



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P23-01

GENERAL	Date of Application <u>1-18-23</u> Property Location <u>5854 West Smith Rd., Medina, OH</u> Description of Project <u>Construction of a gravel parking area for tractor trailers including driveways & aprons and installation of electric lights.</u>
CONTACT INFORMATION	Applicant Name <u>Jay Bruckner</u> Address <u>2575 Medina Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-722-9001</u> Email <u>jbruckner@cwainc.com</u> Property Owner Name <u>AF Stan Real Estate LLC</u> Address <u>3607 Windsong Dr</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>216-374-9613</u> Email <u>florina_stn@yahoo.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input checked="" type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Date <u>1-17-23</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>600</u> Meeting Date <u>2/9/23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
330-722-9023

MEMORANDUM

DATE: June 6, 2024
TO: Planning Commission
FROM: Andrew Dutton, Community Development Director
SUBJECT: Extension of P23-01 – West Smith Trailer Parking/Storage

Initial Approval

On June 8, 2023, Application P23-01, Jay Bruckner requesting Site Plan and Conditional Zoning Certificate approval for a tractor trailer parking and storage area at 5854 West Smith Road with parcel number 053-31C-02-007 in an I-1 (Industrial) zoning district was approved as presented.

Extension Request

Per Section 1109.02(f), construction must commence within one year of the Site Plan approval and be completed within two years of the Site Plan approval. At this time, construction has not commenced on the project.

The applicant requested an extension of the approved Site Plan on May 15, 2024 for one additional year from the initial approval. If the extension request is approved, construction must commence by June 8, 2025 and be completed by June 8, 2026.

Please let me know if you have any questions regarding the proposed extension.



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
Phone: 330-722-9023 Fax: 330-764-4385

May 29, 2024

Jay Bruckner
2575 Medina Rd.
Medina, OH 44256

Dear Mr. Bruckner,

You are receiving this notice because your application has been scheduled for review by the City of Medina Planning Commission. The Commission will review your application, as described below, at their next regular meeting at **6:00 pm on June 13, 2024**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

P23-01: Jay Bruckner requesting an extension of Site Plan and Conditional Zoning Certificate approval for a tractor trailer parking and storage area at 5854 West Smith Road with parcel number 053-31C-02-007 in an I-1 (Industrial) zoning district.

Your attendance at the meeting is necessary for the Commission to review your application. At the meeting, the Commission generally requests you provide an overview of the project and answer questions regarding the application.

Please feel free to contact me at (330) 722-9038 or stome@medinaoh.org if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink that reads "Sarah Tome". The signature is written in a cursive, flowing style.

Sarah Tome
Administrative Assistant
Economic Development/Planning Department

Andrew Dutton

From: Florina Stan <florina_stn@yahoo.com>
Sent: Thursday, May 16, 2024 9:27 AM
To: Andrew Dutton
Subject: Re: Question for engineering plan extension

Hello Mr.Dutton..We appreciate your feedback.We contacted couple companies to do the work on the project last year after the approval but the one we agree with and meet our price range were booked for the summer ,because we like to do the work during the summer months.Now we are hoping that this summer will be able to start the work and for that reason we like to ask you for an extension..We appreciate you taking the time on this matter and we are hopeful that you can help us.Thank you .

Andrew Dutton

From: Andrew Dutton
Sent: Wednesday, May 15, 2024 10:15 AM
To: 'Florina Stan'
Cc: Patrick Patton; Fred Himmelreich
Subject: RE: Question for engineering plan extension

Florina,

The Planning Commission will need to grant an extension for the following application approved 5/8/23:
P23-01: Jay Bruckner requesting Site Plan and Conditional Zoning Certificate approval for a tractor trailer parking and storage area at 5854 West Smith Road with parcel number 053-31C-02-007 in an I-1 (Industrial) zoning district.

The extension request will be placed on their next meeting agenda on 6/13/24, 6 pm, at City Hall (132 N. Elmwood Ave.). If you can provide me with a more detailed description of the reason for the delay, I will forward it to the Planning Commission. A representative for the application will need to be at the meeting on 6/13.

Please let me know if you have any questions.

Andrew Dutton

Community Development Director

City of Medina

adutton@medinaoh.org

330-722-9023



From: Florina Stan <florina_stn@yahoo.com>
Sent: Tuesday, May 14, 2024 3:51 PM
To: Andrew Dutton <adutton@medinaoh.org>
Subject: Question for engineering plan extension

Hi Mrs.Dutton.The engineering plan for the lot by: 5854 W.Smith Rd.,Medina Ohio was approved last year on,06/08/23.Unfortunately we weren't able to start the project and for that reason we need another year extension.Please let us know what we need to do?.Thank you

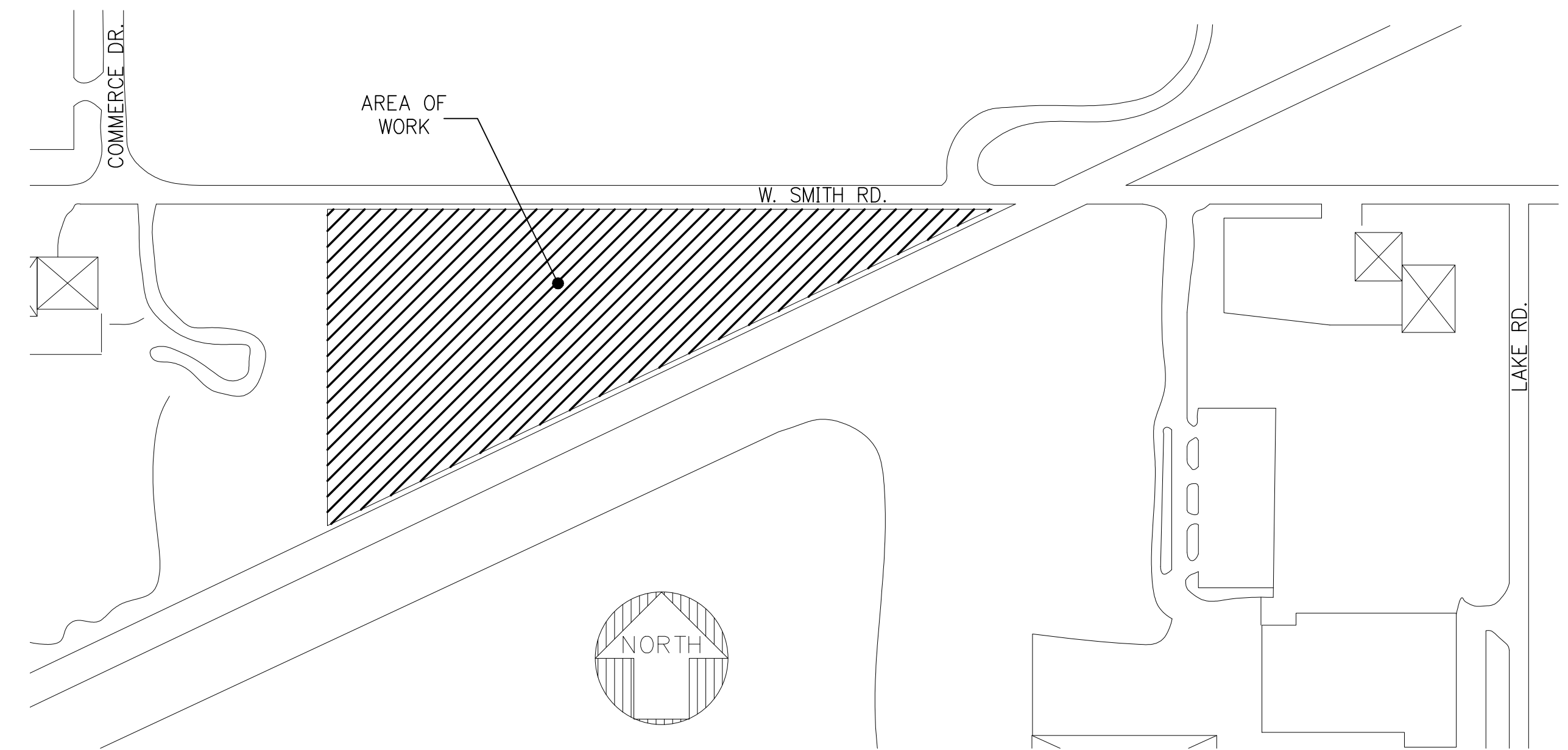
AFSTAN REAL ESTATE LLC

5854 W. SMITH RD.
TRUCK PARKING LOT



CWWA, INC.
ENGINEERS * DESIGNERS * CONSULTANTS
2575 MEDINA ROAD MEDINA, OH 44256
330-722-9001

PROJECT MANAGER: JAY BRUCKNER
CWWA PROJECT #: C2089



SITE PLAN

CIVIL/STRUCTURAL			
DWG. NO.	REV.	DATE	DRAWING TITLE
20890001	C	02-01-23	DRAWING INDEX & SITE PLAN
20891001	C	02-01-23	LAYOUT

ELECTRICAL			
DWG. NO.	REV.	DATE	DRAWING TITLE
20897101	C	02-01-23	ELECTRICAL WIRING DETAILS
20897201	C	02-01-23	POWER PANEL FOR PARKING LOT LIGHTS
20897301	C	02-01-23	PARKING LOT LIGHTING PLAN

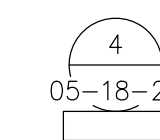
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C	02/01/23	ISSUED FOR PLAN REVIEW
D	05/18/23	ISSUED FOR PLAN REVIEW

TOLERANCES
UNLESS OTHERWISE SPECIFIED
FRACTIONAL DIMENSIONS FABRICATED $\pm 1/16"$
FRACTIONAL DIMENSIONS MACHINED $\pm 1/64"$
2 PLACE DECIMAL DIMENSIONS $\pm .010"$
3 PLACE DECIMAL DIMENSIONS $\pm .005"$
ANGULAR DIMENSIONS $\pm 0' 15"$

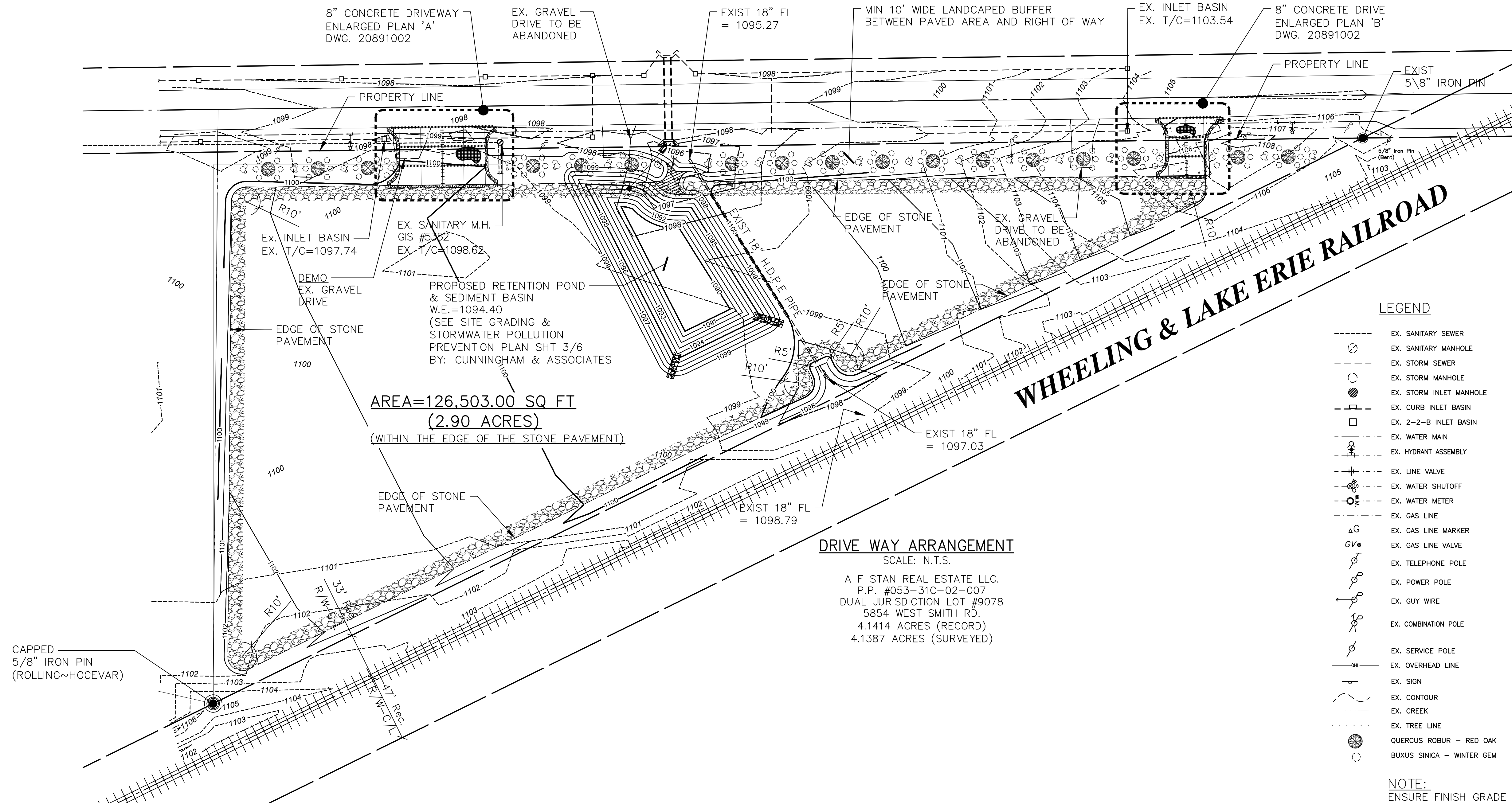
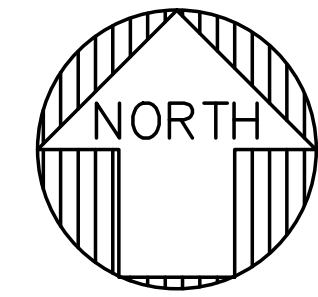
REFERENCE DRAWINGS
GENERAL ARR'G. _____
BILLS OF MAT'L. _____
DETAIL DWGS. _____

DRAWN BY: MJK DATE: 09/06/22
CHK'D BY: _____ DATE: _____
APPR'D BY: _____ DATE: _____
SCALE: N.T.S. (D-SIZE PRINT ONLY)



CLIENT	
AFSTAN REAL ESTATE LLC	
MEDINA, OHIO	
AFSTAN REAL ESTATE LLC	
TRUCK PARKING LOT	
DRAWING INDEX & SITE PLAN	
	CWWA, INC. ENGINEERS * DESIGNERS * CONSULTANTS 2575 MEDINA ROAD MEDINA, OH 44256 330-722-9001
	PROJECT MANAGER JB
CWWA NO. 20890001	20890001 REV D
CLIENT PO.	20890001

SMITH ROAD (C.H. 4) (60' R/W)



LEGEND

- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. STORM INLET MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. WATER SHUTOFF
- EX. WATER METER
- EX. GAS LINE
- △G EX. GAS LINE MARKER
- CV EX. GAS LINE VALVE
- EX. TELEPHONE POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. COMBINATION POLE
- EX. SERVICE POLE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. CONTOUR
- EX. CREEK
- EX. TREE LINE
- QUERCUS ROBUR - RED OAK
- BUXUS SINICA - WINTER GEM

NOTE:

ENSURE FINISH GRADE PROVIDES POSITIVE DRAINAGE TO NORTH OR SOUTH SWALES.

DRIVE WAY ARRANGEMENT

SCALE: N.T.S.

A F STAN REAL ESTATE LLC.
P.P. #053-31C-02-007
DUAL JURISDICTION LOT #9078
5854 WEST SMITH RD.
4.1414 ACRES (RECORD)
4.1387 ACRES (SURVEYED)

CLIENT

AFSTAN REAL ESTATE LLC

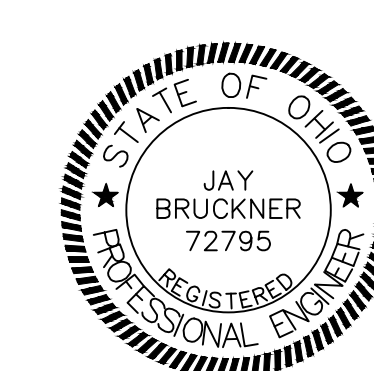
MEDINA, OH

AFSTAN REAL ESTATE LLC

PARKING LOT

LAYOUT

9
5-31-2023



CWWA, INC.
ENGINEERS * DESIGNERS * CONSULTANTS
2575 MEDINA ROAD MEDINA, OH 44256
330-722-9001

PROJECT MANAGER
JB

CWWA NO. C-2089
CLIENT P.O.

20891001

REV
D

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D	05/31/23	ISSUED FOR PLAN REVIEW

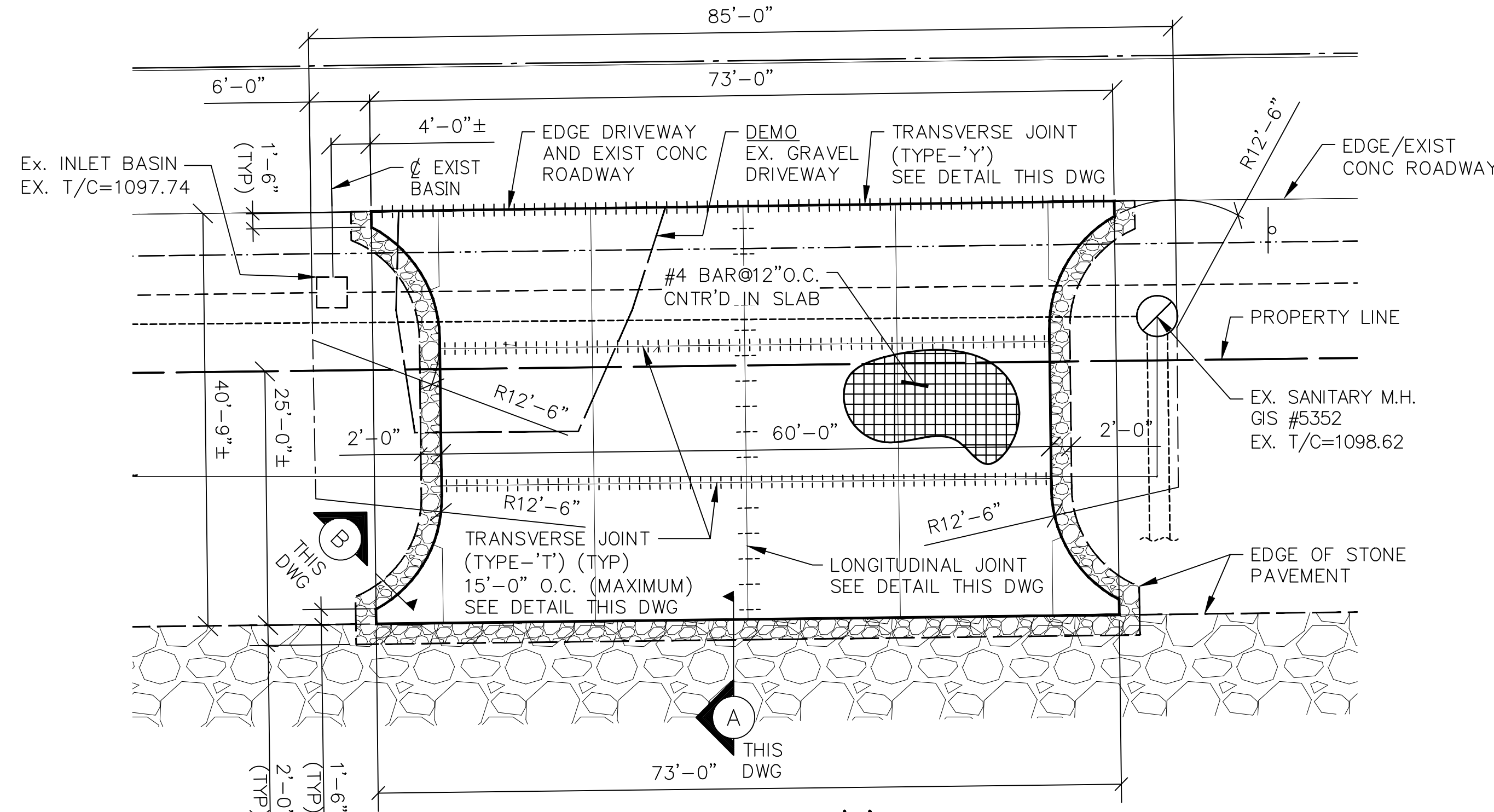
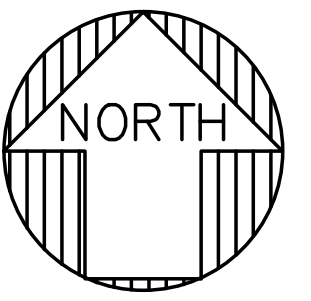
TOLERANCES
UNLESS OTHERWISE SPECIFIED
FRACTIONAL DIMENSIONS FABRICATED ±1/16"
FRACTIONAL DIMENSIONS MACHINED ±1/64"
2 PLACE DECIMAL DIMENSIONS ±.010"
3 PLACE DECIMAL DIMENSIONS ±.005"
ANGULAR DIMENSIONS ±0° 15'

REFERENCE DRAWINGS
GENERAL ARR'G.
BILLS OF MAT'L.
DETAIL DWGS.

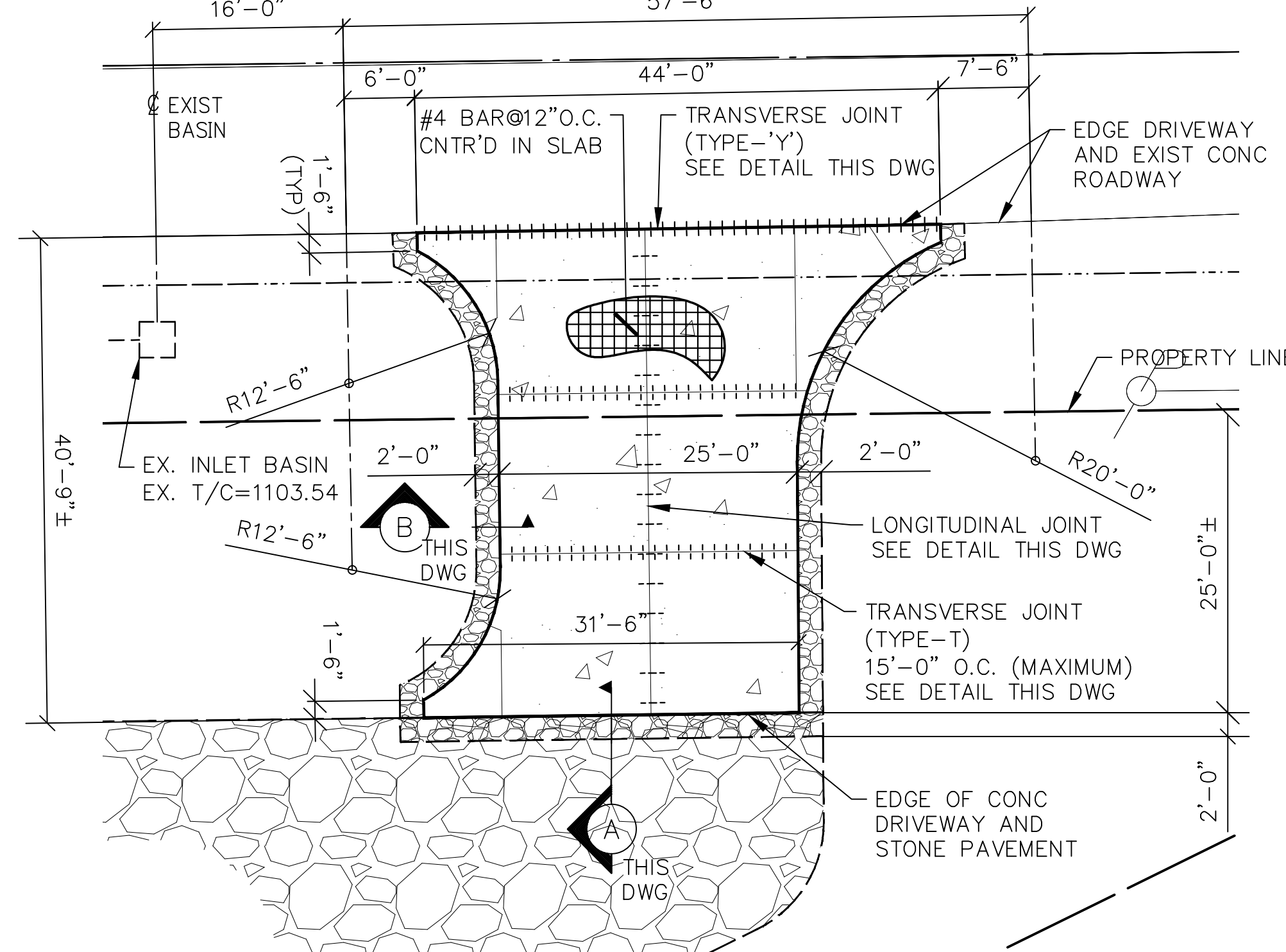
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CHK'D BY: JB	DATE: 12-22-22
APPR'D BY: JB	DATE: 12-22-22
SCALE: N.T.S.	(D-SIZE PRINT ONLY)

SMITH ROAD (C.H. 4) (60' R/W)

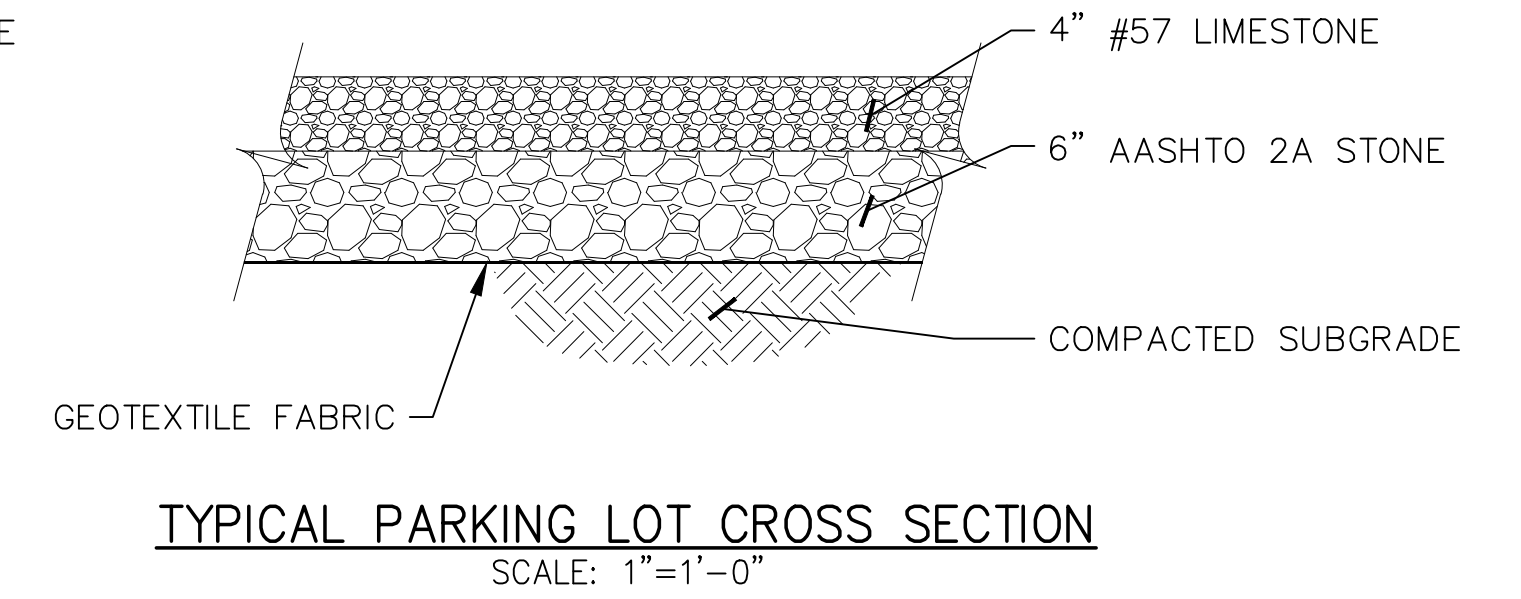
SMITH ROAD (C.H. 4) (60' R/W)



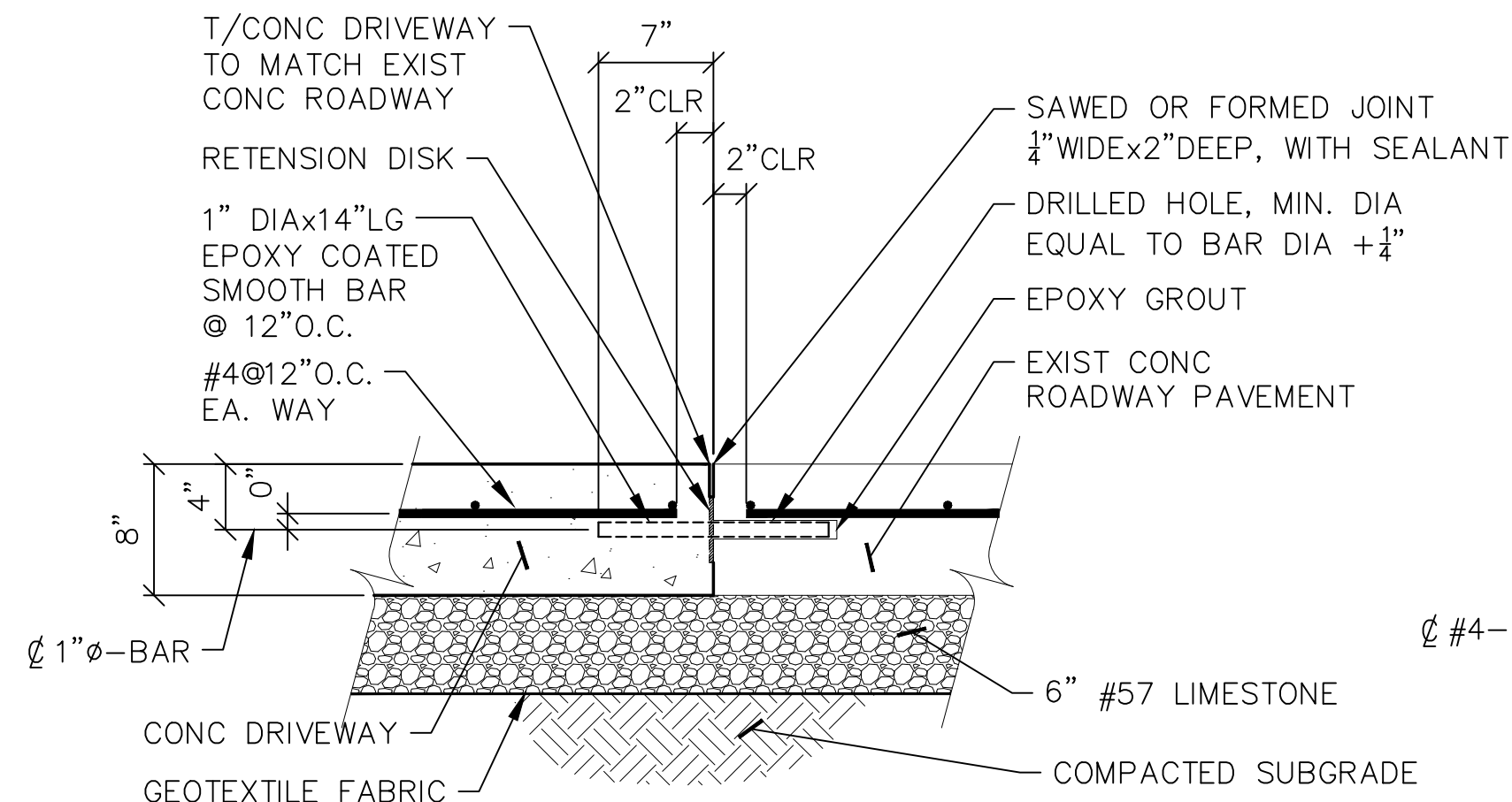
ENLARGED PLAN 'A'
SCALE: 1"=10'
DWG. 20891001



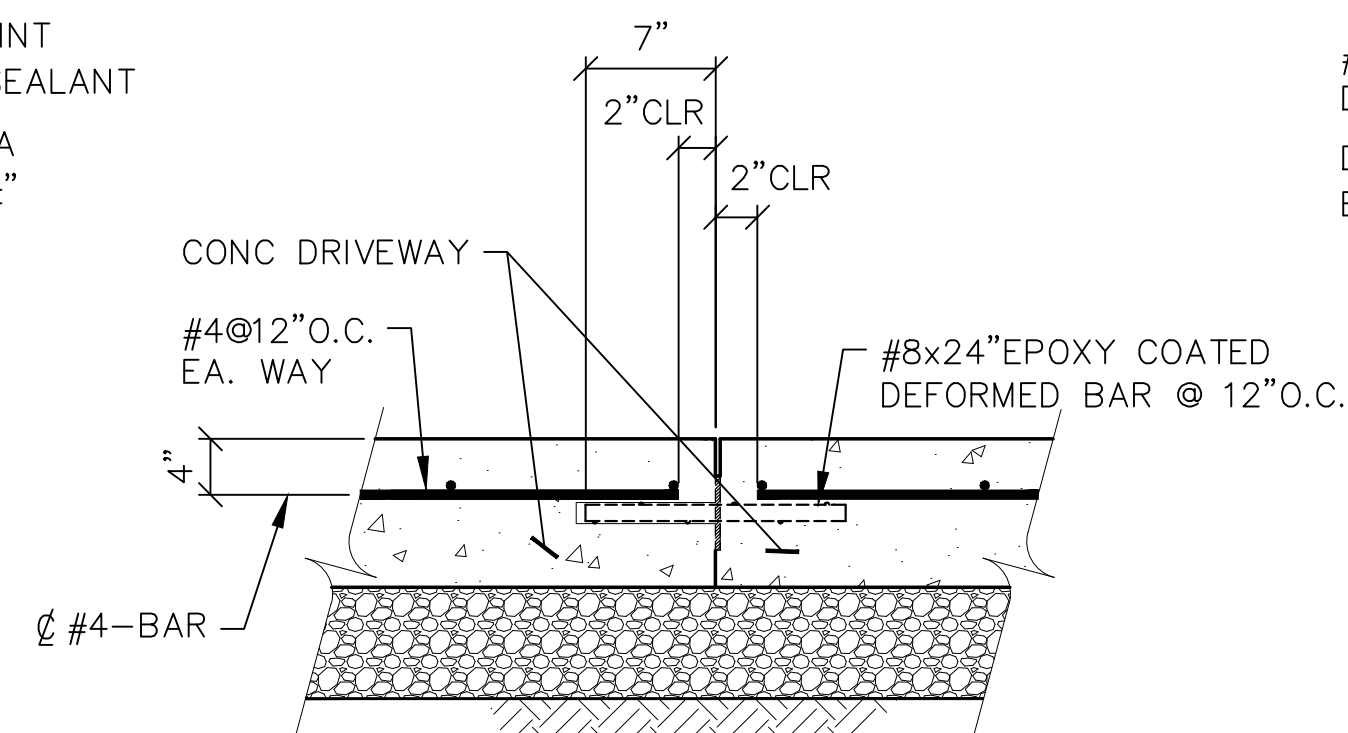
ENLARGED PLAN 'B'
SCALE: 1"=10'
DWG. 20891001



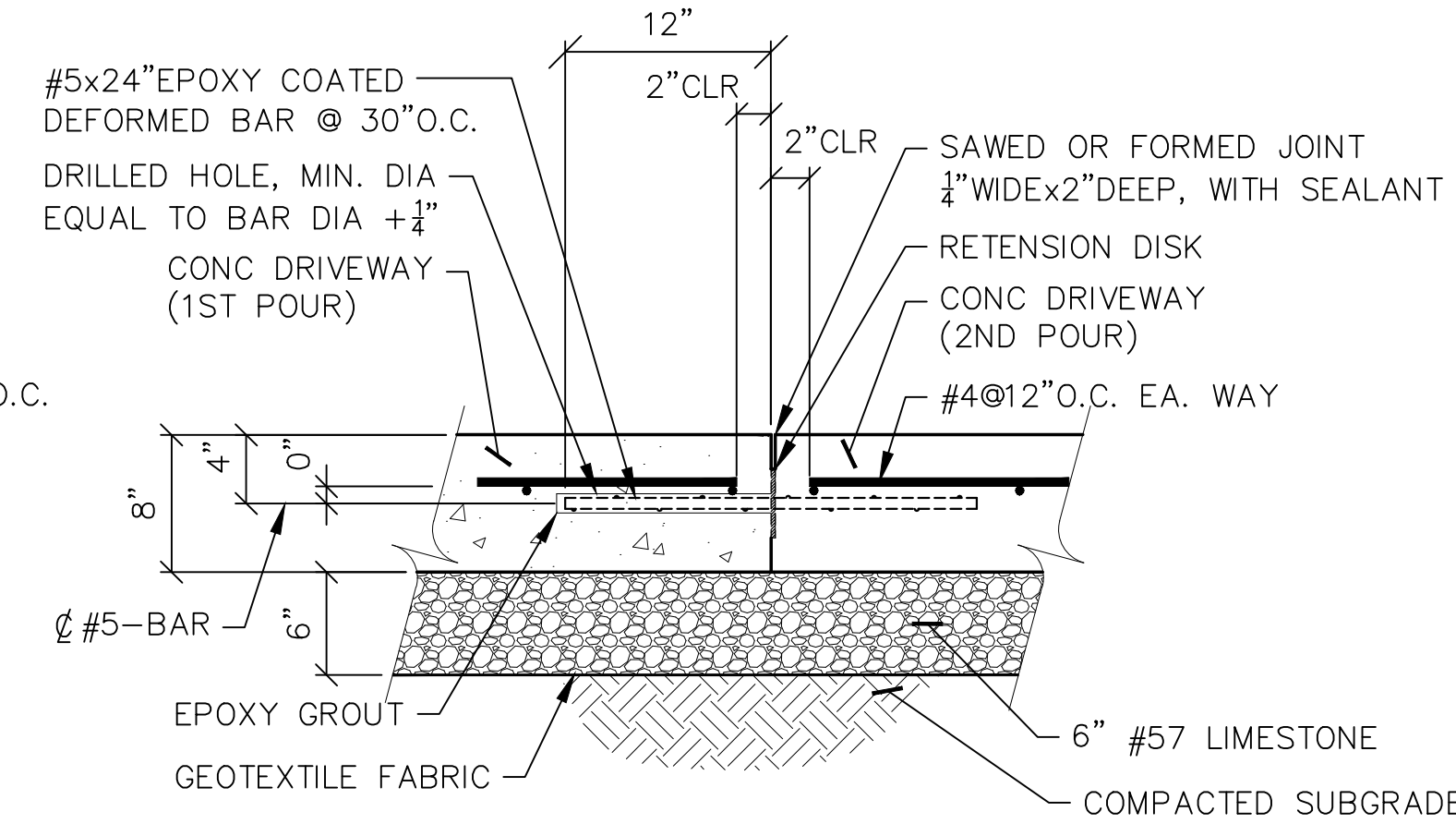
TYPICAL PARKING LOT CROSS SECTION
SCALE: 1"=1'-0"



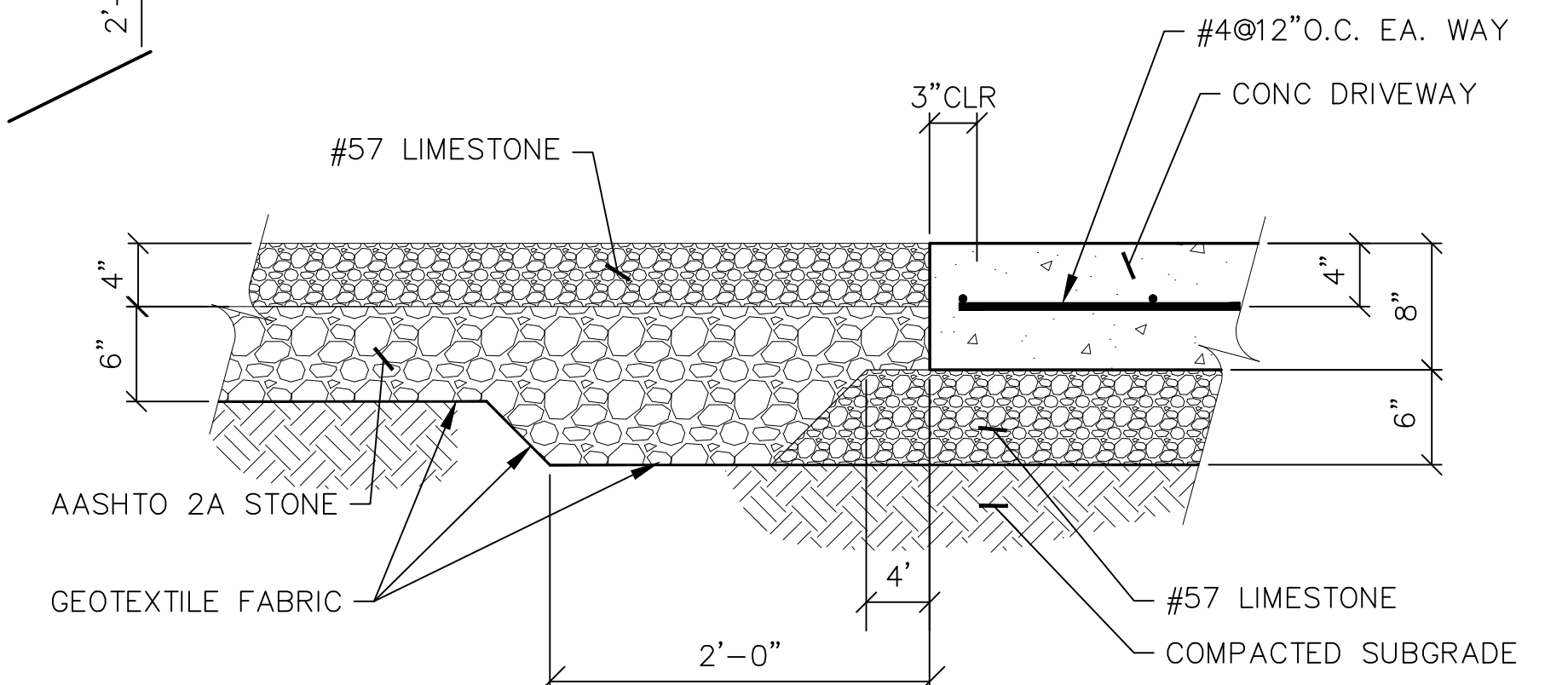
**TRANSVERSE JOINT DETAIL
TYPE 'Y' (COMPRESSION)**
SCALE: 1"=1'-0"



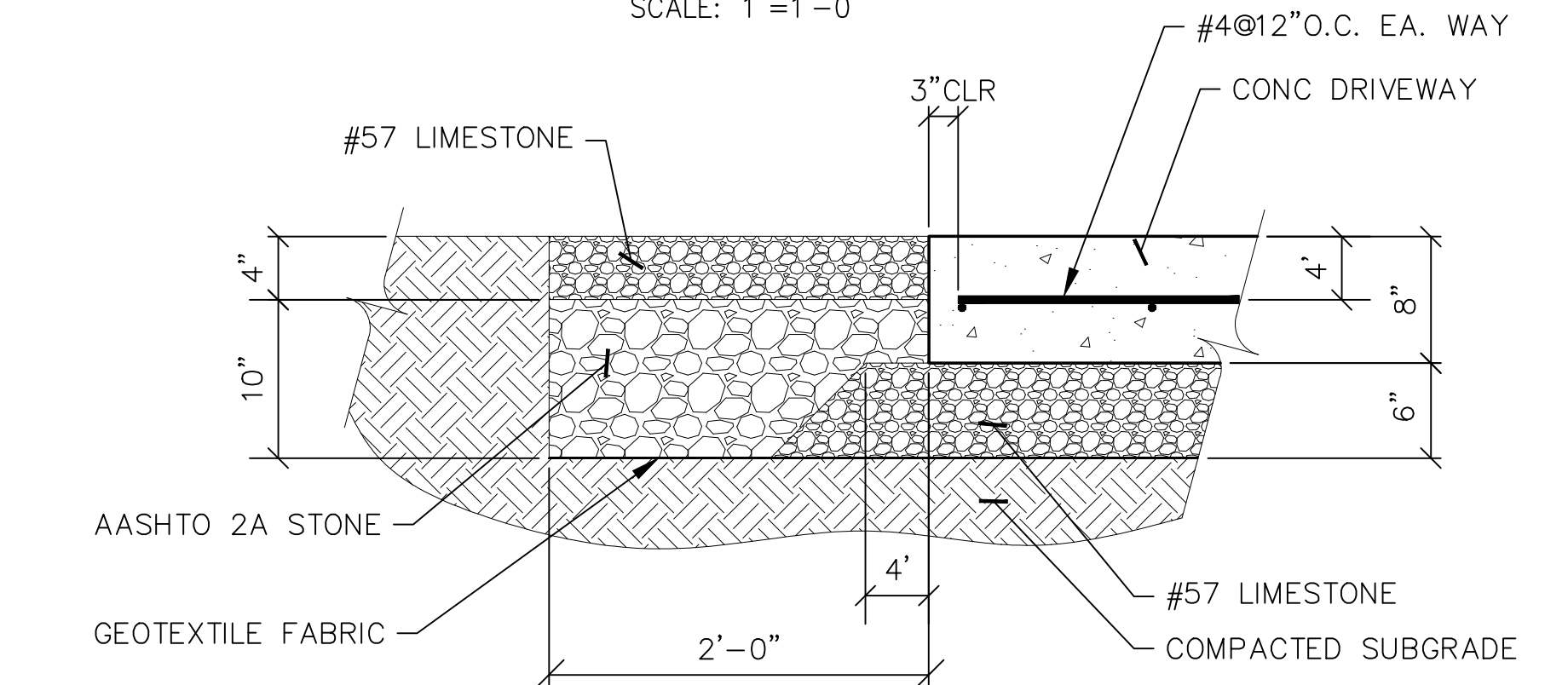
**TRANSVERSE JOINT DETAIL
TYPE 'T' (TIED)**
SCALE: 1"=1'-0"



LONGITUDINAL JOINT DETAIL
SCALE: 1"=1'-0"



SECTION 'A'
SCALE: 1"=1'-0"



SECTION 'B'
SCALE: 1"=1'-0"

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ANGULAR DIMENSIONS ±0° 15'

REFERENCE DRAWINGS
GENERAL ARR'G.
BILLS OF MAT'L.
DETAIL DWGS.

DRAWN BY: DLSTANG	DATE: 01-30-23
CHK'D BY: JB	DATE: 02-03-23
APPR'D BY: JB	DATE: 02-03-23
SCALE: 1"=	(D-SIZE PRINT ONLY)

CLIENT

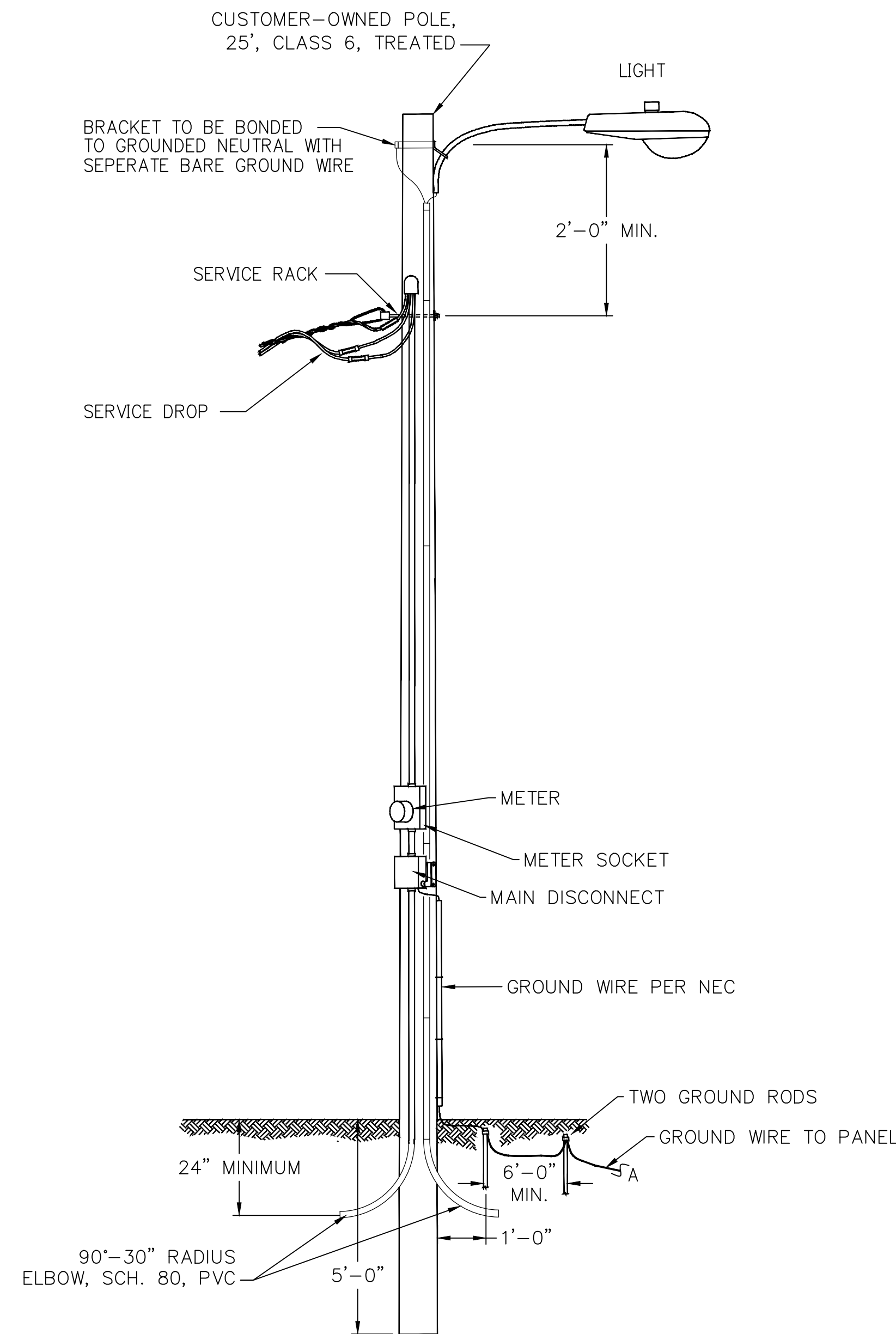
AFSTAN REAL ESTATE LLC

MEDINA, OH
AFSTAN REAL ESTATE LLC
PARKING LOT
ENLARGED PLAN 'A'

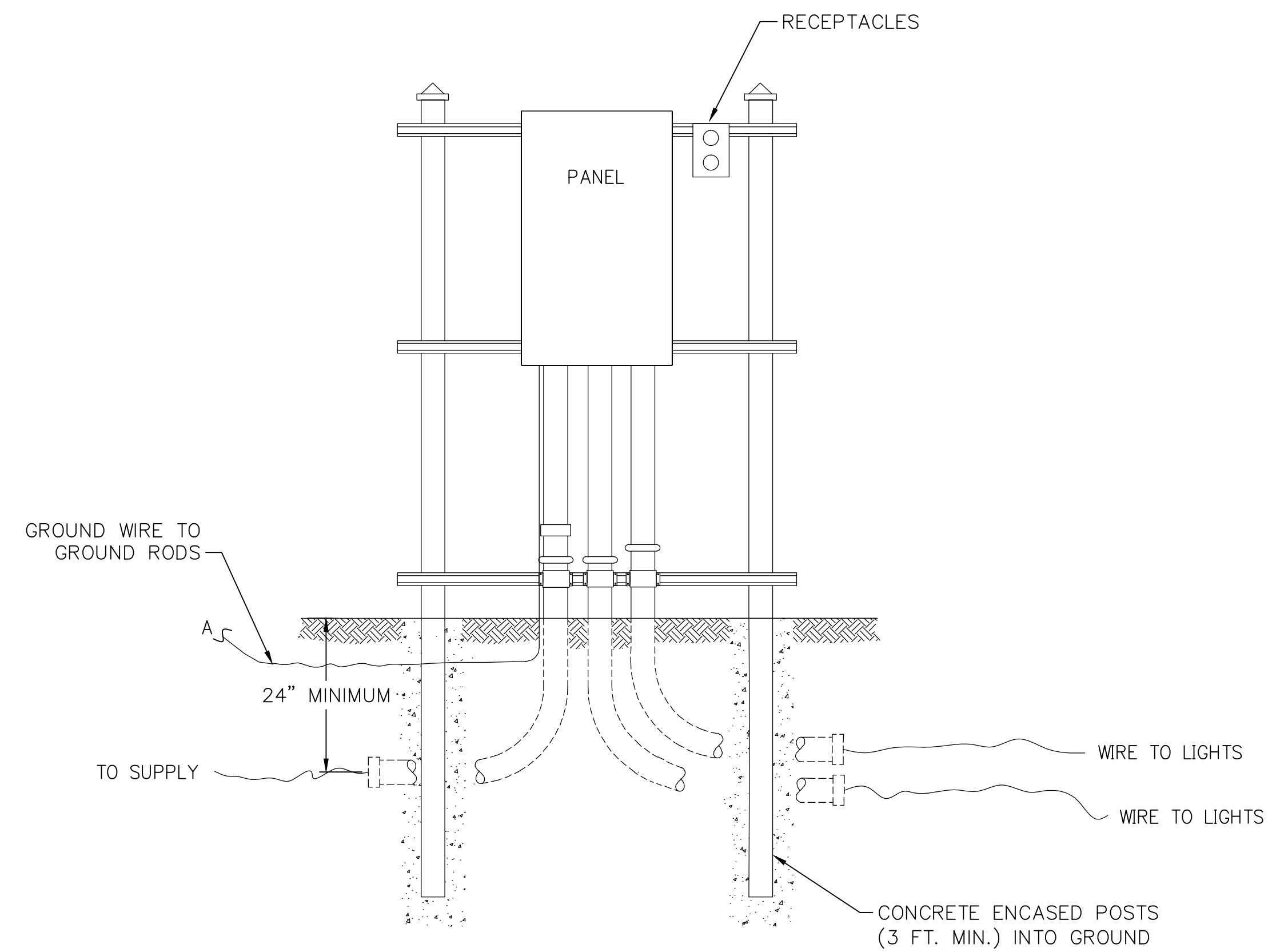
CWWA, INC.
ENGINEERS * DESIGNERS * CONSULTANTS
2575 MEDINA ROAD MEDINA, OH 44256
330-722-9001

PROJECT MANAGER: JB
CWWA NO. C-2089
CLIENT P.O. NO. 20891002
REV D

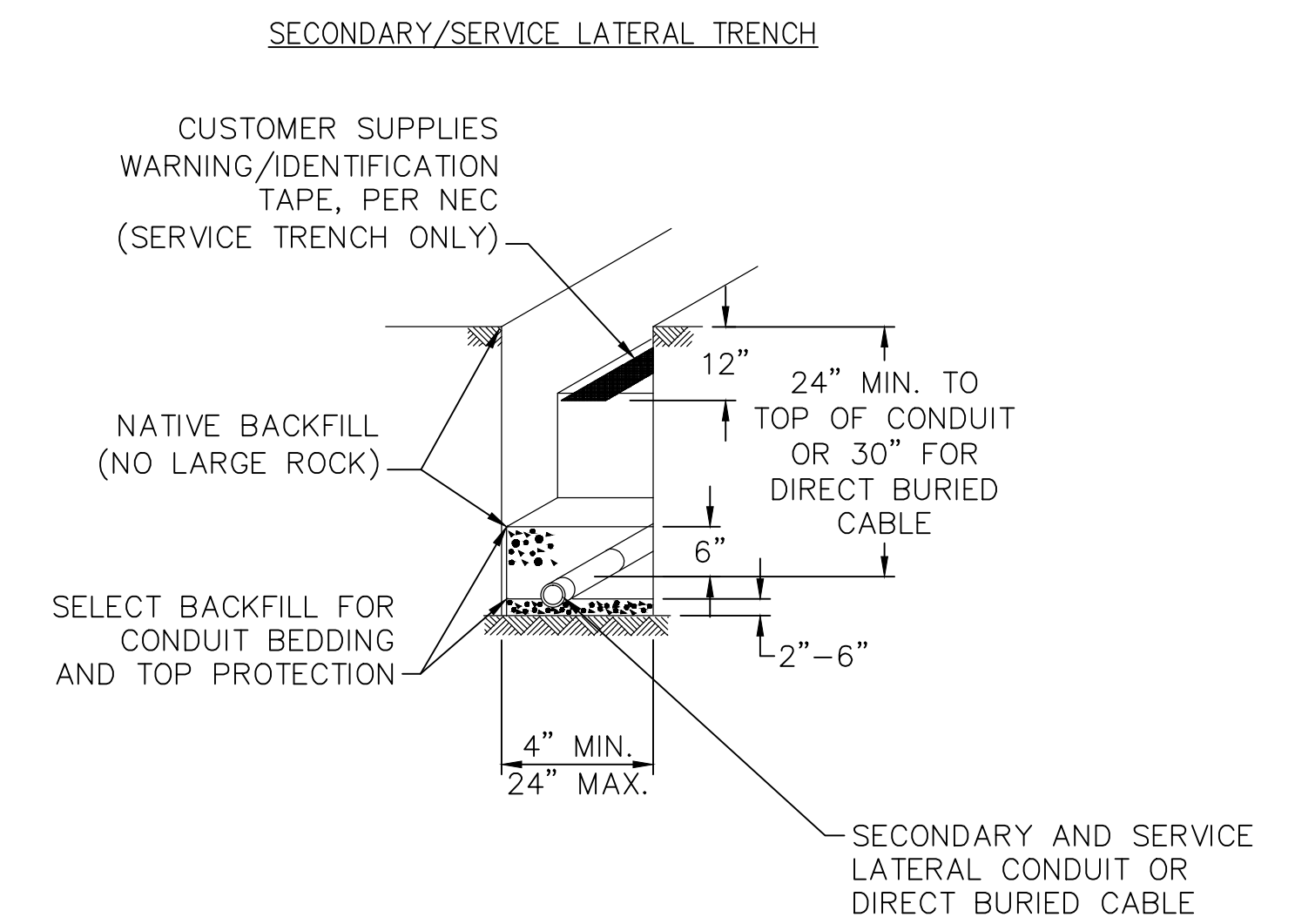
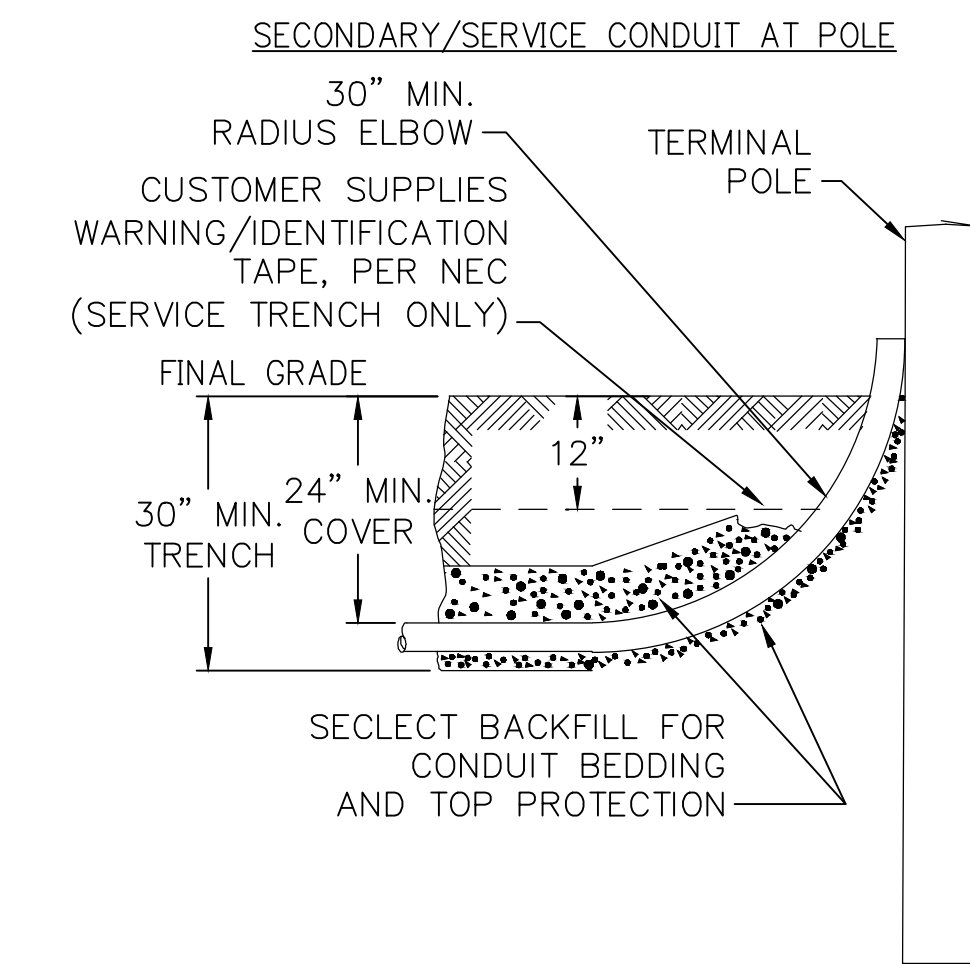
OVERHEAD SERVICE
CENTRAL DISTRIBUTION INSTALLATION



UNDERGROUND SERVICE
STAND-ALONE DISTRIBUTION
INSTALLATION



TRENCHING DETAILS FOR
INSTALLATION OF CONDUCTORS



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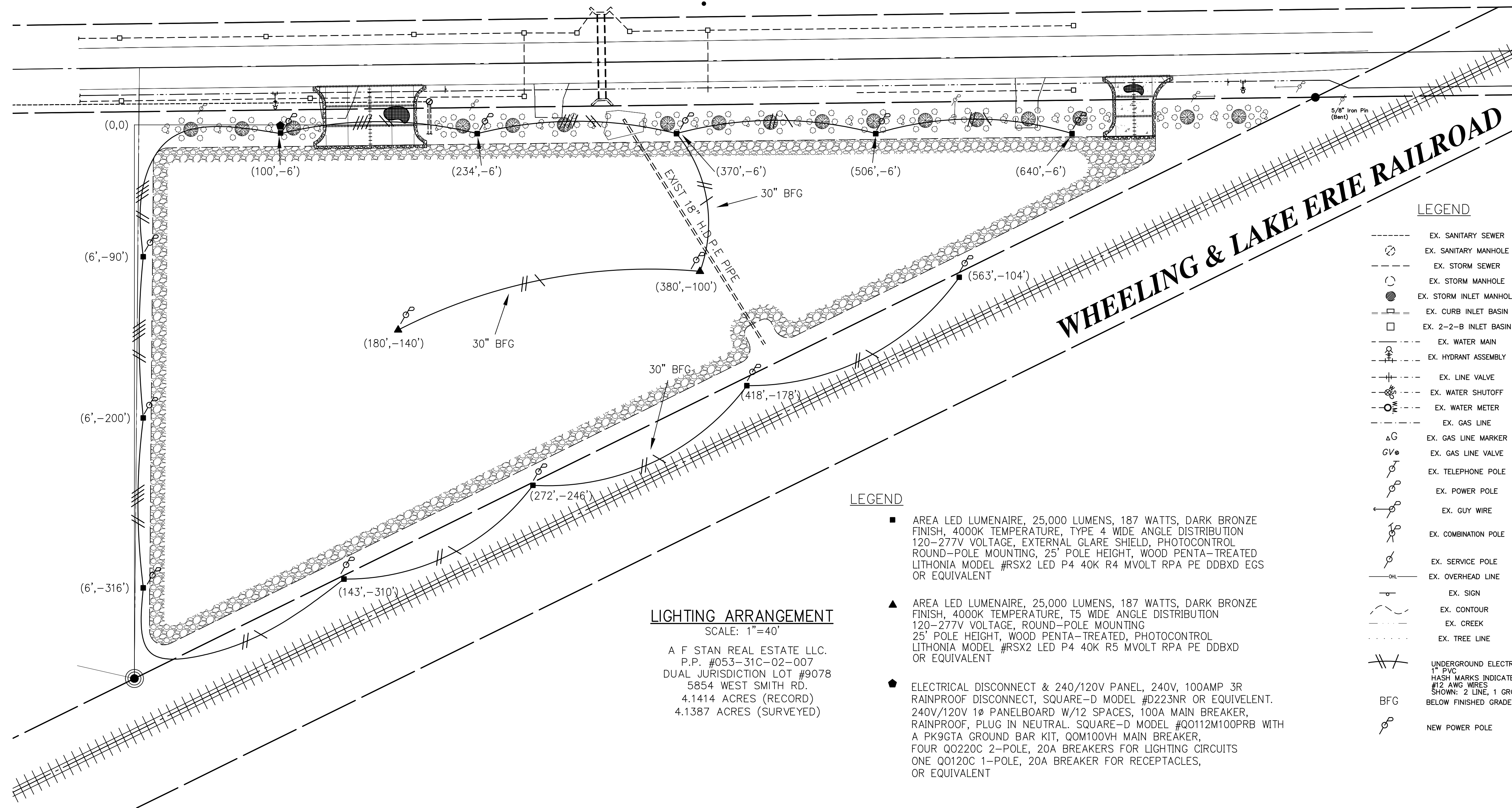
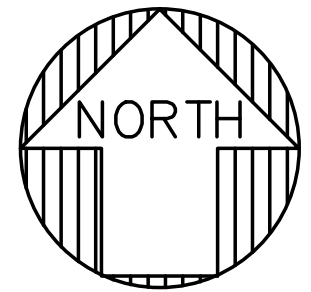
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3 PLACE DECIMAL DIMENSIONS $\pm .005"$
ANGULAR DIMENSIONS $\pm 0' 15"$

REFERENCE DRAWINGS
GENERAL ARR'G. _____
BILLS OF MAT'L. _____
DETAIL DWGS. _____

DRAWN BY: DJS DATE: 12-21-22
CHK'D BY: _____ DATE: _____
APPR'D BY: JB DATE: _____
SCALE: (D-SIZE PRINT ONLY)

CLIENT		AFSTAN REAL ESTATE LLC	
THIS SEAL VALID ONLY WITH ORIGINAL SIGNATURE.		MEDINA, OHIO	
		AFSTAN REAL ESTATE LLC	
		ELECTRICAL WIRING DETAILS	
		CWWA, INC.	
		ENGINEERS * DESIGNERS * CONSULTANTS	
		2575 MEDINA ROAD MEDINA, OH 44256	
		330-722-9001	
PROJECT MANAGER	CWWA NO. <u>C-2089</u>	20897101	REV <u>D</u>
<u>JB</u>	CLIENT PO. _____		

SMITH ROAD (C.H. 4) (60' R/W)



LEGEND

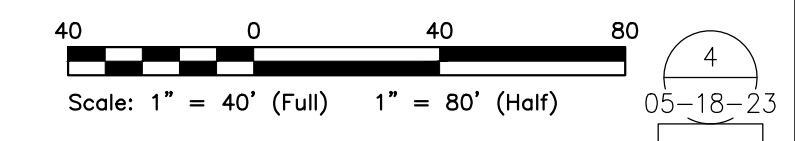
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. STORM INLET MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. WATER SHUTOFF
- EX. WATER METER
- EX. GAS LINE
- △ EX. GAS LINE MARKER
- EX. GAS LINE VALVE
- EX. TELEPHONE POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. COMBINATION POLE
- EX. SERVICE POLE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. CONTOUR
- EX. CREEK
- EX. TREE LINE
- UNDERGROUND ELECTRICAL CONDUIT
- 1" PVC
- HASH MARKS INDICATE NUMBER OF #12 AWG WIRES
- SHOWN: 2 LINE, 1 GROUND
- BELOW FINISHED GRADE
- NEW POWER POLE

LEGEND

- AREA LED LUMINAIRE, 25,000 LUMENS, 187 WATTS, DARK BRONZE FINISH, 4000K TEMPERATURE, TYPE 4 WIDE ANGLE DISTRIBUTION 120-277V VOLTAGE, EXTERNAL CLARE SHIELD, PHOTOCONTROL ROUND-POLE MOUNTING, 25' POLE HEIGHT, WOOD PENTA-TREATED LITHONIA MODEL #RSX2 LED P4 40K R4 MVOLT RPA PE DDBXD EGS OR EQUIVALENT
- ▲ AREA LED LUMINAIRE, 25,000 LUMENS, 187 WATTS, DARK BRONZE FINISH, 4000K TEMPERATURE, T5 WIDE ANGLE DISTRIBUTION 120-277V VOLTAGE, ROUND-POLE MOUNTING 25' POLE HEIGHT, WOOD PENTA-TREATED, PHOTOCONTROL LITHONIA MODEL #RSX2 LED P4 40K R5 MVOLT RPA PE DDBXD OR EQUIVALENT
- ELECTRICAL DISCONNECT & 240/120V PANEL, 240V, 100AMP 3R RAINPROOF DISCONNECT, SQUARE-D MODEL #D223NR OR EQUIVALENT. 240V/120V 1Ø PANELBOARD W/12 SPACES, 100A MAIN BREAKER, RAINPROOF, PLUG IN NEUTRAL SQUARE-D MODEL #Q0112M100PRB WITH A PK96TA GROUND BAR KIT, QOM100VH MAIN BREAKER, FOUR Q0220C 2-POLE, 20A BREAKERS FOR LIGHTING CIRCUITS ONE Q0120C 1-POLE, 20A BREAKER FOR RECEPTACLES, OR EQUIVALENT

LIGHTING ARRANGEMENT

SCALE: 1"=40'
 A F STAN REAL ESTATE LLC.
 P.P. #053-31C-02-007
 DUAL JURISDICTION LOT #9078
 5854 WEST SMITH RD.
 4.1414 ACRES (RECORD)
 4.1387 ACRES (SURVEYED)



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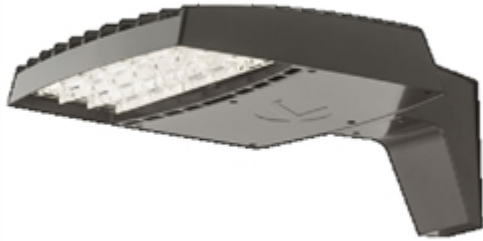
TOLERANCES	REFERENCE DRAWINGS
UNLESS OTHERWISE SPECIFIED	GENERAL ARR'G.
FRACTIONAL DIMENSIONS FABRICATED ±1/16"	BILLS OF MAT'L.
FRACTIONAL DIMENSIONS MACHINED ±1/64"	DETAIL DWGS.
2 PLACE DECIMAL DIMENSIONS ±.010"	
3 PLACE DECIMAL DIMENSIONS ±.005"	
ANGULAR DIMENSIONS ±0' 15'	

DRAWN BY: <u>DJS</u>	DATE: <u>8-16-22</u>
CHK'D BY: _____	DATE: _____
APPR'D BY: <u>JB</u>	DATE: _____
SCALE: 1" = 40' (D-SIZE PRINT ONLY)	

CLIENT	
AFSTAN REAL ESTATE LLC	
THIS SEAL VALID ONLY WITH ORIGINAL SIGNATURE.	
	MEDINA, OHIO AFSTAN REAL ESTATE LLC PARKING LOT PARKING LOT LIGHTING PLAN
CWWA, INC. ENGINEERS * DESIGNERS * CONSULTANTS 2575 MEDINA ROAD MEDINA, OH 44256 330-722-9001	
PROJECT MANAGER J.B.	CWWA NO. <u>C-2089</u> CLIENT PO. _____
	20897301 REV <u>D</u>

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Lithonia RSX2 LED P4 40K R4 MVOLT RPA DDBXD 187W LED Area Light, 4000K Color Temperature, Type 4 Wide Distribution, 120-277V, Round Pole Mounting, Dark Bronze Finish



Our Price: \$729.82

Model: LITHONIA-RSX2-105824

Usually Ships in 3-5 business days. Urgent Project? Contact Us.

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