [6.3"x6.3"x5.9"]	 Jet 43 • UJE-95081-14w-1618lm [ø4"]	 Jet 44 • UJE-95091-14w-1618lm [4"x4"]	 Jet 45 • UJE-95111-39w-4094lm [ø6.3"]
 Jet 46 • UJE-95121-39w-4094lm [6.3"x6.3"]	 Jet 47 • UJE-10555-15w-1618lm	 Jet 48 • UJE-10565-2x15w-2x1618lm	 Jet 49 • UJE-20001-35w-4094lm	 Jet 50 • UJE-20002-2x35w-2x4094lm
 Jet 51 • UJE-30393-33w RGBW-1x29lm [ø6.3"] - Down	 Jet 52 • UJE-30413-33w RGBW-1x29lm [6.3"x6.3"] - Down	 Jet 53 • UJE-30383-2x33w RGBW-2x1x29lm [ø6.3"] - Up/Down	 Jet 54 • UJE-30403-2x33w RGBW-2x1x29lm [6.3"x6.3"] - Up/Down	 Jet 57 • UJE-10571-10w-1133lm • UJE-10572-18w-2135lm • UJE-10573-15w-1119lm
 Jet 58 • UJE-10581-2x10w-2x1132lm • UJE-10582-2x18w-2x2135lm • UJE-10583-2x15w-2x1119lm				

UVK-30003

Vekter 2 Large Surface



W7



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets’ exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Flexible wall-mounted floodlighting and area luminaires. Sleek, angular, technical and powerful professional lighting solutions.

A wedge shaped range of small profile wall mounted luminaires, with no visible external hardware for use in uplight or downlight applications. This product is provided with a range of high powered LEDs with a selection of optics.

The Vekter is unique as it is available with Type II, III, IV & V light distribution options that facilitates wider spacing and even light distribution between the light fixtures. Wide spacings of up to 40’ on center can be achieved using a type II optic with uniformity that complies to path of egress requirements. This provides higher energy saving and reduced installation costs. The Vekter can be manufactured using different type beam optics to achieve custom distribution, e.g using type II and type IV optics inside the same luminaire.

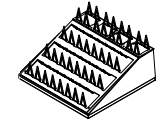
Integral electronic control gear is housed in a special waterproof box that can be detached from the optical chamber for easy installation. Mounting plate for 3” and 4” junction box is provided with the fixture. Matching surface mount conduit boxes are available as an option.

The Vekter is suitable for lighting footpaths, building facades, building entrances and parking areas around buildings.

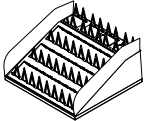
This luminaire can be mounted in downward or upward positions.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

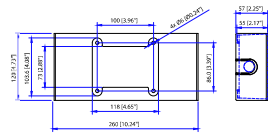
Additional Options (Consult Factory For Pricing)



BS1
Bird Spikes
[Option 1]



BS2
Bird Spikes
[Option 2]



SCBT
Surface Conduit Box Trim

NOTE: This trim covers a **shallow single gang** surface mount junction box [Provided by contractor]
Example: Hubbell® - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or -
5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

UVK-30003

Vekter 2 Large Surface



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UVK - 30003 - 37w - T2 - W30 - 02 - 120/277v - Options

UVK-30003					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
37w LED 5073 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 32" W - Wide 52" VW - Very Wide 65" EW - Extra Wide 108"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
INSPIRED BY NATURE FINISHES					
SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH					
THERE IS AN ADDITIONAL COST FOR THESE FINISHES					
ADDITIONAL OPTIONS					
F - Frosted Lens NAT - Natatorium Rated DIM - 0-10v Dimming SCBT - Surface Conduit Box Trim EMR - Remote Emergency Pack					
AMB - Turtle Friendly Amber RPA - Round Pole Adapter BS1 - Bird Spikes [Option 1] BS2 - Bird Spikes [Option 2]					

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish



Vekter Product Family

				
Vekter 1 • UVK-30001-20w-2446lm • UVK-30002-28w-3330lm	Vekter 2 • UVK-30003-37w-5143lm • UVK-30004-54w-6954lm	Vekter 3 • UVK-10001-20w-2473lm • UVK-10002-28w-3330lm	Vekter 4 • UVK-10011-2x20w-2x2473lm • UVK-10012-2x28w-2x3330lm	Vekter 5 • UVK-90001-37w-5143lm • UVK-90002-54w-6954lm
				
Vekter 6 • UVK-90011-2x37w-2x5143lm • UVK-90012-2x54w-2x6954lm	Vekter 7 • UVK-30011-20w-2473lm • UVK-30012-28w-3330lm	Vekter 8 • UVK-30031-37w-5143lm • UVK-30032-54w-6954lm	Vekter 9 • UVK-30021-20w-2473lm • UVK-30022-28w-3330lm	Vekter 10 • UVK-30041-37w-5143lm • UVK-30042-54w-6954lm
				
Vekter 11 - 13.1' • UVK-20001-20w-2473lm • UVK-20002-28w-3330lm	Vekter 12 - 13.1' • UVK-20003-37w-5143lm • UVK-20004-54w-6954lm	Vekter 13 - 13.1' • UVK-20011-2x20w-2x2473lm • UVK-20012-2x28w-2x3330lm	Vekter 14 - 13.1' • UVK-20013-2x37w-2x5143lm • UVK-20014-2x54w-2x6954lm	Vekter 15 • UVK-90021-4x20w-4x2473lm • UVK-90022-4x28w-4x3330lm
				
Vekter 16 • UVK-90031-4x37w-4x5143lm • UVK-90032-4x54w-4x6954lm	Vekter 17 - 19.6' • UVK-20021-20w-2473lm • UVK-20022-28w-3330lm	Vekter 18 - 19.6' • UVK-20023-37w-5143lm • UVK-20024-54w-6954lm	Vekter 19 - 19.6' • UVK-20031-2x20w-2x2473lm • UVK-20032-2x28w-2x3330lm	Vekter 20 - 19.6' • UVK-20033-2x37w-2x5143lm • UVK-20034-2x54w-2x6954lm



Moody Nolan
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July 28, 2025
Phoenix Buathier
Planning & Zoning
Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068
614-322-6829
pbuathier@reynoldsburg.gov

**Re: 7185 E. Main Street – Certificate of Appropriateness – Cycle 2
Comments (email dated July 9th, 2025)**

Ms. Buathier,

This letter is in response to your Correction Letter for the above referenced project dated July 9, 2025. The comments are shown in italics, and our responses are indicated in bold following the original question or comment. Along with the responses and related revised drawings, we are submitting full size sets of drawings for your review and approval.

1. *State on the site plan and provide in the notes, the height of the proposed building on the site plan. Section 1103.11.D.Height.Building Maximum*

- a. *Provide the height of the building on the site plan.*

Response: Building Height added to Site Plan and “Building Height” code tabulation added.

2. *Provide the location of the bicycle parking provide on the site, please state and show how the bicycle parking standards are met per Section 1103.11.E.Parking Placement.Notes*

- a. *The bicycle parking is located on the landscape plan, but still needs to be shown on the site plan sheet.*

Response: Coded Note #10 added to Site Plan and Parking Requirements tabulation updated to include Bicycle Parking Provided calculation.

3. *Show that the service areas and trash disposal facilities (i.e dumpsters/compactors) are hidden or screened from the view of the streets, parks, squares or significant pedestrian space. Section 1103.11.I.Design Guidelines for Olde Reynoldsburg.C.6.i &ii*

- a. *Please provide in color, the intended dumpster/compactor screening for the site, along with the materials and opacity.*

- i. *The dumpster/receptacle area does not show it fully enclosed. This is required per the Olde Reynoldsburg Design Guidelines requirement.*



Response: See Sheets landscape sheets L1.01 (Reynoldsburg Code Compliance Chart) and L1.02 (Dumpster enclosure elevations). Also, refer to Sheet EX.06.

4. Show that the mechanical equipment areas are hidden or screened from the view. Section 1103.11.I.Design Guidelines for Olde Reynoldsburg.C.6.iii
 - a. Please provide in color, the intended mechanical equipment screening for the site, along with the materials and opacity.
 - i. This needs to be shown with the intended plantings, in a color elevation to ensure that both the electrical transformer and generator are properly screened.

Response: Proposed landscape screening mechanical equipment (generator) to be a row of evergreens at 10' hgt. to provide approx. 100% opacity. Colored elevations have been added to the landscape sheets.

Response: See Sheets L1.01 (Reynoldsburg Code Compliance Chart) and L1.02 (Dumpster enclosure/generator fence elevations). Also, refer to Sheet EX.06.

5. The height of the fencing used to enclose the dumpster area is identified as 7 foot and 4 inches and 6 foot and 6 inches. Please know that the maximum height of fencing in the ORD-C is 6 feet. Section 1105.11.A.i.4
 - a. To have fencing higher than 6 feet such as the brick or wood portion, a variance from Section 1105.11.A.i.4 would be needed.

Response: The masonry enclosure & gates have been revised to 6'-0" to screen the dumpster by 1' min. as required by 1105.11.A.i.4. Refer to Sheet EX.06.

6. The elevation showing the fencing for the dumpster, still shows the dumpster is visible where the wood portion is, please know that the dumpster is not permitted to be visible per Section 1105.07.K.ii
 - a. A variance from Section 1105.07.K.ii would be needed.

Response: The masonry enclosure & gates layout have been revised to fully enclose the dumpster from visibility 1105.07.K.ii. See Sheets L1.02 and EX 06.

7. Provide the percentage of transparent fenestration on the ground floor and on the upper floors, meeting the minimum requirements, on the building elevations facing a street, waterway or public space. Section 1103.11.I.Design Guidelines for Olde Reynoldsburg.D.3.i
 - a. The percentages of identified on A301-A303 do not make sense. Staff is not sure that this requirement is met, based on multiple percentages given.



Response: The tables and elevation references on A301-A303 have been corrected to properly associate the elevations and % of transparent fenestration to the rightful façade area.

8. On the first floor elevations, along the north and west building elevations, there are prefabricated canopy's identified.
 - a. Please identify how far these canopy's extend from the building.
 - i. If the canopy's extend into the public right-of-way, a hold harmless letter, to the City Attorneys satisfaction will need to be provided by the applicant, due to a portion of the building being located in the public right of way.

Response: Canopy extension dimensions from the exterior wall have been added to the exterior elevations. No canopy overhang is anticipated to extend beyond the public right-of-way lines.

9. Identify the material of the prefabricated canopy's shown on the buildings elevations.

Response: Canopy materials (prefabricated metal) have been added to the exterior elevations.

10. Provide an updated physical Certificate of Appropriateness application and all additional materials to staff, along with a complete updated electronic copy.

Response: Please find updated physical and electronic copies of the Certificate of Appropriateness application attached to this submittal.

11. Please know that the Certificate of Appropriateness cannot be approved, until the Major Site Plan is approved and any required variances are granted.

Response: Noted.

12. Please know that updated plans could have additional comments, based on the plans submitted.

Response: Noted.

Staff Report by EMHT

BROADWAY ACCESS AND SITE PARKING

1. Per the Site Plan, there is one proposed roadway access point from Davidson Drive at the southern end of the property. The proposed access driveway is replacing the existing entrance in the same general area. Based on the Site Plan, the proposed access point into the parking



lot will be 26-ft wide and is acceptable. A comment was made to include a fire truck maneuverability plan with the future PGU submission.

Response: Fire Truck Autoturn will be provided in PGU submission

2. *There are three proposed two-way access lanes within the parking lot. One is a 26-ft wide lane from the access point, into the southern end of the parking lot. This lane to the south provides access to a 26-ft wide lane on the west side of the parking lot which dead ends into the loading area and dumpster location at the north of the parking lot. The third two-way access lane is a 22-ft wide lane on the east side of the parking lot that dead ends at the north end of the parking lot. The proposed access lanes are acceptable.*

Response: Acknowledged.

3. *Per the Development Handbook, the required number of parking spaces would be 113 spaces for the proposed project (103 dwelling units plus 3,753 sf of other space). A parking reduction of 30% has been requested for a total of 80 spaces on-site with two dedicated shared parking spaces from the property to the south which are located within 1,300 feet of the site. The total 82 parking spaces also include four ADA parking spaces with van accessibility. All parking space dimensions are adequate and based on the information provided in the Site Plan, the number of parking spaces is acceptable.*

Response: Acknowledged.

UTILITIES

4. *According to the City's records, there is a 12-inch water main that runs along East Main Street across the property frontage and a 6-inch water main along Davidson Drive. There is also a 12-inch water main that runs north and south through the middle of the site. The site plan is proposing to relocate the existing 12-inch water main from the middle of the site to the eastern side of the parking lot. Off that proposed 12-inch water main is a new 4-inch water service line and 6-inch fire service that will connect to the back of the building on the north side of the parking lot. A comment was made to provide a water service demand worksheet per the Major Site Plan requirements.*

Response: Facility Demand Worksheet has been completed. Refer to attached memo from Advanced Engineering Consultants with calculations.

5. *Per the City's GIS there is an existing 21-inch sanitary sewer that runs along the eastern boundary of the property. It is unclear where the sanitary service connection is located. A comment was also made to*



provide a sanitary service demand worksheet per the Major Site Plan requirements.

Response: Facility Demand Worksheet has been completed. Refer to attached memo from Advanced Engineering Consultants with calculations.

6. The site plan shows the City of Columbus owned and maintained 72-inch Blacklick Creek Interceptor Sewer that runs from north to south within an existing easement. The 72-inch sewer falls within the limits of the proposed building footprint. During a 12/7/23 web-meeting between the City of Reynoldsburg and Columbus Division of Water Reclamation (Rob Priestas, Fang Cheng, Paul Wilson) the idea of constructing a building over the Blacklick Creek Interceptor in this location was discussed. The outcome of this meeting was that the development should bridge the existing 72-in pipe with a foundation plan that results in no additional loading on the pipe and that access points need to be verified and restored on either side of area where the pipe extends underneath the building. At the time, Columbus noted that the manhole on the south side of the building had been previously buried, therefore, they requested it be restored. The idea of relocating the sewer was discussed but determined to be infeasible due to lack of space and congestion of other utilities within the existing Davidson Drive right-of-way, and the extensive bypass pumping operation that would be needed to perform the work. It appears this plan is proposing to remove and replace the section of 72-inch pipe that extends underneath the building with a new pipe inside a casing pipe along a slightly adjusted alignment. Has this approach been vetted and approved by the City of Columbus? If not, we strongly recommend that follow-on coordination between the developer's team, City of Reynoldsburg and Columbus Division of Water Reclamation staff occur prior to approving this plan to verify that all entities are satisfied with the approach for protecting this vital trunk sewer.

Response: Korda had a coordination call with City of Columbus DOSD on 7/16/25 to review the proposed alignment with Doug Holz, Terry Stewart, and Paul Fannin. The city indicated they would review internally and respond. In a follow-up call with Terry Stewart on 7/23/25 he indicated they would accept the relocation provided we meet their design checklist (received 7/29/25). He also indicated they would accept the sewer to remain in place below the building without any relocation. We will be evaluating both options as we advance design.

STORMWATER

7. GIS shows an existing 27-inch storm sewer on the south side of East Main Street that services the existing property. The existing site contains 6 catch basins and storm sewer from the previous



development that will be replaced with three proposed catch basins (12-inch lines) which flow into a proposed Underground Detention System (UDS). There is one proposed 8-inch storm sewer from the building that is conveyed directly into the UDS. All flow from the UDS will be conveyed to the existing 27-inch storm sewer on East Main Street via an existing manhole on the northeast corner of the property. A proposed 12-inch storm line will connect the UDS to the existing manhole. A comment was made to provide storm sewer calculations on the future PGU.

Response: Storm sewer calculations to be provided in PGU submission.

Fire Department Review

Please ensure the following changes are made to these documents as per my emails with Eric Walsh (Korda) between February 24, 2025, to March 7, 2025.

- *A fire hydrant must be placed in the green area of the parking lot between the handicap parking and general parking area.*

Response: C3.01 includes a fire hydrant in parking lot island.

- *All curbs in the parking area shall be mountable curbs so large vehicles (fire trucks, medics, and trash trucks) do not damage the curbs while turning.*

Response: 3" height curbs provided within parking lot islands.

If for some reason anything is brought up about the fire alarm or the sprinkler system, we cannot approve anything until a full set of fire alarm and sprinkler plans have been submitted.

Response: Noted.

Please let us know if you have any comments or additional questions. We look forward to working with your team on this exciting project.

Sincerely,

Anup Janardhanan, AIA
Associate Principal/Project Manager

Cc:
Jay Boone, AIA, Partner, Moody Nolan
Brian Szuch, AIA, Project Architect, Moody Nolan
Rick Krall, AIA, Project Architect, Moody Nolan
Mike Wagner, Columbus Metropolitan Housing Authority

From: [Lieutenant Schmidt](#)
To: [Emma Cepek](#)
Cc: [Phoenix Buathier](#)
Subject: Re: 7185 E. Main Street Certificate of Appropriateness
Date: Wednesday, August 6, 2025 9:59:10 AM
Attachments: [Outlook-vnib2hqr.png](#)

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 2:28 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: RE: 7185 E. Main Street Certificate of Appropriateness

Emma Cepek

PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

From: Emma Cepek
Sent: Monday, August 4, 2025 2:28 PM
To: 'LTSchmidt@trurotwp.org' <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7185 E. Main Street Certificate of Appropriateness

Lt. Schmidt,

I am sending you 7185 E. Main Street Certificate of Appropriateness Application and supporting items that are scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

I got a message that this email was unable to be delivered the first time, so I apologize if you receive it multiple times. The files are large so I will be sending them one by one, and I apologize again in advance.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek

PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

August 6, 2025

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

RE: Jay Boone and Anup Janardhanan of Moody Nolan for Metropolitan Housing Partners, Inc.;
7185 E. Main Street: Major Site Plan Application

Planning and Zoning Board:

Below is the staff review of the above referenced Major Site Plan Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 7185 E. Main Street. The 1.641 acre lots is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing a single 5 story mixed use building that will contain commercial and apartment land uses. The first floor will consist of the commercial uses such as office, retail and some apartments, along with the additional 4 floors containing apartment units. The building will be 5 stories with a maximum height of 59 feet and 6 inches. The building will contain 103 units and roughly 6,647 square feet of retail and/or office type land uses.
- b. **Surrounding Zoning:** The surrounding zoning and land uses consist of OS, Open Space District to the north, east and south of the subject site, and EMD, East Main Street District to the west. The surrounding land uses consist of Community Facility – Government Administration to the west and north of the site, and Health and Wellness – Fitness Facility/Gym to the east and south of the site.
- c. **Proposed Land Use:** The applicant has submitted a Major Site Plan application with the intended land use for Dwelling – Multi-Unit Building, Retail and Office. A Dwelling – Multi-Unit Building, Retail – Small or Medium Format, Office – Professional Services and Medical – Office are permitted land uses in the ORD-C, Olde Reynoldsburg Commercial District.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review, Major Site Plan

- a. **Density:** There is no maximum or minimum density for ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing 103 units, which is permitted.

- b. **Setbacks:** Per the zoning code, the minimum front building setback required along E. Main Street is 0 feet, along with a zero-foot side street corn lot setback along Davidson Drive. There is no maximum setback along E. Main Street or Davidson Drive. The applicant shows on the site plan, a 1 foot 5-inch setback from Davidson Drive. The applicant does not show the actual building setback from E. Main Street. The applicant will need to show the actual building setback along E. Main Street on the site plan. The site also has a minimum side and rear setback of zero feet. The building is setback 56 feet and 1 inch from the eastern property line. The buildings actual setback from the rear line is not listed on the site plan, and will need to be shown on the site plan. Since all minimum setbacks are zero feet, and the building is not located over the property line, the minimum required building setbacks appear to be met.
- c. **Building Form:** The applicant states the Built-to-Zone is 64% along E. Main Street and 77% along Davidson Drive. 30% is required along E. Main Street and 30 % along Davidson Drive. Both Built-to-Zone areas meet the minimum building for requirements in the ORD-C, Olde Reynoldsburg Commercial District. The applicant is also required to provide a first floor 12-foot clear minimum ceiling height. The applicant is requesting a variance from the first-floor clear minimum ceiling height, to reduce the commercial area to 10 feet and the residential area to 9 feet. If the variance is granted, this requirement will be met. The applicant is showing the remaining upper floor 8-foot clear ceiling height for floors 2 thorough 5.
- d. **Lot coverage:** Per the zoning code, there is not a maximum or a minimum lot coverage, or open space requirements in the ORD-C, Olde Reynoldsburg Commercial District. The applicant does identify on the landscape plan that 71,509 square feet of impervious surface is on the site.
- e. **Building Height:** Per the zoning code, the maximum building height for buildings located along E. Main Street is 60 feet. The applicant's elevations show the maximum building height being 59 feet and 6 inches. The building height requirement is met.
- f. **Parking/Loading requirements:** The required number of parking spaces is 113 parking spaces, however after the permitted 30% parking reduction which is permitted due to a shared parking agreement, 80 parking spaces are required. The applicant has provided 80 parking spaces on the subject site and 2 shared parking spaces located on the parcel to the south of the subject site. 4 ADA parking spaces will be provided on the site. The required number of parking spaces for the site has been met. No part of the parking lot is located closer than 5 feet to a public right-of-way, which meets the zoning code requirements. The parking lot provided is made of asphalt, which is a permitted surface. The minimum parking space dimensions of 18 feet long by 9 feet wide, with a minimum drive aisle of 15 feet has been met. Due to the size of the retail/office type land uses of the subject site, a loading space is not required for the subject site. All parking and loading space requirements have been met for the subject

site.

g. **Design Guidelines for Olde Reynoldsburg Standards:**

1. **Size, Mass and Scale:** The size and scale of the development is within the ORD- Olde Reynoldsburg Commercial District design standards. The scale, mass and size meet this requirement.
2. **Proportions of Bays and Openings:** The applicant proposes balconies as square and vertical in proportion. The proposed brick first floor is in proportion with surrounding buildings in the ORD-C, Olde Reynoldsburg Commercial District along with appropriate scaling of windows and openings. This requirement has been met.
3. **Building Materials:** The applicant is proposing brick on the first floor with fiber cement panels and board and batten. The requirements have been met.
4. **Roof Forms:** The only aspect of the building with a pitched roof is the ancillary roof for the outdoor amenity area on the fifth floor. This roof slopes at a 2:12, which meets the roof form requirements.
5. **Garages and Accessory Structures:** The proposed site plan does not have any garages or accessory structures; therefore, this requirement is not applicable to this development.
6. **Trash, Mechanical, Utility and Service Equipment and Areas:** The applicant shows the intended trash and receptacle areas as being fully screened with 100% opacity from view of streets, parks and significant pedestrian areas. The applicant is also proposing decorative fencing around mechanical equipment along with 10-foot-tall evergreen trees, fully screening the materials from neighboring properties. The trash, mechanical, utility and services equipment areas requirements have been met.
7. **Colors:** The applicant shows the building and all other materials used on site as consistent throughout the site. The colors used appear to be browns, black and grays, which are consistent with other structure colors located in the ORD-C, Olde Reynoldsburg Commercial District. These requirements have been met.
8. **Building Materials and Details:**
 1. **Building Walls:** The building walls will consist of brick and fiber cement boarding, both of which are permitted.
 2. **Foundation, chimneys:** The foundation in some areas of the building are not clearly labeled, such as the west elevation under the balconies. The applicant is only permitted to use brick or stucco. The applicant will need to identify this material. There does not appear to be a chimney proposed for this building, therefore it does not apply.
 3. **Columns:** The columns used for the rooftop amenity area do not appear to call out the material. The applicant will need to

provided the column material that it is intended to be constructed with.

4. **Doors:** The doors are intended to be glass. The applicant has met this requirement.
 5. **Roof:** The applicant is proposing a flat roof, which is permitted.
 9. **Roof Form:** The applicant is proposing a flat roof for this building, meeting the roof form type permitted for the development.
 10. **Windows and Doors:** The ORD-C, Olde Reynoldsburg Commercial District requires all mixed use and commercial buildings to have a minimum of 40% transparent fenestration of windows and doors on the first floor. The applicant has provided 40.6 percent of window and door first floor transparent fenestration meeting the first-floor requirements. The applicant has also provided 29.8% of window and door transparent fenestration on the remainder floors, which meets the minimum 20% requirement. The windows and doors throughout the development are consistent and similar as the ones throughout the building.
 11. **Architectural Details:** The applicant is not providing shutters and the column and bay requirements have been met based on the design on the building.
- h. **Access:** The site can be accessed off of Davidson Drive. With a 26-foot-wide driveway and drive aisle through the site. The driveway, drive-aisles and parking spaces will be made of asphalt and/or concrete, meeting all paving requirements found in the zoning code.
 - i. **Parking Screening:** The applicant is providing a 6-foot-tall wooden fence along the southern property line, where the parking lot is within 50 feet of an institution for human care, which meets the required parking lot screening requirement.
 - j. **Landscaping and Buffering:** The applicant has provided a landscaping plan with the following information:
 1. **Tree Preservation/Tree Replacement:** The applicant provided a tree survey of the site, where it shows that 7 trees will be removed from the site. The 7 trees removed, are not considered Major Trees, therefore no trees will need to be replaced. No trees are identified as being preserved on the subject site.
 2. **General Landscape Standards:** The minimum tree planting size of all deciduous trees is 2" calipers. All proposed trees on site meet this minimum requirement. All shrubs are required to be a minimum height of 18 inches, all shrubs identified on the site plan, will be 18 inches in height or taller. This requirement is met.
The maximum percentage of tree species on site for 30 trees is 33%, which is no more than 9 trees of the same species. The applicant is proposing no more than 6 of the same species on site, therefore this standard has been met.

3. **Street Tree Requirements:** The applicant has stated that 3 trees will be planted along E. Main Street and that 8 street trees will be planted along Davidson Drive. The landscape plan however shows 4 street trees along E. Main Street and 6 trees along Davidson Drive. The applicant will need to amend their tree count in the Code Compliance Chart. Based on the trees shown on the landscape plan, the street tree requirement has been met.
4. **Interior Lot Landscaping:** Per zoning, the applicant is required to provide twenty-six (26) inches in trunk diameter for interior lot landscaping. The applicant is proposing twenty-seven (27) inches in trunk diameter for interior lot landscaping. The applicant has met the required interior lot landscaping standards.
5. **Property Buffer Requirements:** The property does not buffer any residential land use or residential zoning. Therefore, there are no property buffering requirements.
6. **Parking Area Landscaping Standards:** The applicant is required to provide parking lot landscaping due to the parking area having more than 20 parking spaces on the site and likely being larger than 6,000 square feet. The code states that for every 10 parking spaces, the applicant shall provide no less than two hundred square feet of interior landscaped parking lot areas, containing at least 1 tree with a minimum diameter of 2" and 4 shrubs. The applicant shows 80 parking lot spaces. This means that 1600 square feet of interior landscaped parking lot area, with 8 trees and 32 shrubs would be required. The applicant has provided the correct number of trees, shrubs, and interior landscaped parking lot area. This requirement has been met.
7. **Screening and Landscaping for Service Structures:** The applicant is proposing a dumpster, electrical transformer and a generator on the subject site. The applicant will need to provide the required screening for all three structures. The applicant is proposing a 6-foot-tall brick enclosure around 3 sides of the dumpster, along with 6-foot-tall wooden gate. The applicant is proposing a 6-foot-tall aluminum black fence, along with 10-foot-tall skyrocket juniper shrubs. The applicant is also proposing an electrical transformer on the site, which will be screened by the 10-foot-tall skyrocket juniper shrubs and 6-foot-tall skyrocket juniper shrubs. The screening requirements for all three structures has been met.
8. **Additional:** The applicant shows on sheet A002 & A003 the parking requirements for the existing YMCA and Ohio Health center. Based on the current code standards, 230 parking spaces are required for the site. 232 parking spaces are provided on the site. Therefore, the two shared parking spaces identified on parcel 060-009290 can be utilized by the proposed development.
As for the number of residential units on the subject site, staff was able

to confirm 103 units are proposed based on sheets E-101 to E-105. These sheets will need to be provided in the Major Site Plan application.

- k. **Lighting:** The code requires average horizontal illumination level on the ground floor not to exceed three-foot candles. The average horizontal illumination level is 1.6 foot candle based on the photometric plan provided. The proposed parking lot lighting is cut-off lighting, which meets the code requirements. The maximum allowed height for parking lot lighting is 20 feet. The applicant is requesting 20-foot parking lot lighting. All lighting requirements have been met.
- l. **Fencing:** The proposed brick, wooden and painted black aluminum fencing on the site, are all permitted forms of fencing in the zoning code in the ORD-C, Olde Reynoldsburg Commercial District. Therefore, all fencing on the site meets the zoning code requirements.

3. Recommendations

- a. The applicant appears to meet all requirements found in Section 1103.11 and 1105 and 1109.17 of the Zoning Code. There are a few changes that need to be made to the proposed Major Site Plan, however Staff believes that most of the conditions provided below can be met by the applicant with additional revisions to the application to meet the current Zoning Code standards. Staff recommends approval with the following conditions being met to staff satisfaction:
 - 1. Provide a revised Major Site Plan showing the following:
 - 1. The actual front building setback from E. Main Street.
 - 2. The actual rear building setback.
 - 3. Stating on the site plan notes, the actual building setback from E. Main Street, Davidson Drive, and the side and rear setbacks
 - 4. Identify the foundation material shown throughout different building elevations under the balconies that is an approved material.
 - 5. Identify the column material used for the rooftop amenity area that is an approved material
 - 6. Revise the landscape plan notes under the street trees, to state that 4 trees are provided along E. Main Street and 6 trees are provided along Davidson Drive.
 - 7. To provide Sheets E-101 through E-105 provided in the Certificate of Appropriateness application, verifying the number of units will be 103 residential units.
 - 2. Obtain the required variance for the first-floor clear ceiling height, for commercial and residential units, or provided a revised major site plan that meets the ORD-C, minimum clear ceiling height for the first floor of the building.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: August 13, 2025

To: Phoenix Buathier, Development Assistant

From: Mitchell Yake, City Engineer

Subject: 7041 East Main Street Conditional Use – Staff Report

Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Site Plan for the 7041 East Main Street Project. The Conditional Use Application for this project has been submitted and is currently under review. The property is located on the south side of East Main Street, approximately 600 feet east of Briarcliff Road and 800 feet west of Haft Drive. The proposed project intends to construct a Take 5 Oil Change drive-thru. The proposed drive-thru is a part of the Conditional Use Permit Application request submitted to the City. The following summarizes our findings and recommendations with respect to this project.

ROADWAY ACCESS AND SITE PARKING

1. The existing access point to E Main Street from this parcel is a 44.5-foot wide access drive on the north side of the property. Based on the Site Plans provided, the proposed access drive would be the same width as the existing. There are three proposed lanes within the access drive, one is the entrance and the other two are dedicated exit lanes to the east and to the west. Based on previous discussions with the City, left turn lanes are not preferential. The future COTA BRT Project plans to install a median in the middle of E Main Street that would eliminate the ability to use a left turn at this location. The intention will be to implement U-turns instead of these left turns out of various driveways in the corridor.
2. Lane widths for two-way traffic located to the south of the building (within the parking space area) are 24-ft wide, which is acceptable per the Development Handbook.
3. There is a proposed one-way drive-thru lane (13' width) which begins at the access lane from E Main Street and continues to the west side of the building for entry into the two stacking lanes for the oil change bays on the south side of the building. The proposed stacking lanes for the drive-thru consist of 4 cars in two side-by-side bay access lanes.
4. In the updated site plan both sides of the stacking lanes the landscape islands were removed and replaced with concrete pavement and traffic striping as necessary. Site plan shows two proposed escape lanes from the stacking lanes. One is to the right of the east stacking lane and one to the left of the west stacking lane. The east stacking lane would exit to the right onto the one-way access drive towards the exit. The escape lane on the west side of the project will utilize the one-way lane from the entrance in the opposite direction. If this option were to be used, the applicant proposes to add two signs stating "CAUTION – ONE WAY TRAFFIC" and "PLEASE WAIT FOR STAFF ASSISTANCE TO EXIT LANE". To avoid conflict with one way traffic, another option should be considered providing turning movements for exiting traffic to turn into the southbound lane with one way traffic. The developer needs to provide turning movements for this option.

5. Also included was an alternative layout of the stacking and escape lanes that included the landscape islands. One is to the right of the east stacking lane and one to the left of the west stacking lane. The east stacking lane would exit to the right through the island (via a 13-ft escape lane) onto the one-way access drive towards the exit. The escape lane on the west side of the project passes through designated break in the island (via a 17-ft escape lane) onto the one-way access drive. It's assumed that exiting traffic is going with one way traffic. This site plan was deemed not feasible per application.
6. There are 5 parking spaces which include 1 ADA space which is adequate per the zoning code requirements. The dimensions for all spaces are 9' x 18' and are acceptable in dimensions.

UTILITIES

7. Per GIS, the existing 12-inch water main which runs east and west (constructed in 1966 and located on the south side of E. Main St) will service the project. A comment has been made to include both alignment and sizing of any existing and proposed water service lines on a utility plan with future submissions.
8. Per GIS, the existing 8-inch sanitary sewer (built 1961 and located towards the south side of the parcel) services the project. A comment has been made to include both alignment and sizing of any existing and proposed sanitary service lines on a utility plan with future submissions.

STORMWATER

9. The existing site has one storm catch basin in the access drive to the north of the building. Stormwater from this structure is conveyed to an existing 15-inch storm main located on the south side of E. Main St (constructed in 1966 per GIS and runs east and west). It is unclear if there is another storm structure on the south side of the building, but a comment has been made to include all storm structures (both existing and proposed) to any future plans submitted. Since the proposed site will disturb less than 1 acre of area and the impervious area is proposed to be reduced by 0.18 acres from the existing impervious area, water quality and peak flow rate control will not be required.

DETAILS / SPECIFICATIONS

10. The Conditional Use Application is for a Take 5 Oil Change facility to be constructed, which is considered Vehicular Care Services – Minor with a drive-thru, per the City's Zoning Code.

PLANNING AND ZONING BOARD MAJOR/MINOR SITE PLAN APPLICATION

Property Address: 7185, 7215, 7211 East Main St. Reynoldsburg, Oh 43068	Number of Lots: 4
Name of Plat:	Present Zoning: ORD-C Olde Reynoldsburg Commercial District
Description of Location: Located SE at the intersection of E Main Street and Davidson Dr.	Present Use: Vacant
Parcel ID#(s): Franklin County PID's 060-000955, 060-000992, 060-000954, 060-000959	Existing Structures: None above grade
Complete Where Applicable: Engineer/Surveyor: Korda (Civil)/ C W Design (Surveyor)	
Builder/Developer: Columbus Metropolitan Housing Authority	

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): City of Reynoldsburg	Property Owner Address: 7232 E Main St., Reynoldsburg, OH 43068
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III. APPLICANT INFORMATION

Applicant Name: Anup Janardhanan, Project Manager Jay Boone, Partner	Applicant Address: Moody Nolan, Ste 300, 300 Spruce St., Columbus, OH 43215
Applicant Phone Number: 614 280 3220	Applicant Email: AnupJ@moodynolan.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

IV. PROJECT TYPE

☒ **Major Site Plan** (\$500)
 ☐ **Engineering Review - Major Site Plan** (\$3,000 [min])
 ☐ **Traffic Access Study** (\$1,000)
 ☐ **Major Site Plan Amendments** (\$500)
 ☐ **Extension of Major Site Plan Approval** (\$50)

☐ **Minor Site Plan** (\$250)
 ☐ **Engineering Review - Minor Site Plan** (\$750 [min])
 ☐ **Traffic Impact Study** (\$4,000)
 ☐ **Administrative Changes for a Major Site Plan** (\$100)

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: _____
 *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:	Additional Approval Required	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	☐ Planning and Zoning Board	
	☐ Other: _____	
	<u>Zoning Information</u>	
	Zoning District: _____	
	☐ Olde Reynoldsburg District	
	Clerk of Council: _____	Date: _____
	Planning and Zoning Administrator: _____	Date: _____

Section 1109.17

MINOR SITE PLAN REQUIREMENTS

An application for a minor site plan shall be submitted for a development, building addition or site improvement which does not qualify as a major site plan in a commercial or industrial zoned district, or if in the professional opinion of the Planning & Zoning Administrator, the project warrants review.

ADDITIONAL MATERIALS CHECKLIST	
This application shall be accompanied by seven (7) copies of plan(s) to scale showing:	
1. A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.	☒
2. The dimensions of property lines, parcel dimensions, and adjoining rights-of-ways.	☒
3. The current zoning of the parcel and all adjacent parcels.	☒
4. The location of proposed building and structures.	☒
5. The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty (150') feet of development.	☒
6. Setbacks and building separations shall be noted in accordance with zoning requirements.	☒
7. A landscape concept plan, including approximate location of all new landscape material and plantings, that addresses the applicable district requirements.	☒
8. A transportation and parking plan, including location and number of all parking and loading spaces and location of all proposed walkways and bike/pedestrian access points	☒
9. An architectural plan, including exterior building materials, colors and lighting features	☒
10. Such other information as the Planning & Zoning Administrator may require so as to carry out the full intent of the Zoning Code.	☐
11. A digital submission of all applications and plans are required. Submit a digital copy on a flash drive or email copies to both permit@reynoldsburg.gov AND developmentdepartment@reynoldsburg.gov	☒

Overview

The following checklist of requirements is to be used to assist in site plan preparation. An application for major site plan review 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.

(1) General Requirements

- ☒ Completed application form.
- ☒ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.
- ☒ Each sheet shall contain a title block.
- ☒ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.

(2) Site Plan. A site plan indicating the following:

- ☒ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
- ☒ The current zoning of the parcel and all adjacent parcels.
- ☒ The location of proposed buildings and structures.
- ☒ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
- ☒ Setbacks and building separations shall be noted in accordance with zoning requirements.
- ☒ The location of all existing structures with one hundred fifty feet (150FT) of parcel.

(3) Environmental/Landscape Concept Plan. A Landscape Plan that indicates the following:

- ☒ Topography with a maximum contour interval of two feet (2)
- ☒ The limits of all wetlands and of the one hundred (100) year flood plain.
- ☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
- ☒ The location and type of all new landscape material and plantings, including street trees. Utilities shall be shown on all landscape plans (Section 1105.07).

(4) Utility Plan. A basic utility plan that indicates the following:

- ☒ All existing conditions, including but not limited
- ☒ Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
- ☒ Complete "Facilities Demand Worksheet".
(See attached)

(5) Parking/Transportation Plan.

A transportation/parking plan that indicates the following:

- ☒ The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within one hundred fifty feet (150') of the proposed development.
- ☒ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Table 1105.01(A).
- ☒ The location of all proposed walkways and pedestrian accesses within or to the site.
- ☒ The location of all service areas or structures and associated screening (Section 1105.01).

(6) Architectural Plan. An architectural plan that indicates the following:

- ☒ Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall be made available for inspection upon request.
- ☒ All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated. The styles and method of illumination of all heads and colors of all poles shall be indicated as well.

(7) A completed zoning certificate application and fees as required.

(8) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Major Site Plan – Final Submittal Checklist

- ☐ Eleven (11) complete sets of physical plans and One (1) electronic set of plans satisfying the requirement items 1-8. All plans to be in 11" x 17" size.
- ☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.
- ☐ Payment for the amount noted on the application form: "Plan Review Fee Schedule – Major Site Plans."
- ☐ Traffic evaluation, as stated on the attached "Facilities Demand Worksheet".

1. Water:

a) What will the total demand for water be in gallons per day (gdp) for this proposed site improvement?

20,900 GPD gdp

b) How much pressure is required?

80 psi (Domestic) / 49 psi Sprinkler (FP) psi

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

2. Sanitary Sewer

a) What will the total anticipated flow in gallons per day for this proposed site improvements?

20,900 GPD gdp

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

3. Traffic

a) Definitions:

i) Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.

ii) Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.

iii) Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

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

Modeled as Land Use 230 - Low-Rise Residential with
Ground-Floor Commercial GFA (1-25k)

354 (Weekday
Daily Trips) ADT Peak

Generator Peak

45 AM

40 PM

Adjacent Street Peak

45 AM

37 PM

Peak Hour of
Operation

Expected to
match .AM

Adjacent
Street Peak .PM

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

 Yes, Traffic Impact Study or Regional Traffic analysis is required. No,

 Traffic Access Study Required.

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

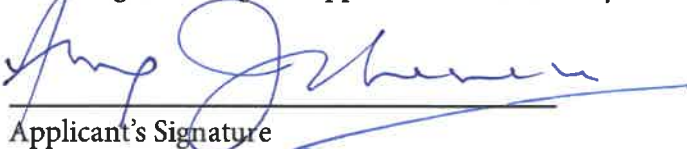
 There are 200 or more Peak Hour trips anticipated
(Traffic Impact Study or Regional Traffic Study is required.)

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

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

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

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


Applicant's Signature

7/30/2025
Date

THE HEIGHTS ON MAIN

MAJOR SITE PLAN SUBMISSION

7221 US HWY 40,
REYNOLDSBURG, OH 43068



COLUMBUS METROPOLITAN
HOUSING AUTHORITY

COMMUNITY. COMMITMENT. COLLABORATION.

CMHA EXECUTIVE STAFF:

CHARLES D. HILLMAN, PRESIDENT & CEO
TOM WILLIAMSON, CFO
SCOTT SCHARLACH, COO
SCOTT W. AMMARELL, CPO

BOARD OF COMMISSIONERS:

JAMES L. ERVIN, JR., CHAIRMAN
FREDERICK L. RANSIER, VICE CHAIRMAN
D MALONE, COMMISSIONER
JACQUELIN LEWIS, COMMISSIONER
STEPHEN DALEY, COMMISSIONER


COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.
COLUMBUS METROPOLITAN
HOUSING AUTHORITY (CMHA)
880 E. 11TH AVE.
COLUMBUS, OHIO 43211
PHONE: (614) 421-6066

PROJECT IMAGE



PROJECT TEAM

ARCHITECTURE
MOODY NOLAN



Moody Nolan

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

CIVIL ENGINEERING
KORDA



1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
PHONE: (614) 487-1650

LANDSCAPE ARCHITECTURE
EDGE



330 WEST SPRING STREET
SUITE 350
COLUMBUS, OHIO 43215
PHONE: (614) 486-3343

STRUCTURAL ENGINEERING
JEZERINAC GEERS



5640 FRANTZ ROAD
DUBLIN, OHIO 43017
PHONE: (614) 766-0066

PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION ENGINEERING
ADVANCED ENGINEERING CONSULTANTS



1405 DUBLIN ROAD
DUBLIN, OHIO 43215
PHONE: (614) 486-4778

SUSTAINABILITY
SOL DESIGN & CONSULTING



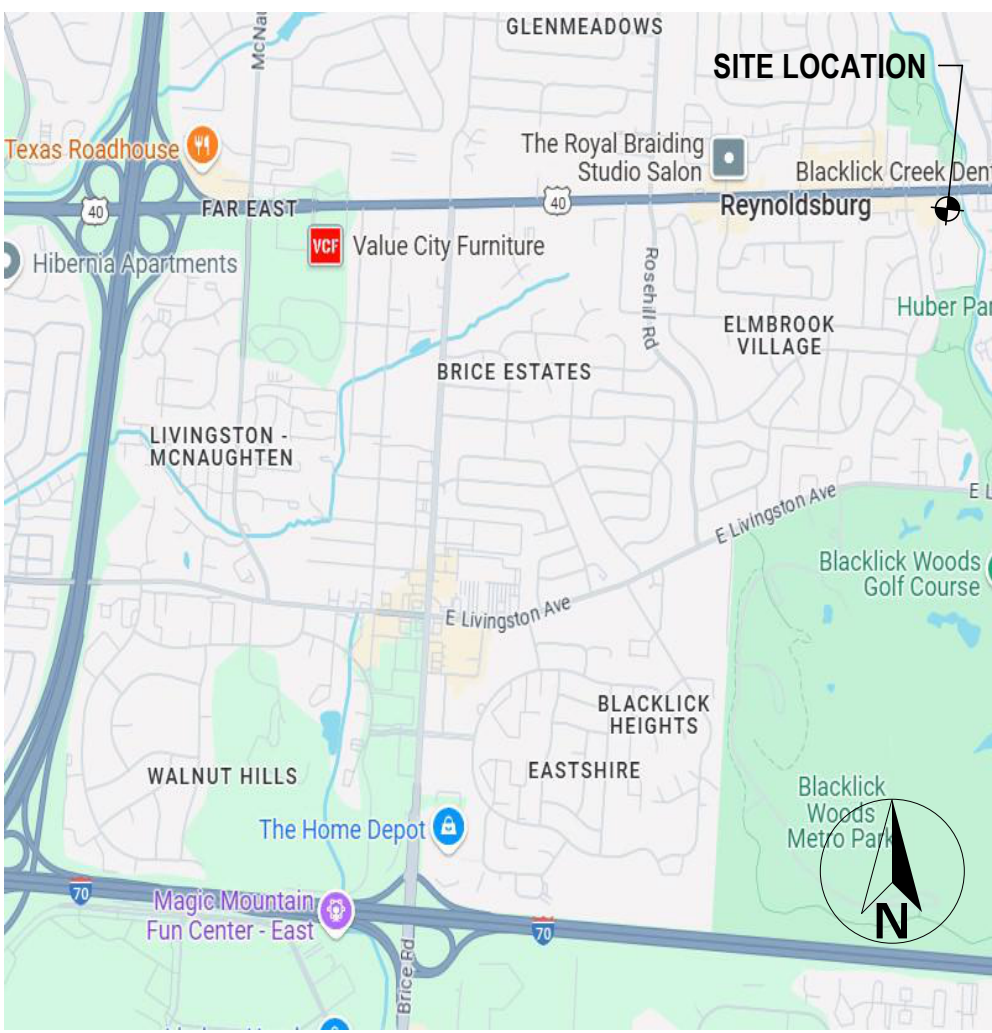
501 EAST 13TH STREET
CINCINNATI, OHIO 45202
PHONE: (513) 455-8228

COST ESTIMATING
BLUNDALL ASSOCIATES

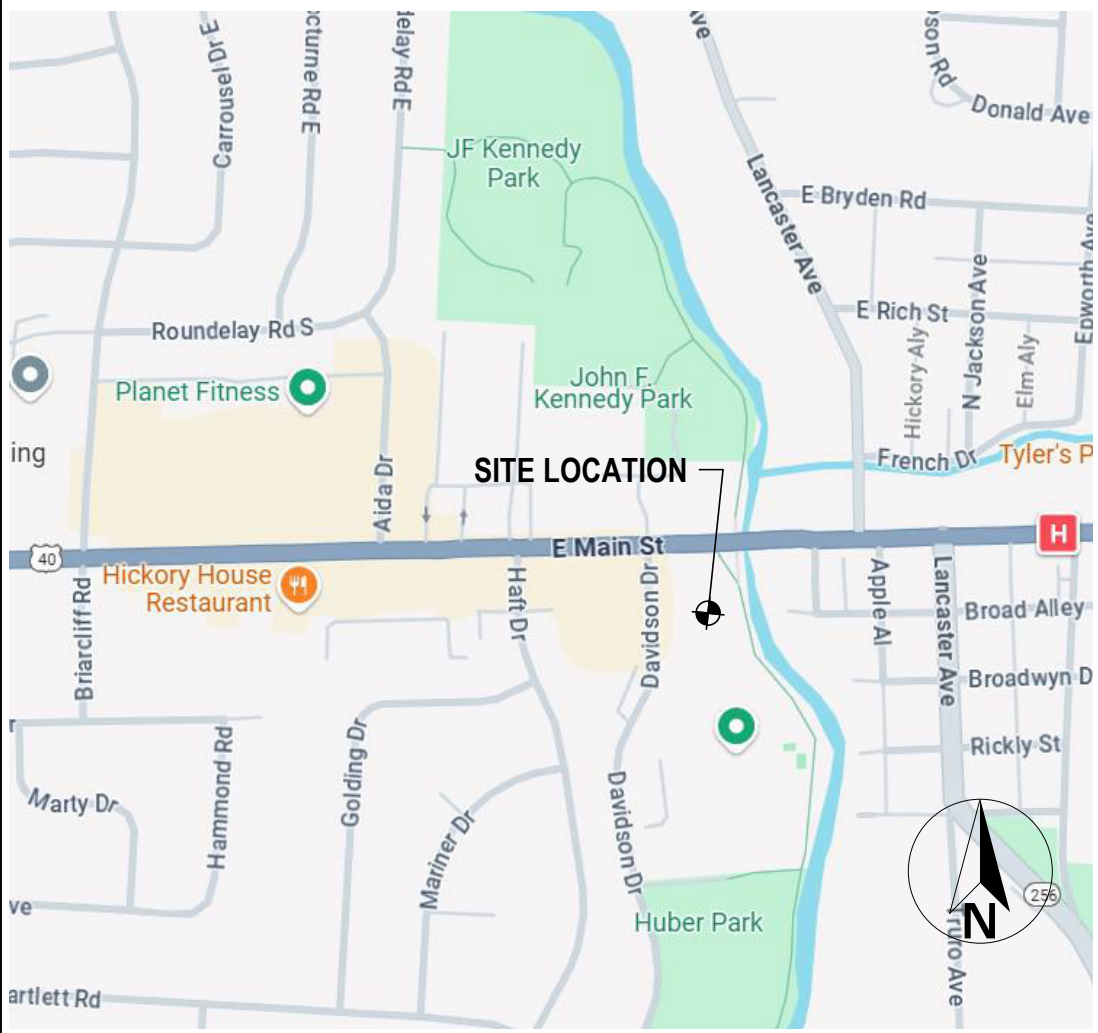


7223 ENGLE ROAD
SUITE 215
FORT WAYNE, INDIANA 46804
PHONE: (260) 489-8444

VICINITY MAP



AREA MAP



PROJECT SUMMARY

THE HEIGHTS ON MAIN IS A 103-UNIT, 5-STORY MULTI-FAMILY RESIDENTIAL FACILITY. THE PROPOSED BUILDING WILL HAVE FIRST FLOOR RETAIL, AMENITY SPACES, AND A MIX OF DWELLING UNITS. THE DWELLING UNITS CONTINUE UP THROUGH THE FIFTH FLOOR. THE FIFTH FLOOR WILL ALSO FEATURE A PARTIALLY COVERED AMENITY DECK WITH INDOOR / OUTDOOR AREA, WITH KITCHENETTE. THE ROOF WILL INCLUDE SPACE FOR MECHANICALS. THE EXTERIOR MATERIALS WILL INCLUDE BRICK VENEER FOR THE MAJORITY OF THE FIRST FLOOR, FIBER CEMENT PANELS AND SIDING FOR THE REMAINDER OF THE BUILDING. THE BUILDING WILL BE WOOD FRAMED CONSTRUCTION WITH MEMBRANE ROOF SYSTEM. THERE WILL BE A MIX OF 1 AND 2 BEDROOM UNITS. VINYL WINDOWS ARE PROPOSED FOR THE DWELLING UNITS AND STOREFRONT FOR FIRST FLOOR RETAIL AND AMENITY AREAS. THE BUILDING WILL HAVE ELEVATORS SERVING THE LOBBY AND EACH FLOOR. UNIT DOORS WILL BE PRE-HUNG, SOLID CORE. ALL FINISHES WILL MEET THE REQUIREMENTS OF OHFA'S QAP. PROJECT SAFE HARBOR: ICC A117.1 - 2017. THIS PROJECT WILL PURSUE LEED SILVER CERTIFICATION AND HAVE A PASSIVE RADON MITIGATION SYSTEM.

LAND USE: THE PROPOSED LAND USES ARE AS FOLLOWS. THE FINAL TENANTS OF THE OFFICE OR RETAIL SPACE NOT FINALIZED TO DATE.

1. DWELLING – MULTI-UNIT BUILDING (FLOORS 1 – 5: 103 UNITS)
2. OFFICE – PROFESSIONAL SERVICES (FLOOR 1) AND/OR
3. RETAIL – SMALL OR MEDIUM FORMAT (FLOOR 1) AND/OR
4. MEDICAL – OFFICE (FLOOR 1)

ACREAGE: 1.641 (MEASURED). REFER TO PARCEL DATA TABLE IN SURVEY.

ZONING: ORD-C, OLDE REYNOLDSBURG COMMERCIAL DISTRICT

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068

for
CMHA

#	DATE	CHANGE DESCRIPTION



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:

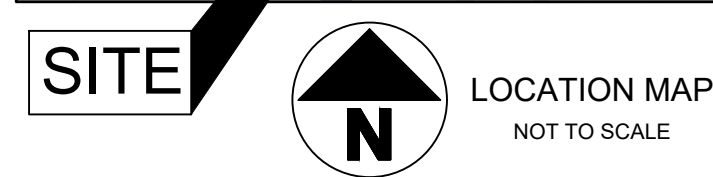
COVER SHEET

07/25/2025

25003

G000-MSP

Major Site Plan

[illegible]

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WEST RIGHT AS WAY OF DAVIDSON AVENUE HAVING A BEARING OF NORTH 01°08'26" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

SOURCE DOCUMENTS AND AUDITOR'S PARCEL NUMBERS ARE SHOWN ON PLAT.

SUPPORTING DOCUMENTS:

ZONING INFORMATION: NO ZONING REPORT PROVIDED BY OWNER.

THIS ALTA EXHIBIT IS BASED ON THE TITLE COMMITMENT NUMBER GLW2401265 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN COMMITMENT DATE OF JULY 18, 2024 AT 6:59 A.M.

SURVEYOR'S CERTIFICATE:

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 2024.

DATE OF PLAT OR MAP: 10/04/2024

Ohio Utilities Protection Service
Call 811
before you dig

I:\Project\2024\240024\Drawing\MBase.dwg - October 10, 2024 @ 4:17pm - © 2024

EXHIBIT A:

TRACT I:

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE CITY OF REYNOLDSBURG. BEING LOT NO. 1 (ONE) IN THE OSBORN ADDITION TO THE TOWN OF REYNOLDSBURG, OHIO, AS THE SAME IS RECORDED IN THE RECORDER'S OFFICE, IN FRANKLIN COUNTY, OHIO, IN BOOK NO. 65, PAGES 261 AND 262, SAID LOT BEING A PART OF LOT (NO. 30) THIRTY, ON THE WEST HALF OF SECTION EIGHTEEN (18), TOWNSHIP SIXTEEN (16), RANGE TWENTY (20), BEGINNING ON THE EAST LINE OF A TRACT OF LAND DEEDED BY SAMUEL GAVER AND WIFE TO SAMUEL OSBORN DATED MAY 4TH, 1844, AND WHERE SAID EAST LINE INTERSECTS THE SOUTH SIDE OF THE NATIONAL ROAD ON THE WEST SIDE OF BLACKCLICK BRIDGE, THENCE WEST ON THE SOUTH SIDE OF THE NATIONAL ROAD, ONE HUNDRED AND FIVE (105) FEET, THENCE SOUTH ONE HUNDRED AND EIGHTY (180) FEET, THENCE EAST ONE HUNDRED AND FIVE (105) FEET, THENCE NORTH ONE HUNDRED AND EIGHTY (180) FEET, TO THE PLACE OF BEGINNING BEING THE SAME PREMISES DESCRIBED AS LOT (NO. 1) (ONE) IN OSBORN ADDITION AND DEEDED BY NOAH CONKLE AND ANNA D. CONKLE, TO LORRETTA MORRISON ON THE 19TH DAY OF OCTOBER A.D. 1893, AND FOUND RECORDED IN BOOK 326, PAGES 90 & 91 IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO, AND FROM THEM TO DAVID W. ROLTZ AS RECORDED IN BOOK 326, PAGES 90 AND 91, IN RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL (O.R. 32297H09):

SITUATED IN THE CITY OF REYNOLDSBURG, TOWNSHIP OF TRURO, COUNTY OF FRANKLIN, STATE OF OHIO, AND IN SECTION 18, TOWN 16 N, RANGE 20 W, AND BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 2 WD

BEING A PART OF LOT 1 OF SAMUEL OSBORN'S ADDITION AND PART OF A 11.548 ACRE TRACT OF LAND LYING ON THE RIGHT SIDE OF THE

CENTERLINE OF A SURVEY MADE FOR THE DEPARTMENT OF TRANSPORTATION, AND RECORDED IN BOOK , PAGE _____ OF THE RECORDS OF FRANKLIN COUNTY AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THEREOF:

COMMENCING AT A MONUMENT BOX FOUND AT THE INTERSECTION OF U.S.R. 40 AND HAFT STREET, BEING CENTERLINE OF SURVEY STATION 116+27.37;

THENCE NORTH 89°00'00" EAST, 632.63 FEET ALONG THE CENTERLINE OF SURVEY FOR U.S.R. 40 TO A POINT, BEING CENTERLINE OF SURVEY STATION 122+60;

THENCE SOUTH 1°00'00" EAST, 40.00 FEET TO AN IRON PIN SET IN THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40, THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF LOT 1 OF SAMUEL OSBORN'S ADDITION AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 3, PAGE 160 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, BEING 40.00 FEET RIGHT OF STATION 122+60 AND ALSO BEING THE PLACE OF BEGINNING;

THENCE NORTH 89°00'00" EAST, 193.59 FEET ALONG THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 AND THE GRANTOR'S NORTHERLY PROPERTY LINE TO AN IRON PIN SET AT THE GRANTOR'S NORTHEASTERLY PROPERTY CORNER, PASSING THE NORTHEASTERLY CORNER OF LOT 1 OF SAMUEL OSBORN'S ADDITION AT 79.50 FEET, BEING 40.00 FEET RIGHT OF STATION 124+53.59 AND ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF NORTHERN TRADING COMPANY, TRUSTEE (OR 7617, PG. 107);

THENCE SOUTH 15°00'00" WEST, 31.21 FEET ALONG THE GRANTOR'S EASTERLY PROPERTY LINE AND THE WESTERLY PROPERTY LINE OF THE NORTHERN TRADING COMPANY, TRUSTEE (OR 7617, PG. 107) TO AN IRON PIN SET IN THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40, BEING 70.00 FEET RIGHT OF STATION 124+44.99;

THENCE SOUTH 89°00'00" WEST, 134.99 FEET ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 TO AN IRON PIN SET AT AN ANGLE POINT, BEING 70.00 FEET RIGHT OF STATION 123+10;

THENCE NORTH 60°02'10" WEST, 58.31 FEET ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 TO THE PLACE OF BEGINNING.

CONTAINING 0.113 ACRES, MORE OR LESS, OF WHICH THE PRESENT ROAD OCCUPIES 0.014 ACRES, BEING 0.038 ACRES IN LOT 1 OF SAMUEL OSBORN'S ADDITION OF WHICH THE PRESENT ROAD OCCUPIES 0.014 ACRES (RECORDED FOR EASEMENT IN D.B. 2758, PAGE 78-80 IN THE FRANKLIN COUNTY RECORDER'S OFFICE) AND 0.075 ACRES IN A 11.548 ACRE TRACT OF WHICH THE PRESENT ROAD OCCUPIES 0.000 ACRES TAKE IS FROM AUDITOR'S PARCEL NO. 060-959.

BASIS OF BEARING: THE CENTER LINE OF U.S. 40 IS NORTH 89°00'00" EAST.

PARCEL NUMBER: 060-000959-00

PRIOR INSTRUMENT NUMBER: 201007020083835

7221 EAST MAIN STREET, REYNOLDSBURG, OHIO

TRACT II:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF REYNOLDSBURG. BEING LOT NUMBER TWO (2) OF SAMUEL OSBORN'S ADDITION TO THE VILLAGE OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST GRANTOR MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF REYNOLDSBURG, OHIO, BY ORDINANCE NO. 96-88 ON DECEMBER 12, 1988.

PARCEL NUMBER: 060-000992-00

PRIOR INSTRUMENT NUMBER: 201009150119933

TRACT III:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, IN HALF SECTION 30, SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING PART OF THOSE TRACTS OF LAND CONVEYED TO NANCE FAMILY LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201009270125986 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A MAGNETIC NAIL SET AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (U.S. 40) (80 FEET WIDE) AND DAVIDSON DRIVE (50 FEET WIDE, OFFICIAL RECORD 11890C20);

THENCE SOUTH 01° 07' 33" EAST, WITH THE CENTERLINE OF SAID DAVIDSON DRIVE, A DISTANCE OF 220.00 FEET TO A POINT;

THENCE NORTH 88° 52' 27" EAST, CROSSING SAID DAVIDSON DRIVE, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID DAVIDSON DRIVE, IN THE SOUTHERLY LINE OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN PLAT BOOK 3, PAGE 160, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION:

THENCE NORTH 88° 52' 57" EAST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 259.85 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID "SAMUEL OSBORN'S ADDITION", IN A WESTERLY LINE OF THAT 10.571 ACRE TRACT CONVEYED TO THE CITY OF REYNOLDSBURG BY DEED OF RECORD IN INSTRUMENT NUMBER 201609080120572;

THENCE SOUTH 12° 41' 04" EAST, WITH SAID WESTERLY LINE, A DISTANCE OF 82.01 FEET TO AN IRON PIN SET AT A CORNER THEREOF;

THENCE SOUTH 81° 22' 14" WEST, WITH A NORTHERLY LINE OF SAID 10.571 ACRE TRACT, A DISTANCE OF 278.67 FEET TO A MAGNETIC NAIL SET IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 01° 07' 33" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.74 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.610 ACRE OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS PER NAD83 (1986 ADJUSTMENT), SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS REYNOLDSBURG AND HOWELL2. A BEARING OF NORTH 88° 52' 27" EAST WAS HELD FOR A SECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. 40).

THIS DESCRIPTION IS BASED ON DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2016.

PARENT PARCEL NUMBER: 060-000954-00

PRIOR INSTRUMENT NUMBER: 201801030000638

TRACT IV:

PARCEL 1:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG. BEING LOT NUMBER THREE (3) OF SAMUEL OSBORN'S ADDITION TO THE VILLAGE OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST GRANTOR MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF REYNOLDSBURG, OHIO, BY ORDINANCE NO. 96-88 ON DECEMBER 12, 1988.

PARCEL NUMBER: 060-000955-00

PRIOR INSTRUMENT NUMBER: 201009270125986

PARCEL 2:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, IN HALF SECTION 30, SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING COMPRISED OF PART OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160 PART OF THOSE TRACTS OF LAND CONVEYED TO NANCE FAMILY LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201009270125986 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A MAGNETIC NAIL SET AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (U.S. 40) (80 FEET WIDE) AND DAVIDSON DRIVE (50 FEET WIDE, OFFICIAL RECORD 11890C20);

THENCE SOUTH 01° 07' 33" EAST, WITH THE CENTERLINE OF SAID DAVIDSON DRIVE, A DISTANCE OF 220.00 FEET TO A POINT;

THENCE NORTH 88° 52' 27" EAST, CROSSING SAID DAVIDSON DRIVE, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID DAVIDSON DRIVE, IN THE SOUTHERLY LINE OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN PLAT BOOK 3, PAGE 160, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 01° 07' 33" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET TO AN IRON PIN SET;

THENCE NORTH 43° 51' 52" EAST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.96 FEET TO AN IRON PIN SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST MAIN STREET, THE NORTHWESTERLY CORNER OF LOT 3 OF SAID "SAMUEL OSBORN'S ADDITION";

THENCE SOUTH 01° 07' 33" EAST, WITH THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 178.35 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 3;

THENCE SOUTH 88° 52' 27" WEST, WITH THE SOUTHERLY LINE OF SAID "SAMUEL OSBORN'S ADDITION", A DISTANCE OF 18.35 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.071 ACRE OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS PER NAD83 (1986 ADJUSTMENT), SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS REYNOLDSBURG AND HOWELL2. A BEARING OF NORTH 88° 52' 27" EAST WAS HELD FOR A SECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. 40).

THIS DESCRIPTION IS BASED ON DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2016.

PARCEL NUMBER: 060-000955-00

PRIOR INSTRUMENT NUMBER: 201801030000636

PROPERTY ADDRESS: 7185 E. MAIN STREET, REYNOLDSBURG, OH 43068

SCHEDULE B, PART II – EXCEPTIONS:

1. – 10. DOCUMENTS DO NOT CONTAIN EASEMENTS

11. A. CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO-MIDLAND LIGHT AND POWER COMPANY, DATED MAY 10, 1950, FILED FOR RECORD ON SEPTEMBER 6, 1951, AND RECORDED IN DEED VOLUME 1638, PAGE 350, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: UNABLE TO DETERMINE TRACT OF LAND, NO DEED OR ACREAGE CALLOUTS. ONLY PROVIDES A DISTANCE WITHOUT WIDTHS OR OTHER DIMENSIONS. IF IT IS INTEND FOR THE SUBJECT PARCEL, IT WILL BE CONSIDERED A BLANKET EASEMENT.**

B. MODIFIED BY RELEASE OF EASEMENT DATED JUNE 25, 1969, FILED FOR RECORD ON JULY 28, 1969, AND RECORDED IN DEED VOLUME 2998, PAGE 413, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: RELEASE OF EASEMENT REFERENCES ITEM 11 A. BUT STATES "THE ABOVE CITED RIGHT OF WAY AND EASEMENTS RELEASED AND CANCELLED ONLY INsofar AS THEY ENCUMBER A 3.8 ACRE TRACT OWNED BY T.F.A. INVESTMENTS, INC. AND DESCRIBED IN DEED OF RECORD IN DEED VOLUME 2922, PAGE 595". THE 3.8 ACRE TRACT IS NOT LOCATED WITHIN THE SUBJECT PARCEL. CONSULT WITH LEGAL COUNCIL TO DETERMINE WHETHER THE RELEASE OF EASEMENT INCLUDES ITEM 11.A.**

12. EASEMENT TO THE VILLAGE (NOW CITY) OF REYNOLDSBURG, OHIO, BY JUDGMENT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 197051, FILED FOR RECORD ON MARCH 8, 1957, AND RECORDED IN DEED VOLUME 2019, PAGE 617, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT. PLEASE NOTE EASEMENT'S SITUATE INDICATES ONLY ENCUMBERING THE 9 ACRE TRACT AND BASED ON LOCATION, IT CROSS LOT 1 ALSO.**

13. EASEMENT TO THE VILLAGE (NOW CITY) OF REYNOLDSBURG, OHIO, FOR SEWER LINE, DATED APRIL 5, 1957, FILED FOR RECORD ON JUNE 20, 1957, AND RECORDED IN DEED VOLUME 2041, PAGE 367, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

14. CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO-MIDLAND LIGHT AND POWER COMPANY, DATED APRIL 15, 1958, FILED FOR RECORD ON DECEMBER 5, 1958, AND RECORDED IN DEED VOLUME 2146, PAGE 636, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: UNABLE TO DETERMINE TRACT OF LAND, NO DEED OR ACREAGE CALLOUTS. ONLY PROVIDES A DISTANCE WITHOUT WIDTHS OR OTHER DIMENSIONS. IF IT IS INTEND FOR THE SUBJECT PARCEL, IT WILL BE CONSIDERED A BLANKET EASEMENT.**

15. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, DATED NOVEMBER 29, 1962, FILED FOR RECORD ON DECEMBER 18, 1962, AND RECORDED IN DEED VOLUME 2447, PAGE 634, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

16. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 1, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 295, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

17. CONSTRUCTION EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 4, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 297, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

18. CONSTRUCTION EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 6, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 317, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

19. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, FILED FOR RECORD ON OCTOBER 9, 1964, AND RECORDED IN DEED VOLUME 2598, PAGE 476, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT. PLEASE NOTE EASEMENT'S SITUATE INDICATES ONLY ENCUMBERING THE 9 ACRE TRACT AND BASED ON LOCATION, IT CROSS LOT 1 ALSO.**

20. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, FILED FOR RECORD ON OCTOBER 9, 1964, AND RECORDED IN DEED VOLUME 2598, PAGE 480, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

21. EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, DATED JUNE 15, 1966, FILED FOR RECORD ON AUGUST 30, 1966, AND RECORDED IN DEED VOLUME 2758, PAGE 78, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO PARCEL, FALLS WITHIN RIGHT OF WAY.**

22. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED OCTOBER 2, 1970, FILED FOR RECORD ON OCTOBER 6, 1970, AND RECORDED IN DEED VOLUME 3092, PAGE 569, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.**

23. PERMANENT EASEMENT TO THE CITY OF COLUMBUS, OHIO, BY COURT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 81CV-10-5720, DATED FEBRUARY 25, 1982, FILED FOR RECORD ON FEBRUARY 26, 1982, AND RECORDED IN OFFICIAL RECORD VOLUME 1569, PAGE D15, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: PERMANENT EASEMENT APPLIES AND IS SHOWN ON EXHIBIT.**

24. TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF COLUMBUS, OHIO, BY COURT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 81CV-10-5718, DATED APRIL 23, 1982, FILED FOR RECORD ON APRIL 23, 1982, AND RECORDED IN OFFICIAL RECORD VOLUME 1690, PAGE H05, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL, EXPIRED 1-YEAR AFTER EASEMENT WAS RECORDED ON APRIL 23, 1982.**

25. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D03, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

26. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D06, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

27. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D10, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

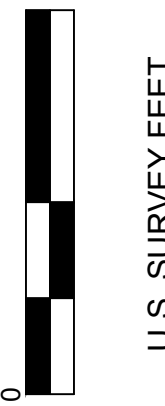
28. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED APRIL 18, 1986, FILED FOR RECORD ON MAY 30, 1989, AND RECORDED IN OFFICIAL RECORD VOLUME 13484, PAGE D17, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT BASED DUE TO VAGUE DESCRIPTION.**

29. RESERVATION FOR INGRESS AND EGRESS CONTAINED IN DEED TO THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1966, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H09, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOCUMENT IS FOR A WARRANTY DEED PARCEL THAT WAS CONVERTED TO RIGHT OF WAY. SINCE IT IS RIGHT OF WAY, THE GRANTOR SHOULD HAVE INGRESS/EGRESS TO THE ROADWAY WITHOUT THE NEED FOR AN EASEMENT.**

30. EASEMENT FOR CHANNEL PURPOSES TO THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1996, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H11, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.**

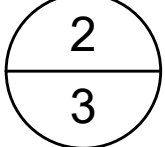
31. TEMPORARY RIGHT-OF-WAY AGREEMENT BY AND BETWEEN MURIEL H. NANCE AND THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1996, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H13, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: TEMPORARY EASEMENT TERMINATED WHEN THE COMPLETED WORK WAS FULLY ACCEPTED BY THE DIRECTOR OF TRANSPORTATION, STATE OF OHIO. NO DOCUMENTATION WAS PROVIDED INDICATING ACCEPTANCE BY DIRECTOR.**

32. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED MARCH 15, 2006, FILED FOR RECORD ON JULY 24, 2006, AND RECORDED AS INSTRUMENT NO. 200607240144155, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT. PLEASE NOTE THERE IS A DISCREPANCY BETWEEN THE EAST LINE OF THE EASEMENT AND THE EAST PROPERTY LINE.**



ALTANSPS LAND TITLE SURVEY

E MAIN ST
REYNOLDSBURG, OH



33. CROSS ACCESS EASEMENT AGREEMENT BY AND AMONG LRES INVESTMENTS, LLC, MARCEL J. DANEAULT AND SHERRY J. DANEAULT, SAINATO PHARMACY, INC., AND WILLIAM N. HADLER, AGENT FOR THE MURIEL H. NANCY DECLARATION OF TRUST DTD JULY 28, 1999, DATED MAY 9, 2005, FILED FOR RECORD ON JULY 24, 2006, AND RECORDED AS INSTRUMENT NO. 200607240144163, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: MISSING EXHIBITS A THRU D, UNABLE TO DETERMINE IF EASEMENT APPLIES.**
34. MEMORANDUM OF LAND LEASE AGREEMENT BY AND BETWEEN DOROTHEA N. HADLER AND NANCY BRUBAKER-MEYER, SUCCESSOR TRUSTEES UNDER THE MURIEL H. NANCE DECLARATION OF TRUST, DATED JULY 28, 1999, AS LESSOR, AND NEW PAR, A DELAWARE PARTNERSHIP, D/B/A VERIZON WIRELESS, AS LESSEE, DATED JULY 8, 2009, FILED FOR RECORD ON JULY 15, 2009, AND RECORDED AS INSTRUMENT NO. 200907150103370, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. **SURVEYOR'S NOTE: IF LEASE IS STILL VALID, LAND SPACE AND RIGHT OF WAY AREAS APPLY AND IS SHOWN ON EXHIBIT.**

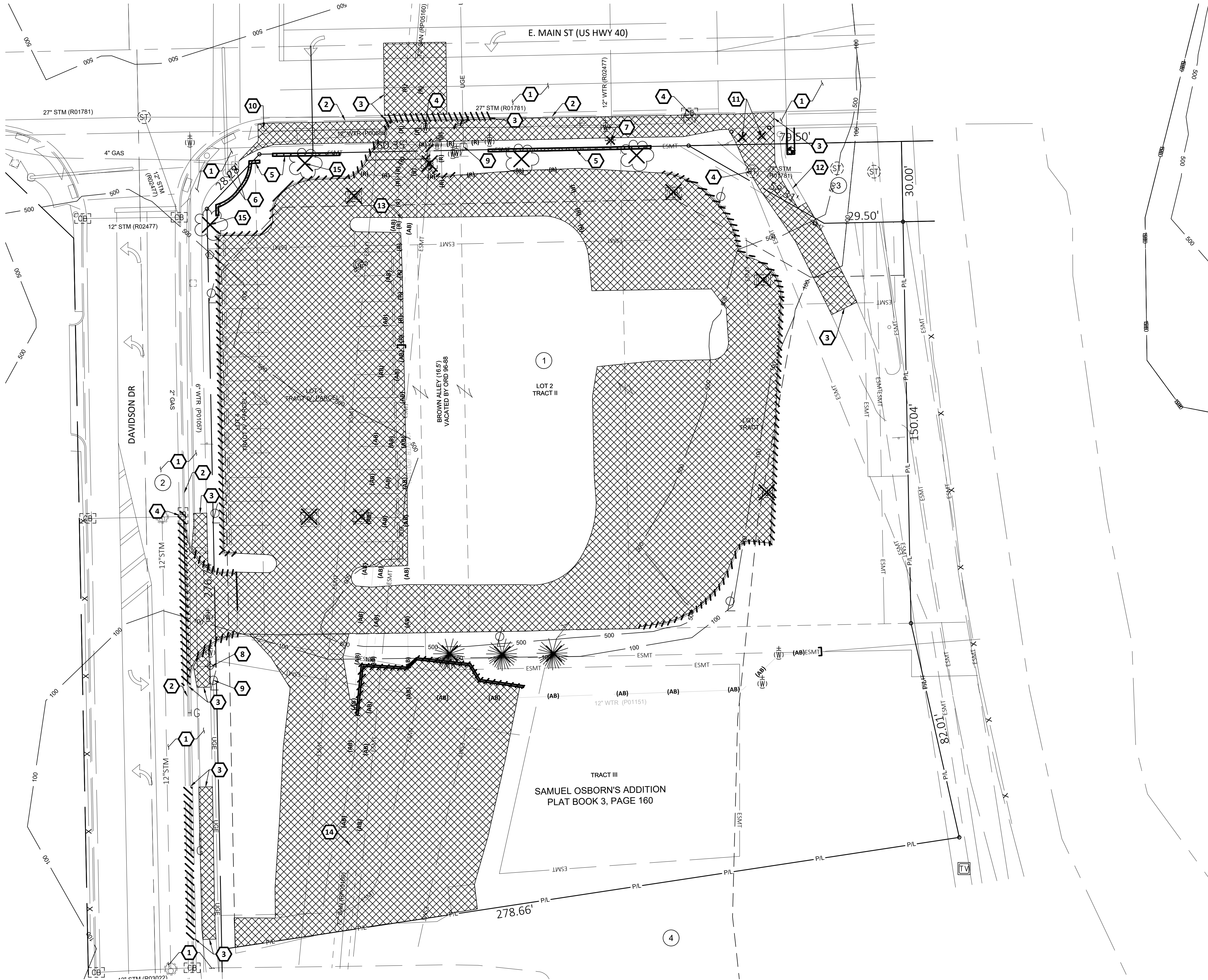
35. – 36. DOCUMENTS DO NOT CONTAIN EASEMENTS

TABLE A – OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

1. MONUMENTS WERE FOUND OR PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY.
2. PROPERTY ADDRESS: 7185 EAST MAIN STREET, REYNOLDSBURG, OHIO 43068 PER TITLE COMMITMENT.
3. FLOOD ZONE CLASSIFICATION: PORTIONS OF THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39049C0358K WITH AN EFFECTIVE OF 06/17/2008:
- A. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE OF FLOODPLAIN.
B. ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
C. ZONE AE – SPECIAL FLOOD HAZARD ZONE REGULATORY FLOODWAY.
D. ZONE AE – SPECIAL FLOOD HAZARD ZONE WITH BFE OR DEPTH.
4. GROSS LAND AREA: RECORD: 1.642 ACRES; MEASURED: 1.641 ACRES
6. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. SURVEYOR'S NOTE: NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR.
6. (B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. SURVEYOR'S NOTE: NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR.
7. (A) EXTERIOR OF BUILDINGS AT GROUND LEVEL ARE SHOWN – NO BUILDINGS
7. (B1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE DIMENSIONED. – NO BUILDINGS
7. (C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE ARE SHOWN TO THE NEAREST 0.1 FOOT PLUS OR MINUS. – NO BUILDINGS.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE DEPICTED HEREON.
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES:
- STANDARD SPACES: 25
ADA SPACES: 1
10. AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. SURVEYOR'S NOTE: NO CERTAIN DIVISION OR PARTY WALLS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
- (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST
- NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS AS OF OCTOBER 4, 2024.
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
16. THERE IS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. THERE IS NOT EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. SURVEYOR'S NOTE: OFFSITE EASEMENTS IF APPLICABLE, ARE SHOWN ON EXHIBIT BASED ON SECTION BII OF THE TITLE COMMITMENT.

SURVEY NOTES:

1. PARCEL HAS DIRECT ACCESS TO DEDICATED PUBLIC STREETS OR HIGHWAYS – EAST MAIN STREET AND DAVIDSON AVENUE.
2. NOTE TO THE CLIENT, INSURER, AND LENDER – THE OHIO UTILITY PROTECTION SERVICES (OUPS) WAS CONTACTED TO REQUEST LINE MARKINGS (A422704480-00A) AND PRE-PLANNING/DESIGN INFORMATION (B422701819-00B) ON AUGUST 14, 2024 TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IN THE EVENT THE UTILITIES ARE NOT MARKED BY THE UTILITY COMPANIES AFTER THE TIME REQUIRED BY OHIO LAW OR WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, IT WILL BE NECESSARY FOR THE CLIENT TO HIRE A SPECIALIZED CONSULTANT TO PERFORM THE SUBSURFACE UTILITY ENGINEERING (S.U.E.) TO LOCATE THE UTILITIES.
3. PARCEL IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS OF RECORD AND OTHER ENFORCEABLE ENCUMBRANCES.
4. THIS SURVEY IS THE PROPERTY OF CW DESIGN GROUP, LLC AND IS SUBJECT TO THE FEDERAL COPYRIGHT ACT AND DIGITAL MILLENNIUM COPYRIGHT ACT. ANY REUSE OR DISTRIBUTION TO THIRD PARTIES WITHOUT SUCH EXPRESS WRITTEN PERMISSION OR PROJECT-SPECIFIC ADAPTATION BY CONSULTANT IS PROHIBITED AND WILL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO CONSULTANT OR ITS EMPLOYEES. CLIENT SHALL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY, AND HOLD HARMLESS CONSULTANT FROM AND AGAINST ANY AND ALL COSTS, EXPENSES, FEES, LOSSES, CLAIMS, DEMANDS, LIABILITIES, SUITS, ACTIONS, AND DAMAGES WHATSOEVER ARISING OUT OF OR RESULTING FROM SUCH UNAUTHORIZED REUSE OR DISTRIBUTION.
5. ENCROACHMENTS
- WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT:
- A. THERE IS NO EVIDENCE OF DRIVEWAYS, ALLEYS, OR OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- B. THERE IS EVIDENCE OF STRUCTURAL APPURTENANCES OR PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK BY OR ONTO ADJOINING PROPERTY, OR ONTO RIGHTS OF WAY, EASEMENTS, OR SETBACK LINES DISCLOSED IN DOCUMENTS PROVIDED TO BY THE SURVEYOR.
1. WALLS LOCATED ALONG THE NORTH PARCEL EXTEND INTO RIGHT OF WAY.
- C. THERE IS EVIDENCE OF AT-GRADE OR ABOVE-GRADE UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OF THE SURVEYED PROPERTY THAT SERVE ADJOINING PROPERTIES OR RIGHT OF WAYS IN THE ABSENCE OF AN EASEMENT.
1. 12" WATER LINE CROSSING PARCEL – CITY OF REYNOLDSBURG PROVIDED RECORD PLAN P01151_001 SHOWING A PROPOSED 10' WATER LINE EASEMENT AND AN EXISTING 10' & 16' WATERLINE EASEMENT TO BE VACATED. NO EASEMENT WERE FOUND IN TITLE COMMITMENT FOR THE PROPOSED OR EXISTING TO BE VACATED.

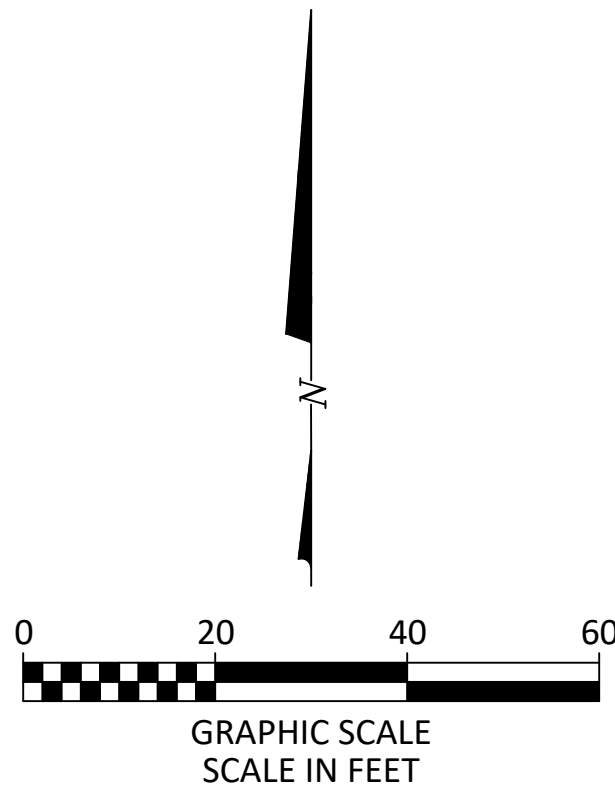


GENERAL NOTES:

1. SITE SURVEY PERFORMED BY CW DESIGN GROUP, DATED 10/04/2024. REFER TO SHEET TOPOGRAPHIC SURVEY FOR ALL EXISTING SITE FEATURES.
2. DISPOSE OF CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES.
3. REMOVE AND DISPOSE OF ON SITE FEATURES AS SHOWN ON THE PLAN.
4. SAW-CUT EXISTING PAVEMENT AT LIMITS OF PAVEMENT REMOVAL TO FULL DEPTH USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
5. CONTRACTOR TO PROTECT EXISTING SITE FEATURES TO REMAIN OUTSIDE CONSTRUCTION LIMITS. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
6. CONTROL DUST AT THE SITE. PROVIDE STREET CLEANING WHEN NECESSARY, AND WHEN REQUESTED BY OWNER.
7. GRADE SITE DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM WATER MANAGEMENT SYSTEMS.
8. PERFORM WORK IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

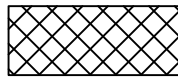
CODED NOTES:

1. PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN.
2. PROTECT EXISTING CONCRETE CURB OR CURB AND GUTTER TO REMAIN.
3. SAWCUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
4. PROTECT EXISTING UTILITY STRUCTURE TO REMAIN. ADJUST TO FINAL GRADE.
5. REMOVE EXISTING WALL AND ASSOCIATED FOUNDATIONS.
6. PROTECT EXISTING TRAFFIC SIGNAL POLE AND PULLBOX.
7. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
8. PROTECT EXISTING FIRE HYDRANT TO REMAIN.
9. PROTECT EXISTING LIGHT POLE AND FOUNDATION TO REMAIN.
10. REMOVE, STORE, AND REINSTALL EXISTING DECORATIVE BELL.
11. REMOVE, STORE, AND REINSTALL EXISTING WOOD BOLLARD AND SLEEVES.
12. PROTECT EXISTING FENCE TO REMAIN.
13. BEGIN PIP FILL IN PLACE PER CMSC 202.041.
14. END PIPE FILL IN PLACE PER CMSC 202.041.
15. TREE RECENTLY PLANTED BY CITY. REMOVE AND RETURN AS DIRECTED BY CITY STAFF. TREE EXEMPT FROM REPLACEMENT.



DEMOLITION LEGEND

PROPOSED



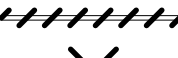
REMOVE EXISTING ASPHALT, GRAVEL, AND CONCRETE PAVEMENT, CONCRETE SIDEWALK, BUILDING FOUNDATION, AND PAVEMENT BASE MATERIALS



REMOVE AND REPLACE PAVING IN KIND



REMOVE EXISTING TREE



REMOVE EXISTING CONCRETE CURB



STRUCTURE REMOVED



CUT AND PLUG EXISTING UTILITY



REMOVE EXISTING UTILITY



ABANDON EXISTING UTILITY

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

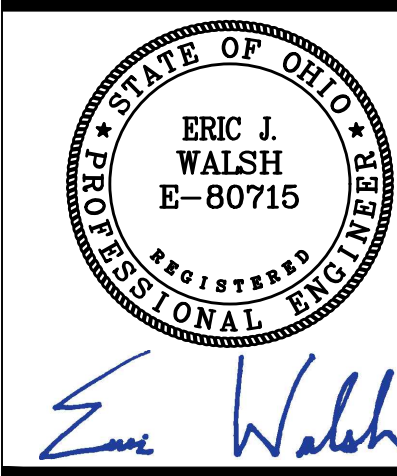


Moody Nolan

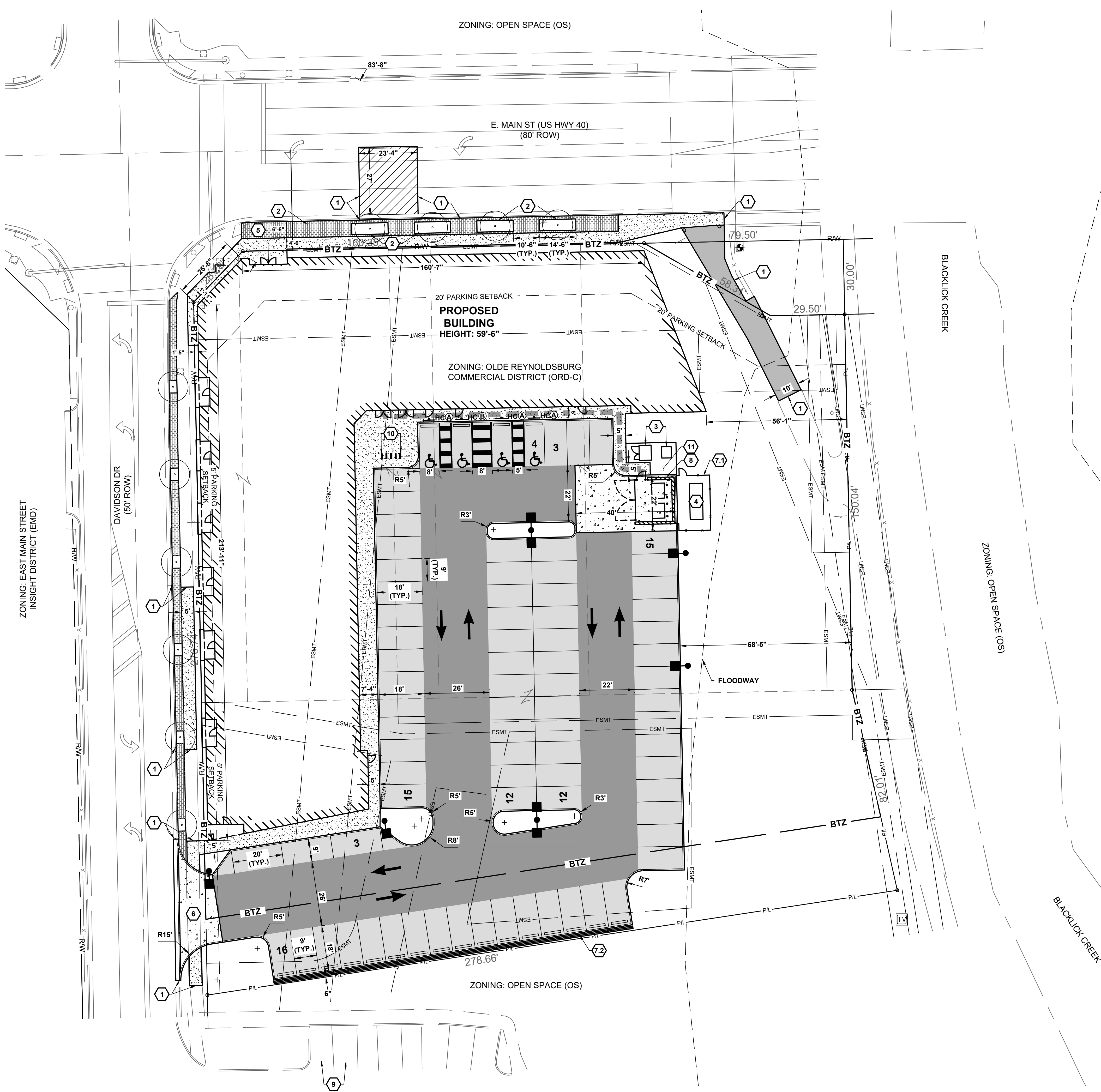
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

DEMOLITION PLAN

	07/25/2025
	25003
	C0.01
	MAJOR SITE PLAN

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



GENERAL NOTES:

- DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
- PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 641 AND 642. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE IIA PAINT IN ACCORDANCE WITH ODOT ITEM 642 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
- STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
- SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM 423 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
- ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
- PROVIDE 3 HANDICAP ACCESSIBLE PARKING SIGNS AND 1 VAN ACCESSIBLE PARKING SIGNS AS SHOWN ON DETAIL J/C1.02. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
- MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
- BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
- PROVIDE CONCRETE PARKING BLOCKS AT ALL SPACES PER DETAIL K/C1.02.
- PROVIDE CONTROL JOINTS PER DETAIL E/C1.02. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL F/C1.02 AND PER SPECIFICATIONS.
- LOADING SPACE IS NOT REQUIRED BY THE DEVELOPMENT DUE TO THE LIMITED SIZE OF THE COMMERCIAL SQUARE FOOTAGE.

CODED NOTES:

- SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
- TREE PLANTER PER LANDSCAPE DRAWINGS.
- ELECTRICAL TRANSFORMERS PER MEP PLANS.
- GENERATOR PER MEP PLANS.
- PRIMARY BUILDING ENTRANCE.
- FULL ACCESS DRIVEWAY PER CITY OF REYNOLDSBURG STD. DWG. R-12.
- SITE LANDSCAPE FENCING PER LANDSCAPE DRAWINGS.
 - 6" HEIGHT DECORATIVE ALUMINUM FENCE (DETAIL 4/L1.02)
 - 6" HEIGHT WOOD SCREEN FENCE (DETAIL 6/L1.02)
- BRICK DUMPSTER ENCLOSURE PER ARCHITECTURAL DRAWINGS.
- SHARED PARKING SPACES ON ADJACENT PROPERTY (YMCA).
- BICYCLE PARKING PER LANDSCAPE DRAWINGS.
- AGGREGATE PER LANDSCAPE DRAWINGS.

SETBACKS:

BUILDING SETBACK FRONT YARD REQUIRED: 0 FEET
BUILDING SETBACK SIDE YARD REQUIRED: 0 FEET
BUILDING SETBACK REAR YARD REQUIRED: 0 FEET

PARKING SETBACK MAIN STREET: 20 FEET
PARKING SETBACK DAVIDSON STREET: 5 FEET

PARKING REQUIREMENTS:

RESIDENTIAL USES: 1 SPACE/UNIT (103 UNITS) = 103 PARKING SPACES
GROUND FLOOR OTHER USES < 3,000 SF: 0 PARKING SPACES
GROUND FLOOR OTHER USES >= 3,000 SF: 1 SPACE/400SF (3,753 SF) = 10 PARKING SPACES
PARKING REQUIRED = 113
PARKING REDUCTION = 30% (79.1 PARKING SPACES)
PARKING PROVIDED ON SITE = 80
SHARED PARKING = 2 (YMCA)
TOTAL PARKING PROVIDED = 82

BICYCLE PARKING PROVIDED: 5 RACKS @ 2 BICYCLES PER RACK = 10

BUILD TO ZONE (BTZ):

PRIMARY STREET BTZ REQUIRED: 30% MIN.
PRIMARY STREET BTZ PROVIDED: 64%

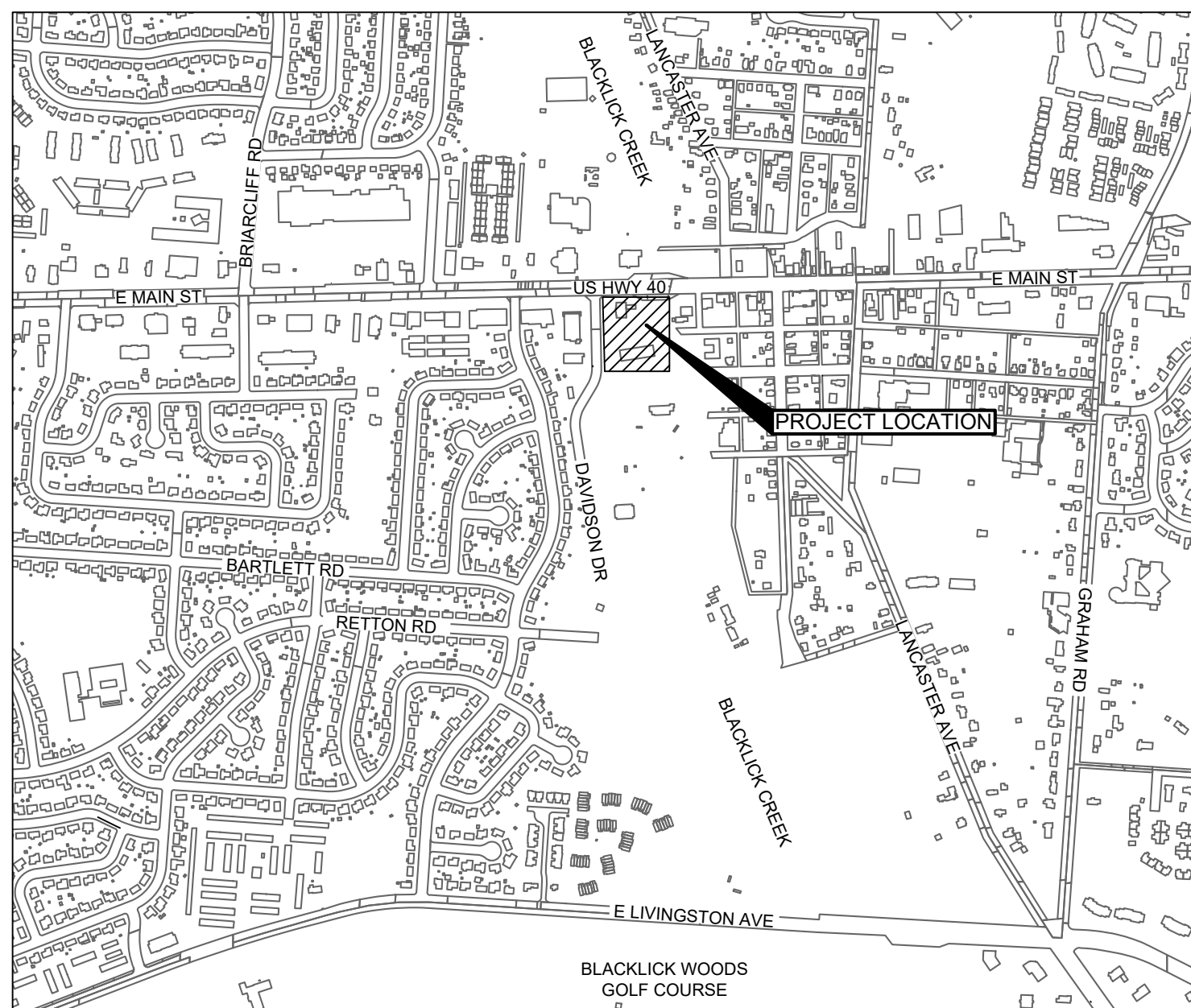
SIDE STREET BTZ REQUIRED: 30% MIN.
SIDE STREET BTZ PROVIDED: 77%

BUILDING HEIGHT:

BUILDING MAXIMUM: 5 STORIES, 60'
BUILDING HEIGHT: 5 STORIES, 59'-6"

CEILING HEIGHT:

FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT/BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'10 3/4" TYP.



STAKING LEGEND

EXISTING

PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
CL	ROADWAY CENTERLINE
CG	BUILDING/WALL
CG	CURB AND GUTTER
CG	CURB
CG	PAVEMENT
CG	WALK
CG	FENCE
CG	EASEMENT
CG	TRAFFIC BOLLARD
CG	SIGN
CG	BENCHMARK
CG	MONUMENT FOUND, NO. 5 REBAR UNLESS OTHERWISE NOTED.
CG	PAINTED WHEELCHAIR SYMBOL

PROPOSED

CG	BUILDING/WALL
CG	STANDARD COMBINED CURB & GUTTER PER CITY OF REYNOLDSBURG STD. DWG. R-5
CG	STRAIGHT CURB PER DETAIL C/C1.02
CG	PAVEMENT/WALK
CG	BUILD TO ZONE (BTZ)
CG	PAINTED WHEELCHAIR SYMBOL
CG	HANDICAPPED PARKING SIGN PER DETAIL J/C1.02
CG	BUMPER BLOCK PER DETAIL K/C1.02
CG	HEAVY DUTY ASPHALT PER DETAIL B/C1.02
CG	LIGHT DUTY ASPHALT PER DETAIL A/C1.02
CG	SHARED-USE PATH PER CITY OF REYNOLDSBURG STD. DWG. R-20
CG	PAVEMENT REPLACEMENT PER CITY OF REYNOLDSBURG STD. DWG. R-1
CG	BRICK SIDEWALK PER CITY OF REYNOLDSBURG STD. DWG. R-24
CG	CONCRETE SIDEWALK PER DETAIL D/C1.02
CG	CONCRETE PAVEMENT PER DETAIL I/C1.02
CG	ACCESSIBLE PATHWAY
CG	2-WAY VEHICULAR SITE CIRCULATION

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:

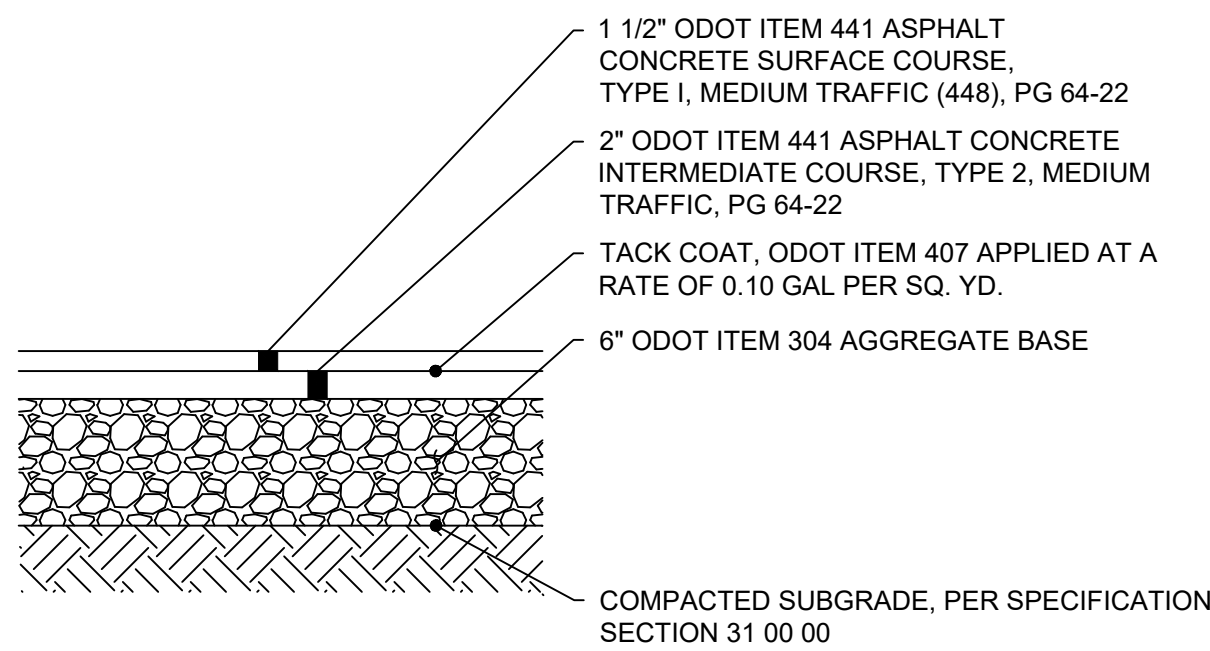
SITE PLAN

	07/25/2025
	25003
	C1.01
	MAJOR SITE PLAN

KORDA

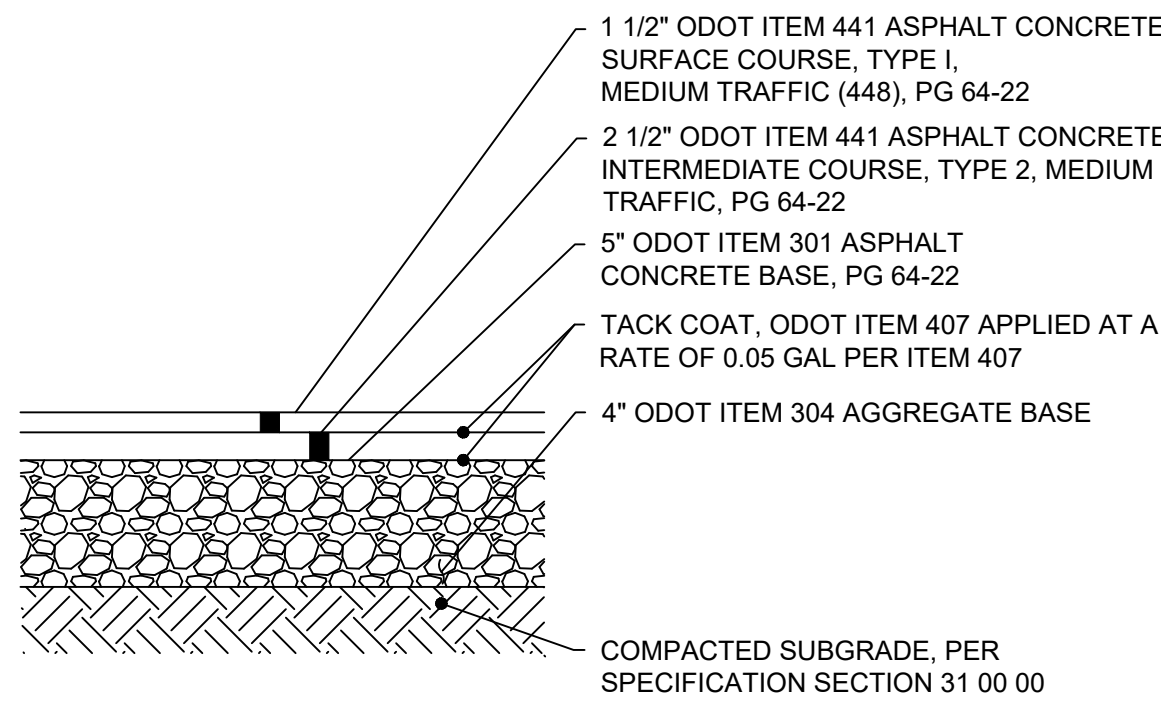
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1650 WATERMARK DRIVE
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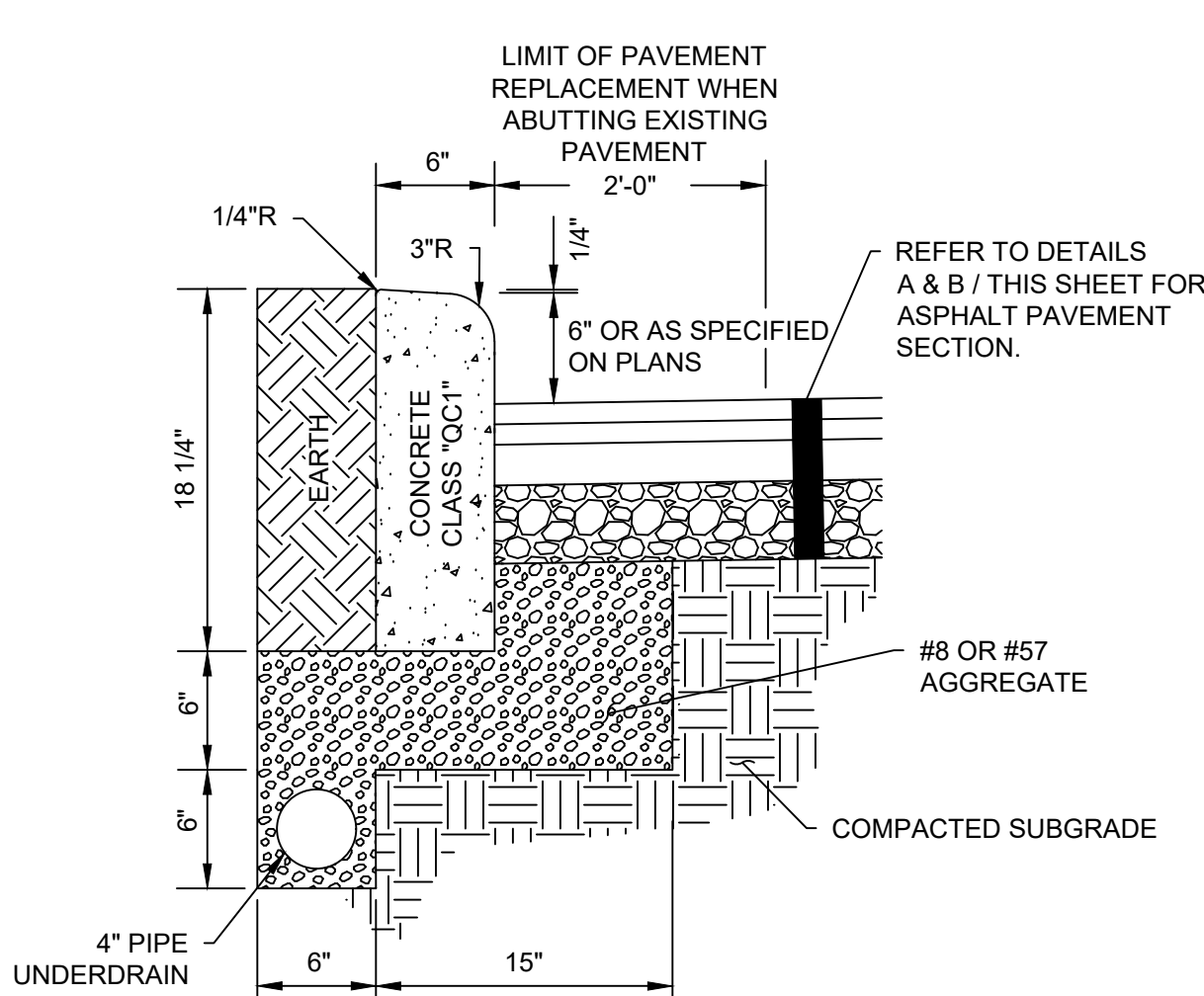
- NOTES:
1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
 2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
 3. OBTAIN JOB MIX FORMULA APPROVAL BY PROVIDING A PREVIOUSLY ODOT APPROVED FORMULA *OR PROVIDE THE OWNER'S TESTING AGENCY WITH A MIX FORMULA FOR TESTING AND APPROVAL* *OR CONTRACT AN INDEPENDENT TESTING AGENCY TO PROVIDE TESTING AND WRITTEN APPROVAL OF THE FORMULA. THE AGENCY PERFORMING THE TESTING MUST BE LEVEL III BITUMINOUS CONCRETE APPROVED BY ODOT.*
 4. *THE OWNER'S TESTING AGENCY WILL* PROVIDE QUALITY ASSURANCE TESTING IN ACCORDANCE WITH ODOT ITEM 448 AND SUPPLEMENTAL SPECIFICATION 1055. *EXCEPT THAT AN INDEPENDENT TESTING LABORATORY WILL PERFORM THE TESTING AND REPORT DATA TO THE OWNER'S REPRESENTATIVE. THE AGENCY PERFORMING THE TESTING MUST HAVE A CURRENT LEVEL I BITUMINOUS CONCRETE APPROVAL FROM ODOT.*
 5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

A **DETAIL**
LIGHT DUTY ASPHALT PAVEMENT N.T.S.



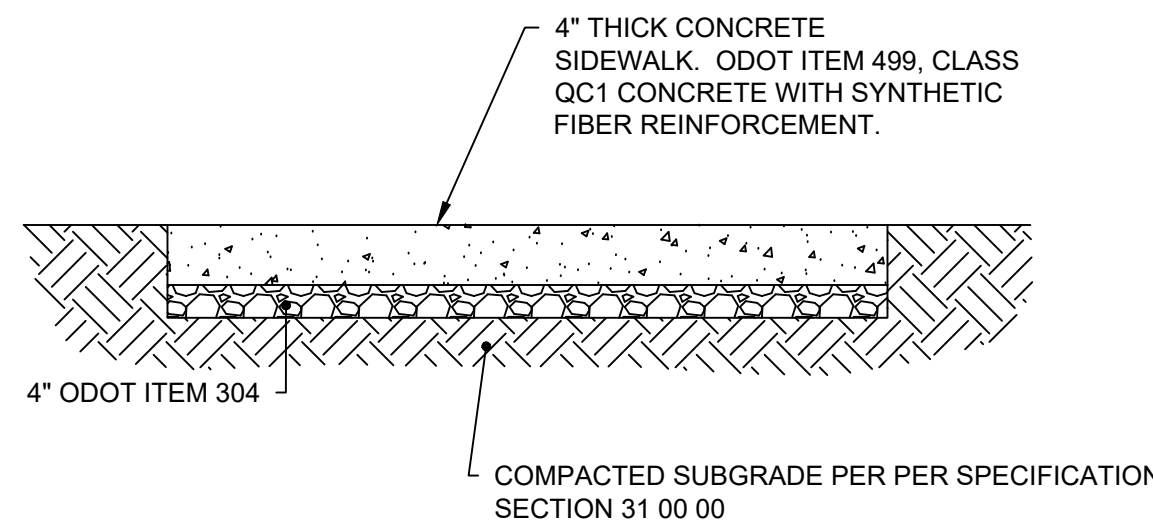
- NOTES:
1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
 2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
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B **DETAIL**
HEAVY DUTY ASPHALT PAVEMENT N.T.S.



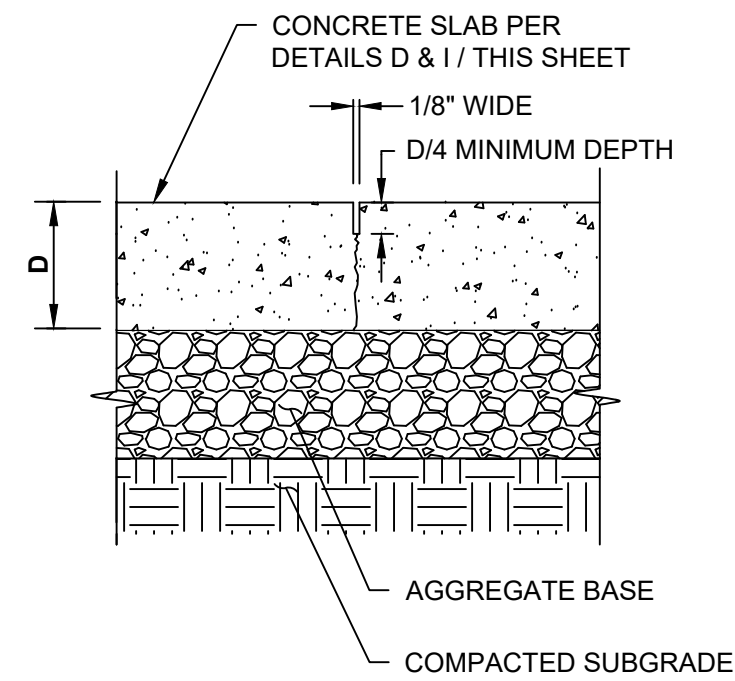
- NOTES:
1. ALL EXPOSED SURFACES OF CONCRETE CURB TO BE FLOATED AND BRUSH FINISHED, UNLESS PLACED BY A CURB MACHINE.
 2. PROVIDE JOINTS PER SPECIFICATION SECTION *02750* *32 13 00*.

C **DETAIL**
STRAIGHT 18" CONCRETE CURB WITH UNDERDRAIN N.T.S.



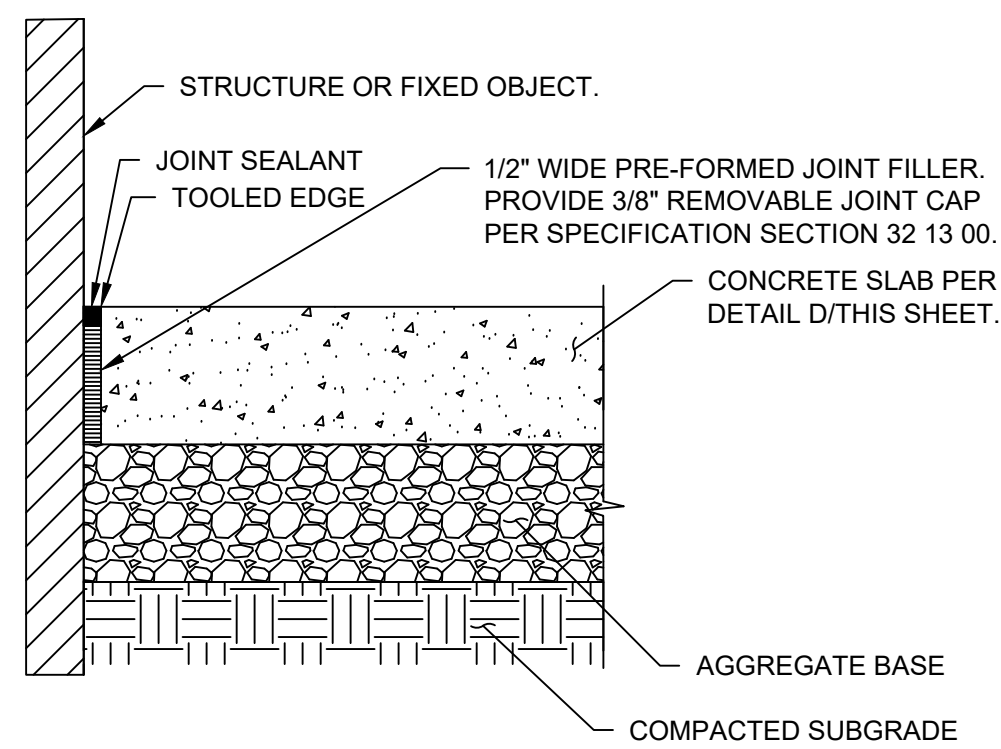
- NOTES:
- CONCRETE WALKS TO HAVE SOFT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW (BUFF WASH FINISH). RUB OUT ALL TOOL MARKS. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- A. SYNTHETIC FIBER REINFORCEMENT: ASTM C1116-97 AND ASTM C1018-97. ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED:
1. NYCON NYLON FIBERS
 2. FORTA NYLO-MONO NYLON FIBERS
 3. FIBERMESH FIBERMIX STEALTH POLYPROPYLENE FIBERS
 4. GRACE POLYPROPYLENE FIBERS
- SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
- B. CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
- C. PENETRATING SEALER: ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO:
1. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
 2. PROSOCCO - SALTGUARD WB
 3. HULS AMERICA INC. - CHEM-TRETE BSM 40
 4. MASTER BUILDERS INC. - MASTERSEAL SL 40
 5. LYMTAL INTERNATIONAL - ISO-FLEX 618-50 WB
 6. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
 7. TEX-COTE - RAINSTOPPER RS140

D **DETAIL**
CONCRETE SIDEWALK N.T.S.



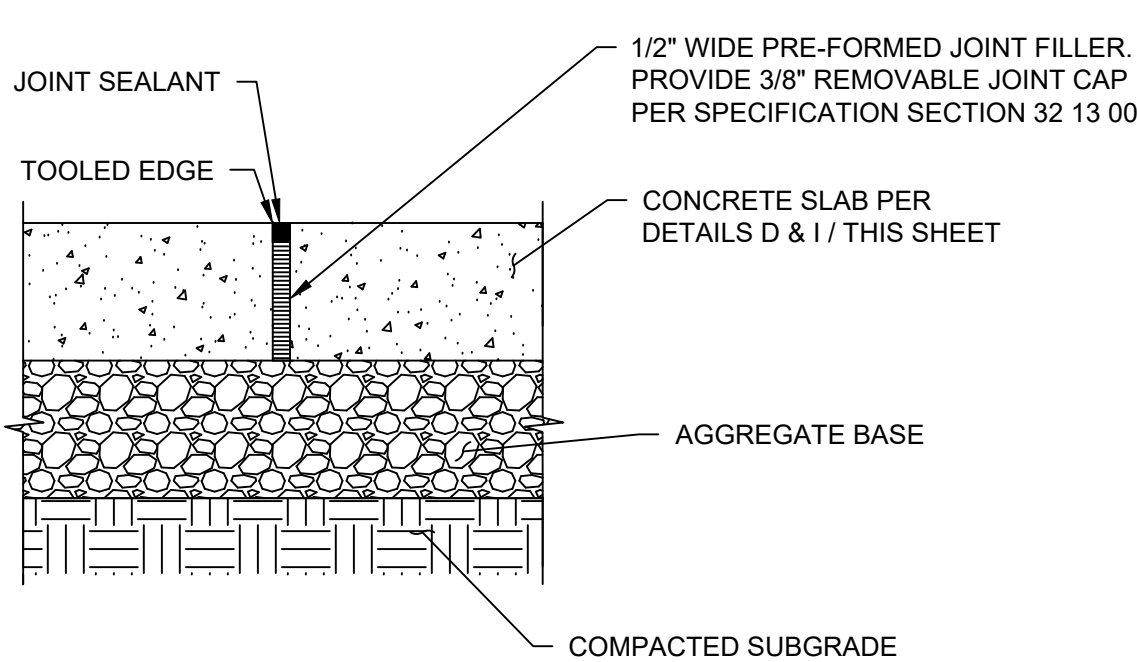
- NOTES:
1. PLACE CONTROL JOINTS WITHIN 8 HOURS OF CONCRETE PLACEMENT AND AT LOCATIONS INDICATED ON THE STAKING PLAN. IF JOINTS ARE NOT SHOWN ON STAKING PLAN, PROVIDE AT LOCATIONS INDICATED BELOW:
A. SPACING (IN FEET) SHALL BE BETWEEN 2 TO 2-1/2 TIMES SLAB THICKNESS (IN INCHES) IN BOTH DIRECTIONS (I.E. 4" SLAB SHALL HAVE JOINT SPACING OF 8-10 FEET).
B. GRID OF CONTROL JOINTS SHALL BE APPROXIMATELY SQUARE WITH LONGEST SIDE TO BE NOT LONGER THAN 1.5 TIMES THE SHORTEST SIDE (I.E. 4 FOOT WIDE WALK SHALL HAVE JOINT SPACING AT 4-6 FEET).

E **DETAIL**
SAW CUT CONCRETE CONTROL JOINT-
LONGITUDINAL OR TRANSVERSE N.T.S.



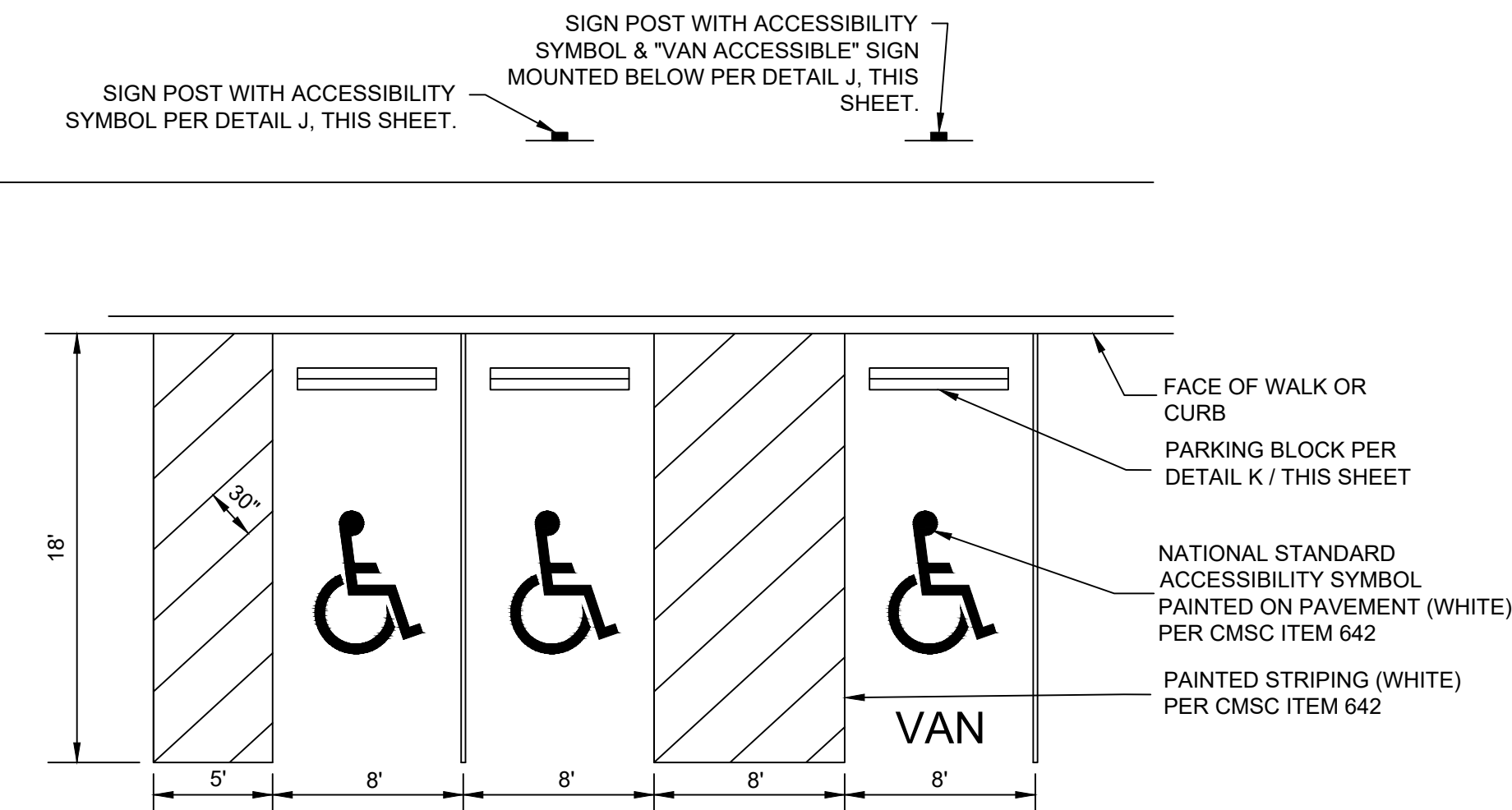
- NOTES:
1. PLACE ISOLATION JOINTS WHERE NEW CONCRETE SLAB ABUTS STRUCTURES OR FIXED OBJECTS INCLUDING: BUILDINGS, WALLS, COLUMNS, POLE BASES, CURBS, CATCH BASINS, EXISTING CONCRETE, OR AS NOTED ON THE STAKING PLAN.
 2. PROVIDE AT FORMED EDGE OF PREVIOUSLY POURED SLABS. SEAL JOINT WITH JOINT SEALANT. SEE SPECIFICATION SECTION 32 13 00.
 3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2" THICK UNLESS OTHERWISE NOTED. CERAMAR FLEXIBLE FOAM EXPANSION JOINT BY W.R. MEADOWS OR EQUAL MEETING THE REQUIREMENTS OF ASTM D 1752 SECTIONS 5.1 THROUGH 5.4. REFER TO SPECIFICATION SECTION 32 13 00.

F **DETAIL**
CONCRETE ISOLATION JOINT N.T.S.



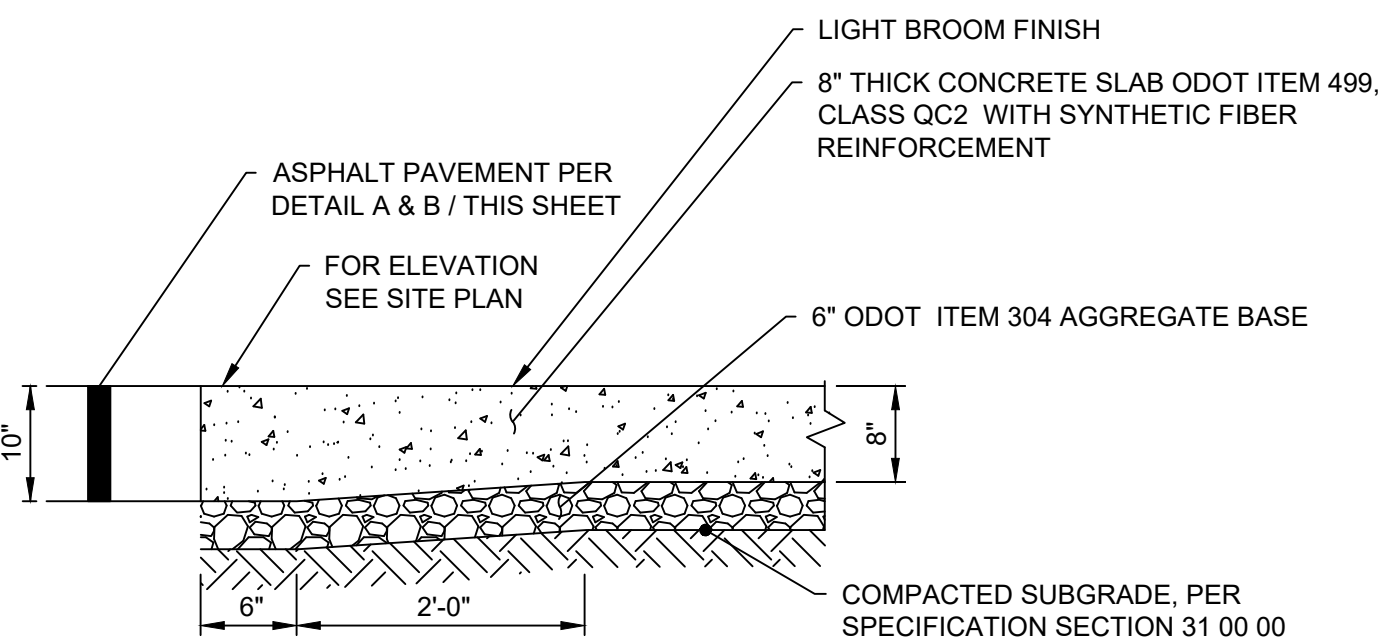
- NOTES:
1. PROVIDE WHEN SPECIFICALLY SHOWN ON THE DRAWINGS OR WHEN PLACING CONCRETE DURING TEMPERATURES LESS THAN 40°F. REFER TO SPECIFICATION SECTION 32 13 00 FOR LOCATION.
 2. SEAL JOINT WITH JOINT SEALANT. SEE SPECIFICATION SECTION 32 13 00.
 3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2" THICK UNLESS OTHERWISE NOTED. CERAMAR FLEXIBLE FOAM EXPANSION JOINT BY W.R. MEADOWS OR EQUAL MEETING THE REQUIREMENTS OF ASTM D 1752 SECTIONS 5.1 THROUGH 5.4. REFER TO SPECIFICATION SECTION 32 13 00.

G **DETAIL**
CONCRETE EXPANSION JOINT N.T.S.



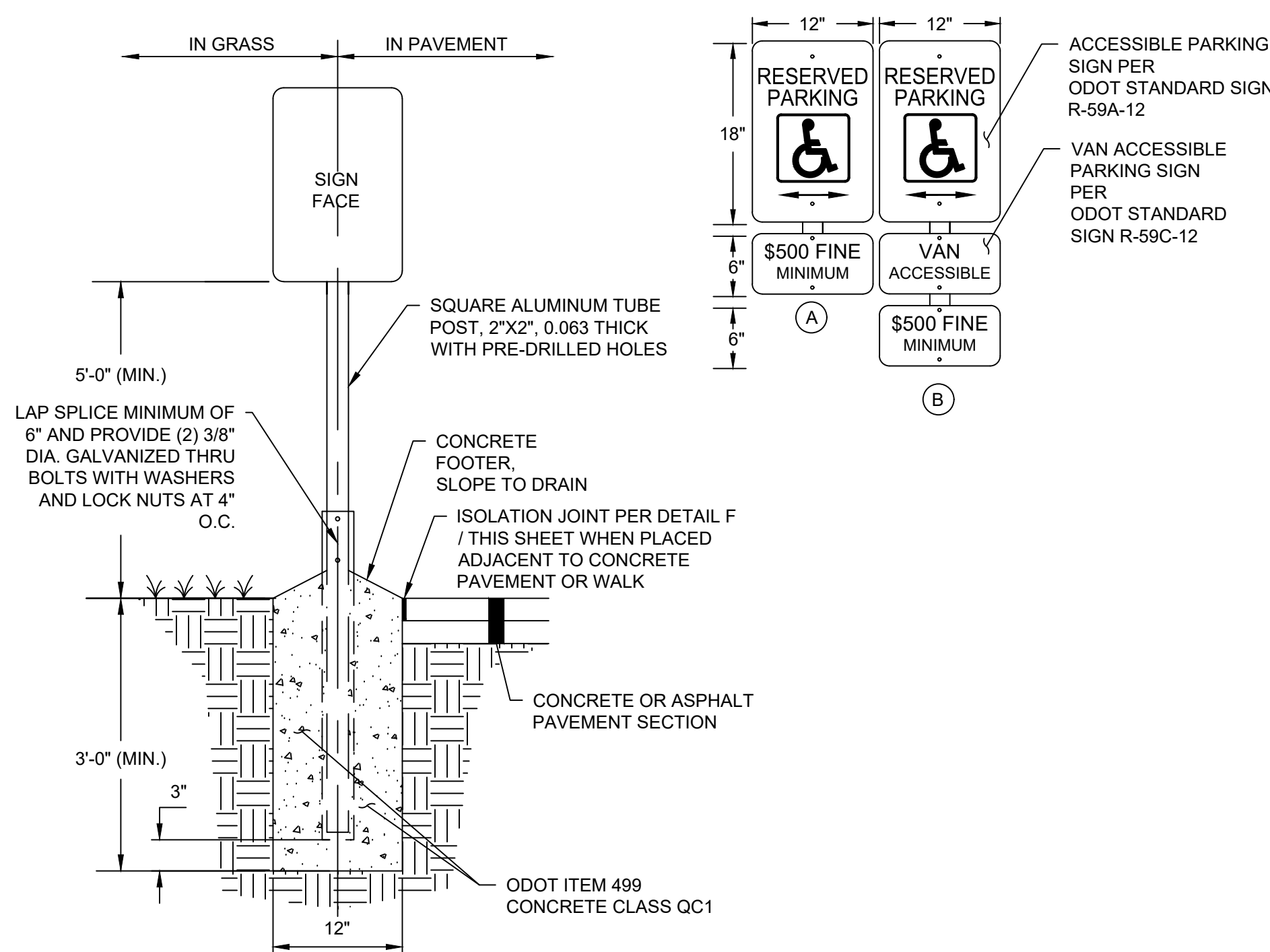
- NOTES:
1. PAVEMENT SHALL HAVE A MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS IN THE AREA OF HANDICAP PARKING AND ASSOCIATED STRIPING.
 2. ALL CURB RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) OF 2010, INCLUDING ALL SUPPLEMENTS OR REPLACEMENT DRAWINGS ISSUED THERETO.
 3. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
 4. TRANSITION FROM FLUSH CURB TO FULL HEIGHT CURB AS DESIGNATED ON GRADING PLAN. SLOPE WALK TO MATCH CURB.

H **DETAIL**
ADA PARKING STRIPING N.T.S.



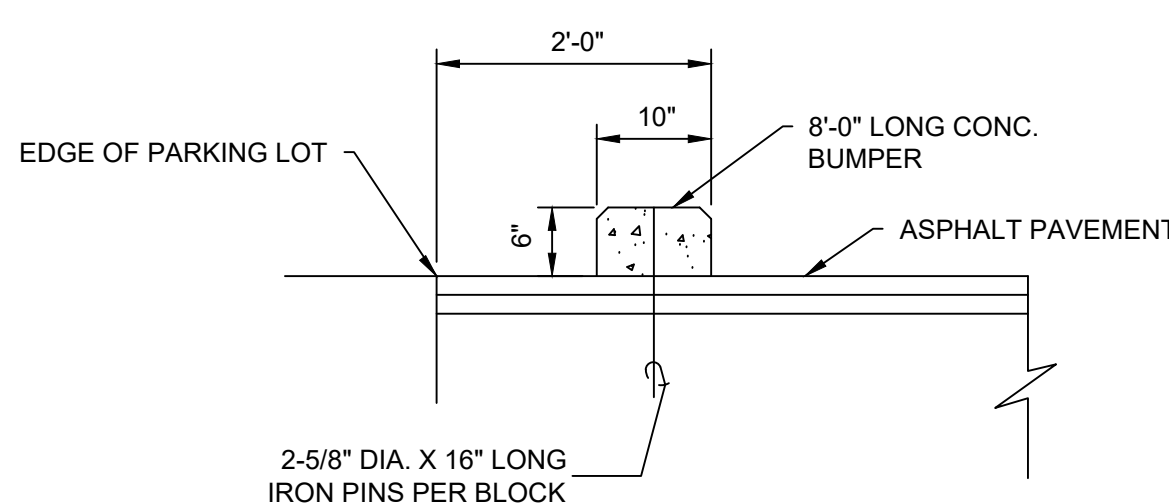
- NOTES:
1. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00.
 2. PROVIDE CONTROL AND ISOLATION JOINTS PER DETAILS F AND G, THIS SHEET.
 3. SYNTHETIC FIBER REINFORCEMENT: ASTM C1116/C1116M-10A(2015). ACCEPTABLE PRODUCTS OR APPROVED EQUAL:
A. NYCON RG OR PROCON-M POLYPROPYLENE FIBER NYLON FIBERS BY NYCON.
B. NYLO-MONO NYLON FIBERS OR MIGHTY-MONO POLYPROPYLENE FIBERS BY FORTA
C. FIBERMESH 150 POLYPROPYLENE FIBERS BY PROPEX.
D. SINTA F19 OR SINTA M2219 BY GCP APPLIED TECHNOLOGIES
E. PSI FIBERSTRAND 150 BY EIJULID
 4. SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
 5. DISSIPATING CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
 6. PENETRATING SEALER: ACCEPTABLE PRODUCTS OR APPROVED EQUAL:
A. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
B. PROSOCCO - SALTGUARD WB
C. HULS AMERICA INC. - CHEM-TRETE BSM 40
D. MASTER BUILDERS INC. - MASTERSEAL SL 40
E. LYMTAL INTERNATIONAL - ISO-FLEX 618-50 WB
F. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
G. TEX-COTE - RAINSTOPPER RS140
 7. IF CONCRETE INSTALLED OCTOBER-MARCH, WAIT UNTIL APRIL-SEPTEMBER TO APPLY PENETRATING SEALER. IF SCHEDULE DOES NOT ALLOW FOR APPLICATION OF SEALER, PROVIDE CREDIT FOR NON-PERFORMANCE.

I **DETAIL**
HEAVY DUTY CONCRETE SLAB N.T.S.



- NOTES:
1. PROVIDE SIGN IN ACCORDANCE WITH ODOT ITEM 630.
 2. PROVIDE 0.063 THICK, FLAT ALUMINUM SIGN PANELS.
 3. PROVIDE REFLECTIVE FINISH ON SIGN.
 4. PROVIDE PERMANENT WEATHERPROOF ALUMINUM CAP ON POST TOP.
 5. PROVIDE *VAN ACCESSIBLE* SIGN WHERE NOTED ON DRAWINGS.
 6. ATTACH SIGNS WITH UNISTRUT UNIVERSAL DRIVE RIVET OR APPROVED EQUAL.
 7. ACCESSIBLE SIGNAGE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.

J **DETAIL**
PARKING SIGNS N.T.S.



K **DETAIL**
BUMPER BLOCK N.T.S.

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA



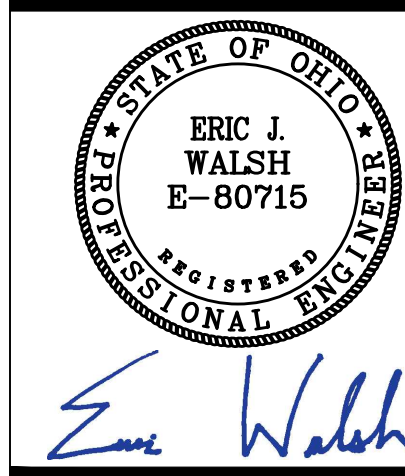
Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:

STAKING DETAILS



07/25/2025

25003

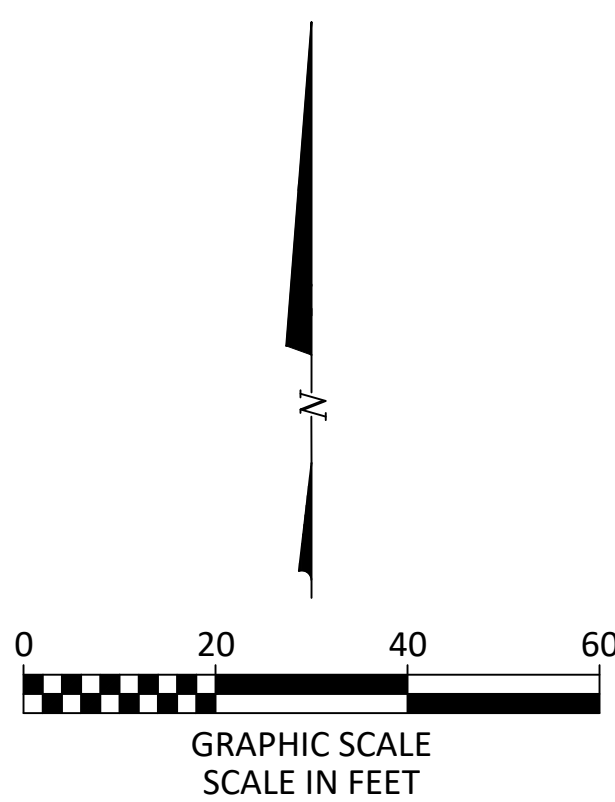
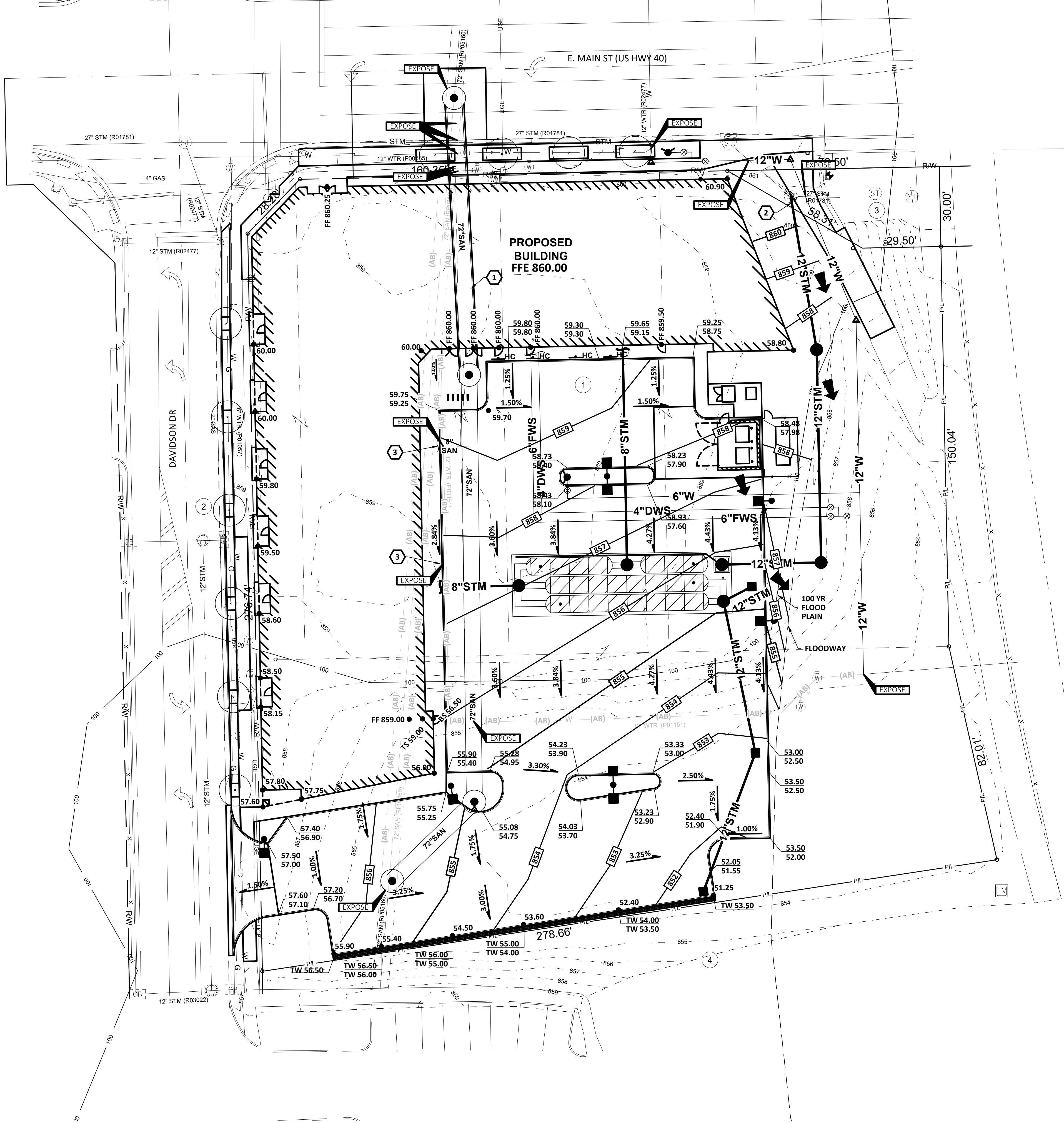
C1.02

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SUITE 200
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DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC J. WALSH
PROJECT NUMBER: 2024-0417



GENERAL NOTES:

1. PROVIDE 10' UNDERDRAINS IN FOUR DIRECTIONS AT CATCH BASINS IN PAVEMENT. REFER TO DETAIL B/C2.02.
2. PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED.
3. ADD 800' TO SPOT ELEVATIONS TO OBTAIN U.S.G.S. ELEVATIONS.
4. CONSTRUCTION WORK WILL NOT BE PERMITTED WITHOUT APPROVED PLANS AND INSPECTION.
5. PERFORM WORK IN ACCORDANCE WITH CITY OF REYNOLDSBURG MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS. IN CASE OF A DISCREPANCY BETWEEN CITY OF REYNOLDSBURG REQUIREMENTS AND PROJECT SPECIFICATIONS, CITY OF REYNOLDSBURG STANDARDS SHALL GOVERN.
6. SOIL EROSION AND SEDIMENTATION BMP MEASURES, PER SHEETS C2.05-C2.06, SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. BMP MEASURES SHALL BE TO THE SATISFACTION OF THE CITY OF REYNOLDSBURG.
7. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGHOUT THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND (IF NECESSARY) MANUAL REMOVAL OF DIRT AND/OR MUD IN THE STREET GUTTERS.
8. REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
9. ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.
10. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
11. EXTEND UTILITIES TO WITHIN 5'-0" OF FACE OF BUILDING UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
12. MAXIMUM FINISH SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
13. COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY CW DESIGN GROUP, DATED 10/04/2024. REFER TO TOPOGRAPHIC SURVEY SHEET.
14. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE 6 INCHES OF TOPSOIL AND SEED AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.
15. DISPOSE EXCESS EXCAVATED MATERIALS AND UNACCEPTABLE/UNSUITABLE SOILS OFF SITE IN ACCORDANCE WITH LOCAL CODES. NO PERMANENT STOCKPILES WILL REMAIN ON SITE.
16. EXISTING VALVES, MANHOLES, AND OTHER APPURTANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISH GRADE.
17. OUTLET CURB UNDERDRAINS TO ADJACENT EXISTING UNDERDRAINS OR STORM SEWER SYSTEM.
18. EXPOSE UTILITIES NOTED THUS: EXPOSE PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
19. CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
20. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

EARTHWORK NOTES:

- REFER TO GEOTECHNICAL EXPLORATION REPORT, PSI PROJECT NO. 01022545, DATED 10/7/2024 FOR SITE SOILS INFORMATION. SITE PREPARATION SHALL BE PER SPECIFICATION SECTION 31 00 00 UNLESS OTHERWISE NOTED IN THESE PLANS. PLEASE NOTE THE FOLLOWING SOIL REMEDIATION PROVISIONS FOR THIS PROJECT:
1. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, THE CONTRACTOR MAY EMBANK ADDITIONAL TOPSOIL WITHIN LAWN AREAS TO HELP EARTHWORK BALANCE.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ANY DEWATERING OPERATIONS NECESSARY FOR EARTHWORK ACTIVITIES, AS SPECIFIED IN SPECIFICATION SECTION 31 00 00.

EXISTING FILL SOIL REMOVAL NOTES:

1. REMOVE EXISTING FILL SOILS UNDER NEW BUILDING AND EXTENDING A MINIMUM OF 5 FEET BEYOND THE EDGE OF THE BUILDING FOOTER. COORDINATE REMOVAL WITH TESTING AGENCY. TESTING AGENCY SHALL APPROVE REMOVAL PRIOR TO PLACING FILL.
2. PROOF ROLL NATIVE SOIL AND PREPARE SUBGRADE PER SPECIFICATION SECTION 31 00 00 PRIOR TO FILL PLACEMENT.
3. PLACE FILL IN ACCORDANCE WITH SPECIFICATION SECTION 31 00 00.
4. PROVIDE APPROVAL FROM TESTING AGENCY, IN WRITING SEALED BY A REGISTERED GEOTECHNICAL ENGINEER, FOR PLACEMENT OF SHALLOW SPREAD FOUNDATIONS AND SLAB ON NEW FILL MATERIALS PER THE GEOTECHNICAL REPORT.
5. SOME EXISTING FILL SOIL WILL BE ACCEPTABLE AS FILL MATERIAL. PROVIDE ANY ADDITIONAL SOIL AS NECESSARY TO COMPLETE FILL CONSTRUCTION. DISPOSE OF ANY UNSUITABLE FILL OFF-SITE IN ACCORDANCE WITH LOCAL CODES.

CODED NOTES:

1. CASING PIPE.
2. PROVIDE KOR-N-SEAL MANHOLE CONNECTIONS WHEN CONNECTING TO AN EXISTING MANHOLE.
3. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.

GRADING LEGEND

- EXISTING
REFER TO SURVEY SHEET
- PROPOSED
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BUILDING/WALL
 - STORM SEWER
 - SANITARY SEWER
 - CUT AND PLUG EXISTING UTILITY
 - ABANDON EXISTING UTILITY
 - CATCH BASIN PER DETAIL A/C2.02
 - MANHOLE PER DETAIL C/C2.02
 - GATE VALVE & CURB BOX
 - FIRE DEPARTMENT CONNECTION
 - STRUCTURE NUMBER
 - GRADE BREAK (CROWN) LINE
 - GRADING/SEEDING LIMITS
 - SPOT ELEVATION
 - TOP OF CASTING
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION AT FACE OF CURB
 - FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW
 - MATCH EXISTING ELEVATION

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43215
FOR CMHA

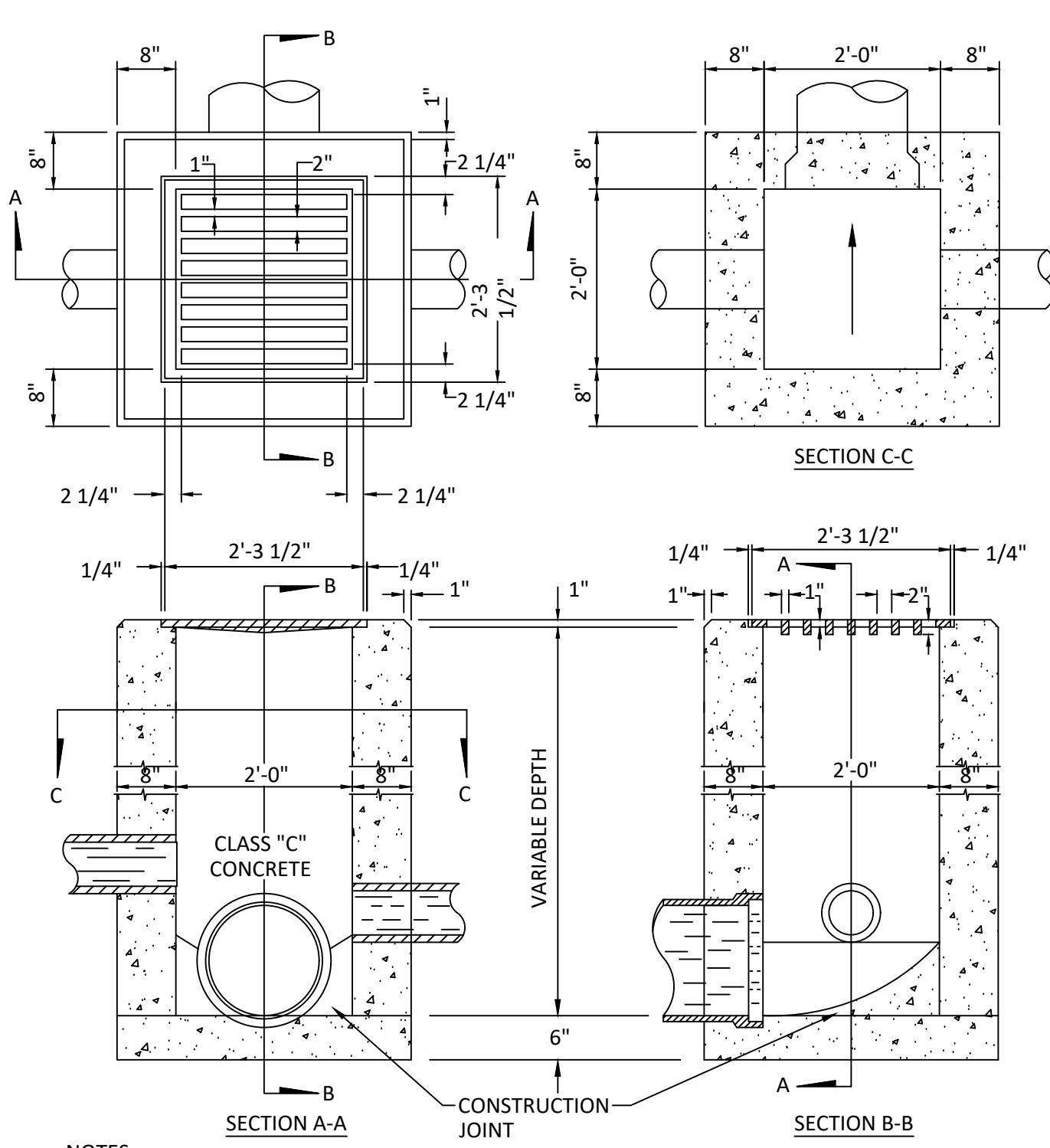
Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

GRADING & STORM SEWER PLAN

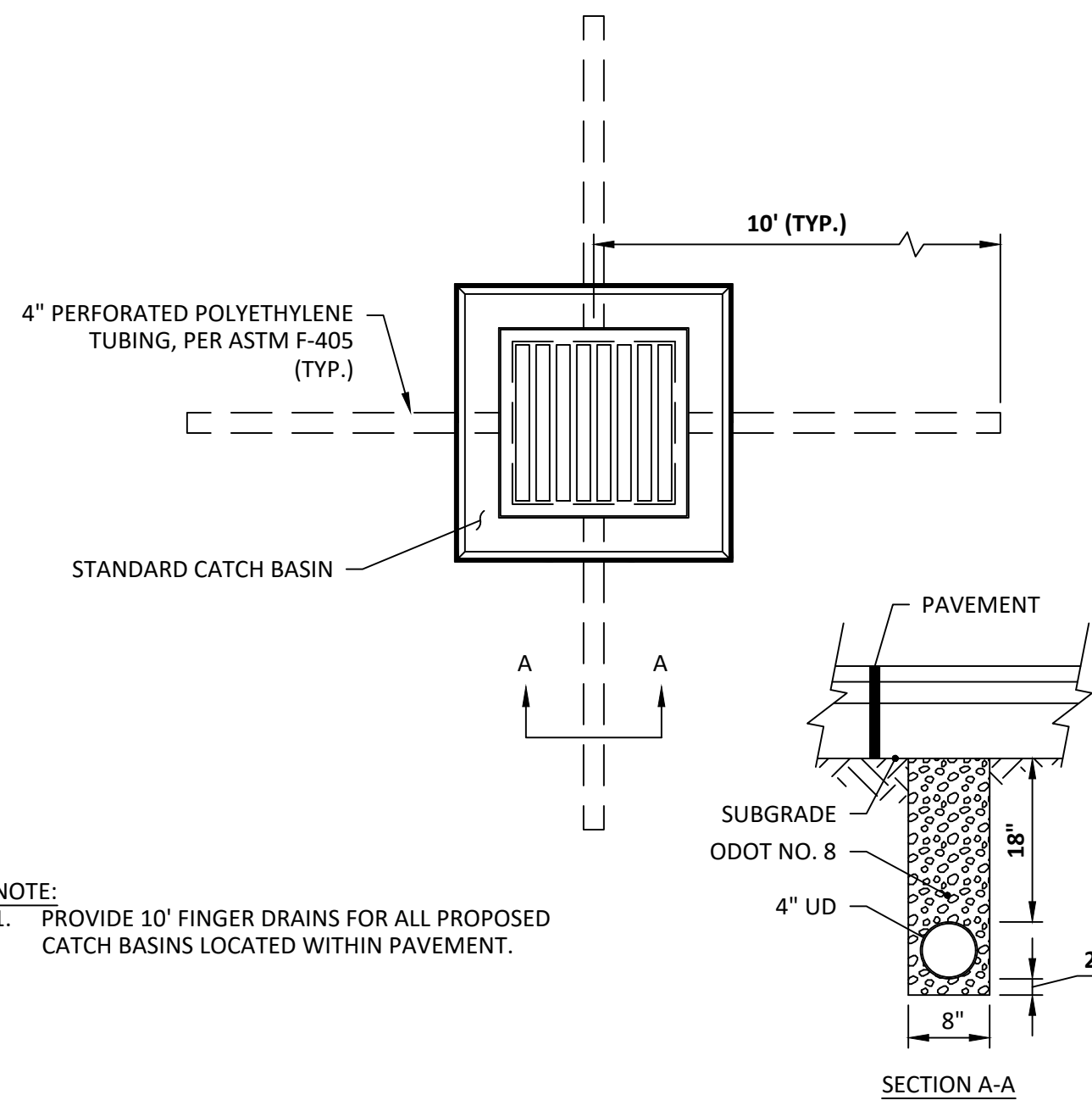
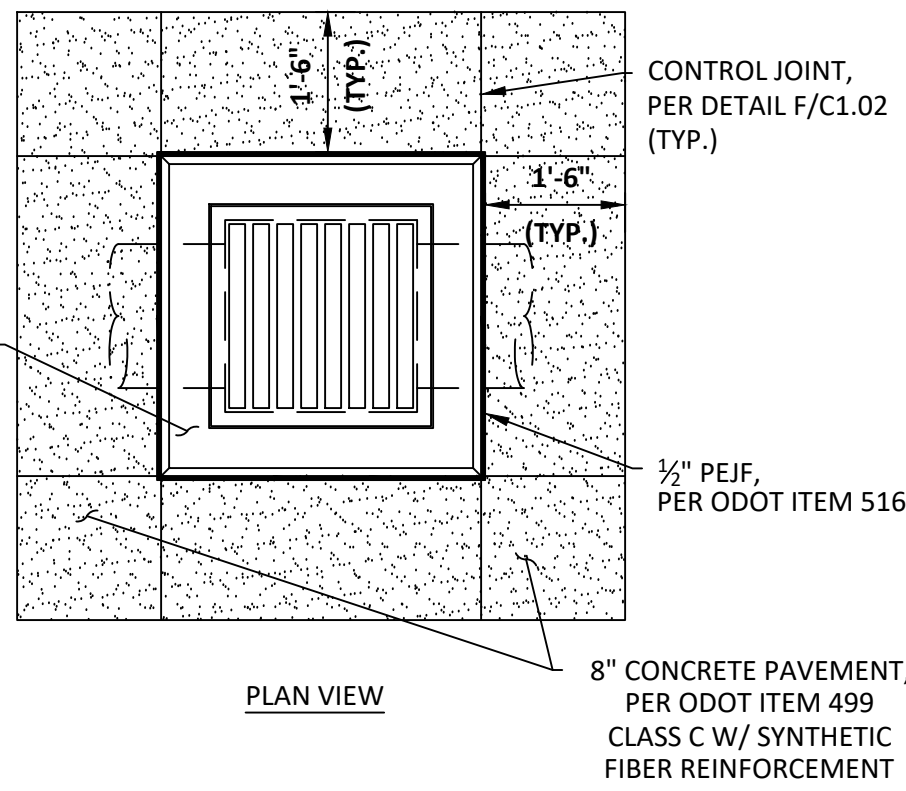
	07/25/2025
	25003
	C2.01
	MAJOR SITE PLAN

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

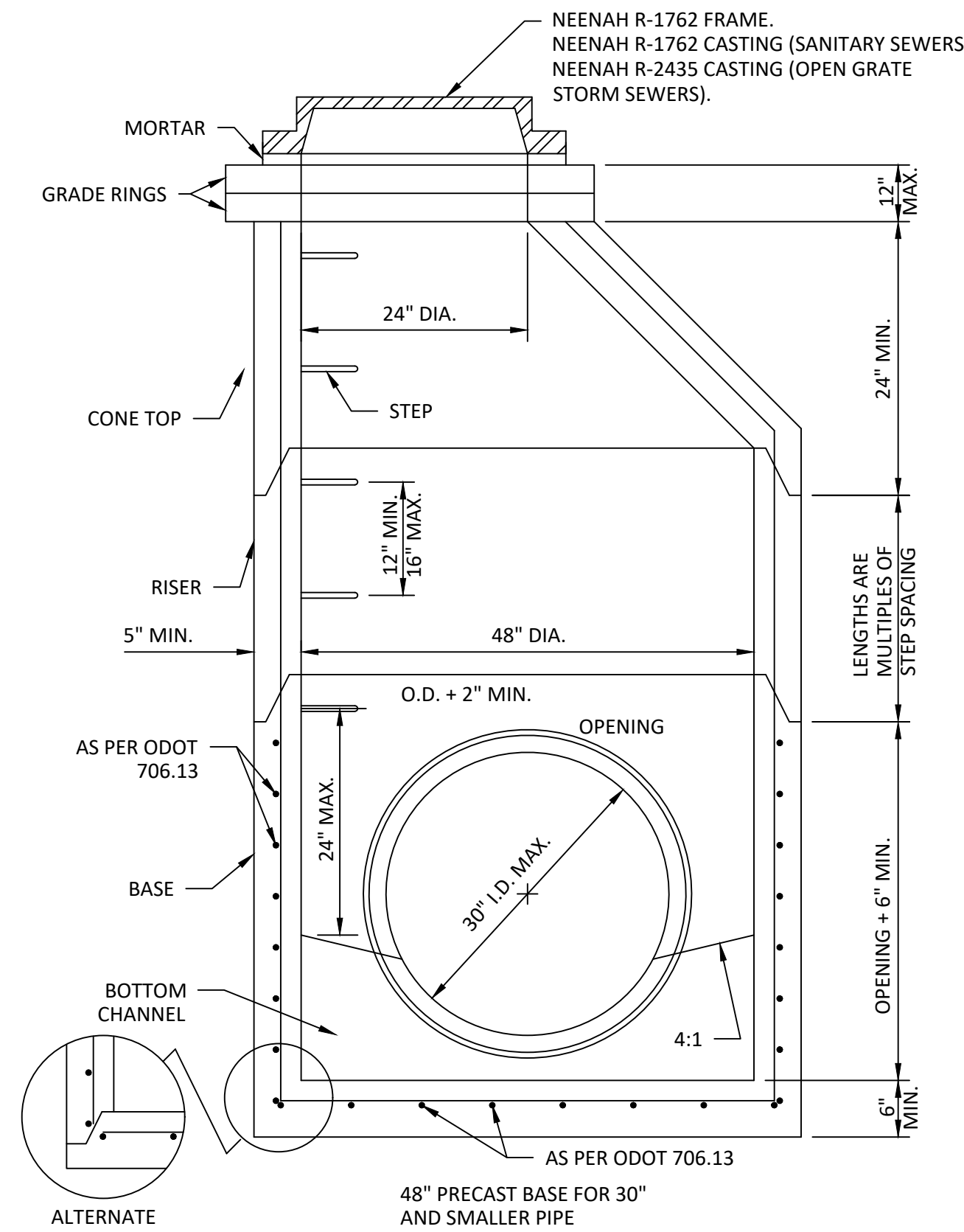


- NOTES:
- BRICK OR CONCRETE BLOCK SIDE WALLS, WHEN USED IN PLACE OF CONCRETE, SHALL BE 8" NOMINAL THICKNESS. WHEN BRICK OR CONCRETE BLOCKS ARE USED, THE OUTSIDE WALLS OF THE CATCH BASIN SHALL BE PLASTERED WITH A 1/2" COAT OF LIME CEMENT MORTAR.
 - GRATE ELEVATION TO BE PLACED 4 TO 6 INCHES BELOW NORMAL DITCH RETURNING TO NORMAL 10 FEET EACH SIDE OF BASIN.
 - CONCRETE CAST IN PLACE TO BE ODOT CLASS "C" ITEM 499.
 - TRAFFIC DUTY FRAME & GRATE NEENAH R-4852 & R-4899 OR EQUAL.
 - PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 5 INCHES AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.

- NOTES:
- SYNTHETIC FIBER REINFORCEMENT: ASTM C1116-97 AND ASTM C1018-97. ACCEPTABLE PRODUCTS INCLUDE:
 - NYCON NYLON FIBERS
 - FORTA NYLO-MONO FIBERS
 - FIBERMESH FIBERMIX STEALTH POLYPROPYLENE FIBERS
 - GRACE POLYPROPYLENE FIBERSSYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
 - DISPENSING CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/M² IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
 - PENETRATING SEALER: ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO:
 - I&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
 - PROSOSO - SALTGUARD WB
 - HULS AMERICA INC. - CHEM-TRETE BSM 40
 - MASTER BUILDERS INC. - MASTERSEAL SL 40
 - LYMTAL INTERNATIONAL - ISO-FLEX 618-SO WB
 - BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
 - TEX-COTE - RAINSTOPPER RS140



- NOTE:
- PROVIDE 10' FINGER DRAINS FOR ALL PROPOSED CATCH BASINS LOCATED WITHIN PAVEMENT.



- NOTE:
- FOR SANITARY SEWERS: MANHOLE SHALL CONFORM TO ASTM C-478, O-RING JOINTS PER ASTM C-443.

A

DETAIL CATCH BASIN

N.T.S.

B

DETAIL PAVEMENT UNDERDRAIN

N.T.S.

C

DETAIL MANHOLE TYPE S

N.T.S.

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

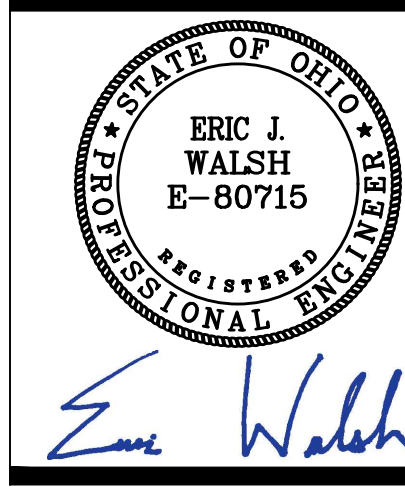


Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

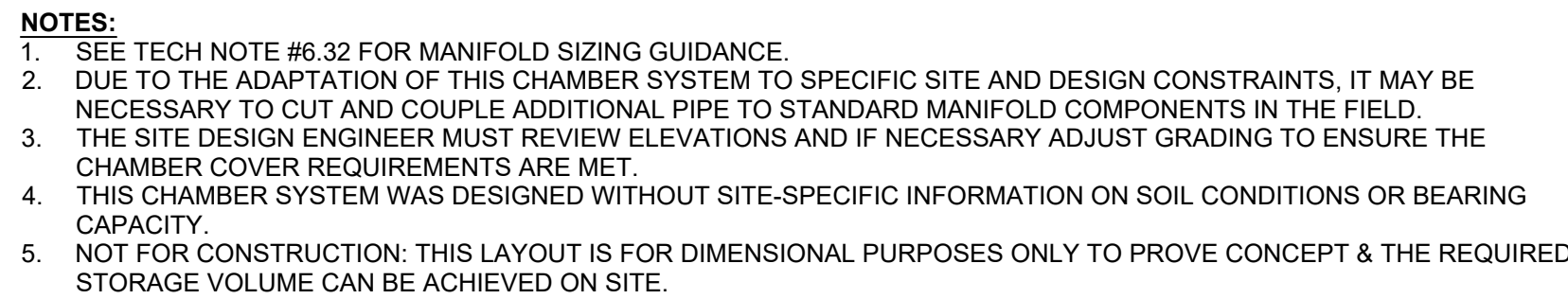
DRAWING TITLE:

STORM DETAILS

	07/25/2025
	25003
	C2.02
	MAJOR SITE PLAN

4. CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

THE CONTRACTOR SHALL PROVIDE THE CITY REPORT FROM A CERTIFIED LABORATORY VERIFYING THE AGGREGATE FOR THE WATER DETENTION LAYERS OF THE STORMWATER DETENTION FACILITY MEETS OR EXCEEDS 40% VOID SPACE



 ISOLATOR ROW PLUS
(SEE DETAIL)

 PLACE MINIMUM XX.XX' OF ADSPPLUSXXX WOVEN
GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH
CHAMBER FEET FOR SCOUR PROTECTION AT ALL
CHAMBER INLET ROWS

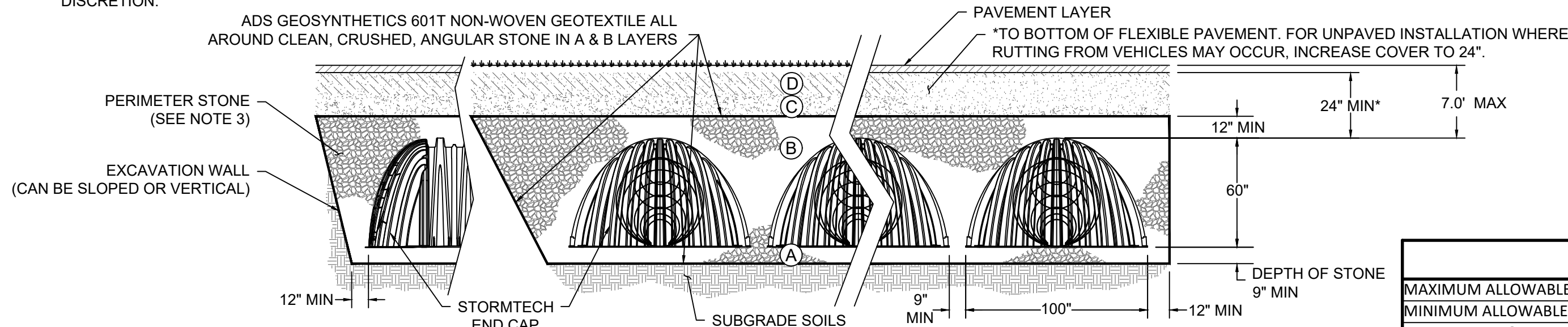
 BED LIMITS

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PLEASE NOTE:

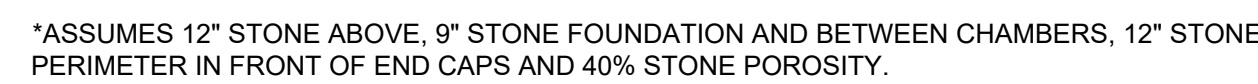
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMWATER COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. THE STONE SHALL BE COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MUST BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMWATER FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

~ PAVEMENT LAYER



ELEVATIONS		AS-BUILT
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):		
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):		
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):		
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE):		
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):		
TOP OF STONE:		
TOP OF MC-7200 CHAMBER:		
" X " = TOP MANIFOLD INVERT:		
" X " = BOTTOM MANIFOLD INVERT:		
" ISOLATOR ROW PLUS INVERT:		
BOTTOM OF MC-7200 CHAMBER:		
UNDERDRAIN INVERT:		
BOTTOM OF STONE:		

NTS



NOTE: ALL DIMENSIONS ARE NOMINAL

B DETAIL

NTS



NTS



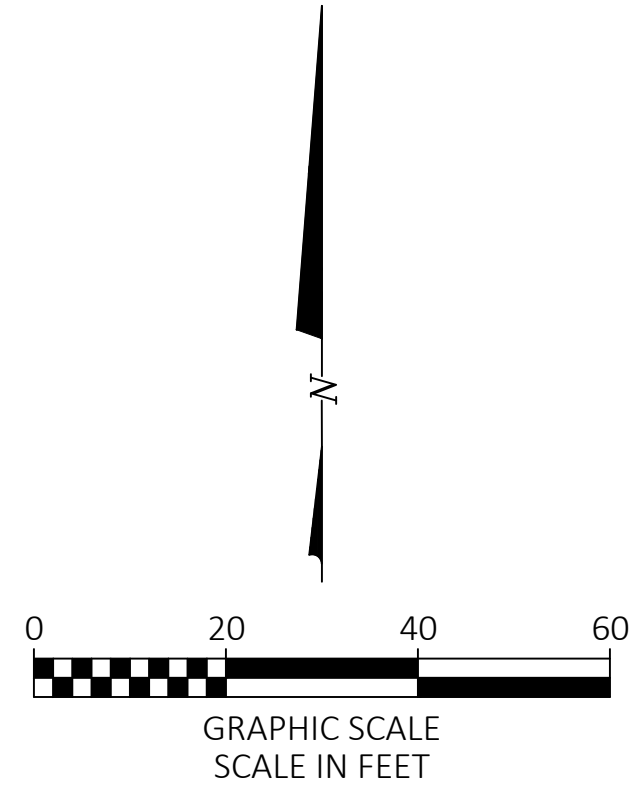
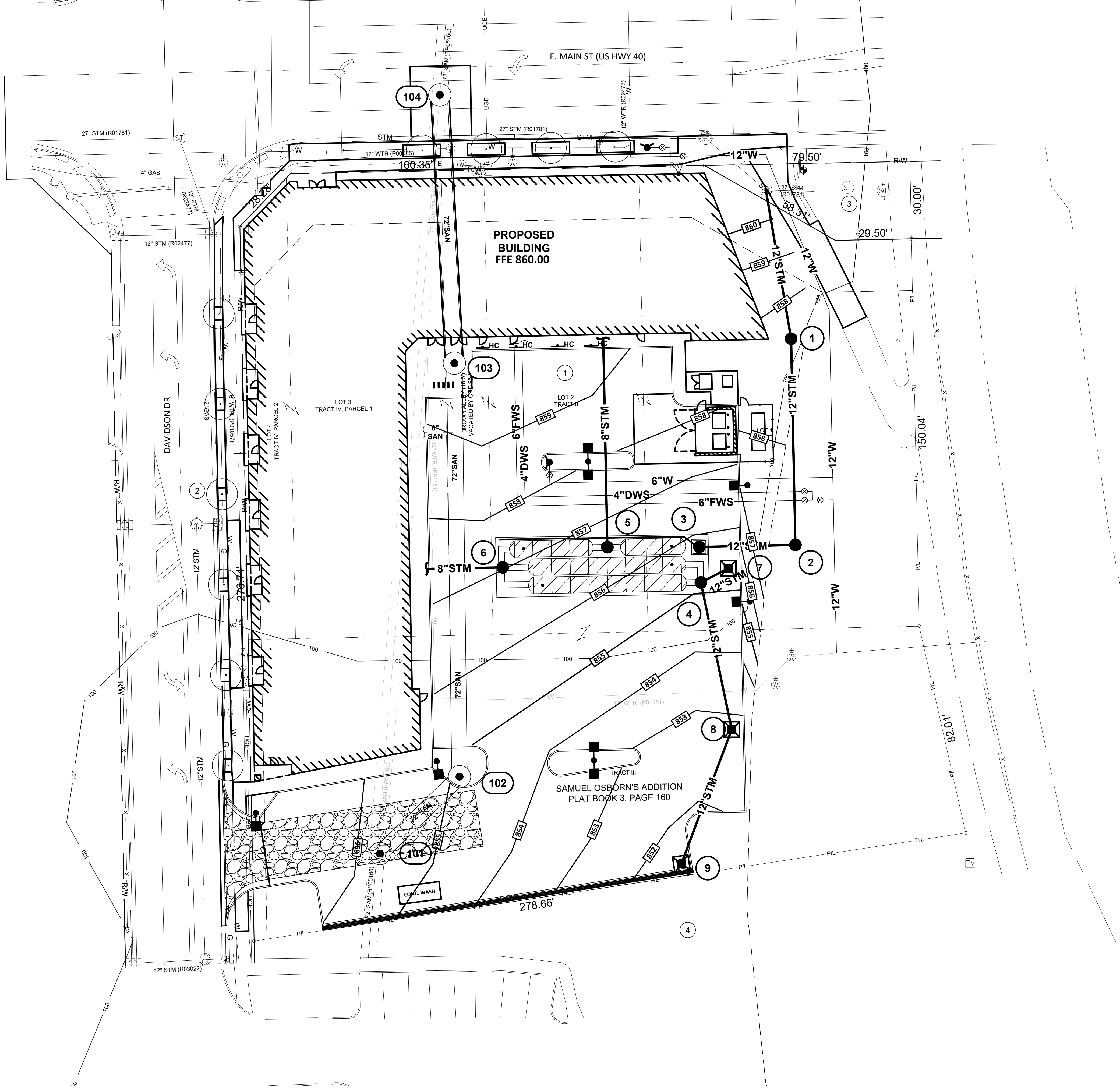
D **DETAIL**
END CAP INSERTION

NTS



NTS

 	07/25/2025
	25003
	C2.04
	MAJOR SITE PLAN



EROSION AND SEDIMENT CONTROL LEGEND

- EXISTING**
REFER TO C1.01
- PROPOSED**
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BUILDING/WALL
 - STORM SEWER
 - CATCH BASIN
 - MANHOLE
 - GRADING/SEEDING LIMITS
 - EMERGENCY OVERFLOW
 - SILT FENCE PER DETAIL E/C2.06
 - INLET FILTER PER DETAIL D/C2.06
 - STABILIZED CONSTRUCTION ENTRANCE PER DETAIL B/C2.06
 - CONCRETE WASHOUT PER DETAIL C/C2.06

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

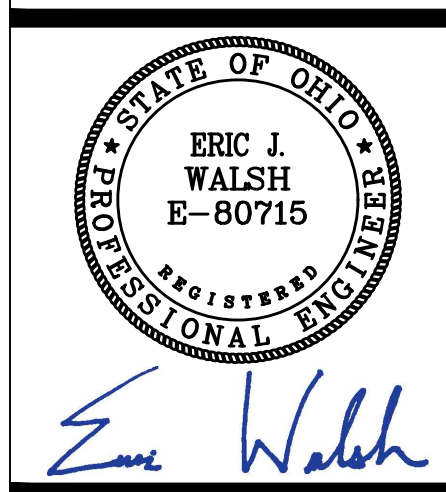
7221 US HWY 40,
REYNOLDSBURG, OH 43075
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
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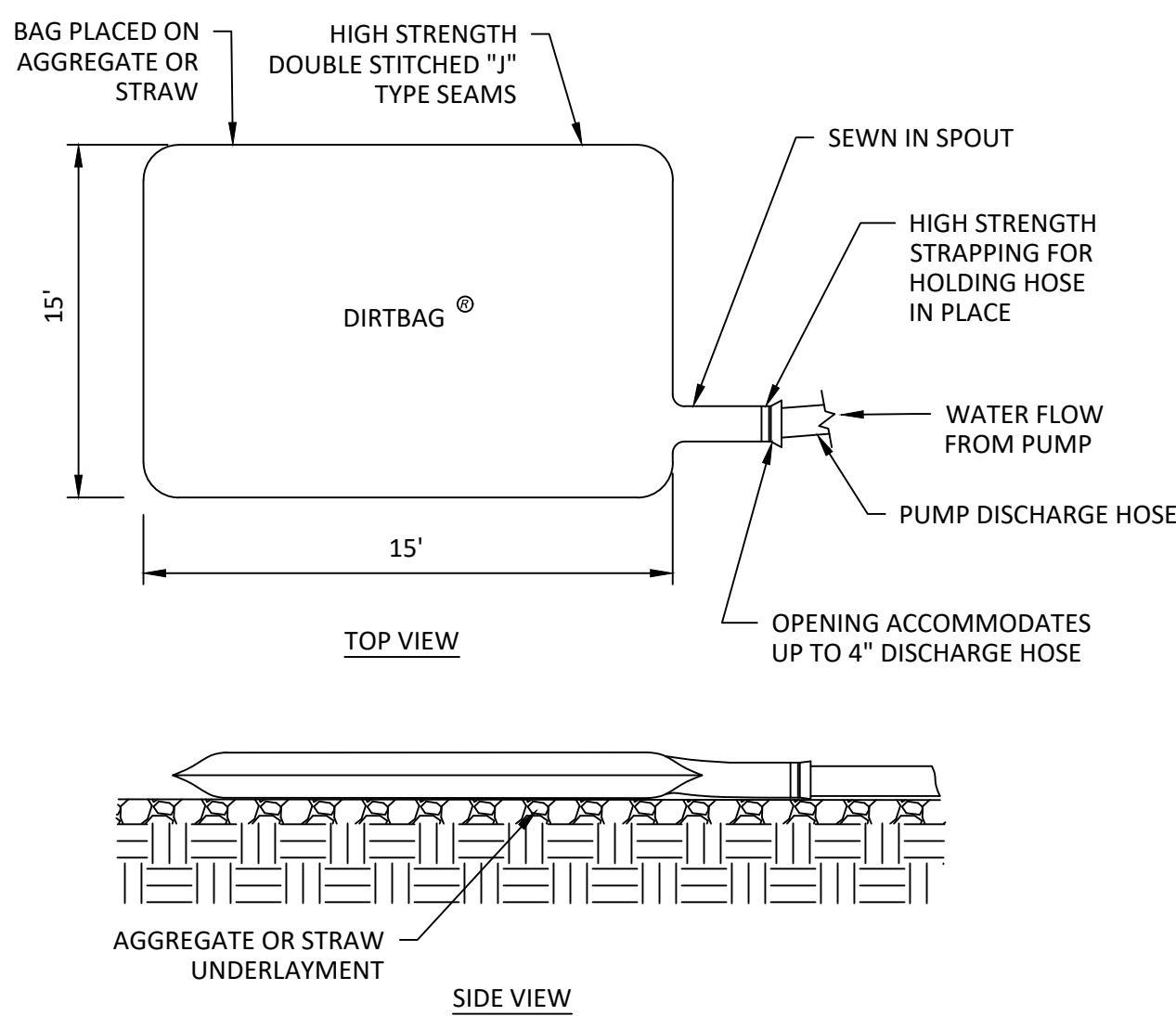
EROSION & SEDIMENT CONTROL PLAN

	07/25/2025
	25003
	C2.05
	MAJOR SITE PLAN

KORDA

KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

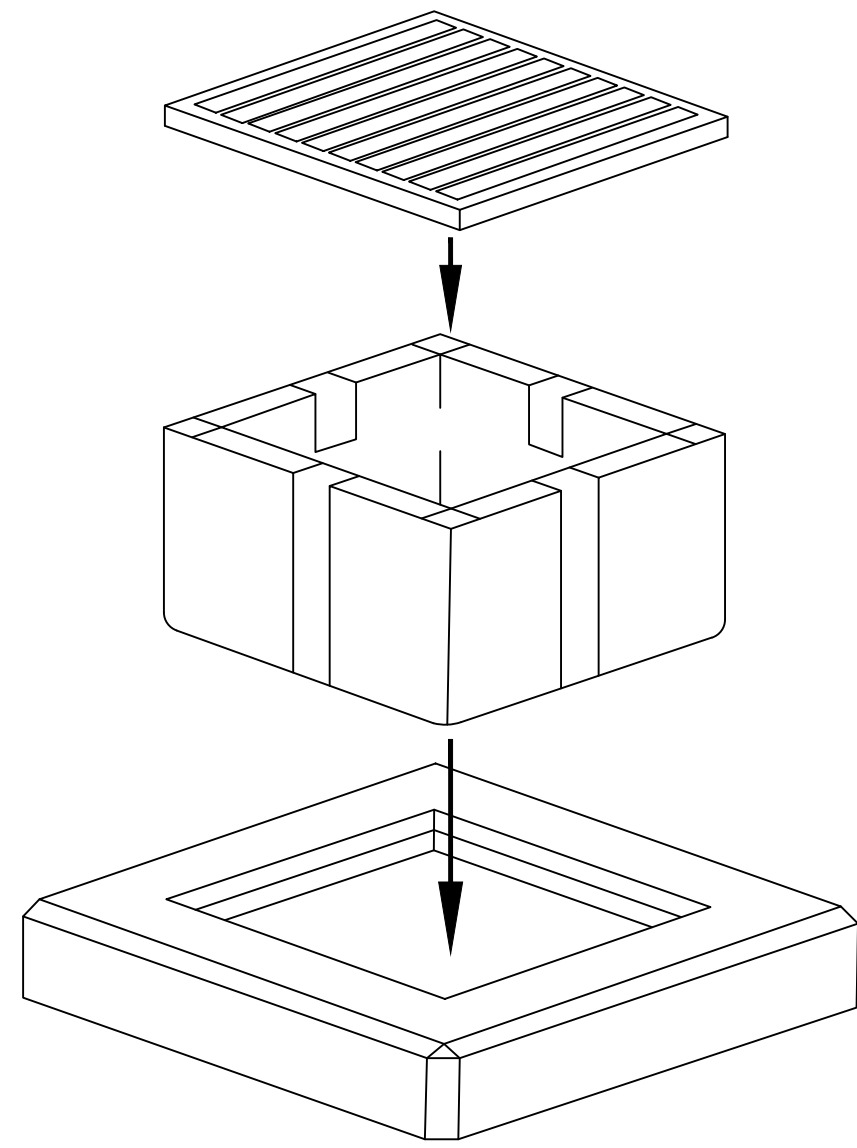
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



- NOTES:
1. THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS.
 2. ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.
 3. DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURER'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL ABOVE OF A TYPICAL SEDIMENT BAG INSTALLATION.

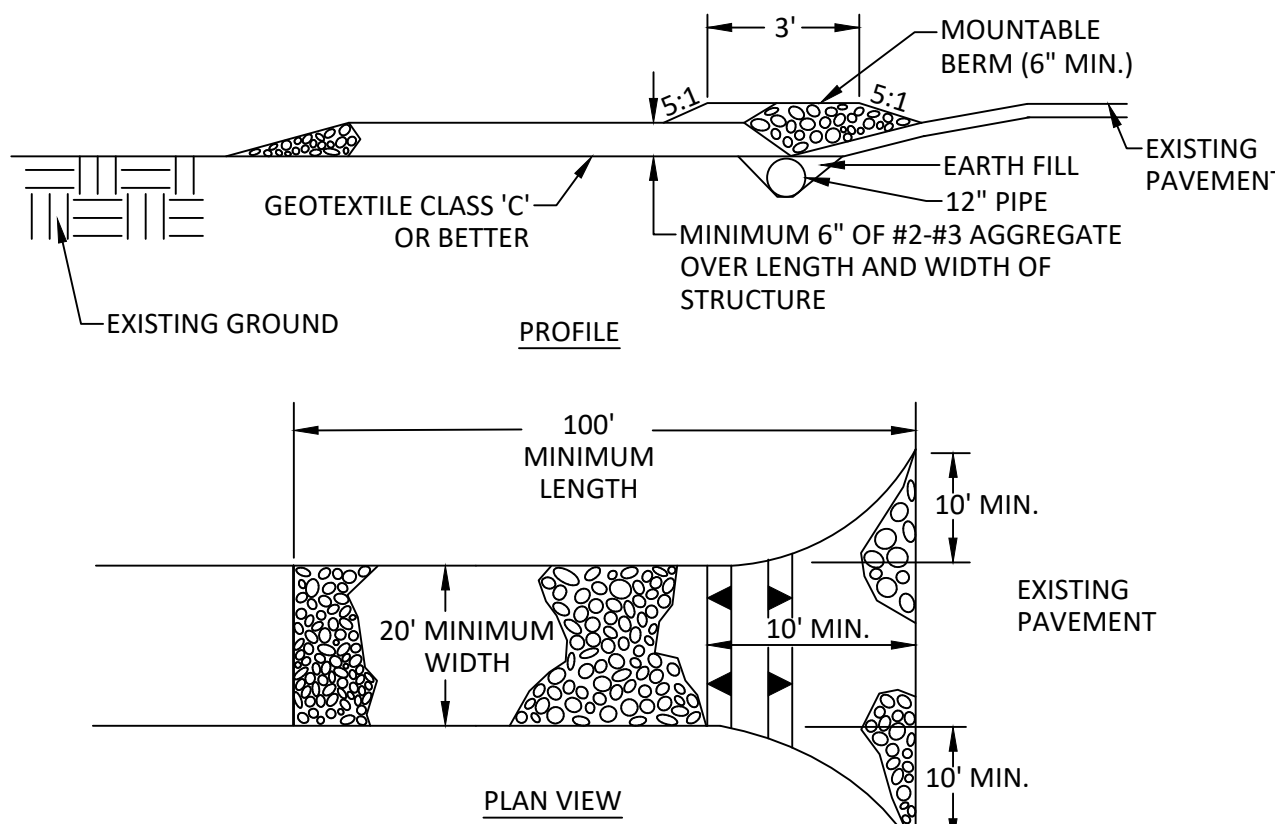
A DETAIL DEWATERING BAG

N.T.S.



D DETAIL INLET FILTER (BELOW GRATE INLET PROTECTION)

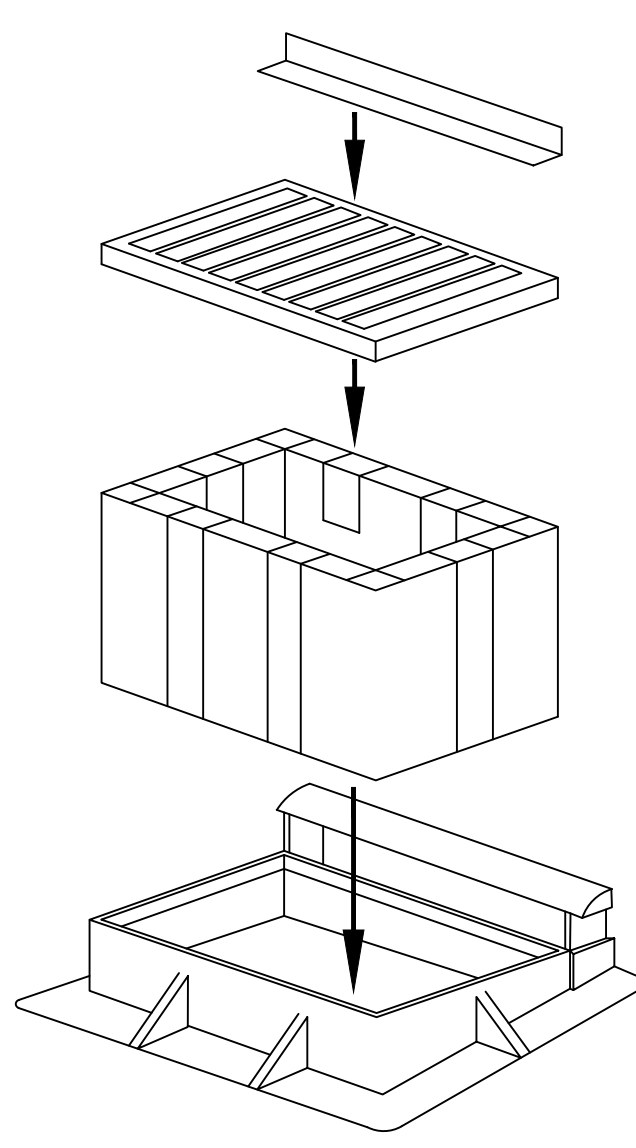
N.T.S.



- NOTES:
1. LENGTH - MINIMUM OF 100'
 2. WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
 4. STONE - CRUSHED AGGREGATE (#2 TO #3) OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE.
 6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

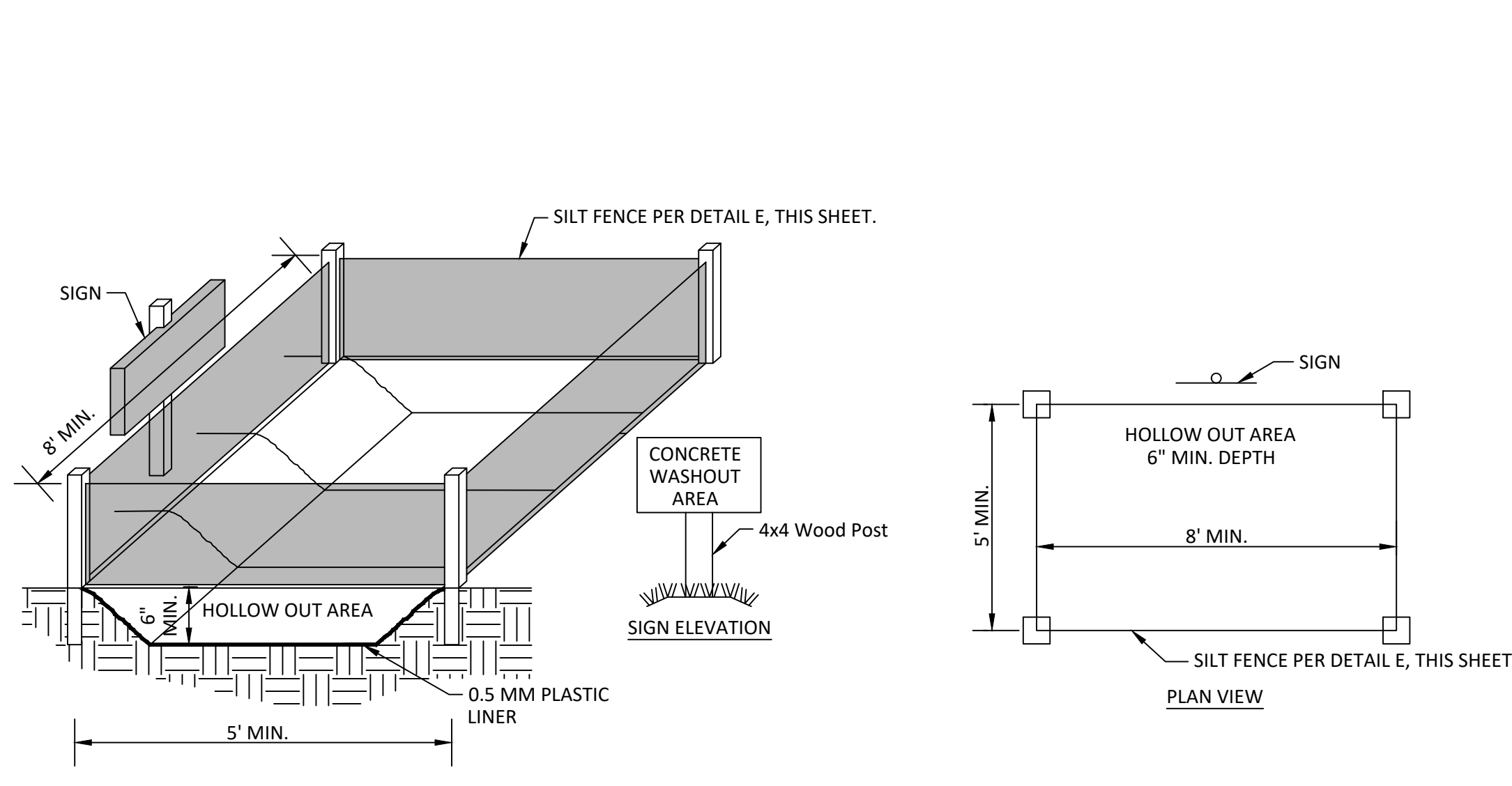
B DETAIL STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



E DETAIL SILT FENCE

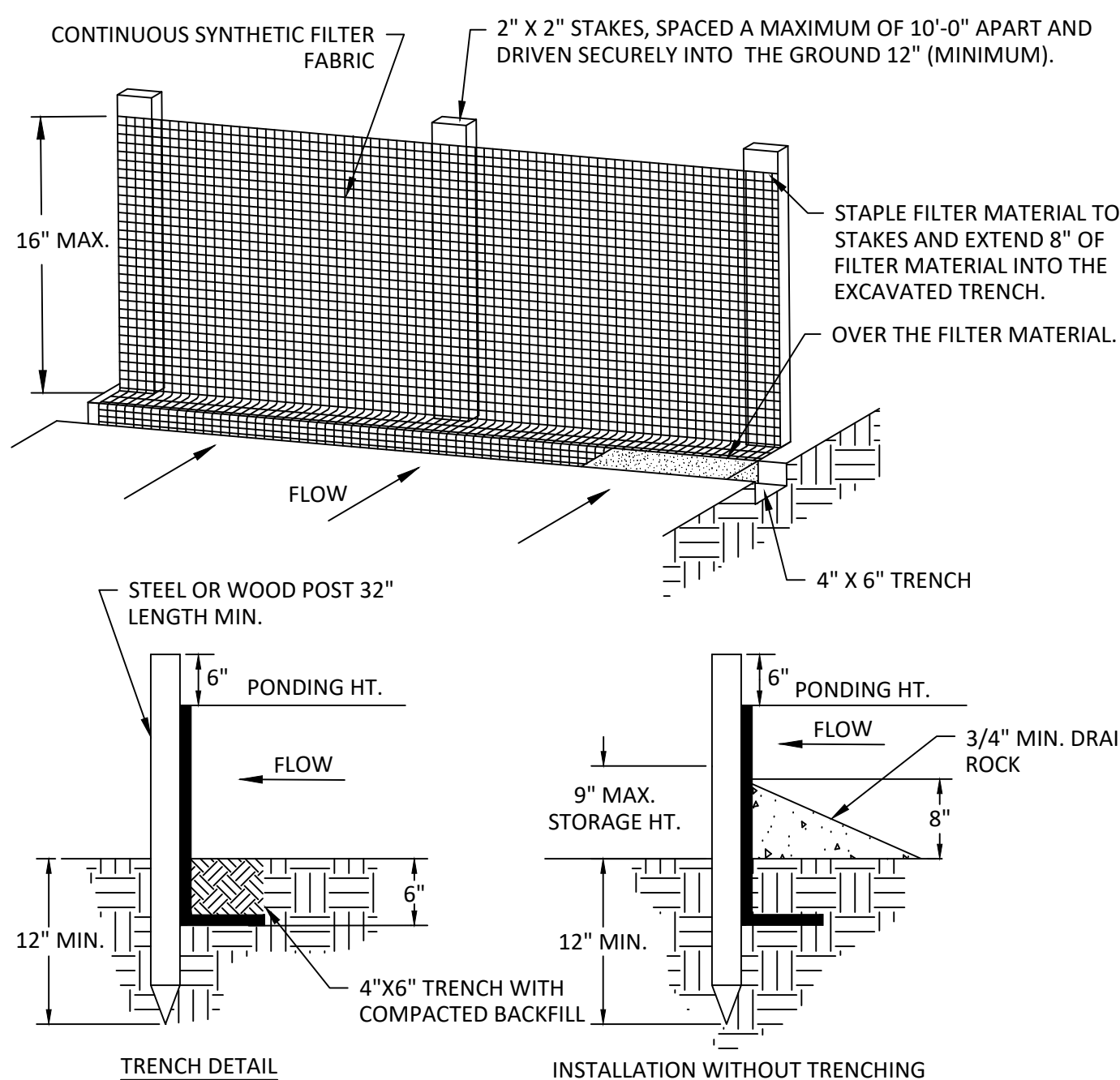
N.T.S.



- NOTES:
1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS.
 2. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED PROPERLY.
 3. PLACE PLASTIC LINER OVER THE ENTIRE HOLLOW OUT AREA PRIOR TO USE.
 4. PROVIDE ITEMS NOTED ABOVE INCLUDING REMOVAL OF CONCRETE WASHOUT UPON COMPLETION OF THE PROJECT.
 5. FILL HOLLOW AREA TO A DEPTH OF 4 TO 6 INCHES WITH CMSC ITEM 703 AGGREGATE, SIZE #57, #2, OR #4.
 6. USE OF ROLL AWAY OR OTHER PORTABLE CONTAINERS IS AN ACCEPTABLE ALTERNATIVE (AND HIGHLY ENCOURAGED) PROVIDED THEY ARE USED IN ACCORDANCE WITH NPDES GUIDELINES ON CONCRETE WASHOUT.

C DETAIL CONCRETE TRUCK WASHOUT AREA

N.T.S.



- NOTES:
- GENERAL
1. CONSTRUCT SILT FENCE BEFORE UPSLOPE DISTURBANCE BEGINS.
 2. BRING ENDS OF SILT FENCE UPSLOPE SLIGHTLY SO THAT PONDING WATER WILL BE PREVENTED FROM FLOWING AROUND ENDS.
 3. WHEN POSSIBLE PRESERVE VEGETATION 5 FEET UP UPSLOPE OF THE SILT FENCE. IF REMOVED, REESTABLISH WITHIN 7 DAYS FROM INSTALLATION OF FENCE.
 4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 5. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 7. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
 8. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 9. THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE.
 10. THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.
 11. STRAW WATTLES AND COMPOST ROLLS TO BE A MINIMUM OF 12" IN DIAMETER.
- MAINTENANCE
1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 3. ANY SEDIMENT DEPOSITS REMAINING AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

E DETAIL SILT FENCE

N.T.S.

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLUMBUS, OH

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
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CMHA



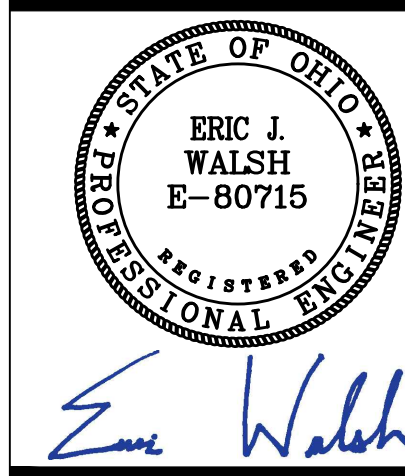
Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:

EROSION DETAILS



ERIC J. WALSH
E-80715

07/25/2025

25003

C2.06

MAJOR SITE PLAN

KORDA

KORDA NEMETH ENGINEERING

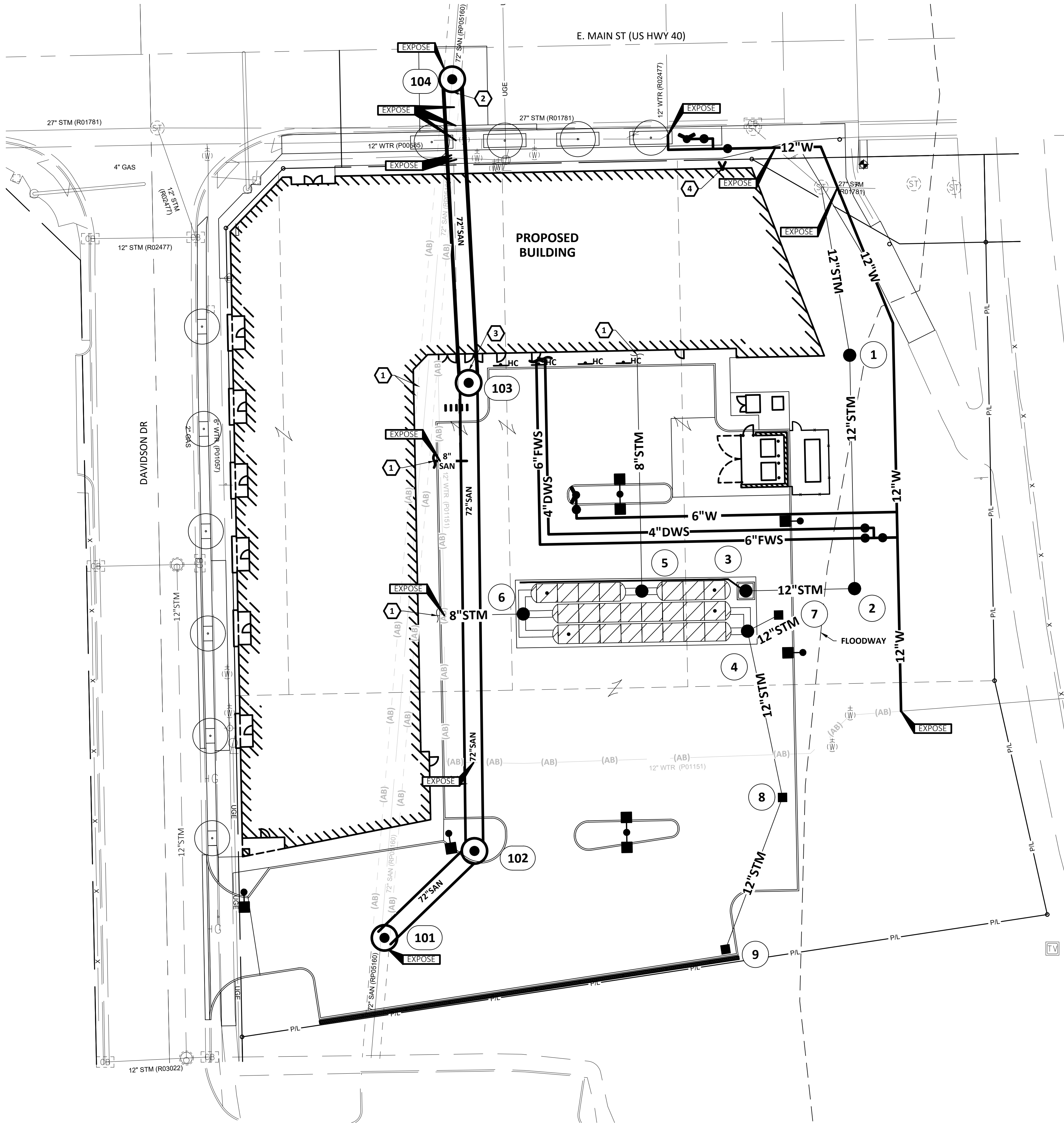
1650 WATERMARK DRIVE
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DRAWN BY: JONATHAN HAGENOW

DESIGNED BY: JONATHAN HAGENOW

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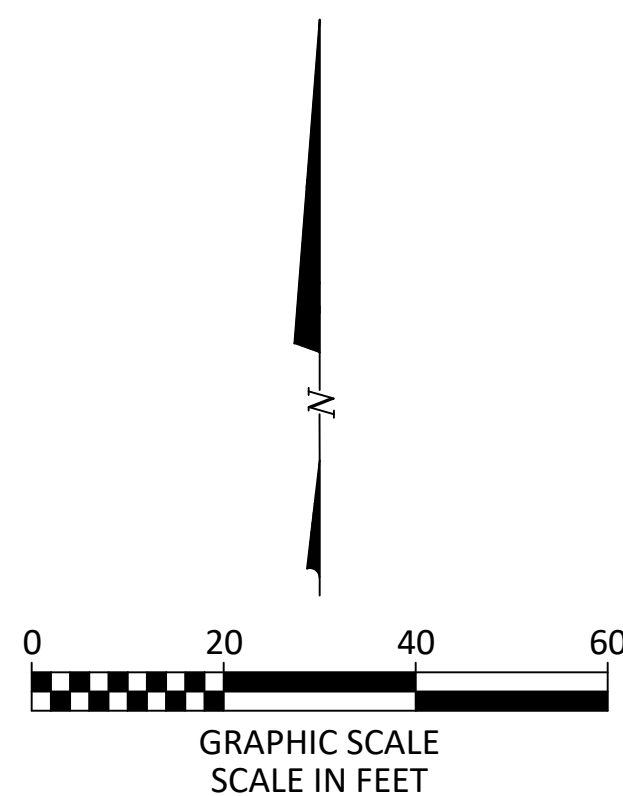


GENERAL NOTES:

- DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- REFER TO SHEETS C2.01-C2.04 FOR STORM SEWER INFORMATION.
- MAINTAIN MINIMUM 4'-0" COVER OVER ALL WATERLINES.
- MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
- PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
- REFER TO CITY OF REYNOLDSBURG STANDARD DRAWINGS FOR TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY THE CITY OF REYNOLDSBURG AND THESE CONTRACT DOCUMENTS.
- ALL COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY CWDG.
- WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: EXPOSE. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
- SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
- ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH THE OWNER AND/OR THE CITY.

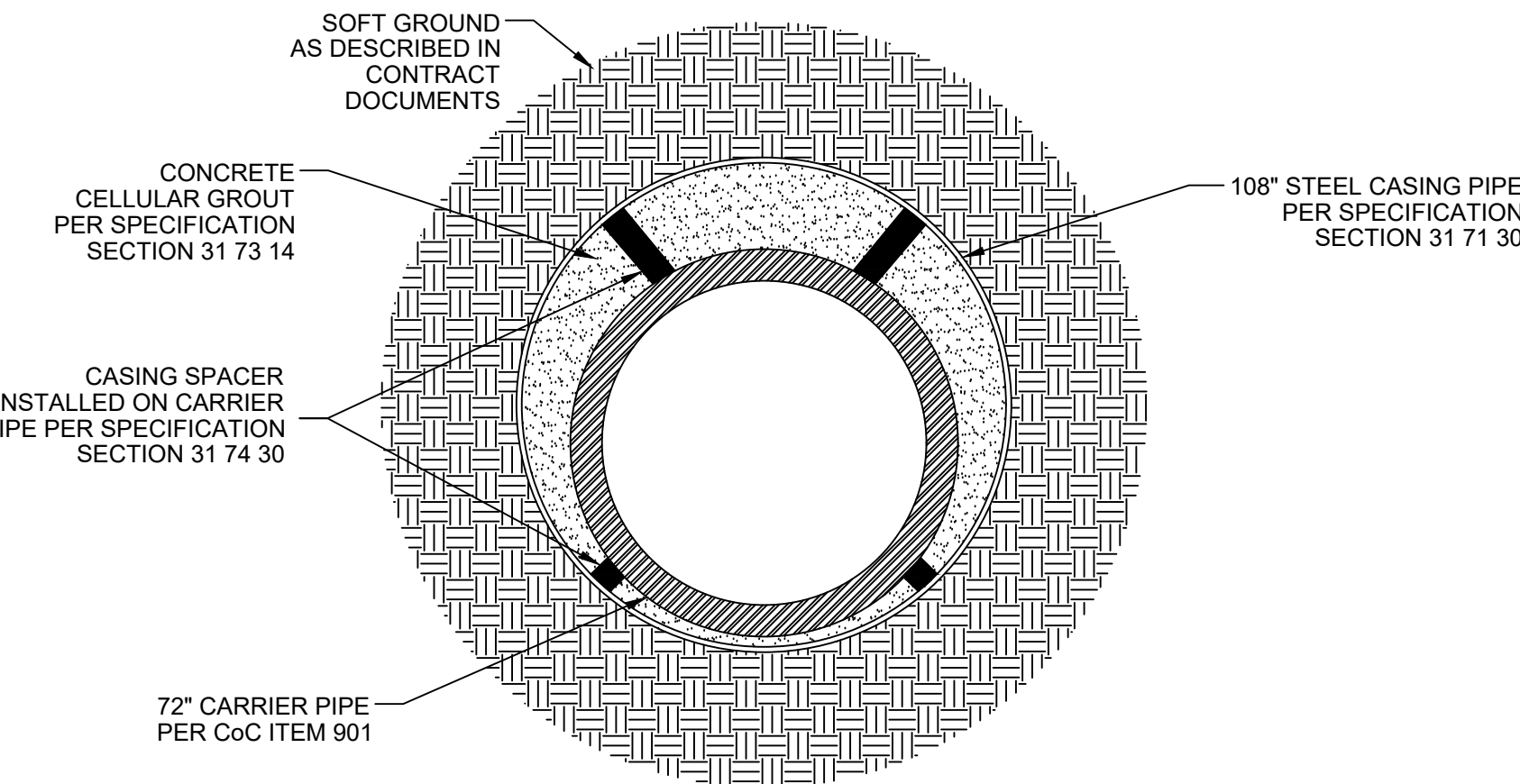
CODED NOTES:

- CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- BEGIN STEEL CASING PIPE AND CARRIER PIPE PER DETAIL A/THIS SHEET.
- END STEEL CASING PIPE AND CARRIER PIPE PER DETAIL A/THIS SHEET.
- WALL MOUNTED FDC.



UTILITY LEGEND
PROPOSED

- W WATER LINE
- STM STORM SEWER
- SAN SANITARY SEWER
- SAN SANITARY SEWER W/ STEEL CASING PIPE PER DETAIL A/THIS SHEET
- CUT AND PLUG EXISTING UTILITY
- (AB)- ABANDON EXISTING UTILITY
- FIRE HYDRANT
- GATE VALVE & CURB BOX
- MANHOLE
- STRUCTURE NUMBER
- FIRE DEPARTMENT CONNECTION



A DETAIL
STEEL CASING PIPE AND CARRIER PIPE
N.T.S.

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS, OHIO 43215

THE HEIGHTS ON MAIN

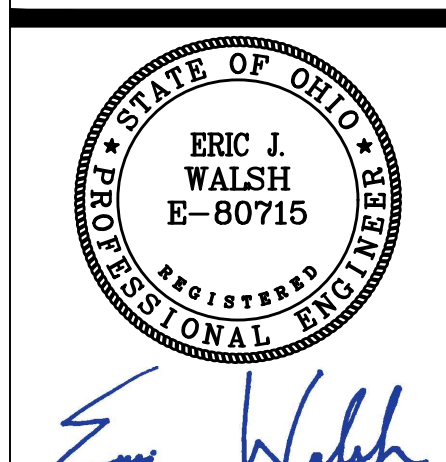
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SITE UTILITY PLAN



07/25/2025
25003
C3.01
MAJOR SITE PLAN



KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417



TREE INVENTORY SCHEDULE

TOTAL TREES REMOVED = 5
SEE PLANTING PLAN LI.01 FOR
REPLACEMENT TREES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER ABOVE OR BELOW GROUND. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THIS TREE SURVEY/ REMOVAL PLAN IS INTENDED TO SUPPLEMENT THE OVERALL DEMOLITION PLAN C.O.01 PREPARED BY THE CIVIL ENGINEER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAYS, APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OR ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

 TREE RECENTLY PLANTED BY CITY. REMOVE AND RETURN AS DIRECTED BY CITY STAFF. TREE EXEMPT FROM REPLACEMENT



 **COLUMBUS METROPOLITAN
HOUSING AUTHORITY**
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

DRAWING TITLE

L0.01

MAJOR SITE PLAN

REYNOLDSBURG CODE COMPLIANCE CHART

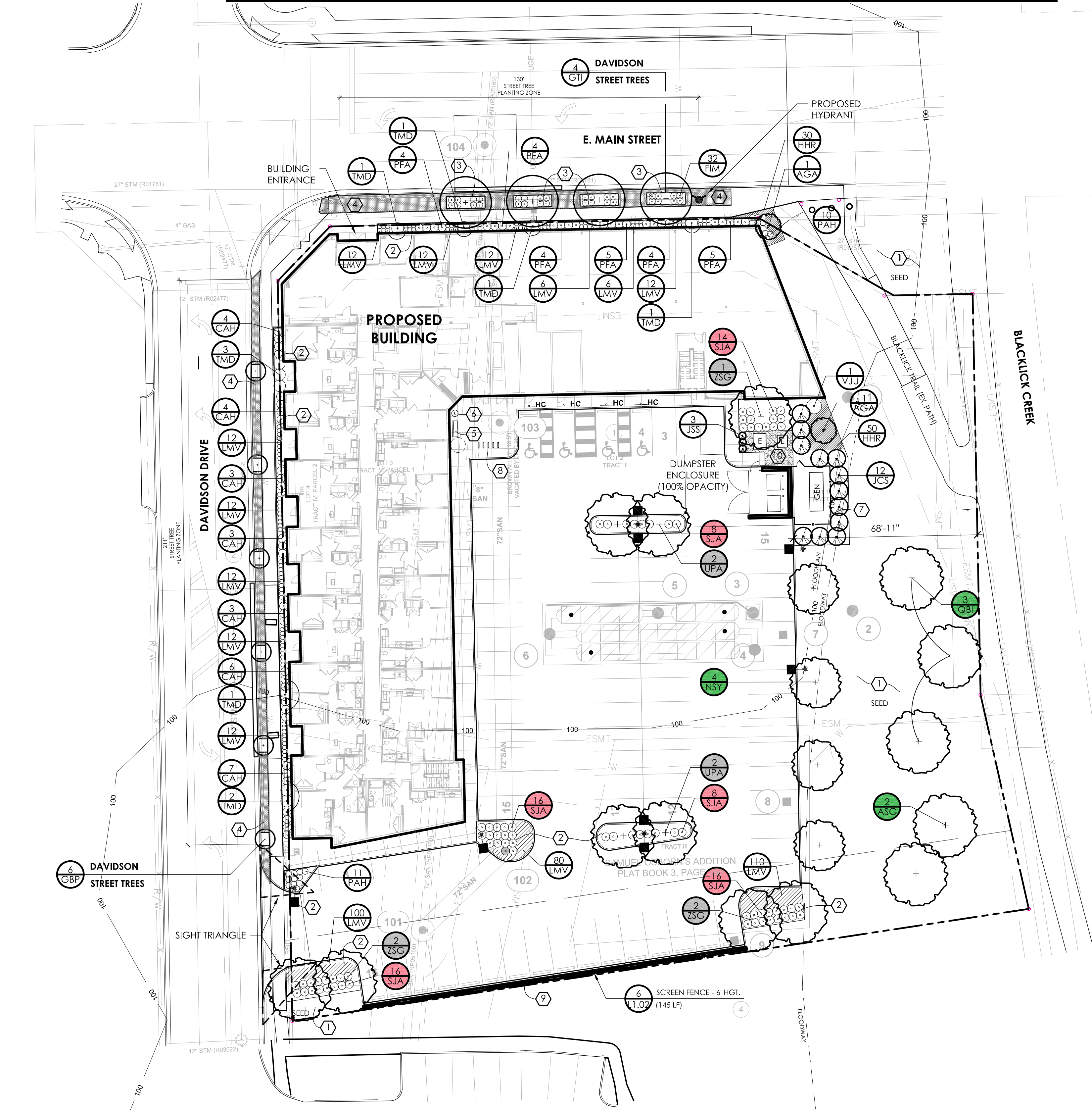
CODE SECTION	REQUIRED	PROVIDED	KEY
1105.01 G Tree Replacement	i. Screening. Any parking lot which contains more than ten (10) parking spaces and which is located closer than fifty feet (50') to the lot line of any lot which is used for a dwelling, school, hospital, or other institution for human care shall be screened by a fence, wall, or hedge of acceptable design installed at each edge of the parking lot which faces the use noted above. Such fence, wall, or hedge shall be no less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition without any advertising thereon. The space between such fence, wall, or hedge and the lot line of the adjoining premises shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.	EAST SIDE OF PARKING No screening SOUTH SIDE OF PARKING 6' tall privacy fence - 100% opacity	
1105.07 G Street Tree Requirements	i. Trees planted shall be on the list of approved street trees maintained by the City of Reynoldsburg. ii. The minimum spacing between this and other trees shall be 35 feet for large trees (mature height of fifty feet (50') or more), twenty-five feet (25') for medium trees (mature height of between thirty and fifty feet (30'-50')) and fifteen feet (15') for small trees (range from ten to thirty feet (10'-30') at maturity). iii. The maximum spacing between trees shall be forty-five feet (45') for large trees, thirty-five feet (35') for medium trees, and twenty-five feet (25') for small trees. iv. The minimum distance between the tree and the edge of the street shall be two and one-half feet (2 1/2') for a large tree, two feet (2') for medium tree and one and one-half feet (1 1/2') for a small tree. In areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalks shall be two feet (2') for a large tree, two feet (2') for a medium tree and one and one-half feet (1 1/2') for a small tree, as defined in approved street tree list.	i. Proposed street trees from the Approved Street Trees For Reynoldsburg list are: Main Street: Honeylocust - Medium Tree Davidson Drive: Ginkgo - Large Tree ii. and iii. Honeylocust trees on Main Street = 25' spacing Ginkgo on Davidson Drive = 35' spacing Main Street: 130' / 25' spacing = 4 trees provided * Davidson Drive: 211' / 35' spacing = 6 trees provided *4 trees were provided instead of 5 to allow for 'more pedestrian mobility' per W. Dorman MSP comments.	

REYNOLDSBURG CODE COMPLIANCE CHART - CONT.

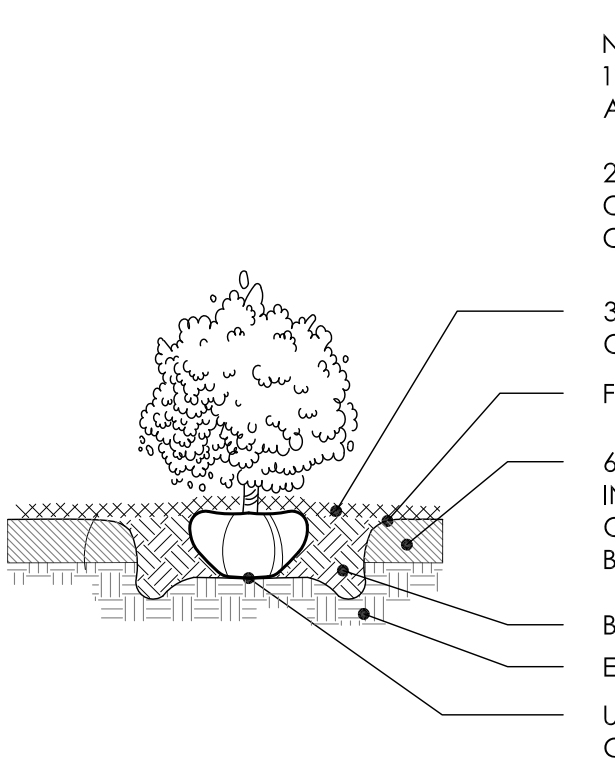
CODE SECTION	REQUIRED	PROVIDED	KEY
1105.07 E Tree Replacement	Each existing major tree removed in accordance with subsection (d) above shall be replaced with one (1) tree, having a minimum caliper of two inches (2") as measured one foot (1') above ground level. Total major trees removed = 0	(0) shade trees provided	
1105.07 G Street Tree Requirements	i. Trees planted shall be on the list of approved street trees maintained by the City of Reynoldsburg. ii. The minimum spacing between this and other trees shall be 35 feet for large trees (mature height of fifty feet (50') or more), twenty-five feet (25') for medium trees (mature height of between thirty and fifty feet (30'-50')) and fifteen feet (15') for small trees (range from ten to thirty feet (10'-30') at maturity)	East Main Street (3) medium shade trees provided @ 25' o.c. Species: Imperial Honeylocust to match existing street trees east of bridge. Davidson Drive (8) medium upright shade trees provided @ 25' o.c. Species: Stender Silhouette Sweetgum	2 UPA 2 UPA
1105.07 H1.2.c Interior Lot Landscaping	Over fifty thousand (50,000) square feet; a total trunk diameter of twenty inches (20"), plus one inch (1") of trunk diameter for every four thousand (4,000) square feet over fifty thousand (50,000) square feet or fraction thereof. Impervious Area = 71,509 SF = 25.4" inches of trunk diameter required	(9) trees @ 3.0' = 27" of trunk dia.	2 UPA
1105.07 J.i. Parking Area Landscaping Standard	For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs. 82 spaces / 10 = 8.2 or 9 trees required and 36 shrubs required 9 x 200 sf = 1,800 landscape area required	(9) trees (78) shrubs 1,864 sf of landscape area	2 UPA 2 UPA
1105.07 K.i. Screening and Landscaping for Service Structures	Location of screening. Either a solid, opaque fence or wall or earth berm, or with a continuous planting of evergreen plant material shall enclose any service structure on all sides, unless such structure must be frequently accessed, in which case screening on all but one (1) side is required. The average height of the screening fence or wall or evergreen shall be one foot (1') more than the height of the enclosed structure but shall not exceed the maximum permitted height of fences and walls of the District.	Dumpster enclosure - 6'-0" hgt. masonry Opacity: 100% Generator - 6' hgt. aluminum fence on 3 sides with 10' hgt. evergreens. Opacity: 100% when evergreens are full grown. Elec. transformer - 10' hgt. and 6' hgt. evergreens. Opacity: 100% See buffering exhibits on L1.02. See sheet EX. 06 for elevations/ details.	2 UPA 2 UPA

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

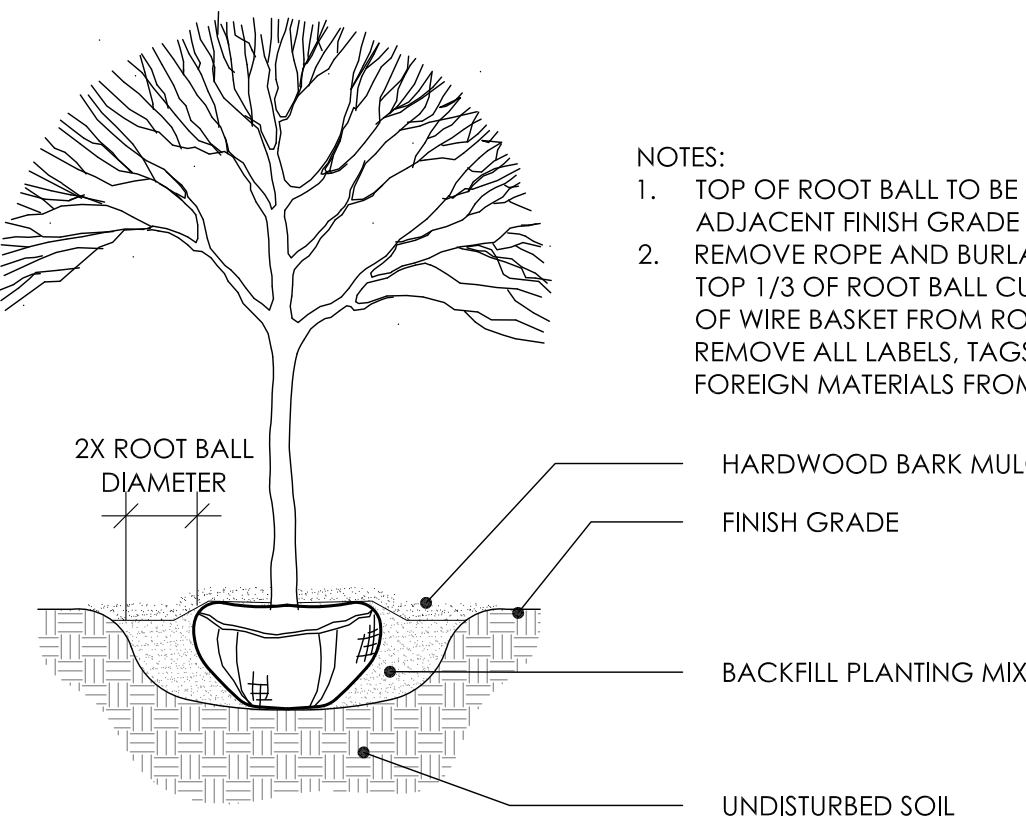
QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
2	ASG	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	3" Cal.	B&B	
3	QBI	Quercus bicolor	SWAMP WHITE OAK	3" Cal.	B&B	
4	NSY	Nyssa sylvatica	BLACK TUPELO	3" Cal.	B&B	
6	GBP	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2" Cal.	B&B	SPACED @ 25' O.C.
4	GTL	Gleditsia triacanthos f. inermis 'Impcole'	IMPERIAL HONEYLOCUST	2.5" Cal.	B&B	WELL MATCHED
4	UPA	Ulmus parvifolia	LACEBARK ELM	2.5" Cal.	B&B	
5	ZSG	Zeikova serota 'Green Vase'	GREEN VASE ZELKOVA	2.5" Cal.	B&B	
ORNAMENTAL TREES						
2	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	7-8' Hgt.	B&B	3-6 STEMS
SHRUBS						
30	CAH	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMERSWEET	18" Hgt.	Cont.	
32	FIM	Fothergilla x intermedia 'Mount Airy'	MT. AIRY DWARF FOTHERGILLA	24" Hgt.	Cont.	
12	JCS	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	10' Hgt.	B&B	
3	JSS	Juniperus scopulorum 'Skyrocket'	SKYROCKET JUNIPER	6' Hgt.	B&B	
26	PFA	Potentilla fruticosa 'Abbotswood'	ABBOTSWOOD POTENTILLA	18" Hgt.	Cont.	
78	SJA	Spiraea japonica 'Anthony Waterer'	ANTHONY WATERER SPIREA	24" Hgt.	Cont.	
10	TMD	Taxus x media 'Densiformis'	DENSE YEW	30"-36" Hgt.	B&B	
1	VJU	Viburnum x juddii	JUDD VIBURNUM	36" Hgt.	B&B	
PERENNIALS/ GRASSES/ GROUND COVER						
80	HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	
410	LMV	Liriope muscar 'Variegata'	VARIEGATED LILYTURF	1 Gal.	Cont.	
21	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	



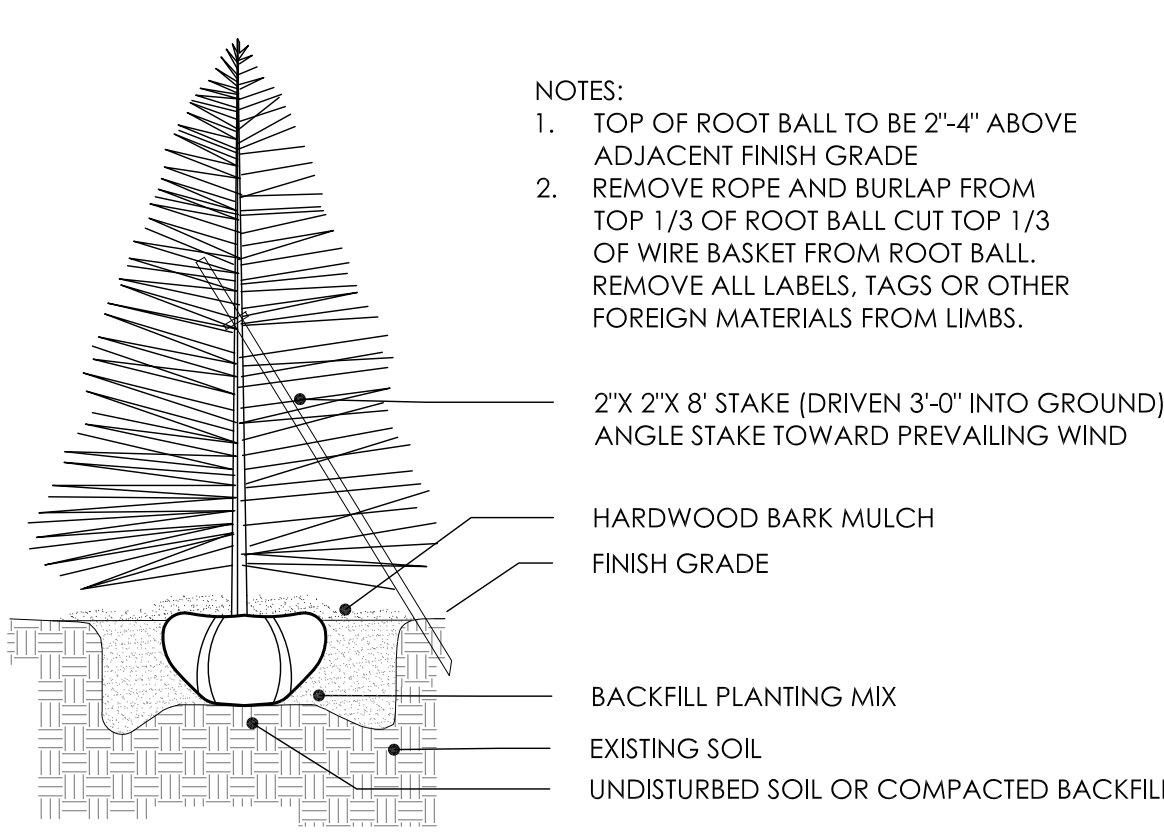
1 LANDSCAPE PLAN



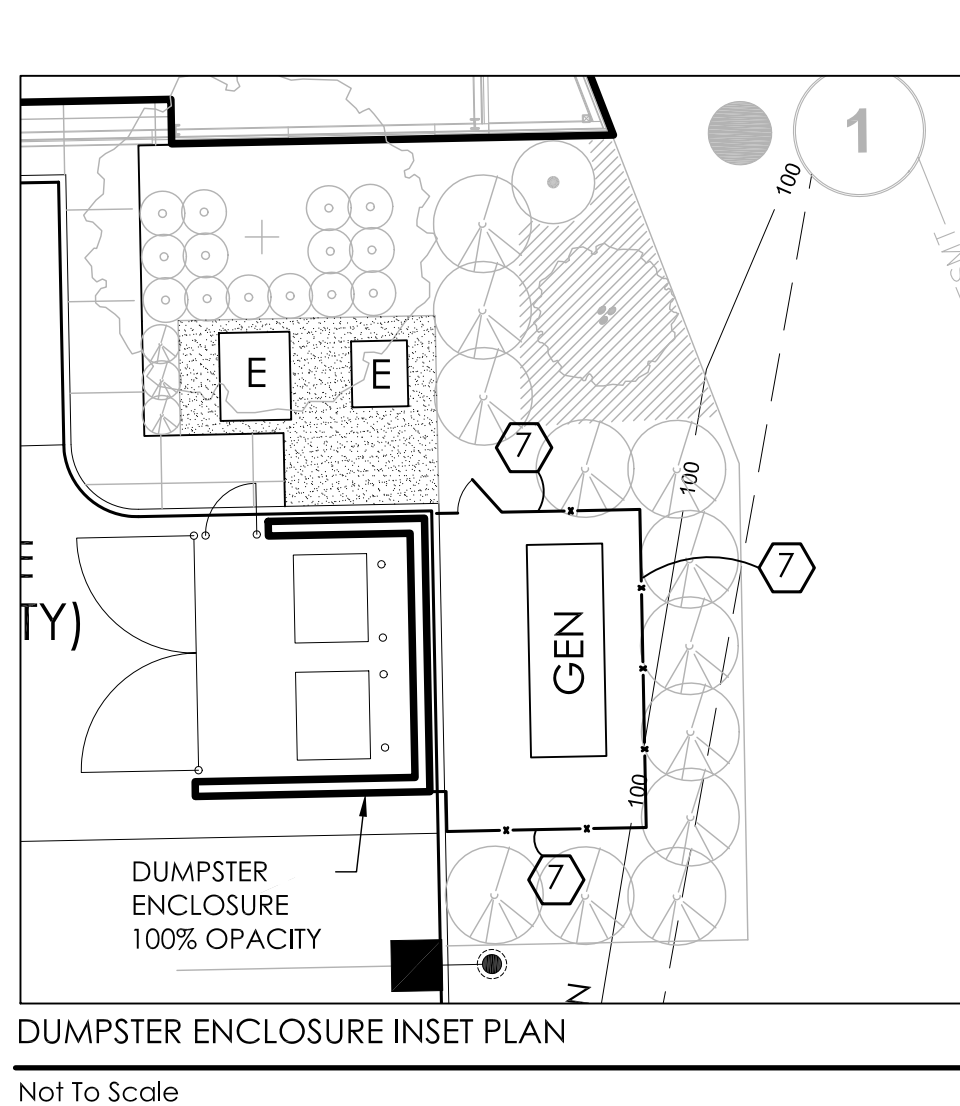
2 SHRUB PLANTING DETAIL



3 TREE PLANTING DETAIL

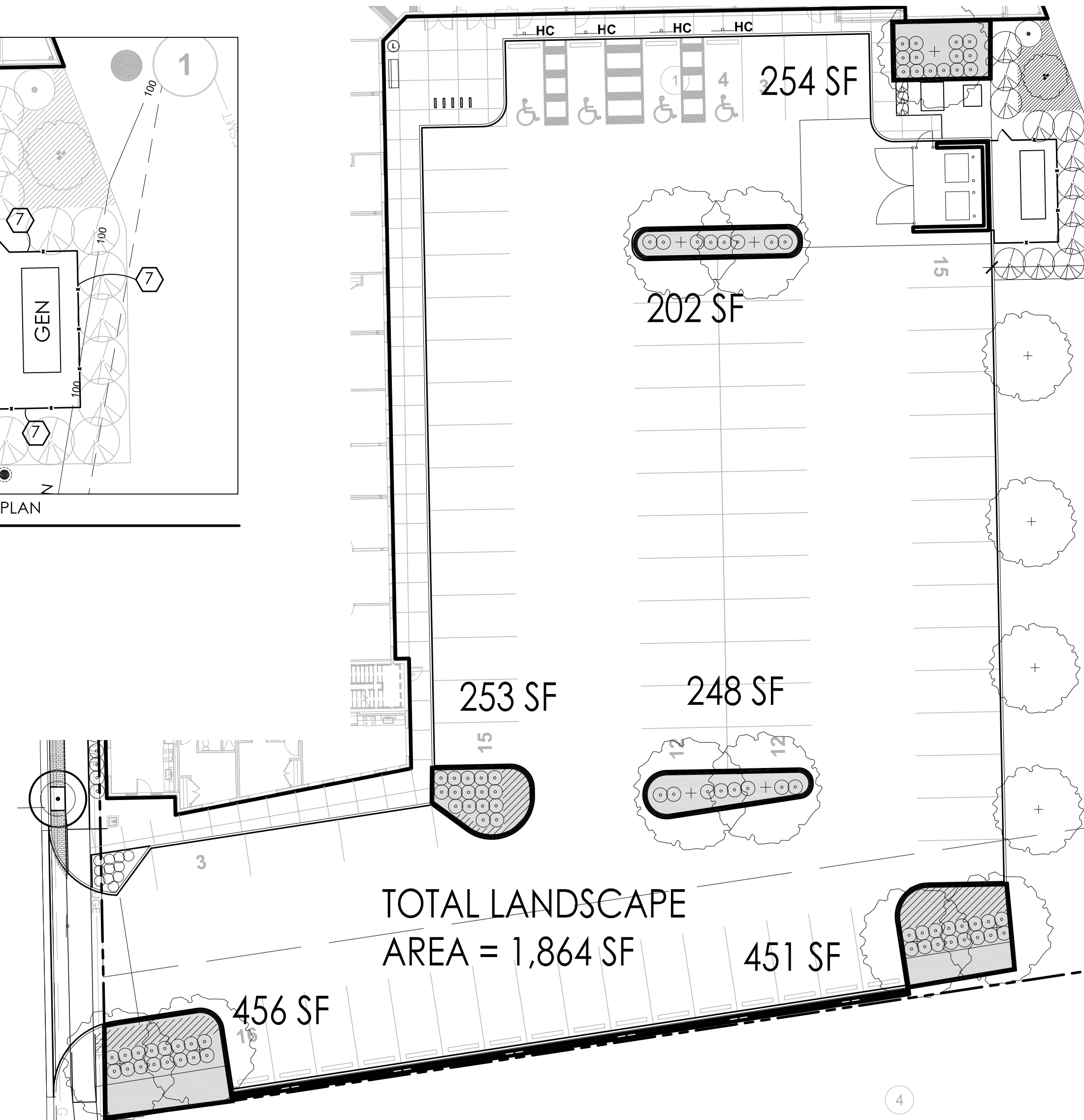


4 EVERGREEN TREE PLANTING DETAIL



DUMPSTER ENCLOSURE INSET PLAN

Not To Scale



5 PARKING ISLAND DIAGRAM

SEE COMPLIANCE CHART ABOVE
1105.07 J.i. Parking Area Landscaping Standard

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- ALL PLANT MASSSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOID ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

- RESTORE LAWN AREA DISTURBED BY CONSTRUCTION. FILL AREAS WITH TOPSOIL AND SEED WITH TURF-TYPE TALL FESCUE SEED MIX.
- LANDSCAPE AREA - FILL AREA WITH TOPSOIL. MINIMUM DEPTH SHALL BE 18". MEET ADJACENT SURFACES FLUSH.
- STREETSCAPE PLANTER - SEE DETAIL #3/ L1.02.
- BRICK PAVERS TO MATCH EXISTING STREETSCAPE PAVERS - SEE DETAILS 1 & 2/ L1.02. BASIS OF DESIGN: WHITACRE GREER 4x8 CLAY PAVES, BEVELED EDGE WITH SPACER LUG.
- 6" BACKED BENCH WITH ARMS. BASIS OF DESIGN: VICTOR STANLEY FMS-324 MAINTAIN 67" (MIN) ADA CLEARANCE ADJACENT TO BENCH.
- LITTER RECEPTACLE. BASIS OF DESIGN: VICTOR STANLEY EB-45
- 6" TALL DECORATIVE ALUMINUM FENCE - SEE DETAIL #4/ L1.02. INCLUDE 3" SINGLE GATE AS INDICATED ON PLAN.
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- SCREEN FENCE TO BE EMBEDDED INTO RETAINING WALL - SEE DETAIL #6/ L1.02.
- DECORATIVE GRAVEL - 4" MIN. DEPTH OVER WEED FABRIC. CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

#	DATE	CHANGE DESCRIPTION

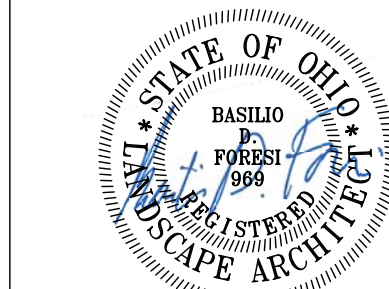
THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY COMMITTEE COLLABORATOR
FOR
CMHA

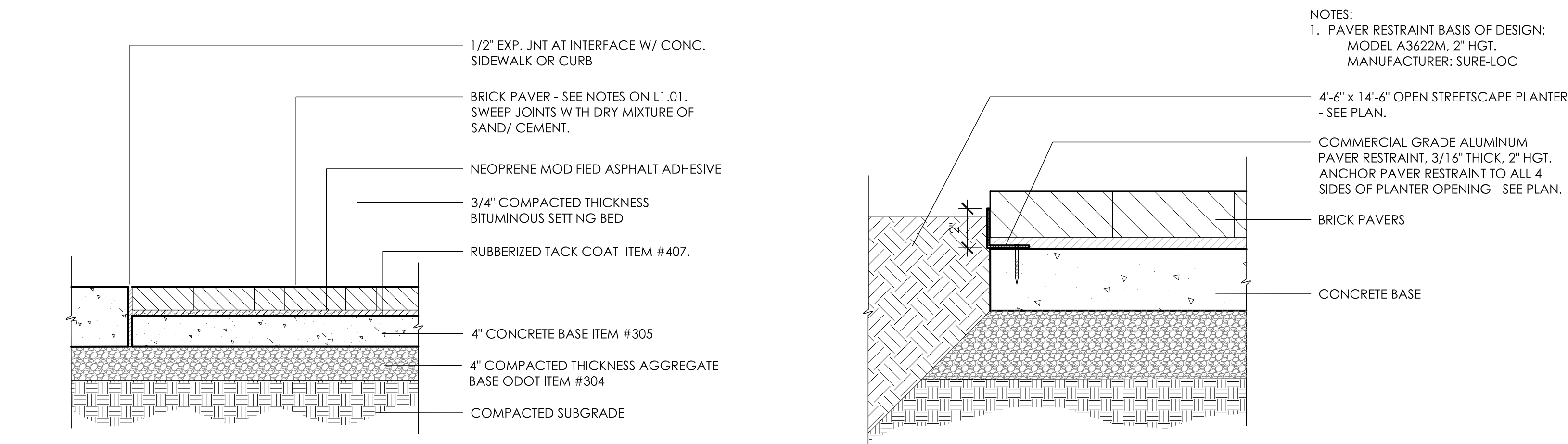
Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FAX: (614) 280-8881
CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:

LANDSCAPE PLAN

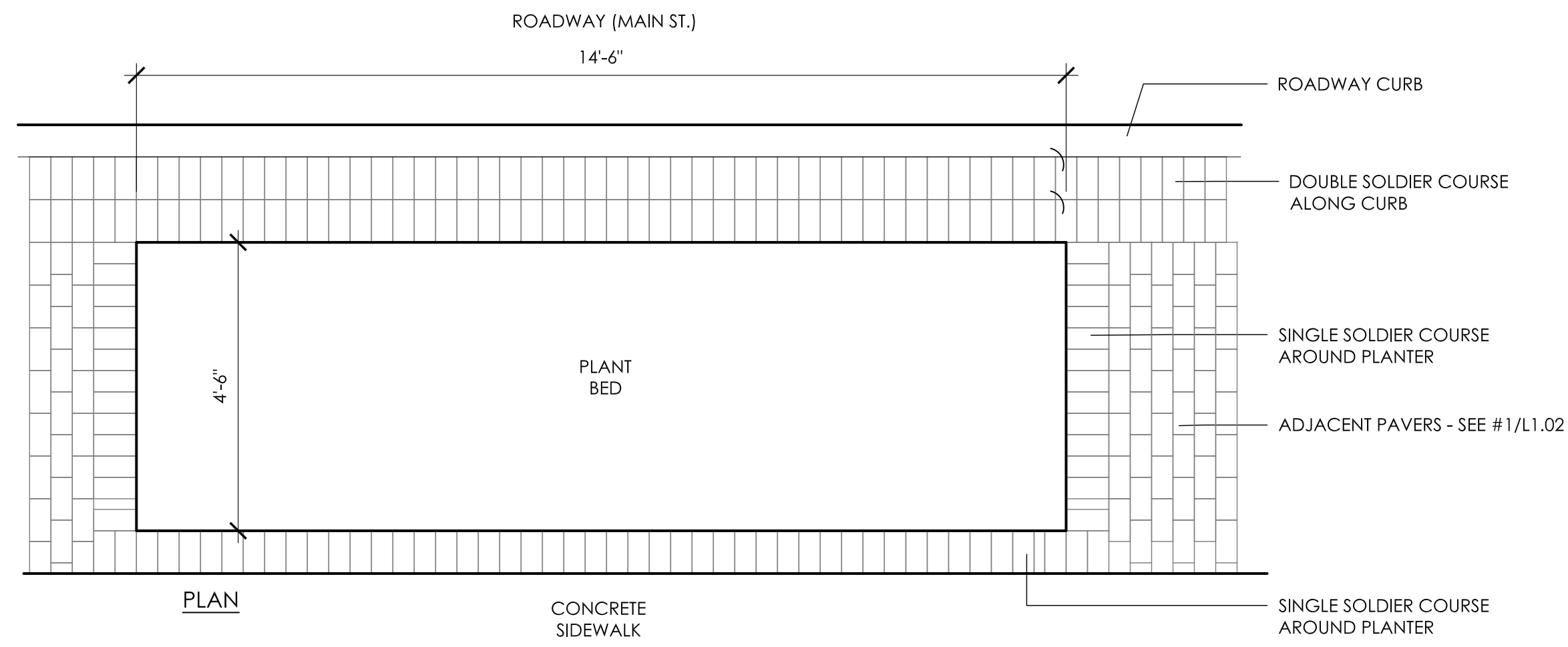
07/25/2025
25003
L1.01
MAJOR SITE PLAN



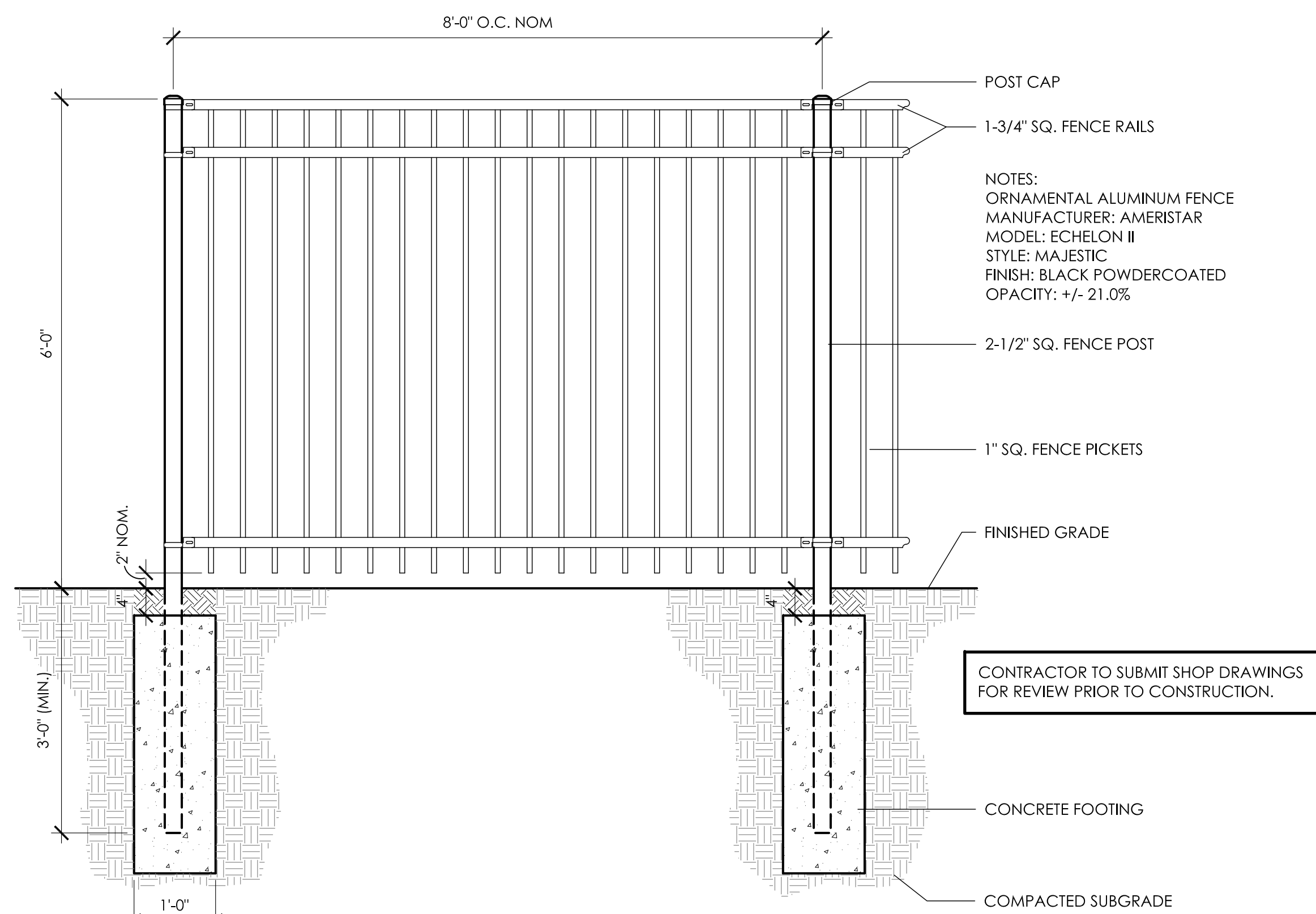


1 BRICK PAVERS
NTS

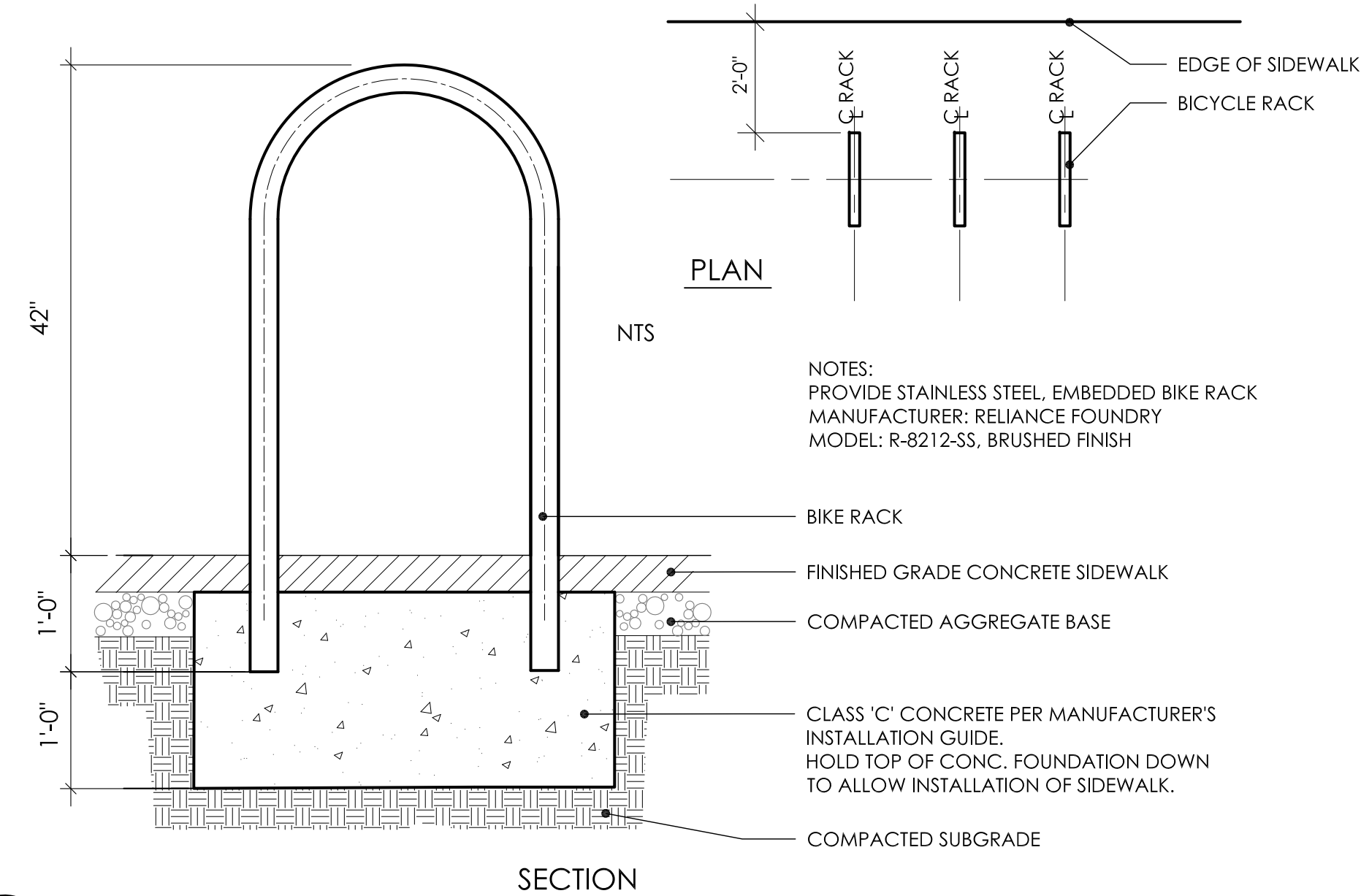
2 PAVER EDGE RESTRAINT
NTS



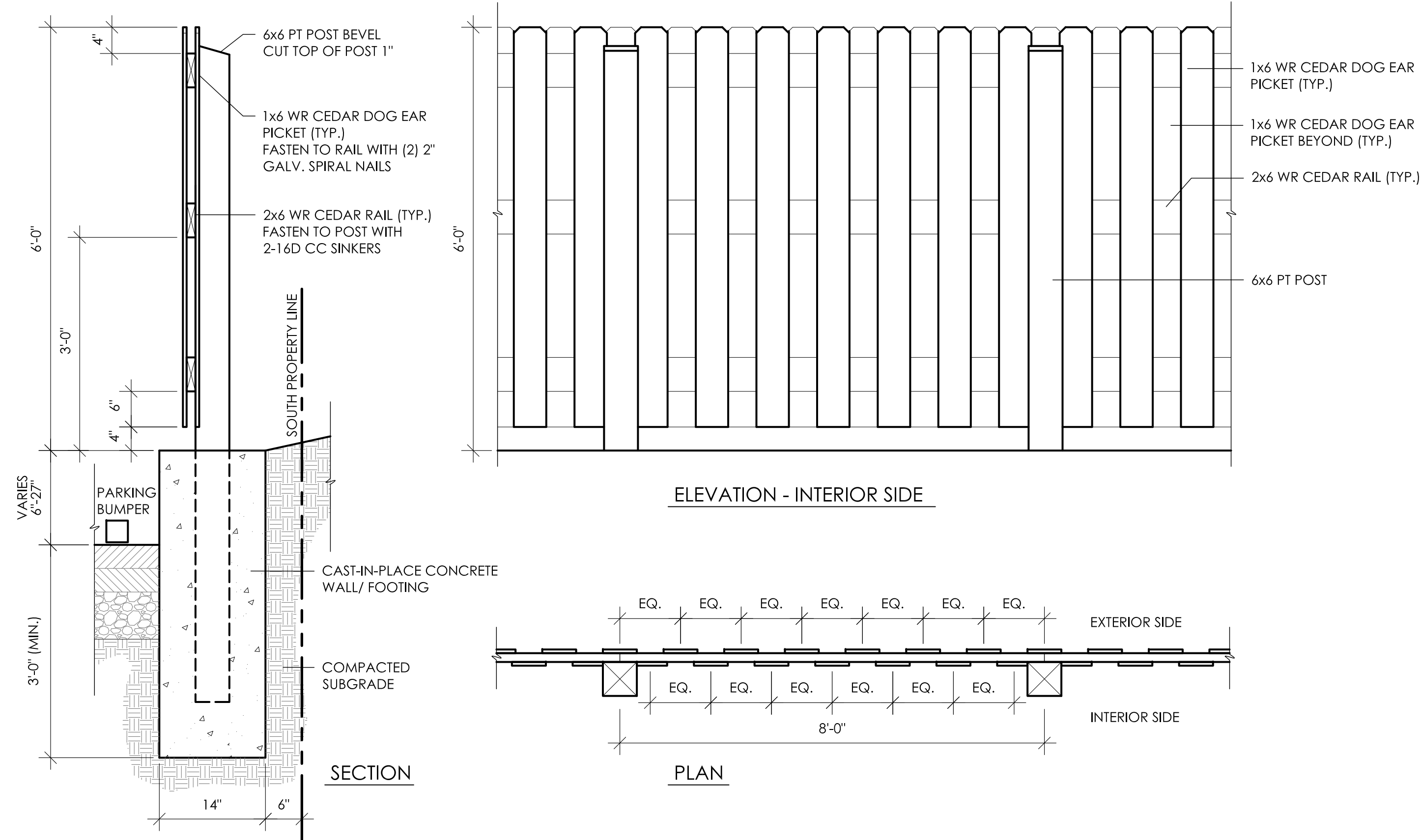
3 STREETSCAPE PLANTER (MAIN STREET)
SCALE: 1/2" = 1'-0"



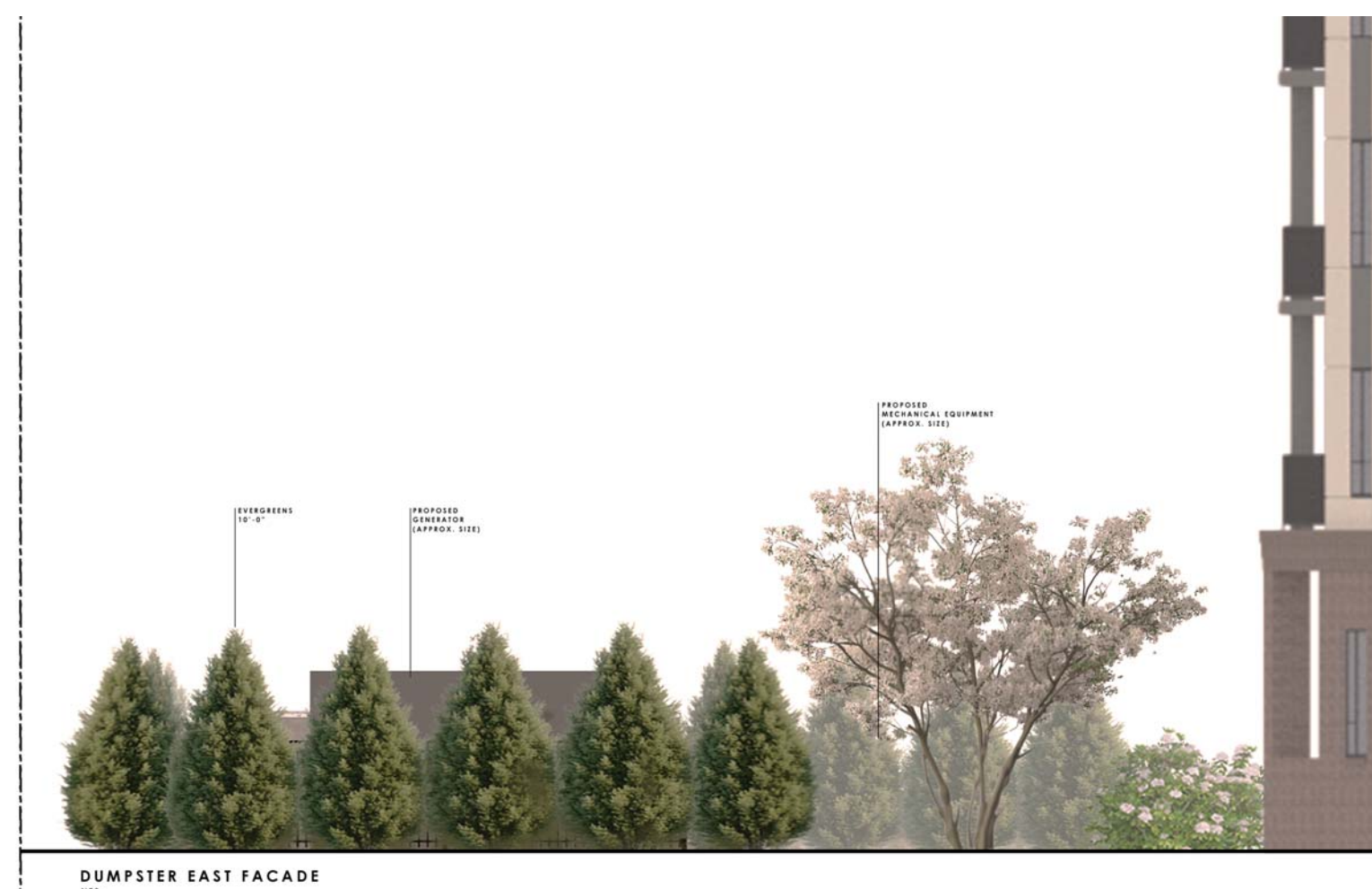
4 DECORATIVE FENCE
SCALE: 3/4" = 1'-0"



5 BIKE RACK
NTS



6 SCREEN FENCE - 6' HGT.
NTS



EAST ELEVATION
NTS



SOUTH ELEVATION
NTS



WEST ELEVATION
NTS

DUMPSTER ENCLOSURE & GENERATOR FENCE EXHIBITS

EDGE
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Columbus, OH 43215
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#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY COMMITTEE COLLABORATOR
FOR
CMHA
7221 US HWY 40,
REYNOLDSBURG, OH 43068

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
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CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:

SITE DETAILS

	07/25/2025
	25003
	L1.02
	MAJOR SITE PLAN



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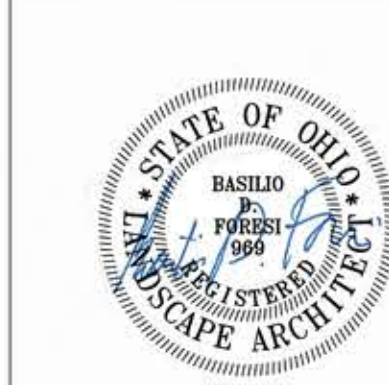
#	DATE	CHANGE DESCRIPTION

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7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

300 SPRUCE STREET
SUITE 300
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PHONE: 614-461-4664
FAX: (614) 280-8881
Moody Nolan CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:

LANDSCAPE PLAN



07/25/2025

25003

L1.01

MAJOR SITE PLAN



EXISTING SITE



#	DATE	CHANGE DESCRIPTION



THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA



Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:
SITE CONTEXT

	07/25/2025
	25003
	EX.01
	COA / MAJOR SITE PLAN



YMCA OF CENTRAL OHIO



REYNOLDSBURG CITY ADMINISTRATION



REYNOLDSBURG POLICE DEPARTMENT



REYNOLDSBURG CITY SCHOOLS ADMINISTRATIVE OFFICE



UNITED STATES POSTAL SERVICE



NEW RETAIL SPACE

#	DATE	CHANGE DESCRIPTION

**THE HEIGHTS ON MAIN**
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT COORDINATOR

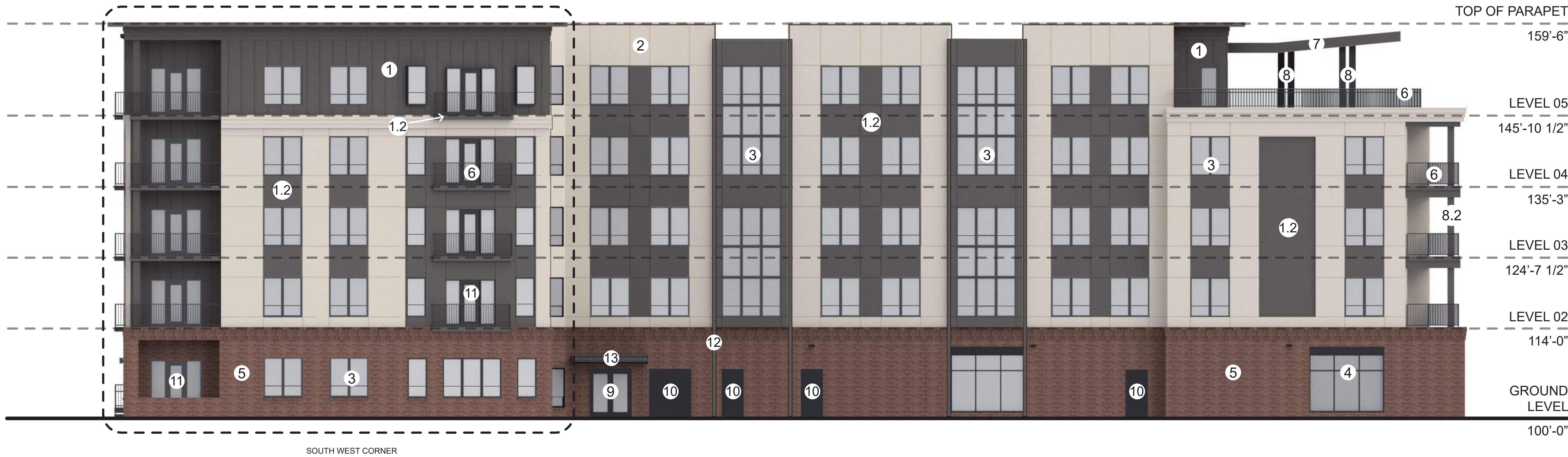
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

**Moody Nolan**

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
SITE SURROUNDING CONTEXT

07/25/2025
25003
EX.02
COA / MAJOR SITE PLAN



2 ELEVATION SOUTH
1/8" = 1'-0" REF: 1 / A101



1 ELEVATION NORTH
1/8" = 1'-0" REF: 1 / A101

EXTERIOR MATERIALS
BASIS OF DESIGN

1. MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE

1.2 MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY

2. MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY

3. VINYL WINDOW - BLACK TRIM

4. ALUMIMUN STOREFRONT SYSTEM - BLACK

5. FACE BRICK - GENERAL SHALE OLD ENGLISH TUDOR

6. ALUMINUM BALCONY RAILINGS - BLACK

7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING

8. METAL WRAPPED COLUMNS

8.2 FIBER CEMENT CLAD COLUMNS - SW 7048 URBAN BRONZE

9. ALUMINUM STOREFRONT DOOR

10. HOLLOW METAL DOOR

11. VINYL OR COMPOSITE DOOR SYSTEM WITH GLAZED SIDELIGHTS

12. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING

13. PREFABRICATED METAL CANOPY, PAINTED BLACK

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
ELEVATIONS

	07/25/2025
	25003
	EX.03
	COA / MAJOR SITE PLAN



2 ELEVATION WEST
1/8" = 1'-0" REF: 1 / A101



1 ELEVATION EAST
1/8" = 1'-0" REF: 1 / A101

EXTERIOR MATERIALS
BASIS OF DESIGN

1. MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
- 1.2 MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
2. MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
3. VINYL WINDOW - BLACK TRIM
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5. FACE BRICK - GENERAL SHALE OLD ENGLISH TUDOR
6. ALUMINUM BALCONY RAILINGS - BLACK
7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING
8. METAL WRAPPED COLUMNS
- 8.2 FIBER CEMENT CLAD COLUMNS - SW 7048 URBAN BRONZE
9. ALUMINUM STOREFRONT DOOR
10. HOLLOW METAL DOOR
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12. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING
13. PREFABRICATED METAL CANOPY, PAINTED BLACK

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
ELEVATIONS

	07/25/2025
	25003
	EX.04
	COA / MAJOR SITE PLAN



2 ELEVATION NORTHEAST
1/8" = 1'-0" REF: 1 / A101

1 ELEVATION NORTHWEST
1/8" = 1'-0" REF: 1 / A101

- ### EXTERIOR MATERIALS BASIS OF DESIGN
1. MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 1.2 MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
 2. MINERAL-FIBER CEMENT SIDING - SHERWIN WILLIAMS 7044 AMAZING GRAY
 3. VINYL WINDOW - BLACK TRIM
 4. ALUMIMUN STOREFRONT SYSTEM - BLACK
 5. FACE BRICK - GENERAL SHALE OLD ENGLISH TUDOR
 6. ALUMINUM BALCONY RAILINGS - BLACK
 7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING
 8. METAL WRAPPED COLUMNS
 - 8.2 FIBER CEMENT CLAD COLUMNS - SW 7048 URBAN BRONZE
 9. ALUMINUM STOREFRONT DOOR
 10. HOLLOW METAL DOOR
 11. VINYL OR COMPOSITE DOOR SYSTEM WITH GLAZED SIDELIGHTS
 12. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING
 13. PREFABRICATED METAL CANOPY, PAINTED BLACK

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

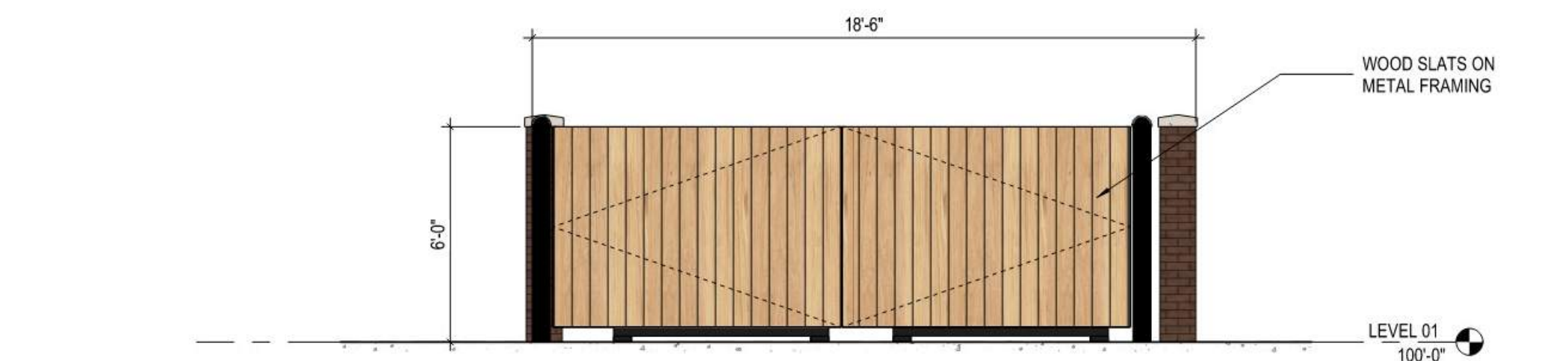


Moody Nolan

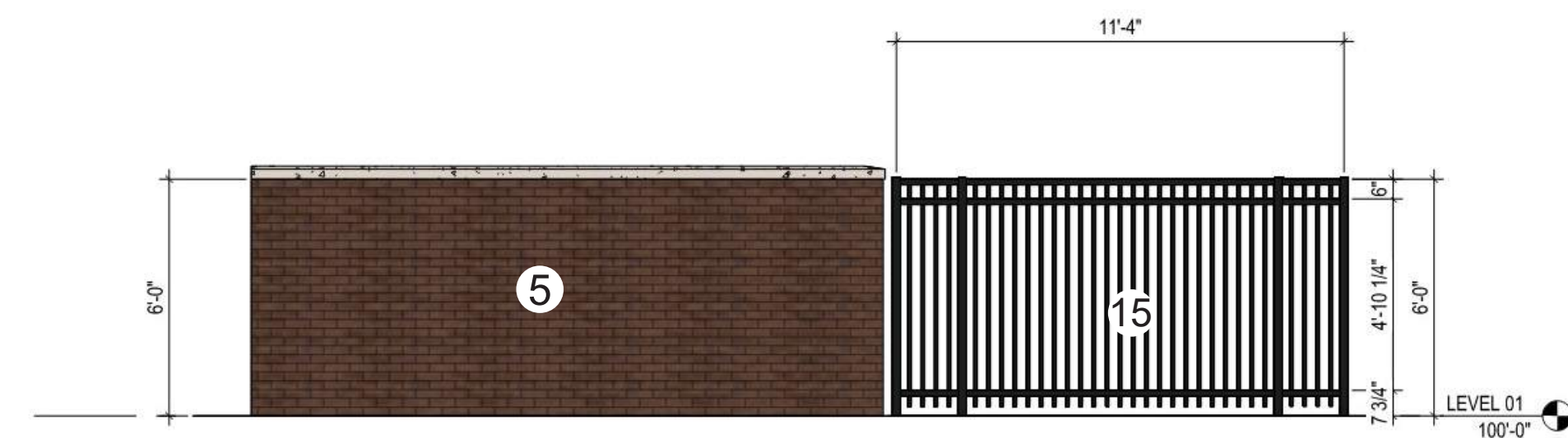
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
ELEVATIONS

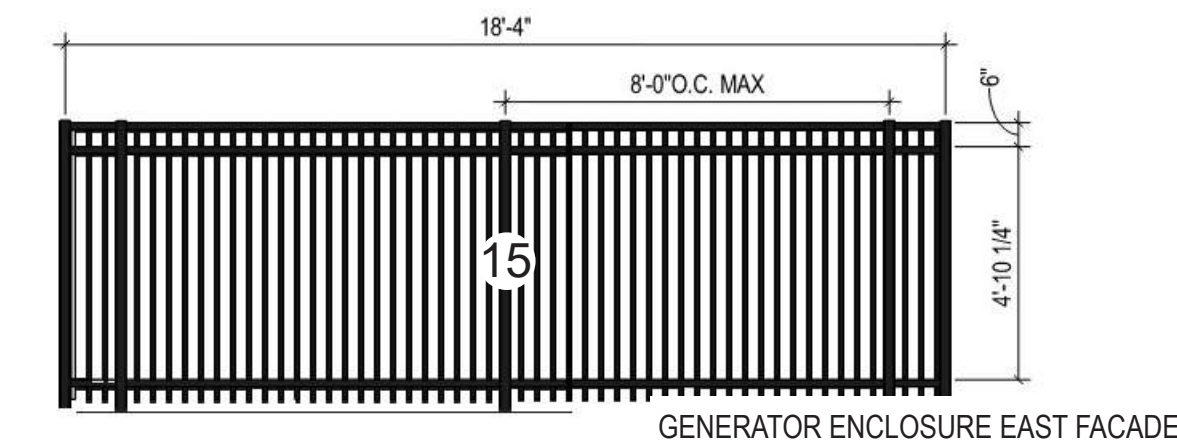
07/25/2025
25003
EX.05
COA / MAJOR SITE PLAN



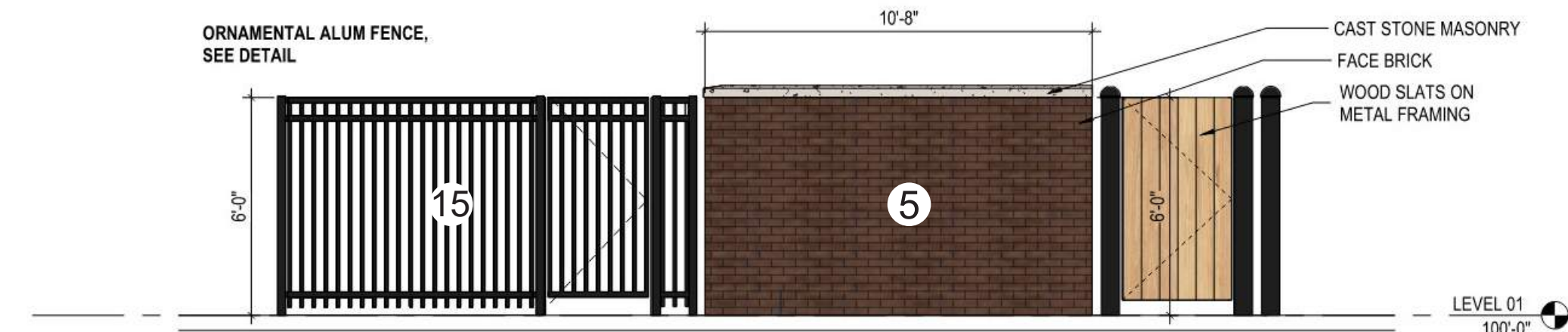
5 ELEVATION DUMPSTER WEST FACADE
1/4" = 1'-0" REF: 1 / A101



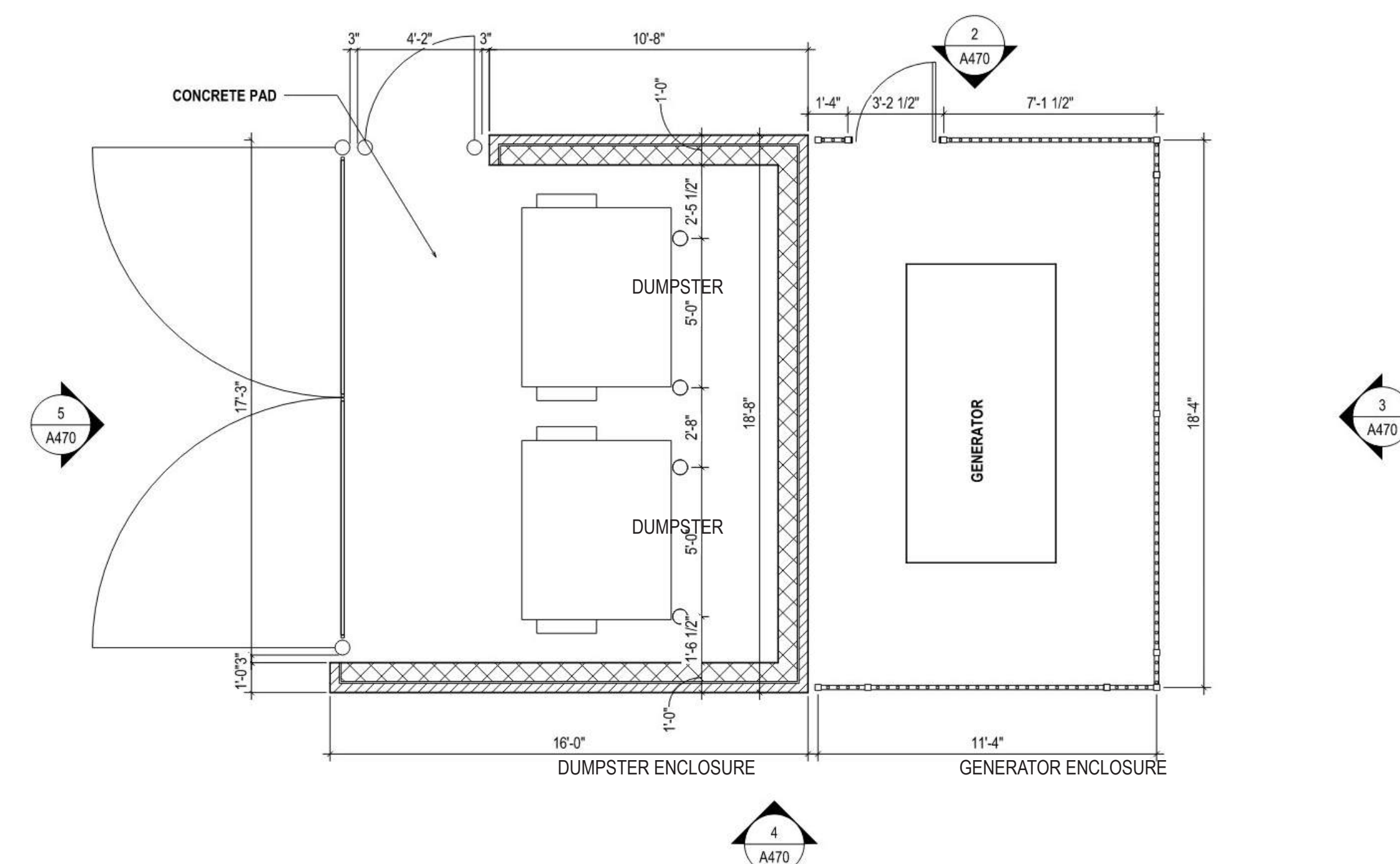
4 ELEVATION DUMPSTER SOUTH FACADE
1/4" = 1'-0" REF: 1 / A101



3 ELEVATION DUMPSTER EAST FACADE
1/4" = 1'-0" REF: 1 / A101



2 ELEVATION DUMPSTER NORTH FACADE
1/4" = 1'-0" REF: 1 / A101



1 PLAN DUMPSTER ENCLOSURE
1/4" = 1'-0"

Page 334 of 411



VIEW FROM INTERSECTION OF E MAIN AND DAVIDSON DRIVE

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
CONCEPTUAL EXTERIOR RENDERING

	07/25/2025
	25003
	EX.07
	COA / MAJOR SITE PLAN



VIEW ALONG E MAIN

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
CONCEPTUAL EXTERIOR RENDERING

	06/24/2025
	25003
	EX.08
	COA / MAJOR SITE PLAN



CONCEPTUAL SIGNAGE LOCATION



CONCEPTUAL SIGNAGE LOCATION
DOUBLE SIDED

EXTERIOR SIGNAGE
BASIS OF DESIGN

WE UNDERSTAND
SIGNAGE IS A SEPARATE
PERMIT/REVIEW
PROCESS

METAL SIGN

SHERWIN WILLIAMS 6447 EVER-
GREENS BACKGROUND

WHITE LETTERS AND ACCENT

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. CURRENTLY. COLLABORATION.

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
EXTERIOR SIGNAGE BASIS OF DESIGN

	07/25/2025
	25003
	EX.09
	COA / MAJOR SITE PLAN

US 40 - EAST MAIN STREET



SQUARE FOOTAGE PER FLOOR & TOTAL AREA

LEVEL	AREA
LEVEL 01	21,997 SF
LEVEL 02	21,997 SF
LEVEL 03	21,997 SF
LEVEL 04	21,997 SF
LEVEL 05	21,998 SF
GRAND TOTAL	109,986 SF

FLOOR 01 USES: OFFICE (576 S.F.), OFFICE / RETAIL - SMALL / MEDIUM FORMAT (6071 S.F.), DWELLING MULTI-FAMILY (15,364 S.F.)

FLOORS 02 THRU 05 USES: DWELLING MULTI-FAMILY (87,878 S.F.)

UNIT MATRIX INFORMATION

UNIT TYPE	AREA (NET SF)	ACC.	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTAL PER UNIT TYPE	TOTAL PER BED TYPE
UNIT U1a 1 BED/ 1 BATH	582 SF		5	6	7	6	6	30	61 (1 BED)
UNIT U1a-A 1 BED/ 1 BATH	582 SF	X		1		1	1	3	
UNIT U1b 1 BED/ 1 BATH	699 SF			1	1	1	1	4	
UNIT U1c 1 BED/ 1 BATH	591 SF		1	2	2	2	2	9	
UNIT U1d 1 BED/ 1 BATH	623 SF		1	1	1	1	1	5	
UNIT U1e 1 BED/ 1 BATH	642 SF		1	1	1	2	2	7	
UNIT U1e-A 1 BED/ 1 BATH	642 SF	X	1	1	1			3	42 (2 BED)
UNIT U2a 2 BED/ 2 BATH	833 SF		1	3	2	2	2	10	
UNIT U2a-A 2 BED/ 2 BATH	833 SF	X			1	1	1	3	
UNIT U2b 2 BED/ 2 BATH	891 SF		2	2	2	2	3	11	
UNIT U2b-A 2 BED/ 2 BATH	891 SF	X		1	1	1		3	
UNIT U2c 2 BED/ 2 BATH	784 SF		1	1	1	1	1	5	
UNIT U2d 2 BED/ 2 BATH	992 SF			1	1	1		3	
UNIT U2e 2 BED/ 2 BATH	1,145 SF			1	1	1		3	
UNIT U2f 2 BED/ 1 BATH	821 SF			1	1	1	1	4	
			13	23	23	23	21	103	TOTAL UNITS

GENERAL NOTES - SITE PLAN

- THE LAND USE FOR THE SUBJECT PROPERTY PER TABLE 1103.A IS:
1) DWELLING - MULTI-UNIT BUILDING (PARKING 1 SPACE / UNIT)
2) RETAIL - SMALL OR MEDIUM FORMAT (FIRST FLOOR) (PARKING <3000 S.F. = 0 - >3000 S.F. 1400 S.F.) AND/OR
3) OFFICE - PROFESSIONAL SERVICES (FIRST FLOOR) AND/OR
4) MEDICAL - OFFICE (FIRST FLOOR)
- CURRENT ON-SITE PARKING PROVIDED: 80
- SEE PARKING INDICATED ON PLAN ALONG WITH SHEET A102 FOR SHARED PARKING ON ADJACENT CMHA SITE. PER ZONING CODE SECTIONS 1105.01.F & 1103.11.E
- SEE SHEETS A301, A302 FOR BUILDING LENGTH / ARTICULATION OF BUILDINGS COMPONENT DIMENSIONS FOR ELEVATIONS > 75' PER ZONING SECTION 1103.11.C
- FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT - COLUMBUS, OH

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:

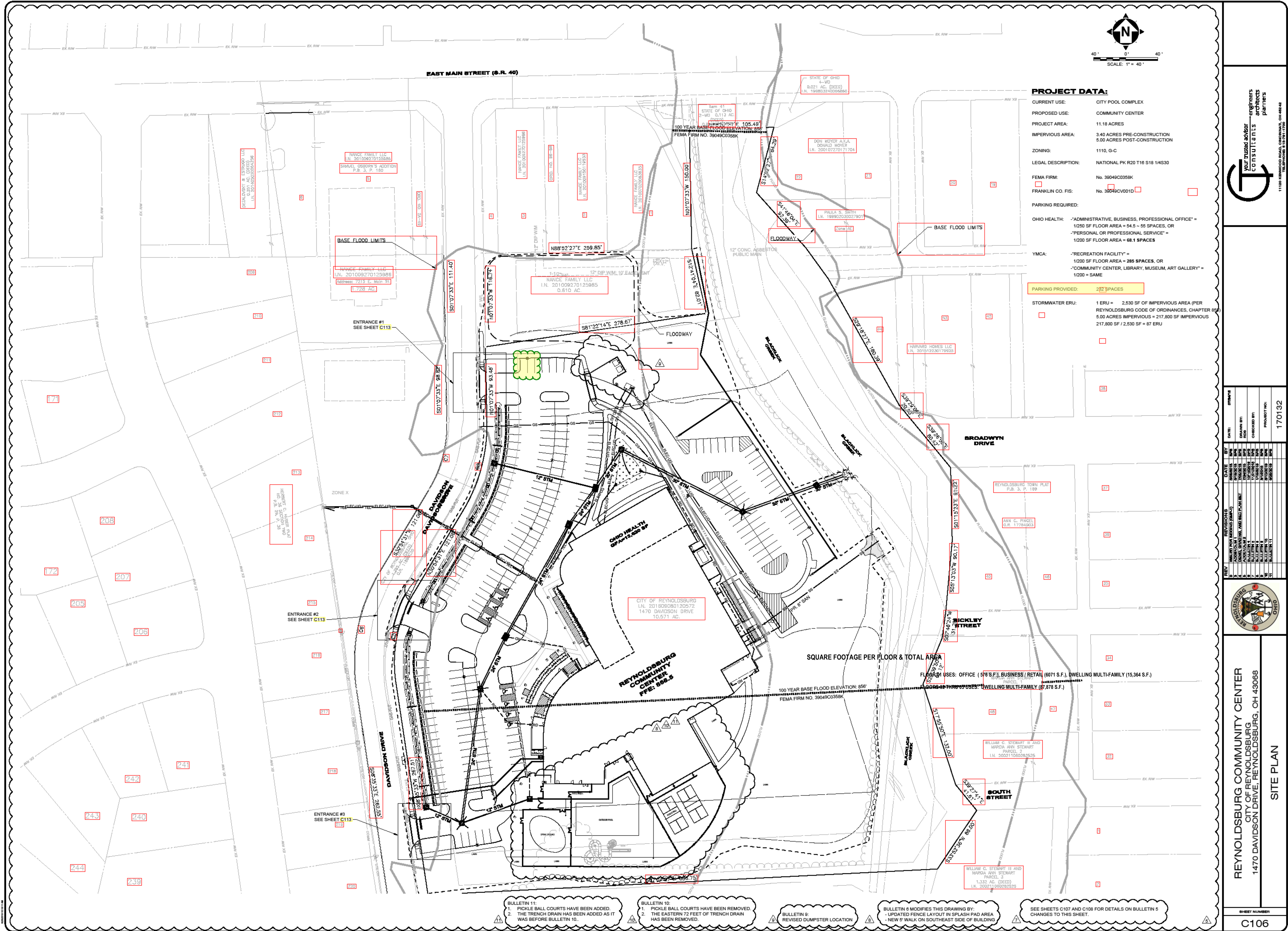
ARCHITECTURAL SITE PLAN

07/25/2025

25003

A001

MAJOR SITE PLAN



PROJECT DATA:

CURRENT USE:	CITY POOL COMPLEX
PROPOSED USE:	COMMUNITY CENTER
PROJECT AREA:	11.18 ACRES
IMPERVIOUS AREA:	3.40 ACRES PRE-CONSTRUCTION 5.00 ACRES POST-CONSTRUCTION
ZONING:	1110, G-C
LEGAL DESCRIPTION:	NATIONAL PK R20 T16 S18 14S30
FEMA FIRM:	No. 36048C0358K
FRANKLIN CO. FIS:	No. 36048CV001D
PARKING REQUIRED:	
OHIO HEALTH:	"ADMINISTRATIVE, BUSINESS, PROFESSIONAL OFFICE" = 1200 SF FLOOR AREA = 54.5 ~ 55 SPACES, OR "PERSONAL OR PROFESSIONAL SERVICE" = 1200 SF FLOOR AREA = 68.1 SPACES
YMCA:	"RECREATION FACILITY" = 1200 SF FLOOR AREA = 285 SPACES, OR "COMMUNITY CENTER, LIBRARY, MUSEUM, ART GALLERY" = 1200 ~ SAME
PARKING PROVIDED:	282 SPACES
STORMWATER ERU:	1 ERU = 2,530 SF OF IMPERVIOUS AREA (PER REYNOLDSBURG CODE OF ORDINANCES, CHAPTER 89) 5.00 ACRES IMPERVIOUS = 217,800 SF IMPERVIOUS 217,800 SF / 2,530 SF = 87 ERU

GENERAL NOTES - SITE PLAN

- THE LAND USE FOR THE SUBJECT PROPERTY PER TABLE 1103.A IS:
1) ADMINISTRATIVE, BUSINESS, PROFESSIONAL OFFICE (PARKING 1200 S.F.)
2) RECREATION FACILITY, COMMUNITY CENTER (PARKING 1200 S.F.)
- CURRENT ON-SITE PARKING PROVIDED: 232
- 1201 S.F. WITHIN THE YMCA (PARKING = 1200 S.F.) SPACE IS ADMINISTRATIVE, BUSINESS OFFICE (PARKING = 1200 S.F.)
CURRENT ON-SITE PARKING REQUIRED: 230
- SEE PARKING INDICATED ON PLAN TO BE SHARED WITH ADJACENT CMHA SITE.
PER ZONING CODE SECTIONS 1105.01.F & 1103.11.E
- SEE SHEET A001 FOR CMHA SITE PLAN.

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COLUMBUS, OHIO 43260-1000

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

DRAWING TITLE:

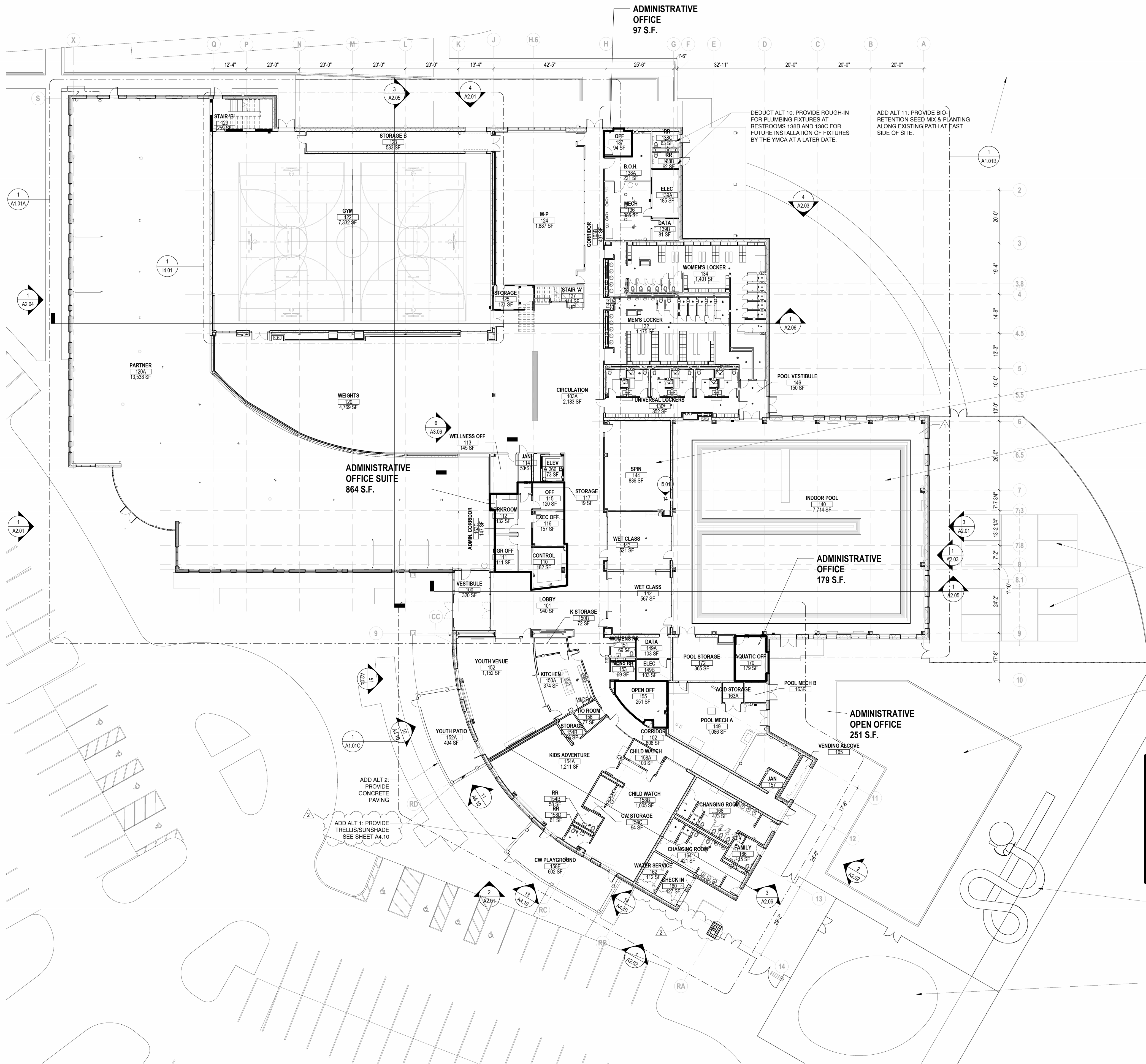
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

SHARED PARKING - SITE PLAN

07/25/2025
25003
A002
MAJOR SITE PLAN

FOR REFERENCE ONLY

5/17/2019 9:10:02 PM



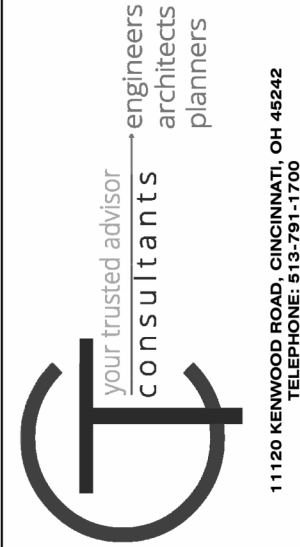
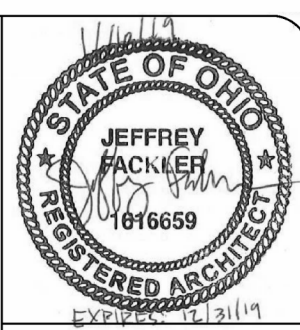
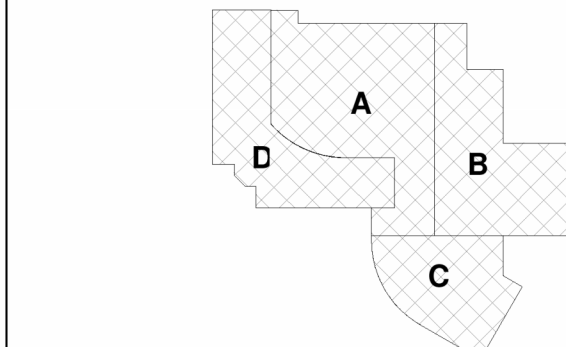
1 OVERALL FIRST FLOOR PLAN
A1.01 SCALE: 1/16" = 1'-0"

FOR REFERENCE ONLY

GENERAL NOTES

- FINISH FLOOR ELEVATION OF 100'-0" IS EQUAL TO USGS ELEVATION OF 888.52'
- EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION WALL OR ROUGH OPENINGS, TYPICAL UNLESS NOTED OTHERWISE.
- INTERIOR DIMENSIONS SHOWN ARE TO FACE OF PROPOSED METAL STUDS OR FACE OF CMU, UNLESS NOTED OTHERWISE.
- ALL DOORS INSTALLED IN INTERIOR PARTITIONS TO BE LOCATED 1'-10" FROM CENTERLINE OF DOOR TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
- VERIFY SIZE OF PRE-FABRICATED ITEMS, SUCH AS FIRE EXTINGUISHER CABINETS, CABINET HEATERS, AND RESTROOM ACCESSORIES PRIOR TO INSTALLING ADJACENT FRAMING.
- PROVIDE BLOCKING OR METAL STRAPS IN WALLS AS REQUIRED FOR ATTACHMENT OF SURFACE MOUNTED ITEMS SUCH AS RESTROOM ACCESSORIES AND CASEWORK.
- PROVIDE CRYSTAL BOARD CONTROL JOINTS PER THE SPECIFICATIONS, BUT NOT TO EXCEED 30'-0" ALONG CONTIGUOUS INTERIOR PARTITIONS.
- PROVIDE SEALANT AT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
- PAINT ALL EXPOSED, UNFINISHED EXTERIOR STEEL (DOORS, FRAMES, UNITS, BOLLARDS, ETC.).
- COORDINATE WORK BETWEEN TRADES AND OTHER DISCIPLINES. ADDITIONAL ITEMS OF WORK MAY APPEAR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
- SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
- SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS.
- CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAIL 3-5007.
- MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.R.F., UNLESS NOTED OTHERWISE.
- SEE A-01 FOR COURT & SLUICE LAYOUT.
- TV MONITORS SHOWN ON PLAN ARE OPERATOR PROVIDED & INSTALLED.

KEY PLAN



REV	REVISIONS	DATE	BY
0	FOR REVIEW AND PRINT	10/20/2018	CMH
1	FOR REVIEW AND PRINT	1/16/2019	CMH
2	FOR REVIEW AND PRINT	1/16/2019	CMH



REYNOLDSBURG COMMUNITY CENTER
CITY OF REYNOLDSBURG
1470 DAVIDSON DRIVE, REYNOLDSBURG, OH 43068
FIRST FLOOR PLAN - OVERALL

SHEET NUMBER
A1.01

GENERAL NOTES - SITE PLAN

- THE LAND USE FOR THE SUBJECT PROPERTY PER TABLE 1103.A IS:
1) ADMINISTRATIVE, BUSINESS, PROFESSIONAL OFFICE (PARKING 1250 S.F.)
2) RECREATION FACILITY, COMMUNITY CENTER (PARKING 1200 S.F.)
- CURRENT ON-SITE PARKING PROVIDED: 232
- 1291 S.F. WITHIN THE YMCA (PARKING = 1200 S.F.) SPACE IS ADMINISTRATIVE, BUSINESS OFFICE (PARKING = 1250 S.F.)
CURRENT ON-SITE PARKING REQUIRED: 230
- SEE PARKING INDICATED ON PLAN TO BE SHARED WITH ADJACENT CMHA SITE PER ZONING CODE SECTIONS 1105.01.F & 1103.11.E
- SEE SHEET A001 FOR CMHA SITE PLAN.

KEYNOTE LEGEND

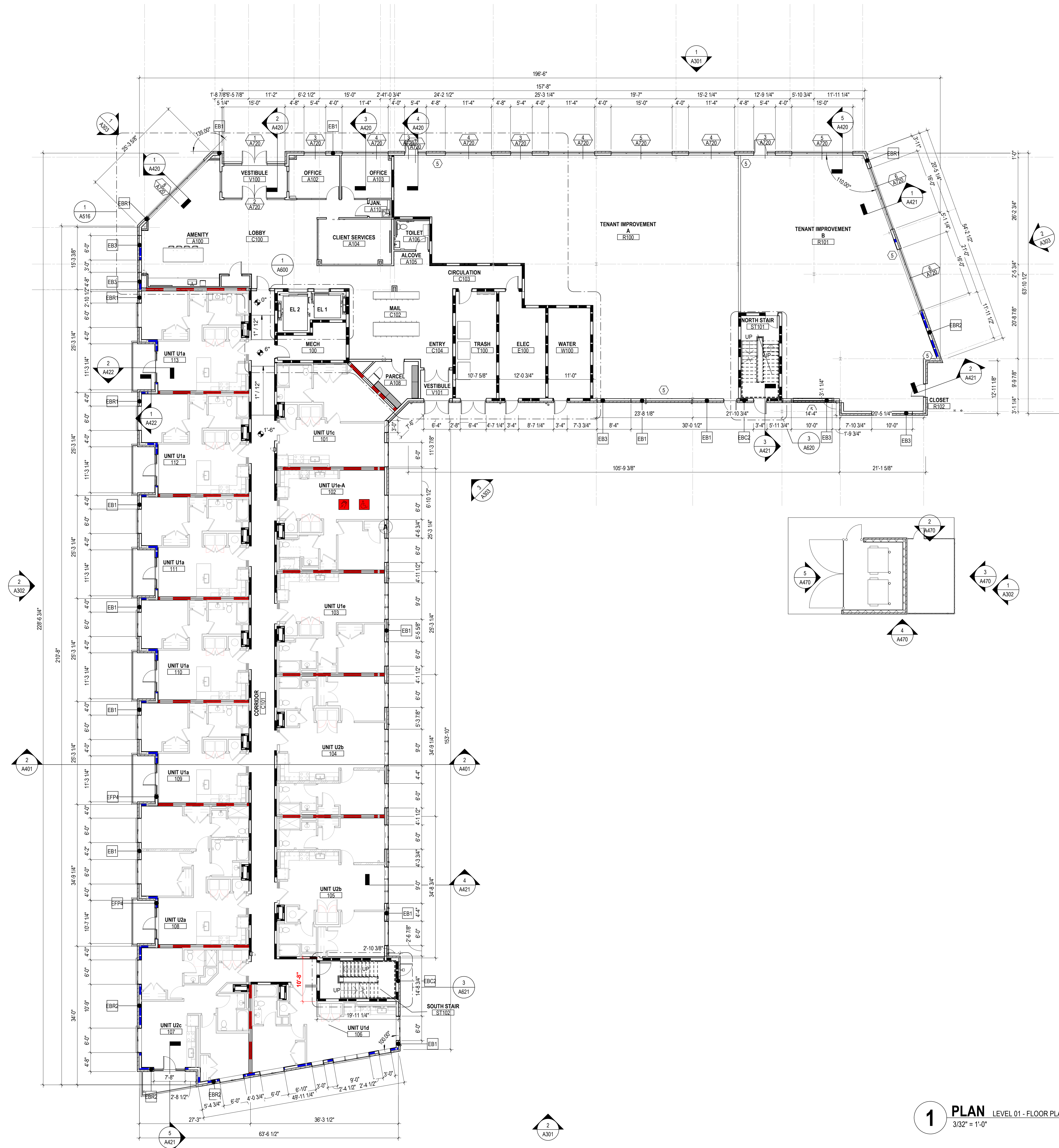
#	DATE	CHANGE DESCRIPTION
1	05/28/2025	CHFA REVIEW COMMENTS

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:
SHARED PARKING - YMCA FLOOR PLAN

07/25/2025
25003
A003
MAJOR SITE PLAN



1 PLAN LEVEL 01 - FLOOR PLAN - OVERALL
3/32" = 1'-0"

RATED WALL LEGEND

1. CANOPY ABOVE
2. DOWNSPOUT
3. DUMPSTER ENCLOSURE, REFER TO CIVIL DRAWINGS AND SHEET A470.
4. AMENITY DECK ON PEDESTAL SYSTEM
5. INSTALL FLOOR SLAB IN THIS LOCATION ONLY (SHADED AREA) AS SHOWN 4'-0" WIDTH FROM EXTERIOR WALL. REMAINDER OF THE FLOOR SLAB IN FUTURE TENANT AREA TO BE INSTALLED BY THE PROSPECTIVE TENANT.

- | | |
|---|---|
|  | NEW NON-RATED SMOKE RESISTIVE PARTITION TO DECK |
|  | NON-RATED BEARING WALL TO DECK |
|  | 1 HOUR DEMISING / 1/2 HOUR CORRIDOR FIRE PARTITION - BEARING WALLS AT SOME LOCATION |
|  | 2 HOUR BEARING WALL TO DECK |
|  | 2 HOUR RATED BEARING WALL TO DECK (RATED FROM BOTH SIDES) |
|  | 2 HOUR RATED FIRE BARRIER TO DECK - BEARING WALLS AT SOME LOCATIONS |
|  | 1 HOUR RATED FIRE BARRIER TO DECK - BEARING WALLS AT SOME LOCATIONS |

FLOOR PLAN LEGEND

- ANY TYPE A UNIT, UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- SENSORY UNIT (HEARING / VISUALLY IMPAIRED) - PROVIDE REQUIRED AUDIBLE AND VISUAL ALARMS. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- ACCESSIBLE CLEARANCE APPROACH
- ACCESSIBLE TURNING CLEARANCE
- DOOR SWING CLEARANCE
- ACCESSIBLE ROUTE, 36" MINIMUM UNOBSTRUCTED CLEARANCE PATH OF EGRESS

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
-----------	--------------

FLOOR PLAN GENERAL NOTES

- [illegible]

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS



THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

DRAWING TITLE

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE

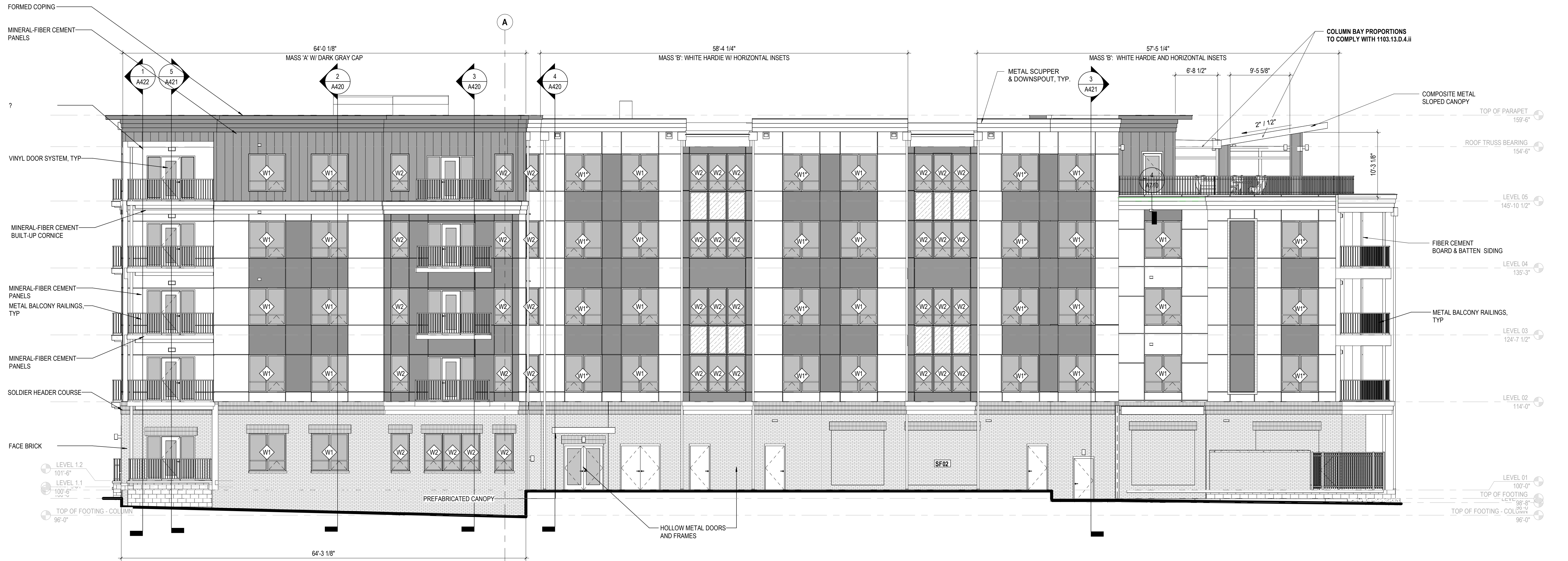
LEVEL 01 - FLOOR PLAN - OVERALL

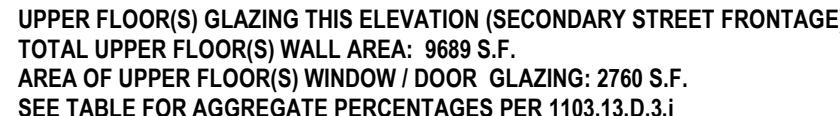
07/25/2025

25003

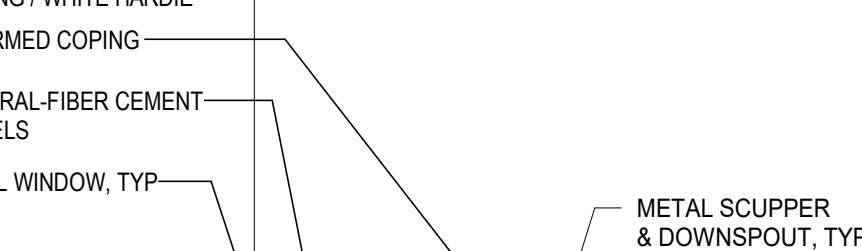
A101

MAJOR SITE PLAN





FIRST FLOOR GLAZING THIS ELEVATION (SECONDARY STREET FRONTAGE)
TOTAL FIRST FLOOR WALL AREA: 2378 S.F.
AREA OF FIRST FLOOR WINDOW / DOOR GLAZING: 654 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.i



B. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.

B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.

C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.

D. EXTERIOR STAIRS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM STAIR REQUIREMENTS IN SPECIFICATIONS AND NATIONAL CONCRETE INSTITUTE. PROTECT CONTROL JOINTS AT ALL MASONRY REINFORCEMENT CORNERS.

E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACE.

F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.

G. EXTERIOR CEILING SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF 12" VARIANCE (BENEATH SOFFIT) FOR CEILING HEIGHT. LESS THAN 12" OF 4" FOR 24" RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION TO BE FIRST FLOOR (COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8-10'.

IG-1 EXTERIOR INSULATED GLAZING

IG-1 EXTERIOR INSULATED GLAZING

KEY VALUE	KEYNOTE TEXT
04 00 00 0	FACE BRICK
04 00 00 01	SOLDIER HEADER COURSE
05 02 00 01	METAL BALCONY RAILINGS, TYP
07 46 46 01	MINERAL-FIBER CEMENT PANELS
07 46 46 02	MINERAL-FIBER CEMENT TRIM
07 46 46 03	MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING
07 46 46 05	MINERAL-FIBER CEMENT BUILT-UP CORNICE
07 62 00 02	FORMED COPING
08 15 13 02	VINYL DOOR SYSTEM, TYP
08 33 21	COILING OVERHEAD DOORS
08 41 13 01	ALUMINUM STOREROFF SYSTEM
08 53 13 01	VINYL WINDOW, TYP
09 54 23	LINEAR METAL CEILING

Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Planning and Zoning Administrator. It shall not be reduced to lower than 30%.

UPPER FLOOR(S) CALCULATIONS AND PERCENTAGE			
ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	7319 S.F.	2248 S.F.	30.7 %
2 / A302	9689 S.F.	2760 S.F.	28.5 %
1 / A303	1231 S.F.	364 S.F.	29.6 %
2 / A303	2753 S.F.	894 S.F.	32.5 %
TOTAL	20,992 S.F.	6266 S.F.	29.8 %


**COLUMBUS METROPOLITAN
HOUSING AUTHORITY**
 COMMUNITY. COMMITMENT. COLLABORATION.
 7221 US HWY 40,
 REYNOLDSBURG, OH 43068
 614.891.2200

DRAWING TITLE:

EXTERIOR ELEVATIONS - OVERALL

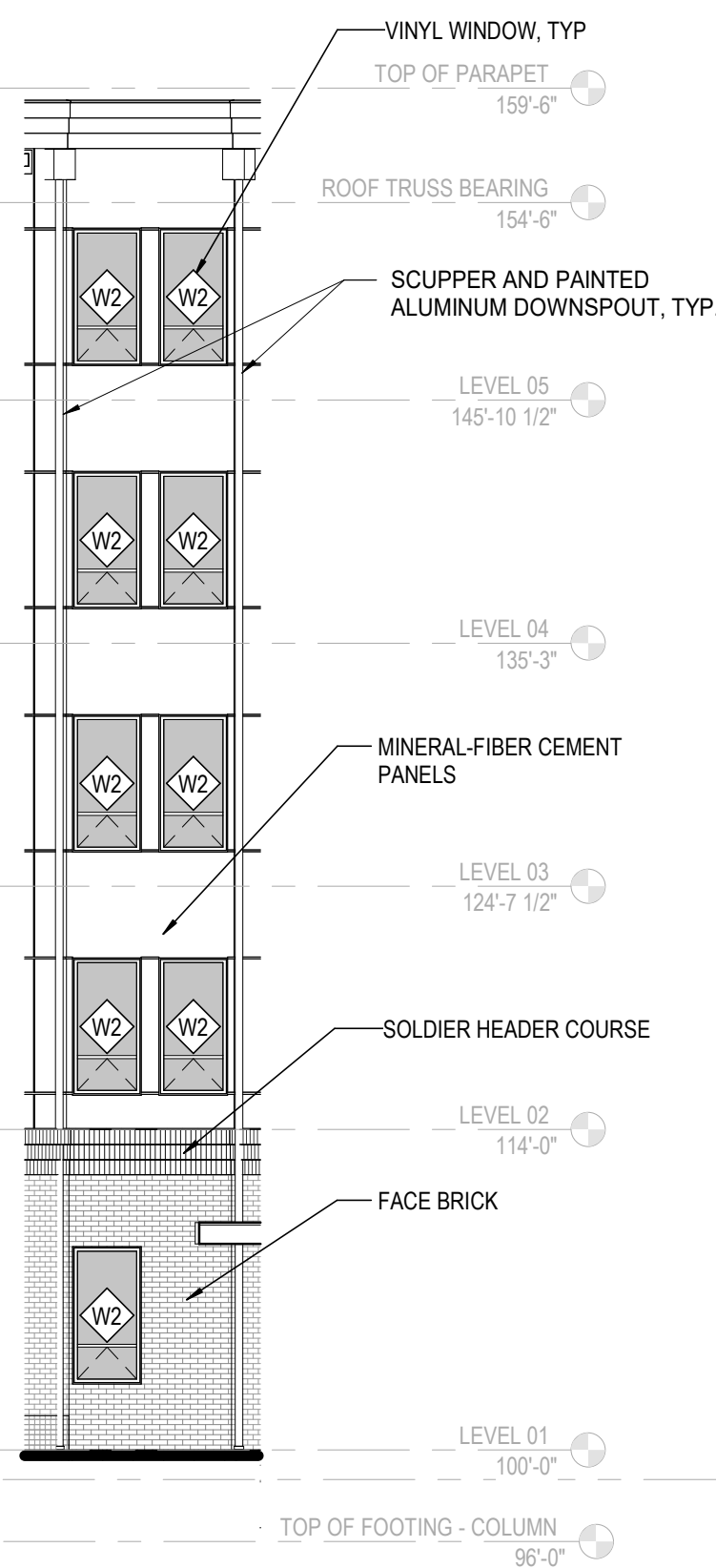
07/25/2025

25003

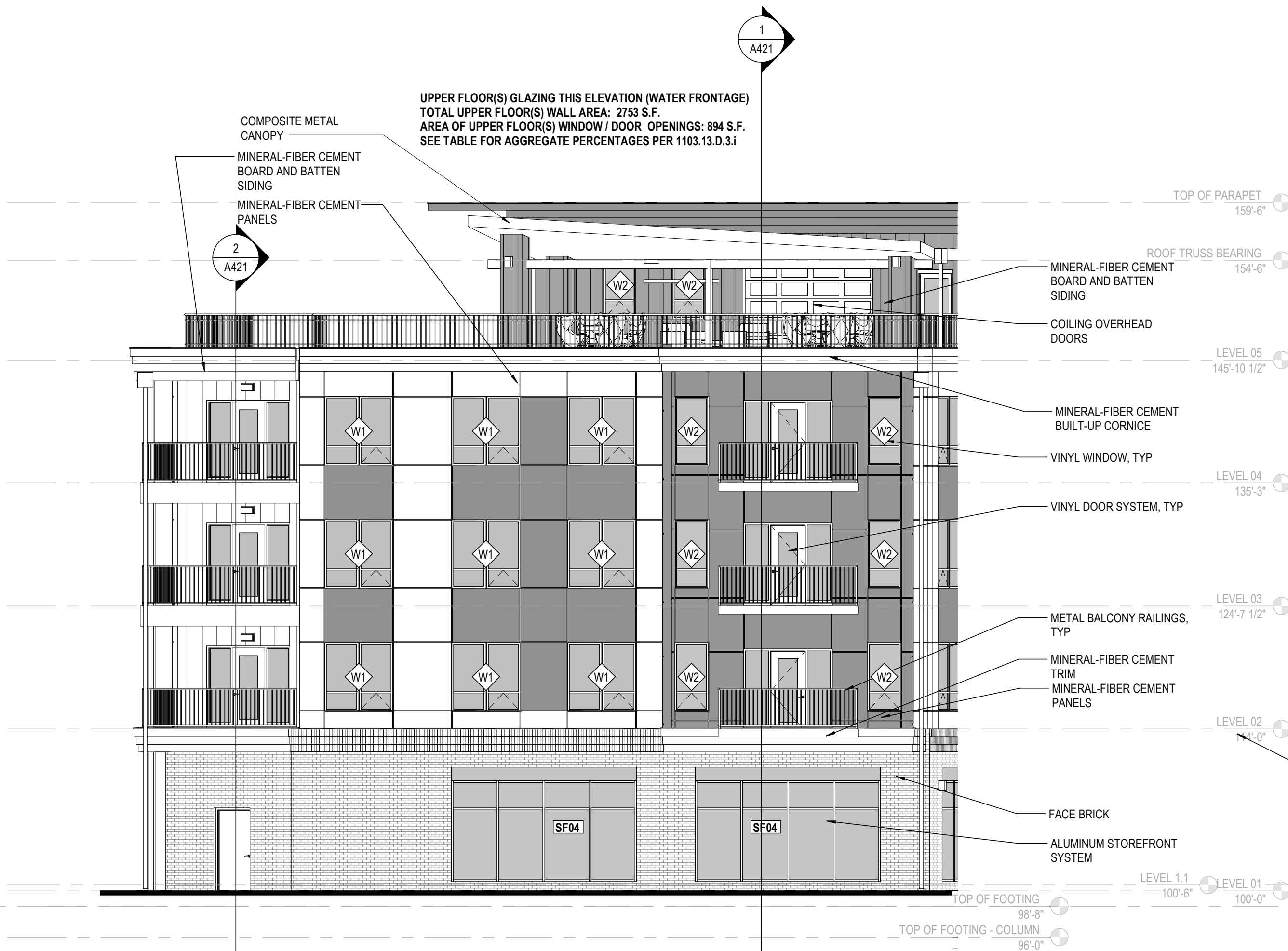
A302

MAJOR SITE PLAN

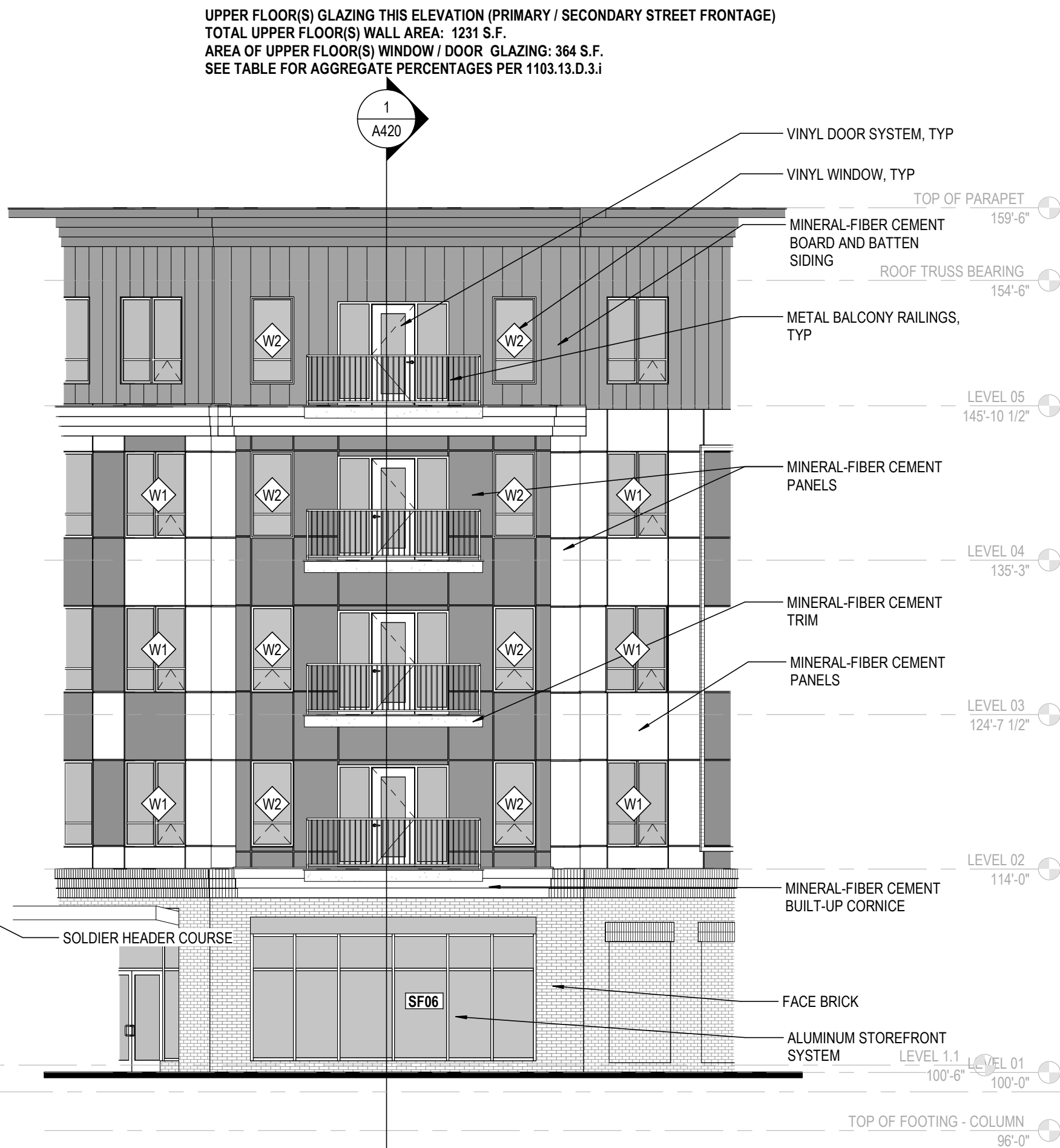
3 ELEVATION SOUTHEAST
1/8" = 1'-0"
REF: 1 / A101



2 ELEVATION NORTHEAST
1/8" = 1'-0"
REF: 1 / A101



1 ELEVATION NORTHWEST
1/8" = 1'-0"
REF: 1 / A101



- GENERAL NOTES - EXTERIOR ELEVATIONS**
- A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
 - B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
 - C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
 - D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY RE-ENTRANT CORNERS.
 - E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
 - F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
 - G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

EXTERIOR GLAZING TYPES

IG-1	EXTERIOR INSULATED GLAZING
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KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
04 00 00 B	FACE BRICK
04 00 00 D1	SOLDIER HEADER COURSE
06 52 00 A1	METAL BALCONY RAILINGS, TYP
07 46 46 A1	MINERAL-FIBER CEMENT PANELS
07 46 46 A2	MINERAL-FIBER CEMENT TRIM
07 46 46 A3	MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING
07 46 46 A5	MINERAL-FIBER CEMENT BUILT-UP CORNICE
08 15 13 A2	VINYL DOOR SYSTEM, TYP
08 33 23	COILING OVERHEAD DOORS
08 41 13 B1	ALUMINUM STOREFRONT SYSTEM
08 53 13 A1	VINYL WINDOW, TYP

PERCENTAGE OF GLAZED FENESTRATION PER 1103.13.D.3.1

Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Planning and Zoning Administrator. It shall not be reduced to lower than 30%.

FIRST FLOOR CALCULATIONS AND PERCENTAGE			
ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	1876 S.F.	1006 S.F.	53.6 %
2 / A302	2378 S.F.	654 S.F.	27.5 %
1 / A303	301 S.F.	195 S.F.	64.8 %
2 / A303	806 S.F.	320 S.F.	39.7 %
TOTAL	5361 S.F.	2175 S.F.	40.6 %

UPPER FLOOR(S) CALCULATIONS AND PERCENTAGE			
ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	7319 S.F.	2248 S.F.	30.7 %
2 / A302	9689 S.F.	2760 S.F.	28.5 %
1 / A303	1231 S.F.	364 S.F.	29.6 %
2 / A303	2753 S.F.	894 S.F.	32.5 %
TOTAL	20,992 S.F.	6266 S.F.	29.8 %

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY DEVELOPMENT DIVISION

THE HEIGHTS ON MAIN

7221 US HWY 40, REYNOLDSBURG, OH 43068
FOR CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:

EXTERIOR ELEVATIONS - PARTIAL

07/25/2025
25003
A303
MAJOR SITE PLAN



2 ELEVATION SOUTH - LIGHTING
1/8" = 1'-0"



1 ELEVATION NORTH Copy 1
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
- B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
- C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY RE-ENTRANT CORNERS.
- E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
- F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
- G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.

EXTERIOR GLAZING TYPES

IG-1 EXTERIOR INSULATED GLAZING

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
CHARTERED, GOVERNMENT CORPORATION

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
EXTERIOR ELEVATIONS - NORTH & SOUTH LIGHTING

07/25/2025

25003

A301 COA

Major Site Plan



A. REFER TO A 400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
B. REFER TO A 700 SERIES FOR WINDOW AND DOOR DETAILS.
C. PROVIDE REFLECTED CEILING PLANS AND ELEVATIONS FOR INFORMATION.
D. SEE ELEVATIONS AND STRUCK DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTRACTION JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTRACTION JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM JOINT SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTRACTION JOINTS AT ALL MASONRY REINTEGRANT CORNERS.
E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACE.
F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECT DRAWINGS.
G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-0" 3/4".

IG-1 EXTERIOR INSULATED GLAZING

KEY VALUE	KEYNOTE TEXT
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[illegible]

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

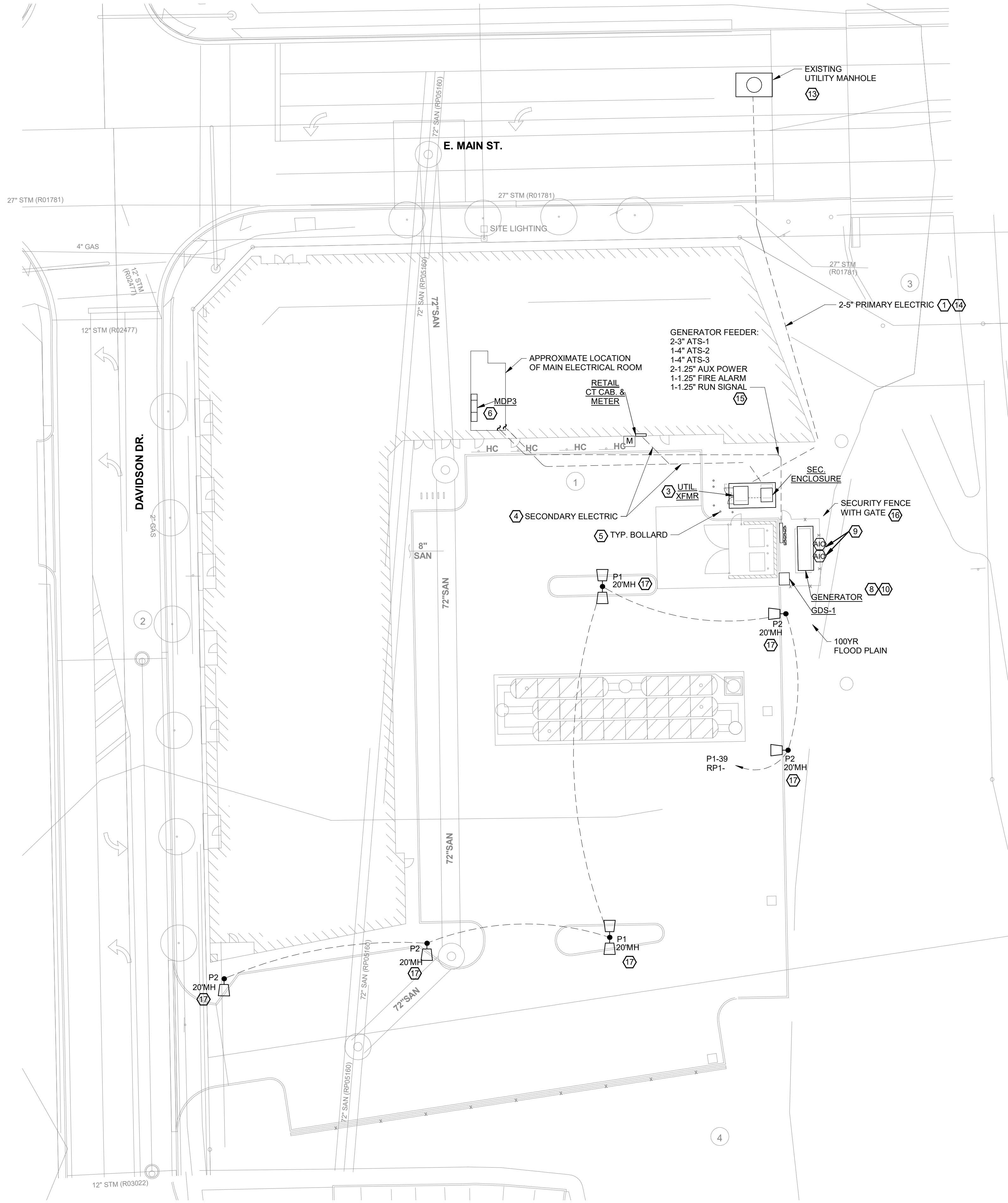
DRAWING TITLE:
**EXTERIOR ELEVATIONS - EAST & WEST
LIGHTING**

07/25/2025

25003

A302 COA

Major Site Plan



1 PLAN SITE PLAN - ELECTRICAL
1" = 20'-0"

GENERAL SHEET NOTES:

- A. MINIMUM SIZE FOR ALL SITE CONDUIT SHALL BE 1.25", UNLESS NOTED OTHERWISE.
- B. UNDERGROUND CONDUIT ROUTING SHOWN IS SCHEMATIC. COORDINATE EXACT ROUTING WITH CIVIL PLANS.
- C. CONTRACTOR SHALL COORDINATE ALL SITE WORK WITH OTHER TRADES AND EXISTING UNDERGROUND UTILITIES (SEE CIVIL PLANS).
- D. ALL EXTERIOR CONDUITS RISING ABOVE GRADE, ENTERING PULL BOXES, MANHOLES, HANDHOLES, BUILDINGS AND OR EQUIPMENT SHALL BE RIGID GALVANIZED STEEL TYPE FROM THE LAST 6 FEET OF TRANSITION FROM BELOW GRADE.
- E. COORDINATE TRENCHING AND BACKFILL REQUIREMENTS WITH CIVIL DRAWINGS AND SPECIFICATIONS.
- F. ALL EXTERIOR POLE MOUNTED LUMINAIRES SHALL HAVE IN-LINE FUSING IN POLE, ACCESSIBLE FROM GRADE. MINIMUM BRANCH CIRCUIT SIZE SHALL BE #10 AWG, TO ACCOUNT FOR VOLTAGE DROP.
- G. CONTRACTOR SHALL CONTACT "OUPS" 24-HR PRIOR TO ANY EXCAVATION TO HAVE EXISTING UTILITIES LOCATED, #811.

SHEET KEYNOTES:

1. PRIMARY ENCASED DUCT BANK, FROM XX, WITHIN R/W. REFER TO DUCT BANK DETAIL 1/E501. CONDUCTORS AND TERMINATIONS SHALL BE BY THE UTILITY COMPANY.
2. ENCASED TELECOM DUCT BANK, REFER TO DUCT BANK DETAIL 1/E501.
3. UTILITY XFMR PAD SHALL BE INSTALLED PER UTILITY COMPANY STANDARDS. REFER TO DETAIL 9/E5.1. COORDINATE WITH AEP WHO WILL FURNISH AND INSTALL TRANSFORMER AND SECONDARY ENCLOSURE.
4. SECONDARY ENCASED DUCT BANK, REFER TO DUCT BANK DETAIL 1/E501. CONTRACTOR SHALL PROVIDE CONDUCTORS AND TERMINATION. REFER TO SINGLE-LINE DIAGRAM ON E701 FOR SECONDARY CONDUIT QUANTITY, SIZES, AND CONDUCTOR SIZES. SECONDARY DUCT PATH SHOWN IS DIAGRAMATIC. CONTRACTOR SHALL LAYOUT IN FIELD.
5. VEHICLE PROTECTIVE BOLLARD, REFER TO DETAIL 4/E5.2.
6. INCOMING ELECTRICAL DUCT BANKS SHALL TURN UP WITHIN ROOM IDENTIFIED. REFER TO SHEET E201 FOR EQUIPMENT LOCATIONS WITHIN ROOM.
7. INCOMING TELECOM DUCT BANKS SHALL TURN UP WITHIN TECH ROOM. REFER TO ENLARGED DETAIL ON T401 FOR EXACT LOCATIONS.
8. GENERATOR RADIATOR DISCHARGE END FACES SOUTH.
9. FIRE ALARM MODULES FOR GENERATOR SUPERVISORY AND TROUBLE SIGNALS.
10. GENERATOR PAD - OVERALL DIMENSION FOR GENERATOR PAD SHALL BE 12" WIDER AND 96" LONGER THAN OVERALL EQUIPMENT SIZE. PAD SHALL INCLUDE GENERATOR DOCKING STATION (GDS-1) AND DISCONNECT SWITCHES MOUNTED WITH WIREWAY. SUBMIT PAD DIMENSIONS WITH GENERATOR SUBMITTAL. REFER TO DETAIL 11/E5.1. PAD SHALL MAINTAIN 5' CLEAR FROM ANY BUILDING.
11. GENERATOR AUXILIARY POWER CONNECTIONS FOR BATTERY CHARGER, BLOCK HEATER, MOTORIZED LOUVERS, AND UNIT HEATER.
12. GROUNDING TRIANGLE AND TEST WELL, REFER TO DETAIL 7 AND 9/E501. EXTEND GROUNDING ELECTRODE TO GROUND BAR IN MAIN ELECTRICAL ROOM.
13. APPROXIMATE LOCATION OF EXISTING AEP PRIMARY VOLTAGE MANHOLE.
14. AEP PRIMARY DUCT BANK WILL REQUIRE A 10' WIDE EASEMENT WITH THE CONDUITS DOWN THE CENTERLINE. KEEP PARALLEL UTILITIES 5' CLEAR IN A SEPARATE TRENCH.
15. REFER TO SINGLE-LINE DIAGRAM FOR FEEDER CONNECTION POINTS. CONTROL CONDUIT SHALL TURN UP AT ATS-1. FIRE ALARM CONDUIT SHALL TURN UP AT FIRE ALARM CONTROL PANEL.
16. OVERALL SECURITY FENCE DIMENSIONS SHALL BE APPROVED AFTER GENERATOR SUBMITTAL HAS BEEN APPROVED. REFER TO LANDSCAPE PLANS FOR SPECIFICATION OF FENCE.
17. POLE BASE AND ELEVATIONS - REFER TO DETAIL 5/E501.

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN HOUSING AUTHORITY
CHARTERED, GOVERNMENT CORPORATION

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

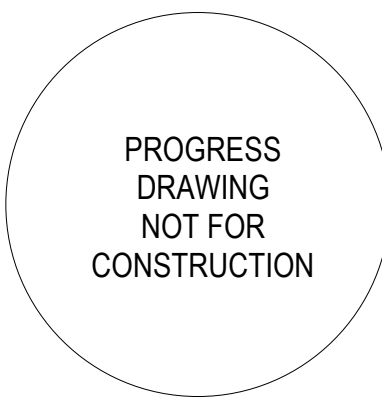


Moody Nolan

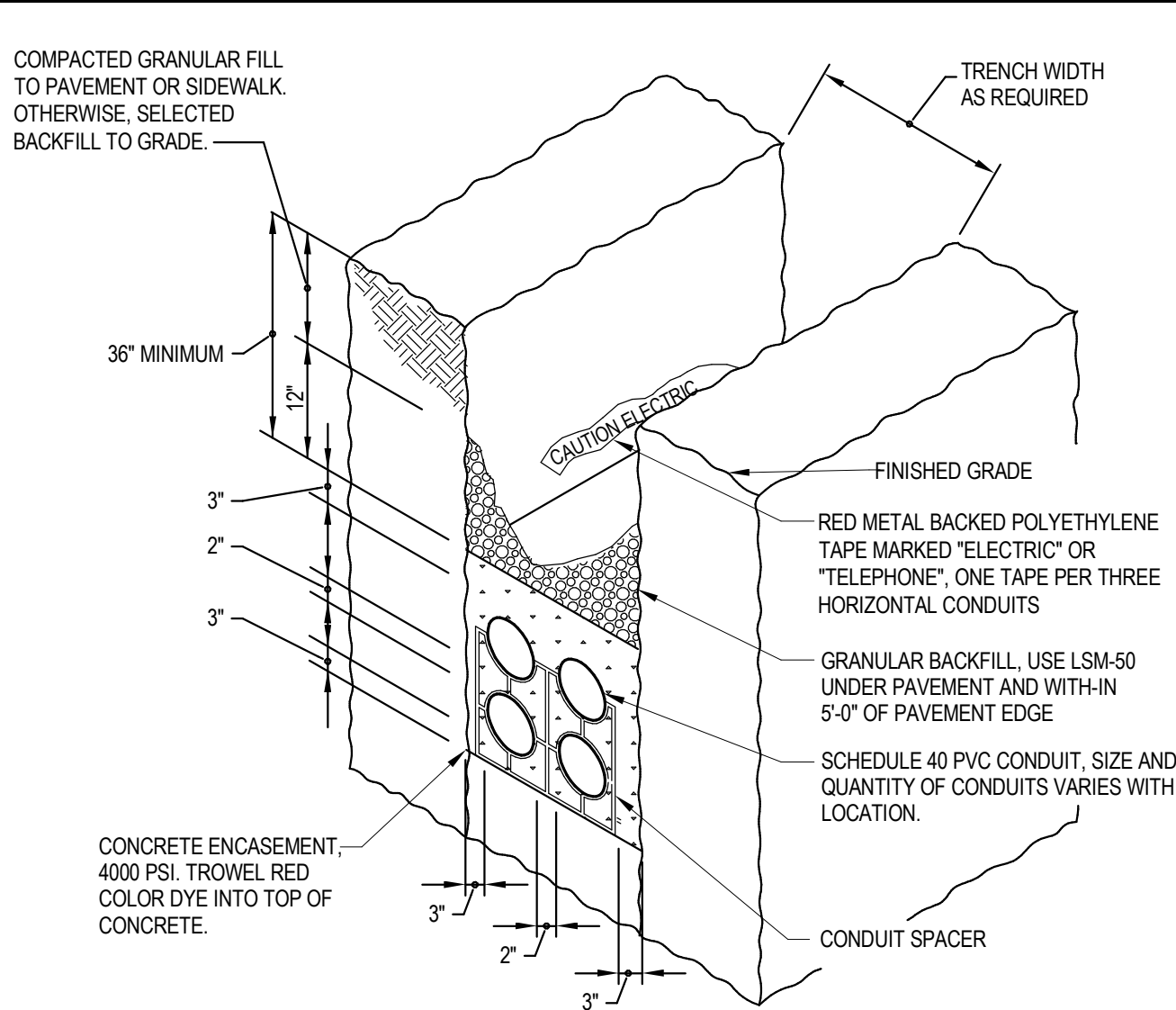
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

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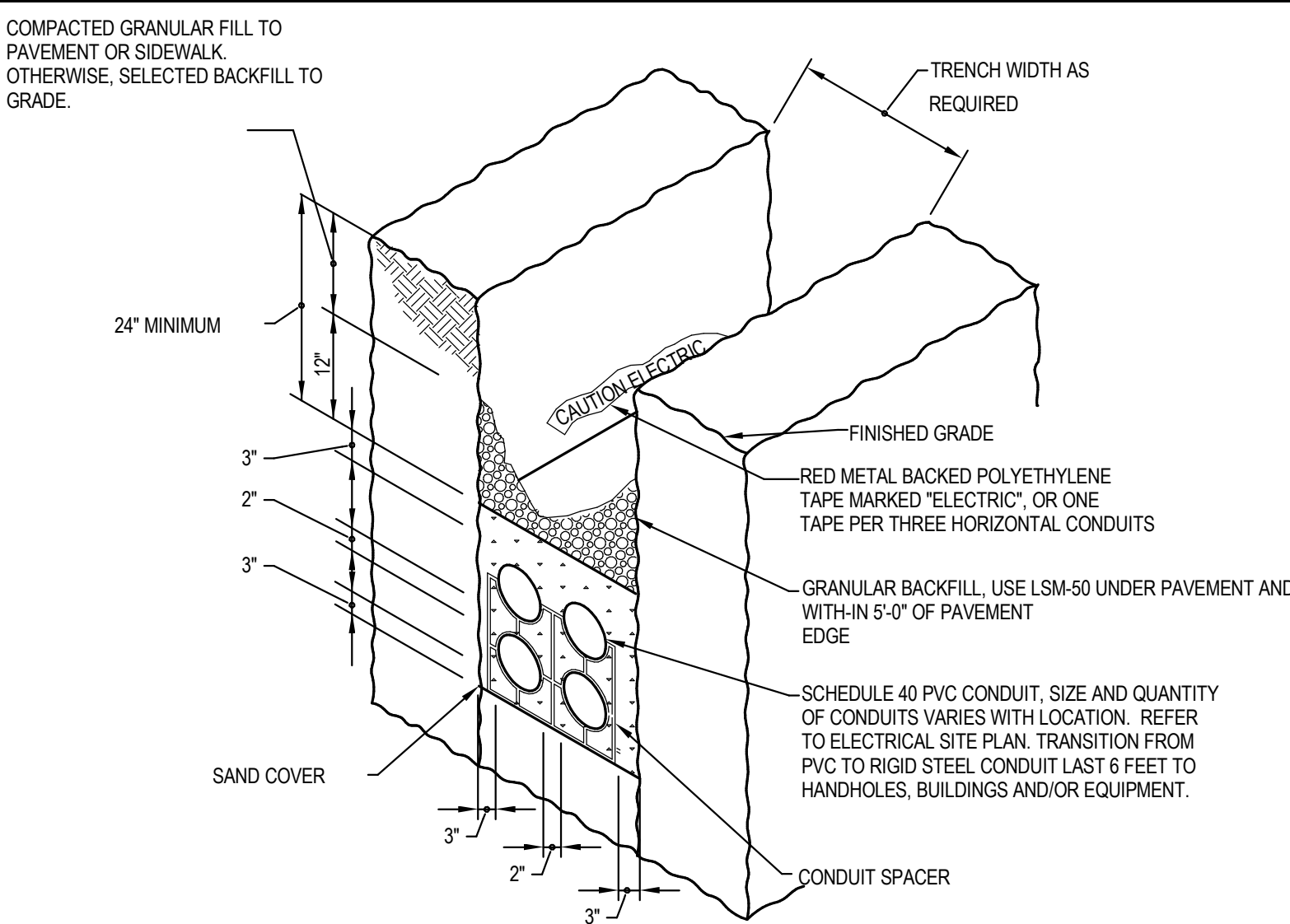
ELECTRICAL PLAN - SITE



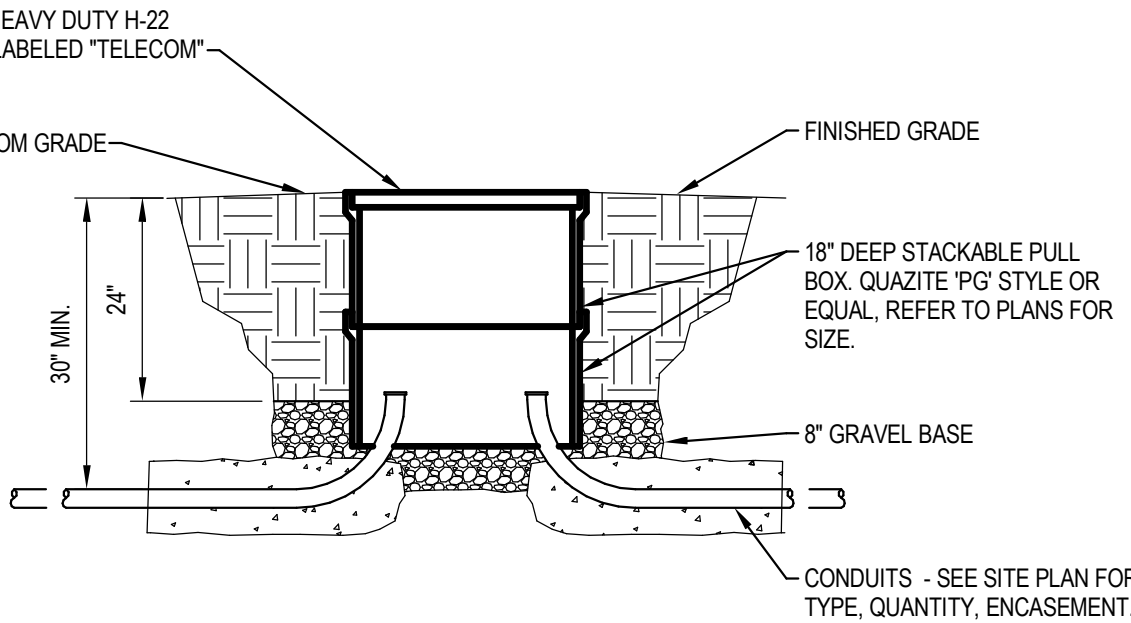
07/25/2025
25003
E-002
MAJOR SITE PLAN



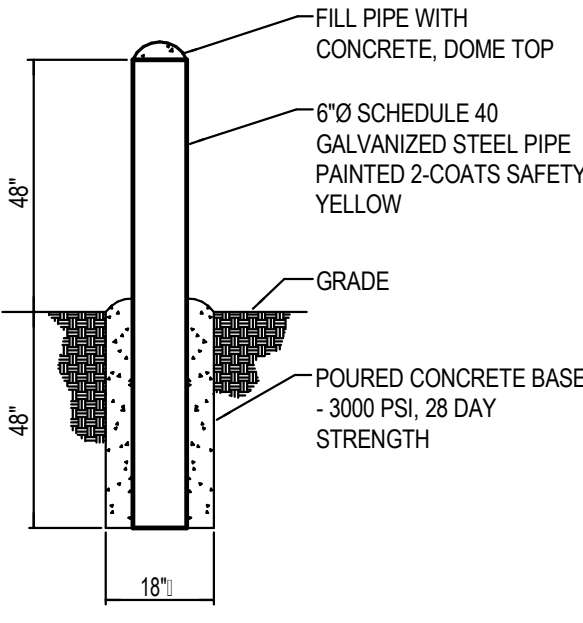
1 DETAIL - CONCRETE ENCASED DUCTBANK
N.T.S.



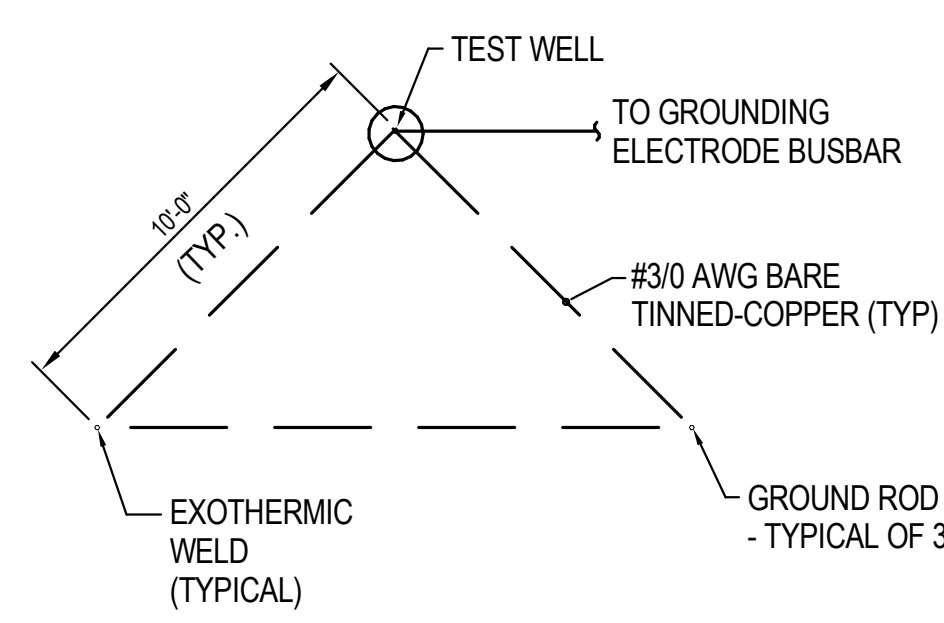
2 DETAIL - DIRECT BURIED CONDUIT
N.T.S.



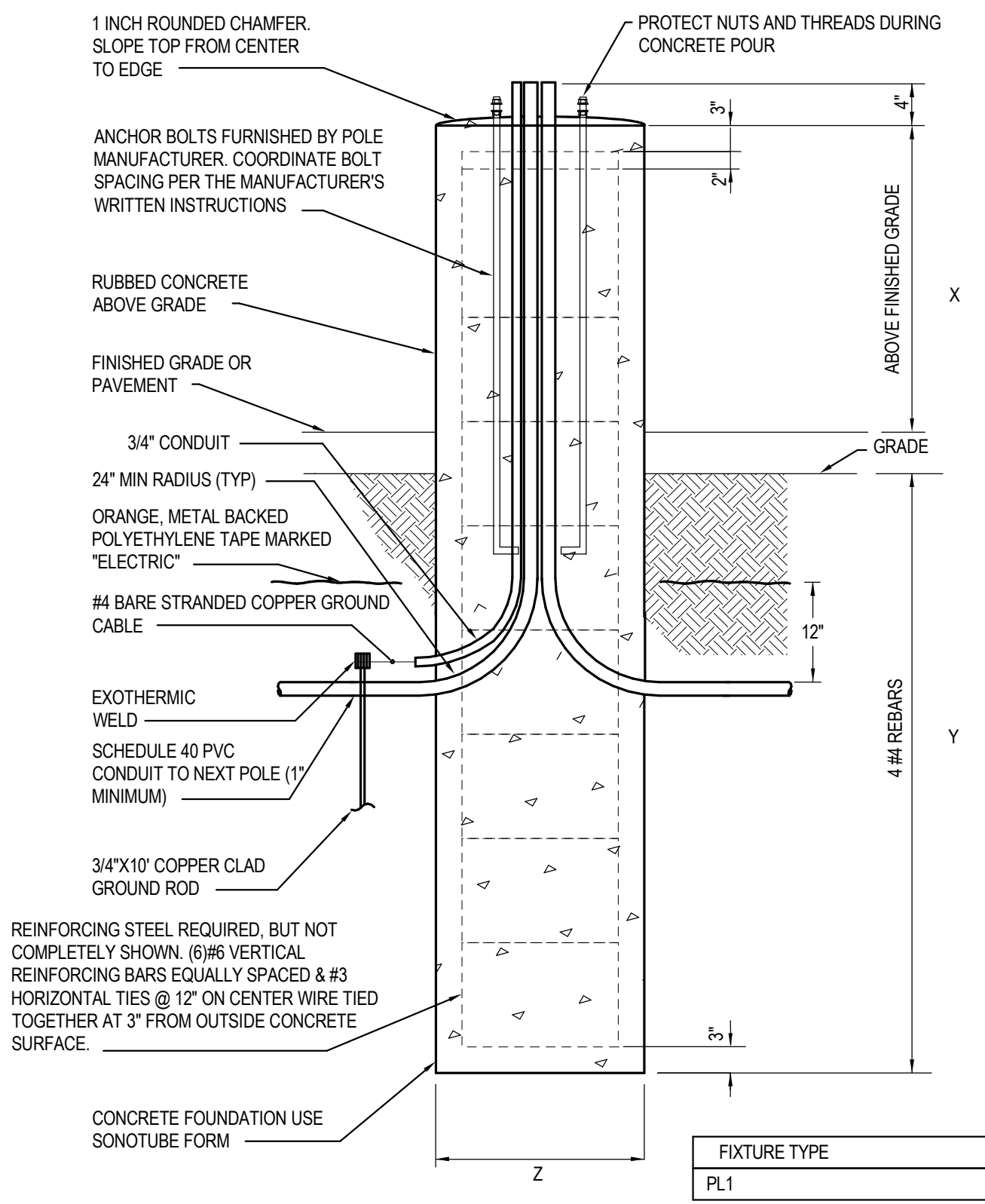
3 DETAIL - TYPICAL INTERMEDIATE PULLBOX
N.T.S.



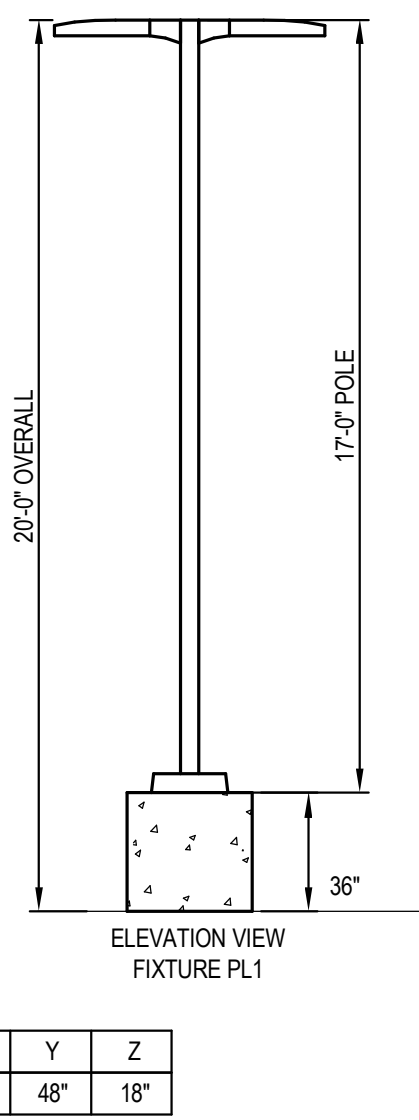
4 DETAIL - PROTECTIVE BOLLARD
N.T.S.



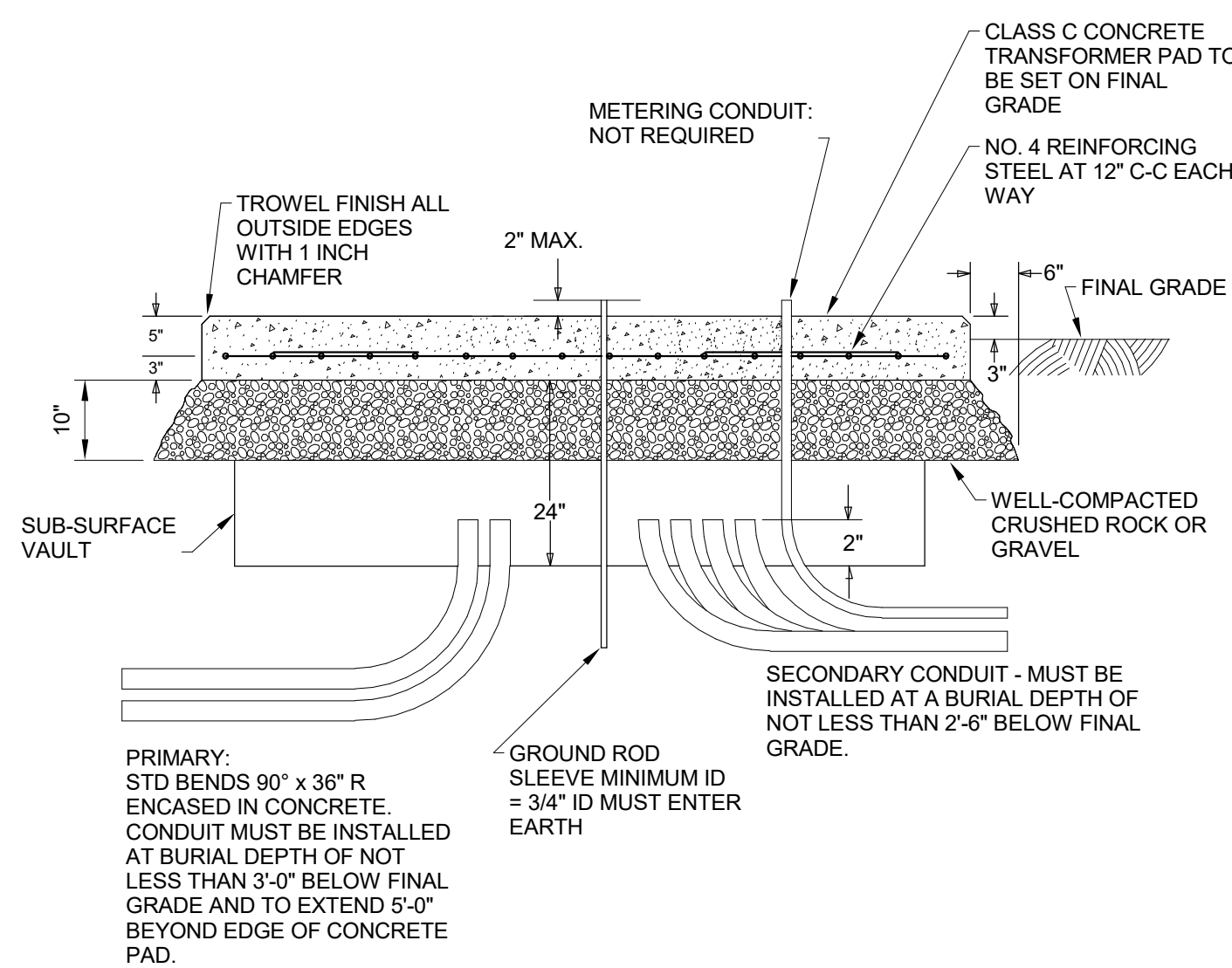
9 DETAIL - GROUND TRIANGLE
N.T.S.



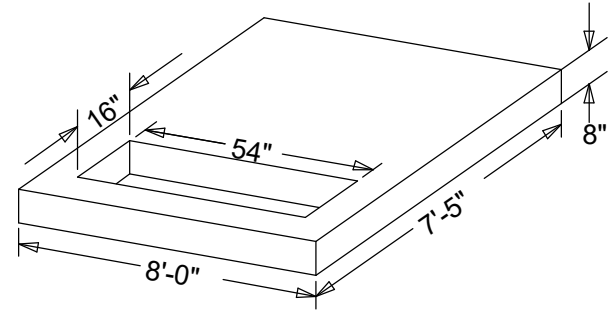
5 DETAIL - POLE BASE
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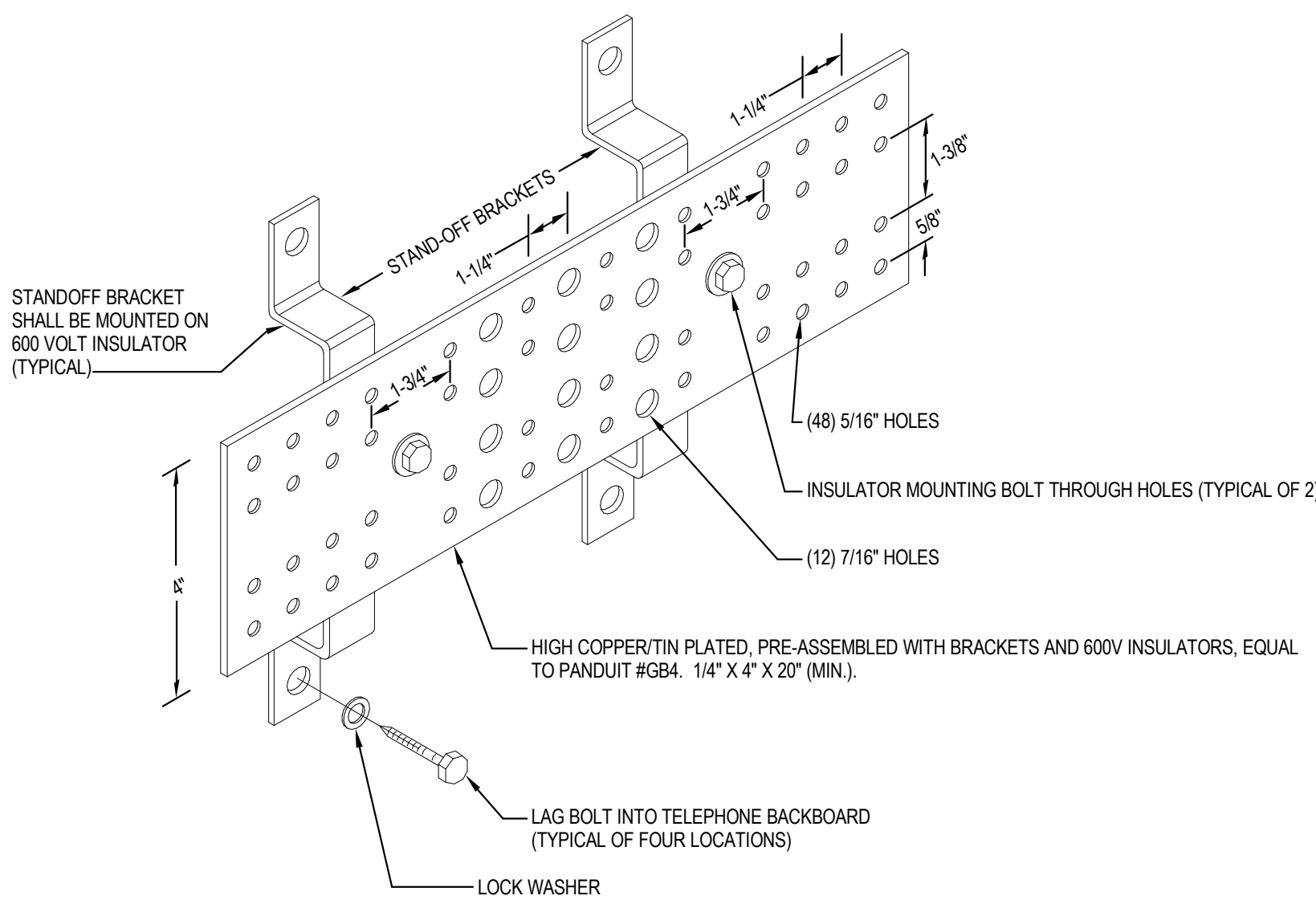
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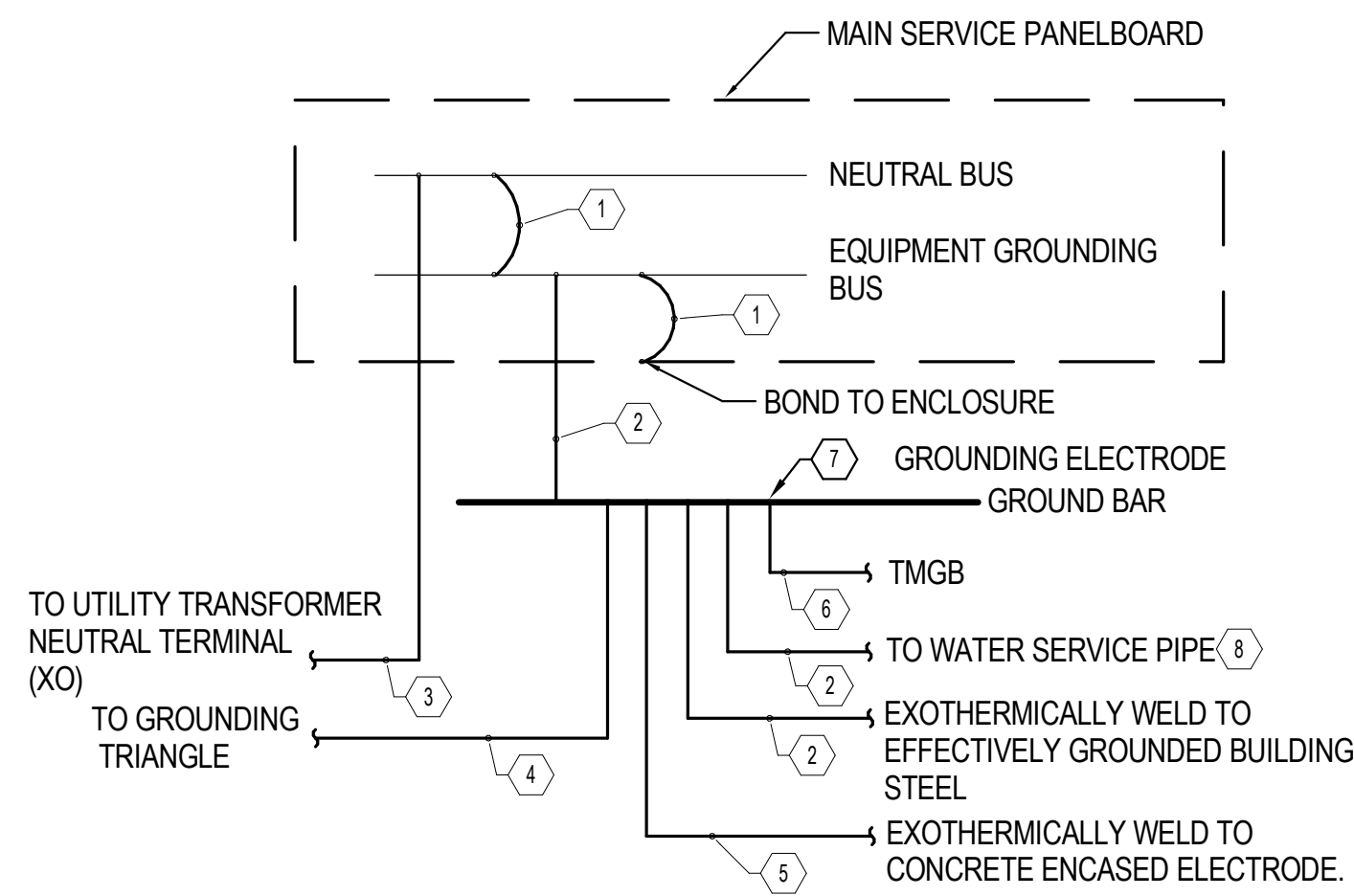
6 DETAIL - AEP TRANSFORMER PAD
N.T.S.



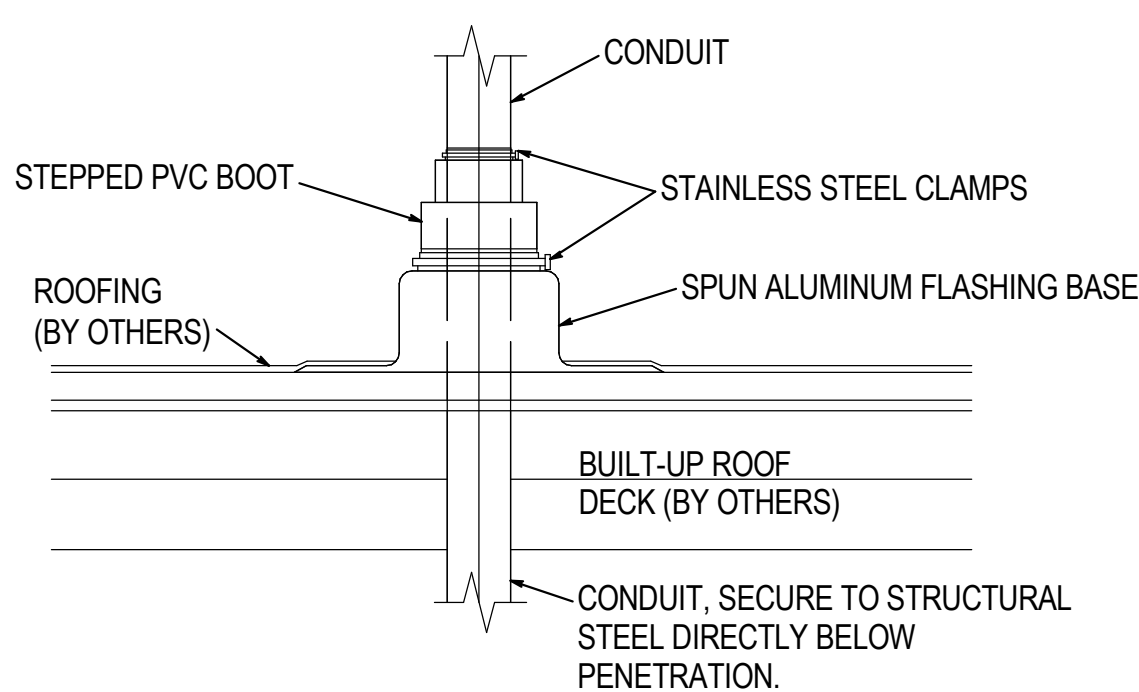
7 DETAIL - GENERATOR PAD
N.T.S.



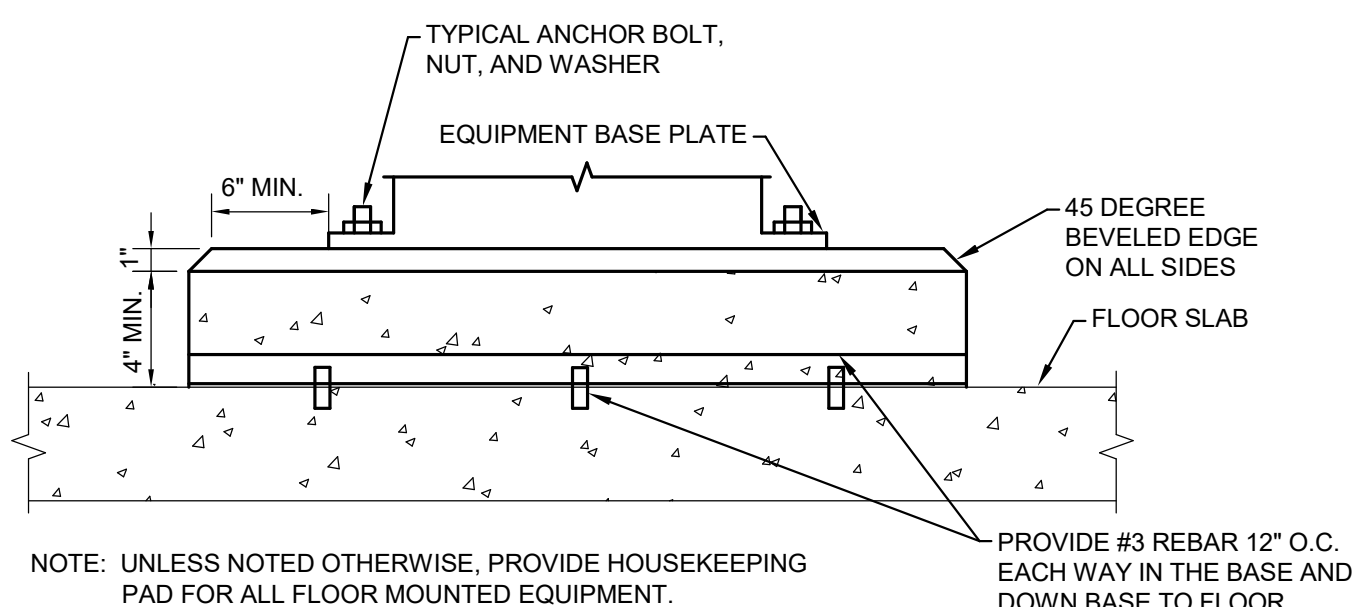
8 DETAIL - GROUNDING BAR
N.T.S.



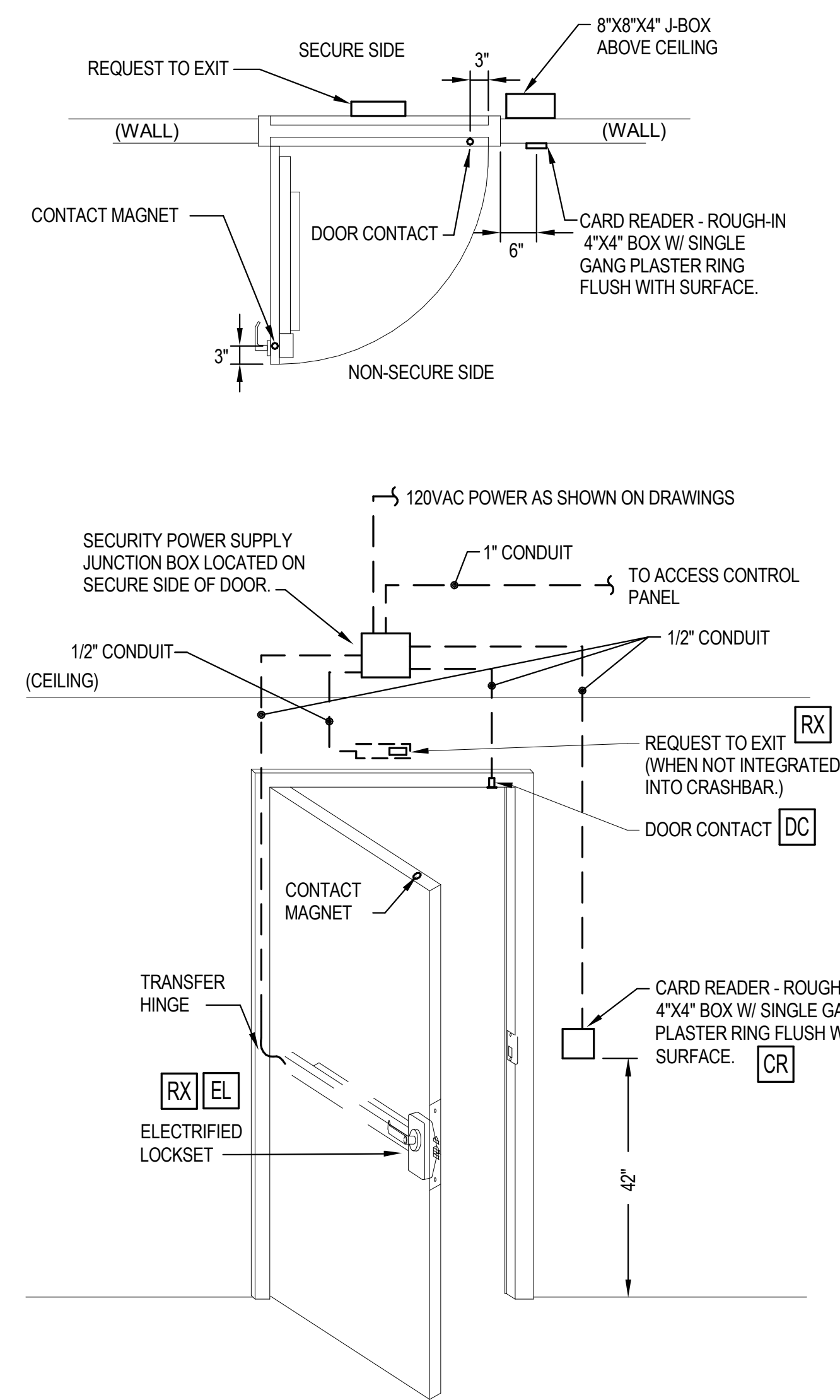
10 DETAIL - SYSTEM GROUND
N.T.S.



11 DETAIL - CONDUIT ROOF PENETRATION
N.T.S.



13 DETAIL - INTERIOR EQUIPMENT HOUSEKEEPING PAD
N.T.S.



12 DETAIL - DOOR HARDWARE ROUGH-IN
N.T.S.

DETAIL NOTES

- CONTRACTOR SHALL VERIFY WITH GEOTECHNICAL ENGINEER SOILS CONDITION MEET OR EXCEED 2000 PSF PRIOR TO STONE BASE INSTALLATION.
- CONCRETE STRENGTH - 4000PSI WITH AIR.
- AGGREGATE BASE - COMPACTED #304
- USE SONOTUBE TO FORM OPENING IN CONC. SLAB
- RE-ESTABLISH GRADE @ CONC. PAD & SLOPE GRADE AWAY FROM PAD.
- INSTALL CURE AND SEAL ON SLAB. CONCRETE SLAB TO CURE FOR A MIN. OF 24 DAYS PRIOR TO GENERATOR LOADING.
- REBAR IN SLAB DOES NOT RUN THROUGH CONDUIT OPENING.
- COORDINATE EXACT GENERATOR PAD DIMENSIONS AND CUTOFF REQUIREMENTS WITH MANUFACTURER PRIOR TO CONSTRUCTION OF TURN-DOWN PAD.
- 42" DEEP X 12" THICKENED TURN-DOWN SLAB WITH REBAR TO BE PROVIDED AROUND ENTIRE PERIMETER.
- WIRE MESH 6X6-W2 9/2 9 EPOXY COATED WIRE MESH; PROVIDE 1.5" CLEARANCE.
- PAD SHALL BE PITCHED TO ALLOW WATER TO RUN OFF.

CODED NOTES:

- MAIN BONDING JUMPER: PROVIDED AS PART OF LISTED AND LABELED SERVICE EQUIPMENT.
- GROUNDING ELECTRODE CONDUCTOR: #3/0 AWG COPPER.
- GROUND (NEUTRAL) CONDUCTOR: (REFER TO DISTRIBUTION ONE-LINE FOR SIZE).
- SUPPLEMENTAL GROUNDING ELECTRODE BONDING JUMPER CONDUCTOR: #3/0 AWG COPPER.
- GROUND ELECTRODE SYSTEM BONDING JUMPER CONDUCTOR: #3/0 AWG COPPER.
- BONDING CONDUCTOR FOR TELECOMMUNICATIONS: 3/0 AWG STRANDED COPPER WITH GREEN INSULATION.
- PROVIDE UL 467 LISTED CONNECTIONS (TYPICAL).
- PROVIDE #3/0 BOND ACROSS WATER METER.

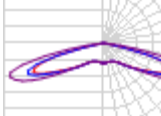
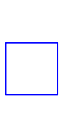
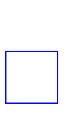
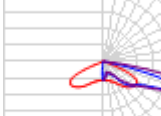
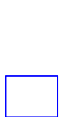
#	DATE	CHANGE DESCRIPTION

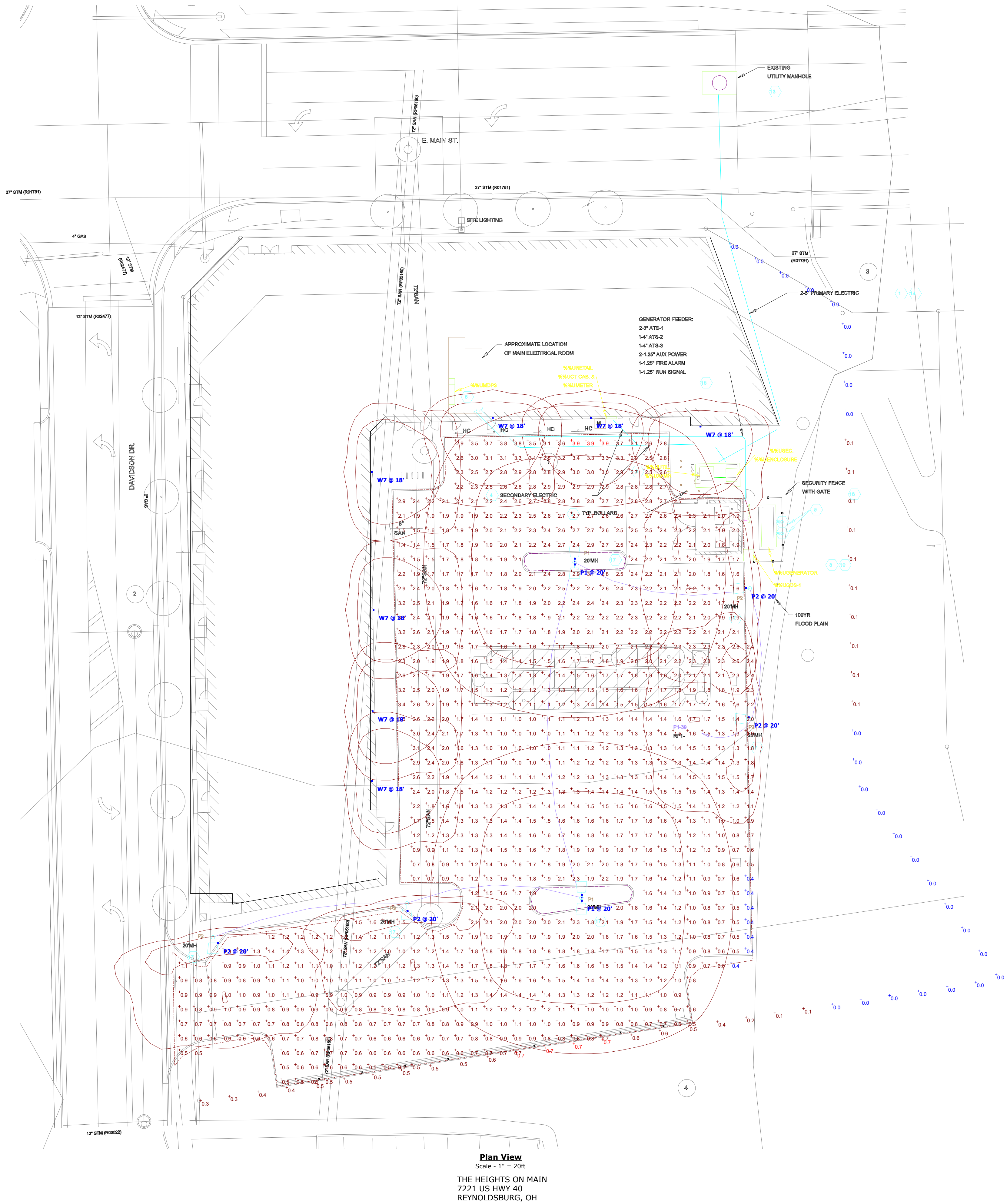
THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43075
FOR CMHA

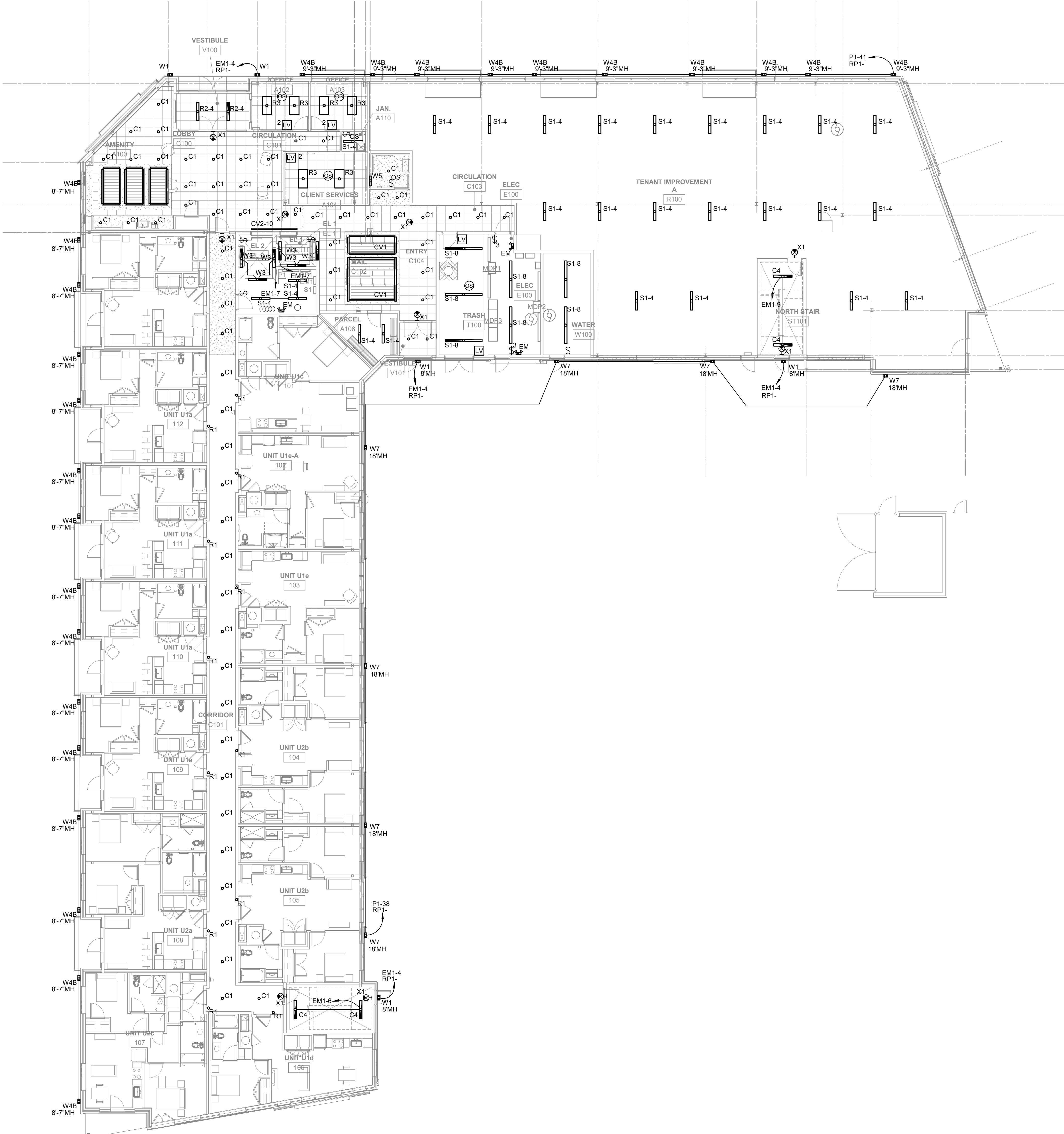
Moody Nolan
300 SPRUCE STREET SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
DETAILS - ELECTRICAL

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/25/2025
	25003
	E-501
	MAJOR SITE PLAN

Schedule																																
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot																					
	P1		2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1C-740-U-SWQ	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1000mA LIGHTSQUARE WITH 16 LEDS AND TYPE V WIDE OPTICS	16	488	0.9	118																						
	P2		4	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1B-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	16	265	0.9	44																						
	W1		0	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1B-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	16	265	0.9	44																						
	W4		0	LIGMAN	JE-30361-VW-W-8040	JET 36 Surface facade luminaires	1	2919	0.9	27																						
	W7		7	LIGMAN	VK-30003-T4-W40	Vektor 2 Wall luminaires	1	3444	0.9	40.3																						
Statistics <table><tr><th>Description</th><th>Symbol</th><th>Avg</th><th>Max</th><th>Min</th><th>Max/Min</th><th>Avg/Min</th></tr><tr><td>PARKING</td><td>+</td><td>1.6 fc</td><td>3.9 fc</td><td>0.4 fc</td><td>9.8:1</td><td>4.0:1</td></tr><tr><td>boundary</td><td>+</td><td>0.2 fc</td><td>0.7 fc</td><td>0.0 fc</td><td>N/A</td><td>N/A</td></tr></table>												Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	PARKING	+	1.6 fc	3.9 fc	0.4 fc	9.8:1	4.0:1	boundary	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min																										
PARKING	+	1.6 fc	3.9 fc	0.4 fc	9.8:1	4.0:1																										
boundary	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A																										
											Max: 1846cd																					





GENERAL SHEET NOTES:

- COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
- POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.
- ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.
- PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.
- UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE.
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- NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

SHEET KEYNOTES:

1. -

#	DATE	CHANGE DESCRIPTION



COLUMBUS METROPOLITAN
HOUSING AUTHORITY
OWNERS, OPERATORS, COLLABORATORS

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

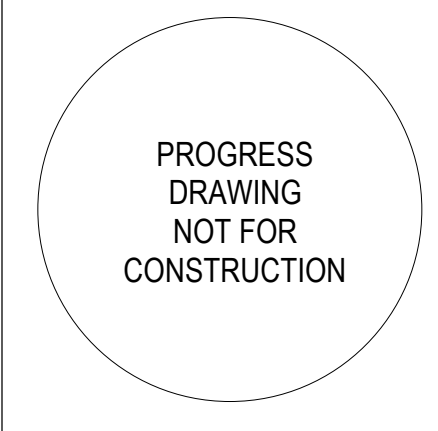


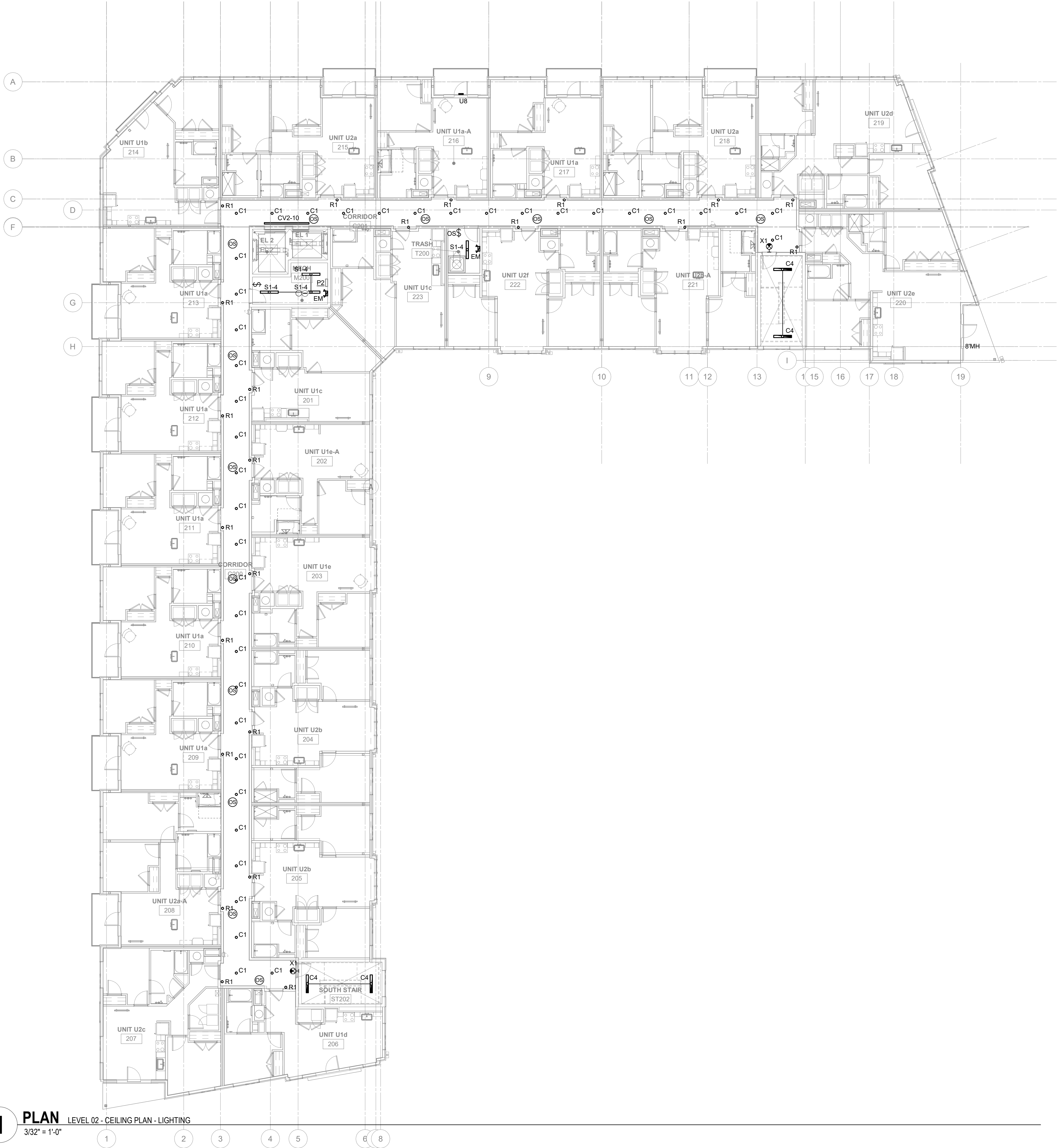
Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

LEVEL 01 - CEILING PLAN - LIGHTING

	07/25/2025
	25003
	E-101
	COA



GENERAL SHEET NOTES:

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COLUMBUS METROPOLITAN
HOUSING AUTHORITY
OWNERS, OPERATORS, COLLABORATORS

THE HEIGHTS ON MAIN

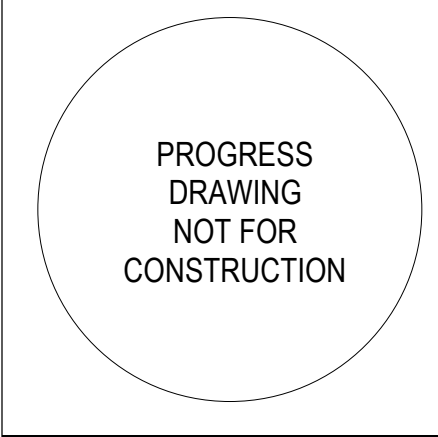
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

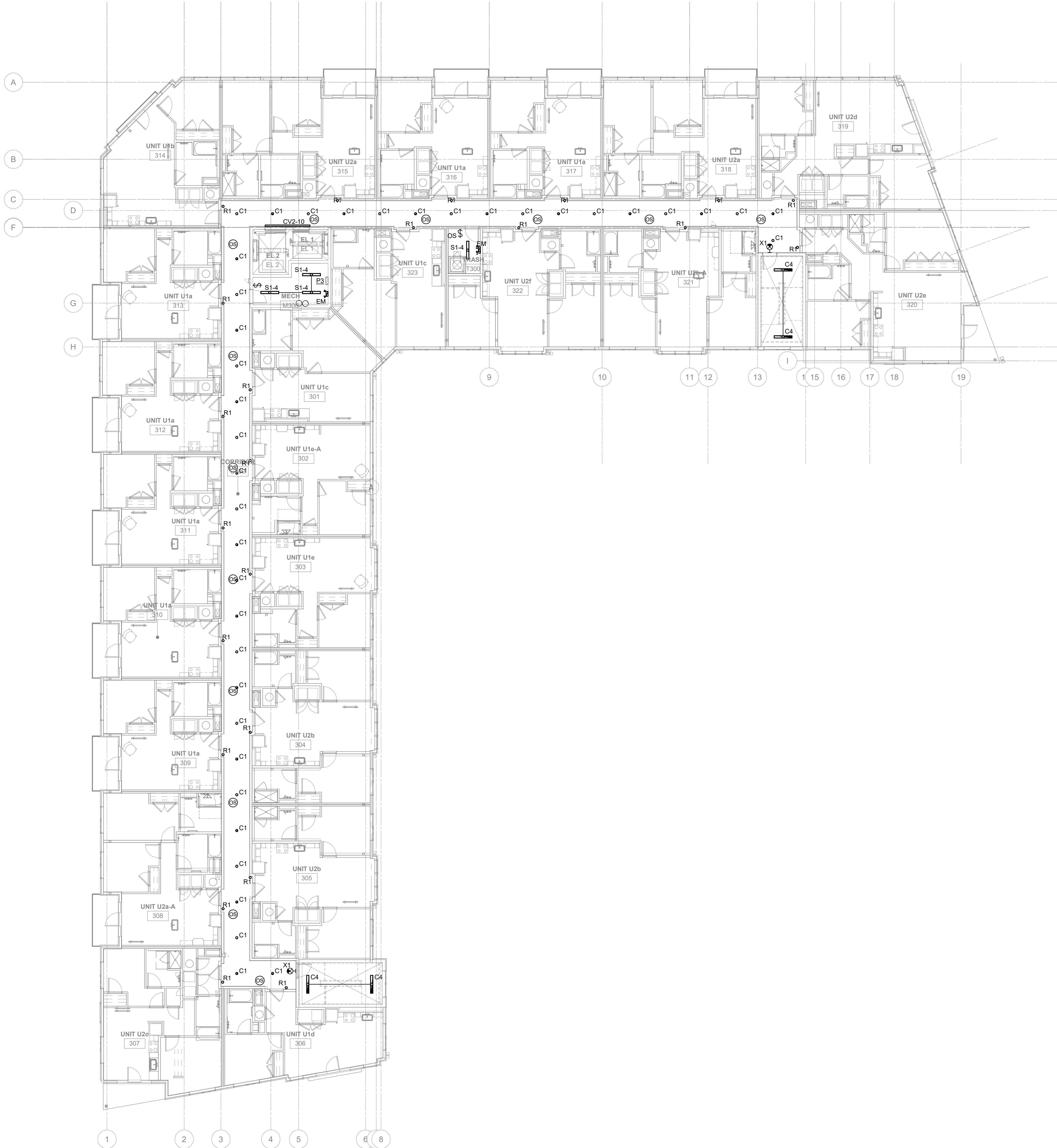


Moody Nolan

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PHONE: 614-461-4664

DRAWING TITLE:
LEVEL 02 - CEILING PLAN - LIGHTING

	07/25/2025
	25003
	E-102
	COA



GENERAL SHEET NOTES:

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HOUSING AUTHORITY
COLUMBIANS. COLLABORERS. COLLECTORS.

THE HEIGHTS ON MAIN

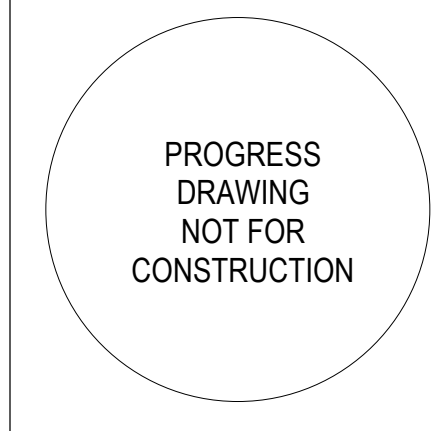
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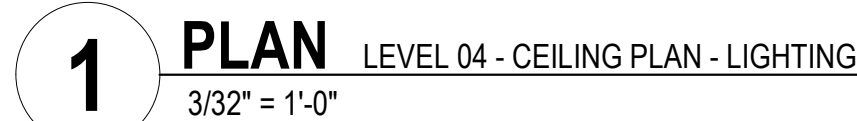


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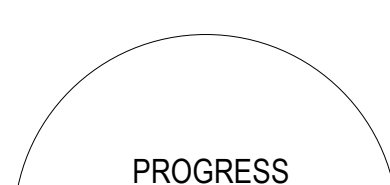
DRAWING TITLE:
LEVEL 03 - CEILING PLAN - LIGHTING

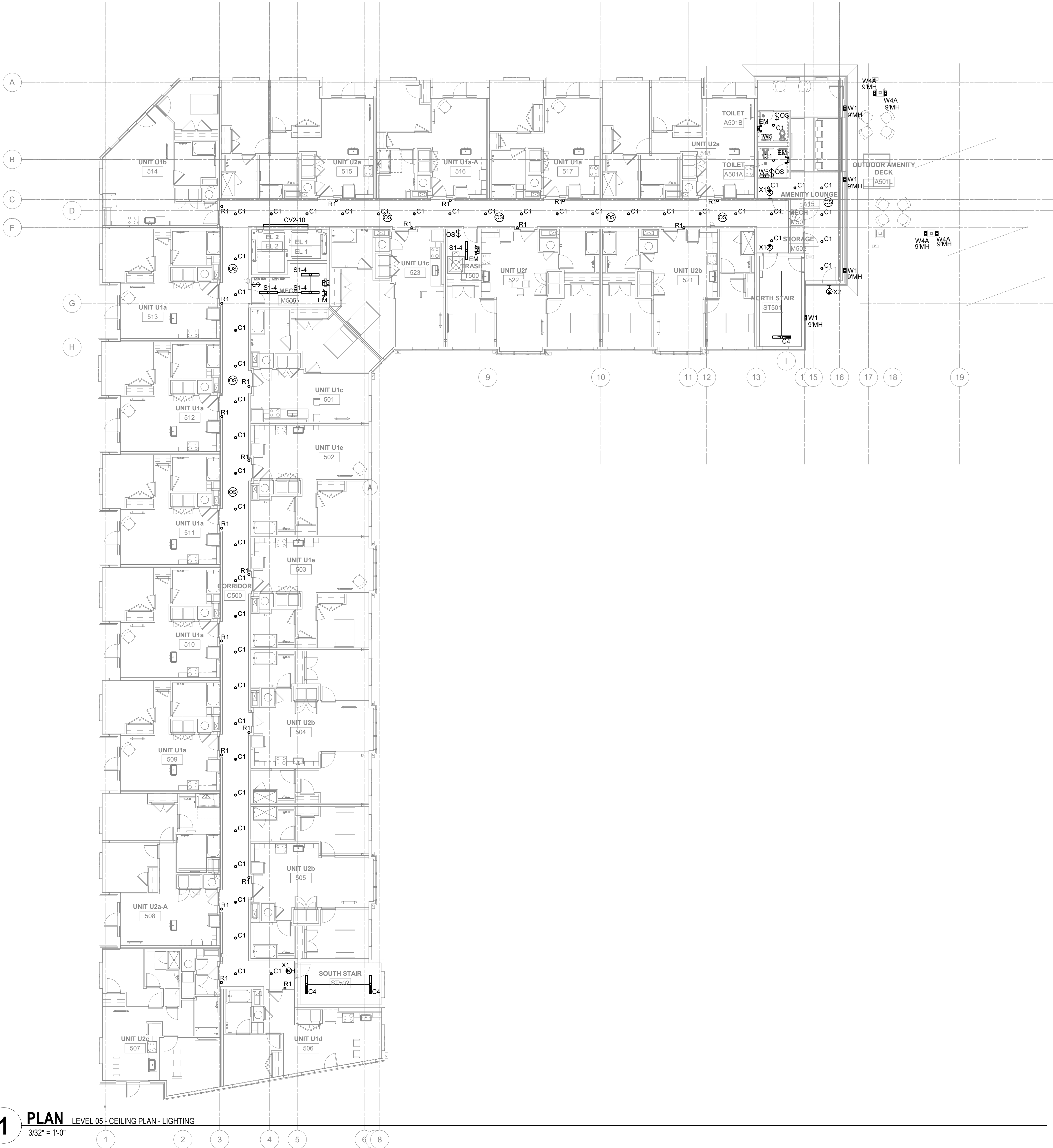
	07/25/2025
	25003
	E-103
	COA



- A. COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
- B. POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.
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1. -

	07/25/2025
	25003
	E-104
	COA



GENERAL SHEET NOTES:

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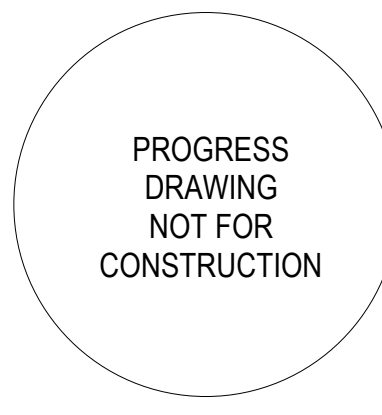
1. -

#	DATE	CHANGE DESCRIPTION

**THE HEIGHTS ON MAIN**
COLUMBUS METROPOLITAN HOUSING AUTHORITY
7221 US HWY 40, REYNOLDSBURG, OH 43076
FOR CMHA

**Moody Nolan**
300 SPRUCE STREET, SUITE 300, COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
LEVEL 05 - CEILING PLAN - LIGHTING

	07/25/2025
	25003
	E-105
	COA



PROJECT NAME: CMHA Heights on Main

AEC PROJECT NO.: 25-020-003

SUBJECT: Building PLBG Daily Demands – Sanitary and Domestic

PREPARED BY: JWH

DATE: 7/29/25

Please see below for the parameters and calculations utilized to determine the GPD for Sanitary (SAN) and Domestic Water (DCW) for the CMHA Heights on Main project.

Chapter 3, table 3-4, of the “Onsite Wastewater Treatment Manual” provided from the EPA website:

[Onsite Wastewater Treatment and Disposal Systems | US EPA](#)

was utilized for determining GPD per person / per unit for the overall estimated daily rates:

Chapter 3: Establishing Treatment System Performance Requirements

Table 3-4. Typical wastewater flow rates from commercial sources^{a,b}

Facility	Unit	Flow, gallons/unit/day		Flow, liters/unit/day	
		Range	Typical	Range	Typical
Airport	Passenger	2–4	3	8–15	11
Apartment house	Person	40–80	50	150–300	190
Automobile service station ^c	Vehicle served	8–15	12	30–57	45
	Employee	9–15	13	34–57	49
Bar	Customer	1–5	3	4–19	11
	Employee	10–16	13	38–61	49
Boarding house	Person	25–60	40	95–230	150
Department store	Toilet room	400–600	500	1,500–2,300	1,900
	Employee	8–15	10	30–57	38
Hotel	Guest	40–60	50	150–230	190
	Employee	8–13	10	30–49	38
Industrial building (sanitary waste only)	Employee	7–16	13	26–61	49
Laundry (self-service)	Machine	450–650	550	1,700–2,500	2,100
	Wash	45–55	50	170–210	190
Office	Employee	7–16	13	26–61	49
Public lavatory	User	3–6	5	11–23	19
Restaurant (with toilet)	Meal	2–4	3	8–15	11
	Conventional	8–10	9	30–38	34
	Short order	3–8	6	11–30	23
	Bar/cocktail lounge	2–4	3	8–15	11
Shopping center	Employee	7–13	10	26–49	38
	Parking space	1–3	2	4–11	8
Theater	Seat	2–4	3	8–15	11

^a Some systems serving more than 20 people might be regulated under USEPA's Class V Underground Injection Control (UIC) Program. See <http://www.epa.gov/safewater/uic.html> for more information.

^b These data incorporate the effect of fixtures complying with the U.S. Energy Policy Act (EPA) of 1994.

^c Disposal of automotive wastes via subsurface wastewater infiltration systems is banned by Class V UIC regulations to protect ground water. See <http://www.epa.gov/safewater/uic.html> for more information.

Source: Crites and Tchobanoglous, 1998.



The following parameters were utilized to estimate the daily demand(s):

Units: 70 single bath dwelling units / 33 two bath dwelling Units

Total: 103 Units

Population: Estimated 4 people per unit

Total: 412 people

Typical SAN GPD per person: 50 GPD

Total: 20,600 GPD

Estimated Amenity Space GPD: 6 People @ 50 GPD

Total: 300 GPD

Total Estimated Daily SAN use: 20,900 GPD*

Daily SAN demand will be approximately equivalent to the Daily DCW demand: 20,900 GPD*

*The data provided is an estimated average and is subject to change. These parameters do not reflect exact daily rates, but rather an approximate usage that can vary / fluctuate from day to day.

The above parameters can be adjusted as necessary based upon further information provided and are open to subjective analysis.

Respectfully Submitted,

Jay Hill

Senior Plumbing / Fire Protection Engineer

Advanced Engineering Consultants Ltd.

Project		Catalog #		Type	PL
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Interactive Menu

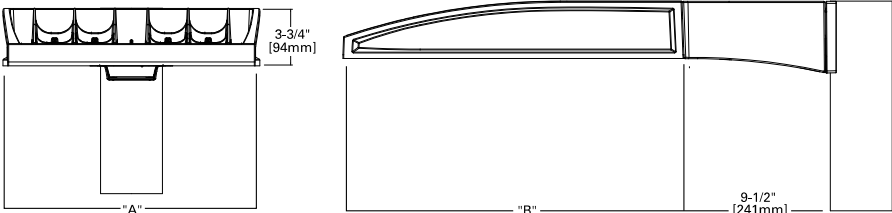
- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 11](#)

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Pole Mount Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

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

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)



McGraw-Edison

GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family ^{1, 2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant ²⁶ TAA-GALN=Galleon II Trade Agreements Act Compliant ²⁶	SA1 =1 Square SA2 =2 Squares SA3 =3 Squares SA4 =4 Squares SA5 =5 Squares SA6 =6 Squares SA7 =7 Squares SA8 =8 Squares SA9 =9 Squares	A =600mA B =800mA C =1000mA D =1200mA ^{4, 16} Z =Configured ²²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K 835 =80CRI, 3500K 840 =80CRI, 4000K 930 =90CRI, 3000K 935 =90CRI, 3500K 940 =90CRI, 4000K 950 =90CRI, 5000K AMB =Amber, 590nm ^{14, 16}	U =120-277V H =347V-480V ^{7, 29} 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{7, 29} 9 =347V ⁷ DV =277V-480V DuraVolt Drivers ^{28, 29, 30}	T1 =Type I T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide SNQ =Type V Narrow SMQ =Type V Square Medium SWQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Standard Pole Mount Arm QU =Quick Mount Universal Arm QM =Pole Mount Arm with Quick Mount Adaptor PA =Pole Mount, Adjustable SP =3" Slipfitter, Adjustable ⁸ SP2 =2-3/8" Slipfitter, Adjustable ⁸ QMA =Quick Mount Mast Arm, Fixed MA =Mast Arm, Fixed WM =Wall Mount, Fixed WA =Wall Mount, Adjustable UP =Upswept Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁷	
DIM =External 0-10V Dimming Leads ¹⁹ F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =20kV UL 1449 fused surge protective device ¹⁸ ZL =Two Circuits ¹⁹ HA =50°C High Ambient HSS =Installed House Side Shield ¹⁷ GRSBK =Glare Reducing Shield, Black ²² GRSWH =Glare Reducing Shield, White ²² TH =Tool-less Door Hardware ³ CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right AHD145 =After Hours Dim, 5 Hours ²¹ AHD245 =After Hours Dim, 6 Hours ²¹ AHD255 =After Hours Dim, 7 Hours ²¹ AHD355 =After Hours Dim, 8 Hours ²¹ DALI =DALI Drivers			BPC =Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁶ PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²⁰ FADC =Field Adjustable Dimming Controller ²¹ PSC =Photocontrol Shorting Cap SPB2 =Dimming Motion Sensor, 9'-20' mounting ²³ SPB4 =Dimming Motion Sensor, 21'-40' mounting ²³ SPB2/X =Dimming Motion Sensor, limited square count, 9'-20' mounting ²³ SPB4/X =Dimming Motion Sensor, limited square count, 21'-40' mounting ²³ MS/DIM-L20 =Motion Sensor for Dimming Operation, 9'-20' Mounting ²³ MS/DIM-L40 =Motion Sensor for Dimming Operation, 21'-40' Mounting ²³ WLS2XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{16, 12, 34} WLS4XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{16, 12, 34} WPS2XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{16, 12, 13, 34} WPS4XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{16, 12, 34} DIM10-L20 =AirMesh Occupancy Sensor (9'-20' Mounting) ¹⁸ DIM10-L40 =AirMesh Occupancy Sensor (21'-40' Mounting) ¹⁸			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238 =Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100 =Wireless Configuration Tool for MS/DIM ³³ LS/HSS =Field Installed House Side Shield ^{8, 17} LS/GRSBK-2PK =Glare Reducing Shield, Black ^{8, 22} LS/GRSWH-2PK =Glare Reducing Shield, White ^{8, 22} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{11, 18} TL7-HVG = AirMesh 7-PIN node, 110-480V ^{11, 18}	
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 5 per ASTM D1654. Not available with TH option. 4. Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected 5. TH option not 3G rated. Not available with Coastal Construction (CC) option. 6. Not available with voltage options H, 8 or 9. 7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A. 8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon. 9. One required for each Light Square. 10. ZL is not available with SPB at 347V or 480V. Not available with WaveLinX or Enlighted sensors, or 20kV surge option 11. Requires PR7. 12. Replace XX with sensor color (WH, BZ or BK.) 13. WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors. 14. Narrow-band 590nm +/-5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with SWQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. Not available with HA option. 17. Not for use with T1, SNQ, SMQ, SWQ or RW optics. 18. Cannot be used with other control options. 19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options 20. Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell. 21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. 22. Not for use with T1, T4FT, T4W or SL4 optics. 23. Sensor configuration mobile application required for configuration. See controls page for details. 24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page. 25. Not available with HSS, GRSWH or GRSBK. 26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to domesticpreferences.com for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.designlights.org/duravolt for more information. 29. 480V not to be used with ungrounded or impedance grounded systems. 30. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB. 31. Cannot be used with PR7 or other motion response control options. 32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. 33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 34. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPB).							

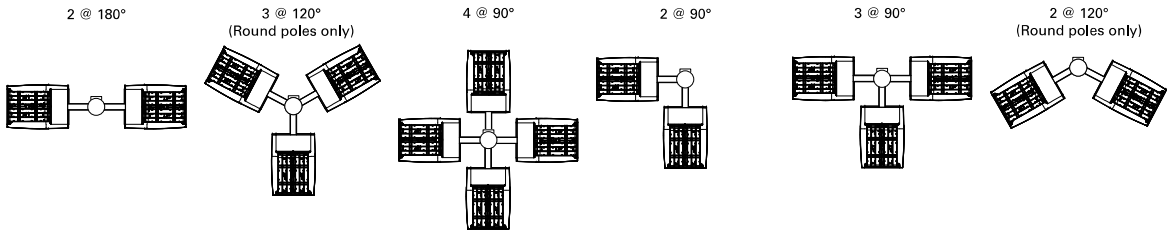


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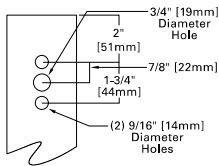
Mounting Details

Pole Configuration Options

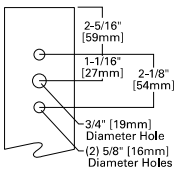


Pole Drilling Patterns

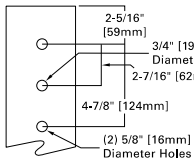
Type "N"



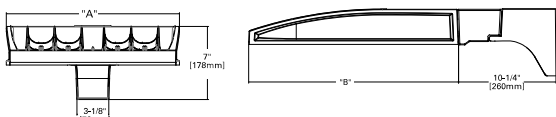
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Type "M"

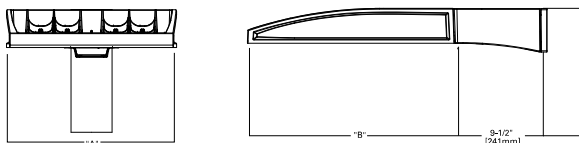


Quick Mount Universal Arm (QU)



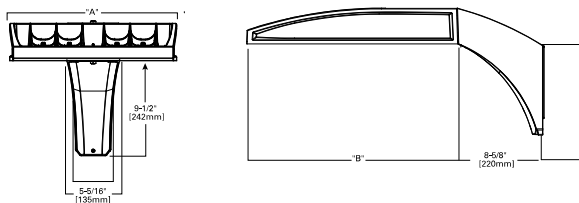
*NOTE: Universal Mounting pattern compatible with Type N through Type M mounting patterns

Pole Mount Arm with Quick Mount Adaptor (QM)



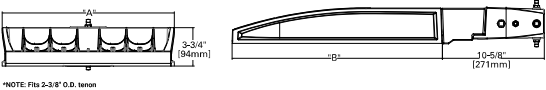
*NOTE: Use Type N mounting pattern

Upswept Arm (UP)



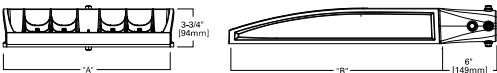
*NOTE: Universal Mounting pattern compatible with Type N through Type M mounting patterns

Quick Mount Mast Arm (QMA)



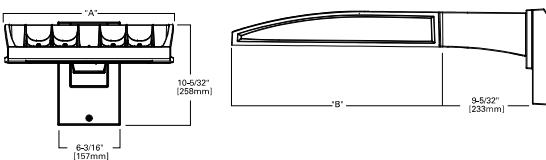
*NOTE: Fits 2-3/8" O.D. mast

Mast Arm, Fixed (MA)



*NOTE: Fits 2-3/8" O.D. mast

Wall Mount, Fixed (WM)

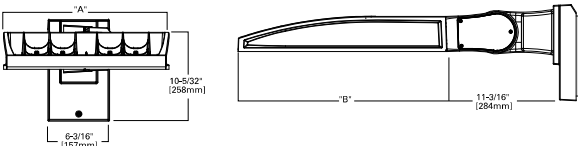


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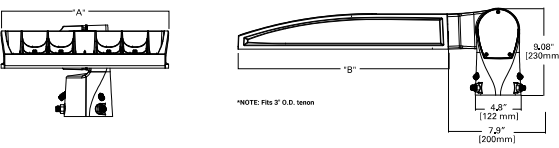
GALN Galleon II

Mounting Details

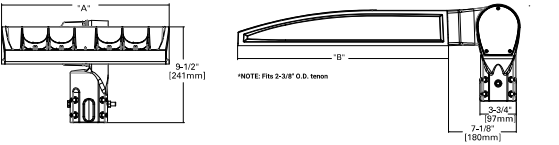
Wall Mount, Adjustable (WA)



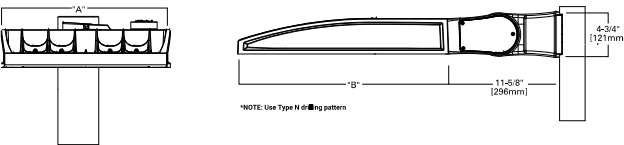
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)



Pole Mount, Adjustable Arm (PA)

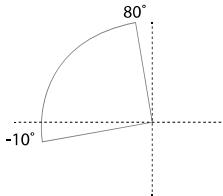


Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Adjustable Arm Range of Motion

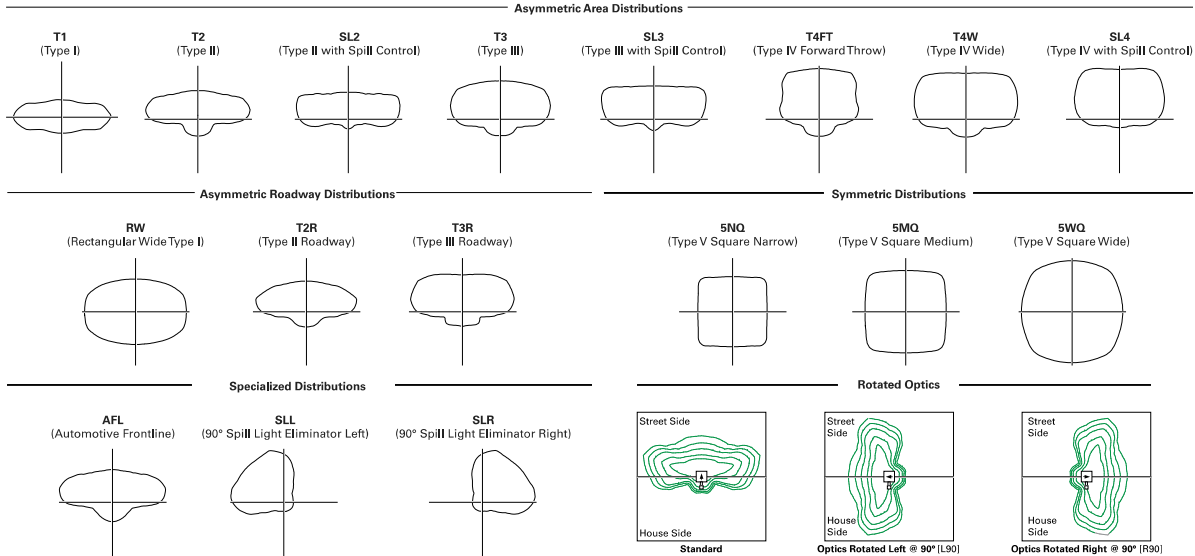
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



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GALN Galleon II

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 17 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five-year limited warranty. Consult website for details.
www.cooperlighting.com/legal

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GALN Galleon II

Energy and Performance Data

Lumen Maintenance (TM-21)

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

* Supported by IES TM-21 standards

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

Lumen Multiplier

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

FADC Settings

SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

FADC Settings

SA4-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

Note: +/-5% typical value

FADC Settings

SA7-SA9 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Note: +/-5% typical value

McGraw-Edison **GALN Galleon II**

GALN Galleon II

 Galleon II IES Files

 **Supplemental Lumen Tables**

Number of Light Squares	1	2	3	4	5	6	7	8	9	
Nominal Power (Watts)	33	63	93	121	154	182	215	244	274	
Input Current @ 120V	0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335	
Input Current @ 208V	0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379	
Input Current @ 240V	0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194	
Input Current @ 277V	0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057	
Input Current @ 347V	0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816	
Input Current @ 480V	0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600	
Optics										
T1	4000K Lumens	4,619	9,180	13,628	18,059	22,861	27,070	31,796	36,863	41,385
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	140	146	147	149	148	149	148	151	151
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SL/SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

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



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McGraw-Edison **GALN Galleon II**

GALN Galleon II

 Galleon II IES Files

 Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T1	4000K Lumens	5,748	11,423	16,957	22,470	28,446	33,683	39,563	45,867	51,494
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SL/SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

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



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McGraw-Edison										GALN Galleon II									
Performance Table, Drive Current “C” (1050mA)										Galleon II IES Files Supplemental Lumen Tables									
Number of Light Squares		1	2	3	4	5	6	7	8	9									
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481									
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013									
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339									
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991									
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745									
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414									
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022									
Optics																			
T1	4000K Lumens	7,101	14,113	20,950	27,763	35,146	41,616	48,882	56,671	63,623									
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4									
	Lumens per Watt	125	131	131	130	131	130	130	132	132									
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098									
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	126	132	132	131	132	131	131	133	133									
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954									
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	127	133	134	133	133	132	132	135	135									
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203									
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	124	130	130	129	130	129	129	131	131									
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	128	134	134	134	134	133	133	135	136									
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,645	63,594									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	125	131	131	130	131	130	130	132	132									
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	125	131	131	131	131	130	130	132	133									
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619									
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	125	131	131	130	131	130	130	132	132									
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172									
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5									
	Lumens per Watt	124	130	130	129	130	129	129	131	131									
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386									
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5									
	Lumens per Watt	122	128	128	128	128	127	127	130	130									
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515									
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4									
	Lumens per Watt	130	137	137	136	137	136	136	138	138									
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846									
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5									
	Lumens per Watt	131	137	138	137	137	136	136	139	139									
5WQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705									
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5									
	Lumens per Watt	131	137	137	137	137	136	136	139	139									
SLL/ SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938									
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5									
	Lumens per Watt	108	113	113	113	113	112	112	114	114									
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757									
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4									
	Lumens per Watt	129	135	135	135	135	134	134	137	137									
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359									
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4									
	Lumens per Watt	126	132	132	132	132	131	131	134	134									
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.																			

McGraw-Edison							GALN Galleon II			
Performance Table, Drive Current "D" (1200mA)							🔗 Galleon II IES Files		🔗 Supplemental Lumen Tables	
Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T1	4000K Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,358	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	4000K Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SL/SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.										

Control Options

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

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

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

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*SPB bezel color automatically selected based on luminaire finish

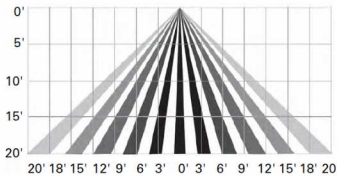
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

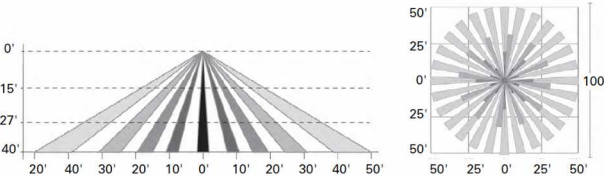
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinX Lite (WLS4 / WLS2)	WaveLinX (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

WaveLinX Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)

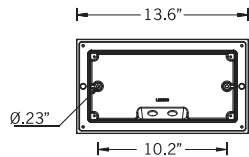
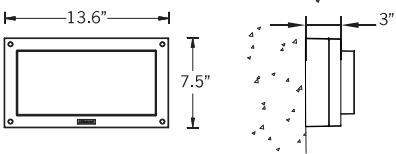


AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

UPA-31951
Paletta 4 Surface



15w LED 1508 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 6.8 lbs



Mounting Detail

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

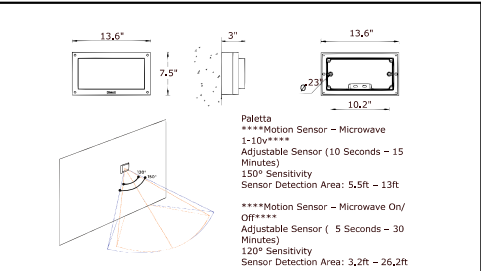
Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

U8

Contemporary surface-mounted bulkhead fixtures. Pure and clean designed, very tough square and rectangular exterior bulkhead family.

A range of vandal resistant square wall and ceiling mounted sconces with opal vandal resistant UV stabilized polycarbonate diffuser. Ideal for numerous indoor or outdoor applications. The paletta range of sconces are ADA compliant.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.



UPA-31951
Paletta 4 Surface



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

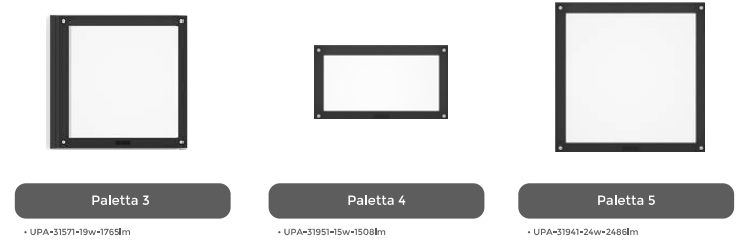
ORDERING EXAMPLE || UPA - 31951 - 15w - W30 - 02 - 120/277v - Options

UPA-31951				
LAMP	LED COLOR	FINISH COLOR	VOLTAGE	
15w LED 1508 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

ADDITIONAL OPTIONS		

- NAT - Natatorium Rated
- DIM - 0-10v Dimming
- SCBT - Surface Conduit Entry Box
- IMS - Integrated Microwave Motion Sensor

Paletta Product Family



UJE-30411

Jet 34 Square Surface



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

W1



Cylindrical or rectangular form surface wall-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

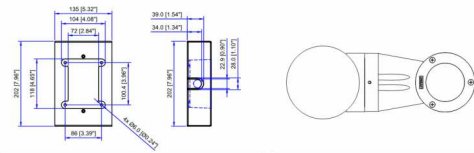
Wall luminaires with a selection of light distributions and LED wattages, that include; narrow, medium, wide, very wide and elliptical light distributions. The Jet offers a variety of beam spread options that facilitates wider spacing and even light distribution between the light fixtures. The up/down light versions can be manufactured using different beam spreads for the up and down optics as well as different wattages upon request.

Mounting plate for 3" junction box is provided with the fixture. A 4" junction box mounting plate is available as an option, please specify. Matching surface mount conduit boxes are available as an option.

Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

RPA
Round Pole Adapter

NOTE: This trim covers a shallow single gang, surface mount junction box (Provided by contractor)
Example: Hubbell® - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UJE-30411

Jet 34 Square Surface



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UJE - 30411 - 35w - M - W30 - 02 - 120/277v - Options

UJE-30411					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	

35w COB
4094 Lumens

N - Narrow 13°
M - Medium 20°
W - Wide 40°
VW - Very Wide 61°

W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL

120/277v
Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated
SCBT - Surface Conduit Box Trim
REMG - Remote Emergency Battery Pack
HCT - Custom Height

DIM - 0-10v Dimming
4MP - 4" Junction Box Mounting Plate
F - Frosted Lens
RPA - Round Pole Adapter

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Jet Product Family



Jet 31

• UJE-30351-15w-1618lm [6.3"] - Down



Jet 32

• UJE-30371-15w-1618lm [4"x4"] - Down



Jet 33

• UJE-30391-35w-4094lm [6.3"] - Down



Jet 34

• UJE-30411-35w-4094lm [6.3"x6.3"] - Down



Jet 35

• UJE-30541-2x15w-2x1618lm [6.3"] - Up/Down



Jet 36

• UJE-30361-2x15w-2x1618lm [4"x4"] - Up/Down



Jet 37

• UJE-30381-2x35w-2x4094lm [6.3"] - Up/Down



Jet 38

• UJE-30401-2x35w-2x4094lm [6.3"x6.3"] - Up/Down



Jet 39

• UJE-80031-14w-1618lm [6.3"]



Jet 40

• UJE-80041-15w-1618lm [4"x4"]



Jet 41

• UJE-80051-39w-4094lm [6.3"x11.6"]
• UJE-80052-20w-2294lm [6.3"x5.5"]



Jet 42

• UJE-80061-39w-4094lm [6.3"x6.3"x11.6"]
• UJE-80062-20w-2294lm [6.3"x6.3"x5.5"]



Jet 43

• UJE-95081-14w-1618lm [6.3"]



Jet 44

• UJE-95091-14w-1618lm [4"x4"]



Jet 45

• UJE-95111-39w-4094lm [6.3"]



Jet 46

• UJE-95121-39w-4094lm [6.3"x6.3"]



Jet 47

• UJE-10555-15w-1618lm



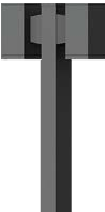
Jet 48

• UJE-10565-2x15w-2x1618lm



Jet 49

• UJE-20001-35w-4094lm



Jet 50

• UJE-20002-2x35w-2x4094lm



Jet 51

• UJE-30350-33w RGBW-1429lm [6.3"] - Down



Jet 52

• UJE-30413-33w RGBW-1429lm [6.3"x6.3"] - Down



Jet 53

• UJE-30385-2x33w RGBW-2x1429lm [6.3"] - Up/Down



Jet 54

• UJE-30405-2x33w RGBW-2x1429lm [6.3"x6.3"] - Up/Down



Jet 55

• UJE-10571-10w-1132lm
• UJE-10572-16w-2119lm
• UJE-10573-15w-1119lm



Jet 56

• UJE-10581-2x10w-2x1132lm
• UJE-10582-2x18w-2x2119lm
• UJE-10583-2x15w-2x1119lm



Jet 57

• UJE-10581-2x10w-2x1132lm
• UJE-10582-2x18w-2x2119lm
• UJE-10583-2x15w-2x1119lm



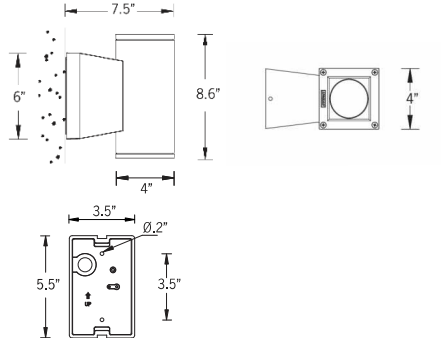
Jet 58

• UJE-10581-2x10w-2x1132lm
• UJE-10582-2x18w-2x2119lm
• UJE-10583-2x15w-2x1119lm

UJE-30361
Jet 36 Square Surface Up/Downlight



2x14w COB 2x1618 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 6 lbs



Mounting Detail



Construction

Aluminum.
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes desoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - US - G0

Finishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80/B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

W4



Cylindrical or rectangular form surface wall-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

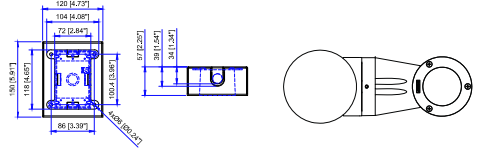
Wall luminaires with a selection of light distributions and LED wattages, that include; narrow, medium, wide, very wide and elliptical light distributions. The Jet offers a variety of beam spread options that facilitates wider spacing and even light distribution between the light fixtures. The up/down light versions can be manufactured using different beam spreads for the up and down optics as well as different wattages upon request.

Mounting plate for 3" junction box is provided with the fixture. A 4" junction box mounting plate is available as an option, please specify. Matching surface mount conduit boxes are available as an option.

Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

For the Square downlight option, see Jet 32, 34 and 52. For type II, III & IV distributions, see Tango 29 to 32 surface wall luminaires. For RGBW options, see Jet 51 to 54.

Additional Options (Consult Factory For Pricing)



SCBT Surface Conduit Box Trim	RPA Round Pole Adapter
----------------------------------	---------------------------

NOTE: This trim covers a shallow, single gang, surface mount junction box (Provided by contractor)
Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

UJE-30361
Jet 36 Square Surface Up/Downlight



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UJE - 30361 - 2x14w - M - W - W30 - 02 - 120/277v - Options

UJE-30361						
	LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE

2x14w COB	N - Narrow 20°	N - Narrow 20°	W27 - 2700K	01 - BLACK RAL 9011	120/277v
2x1618 Lumens	M - Medium 24°	M - Medium 24°	W30 - 3000K	02 - DARK GREY RAL 7043	Other - Specify
	W - Wide 36°	W - Wide 36°	W35 - 3500K	03 - WHITE RAL 9003	
	VW - Very Wide 71°	VW - Very Wide 71°	W40 - 4000K	04 - METALLIC SILVER RAL 9006	

ADDITIONAL OPTIONS			

NAT - Natatorium Rated	4MP - 4" Junction Box Mounting Plate
SCBT - Surface Conduit Box Trim	F - Frosted Lens
REMG - Remote Emergency Battery Pack	RPA - Round Pole Adapter
HCT - Custom Height	

- INSPIRED BY NATURE FINISHES
- SW01 - OAK FINISH
 - SW02 - WALNUT FINISH
 - SW03 - PINE FINISH
 - DF - DOUGLAS FIR FINISH
 - CW - CHERRY WOOD FINISH
 - NW - NATIONAL WALNUT FINISH
 - SU01 - CONCRETE FINISH
 - SU02 - SOFTSCAPE FINISH
 - SU03 - STONE FINISH
 - SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL
COST FOR THESE FINISHES

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



Jet Product Family



Jet 31

• UJE-30351-15w-1618lm [ø4"] - Down



Jet 32

• UJE-30371-15w-1618lm [4"x4"] - Down



Jet 33

• UJE-30391-39w-4094lm [ø6.3"] - Down



Jet 34

• UJE-30411-39w-4094lm [6.3"x6.3"] - Down



Jet 35

• UJE-30341-2x15w-2x1618lm [ø4"] - Up/Down



Jet 36

• UJE-30361-2x15w-2x1618lm [4"x4"] - Up/Down



Jet 37

• UJE-30381-2x39w-2x4094lm [ø6.3"] - Up/Down



Jet 38

• UJE-30401-2x39w-2x4094lm [6.3"x6.3"] - Up/Down



Jet 39

• UJE-80031-14w-1618lm [ø4"]



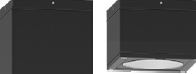
Jet 40

• UJE-80041-15w-1618lm [4"x4"]



Jet 41

• UJE-80051-39w-4094lm [ø6.3"x11.6"]
• UJE-80052-20w-2284lm [ø6.3"x5.9"]



Jet 42

• UJE-80061-39w-4094lm [6.3"x6.3"x11.6"]
• UJE-80062-20w-2284lm [6.3"x6.3"x5.9"]



Jet 43

• UJE-95081-14w-1618lm [ø4"]



Jet 44

• UJE-95091-14w-1618lm [4"x4"]



Jet 45

• UJE-95111-39w-4094lm [ø6.3"]



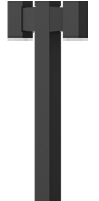
Jet 46

• UJE-95121-39w-4094lm [6.3"x6.3"]



Jet 47

• UJE-10555-15w-1618lm



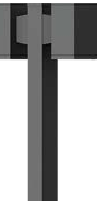
Jet 48

• UJE-10565-2x15w-2x1618lm



Jet 49

• UJE-20001-35w-4094lm



Jet 50

• UJE-20002-2x35w-2x4094lm



Jet 51

• UJE-30393-33w RGBW-1x429lm [ø6.3"] - Down



Jet 52

• UJE-30413-33w RGBW-1x429lm [6.3"x6.3"] - Down



Jet 53

• UJE-30383-2x33w RGBW-2x1x429lm [ø6.3"] - Up/Down



Jet 54

• UJE-30403-2x33w RGBW-2x1x429lm [6.3"x6.3"] - Up/Down



Jet 57

• UJE-10571-10w-1133lm
• UJE-10572-18w-2135lm
• UJE-10573-15w-1119lm



Jet 58

• UJE-10581-2x10w-2x1132lm
• UJE-10582-2x18w-2x2135lm
• UJE-10583-2x15w-2x1119lm

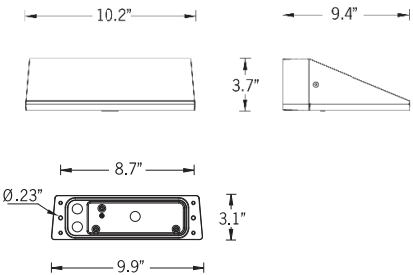
UVK-30003
Vekter 2 Large Surface



W7



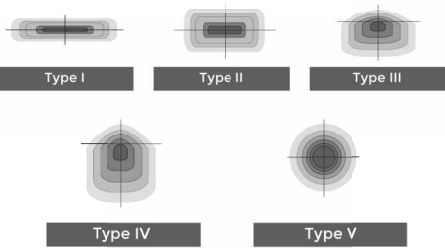
37w LED 5073 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 10.8 lbs



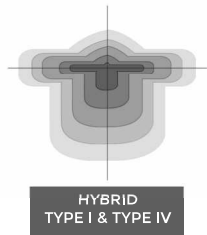
Mounting Detail



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets' exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B3 - U0 - G0

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All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

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The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non porous film with the selected decoration pattern printed on it using special high temperature inks.

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Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Flexible wall-mounted floodlighting and area luminaires. Sleek, angular, technical and powerful professional lighting solutions.

A wedge shaped range of small profile wall mounted luminaires, with no visible external hardware for use in uplight or downlight applications. This product is provided with a range of high powered LEDs with a selection of optics.

The Vekter is unique as it is available with Type II, III, IV & V light distribution options that facilitates wider spacing and even light distribution between the light fixtures. Wide spacings of up to 40' on center can be achieved using a type II optic with uniformity that complies to path of egress requirements. This provides higher energy saving and reduced installation costs. The Vekter can be manufactured using different type beam optics to achieve custom distribution, e.g using type II and type IV optics inside the same luminaire.

Integral electronic control gear is housed in a special waterproof box that can be detached from the optical chamber for easy installation. Mounting plate for 3" and 4" junction box is provided with the fixture. Matching surface mount conduit boxes are available as an option.

The Vekter is suitable for lighting footpaths, building facades, building entrances and parking areas around buildings.

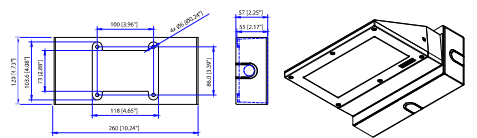
This luminaire can be mounted in downward or upward positions.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



BS1 Bird Spikes [Option 1] BS2 Bird Spikes [Option 2]



SCBT Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box (Provided by contractor)
Example: Hubbell® - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or -
5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

UVK-30003
Vekter 2 Large Surface



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UVK - 30003 - 37w - T2 - W30 - 02 - 120/277v - Options

UVK-30003					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
37w LED 5073 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 32" W - Wide 52" VW - Very Wide 65" EW - Extra Wide 108"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
INSPIRED BY NATURE FINISHES					
SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH					
THERE IS AN ADDITIONAL COST FOR THESE FINISHES					
ADDITIONAL OPTIONS					
F - Frosted Lens NAT - Natatorium Rated DIM - 0-10v Dimming SCBT - Surface Conduit Box Trim EMR - Remote Emergency Pack					
AMB - Turtle Friendly Amber RPA - Round Pole Adapter BS1 - Bird Spikes [Option 1] BS2 - Bird Spikes [Option 2]					

More Custom Finishes Available Upon Request

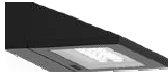
Consult factory for pricing and lead times



Example: Inspired by Nature Finish



Vekter Product Family

				
Vekter 1 • UVK-30001-20w-2446lm • UVK-30002-28w-3330lm	Vekter 2 • UVK-30003-37w-5143lm • UVK-30004-54w-6954lm	Vekter 3 • UVK-10001-20w-2473lm • UVK-10002-28w-3330lm	Vekter 4 • UVK-10011-2x20w-2x2473lm • UVK-10012-2x28w-2x3330lm	Vekter 5 • UVK-90001-37w-5143lm • UVK-90002-54w-6954lm
				
Vekter 6 • UVK-90011-2x37w-2x5143lm • UVK-90012-2x54w-2x6954lm	Vekter 7 • UVK-30011-20w-2473lm • UVK-30012-28w-3330lm	Vekter 8 • UVK-30031-37w-5143lm • UVK-30032-54w-6954lm	Vekter 9 • UVK-30021-20w-2473lm • UVK-30022-28w-3330lm	Vekter 10 • UVK-30041-37w-5143lm • UVK-30042-54w-6954lm
				
Vekter 11 - 13.1' • UVK-20001-20w-2473lm • UVK-20002-28w-3330lm	Vekter 12 - 13.1' • UVK-20003-37w-5143lm • UVK-20004-54w-6954lm	Vekter 13 - 13.1' • UVK-20011-2x20w-2x2473lm • UVK-20012-2x28w-2x3330lm	Vekter 14 - 13.1' • UVK-20013-2x37w-2x5143lm • UVK-20014-2x54w-2x6954lm	Vekter 15 • UVK-90021-4x20w-4x2473lm • UVK-90022-4x28w-4x3330lm
				
Vekter 16 • UVK-90031-4x37w-4x5143lm • UVK-90032-4x54w-4x6954lm	Vekter 17 - 19.6' • UVK-20021-20w-2473lm • UVK-20022-28w-3330lm	Vekter 18 - 19.6' • UVK-20023-37w-5143lm • UVK-20024-54w-6954lm	Vekter 19 - 19.6' • UVK-20031-2x20w-2x2473lm • UVK-20032-2x28w-2x3330lm	Vekter 20 - 19.6' • UVK-20033-2x37w-2x5143lm • UVK-20034-2x54w-2x6954lm



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July 27, 2025
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Planning & Zoning
Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068
614-322-6829
pbuathier@reynoldsburg.gov

**Re: 7185 E. Main Street – Major Site Plan (MSP) – Cycle 2 Comments
(dated July 9, 2025)**

Ms. Buathier,

This letter is in response to your Correction Letter for the above referenced project dated July 9, 2025. The comments are shown in italics, and our responses are indicated in bold following the original question or comment. Along with the responses we are submitting full size sets of drawings your review and approval.

1. *Provide an architectural plan, including exterior building materials, colors, and lighting features, that address the applicable district requirements. Section 1109.17.C.iii*
 - a. *The major site plan does not provide color elevations. These are needed for the major site plan application.*

Response: Colored elevations are included with this submission.

2. *State on the site plan and provide in the notes, the height of the proposed building on the site plan. Section 1103.11.D.Height. Building Maximum*
 - a. *This should also be identified on the building elevations.*
 - i. *The response letter states to see the site plan. The site plan does not appear to have the building height stated on it. Please add this information to the site plan sheet.*

Response: Building Height added to Site Plan and “Building Height” code tabulation added.

3. *Provide the location of the bicycle parking provide on the site, please state and show how the bicycle parking standards are met per Section 1103.11.E.Parking Placement.Notes*
 - a. *Identify the location of bike parking on the site plan.*

Response: Coded Note #10 added to Site Plan and Parking Requirements tabulation updated to include Bicycle Parking Provided calculation.



4. *Provide the required number of loading spaces on the site plan. Section 1105.01.G.vii*
 - a. *The applicant shows a single loading space on the site. The dimensions are not identified. Section 1105.01.G.vii.3*
 - b. *The loading space is located in the drive aisle area, which is not permitted per Section 1105.01.G.vii.1. Section 1105.01.G.vii.1 states, the loading space shall be provided in an area exclusive of required parking spaces, driveways and aisles.*
 - i. *A variance from this section, if a loading space is intended to be located here, would be required for the site.*

Response: A loading space is not required by the development due to the limited size of the commercial square footage. The proposed commercial spaces do not anticipate receiving materials or services by motor vehicles. The loading space has been removed from site plan.

5. *Provide a lighting plan, showing the location of all lighting on the site, along with providing a photometric plan meeting all lighting standard requirements. Section 1105.01.G.ix & Section 1105.09*
 - a. *A photometric plan was not provided in the Major Site Plan submission. This is required. Section 1105.09*
 - b. *Parking lot lighting height is also not identified, which needs to be identified on the lighting plan for the site. Section 1105.09*

Response:

- a. ***Please see enclosed Photometric plan.***
 - b. ***Parking lot lighting heights have been added to sheet E002 and E501.***
6. *Provide an existing tree survey, identifying all trees that will be removed from the site and all trees that will be preserved on the site. Please also dimension the existing tree diameter at Breast Height. Section 1105.07.B*
 - a. *Please know that if any major trees are removed, they will have to be replaced. Section 1105.07.D & E*
 - i. *The landscape plan states that 5 major trees were removed. Based on the diameters of the trees removed, there were no major trees removed. Please revise your landscape plan.*

Response: Notes on L0.01 edited to remove 'major'. No replacement trees to be provided since no 'major' trees are on site. Landscape plan L1.01 has been revised accordingly.



7. Provide the required information and show on the landscape plan, regarding Street Tree Requirements, how this requirement is met.

Section 1105.07.G

- a. For trees along E. Main Street, spaced at 25 feet apart, 10 street trees are needed.
- b. For trees along E. Main Street, spaced at 35 feet apart, 7 street trees are needed.
- c. For trees along Davidson Drive, spaced at 25 feet apart, 11 street trees are needed.
- d. For trees along Davidson Drive, spaced at 35 feet apart, 8 street trees are needed.

Response: Information provided on revised landscape plan L1.01 showing how street tree requirements are being met – see Compliance Chart 1105.07 G.

8. Provide the square footage of all impervious surface areas including parking, loading, structure, drive aisle, etc. on the landscape plan.

Section 1105.07.H.i

- a. The Interior Lot Landscaping only addresses the area of the building. The interior lot landscaping needs to address all impervious surfaces throughout the site including sidewalks, parking lots, drive aisles, dumpster areas, etc. anything that is considered an impervious surface on the lot.

Response: The landscape plan L1.01 has been revised to reflect 1105.07 Hi2c standards with adjusted impervious area and required trunk diameter.

9. The interior lot landscaping standards should be calculated not at the residential standard, but at the commercial standard, since the proposed building is mixed use, due to “other uses” being identified on the ground floor. Please revise your calculations to reflect Section 1105.07.H.i.2.c standards.

- a. Please know that interior lot landscaping planting requirements do not count towards tree replacement, parking lot area standards or street tree standards.
- b. Please clearly identify which trees in the planting list are used specifically to meet the interior lot landscaping standards.
- c. Please correct your table with the correct calculations on the landscape plan.

Response: Noted. The tree labels are color coded in the Compliance Chart and on the plan to identify which trees are meeting each standard.

- a. **Parking Lot Trees (1105.07 J ii) = grey**
Interior Lot Landscape trees (1105.07 Hi2c) = green
Street Trees (1105.07 G) = white



- b. The tree label is color coded (green) in the Compliance Chart and on the plan to identify which trees are meeting this standard.**
- c. The landscape plan L1.01 has been revised to reflect 1105.07 Hi2c standards with adjusted impervious area and required trunk diameter.**

10. "The Plant Materials List" states 10 TMD grass/perennials are proposed, however there are 0 TMD grass/perennials identified on the landscape plan.
- a. Please provide the correct numbers throughout the entire landscape plan.
 - b. The Plant Material list now states 6 TMD grass /perennials are proposed, however there are 10 TMD grass/perennials identified on the landscape plan.

Response:

- a. The plant list has been revised to show 10 TMD to match what is shown on the plan.**
- b. The plant list has been revised to show 10 TMD to match what is shown on the plan.**

11. Clearly identify on the site plan and the landscape plan the location of the dumpsters fencing.
- a. This is still not identified and needs to be identified and the type of screening used to meet Section 1105.07.K.ii needs to be met.

Response:

The compliance chart on the landscape plan indicates a Masonry dumpster enclosure. Height is revised to 6'-0". This enclosure is detailed on the architectural Sheet EX.06 and landscape sheets L1.01 and L1.02.

Coded Note #7.1 on the Site Plan identifies decorative aluminum fence. Coded Note #7.2 on the Site Plan identifies wood screen fence. Coded Note #8 on the Site Plan identifies the brick dumpster enclosure detailed on the architectural drawings.

12. Clearly identify on the site plan and the landscape plan, the location of the decorative steel fencing.
- a. This is still not identified on the site plan or landscape plan clearly.

Response:

The fence is aluminum, not steel and is indicated on the landscape plan L1.01, detail #4/L1.02, and COA Sheet EX.06. It is 3-sided, located east of the masonry dumpster enclosure and intended to enclose the proposed generator equipment to prevent public access. An enlargement plan on L1.01 has been added to further clarify.



Coded Note #7.1 on the Site Plan C1.01 identifies decorative aluminum fence. Coded Note #7.2 on the Site Plan C1.01 identifies wood screen fence.

13. On the landscape plan, dumpster enclosure fencing drawing, please identify the height of the intended dumpster to ensure it is 1 foot over the height of the dumpster. Section 1105.07.K.ii
- a. No information regarding the dumpster, its screening, materials or height have been provided to show that Section 1105.07.K.ii is met.

Response: See response #11 above.

14. On the first floor elevations, along the north and west building elevations, there are prefabricated canopy's identified.
- a. Please identify how far these canopy's extend from the building.
 - i. If the canopy's extend into the public right-of-way, a hold harmless letter, to the City Attorneys satisfaction will need to be provided by the applicant, due to a portion of the building being located in the public right of way.

Response: Canopy extension dimensions from the exterior wall have been added to the exterior elevations. No canopy overhang is anticipated to extend beyond the public right-of-way lines.

15. On the landscape plan, dumpster enclosure fencing drawing, please identify/state the opacity of the dumpster enclosure. Section 1105.07.K.ii & Section 1105.11.A.i.3
- a. This information is not shown in any of the Major Site Plan material.

Response: The opacity will be noted on the landscape plan (see Sheet L1.01). The enclosure however is detailed on the architectural plans – COA Sheet EX.06.

16. On the landscape plan site details, the decorative steel fence, is considered a metal fence. Metal fences is not permitted in the ORD-C, Olde Reynoldsburg Commercial District. Section 1105.11.A.i.7
- a. A variance from Section 1105.11.A.i.7 would be required.
 - i. Attached to the email is a variance application.
 - b. Sheet L1.02 still says #4 is a decorative steel fence. Which is not permitted. Please change the fence material type or request a variance.

Response:

- a. Variance is not required for the revised fence material that is being proposed.



b. Detail tag has been revised to 'Decorative Fence'. The fence will be aluminum as noted.

17. Provide building elevations for the site, showing that all Design Guideline for the Olde Reynoldsburg Commercial District standards in Section 1103.11.I.Design Guidelines for Olde Reynoldsburg are met. Theses need to be color elevations. Color elevations were not provided.

Response: Colored elevations have been added to the set. See sheets EX01 to EX09.

18. Provide an updated physical Major Site Plan application and all additional materials to staff, along with a complete updated electronic copy.
- a. The electronic version of the MSP did not include sheet E-002 & the photometric plan. This needs to be provided electronically.

Response: Please refer to enclosed Sheet E-002 and Photometric plan.

19. Please know that the Major Site Plan cannot be approved, until any required variances are granted.

Response: Noted.

20. Please know that updated plans could have additional comments, based on the plans submitted.

Response: Noted.

Staff Report by EMHT

BROADWAY ACCESS AND SITE PARKING

1. Per the Site Plan, there is one proposed roadway access point from Davidson Drive at the southern end of the property. The proposed access driveway is replacing the existing entrance in the same general area. Based on the Site Plan, the proposed access point into the parking lot will be 26-ft wide and is acceptable. A comment was made to include a fire truck maneuverability plan with the future PGU submission.

Response: Fire Truck Autoturn will be provided in PGU submission

2. There are three proposed two-way access lanes within the parking lot. One is a 26-ft wide lane from the access point, into the southern end of the parking lot. This lane to the south provides access to a 26-ft wide lane on the west side of the parking lot which dead ends into the



loading area and dumpster location at the north of the parking lot. The third two-way access lane is a 22-ft wide lane on the east side of the parking lot that dead ends at the north end of the parking lot. The proposed access lanes are acceptable.

Response: Acknowledged.

3. Per the Development Handbook, the required number of parking spaces would be 113 spaces for the proposed project (103 dwelling units plus 3,753 sf of other space). A parking reduction of 30% has been requested for a total of 80 spaces on-site with two dedicated shared parking spaces from the property to the south which are located within 1,300 feet of the site. The total 82 parking spaces also include four ADA parking spaces with van accessibility. All parking space dimensions are adequate and based on the information provided in the Site Plan, the number of parking spaces is acceptable.

Response: Acknowledgement.

UTILITIES

4. According to the City's records, there is a 12-inch water main that runs along East Main Street across the property frontage and a 6-inch water main along Davidson Drive. There is also a 12-inch water main that runs north and south through the middle of the site. The site plan is proposing to relocate the existing 12-inch water main from the middle of the site to the eastern side of the parking lot. Off that proposed 12-inch water main is a new 4-inch water service line and 6-inch fire service that will connect to the back of the building on the north side of the parking lot. A comment was made to provide a water service demand worksheet per the Major Site Plan requirements.

Response: Facility Demand Worksheet has been completed. Refer to attached memo from Advanced Engineering Consultants with calculations

5. Per the City's GIS there is an existing 21-inch sanitary sewer that runs along the eastern boundary of the property. It is unclear where the sanitary service connection is located. A comment was also made to provide a sanitary service demand worksheet per the Major Site Plan requirements.

Response: Facility Demand Worksheet has been completed. Refer to attached memo from Advanced Engineering Consultants with calculations

6. The site plan shows the City of Columbus owned and maintained 72-inch Blacklick Creek Interceptor Sewer that runs from north to south within an existing easement. The 72-inch sewer falls within the limits of the proposed building footprint. During a 12/7/23 web-meeting



between the City of Reynoldsburg and Columbus Division of Water Reclamation (Rob Priestas, Fang Cheng, Paul Wilson) the idea of constructing a building over the Blacklick Creek Interceptor in this location was discussed. The outcome of this meeting was that the development should bridge the existing 72-in pipe with a foundation plan that results in no additional loading on the pipe and that access points need to be verified and restored on either side of area where the pipe extends underneath the building. At the time, Columbus noted that the manhole on the south side of the building had been previously buried, therefore, they requested it be restored. The idea of relocating the sewer was discussed but determined to be infeasible due to lack of space and congestion of other utilities within the existing Davidson Drive right-of-way, and the extensive bypass pumping operation that would be needed to perform the work. It appears this plan is proposing to remove and replace the section of 72-inch pipe that extends underneath the building with a new pipe inside a casing pipe along a slightly adjusted alignment. Has this approach been vetted and approved by the City of Columbus? If not, we strongly recommend that follow-on coordination between the developer's team, City of Reynoldsburg and Columbus Division of Water Reclamation staff occur prior to approving this plan to verify that all entities are satisfied with the approach for protecting this vital trunk sewer.

Response: Korda had a coordination call with City of Columbus DOSD on 7/16/25 to review the proposed alignment with Doug Holz, Terry Stewart, and Paul Fannin. The city indicated they would review internally and respond. In a follow-up call with Terry Stewart on 7/23/25 he indicated they would accept the relocation provided we meet their design checklist (received 7/29/25). He also indicated they would accept the sewer to remain in place below the building without any relocation. We will be evaluating both options as we advance design.

STORMWATER

7. GIS shows an existing 27-inch storm sewer on the south side of East Main Street that services the existing property. The existing site contains 6 catch basins and storm sewer from the previous development that will be replaced with three proposed catch basins (12-inch lines) which flow into a proposed Underground Detention System (UDS). There is one proposed 8-inch storm sewer from the building that is conveyed directly into the UDS. All flow from the UDS will be conveyed to the existing 27-inch storm sewer on East Main Street via an existing manhole on the northeast corner of the property. A proposed 12-inch storm line will connect the UDS to the existing manhole. A comment was made to provide storm sewer calculations on the future PGU.



Response: Storm sewer calculations to be provided in PGU submission.

Public Service Department comments

- *Page 19 references the East Main Street Streetscaping plan OHM Advisors designed on behalf of the City. The City is no longer incorporating the fencing around the tree/landscape planter area. Please remove. The middle tree/landscape planter area should be removed to provide for more pedestrian mobility.*

Response: Noted. Fencing has been removed from the details.

- *Pages 21 and 22 appear to be an error as they are not related to this project.*

Response: Noted.

- *An easement/or Memorandum of Understanding (MOU) will need to be provided, reviewed and approved by the City of Columbus as it relates to the main trunk line sanitary sewer that runs North/South under the northeast corner of the building,*

Response: Noted.

- *The Plot Grade Utility (PGU) for the project has yet to be approved.*

Response: Plot Grade Utility (PGU) to be submitted upon approval of COA and Major Site Plan.

Please let us know if you have any comments or additional questions. We look forward to working with your team on this exciting project.

Sincerely,

Anup Janardhanan, AIA
Associate Principal/Project Manager

Cc:

Jay Boone, AIA, Partner, Moody Nolan
Brian Szuch, AIA, Project Architect, Moody Nolan
Anup Janardhanan, AIA, Project Architect, Moody Nolan
Mike Wagner, Columbus Metropolitan Housing Authority

Memorandum of Understanding

Between

THE CITY OF REYNOLDSBURG

and

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CENTRAL OHIO

This Memorandum of Understanding (MOU) sets for the terms and understanding between the City of Reynoldsburg, an Ohio municipal corporation ("City") and the Young Men's Christian Association of Central Ohio, an Ohio not for profit corporation (the "YMCA").

WHEREAS, the parties entered into a 20-year lease agreement (the "Lease"), which commenced January 25, 2020, for the operation of a Community Center located upon Franklin County Auditor Parcel No. 060-009290-00 (the "Premises"); and

WHEREAS, the portion of the Premises to which the Lease applies are, pursuant to Section 1.01 of the Lease, the Community Center, Outdoor Venues, and Common Areas located on the Premises, the latter of which includes parking lots, sidewalks, and walking paths; and

WHEREAS, Section 11.03 of the Lease states that the YMCA and YMCA customers, employees, and licensees shall have the right to use the Common Areas on the Common Area Land, including all parking areas situated thereon; and

WHEREAS, Section 11.03 of the Lease further states that the City and its invitees shall reserve a non-exclusive right to use said Common Areas; and, further, parties using the City's adjacent facilities shall have the non-exclusive right to use said Common Areas, so long as such use not unreasonably interfere with the use by the YMCA; and

WHEREAS, the YMCA acknowledges that the City seeks to market and solicit offers for development of land adjacent to the Premises, located upon Franklin County Auditor Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954 (the "Redevelopment Area"), which will require sufficient access and additional parking located on the Premises; and

WHEREAS, the parties now desire to memorialize their understanding of the Lease as it relates to the City efforts in relation to the Redevelopment Area.

NOW THEREFORE THE CITY AND THE YMCA AGREE AS FOLLOWS:

1. The City and the YMCA agree that Area 1 of the Premises depicted in the attached Exhibit A of the Premises is not within the Community Center, Outdoor Venues, or Common Areas currently leased to the YMCA and, therefore, may be transferred, leased, or sold by the City as part of the Redevelopment Area.
2. The City and the YMCA agree the City may grant an access easement through Area 2 of the Premises depicted in the attached Exhibit A for ingress and egress by the invitees, residents,

customers, employees, contractors, etc. of the Redevelopment Area and that the use of such access easement as an access drive to the Redevelopment Area shall not constitute unreasonable interference with the use by the YMCA. The City, at its sole cost and expense, shall maintain, repair and replace or cause to be maintained, repaired and replaced, the driveway in Area 2 in good usable condition throughout the term of the Lease.

3. The City and the YMCA further agree that the user of the Redevelopment Area shall have the non-exclusive right to use 30 of the existing parking spaces on the Premises and that the use of said parking spaces in accordance with this MOU shall not constitute unreasonable interference with the use of the Premises by the YMCA. Notwithstanding the foregoing, such parking spaces shall not be used for the parking of construction vehicles or vehicles occupying more than 1 space. The City acknowledge and agrees that the parking spaces on the Premises are provided on a first-come first-served basis and the YMCA does not guarantee the continuous availability of 30 parking spaces. The City shall reimburse the YMCA for the Redevelopment Area's share of the YMCA's costs in maintaining, repairing, and replacing the vehicle parking areas and driveways on the Common Area Land. Such proportionate share shall be calculated using a fraction, the numerator of which shall be 30 and the denominator of which shall be the total number of parking spaces on the Common Area Land.
4. The City shall cause the agreements granting the users of the Redevelopment Area the access to the Premises contemplated by this MOU to include the requirement that such users indemnify, defend and hold harmless the YMCA, its agents, employees, officers, managers, consultants, successors and assigns, to the fullest extent provided by law, from and against any and all liabilities, losses, damages, costs, expenses, causes of action, suits, penalties, claims, demands, and judgments of every kind and nature, including, without limitation, reasonable attorneys' fees and expenses of defense (except to the extent that the YMCA or its employees, agents, contractors, licensees, tenants contributed to such losses).
5. The City and the YMCA agree that the provision for City reimbursement of maintenance, repair, and replacement costs as referenced in paragraphs 2 and 3 above shall only be in effect upon the sale of the Redevelopment Area to a third party user who requires 30 non-exclusive parking spaces on the Premises and/or an access easement through Area 2.

Duration

This MOU shall become effective upon signature by the authorized officials and representatives from the parties and will remain in effect until modified or terminated by the parties by mutual consent.

Contact Information

City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Attn: Joe Begeny, Mayor
Email: jbegeny@ci.reynoldsburg.oh.us

Young Men's Christian Association of
Central Ohio
1907 Leonard Avenue
Suite 150
Columbus, Ohio 43219

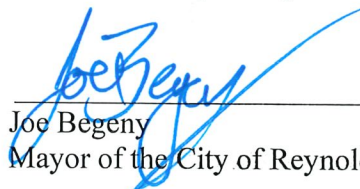
Attn:
Email:

[Signature Page Immediately Follows]

IN WITNESS WHEREOF, the City and the YMCA have caused this MOU to be executed by authorized parties.

CITY:

City of Reynoldsburg,
an Ohio municipal corporation



Joe Begeny Date:
Mayor of the City of Reynoldsburg

YMCA:

Young Men's Christian Association of Central Ohio,
an Ohio not for profit corporation



Date: 10.11.23

Bradley L McCain
CFO



APPROVED AS TO FORM 10/11/23

RE: CM49 AMENDMENT
Res. 2025-06

Approved as to Form:

 2/14/25
Christopher M. Shook, City Attorney

CERTIFICATE

(O.R.C. Section 5705.41)

The undersigned, the Auditor of the City of Reynoldsburg, certifies that the moneys required to pay that part of the Contract Sum coming due during the current fiscal year, under the Agreement to which this Certificate is attached have been lawfully appropriated for such purpose and are in the appropriate account of the City, or in the process of collection to the credit of the appropriate account or fund, free from any previous encumbrances. Moneys due in excess of the Contract Sum shall require an additional and separate Auditor's Certificate.

Dated: _____

Stephen M. Cicak, City Auditor

RESOLUTION NO. 2025-06

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT
TO THE PURCHASE OPTION AGREEMENT WITH METROPOLITAN HOUSING
PARTNERS, INC. FOR THE PURPOSE OF FUTURE SALE AND RE-DEVELOPMENT OF
REAL ESTATE**

WHEREAS, the City of Reynoldsburg purchased real property located at 7185, 7215, and 7221 East Main Street, Reynoldsburg, Ohio, for the purpose of redevelopment; and

WHEREAS, the aforementioned real properties are contiguous parcels of real estate located at the southeast corner of Davidson Drive and East Main Street with said parcels identified by the Franklin County Auditor as Parcel Nos. 060-000955, 060-000992, 060-000959, and 060- 000954000215 (further referenced herein as "Development Site"); and

WHEREAS, the City of Reynoldsburg identified Metropolitan Housing Partners, Inc. as a qualified, experienced developer capable of expending resources for the purpose of preparing a development plan consistent with the Comprehensive Master Plan; and

WHEREAS, the City of Reynoldsburg City Council authorized the Mayor to enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. through the passage of Ordinance No. 36-2024; and

WHEREAS, the City of Reynoldsburg and Metropolitan Housing Partners, Inc. executed the Purchase Option Agreement passed by Ordinance No. 36-2024.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
REYNOLDSBURG IN THE COUNTIES OF FRANKLIN, LICKING, AND FAIRFIELD,
STATE OF OHIO, THAT:**

SECTION 1. The Mayor is hereby authorized to amend the Purchase Option Agreement with Metropolitan Housing Partners, Inc., attached as Exhibit A, for the purpose of future sale and re-development of real estate identified as Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954.

SECTION 2. Upon approval of Council, this Resolution shall be effective immediately following the signature of the Mayor.

PASSED this 10th day of February, 2025.


Shanette Strickland, Council President

ATTEST: 
Mollie Prasher, Clerk of Council

APPROVED:  DATE: 2-10-2025
Joe Begeny, Mayor

PURCHASE OPTION AGREEMENT

This PURCHASE OPTION AGREEMENT (the “*Agreement*”) is made and entered into as of _____, 2025 (the “*Effective Date*”) by and between **Metropolitan Housing Partners, Inc.**, an Ohio not-for-profit corporation, situated in Franklin County, Ohio (the “*Buyer*”), having an address of 880 East 11th Avenue, Columbus, Ohio 43211, and **the City of Reynoldsburg**, an Ohio municipal corporation (the “*Seller*”), having an address of 7232 E. Main Street, Reynoldsburg, Ohio 43068 for the option by Buyer to purchase the Property (hereinafter defined) from Seller (the “*Purchase Option*”) on the terms and conditions set forth in this Agreement. Buyer and Seller are hereinafter individually referred to as a “*Party*” and collectively referred to as the “*Parties*.”

In consideration of the mutual promises and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as follows:

1. **PROPERTY DESCRIPTION:** Buyer hereby agrees to enter this Agreement for the option to purchase from Seller and Seller hereby agrees to enter this Agreement to grant to Buyer the Option to purchase the real property located in Franklin County, Ohio and commonly referred to as 7185, 7215, and 7221 E. Main Street, Reynoldsburg, Ohio 43068, Franklin County Tax Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954, all fixtures and improvements thereon and all appurtenant rights, privileges and easements thereto, and as more fully described on the attached Exhibit “A” (the “*Property*”).

2. **PRICE AND TERMS:** The purchase price shall be One Million Five Hundred Thousand and No/100 Dollars (\$1,500,000.00) (the “*Purchase Option Price*”). Within three (3) business days after the Effective Date, Buyer shall deposit of one percent (1%) of the Purchase Option Price in the amount of, Fifteen Thousand and No/100 Dollars (\$15,000.00) (the “*Purchase Option Deposit*”) with the Title Agent (hereinafter defined). The Purchase Option Deposit shall be fully refundable to Buyer if Buyer terminates this Agreement prior to the expiration of the Contingency Period (hereinafter defined). At Closing (hereinafter defined), Seller shall apply the Purchase Option Deposit to the Purchase Option Price.

The Purchase Option Price shall be paid in current funds at Closing, subject to all prorations, credits and adjustments provided for in this Agreement.

3. **DUE DILIGENCE DELIVERIES:** Within ten (10) business days after the Effective Date, Seller shall deliver to Buyer the following items (the “*Due Diligence Items*”) to the extent such items are in the possession or control of Seller:

- a. A copy of Seller’s most recent ALTA policy of title insurance;
- b. A copy of all of the surveys of the Property;
- c. A copy of any environmental, geotechnical, wetland delineation, and engineering reports related to the Property;
- d. A copy of any governmental notice received by Seller relating to the Property; and

- e. Any other documents concerning the Property in Seller's possession or control.

4. **PRE-CONDITIONS, CONTINGENCY PERIOD:**

- a. Pre-conditions for Buyer to exercise Buyer's Purchase Option are: (1) Buyer's determination that the Property is satisfactory for Buyer based upon Buyer's inspections, specifically, the environmental review in accordance with 24 CFR Part 58, and (2) Buyer's ability to obtain the approval of the Board of Commissioners of Buyer to enter into and perform its obligations under this Agreement ("**Preconditions**").
- b. Buyer's Purchase Option is contingent upon (1) Buyer's determination that the Property is satisfactory for Buyer's exercise of the Purchase Option to Buyer based upon Buyer's inspections, including but not limited to the condition of title, appraisals, and property and environmental inspections, availability of access and utilities, all as deemed necessary with respect to Buyer's intended use of the Property; (2) Buyer's determination that water and sewer supply, gas, electric, and other utility services for the Property are available in adequate quantities; (3) Buyer's determination that adequate financing is available for Buyer to exercise Buyer's Purchase Option; and (4) Buyer's approval in its discretion of any other aspects of the Property or the feasibility of Buyer's intended acquisition and use of the Property (collectively the "**Contingencies**"). Subject to the Preconditions being met, Buyer shall have a period commencing on the Effective Date and ending one December 31, 2025 (the "**Contingency Period**") to conduct any and all inspections of the Property, to obtain government approvals Buyer deems necessary for its intended use of the Property, and to satisfy all of its Contingencies. If Buyer is unable to satisfy its Contingencies, then Buyer may terminate this Agreement by delivering written notice to Seller on or before the expiration of the Contingency Period. Upon such termination, except as otherwise provided herein, there shall be no further rights, obligations or liabilities between Buyer and Seller derived from this Agreement, and Seller shall direct the Title Agent to fully refund the Purchase Option Deposit to Buyer. If Buyer does not notify Seller in writing of its decision to terminate this Agreement on or before the expiration of the Contingency Period pursuant to this Section 4, then Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to this Section 4 and exercised its Purchase Option and Buyer and Seller shall proceed to Closing, in which case the Purchase Option Deposit shall be applied toward the Purchase Option Price at Closing. In the event that Buyer does not close on or before the Closing Date, other than due to a Seller default, then the Purchase Option Deposit shall be forfeited to Seller as liquidated damages (subject to Section 16, below). Buyer may waive any of its Contingencies under this Agreement.

Notwithstanding the foregoing, Buyer shall have the right to extend the Contingency Period for an additional sixty (60) days, by providing notice to Seller of such extension prior to expiration of the Contingency Period. If Buyer exercises such extension option, all references herein to the Contingency Period shall mean the Contingency Period as so extended.

Buyer shall be responsible for the repair of any damages caused by inspections or tests conducted by Buyer or its agents with such repairs to be completed in a timely and workmanlike manner at Buyer's sole cost and expense. Buyer shall defend, hold Seller harmless and indemnify Seller from any liabilities, claims, damages, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, claimed by any third parties. Buyer and Seller hereby acknowledge and agree that Buyer and its agents shall have access to the Property to conduct inspections or tests upon delivery of prior notice to Seller (which may be by email) of Buyer's intent to enter onto the Property. Seller will reasonably cooperate with Buyer to permit its employees, consultants, engineers, agents or other representatives to, in connection with Buyer's inspections of the Property, conduct any soil tests or sampling or any boring, digging, drilling or other physical intrusion of the Property and/or any of the improvements on the Property (collectively, the "**Testing**"). In making such entry, Buyer, its employees, agents, or contractors shall take reasonable steps to refrain from interfering with the activities of Seller, its employees, agents, or contractors upon the Property. Buyer's duty to indemnify Seller as described in this Section 4 shall survive Closing and the termination of this Agreement.

5. **INTENDED DEVELOPMENT:** For information purposes only, the Parties hereby acknowledge that Buyer intends that at Closing, Buyer will prepare the Property for the development on the Property of a multi-story, mixed-use structure, including residential and non-residential uses, as further described on Exhibit "B" (the "Project"). Upon request, Seller will cooperate with Buyer in connection with Buyer's structuring and financing of the Project, including providing assistance with funding requests for the Project.

6.. **POSSESSION:** Seller shall have possession of the Property until Closing, and shall give possession of the Property to Buyer at the financial closing of the Project (the "**Closing Date**").

7. **SELLER'S REPRESENTATIONS AND WARRANTIES:** Seller hereby represents, warrants and covenants to Buyer, on and as of the Effective Date, as follows:

- a. Due Authorization. Seller has all necessary power to execute and deliver this Agreement and perform its obligations hereunder. The execution, delivery and performance of this Agreement by Seller (i) has been authorized by all necessary action on the part of Seller, (ii) to Seller's knowledge, does not conflict with or result in a violation of any agreement, judgment, writ, injunction, order or decree of any court, governmental authority or arbiter binding upon Seller or in any proceeding to which Seller is a party, (iii) to Seller's knowledge, does not conflict with or constitute a breach of, or constitute a default under, any contract, agreement or other instrument which will remain in effect at Closing by which Seller or the Property is bound or to which Seller is a party, and (iv) does not require the consent of any other party.
- b. Bankruptcy Matters. Seller is not a party to any voluntary or involuntary proceedings under any applicable laws relating to the insolvency, bankruptcy, moratorium or other laws affecting creditors' rights to the extent that such laws may be applicable to Seller.

- c. Condemnation. There are no served-and-pending or, to Seller's knowledge, contemplated or unserved-and pending condemnation or other governmental taking proceedings affecting all or any part of the Property.
- d. Environmental Matters. Seller has not received any written notice of and Seller has no knowledge of any pending or threatened claims, complaints, notices, correspondence or requests for information received by Seller with respect to any violation or alleged violation of any Environmental Law, any releases of Hazardous Substances or with respect to any corrective or remedial action for, or cleanup of, the Property or any portion thereof. Seller has not transported, disposed of or treated, or arranged for the transportation, disposal or treatment of, any Hazardous Substances from the Property. To Seller's knowledge, there are no underground storage tanks at the Property and the Property is in compliance with Environmental Laws. For purposes of this Agreement, "***Environmental Laws***" shall mean: all past, present or future federal, state and local statutes, regulations, directives, ordinances, rules, policies, guidelines, court orders, decrees, arbitration awards and the common law, which pertain to environmental matters, contamination of any type whatsoever or health and safety matters, as such have been amended, modified or supplemented from time to time (including all present and future amendments thereto and re-authorizations thereof). For purposes of this Agreement, "***Hazardous Substances***" shall mean: any chemical, pollutant, contaminant, pesticide, petroleum or petroleum product or by product, radioactive substance, solid waste (hazardous or extremely hazardous), special, dangerous or toxic waste, substance, chemical or material regulated, listed, limited or prohibited under any Environmental Law.
- e. Tenancies. There are no leases, tenancies or rental agreements now encumbering the Property, or any portion thereof (collectively, the "***Leases***"), or if there are any existing Leases, such Leases shall be terminated by Seller prior to the Closing. Promptly upon execution and delivery of this Agreement, Seller shall deliver to Buyer true and complete copies of all such Leases.
- f. Litigation Matters. Seller is neither a party to, nor to Seller's knowledge is it directly affected by, any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of Seller to fulfill its obligations under this Agreement. To Seller's knowledge, there are no lawsuits, administrative actions, governmental investigations or similar proceedings, including, without limitation, real estate tax assessment appeals, pending or threatened against or affecting the Property or any portion thereof or any interest therein.
- g. Utilities. To the knowledge of Seller, all utilities, including water, storm and sanitary sewer, gas, electric, and internet (the "***Utilities***"), are available to the Property.
- h. Proceedings. There are no pending or, to Seller's knowledge, threatened municipal or administrative proceedings with respect to the Property, and Seller has received no notice of any action, suit or proceeding pending or threatened in writing against,

by or directly affecting the Property or Seller's right to transfer the Property hereunder. Seller has not received any notice from governmental agencies of any non-compliance with applicable laws, ordinances, regulations, statutes, rules, or restrictions relating to the Property.

- i. Violations. Seller has no knowledge of any existing violations, and Seller has not received any written notice of any alleged violations, of any zoning ordinances, building codes, health codes, safety codes, and/or use, occupancy or operation thereof, or of any restriction, condition, covenant or agreement concerning the Property and/or the use or occupancy thereof. Seller has no knowledge of any pending or contemplated change in any statute, ordinance, rule or other governmental regulations applicable to the Property or any action pending or threatened by any governmental body, adjacent landowners or other persons which would in any material way limit the use of the Property or diminish its value.
- j. Service Contracts. Each and every Service Contract (if any) is terminable upon not less than thirty (30) days' notice and without the requirement of any termination or similar payment or fee. Seller agrees that upon Buyer's request, each and every Service Contract (if any), which Buyer does not elect to assume, shall be terminated by Seller at or prior to Closing. There are no agreements or contracts affecting the Property other than the Service Contracts delivered to Buyer as a part of the Due Diligence Item.

All of the representations and warranties contained in this Agreement or any certificate delivered in connection with this Agreement shall survive the Closing for a period of twelve (12) months after Closing Date ("*Survival Period*"), at which time such representations and warranties shall terminate.

8. **BUYER'S REPRESENTATIONS AND WARRANTIES:** Buyer hereby represents, warrants and covenants to Seller, on and as of the Effective Date, as follows: Buyer has all necessary power to execute and deliver this Agreement and perform its obligations hereunder. The execution, delivery and performance of this Agreement by Buyer (i) has been, or will at Closing be authorized by all necessary action on the part of Buyer, (ii) does not conflict with or result in a violation of any agreement, judgment, writ, injunction, order or decree of any court, governmental authority or arbiter binding upon Buyer or in any proceeding to which Buyer is a party, (iii) does not conflict with or constitute a breach of, or constitute a default under, any contract, agreement or other instrument which will remain in effect at Closing by which Buyer is bound or to which Buyer is a party, and (iv) does not require the consent of any other party.

9. **DAMAGE OR DESTRUCTION OF PROPERTY:** Risk of physical loss to the Property and improvements thereon shall be borne by Seller until Closing, provided that if any Property covered by this Agreement shall be damaged or destroyed before Closing, Buyer may (a) proceed with the transaction and accept the damaged Property together with an assignment by Seller of all of Seller's rights under policies of insurance upon the Property covering such damage or destruction plus the amount of any deductible, or (b) rescind this Agreement and thereby release all parties from liability hereunder by giving written notice to Seller within twenty (20) days after Buyer has written notice of the existence and extent of such damage or destruction, and in such an event, Buyer shall be entitled to the return of the Purchase Option Deposit. Failure by Buyer to so

notify Seller within twenty (20) days after Buyer has written notice of such damage or destruction shall constitute an election to proceed with this transaction.

10. **CONDEMNATION:** If, prior to the Closing, condemnation proceedings are threatened or commenced with respect to any portion of the Property, Buyer may terminate this Agreement by delivering a written termination notice to Seller on or prior to the Closing Date. Prior to Buyer's termination of this Agreement, or if Buyer does not terminate this Agreement, both Seller and Buyer, by and through their respective attorneys, shall have the right to appear in such condemnation proceedings and defend their interests in the Property. Any award in condemnation made prior to the Closing shall become the property of Seller, and the Purchase Option Price shall be reduced by the amount of the condemnation award made to Seller. An award in condemnation after the Closing shall be the property of Buyer, and the Purchase Option Price shall not be reduced thereby. In the event of termination pursuant to this section, the Purchase Option Deposit shall be immediately returned or reimbursed to Buyer free of claims by Seller, and neither Party shall have any further right or obligation under this Agreement.

11. **TITLE AND SURVEY:** Seller shall furnish and pay for a standard owner's policy of title insurance (without endorsements, except, with Buyer's approval, to correct any Title Defects) insuring Buyer in the amount of the Purchase Option Price (the "**Title Policy**"). The Title Policy shall be issued by Fidelity National Title Insurance Company, 2800 Corporate Exchange Dr., Suite 380 | Columbus, OH 43231, Attn: Spencer O'Connor, spenser.oconnor@fnf.com (the "**Title Agent**"). The title evidence shall show that Seller holds a fee simple interest and marketable title in the Property free and clear of all liens and encumbrances except as set forth in this Agreement.

Seller shall obtain and deliver to Buyer a commitment to issue the Title Policy from the Title Agent (the "**Title Commitment**") no later than fifteen (15) days after the Effective Date. The Title Commitment or the Survey may contain title exceptions or disclose matters to which Buyer objects (the "**Title Defects**"). During the Contingency Period, Buyer, at Buyer's expense, may obtain a survey of the Property (the "**Survey**"), complying with the current requirements for ALTA/ACSM Land Title Surveys, as adopted by the American Land Title Association and the American Congress on Surveying and Mapping, in a form sufficient to the Title Agent to issue the Title Policy for the Property without the preprinted survey exceptions, and otherwise acceptable to Buyer in its reasonable discretion. Buyer must notify Seller of the Title Defects (the "**Title Objection Notice**") within ten (10) business days after Buyer's receipt of the Title Commitment and the Survey. If Buyer does not deliver the Title Objection Notice to Seller within such ten (10) business day period, then Buyer shall be deemed to have accepted such Title Defects and such Title Defects shall become Permitted Exceptions.

Within five (5) business days of Seller's receipt of Buyer's Title Objection Notice, Seller shall notify Buyer in writing of Seller's intent to cure some, all or none of the Title Defects identified in the Title Objection Notice (the "**Title Objection Notice Response**"). Seller shall not be obligated to cure any Title Defects and failure of Seller to respond to the Title Objection Notice within five (5) business days after Seller's receipt of Buyer's Title Objection Notice shall be deemed to be Seller's refusal to cure the Title Defects. Within five (5) such business days after Buyer's receipt of Seller's Title Objection Notice Response, Buyer shall notify Seller in writing of its intention to either accept the remedies proposed in the Title Objection Notice Response or terminate this Agreement. If Buyer does not notify Seller in writing of its intention to either

proceed with or terminate this Agreement within such five (5) business day period, then Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to this Section 10. In the event Buyer terminates this Agreement pursuant to this Section 10, all rights and obligations of the parties hereto shall cease and terminate, except as otherwise provided in this Agreement. The term “**Permitted Exceptions**” shall mean: (i) current real estate taxes; (ii) applicable zoning and governmental regulations; (iii) covenants, conditions, easements and restrictions of record approved by Buyer as a “Permitted Exception” hereunder, if any; and (iv) legal highways.

Notwithstanding anything to the contrary contained herein, in all cases, regardless of whether Buyer objects to the same, Seller shall be obligated to remove and/or cure any of the following items that affect the Property: (a) liens of mortgages or other collateral financing interests and all other monetary liens created by, under or through Seller, or assumed by Seller (with Seller having the right to apply the Purchase Option Price or a portion thereof for such purpose), whether voluntary or involuntary, (b) any mechanics’ or materialman’s liens, (c) any judgment liens against Seller, or (d) any exception or encumbrance created by Seller after the Effective Date without Buyer’s written consent (each a “**Mandatory Removal Item**”). If Seller refuses or elects not to cure any Title Defect (other than Mandatory Removal Items, which Seller shall, in all cases, be required to remedy, remove or cure from title), Buyer may, on or before ten (10) days after the Cure Period (the “**Defect Review Period**”), either: (i) terminate this Agreement by written notice to Seller, or (ii) do nothing, which will be deemed Buyer’s waiver of any uncured Title Defect.

12. **CONVEYANCE AND CLOSING:** The closing of the transaction contemplated by this Agreement (the “**Closing**”) shall occur concurrently with Buyer’s exercise of the Purchase Option on the Closing Date. The Parties shall each have the option to extend the Closing Date by two (2) thirty (30) day periods each, upon written notification to the other Party, to satisfy the obligations hereunder. At Closing, Buyer shall be responsible for the payment of all costs for the Title Policy, any transfer taxes and conveyance fees, shall pay deed preparation fees and Seller shall convey the Property to Buyer by Limited Warranty Deed. Buyer and Seller shall each pay fifty percent (50%) of the escrow fee and/or reasonable closing fees charged by the Title Agent in connection with the Closing. Buyer shall be responsible for the payment of any survey costs and deed recording fees and the cost of any policy of lender’s title insurance and any endorsements to the Owner’s Title Policy desired by Buyer (and not required of Seller to correct a Title Defect).

13. **CLOSING DELIVERABLES:** On or before the day of Closing, Buyer and Seller shall deliver the following respective documents to the Title Agent:

- a. Seller.
 - i. a Limited Warranty Deed subject to only the Permitted Exceptions;
 - ii. the Closing or settlement statement;
 - iii. an original affidavit, executed by Seller and stating its taxpayer identification number for federal income tax purposes and that Seller is not a foreign person within the meaning of Section 1445, et seq. of the Internal Revenue Code (the “**FIRPTA Certificate**”);

- iv. an original title affidavit with respect to off-record title matters and in a form consistent with community custom and reasonably acceptable to Buyer and the Title Agent;
- v. an assignment of any Service Contract which Buyer elects to assume, and evidence of the termination of any Service Contract which Buyer does not elect to assume; and
- vi. such other documents as are required by the Title Company and/or are reasonably necessary in Buyer's determination to fulfill all of Seller's obligations under the terms of this Agreement.

b. Buyer.

- i. the Purchase Option Price as adjusted in accordance with the provisions of this Agreement;
- ii. executed counterparts of the settlement statement and any other documents listed in this Section 13 required to be signed by Buyer; and
- iii. such other documents as are required by the Title Company and/or are reasonable necessary to fulfill all of Buyer's obligations under the terms of this Agreement.

All Closing documents shall be reasonably acceptable to both Parties.

14. **TAXES AND OTHER CLOSING ADJUSTMENTS:** At Closing, Seller shall pay or credit against the Purchase Option Price all delinquent real property taxes, including penalty and interest, and all assessments that are a lien as of the Effective Date. At Closing, Seller shall also pay or credit against the Purchase Option Price all other unpaid real estate taxes or assessments that are a lien for the year of Closing or years prior to the year of Closing, prorated through the Closing Date and based on a 365-day year and, if undetermined, on most recent available tax rate and valuation. All prorations at Closing shall be final.

15. **BROKER:** Buyer and Seller represent and warrant that they have not dealt with any person, firm, real estate broker, or realtor in connection with the sale of the Property, and no realtor's or finder's fees, brokerage commissions, or other forms of compensation are due to any realtor or broker in connection with the sale of the Property.

16. **DEFAULT AND REMEDIES:** If either Party to this Agreement fails to fulfill any of its obligations hereunder or otherwise defaults hereunder, the non-defaulting Party shall give the defaulting Party written notice of such default and the Party in default shall have ten (10) days thereafter to correct or remedy the default, unless otherwise provided for in this Agreement. If Seller is in default and fails to timely cure its default, Buyer shall have the right to either receive the Purchase Option Deposit as liquidated damages for Seller's default, or to pursue any rights or remedies which may be available to it at law or in equity, including without limitation an action for specific performance. If Buyer is in default and fails to timely cure its default, Seller shall have the right to receive the Purchase Option Deposit as liquidated damages for Buyer's default.

17. **NOTICES:** All notices required pursuant to this Agreement shall be deemed delivered upon receipt and shall be delivered through a nationally recognized overnight delivery service to a Party at the address set forth below:

If to Buyer: Metropolitan Housing Partners, Inc.
880 East 11th Avenue
Columbus, Ohio 43211
Attention: Scott Scharlach
Email: sscharlach@cmhanet.com

with a copy to: Baker & Hostetler LLP
200 Civic Center Drive, Suite 1200
Columbus, Ohio 43215
Attention: Apps M. Akpofure, Esq.
Email: aakpofure@bakerlaw.com

If to Seller: City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Attention: Joe Begeny, Mayor
Email: jbegeny@reynoldsburg.gov

with a copy to: Reynoldsburg City Attorney
7232 E. Main Street
Reynoldsburg, Ohio 43068
Attention: City Attorney

18. **ASSIGNMENT:** Buyer shall have the right, without Seller's approval, to assign this Agreement to any entity affiliated with Buyer, regardless of organizational structure, as designated or established by Buyer. However, no such assignment shall release Buyer from its obligations hereunder. Any other proposed assignment shall require approval by Seller (which shall not be unreasonably withheld).

19. **MISCELLANEOUS:** This Agreement constitutes the entire agreement and no oral or implied agreement between Buyer and Seller exists. Any amendments to this Agreement shall be in writing, signed by Buyer and Seller with copies provided to them. This Agreement shall be binding upon the parties hereto, their successors and assigns. Paragraph captions are for identification only and are not a part of this Agreement. This Agreement shall be construed and enforced in accordance with the laws of the State of Ohio. All parties signing this Agreement have taken all necessary actions to authorize the execution of this Agreement and to execute any and all documents related hereto, and each of the Parties may rely upon this section of the Agreement without the necessity of having further documentation to evidence such authorization and authority. The Parties specifically acknowledge, represent, and warrant that all of the terms and conditions of this Agreement are adequately and fully supported by consideration. In computing any period of time under this Agreement, the day of the act or event for which the designated period of time begins to run shall not be included, but the last day of the period shall be included,

unless it is a Saturday, Sunday or a legal holiday, in which event, the period shall run through the next business day. This Agreement may be executed in counterparts and shall be fully enforceable so long as both Parties have signed either one Agreement or documents in counterpart. This Agreement may be executed with signatures delivered by either facsimile or scanned email, and copies of such signatures so delivered shall be deemed as originals. Time is of the essence with respect to the Parties' respective obligations under the terms of this Agreement. Both Parties have been represented by legal counsel in connection with the negotiation and execution of this Agreement, and accordingly, in interpreting any of the provisions of this Agreement, no rules of construction shall be adopted to deem that the Agreement shall be read in favor of any Party which may not have participated in drafting one or more provisions of the terms of this Agreement.

20. **CONFIDENTIALITY:** Each of the Parties will maintain the confidentiality of this Agreement and the Project, including the terms thereof, and the Parties shall not disclose the existence, the contents or the terms of this Agreement or any information concerning the Project to any other Parties prior to Closing, without the written approval of the other Party and except that such disclosures may be made (on a confidential basis), to either Party's accountants, attorneys, employees, consultants, co-developers, lenders or investors.

[Remainder of page intentionally left blank - signature page to follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

BUYER:

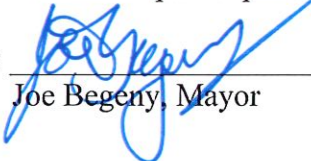
Metropolitan Housing Partners, Inc.,
an Ohio not-for-profit corporation

By: 

Scott Scharlach
Chief Operating Officer & Secretary

SELLER:

City of Reynoldsburg
an Ohio municipal corporation

By: 

Joe Begeny, Mayor

EXHIBITS:

Exhibit A – Description of the Property

Exhibit B – Description of Project

Additional Exhibits – As reasonably requested by Seller and reasonably approved by Buyer

EXHIBIT "A"

Description of the Property

To be Attached

EXHIBIT "A"
Legal Description

TRACT I:

Situated in the County of Franklin in the State of Ohio and in the City of Reynoldsburg. Being Lot No. 1 (one) in the Osborn Addition to the town of Reynoldsburg, Ohio, as the same is recorded in the Recorder's Office, in Franklin County, Ohio, in Book No. 65, Pages 261 and 262, said Lot being a part of Lot (No. 30) thirty, on the west half of Section Eighteen (18), Township Sixteen (16), Range Twenty (20), beginning on the east line of a tract of land deeded by Samuel Gaver and wife to Samuel Osborn dated May 4th, 1844, and where said east line intersects the south side of the National road on the west side of Blacklick Bridge, thence west on the south side of the National Road, one hundred and five (105) feet, thence south one hundred and eighty (180) feet, thence east one hundred and five (105) feet, thence north one hundred and eighty (180) feet, to the place of beginning being the same premises described as Lot (No. 1) (one) in Osborn addition and deeded by Noah Conkle and Anna D. Conkle, to Lorretta Morrison on the 19th day of October A.D. 1893, and found recorded in Book 326, pages 90 & 91 in the Recorder's Office of Franklin County, Ohio, and from them to David W. Roltz as recorded in Book 326, Pages 90 and 91, in Recorder's Office of Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL (O.R. 32297H09):

Situated in the City of Reynoldsburg, Township of Truro, County of Franklin, State of Ohio, and in Section 18, Town 16 N, Range 20 W, and bounded and described as follows:

PARCEL NO. 2 WD

Being a part of Lot 1 of Samuel Osborn's Addition and part of a 11.548 acre tract of land lying on the right side of the centerline of a survey made for the Department of Transportation, and recorded in Book _____, Page _____ of the records of Franklin County and being located within the following described points in the boundary thereof:

Commencing at a monument box found at the intersection of U.S.R. 40 and Haft Street, being centerline of survey Station 116+27.37;

thence North 89°00'00" East, 632.63 feet along the centerline of survey for U.S.R. 40 to a point, being centerline of survey Station 122+60;

thence South 1°00'00" East, 40.00 feet to an Iron Pin set in the existing southerly right-of-way line for U.S.R. 40, the Grantor's northerly property line and the northerly line of Lot 1 of Samuel Osborn's Addition as shown on the Plat of Record in Plat Book 3, Page 160 of the Franklin County Recorder's Office, being 40.00 feet right of Station 122+60 and also being the place of beginning;

thence North 89°00'00" East, 193.59 feet along the existing southerly right-of-way line for U.S.R. 40 and the Grantor's northerly property line to an Iron Pin set at the Grantor's northeasterly property corner, passing the northeasterly corner of Lot 1 of Samuel Osborn's Addition at 79.50 feet, being 40.00 feet right of Station 124+53.59 and also being the northwesterly property corner of Northern Trading Company, Trustee (OR 7617, Pg. 107);

thence South 15°00'00" West, 31.21 feet along the Grantor's easterly property line and the westerly property line of the Northern Trading Company, Trustee (OR 7617, Pg. 107) to an Iron Pin set in the proposed southerly right-of-way line for U.S.R. 40, being 70.00 feet right of Station 124+44.99;

thence South 89°00'00" West, 134.99 feet along the proposed southerly right-of-way line for U.S.R. 40 to an Iron Pin set at an angle point, being 70.00 feet right of Station 123+10;

thence North 60°02'10" West, 58.31 feet along the proposed southerly right-of-way line for U.S.R. 40 to the place of beginning.

Containing 0.113 acres, more or less, of which the present road occupies 0.014 acres, being 0.038 acres in Lot 1 of Samuel Osborn's Addition of which the present road occupies 0.014 acres (recorded for easement in D.B. 2758, Page 78-80 in the Franklin County Recorder's office) and 0.075 acres in a 11.548 acre tract of which the present road occupies 0.000 acres Take is from Auditor's Parcel No. 060-959.

Basis of bearing: The center line of U.S. 40 is North 89°00'00" East.

Parcel Number: 060-000959-00
Prior Instrument Number: 201007020083835

7221 East Main Street, Reynoldsburg, Ohio

TRACT II:

Situated in the State of Ohio, County of Franklin, and City of Reynoldsburg. Being Lot Number Two (2) of SAMUEL OSBORN'S ADDITION to the Village of Reynoldsburg, Franklin County, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 32, page 376 and Plat Book 3, page 160, Recorder's Office, Franklin County, Ohio.

Together with any and all Interest Grantor may have in that portion of right of way as vacated by the City of Reynoldsburg, Ohio, by Ordinance No. 96-88 on December 12, 1988.

Parcel Number: 060-000992-00
Prior Instrument Number: 201009150119933

TRACT III:

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 30, Section 18, Township 16, Range 20, Refugee Lands, being part of those tracts of land conveyed to Nance Family LLC by deed of record in Instrument Number

Tract I
ALL OF:
(060)
000959

Tract II
ALL OF:
(060)
000992

201009270125986 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of East Main Street (U.S. 40) (80 feet wide) and Davidson Drive (50 feet wide, Official Record 11890C20);

thence South $01^{\circ} 07' 33''$ East, with the centerline of said Davidson Drive, a distance of 220.00 feet to a point;

thence North $88^{\circ} 52' 27''$ East, crossing said Davidson Drive, a distance of 25.00 feet to an iron pin set in the easterly right-of-way line of said Davidson Drive, in the southerly line of Lot 4 of the subdivision entitled "Samuel Osborn's Addition", of record in Plat Book 3, Page 160, the TRUE POINT OF BEGINNING for this description:

thence North $88^{\circ} 52' 57''$ East, with said southerly line, a distance of 259.85 feet to an iron pin set at the southeasterly corner of Lot 1 of said "Samuel Osborn's Addition", in a westerly line of that 10.571 acre tract conveyed to the City of Reynoldsburg by deed of record in Instrument Number 201609080120572;

thence South $12^{\circ} 41' 04''$ East, with said westerly line, a distance of 82.01 feet to an iron pin set at a corner thereof;

thence South $81^{\circ} 22' 14''$ West, with a northerly line of said 10.571 acre tract, a distance of 278.67 feet to a magnetic nail set in said easterly right-of-way line;

thence North $01^{\circ} 07' 33''$ West, with said easterly right-of-way line, a distance of 116.74 feet to the TRUE POINT OF BEGINNING, containing 0.610 acre of land, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments REYNOLDSBURG and HOWELL2. A bearing of North $88^{\circ} 52' 27''$ East was held for a section of the southerly right-of-way line of East Main Street (U.S. 40).

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey performed in May 2016.

Parent Parcel Number: 060-000954-00
Prior Instrument Number: 201801030000638

TRACT IV:

Parcel 1:

Tract III
ALL OF:
(060)
000954

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg. Being Lot Number Three (3) of SAMUEL OSBORN'S ADDITION to the Village of Reynoldsburg, Franklin County, Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 32, page 376 and Plat Book 3, page 160, Recorder's Office, Franklin County, Ohio.

Together with any and all interest Grantor may have in that portion of right of way as vacated by the City of Reynoldsburg, Ohio, by Ordinance No. 96-88 on December 12, 1988.

Parcel Number: 060-000955-00
Prior Instrument Number: 201009270125986

Parcel 2:

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 30, Section 18, Township 16, Range 20, Refugee Lands, being comprised of part of Lot 4 of the subdivision entitled "Samuel Osborn's Addition", of record in Deed Book 32, Page 376 and Plat Book 3, Page 160 part of those tracts of land conveyed to Nance Family LLC by deed of record in Instrument Number 201009270125986 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of East Main Street (U.S. 40) (80 feet wide) and Davidson Drive (50 feet wide, Official Record 11890C20);

thence South $01^{\circ} 07' 33''$ East, with the centerline of said Davidson Drive, a distance of 220.00 feet to a point;

thence North $88^{\circ} 52' 27''$ East, crossing said Davidson Drive, a distance of 25.00 feet to an iron pin set in the easterly right-of-way line of said Davidson Drive, in the southerly line of Lot 4 of the subdivision entitled "Samuel Osborn's Addition", of record in Plat Book 3, Page 160, the TRUE POINT OF BEGINNING for this description;

thence North $01^{\circ} 07' 33''$ West, with said easterly right-of-way line, a distance of 160.00 feet to an iron pin set;

thence North $43^{\circ} 51' 52''$ East, with said easterly right-of-way line, a distance of 25.96 feet to an iron pin set in the southerly right-of-way line of said East Main Street, the northwesterly corner of Lot 3 of said "Samuel Osborn's Addition";

thence South $01^{\circ} 07' 33''$ East, with the westerly line of said Lot 3, a distance of 178.35 feet to an iron pin set at the southeasterly corner of said Lot 3;

thence South $88^{\circ} 52' 27''$ West, with the southerly line of said "Samuel Osborn's Addition", a distance of 18.35 feet to the TRUE POINT OF BEGINNING, containing 0.071 acre of land, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments REYNOLDSBURG and HOWELL2. A bearing of North 88° 52' 27" East was held for a section of the southerly right-of-way line of East Main Street (U.S. 40).

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey performed in May 2016.

Parcel Number: 060-000955-00
Prior Instrument Number: 201801030000636

Property Address: 7185 E. Main Street, Reynoldsburg, OH 43068

Tract IV
ALL OF:
(060)
000955

EXHIBIT "B"

Description of the Project

The scope of the Project included below represents the Parties' understanding of the Project as of the Effective Date.

- Site, generally:
 - Four story, L-shaped building fronting Main St. and Davidson Dr.
 - 77,000 square feet of residential space
 - 8,000 square feet of commercial space.
 - 160 parking spaces
- Housing:
 - 100 units of mixed-income housing
 - Mix of 1BR, 2BR, and 3BR units
 - Restricted to residents making between 30% and 80% of the Area Median Income, as defined by the U.S. Department of Housing and Urban Development
 - 25 units covered by a Project-Based Voucher contract
 - Outdoor amenity space for residents on fourth floor
- Non-Residential Space:
 - 8,000 square feet of commercial space on first floor
 - Ideal use of commercial space would be medical offices. Buyer will have approval of initial commercial tenant (above and beyond any zoning code requirements)
- Financing:
 - Primary financing will be via the federal Low-Income Housing Tax Credit (LIHTC) program
 - Likely additional sources will include: State of Ohio housing tax credits, Franklin County Magnet Fund, CMHA general revenue bonds, and deferred developer fee

NOTE: The Parties agree that the scope of the Project is likely to change prior to the Closing Date; however, substantive changes, as set forth below, require Seller's written approval:

- Decrease in building height by one story or more
- Decrease in commercial square footage by 3,000 SF or more
- Decrease in residential units by 20 units or more

4864-2902-7503.8

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#); [Emma Cepek](#)
Subject: Re: 7185 E. Main Street Variance
Date: Thursday, August 14, 2025 1:14:08 PM
Attachments: [image001.png](#)
[image.png](#)

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

Phoenix,

We do not have any additional commits at this time.

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: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, August 13, 2025 4:29 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>; Emma Cepek <ecepek@reynoldsburg.gov>
Subject: RE: 7185 E. Main Street Variance

Lt. Schmidt,

Do you have any comments for the Major Site Plan. We see that you commented on the Variance and the Certificate of Appropriateness. Just wanted to follow up on the MSP.

Thank you,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>

Sent: Wednesday, August 6, 2025 9:59 AM

To: Emma Cepek <ecepek@reynoldsburg.gov>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: Re: 7185 E. Main Street Variance

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

Ms. Cepek,

Good morning.

We currently do not have any commits regarding this project at this time.

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: Emma Cepek <ecepek@reynoldsburg.gov>
Sent: Monday, August 4, 2025 2:18 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 7185 E. Main Street Variance

Lt. Schmidt,

I am sending you 7185 E. Main Street Variance Application and supporting items that are scheduled for the August 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by August 13th so that we can incorporate them in the staff report that goes out first thing on August 14th.

I got a message that this email was unable to be delivered the first time, so I apologize if you receive it twice.

If you have any questions, please feel free to call or email. Thank you for your help.

Sincerely,

Emma Cepek
PLANNER I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6800. ext. 6720 | F 614-322-6830

www.reynoldsburg.gov

July 29, 2025

Brandon Nkenasong
6269 E. Main Street
Reynoldsburg, OH 43068

RE: Zoning Certificate Application 2025-0380: New Business/Use Application – 6269 E Main Street.

Mr. Nkenasong,

The statement and pictures provided with Zoning Certificate Application 2025-0380 states that the intended land use for the site would be an auto detailing and body works shop. That the business will provide auto detailing, window tint, body works and wrap services. You state that it would be open from 8 AM to 8 PM with 1 employee.

The services described would fall under Vehicular Care Services – Major, which is defined as “General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding, and major painting service.”

Parcel 060-001247 is located in the BMD, Brice and Main District. While reviewing the Zoning Code, staff has determined that Vehicular Care Services – Major is not permitted in the BMD. Therefore, your Zoning Certificate Application 2025-0380 – New Business/Use – is denied.

Please know that Section 1109.23 allows an appeal within 14 days after the day of the decision, notice or order served by the Planning and Zoning Administrator, to appeal the decision to the Planning and Zoning Board in writing.

Section 1109.23 – Appeals states:

- 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.
- B. Unless otherwise provided in this Code, an applicant refused such approval, exception, certificate or variance shall appeal in writing to Council within thirty (30) days of the date of refusal by the PZB. The Council shall set a date for a hearing on the appeal and render a decision on the appeal within thirty (30) days of the receipt of such written request. A resolution stating the decision of Council shall be introduced and passed at the next regular meeting following the hearing.

The Zoning Code can be found on the City of Reynoldsburg Website: Reynoldsburg.gov.

If you have any questions, please feel free to email.

Sincerely,



Phoenix Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6829 | Fax: 614-322-6833
pbuathier@reynoldsburg.gov | Reynoldsburg.gov



BEZ AUTO DETAILING LLC

8903 Morton Ave 303 , Etna OH 43068 6143916569

Phone:+1 (614) 391-6569 | Email: brandnkeng@gmail.com | www.bezautodetailing.com

July 29, 2025

Phoenikx Buathier
Planning and zoning administrator
City of Reynoldsburg
7232 E. Main street
Reynoldsburg, OH 43068

RECEIVED

JUL 30 2025

REYNOLDSBURG BUILDING DEPT

Subject: Appeal of Zoning Certificate Application 2025-0380 - New Business Denial

Dear Phoenikx,

Thank you for your prompt decision letter regarding Zoning Certificate Application 2025-0380. I understand and appreciate the City of Reynoldsburg's commitment to maintaining its aesthetic and structural integrity through careful zoning administration.

I am writing to formally appeal the denial of my application and to request your reconsideration. Upon review of your letter, I recognize that my initial application inadvertently included "body works and car wraps" among the services offered. I now understand that these specific services fall under the "Vehicular Care Services - Major" category, as defined in your letter: "General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding, and major painting service."

I wish to clarify that my primary business focus is, and always has been, auto detailing for personal vehicles and medium-sized trucks, and window tinting. These services do not involve the major repairs, rebuilding, or reconditioning described in the "Vehicular Care Services - Major" definition. To ensure full compliance with the Zoning Code and to address the basis of the denial, **I commit to not offering any services that fall under the "Vehicular Care Services - Major" category, including body work, framework, welding, or major painting services, at 6269 E. Main Street.** I believe that limiting my services to auto detailing and window tinting aligns with the permitted uses in the BMD, Brice and Main District. I would also like to respectfully point out that the previous tenant at this location offered similar auto detailing services, which suggests compatibility with the district's allowances.



BEZ AUTO DETAILING LLC

8903 Morton Ave 303 , Etna OH 43068 6143916569

Phone: +1 (614) 391-6569 | Email: brandnkeng@gmail.com | www.bezautodetailing.com

RECEIVED

JUL 30 2025

REYNOLDSBURG BUILDING DEPT

Please note, for future correspondence, the correct spelling of my name is **Brandon Nkengasong**, not Brandon Nkenasong as spelled in your letter.

Thank you for your time and consideration of this appeal. I am confident that with this clarification and commitment to limited services, my business, BEZ Auto Detailing LLC, can operate in full compliance with Reynoldsburg's Zoning Code. Please feel free to contact me at +1 (614) 391-6569 or brandnkeng@gmail.com if you have any questions or require further clarification.

Sincerely,

Brandon Nkengasong

Brandon Nkengasong
Owner, BEZ Auto Detailing LLC

Reynoldsburg

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

RECEIVED

JUL 15 2025

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

App./Case#: 2025-380
Date Submitted: 7/15/25
Fee Amount: 150 -

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

ZONING CERTIFICATE APPLICATION

☒ Paid: CC

Property Address: <u>6269 E. MAIN ST.</u>	Parcel ID#(s): <u>060-001247-00</u>
--	--

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>720 AGLER LLC</u>	
Contact Email: <u>BASHIRTARA@gmail.com</u>	Contact Phone Number: <u>614-900-5300</u>

III. BUSINESS/TENANT INFORMATION(IF APPLICABLE)

Business Name: <u>BEZ AUTO DETAILING LLC</u>	Contact Name: <u>BRANDON NKENIGASONG</u>
Contact Email: <u>BEZAUTODETAILING@gmail.com</u>	Contact Phone Number: <u>614 391 6569</u>

IV. APPLICANT APPLICATION

Applicant Name: <u>BRANDON NKENIGASONG</u>	Applicant Address: <u>8903 MORTON AVE 303 Etna</u>
Applicant Phone Number: <u>614 391 6569</u>	Applicant Email: <u>brandonigeng@gmail.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

RESIDENTIAL (\$100 each)	NON-RESIDENTIAL (\$150 each)	Project Information (If Applicable)
CHECK IF APPLICABLE: ☐ Swimming Pool ☐ New Building (+\$50) ☐ Patio ☐ Building Modification ☐ Deck ☐ Home Occupation ☐ Driveway Modification* ☐ Accessory Structure ☐ Shed ☐ Fences (\$50) - All Districts	CHECK IF APPLICABLE: ☒ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☐ Zoning Verification Letter (\$50)	Total Square Footage: <u>2200</u> Est. Cost of Construction: _____ Est. Additional Employees: _____
Description of Project/Use: <u>Auto Detailing, window tint, body works and wrap</u> <u>08 am : 3 pm 1 employee</u>		

Applicant Signature: [Signature]

Date: 07/15/2025

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

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>Additional Requirements</u>
	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: <u>NIA</u>	Date: _____	

Section 1109.19

ZONING CERTIFICATE REQUIREMENTS

No use of land, building or structure and no construction or alteration of an existing use, building or structure shall commence until a zoning certificate is issued by the Planning & Zoning Administrator certifying that the intended use of the premises has been documented, reviewed, and approved in conformance with the provisions of this Zoning Code. A zoning certificate shall only be issued by the Planning & Zoning Administrator subsequent to completion of all procedures and approvals required by this Code. No zoning certificate shall be issued to permit any use or construction contrary to the provisions of this Zoning Code, unless in compliance with a duly approved variance. Unless exempted by this Code, a zoning certificate shall be required before:

1. Locating, erecting, constructing, reconstructing, altering or moving any building/structure, including an accessory structure such as a sign or fence;
2. Occupying or using land or a building or changing the use of land or of a building in whole or in part for a different use;
3. Changing a nonconforming use to a different use of extending or expanding a nonconforming use or structure.
4. Where a non-conforming use has been discontinued, meaning that the structure containing the use has remained vacant, unoccupied, unused or has ceased the daily activities or operations which had occurred, for a period of 3 or more continuous months, the non-conforming use shall be permanently terminated. Please refer to Section 1107 for additional information on Non-Conformities.

ADDITIONAL MATERIALS CHECKLIST

This application shall be accompanied by two (2) copies of plans to scale showing:

1. The dimensions and shape of the lot to be built upon;	☐
2. The sizes and locations of existing structures and uses on the lot	☐
3. The size, dimensions and locations of proposed structures, including distances to all lot lines	☐
4. The heights of existing and proposed structures	☐
5. For new businesses/uses and home occupations: A letter detailing the proposed use hours of operation and number of projected staff members • Provide floor plan depicting percentage of sale item types (food, produce, clothing, merchandise, etc.)	☐
6. A digital submission of all applications and plans are required. Submit a digital copy on a flash drive or email copies to both permits@reynoldsborg.gov AND developmentdepartment@reynoldsborg.gov	☐

*Modifications to Driveway Standards as of June 2023:

- i. Driveways shall be located at least 3 feet away from the property line unless the driveway is extended into the nearest front private or public right of way

Section 1109.19

RESIDENTIAL SITE PLAN REQUIREMENTS

A residential site plan shall be required for a single-family dwelling, two-family dwellings, and multifamily dwelling units.

ADDITIONAL MATERIALS CHECKLIST

This application shall be accompanied by two (2) copies of plans to scale showing:

- | | |
|---|--------------------------|
| 1. Surveyed dimensions and orientations of all lot lines, total area of the lot; seal and signature of the professional surveyor or engineer who prepared the drawing. | ☐ |
| 2. Identification of the subdivision, lot number, tax parcel number and address | ☐ |
| 3. Dimensions indicating compliance with all setbacks. | ☐ |
| 4. Locations of all streets, easements and existing proposed structures | ☐ |
| 5. Finished floor elevations for first floor, garage floor, basement; area of all floors | ☐ |
| 6. The location of proposed building and structures. | ☐ |
| 7. The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty (150') feet of development. | ☐ |
| 8. Setbacks and building separations shall be noted in accordance with zoning requirements. | ☐ |
| 9. A landscape concept plan, including approximate location of all new landscape material and plantings, that addresses the applicable district requirements. | ☐ |
| 10. Such other information as the Planning & Zoning Administrator may require so as to carry out the full intent of the Zoning Code. | ☐ |
| 11. A digital submission of all applications and plans are required.
Submit a digital copy on a flash drive or email copies to both
permits@reynoldsborg.gov AND developmentdepartment@reynoldsborg.gov | ☐ |

