



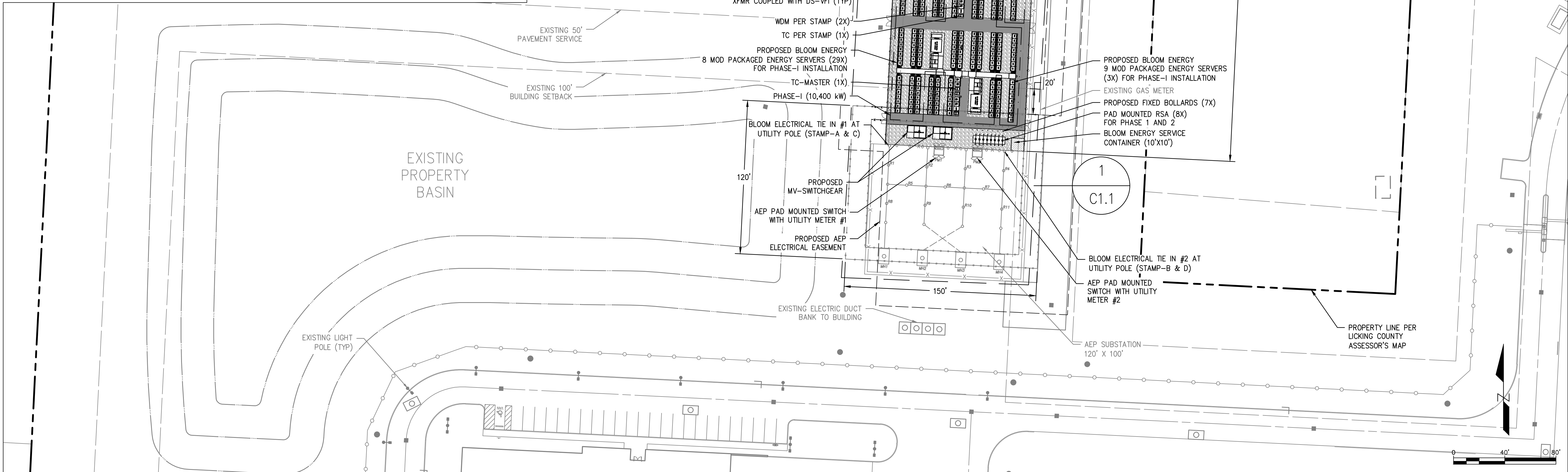
Administrative Board of Review Meeting
Tuesday, October 14, 2025 - 4:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. CODA Application Review - Cologix
 - a. Application & Staff Report
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

Bloomenergy®

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

PROPRIETARY AND CONFIDENTIAL

BLOOM ENERGY CORPORATION ALL RIGHTS RESERVED. THIS DOCUMENT IS FOR REFERENCE ONLY AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BLOOM ENERGY. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT PERMISSION OF BLOOM ENERGY IS PROHIBITED.

CUSTOMER SITE

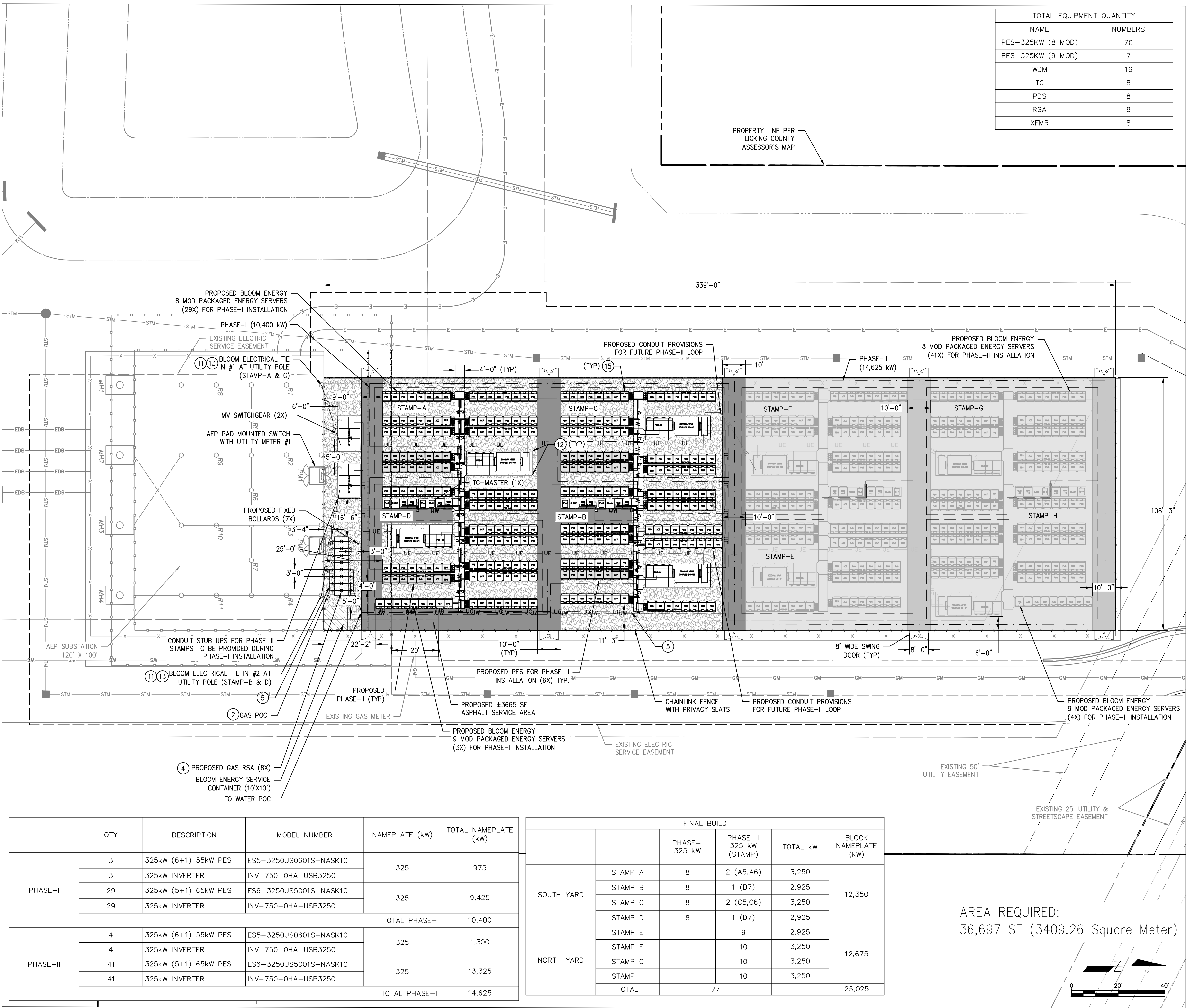
AMERICAN ELECTRIC
POWER COMPANY INC,
11717 DUNCAN PLAINS ROAD
NORTHWEST JOHNSTOWN,
OH 43031



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.

Bloomenergy

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

PROPRIETARY AND CONFIDENTIAL

BLOOM ENERGY CORPORATION ALL RIGHTS RESERVED. THIS DOCUMENT IS FOR REFERENCE ONLY AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BLOOM ENERGY. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT PERMISSION OF BLOOM ENERGY IS PROHIBITED.

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

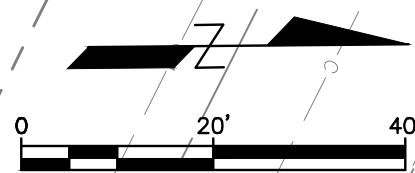
UTILITY SITE PLAN

SCALE: 1" = 20'

1

C1.1

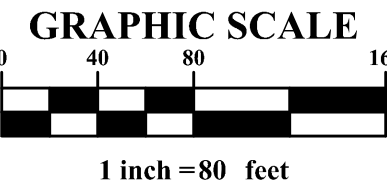
AREA REQUIRED:
36,697 SF (3409.26 Square Meter)



8/26/2025 2:06:17 PM J:\20250116\Drawg\04\Sheets_Site Construction\20250116-Site Plan.dwg

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.

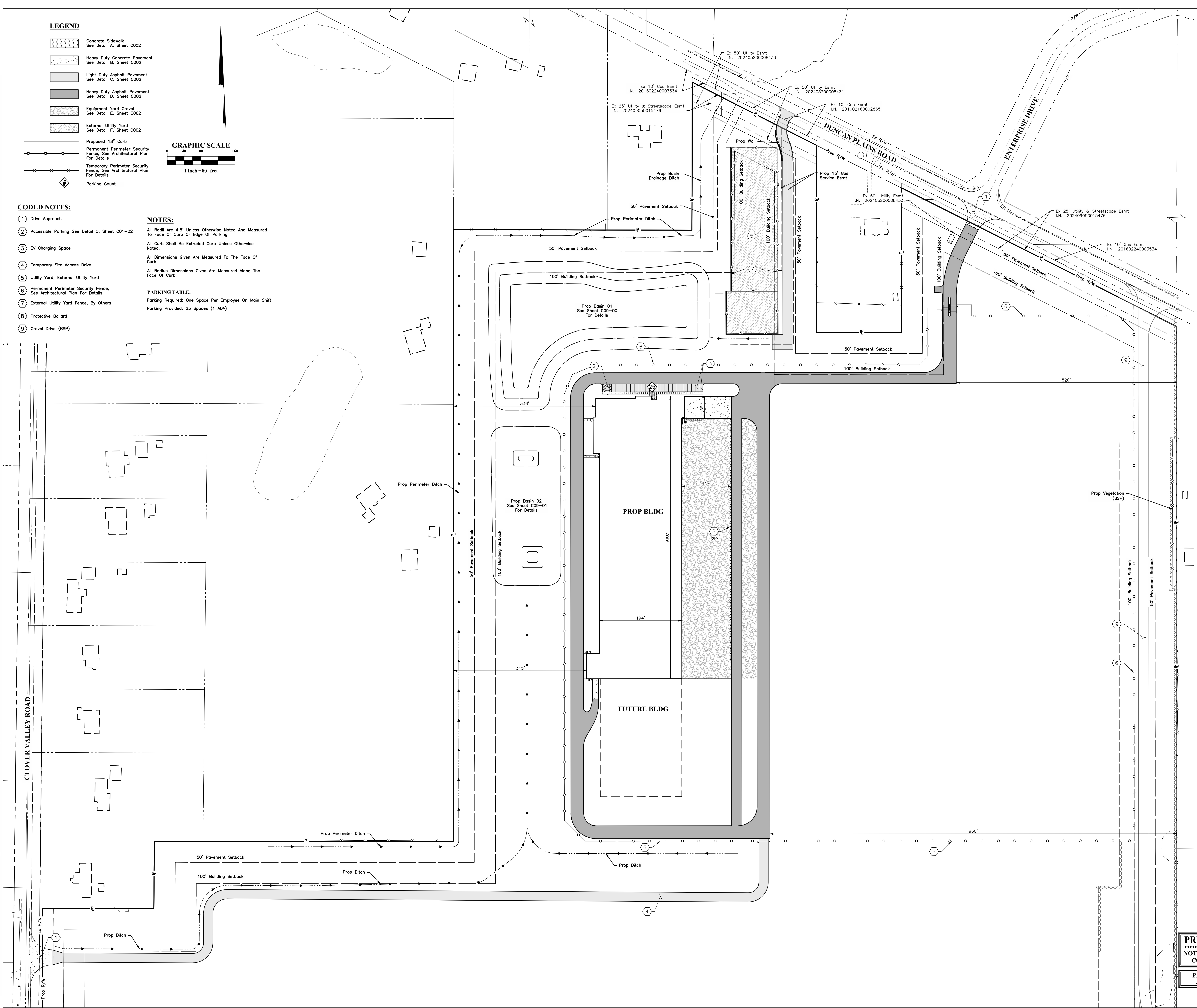
All Dimensions Given Are Measured To The Face Of Curb.

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)



CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1 08.26.2025 ISSUE FOR PERMIT

REVISIONS

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

Date of issue:
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	Manhole
• Water Valve	○ Catch Basin
○ Light Pole	□ Electric Duct Bank Manhole
□ Communication Manhole	
PROPOSED	
— STM —	Storm Sewer
— RD —	Roof Drain
— 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	✶ Site Light Pole (See MEP Plan)
■ Curb & Gutter Inlet	
(BO) By Others	(BSP) By Separate Plan

CODED NOTES:	
①	Prop Private Fire Hydrant
②	Prop Water Service Tap
③	Prop Master Water Meter & Backflow Preventer Inside Heated Enclosure
④	Prop EV Charger
⑤	Access Drive (BSP)

GRAPHIC SCALE

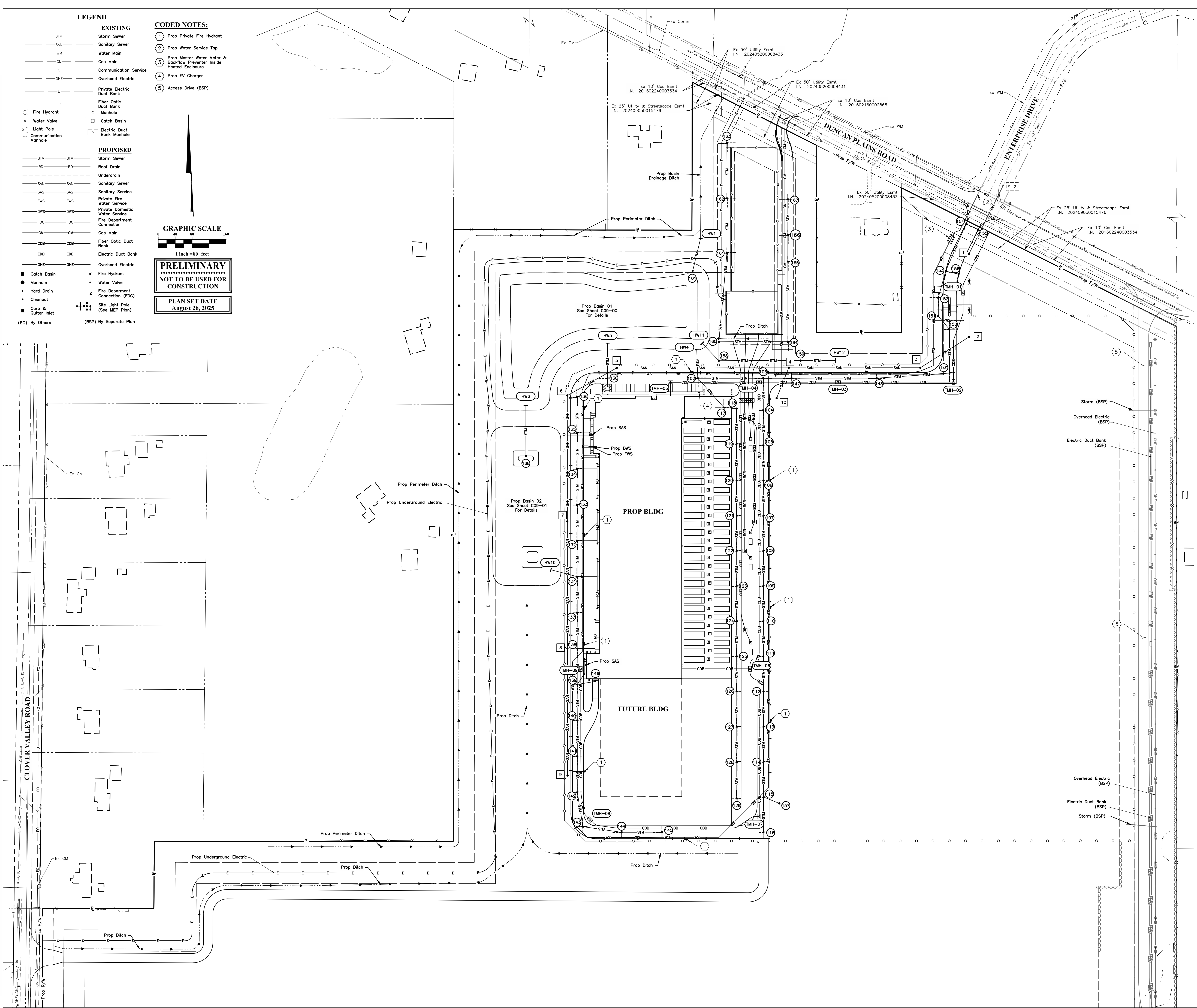
0 40 80 160

1 inch = 80 feet

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
August 26, 2025



CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1 08.26.2025 ISSUE FOR PERMIT

REVISIONS

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

Date of issue:
08.26.2025

COL7

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

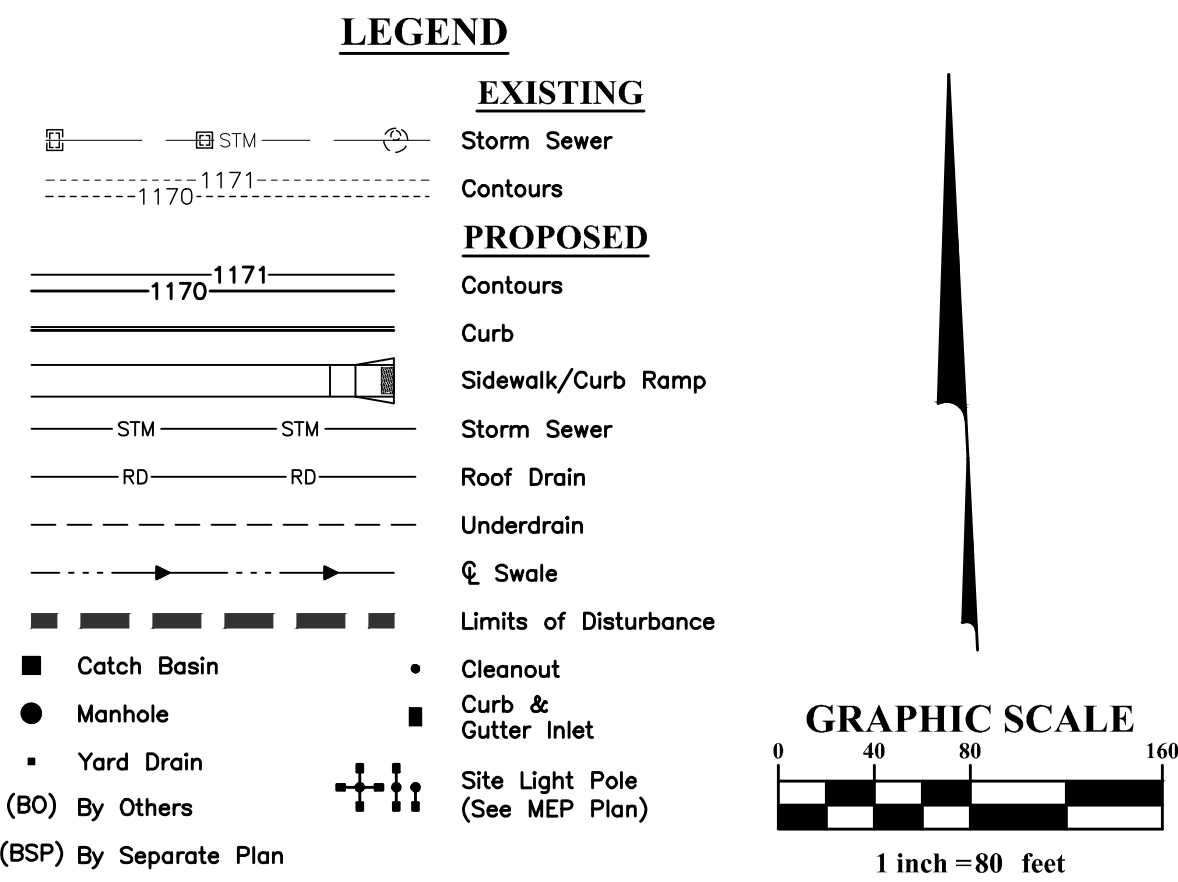
KEYPLAN

OVERALL UTILITY PLAN

JOB 25034.0000
DATE 08.26.2025
SHEET

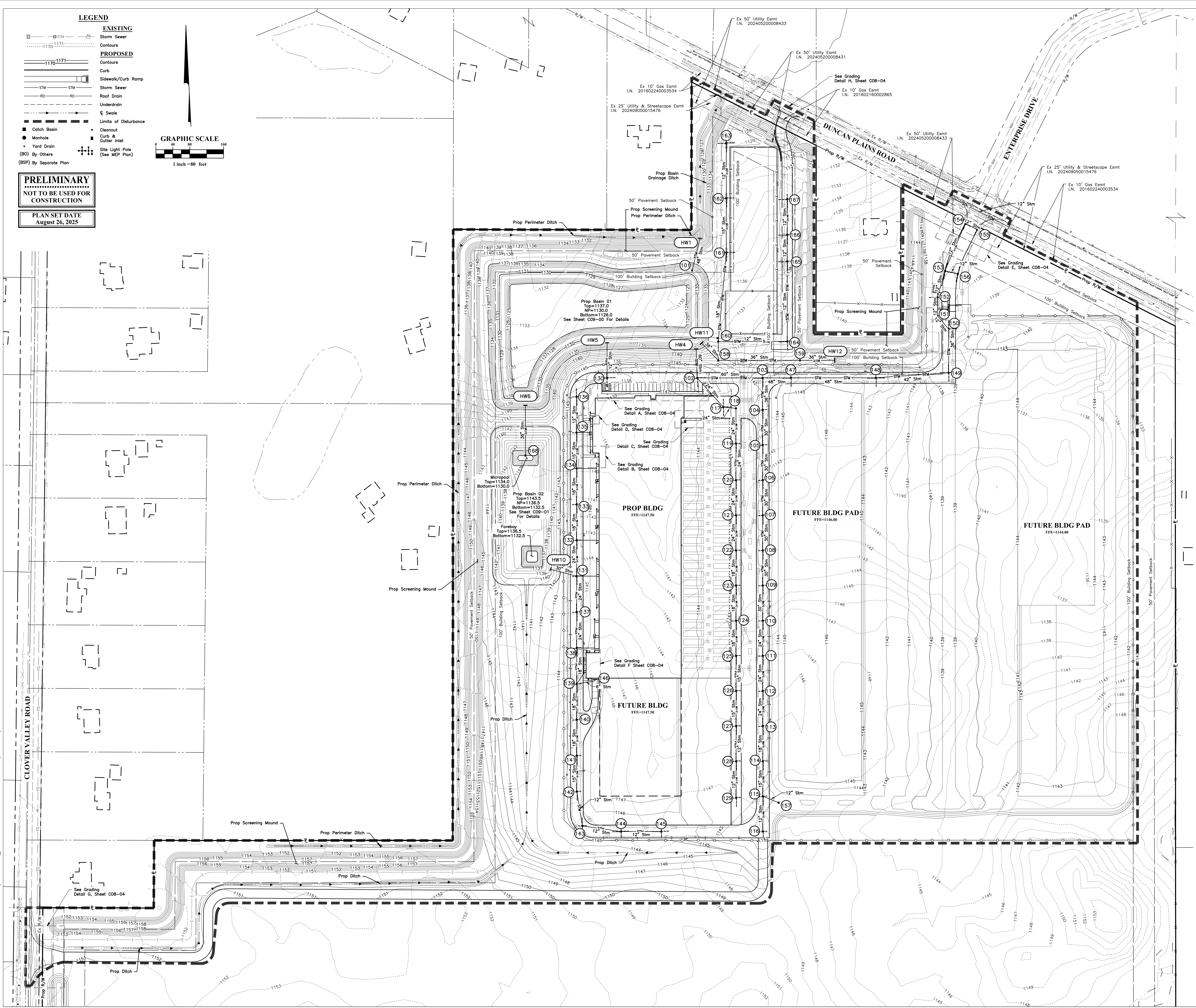
C04-00

8/26/2025 2:07:37 PM J:\20250116\p04\Sheets_Site Construction\20250116-Grading Plan.dwg



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
August 26, 2025



CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1 08.26.2025 ISSUE FOR PERMIT

REVISIONS

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

Date of issue:
08.26.2025

COL7

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

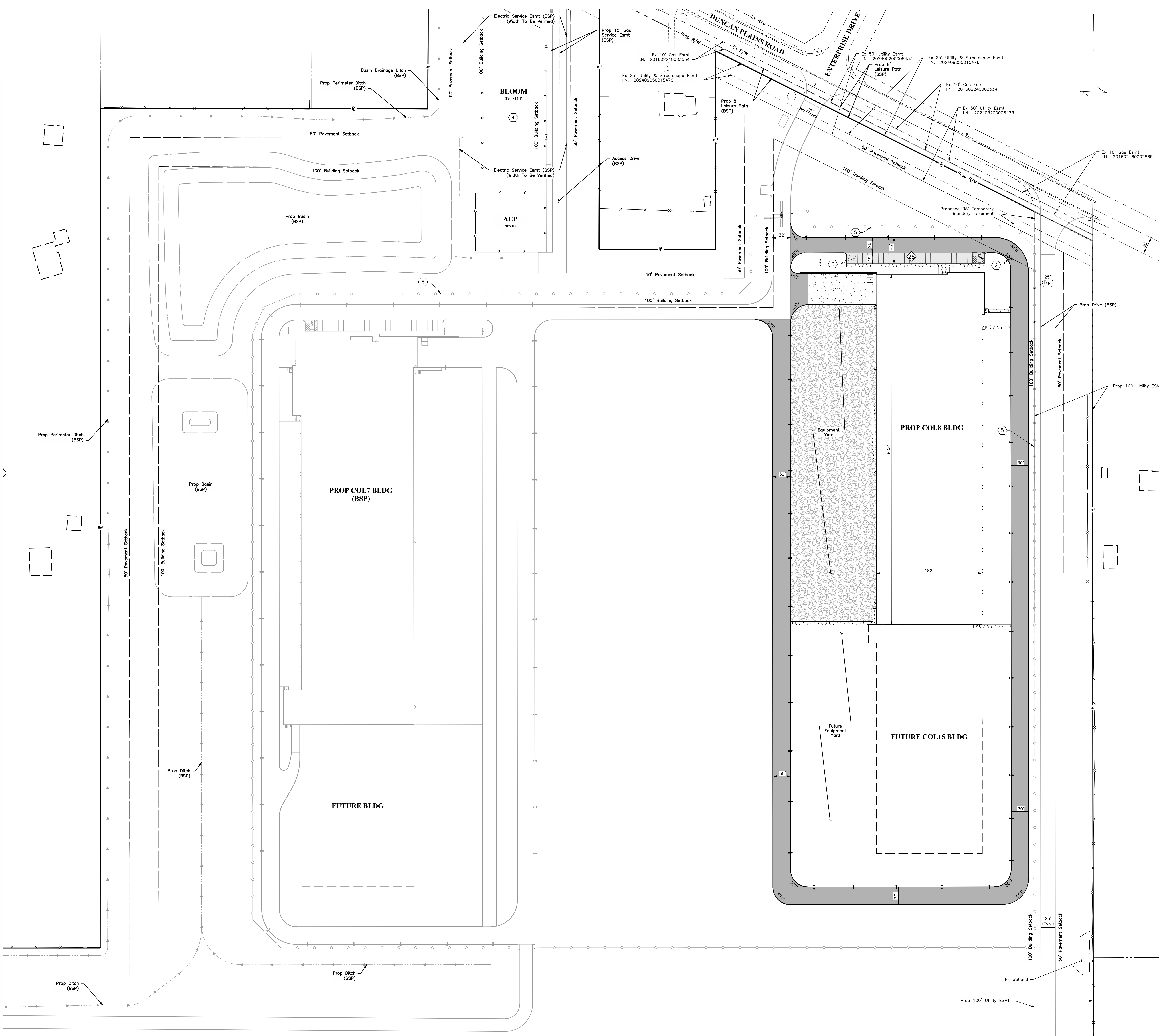
KEYPLAN

**OVERALL
GRADING PLAN**

JOB 25034.0000
DATE 08.26.2025
SHEET

C08-00

J:\20250116\Drawg\04\Sheets\COL8 Site Construction\20250116-COL8-Site Plan.dwg 9/30/2025 4:19:10 PM



- LEGEND**
- Concrete Sidewalk
 - Heavy Duty Concrete Pavement
 - Light Duty Asphalt Pavement
 - Heavy Duty Asphalt Pavement
 - Equipment Yard Gravel
 - Proposed 18" Curb
 - Parking Count
 - By Separate Plan

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.

- CODING NOTES:**
- 1 Drive Approach (BSP)
 - 2 Accessible Parking
 - 3 EV Charging Space
 - 4 Utility Yard (BSP)
 - 5 Permanent Perimeter Security Fence, See Architectural Plan For Details (BSP)
- PARKING TABLE:**
- Parking Required: One Space Per Employee On Main Shift
- Parking Provided: 25 Spaces (1 ADA)

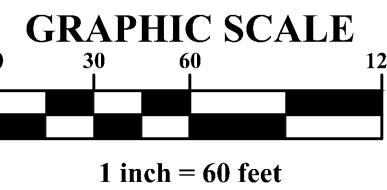
Date of issue:
09.30.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

OVERALL SITE PLAN



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
September 30, 2025

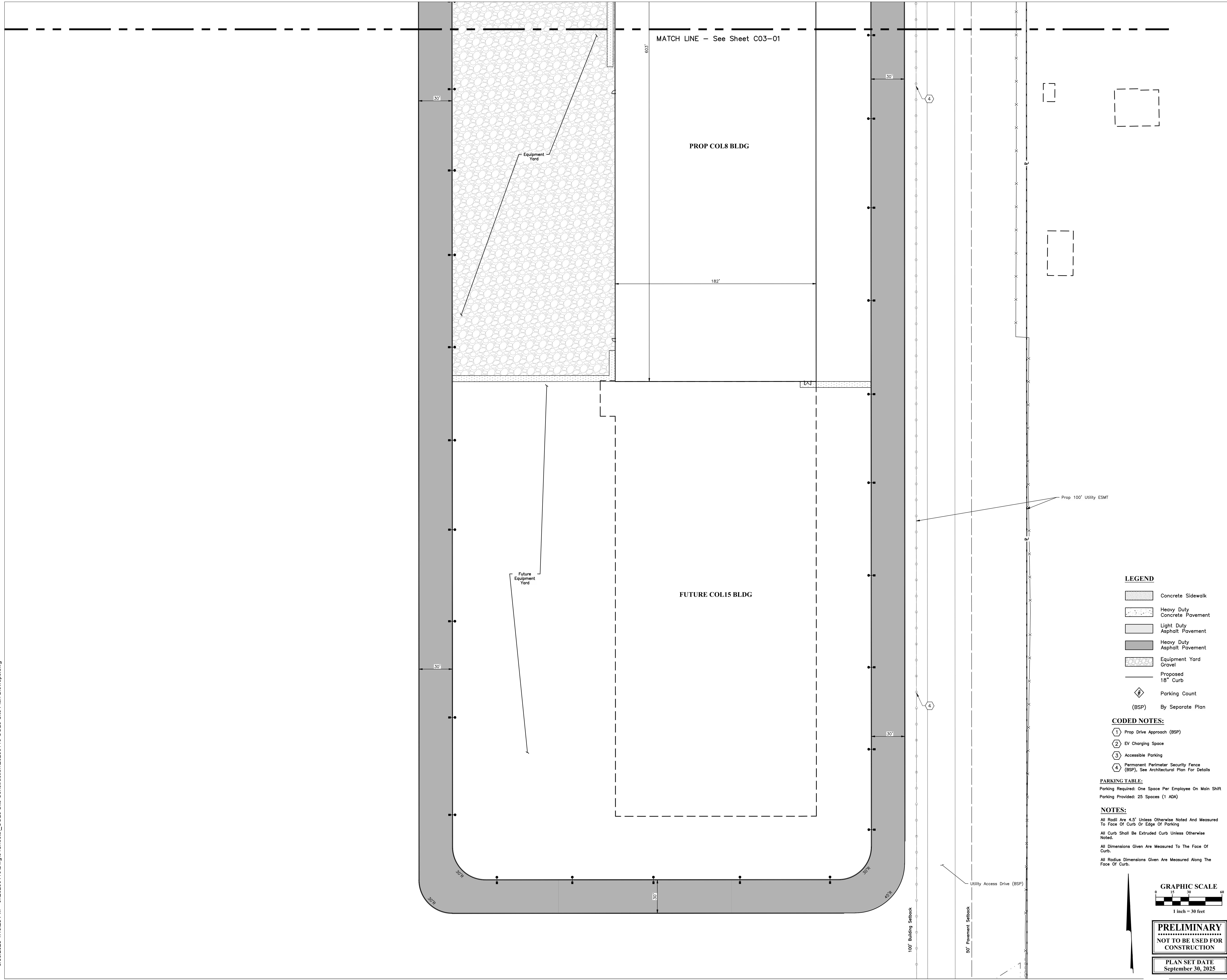
JOB DATE SHEET
25077.0000
09.30.2025

C03-00

ISSUES

REVISIONS

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



LEGEND

- Concrete Sidewalk
- Heavy Duty Concrete Pavement
- Light Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Equipment Yard Gravel
- Proposed 18" Curb
- Parking Count (BSP) By Separate Plan

CODED NOTES:

- Prop Drive Approach (BSP)
- EV Charging Space
- Accessible Parking
- Permanent Perimeter Security Fence (BSP), See Architectural Plan For Details

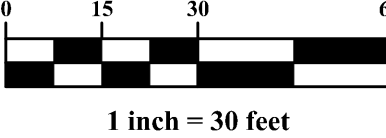
PARKING TABLE:

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.

GRAPHIC SCALE



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
September 30, 2025

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1

REVISIONS

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

Date of issue:
09.30.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

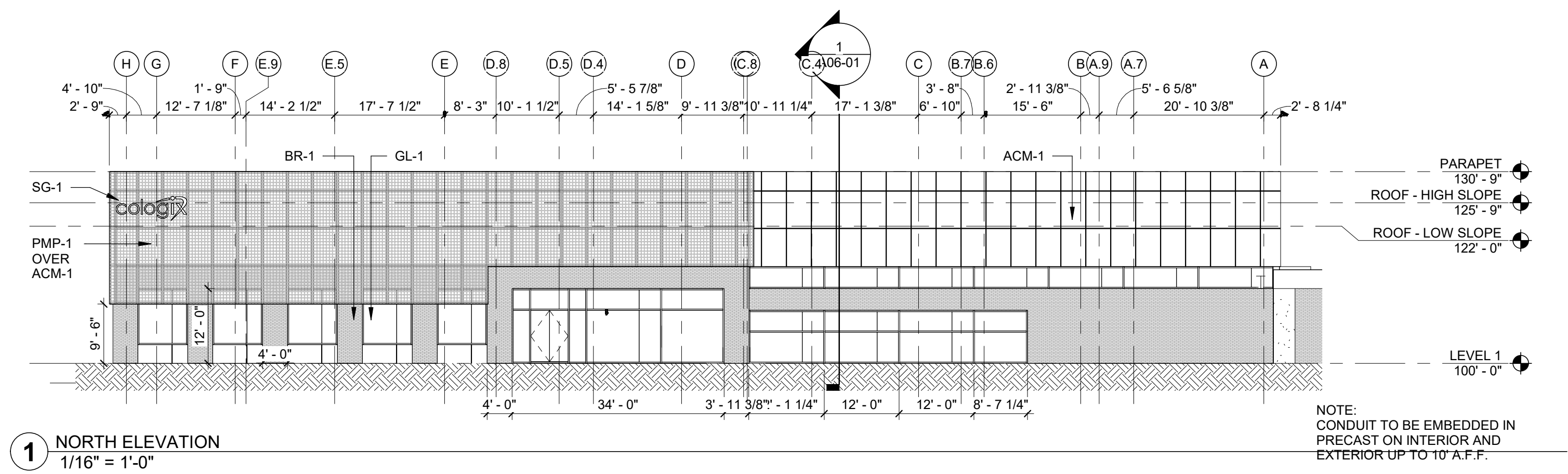
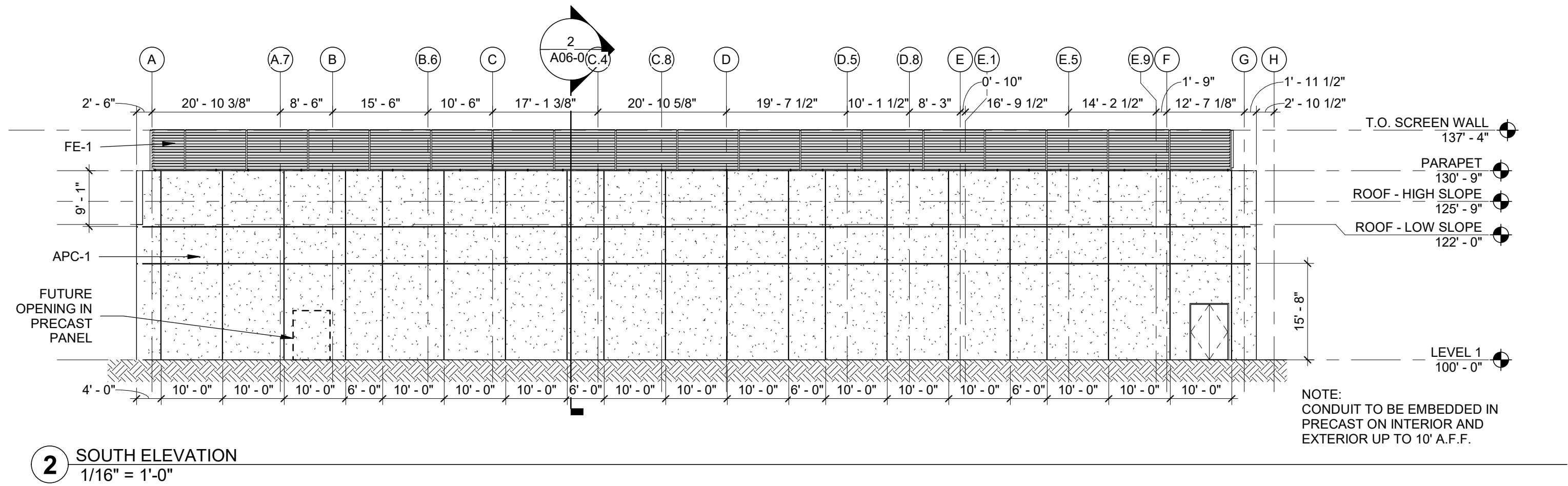
SITE PLAN B

JOB 25077.0000
DATE 09.30.2025
SHEET

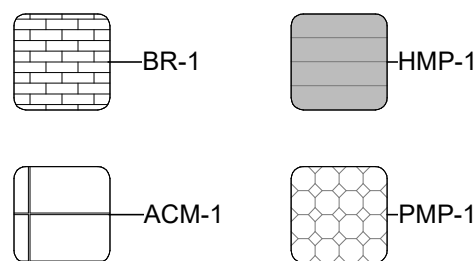
C03-02

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	PERMANODIC ANODIZED FINISH	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		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	AMERICAN WARMING AND VENTILATING	LS-63	CHARCOAL BLACK		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



CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

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

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

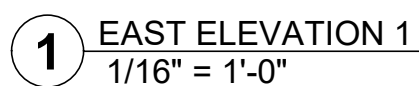
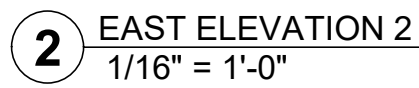
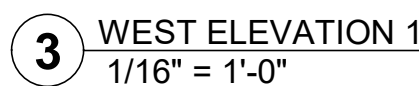
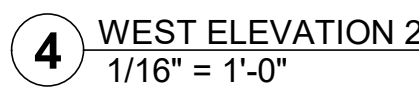
COLGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

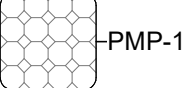
EXTERIOR ELEVATIONS

OBJ 25077.0000
DATE 07.02.2025
SHEET

A05-02



EXT. MATERIALS LEGEND

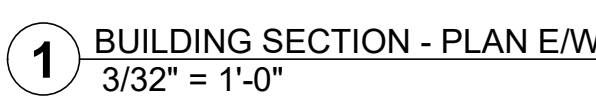
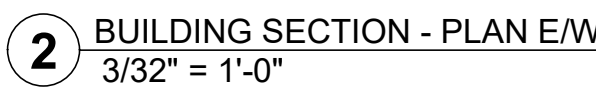
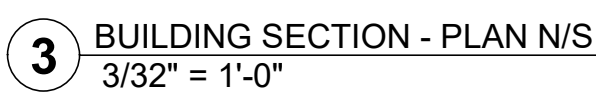


NOTE:
CONDUIT TO BE EMBEDDED IN
PRECAST ON INTERIOR AND
EXTERIOR UP TO 10' A.F.F.

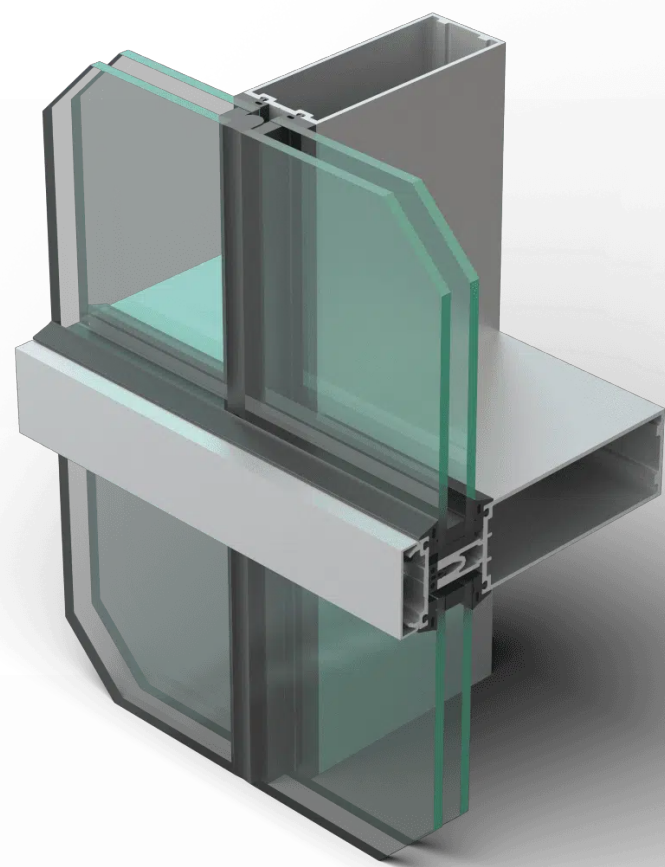
Date of issue:
07.02.2025

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

A06-01



MULLION CONDITION:
BUTT JOINT AND
MULLION SYSTEM



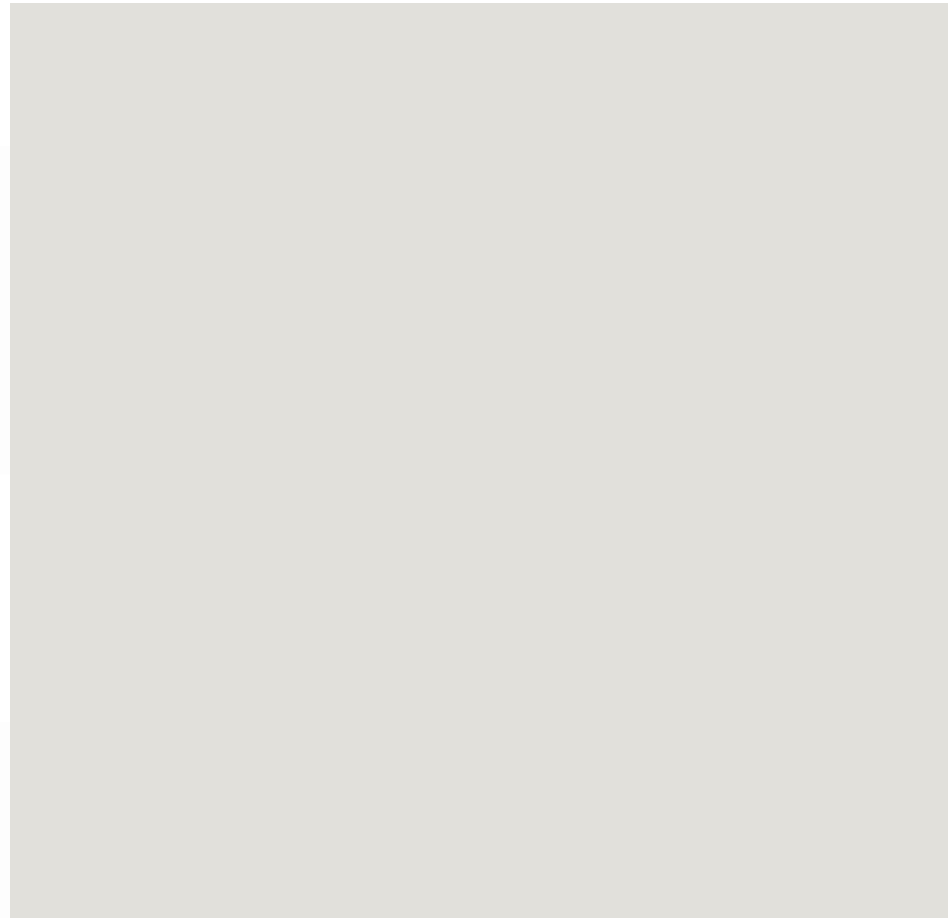
MULLION FINISH: KAWNEER
ANODIZED ALUMINUM



RAINSCREEN:
McNICHOLS®
PERFORATED METAL



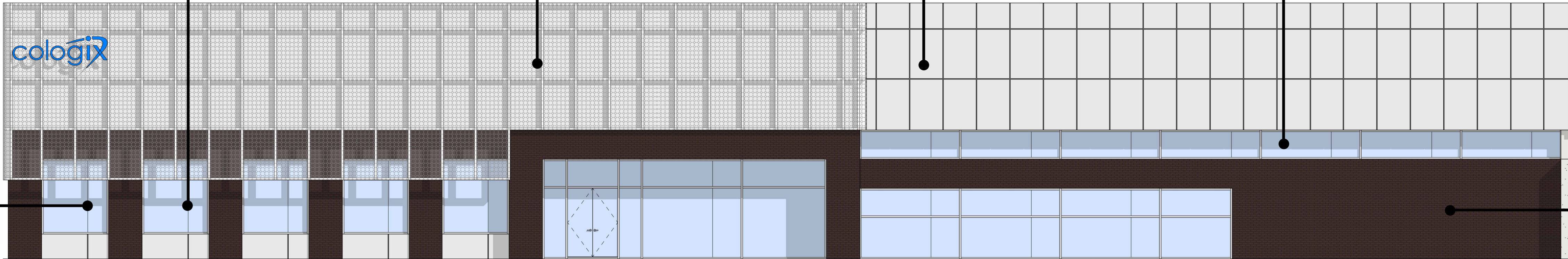
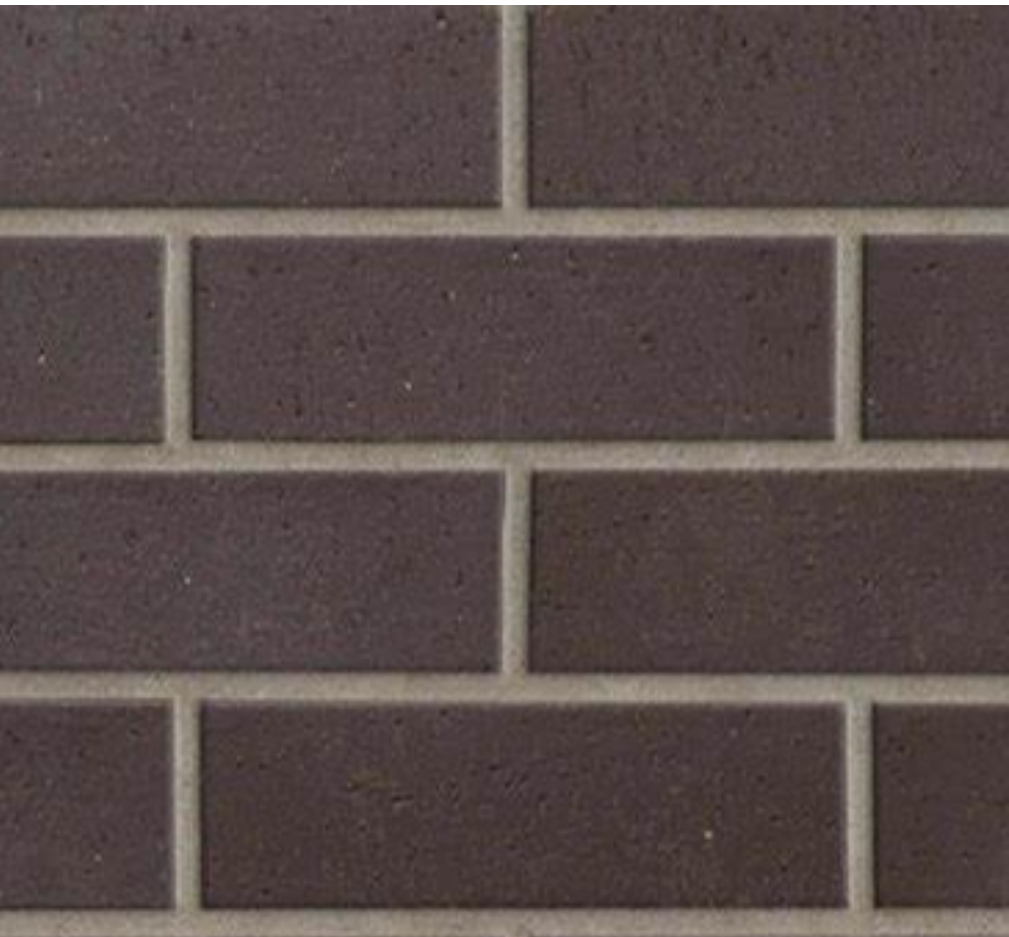
METAL PANEL BEHIND
RAINSCREEN: ALUCOBOND
ALABASTER



GLASS COATING:
GUARDIAN
GLASS SNX 62/27 ON CLEAR

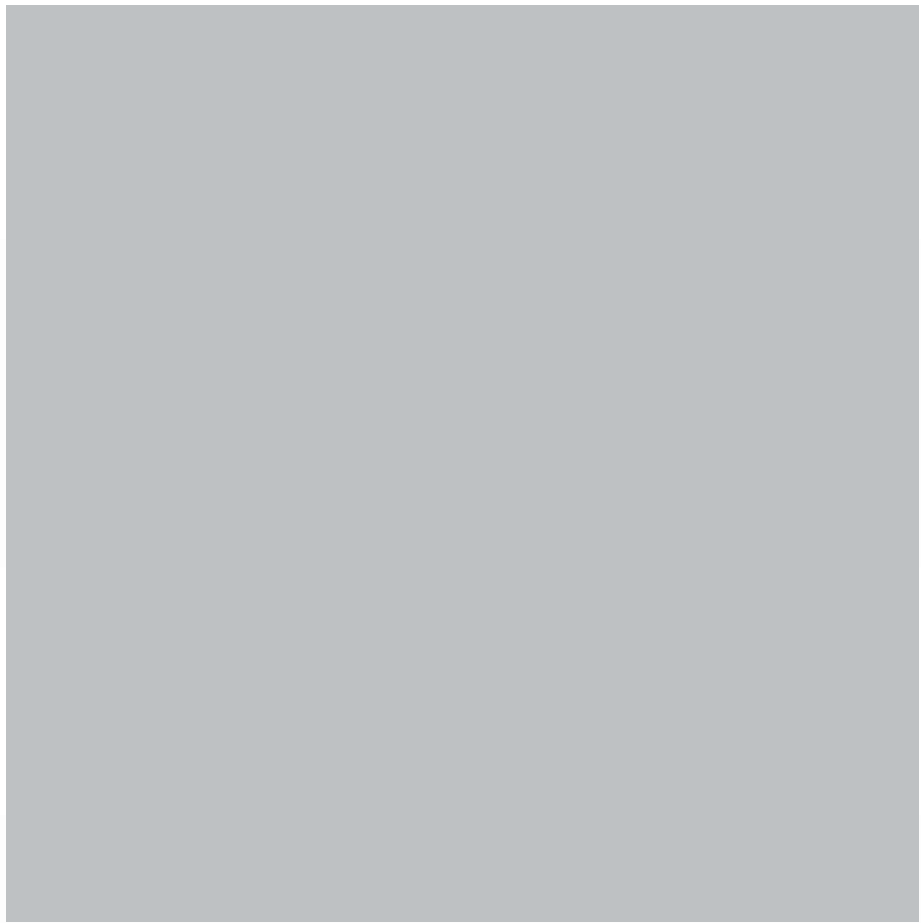


THIN BRICK: SUMMITVILLE
CHARCOAL #81



NORTH ELEVATION

PRECAST PAINT:
LAZY GRAY SW 6254



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



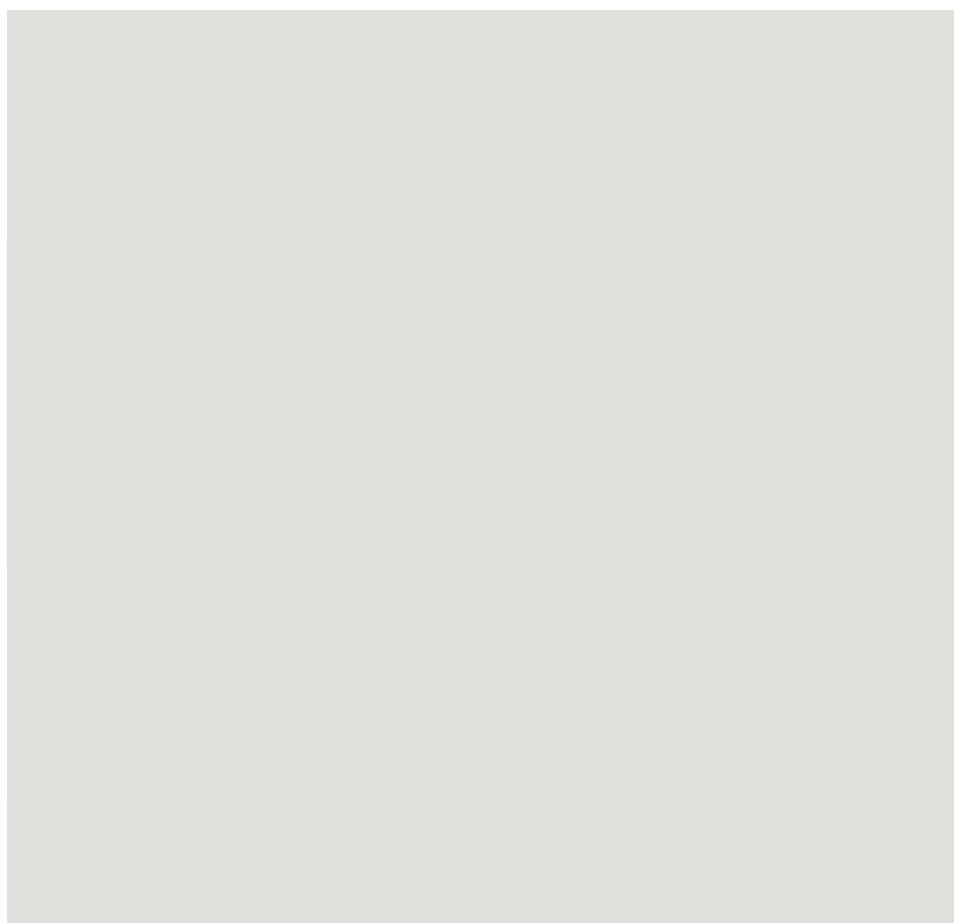
RAINSCREEN:
McNICHOLS®
PERFORATED METAL



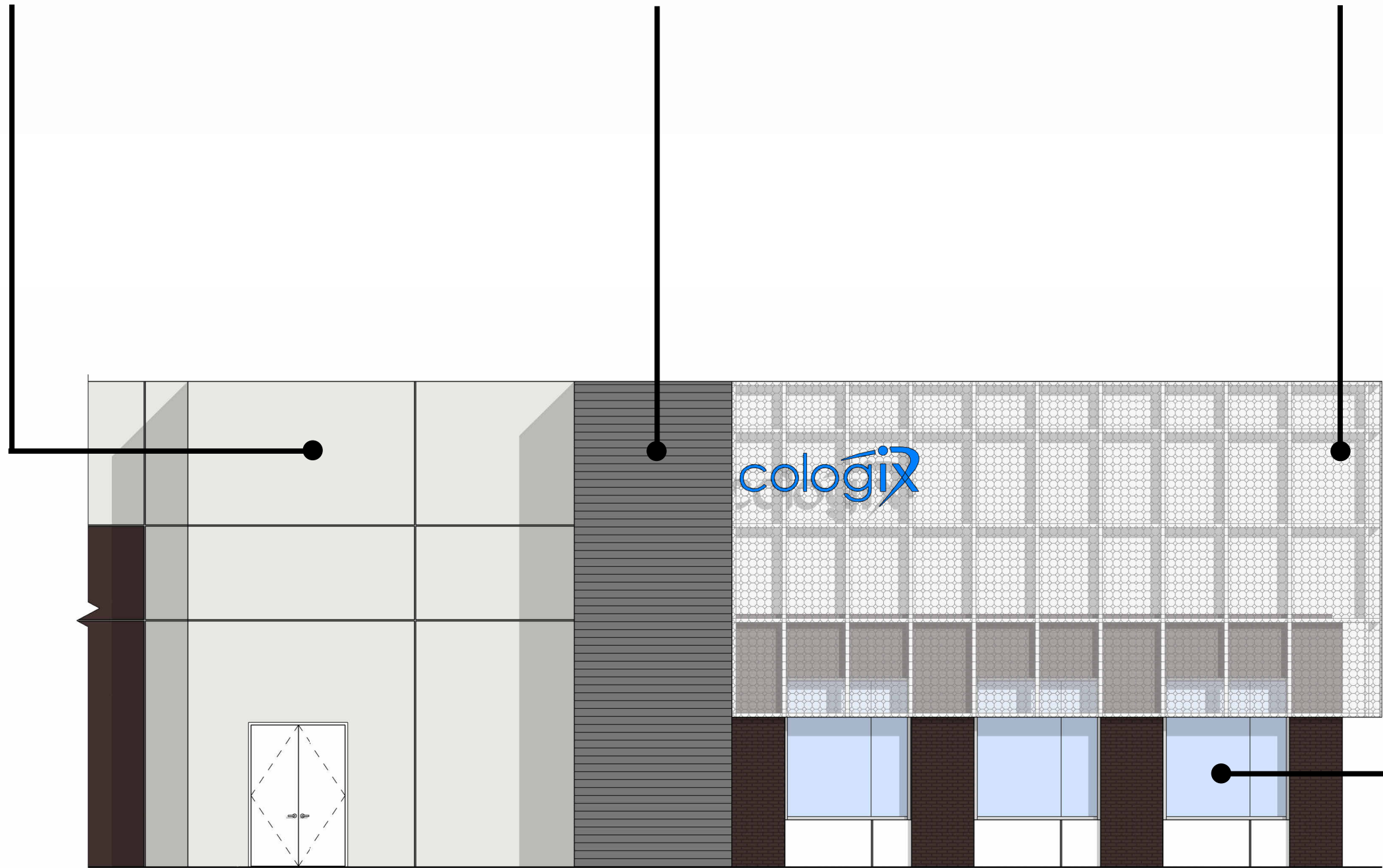
GLASS COATING:
GUARDIAN
GLASS SNX 62/27 ON CLEAR



**METAL PANEL BEHIND
RAINSCREEN:** ALUCOBOND
ALABASTER



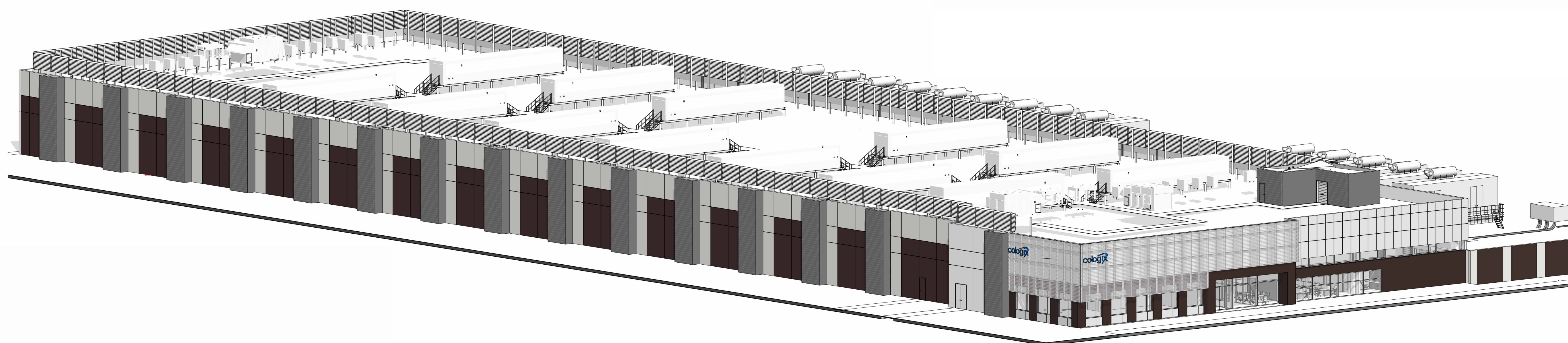
THIN BRICK: SUMMITVILLE
CHARCOAL #81

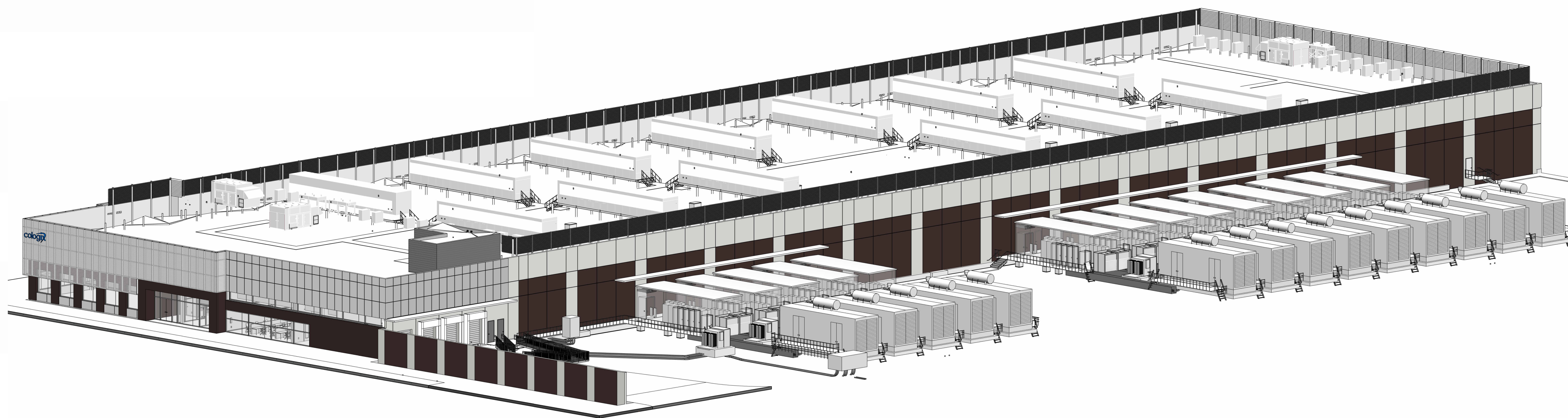


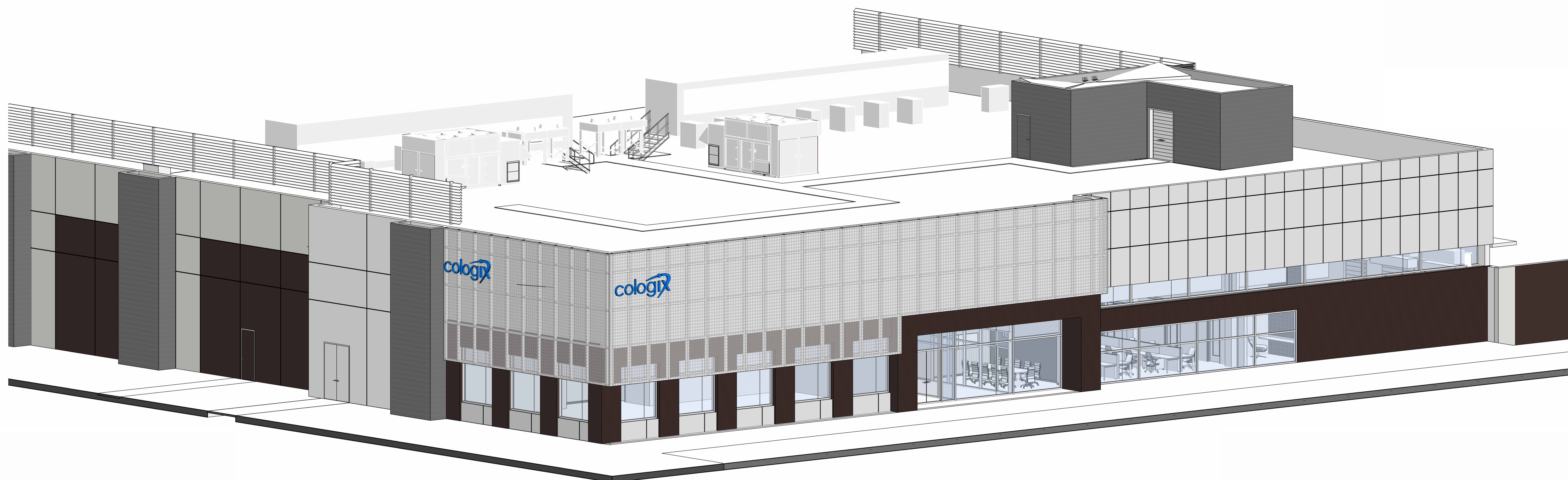
2 EAST ELEVATION
1/8" = 1'-0"

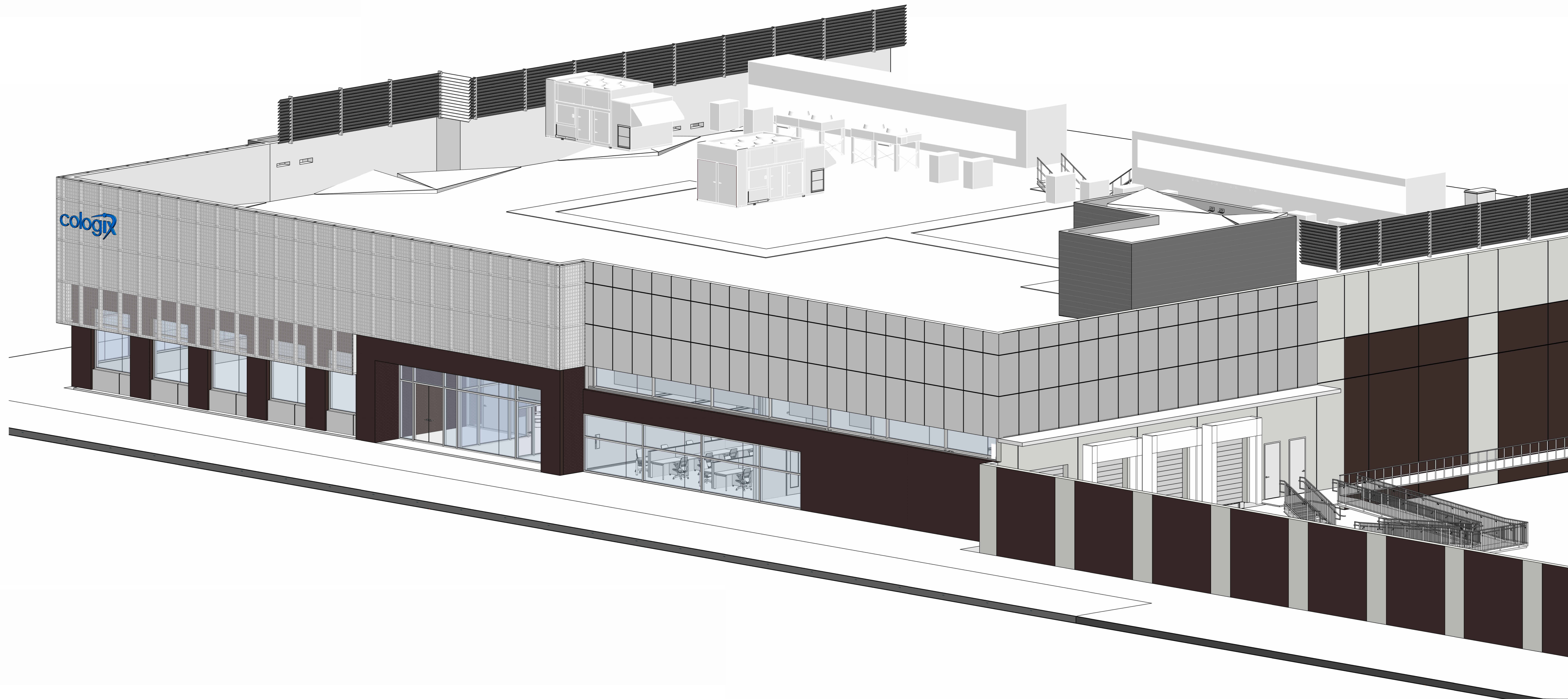


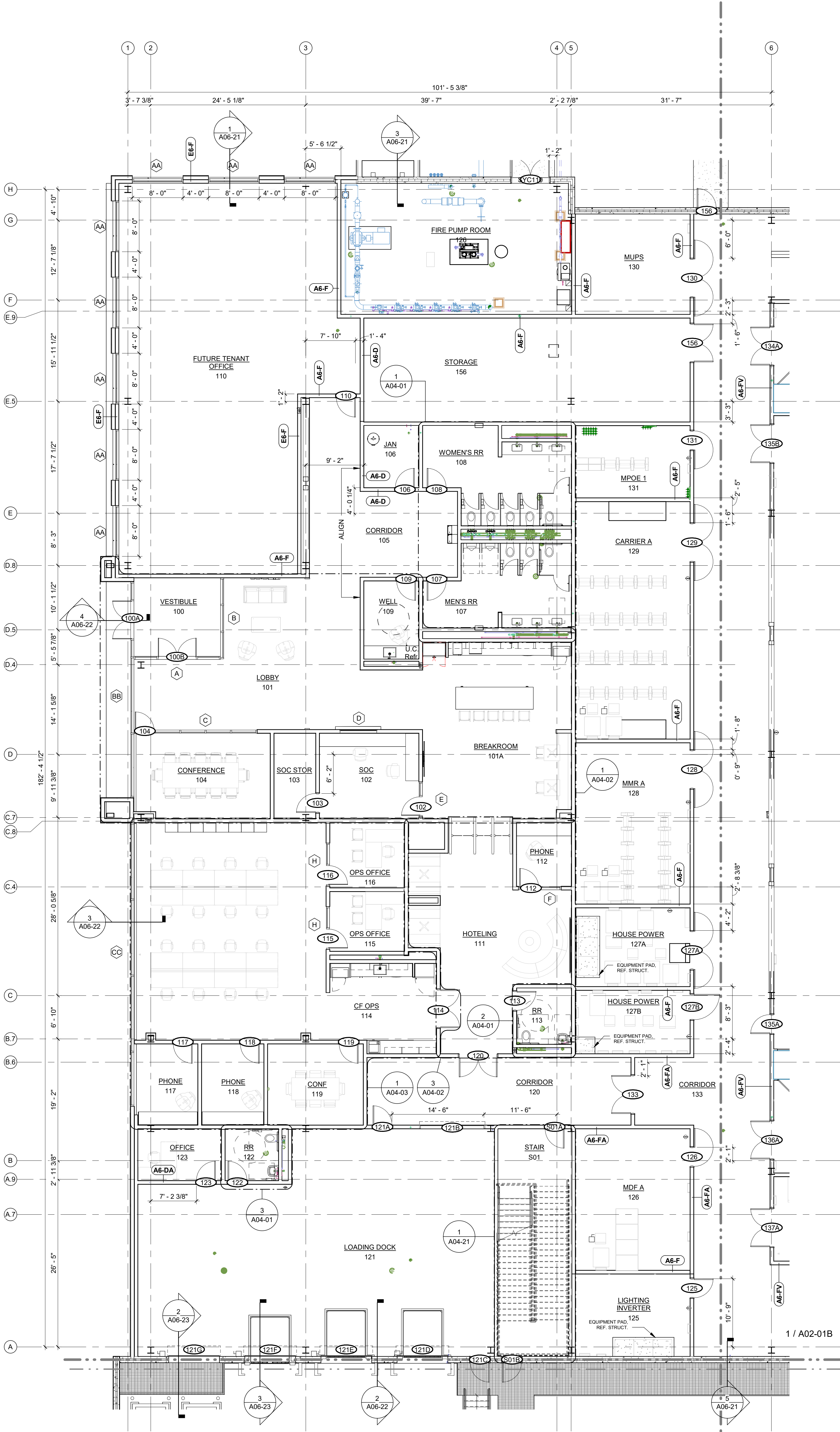
1 WEST ELEVATION
1/8" = 1'-0"











1 FLOOR PLAN - LEVEL 1 - SEGMENT A
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.



CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

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

REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

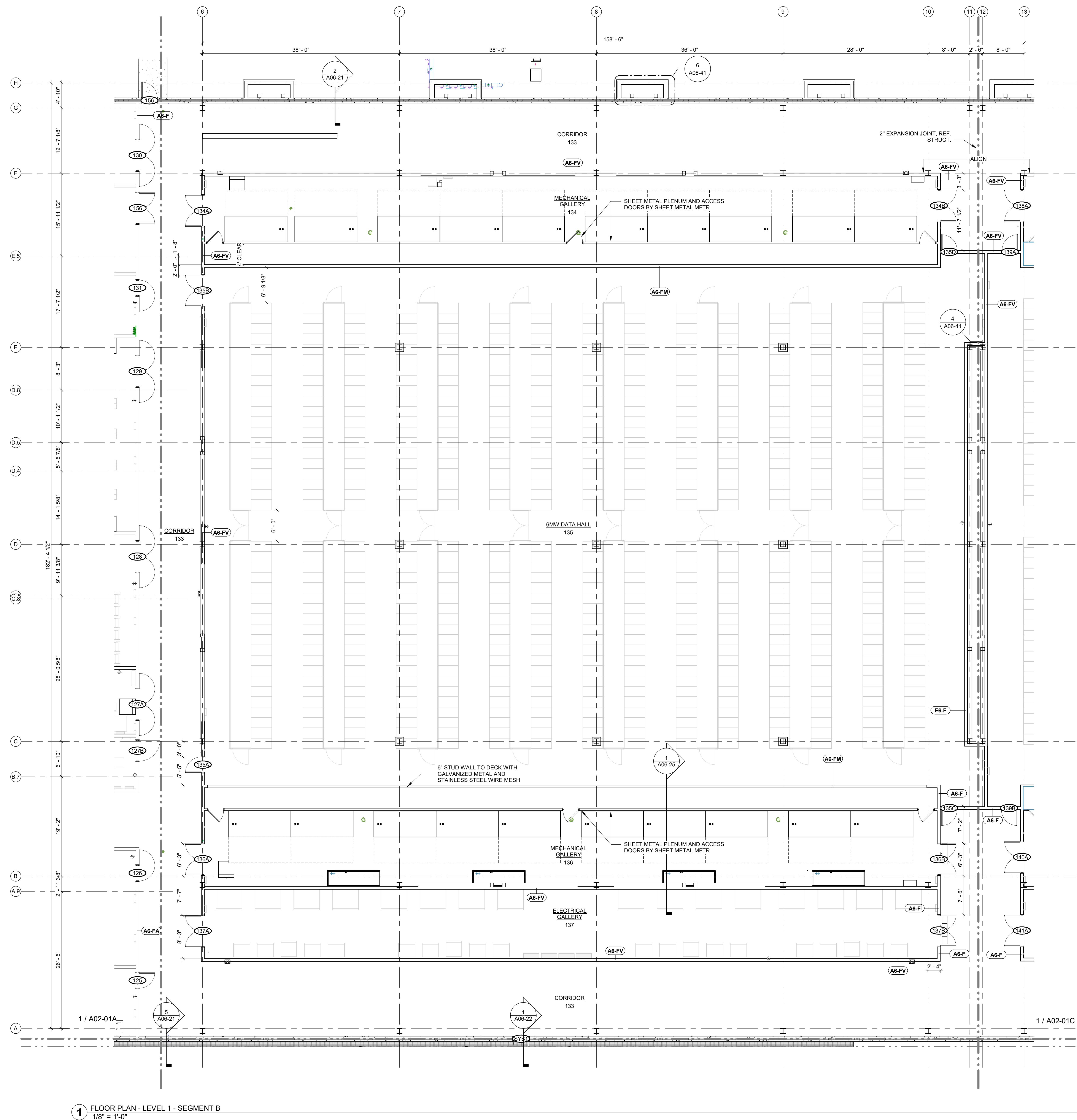
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT A

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01A



GENERAL PLAN NOTES

1. ALL WALLS ARE TYPE GF-6 UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
3. PROVIDE CONTROL JOINTS IN GYPSUM BOARD.
4. ALL WALLS ARE THE FACE OF AN INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 3'-0" IN LENGTH OR GREATER OR AS SPECIFIED IN NOTES.
5. PROVIDE CONTINUOUS SILL SEALS AT ALL WINDOW HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. TYP.
6. G.C. TO PROVIDE DOUBLE STUDS SUPPORT BACK TO BACK ON BOTH SIDES OF NEW SILL.
7. FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO EXTINGUISHER HANDLE U.N.O. ARCHITECT'S OFFICE TO LOCATE.
8. G.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT ALL NEW DOOR CORNERS WHERE GYPSUM BOARD MEETS FLOOR.
9. CONTRACTOR TO MAKE PROVISIONS FOR 24"x24" ACCESS PANELS FOR ALL FLOORS AND WALLS. ACCESS TO RATCHET JACKS REQUIRED. PULL BOXES IS REQUIRED. ACCESS PANELS RATING TO MATCH WALL'S RATING.
10. ALL PENETRATIONS IN ACOUSTIC PARTITIONS SHALL BE SEALED.
11. G.C. TO BE TO LOCATED 6" FROM 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 PER LOCAL JURISDICTION.
14. PROVIDE ALL NECESSARY HARDWARE REQUIRED TO INSTALL ALL DOOR AND WINDOW FRAMES, MEP WORK, MILLWORK, ACCESSORIES, MISCELLANEOUS AND FITTINGS.
15. COORDINATE ELECTRICAL, PHONE, AND DATA RACKS-IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
16. 3/4" THICK FIRE TREATED PLYWOOD SHEET (STARTING AT 6" A.F.F. X 9'-0" A.F.F. TALL BY LENGTH PER U.N.O.) SHALL BE USED TO BRACE WALLS TO INSTALL "BUB" BOX LOCATIONS, REF. ELEC. DRAWINGS AND SPECIFICATIONS. PLYWOOD TO BE PAINTED ON ALL EXPOSED SURFACES TO MATCH FINISH OF INSULATED FIRE RATING LABEL IS VISIBLE ON PLYWOOD IN ANY EXPOSED LOCATION.
17. PROVIDE 4'-0" HIGH CORNER GUARDS AT ALL EXPOSED GPY. BOARD CORNERS MOUNTED AT 4" MIN. TO TOP OF WALL.
18. ALL EXPOSED UNSTRUT AND TABS SHALL BE CUT AS TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH COLOR OF THE FINISHED WALLS. IF UNSURED, ALL DETAILS REQUIRING UNISTRUT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
19. ALL COND. TO BE EXPOSED IN WALLS WHERE POSSIBLE UNLESS ON MASONRY WALLS; IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUIT SHALL BE CAPTURED BY STRUCTURE FOR PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE MOUNTED.
20. ALL DIMENSIONS ARE FROM FACE OF GPY. BOARD TO FACE OF GPY. BOARD, U.N.O.
21. "MIN" FOR DIMENSIONED MINIMUM ACCEPTABLE DIMENSION. MOST "MIN." DIMENSIONS WILL BE GREATER. IF "MIN." DIMENSIONS SHALT SHORT OF MINIMUM, SHOWING DIMENSION TO NOTIFY ARCHITECT IMMEDIATELY.
22. G.C. SHALL PROVIDE NECESSARY MATERIAL, CUTTINGS, BLOCKS, AND ADHESIVE REQUIRED TO SATISFACTORILY COMPLETE HISHER WORK.
23. CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL TRACES.
24. PRIOR TO INSTALLATION, CONTRACTOR MUST CONFIRM 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.

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

COLOGIX COL8

DUNCAN PLAINS ROAD
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



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

1. ALL WALLS ARE TYPE A-F UNLESS NOTED OTHERWISE
2. PROVIDE NORMAL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND STATUTES.
3. PROVIDE CONJOINT JOINTS IN GYPSUM BOARD WALLS ABOVE ALL CONCRETE, ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30" IN LENGTH OR GREATER OR AS SPECIFIED BY ARCHITECT.
4. PROVIDE HORIZONTAL CONJOINT JOINTS AT 10'0" AFF TYP. G.C. TO PROVIDE DOUBLE STUDS BACK TO BACK ON JOINTS.
5. FIRE EXTINGUISHERS TO BE INSTALLED AT 45' A.F. MAX. TO EXTINGUISHER HANDLE UNLESS ARCHITECT SPECIFIES OTHERWISE.
6. G.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT ALL INTERIOR CORNERS, WINDOW AND DOOR FRAMES AND FRAMES MEET BEFORE PAINTING OCCURS.
7. CONTRACTOR TO MAKE PROVISIONS FOR 24"X24" ACCESS PANELS FOR ALL WALLS AND CEILING AREAS WHERE ACCESS TO PIPES AND VALVES OR PULL BOXES IS REQUIRED. ACCESS PANELS RATING TO BE DETERMINED BY THE ARCHITECT.
8. ALL PENETRATIONS IN ACOUSTIC PANELS SHALL BE SEALED.
9. ALL PARTITIONS TO BE LOCATED 8" FROM INSIDE FACE OF CORNERS, U.N.O.
10. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION AT EXTERIOR WALLS AND ENVELOPE TO CONFORM WITH CURRENT CODE.
11. PROVIDE ALL NECESSARY FIRE RETARDANT WOOD AND FIRE RESISTANT ENVELOPE TO CONFORM WITH CURRENT CODE.
12. INSTALL ALL DOOR AND WINDOW FRAMES, MEP WORK, MILLWORK, ACCESSORIES, MISCELLANEOUS AND FINISHES IN ACCORDANCE WITH U.N.O.
13. COORDINATE ELECTRICAL, PHONE, AND DATA CABLE ROUTING IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
14. 3/4" THICK FIRE TREATED PLYWOOD SHEET (STARTING AT 4'0" X 8'0" AFF TYP. FALL BY LENGTH TO FACE OF WALL) TO BE USED FOR ALL CONDUIT "PULL" BOX LOCATIONS, REF. ELEC. DRAWINGS AND ALL ELECTRICAL PULL BOXES TO BE USED FOR ALL ELECTRICAL, COLOR TYP. BY ARCHITECT. ENSURE FIRE RATED LABELS IS VISIBLE ON PLYWOOD IN ALL LOCATIONS.
15. PROVIDE 4" HIGH CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED AT 4" MAX TO TOP OF REAR WALL.
16. ALL EXPOSED UNISTRUT AND TABS SHALL BE CUT AT 45° TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH THE WALL. THE UNISTRUT SHALL BE PAINTED TO MATCH ALL DETAILS REQUIRING UNISTRUT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
17. ALL CONDUIT SHALL BE PROTECTED WHERE THERE IS POSSIBLE EXPOSURE ON MASONRY WALLS, IF CONDUIT MUST BE EXPOSED ALL EXPOSED RIGID CONDUITS SHALL BE PROTECTED WITH 1/2" THICK GYPSUM BOARD PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE MOUNTED.
18. ALL DIMENSIONS ARE FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD, UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS SHALL BE MINIMUM ACCEPTABLE DIMENSION, MOST "MIN" DIMENSIONS SHALL BE GREATER, IF "MIN" DIMENSION FALLS SHORT OF MINIMUM, CONTRACTOR SHALL BE REQUIRED TO NOTIFY ARCHITECT IMMEDIATELY.
20. G.C. SHALL PROVIDE NECESSARY MATERIAL, LABOR AND FINISHES TO COMPLETE WORK REQUIRED TO SATISFACTORILY COMPLETE HISHER WORK.
21. CONTRACTOR SHALL FILL PLASTER AND SCAR PATCH FOR ALL TRADES.
22. PRIOR TO INSTALLATION, CONTRACTOR MUST ACCORDING HEIGHTS OF ALL DEVICES AND HARDWARE.
23. ALL NOTES MARKED AS "TYP." APPLY TO SIMILAR UNLESS SPECIFICALLY NOTED OTHERWISE.
24. SPECIFICALLY NOTED OR NOT.
25. DO NOT SCALE THESE DRAWINGS, DIMENSIONS.
26. ALL NOTES APPLY U.N.O.

CORGAN
www.corgan.com
T: 214.748.2000

DAN DRENNAN

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

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

Date of issue:
07.02.2025

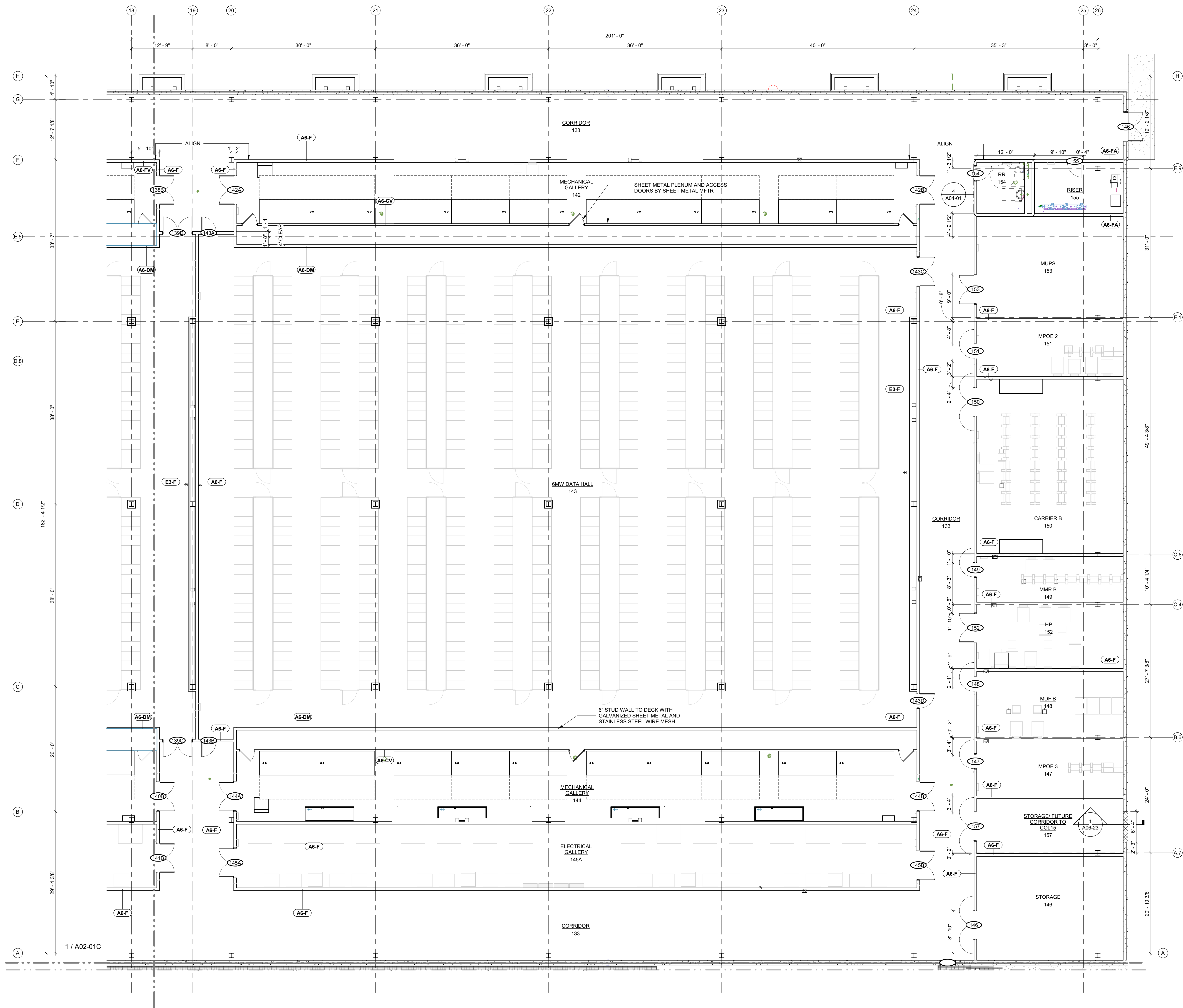
COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

FLOOR PLAN -
LEVEL ONE -
SEGMENT C

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01C



GENERAL PLAN NOTES

1. ALL WALLS ARE TYPE A-B-F UNLESS NOTED OTHERWISE.
2. ALL WALLS SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.
3. PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOVE AND BELOW ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS SPECIFIED 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.
4. FIRE EXTINGUISHERS TO BE MOUNTED AT 4'-6" A.F.F. MAX. TO EXTINGUISH FIRE HANDLE UNO ARCHITECT TO PROVIDE LOCATION.
5. G.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT ALL DOOR AND WINDOW THRESHOLDS, PARTITIONS, AND FRAMES MEET BEFORE PAINTING OCCURS.
6. CONTRACTOR TO MAKE PROVISIONS FOR 24"x24" SQUARE WALL WALL RIGIDITY. PROVIDE WALLS WHERE ACCESS TO PIPES AND VALVES OR PAINT BOXES IS REQUIRED. ACCESS PANELS RATING TO BE AS REQUIRED BY WALL RIGIDITY.
7. ALL PENETRATIONS IN ACOUSTIC PARTITIONS SHALL BE SEALED.
8. ALL SYSTEMS TO BE LOCATED 6" FROM INSIDE FACE OF WALLS, UNLESS NOTED.
9. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION AT ALL SYSTEMS TO BE LOCATED 6" FROM INSIDE CURRENT COAT.
10. PROVIDE ALL NECESSARY FIRE RETARDANT WOOD BRANCHES AND EXPOSED JOINTS TO BE REQUIRED TO INSTALL ALL DOOR AND WINDOW FRAMES, MEP WORK, MILLWORK, ACCESSORIES, MISCELLANEOUS ETC.
11. COORDINATE ELECTRICAL, PHONE, AND DATA ROUGH-IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
12. 3/4" THICK FIRE TREATED PLYWOOD SHEET (FULLING @ 6" A.F.F. X 9'-0" A.F.F. TALL BY LENGTH) TO BE SHOWN ON SHEET. PROVIDE CONDUIT (PULL BOX) LOCATIONS, REFER ELEC. DRAWINGS AND SPECIFICATIONS. PLYWOOD TO BE PAINTED IN ALL EXPOSED AREAS. PROVIDE 1/2" MIN. THICK FIRE RATING LABEL IS VISIBLE ON PAINTED WALL.
13. PROVIDE 4'-0" HIGH CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED AT 4'-0" TO 6'-0" ON WALLS.
14. ALL EXPOSED UNISTRUT AND TABS SHALL BE CUT AS TO AVOID EXCESS LENGTHS AND PAINTED TO MATCH THE FINISH OF THE WALLS AND CEILING. ALL DETAILS REQUIRING UNISTRUT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW.
15. ALL CONDUIT TO BE LOCATED 6" FROM WALLS WHERE POSSIBLE UNLESS ON MASONRY WALLS. IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUIT SHALL BE FASTENED TO WALLS. PROVIDE PROTECTION SHALL BE PAINTED TO MATCH THE WALL OR STRUCTURE TO WHICH THEY ARE MOUNTED.
16. ALL DIMENSIONS ARE FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD, UNLESS NOTED.
17. MINIMUM DIMENSIONS TO BE MET MINIMUM ACCEPTABLE DIMENSION, MOST "MIN" DIMENSIONS WILL BE GREATER, IF "MIN" DIMENSIONS FALL SHORT OF MINIMUM, SHOW "MIN" DIMENSIONS TO NOTIFY ARCHITECT IMMEDIATELY.
18. G.C. SHALL PROVIDE NECESSARY MATERIALS, FITTINGS, IS SHORTAGE TO BE REQUIRED TO SATISFACTORILY COMPLETE HIS/HER WORK.
19. CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL TRADES.
20. PRIOR TO INSTALLATION, CONTRACTOR MUST PROVIDE THE HEIGHTS OF ALL DEVICES AND HARDWARE.
21. ALL NOTES MARKED AS "TYP." APPLY TO SIMILAR DETAILS THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
22. DO NOT SCALE THESE DRAWINGS, DIMENSIONS
23. ALL NOTES APPLY UNO.

CORGAN ■

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES	
1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT

△	REVISIONS
---	-----------

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

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

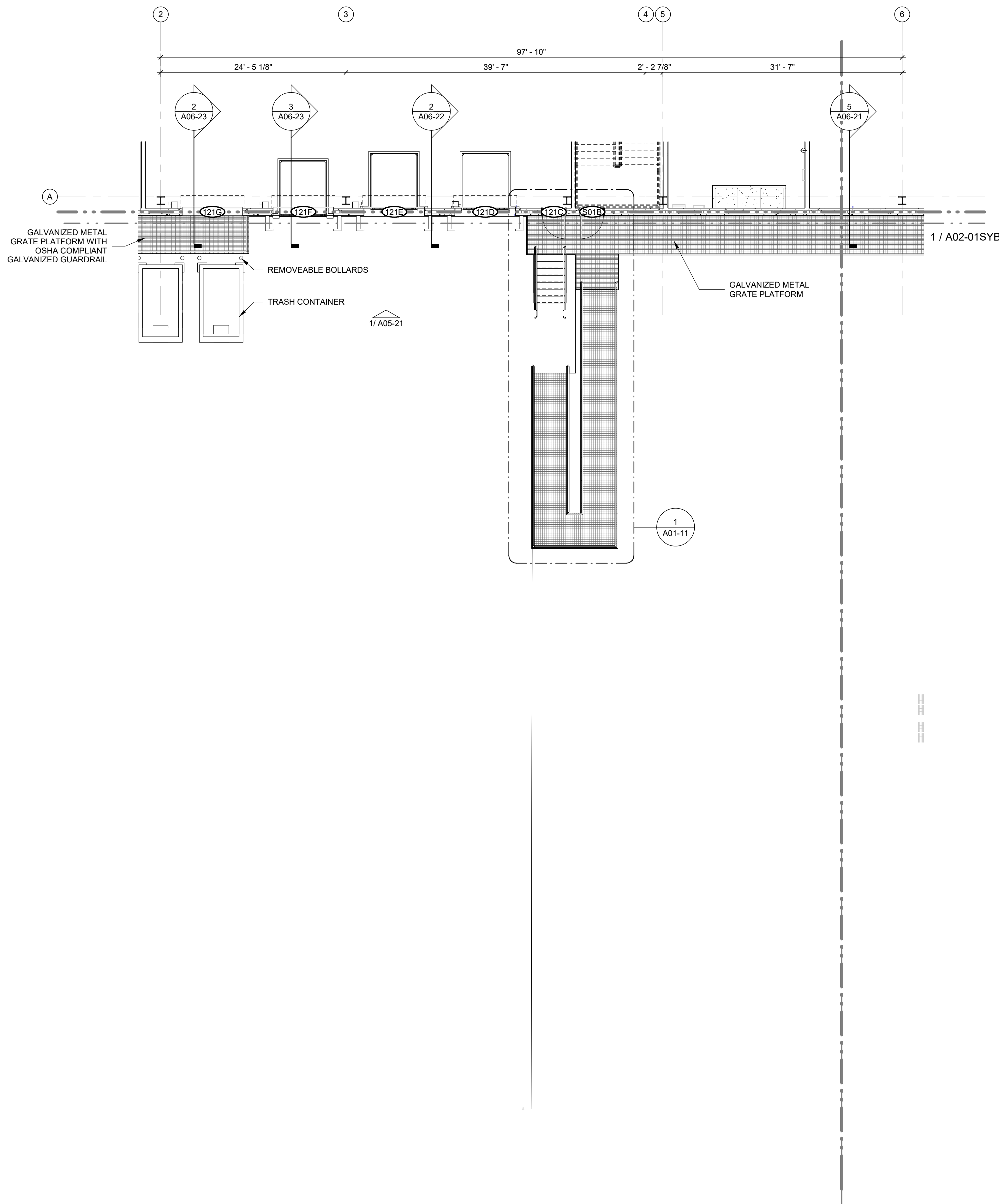
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT D

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01D



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 FACE OF INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS SPECIFIED BY INTERFERING TRADES. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. TYP. G.C. TO PROVIDE DOUBLE STUDS BACK TO BACK ON EACH SIDE OF JOINT.
4. FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO TYP. EXTINGUISHER WITH AN 18" C.C. TO PROVIDE CONTINUOUS SILICONE CAULK AT JOINTS. COVERS BEFORE INSTALLATION.
5. PROVIDE 1/2" MIN. THICK GLASS IN DOOR AND FRAME MEET BEFORE PAINTING OCCURS. CONTRACTOR TO MAKE PROVISIONS FOR 24"x24" GLASS IN DOOR FRAME RAIL AND STILE.
6. WHERE ACCESS TO PIPES AND VALVES OR PUMP BOXES IS REQUIRED, ACCESS PANELS RATING TO MATCH WALL RATING TO BE PROVIDED.
7. ALL PENETRATIONS IN ACOUSTIC PARTITIONS SHALL BE SEALED.
8. ALL PENETRATIONS TO BE LOCATED 6" FROM INSIDE FACE OF CORNERS, U.O.
9. PROVIDE CONTINUOUS AIR BARRIER AND INSULATION AT EXTERIOR DOORS, WINDOWS, AND TO EXISTING CURRENT CODE.
10. PROVIDE ALL NECESSARY FIRE RETARDANT WOOD FLOORING, TRIM, SILLING, AND JOINTS REQUIRED 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'-6" X 9'-6" A.F.F. TALL BY LENGTH TYP.) WALL BOX LOCATIONS, REF. ELEC. DRAWINGS AND SPECIFICATIONS. ALL EXPOSED EDGES TO BE PAINTED TO MATCH EXISTING. COLOR AND TYPE OF ARCHITECT FINISH RATING CLASS 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" FROM FACE OF WALL.
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 SHALL BE PROTECTED WHEREVER POSSIBLE UNLESS ON MASONRY WALLS. IF CONDUIT MUST BE EXPOSED, ALL EXPOSED RIGID CONDUITS SHALL BE PROTECTED WITH 1/2" MIN. THICK 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.O.
17. MINIMUM DIMENSIONS TO BE NOTED MINIMUM ACCEPTABLE DIMENSION, MOST "MIN" DIMENSIONS WILL BE GREATER, IF "MIN" DIMENSION FALLS SHORT OF MINIMUM, PROVIDE TO MEET MINIMUM. NOTIFY 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 DIMENSIONS THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
22. DO NOT SCALE THESE DRAWINGS, DIMENSIONS
23. ALL NOTES APPLY U.O.

ISSUES

[illegible]

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

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

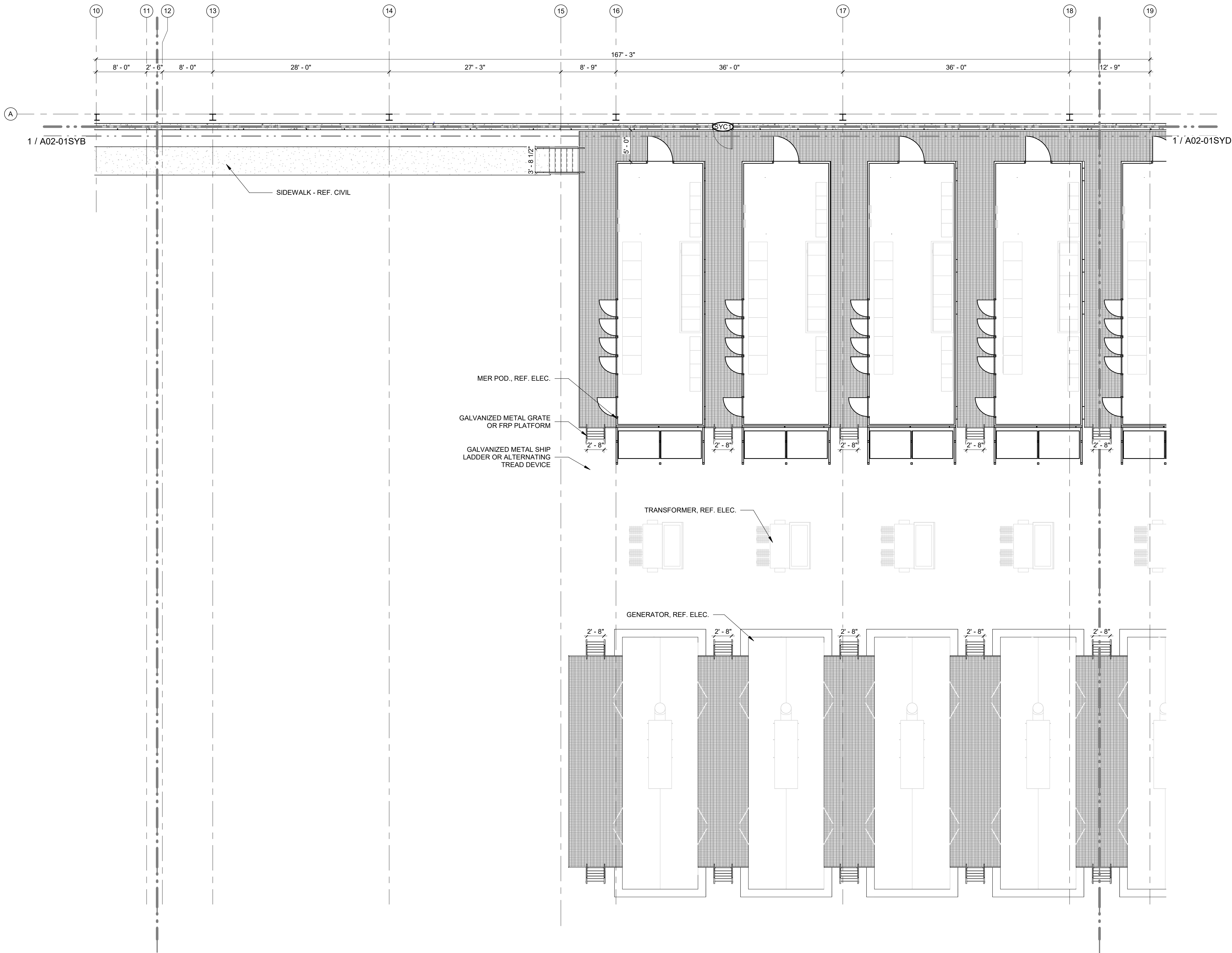
A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT SYA

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01SYA

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.
- PROVIDE 4'-0" HIGH CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED AT 4" A.F.F. TO BOTTOM RE. SPECS.
- ALL EXPOSED UNISTRUT AND TABS SHALL BE CUT AS TO AVOID EXCESS LENGHTS 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.
- 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.
- ALL DIMENSIONS ARE FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD. U.N.O.
- "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.
- G.C. SHALL PROVIDE NECESSARY MATERIAL, FITTINGS, BLOCKING, ETC. AS REQUIRED TO SATISFACTORILY COMPLETE HIS/HER WORK.
- CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL TRADES.
- PRIOR TO INSTALLATION, CONTRACTOR MUST COORDINATE HEIGHTS OF ALL DEVICES AND HARDWARE.
- ALL NOTES MARKED AS "TYP" APPLY TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
- DO NOT SCALE THESE DRAWINGS, DIMENSIONS GOVERN.
- ALL NOTES APPLY U.N.O.

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

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

REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

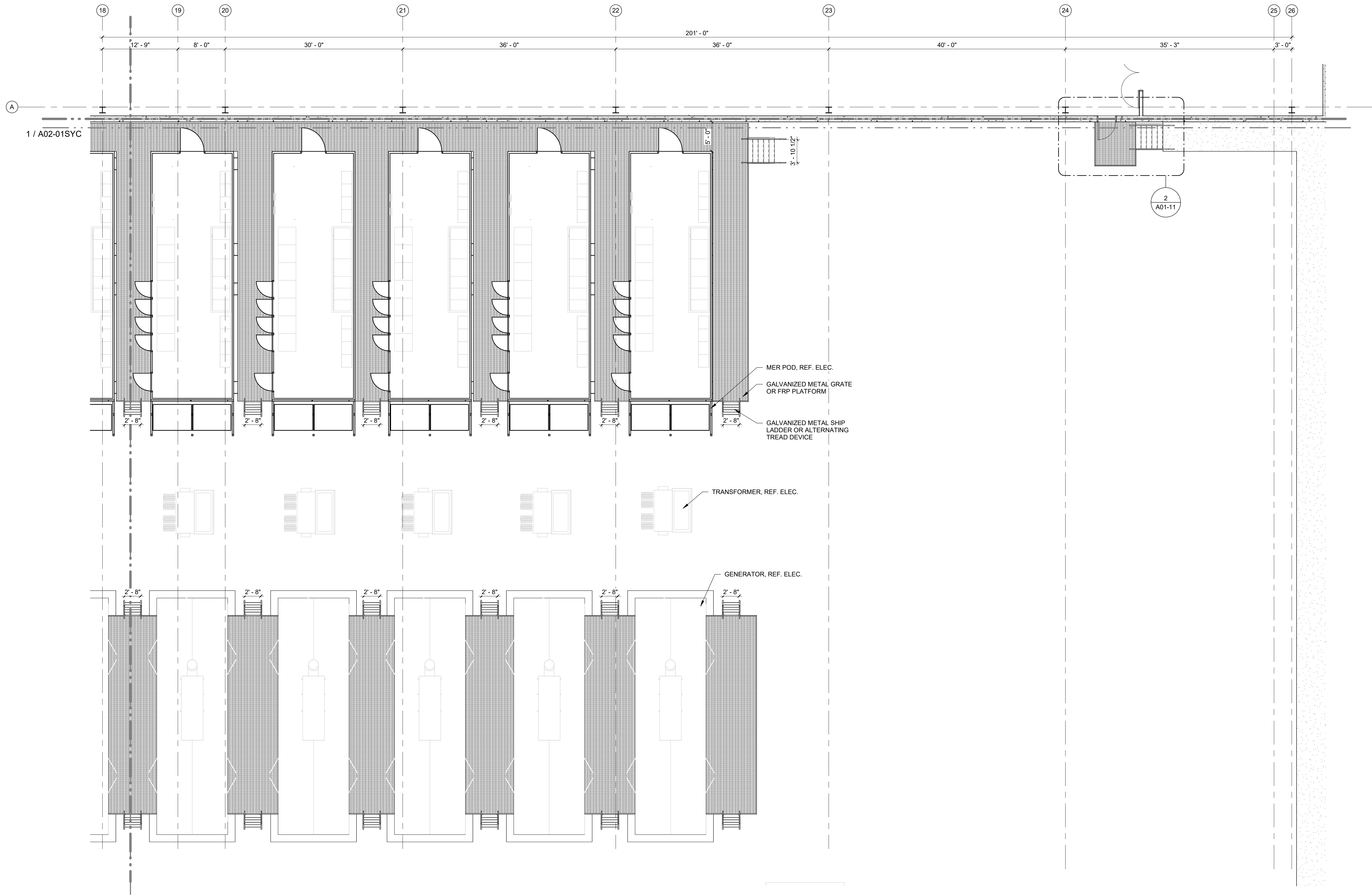
A	B	C	D
SYA	SYB	SYC	SYD

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

- 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.
- PROVIDE 4'-0" HIGH CORNER GUARDS AT ALL EXPOSED GYP. BOARD CORNERS MOUNTED AT 4" A.F.F. TO BOTTOM RE. SPECS.
- ALL EXPOSED UNISTRUT AND TABS SHALL BE CUT AS TO AVOID EXCESS LEIGHTHS 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.
- 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.
- ALL DIMENSIONS ARE FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD, U.N.O.
- "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.
- G.C. SHALL PROVIDE NECESSARY MATERIAL, FITTINGS, BLOCKING, ETC. AS REQUIRED TO SATISFACTORILY COMPLETE HIS/HER WORK.
- CONTRACTOR SHALL PLASTER AND SCAR PATCH FOR ALL TRADES.
- PRIOR TO INSTALLATION, CONTRACTOR MUST COORDINATE HEIGHTS OF ALL DEVICES AND HARDWARE.
- ALL NOTES MARKED AS "TYP" APPLY TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT.
- DO NOT SCALE THESE DRAWINGS, DIMENSIONS GOVERN.
- ALL NOTES APPLY U.N.O.

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

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

REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

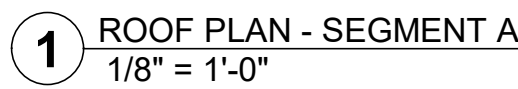
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
LEVEL ONE -
SEGMENT SYD

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-01SYD

[illegible]

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"
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"



CORGAN
www.corgan.com
T: 214.748.2000

[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

COLOGIX COL8

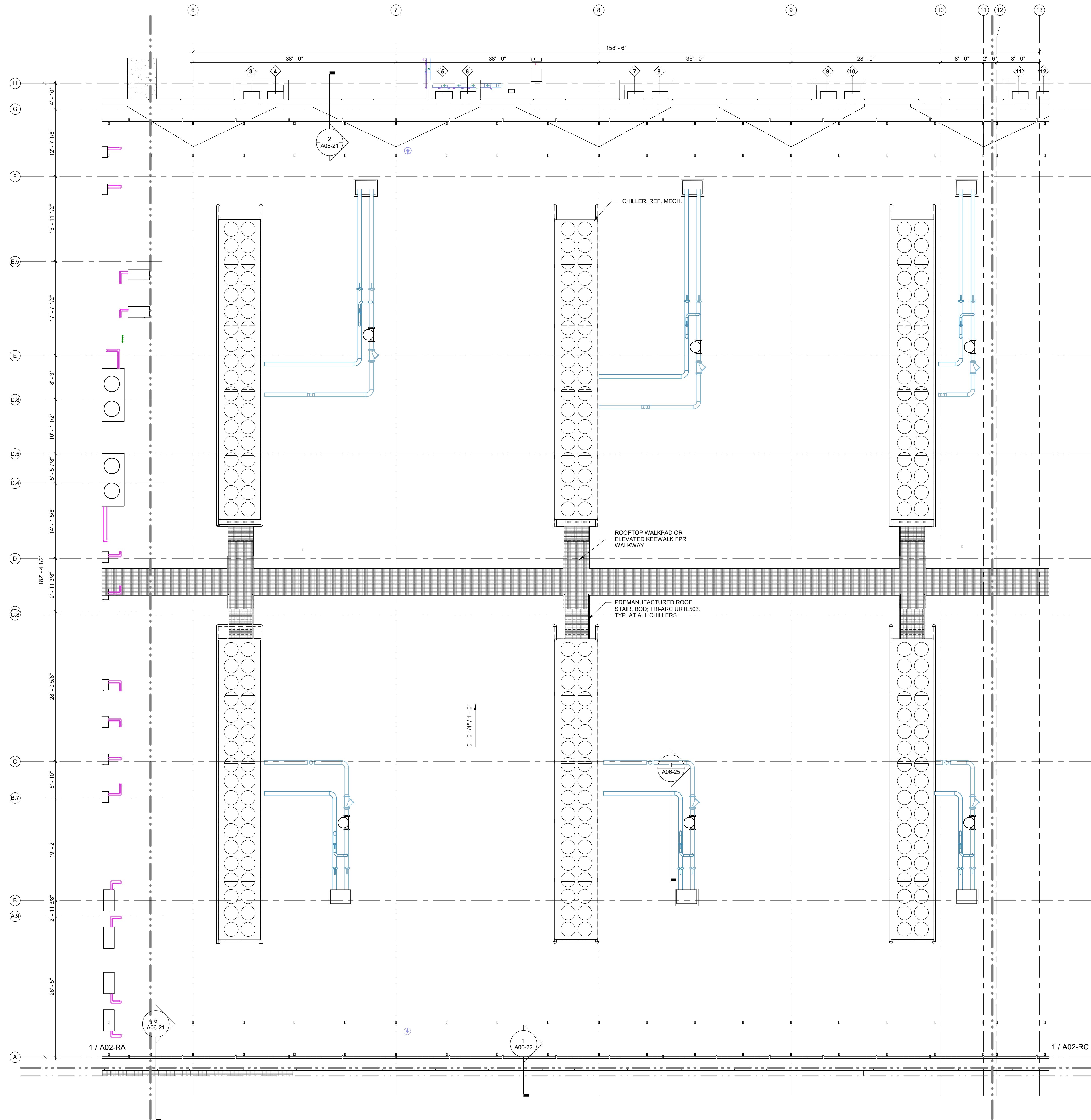
DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN			
A	B	C	D
SYA	SYB	SYC	SYD

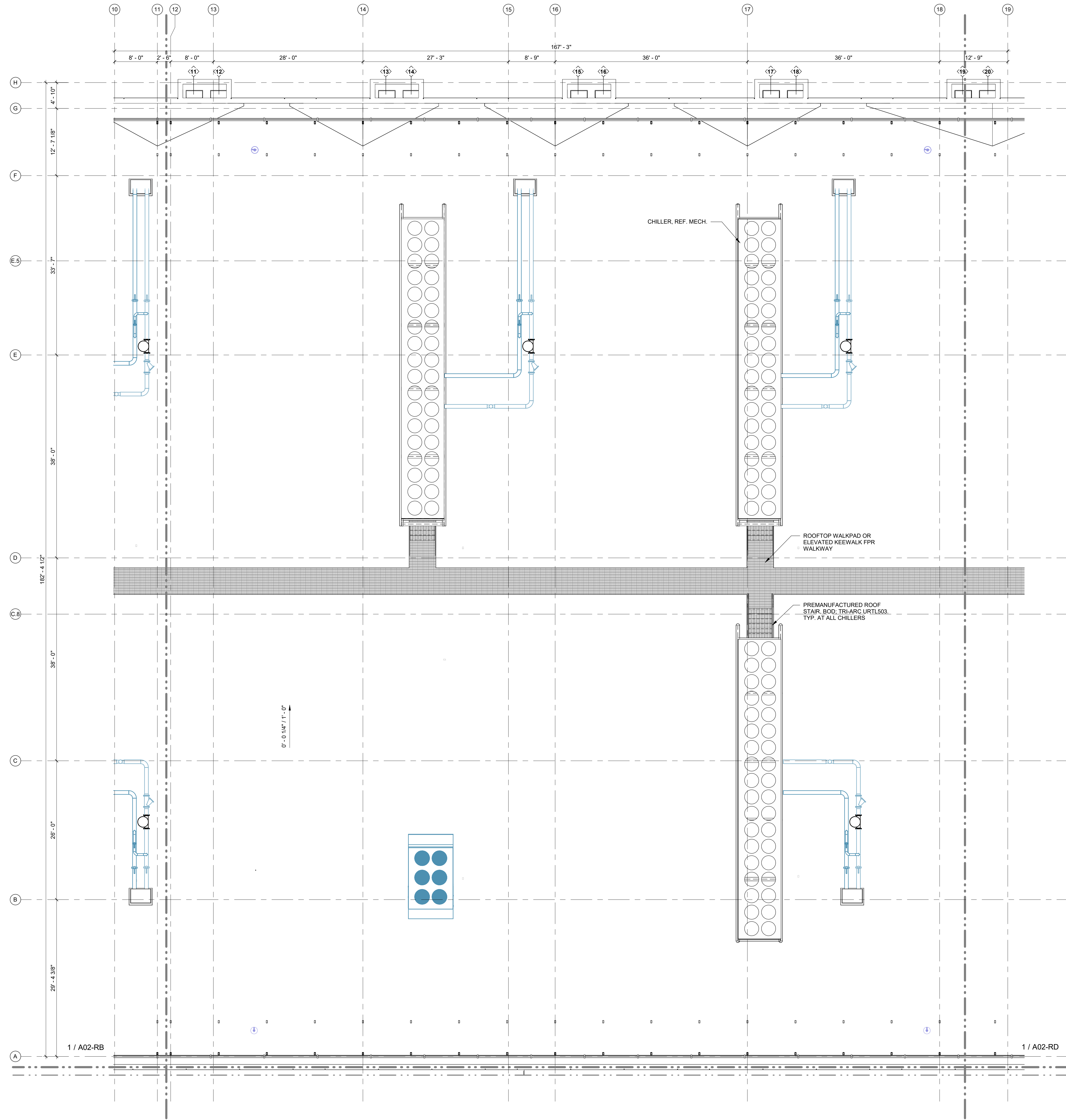
FLOOR PLAN -
ROOF - SEGMENT
B

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-RB



1 ROOF PLAN - SEGMENT B
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"

CORGAN 

CORGAN
www.corgan.com
T: 214.748.2000

[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

COLIGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

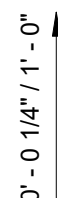
KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

FLOOR PLAN -
ROOF - SEGMENT
C

JOB 25077.0000
DATE 07.02.2025
SHEET

A02-RC



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

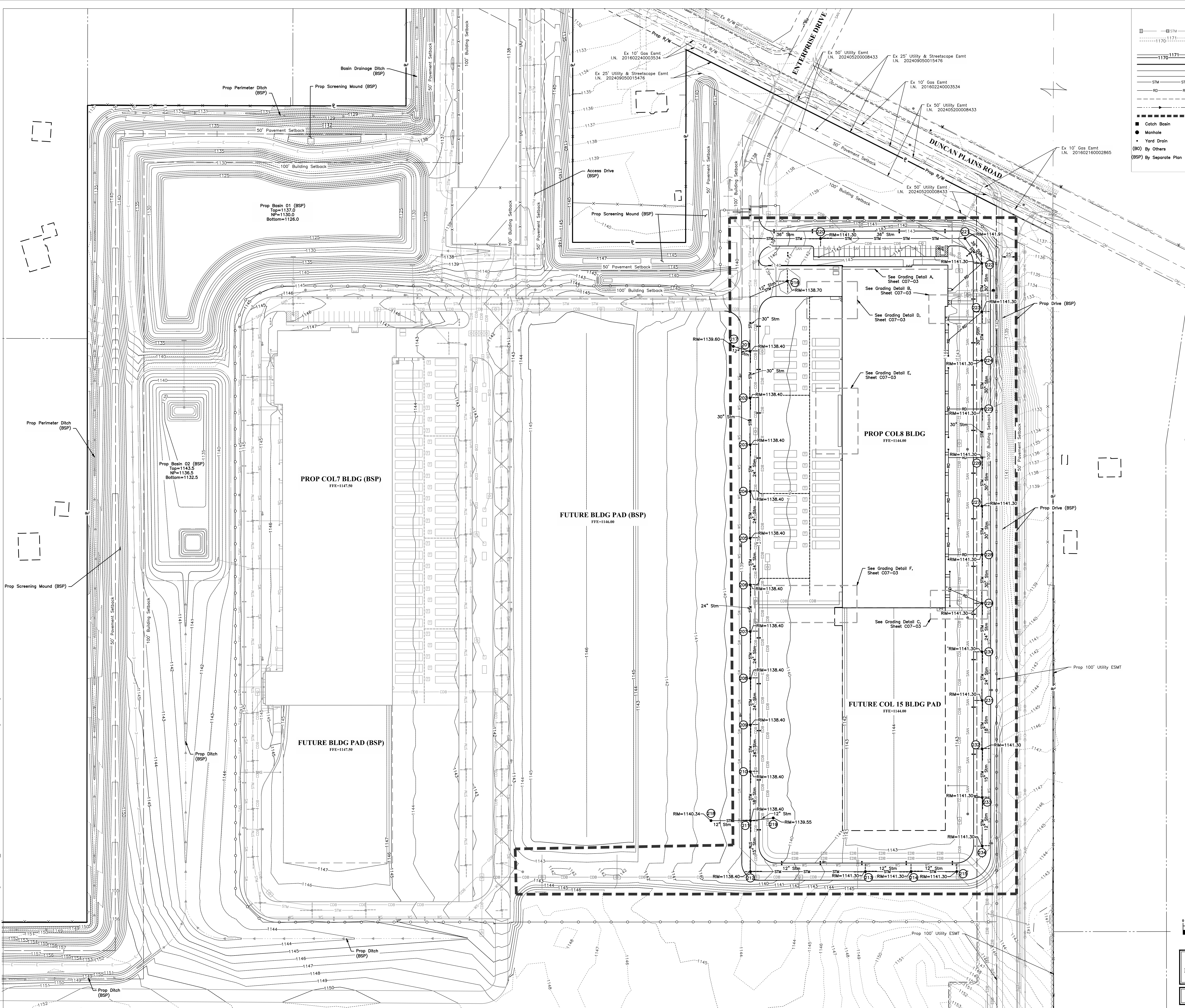
COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

FLOOR PLAN -
ROOF - SEGMENT
D

JOB 25077.0000
DATE 07.02.2025
SHEET
A02-RD

9/30/2025 4:26:58 PM J:\20250116\p04\Sheets_C08 Site Construction\20250116-C08-Grading Plan.dwg



LEGEND

EXISTING	
	Storm Sewer
	Contours
	Contours
	Curb
	Sidewalk/Curb Ramp
	Storm Sewer
	Roof Drain
	Underdrain
	Swale
	Limits of Disturbance
	Catch Basin
	Manhole
	Yard Drain
	Site Light Pole
	(BSP) By Separate Plan

PROPOSED	
	Contours
	Curb
	Storm Sewer
	Roof Drain
	Underdrain
	Swale
	Limits of Disturbance
	Cleanout
	Curb & Gutter Inlet
	Site Light Pole
	(BSP) By Separate Plan

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES	
1	

REVISIONS	
1	

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

Date of issue:
09.30.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

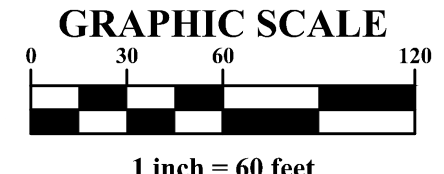
KEYPLAN

OVERALL
GRADING PLAN

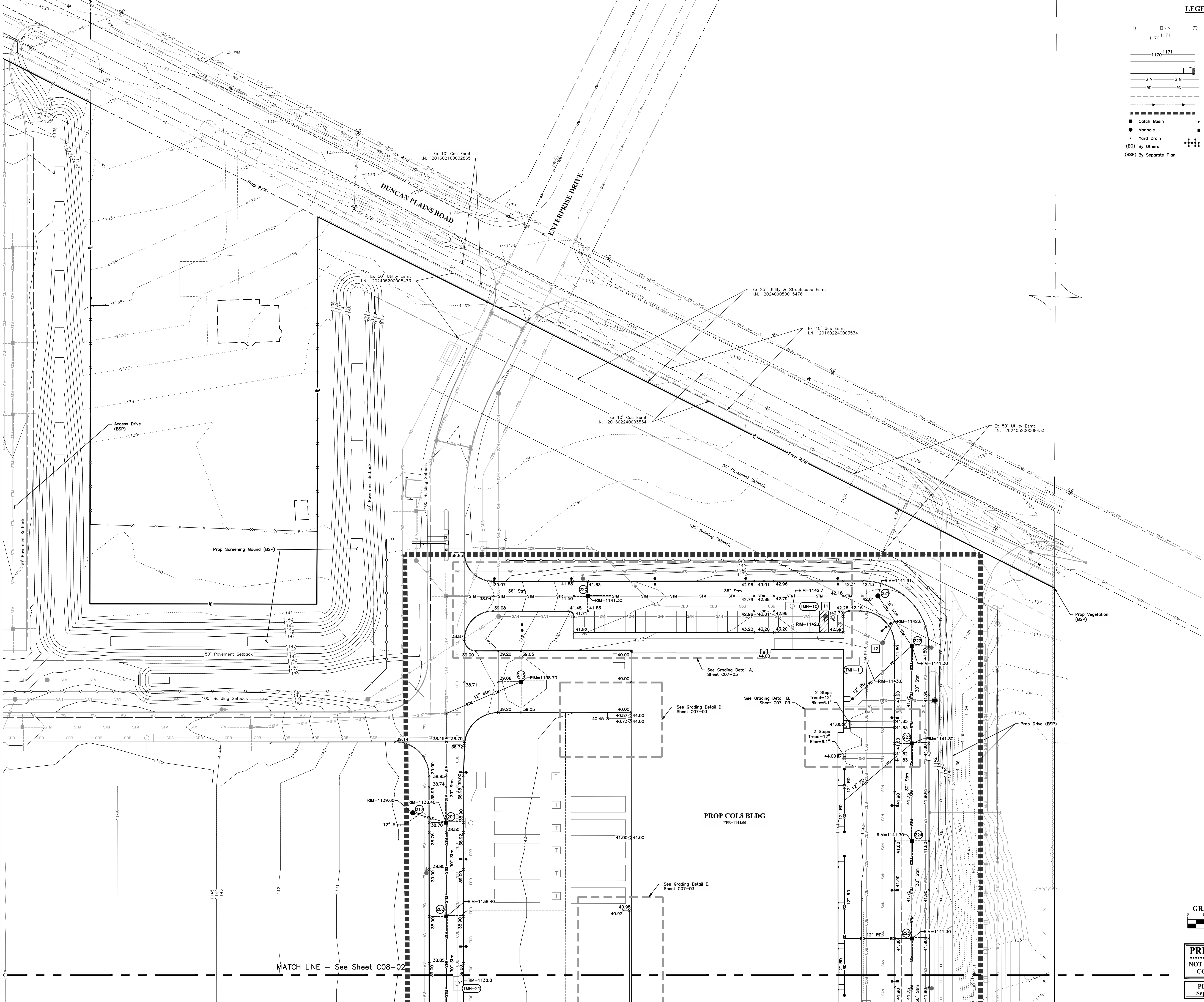
PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
September 30, 2025

JOB 25077.0000
DATE 09.30.2025
SHEET C08-00



J:\20250116\Drawings\04\Sheets_C08\Site Construction\20250116-C08-Grading Plan Blowups.dwg 9/30/2025 4:27:10 PM



LEGEND

- EXISTING**
- STM
 - Storm Sewer
 - Contours
 - 1170 1171
 - STM
 - STM
 - RD
 - RD
 - Swale
 - Catch Basin
 - Manhole
 - Yard Drain
 - (B0) By Others
 - (BSP) By Separate Plan
- PROPOSED**
- Contours
 - Curb
 - Sidewalk/Curb Ramp
 - Storm Sewer
 - Roof Drain
 - Underdrain
 - Swale
 - Limits of Disturbance
 - Cleanout
 - Curb & Gutter Inlet
 - Site Light Pole
 - (See MEP Plan)

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1	
---	--

REVISIONS

--	--

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

Date of issue:
09.30.2025

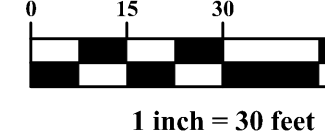
COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

GRADING PLAN A

GRAPHIC SCALE

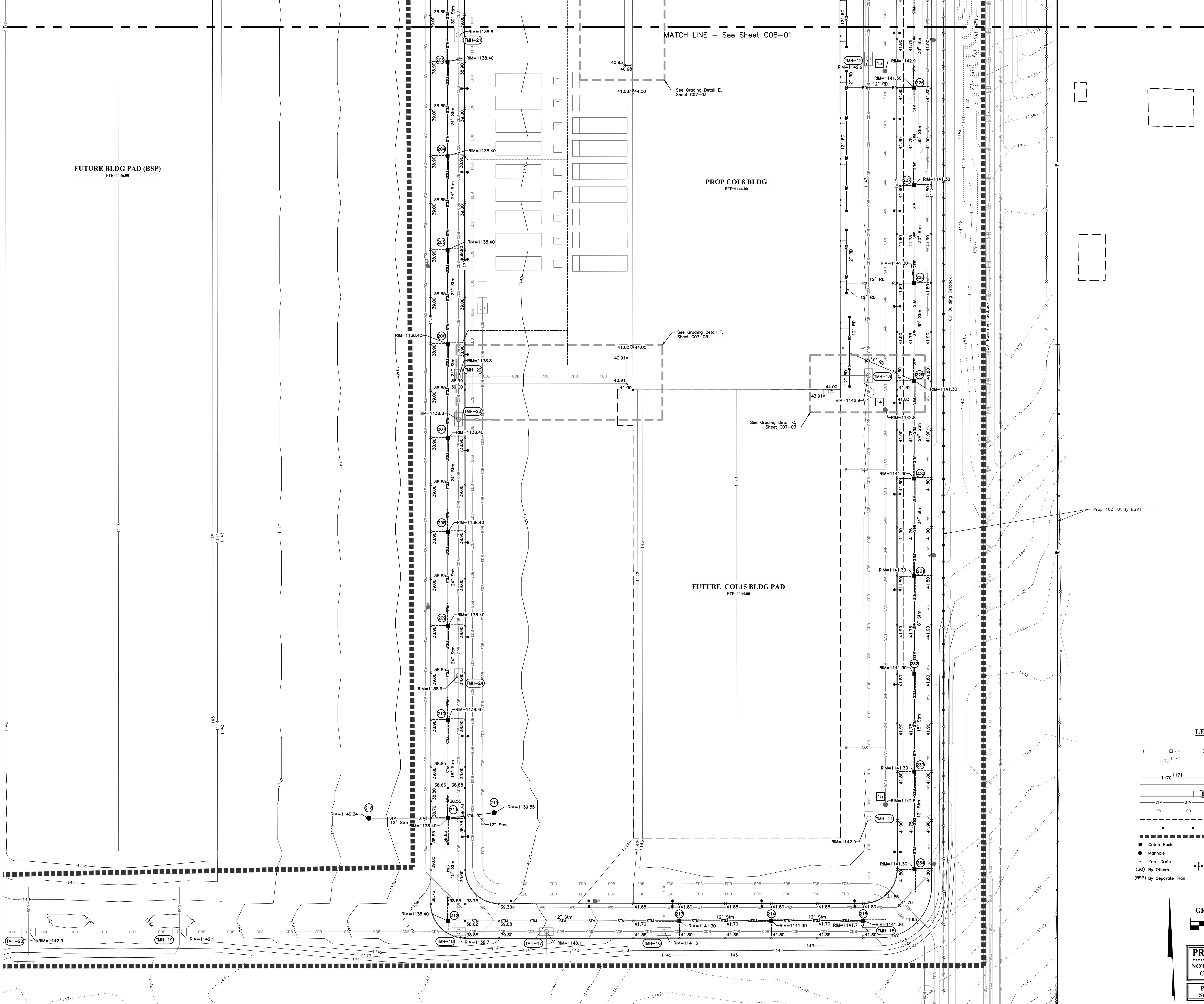


PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
September 30, 2025

JOB 25077.0000
DATE 09.30.2025
SHEET

C08-01



ISSUES	
1	

REVISIONS	

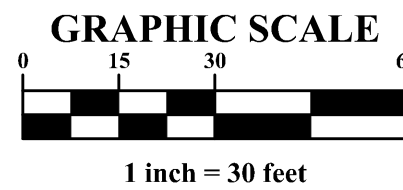
This Document was produced by or under the authority of Registered Engineer:

Date of issue:
09.30.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

LEGEND	
EXISTING	
	Storm Sewer
	Contours
PROPOSED	
	Contours
	Curb
	Sidewalk/Curb Ramp
	Storm Sewer
	Roof Drain
	Underdrain
	Swale
	Limits of Disturbance
	Catch Basin
	Manhole
	Yard Drain
	(BO) By Others
	Cleanout
	Curb & Gutter Inlet
	Site Light Pole
	(See MEP Plan)
(BSP) By Separate Plan	



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

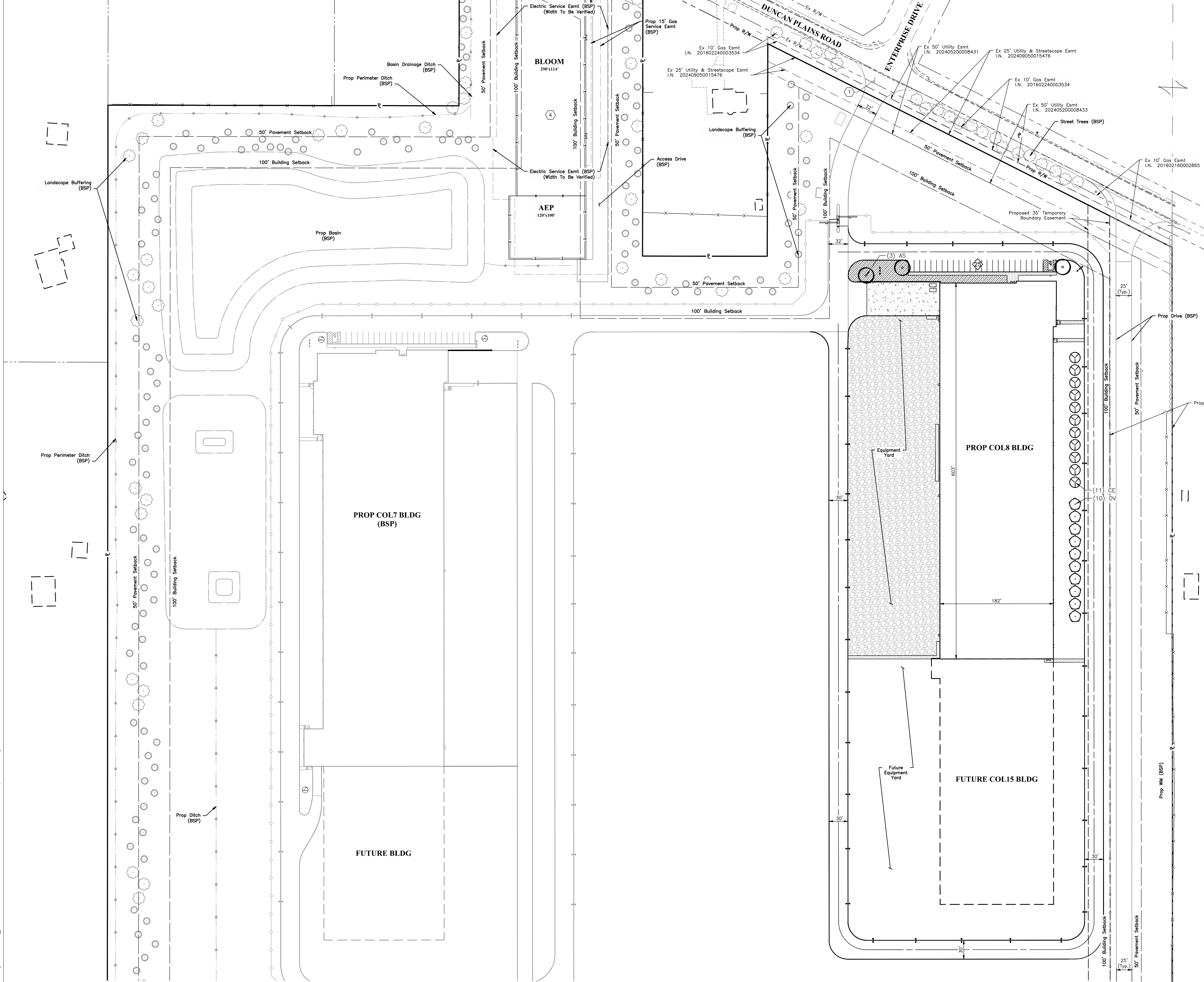
PLAN SET DATE
September 30, 2025

KEYPLAN

GRADING PLAN B

JOB 25077.0000
DATE 09.30.2025
SHEET

C08-02



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 existing

583 LF of Frontage east portion of site
= 20 trees required
20 trees existing

(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 = 98,209 S.F. x .05 = 4,910 S.F. landscape area required
4,935 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.

Existing Ground Coverage (COL7) = 284,989 S.F.
Prop. Building = 109,746 S.F.
Prop. VUA = 98,209 S.F.
Prop. Walk = 3,846 S.F.
211,801 S.F. Proposed Ground Coverage
496,790 / 10,000 x 3 = 150 Trees required
256 trees provided

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1 09.25.2025 ISSUE FOR PERMIT

REVISIONS

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

Date of issue:
09.25.2025

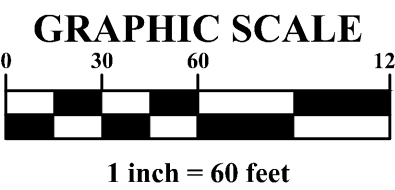
COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

OVERALL
LANDSCAPE PLAN

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
SITE TREES						
	CE	11	Cercis canadensis	Eastern Redbud Multi-trunk	5'-6' HT.	B&B
	OV	10	Ostrya virginiana	American Hophornbeam	2" Cal.	B&B
PARKING LOT TREES						
	AS	3	Acer saccharum	Sugar Maple	2.5" Cal.	B&B



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
September 25, 2025

JOB 25077.0000
DATE 09.25.2025
SHEET

L01-00

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;

154.481 ACRES

- 2 -

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

154.481 ACRES

- 3 -

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;

154.481 ACRES
- 4 -

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;

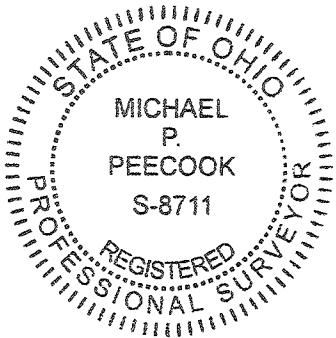
Thence North 02° 56' 47" East, with a westerly line of said 52.923 acre tract, the easterly line of said 2.095 acre tract, a distance of 349.64 feet to the TRUE POINT OF BEGINNING, containing 154.481 acres, more or less, 52.000 acres of which lies within Auditor's Parcel Number 053-174138-00.000, 4.710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

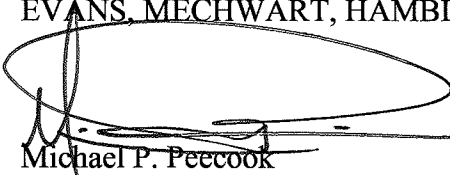
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

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.



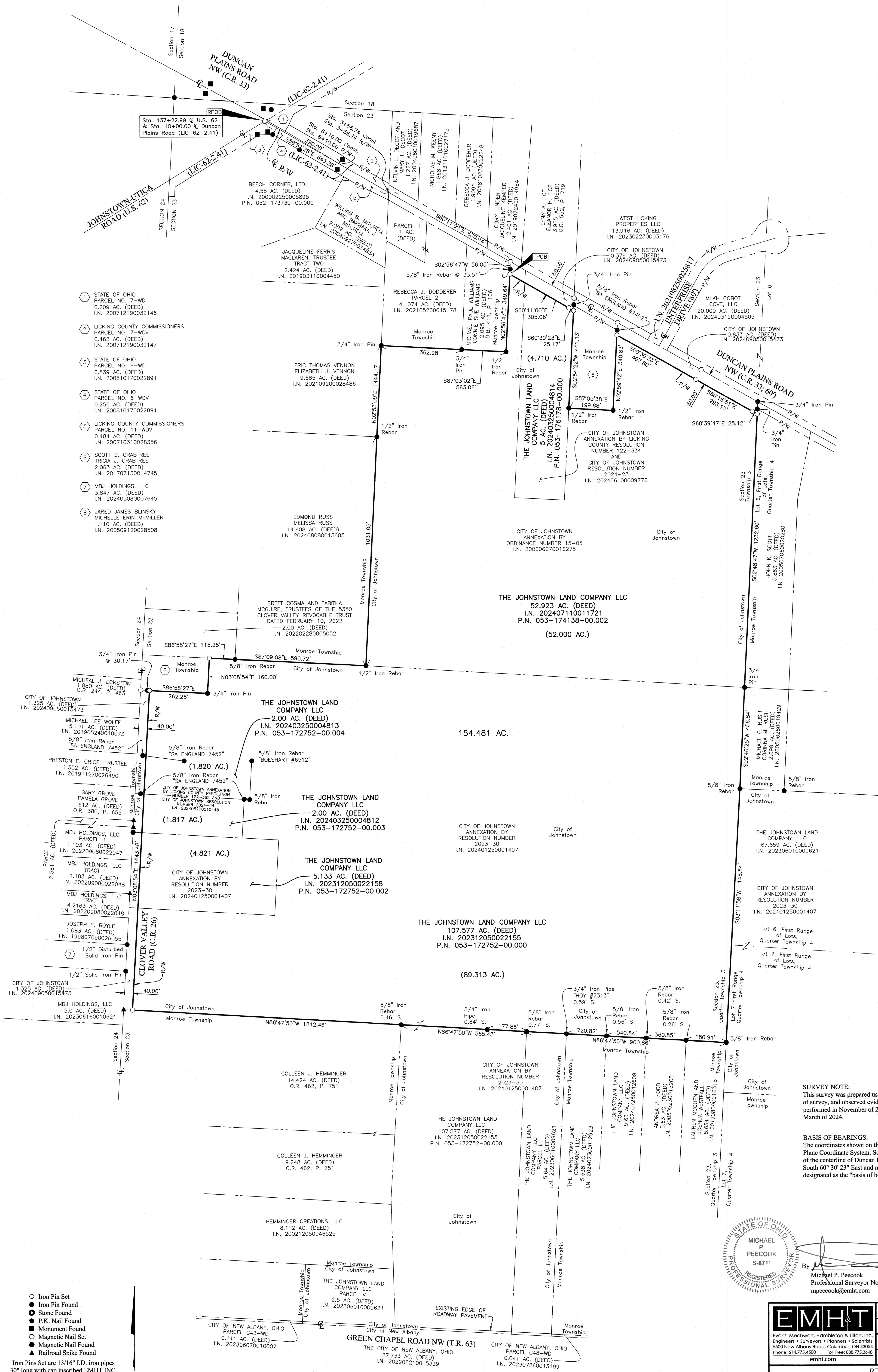
EVANS, MECHWART, HAMBLETON & TILTON, INC.


Michael P. Peecook
Professional Surveyor No. 8711

09/12/2024
Date

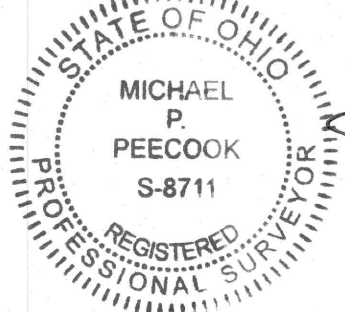
SURVEY OF ACREAGE PARCEL

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



SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in November of 2022, January and August of 2023 and March of 2024.

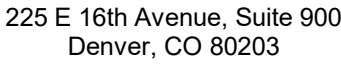
BASIS OF BEARINGS:
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the centerline of Duncan Plains Road NW, having a bearing of South 60° 30' 23\"/>



By Michael P. Peacock Date 09/12/2024
Professional Surveyor No. 8711
mpeacock@emht.com

Date: September 12, 2024	
Scale: 1" = 200'	
Job No: 2024-0154	
Sheet: 1 of 1	

REVISIONS	
MARK	DATE DESCRIPTION



CORGAN

CORGAN
www.corgan.com
214.748.2000



7/2/2025 5:57:31 PM

PROJECT DATA AND CODE INFORMATION

PROJECT DATA							
PROJECT NAME:	COLOGIX COLS						
PROJECT ADDRESS:	DUNCAN PLAINS ROAD JOHNSTOWN, OH 43031						
OWNER:	COLOGIX						
APPLICABLE CODES							
BUILDING CODE:	2024 OHIO BUILDING CODE						
ACCESSIBILITY CODE:	2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES						
ELECTRICAL CODE:	2023 NATIONAL ELECTRICAL CODE						
ENERGY CODE:	2021 INTERNATIONAL CONSERVATION CODE; ASHRAE 90.1						
FIRE CODE:	2017 OHIO FIRE CODE; NFPA 13; NFPA 72						
MECHANICAL CODE:	2024 OHIO MECHANICAL CODE						
PLUMBING CODE:	2024 OHIO PLUMBING CODE						
REGIONAL OR MUNICIPAL CODE:	2024 OHIO BUILDING CODE						
LIFE SAFETY INFORMATION			REFERENCE				
USE OR OCCUPANCY CLASSIFICATION			-				
OCCUPANCY: S-2 LOW HAZARD STORAGE WITH ACCESSORY B							
TYPE OF CONSTRUCTION							
CONSTRUCTION TYPE: IIB							
FIRE PROTECTION REQUIREMENTS							
BEARING WALLS: INT./EXT.	0		2024 OBC TABLE 601				
NONBEARING WALLS: INT./EXT.	EQUIPMENT YARD - 2HR @ UPS PODS		2024 OBC TABLE 601				
ROOF / CEILING:	0		2024 OBC TABLE 601				
FLOOR/ CEILING:	0		2024 OBC TABLE 601				
STRUCTURAL FRAME / COLUMNS:			2024 OBC TABLE 601				
RATED SEPARATIONS:	0		2024 OBC TABLE 601				
DESIGN LIMITATIONS							
HEIGHT:	65' - 0"	0' - 0"	CITY OF JOHNSTOWN ORDINANCE 19-003, SECTION 6.4A				
AREA:	UNLIMITED	0 SF	2024 OBC §507.5				
MEANS OF EGRESS							
MAX. ALLOWED		MAX. PROVIDED					
TRAVEL DISTANCE TO EXIT:	300'-0" (B) / 400'-0" (S-2)	112' 2" (B) / 384'10" (S-2)	2024 OBC TABLE 1017.2				
TOTAL OCCUPANT LOAD:		BUSINESS: 220 STORAGE: 157 TOTAL: 377					
EGRESS WIDTH PER OCCUPANT							
MIN. ALLOWED		PROVIDED					
STAIRS (1.3" PER OCC)	0' - 0"	0' - 0"					
DOORS (2" PER OCC)	0' - 0"	0' - 0"					
PLUMBING FIXTURE REQUIREMENTS							
FIXTURE	REQUIREMENT	FEMALE		MALE		SINGLE USER	
		# REQUIRED	# PROVIDED	# REQUIRED	# PROVIDED	# REQUIRED	# PROVIDED
WATER CLOSETS	§.1 PER 25 FOR THE FIRST 50, AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50 §2.1 PER 100	5	5	3	3	#	3
URINALS	§.1 UP TO 50% §2.1 UP TO 50%			2	2	#	0
LAVATORIES	§.1 PER 40 FOR THE FIRST 80, AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80 §2.1 PER 100	4	3	4	3	#	3
SHOWERS	§.1 NO REQUIREMENT §2.1 NO REQUIREMENT	0	0	0	0	0	0
SERVICE SINKS	§.1 PER FLOOR §2.1 PER FLOOR	SERVICE					
		# REQUIRED	# PROVIDED	1	1		
DRINKING FOUNTAINS	§.1 PER 100 §2.1 PER 1,000	4	2				
MINIMUM INSULATION REQUIREMENTS							
ROOF INSULATION - ABOVE DECK		R-30ci					
EXTERIOR WALLS - MASS		R-11.4ci					
EXTERIOR WALLS - METAL FRAMED		R-13 + R-10ci					
EXTERIOR WALLS - BELOW GRADE		R-7.5ci					
EXTERIOR DOORS - SWINGING		U-0.37					
EXTERIOR DOORS - ROLL UP		U-0.31					
EXTERIOR GLAZING - METAL FRAMED ENTRANCE DOOR		U-0.63					
EXTERIOR GLAZING - METAL FRAMING, FIXED		U-0.36					
FLOORS - SLAB ON GRADE		R-15 FOR 24" BELOW					

[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

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

ARCHITECT

CORGAN
T: 214.748.2000
www.corgan.com

CIVIL

EMH&T
500 New Albany Road
New Albany, Ohio 43054
T: 614.775.4500
CONTACT: Amy Nagy
email: anagy@emht.com

STRUCTURAL

LA FUESS PARTNERS
3333 Lee Parkway, Suite 300
Dallas, Texas 75219
T: 214.871.7010
CONTACT: Chris Matthews
email: CMatthews@lafp.com

MEP

SYSKA
Charlotte, NC 28202
T: 704.910.8764
CONTACT: Daniel Johnson
email: djohnson@syska.com

COVER SHEET

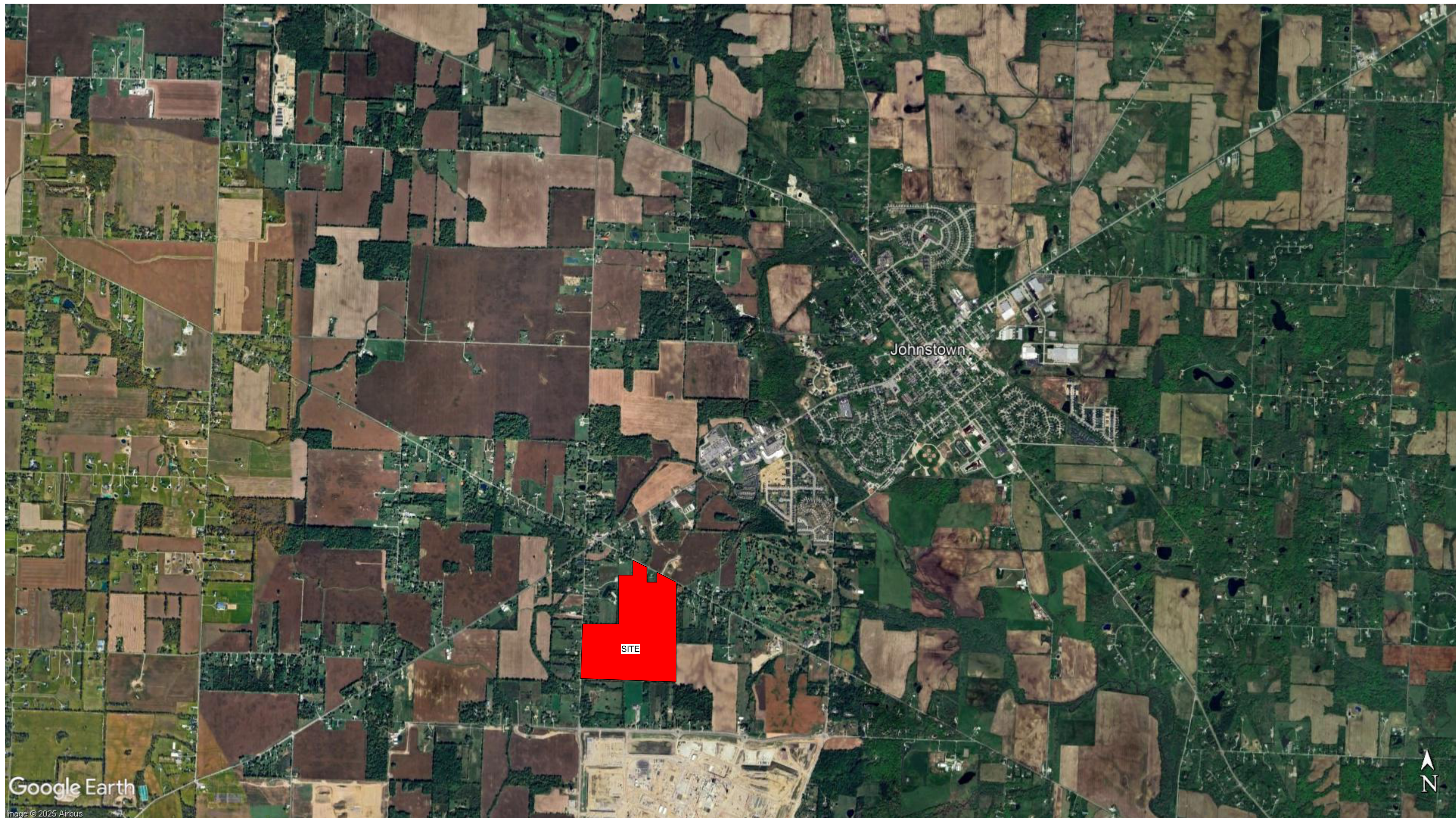
JOB 25077.0000

DATE 07.02.2025

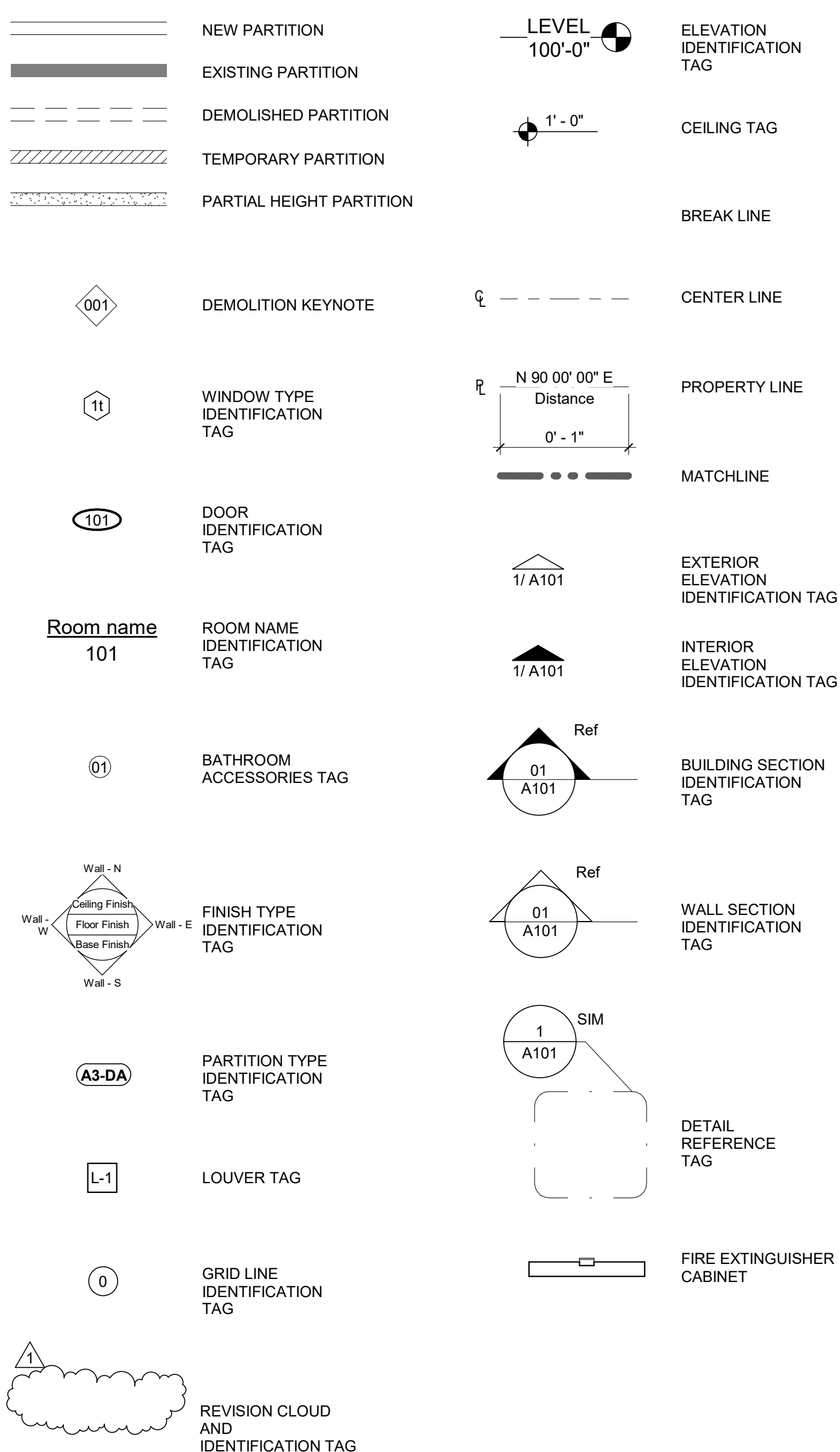
SHEET

COVER

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	REFL.	REFLECTED
ACT	ACOUSTICAL CEILING TILE	EL OR ELEV	ELEVATION	JT.	JOINT	RM.	ROOM
ADDL.	ADDITIONAL	ELEC. OR ELECT.	ELECTRICAL	L	LEG	S	SOUTH
ADJ.	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	EXIST	EXISTING	SAN.	SANITARY
ARCH.	ARCHITECTURAL	EXP.	EXPANSION	LOCKR	LOCKER	SCHED. OR SCHD.	SCHEDULE
ASPH.	ASPHALT	EXT.	EXTERIOR	LT.	LIGHT	SEC.	SECURITY
ASSY.	ASSEMBLY					SECT.	SECTION
AUTO.	AUTOMATIC					SEW.	SEWER
AWC	ACOUSTICAL WALL PANELS					SGL.	SINGLE
B.L.	BUILDING LINE	F.A.	FIRE ALARM	M.	METER	SHRT.	SHOET
B.D.	BOTTOM OF	F.D.	FIRE DRAIN	M.H.	MANHOLE	SHWR.	SHOWER
B.O.	BOTTOM OF	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SIM.	SIMILAR
BD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MATL.	MATERIAL	SPEC. OR SPECS.	SPECIFICATION(S)
BLDG.	BUILDING	F.H.C.	FIRE HOSE CABINET	MBX.	MAXIMUM	SPKR.	SPEAKER
BLK.	BLOCK	F.H.R.	FIRE HOSE REEL	MCH.	MARBLE	SQ.	SQUARE
BM.	BEAM	F.H.T.	FIRE HOSE TIGHT	MEMB.	MECHANICAL	SQ. FT. OR S.F.	SQUARE FOOT (FEET)
BOT.	BOTTOM	F.O.C.	FACE OF CONCRETE	MEMB.	MEMBRANE	SQ. YD. OR S.Y.	SQUARE YARD(S)
BRK.	BREAK	F.O.F.	FACE OF FINISH	MFG.	MECHANICAL, ELECTRICAL, PLUMBING	STA.	STATION
BRKT.	BRACKET	F.O.S.	FACE OF STUD	MIN.	MINIMUM	STD.	STANDARD
BSMT.	BASEMENT	F.S.	FULL SIZE	MIR.	MIRROR	STRL.	STRUT
BTWN.	BETWEEN	F.V.C.	FIRE VALVE CABINET	MISC.	MISCELLANEOUS	STOR.	STORAGE
C.B.	CATCH BASIN	FDN.	FOUNDATION	STRUCT.	STRUCTURE, ELECTRICAL, PLUMBING	STRUCT.	STRUCTURE OR STRUCTURAL
C.G.	CORNER GUARD	FIN.	FINISH	MTL.	METAL	SUSP.	SUSPENDED
C.I.	CAST IRON	FL.	FLOOR	MUL.	MULLION	SYM.	SYMMETRICAL
C.I.	CAST IN PLACE	FLASH	FLASHING				
C.I.P.	CAST IN PLACE	FLUOR.	FLUORESCENT	N	NORTH	T&G	TONGUE & GROOVE
C.J.	CONTROL JOINT	FFRF.	FIREPROOF(ING)	N.I.C.	NOT IN CONTRACT	T.	TREAD
C.O.	CLEAR OPENING	FR.	FRAME	N.T.S.	NO TO SCALE	T. OR TEMP.	TEMPERED
C.T.	CERAMIC TILE	FRP	FIBERGLASS REINFORCED PLASTIC	NO.	NUMBER	T.O.C.	TOP OF CONCRETE
CAB.	CABINET	FSNTR.	FASTENER	NOM.	NOMINAL	T.O.CMU	TOP OF CMU
CAT.	CATEGORY	FT	FOOT OR FEET	O.C.	ON CENTER	T.O.D.	TOP OF DECK
CER.	CERAMIC	FTG.	FOOTING	O.D.	ON CENTER	T.O.O.	TOP OF
CFMF	COLD FORMED METAL FRAMING	FURR.	FURRING	O.D.	OUTSIDE DIAMETER/DIEMENSION	T.O.P.	TOP OF PARAPET
CLG.	CEILING	FUT.	FUTURE	OFF.	OFFICE	T.O.S.	TOP OF STEEL
CLO.	CLOSET			OPN.	OPENING	T.O.S.S.	TOP OF STRUCTURAL SLAB
CLR.	CLEAR	G.B.	GRAB BAR	OPP.	OPPOSITE	T.V.	TELEVISION
CMU	CONCRETE MASONRY UNIT	GA.	GAUGE	OPP.HD.	OPPOSITE HAND	TEL.	TELEPHONE
C.O.	COLUMN	GALV.	GALVANIZED	OVHD.	OVERHEAD	THK.	THICK
CONC.	CONCRETE	GFRG	GLASS FIBER REINFORCED GYPSUM	OZ.	OUNCE	TLT.	TOILET
CONN.	CONNECTION	GL	GLASS			TYP.	TYPICAL
CONSTR.	CONSTRUCTION	GND.	GROUND	P.C.	PRECAST CONCRETE	U.N.O	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	GR.	GRADE	P.LAM.	PLASTIC LAMINATE	UNF.	UNFINISHED
CONTR.	CONTRACTOR	GRN.	GRANITE	PAV.	PAVING	UR.	URINAL
CORR.	CORRIDOR	GSH	GYPSUM SHAFT WALL	PC.	PIECE		
CPT	CARPET	GYP. BD.	GYPSUM BOARD	PL.	PLATE		
CPTT	CARPET TILE			PLAS.	PLASTIC	V.I.F.	VERIFY IN FIELD
CTR.	CENTER	H.B	HOSE BIB	PLBG.	PLUMBING	VB.	VAPOR BARRIER
CTRL.	CONTROL	H.C.	HOLLOW CORE	PLYWD.	PLYWOOD	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	H.K.	HOUSEKEEPING	PMPM	PREMANUFACTURED METAL PANEL	VEST.	VESTIBULE
D.O.	DOOR OPENING	H.M.	HOLLOW METAL	PNT.	PAINT		
D.P.	DAMP PROOFING	HCP.	HANDICAPPED	POL.	POLISHED	W.	WEST OR WIDTH
D.S.	DOWNSPOUT	HD.	HAND	PR.	PAIR	W.B.	WEATHER BARRIER
DBL.	DOUBLE	HDW. OR HDWR.	HARDWARE	PRCST.	PRECAST	W.C.	WATER CLOSET
DEMO.	DEMOLITION	HDWD.	HARDWOOD	PREMANUF.	PREMANUFACTURED	W.P.	WATERPROOF
DEPT.	DEPARTMENT	HDRL.	HANDRAIL	PT.	POINT	W/W	WITH
DET. OR DTL.	DETAIL	HORZ.	HORIZONTAL	PTD.	PARTITION	W/O	WITHOUT
DIA. OR DIAM.	DIAMETER	HR.	HOUR	PTN.	PARTITION	WOD.	WOOD
DIM.	DIMENSION	HT.	HEIGHT	R.	RADIUS	WDW.	WINDOW
DISP.	DISPENSER	HVAC	HEATING, VENTILATION, AIR CONDITIONING	R.D.	ROOT DRAIN	WRGB	WATER RESISTANT GYP. BOARD
DN.	DOWN	I.D.	INSIDE DIAMETER/DIEMENSION	R.O.	ROUGH OPENING	WSCOT	WAINSCOT
DR.	DOOR	INCH	INCH	RCP.	REFLECTED CEILING PLAN	WT.	WEIGHT
DRN.	DRAIN	INCL.	INCLUDE(DI)NG	REBAR	REINFORCING BAR		
DWG.	DRAWING						
DWGS.	DRAWINGS						

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 EXITING.
5.	THE OPERABLE HANDLE OR 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.	ALL 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
URNAL			
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

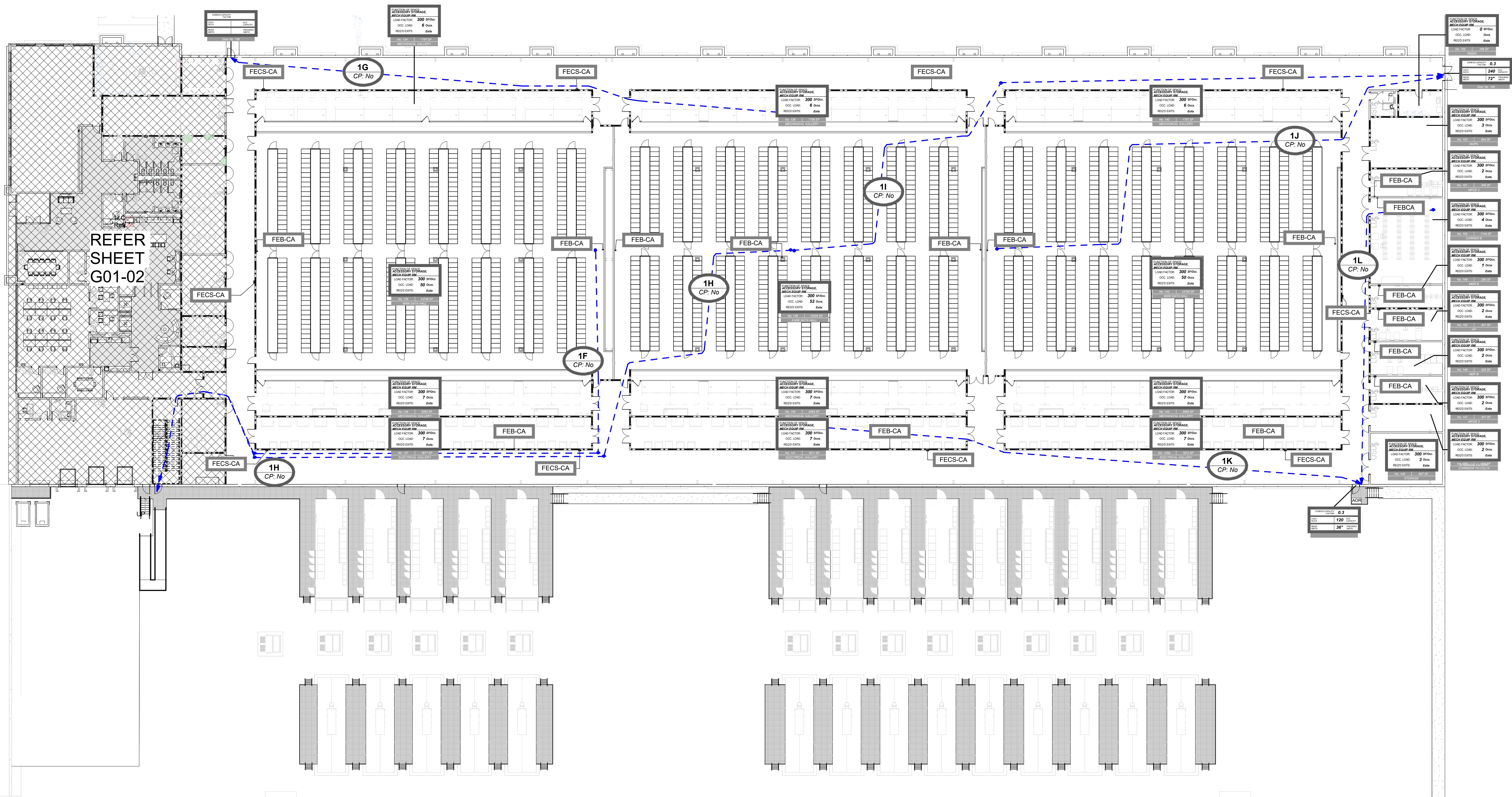
DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

STANDARDS AND SYMBOLS

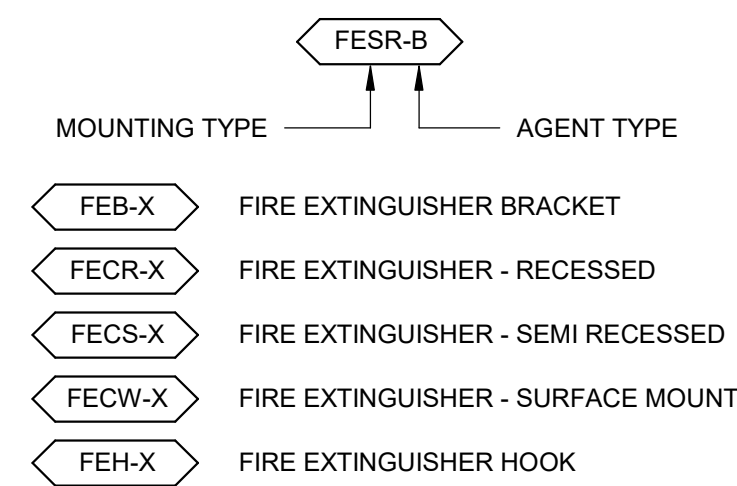
JOB 25077.0000
DATE 07.02.2025
SHEET

.ARCH

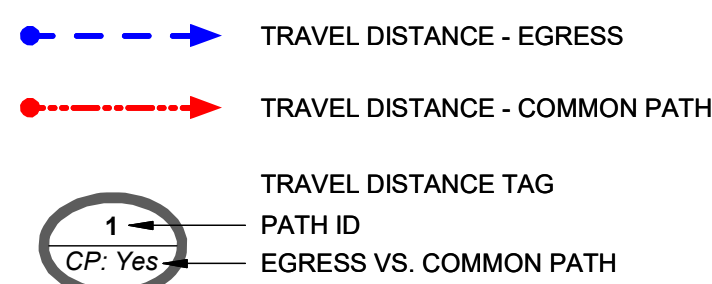
1 LIFE SAFETY FLOOR PLAN
1" = 20'-0"



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	OCCUPANCY CALCULATION			REQ'D EXITS
	AREA	OLF	OCCS.	
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		
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	

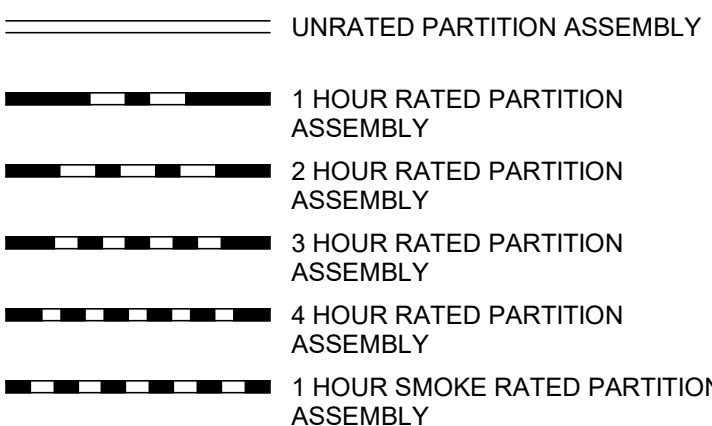
OCCUPANCY CLASSIFICATION LEGEND

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

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

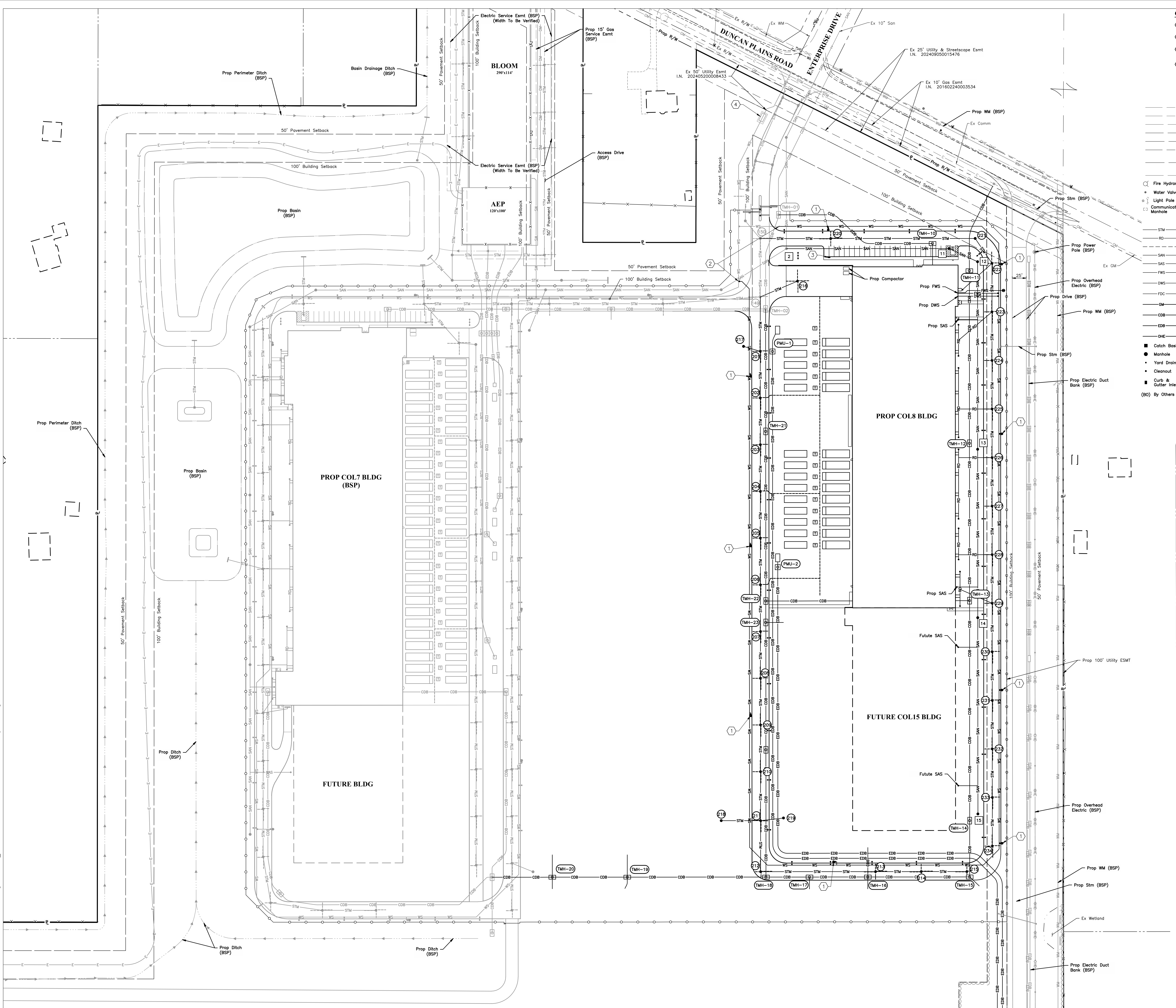
COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

ISSUES

1	04.23.2025	SCHEMATIC DESIGN
2	07.02.2025	DESIGN DEVELOPMENT

REVISIONS



CODED NOTES:

- 1 Prop Private Fire Hydrant
- 2 Prop Water Service Tap
- 3 Prop EV Charger
- 4 Prop Master Water Meter & Backflow Preventer Inside Heated Enclosure (BSP)

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
- Manhole
- Catch Basin
- Electric Duct Bank 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
- Water Valve
- Yard Drain
- Cleanout
- Curb & Gutter Inlet
- Fire Hydrant
- Water Valve
- Fire Department Connection (FDC)
- Site Light Pole (See MEP Plan)
- (BC) By Others
- (BSP) By Separate Plan

GRAPHIC SCALE

0 30 60 120
1 inch = 60 feet

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
September 30, 2025

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

NO.	DESCRIPTION
1	

REVISIONS

NO.	DESCRIPTION
1	

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

Date of issue:
09.30.2025

COLOGIX COL8

KEYPLAN

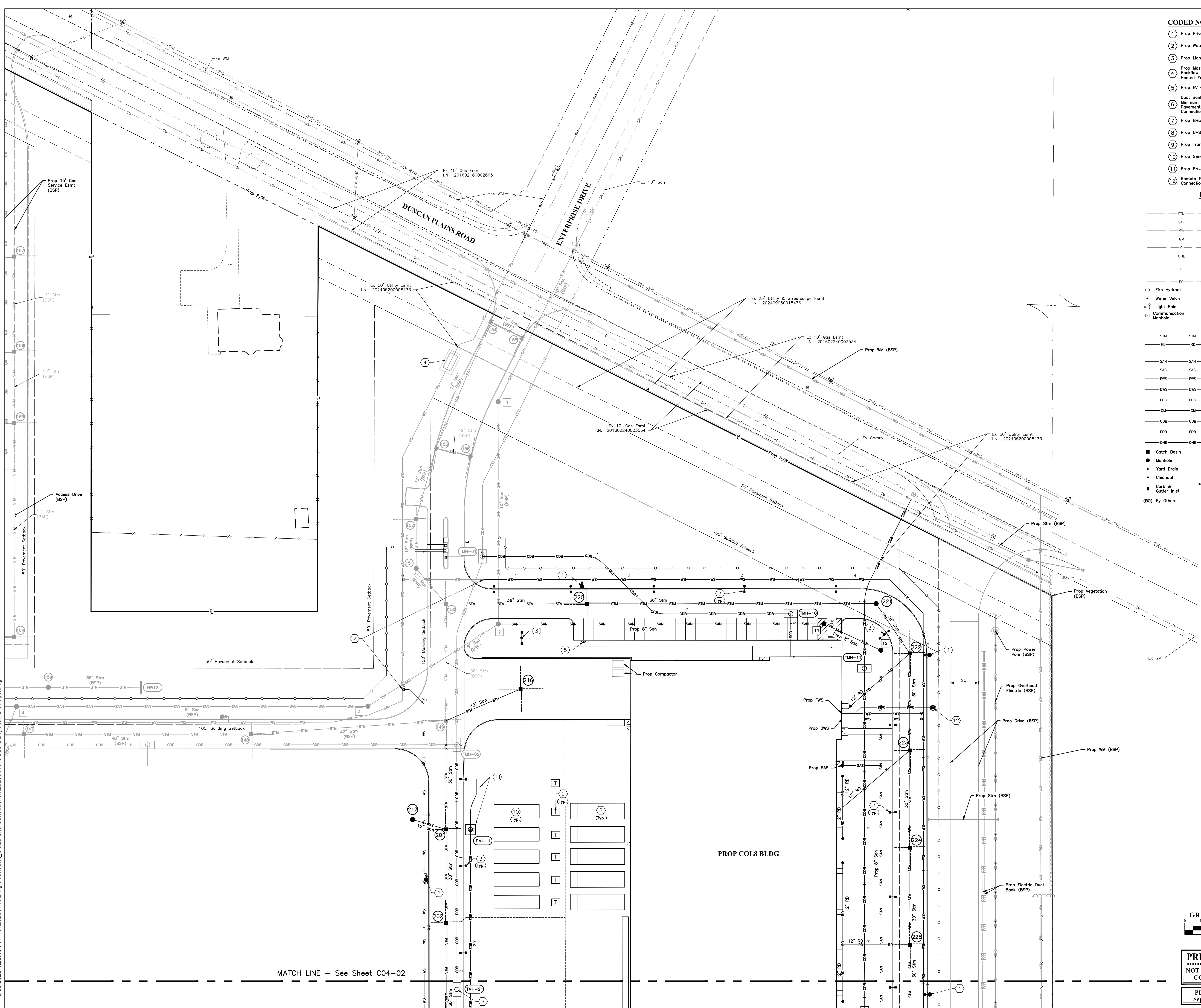
OVERALL UTILITY PLAN

JOB DATE SHEET

25077.0000
09.30.2025

C04-00

Page 45 of 85



MATCH LINE — See Sheet C04-02

CODED NOTES:

- ① Prop Private Fire Hydrant
- ② Prop Water Service Tap
- ③ Prop Light Pole
- ④ Prop Master Water Meter & Backflow Preventer Inside Heated Enclosure (BSP)
- ⑤ Prop EV Charger
- ⑥ Duct Bank Shall Be Extended Minimum 10' Outside Of Pavement Limits For Future Connection
- ⑦ Prop Electric Manhole
- ⑧ Prop UPS Container
- ⑨ Prop Transformer
- ⑩ Prop Generator
- ⑪ Prop PMU/MVG
- ⑫ Remote Fire Department Connection

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 |  Manhole |
|  | | Water Valve |  Catch Basin |
|  | | Light Pole |  Electric Duct Bank |
|  | | Communication | |

PROPOSED

- | | |
|-----------------------|------------------------------------|
| — STM — STM — | Storm Sewer |
| — RD — RD — | Roof Drain |
| — — — — — | Underdrain |
| — SAN — SAN — | Sanitary Sewer |
| — SAS — SAS — | Sanitary Service |
| — FWS — FWS — | Private Fire Water Service |
| — DWS — DWS — | Private Domestic Water Service |
| — FDC — FDC — | Fire Department Connection |
| — GM — GM — | Gas Main |
| — COB — COB — | Fiber Optic Duct Bundle |
| — EDB — EDB — | Electric Duct Bundle |
| — OHE — OHE — | Overhead Electric |
| ■ Catch Basin | ◀ Fire Hydrant |
| ● Manhole | ◀ Water Valve |
| • Yard Drain | ◀ Fire Department Connection (FDC) |
| • Cleanout | ◀ Site Light Pole (See MEP Plan) |
| ◀ Curb & Gutter Inlet | ⦿ |
| (BO) By Others | (BSP) By Separate Plan |

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

Date of issue:
09.30.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

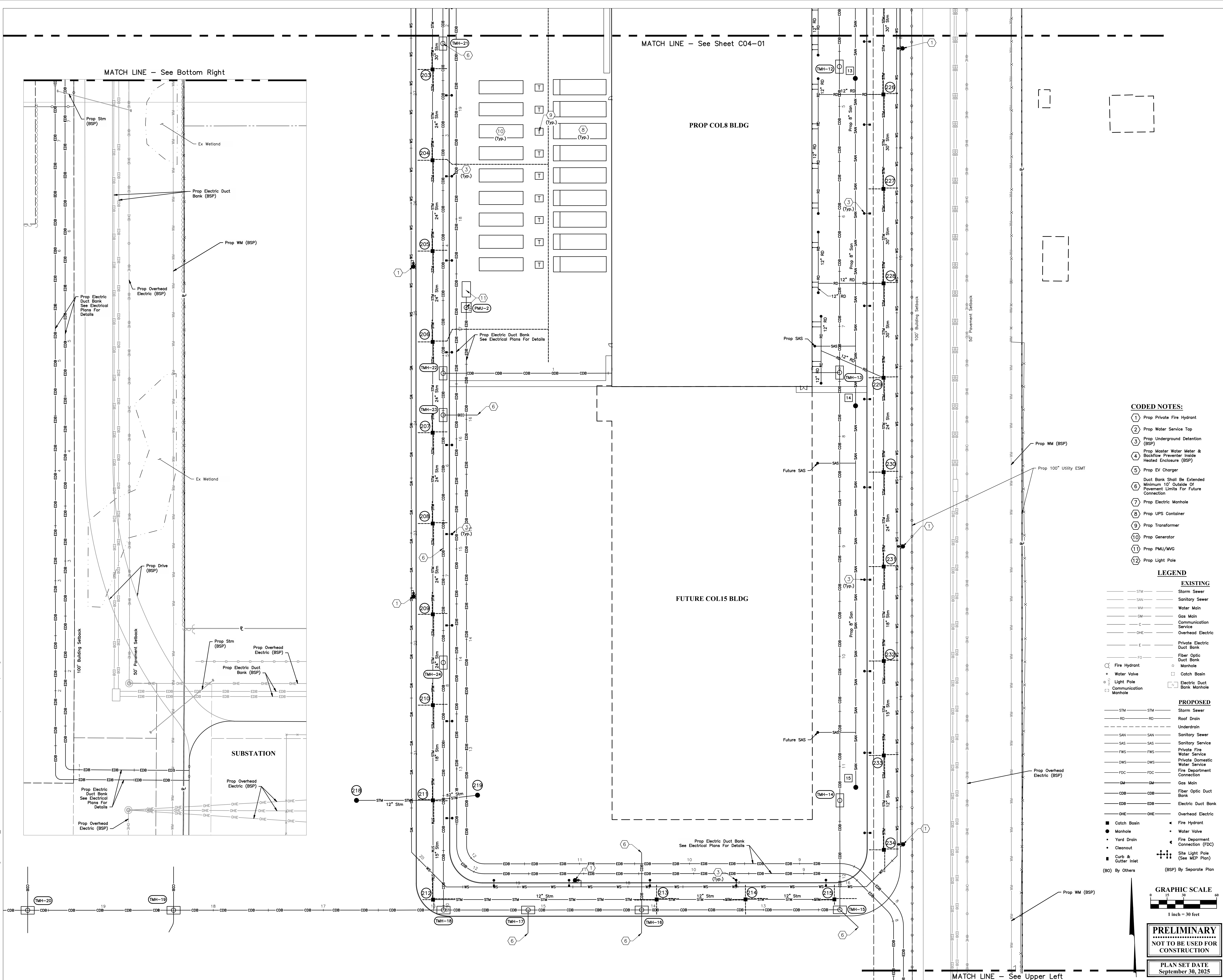
KEYPLAN

UTILITY PLAN A

JOB 25077.0000
DATE 09.30.2025
SHEET

C04-01

Page 49 of 83



CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1	
---	--

REVISIONS

--	--

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

Date of issue:

09.30.2025

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

UTILITY PLAN B

JOB 25077.0000
DATE 09.30.2025
SHEET C04-02

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
September 30, 2025

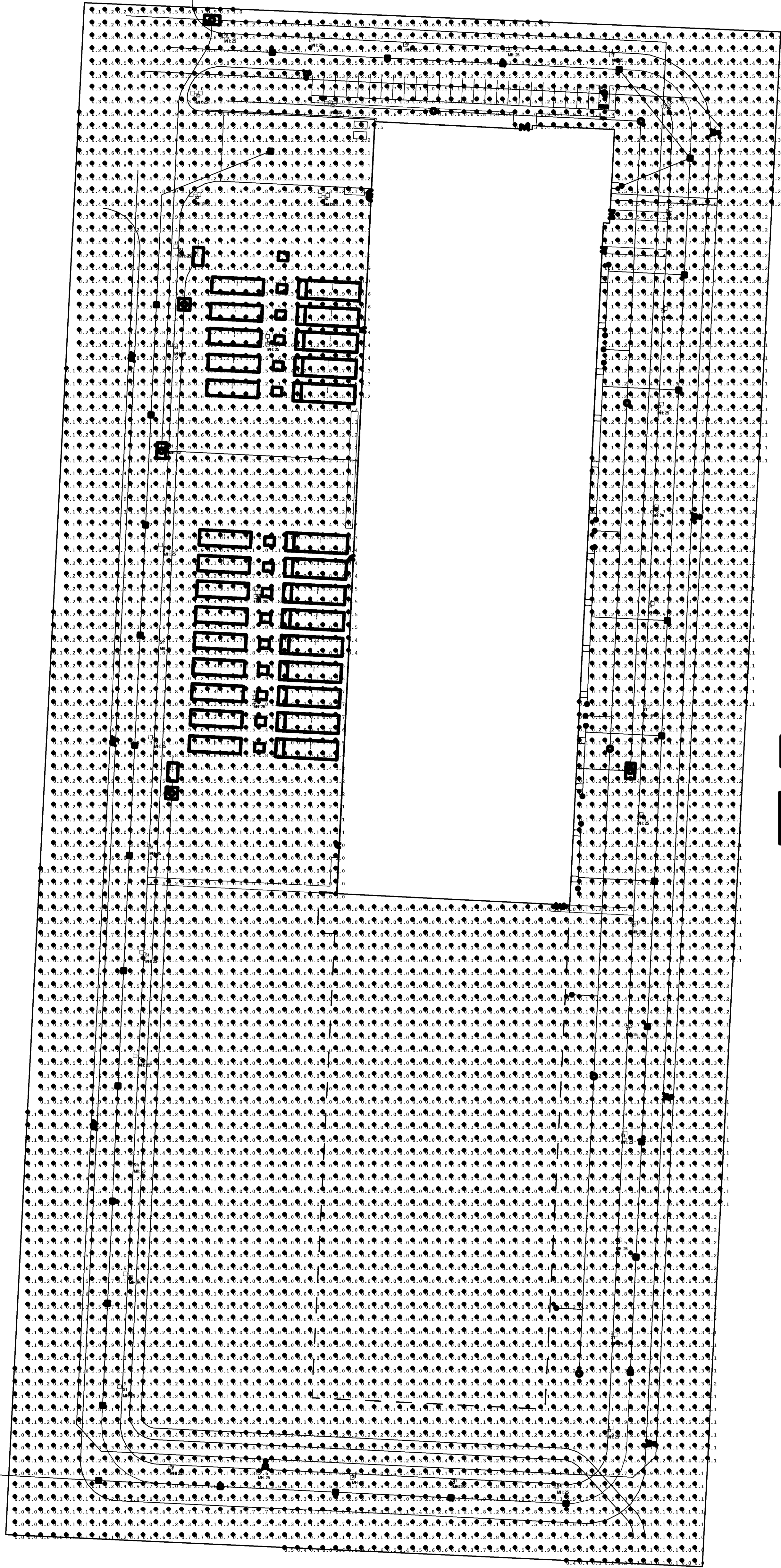
GRAPHIC SCALE
1 inch = 30 feet

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 Duct Bank Shall Be Extended Minimum 10' Outside Of Pavement Limits For Future Connection
- 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
— CM —	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
— U —	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	Site Light Pole (See MEP Plan)
■ Curb & Gutter Inlet	(BSP) By Separate Plan
(BO) By Others	



1 SITE POLE LIGHT PHOTOMETRIC STUDY
SCALE: 1/4" = 1'-0"

Calculation Summary									
Value	Calc Type	Units	Foot	Meter	Mm	Feet/Mm	Meters/Mm	Meters/Mm	Meters/Mm
Site Site	Illuminance	fc	0.77	0.02	0.0	N/A	N/A	N/A	N/A

Luminaires Schedule									
Symbol	Qty	Label	Arrangement	Description	LED	Luminaires Lumens	Luminaires Watts	Total Watts	Total Lumens
	8	S1	Single	RSX LED P2 40W RS	0.900	2800	72	2560	7200
	8	S2	Back-Back	RSX LED P2 40W RS	0.900	10104	72	1102	1102

SHEET NOTES

1. REFER TO PROJECT GENERAL NOTES ON E00-01 FOR ADDITIONAL INFORMATION.
2. EXACT LOCATIONS OF ALL POWER DUCTBANKS, PADS AND MANHOLES SHALL BE AS INDICATED ON CIVIL PLANS.
3. SEE CIVIL DRAWINGS FOR ADDITIONAL ROUTING DETAILS.
4. UNDERGROUND DUCTBANK DESIGN SHALL BE COORDINATED, COMPLETED AND CONFIRMED BY THE E.C. NOTE THAT E.C. SHALL PERFORM NEHER-MCGRATH CALCULATIONS IN ACCORDANCE WITH SPECIFICATIONS.
5. COORDINATE EXACT ROUTING AND BURIAL DEPTH OF POWER DUCTBANKS AND CONDUITS TO AVOID CONFLICTS WITH OTHER UTILITIES.
6. REFER TO SPECIFICATIONS AND SITE ROUTING DETAILS FOR MORE INFORMATION.
7. REFER TO POWER PLANS FOR SWITCHGEAR AND PANELBOARD LOCATIONS.

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

SYSKA HENNESSY GROUP
A member company of SH Group, Inc.
201 S. Tryon Street
Suite 1400
Charlotte, NC 28202
Tel: 704.373.1533
www.syska.com
OH Firm #COA 03104

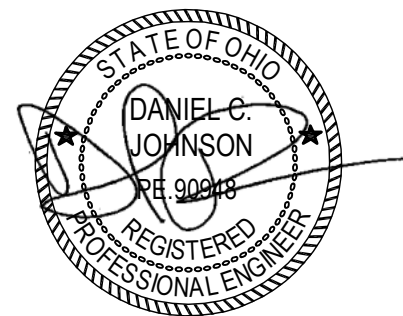
ISSUES

1	09.25.2025	ISSUE FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

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

DANIEL JOHNSON



Date of issue:
09.25.2025

SHEET KEYNOTES

COLOGIX COL8

DUNCAN PLAINS ROAD
JOHNSTOWN, OH 43031

KEYPLAN

A	B	C	D
SYA	SYB	SYC	SYD

ELECTRICAL SITE
LIGHTING
PHOTOMETRIC -
OVERALL

JOB 25077.0000
DATE 09.25.2025
SHEET

E01-02

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)

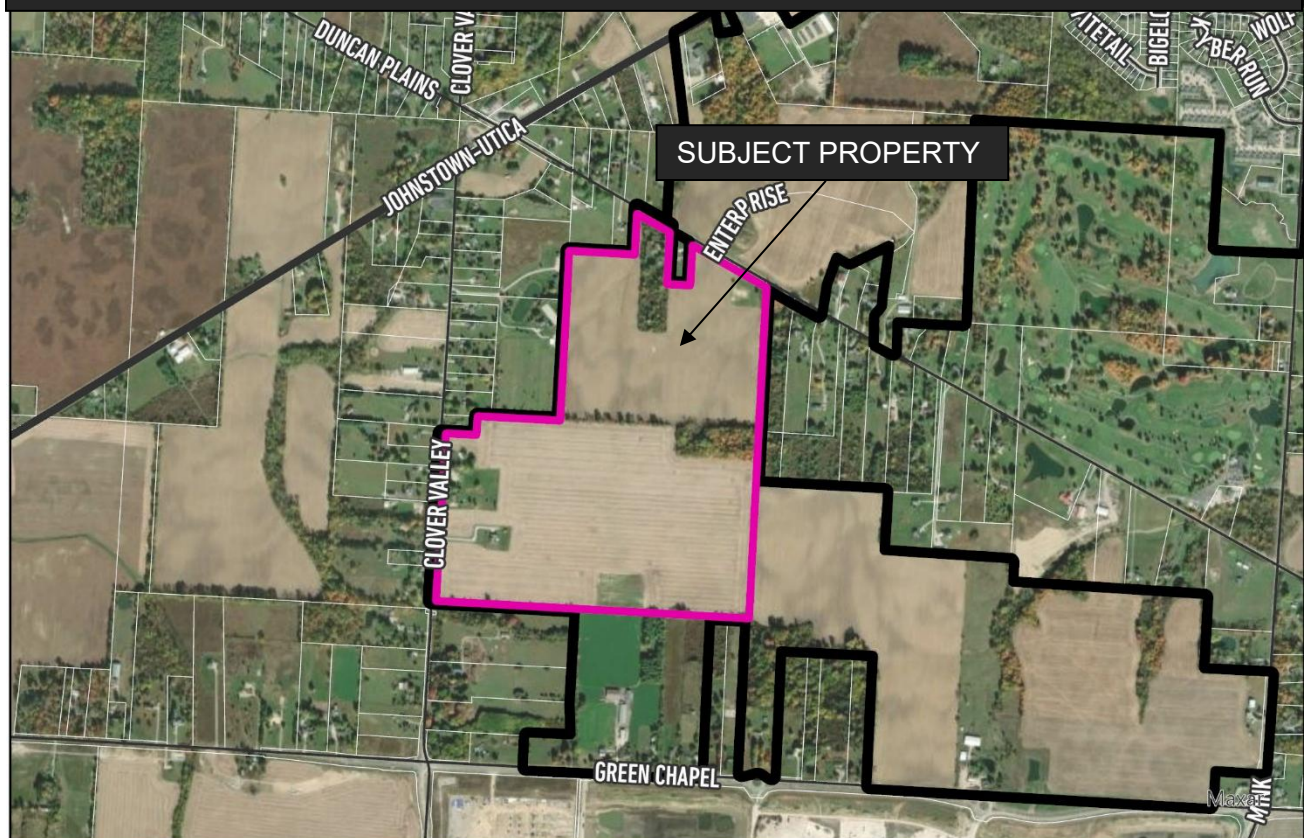
Applicant: Nick Ovens, PE (EMH&T)

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

Figure 1 | 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 is illustrated on the proposed site plans. A 25' easement of is illustrated on the site plans along the south side of Duncan Plains Rd. The trail along Clover Valley Road will be installed when the remainder of the Cologix campus to the south is developed.

- (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 and 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. The reviewer recommends a condition stating that the streetscape will be upgraded at such time that standards are adopted.*

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. Street trees along Clover Valley Road will be included with future development of the Cologix campus to the south.

- (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: *A leisure trail is illustrated along Duncan Plains Road. The trail along Clover Valley Road will be constructed when the Cologix campus to the south is expanded and constructed.*

- (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 263 trees are proposed based on the provided landscape plan, which is more than the minimum code requirement.*

- (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 proposed plans provide this information.*

- (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: *The proposed trash compactor is located behind a masonry architectural screening wall that is identified on the plans.*

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: *Lighting details were included in the revised plans and include fixtures that are downlit.*

- (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: *The information provided on the revised plans do not conflict with this requirement.*

- (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: *Based on the provided photometric plan, it does not appear as though light will leave the site. The nearest structure to the edge of the security fence is more than 400' away.*

- (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: *Standard lighting fixtures for illumination of the parking areas and site are proposed, no colored lights are called out on the provided plans.*

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

Reviewer Comment: *Generally, the site lighting is incorporated in and around areas that feature landscaping and are illustrated to be downlit.*

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

After the 10/1 ABR meeting, the reviewer reviewed revised materials from the applicant. At this time, the revised plans meet the applicable provisions of the Codified Ordinances and adopted PD Ordinance.

In addition to payment into the Memorial Tree Fund as noted below, the reviewer recommends the following condition be included if the site plan is approved to address comment 2, below:

1. The streetscape on the Cologix parcel shall be updated as required by adopted streetscape standards for Duncan Plains Road and Clover Valley Road, once adopted.

Responses to previous comments are below.

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.

This has been addressed on the revised plans.

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.

This has been addressed via the recommended condition above.

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.

This has been addressed on the revised plans.

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.

This has been addressed on the revised plans.

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.

This has been addressed on the revised plans.

6. Section 5.8 – Lighting. A photometric and lighting plan is needed to complete this review of the proposed project.

This information has been provided.

7. Chapter 1183.05 – Tree Removal Permit of the Codified Ordinances require that trees to be removed be identified on the plan, along with all proposed mitigation measures for trees removed. Please update the plans to meet the requirements of Chapter 1183.05. Tree replacement criteria are established in Chapter 1183.06.

The proposed development is clearing approximately 4.1 acres of existing wooded areas as measured on the Licking County Auditor's map based on the identified tree clearing areas provided by the applicant. Generally, the City addresses tree mitigation on a one-to-one replacement of trees removed to trees replaced. The proposed site plan includes 263 trees to be installed.

As no comprehensive tree count or tree survey was provided, the planning staff used methodology from the University of Georgia Warnell School of Forestry & Natural Resources to determine the total number of trees on a "per acre" calculation. The spacing on the trees to be removed is anywhere from +/-12' to +/-30' (based on measuring aerials taken in the winter) with an average spacing of approximately 24'. This yields a total of approximately 76 trees per acre.

Based on the total 4.1 acres of disturbance, this would yield a total number of trees removed to be approximately 48. The City utilizes a replacement amount of \$300 per tree removed. The total fee for this application and the removal of approximately 48 trees, would be a total of \$14,400.

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)

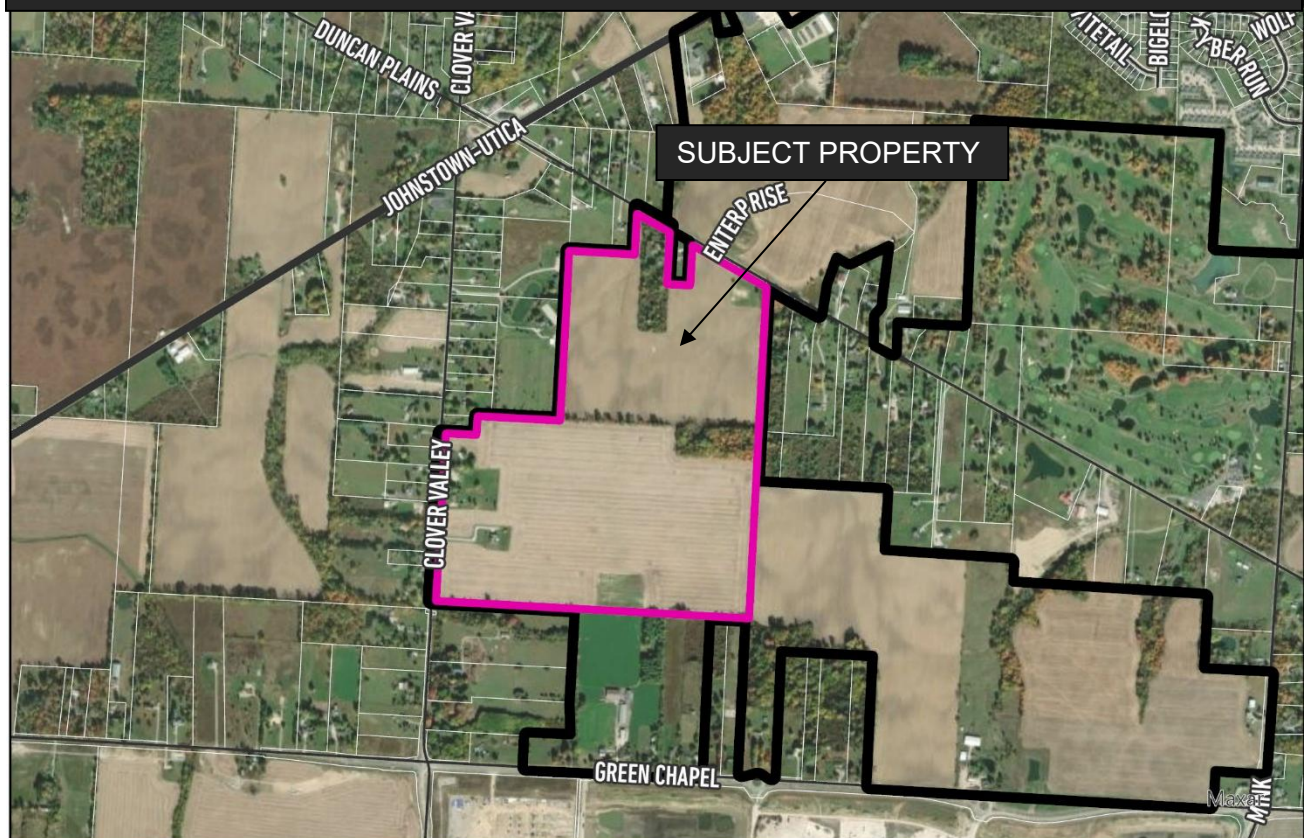
Applicant: Nick Ovens, PE (EMH&T)

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

Figure 1 | 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. The reviewer recommends a condition stating that the streetscape will be upgraded at such time that standards are adopted.*

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: *A leisure trail is illustrated along Duncan Plains Rd.*

- (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 proposed plans provide this information.*

- (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: *The proposed trash compactor is located behind a masonry architectural screening wall that is identified on the plans.*

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: *Lighting details were included in the revised plans and include fixtures that are downlit.*

- (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: *The information provided on the revised plans do not conflict with this requirement.*

- (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: *Based on the provided photometric plan, it does not appear as though light will leave the site.*

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

Reviewer Comment: *Generally, the site lighting is incorporated in and around areas that feature landscaping and are illustrated to be downlit.*

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

After the 10/1 ABR meeting, the reviewer reviewed revised materials from the applicant. At this time the revised plans meet the applicable provisions of the Codified Ordinances and adopted PD Ordinance. The reviewer recommends the following condition if the site plan is approved to address comment 2 below:

1. The streetscape on the Cologix parcel shall be updated as required by adopted streetscape standards for Duncan Plains Road and Clover Valley Road, once adopted.

Responses to previous comments are below.

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. Please adjust the plans to reflect this streetscape easement along Clover Valley Road.
This has been addressed on the revised plans
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.
This is being addressed as part of the COL 7 site plan that abuts Clover Valley Road.
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.
This has been addressed on the revised plans
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.
This has been addressed on the revised plans
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.
This has been addressed on the revised plans

6. Section 5.8 – Lighting. A photometric and lighting plan is needed to complete this review of the proposed project.

This has been addressed on the revised plans

7. Chapter 1183.05 – Tree Removal Permit of the Codified Ordinances require that trees to be removed be identified on the plan, along with all proposed mitigation measures for trees removed. Please update the plans to meet the requirements of Chapter 1183.05. Tree replacement criteria are established in Chapter 1183.06.

No additional tree clearing is proposed as part of the construction of this Col 8 building.