



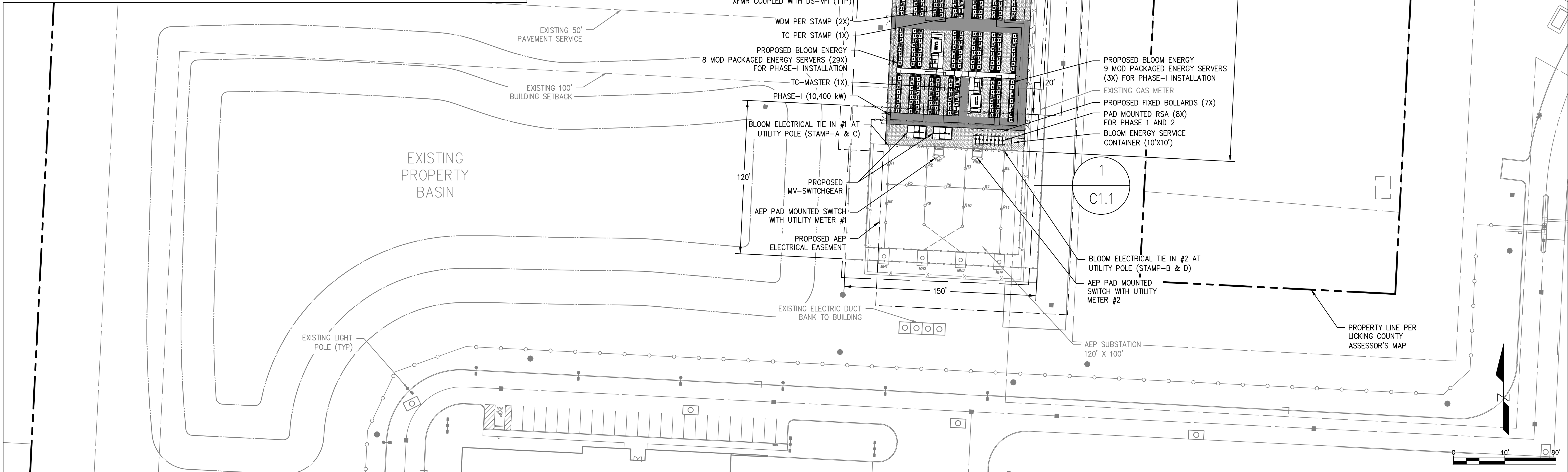
Administrative Board of Review Meeting
Wednesday, October 1, 2025 - 4:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. CODA Application Review - Cologix
 - a. Application & Staff reports
4. Other Business
5. Adjourn



KEY PLAN
SCALE: NTS

1
G1.1



GENERAL SITE PLAN
SCALE: 1" = 40'

2
G1.1

PROJECT NUMBER	STAMP	UTILITY METER NUMBER	SYSTEM SIZE (PHASE-1)	PROJECT NUMBER	STAMP	UTILITY METER NUMBER	SYSTEM SIZE (PHASE-2)	PROJECT NUMBER	STAMP	UTILITY METER NUMBER	SYSTEM SIZE (PHASE-2)
AEPO05.Z	STAMP-A	METER #XXX	2,600 kW	AEPO05.Z	STAMP-A	METER #XXX	650kW	AEPO05.Z	STAMP-E	METER #XXX	2,925 kW
	STAMP-B	METER #XXX	2,600 kW		STAMP-B	METER #XXX	325kW		STAMP-F	METER #XXX	3,250 kW
	STAMP-C	METER #XXX	2,600 kW		STAMP-C	METER #XXX	650kW		STAMP-G	METER #XXX	3,250 kW
	STAMP-D	METER #XXX	2,600 kW		STAMP-D	METER #XXX	325kW		STAMP-H	METER #XXX	3,250 kW

CUSTOMER SITE

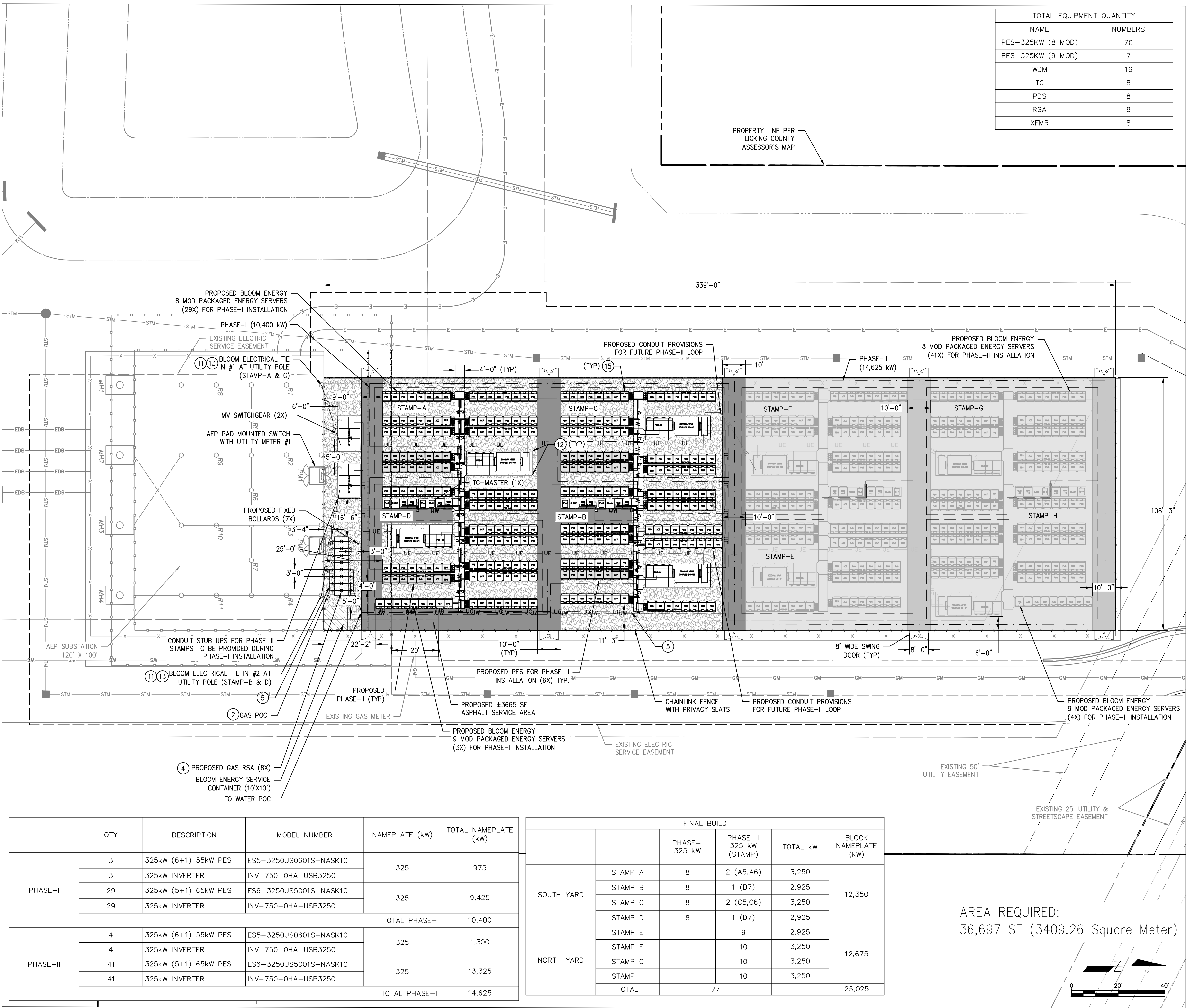
AMERICAN ELECTRIC
POWER COMPANY INC,
11717 DUNCAN PLAINS ROAD
NORTHWEST JOHNSTOWN,
OH 43031



RELEASE HISTORY		
REV	ISSUE PURPOSE	DATE
-	INITIAL RELEASE	08/06/2025

DESIGNED BY ALEX PRANGE	REVIEWED BY CARSON TURNER
DRAWN BY NETHRA	APPROVED BY

SHEET TITLE	
GENERAL SITE PLAN	
DRAWING NUMBER	G1.1
BLOOM ENERGY DOCUMENT NUMBER	DOC-1018538
THIS DRAWING IS 24" X 36" AT FULL SIZE	
SITE ID: AEPO05.Z	SHEET 03 OF 16



TOTAL EQUIPMENT QUANTITY	
NAME	NUMBERS
PES-325kW (8 MOD)	70
PES-325kW (9 MOD)	7
WDM	16
TC	8
PDS	8
RSA	8
XFMR	8

GENERAL NOTES

- SEE BLOOM ENERGY PRODUCT INSTALLATION DRAWINGS FOR UTILITY CONNECTIONS TO ANCILLARY EQUIPMENT AND ENERGY SERVER.
- PRIOR TO LANDING THE PACKAGED ENERGY SERVER, CONTRACTOR SHALL CONFIRM EXISTING GRADING IN INSTALL AREA IS MAXIMUM 3% SLOPE ACROSS THE ENERGY SERVER INSTALLATION AREA AND MAXIMUM 3% SLOPE WITHIN THE SERVICE AREA. REFER TO LEVELING COURSE DETAIL FOR ADDITIONAL INFORMATION.
- ALL EXISTING FEATURES SHALL REMAIN AND BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS.
- DIMENSIONS SHOWN BETWEEN THE SYSTEM(S) AND ANOTHER SYSTEM OR OBJECT REFERENCES THE SYSTEM PAD/SKID.

REFERENCE SHEET NOTES

- UTILITY SHALL PROVIDE GAS STUB OUT FOR CONNECTION. CONTRACTOR SHALL PERFORM BACKFILL, COMPACTION AND MATCH EXISTING SURFACE AND GRADE. CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION REQUIREMENTS WITH UTILITY PRIOR TO CONSTRUCTION. REFER TO GAS RISER DETAIL FOR ADDITIONAL REQUIREMENTS.
- BLOOM ENERGY SHALL FURNISH AND CONTRACTOR SHALL INSTALL PRIVATE GAS REGULATOR SET ASSEMBLY WITH SHUT-OFF VALVE FOR BLOOM ENERGY SERVER. REFER TO GAS RISER DETAIL FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL FURNISH AND INSTALL GAS PIPE. REFER TO GAS RISER DETAIL FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL TERMINATE ELECTRIC FEEDER AS SHOWN. REFER TO ELECTRICAL SINGLE LINE DIAGRAM FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL FURNISH AND INSTALL TWO GROUNDING RODS PLACED A MINIMUM OF 6' APART. REFER TO ELECTRICAL SINGLE LINE DIAGRAM FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL FURNISH AND INSTALL ELECTRICAL FEEDER. REFER TO ELECTRICAL SINGLE LINE DIAGRAM FOR ADDITIONAL REQUIREMENTS.
- PROPOSED BLOOM ENERGY SERVER. REFER TO BLOOM ENERGY STANDARD INSTALLATION DRAWING SET FOR ADDITIONAL BLOOM ENERGY SERVER DETAILS.

EXISTING UTILITY NOTE:
THE LOCATION OF EXISTING UTILITIES IS SHOWN FOR THE CONTRACTOR'S REFERENCE. EXACT LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES IS NOT KNOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES AND PROTECT THE EXISTING UNDERGROUND LINES FROM DAMAGE WHEN CROSSING WITH NEW UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES OR PERFORMING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE AND MAY REQUIRE ADJUSTMENTS TO AVOID CONFLICTS.



4353 N. FIRST STREET, SAN JOSE, CA 95134
t: (408) 543-1500 f: (408) 543-1501
www.bloomenergy.com

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CUSTOMER SITE

AMERICAN ELECTRIC
POWER COMPANY INC,
11717 DUNCAN PLAINS ROAD
NORTHWEST JOHNSTOWN,
OH 43031



RELEASE HISTORY

REV	ISSUE PURPOSE	DATE
-	INITIAL RELEASE	08/06/2025

DESIGNED BY ALEX PRANGE	REVIEWED BY CARSON TURNER
DRAWN BY NETHRA	APPROVED BY

SHEET TITLE

UTILITY
SITE PLAN-1

DRAWING NUMBER

C1.1

BLOOM ENERGY DOCUMENT NUMBER

DOC-1018538

THIS DRAWING IS 24" X 36" AT FULL SIZE

SITE ID: AEP005.Z SHEET 04 OF 16

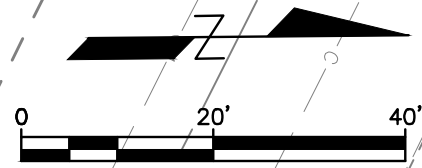
UTILITY SITE PLAN

SCALE: 1" = 20'

1

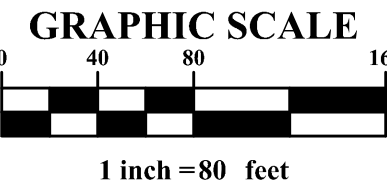
C1.1

AREA REQUIRED:
36,697 SF (3409.26 Square Meter)



LEGEND

- Concrete Sidewalk
See Detail A, Sheet C002
- Heavy Duty Concrete Pavement
See Detail B, Sheet C002
- Light Duty Asphalt Pavement
See Detail C, Sheet C002
- Heavy Duty Asphalt Pavement
See Detail D, Sheet C002
- Equipment Yard Gravel
See Detail E, Sheet C002
- External Utility Yard
See Detail F, Sheet C002
- Proposed 18" Curb
- Permanent Perimeter Security Fence, See Architectural Plan For Details
- Temporary Perimeter Security Fence, See Architectural Plan For Details
- Parking Count



CODED NOTES:

- 1 Drive Approach
- 2 Accessible Parking See Detail Q, Sheet C01-02
- 3 EV Charging Space
- 4 Temporary Site Access Drive
- 5 Utility Yard, External Utility Yard
- 6 Permanent Perimeter Security Fence, See Architectural Plan For Details
- 7 External Utility Yard Fence, By Others
- 8 Protective Bollard
- 9 Gravel Drive (BSP)

NOTES:

All Radii Are 4.5' Unless Otherwise Noted And Measured To Face Of Curb Or Edge Of Parking

All Curb Shall Be Extruded Curb Unless Otherwise Noted.

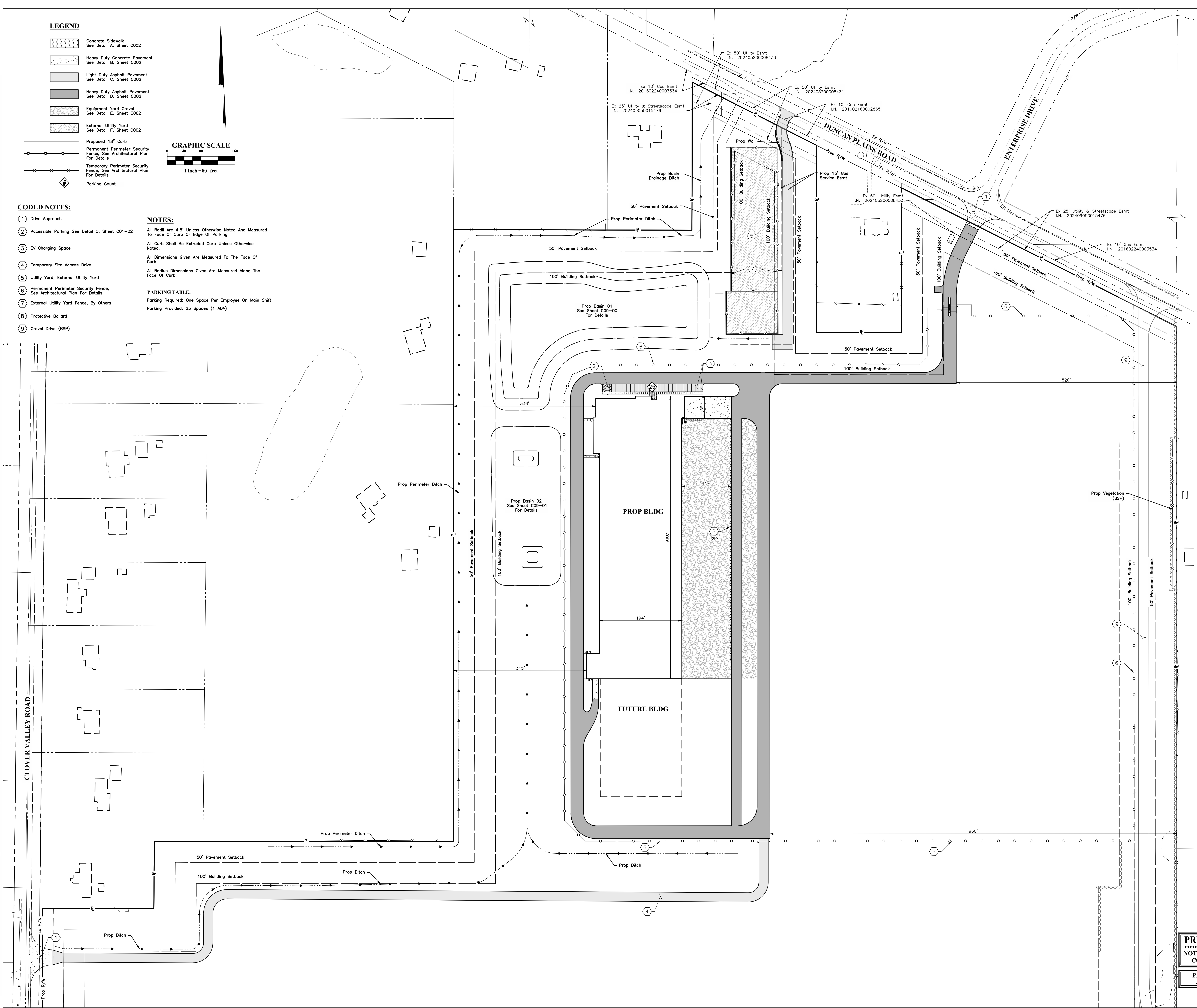
All Dimensions Given Are Measured To The Face Of Curb.

All Radius Dimensions Given Are Measured Along The Face Of Curb.

PARKING TABLE:

Parking Required: One Space Per Employee On Main Shift

Parking Provided: 25 Spaces (1 ADA)



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ISSUES

1 08.26.2025 ISSUE FOR PERMIT

REVISIONS

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08.26.2025

COL7

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

OVERALL SITE
PLAN

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
August 26, 2025

JOB 25034.0000
DATE 08.26.2025
SHEET

C03-00

8/26/2025 2:06:47 PM J:\20250116\Proj04\Sheets_Site Construction\20250116-UtilityPlan.dwg

- LEGEND**
- EXISTING**
- STM Storm Sewer
 - SAN Sanitary Sewer
 - WM Water Main
 - GM Gas Main
 - C Communication Service
 - OHE Overhead Electric
 - E Private Electric Duct Bank
 - FO Fiber Optic Duct Bank
 - Fire Hydrant
 - Water Valve
 - Light Pole
 - Communication Manhole
- PROPOSED**
- STM Storm Sewer
 - RD Roof Drain
 - Underdrain
 - SAN Sanitary Sewer
 - SAS Sanitary Service
 - FWS Private Fire Water Service
 - DWS Private Domestic Water Service
 - FDC Fire Department Connection
 - GM Gas Main
 - CDB Fiber Optic Duct Bank
 - EDB Electric Duct Bank
 - OHE Overhead Electric
 - Catch Basin
 - Manhole
 - Yard Drain
 - Cleanout
 - Curb & Gutter Inlet
 - Fire Hydrant
 - Water Valve
 - Fire Department Connection (FDC)
 - Site Light Pole (See MEP Plan)
- (BO) By Others (BSP) By Separate Plan

CODED NOTES:

- Prop Private Fire Hydrant
- Prop Water Service Tap
- Prop Master Water Meter & Backflow Preventer Inside Heated Enclosure
- Prop EV Charger
- Access Drive (BSP)

GRAPHIC SCALE

0 40 80 160

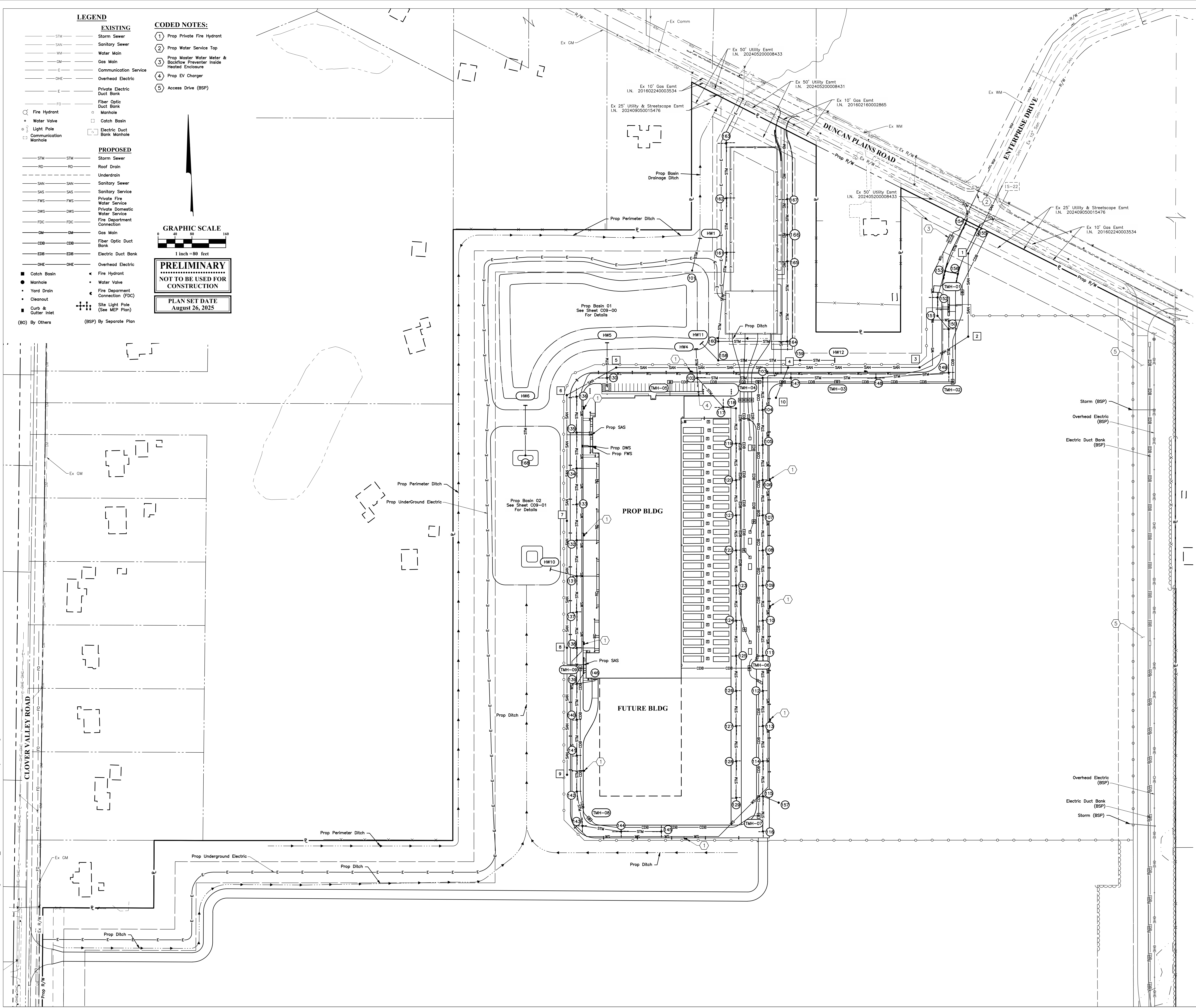
1 inch = 80 feet

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE

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DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

OVERALL UTILITY PLAN

JOB 25034.0000
DATE 08.26.2025
SHEET

C04-00

8/26/2025 2:13:30 PM J:\20250116\Drawg\04\Sheets_Site Construction\20250116-Landscape Plan.dwg

Landscape Calculations

Johnstown Opportunity Planned Development District (Subarea 1)

Section 5.6 Buffering, Landscaping, Pedestrian Circulation and Environmental Standards

(B) Landscaping Required Adjacent to Residential Uses:

A minimum 6-foot high mound shall be installed which shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after to a minimum height of 10 feet above ground level.

(E) Street Trees

1 Tree per 30 LF of Frontage, 3" Cal. Min.

330 LF of Frontage west portion of site with overhead wires
= 11 trees required
11 trees provided

±572 LF of Frontage east portion of site
= 20 trees required
20 trees provided

(F) Parking Areas

There shall be no less than 1 tree planted for every 10 parking spaces. At least 5% of the vehicular use area shall be landscaped.

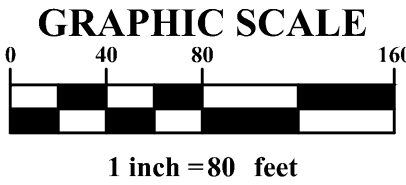
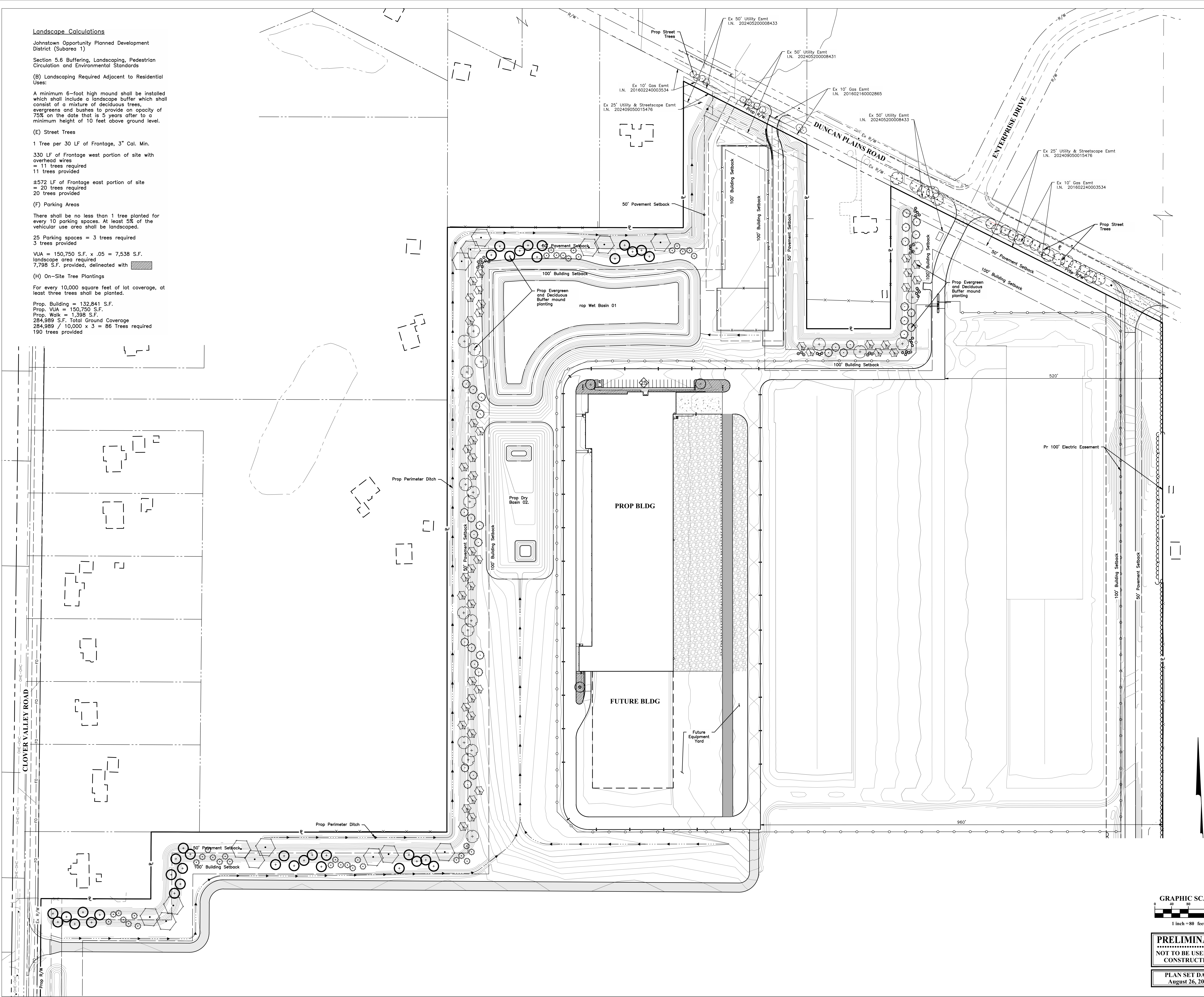
25 Parking spaces = 3 trees required
3 trees provided

VUA = 150,750 S.F. x .05 = 7,538 S.F.
landscape area required
7,798 S.F. provided, delineated with

(H) On-Site Tree Plantings

For every 10,000 square feet of lot coverage, at least three trees shall be planted.

Prop. Building = 132,841 S.F.
Prop. VUA = 150,750 S.F.
Prop. Walk = 1,398 S.F.
284,989 S.F. Total Ground Coverage
284,989 / 10,000 x 3 = 86 Trees required
190 trees provided



PRELIMINARY
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CONSTRUCTION

PLAN SET DATE
August 26, 2025

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DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

Overall Landscape Plan

JOB 25034.0000
DATE 08.26.2025
SHEET

L01-00

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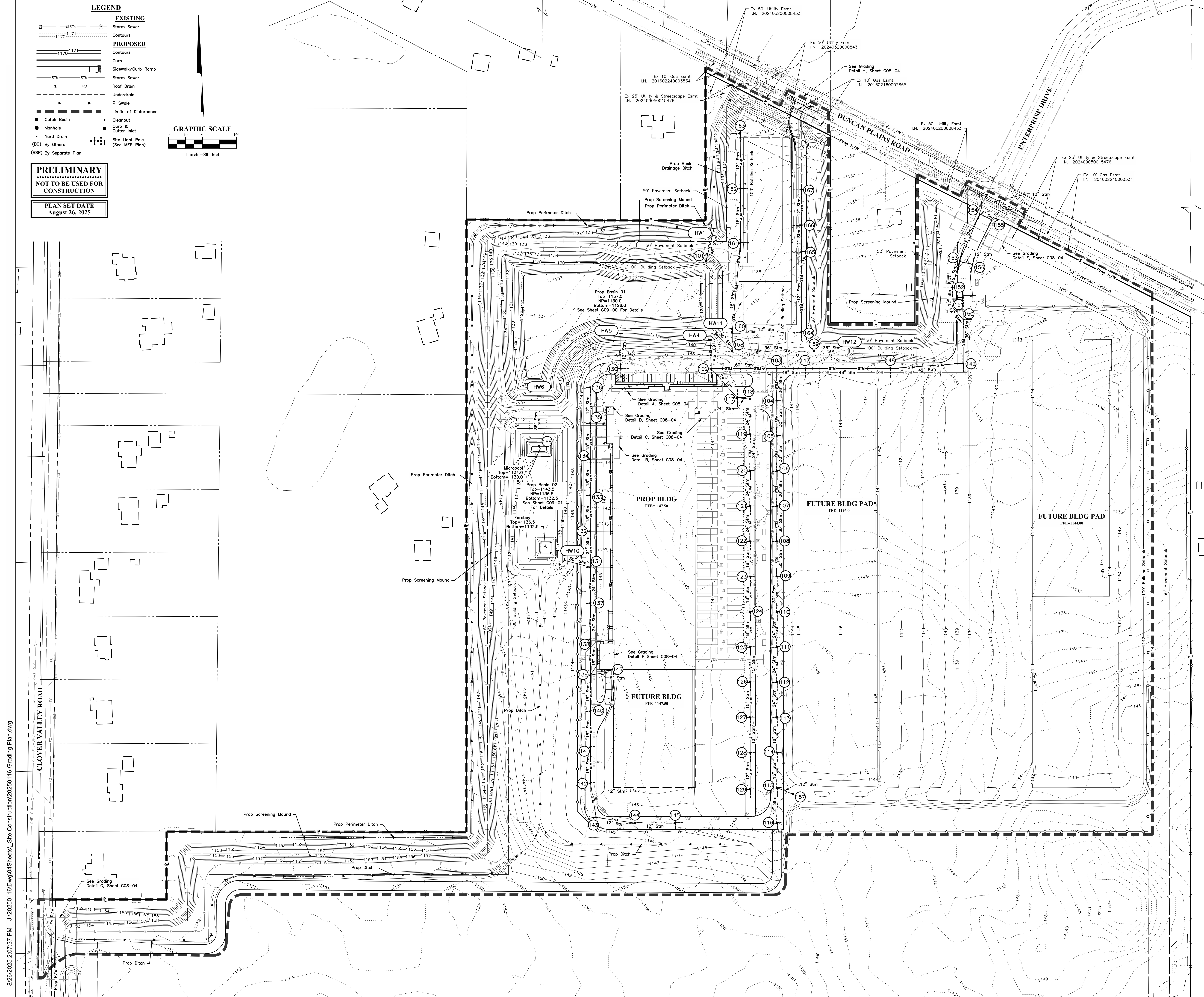
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JOHNSTOWN, OH 43031

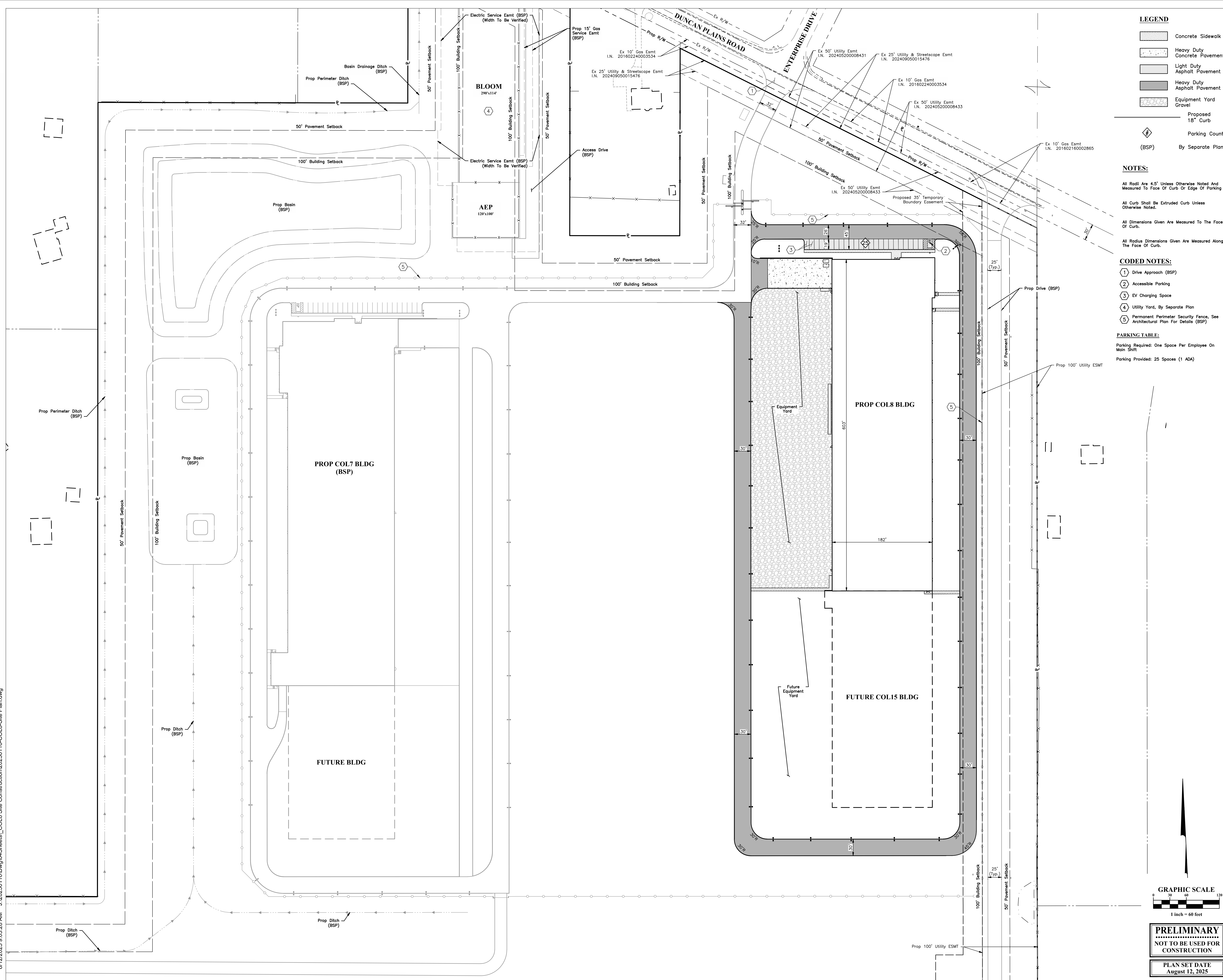
KEYPLAN

OVERALL
GRADING PLAN

JOB 25034.0000
DATE 08.26.2025
SHEET

C08-00





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☐	ISSUES	
1	04.23.2025	SCHEMATIC DEVELOPMENT
2	07.02.2025	DESIGN DEVELOPMENT

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COLOGIX COL8

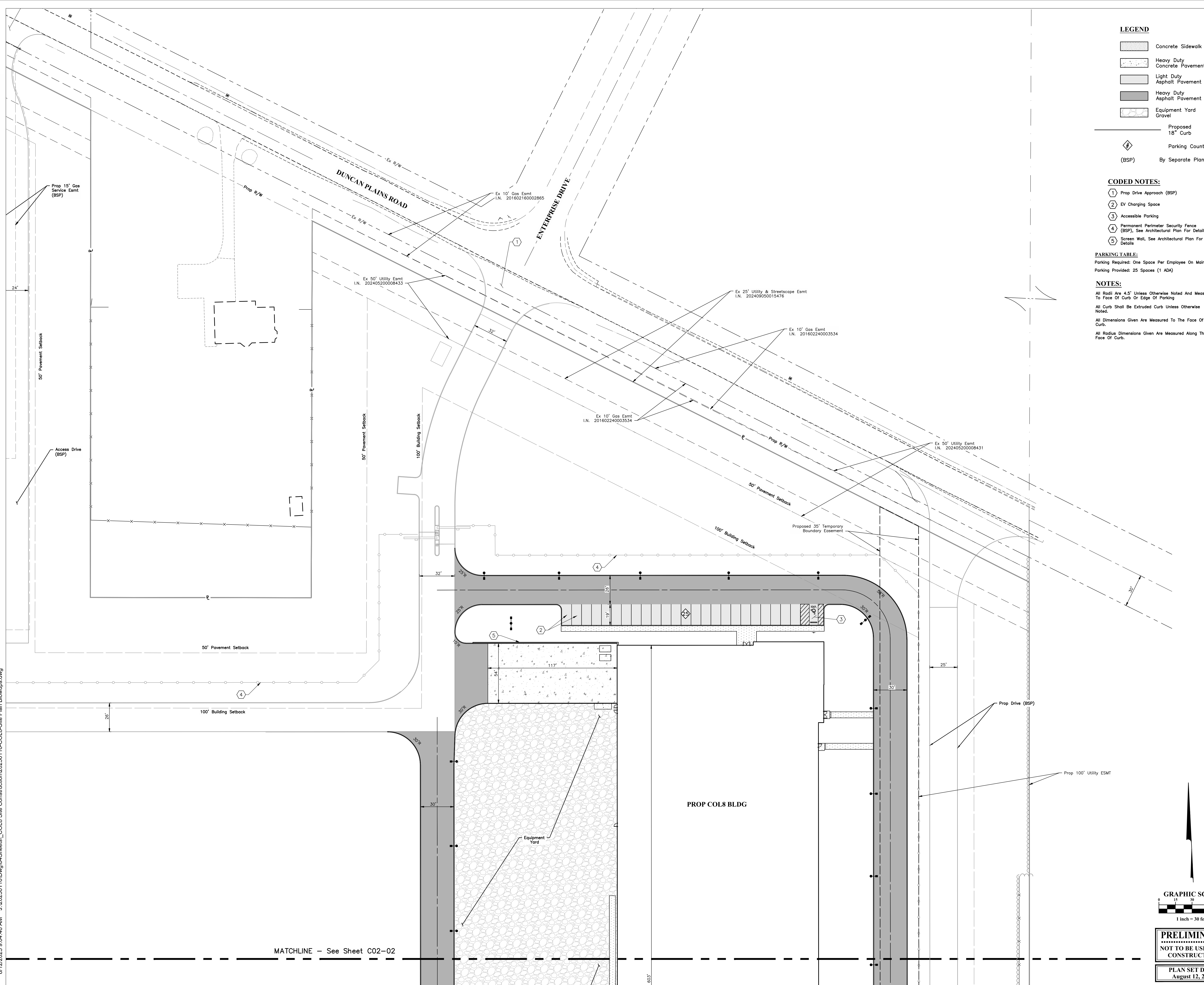
DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

OVERALL SITE PLAN

JOB 25077.0000
DATE 08.12.2025
SHEET

C02-00



MATCHLINE - See Sheet C02-02

LEGEND

- | | |
|---|------------------------------|
|  | Concrete Sidewalk |
|  | Heavy Duty Concrete Pavement |
|  | Light Duty Asphalt Pavement |
|  | Heavy Duty Asphalt Pavement |
|  | Equipment Yard Gravel |

Proposed
18" Curb

Parking Count

(BSI

By Separate Plan

ADDITIONAL NOTES

CODED NOTES:

- ① Prop Drive Approach (BSP)
- ② EV Charging Space
- ③ Accessible Parking
- ④ Permanent Perimeter Security Fence (BSP), See Architectural Plan For Details
- ⑤ Screen Wall, See Architectural Plan For Details

PARKING TABLE:

Parking Required: One Space Per Employee On Main Shift
Parking Provided: 25 Spaces (1 ADA)

NOTES:

All Radii Are 4.5' Unless Otherwise Noted And Measured
To Face Of Curb Or Edge Of Parking

All Curb Shall Be Extruded Curb Unless Otherwise Noted.

All Dimensions Given Are Measured To The Face Of
Curb.

All Radius Dimensions Given Are Measured Along The Face Of Curb.

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ISSUES

1	04.23.2025	SCHEMATIC DEVELOPMENT
2	07.02.2025	DESIGN DEVELOPMENT

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DUNCAN PLAINS ROAD
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KEYPLAN

SITE PLAN A

GRAPHIC SCALE

0 15 30

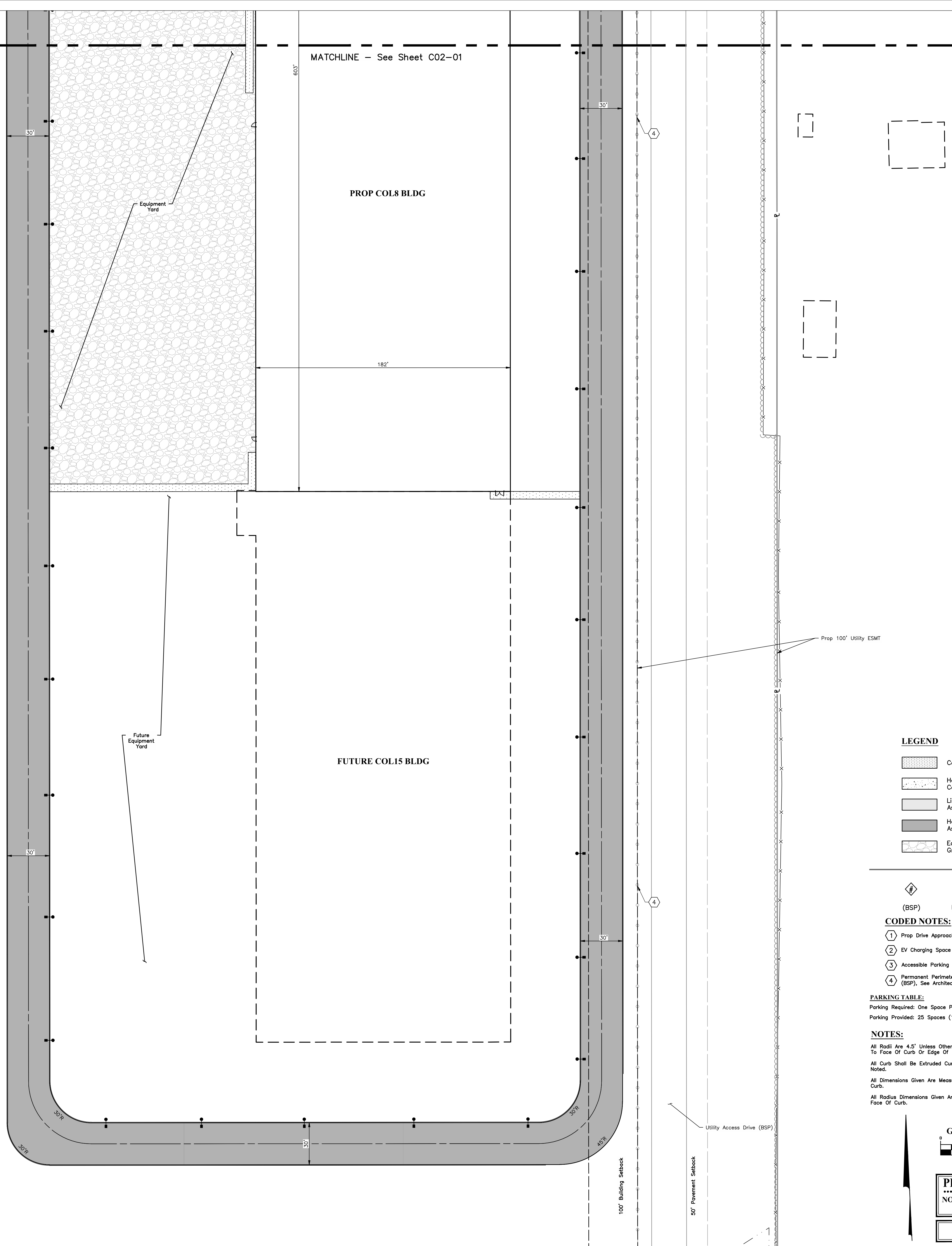
1 inch = 30 feet

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PLAN SET DATE
August 12, 2025

JOB	25077.0000
DATE	08.12.2025
SHEET	

C02-01



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1	04.23.2025	SCHEMATIC DEVELOPMENT
2	07.02.2025	DESIGN DEVELOPMENT

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JOHNSTOWN, OH 43031

KEYPLAN

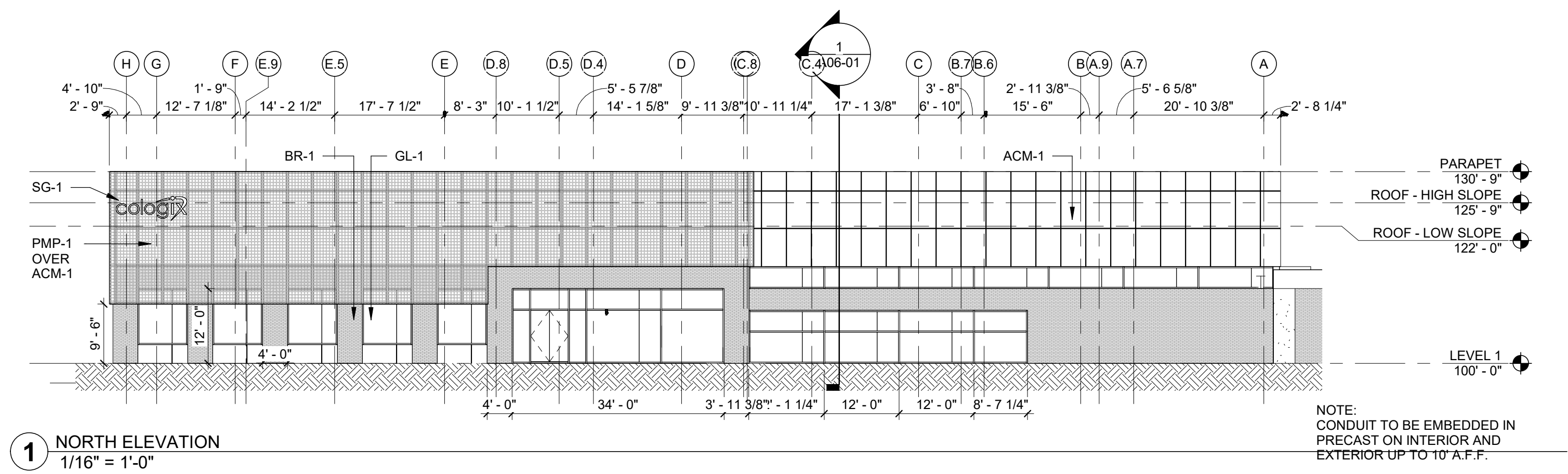
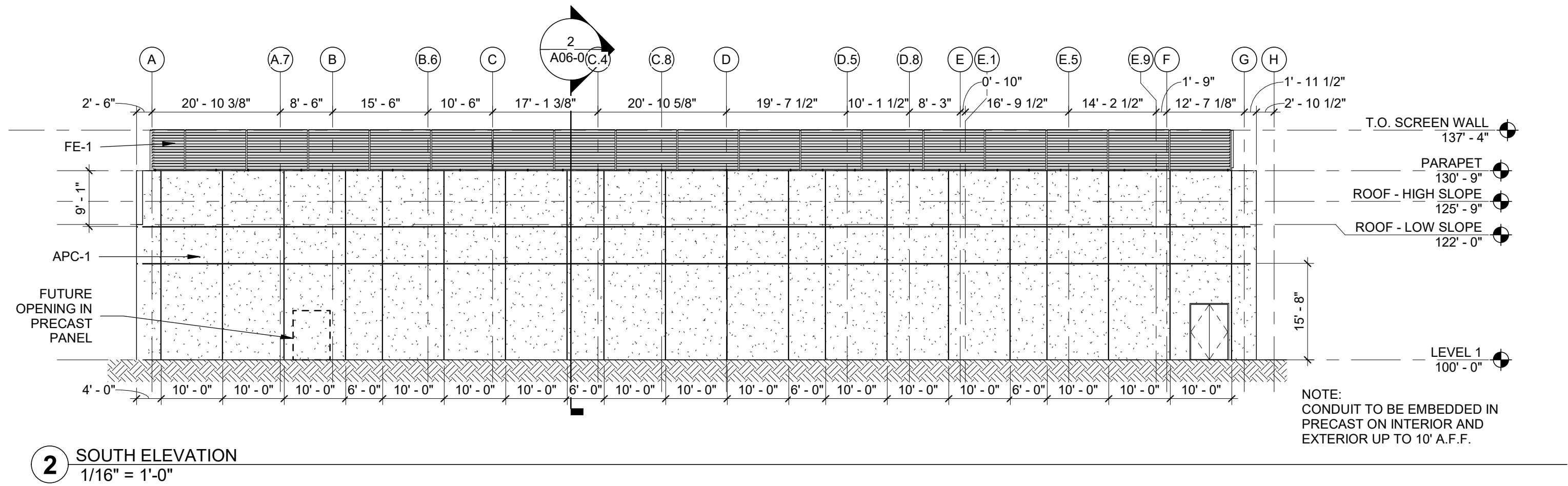
SITE PLAN B

JOB	25077.0000
DATE	08.12.2025
SHEET	

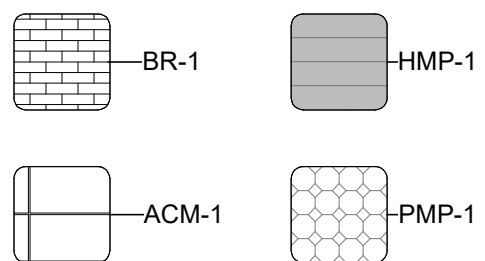
C02-02

EXTERIOR MATERIALS BASIS OF DESIGN

CODE	DESCRIPTION	MANUFACTURER	STYLE	COLOR / FINISH	COMMENTS	LOCATION
ACM-1	METAL PANEL	ALUCOBOND	PLUS 4mm	ALABASTER		OFFICE AREA
APC-1	12" INSULATED PRECAST WITH STUCCO FORMLINER	PRECASTER	PRECAST WITH STUCCO APPEARANCE AND ELASTOMERIC PAINT	SW NATURAL TAN 7576 ELASTOMERIC PAINT. INTEGRAL COLOR AND EXTERIOR STUCCO TEXTURE FORMLINER TO BE SELECTED BY ARCHITECT, STEEL TROWEL FINISH ON BACK OF PANEL		AS INDICATED ON EAST, WEST, AND SOUTH FACADES. 3/4" REVEALS.
APC-3	12" INSULATED PRECAST WITH THIN BRICK INLAY	PRECASTER	PRECAST WITH THIN BRICK INLAY BR-1	THIN BRICK BR-1 INLAY EXTERIOR, STEEL TROWEL FINISH INTERIOR, CAST STONE TRIM.		AS SHOWN ON ALL FACADES, TYP. 3/4" REVEAL
APC-4	10" PRECAST SCREENWALL WITH THIN BRICK INLAY	PRECASTER	PRECAST SCREENWALL WITH THIN BRICK INLAY BR-1	NON-INSULATED, THIN BRICK BR-1 INLAY EXTERIOR, STEEL TROWEL FINISH ON BACK OF PANEL		LOADING DOCK SCREENWALL
BR-1	THIN BRICK INLAY IN PRECAST	SUMMITVILLE	WIRECUT FINISH	CHARCOAL #81		ALL AREAS WITH APC-3 AND APC-4
CO	METAL COPING		SMOOTH FLAT FINISH, THREE COAT FLOROPOLYMER	SW NATURAL TAN 7576		ALL PRECAST WALL PANEL PARAPETS
CS	CAST STONE SILL					
CW	CURTAIN WALL SYSTEM	KAWNEER		COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER LIST		TOP OF BR-2 WALLS AT OFFICE AREA AND TOP OF LOADING DOCK SCREEN WALL
DF-1	DOORS / FRAMES IN PRECAST	CECO DOOR PRODUCTS; AN ASSABLOY GROUP COMPANY	PERMANODIC ANODIZED FINISH	CLEAR ANODIZED		OFFICE AREA
DF-2	DOORS / FRAMES IN CURTAIN WALL	KAWNEER	PERMANODIC ANODIZED FINISH	PANEL AND FRAME COLOR TO MATCH ADJACENT FACADE COLOR		EXTERIOR DOORS NOT WITHIN CURTAIN WALL SYSTEM
DS-1	COLLECTOR HEADS AND DOWNSPOUTS			CLEAR ANODIZED		DOORS / FRAMES WITHIN CURTAIN WALL SYSTEM
DS-1	COLLECTOR HEADS AND DOWNSPOUTS			SW NATURAL TAN 7576 TO MATCH ADJACENT BUILDING MATERIAL		COLLECTOR HEADS AND DOWNSPOUTS
FE-1	EQUIPMENT SCREENING			CHARCOAL BLACK		
FE-1	EQUIPMENT SCREENING	AMERICAN WARMING AND VENTILATING	LS-63			ROOFTOP SCREENING
GL-1	GLAZING	GUARDIAN	VISION GLAZING	SNX 62/27 ON CLEAR		OFFICE AREA
GL-5	SPANDREL GLAZING					OFFICE AREA
HMP-1	HORIZONTAL METAL PANEL	DYNACLAD	HWPA12	MUSKET GREY		PENTHOUSE WALLS, DOWNSPOUT ENCLOSURES
MOC	PREMANUFACTURED OVERHEAD CANOPY		HANGER ROD AND CANTILEVER CANOPIES	TWO COAT FLOROPOLYMER, COLOR AND GLOSS, COLOR TO MATCH HORIZONTAL METAL PANEL MUSKET GREY		EXTERIOR EQUIPMENT YARD ABOVE METAL GRATE PLATFORM
OD	OVERHEAD COILING DOOR	THERMISER MAX ESD30	COLOR TO MATCH ADJACENT FACADE COLOR			REFER TO DOOR SCHEDULE
PMP-1	PERFORATED METAL PANEL RAINSCREEN					OFFICE AREA
SG-1	COLOGIX LOGO SIGN		ALUMINUM BACKLIT SIGN			
						LOCATION TO BE DETERMINED BY OWNER, COORDINATE BACK BOX, ELECTRICAL, AND ATTACHMENT AS REQUIRED



EXT. MATERIALS LEGEND



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ISSUES

1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT
3		
4		
5		
6		
7		
8		
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10		

REVISIONS

[illegible]

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Architect:

DAN DRENNAN

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Date of issue:
07.02.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

EXTERIOR ELEVATIONS

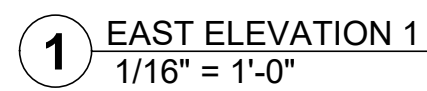
JOB 25077.0000
DATE 07.02.2025
SHEET

A05-01

Date of issue:
07.02.2025

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

A05-02



NOTE:
CONDUIT TO BE EMBEDDED IN
PRECAST ON INTERIOR AND
EXTERIOR UP TO 10' A.F.F.

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DAN DRENNAN

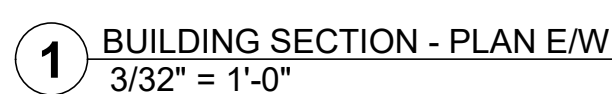
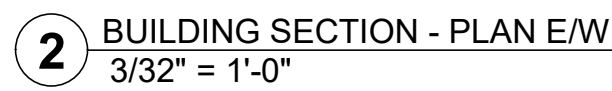
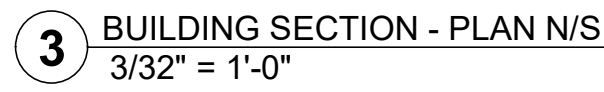
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07.02.2025

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

JOB 25077.0000
DATE 07.02.2025
SHEET

Page 13 of 83



MULLION CONDITION:
BUTT JOINT AND
MULLION SYSTEM

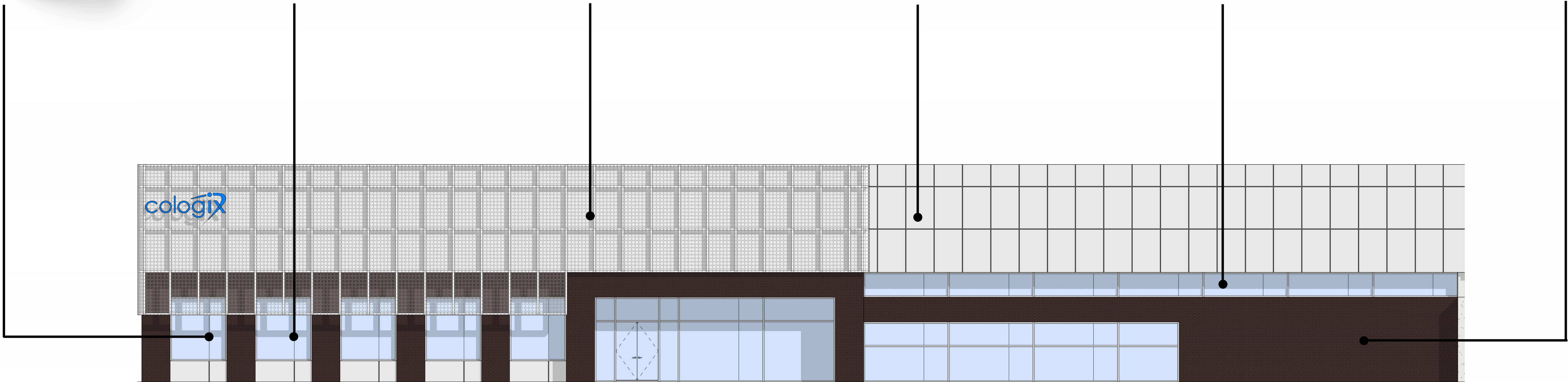
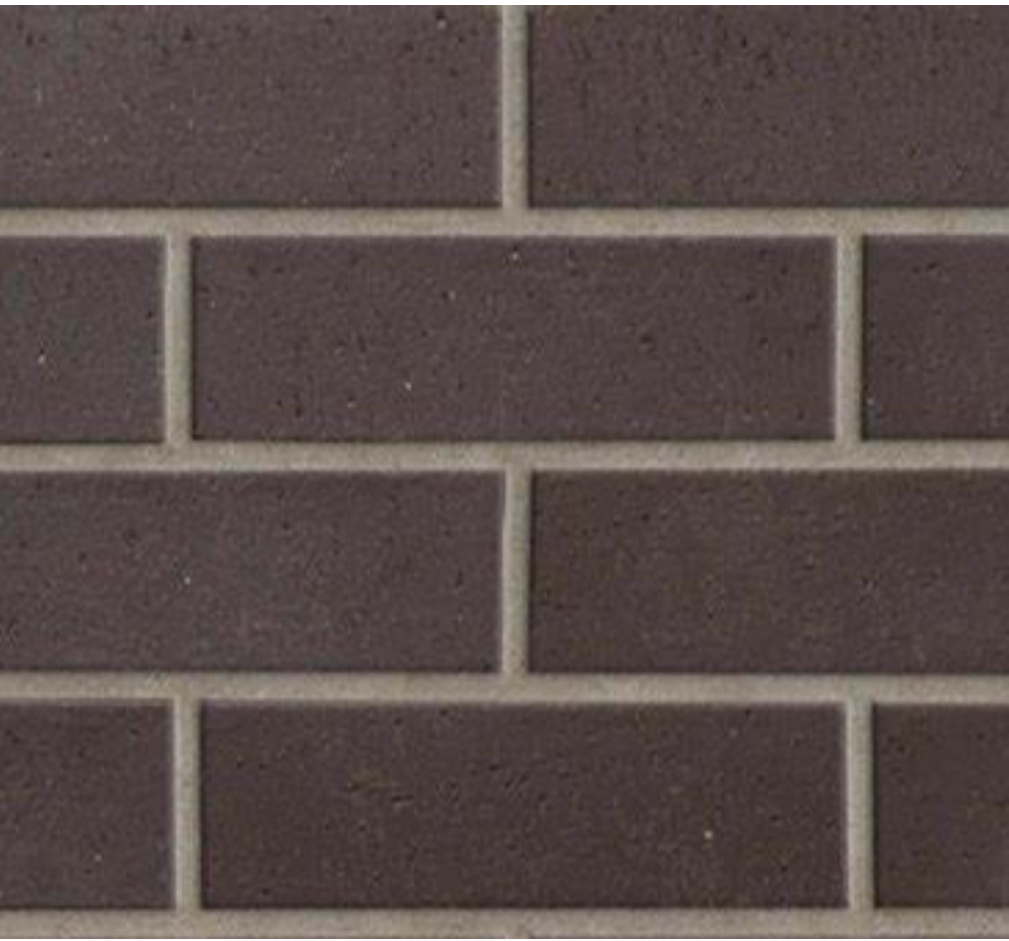
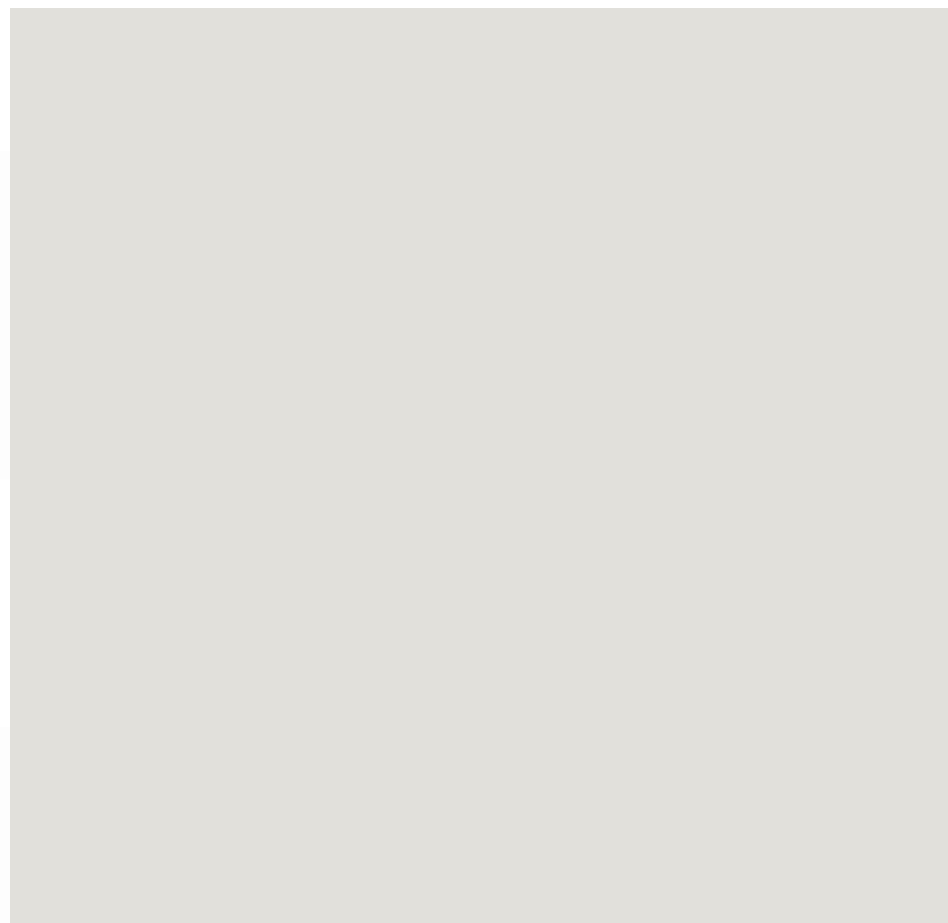
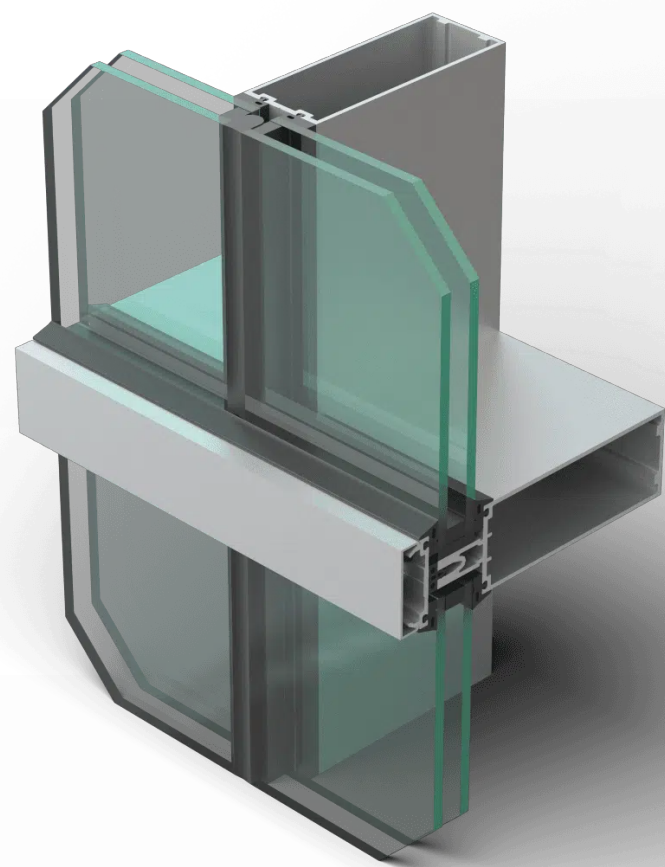
MULLION FINISH: KAWNEER
ANODIZED ALUMINUM

RAINSCREEN:
McNICHOLS®
PERFORATED METAL

METAL PANEL BEHIND
RAINSCREEN: ALUCOBOND
ALABASTER

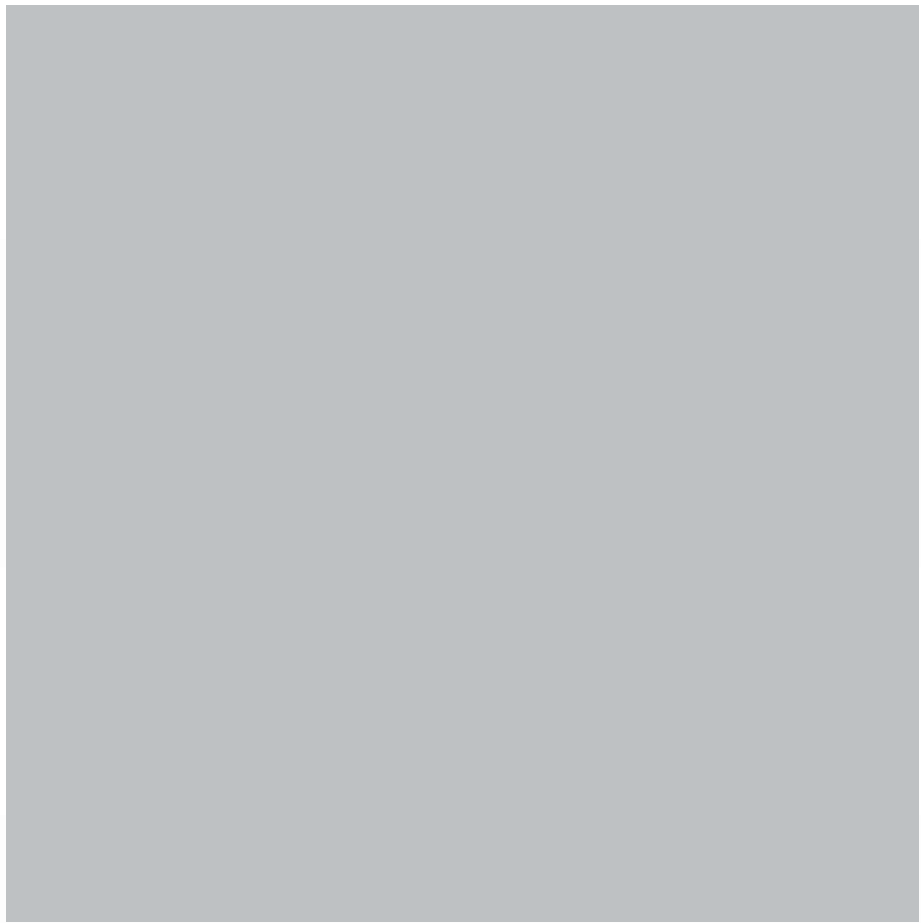
GLASS COATING:
GUARDIAN
GLASS SNX 62/27 ON CLEAR

THIN BRICK: SUMMITVILLE
CHARCOAL #81



NORTH ELEVATION

PRECAST PAINT:
LAZY GRAY SW 6254



**HORIZONTAL METAL WALL
PANELS:** DYNACLAD -
HWPB12



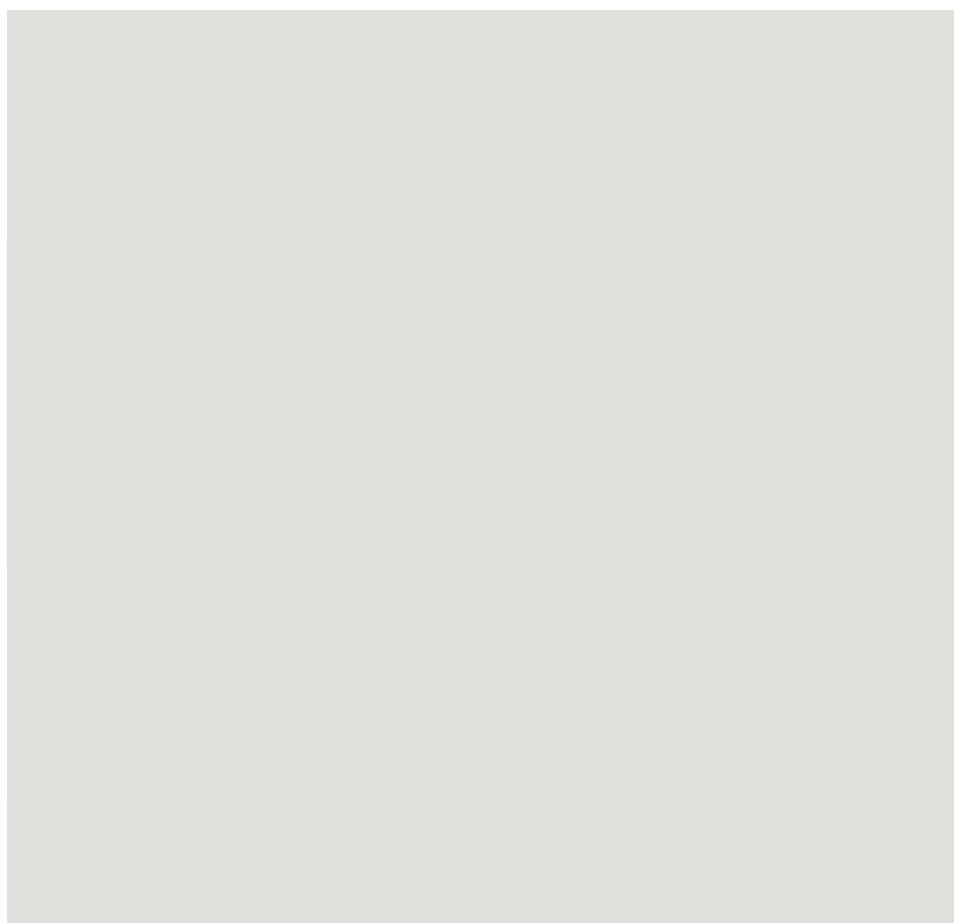
RAINSCREEN:
McNICHOLS®
PERFORATED METAL



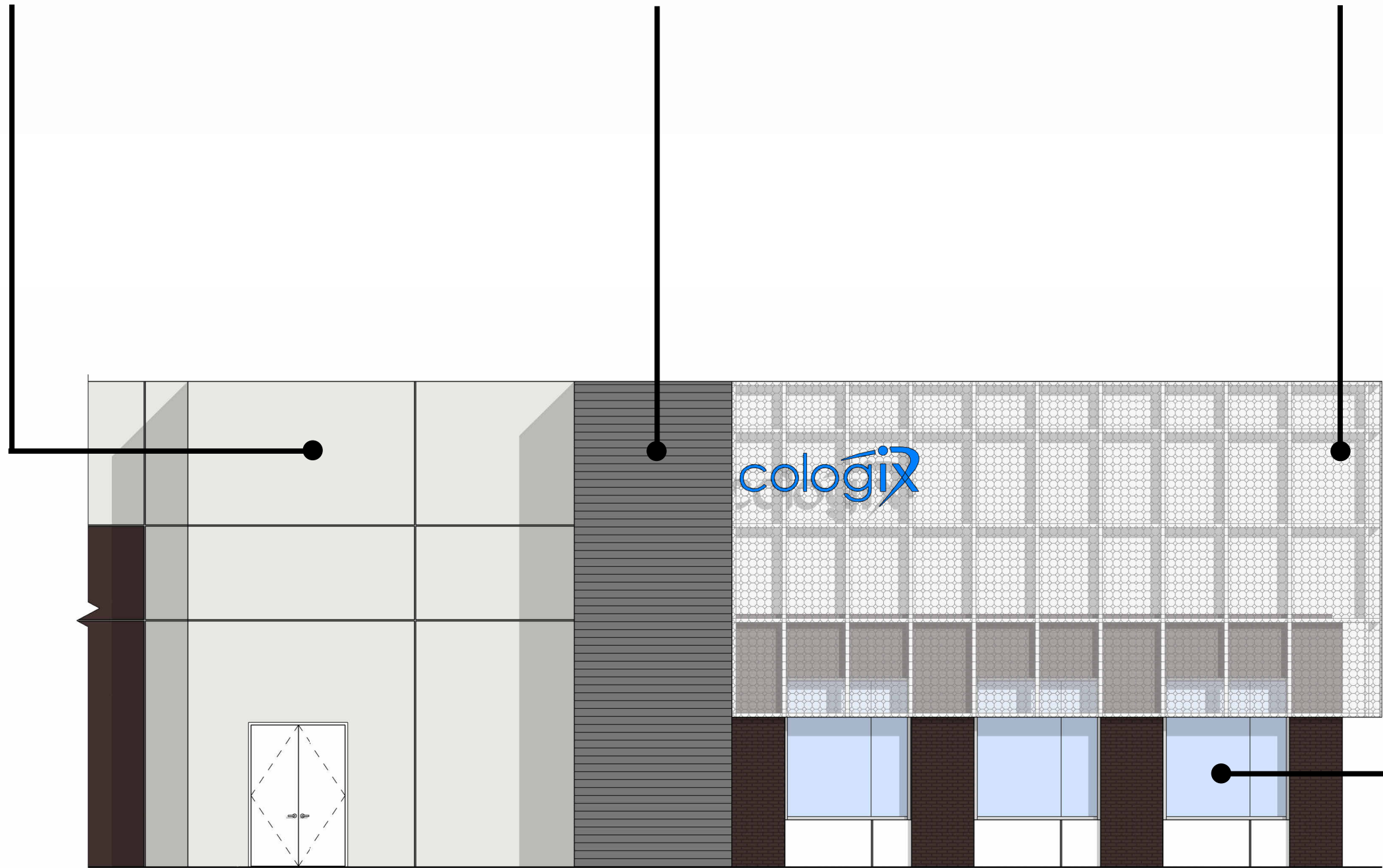
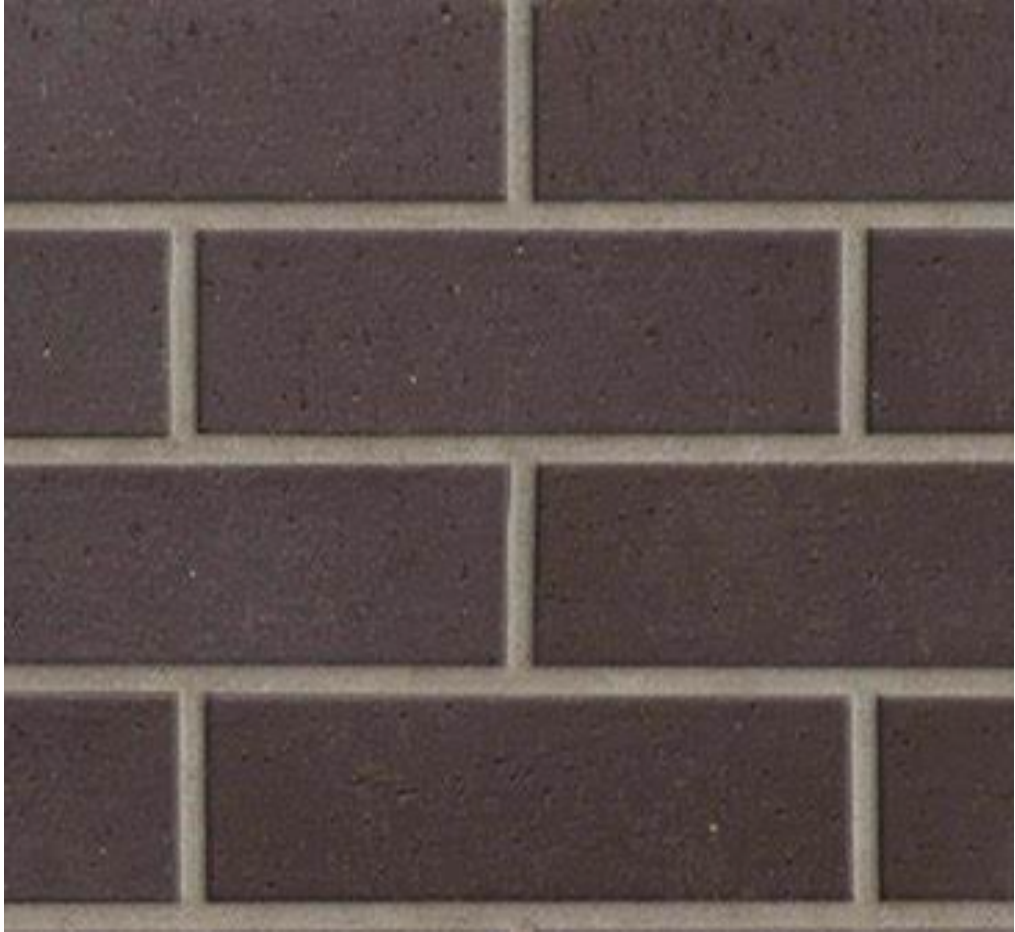
GLASS COATING:
GUARDIAN
GLASS SNX 62/27 ON CLEAR



**METAL PANEL BEHIND
RAINSCREEN:** ALUCOBOND
ALABASTER



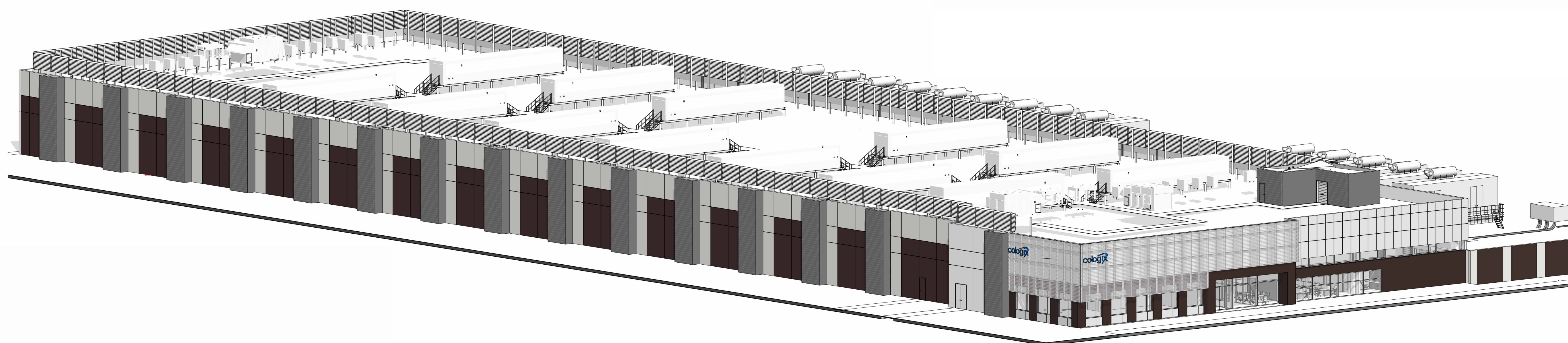
THIN BRICK: SUMMITVILLE
CHARCOAL #81

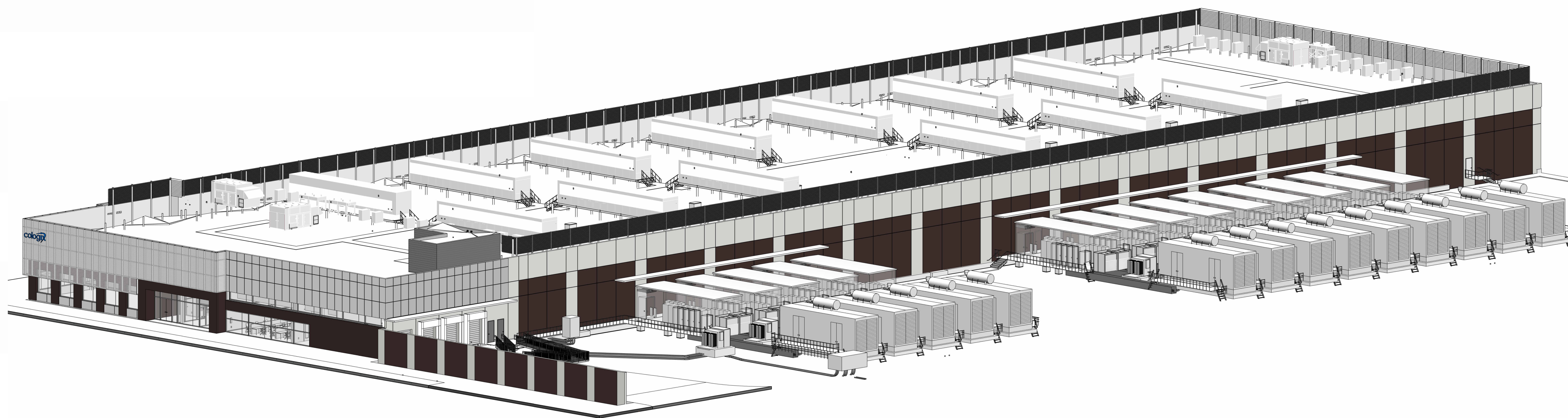


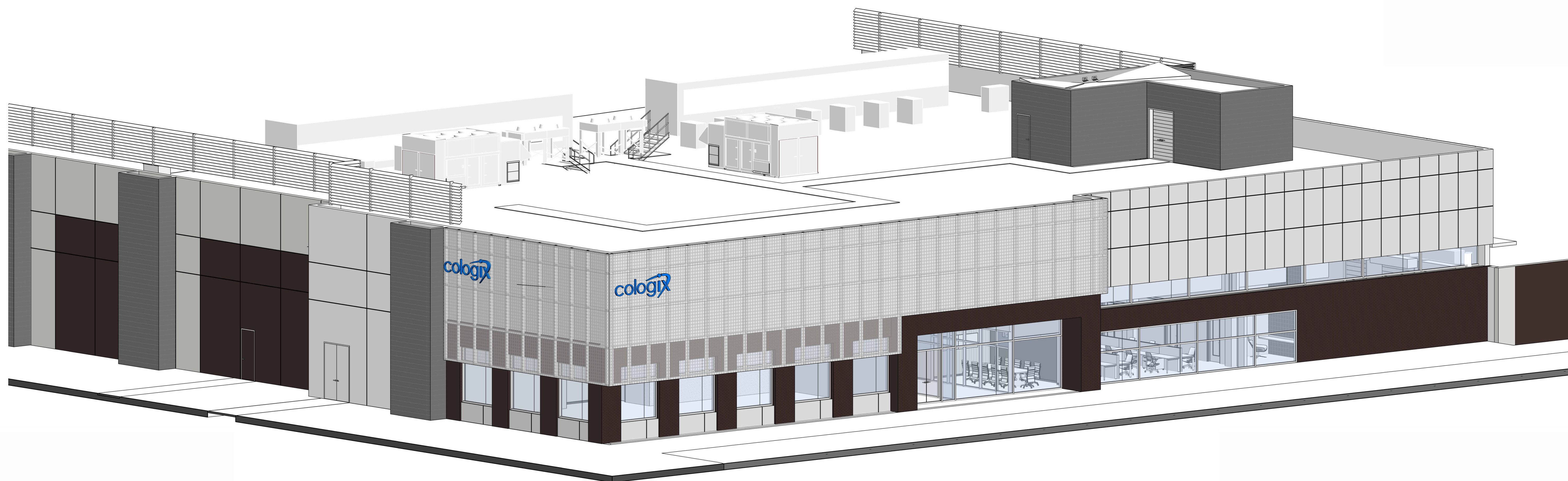
2 EAST ELEVATION
1/8" = 1'-0"

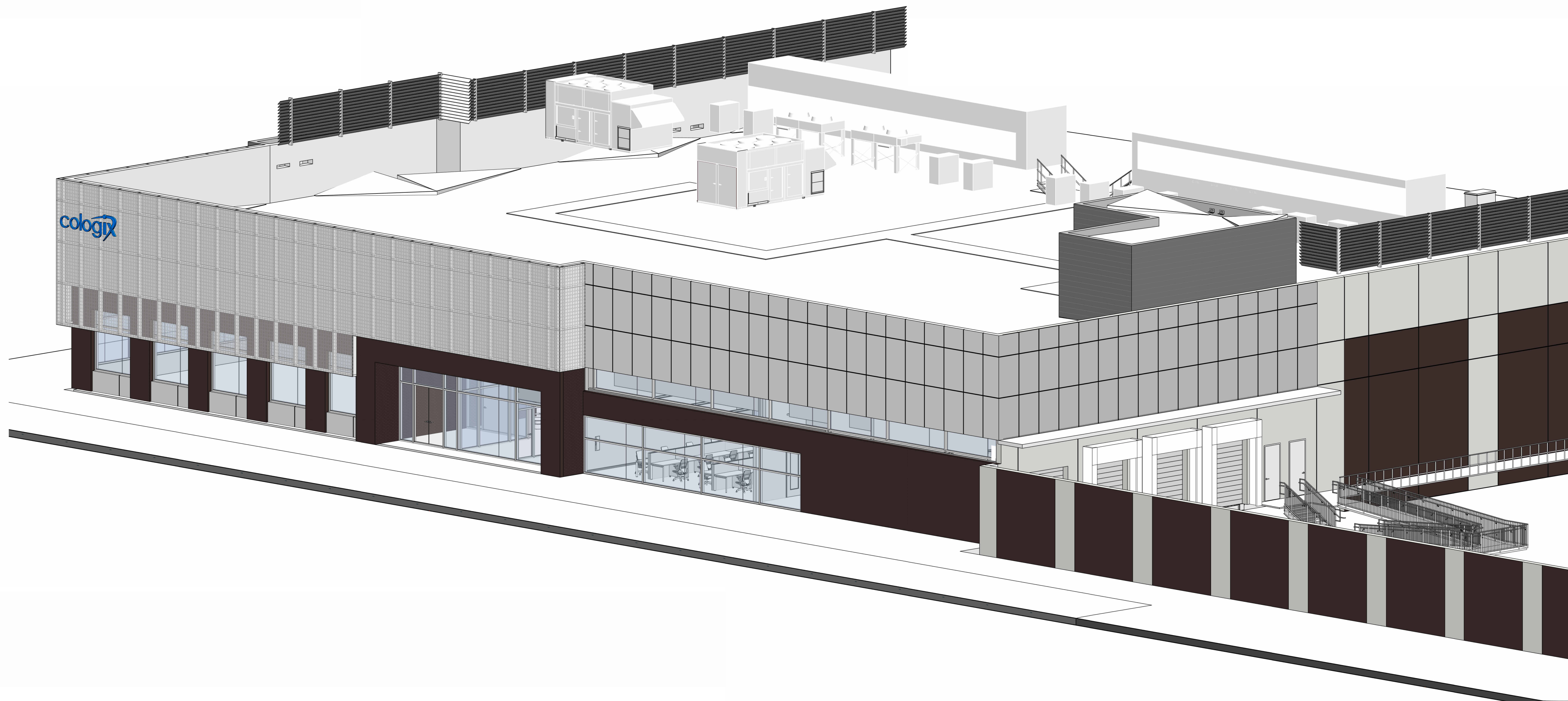


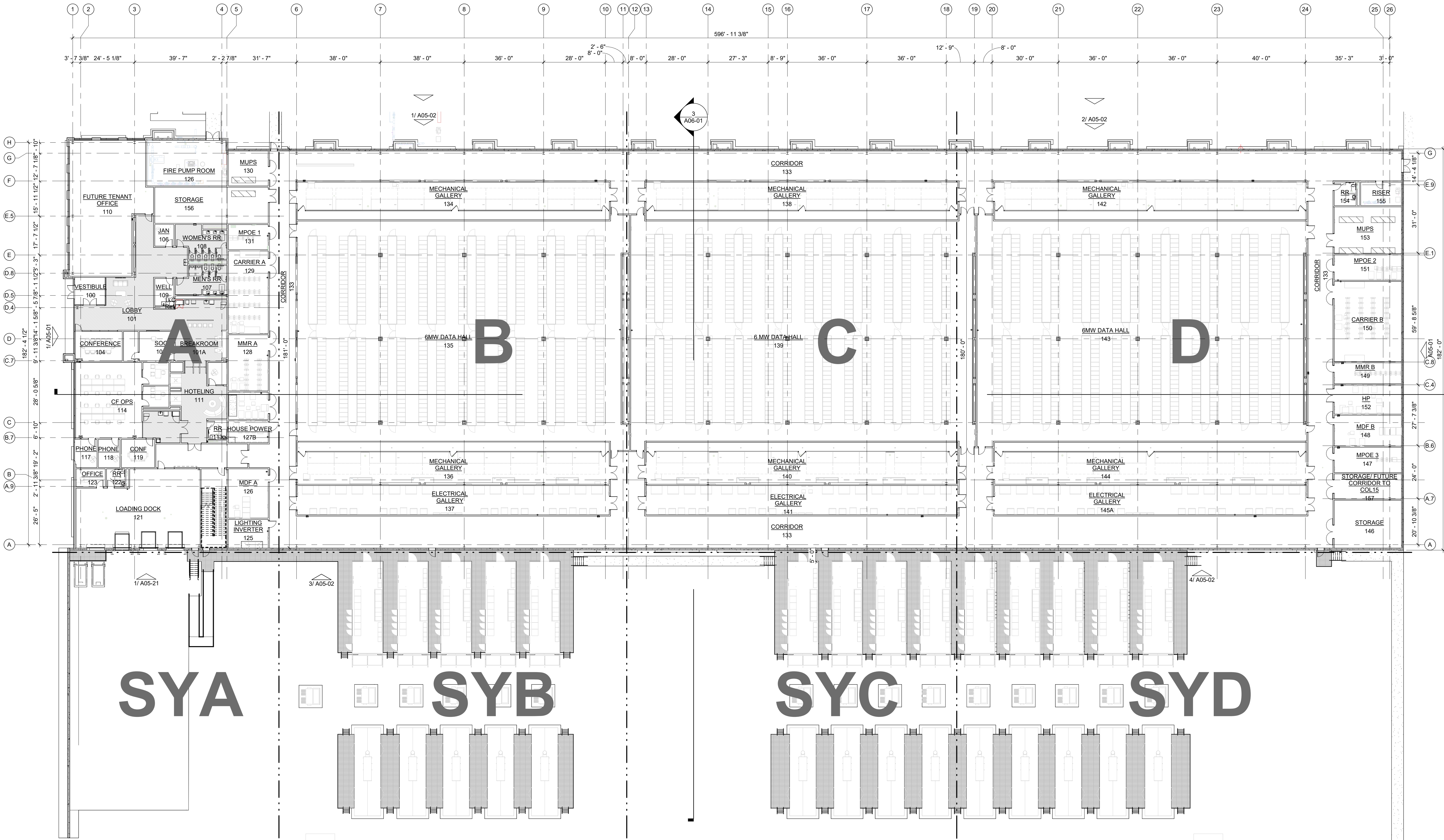
1 WEST ELEVATION
1/8" = 1'-0"











GENERAL PLAN NOTES

1. ALL WALLS ARE TYPE A6-F UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
3. PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOVE THE CORNER OF ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS INDICATED ON INTERIOR ELEVATIONS. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. TYP.
4. G.C. TO PROVIDE DOUBLE STUDS BACK TO BACK ON BOTH SIDES OF NEW DOOR FRAMES.
5. FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO EXTINGUISHER HANDLE U.N.O. ARCHITECT TO APPROVE LOCATIONS BEFORE INSTALL.
6. G.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT ALL NEW DOOR FRAMES WHERE GYPSUM BOARD AND FRAMES MEET BEFORE PAINTING OCCURS.
7. CONTRACTOR TO MAKE PROVISIONS FOR 24"x24" ACCESS PANELS FOR ALL FLOORS AND WALLS WHERE ACCESS TO PIPES AND VALVES OR PULL BOXES IS REQUIRED. ACCESS PANELS RATING TO MATCH WALL'S RATING.
8. ALL PENETRATIONS IN ACOUSTIC PARTITIONS SHALL BE SEALED.
9. ALL DOORS TO BE LOCATED 6" FROM INSIDE FACE OF CORNERS, U.N.O.
10. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION AT EXTERIOR BUILDING ENVELOPE TO COMPLY WITH CURRENT CODE.
11. PROVIDE ALL NECESSARY FIRE RETARDANT WOOD FRAMING, BRACING, NAILERS, AND SHIMS REQUIRED TO INSTALL ALL DOOR AND WINDOW FRAMES, MEP WORK, MILLWORK, ACCESSORIES, MISCELLANEOUS FIXTURES AND FITTINGS.
12. COORDINATE ELECTRICAL, PHONE, AND DATA ROUGH-IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
13. 3/4" THICK FIRE TREATED PLYWOOD SHEET (STARTING AT 6" A.F.F. x 9'-0" A.F.F. TALL BY LENGTH AS REQUIRED) SHALL BE INSTALLED AT ALL CONDUIT PULL BOX LOCATIONS. REF. ELEC. DRAWINGS AND SPECIFICATIONS. PLYWOOD TO BE PAINTED ON ALL EXPOSED SIDES. COLOR TBD BY ARCHITECT. ENSURE FIRE RATING LABEL IS VISIBLE ON PLYWOOD IN AT LEAST ONE LOCATION.
14. PROVIDE 4'-0" HIGH CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED AT 4" A.F.F. TO BOTTOM RE. SPECS.
15. ALL EXPOSED UNISTRUT AND TABS SHALL BE CUT AS TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH THE COLOR OF THE WALL TO WHICH IT IS MOUNTED. ALL DETAILS REQUIRING UNISTRUT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
16. ALL CONDUIT TO BE HIDDEN IN WALLS WHERE POSSIBLE UNLESS ON MASONRY WALLS. IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUITS FOR LIGHT FIXTURES, SECURITY OR LIGHTING PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE MOUNTED.
17. ALL DIMENSIONS ARE FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD, U.N.O.
18. "MIN" FOR DIMENSIONS INDICATED MINIMUM ACCEPTABLE DIMENSION. MOST "MIN" DIMENSIONS WILL BE GREATER. IF "MIN" DIMENSION FALLS SHORT OF WHAT IS SHOWN ON DRAWINGS, G.C. IS TO NOTIFY ARCHITECT IMMEDIATELY.
19. G.C. SHALL PROVIDE NECESSARY MATERIAL, FITTINGS, BLOCKING, ETC. AS REQUIRED TO SATISFACTORILY COMPLETE HIS/HER WORK.
20. CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL TRADES.
21. PRIOR TO INSTALLATION, CONTRACTOR MUST COORDINATE HEIGHTS OF ALL DEVICES AND HARDWARE.
22. ALL NOTES MARKED AS "TYP" APPLY TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
23. DO NOT SCALE THESE DRAWINGS, DIMENSIONS GOVERN.
24. ALL NOTES APPLY U.N.O.

ISSUES

1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT
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REVISIONS

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07.02.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
OVERALL

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01



1. ALL WALLS ARE TYPE A6-F UNLESS NOTED OTHERWISE

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DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

FLOOR PLAN -
LEVEL ONE -
SEGMENT A

A02-01A



GENERAL PLAN NOTES

1. ALL WALLS ARE TYPE A-F UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
3. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITION WALLS AT 10'-0" MAXIMUM SPACING. PROVIDE DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS SPECIFIED.
4. PROVIDE CONTROL JOINTS AT 10'-0" A.F.F. TYP. G.C. TO PROVIDE DOUBLE STUDS BACK TO BACK ON EACH SIDE OF CONTROL JOINTS.
5. FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO EXTINGUISHER HANDLE UN.O. ARCHITECT TO PROVIDE LOCATION.
6. G.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT ALL NEW DOOR FRAMES WHERE GYPSUM BOARD MEETS FRAME.
7. CONTRACTOR TO MAKE PROVISIONS FOR 24"x24" ACCESS PANELS FOR ALL FLOORS AND WALLS. ACCESS PANELS TO BE COORDINATED WITH ALL BOXES IS REQUIRED. ACCESS PANELS RATING TO MATCH WALLS RATING.
8. ALL PARTITIONS TO BE ACOUSTIC PARTITIONS SHALL BE SEALED.
9. ALL PARTS TO BE LOCATED 6" FROM SIDE FACE OF CORNERS, UN.O.
10. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION TO BUILDING ENVELOPE TO COMPLY WITH CURRENT CODE.
11. PROVIDE ALL NECESSARY FIRE RETARDANT WOOD MATERIALS TO BUILDING ENVELOPE TO BE REQUIRED TO INSTALL ALL DOOR AND WINDOW FRAMES, MEP WORK, MILLWORK, ACCESSORIES, MISCELLANEOUS MATERIALS TO FIT.
12. COORDINATE ELECTRICAL, PHONE, AND DATA ROUGH-IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
13. 3/4" THICK FIRE RATED PLYWOOD SHEET (STARTING AT 6" F.F. x 9'-0" F.F. TALL BY LENGTH) TO BE REQUIRED FOR ALL PARTITIONS. (CONDUCT "PULL" BOX LOCATIONS, REF. ELEC. DRAWINGS AND SPECIFICATIONS. PLYWOOD TO BE PAINTED ON ALL EXPOSED SURFACES TO MATCH FINISH. ENSURE FIRE RATING LABEL IS VISIBLE ON PLYWOOD IN AT LEAST ONE LOCATION.
14. PROVIDE 4" HIGH FIRE RESISTANT GUARDS AT ALL EXPOSED GY. BOARD CORNERS MOUNTED AT 4' A.F.F. TO BOTTOM RE. SPECS.
15. ALL EXPOSED GY. BOARD JOINTS SHALL BE CUT AS TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH THE COLOR OF THE WALL TO WHICH IT IS ATTACHED. ALL EXPOSED JOINTS TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
16. PROVIDE 1-0.8 GRADES ON WALLS WHERE POSSIBLE UNLESS ON MASONRY WALLS; IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUIT SHALL BE PAINTED TO MATCH WALL. PROVIDE PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE MOUNTED.
17. ALL DIMENSIONS ARE FROM FACE OF GY. BOARD TO FACE OF GY. BOARD, UN.O.
18. "MIN" DIMENSION SHALL BE THE MINIMUM ACCEPTABLE DIMENSION, "MIN" DIMENSIONS WILL BE GREATER IF "MIN" DIMENSION FALLS SHORT OF THE MINIMUM ACCEPTABLE DIMENSION. G.C. IS TO NOTIFY ARCHITECT IMMEDIATELY.
19. G.C. SHALL PROVIDE NECESSARY MATERIAL, LABOR, AND EQUIPMENT TO MEET ALL REQUIREMENTS SATISFACTORILY COMPLETE HIS/HER WORK.
20. CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL CRACKS.
21. PRIOR TO INSTALLATION, CONTRACTOR MUST COORDINATE HEIGHTS OF ALL DEVICES AND HARDWARE.
22. ALL NOTES MARKED AS "TYP." APPLY TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT WHETHER SPECIFIED OR NOT.
23. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED TO DO NOT SCALE THESE DIMENSIONS.
24. ALL NOTES APPLY UN.O.

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JOHNSTOWN, OH 43031

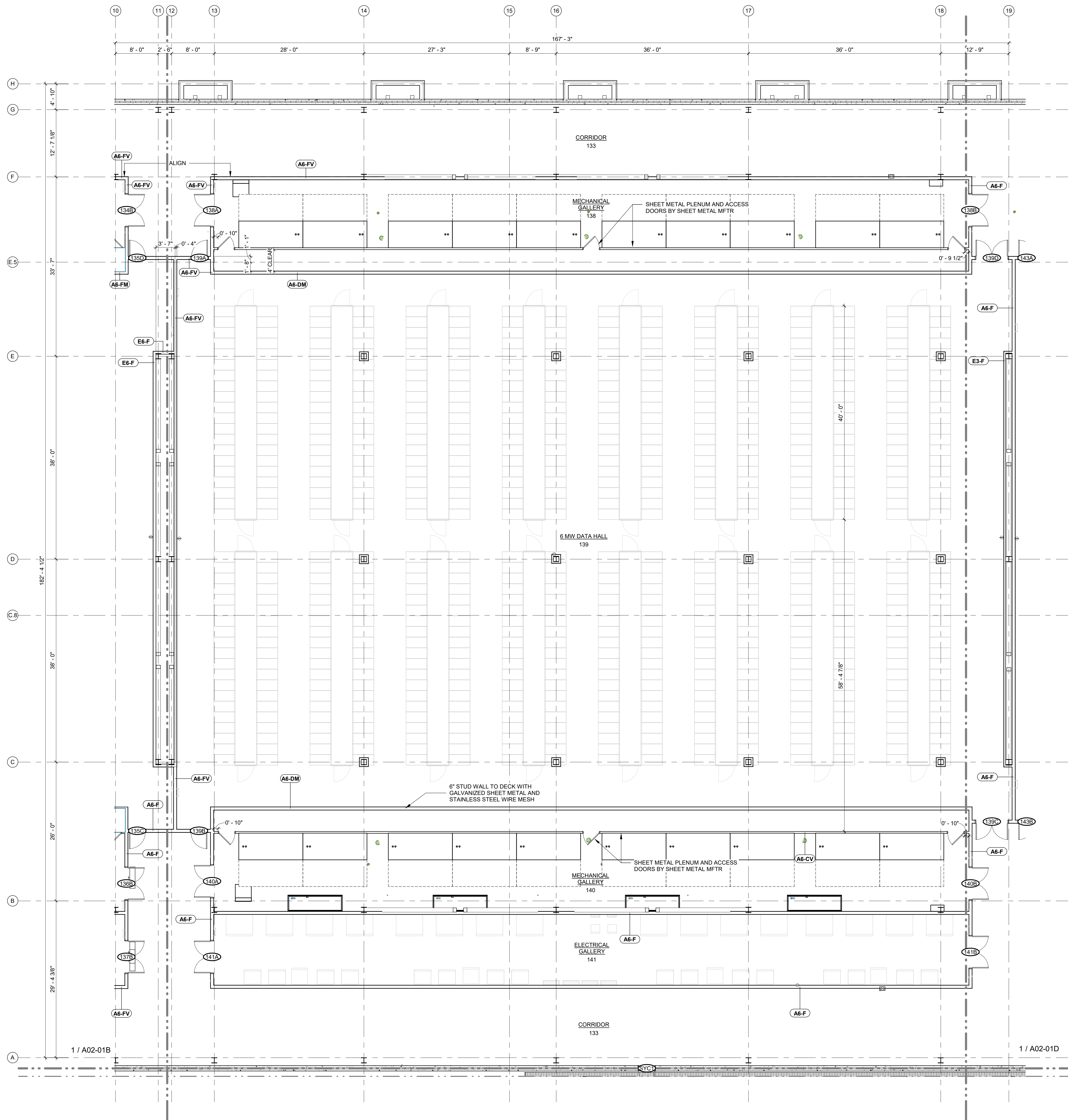
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT B

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01B



GENERAL PLAN NOTES

1. ALL WALLS ARE TYPE A-F UNLESS NOTED
2. OTHERWISE
3. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
4. EXPOSED CORNER JOINTS TO GYPSUM BOARD WALLS ABOVE THE CORNER OF ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS TO BE LEFTHAND TO BE INDICATED BY AN ARROW INDICATED ON INTERIOR ELEVATIONS. PROVIDE HORIZONTAL CORNER JOINTS AT 10'-0" A.F.F. TYP.
5. PROVIDE 1/2" PROFILES TO BE CAULKED TO BACK ON BOTH SIDES OF NEW DOOR FRAMES.
6. FIRE EXTINGUISHERS TO BE MOUNTED AT 45° A.F.F. TO BE SECURED TO WALLS BY 1/2" DIA. BOLTS TO APPROVE LOCATIONS BEFORE INSTALL.
7. G.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT ALL INTERIOR CORNER JOINTS OF GYPSUM BOARD AND FRAMES MEET BEFORE PAINTING OCCURS.
8. CONTRACTOR TO MAKE PROVISIONS FOR 2x4x24" WALL BRACES TO BE INSTALLED AT 4'-0" ON WALLS WHERE ACCESS TO PIPES AND VALVES OR PULL BOXES IS REQUIRED. ACCESS PANELS RATING TO EXCEED WALL RATING.
9. ALL PENETRATIONS IN ACoustIC PARTITIONS SHALL BE SEALED
10. ALL PARTITIONS TO BE LOCATED 6" FROM INSIDE FACE OF CORNERS, U.N.O.
11. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION TO ALL PARTITIONS INCLUDING ENVELOPE TO COMPLY WITH CURRENT CODE.
12. INSTALL ALL NECESSARY FIRE RETARDANT WOOD PARTITIONS, PARTITION NAILERS, AND SHIMS REQUIRED TO INSTALL ALL DOOR AND WINDOW FRAMES. MEP WORK AND ACCESSORIES, MISCELLANEOUS FIXTURES AND FIXTURES.
13. COORDINATE ELECTRICAL, PHONE, AND DATA CABLE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
14. 3/4" THICK FIRE TREATED PLYWOOD SHEET TO BE USED FOR ALL 4'-0" A.F.F. LENGTH AS REQUIRED) SHALL BE INSTALLED AT ALL CONDUIT (PULL) BOX LOCATIONS; REF. ELEC. DRAWINGS AND ALL OTHER WORK AND ACCESSORIES TO BE MOUNTED. EXPOSED SIDES, COLOR TAB BY ARCHITECT. ENSURE FIRE RATING LABEL IS VISIBLE ON PLYWOOD IN AT LEAST ONE LOCATION.
15. PROVIDE 4'-0" HIGH CORNER GUARDS AT ALL EXPOSED GY.P. BOARD CORNERS MOUNTED AT 4" FROM BOTTOM CORNER.
16. ALL EXPOSED UNISTRUT AND TABS SHALL BE CUT AS TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH SURFACE OF THE UNISTRUT OR TABS TO BE MOUNTED. ALL DETAILS REQUIRING UNISTRUT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
17. ALL CONDUIT TO BE MOUNTED ON WALLS WHERE POSSIBLE UNLESS ON MASONRY WALLS. IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUITS SHALL BE PROTECTED BY 1/2" THICK PLYWOOD OR PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE MOUNTED.
18. ALL DIMENSIONS ARE FROM FACE OF GY. BOARD TO FACE OF GY. BOARD, U.N.O.
19. ALL DIMENSIONS TO BE ACCEPTED MINIMUM ACCEPTABLE DIMENSION, MOST "MIN" DIMENSIONS WILL BE GREATER. IF "MIN" DIMENSION FALLS SHORT OF MINIMUM, CONTRACTOR SHALL BE REQUIRED TO NOTIFY ARCHITECT IMMEDIATELY.
20. ALL SHALL BE TO BE DONE IN ACCORDANCE TO MATERIALS, FITTINGS, BLOCKING, ETC. AS REQUIRED TO SATISFACTORILY COMPLETE HISHER WORK.
21. CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL TRADES.
22. PRIOR TO INSTALLATION, CONTRACTOR MUST PROVIDE MINOR HEIGHTS OF ALL DEVICES AND HARDWARE.
23. ALL NOTES MARKED AS "TYP." APPLY TO SIMILAR NOTES UNLESS SPECIFICALLY NOTED OTHERWISE. PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
24. DO NOT SCALE THESE DRAWINGS, DIMENSIONS
25. ALL NOTES APPLY U.N.O.

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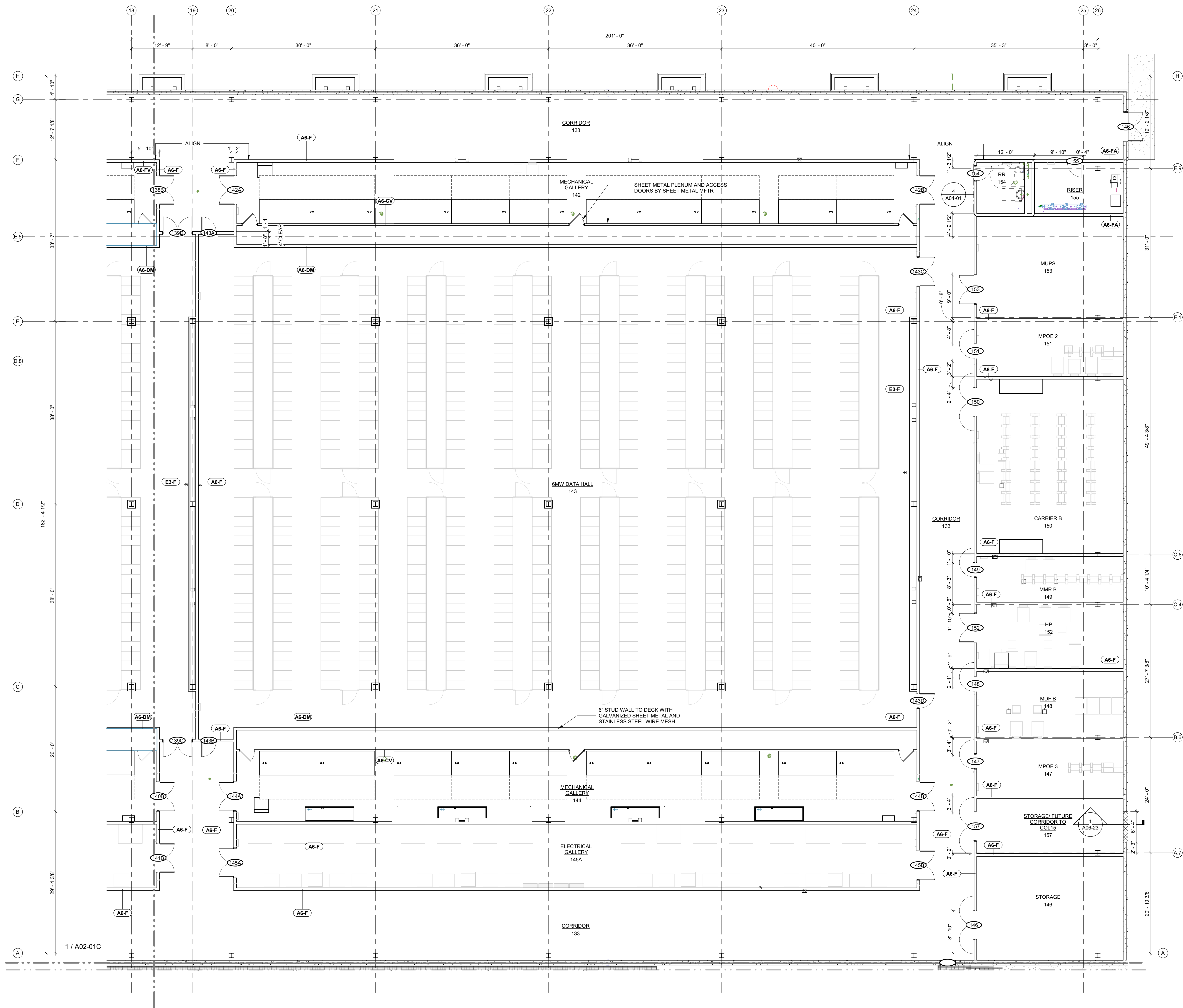
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT C

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01C



GENERAL PLAN NOTES

1. ALL WALLS ARE TYPE 6-F UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
3. PROVIDE CONTROL JOINTS IN GYPSUM BOARD.
4. WALLS ARE THE SAME AS THE INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30" IN LENGTH OR GREATER OR AS SPECIFIED IN AN INTERIOR DOOR OR WINDOW.
5. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. TYP.
6. G.C. TO PROVIDE DOUBLE STUDS BACK TO BACK ON ALL PARTITIONS.
7. FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO EXTINGUISHER HANDLE U.N.O. ARCHITECT TO PROVIDE LOCATION.
8. G.C. TO PROVIDE CONTINUOUS GYLISME CAULK AT ALL NEW DOOR FRAMES WHERE GYLISME BOARD IS APPLIED.
9. CONTRACTOR TO MAKE PROVISIONS FOR 24X24" ACCESS PANELS FOR ALL FLOORS AND WALLS TO HAVE ACCESS TO ALL UTILITIES. ALL ACCESS PANEL BOXES IS REQUIRED. ACCESS PANELS RATING TO MATCH WALL'S RATING.
10. ALL PENETRATIONS IN ACOUSTIC PARTITIONS SHALL BE SEALED.
11. ALL PENETRATIONS TO BE KEPT 6" FROM INSIDE FACE OF CORNERS, U.N.O.
12. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION THROUGH BUILDING ENVELOPE TO COMPLY WITH CURRENT CODE.
13. PROVIDE ALL NECESSARY FIRE RETARDANT WOOD AND/OR FRAMING.
14. CONTRACTOR TO PROVIDE SCHED 40 STUDS TO INSTALL ALL DOOR AND WINDOW FRAMES. MEP, WORK, MILL/WORK, ACCESSORIES, MISCELLANEOUS AND FITTING.
15. COORDINATE ELECTRICAL, PHONE, AND DATA RUGH-IN THICKNESS WITH OWNER PRIOR TO INSTALLATION.
16. 3/4" THICK FIRE TREATED PLYWOOD SHEET (STARTING AT 6" 6" F.F. X 30' 4" F.F. TALL BY LENGTH) TO BE USED TO SHIELD ALL CONDUIT, "PULL" BOX LOCATIONS, REE, ELEC. DRAWINGS AND SPECIFICATIONS. PLYWOOD TO BE PAINTED ON ALL EXPOSED SURFACES. CONTRACTOR TO ENSURE FIRE RATING LABEL IS VISIBLE ON PLYWOOD IN AT LEAST ONE LOCATION.
17. CONTRACTOR TO PROVIDE CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED AT 4" TO 10" FROM CORNER.
18. ALL EXPOSED UNEXISTS AND TABS SHALL BE CUT AS TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH THE WALL OF THE EXISTING SPACE. CONTRACTOR, ALL DETAILS REQUIRING UNISTRUIT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
19. ALL CONDUIT TO BE KEPT 6" FROM WALLS WHEN POSSIBLE UNLESS ON MASONRY WALLS. IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUITS TO BE PROTECTED BY SCHED 40 STUDS. ALL PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE MOUNTED.
20. ALL DIMENSIONS ARE FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD, U.N.O.
21. "MIN" FOR DIMENSIONS SHALL BE THE MINIMUM ACCEPTABLE DIMENSION. MOST "MIN" DIMENSIONS WILL BE GREATER. IF "MIN" DIMENSIONS FALL SHORT OF MINIMUM, SHOW DIMENSIONS TO BE NOTICED ARCHITECT IMMEDIATELY.
22. G.C. SHALL PROVIDE NECESSARY MATERIALS, SETTINGS, BLOCKING, ETC. TO BE ADDED TO SATISFACTORILY COMPLETE HISHER WORK.
23. CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL TRADES.
24. PRIOR TO INSTALLATION, CONTRACTOR MUST DETERMINE THE HEIGHTS OF ALL DEVICES AND HARDWARE.
25. ALL NOTES MARKED AS "TYP" APPLY TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
26. DO NOT SCALE THESE DRAWINGS, DIMENSIONS
27. ALL NOTES APPLY U.N.O.

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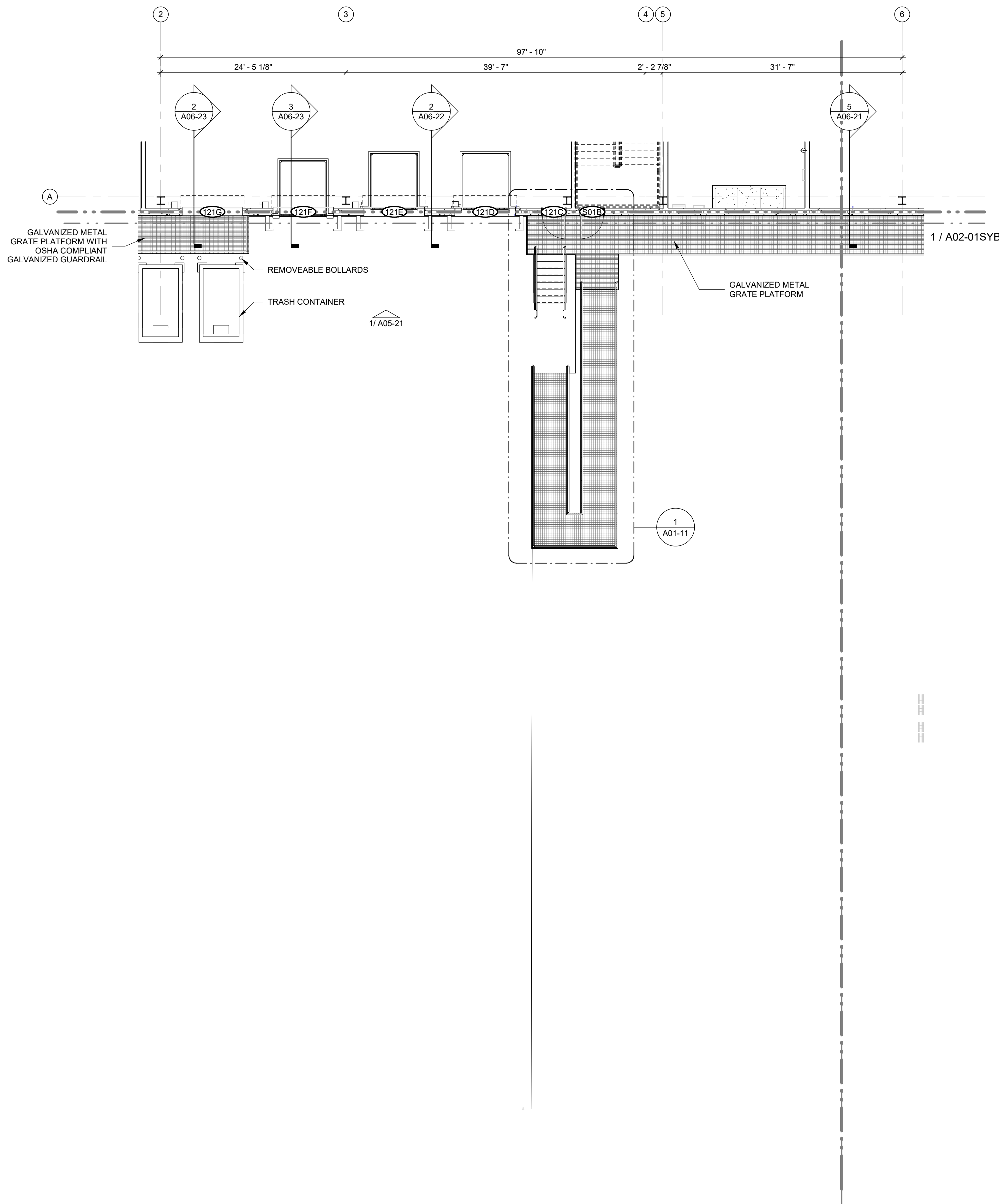
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT D

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01D



1 FLOOR PLAN - LEVEL 1 - SEGMENT SYA
1/8" = 1'-0"

GENERAL PLAN NOTES

1. ALL WALLS ARE TYPE A-F UNLESS NOTED OTHERWISE.
2. ALL WALLS SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
3. PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOUT 8" FROM INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS SPECIFIED BY THE INTERIOR FINISHES. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. TYP. G.C. TO PROVIDE DOUBLE STUDS BACK TO BACK ON EACH SIDE OF THE JOINT.
4. FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO EXTINGUISHER HANGER OR TO BE MOUNTED ON WALLS 6" ABOVE SILL BEFORE INSTALLATION.
5. PROVIDE CONTINUOUS SILICONE CAULK AT ALL WINDOW, DOOR, ROOF, AND WALL PENETRATIONS AND FRAMES MEET BEFORE PAINTING OCCURS.
6. CONTRACTOR TO MAKE PROVISIONS FOR 24"x24" ACCESS PANELS TO BE LOCATED IN WALLS WHERE ACCESS TO PIPES AND VALVES OR PUMP BOXES IS REQUIRED. ACCESS PANELS RATING TO BE MATCHED TO WALL RATING.
7. ALL PENETRATIONS IN ACOUSTIC PARTITIONS SHALL BE SEALED.
8. ALL PENETRATIONS TO BE LOCATED 6" FROM INSIDE FACE OF CORNERS, U.N.O.
9. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION AT ALL DOOR, WINDOW, VAULTED, AND TO ROOF TO MEET CURRENT CODE.
10. PROVIDE ALL NECESSARY FIRE RETARDANT WOOD FLOORING, PARTITIONING, AND DOOR TRIM TO BE INSTALLED TO INSTALL ALL DOOR AND WINDOW FRAMES, MEP WORK, MILLWORK, ACCESSORIES, MISCELLANEOUS ETC. TO BE FITTED AND FINISHED.
11. COORDINATE ELECTRICAL, PHONE, AND DATA ROUGH-IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
12. 3/4" THICK FIRE TREATED PLYWOOD SHEET (STARTING AT 8' A.F.F. X 9' 0" A.F.F. TALL BY LENGTH) TO BE USED TO SHEATH ALL CONDUIT "PULL BOX" LOCATIONS; REF. ELEC. DRAWINGS AND SPECIFICATIONS. ALL CONDUIT TO BE TIGHTLY AND FULLY EXPOSED. COLOR TO BE WHITE. ELEC. LABEL RATING LABEL IS VISIBLE ON PLYWOOD IN AT LEAST ONE LOCATION.
13. PROVIDE 4"-0" HIGH CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED AT 4" ABOVE FLOOR FINISH.
14. ALL EXPOSED UNISTRUT AND TABS SHALL BE CUT AS TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH THE FINISH OF THE SURFACE TO WHICH THEY ARE ATTACHED. ALL DETAILS REQUIRING UNISTRUT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
15. CONDUIT TO BE USED TO PROTECT ALL WIRING WHERE POSSIBLE UNLESS ON MASONRY WALLS. IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUITS SHALL BE PROTECTED BY A MINIMUM OF 1/2" PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE BEING MOUNTED.
16. ALL DIMENSIONS ARE FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD, U.N.O.
17. MINIMUM DIMENSIONS TO BE METTED MINIMUM ACCEPTABLE DIMENSION, MOST "MIN" DIMENSIONS WILL BE GREATER, IF "MIN" DIMENSION FALLS SHORT OF MINIMUM, PROVIDE CORRECTIONS TO BE NOTIFIED ARCHITECT IMMEDIATELY.
18. G.C. SHALL PROVIDE NECESSARY MATERIAL TO MEET ALL DIMENSIONS. CONTRACTOR IS REQUIRED TO SATISFACTORILY COMPLETE HISHER WORK.
19. CONTRACTOR SHALL FLASTER AND SCAR PATCH FOR ALL TRADES.
20. PRIOR TO INSTALLATION, CONTRACTOR MUST AT MINIMUM COORDINATE HEIGHTS OF ALL DEVICES AND HARDWARE.
21. ALL NOTES MARKED AS "TYP." APPLY TO SIMILAR NOTES THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
22. DO NOT SCALE THESE DRAWINGS, DIMENSIONS
23. ALL NOTES APPLY U.N.O.

[illegible]

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Date of issue:
07.02.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT SYA

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01SYA

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DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

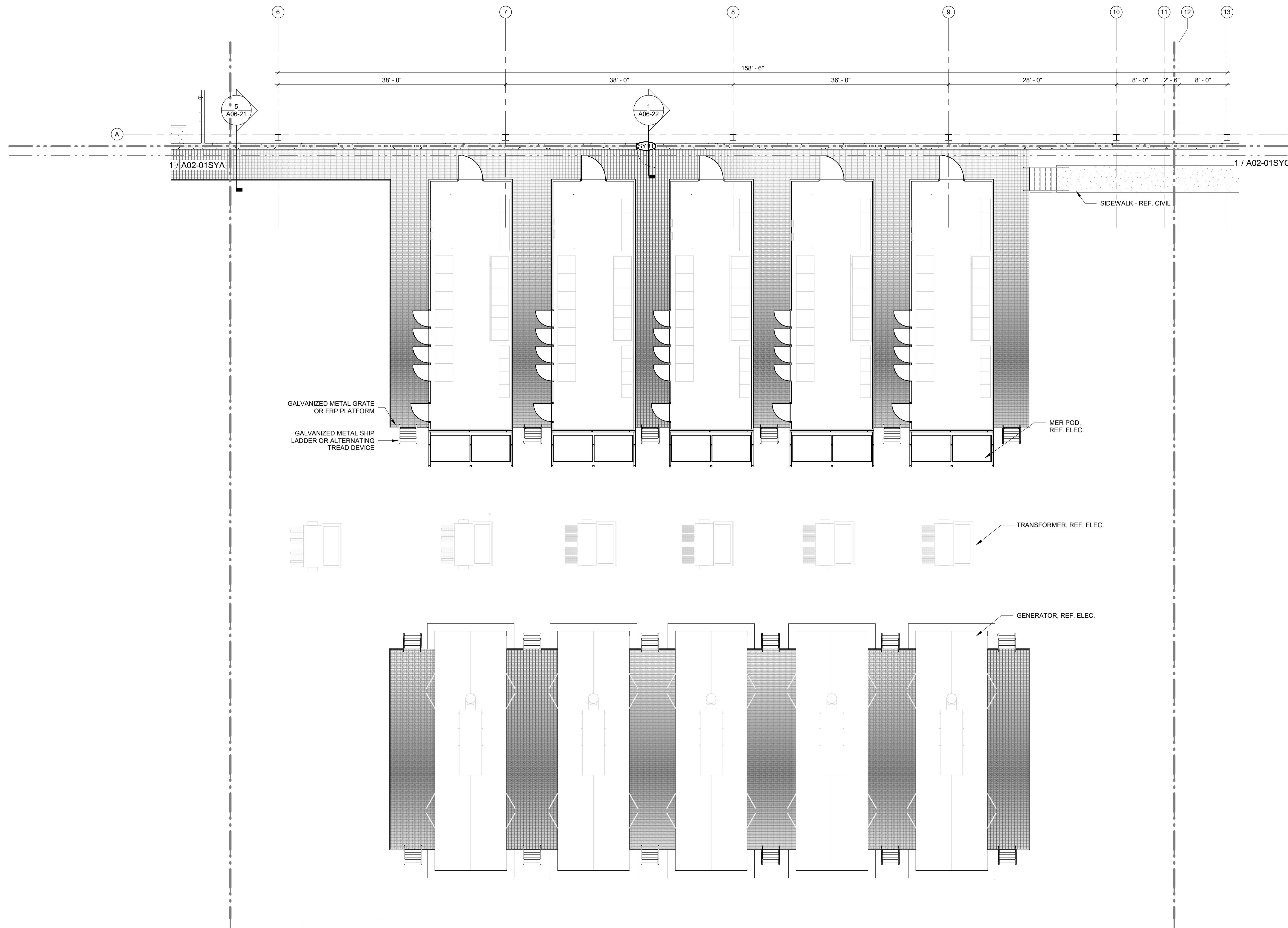
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT SYB

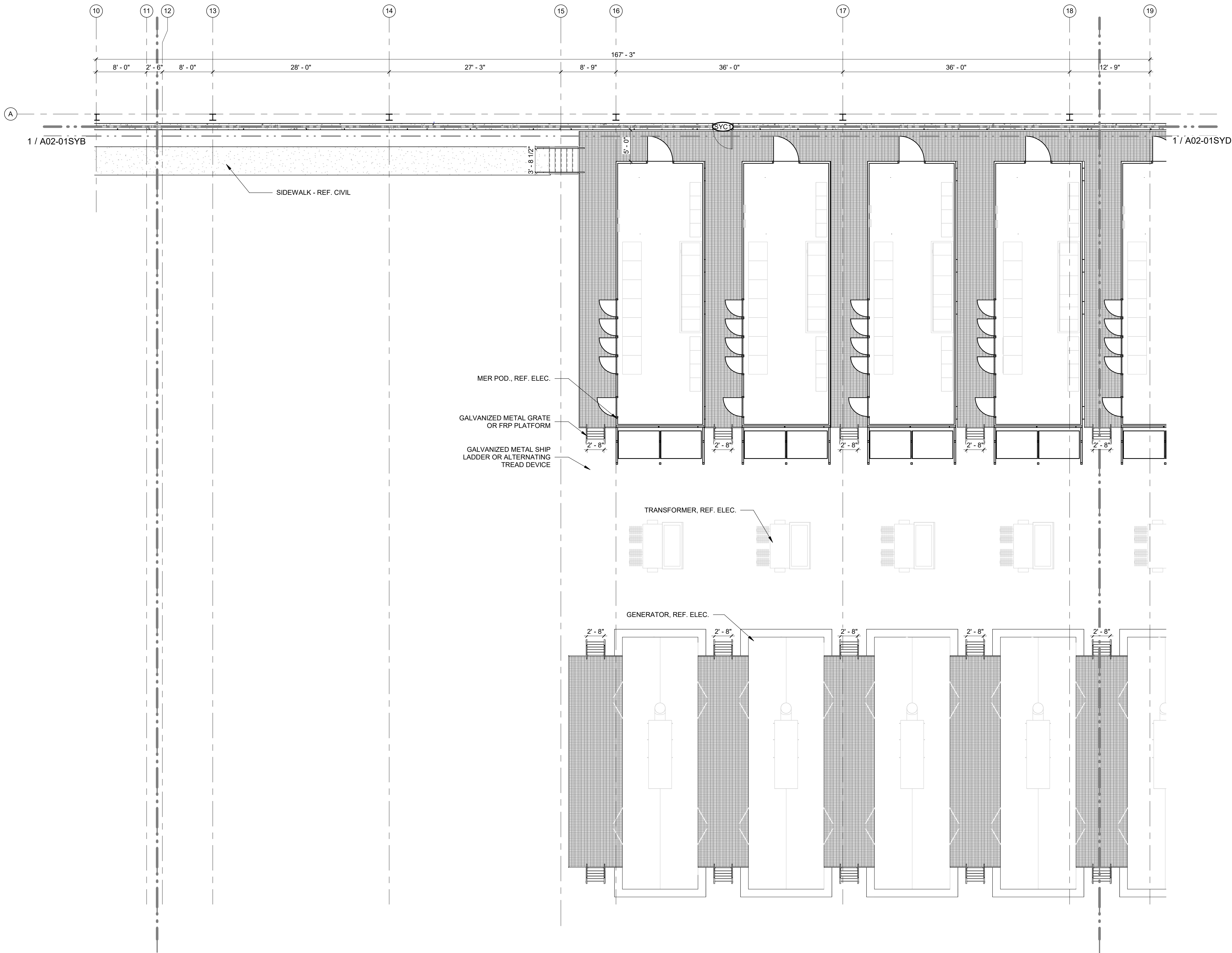
JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01SYB



1 FLOOR PLAN - LEVEL 1 - SEGMENT SYB
1/8" = 1'-0"

7/2/2025 5:58:23 PM A02-01S FLOOR PLAN - LEVEL ONE - SEGMENT SYC



1 FLOOR PLAN - LEVEL 1 - SEGMENT SYC
1/8" = 1'-0"

GENERAL PLAN NOTES

- ALL WALLS ARE TYPE A6-F UNLESS NOTED OTHERWISE.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOVE THE CORNER OF ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS INDICATED ON INTERIOR ELEVATIONS. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. TYP
- G.C. TO PROVIDE DOUBLE STUDS BACK TO BACK ON BOTH SIDES OF NEW DOOR FRAMES.
- FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO EXTINGUISHER HANDLE U.N.O. ARCHITECT TO APPROVE LOCATIONS BEFORE INSTALL.
- G.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT ALL NEW DOOR FRAMES WHERE GYPSUM BOARD AND FRAMES MEET BEFORE PAINTING OCCURS.
- CONTRACTOR TO MAKE PROVISIONS FOR 24"x24" ACCESS PANELS FOR ALL FLOORS AND WALLS WHERE ACCESS TO PIPES AND VALVES OR PULL BOXES IS REQUIRED. ACCESS PANELS RATING TO MATCH WALL'S RATING.
- ALL PENETRATIONS IN ACOUSTIC PARTITIONS SHALL BE SEALED.
- ALL DOORS TO BE LOCATED 6" FROM INSIDE FACE OF CORNERS. U.N.O.
- PROVIDE CONTINUOUS AIR BARRIER AND INSULATION AT EXTERIOR BUILDING ENVELOPE TO COMPLY WITH CURRENT CODE.
- PROVIDE ALL NECESSARY FIRE RETARDANT WOOD FRAMING, BRACING, NAILERS, AND SHIMS REQUIRED TO INSTALL ALL DOOR AND WINDOW FRAMES. MEP WORK, MILLWORK, ACCESSORIES, MISCELLANEOUS FIXTURES AND FITTINGS.
- COORDINATE ELECTRICAL, PHONE, AND DATA ROUGH-IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- 3/4" THICK FIRE TREATED PLYWOOD SHEET (STARTING AT 6" A.F.F. x 9'-0" A.F.F. TALL BY LENGTH AS REQUIRED) SHALL BE INSTALLED AT ALL CONDUIT PULL BOX LOCATIONS. REF. ELEC. DRAWINGS AND SPECIFICATIONS. PLYWOOD TO BE PAINTED ON ALL EXPOSED SIDES. COLOR TBD BY ARCHITECT ENSURE FIRE RATING LABEL IS VISIBLE ON PLYWOOD IN AT LEAST ONE LOCATION.
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ISSUES

1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT
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REVISIONS

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Date of issue:
07.02.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

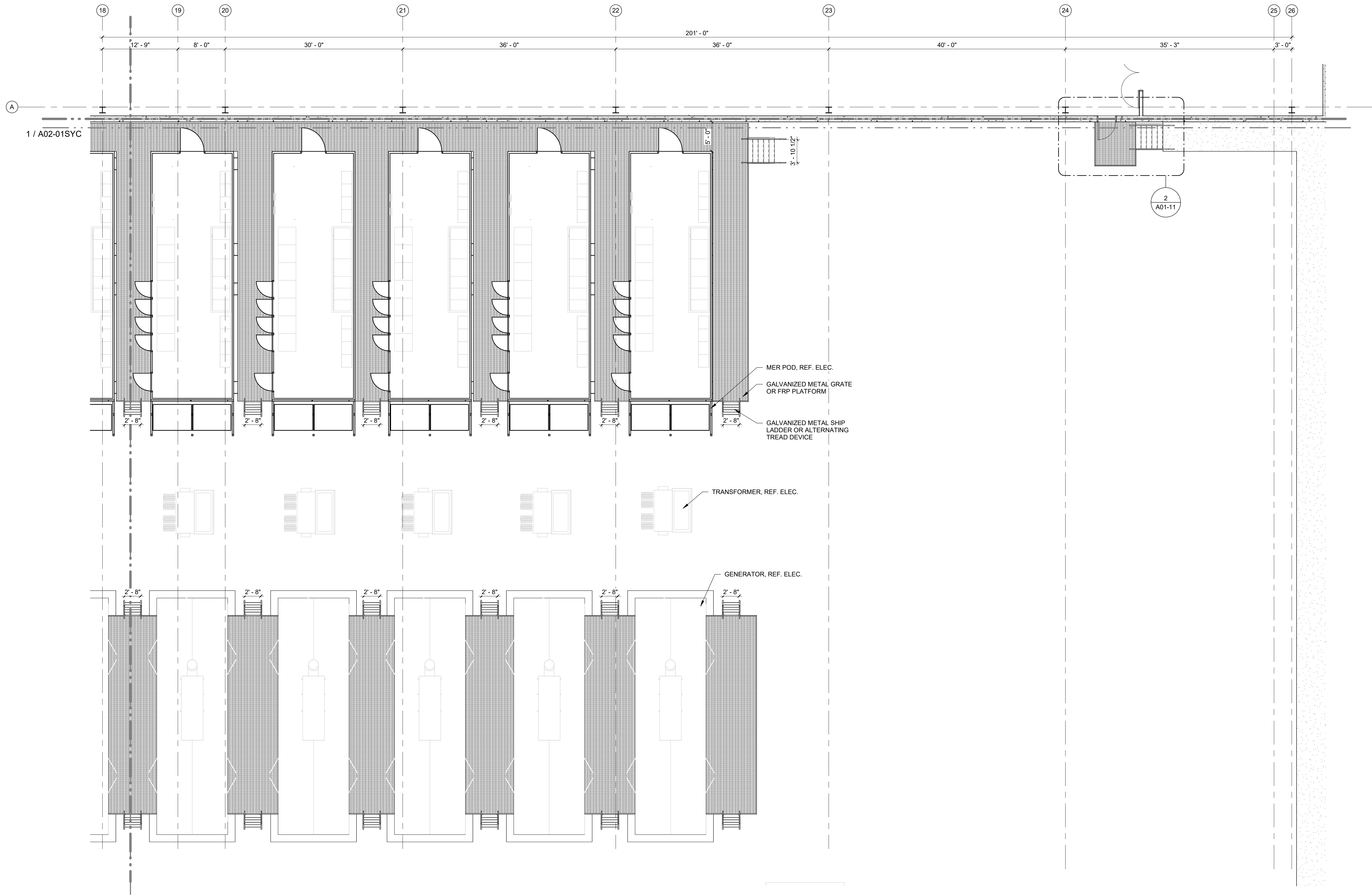
A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT SYC

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01SYC

7/20/2025 5:58:24 PM A02-01S FLOOR PLAN - LEVEL ONE - SEGMENT SYD



1 FLOOR PLAN - LEVEL 1 - SEGMENT SYD
1/8" = 1'-0"

GENERAL PLAN NOTES

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- ALL NOTES APPLY U.N.O.

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ISSUES

1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT
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REVISIONS

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COLOGIX COL8

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JOHNSTOWN, OH 43031

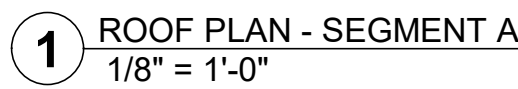
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT SYD

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01SYD



ISSUES		
1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT
3		
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REVISIONS		

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

FLOOR PLAN -
ROOF - SEGMENT
A

JOB 25077.0000
DATE 07.02.2025
SHEET
A02-RA

SCUPPER	WIDTH	HEIGHT	DOWNSPOUT
1	42"	8"	7"
2	42"	6"	7"
3	36"	8"	6"
4	36"	6"	6"
5	36"	8"	6"
6	36"	6"	6"
7	36"	8"	6"
8	36"	6"	6"
9	36"	8"	6"
10	36"	6"	6"
11	36"	8"	6"
12	36"	6"	6"
13	36"	8"	6"
14	36"	6"	6"
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16	36"	6"	6"
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22	36"	6"	6"
23	36"	8"	6"
24	36"	6"	6"
25	36"	8"	6"
26	36"	6"	6"
27	36"	8"	6"
28	36"	6"	6"
29	36"	8"	6"
30	36"	6"	6"

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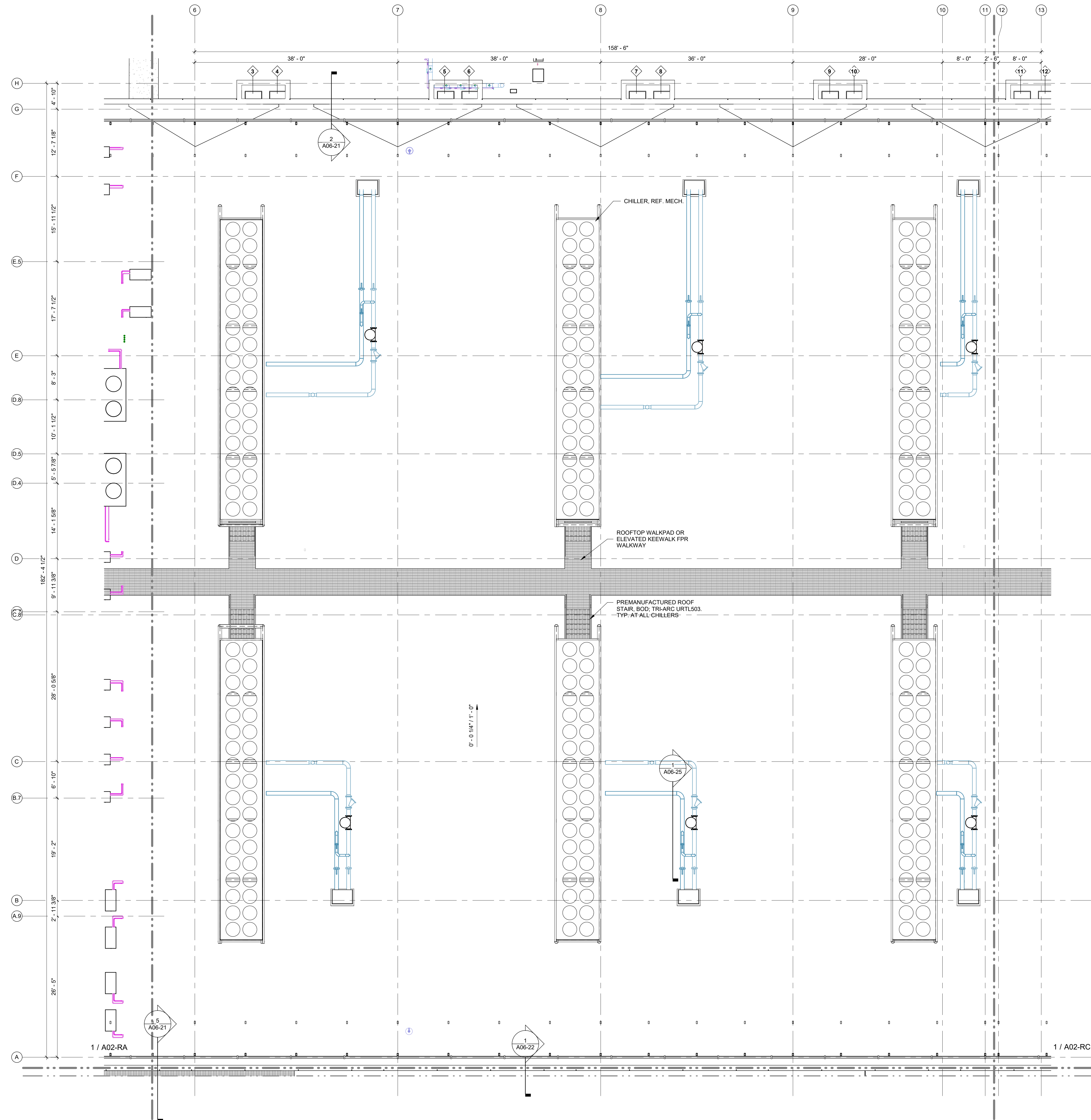
DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN			
A	B	C	D
SYA	SYB	SYC	SYD

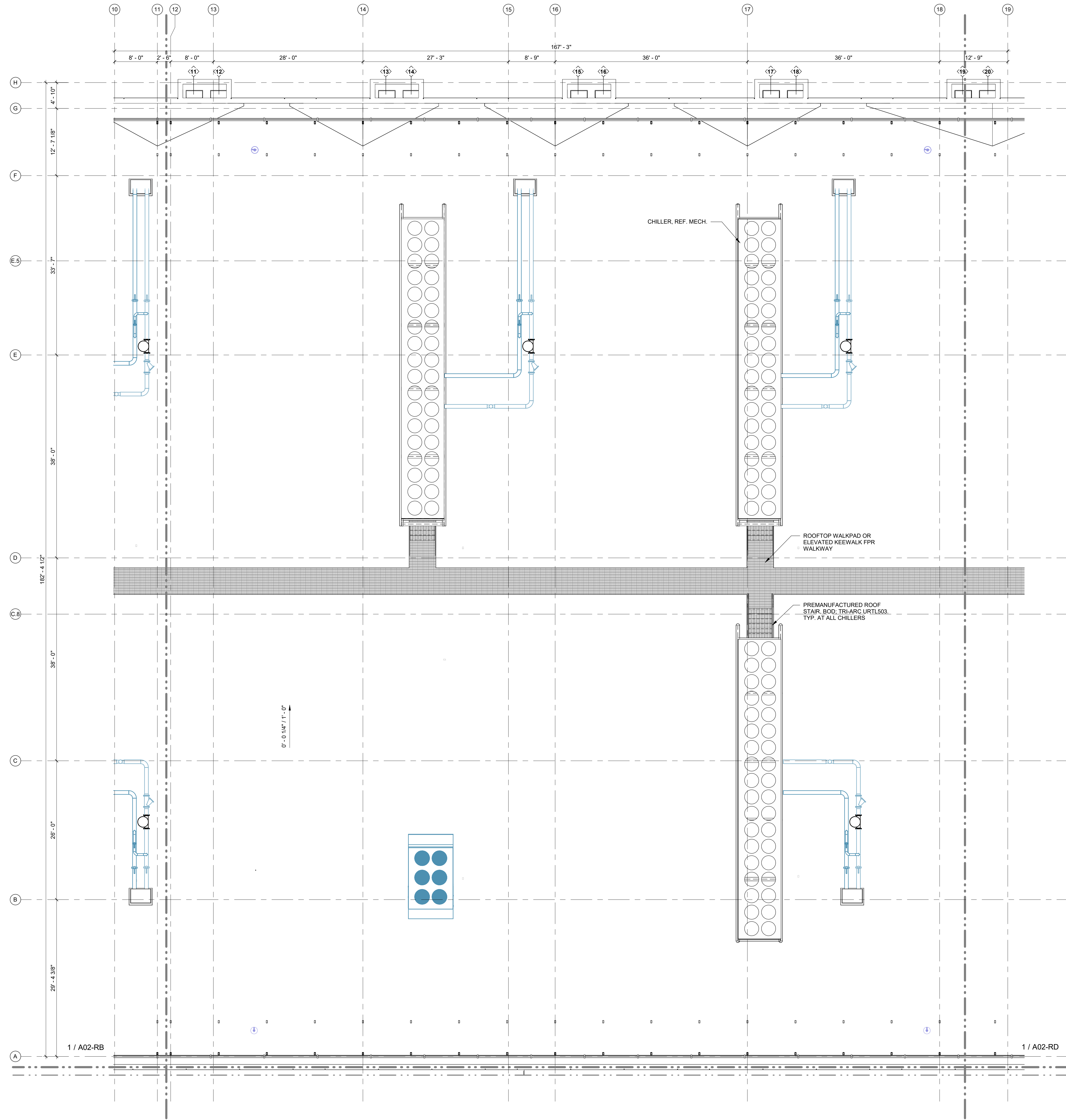
FLOOR PLAN -
ROOF - SEGMENT
B

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-RB



1 ROOF PLAN - SEGMENT E
1/8" = 1'-0"



ROOF DRAIN CALC SCHEDULE			
SCUPPER	WIDTH	HEIGHT	DOWNSPOUT
1	42"	8"	7"
2	42"	8"	6"
3	36"	8"	6"
4	36"	8"	6"
5	36"	8"	6"
6	36"	8"	6"
7	36"	8"	6"
8	36"	6"	6"
9	36"	8"	6"
10	36"	6"	6"
11	36"	8"	6"
12	36"	6"	6"
13	36"	8"	6"
14	36"	6"	6"
15	36"	8"	6"
16	36"	6"	6"
17	36"	8"	6"
18	36"	6"	6"
19	36"	8"	6"
20	36"	6"	6"
21	36"	8"	6"
22	36"	6"	6"
23	36"	8"	6"
24	36"	6"	6"
25	36"	8"	6"
26	36"	6"	6"
27	36"	8"	6"
28	36"	6"	6"
29	36"	8"	6"
30	36"	6"	6"

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JOHNSTOWN, OH 43031

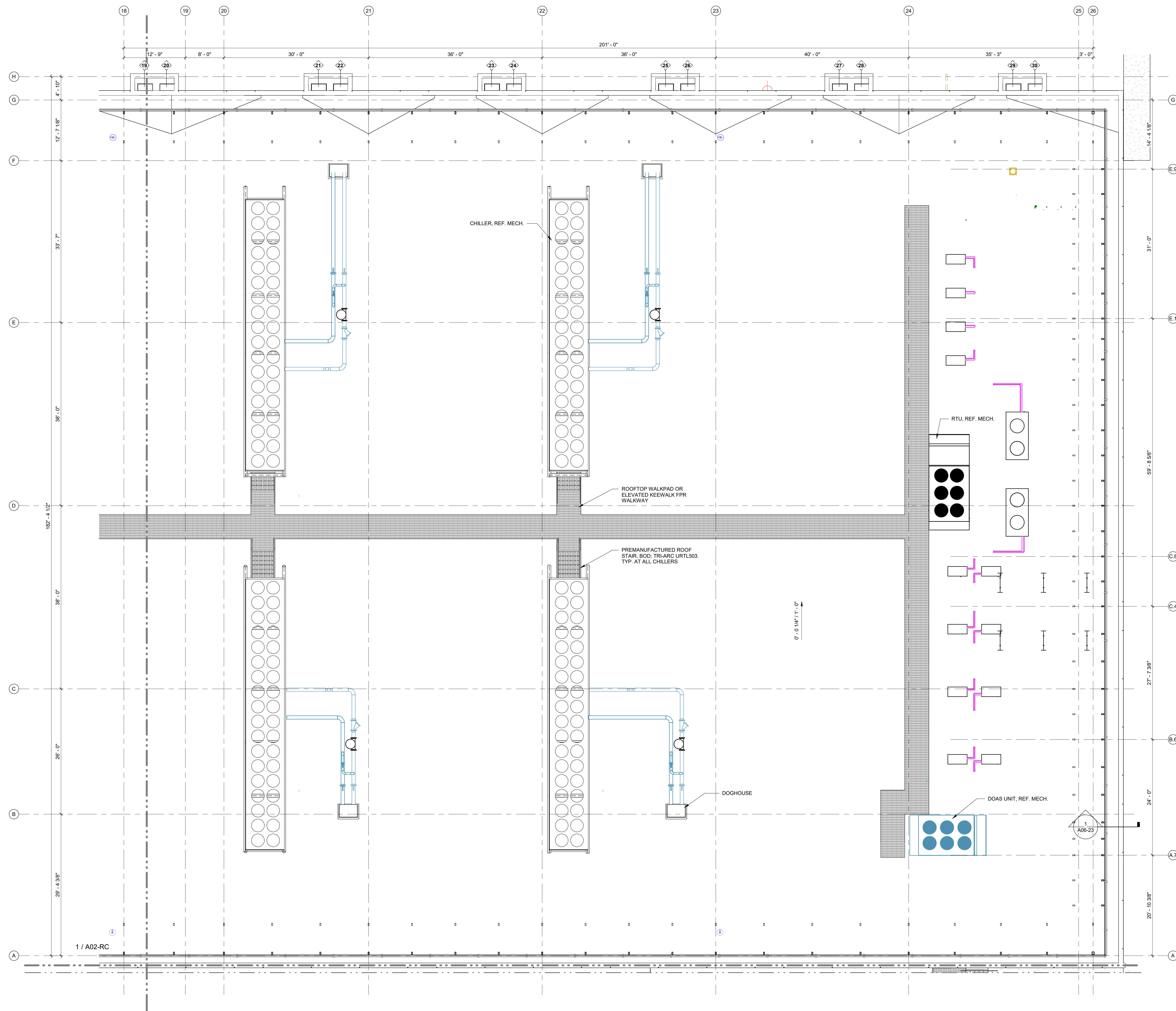
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
ROOF - SEGMENT
C

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-RC



ROOF DRAIN CALC SCHEDULE			
SCUPPER	WIDTH	HEIGHT	DOWNSPOUT
1	42"	8"	7"
2	42"	6"	7"
3	36"	8"	6"
4	36"	8"	6"
5	36"	8"	6"
6	36"	6"	6"
7	36"	8"	6"
8	36"	6"	6"
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10	36"	6"	6"
11	36"	8"	6"
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13	36"	8"	6"
14	36"	6"	6"
15	36"	8"	6"
16	36"	6"	6"
17	36"	8"	6"
18	36"	6"	6"
19	36"	8"	6"
20	36"	6"	6"
21	36"	8"	6"
22	36"	6"	6"
23	36"	8"	6"
24	36"	6"	6"
25	36"	8"	6"
26	36"	6"	6"
27	36"	8"	6"
28	36"	6"	6"
29	36"	8"	6"
30	36"	6"	6"

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COLOGIX COL8

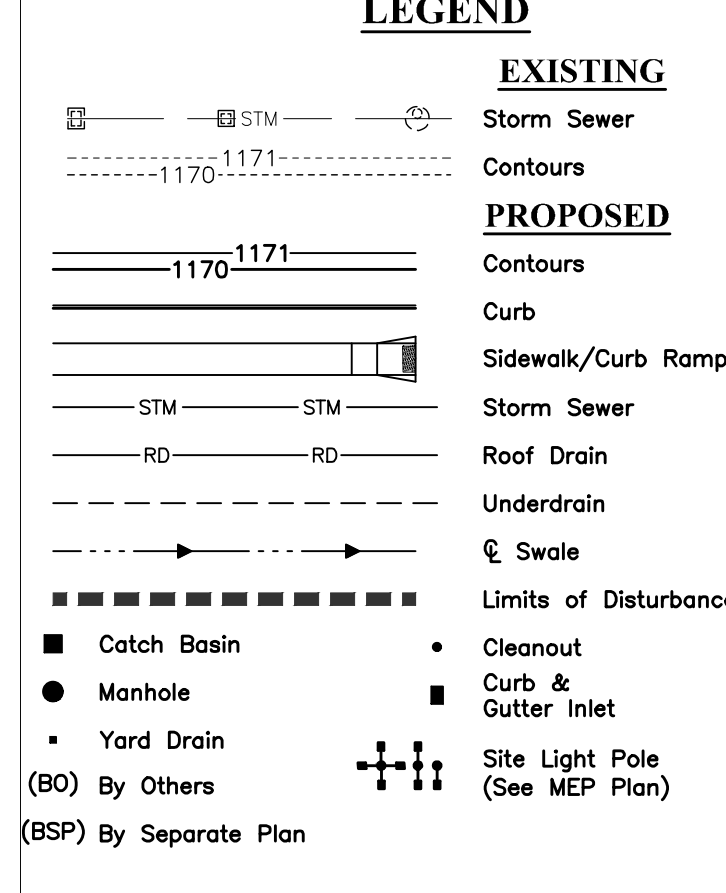
DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN			
A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
ROOF - SEGMENT
D

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-RD



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	ISSUES	
1	04.23.2025	SCHEMATIC DEVELOPMENT
2	07.02.2025	DESIGN DEVELOPMENT

REVISIONS

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Engineer:

Date of issue:
08.12.2025

COLOGIX COL8

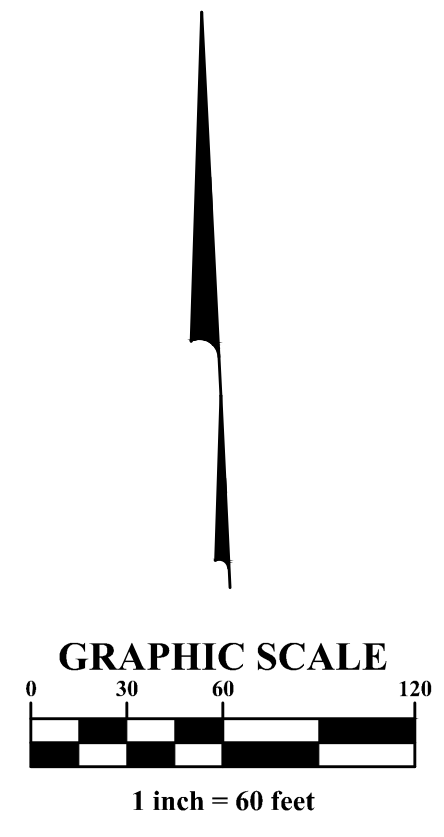
DUNCAN PLAINS ROAD
JOHNSTOWN OH 43031

KEYPLAN

OVERALL
GRADING PLAN

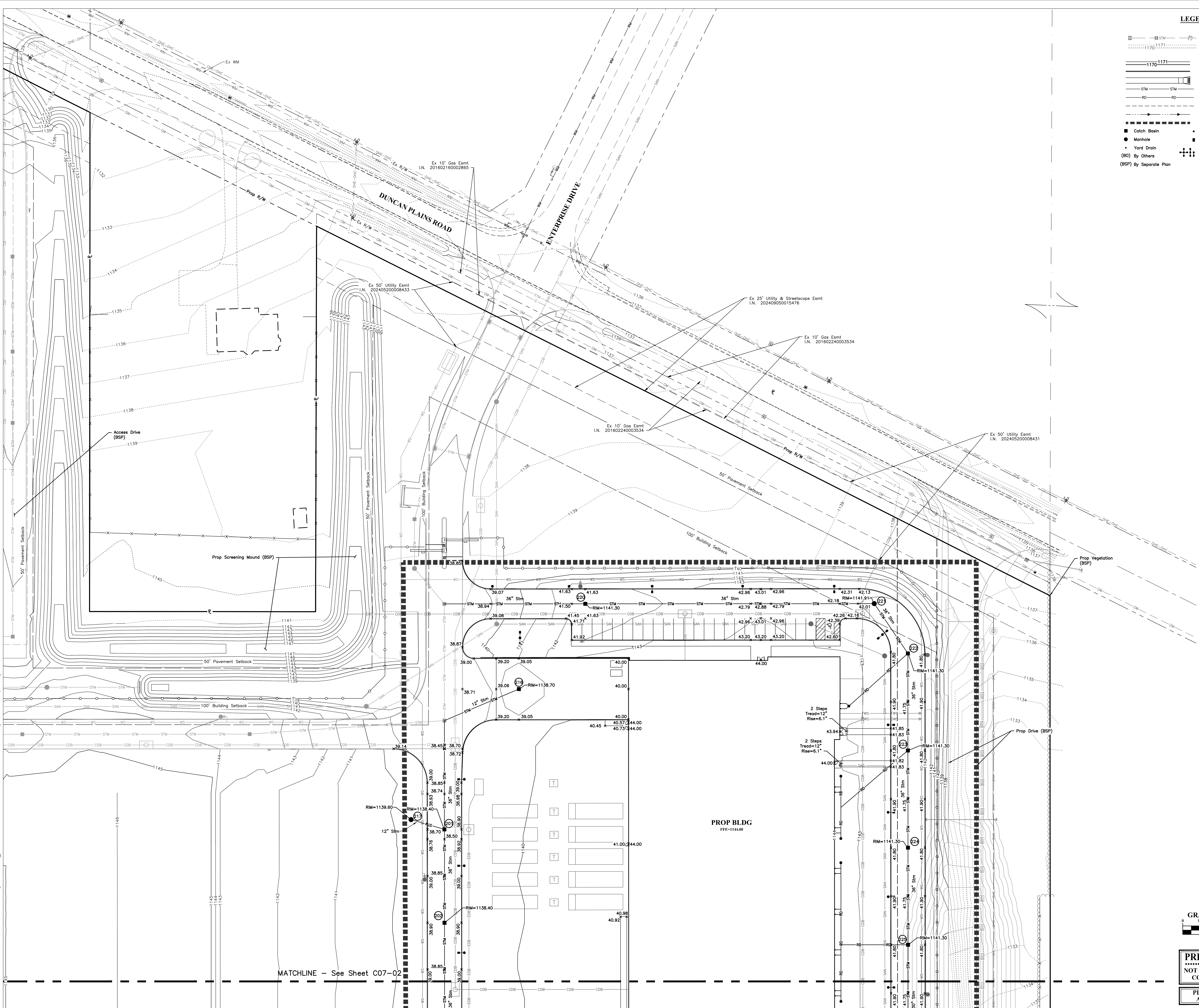
JOB 25077.0000
DATE 08.12.2025
SHEET

C07-00



PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
August 12, 2025



LEGEND

 Manhole

 Catch Basin

 Yard Drain

(BO) By Others

(BSP) By Separate Plan

 Storm Sewer

 Contours

 PROPOSED

 Contours

 Curb

 Sidewalk/Curb Ramp

 Storm Sewer

 Roof Drain

 Underdrain

 Swale

 Limits of Disturbance

 Curb & Gutter inlet

 Site Light Pole
(See MEP Plan)

[illegible]

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Date of issue:	08.12.2025
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DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

GRADING PLAN A

GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

PRELIMINARY

**NOT TO BE USED FOR
 CONSTRUCTION**

PLAN SET DATE
August 12, 2025

JOB 25077.0000
DATE 08.12.2025
SHEET
C07-01



154.481 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, lying Section 23, Township 3, Range 15, United States Military District, being part of that 52.923 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202407110011721, part of that 5 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202403250004814, part of that 107.577 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202312050022155, part of that 5.133 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202312050022158, part of that 2.00 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202403250004812 and part of that 2.00 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202403250004813 (all references are to the records of the Recorder's Office, Licking County, Ohio), being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of the centerline of right-of-way of Duncan Plains Road NW (County Road 33) (Station No. 10+00.00) and the centerline of right-of-way of Johnstown-Utica Road (U.S. Route 62) (Station No. 137+22.99), as defined by Ohio Department of Transportation plan LIC-62-2.41, the northwesterly common corner of that 0.209 acre tract conveyed as Parcel No. 7-WD to the State of Ohio by deed of record in Instrument Number 200712190032146 and that 0.539 acre tract conveyed as Parcel No. 6-WD to the State of Ohio by deed of record in Instrument number 200810170022891;

Thence with the centerline of right-of-way said Duncan Plains Road, the following courses and distances:

South 59° 57' 28" East, with the line common to said 0.209 and 0.539 acre tracts, the northerly line of that 0.256 acre tract conveyed as Parcel Number 6-WDV to State of Ohio by deed of record in Instrument Number 200810170022891, the southerly line of that 0.462 acre tract conveyed as Parcel Number 7-WDV to Licking County Commissioners by deed of record in Instrument Number 200712190032147, the northerly line of that 0.184 acre tract conveyed as Parcel Number 11-WDV to Licking County Commissioners by deed of record in Instrument Number 200710310028356 (passing the intersection of the centerline of right-of-way and the centerline of construction of said Duncan Plains Road NW at 390.00 feet, being Station No. 6+10.00 for said O.D.O.T. Plan LIC-62-2.41), a total distance of 643.28 feet to the southeasterly common corner of said 0.462 and 0.184 acre tracts, the northwesterly corner of that 1 acre tract conveyed as Parcel 1 to Rebecca J. Dodderer by deed of record in Instrument Number 202105200015178, the southwesterly corner of that 1.227 acre tract conveyed to Kelvin L. Decot and Mary L. Decot by deed of record in Instrument Number 200406010019687, being Station No. 3+56.74 and the end of acquisition for said O.D.O.T. Plan LIC-62-2.41;

South 60° 11' 00" East, with the line common to said 1 and 1.227 acre tracts, the southerly line of that 1.868 acre tract conveyed to Nicholas M. Keeny by deed of record in 201311010027175, the northerly line of that 4.1074 acre tract conveyed as Parcel 2 to Rebecca J. Dodderer by deed of record in Instrument Number 202105200015178, the southerly line of that 1.9091 acre tract conveyed to Rebecca J. Dodderer by deed of record in Instrument Number 201810230022248, the northerly line of that 2.095 acre tract conveyed to Michael Paul Williams and Connie Sue Williams by deed of record in Deed Book 411, Page 106 and the southerly line of that 2.401 acre tract conveyed to Cory Linder and Jacqueline Kemper by deed of record in Instrument Number 201907240014984, a distance of 630.94 feet to a magnetic nail set at the northwesterly corner of that 0.379 acre tract conveyed to City of Johnstown by deed of record in Instrument Number 202409050015473, the northeasterly corner of said 2.095 acre tract; and

Thence South 02° 56' 47" West, across said Duncan Plains Road NW and with the line common to said 2.095 and 0.379 acre tracts (passing a 5/8 inch iron rebar found at a distance of 33.51 feet), a total distance of 56.05 feet to an iron pin set at a northwesterly corner of the remainder of said 52.923 acre tract, the southwesterly corner of said 0.379 acre tract, an angle point in the southerly right-of-way line of said Duncan Plains Road NW, being the TRUE POINT OF BEGINNING;

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Thence with a northerly line of the remainder of said 52.923 acre tract, the northerly line of the remainder of said 5 acre tract and the southerly line of said 0.379 acre tract, the southerly right-of-way line of said Duncan Plains Road NW, the following courses and distances:

South 60° 11' 00" East, a distance of 305.06 feet to an iron pin set; and

South 60° 30' 23" East, a distance of 25.17 feet to an iron pin set at a northeasterly corner of the remainder of said 52.923 acre tract, the southeasterly corner of said 0.379 acre tract, an angle point in the southerly right-of-way line of said Duncan Plains Road NW, in the westerly line of that 2.063 acre tract conveyed to Scott D. Crabtree and Tricia J. Crabtree by deed of record in Instrument Number 201707130014745;

Thence South 02° 54' 22" West, with the line common to said 5 and 2.063 acre tracts, a distance of 441.13 feet to a 1/2 inch iron rebar found at the westerly common corner of said 52.923 and 2.063 acre tracts;

Thence with the line common to said 52.923 and 2.063 acre tracts, the following courses and distances:

South 87° 05' 38" East, a distance of 199.88 feet to a 1/2 inch iron rebar found at the southeasterly corner of said 2.063 acre tract; and

North 02° 59' 42" East, a distance of 340.83 feet to an iron pin set at a northwesterly corner of the remainder of said 52.923 acre tract, the southwest corner of that 0.833 acre tract conveyed to City of Johnstown by deed of record in Instrument Number 202409050015473, an angle point in the southerly right-of-way line of said Duncan Plains Road NW;

Thence with a northerly line of the remainder of said 52.923 acre tract, the southerly line of said 0.833 acre tract, the southerly right-of-way line of said Duncan Plains Road NW, the following courses and distances:

South 60° 30' 23" East, a distance of 407.80 feet to an iron pin set;

South 60° 16' 51" East, a distance of 293.15 feet to an iron pin set; and

South 60° 39' 47" East, a distance of 25.12 feet to an iron pin set at the northeasterly corner of the remainder of said 52.923 acre tract, the southeasterly corner of said 0.833 acre tract, in the westerly line of that 5.863 acre tract conveyed to John K. Scott by deed of record in Instrument Number 200507060020280, the line common to said Section 23, and Lot 6 of the First Range of Lots, Quarter Township 4 of said Township 3;

Thence South 02° 48' 47" West, with the line common to said 52.923 and 5.863 acre tracts, the line common to said Section 23 and said Lot 6, a distance of 1232.60 feet to a 3/4 inch iron pin found at the southerly common corner of said 52.923 and 5.863 acre tracts, the northerly common corner of said 107.577 acre tract and that 2.099 acre tract conveyed to Michael G. Rush and Corinna M. Rush by deed of record in Instrument Number 200506280019429;

Thence South 02° 46' 25" West, with the line common to said 107.577 and 2.099 acre tracts, continuing with the line common to said Section 23 and said Lot 6, a distance of 456.84 feet to a 5/8 inch iron rebar found at the westerly common corner of said 2.099 acre tract and that 67.659 acre tract conveyed to Johnstown Land Company, LLC by deed of record in Instrument Number 202306010009621;

Thence South 03° 11' 58" West, with the line common to said 107.577 and 67.659 acre tracts, continuing with the easterly line of said Section 23, the westerly line of said Lot 6 and the westerly line of Lot 7 of said First Range of Lots, a distance of 1145.54 feet to a 5/8 inch iron rebar found at the southeasterly corner of said 107.577 acre tract, the northeasterly corner of that

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5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315;

Thence North 86° 47' 50" West, with a southerly line of said 107.577 acre tract, the northerly lines of said 5.654 acre tract, that 5.63 acre tract conveyed to Andrea J. Ford by deed of record in Instrument Number 200505230015205, that 5.63 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202407250012609, that 5.638 acre tract conveyed to The Johnstown Land Company LLC by deed of record in Instrument Number 202407300012923 and that 5.64 acre tract conveyed as Parcel II to The Johnstown Land Company LLC by deed of record in Instrument Number 202306010009621 (passing a 5/8 inch iron rebar found at a distance of 180.91 feet (0.26 feet southerly), a 5/8 inch iron rebar found at a distance of 360.85 feet (0.42 feet southerly), a 5/8 inch iron rebar found at a distance of 540.84 feet (0.56 feet southerly) and a 3/4 inch iron pipe capped "HOY #7313" found at a distance of 720.82 feet (0.59 feet southerly)), a total distance of 900.86 feet to a 5/8 inch iron rebar found (0.77 feet southerly) at the northwesterly corner of said 5.64 acre tract, a southeasterly inside corner of said 107.577 acre tract;

Thence North 86° 47' 50" West, across said 107.577 acre tract (passing a 3/4 inch iron pipe found at a distance of 177.85 feet (0.84 feet southerly)), a total distance of 565.43 feet to a 5/8 inch iron rebar found (0.46 feet southerly) at a southwesterly inside corner of said 107.577 acre tract, the northeasterly corner of that 14.424 acre tract conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751;

Thence North 86° 47' 50" West, with a southerly line of said 107.577 acre tract, the northerly line of said 14.424 acre tract, a distance of 1212.48 feet to an iron pin set at the southwesterly corner of the remainder of said 107.577 acre tract, the southeasterly corner of that 1.325 acre tract conveyed to City of Johnstown by deed of record in Instrument Number 202409050015473, an angle point in the easterly right-of-way line of Clover Valley Road NW (County Road 26)

Thence North 03° 08' 54" East, with the westerly lines of the remainders of said 107.577, 5.133 and both 2.00 acre tracts, a distance of 1443.48 feet to an iron pin set at a northwesterly corner of the remainder of said 107.577 acre tract, the northeasterly corner of said 1.325 acre tract, in the southerly line of that 1.110 acre tract conveyed to Jared James Blinsky and Michelle Erin McMillen by deed of record in Instrument Number 200509120028508;

Thence South 86° 58' 27" East, with the line common to said 107.577 and 1.110 acre tracts (passing a 3/4 inch iron pin found at a distance of 30.17 feet), a total distance of 262.25 feet to a 3/4 inch iron pin found at a northwesterly inside corner of said 107.577 acre tract, the southeasterly corner of said 1.110 acre tract;

Thence North 03° 08' 54" East, continuing with said common line, a distance of 160.00 feet to an iron pin set at the northerly common corner of said 107.577 and 1.110 acre tracts, in the southerly line of that 2.00 acre tract conveyed to Brett Cosma and Tabitha McGuire, Trustees of the 5350 Clover Valley Revocable Trust dated February 10, 2022 by deed of record in Instrument Number 202202280005052;

Thence South 86° 58' 27" East, with the line common to said 107.577 acre tract and said 2.00 acre Cosma / McGuire tract, a distance of 115.25 feet to a 5/8 inch iron rebar found at the southerly common corner of said 2.00 acre Cosma / McGuire tract and that 14.608 acre tract conveyed to Edmond Russ and Melissa Russ by deed of record in Instrument Number 202408080013605;

Thence South 87° 09' 08" East, with the line common to said 107.577 and 14.608 acre tracts, a distance of 590.72 feet to a 1/2 inch iron rebar found at the southerly common corner of said 52.923 and 14.608 acre tracts;

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Thence North 02° 53' 09" East, with the westerly line of said 52.923 acre tract, the easterly lines of said 14.608 acre tract and that 9.685 acre tract conveyed to Eric Thomas Vennon and Elizabeth J. Vennon by deed of record in Instrument Number 202109200028486 (passing a 1/2 inch iron rebar found at a distance of 1031.85 feet at the easterly common corner of said 14.608 and 9.685 acre tracts), a total distance of 1444.17 feet to a 3/4 inch iron pin found at the westerly common corner of said 52.923 and 4.1074 acre tracts;

Thence South 87° 03' 02" East, with a northerly line of said 52.923 acre tract, the southerly lines of said 4.1074 and 2.095 acre tracts (passing a 3/4 inch iron pin found at a distance of 362.98 feet at the southerly common corner of said 4.104 and 2.095 acre tracts), a total distance of 563.06 feet to a 1/2 inch iron rebar found at the southeasterly corner of said 2.095 acre tract a northwesterly inside corner of said 52.923 acre tract;

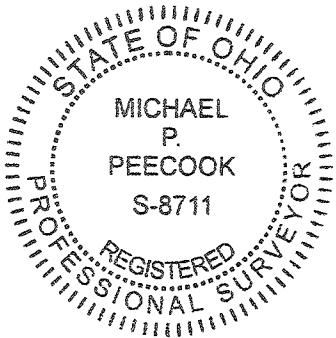
Thence North 02° 56' 47" East, with a westerly line of said 52.923 acre tract, the easterly line of said 2.095 acre tract, a distance of 349.64 feet to the TRUE POINT OF BEGINNING, containing 154.481 acres, more or less, 52.000 acres of which lies within Auditor's Parcel Number 053-174138-00.000, 4.710 acres of which lies within Auditor's Parcel Number 053-176178-00.000, 89.313 acres of which lies within Auditor's Parcel Number 053-172752-00.000, 4.821 acres of which lies within Auditor's Parcel Number 053-172752-00.002, 1.817 acres of which lies within Auditor's Parcel Number 053-172752-00.003 and 1.820 acres of which lies within Auditor's Parcel Number 053-172752-00.004.

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

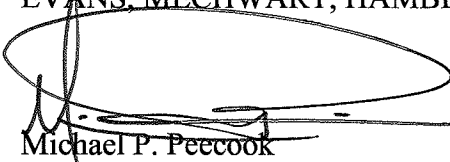
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the centerline of Duncan Plains Road NW, having a bearing of South 60° 30' 23" East, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Michael P. Peecook, Professional Surveyor Number 8711 in November of 2022, January and August of 2023 and March of 2024.

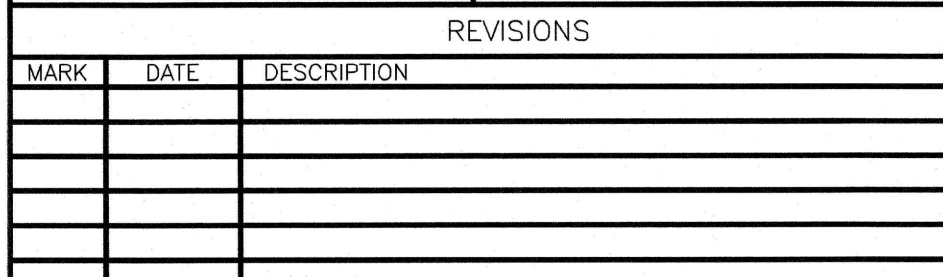


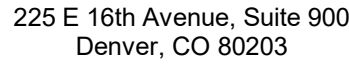
EVANS, MECHWART, HAMBLETON & TILTON, INC.


Michael P. Peecook
Professional Surveyor No. 8711

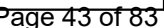
09/12/2024
Date

**SECTION 23, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
CITY OF JOHNSTOWN, COUNTY OF LICKING, STATE OF OHIO**

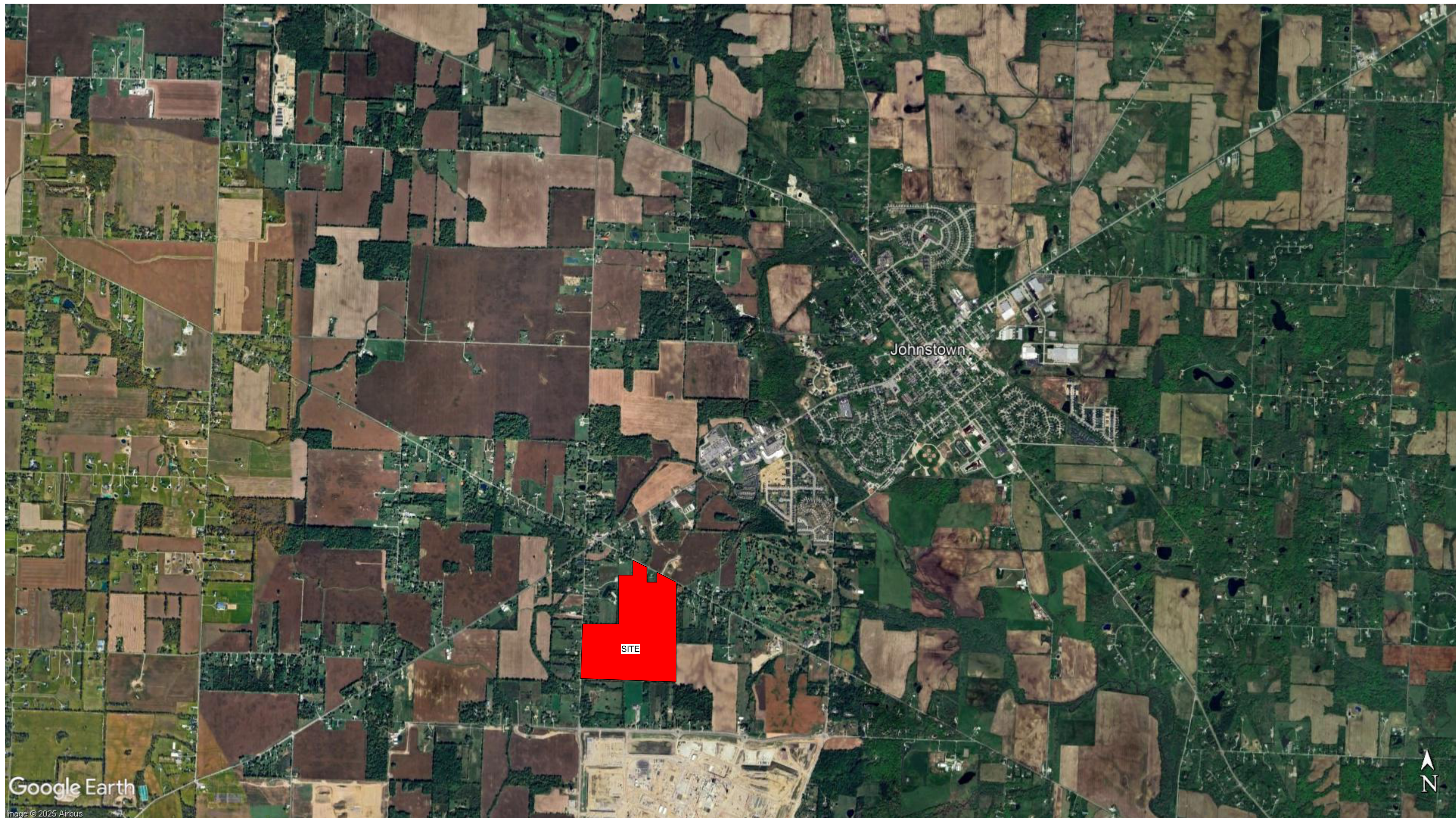




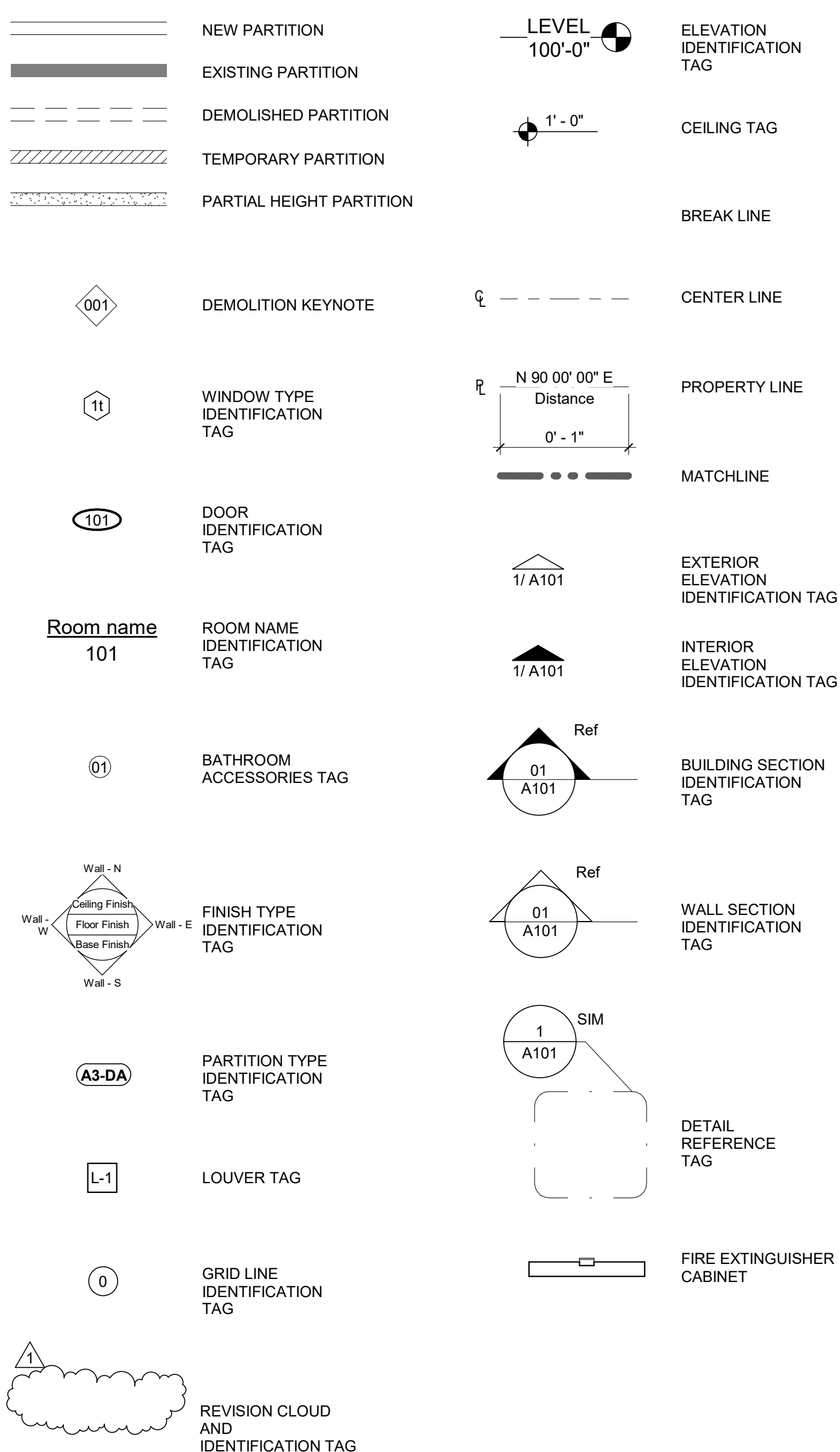
CORGAN
www.corgan.com
214.748.2000



MAP



SHEET SYMBOLS



CORGAN

ISSUES

1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

[illegible]

This Document was produced by or
under the authority of Registered
Architect:

DAN DRENNAN

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
07.02.2025

STANDARD ABBREVIATIONS

A.D.	AREA DRAIN	DWR.	DRAWER	INFO.	INFORMATION	REF.	REFERENCE
A.F.F. OR AFF	ABOVE FINISH FLOOR	E.	EAST	INSUL.	INSULATION	REFG.	REFRIGERATOR
A.P.	ACCESS PANEL	E.J.	EXPANSION JOINT	INT.	INTERIOR	REINF.	REINFORCED
A.C.	AIR CONDITIONING	E.S.	EXPOSED STRUCTURE	INV.	INVERT	REQD.	REQUIRED
ABV.	ABOVE	E.W.	EACH WAY	JAN CLO.	JANITOR CLOSET	RESIL.	RESILIENT
ACOUS.	ACOUSTICAL	E.W.C.	ELECTRIC WATER COOLER	JAN.	JANITOR	REV.	REVISION
ACP	ACOUSTICAL CEILING PANEL	EA	EACH	JST.	JOIST	RFL.	REFLECTED
ACT	ACOUSTICAL CEILING TILE	EL OR ELEV.	ELEVATION	JT.	JOINT	RM.	ROOM
ADJ.	ADDITIONAL	ELC. OR ELECT.	ELECTRICAL	L	LEG	S.	SOUTH
ADJL	ADJUSTABLE OR ADJACENT	EMERG. OR EMER.	EMERGENCY	LAB.	LABORATORY	S.C.	SOLID CORE
AL	ALUMINUM	ENCL.	ENCLOSURE	LAM.	LAMINATE	S.H.	SPRINKLER HEAD
ANCH.	ANCHOR	EQ	EQUAL	LAV.	LAVATORY	S.S.	STAINLESS STEEL
APPROX.	APPROXIMATE	EQUIP.	EQUIPMENT	LKR.	LOCKER	SAN.	SANITARY
ARCH.	ARCHITECTURAL	EXIST.	EXISTING	LT.	LIGHT	SCHED.	SCHEDULE
ASPH.	ASPHALT	EXP. OR EXPAN.	EXPANSION	M.	METER	SEC.	SECURITY
ASSY.	ASSEMBLY	EXT.	EXTERIOR	M.	METER	SECT.	SECTION
AUTO.	AUTOMATIC	F.A.	FIRE ALARM	M.H.	MANHOLE	SEW.	SEWER
AWC	ACOUSTICAL WALL PANELS	F.D.	FLOOR DRAIN	M.O.	MASONRY OPENING	SGL.	SINGLE
		F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SHT.	SHEET
		F.E.C.	FIRE EXTINGUISHER CABINET	MATL.	MATERIAL	SHWR.	SHOWER
		F.H.C.	FIRE HOSE CABINET	MAX.	MAXIMUM	SIMAR.	SIMILAR
		F.H.R.	FIRE HOSE REEL	MECH.	MECHANICAL	SPEC. OR SPECS.	SPECIFICATION(S)
		F.H.T.	FULL HEIGHT	MISC.	MISCELLANEOUS	SPKR.	SPEAKER
		F.O.C.	FACE OF CONCRETE	MEMB.	MEMBRANE	SQ.	SQUARE
		F.O.F.	FACE OF FINISH	MEP.	MECHANICAL, ELECTRICAL, PLUMBING	SQ. FT. OR S.F.	SQUARE FOOT (FEET)
		F.O.S.	FACE OF STUD	MFG.	MANUFACTURER	SQ. YD. OR S.Y.	SQUARE YARD(S)
		F.S.	FACE SIZE	MIND.	MINIMUM	STA.	STATION
		F.V.C.	FIRE VALVE CABINET	MIR.	MIRROR	STD.	STANDARD
		FDN.	FOUNDATION	MISC.	MISCELLANEOUS	STL.	STEEL
		FIN.	FINISH	MTD.	MOUNTED	STOR.	STORAGE
		FL. OR FLR.	FLOOR	MTL.	METAL	STRUCT.	STRUCTURE OR STRUCTURAL
		FLASH.	FLASHING	MUL.	MULLION	SUSP.	SUSPENDED
		FLUOR.	FLUORESCENT	N	NORTH	SYM.	SYMMETRICAL
		FFRF.	FIREPROOF(ING)	N.I.C.	NOT IN CONTRACT	T&G	TONGUE & GROOVE
		FR.	FRAME	N.T.S.	NO TO SCALE	T.	TREAD
		FRP	FIBERGLASS REINFORCED PLASTIC	NO.	NUMBER	T. OR TEMP.	TEMPERED
		FSNTR.	FASTENER	NOM.	NORMAL	T.O.C.	TOP OF CONCRETE
		FT	FOOT OR FEET	O.C.	ON CENTER	T.O.CMU	TOP OF CMU
		FTG.	FOOTING	O.D.	OUTSIDE DIAMETER/DIMENSION	T.O.D.	TOP OF DECK
		FURR.	FURRING	O.F.	OFFICE	T.O.O.	TOP OF
		FUT.	FRUTE	O.O.	OPENING	T.O.P.	TOP OF PARAPET
		G.B.	GRAB BAR	OPP.	OPPOSITE	T.O.S.	TOP OF STEEL
		G.C.	GENERAL CONTRACTOR	OPP HD.	OPPOSITE HAND	T.O.S.S.	TOP OF STRUCTURAL SLAB
		GA.	GAUGE	OVHD.	OVERHEAD	T.V.	TELEVISION
		GALV.	GALVANIZED	OZ.	OUNCE	TEL.	TELEPHONE
		GFRG	GLASS FIBER REINFORCED GYPSUM	P.C.	PRECAST CONCRETE	THK.	THICK
		GL.	GLASS	P.LAM.	PLASTIC LAMINATE	TLT.	TOILET
		GND.	GROUND	PAV.	PAVING	TYP.	TYPICAL
		GR.	GRADE	PC.	PIECE	U.N.O	UNLESS NOTED OTHERWISE
		GSW	GYPSUM SHAFT WALL	PL.	PLATE	UNF.	UNFINISHED
		GYP. BD.	GYPSUM BOARD	PLAS.	PLASTIC	UR.	URINAL
		H.B	HOSE BIB	PLBG.	PLUMBING	V.I.F.	VERIFY IN FIELD
		H.C.	HOLLOW CORE	PLYWD.	PLYWOOD	VB.	VAPOR BARRIER
		H.K.	HOUSEKEEPING	PMMP	PREMANUFACTURED METAL PANEL	VERT.	VERTICAL
		H.M.	HOLLOW METAL	PNT.	PAINT	VEST.	VESTIBULE
		HCP.	HANDICAPPED	POL.	POLISHED	W.	WEST OR WIDTH
		HD.	HAND	PAIR	PAIR	W.B.	WEATHER BARRIER
		HDW. OR HDWR.	HARDWARE	PRCST.	PRECAST	W.C.	WATER CLOSET
		HDWD.	HARDWOOD	PREMANUF.	PREMANUFACTURED	W.P.	WATERPROOF
		HNDRL.	HANDRAIL	PT.	POINT	W.	WATER
		HORZ.	HORIZONTAL	PTD.	PAINTED	WO	WITHOUT
		HR.	HOOR	PTN.	PARTITION	WD.	WOOD
		HT.	HEIGHT	R.	RADIUS	WDW.	WINDOW
		HVAC	HEATING, VENTILATION, AIR CONDITIONING	R.D.	ROOT DRAIN	WRGB	WATER RESISTANT GYP. BOARD
		I.D.	INSIDE DIAMETER/DIMENSION	R.O.	ROUGH OPENING	WSCOT.	WAINSCOT
		IN.	INCH	RCP.	REFLECTED CEILING PLAN	WT.	WEIGHT
		INCL.	INCLUDE(D)(ING)	REBAR	REINFORCING BAR		

ACCESSIBILITY NOTES

01	EXTERIOR ROUTE CONSTRUCTION
1.	AN ACCESSIBLE ROUTE, IN THE DIRECTION OF TRAVEL, SHALL NOT HAVE A SLOPE EXCEEDING 1:20 (5/8" PER FOOT) EXCEPT AT A RAMP.
2.	AN ACCESSIBLE ROUTE CROSS SLOPE SHALL NOT EXCEED 1/48 (1/4" PER FOOT).
3.	ALL NEW PAVING AND WALKS FOR AN ACCESSIBLE ROUTE, SHALL NOT HAVE AN ABRUPT CHANGE IN SURFACE LEVEL (VERTICALLY) GREATER THAN 1/4" WHEN ABUTTING EITHER EXISTING OR OTHER NEW SURFACES DESIGNATED FOR AN ACCESSIBLE ROUTE.
4.	AN ACCESSIBLE ROUTE CROSSING OR PARALLELING A HAZARDOUS AREA, SHALL BE CLEARLY MARKED IN A CONTRASTING COLOR, WITH THE ROUTE LOCATION, MARKING MATERIALS AND COLOR SHOWN ON THE DRAWING.
5.	ANY OPENINGS THAT ARE CONSTRUCTED IN THE SURFACE OF AN ACCESSIBLE ROUTE SHALL HAVE THE OPENINGS RUNNING PERPENDICULAR TO THE DIRECTION OF TRAVEL WITH THE OPENINGS DIMENSION NOT TO EXCEED 1/2" IN THE DIRECTION OF TRAVEL.
02	CURB RAMPS
1.	THE TOP AND BOTTOM OF THE RAMP, AT THE TRANSITION TO EITHER EXISTING OR NEW SURFACES, SHALL BE FLUSH AND FREE OF ANY ABRUPT VERTICAL CHANGES.
2.	THE SURFACE FINISH OF THE RAMP, EITHER RAISED OR RECESSED AS PERMITTED BY ACCESSIBILITY CODES AND GUIDELINES, SHALL BE INSTALLED TO PERMIT WATER DRAINAGE.
3.	THE RAMP CROSS SLOPE SHALL NOT EXCEED 1/48 (1/4" PER FOOT) OR 1:12 SLOPE IN THE DIRECTION OF TRAVEL.
03	INTERIOR ROUTE CONSTRUCTION
1.	AN ACCESSIBLE ROUTE, IN THE DIRECTION OF TRAVEL, SHALL NOT HAVE A SLOPE EXCEEDING 1:20 (5/8" PER FOOT), EXCEPT AT A RAMP.
2.	AN ACCESSIBLE ROUTE CROSS SLOPE SHALL NOT EXCEED 1/48 (1/4" PER FOOT).
3.	ALL NEW FLOOR CONSTRUCTION AND FLOORING MATERIALS SHALL NOT HAVE AN ABRUPT VERTICAL CHANGE IN FINISH SURFACE LEVEL GREATER THAN 1/4" WHEN ABUTTING EITHER EXISTING OR NEW SURFACES DESIGNATED FOR AN ACCESSIBLE ROUTE.
04	DOORS
1.	ANY THRESHOLD SHALL NOT EXCEED 1/2" IN HEIGHT, NOR 1:2 SLOPE.
2.	ALL ACCESSIBLE HARDWARE OPERABLE BY THE DISABLED, SHALL NOT EXCEED A HEIGHT OF 4'-0" AFF AND SHALL BE EASILY OPERATED WITH ONE HAND WITHOUT GRASPING, PINCHING OR TWISTING OF THE WRIST.
3.	ALL ACCESSIBLE DOORS WITH CLOSERS SHALL HAVE THE CLOSER ADJUSTED SO THAT THE CLOSING TIME, FROM A 70 DEGREE OPEN ANGLE TO WITHIN 3" OF THE JAMB, IS NOT LESS THAN 3 SECONDS.
4.	THE OPENING FORCE OF THE ALL ACCESSIBLE DOORS, EXCEPT FIRE EXIT DOORS, SHALL NOT EXCEED 5 POUNDS IN THE DIRECTION OF TRAVEL FOR EXIT DOORS.
5.	THE OPERABLE HARDWARE ON A DOOR LEADING TO HAZARDOUS AREAS (E.G. BOILER ROOMS, MECHANICAL AND ELECTRICAL ROOMS, OTHER EQUIPMENT ROOMS, AND LOADING DOCK), SHALL HAVE A TEXTURED SURFACE ON THE TOUCHABLE AREA.
05	TOILET ROOMS
1.	THE FLUSH CONTROL FOR ALL ACCESSIBLE TOILET/URINALS SHALL NOT EXCEED 3'-8" AFF, AND SHALL BE ON THE WIDE (APPROACH) SIDE OF THE TOILET.
2.	ACCESSIBLE LAVATORIES SHALL HAVE ALL EXPOSED HOT WATER PIPING AND DRAIN PIPES EITHER INSULATED OR CONFIGURED TO PROTECT AGAINST SKIN CONTACT. THE UNDERSIDE OF THE LAVATORY SHALL NOT HAVE ANY SHARP OR ABRASIVE SURFACES.
3.	ANY GRAB BAR INSTALLATION SHALL BE ABLE TO SUPPORT 250 POUNDS APPLIED IN ANY DIRECTION.
06	SIGNAGE
1.	ALL ACCESSIBLE PERMANENT ROOMS AND SPACES, EXIT WAYS AND EXIT STAIRWAYS, SHALL HAVE SIGNAGE THAT MEETS ACCESSIBLE SIGNAGE REQUIREMENTS FOR LETTER SIZE, LETTER AND NUMBER TYPESTYLE, RAISED LETTERS, GRADE 2 BRAILLE, COLOR/CONTRAST, AND LOCATION.
2.	ACCESSIBLE TOILET ROOMS SHALL BE DESIGNATED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ACCESSIBLE TEXT SIGNAGE FOR A PERMANENT ROOM, PLACED DIRECTLY BELOW THE PICTOGRAM SYMBOL. THE SIGNAGE SHALL MEET THE ACCESSIBLE SIGNAGE REQUIREMENTS FOR LETTER SIZE, LETTER AND NUMBER TYPESTYLE, RAISED LETTERS, GRADE 2 BRAILLE, COLOR/CONTRAST, AND LOCATION.
3.	ALL ACCESSIBLE PARKING SPACES AND PUBLIC ENTRANCES SHALL BE DESIGNATED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE IN ADDITION TO ANY OTHER SIGNAGE REQUIRED FOR ACCESSIBILITY. THIS SIGNAGE SHALL MEET ACCESSIBILITY REQUIREMENTS FOR COLOR/CONTRAST AND LOCATION.

ACCESSIBLE MOUNTING HEIGHTS

	ADULT			SECTION
WATER CLOSET				
TOP OF SEAT	17"-19"			604.4
FLUSH CONTROLS	15" MIN-48" MAX			604.6/309.3/308
URINAL				
RIM OF BASIN	17" MAX.			605.2
FLUSH CONTROLS	15" MIN-48" MAX			604.6/309.3/308
LAVATORY/SINKS				
RIM OR COUNTER SURFACE	34" MAX.			606.3
APRON CLEARANCE	27" MIN.			306
KNEE CLEARANCE	27" MIN.			306.3
TOE CLEARANCE	9" MIN.			306.2
DRINKING FOUNTAIN				
SPOUT HEIGHT	36" MAX.			602.4
KNEE CLEARANCE	27" MIN.			306.3
TOE CLEARANCE	9" MIN			306.2
DRINKING FOUNTAIN (BENDING DISABLED)				
SPOUT HEIGHT	38"-43"			602.7
GRAB BARS				
TOP OF BAR	33" MIN-36" MAX			609.4
MIRROR				
BOTTOM OF REFLECTIVE SURFACE (above counters & lavs.)	40" MAX.			603.3
TOP OF REFLECTIVE SURFACE	74" MIN.			603.3
SHOWER STALL				
TOP OF SEAT	17" MIN-19" MAX			610.2
SHOWER SPRAY UNIT HEIGHT (FIXED)	48" MAX			608.6
SHOWER SPRAY UNIT HEIGHT (HAND HELD)	48" MAX			608.6
CONTROLS AND OPERATING MECHANISMS				
TOWEL DISPENSER	48" MAX.			308
SOAP DISPENSER	48" MAX.			308
HAND DRYER	48" MAX.			308
TOILET TISSUE DISPENSER	15"-48" MAX.			604.7
SANITARY NAPKIN DISPENSER/RECEPTACLE	48" MAX.			308
TOILET SEAT COVER DISPENSER	48" MAX.			308
ELECTRICAL DEVICES				
ELECTRICAL, PHONE AND DATA OUTLETS (TO CENTER)	17" MIN-46" MAX			308.2.1
ABOVE COUNTER OUTLETS (TO CENTER)	44" MAX.			308.2.2
LIGHT SWITCHES (HIGHEST OPERABLE PART)	48" MAX.			308
FIRE ALARM PULL (HIGHEST OPERABLE PART)	48" MAX.			308
THERMOSTATS (HIGHEST OPERABLE PART)	48" MAX.			308
FIRE EXTINGUISHER CAB. (T.O.HANDLE/OPER. DEVICE)	48" MAX.			308.3.1
PUBLIC TELEPHONE (TO HIGHEST OPERABLE PART)	48" MAX.			308
RAMPS AND STAIRS				
TOP OF HANDRAILS	34"-38"			505.4
ELEVATORS				
HALL CALL BUTTON	48" MAX			407.2.1.1/308
HALL LANTERNS	72" MIN			407.2.2.2
DRESSING AND FITTING ROOMS				
TOP OF BENCH	17" MIN-19" MAX			903.5
FOOD SERVICE LINES				
TOP OF TRAY SLIDE	28" MIN-34" MAX			904.5.2

COLOGIX COL8

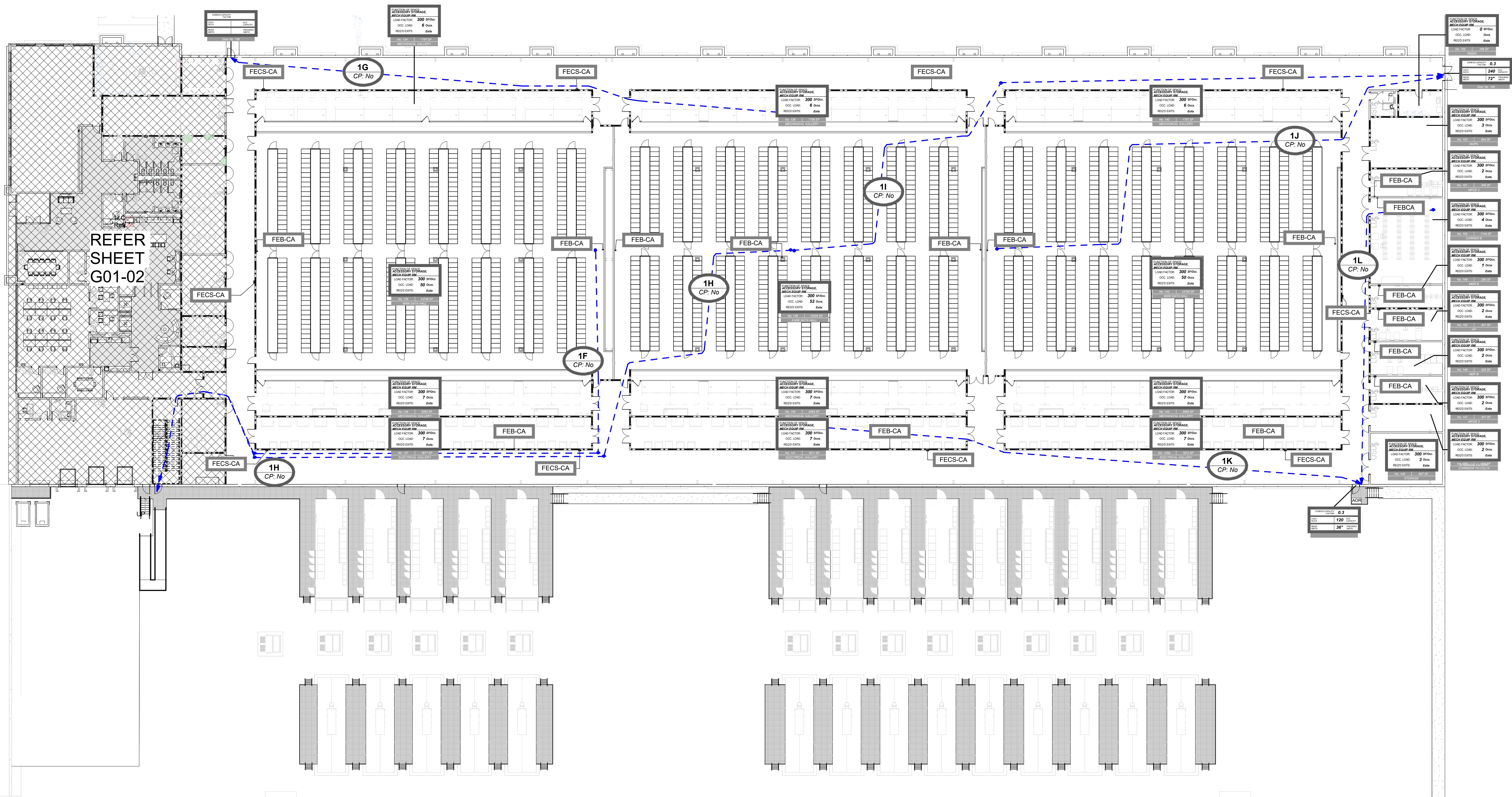
DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

STANDARDS AND SYMBOLS

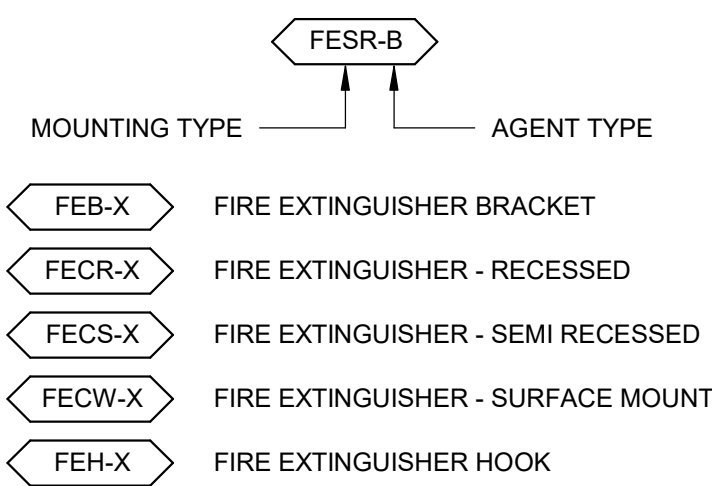
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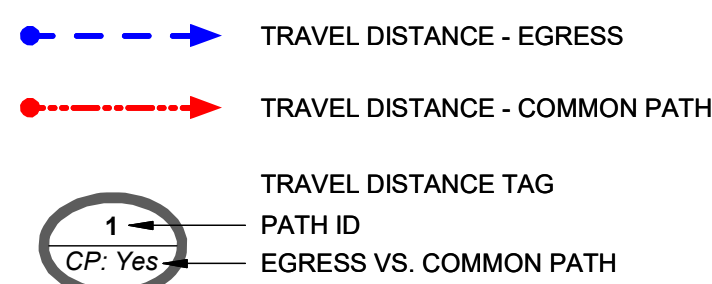
1 LIFE SAFETY FLOOR PLAN
1" = 20'-0"



FIRE EXTINGUISHER LEGEND



LIFE SAFETY LEGEND



PATH OF TRAVEL DISTANCES

PATH ID	DISTANCE
1A	1847' - 4"
1B	112' - 2"
1C	93' - 5"
1D	61' - 5"
1E	62' - 2"
1F	64' - 11"
1G	316' - 1"
1H	243' - 6"
1I	323' - 7"
1J	384' - 10"
1K	239' - 0"
1L	238' - 0"
1L	141' - 7"

OCCUPANCY SCHEDULE PER ROOM

NAME	AREA	OLF	OCCS.	REQ'D EXITS
CONF	192 SF	15	13	1
BREAKROOM	536 SF	15	36	
CONFERENCE	266 SF	15	18	1
15: 3	68 SF	150	67	1
RR	96 SF	150	1	1
OFFICE	1984 SF	150	14	1
FUTURE TENANT OFFICE	1200 SF	150	9	1
CF OPS	620 SF	150	5	1
HOTELING	125 SF	150	1	1
PHONE	178 SF	150	2	1
VESTIBULE	213 SF	150	2	1
SOC	103 SF	150	1	1
PHONE	88 SF	150	1	1
SOC STOR	303 SF	150	3	1
WOMEN'S RR	275 SF	150	2	1
MENS RR	85 SF	150	1	1
JAN	108 SF	150	1	1
WELL	89 SF	150	1	1
PHONE	777 SF	150	6	1
LOBBY	113 SF	150	1	1
OPS OFFICE	123 SF	150	1	1
15: 18	150	53		
6 MW DATA HALL	15524 SF	300	52	
MECHANICAL GALLERY	1796 SF	300	6	
MECHANICAL GALLERY	2063 SF	300	7	
CARRIER B	1104 SF	300	4	1
LOADING DOCK	1766 SF	300	6	1
HOUSE POWER	180 SF	300	1	1
MMR A	459 SF	300	2	1
MUPS	285 SF	300	1	1
FIRE PUMP ROOM	750 SF	300	3	1
CARRIER A	676 SF	300	3	1
ELECTRICAL GALLERY	1871 SF	300	7	
STORAGE	657 SF	300	3	
HP	401 SF	300	2	
MPOE 3	347 SF	300	2	
MDF A	402 SF	300	2	1
LIGHTING INVERTER	234 SF	300	1	1
MPOE 2	349 SF	300	2	
MMR B	289 SF	300	1	
MDF B	423 SF	300	2	
6MW DATA HALL	14748 SF	300	50	
6MW DATA HALL	14793 SF	300	50	
MECHANICAL GALLERY	1797 SF	300	6	
MECHANICAL GALLERY	2063 SF	300	7	
ELECTRICAL GALLERY	1877 SF	300	7	
ELECTRICAL GALLERY	1872 SF	300	7	
MECHANICAL GALLERY	2065 SF	300	7	
MECHANICAL GALLERY	1797 SF	300	6	
MUPS	644 SF	300	3	
MPOE 1	205 SF	300	1	
STORAGE	841 SF	300	3	1
STORAGE/ FUTURE CORRIDOR TO COL15	347 SF	300	2	
HOUSE POWER	224 SF	300	1	1
300: 32			257	
Grand total: 53			377	

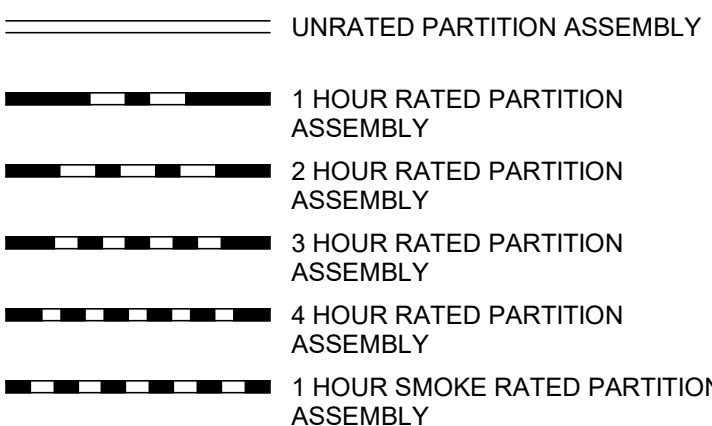
OCCUPANCY CLASSIFICATION LEGEND

KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

LIFE SAFETY PLAN - LEVEL ONE - OVERALL

PARTITION RATING LEGEND



JOB 25077.0000
DATE 07.02.2025
SHEET

G01-01

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DAN DRENNAN

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
07.02.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

ISSUES

1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

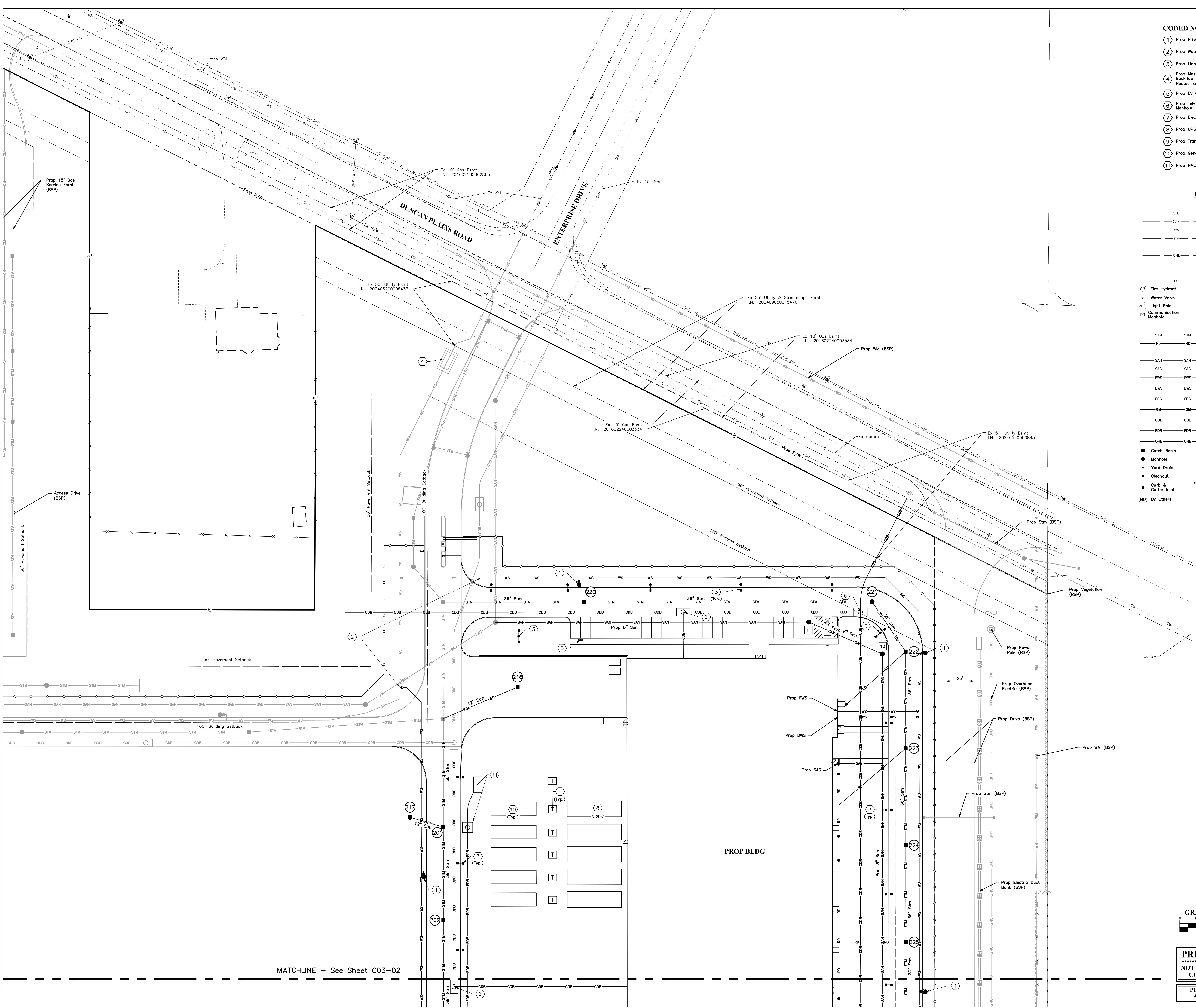
PRELIMINARY
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NOT TO BE USED FOR
CONSTRUCTION

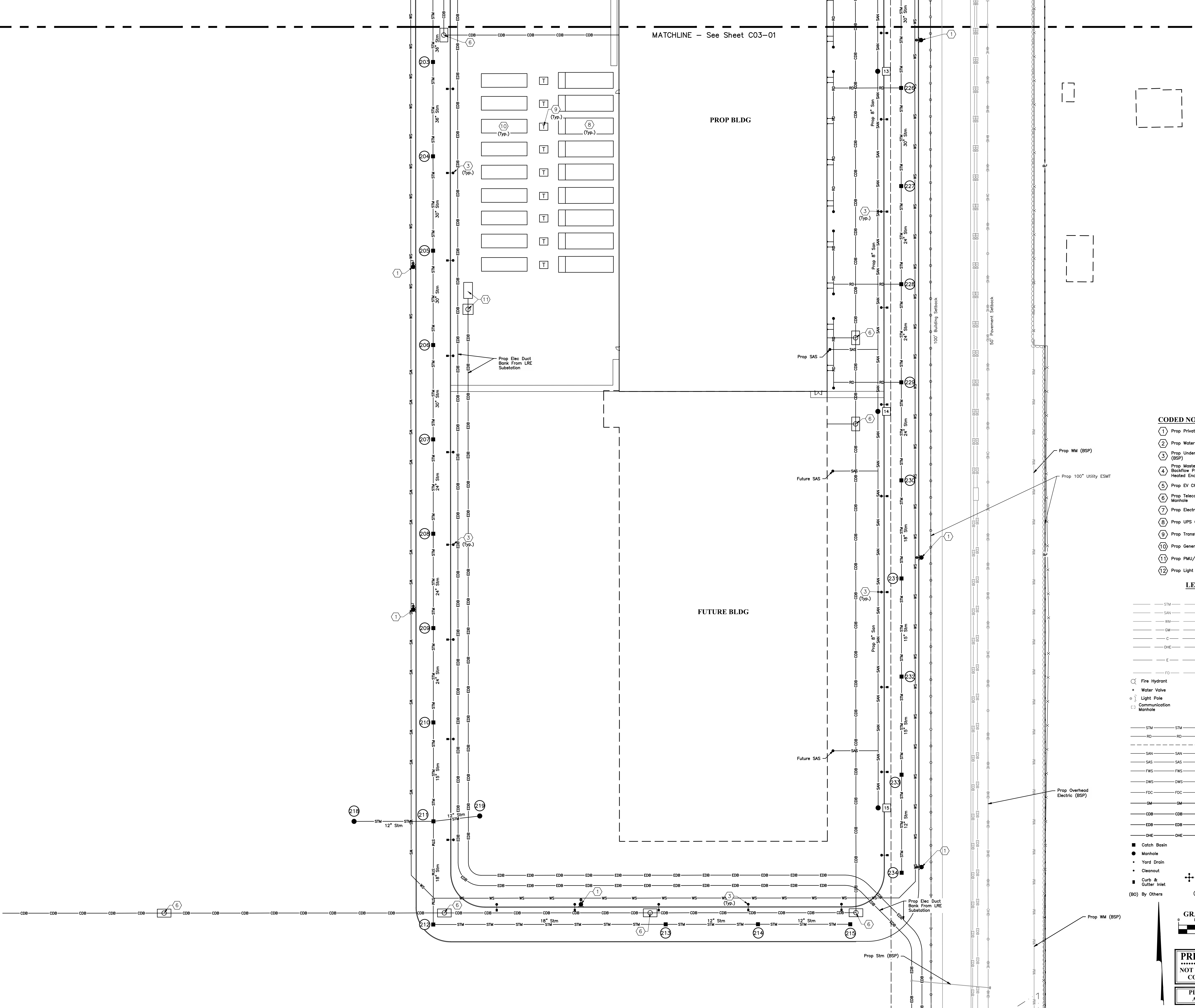
PLAN SET DATE
August 12, 2025

C03-00

C03-00

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MATCHLINE - See Sheet C03-01

PROP BLDG

FUTURE BLDG

Prop Elec Duct Bank From LRE Substation

100' Building Setback

50' Pavement Setback

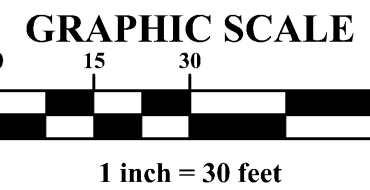
CODED NOTES:

- 1 Prop Private Fire Hydrant
- 2 Prop Water Service Tap
- 3 Prop Underground Detention (BSP)
- 4 Prop Master Water Meter & Backflow Preventer Inside Heated Enclosure (BSP)
- 5 Prop EV Charger
- 6 Prop Telecommunication Manhole
- 7 Prop Electric Manhole
- 8 Prop UPS Container
- 9 Prop Transformer
- 10 Prop Generator
- 11 Prop PMU/MVG
- 12 Prop Light Pole

LEGEND

EXISTING	
STM	Storm Sewer
SAN	Sanitary Sewer
WM	Water Main
GM	Gas Main
C	Communication Service
OHE	Overhead Electric
PEDB	Private Electric Duct Bank
FODB	Fiber Optic Duct Bank
EDB	Electric Duct Bank
OHE	Overhead Electric
Fire Hydrant	Manhole
Water Valve	Catch Basin
Light Pole	Electric Duct Bank Manhole
Communication Manhole	

PROPOSED	
STM	Storm Sewer
RD	Roof Drain
Underdrain	
SAN	Sanitary Sewer
SAS	Sanitary Service
FWS	Private Fire Water Service
DWS	Private Domestic Water Service
FDC	Fire Department Connection
GM	Gas Main
CDB	Fiber Optic Duct Bank
EDB	Electric Duct Bank
OHE	Overhead Electric
Catch Basin	Fire Hydrant
Manhole	Water Valve
Yard Drain	Fire Department Connection (FDC)
Cleanout	
Curb & Gutter Inlet	Site Light Pole (See MEP Plan)
(BC) By Others	(BSP) By Separate Plan



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
August 12, 2025

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1	04.23.2025	SCHEMATIC DEVELOPMENT
2	07.02.2025	DESIGN DEVELOPMENT

REVISIONS

This Document was produced by or under the authority of Registered Engineer:

Date of issue:
08.12.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

UTILITY PLAN B

JOB 25077.0000
DATE 08.12.2025
SHEET

C03-02

SITE PLAN COMMENT LETTER

APPLICATION 1-CODA-2025 | ARCHITECTURAL BOARD OF REVIEW

INTRODUCTION

To: City of Johnstown Architectural Board of Review (ABR)

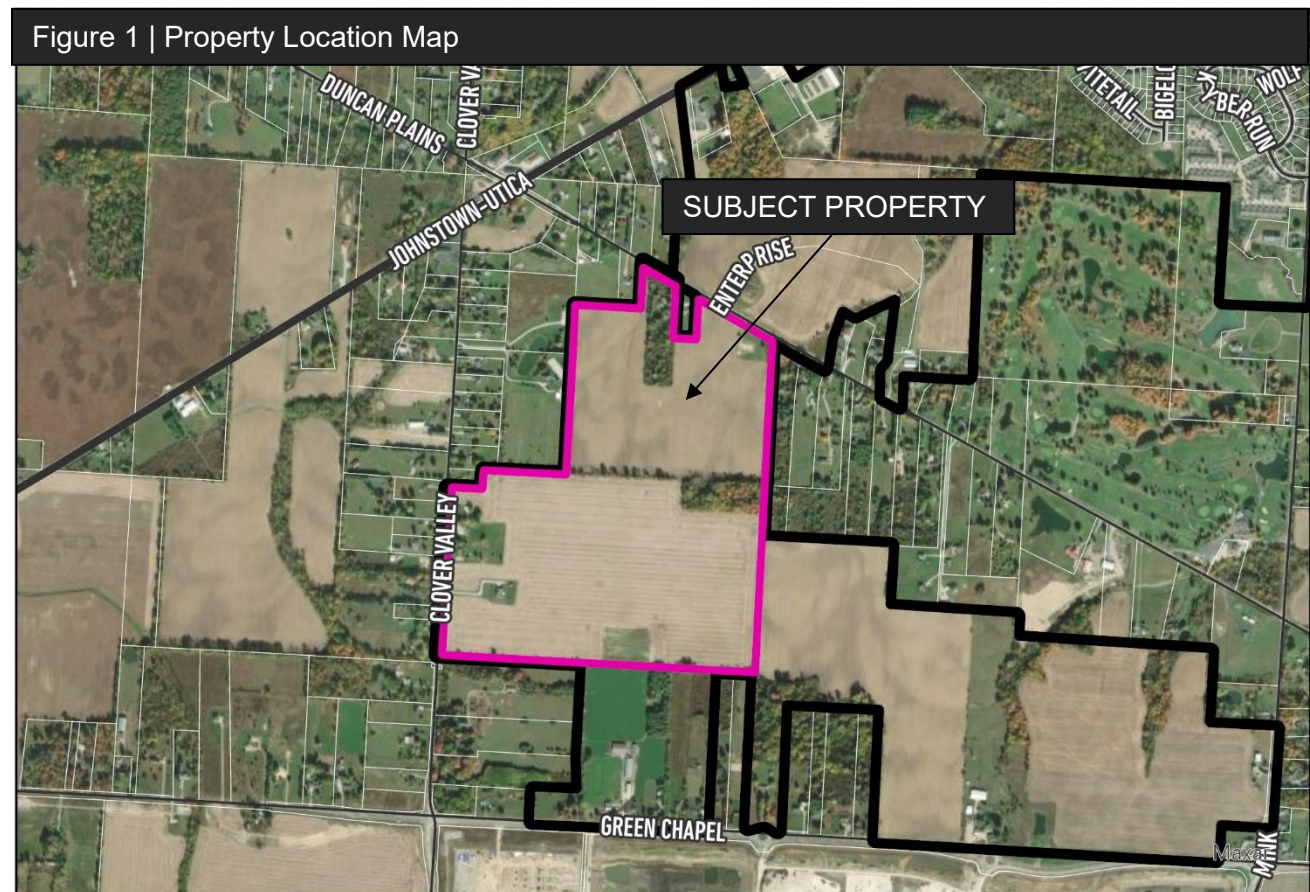
Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: Nick Ovens, PE (EMH&T)

Request: Approval of a final development plan by the ABR based on the submitted site and architectural plans for Cologix Building 1.

Recommendation: Consider the final development plan proposal for the Cologix Building 1 site within the PD District along Duncan Plains Road.

PROPERTY LOCATION MAP



PROPERTY INFORMATION

Property Location:	Duncan Plains Road	Property Owner:	Cologix Johnstown LLC
Comp Plan Land Use Designation:	Employment	Overlay District:	No
Existing Zoning Designation:	Planned Development (PD) (Ord 19-2023, as amended)	Design Review District:	No

BACKGROUND INFORMATION

The applicant is requesting approval of a final development plan via the City's ABR as related to a Major Economic Development Project defined in Chapter 1165.06(j). The review below and on the following pages are based on the plan approval criteria established in Chapter 1165.07(c) and the applicable development standards within Article V: Subarea 1 – Development Standards and Requirements of Ordinance 19-2023, as amended, which is the governing PD Ordinance for this property.

Please note – reviewer comments are noted in *highlighted and italicized* text under the applicable requirements reviewed below and on the following pages.

PLAN APPROVAL CRITERIA (CHAPTER 1165.07)

The City's Codified Ordinances establish multiple criteria that must be met by proposed any proposed Certificate of Development Approval. These criteria are established in Chapter 1165.07(c) and are included below along with reviewer comments. Specifically, the Codified Ordinances state: "Certificate of Development Approval. In the review of a CODA or a permitted amendment thereof, the ABR shall determine whether or not the proposed development, as depicted in the plans provided as part of the CODA application, complies with the following:"

- (1) The project that is the subject of the application qualifies as a Major Economic Development Project;

Reviewer Comment: *Chapter 1165 defines Major Economic Development Project as "a development containing at least 50,000 square feet of gross building floor area one or more of the following land uses: administrative or professional office uses; medical office uses; research and development facilities; warehousing and/or distribution facilities; data centers; industrial, manufacturing, assembly, and/or production uses, and other uses which are identified as Major Economic Development Projects in an approved Zoning Text."*

The proposed facility is a data center that is ±133,000 square feet.

- (2) It substantially conforms in all pertinent respects to the approved Preliminary Development Plan;

Reviewer Comment: No substantial deviations from the Preliminary Development Plan have been identified.

- (3) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;

Reviewer Comment: Section 5.6(G) of the governing PD ordinance requires an 8' leisure trail to be installed. This trail has not been illustrated on the proposed site plans. A 25' easement of 25' is illustrated on the site plans along the south side of Duncan Plains Rd.

No leisure trail or easement is illustrated along Clover Valley Road as required by Section 5.6(g).

- (4) The development has adequate public services;

Reviewer Comment: No concerns related to provision of water or sewer were shared with the reviewer. The preliminary development plan identifies Duncan Plains and Clover Valley as roads to provide access to this site, which is illustrated on the included plans.

- (5) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code, the Zoning Text, and the Preliminary Development Plan;

Reviewer Comment: No inconsistencies between the preliminary development plan, applicable PD requirements, and the proposed site plan were identified. There will be grading and clearing to accommodate the proposed facility, stormwater retention facilities, parking areas, and landscaping.

- (6) The architecture, style, arrangement, and materials of the proposed buildings, structures, streets, and open spaces meets or exceeds that provided for in the Preliminary Development Plan and Zoning Text;

Reviewer Comment: Illustration 5.4.2 of the zoning text establishes photo references for Data Center architectural styles. While architectural review is subjective, the proposed building elevations use a mix of materials arranged in a way to break up long stretches of walls, and blend modern and traditional materials similar to the photos in the zoning text.

- (7) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;

Reviewer Comment: The included site plans illustrate site lighting around the building, parking areas, and drive aisles within the parking areas.

- (8) Proposed signs are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;

Reviewer Comment: No site signage is proposed as part of this development. The adopted PD ordinance requires that signage adhere to Chapter 1177 of the City's Codified Ordinances. No specific signage plan demonstrating details of building signage was provided. The renderings provided illustrate signage that is generally in scale with overall building size and design.

- (9) The landscape plan will adequately enhance the principal building(s) and site; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate; and

Reviewer Comment: *Section 5.6(B) of the Zoning Text establishes required landscaping. This includes a minimum six (6) foot berm/mound in addition to landscaping that includes a mix of deciduous and evergreen trees and must reach an opacity of 75% within 5 years a minimum of ten (10) feet in height.*

- (10) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters.

Reviewer Comment: *Two large retention basins are identified on the proposed plans, and underground storage is identified along the primary entry drive. Stormwater will require a separate review for compliance with applicable stormwater regulations.*

PD SUBAREA 1 DEVELOPMENT STANDARDS (ARTICLE V, ORD 19-2023)

Ordinance 19-2023 is the governing PD Ordinance for this development. Article V of Ordinance 19-2023 establishes numerous design standards for development within Subarea 1, which are included below for reference and include reviewer comments.

Section 5.2 Lot Coverage

Maximum lot coverages for Subarea 1 are provided for in each permitted use category in Section 3.2. Section 3.2 establishes the following for non-residential uses: "Regulation of the density of non-residential uses will occur by the application of the following maximum lot coverage standards as well as building height limitations, minimum setbacks, and other objective requirements provided throughout this text. For purposes of this text, the term "lot coverage" shall mean "the percentage of the total acreage within real property that is the subject of each Final Development Plan application or CODA application which contains impervious surfaces, such as (but not limited to) buildings and pavement. Maximum lot coverages are as follows:

- (A) Uses that are permitted or conditional in the O, MI, CI, MPI, DC, WD, NC, AR, CC, and MU use categories: 80%

Reviewer Comment: *Based on the notes in the landscape plans, a total of ±284,989SF square feet of impervious surfaces are proposed. Total site area is ±154.48 acres (±6.7M square feet). Total coverage is ±4%.*

Section 5.3 Setbacks

Required setbacks for Subarea 1 are provided Section 5.3. Section 5.3 establishes the following standards applicable to this review:

- (B) Duncan Plains Road. There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from the right-of-way of Duncan-Plains Road after any required dedication of right-of-way is completed in accordance with this text. Security fencing may encroach into the minimum building setback but in no event shall be located less than 50 feet from the Duncan Plains Road right-of-way.

Reviewer Comment: *The closest road frontage to the proposed building and parking is Duncan Plains Road. The parking area is proposed to be set back ±580 feet from the road, and the building is set back ±630 feet. The proposed Bloom Energy deployment is located nearer Duncan Plains Road than the Cologix facility but is outside of the required 50 foot setback.*

- (C) Other Perimeter Boundaries. Except as provided in the next sentence, there shall be a minimum pavement and building setback of 25 feet from any perimeter boundary line of Subarea I that is not adjacent to a public street right-of-way and is shared with a parcel that is not under common ownership and on which no residential uses exist or are permitted. There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from any perimeter boundary line of Subarea 1 that is not adjacent to a public street right-of-way and is shared with a property that is not under common ownership and on which residential uses exist or are permitted, subject to the requirements of Section 5.6(B) and 5.6(C). From the southern boundary line of Subarea 1, the minimum setbacks shall be equal to the greater of (a) the width of an existing AEP electric easement (ranging from 100 feet to 300 feet, as may be modified in the future) and (b) 50 feet for pavement and 100 feet for buildings.

Reviewer Comment: *There are residential uses to the north and west of the site. The site plan, as proposed, does not conflict with the setbacks required above.*

- (E) Internal Parcel Lines. There shall be a minimum pavement and building setback of 25 feet from internal parcel lines within this subarea, except that these minimum setbacks shall be zero when the parcel on each side of a shared parcel line is under common ownership.

Reviewer Comment: *The site plan, as proposed, does not conflict with the setbacks noted above.*

Section 5.4 Architectural Standards

Architectural Standards for Subarea 1 are provided Section 5.4. Section 5.4 establishes the following standards applicable to this review:

- (A) Building Height. The maximum building height for structures in Subarea 1 shall be 65 feet. Secondary architectural features such as, but not limited to, roof-mounted equipment, architectural screening elements, and exhaust pipes may exceed this height.

Reviewer Comment: *Based on the building elevations provided, the buildings is approximately 55.5 feet in height.*

- (B) Service and Loading Areas. Service areas and loading areas shall be screened to minimize visibility from off-site view using walls, buildings, fencing, landscaping, or some combination thereof.

Reviewer Comment: *One loading area is included on the proposed site plans. This loading area is oriented to the back of the site and has a proposed landscape island to provide further screening.*

- (C) Building Designs - All Types.

- (i) Building designs shall not mix architectural elements or ornamentation from different styles.

Reviewer Comment: *The proposed building proposes a contemporary design utilizing a mix of prefinished metal panels, rain screening, glass, and brick. The design is consistent across all building facades.*

- (ii) Buildings shall be required to employ a comparable use of materials on all elevations.

Reviewer Comment: *The proposed materials do not change from elevation to elevation. All facades use a similar materials palette.*

- (iii) The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance (provided, however, that this requirement shall not apply to data centers).

Reviewer Comment: *This proposal is for a data center, which is exempt from this requirement.*

- (iv) All elevations of a building that are visible from a public street right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser quality of visual character than any other. Loading docks are not required to have the same degree of finish unless they are visible from a public street right-of-way.

Reviewer Comment: *As noted above, all elevations are being designed in a similar manner using common materials.*

- (v) Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this subsection.

Reviewer Comment: *Based on the building plans provided, it appears as though equipment and service meters are located behind rooftop screening or within service yards adjacent to the building which are screened from view.*

- (vi) Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure on the same parcel or on an adjacent parcel which is under common ownership. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building facade that does not front on a public right-of-way, or if fronting on a public right-of-way shall be completely screened from view of that right-of-way.

Reviewer Comment: *No ancillary structures are identified on the site plan. The proposed Bloom Energy installation will use equipment, but no buildings, and will be screened from view of the adjacent street.*

- (vii) All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

Reviewer Comment: *As noted above, all elevations are being designed in a similar manner using common materials.*

- (viii) Solar panels shall be permitted on the roofs of buildings, provided that they are not visible from adjacent public street rights-of-way. Solar panels as a stand-alone or primary use of a property shall be prohibited.

Reviewer Comment: *No solar panels are included as part of this submittal.*

(D) Materials.

- (i) Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.

Reviewer Comment: *The overall design of the facility is of a contemporary that mirrors the design guidance provided in the adopted Zoning Text. The design utilizes a mix of precast concrete, brick, prefinished metal panels, glass, and prefinished accent panels.*

- (ii) Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

Reviewer Comment: *The proposed facility is not proposing to utilize prefab metal buildings or masonry block.*

- (iii) Generally, the quantity of different materials selected for a building shall be minimized.

Reviewer Comment: *A total of six materials are included in the building materials documents. Based on the proposed elevations, this number of materials are necessary to provide visual interest to the large facades, and provide accent details on parts of the building.*

(E) Additional Standards for Buildings With Office Not as the Primary Use.

- (i) Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public street rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be designed with a high aesthetic quality while considering the unique nature of the use(s) that will be found therein.

Reviewer Comment: *All facades are proposed to utilize similar materials and overall design. The front of the building that will house limited office space is oriented towards the front of the building.*

- (ii) Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public street right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

Reviewer Comment: *The proposed building design, based on the renderings provided, utilize materials and texture changes on the building facades to minimize the appearance of uninterrupted wall facades.*

- (iii) The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, or similar devices.

Reviewer Comment: *None of the above-mentioned items have been included in the proposed building. The proposed building utilizes material and texture changes to soften the appearance of the building.*

- (iv) Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not appear to be aged or dated even many years after the facility is built.

Reviewer Comment: *The proposed building design is contemporary in nature and uses a mix of traditional and modern building materials. Additionally, the design is similar to the examples provided in Illustration 5.4.2 in the adopted Zoning Text.*

- (v) Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public street rights-of-way.

Reviewer Comment: *No building-specific landscaping is included on the provided plans. Landscaping is proposed along property perimeters. See comments related to Section 5.6, below, for further information related to landscaping.*

Section 5.5 Access, Site Circulation, and Traffic Commitments

Access, Circulation, and Traffic Commitments standards for Subarea 1 are provided Section 5.5. Section 5.5 establishes the following standards applicable to this review:

- (C) Rights-of-Way. The developer shall dedicate property from Subarea 1 to the City as rights-of-way as follows, with such dedications being required for a particular parcel after such time as a CODA application or Final Development Plan application is approved for that parcel and as a condition of receiving a building permit for construction on that parcel:
 - (i) For a distance of 40 feet as measured from the centerline of Clover Valley Road.
Reviewer Comment: *Based on the materials submitted the existing Clover Valley Road ROW is 60 feet in width. The applicant is proposing to dedicate an additional 10 feet as part of this development, which satisfies this code requirement.*
 - (ii) For a distance of 40 feet as measured from the centerline of Duncan-Plains Road;
Reviewer Comment: *Based on the materials submitted, the existing Duncan Plains ROW is 60 feet in width. The applicant is proposing to dedicate an additional 10 feet as part of this development, which satisfies this code requirement.*
 - (iii) For a total width of at least 60 feet for new public streets which are internal to this subarea.
Reviewer Comment: *No new streets are proposed as part of this development proposal.*
 - (iv) Easements. Should additional space be necessary to accommodate streetscape improvements and/or underground utilities adjacent to public street rights-of-way, the relevant property owner shall dedicate easements to the City for these purposes which shall not extend more than 25 feet from the edge of right-of-way on either side. Such easements shall be established by separate recorded instruments and shall not be required to be included in any plat for a public street.
Reviewer Comment: *Easements for streetscape are included on the Duncan Plains Road frontage. This easement is not illustrated along the Clover Valley Road frontage.*
- (E) Clover Valley Road and Duncan-Plains Road Streetscape Designs. Streetscape designs and improvements shall be consistent across all portions of Subarea I which are adjacent to Clover Valley Road. Similarly, streetscape designs and improvements shall be consistent across all portions of Subarea 1, which are adjacent to Duncan-Plains Road.

For each of these streets, streetscape designs and standards shall be presented as part of the first CODA application or Final Development Plan application (as applicable) for development of the first parcel with frontage on that street.

Reviewer Comment: *There is currently no overall streetscape plan or streetscape standards in place for this PD District. In the proposed plan, the streetscapes for Duncan Plains and Clover Valley are not consistent. There are no street trees, leisure trail, or other landscaping illustrated along Clover Valley Road.*

Section 5.6 Buffering, Landscaping, Pedestrian Circulation, and Environmental Standards.

Site design standards related to landscaping and buffers for Subarea 1 are provided Section 5.6. Section 5.6 establishes the following standards applicable to this review:

- (A) Tree Preservation. During all periods of construction, standard tree preservation practices will be in place to protect trees that are to remain on a site once development is completed, including the installation of snow fencing at the drip line. Tree Preservation Zones shall be established within treed or forested areas that will be preserved pursuant to applicable federal and state permits and determinations or related conservation easements or environmental covenants (collectively "Environmental Permits"), once they are approved and issued by the Ohio Environmental Protection Agency and/or the U.S. Army Corps of Engineers. These Tree Preservation Zones shall be maintained, protected, and preserved in accordance with such permits. If allowed under applicable permits, trees within Tree Preservation Zones may be removed if they are dead, diseased, present a potential danger to persons or property or are of a noxious or invasive species. Trees Preservation Zones shall not include those areas where trees and/or wetland areas are allowed to be removed or filled by relevant permits. Tree Preservation Zones shall be identified in a CODA application or Final Development Plan application (as applicable), but the final boundaries of Tree Preservation Zones shall be the same as the boundaries of the portions of the site that will be required to be preserved under applicable federal and state permits, as may be amended from time-to-time. A property owner shall provide the City with legal descriptions of such boundaries from time-to-time as the City may request for its records.

Reviewer Comment: *No tree preservation zones are identified on the landscape plans provided with this application.*

- (B) Landscaping Required Adjacent to Residential Uses. For those perimeter boundaries which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for rezoning/Preliminary Development Plan approval, its affiliates, or by the applicant for the Building Permit (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum 6-foot high mound shall be installed on the

property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text and may encroach on the abutting property if the owner of that property consents in a writing that is recorded with the Office of the Licking County Recorder (the "Recorder"). The plan for these areas must be reviewed and approved as part of a CODA application or Final Development Plan application. For purposes of determining which properties qualify as a Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points. Where an electric easement exists and extends at least 100 feet from a perimeter boundary line for this subarea, which is shared with a Residential Property, the requirements of this subsection (B) shall not apply.

If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted, and the existing trees may be utilized as the required screening. The requirement for 75% opacity 5 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens or bushes) shall be planted along those perimeter boundary areas to meet the 75% opacity requirement. The plan for these areas must be reviewed and approved as part of a CODA application or Final Development Plan application (as applicable).

Reviewer Comment: *The northern and western boundaries of the site abut residential uses. The western frontage along Duncan Plains Road does not illustrate landscaping along the property boundary with the residential use. The eastern part of this frontage does not require a landscape buffer due to the presence of a 100-foot electrical easement. To meet the requirements of the adopted Zoning Text, additional landscaping should be added along the property boundary with an address of 12099 Duncan Plains Road (Parcel ID Number: 052-174144-00.001). The majority of the proposed landscape buffers are between 50 feet and 75 feet in depth, and utilize a mix of an earthen berm, deciduous, and evergreen trees for screening.*

- (E) Street Trees. A street tree row shall be established along each of Clover Valley Road and Duncan-Plains Road, and any new public streets constructed internally within Subarea 1 and shall contain 1 tree for every 30 feet of street frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be 3 caliper inches (this requirement shall be waived in areas, within utility easements that do not permit such plantings). Should it be determined at the time of review of a CODA application or Final Development Plan application that anticipated future improvements to these streets will require the removal of or could damage the street trees, the requirement to install them may be waived by the applicable reviewing body.

Reviewer Comment: *The submitted landscape plans do illustrate street trees along Duncan Plains Road, with a spacing of approximately 20 feet between trees. The trees are proposed in groups with short breaks between groupings. No street trees are illustrated along Clover Valley Road. The plans must be modified to illustrate appropriate street trees along Clover Valley Road.*

- (F) Parking Areas. Within Subarea 1, there shall be no less than 1 tree planted for every 10 parking spaces located therein. These trees may be counted toward the requirements for onsite tree plantings as provided in Section 5.6(H) below. At least 5.0% of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles, provided that such trees shall be located or of a size and species that do not materially obstruct the views of drivers.

Reviewer Comment: *The landscape plans provided include 3 trees for the total 25 parking spaces. A total of 150,750 square feet of vehicular use area is identified, leaving a total landscape area required is 7,538 square feet, with 7,798 square feet being provided on the site plan.*

- (G) Pedestrian Circulation. An 8-foot-wide asphalt leisure trail is required to be installed along the frontages of Subarea I on Clover Valley Road and Duncan-Plains Road as adjacent development occurs. On new streets within Subarea I, a 5-foot wide concrete sidewalk shall be provided on both sides of the street, provided that a leisure path may be provided in lieu of a sidewalk on one side of the street in appropriate locations to provide for pedestrian connectivity to the leisure trails that are required to be constructed in accordance with the immediately preceding sentence or in order to connect to leisure trails in other subareas within the PD district. Should it be determined at the time of review of a CODA application or Final Development Plan application that anticipated future improvements to these streets will require the removal of or could damage leisure trails, the requirement to install them may be waived by the applicable reviewing body.

Reviewer Comment: *No leisure trail is illustrated along Duncan Plains Road or Clover Valley Road. The plans need to be revised to illustrate the required leisure trail.*

- (H) On-Site Tree Plantings. For every 10,000 square feet (or portion thereof) of lot coverage on a parcel in Subarea 1, at least three trees shall be planted on the parcel which meets the minimum size requirements of the following subsection (I). When 20 trees or more trees are required to be planted on a parcel, at least two species shall be used, and when 50 or more trees are required to be planted on a parcel, at least three species shall be used. Trees which are preserved on the site may count toward meeting the minimum planting requirement. Trees which are preserved within Subarea 1 outside of the boundaries of a parcel may be used to meet up to 40% of the planting requirements on a particular parcel, provided that trees counted for this purpose may not count toward the tree planting requirements on another parcel.

Reviewer Comment: The site plan notes that a total of 86 trees are required based on 284,989SF of impervious surfaces. A total of 190 trees are proposed based on the provided landscape plan, which is more than the minimum code requirement. No detail as to the species of trees to be used were provided. The landscape plans should be updated to include a plant list, size of materials, and species to be used.

- (I) Minimum On-Site Tree Sizes: Species. Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

Reviewer Comment: The landscape plans do not indicate the size or species of plant materials to be used. The landscape plans should be updated to include a plant list, size of materials, and species to be used.

- (K) Parking Lot Perimeter Landscaping. Parking lots shall be screened from primary streets, residential areas, and open space by a three and one-half (3.5)-foot minimum height evergreen hedge, masonry wall, other landscaping feature, building facades, or some combination thereof in order to block headlights.

Reviewer Comment: The proposed parking lot only has spaces that face the proposed building. There is landscaping proposed along the parking area, but there is no dedicated screening provided along the parking lot. Given the large building and parking area setbacks proposed, this criteria is met via overall design of the site.

- (L) Trash Receptacles. Dumpsters, or similar garbage collection devices shall not be located forward of the furthest front building facade from either public street frontage or the front property line and shall not be located within required minimum side yard or rear yard pavement setbacks. They shall be enclosed by walls and/or fences to completely screen them from off-site view except when a gate is open to provide for garbage removal. Each of these types of collection devices shall be placed upon a concrete pad that extends for a reasonably distance from the device in order to accommodate trucks which serve to empty the same in order to minimize depressions in pavement that may otherwise result from using asphalt.

Reviewer Comment: No details were provided related to trash receptacles. The plans should be updated to identify these areas, and details provided as to how compliance with the criteria above will be implemented.

Section 5.8 Lighting.

Site design standards related to lighting for Subarea 1 are provided Section 5.8. Section 5.8 establishes the following standards applicable to this review:

- (A) Fixture Types. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of a site. All exterior light fixtures on a parcel and/or on a building shall be the same or substantially similar in style and color.

Reviewer Comment: *Details of lighting fixtures for site lighting were not included in this submittal. Site lighting details should be submitted to allow review for compliance with this standard.*

- (B) Light Poles. All parking lot light poles shall be of a dark color and constructed of metal. Light poles shall not exceed 30 feet in height.

Reviewer Comment: *Details of lighting fixtures for site lighting were not included in this submittal. Site lighting details should be submitted to allow review for compliance with this standard.*

- (C) Details and Specifications. Lighting details shall be included in a CODA application or Final Development Plan application (as applicable) for review and approval. These shall include proposed light fixture and pole locations, fixture types, pole and wall-mounting heights, and a photometric study to confirm that there will be no light trespass off-site.

Reviewer Comment: *No photometric study was included with the submitted materials. The plans should be revised to provide the detail required in the adopted zoning text.*

- (D) Colored Lights. No permanent colored lights shall be used on the exterior of any building. Colored lights such as holiday lights may be permitted on a building on a temporary basis not to exceed 30 consecutive days or 45 total days in one year. Neon lights shall be prohibited.

Reviewer Comment: *A detailed lighting study was not provided with this application. A lighting plan should be provided to allow review for compliance with the adopted zoning text.*

- (E) Ground mounted lighting shall be shielded and landscaped.

Reviewer Comment: *While some lighting fixtures were identified on the utility plan, a detailed lighting study was not provided with this application. A lighting plan should be provided to allow review for compliance with the adopted zoning text.*

Section 5.9 Utilities.

Site design standards related to utilities for Subarea 1 are provided Section 5.9. Section 5.9 establishes the following standards applicable to this review: “Utilities. Except for electric transmission lines of 62.5kV or larger, all new utility lines in Subarea 1 shall be installed underground. Water and sanitary sewer services in this subarea shall be provided exclusively by the City of Johnstown.

For the purposes of this Section 5.9, connections by way of piping, cables, or conduits between a building and ground mounted equipment or accessory structures may be installed aboveground provided that, when such a connection is to be made between a building facade that is oriented toward a public right-of-way and ground-mounted equipment or an accessory structure located between that building facade and the public right-of-way:

- (A) The ground mounted equipment or structure is located at least 500 feet from the edge of the public right-of-way or the piping, cables, and/or conduits between a building and ground mounted equipment or structures are not visible from the public right-of-way; and
Reviewer Comment: *Based on the plans provided, no utilities or conduits are proposed to be above ground or forward the building face.*
- (B) The connection is installed for its entire length at a height that does not exceed the height of the ground mounted equipment or structure to which the connection is made; and
Reviewer Comment: *Not applicable – no above ground connections are proposed for on-site utilities.*
- (C) The connection is on the rear of the ground-mounted equipment or structure (i.e., the side which faces the building where the other end of the connection is being made).
Reviewer Comment: *Not applicable – no connections from accessory structures or external utilities other than electrical service and water/sewer have been identified on the proposed plans.*

Section 5.10 Signage.

Site design standards related to signage for Subarea 1 are provided Section 5.10. Section 5.10 establishes the following standards applicable to this review:

“The standards and requirements of relevant provisions of Codified Ordinances Chapter 1177 for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a CODA application or Final Development Plan application. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide approved rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the

master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.”

Reviewer Comment: *No signage details were included as part of this application package. The signage included on the building renderings are within a reasonable scale for the overall building size.*

Section 10.1: Minimum Number of Parking Spaces.

Site design standards related to parking spaces for Subarea 1 are provided Section 10.1. Section 10.1 establishes the following standards applicable to this review:

“Data centers: One for each employee on the main shift.”

Reviewer Comment: *Provided parking on site includes a total of 25 spaces with one ADA parking space.*

Section 10.3: Minimum Number of Off-Street Loading Spaces.

Site design standards related to loading areas for Subarea 1 are provided Section 10.1. Section 10.1 establishes the following standards applicable to this review:

“Loading spaces shall be provided for the loading and unloading of merchandise and goods, and may be located within a building, along a drive aisle adjacent to a building where a connected sidewalk is present, or within a service area or near a loading dock and shall be located so as not to impede normal vehicular parking according to the following schedule of uses. A building may share loading spaces when it contains multiple uses.”

<u>Use Category</u>	<u>Building Gross Square Footage</u>	<u>Minimum Number of Spaces</u>
DC	Per Building	One

Reviewer Comment: *The proposed facility includes a loading dock on the west side of the building, including a standard delivery area behind a masonry screen near the proposed service yard to the west of the proposed structure.*

CONCLUSION

Additional detail is needed in several areas to address the comments identified throughout the review. The following items need addressed based on the materials submitted.

1. Section 5.5 (C)(iv) of the adopted Zoning Text requires a streetscape easement 25 feet in width along both sides of Duncan Plains Road and Clover Valley Road. The easement along Clover Valley Road is not included on the plans submitted. Please adjust the plans to reflect this streetscape easement along Clover Valley Road.
2. Section 5.5(E) requires a consistent streetscape along Clover Valley Road and Duncan Plains Road. At this time, a consistent streetscape palette has not been developed and adopted.
3. Section 5.6(G) requires a leisure trail along Duncan Plains Road and Clover Valley Road. The plans submitted do not illustrate this required leisure trail. Please update the plans accordingly to comply with the adopted Zoning Text.
4. Section 5.6 (H) and (I) require details related to plant species, sizes, and other information. Please update the landscape plans to include a plant list that notes the species and the size of plant material at time of planting consistent with the Codified Ordinances.
5. Section 5.6(L) no dumpster enclosure details have been provided. Please update the plans to include these materials consistent with Section 5.6(L) of the adopted zoning text.
6. Section 5.8 – Lighting. A photometric and lighting plan is needed to complete this review of the proposed project.

SITE PLAN COMMENT LETTER

APPLICATION 2-CODA-2025 | ARCHITECTURAL BOARD OF REVIEW

INTRODUCTION

To: City of Johnstown Architectural Board of Review (ABR)

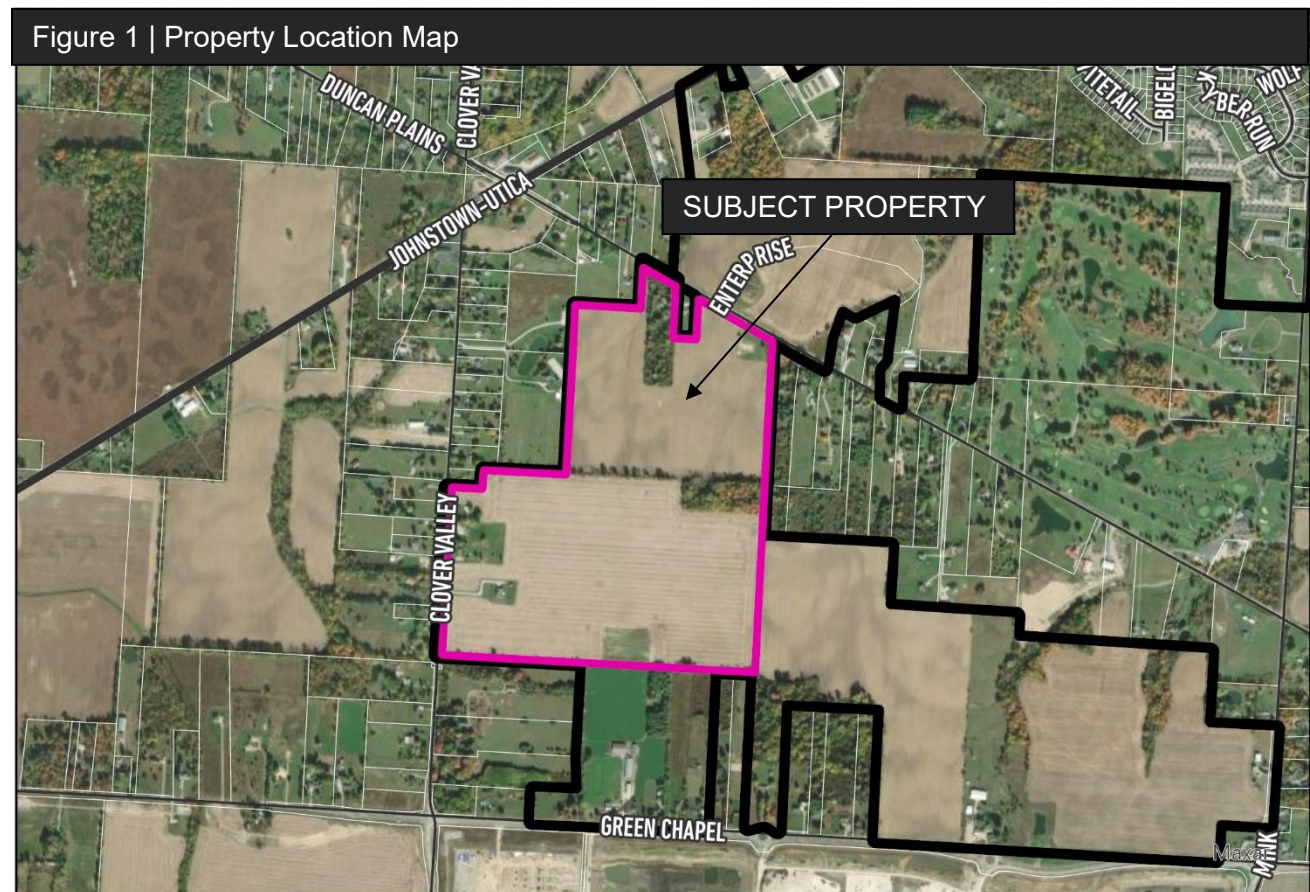
Reviewer: Trevor Traphagen, AICP (MKSK)

Applicant: Nick Ovens, PE (EMH&T)

Request: Approval of a final development plan by the ABR based on the submitted site and architectural plans for Cologix Building 2.

Recommendation: Consider the final development plan proposal for the Cologix Building 2 site within the PD District along Duncan Plains Road.

PROPERTY LOCATION MAP



PROPERTY INFORMATION

Property Location:	Duncan Plains Road	Property Owner:	Cologix Johnstown LLC
Comp Plan Land Use Designation:	Employment	Overlay District:	No
Existing Zoning Designation:	Planned Development (PD) (Ord 19-2023, as amended)	Design Review District:	No

BACKGROUND INFORMATION

The applicant is requesting approval of a final development plan via the City's ABR as related to a Major Economic Development Project defined in Chapter 1165.06(j). The review below and on the following pages are based on the plan approval criteria established in Chapter 1165.07(c) and the applicable development standards within Article V: Subarea 1 – Development Standards and Requirements of Ordinance 19-2023, as amended, which is the governing PD Ordinance for this property.

Please note – reviewer comments are noted in *highlighted and italicized* text under the applicable requirements reviewed below and on the following pages.

PLAN APPROVAL CRITERIA (CHAPTER 1165.07)

The City's Codified Ordinances establish multiple criteria that must be met by proposed any proposed Certificate of Development Approval. These criteria are established in Chapter 1165.07(c) and are included below along with reviewer comments. Specifically, the Codified Ordinances state: "Certificate of Development Approval. In the review of a CODA or a permitted amendment thereof, the ABR shall determine whether or not the proposed development, as depicted in the plans provided as part of the CODA application, complies with the following:"

- (1) The project that is the subject of the application qualifies as a Major Economic Development Project;

Reviewer Comment: *Chapter 1165 defines Major Economic Development Project as "a development containing at least 50,000 square feet of gross building floor area one or more of the following land uses: administrative or professional office uses; medical office uses; research and development facilities; warehousing and/or distribution facilities; data centers; industrial, manufacturing, assembly, and/or production uses, and other uses which are identified as Major Economic Development Projects in an approved Zoning Text."*

The proposed facility is a data center that is ±110,000 square feet.

- (2) It substantially conforms in all pertinent respects to the approved Preliminary Development Plan;

Reviewer Comment: No substantial deviations from the Preliminary Development Plan have been identified.

- (3) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;

Reviewer Comment: Section 5.6(G) of the governing PD ordinance requires an 8' leisure trail to be installed. This trail has not been illustrated on the proposed site plans. A 25' easement of 25' is illustrated on the site plans along the south side of Duncan Plains Rd.

No leisure trail or easement is illustrated along Clover Valley Road as required by Section 5.6(g).

- (4) The development has adequate public services;

Reviewer Comment: No concerns related to provision of water or sewer were shared with the reviewer. The preliminary development plan identifies Duncan Plains and Clover Valley as roads to provide access to this site, which is illustrated on the included plans.

- (5) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code, the Zoning Text, and the Preliminary Development Plan;

Reviewer Comment: No inconsistencies between the preliminary development plan, applicable PD requirements, and the proposed site plan were identified. There will be grading and clearing to accommodate the proposed facility, stormwater retention facilities, parking areas, and landscaping.

- (6) The architecture, style, arrangement, and materials of the proposed buildings, structures, streets, and open spaces meets or exceeds that provided for in the Preliminary Development Plan and Zoning Text;

Reviewer Comment: Illustration 5.4.2 of the zoning text establishes photo references for Data Center architectural styles. While architectural review is subjective, the proposed building elevations use a mix of materials arranged in a way to break up long stretches of walls, and blend modern and traditional materials similar to the photos in the zoning text.

- (7) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;

Reviewer Comment: The included site plans illustrate site lighting around the building, parking areas, and drive aisles within the parking areas.

- (8) Proposed signs are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;

Reviewer Comment: No site signage is proposed as part of this development. The adopted PD ordinance requires that signage adhere to Chapter 1177 of the City's Codified Ordinances. No specific signage plan demonstrating details of building signage was provided. The renderings provided illustrate signage that is generally in scale with overall building size and design.

- (9) The landscape plan will adequately enhance the principal building(s) and site; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate; and

Reviewer Comment: *Section 5.6(B) of the Zoning Text establishes required landscaping. This includes a minimum six (6) foot berm/mound in addition to landscaping that includes a mix of deciduous and evergreen trees and must reach an opacity of 75% within 5 years a minimum of ten (10) feet in height adjacent to residential uses. No berms or perimeter landscaping are proposed along the northern or eastern perimeter boundaries of the site. Street trees are illustrated along Duncan Plains Rd.*

- (10) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters.

Reviewer Comment: *No stormwater retention basins are illustrated on this plan. The site plan for Building 1 does include two large retention basins, and underground storage is identified along the primary entry drive. Stormwater will require a separate review for compliance with applicable stormwater regulations.*

PD SUBAREA 1 DEVELOPMENT STANDARDS (ARTICLE V, ORD 19-2023)

Ordinance 19-2023 is the governing PD Ordinance for this development. Article V of Ordinance 19-2023 establishes numerous design standards for development within Subarea 1, which are included below for reference and include reviewer comments.

Section 5.2 Lot Coverage

Maximum lot coverages for Subarea 1 are provided for in each permitted use category in Section 3.2. Section 3.2 establishes the following for non-residential uses: "Regulation of the density of non-residential uses will occur by the application of the following maximum lot coverage standards as well as building height limitations, minimum setbacks, and other objective requirements provided throughout this text. For purposes of this text, the term "lot coverage" shall mean "the percentage of the total acreage within real property that is the subject of each Final Development Plan application or CODA application which contains impervious surfaces, such as (but not limited to) buildings and pavement. Maximum lot coverages are as follows:

- (A) Uses that are permitted or conditional in the O, MI, CI, MPI, DC, WD, NC, AR, CC, and MU use categories: 80%

Reviewer Comment: *Based on the provided landscape plans, a total of ±497,000 square feet of impervious surfaces are proposed, including the Cologix Building 1 site plan. Total site area is ±154.48 acres (±6.7M square feet). Total coverage proposed is ±7%.*

Section 5.3 Setbacks

Required setbacks for Subarea 1 are provided Section 5.3. Section 5.3 establishes the following standards applicable to this review:

- (B) Duncan Plains Road. There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from the right-of-way of Duncan-Plains Road after any required dedication of right-of-way is completed in accordance with this text. Security fencing may encroach into the minimum building setback but in no event shall be located less than 50 feet from the Duncan Plains Road right-of-way.

Reviewer Comment: *The closest road frontage to the proposed building and parking is Duncan Plains Road. The parking area is proposed to be set back ±75 feet from the road, and the building is set back ±130 feet.*

- (C) Other Perimeter Boundaries. Except as provided in the next sentence, there shall be a minimum pavement and building setback of 25 feet from any perimeter boundary line of Subarea I that is not adjacent to a public street right-of-way and is shared with a parcel that is not under common ownership and on which no residential uses exist or are permitted. There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from any perimeter boundary line of Subarea 1 that is not adjacent to a public street right-of-way and is shared with a property that is not under common ownership and on which residential uses exist or are permitted, subject to the requirements of Sections 5.6(B) and 5.11d (C). From the southern boundary line of Subarea 1, the minimum setbacks shall be equal to the greater of (a) the width of an existing AEP electric easement (ranging from 100 feet to 300 feet, as may be modified in the future) and (b) 50 feet for pavement and 100 feet for buildings.

Reviewer Comment: *There are residential uses to the west of the site. The site plan, as proposed, does not conflict with the setbacks required above.*

- (E) Internal Parcel Lines. There shall be a minimum pavement and building setback of 25 feet from internal parcel lines within this subarea, except that these minimum setbacks shall be zero when the parcel on each side of a shared parcel line is under common ownership.

Reviewer Comment: *The site plan, as proposed, does not conflict with the setbacks noted above.*

Section 5.4 Architectural Standards

Architectural Standards for Subarea 1 are provided Section 5.4. Section 5.4 establishes the following standards applicable to this review:

- (A) Building Height. The maximum building height for structures in Subarea 1 shall be 65 feet. Secondary architectural features such as, but not limited to, roof-mounted equipment, architectural screening elements, and exhaust pipes may exceed this height.

Reviewer Comment: *Based on the building elevations provided, the building is approximately 38 feet in height.*

- (B) Service and Loading Areas. Service areas and loading areas shall be screened to minimize visibility from off-site view using walls, buildings, fencing, landscaping, or some combination thereof.

Reviewer Comment: *One loading area is included on the proposed site plans. This loading area is oriented to the interior of the site and has a proposed landscape island and screening wall to provide further screening.*

- (C) Building Designs - All Types.

- (i) Building designs shall not mix architectural elements or ornamentation from different styles.

Reviewer Comment: *The proposed building proposes a contemporary design utilizing a mix of prefinished metal panels, rain screening, glass, and brick. The design is consistent across all building facades. These are the same materials used on the Cologix Building 1 submittal.*

- (ii) Buildings shall be required to employ a comparable use of materials on all elevations.

Reviewer Comment: *The proposed materials do not change from elevation to elevation. All facades use a similar materials palette.*

- (iii) The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance (provided, however, that this requirement shall not apply to data centers).

Reviewer Comment: *This proposal is for a data center, which is exempt from this requirement.*

- (iv) All elevations of a building that are visible from a public street right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser quality of visual character than any other. Loading docks are not required to have the same degree of finish unless they are visible from a public street right-of-way.

Reviewer Comment: *As noted above, all elevations are being designed in a similar manner using common materials.*

- (v) Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this subsection.

Reviewer Comment: *Based on the building plans provided, it appears as though equipment and service meters are located behind rooftop screening or within service yards adjacent to the building which are screened from view.*

- (vi) Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure on the same parcel or on an adjacent parcel which is under common ownership. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building facade that does not front on a public right-of-way, or if fronting on a public right-of-way shall be completely screened from view of that right-of-way.

Reviewer Comment: *No ancillary structures are identified on the site plan.*

- (vii) All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

Reviewer Comment: *As noted above, all elevations are being designed in a similar manner using common materials.*

- (viii) Solar panels shall be permitted on the roofs of buildings, provided that they are not visible from adjacent public street rights-of-way. Solar panels as a stand-alone or primary use of a property shall be prohibited.

Reviewer Comment: *No solar panels are included as part of this submittal.*

(D) Materials.

- (i) Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.

Reviewer Comment: *The overall design of the facility is of a contemporary that mirrors the design guidance provided in the adopted Zoning Text. The design utilizes a mix of precast concrete, brick, prefinished metal panels, glass, and prefinished accent panels.*

- (ii) Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

Reviewer Comment: *The proposed facility is not proposing to utilize prefab metal buildings or masonry block.*

- (iii) Generally, the quantity of different materials selected for a building shall be minimized.

Reviewer Comment: *A total of six materials are included in the building materials documents. Based on the proposed elevations, this number of materials are necessary to provide visual interest to the large facades and provide accent details on parts of the building.*

(E) Additional Standards for Buildings With Office Not as the Primary Use.

- (i) Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public street rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be designed with a high aesthetic quality while considering the unique nature of the use(s) that will be found therein.

Reviewer Comment: *All facades are proposed to utilize similar materials and overall design. The portion of building that will house limited office space is oriented towards the front of the building.*

- (ii) Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public street right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

Reviewer Comment: *The proposed building design, based on the renderings provided, utilize materials and texture changes on the building facades to minimize the appearance of uninterrupted wall facades.*

- (iii) The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, or similar devices.

Reviewer Comment: *None of the above-mentioned items have been included in the proposed building. The proposed building utilizes material and texture changes to soften the appearance of the building.*

- (iv) Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not appear to be aged or dated even many years after the facility is built.

Reviewer Comment: *The proposed building design is contemporary in nature and uses a mix of traditional and modern building materials. Additionally, the design is similar to the examples provided in Illustration 5.4.2 in the adopted Zoning Text.*

- (v) Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public street rights-of-way.

Reviewer Comment: *No building-specific landscaping is included on the provided plans. Landscaping is proposed along the western property boundary adjacent to the residential uses. See comments related to Section 5.6, below, for further information related to landscaping.*

Section 5.5 Access, Site Circulation, and Traffic Commitments

Access, Circulation, and Traffic Commitments standards for Subarea 1 are provided Section 5.5. Section 5.5 establishes the following standards applicable to this review:

- (C) Rights-of-Way. The developer shall dedicate property from Subarea 1 to the City as rights-of-way as follows, with such dedications being required for a particular parcel after such time as a CODA application or Final Development Plan application is approved for that parcel and as a condition of receiving a building permit for construction on that parcel:

- (i) For a distance of 40 feet as measured from the centerline of Duncan-Plains Road;
Reviewer Comment: *Based on the materials submitted, the existing Duncan Plains ROW is 60 feet in width. The applicant is proposing to dedicate an additional 10 feet as part of this development, which satisfies this code requirement.*

- (ii) For a total width of at least 60 feet for new public streets which are internal to this subarea.
Reviewer Comment: *No new streets are proposed as part of this development proposal.*

- (iii) Easements. Should additional space be necessary to accommodate streetscape improvements and/or underground utilities adjacent to public street rights-of-way, the relevant property owner shall dedicate easements to the City for these purposes which shall not extend more than 25 feet from the edge of right-of-way on either side. Such easements shall be established by separate recorded instruments and shall not be required to be included in any plat for a public street.
Reviewer Comment: *Easements for streetscape are included on the Duncan Plains Road frontage.*

- (E) Clover Valley Road and Duncan-Plains Road Streetscape Designs. Streetscape designs and improvements shall be consistent across all portions of Subarea I which are adjacent to Clover Valley Road. Similarly, streetscape designs and improvements shall be consistent across all portions of Subarea 1, which are adjacent to Duncan-Plains Road. For each of these streets, streetscape designs and standards shall be presented as part of the first CODA application or Final Development Plan application (as applicable) for development of the first parcel with frontage on that street.

Reviewer Comment: *There is currently no overall streetscape plan or streetscape standards in place for this PD District. In the proposed plan, the streetscapes for Duncan*

Plains and Clover Valley are not consistent. There are no street trees, leisure trail, or other landscaping illustrated along Clover Valley Road. While not a part of this Building 2 submittal, the larger Cologix site does border Clover Valley Road.

Section 5.6 Buffering, Landscaping, Pedestrian Circulation, and Environmental Standards.

Site design standards related to landscaping and buffers for Subarea 1 are provided Section 5.6. Section 5.6 establishes the following standards applicable to this review:

- (A) **Tree Preservation.** During all periods of construction, standard tree preservation practices will be in place to protect trees that are to remain on a site once development is completed, including the installation of snow fencing at the drip line. Tree Preservation Zones shall be established within treed or forested areas that will be preserved pursuant to applicable federal and state permits and determinations or related conservation easements or environmental covenants (collectively "Environmental Permits"), once they are approved and issued by the Ohio Environmental Protection Agency and/or the U.S. Army Corps of Engineers. These Tree Preservation Zones shall be maintained, protected, and preserved in accordance with such permits. If allowed under applicable permits, trees within Tree Preservation Zones may be removed if they are dead, diseased, present a potential danger to persons or property or are of a noxious or invasive species. Trees Preservation Zones shall not include those areas where trees and/or wetland areas are allowed to be removed or filled by relevant permits. Tree Preservation Zones shall be identified in a CODA application or Final Development Plan application (as applicable), but the final boundaries of Tree Preservation Zones shall be the same as the boundaries of the portions of the site that will be required to be preserved under applicable federal and state permits, as may be amended from time-to-time. A property owner shall provide the City with legal descriptions of such boundaries from time-to-time as the City may request for its records.

Reviewer Comment: *No tree preservation zones are identified on the landscape plans provided with this application.*

- (B) **Landscaping Required Adjacent to Residential Uses.** For those perimeter boundaries which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for rezoning/Preliminary Development Plan approval, its affiliates, or by the applicant for the Building Permit (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required

by this zoning text and may encroach on the abutting property if the owner of that property consents in a writing that is recorded with the Office of the Licking County Recorder (the "Recorder"). The plan for these areas must be reviewed and approved as part of a CODA application or Final Development Plan application. For purposes of determining which properties qualify as a Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points. Where an electric easement exists and extends at least 100 feet from a perimeter boundary line for this subarea, which is shared with a Residential Property, the requirements of this subsection (B) shall not apply.

If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted, and the existing trees may be utilized as the required screening. The requirement for 75% opacity 5 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens or bushes) shall be planted along those perimeter boundary areas to meet the 75% opacity requirement. The plan for these areas must be reviewed and approved as part of a CODA application or Final Development Plan application (as applicable).

Reviewer Comment: *The western boundaries of the site abut residential uses. The eastern part of the parcel does not require a landscape buffer due to the presence of a 100-foot electrical easement. The majority of the proposed landscape buffers are between 50 feet and 75 feet in depth, and utilize a mix of an earthen berm, deciduous, and evergreen trees for screening adjacent to residential uses.*

- (E) Street Trees. A street tree row shall be established along each of Clover Valley Road and Duncan-Plains Road, and any new public streets constructed internally within Subarea 1 and shall contain 1 tree for every 30 feet of street frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be 3 caliper inches (this requirement shall be waived in areas, within utility easements that do not permit such plantings). Should it be determined at the time of review of a CODA application or Final Development Plan application that anticipated future improvements to these streets will require the removal of or could damage the street trees, the requirement to install them may be waived by the applicable reviewing body.

Reviewer Comment: *The submitted landscape plans do illustrate street trees along Duncan Plains Road, with a spacing of approximately 20-24 feet between trees. The trees are proposed in groups with short breaks between groupings.*

- (F) Parking Areas. Within Subarea 1, there shall be no less than 1 tree planted for every 10 parking spaces located therein. These trees may be counted toward the requirements for onsite tree plantings as provided in Section 5.6(H) below. At least 5.0% of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be

designed to accommodate parking lot islands with tree(s) at the end of parking aisles, provided that such trees shall be located or of a size and species that do not materially obstruct the views of drivers.

Reviewer Comment: *The landscape plans provided include 3 trees for the total 25 parking spaces. A total of 98,209 square feet of vehicular use area is identified, leaving a total landscape area required is 4,910 square feet, with 4,935 square feet being provided on the site plan.*

- (G) Pedestrian Circulation. An 8-foot-wide asphalt leisure trail is required to be installed along the frontages of Subarea I on Clover Valley Road and Duncan-Plains Road as adjacent development occurs. On new streets within Subarea I, a 5-foot wide concrete sidewalk shall be provided on both sides of the street, provided that a leisure path may be provided in lieu of a sidewalk on one side of the street in appropriate locations to provide for pedestrian connectivity to the leisure trails that are required to be constructed in accordance with the immediately preceding sentence or in order to connect to leisure trails in other subareas within the PD district. Should it be determined at the time of review of a CODA application or Final Development Plan application that anticipated future improvements to these streets will require the removal of or could damage leisure trails, the requirement to install them may be waived by the applicable reviewing body.

Reviewer Comment: *No leisure trail is illustrated along Duncan Plains Road. The plans need to be revised to illustrate the required leisure trail.*

- (H) On-Site Tree Plantings. For every 10,000 square feet (or portion thereof) of lot coverage on a parcel in Subarea 1, at least three trees shall be planted on the parcel which meets the minimum size requirements of the following subsection (I). When 20 trees or more trees are required to be planted on a parcel, at least two species shall be used, and when 50 or more trees are required to be planted on a parcel, at least three species shall be used. Trees which are preserved on the site may count toward meeting the minimum planting requirement. Trees which are preserved within Subarea 1 outside of the boundaries of a parcel may be used to meet up to 40% of the planting requirements on a particular parcel, provided that trees counted for this purpose may not count toward the tree planting requirements on another parcel.

Reviewer Comment: *The landscape plan notes that a total of 150 trees are required based on a total of 496,790SF of impervious surfaces, A total of 212 trees are proposed based on the provided landscape plan, which is more than the minimum code requirement. No detail as to the species of trees to be used were provided. The landscape plans should be updated to include a plant list, size of materials, and species to be used.*

- (I) Minimum On-Site Tree Sizes: Species. Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental

trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

Reviewer Comment: *The landscape plans do not indicate the size or species of plant materials to be used. The landscape plans should be updated to include a plant list, size of materials, and species to be used.*

- (K) Parking Lot Perimeter Landscaping. Parking lots shall be screened from primary streets, residential areas, and open space by a three and one-half (3.5)-foot minimum height evergreen hedge, masonry wall, other landscaping feature, building facades, or some combination thereof in order to block headlights.

Reviewer Comment: *The proposed parking lot only has spaces that face the proposed building. There is landscaping proposed along the parking area, but there is no dedicated screening provided along the parking lot. Given the large building and parking area setbacks proposed, this criteria is met via overall design of the site.*

- (L) Trash Receptacles. Dumpsters, or similar garbage collection devices shall not be located forward of the furthest front building facade from either public street frontage or the front property line and shall not be located within required minimum side yard or rear yard pavement setbacks. They shall be enclosed by walls and/or fences to completely screen them from off-site view except when a gate is open to provide for garbage removal. Each of these types of collection devices shall be placed upon a concrete pad that extends for a reasonably distance from the device in order to accommodate trucks which serve to empty the same in order to minimize depressions in pavement that may otherwise result from using asphalt.

Reviewer Comment: *No details were provided related to trash receptacles. The plans should be updated to identify these areas, and details provided as to how compliance with the criteria above will be implemented.*

Section 5.8 Lighting.

Site design standards related to lighting for Subarea 1 are provided Section 5.8. Section 5.8 establishes the following standards applicable to this review:

- (A) Fixture Types. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of a site. All exterior light fixtures on a parcel and/or on a building shall be the same or substantially similar in style and color.

Reviewer Comment: *Details of lighting fixtures for site lighting were not included in this submittal. Site lighting details should be submitted to allow review for compliance with this standard.*

- (B) Light Poles. All parking lot light poles shall be of a dark color and constructed of metal. Light poles shall not exceed 30 feet in height.

Reviewer Comment: *Details of lighting fixtures for site lighting were not included in this submittal. Site lighting details should be submitted to allow review for compliance with this standard.*

- (C) Details and Specifications. Lighting details shall be included in a CODA application or Final Development Plan application (as applicable) for review and approval. These shall include proposed light fixture and pole locations, fixture types, pole and wall-mounting heights, and a photometric study to confirm that there will be no light trespass off-site.

Reviewer Comment: *No photometric study was included with the submitted materials. The plans should be revised to provide the detail required in the adopted zoning text.*

- (D) Colored Lights. No permanent colored lights shall be used on the exterior of any building. Colored lights such as holiday lights may be permitted on a building on a temporary basis not to exceed 30 consecutive days or 45 total days in one year. Neon lights shall be prohibited.

Reviewer Comment: *A detailed lighting study was not provided with this application. A lighting plan should be provided to allow review for compliance with the adopted zoning text.*

- (E) Ground mounted lighting shall be shielded and landscaped.

Reviewer Comment: *While some lighting fixtures were identified on the utility plan, a detailed lighting study was not provided with this application. A lighting plan should be provided to allow review for compliance with the adopted zoning text.*

Section 5.9 Utilities.

Site design standards related to utilities for Subarea 1 are provided Section 5.9. Section 5.9 establishes the following standards applicable to this review: "Utilities. Except for electric transmission lines of 62.5kV or larger, all new utility lines in Subarea 1 shall be installed underground. Water and sanitary sewer services in this subarea shall be provided exclusively by the City of Johnstown.

For the purposes of this Section 5.9, connections by way of piping, cables, or conduits between a building and ground mounted equipment or accessory structures may be installed aboveground provided that, when such a connection is to be made between a building facade that is oriented toward a public right-of-way and ground-mounted equipment or an accessory structure located between that building facade and the public right-of-way:

- (A) The ground mounted equipment or structure is located at least 500 feet from the edge of the public right-of-way or the piping, cables, and/or conduits between a building and ground mounted equipment or structures are not visible from the public right-of-way; and
Reviewer Comment: *Based on the plans provided, no utilities or conduits are proposed to be above ground or forward the building face.*
- (B) The connection is installed for its entire length at a height that does not exceed the height of the ground mounted equipment or structure to which the connection is made; and
Reviewer Comment: *Not applicable – no above ground connections are proposed for on-site utilities.*
- (C) The connection is on the rear of the ground-mounted equipment or structure (i.e., the side which faces the building where the other end of the connection is being made).
Reviewer Comment: *Not applicable – no connections from accessory structures or external utilities other than electrical service and water/sewer have been identified on the proposed plans.*

Section 5.10 Signage.

Site design standards related to signage for Subarea 1 are provided Section 5.10. Section 5.10 establishes the following standards applicable to this review:

“The standards and requirements of relevant provisions of Codified Ordinances Chapter 1177 for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a CODA application or Final Development Plan application. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide approved rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.”

Reviewer Comment: *No ground signage is proposed as part of this application. The building signage proposed is of a reasonable scale to the overall size of the building. No master signage plan has been provided as part of this plan.*

Section 10.1: Minimum Number of Parking Spaces.

Site design standards related to parking spaces for Subarea 1 are provided Section 10.1. Section 10.1 establishes the following standards applicable to this review:

“Data centers: One for each employee on the main shift.”

Reviewer Comment: *Provided parking on site includes a total of 25 spaces with one ADA parking space.*

Section 10.3: Minimum Number of Off-Street Loading Spaces.

Site design standards related to loading areas for Subarea 1 are provided Section 10.1. Section 10.1 establishes the following standards applicable to this review:

“Loading spaces shall be provided for the loading and unloading of merchandise and goods, and may be located within a building, along a drive aisle adjacent to a building where a connected sidewalk is present, or within a service area or near a loading dock and shall be located so as not to impede normal vehicular parking according to the following schedule of uses. A building may share loading spaces when it contains multiple uses.”

<u>Use Category</u>	<u>Building Gross Square Footage</u>	<u>Minimum Number of Spaces</u>
DC	Per Building	One

Reviewer Comment: *The proposed facility includes a loading and delivery area behind a masonry screen near the proposed service yard to the west of the proposed structure.*

CONCLUSION

Additional detail is needed in several areas to address the comments identified throughout the review. The following items need addressed based on the materials submitted.

1. Section 5.5 (C)(iv) of the adopted Zoning Text requires a streetscape easement 25 feet in width along both sides of Duncan Plains Road and Clover Valley Road. The easement along Clover Valley Road is not included on the plans submitted. Please adjust the plans to reflect this streetscape easement along Clover Valley Road.
2. Section 5.5(E) requires a consistent streetscape along Clover Valley Road and Duncan Plains Road. At this time, a consistent streetscape palette has not been developed and adopted.
3. Section 5.6(G) requires a leisure trail along Duncan Plains Road. The plans submitted do not illustrate this required leisure trail. Please update the plans accordingly to comply with the adopted Zoning Text.
4. Section 5.6 (H) and (I) require details related to plant species, sizes, and other information. Please update the landscape plans to include a plant list that notes the species and the size of plant material at time of planting consistent with the Codified Ordinances.
5. Section 5.6(L) no dumpster enclosure details have been provided. Please update the plans to include these materials consistent with Section 5.6(L) of the adopted zoning text.
6. Section 5.8 – Lighting. A photometric and lighting plan is needed to complete this review of the proposed project.