CITY OF REYNOLDSBURG

# AGENDA

## PLANNING COMMISSION
## THURSDAY, DECEMBER 7, 2017 6:00 PM

## PLACE: COUNCIL CHAMBERS
## 7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER
   1. ROLL CALL
   2. APPROVAL OF MINUTES
      1. Planning Commission – Regular Meeting – November 2, 2017
   3. APPROVAL OF AGENDA
   4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. COMMISSION BUSINESS

   1. 6940 Livingston Ave; Application #180994; Applicant: Jim Baugh; Major Site Plan

   2. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1155.02 Planning Administrator to Enforce, Section 1155.03 Injunction as Remedy, Section 1155.04 Expiration of Certificates and Permits, Section 1155.05 Administrative Procedures; Development Handbook; Section 1155.06 Appeal of Administrative Procedures, and Section 1155.99 Penalty, Repealing the Existing Table 1155 and Enacting a New Table 1155, of Chapter 1155 Administration, Enforcement; Penalty of the Zoning Code.

   3. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Enacting a New Section 1111.99 Penalty of Chapter 1111 General Provisions; Amending Section 1119.04 Transfer of Lots by Subdivider of Chapter 1119 Final Plat; Amending Section 1123.02 Inspection During Installation of Chapter 1123 Required Improvements; and Amending Section 1127.03 Sanitary Sewers in Chapter 1127 Standards of the Subdivision Regulations.

   4. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1131.02 Definitions of Chapter 1131 Definitions, Section 1171.04 General Regulations for Lots and Yards of Chapter 1171 General Regulations, Section 1175.03 Lot, Yard, and Height Requirements for Dwellings of Chapter 1175 District Regulations, and Section 1175.05 Lot, Yard, and Height Requirements for Buildings Other Than Dwellings of Chapter 1175 District Regulations.

D. ADJOURNMENT

CITY OF REYNOLDSBURG

# MINUTES

## PLANNING COMMISSION
## THURSDAY, NOVEMBER 2, 2017 6:00 PM

## PLACE: COUNCIL CHAMBERS
## 7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Welday, King
ABSENT:

2. APPROVAL OF MINUTES

Dr. McKenzie: Before we begin the long list here, I just want to remind you that the March minutes have not been signed yet because I have never received the updated, corrected copy of that. That was the one that we approved pending the clear statements of the provisions of the minutes that we've done and I have not seen that copy. So, that was, so if you look at the April minutes it should have all the items on there that we wanted to have updated, but those have still not come my way yet.

Mr. Snowden: Dr. McKenzie, which month are you referring to?

Dr. McKenzie: We're talking about March of 2017.

Mr. Snowden: So, I need to provide you a copy in order for you to sign?

Dr. McKenzie: So we approved it that night with the stipulation that several motions would, that we had to modify, in our, several items that we modified in our motions would be made clear in the text and that's the part that hasn't been done yet.

Mr. Snowden: I will have...

Dr. McKenzie: But it should be in the April minutes including, they were all for Mr. Welday's motions that night, so those are all part of the April minutes.

Mr. Snowden: Details that were listed in the April minutes need to be incorporated into the March minutes that were approved as amended and then that copy needs to be signed.

Dr. McKenzie: Right.

Mr. Snowden: Ok.

Dr. McKenzie: Ok.

1. Planning Commission – Regular Meeting – June 1, 2017

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| **RESULT:** | **ACCEPTED** |

2. Planning Commission – Regular Meeting – September 7, 2017

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|---|---|
| **RESULT:** | **ACCEPTED** |

3. Planning Commission – Regular Meeting – October 5, 2017

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|---|---|
| **RESULT:** | **ACCEPTED** |

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Dr. McKenzie.

B. PUBLIC COMMENT

Shanette Strickland: 651 Mirandy. It's a pleasure to be in front of you today. Just to give you a little history, I am thinking about running for City Council in 2019 and I find it very important right to start going through the charter amendments. I've been going through them recently. I'm looking tonight to just get a better understanding on a couple amendments that's going to be on the November 7 ballot and I'm hoping that someone will be able to give me some information. I took a couple of notes here. The first one is the City Council will decide how many votes will be required to over-turn a decision by the commission and also City Council will also decide how many votes are needed for commission to decide anything. I am aware of the current requirements and I find that those requirements are acceptable today. Currently, the commission needs a minimum of the majority. Three votes to make decisions on its own and City Council, if need be, have to go to City Council, there is a minimum of six votes are required if it needs to go over-turn to commission if a decision needs to be over-turned, a commission decision. My question is why do we need the new language that needs to be updated for the charter amended. Why do the language need to be changed? So, I'm hoping someone can give me some information and I'm hoping that we can have some, I'm not trying to take a lot of anyone's time, but again, I'm trying to make sure that I'm preparing myself, right, for that 2019 race and I want to make sure that starting now that I'm going through these amendments and I was just kind of concerned that to me the requirements as it is written today seems acceptable and why are we starting to change the language of the amendments.

Dr. McKenzie: Thank you. I don't know if I can really give you a rationale, but Mr. King was a member of the charter review commission. Could you possibly share some of the rationale or anything?

Mr. King: I don't remember and I don't have my notes with me.

Mr. Snowden: I can provide a little bit of information as I was involved with drafting the amendments I believe you're referring to and I think that you're referring to two kind of separate although related issues. I'd be happy to set up an additional time to go over what's in there, kind of explain it. In fact, Dan maybe while I do this, would you mind just grabbing one of my business cards and give it to Ms. Strickland before she leaves in case she doesn't want to sit

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

through the entire meeting. The answer to your question is I'm not exactly sure what you have in front of you. The section for zoning measures, which I believe is four something. I can't remember it off the top of my head. That section, there's a lot of information in there that really needs to be appearing in the code, not in the charter, but the requirement that a 2/3 majority of the City Council is required to approve a different requirement for a zoning district change then the Planning Commission approve will remain. The idea behind that is that a Planning Commission is a neutral body that can provide the technical advice to City Council, which is more of a political body. That's the concept generally with Planning Commissions and City Councils. The 2/3rds requirement is remaining in the revised Article 4, 7, or 411, I can't, 411 seems to come to mind, that would remain. I hope that answers part of your question. I'd be happy to go over more in detail.

Shanette Strickland: If the number of votes are somehow, I want to say like wrong or, is it possible, I guess, the new numbers could be stated in the charter instead of maybe decided by Council, I guess. Because for some reason if Council alone has that discretion to possibly, you know, had that voting requirement. I can just see that somehow we can run into some issues and that's why I just want to make sure that I'm calling that out and again I'm just making sure that I'm coming in front of the body here today because I am trying to get more familiar with these amendments and again I just wanted to make sure that I bring this to the attention and I wanted to make sure that my voice is being heard.

Mr. Snowden: Ms. Strickland, I'll provide you a copy. I'm putting up on the screen, this is the item that was actually sent from the charter review commission to the City Council and if you look under, this was charter amendment to Section 4.11 zoning measures of the city charter. If you look under voting requirements, the following requirements shall apply to ordinances amending, revising, changing or appealing provisions of the planning and zoning code or zoning districts. An affirmative vote of at least 3/4 of the members of City Council shall be necessary to pass a zoning ordinance which differs from the written recommendation of the Planning Commission. That's the exact same requirement that's in the section today. That's absolutely not changing.

Shanette Strickland: I appreciate it. Thank you.

Mr. Snowden: Let's set up a time to go over it. I'd be happy to speak with you anytime.

Shanette Strickland: Ok.

Mr. Snowden: My cards are right inside there. I think if you'll walk out with Director Havener here. He'll hand you one. Call me or shoot me an email and we'll set up a time for us to get together and just go over it because the other two, especially the Board of Zoning and Building Appeals doesn't really apply to this group, but I'll be happy to go over with you what my thoughts were generally I'll give you the report that the charter commission generally they agreed with me although they did not agree with everything. Hopefully that will answer a few of your questions.

C. COMMISSION BUSINESS

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

1. 6900 E Main Street; Application #180598; Truro Township Fire Station; Applicant: Mark Larrimer; Major Site Plan

Mr. Snowden:

6900 E. Main Street - New Fire Station - Major Site Plan

| | |
|---|---|
| Location: | Property is located on the north side of E. Main Street between Briarcliff Road and Rosehill Road. |
| Existing Zoning: | S-1 Special District |
| Request: | Request for review and approval of a major site plan. |
| Current Use: | Fire Station (Public Use) |
| Applicant: | Jason Nicodemus |

The applicant is requesting the Commission review and approve a major site plan, in order to construct a fire station/administration building and related improvements.

The site is developed with an existing fire station that was previously a commercial building. To the north, the property borders multi-family dwellings a in the AR-2 district. To the east, west, and south, the property abuts various commercial businesses and restaurants in the CC and CS zoning districts. E. Main Street is designated as a major arterial street by the Thoroughfare Plan and all commercial properties that front E. Main Street are within the Community Commercial Overlay District.

The existing fire station on E. Main Street has reached the end of its lifespan and needs to be replaced from the ground up. Until September of this year, the site had a legacy commercial zoning district. In order to simplify the site plan approval process, Staff worked with the Township's Administration to rezone the property to S-1 Special District. This removed many of the design requirements for commercial structures, specifically those of the Community Commercial Overlay District, which streamlines the approval process. The Township's Administration and their design team worked with Staff to provide as much compliance with the Zoning Code as was possible, and secured variances from the Board of Zoning and Building Appeals from the district's rear setback requirements, and some landscape regulations.

The applicant is proposing a two story building, with two driveway approaches connecting to E. Main Street. Access to the staff and visitor parking areas will be from the eastern curb cut and access for the fire vehicles leaving the station will be from the western driveway approach. This will be the opposite of the current configuration, but provides more distance between the signalized intersection at Briarcliff Road and the point that fire vehicles will exit the site to E. Main Street.

The applicant has submitted elevations indicating the proposed building design, materials and general location of signage. There are no specific material requirements for the S-1 District, but the proposed natural materials are consistent with other buildings in the Community Commercial Overlay District. The central tower is consistent with traditional architecture of fire stations and similar public facilities. The applicant is proposing natural brick on the front

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

elevation of the building and siding with brick accents on the side and rear elevations. The brick veneer and cement board siding are significantly more beautiful and durable materials than the existing painted block used in the current building.

The applicant has not proposed any signage with this application. A certificate of appropriateness will be required prior to permit issuance for ground signage.

The applicant submitted a photo-metric plan that indicates compliance with Chapter 1182. The proposed LED fixture are full cut-off and will be a significant improvement in aesthetic and lighting quality over the existing bullhorn style and wall-mounted security lights at the site. The applicant should clarify the color of the lighting fixtures because that was not indicated on the plan. Staff's only concern is that the colors be consistent with the architectural details of the rest of the building.

The applicant has provided a landscape plan that meets the general requirements of Chapter 1180. Variances were secured from the BZBA from some perimeter screening requirements of Chapter 1180. This was required to fit the building on the existing site. The applicant was also approved for variances from the street tree requirements, to maintain the existing vehicle site-lines. The applicant worked with Staff to add landscaped islands to the parking area, maintain an existing mature tree, screen the existing transformer, and screen the new generator and service area at the rear with landscaping. The applicant's site plan indicates that the existing 6FT wood privacy fence along the north side of the site will remain. Staff found it to be in good condition, and it screens the site from the senior housing complex to the north. Staff likes that the applicant is reusing the current flag pole and has designed a landscape lawn in front of the building that can be used for special events. There is room in this area for additional memorials, benches, etc., that might typically accompany a fire station/public building. This will soften the structure when compared to the current site configuration.

The applicant has proposed a masonry trash enclosure to be located at the rear of the site. The proposed enclosure area includes a concrete pad, which will be more durable than asphalt during tipping operations. The current dumpster is unscreened, so this will be a significant improvement to the site.

Given the current use of the site, no traffic study was required. There are no specific parking requirements for this use in Chapter 1179 of the Zoning Code. The applicant is proposing 31 parking spaces compared to the current 41 parking spaces. Given that current daytime usage is less than half of the provided spaces, Staff has no reason to believe this will be inadequate.

The area is already well served by the public sidewalks along the north side of E. Main Street. The applicant has provided a direct pedestrian path from the public ROW to the visitors entrance at the front of the building and from the main parking lots to the side and rear doors.

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services and indicated on their site plan where they will tap into

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

utilities. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The proposed site plan reduces the overall amount of impervious surface on the site. The applicant proposes underground storm water catch basins to accommodate all storm water. The City Engineer will be required to review the proposed storm water plan and determine if the facilities are adequate per the Storm water Manual of the City.

The Commission should apply the standards for review of major site plans contained in Section 1143.05 of the Zoning Code and determine if the site plan as proposed complies with those standards. Staff's position is that the applicant has met those standards, recommends the Board approve the application for major site plan approval as submitted.

Dr. McKenzie: Would you be able to put 1143.05 on the screen, so I can look through the requirements?

Mr. Snowden: Sure, it's listed for you on page 2 of the Staff Report. Yes, I'll be happy to put it on the screen.

Dr. McKenzie: I see it. Thank you. Actually, really what I want to look at is the standards for, maybe, I don't know, perhaps the design review in 1103.12.

Mr. Snowden: Absolutely, I can put those up.

Dr. McKenzie: I'm really just trying to get a list of the things that we were being told were met in the designs.

Mr. Snowden: And by the way, just for the record, I actually hate how this section is written, but this is what we have at the time.

Dr. McKenzie: Well, this is what I was interested in. Thank you.

Mr. Snowden: You're welcome. This is less a set of standards and more a set of things that the board is just supposed to look at. It really actually needs to be re-written, but unfortunately this is all we have at the moment.

Dr. McKenzie: And that's why I was asking for it to come up because I was really at, not quite sure what we were supposed to be looking at when we did our stuff. We had your recommendations which refer to this.

Mr. Snowden: Until section 1143, whatever it is, was enacted by you guys and City Council a year ago there were no standards for site plan review. It was really unclear what you guys and BZBA before you were really supposed to be approving when they reviewed a major site plan.

Dr. McKenzie: And of course, before that, we weren't doing site plan reviews. It was not the Planning Commission.

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

Mr. Welday: The generator that they have planned for that site is that going to be diesel or is that going to be propane generators?

Mr. Snowden: They will have to answer that. The requirements per the zoning code are not going to change based on it, but that's a really good question. You guys, are you able to answer that?

Dr. McKenzie: This is the time, I think, when if you would like to address it you could. So, if you'd like to have any presentation of your own to make or simply answer Mr. Welday's and anyone else's questions this would be a good time for it.

Jay Boone w/Moody & Nolan Architects: 300 Spruce St, Columbus. Thank you for having us. The generator is going to be a diesel with a belly tank capable of handling the entire building under emergency status.

Mr. Welday: Is that shown where that tank is going to go?

Jay Boone: Yes, it's in the back. It's on the north side. There's kind of an area with compressors. The air conditioner compressors, the transformer, and the generator.

Mr. Welday: I see the generator, but the tank itself?

Jay Boone: The tank is a belly tank underneath the generator.

Mr. Snowden: If I could just follow up to Mr. Welday's question. The fact that they're using that crushed stone material and they have access there through the fence is important. That way the area around the generator is not going to get torn up as it needs to be re-fueled. So, that's a good site design choice because those belly tanks, if it's a diesel belly tank, it will have to be re-filled. That's a good design choice with the crushed stone that they're indicating and giving themselves access with the fence.

Dr. McKenzie: Access with the fence. Which fence are we referring to?

Jay Boone: There's a 6 foot high chain link fence around that entire utility area with gates that face the apparatus bay face west. A pair of 6 foot gates.

Mr. Snowden: And then outside of that they have landscaping to screen that as well because that's required by the code.

Mr. Cullinan: Just looking at the dumpster enclosure, there's no *inaudible in the sanitary easement. Is that acceptable?

Jay Boone: I'm sorry, it's what?

Mr. Cullinan: The dumpster enclosure in the southwest corner. It looks like that's in the

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

sanitary easement and on top of the main.

Jay Boone: That's on the northwest corner.

Mr. Cullinan: I'm sorry, northwest.

Jay Boone: Yes it is.

Mr. Cullinan: I just wanted to make sure that was ok with the City.

Mr. Snowden: I'll have to ask engineering when the time comes. They received notification and the service department received notification and nobody got back to me. Their current dumpster is stored over the sanitary easement. There's no other enclosure. That's something pretty minor that if it needed to move a couple feet, probably wouldn't be a big deal.

Mr. Cullinan: I was just more pointing out that I saw it. Not a hold up.

Mr. Snowden: I can follow up with engineering about that and remind them that they will need to make a decision about that. It will probably depend upon the age and whether they think...

Mr. Cullinan: I know that some cities will do waivers or something where it's the private entities responsibility.

Mr. Snowden: We can do that. I will follow up with engineering and make sure that's on their radar. Clearly, you've gotten that brought up before in one of your meetings.

Mr. Cullinan: City of Westerville.

Dr. McKenzie: Mr. Boone, was there any presentation that you'd care to make separate from what Mr. Snowden said?

Jay Boone: I don't believe so. I would like to just comment on Mr. Snowden's lighting question. Yes, we anticipate that the wall packs on the building, as well as the light poles that light the entire site will be either black or bronze and keeping with the architecture.

Dr. McKenzie: I can see people looking through documents. Just giving them time.

Mr. Comeaux: My apology, I'm probably the least adept of all of these fellows of reading these things. Can you give me the sense of the footprint of this? Would it be significantly larger than the existing footprint or will it be about the same?

Jay Boone: The footprint itself is going to be about the same of probably a little bit smaller. The advantage that we're going with here is that we've got a second floor for all the firefighter's personal activities, as in sleeping, dining, day room, some offices up there. The first floor footprint is in the 10,000 square foot range. The second floor and mezzanine are

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

about 6,000, so it's 16,000 plus or minus total square feet. It's really going to be about the same.

Mr. Comeaux: So the profile of it, like right now, it's basically a one story?

Jay Boone: It is a one story, yes.

Mr. Comeaux: Unrelated to approval, are you going to just raise it or tear it down totally?

Jay Boone: Totally taking it down. I believe January 5th, in that ballpark, there's some abatement that needs to be done and then it's going to be raised and hopefully start construction around the middle of February.

Mr. Snowden: Just to follow up from Mr. Comeaux. I visited the site 3 weeks ago as part of the prep to all this. I had a tour from Township Administrator Nicodemus and the inside condition is not good. Not by any fault of the township. It's just worn out. It was never designed to be a fire station. I believe it was like a five and dime store or a hardware store.

Dr. McKenzie: It was a J-Mart.

Mr. Snowden: I don't even know the brand.

Dr. McKenzie: That store brand is gone.

Mr. Snowden: There's really nothing that's salvageable in term of the interior.

Mr. Welday: Eric, since you took the tour, is there going to be office space? I haven't been inside that facility. Are they adding office space?

Mr. Snowden: Nothing significant. It's kind of more incidental. I think some of the firefighter areas are poorly configured, especially the fitness area because the firefighters are taking their personal fitness much more seriously than maybe they did in 1975 when they started to layout that building. Some of the personal areas are larger. If you look at the building layout there's a much larger climate controlled storage area and some of other things that are required for the turnout equipment and so forth, but in terms of the offices it's about the same. Their administrative staff is very small. There's a room for a trustee meeting. There's a training area. There's a couple of offices, road superintendent administrator, fiscal officer, and fellows that's about it. Really, it's the personal areas for the firefighters. They're using space more efficiently, especially with the 2nd story compared to what's there now. When I was in it, you have rooms that have been repurposed. The fire department when they purchased that building was a volunteer fire department; whereas now it's full time, so the crews are staying there. There was no facilities for women back in 1975, so that had to be added. There just using space more efficiently. The building footprint isn't really growing that much, but they're using the height and space more efficiently on the site. That's why they have room for the landscaped areas vs more pavement.

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

Dr. McKenzie: Just to clarify, Mr. Boone, so currently the administrative offices are in the building along the west wall?

Jay Boone: That's correct.

Dr. McKenzie: There's not very many of them, but the offices are there and the offices are going to remain part of this building?

Jay Boone: Yes, there's 2 offices, a fiscal and a roads supervisor, I believe, plus shared amenities spaces.

Dr. McKenzie: I did have a question about height. I, like Mr. Comeaux, was not good enough to find an estimation of height of the building roof line on the plans. It seems in the drawings to be a rather tall 2 story building. Do you have an idea of how tall the roof line is?

Jay Boone: The tower itself, which is out the most forward portion of the building, the tower, which is not occupied space, I believe the peak of that is 44 feet. The peak of the main building is probably 4 feet less than that, so in the 40 foot range.

Mr. Snowden: Mr. Chairman, the maximum height in the S-1 Zoning District is 45 feet, so they're within the max height for the zoning district.

Dr. McKenzie: Thank you. Also, you said you've been to the BZBA to get relief from the rear setback and so what is the rear setback?

Jay Boone: Do you want the actual setback or the stated setback that we varied from?

Dr. McKenzie: Both would be great.

Jay Boone: We are at 50 foot setback and the stated setback was 60.

Mr. Snowden: Mark, I know you guys can't see, but I'm putting on the screen in front of you the statement of hardship that was provided to BZBA.

Dr. McKenzie: Where it says rear yard requirement varied from 50 to 60 feet this is based on building setback from Main Street or space between the building and the property line to the north?

Mr. Snowden: The building and the property line to the north. The code required 60 in the S-1 District and they went to 50.

Unknown: Is that about where you're at now?

Mr. Snowden: No, they're at like less than 20 right now.

Unknown: So, it's improving the buffer?

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

Mr. Snowden: Correct. It just didn't meet the... If they had been keeping it, at least 60% of the building, it would have been considered improving a non-conformance situation. Since they are, what they say, scraping the site and starting over, it has to meet the new code requirements, but it overall the situation in terms of zoning compliance is improving significantly.

Jay Boone: Just for your information, we pushed the building back a little bit further; so that they could park the trucks out front, as well as when they are coming out of the apparatus bays they have a little bit better visibility up and down Main Street.

Dr. McKenzie: So, the depth of this building is considerably less than the existing building.

Jay Boone: I would say it's less than the existing, yes.

Dr. McKenzie: If you have more space out front and you have more space in back *inaudible building in between. Trying to follow along here. This is not our *inaudible. It's been proposed that we would also start doing, that this commission would also start handling design reviews as well and so I was thinking of that. The height of the building is considerably taller than it is now and it seemed to me that it would be possibly for 5 months out of the year, during the winter months, permanently shading the balconies of the senior apartments that are directly behind the building and also in contrast to the fire station at 162 which I had heard people talking about, is this being equivalent to, it seems like the east facing wall and really to some extent the south facing wall as well are much more *inaudible structures. More like a fortress rather than a fire house per se and so that's just something that had caught my eye on that. Because I also did a site visit, but then I know that area. Trying to visualize this building from the drawings and it does seem like it's going to be a much more in your face type of building as it appears in the drawings here. So, anyway, but we aren't considering that yet, so.

Mr. Comeaux: Motion to approve this proposal with the only additional caveat being the color of lights you specified, in bronze or black.

Mr. King: Seconded.

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| **RESULT:** | **APPROVED [UNANIMOUS]** |
| **MOVER:** | Jim Comeaux |
| **SECONDER:** | Ivan King |
| **AYES:** | McKenzie, Cullinan, Comeaux, Welday, King |

D. ADJOURNMENT

Dr. McKenzie adjourned at 6:39 pm.

Eric Snowden

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (APPROVAL OF MINUTES)

**Planning Commission**
**Eric Snowden**
**7232 E. Main Street**
**Reynoldsburg OH 43068**
**614-322-6829 Phone**

# MOTION REQUEST

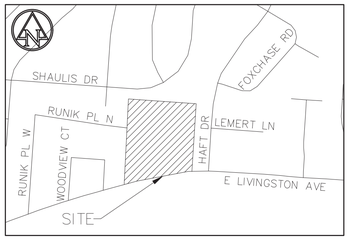
| | |
|---|---|
| **DATE:** | **December 7, 2017** |
| **TO:** | **Planning Commission** |
| **RE:** | **6940 Livingston Ave; Application #180994; Applicant: Jim Baugh; Major Site Plan** |

Approval:

| | | |
|---|---|---|
| Brad McCloud | Jed Hood | Richard Harris |

See attached documentation.

# CITY OF REYNOLDSBURG, OHIO
# MAJOR SITE PLAN SUBMITTAL
# FOR
# BLACKLICK CROSSING
# 2017




LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER
HOMEPORT, LLC
JUSTIN METZLER
3443 AGLER ROAD, SUITE 200
COLUMBUS, OHIO 43219
PH: 61.221.8889
EMAIL: JUSTIIN.METZLER@HOMEPORTOHIO.COM

STATE OF OHIO
BENJAMIN
PETERSEN
76866
REGISTERED
PROFESSIONAL ENGINEER

Engineering
Setup
File

Columbus, OH

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NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON "AG" SHEETS.

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**SITE DATA**

| | |
|---|---|
| SITE ACREAGE | 3.75 AC. |
| TOTAL UNITS | 30 |
| UNITS PER ACRE | ******* |
| BUILDING/STRUCTURE COVERAGE | 0.56105 AC. (15%) |
| ZONING | AR-1c |
| PARKING PROVIDED | |
| 1-CAR GARAGE/UNIT | 30 |
| 1-CAR DRIVE/UNIT | 30 |
| STANDARD PARKING | 8 |
| ADA ACCESSIBLE PARKING | 1 |
| TOTAL | 69 |

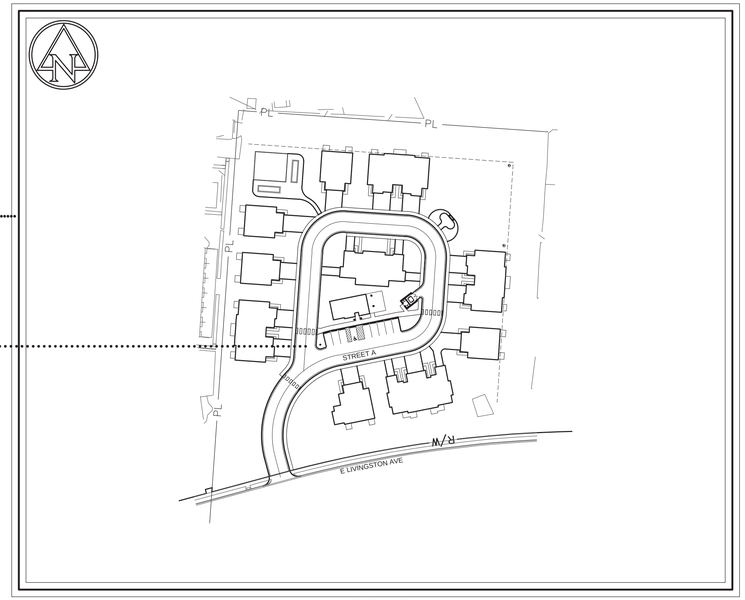
BENCHMARK INFORMATION

ALUMINUM DISK IN CONCRETE MONUMENT ON LIVINGSTON AVENUE, 0.6 MILES WEST OF LANCASTER AVENUE AND S.R. 256, 157.2 FEET EAST OF THE NORTHEAST CORNER OF A STONE BASE OF A BLACKLICK WOODS PARK SIGN AT THE MAIN ENTRANCE TO THE PARK, 48.8 FEET SOUTH OF THE CENTERLINE OF LIVINGSTON AVENUE, 12.4 FEET NORTH OF A SPLIT RAIL FENCE, 12.4 FEET NORTHWEST OF A WITNESS POST, 6 INCHES BELOW THE GROUD.

BM 100 - 883.50 (NAVD88)

FEET WEST OF HAFT DRIVE CENTERLINE, 49.17 FEET WEST OF POWER POLE ALONG LIVINGSTON AVENUE, 115.68 FEET EAST OF STONE DRIVE AND 2.40 FEET OFF THE BACK OF CURB ALONG LIVINGSTON AVENUE.

ELEVATIONS SHOWN HEREIN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED UTILIZING A LEVEL CURCUIT ORIGINATING ON F.C.G.S. MONUMENT




INDEX MAP
NOT TO SCALE

STANDARD CONSTRUCTION DRAWINGS
THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF.

CITY OF REYNOLDSBURG

| | | | | |
|---|---|---|---|---|
| R-8 | SA-1/ST-1 | ST-7 | WA-1 | WA-13 |
| R-9 | SA-2/ST-2 | ST-13 | WA-2 | WA-15 |
| R-10A | SA-3/ST-3 | ST-14 | WA-3 | WA-17 |
| R-18 | SA-4/ST-4 | | WA-5 | WA-25 |
| R-19 | SA-5/ST-5 | | WA-6 | WA-25A |
| | SA-6/ST-6 | | WA-7 | WA-27 |
| | SA-8 | | WA-8 | WA-28 |
| | SA-10 | | WA-10 | WA-30 |
| | SA-11 | | WA-11 | WA-31 |
| | SA-12 | | | |
| | SA-13 | | | |
| | SA-14 | | | |

Ohio Utilities Protection Service
Call 811 before you dig

UTILITY CONTACTS

AMERICAN ELECTRIC POWER (AEP)
CONTACT: GARY HAYS
PHONE: (614) 883-6803
EMAIL: GDHAYS@AEP.COM

COLUMBIA GAS OF OHIO
3550 JOHNNY APPLESEED COURT
COLUMBUS, OHIO 43231
(614) 818-2133

TIME WARNER CABLE
CONTACT: KEVIN RICH
PHONE: (614) 481-5263
EMAIL: KEVIN.RICH@TWCABLE.COM

INSIGHT COMMUNICATIONS
CONTACT: ANTHONY ADAMS
PHONE: (614) 496-3651
EMAIL: CONSTRUCTION@INSIGHT.RR.COM

AT&T
CONTACT: TOM ZIOMEK
PHONE: (614) 223-7162
EMAIL: TZ7315@SBC.COM

CITY OF REYNOLDSBURG WATER/ WASTEWATER
CONTACT: MIKE ROOT
PHONE: (614) 322-4500
E-MAIL: MROOT@CI.REYNOLDSBURG.OH.US

CITY OF REYNOLDSBURG STREET
CONTACT: KEITH KUNDTZ
PHONE: (614) 322-5800
E-MAIL: KKUNDTZ@CI.REYNOLDSBURG.OH.US

MAJOR SITE PLAN
SUBMITTAL

| | |
|---|---|
| DATE: | 11/2/17 |
| PROJECT #: | 2017.01761 |
| COPYRIGHT: | 2008 |
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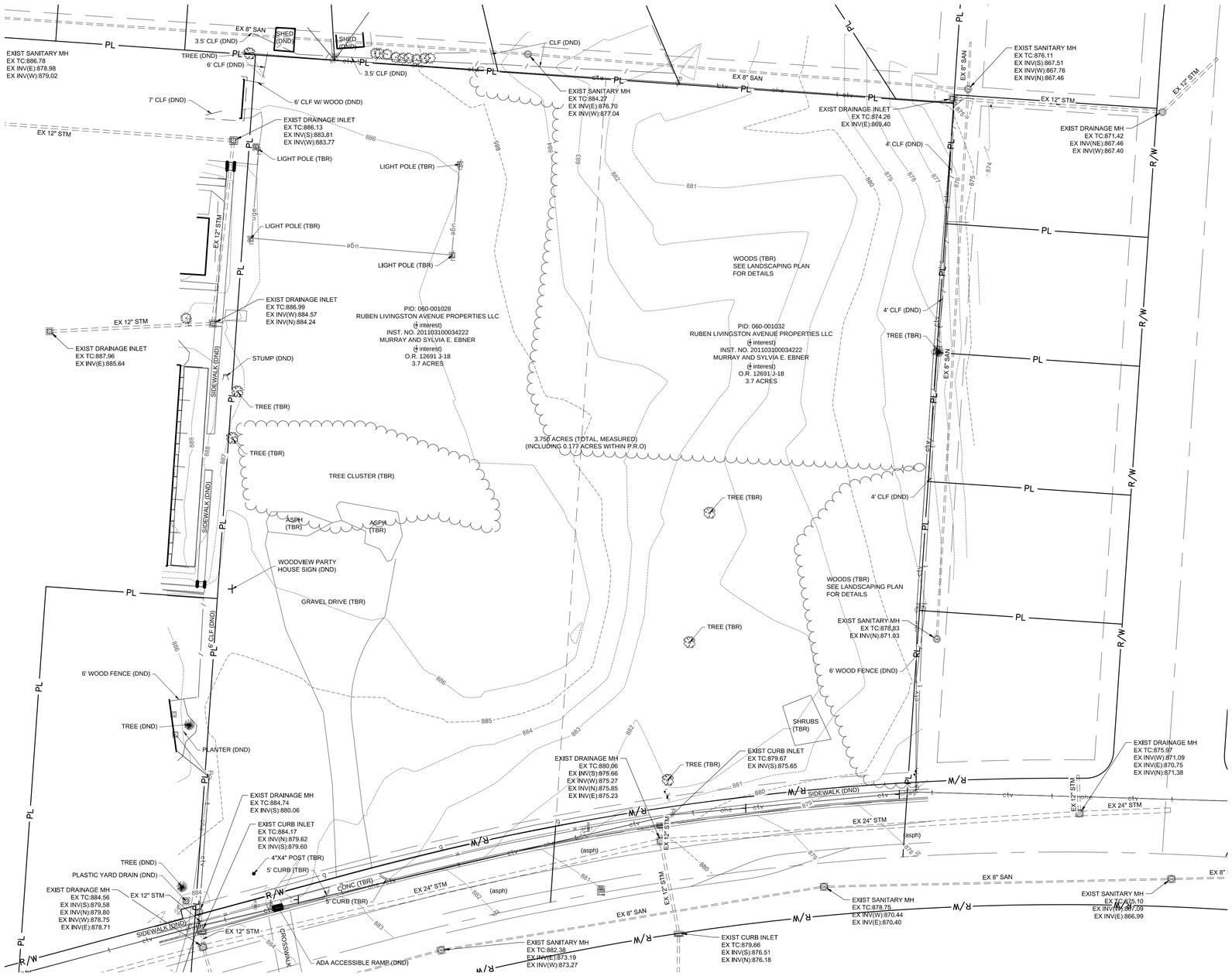
| xx | 15 | mm/dd/yy |
| xx | 16 | mm/dd/yy |

C001 - TITLE SHEET

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (Appr# 180994, 6940 Livingston Ave, Homeport)




0 15' 30'
SCALE: 1"=30'

LEGEND

| | |
|---|---|
| R/W | RIGHT OF WAY |
| PL | PROPERTY LINE |
| w | WATER LINE |
| ohe | OVERHEAD ELECTRIC |
| g | GAS LINE |
| t | TELECOM LINE |
| | CURB |
| | CATCH BASIN |
| | GAS VALVE |
| | SANITARY MANHOLE |
| | WATER VALVE |
| | POWER POLE |
| | TREE LINE |
| | EXISTING CONTOUR MAJOR |
| | EXISTING CONTOUR MINOR |
| XXX | CONTOUR LABEL |
| TBR | TO BE REMOVED |
| DND | DO NOT DISTURB |

STATE OF OHIO
BENJAMIN
WILKER
76866
REGISTERED
PROFESSIONAL ENGINEER

# Engineering Setup File

Columbus, OH

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## MAJOR SITE PLAN SUBMITTAL

| | |
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| DATE: | 11/2/17 |
| PROJECT #: | 2017.01761 |
| COPYRIGHT: | 2008 |
| ISSUE DATE: | 11/06/17 |

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| owner changes | 3 | mm/dd/yy |
| xx | 4 | mm/dd/yy |
| xx | 5 | mm/dd/yy |
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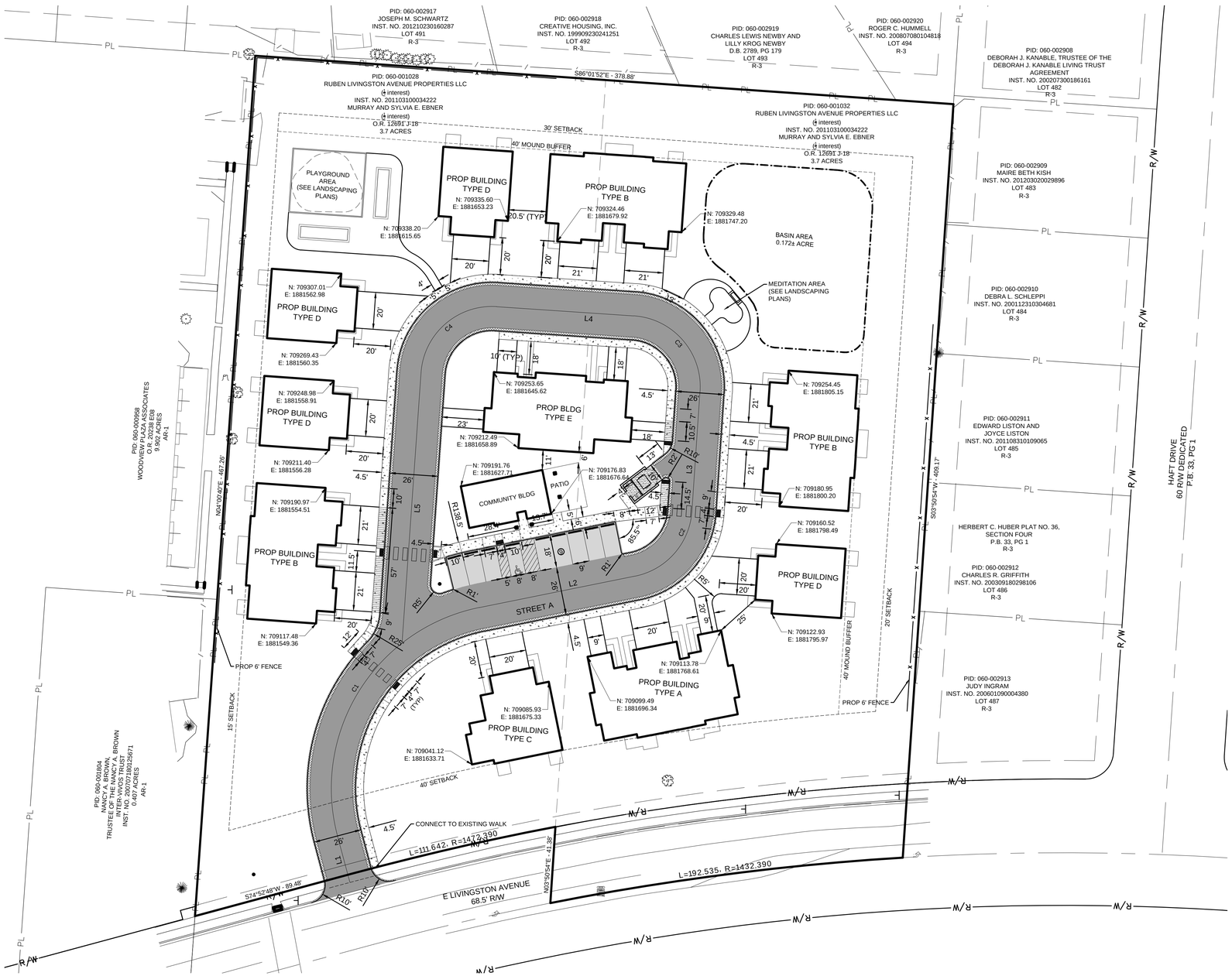
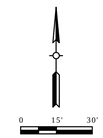
| xx | 14 | mm/dd/yy |
| xx | 15 | mm/dd/yy |
| xx | 16 | mm/dd/yy |

## C100 - EXISTING CONDITION AND DEMOLITION

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (Appr 180994, 6940 Livingston Ave, Homeport)




HATCH LEGEND

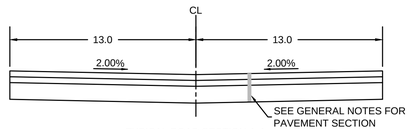
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE SLAB
- SIDEWALK
- CURB AND GUTTER

| CENTERLINE LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | N14° 54' 04"W | 26.07 |
| L2 | N78° 34' 12"E | 85.94 |
| L3 | N03° 50' 54"E | 64.98 |
| L4 | N86° 09' 06"W | 74.34 |
| L5 | S04° 00' 40"W | 146.97 |

| CENTERLINE CURVE TABLE | | |
|---|---|---|
| CURVE # | LENGTH | RADIUS |
| C1 | 163.14 | 100.00 |
| C2 | 50.21 | 38.50 |
| C3 | 60.48 | 38.50 |
| C4 | 60.37 | 38.50 |

**SITE DATA**

| | |
|---|---|
| SITE ACREAGE | 3.75 AC. |
| TOTAL UNITS | 30 |
| UNITS PER ACRE | 2.7± |
| BUILDING/STRUCTURE COVERAGE | 0.56105 AC. (15%) |
| ZONING | AR-1c |
| PARKING PROVIDED | |
| 1-CAR GARAGE/UNIT | 30 |
| 1-CAR DRIVE/UNIT | 30 |
| STANDARD PARKING | 8 |
| ADA ACCESSIBLE PARKING | 1 |
| TOTAL | 69 |




TYPICAL ROAD SECTION A-A
SCALE: 1"=5'

**PROPERY OWNERS WITHIN 150' OF SUBJECT PARCELS**

| ADDRESS | OWNER 1 | OWNER 2 |
|---|---|---|
| 6900 LIVINGSTON AV | BROWN NANCY A TR | |
| LIVINGSTON AV | RUBEN LIVINGSTON AVE | EBNER MURRAY |
| LIVINGSTON AV | RUBEN LIVINGSTON AVE | EBNER MURRAY |
| 6980 LIVINGSTON AV | INGRAM JUDY | |
| 1769 HAFT DR | GRIFFITH CHARLES R | |
| 1759 HAFT DR | LISTON EDWARD & JOYCE | |
| 1751 HAFT DR | SCHLEPPI DEBRA L | |
| 1741 HAFT DR | KISH MAIRE BETH | |
| 1731 HAFT DR | KANABLE DEBORAH J TR | |
| 1723 HAFT DR | RAMSEY CHARLES H | SHIRLEY A |
| 6985 SHAULIS DR | WILLIAMS SUSAN T | |
| 6979 SHAULIS DR | HUMMELL ROGER C | |
| 6971 SHAULIS DR | NEWBY CHARLES L | LILLY K |
| 6963 SHAULIS DR | CREATIVE HOUSING INC | |
| 6953 SHAULIS DR | SCHWARTZ JOSEPH M | |
| 6945 SHAULIS DR | GIBSON WALLACE P TR | GIBSON GLENNA L TR |
| 6935 SHAULIS DR | RIDERROAD LLC | |
| 6927 SHAULIS DR | COOPER MICHAEL G | COOPER JOANN |
| 6870 LIVINGSTON AV | WOODVIEW PLAZA | ASSOCIATES LLC |
| 7309 E LIVINGSTON AV | BOARD OF PARK | COMMISSIONERS |
| 6969 LIVINGSTON AV | PARKVIEW PRESBYTERIAN | CHURCH OF REYNOLDSBURG |

STATE OF OHIO
BENJAMIN
WILLEY
76866
REGISTERED
PROFESSIONAL ENGINEER

# Engineering Setup File

Columbus, OH

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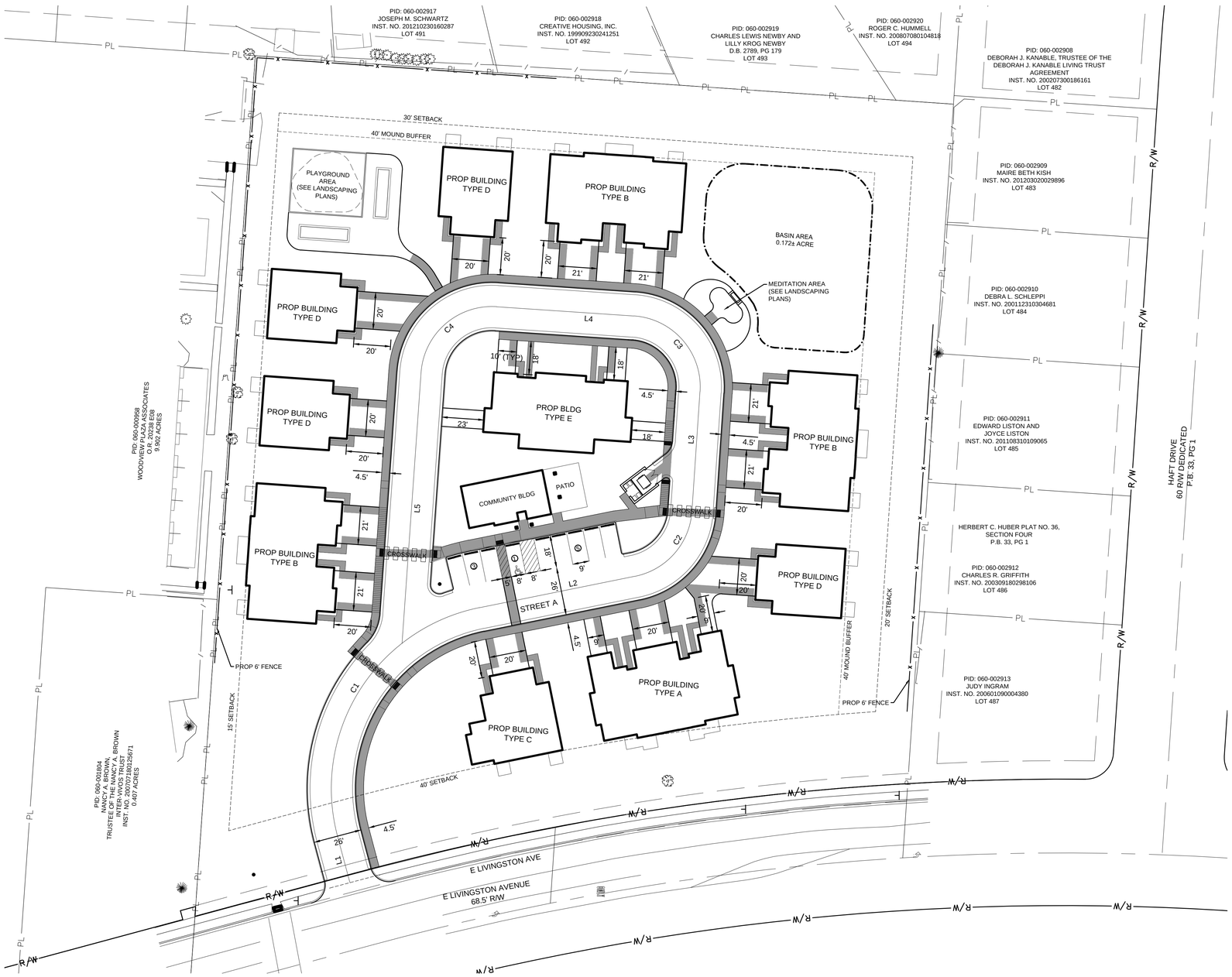
| xx | 13 | mm/dd/yy |
| xx | 14 | mm/dd/yy |
| xx | 15 | mm/dd/yy |

C101 - SITE PLAN

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (App# 180994, 6940 Livingston Ave, Homeport)




0 15' 30'
SCALE: 1" = 30'

**SITE DATA**

| | |
|---|---|
| SITE ACREAGE | 3.75 AC. |
| TOTAL UNITS | 30 |
| UNITS PER ACRE | 2.7± |
| BUILDING/STRUCTURE COVERAGE | 0.56105 AC. (15%) |
| ZONING | AR-1c |
| PARKING REQUIRED | |
| STANDARD PARKING | 41 |
| ADA ACCESSIBLE PARKING | 1 |
| PARKING PROVIDED | |
| 1-CAR GARAGE/UNIT | 30 |
| 1-CAR DRIVE/UNIT | 30 |
| STANDARD PARKING | 8 |
| ADA ACCESSIBLE PARKING | 1 |
| TOTAL | 69 |

**HATCH LEGEND**

ADA ACCESSIBLE ROUTE

b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

311 ADT

| Generator Peak | Adjacent Street Peak | Peak Hour |
|---|---|---|
| 21 AM | 19 AM | 21 AM |
| 36 PM | 35 PM | 36 PM |

c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

N/A Yes, Traffic Impact Study or Regional Traffic analysis is required.

N/A No, Traffic Access Study Required.

d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

_____ There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

_____ There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

X There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Applicant's Signature _____ Date _____



STATE OF OHIO
BENJAMIN WILLEY
76866
REGISTERED
PROFESSIONAL ENGINEER

# Engineering Setup File

Columbus, OH

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| xx | 15 | mm/dd/yy |
| xx | 16 | mm/dd/yy |

C200-
PAVEMENT/TRANSPORTATIC
PLAN

berardi +
architecture + interior design + engineering

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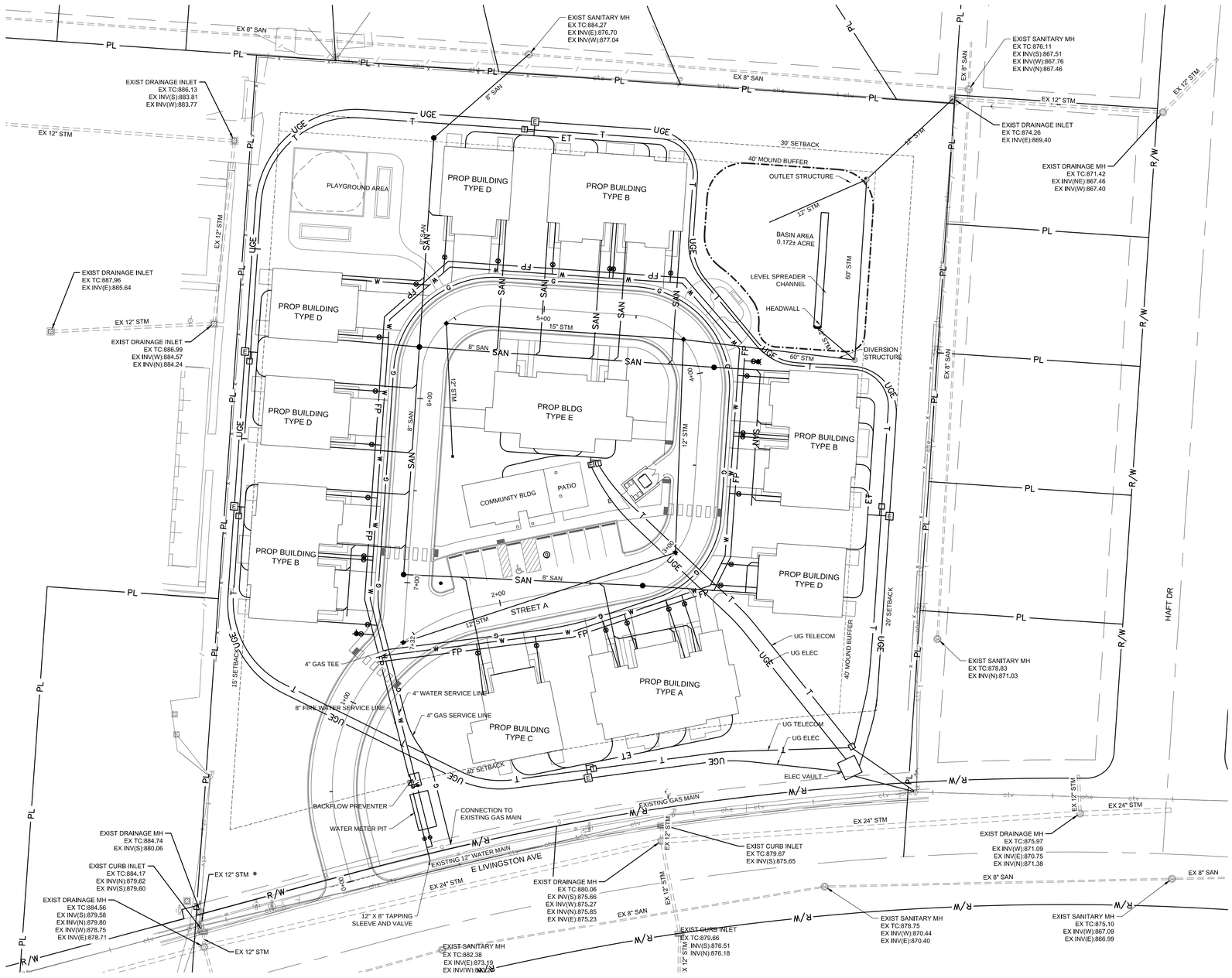


## EXISTING LEGEND

- GAS MAIN
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD TELECOMMUNICATION
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- FENCE
- SIGN
- LIGHT POLE
- POWER AND TELEPHONE POLE
- SANITARY MANHOLE
- STORM MANHOLE
- CURB AND GUTTER INLET
- GAS VALVE
- WATER VALVE
- TREE
- ELECTRIC PULL BOX

## PROPOSED

- SANITARY SEWER
- STORM SEWER
- FIRE WATER SERVICE
- DOMESTIC WATER SERVICE
- GAS SERVICE
- STORM MANHOLE
- CATCH BASIN
- SANITARY MANHOLE

STATE OF OHIO
BENJAMIN
MILLER
76866
REGISTERED
PROFESSIONAL ENGINEER

# Engineering Setup File

Columbus, OH

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### 3. Facilities Demand Worksheet

**(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)**

1. Water:
   a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 1,938 gpd

   b. How much pressure is required? 55 psi (min.)

   *Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).*

2. Sanitary Sewer:
   a. What will the total anticipated flow in gallons per day for this proposed site improvement?

   8,800 gpd

   *Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).*

3. Traffic:
   a. Definitions:
      i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.

      ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.

      iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.



## MAJOR SITE PLAN SUBMITTAL

| | |
|---|---|
| DATE: | 11/2/17 |
| PROJECT #: | 2017.01761 |
| COPYRIGHT: | 2008 |
| ISSUE DATE: | 11/06/17 |

REVISIONS:

| | | |
|---|---|---|
| value engineering | 1 | mm/dd/yy |
| permit comments | 2 | mm/dd/yy |
| owner changes | 3 | mm/dd/yy |
| xx | 4 | mm/dd/yy |
| xx | 5 | mm/dd/yy |
| xx | 6 | mm/dd/yy |
| xx | 7 | mm/dd/yy |
| xx | 8 | mm/dd/yy |
| xx | 9 | mm/dd/yy |
| xx | 10 | mm/dd/yy |
| xx | 11 | mm/dd/yy |
| xx | 12 | mm/dd/yy |
| xx | 13 | mm/dd/yy |
| xx | 14 | mm/dd/yy |
| xx | 15 | mm/dd/yy |
| xx | 16 | mm/dd/yy |

## C300 - UTILITY PLAN

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (Appr# 180994, 6940 Livingston Ave, Homeport)

STATE OF OHIO
BENJAMIN
WILLEY
76866
REGISTERED
PROFESSIONAL ENGINEER

# Engineering Setup File

Columbus, OH

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| PROJECT #: | 2017.01761 |
| COPYRIGHT: | 2008 |
| ISSUE DATE: | 11/06/17 |

REVISIONS:

| | | |
|---|---|---|
| value engineering | 1 | mm/dd/yy |
| permit comments | 2 | mm/dd/yy |
| owner changes | 3 | mm/dd/yy |
| xx | 4 | mm/dd/yy |
| xx | 5 | mm/dd/yy |
| xx | 6 | mm/dd/yy |
| xx | 7 | mm/dd/yy |
| xx | 8 | mm/dd/yy |
| xx | 9 | mm/dd/yy |
| xx | 10 | mm/dd/yy |
| xx | 11 | mm/dd/yy |
| xx | 12 | mm/dd/yy |
| xx | 13 | mm/dd/yy |
| xx | 14 | mm/dd/yy |
| xx | 15 | mm/dd/yy |
| xx | 16 | mm/dd/yy |

C400 - OVERALL GRADING PLA

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (Appr# 180994, 6940 Livingston Ave, Homeport)

## GENERAL NOTES

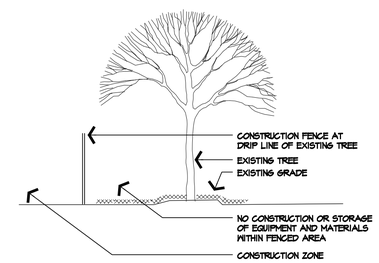
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
   EDGE GROUP INC.
   330 WEST SPRING STREET, STE 350
   COLUMBUS, OHIO 43215
   (614)486-3343
   WWW.EDGEGLA.COM

## CONSTRUCTION NOTES

(1) ORANGE CONSTRUCTION FENCE. PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL # 1 , THIS SHEET.

## LEGEND

176 — TREE NUMBER
● — TREE LOCATION (APPROX.)




(1) TREE PROTECTION FENCE

# Blacklick Crossing

Building 'B'
Reynoldsburg, OH

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6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

# Major Site Plan

PROJECT DATE: 11/02/2017
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

# TREE PRESERVATION AND REMOVAL PLAN

# L101

EDGE
PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

0' 15' 30' 60'
NORTH

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (Appr# 180994, 6940 Livingston Ave, Homeport)

C:\Users\bmarzich\Documents\17-16157 4 UNIT TH B_bmarzich.rvt

## TREE INVENTORY

| TREE NUMBER | SPECIES | DBH | CONDITION | COMMENTS | 1180.5 |
|---|---|---|---|---|---|
| 200 | RED OAK | 36" | AVERAGE | PRESERVE | |
| 201 | HICKORY | 20" | AVERAGE | PRESERVE | |
| 202 | RED OAK | 12" | AVERAGE | REMOVE | 2 |
| 203 | RED OAK | 22" | GOOD | REMOVE | 2 |
| 204 | COTTONWOOD | 10" | POOR | REMOVE - EXEMPT | 2 |
| 205 | COTTONWOOD | 12" | POOR | REMOVE - EXEMPT | 2 |
| 206 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 207 | MULBERRY | 8" | POOR | REMOVE - EXEMPT | 4 |
| 208 | ASH | 18" | POOR | REMOVE - EXEMPT | 4 |
| 209 | PIN OAK | 8" | POOR | REMOVE - EXEMPT | 2 |
| 210 | MULBERRY | 12" | POOR | REMOVE - EXEMPT | 4 |
| 211 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 212 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 213 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 214 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 215 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 216 | PIN OAK | 10" | AVERAGE | PRESERVE | 2 |
| 217 | COTTONWOOD | 18" | AVERAGE | PRESERVE | 2 |
| 218 | WALNUT | 10" | AVERAGE | REMOVE | |
| 219 | APPLE | 6" MULTI-STEM | POOR | REMOVE - EXEMPT | 4 |
| 220 | PIN OAK | 30" | AVERAGE | PRESERVE | 2 |
| 221 | CHERRY | 6" MULTI-STEM | POOR | PRESERVE | 2 |
| 222 | ELM | 36" | POOR | REMOVE - EXEMPT | 2 |
| 223 | SILVER MAPLE | 30" | POOR | REMOVE - EXEMPT | 4 |
| 224 | ASH | 6" | DEAD | REMOVE - EXEMPT | |
| 225 | COTTONWOOD | 8" | POOR | PRESERVE | 2 |
| 226 | ASH | 6" | POOR | REMOVE - EXEMPT | 4 |
| 227 | WALNUT | 12" | POOR | PRESERVE | 2 |
| 228 | ASH | 14" | DEAD | REMOVE - EXEMPT | |
| 229 | LINDEN | 6" | POOR | PRESERVE | 2 |
| 230 | ASH | 24" | DEAD | REMOVE - EXEMPT | |
| 231 | WALNUT | 10" | POOR | PRESERVE | 2 |
| 232 | BLACK LOCUST | 10" | DEAD | REMOVE - EXEMPT | |
| 233 | EASTERN WHITE PINE | 8" | POOR | REMOVE - EXEMPT | 2 |
| 234 | SILVER MAPLE | 14" | POOR | REMOVE - EXEMPT | 2 |
| 235 | ASH | 6" | POOR | REMOVE - EXEMPT | 4 |
| 236 | SUGAR MAPLE | 14" | POOR | REMOVE - EXEMPT | 2 |
| 237 | ASH | 8" | POOR | REMOVE - EXEMPT | 4 |
| 238 | ASH | 6" | POOR | REMOVE - EXEMPT | 4 |
| 239 | ASH | 6" | DEAD | REMOVE - EXEMPT | |
| 240 | ASH | 12" | POOR | REMOVE - EXEMPT | 4 |
| 241 | ASH | 6" | POOR | REMOVE - EXEMPT | 4 |
| 242 | ASH | 10" | POOR | REMOVE - EXEMPT | 4 |
| 243 | ASH | 16" | DEAD | REMOVE - EXEMPT | |
| 244 | ASH | 18" | DEAD | REMOVE - EXEMPT | |
| 245 | ASH | 10" | POOR | REMOVE - EXEMPT | 4 |
| 246 | SILVER MAPLE | 6" | POOR | REMOVE - EXEMPT | 4 |
| 247 | ASH | 6" MULTI-STEM | DEAD | REMOVE - EXEMPT | |
| 248 | HONEYLOCUST | 9" | AVERAGE | REMOVE | |
| 249 | ASH | 7" | DEAD | REMOVE - EXEMPT | |
| 250 | SILVER MAPLE | 20" | POOR | REMOVE - EXEMPT | 4 |
| 251 | SPRUCE | 7" | POOR | REMOVE - EXEMPT | 2 |
| 252 | ASH | 8" | POOR | REMOVE - EXEMPT | 4 |
| 253 | SUGAR MAPLE | 16" | GOOD | REMOVE | 2 |
| 254 | CHERRY | 8" | DEAD | REMOVE - EXEMPT | |
| 255 | ASH | 7" | DEAD | REMOVE - EXEMPT | |
| 256 | AMERICAN ELM | 7" | POOR | REMOVE - EXEMPT | 2 |
| 257 | ASH | 20" | DEAD | REMOVE - EXEMPT | |
| 258 | ASH | 16" | DEAD | REMOVE - EXEMPT | |
| 259 | ASH | 7" | DEAD | REMOVE - EXEMPT | |
| 260 | AMERICAN ELM | 10" | POOR | REMOVE - EXEMPT | 2 |
| 261 | WALNUT | 12" | AVERAGE | PRESERVE | |
| 262 | SUGAR MAPLE | 18" | POOR | PRESERVE | |
| 263 | AMERICAN ELM | 10" | POOR | PRESERVE | |
| 264 | SUGAR MAPLE | 14" | POOR | PRESERVE | |
| 265 | SUGAR MAPLE | 12" | AVERAGE | REMOVE | |

## TREE INVENTORY

| TREE NUMBER | SPECIES | DBH | CONDITION | COMMENTS | 1180.5 |
|---|---|---|---|---|---|
| 266 | SUGAR MAPLE | 12" | AVERAGE | PRESERVE | |
| 267 | SUGAR MAPLE | 10" | AVERAGE | PRESERVE | |
| 268 | SILVER MAPLE | 7" | AVERAGE | PRESERVE | |
| 269 | SILVER MAPLE | 15" | POOR | PRESERVE | |
| 270 | SILVER MAPLE | 7" | POOR | PRESERVE | |
| 271 | SILVER MAPLE | 14" | POOR | PRESERVE | |
| 272 | AMERICAN ELM | 10" | POOR | PRESERVE | |
| 273 | SUGAR MAPLE | 10" | POOR | PRESERVE | |
| 274 | SILVER MAPLE | 10" | POOR | PRESERVE | 4 |
| 275 | SILVER MAPLE | 8" | POOR | PRESERVE | 4 |
| 276 | SILVER MAPLE | 10" | POOR | PRESERVE | 4 |
| 277 | SILVER MAPLE | 10" | POOR | PRESERVE | 4 |
| 278 | SILVER MAPLE | 14" | POOR | REMOVE - EXEMPT | 4 |
| 279 | CHERRY | 10" | DEAD | REMOVE - EXEMPT | |
| 280 | ASH | 12" | POOR | REMOVE - EXEMPT | 4 |
| 281 | MULBERRY | 10" | POOR | REMOVE - EXEMPT | 4 |
| 282 | CRABAPPLE | 12" MULTI-STEM | POOR | REMOVE - EXEMPT | 4 |
| 283 | ASH | 6" | DEAD | REMOVE - EXEMPT | |
| 284 | AMERICAN ELM | 6" MULTI-STEM | POOR | REMOVE - EXEMPT | |
| 285 | SILVER MAPLE | 10" | POOR | PRESERVE | 4 |
| 286 | SILVER MAPLE | 16" | POOR | PRESERVE | 4 |
| 287 | CRABAPPLE | 6" | DEAD | REMOVE - EXEMPT | |
| 288 | CHERRY | 6" | POOR | PRESERVE | |
| 289 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 290 | AMERICAN ELM | 10" | POOR | REMOVE - EXEMPT | |
| 291 | ASH | 10" | POOR | REMOVE - EXEMPT | 4 |
| 292 | SUGAR MAPLE | 8" | POOR | PRESERVE | |
| 293 | ASH | 8" | POOR | REMOVE - EXEMPT | 4 |
| 294 | ASH | 10" | POOR | REMOVE - EXEMPT | 4 |
| 295 | AMERICAN ELM | 6" MULTI-STEM | POOR | PRESERVE | |
| 296 | CHERRY | 8" | POOR | PRESERVE | |
| 297 | SILVER MAPLE | 16" | AVERAGE | PRESERVE | |
| 298 | AMERICAN ELM | 6" | POOR | PRESERVE | |
| 299 | PIN OAK | 14" | POOR | REMOVE - EXEMPT | |
| 300 | AMERICAN ELM | 10" | POOR | REMOVE - EXEMPT | |
| 301 | SILVER MAPLE | 14" | POOR | REMOVE - EXEMPT | 4 |
| 302 | ASH | 6" | DEAD | REMOVE - EXEMPT | |
| 303 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 304 | CHERRY | 6" | POOR | PRESERVE | |
| 305 | ASH | 20" | DEAD | REMOVE - EXEMPT | |
| 306 | AMERICAN ELM | 6" | AVERAGE | PRESERVE | |
| 307 | ASH | 6" | POOR | REMOVE - EXEMPT | 4 |
| 308 | AMERICAN ELM | 18" | AVERAGE | REMOVE | 2 |
| 309 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 310 | AMERICAN ELM | 10" | POOR | REMOVE - EXEMPT | 2 |
| 311 | AMERICAN ELM | 30" | POOR | PRESERVE | 2 |
| 312 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 313 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 314 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 315 | SILVER MAPLE | 16" | POOR | PRESERVE | 4 |
| 316 | SILVER MAPLE | 12" | POOR | PRESERVE | 4 |
| 317 | SILVER MAPLE | 12" | POOR | PRESERVE | 4 |
| 318 | AMERICAN ELM | 14" | POOR | PRESERVE | |
| 319 | AMERICAN ELM | 14" | POOR | PRESERVE | |
| 320 | AMERICAN ELM | 12" | AVERAGE | REMOVE | |
| 321 | SILVER MAPLE | 16" | POOR | REMOVE - EXEMPT | 4 |
| 322 | ASH | 18" | DEAD | REMOVE - EXEMPT | |
| 323 | AMERICAN ELM | 10" | POOR | REMOVE - EXEMPT | 2 |
| 324 | ASH | 6" | DEAD | REMOVE - EXEMPT | |
| 325 | ASH | 6" MULTI-STEM | DEAD | REMOVE - EXEMPT | |
| 326 | AMERICAN ELM | 9" | POOR | REMOVE - EXEMPT | 2 |
| 327 | ASH | 7" | DEAD | REMOVE - EXEMPT | |
| 328 | ASH | 20" | DEAD | REMOVE - EXEMPT | |
| 329 | ASH | 7" | DEAD | REMOVE - EXEMPT | |
| 330 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 331 | WALNUT | 16" | POOR | REMOVE - EXEMPT | 2 |

## TREE INVENTORY

| TREE NUMBER | SPECIES | DBH | CONDITION | COMMENTS | 1180.5 |
|---|---|---|---|---|---|
| 332 | WALNUT | 10" | POOR | REMOVE - EXEMPT | 2 |
| 333 | ASH | 6" | DEAD | REMOVE - EXEMPT | |
| 334 | WALNUT | 10" | POOR | REMOVE - EXEMPT | 2 |
| 335 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 336 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 337 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 338 | ASH | 14" | POOR | REMOVE - EXEMPT | 4 |
| 339 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 340 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 341 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 342 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 343 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 344 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 345 | ASH | 6" | DEAD | REMOVE - EXEMPT | |
| 346 | CHERRY | 6" | POOR | REMOVE - EXEMPT | 2 |
| 347 | CRABAPPLE | 6" | POOR | REMOVE - EXEMPT | 4 |
| 348 | ASH | 10" | DEAD | REMOVE - EXEMPT | |
| 349 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 350 | ASH | 8" | DEAD | REMOVE - EXEMPT | |
| 351 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 352 | ASH | 12" | DEAD | REMOVE - EXEMPT | |
| 353 | ASH | 12" MULTI-STEM | POOR | PRESERVE | 4 |
| 354 | ASH | 8" | POOR | PRESERVE | 4 |
| 355 | ASH | 18" | DEAD | REMOVE - EXEMPT | |
| 356 | ASH | 16" | DEAD | REMOVE - EXEMPT | |

## CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

MAJOR TREES REMOVED PER 'TREE PRESERVATION' SECTION 1180.5 (b) — 8

MAJOR TREE REMOVED INDICATED BY TONE.

# Blacklick Crossing

Building 'B'
Reynoldsburg, OH

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# Major Site Plan

PROJECT DATE: 11/02/2017
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

# TREE PRESERVATION AND REMOVAL PLAN

# L102

EDGE
PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

0' 15' 30' 60'
NORTH

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (Appr# 180994, 6940 Livingston Ave, Homeport)

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## SITE COMPLIANCE DATA

| 1180.09 - INTERIOR LOT LANDSCAPING | REQUIRED | PROVIDED |
|---|---|---|
| 1180.09 (a)(1)<br>1/2" TRUNK DIAMETER FOR EVERY 150 SF OF BUILDING GROUND COVERAGE (2" MIN. OF TOTAL TRUNK DIA.) | 72" OF TREE CALIPER<br><br>21,346 BLDG SF/ 150=<br>142.3 x 5" = 71.5" | 16 TREES @ 2" CAL.<br>= 28" |

1180.09 (c)
CREDIT FOR EXISTING TREES

CREDIT FOR EXISTING TREES IN AGGREGATE INCHES

| CALIPER | NUMBER OF TREE CREDITS | NUMBER OF PRESERVED TREES | NUMBER OF CREDITS |
|---|---|---|---|
| 20 INCHES | 4 | 4 | 16 |
| 13-19 INCHES | 3 | 10 | 30 |
| 8-12 INCHES | 2 | 19 | 38 |
| 2-7 INCHES | 1 | 7 | 7 |

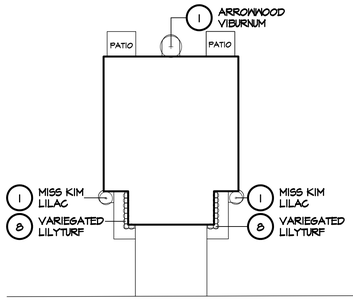
TOTAL NUMBER OF CREDITS FOR PRESERVED TREES = 91

## GENERAL NOTES

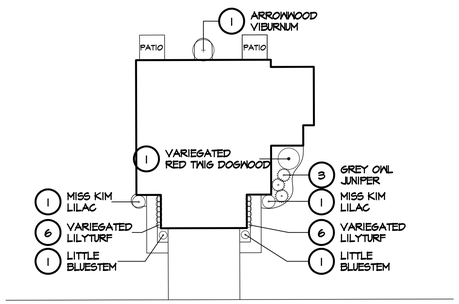
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

## CONSTRUCTION NOTES

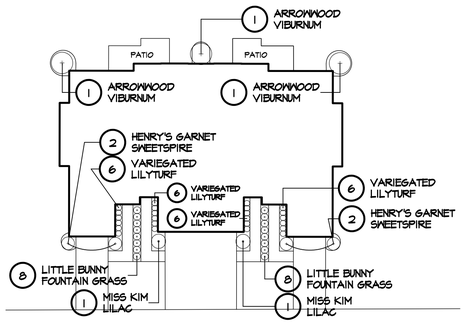
1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



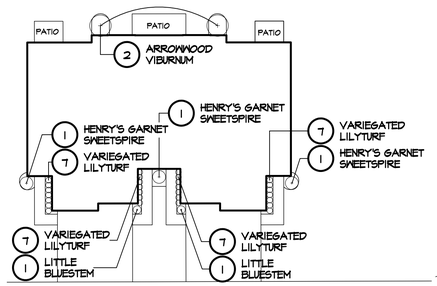

1 2-UNIT BLDG 'D' TYP. OF 4
SCALE: 1" = 20'



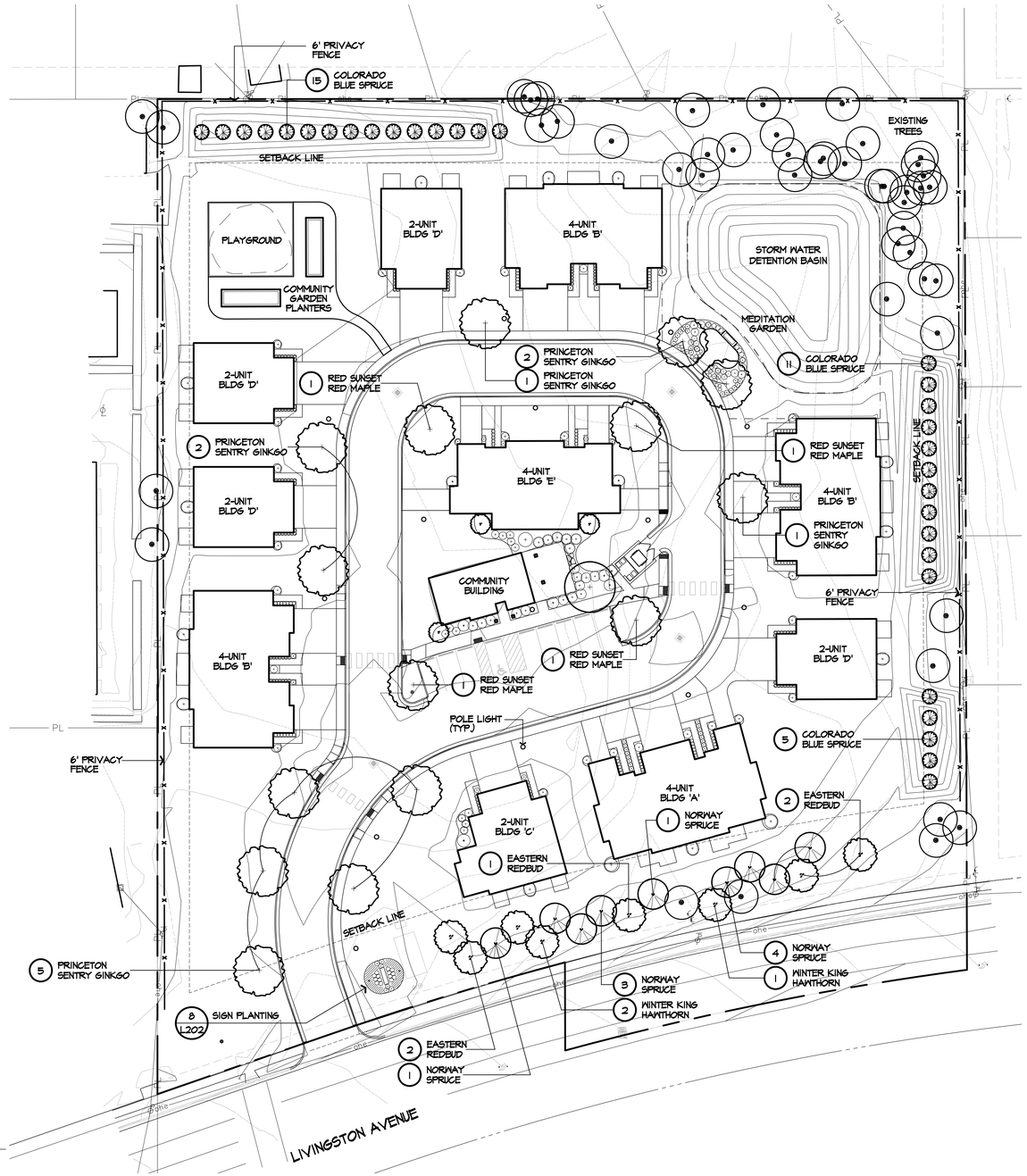

2 2-UNIT BLDG 'C' TYP. OF 1
SCALE: 1" = 20'




3 4-UNIT BLDG 'A' TYP. OF 1
SCALE: 1" = 20'

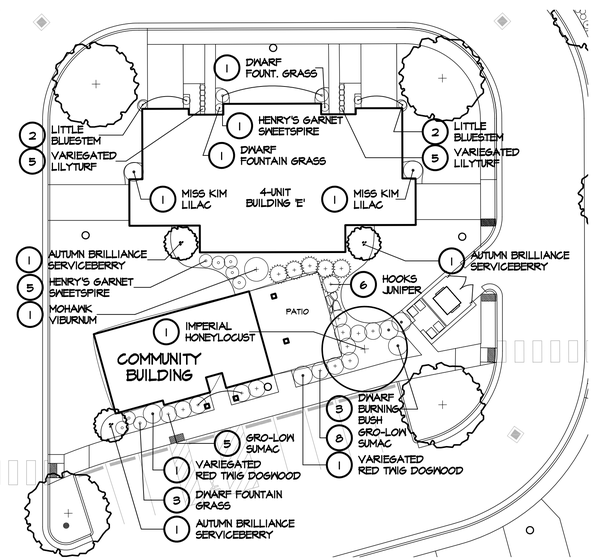



4 4-UNIT BLDG 'B' TYP. OF 3
SCALE: 1" = 20'




5 OVERALL SITE
SCALE: 1" = 30'

0' 15' 30' 60' NORTH




6 COMMUNITY BUILDING PLANTING PLAN
SCALE: 1" = 20'

0' 10' 20' 40' NORTH

## LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED TREES
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREES

# Blacklick Crossing

Building 'B'
Reynoldsburg, OH

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# Major Site Plan

PROJECT DATE: 11/02/2017
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

# PLANTING PLAN

# L201

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

berardi +
architecture + interior design + engineering

Attachment: App. #180994 - Major Site Plan (Appr# 180994, 6940 Livingston Ave, Homeport)

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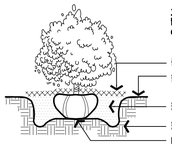
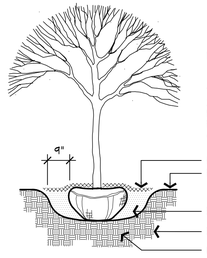



NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

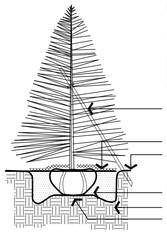
## 1 SHRUB PLANTING
NTS




NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

## 2 TREE PLANTING
NTS

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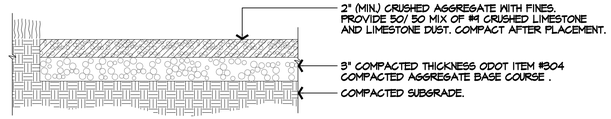
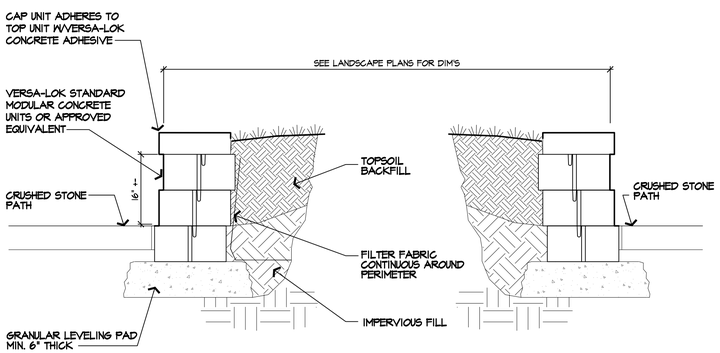
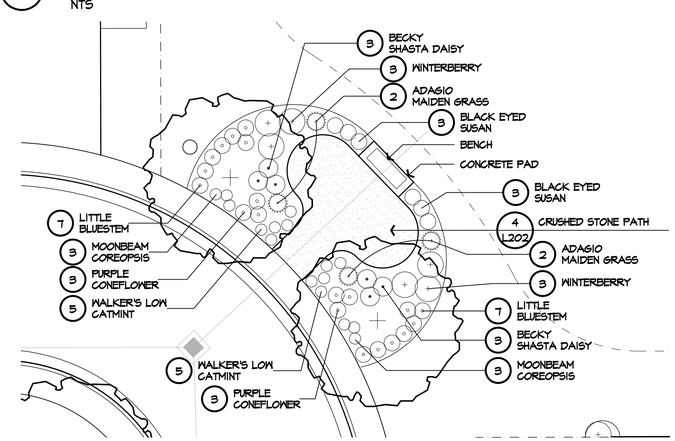
## 3 EVERGREEN TREE PLANTING
NTS




## 4 CRUSHED STONE PATH
NTS

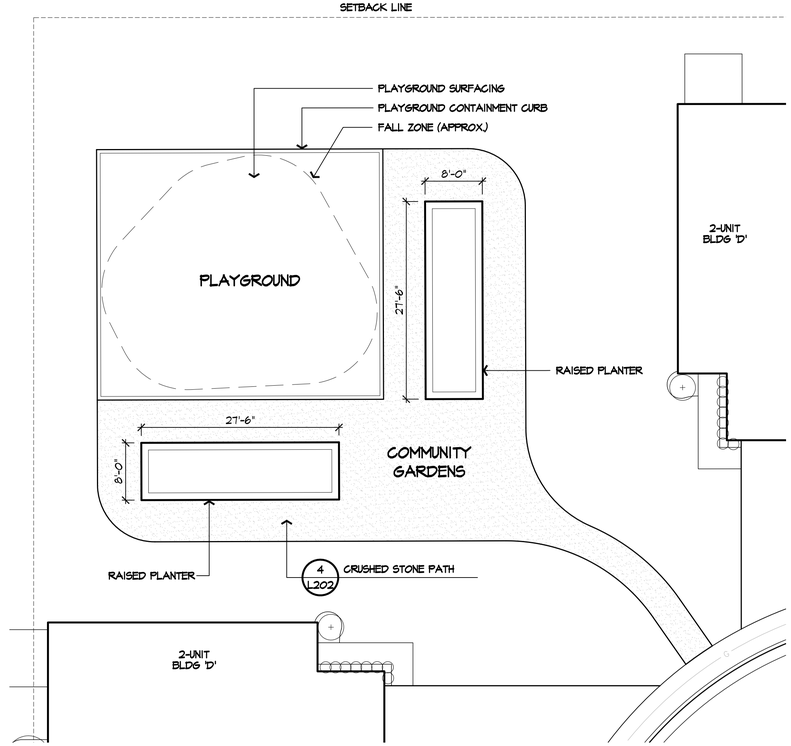



## 5 RAISED PLANTER
NTS




## 6 MEDITATION GARDEN
SCALE: 1" = 10'

0' 5' 10' 20' NORTH

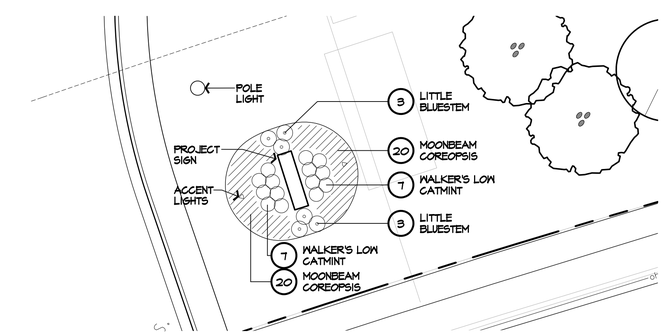



## 7 PLAYGROUND
SCALE: 1" = 10'

0' 5' 10' 20' NORTH

PLANT MATERIALS LIST

| QTY. | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
|---|---|---|---|---|---|
| | TREES | | | | |
| 4 | RED SUNSET RED MAPLE | Acer rubrum 'Franksred' | 2" Cal. | B&B | |
| 1 | IMPERIAL HONEYLOCUST | Gleditsia triacanthos f. inermis 'Impcole' | 2" Cal. | B&B | |
| 11 | PRINCETON SENTRY GINKGO | Ginkgo biloba 'Princeton Sentry' | 2" Cal. | B&B | |
| | | | | | |
| | ORNAMENTAL TREES | | | | |
| 5 | EASTERN REDBUD | Cercis canadensis | 2" Cal. | B&B | TREE FORM |
| 3 | WINTER KING HAWTHORN | Crataegus viridis 'Winter King' | 2" Cal. | B&B | |
| 3 | AUTUMN BRILLIANCE SERVICEBERRY | Amelanchier x grandiflora 'Autumn Brilliance' | 6'-7' Hgt. | B&B | MULTI-STEM |
| | | | | | |
| | EVERGREEN TREES | | | | |
| 31 | COLORADO BLUE SPRUCE | Picea pungens 'Glauca' | 6' Hgt. | B&B | |
| 8 | NORWAY SPRUCE | Pinus abies | 6' Hgt. | B&B | |
| | | | | | |
| | SHRUBS | | | | |
| 6 | HOOKS JUNIPER | Juniperus chinensis 'Hooks' | 6' Hgt. | B&B | |
| 3 | GREY OWL JUNIPER | Juniperus virginiana 'Grey Owl' | 18"-24" Hgt. | Cont. | |
| 6 | WINTERBERRY | Ilex verticillata | 30" Hgt. | Cont. | |
| 14 | MISS KIM LILAC | Syringa pubescens subsp. patula 'Miss Kim' | 30" Hgt. | Cont. | |
| 3 | DWARF BURNINGBUSH | Euonymus alatus 'Burningbush' | 30" Hgt. | Cont. | |
| 13 | GRO-LOW SUMAC | Rhus aromatica 'Gro-Low' | 24" Spr. | Cont. | |
| 20 | HENRY GARNET SWEETSPIRE | Itea virginica 'Henry's Garnet' | 24" Hgt. | Cont. | |
| 3 | VARIEGATED RED TWIG DOGWOOD | Itea virginica 'Henry's Garnet' | 24" Hgt. | Cont. | |
| 1 | MOHAWK VIBURNUM | Viburnum x burkwoodii 'Mohawk' | 36" Hgt. | B&B | |
| 14 | ARROWWOOD VIBURNUM | Viburnum dentatum | 36" Hgt. | B&B | |
| | | | | | |
| | PERENNIALS | | | | |
| 32 | LITTLE BLUESTEM | Schizachyrium scoparium | 2 Gal. | Cont. | |
| 144 | VARIEGATED LILYTURF | Liriope muscari 'Variegata' | 1 Gal. | Cont. | |
| 24 | WALKER'S LOW CATMINT | Nepeta x faassenii 'Walker's Low' | 1 Gal. | Cont. | |
| 5 | DWARF FOUNTAIN GRASS | Pennisetum alopecuroides 'Hameln' | 1 Gal. | Cont. | |
| 5 | LITTLE BUNNY FOUNTAIN GRASS | Pennisetum alopecuroides 'Little Bunny' | 1 Gal. | Cont. | |
| 46 | MOONBEAM COREOPSIS | Coreopsis verticillata | 1 Gal. | Cont. | |
| 6 | PURPLE CONEFLOWER | Echinacea purpurea | 1 Gal. | Cont. | |
| 6 | BECKY SHASTA DAISY | Leucanthemum x superbum 'Becky' | 1 Gal. | Cont. | |
| 6 | BLACK EYED SUSAN | Rudbeckia hirta | 1 Gal. | Cont. | |
| 4 | ADAGIO MAIDEN GRASS | Miscanthus sinensis 'Adagio' | 2 Gal. | Cont. | |
| | | | | | |




## 8 SIGN PLANTING
SCALE: 1" = 10'

# Blacklick Crossing

Building 'B'
Reynoldsburg, OH

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# Major Site Plan

PROJECT DATE: 11/02/2017
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

# SITE DETAILS

# L202

EDGE
PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN DESIGN
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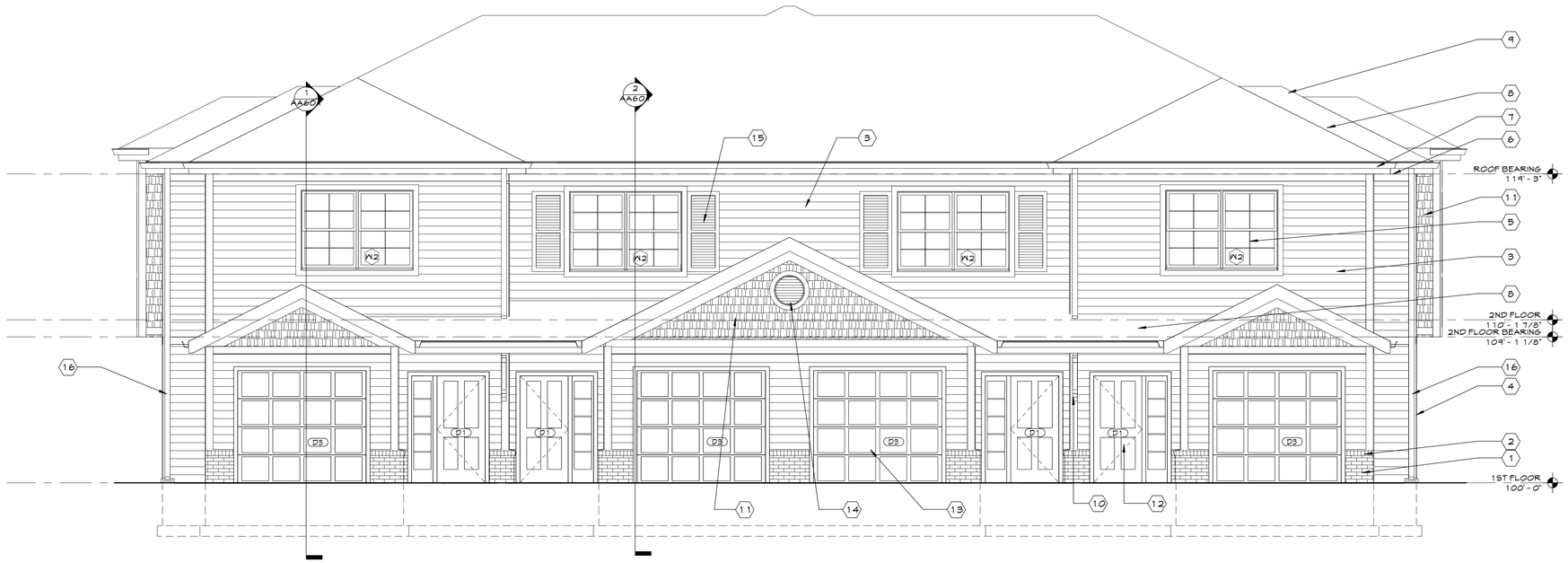
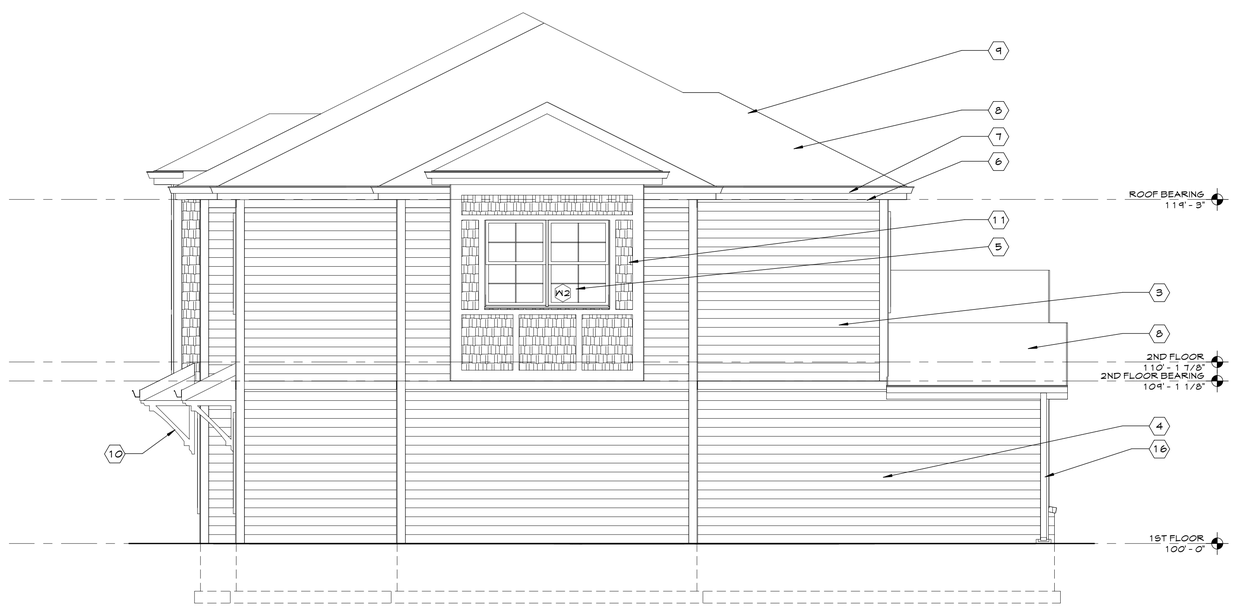



NORTH ELEVATION 1/4" = 1'-0"




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

KEYNOTES

CODED NOTES - EXT. ELEV.

1 BRICK VENEER
2 BRICK ROWLOCK WATERTABLE/SILL
3 FIBER-CEMENT SIDING
4 FIBER-CEMENT CORNER BOARDS
5 VINYL SINGLE HUNG WINDOWS AND TRIM
6 ALUMINUM WRAPPED FASCIA
7 PREFINISHED ALUMINUM GUTTER
8 DIMENSIONAL ASPHALT SHINGLES
9 HIP / RIDGE VENT. REFER TO DETAIL A/A101
10 BRACKETS - URETHANE MILLWORK - FYPON BKT36X36
11 VINYL "SLATE SHINGLE" SIDING
12 INSULATED METAL CLAD EXTERIOR DOOR WITH ACCESSIBLE THRESHOLDS
13 OVERHEAD GARAGE DOOR WITH VISION PANELS
14 DECORATIVE VINYL LOUVER - FYPON RLV30
15 DECORATIVE VINYL SHUTTERS
16 PREFINISHED ALUMINUM DOWNSPOUT

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'A'
Reynolsburg, OH

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80% SET

PROJECT DATE: 11/29/17
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

# EXTERIOR ELEVATIONS

# AA201

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architecture + interior design + engineering
1398 goodale boulevard, columbus ohio 43212
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www.berardipartners.com

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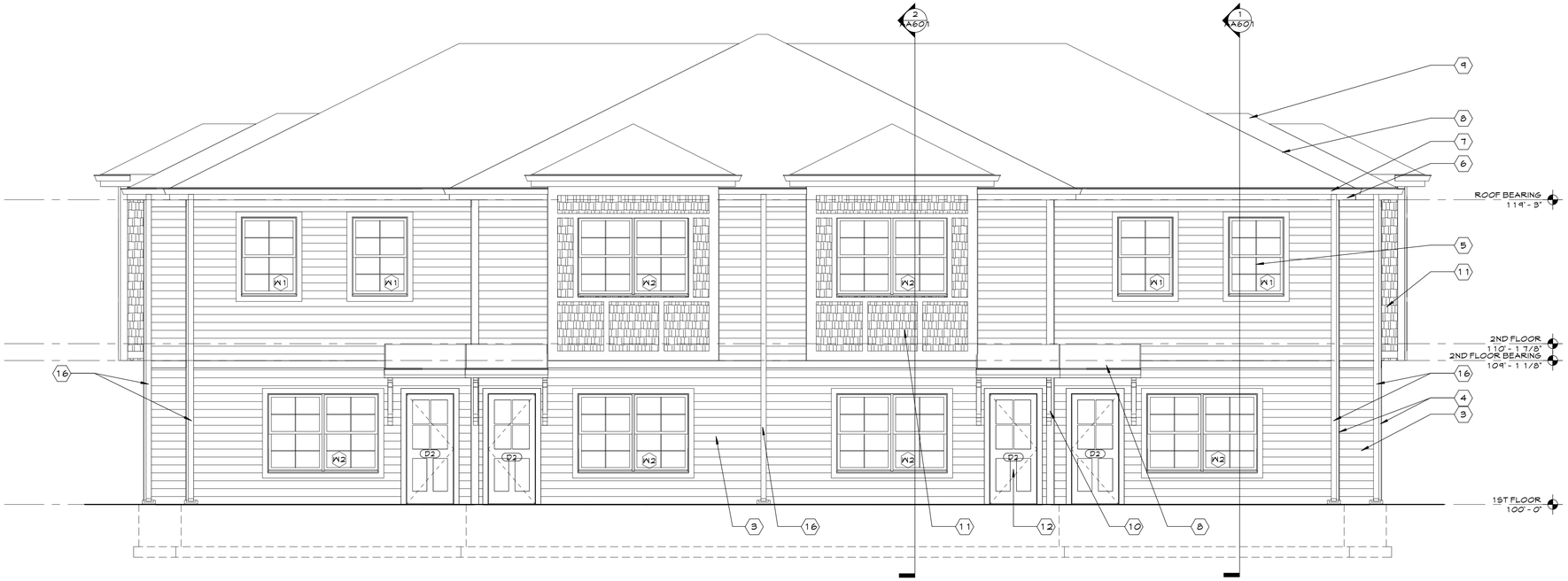
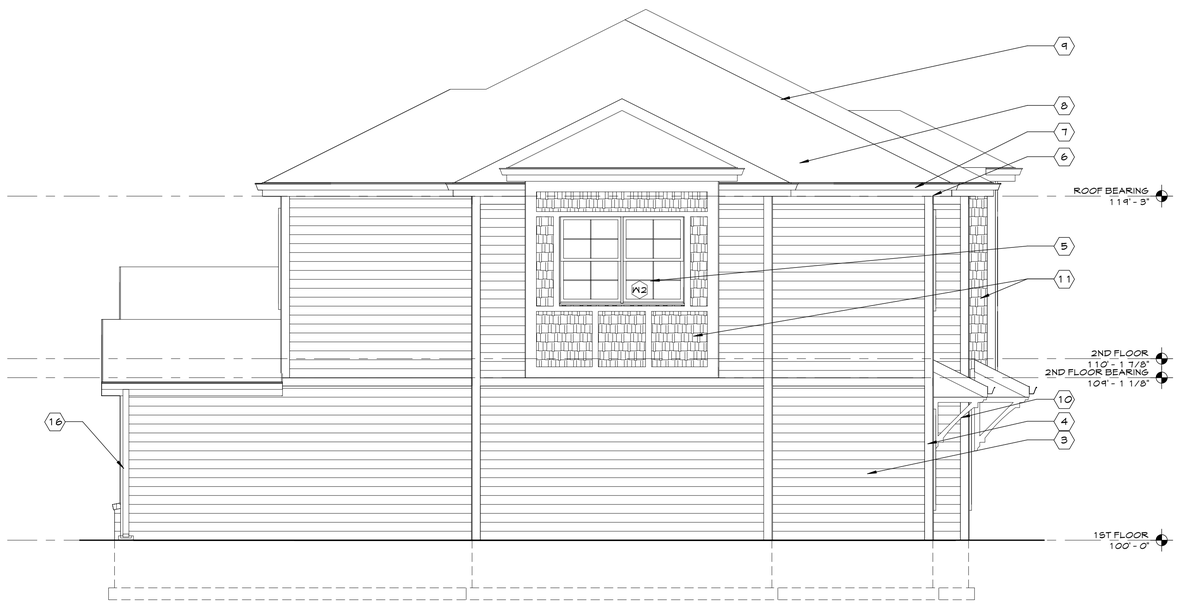



SOUTH ELEVATION 1/4" = 1'-0"




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

CODED NOTES - EXT. ELEV.

1 BRICK VENEER
2 BRICK ROWLOCK WATERTABLE/SILL
3 FIBER-CEMENT SIDING
4 FIBER-CEMENT CORNER BOARDS
5 VINYL SINGLE HUNG WINDOWS AND TRIM
6 ALUMINUM WRAPPED FASCIA
7 PREFINISHED ALUMINUM GUTTER
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13 OVERHEAD GARAGE DOOR WITH VISION PANELS
14 DECORATIVE VINYL LOUVER - FYPON RLV30
15 DECORATIVE VINYL SHUTTERS
16 PREFINISHED ALUMINUM DOWNSPOUT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'A'
Reynolsburg, OH

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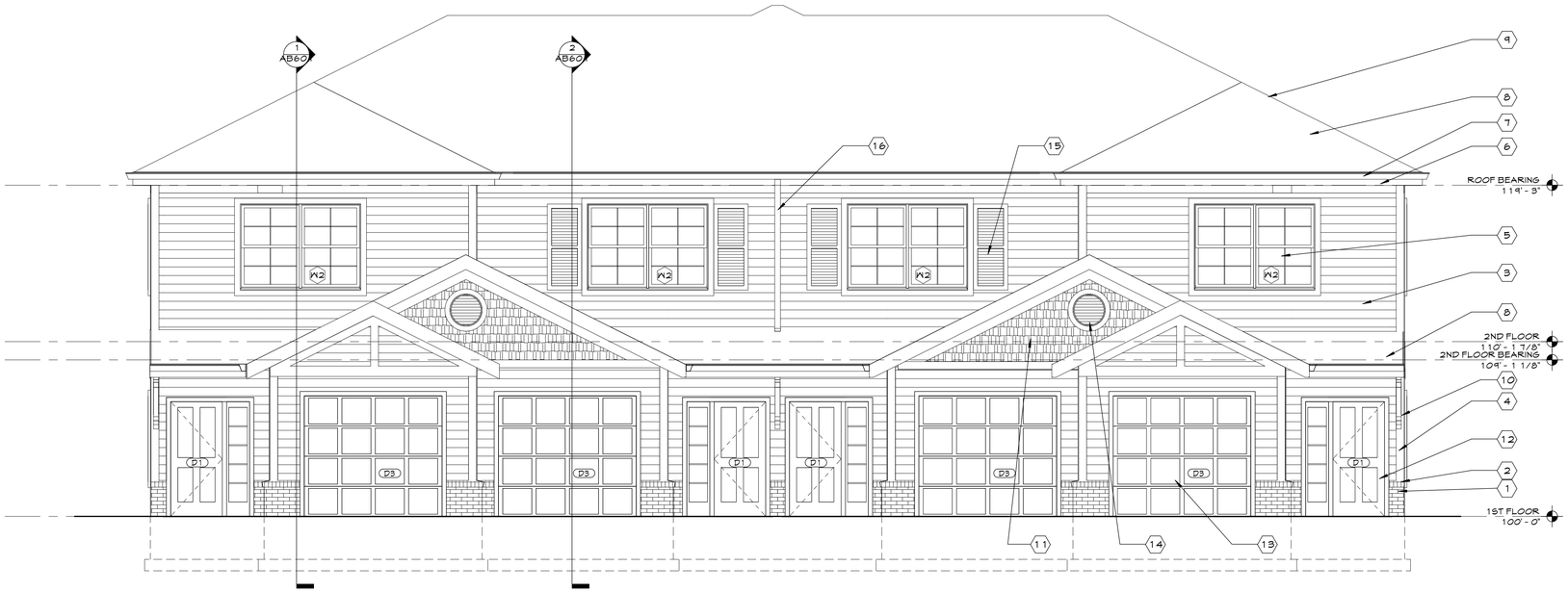


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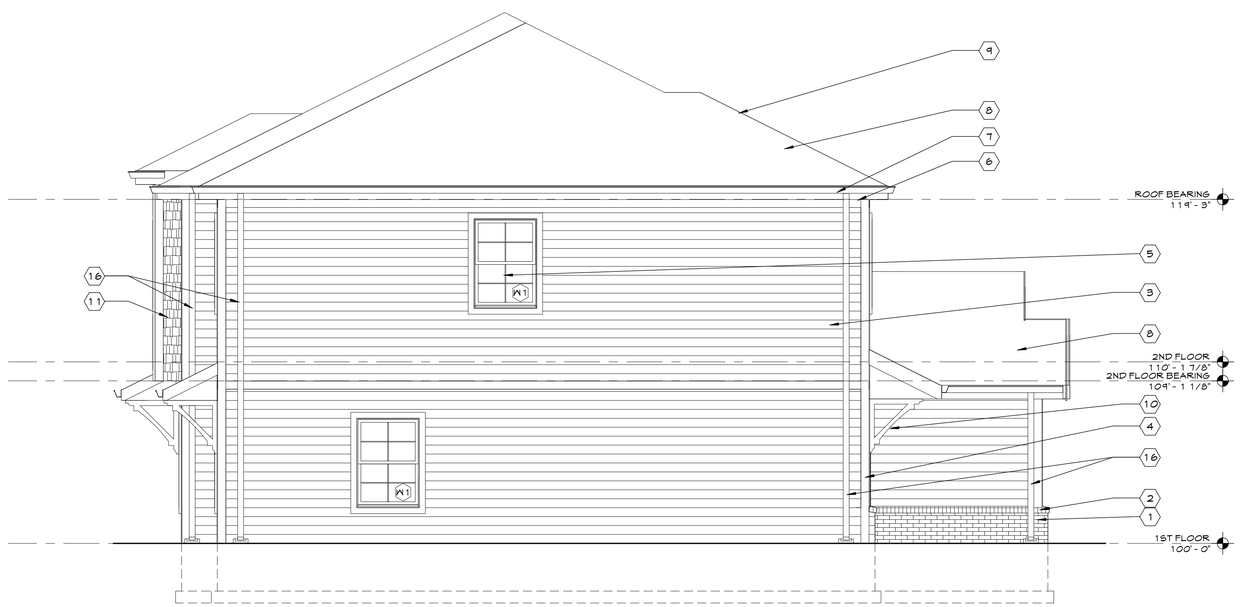


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| 16 | PREFINISHED ALUMINUM DOWNSPOUT |

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'B'
Reynoldsburg, OH

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# AB201

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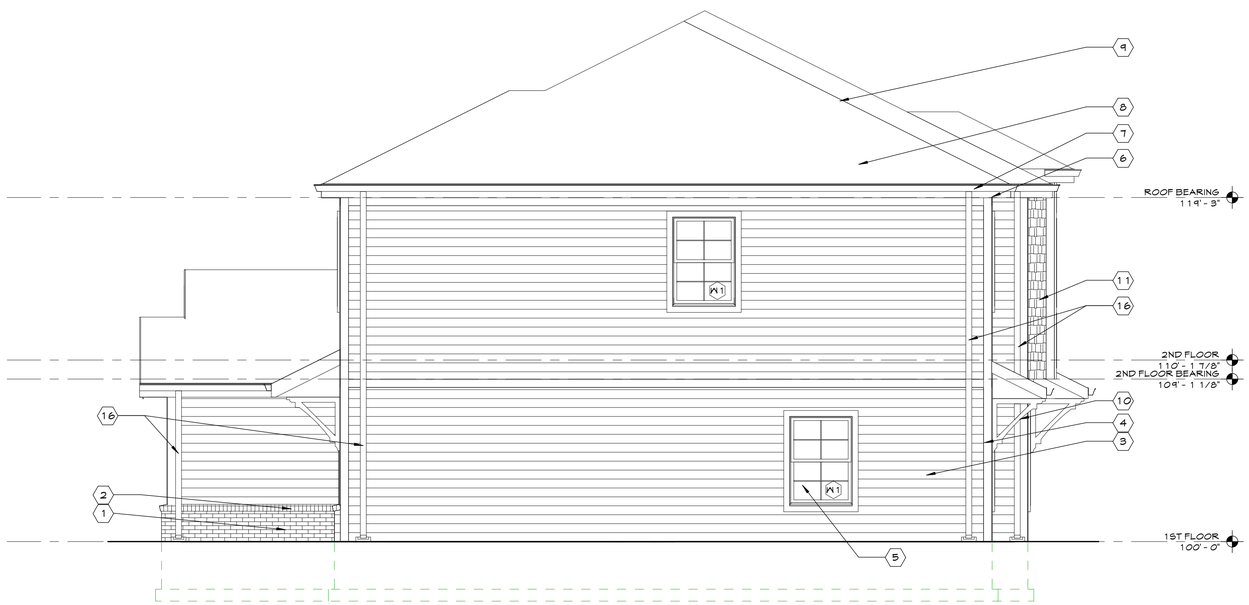


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GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'B'
Reynoldsburg, OH

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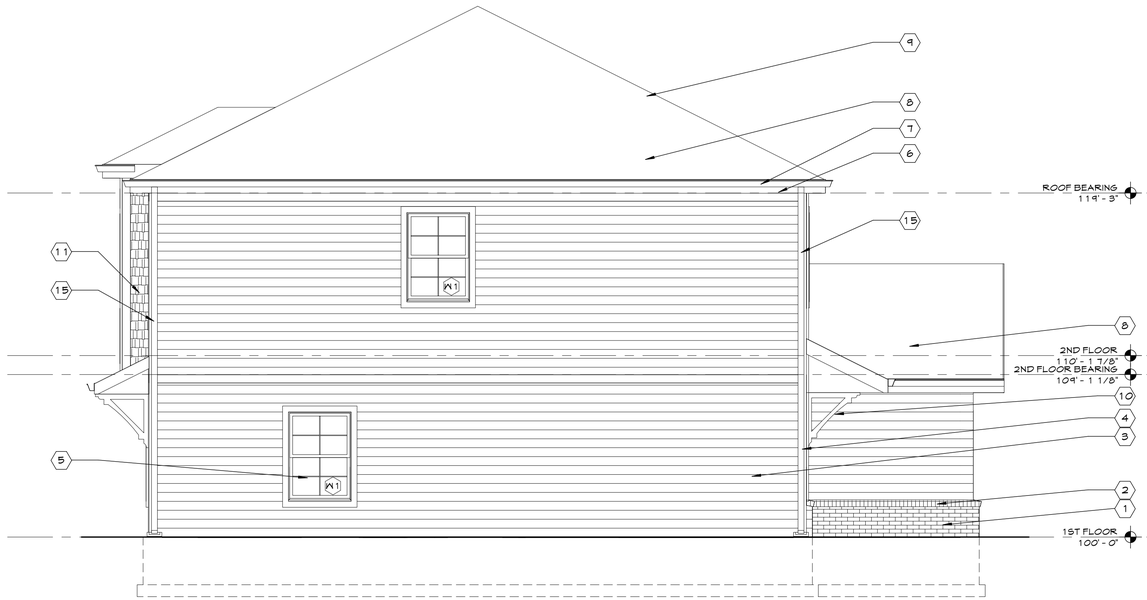


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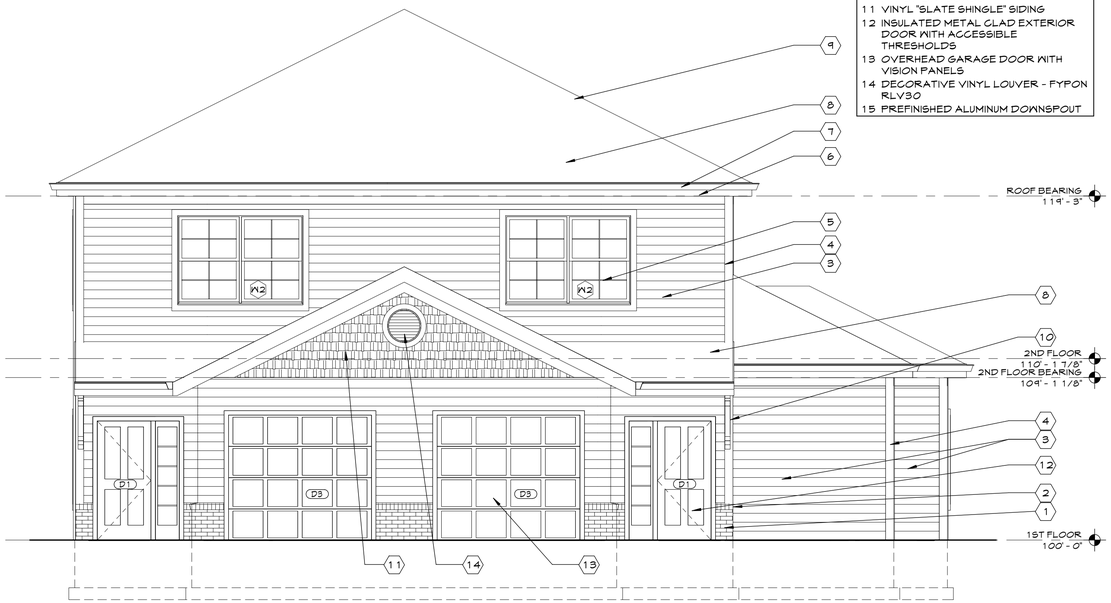


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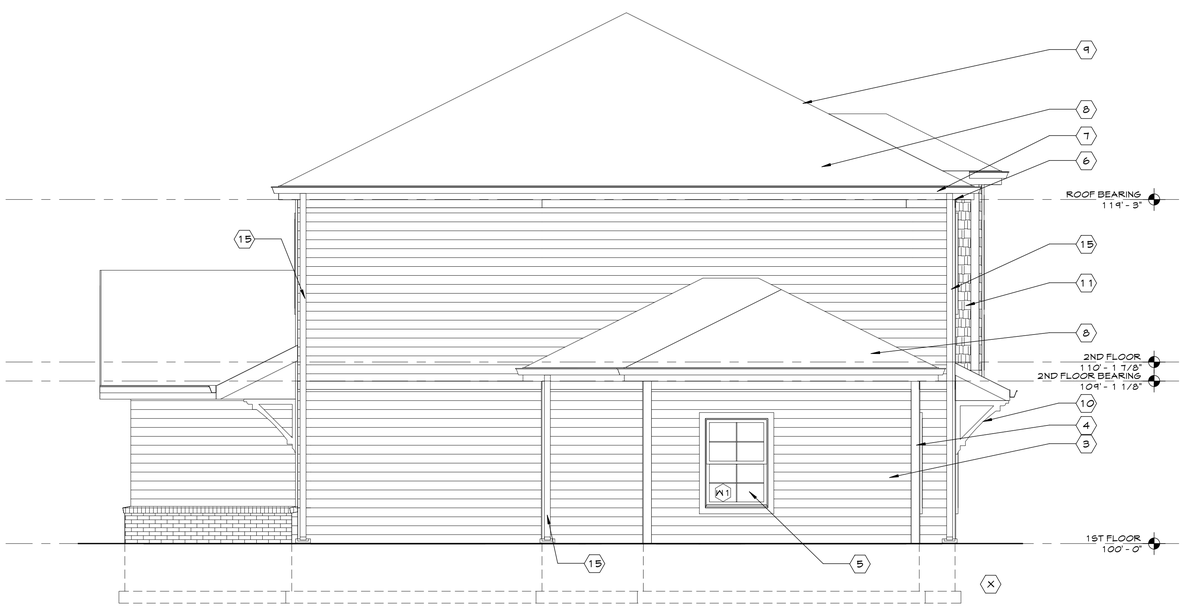


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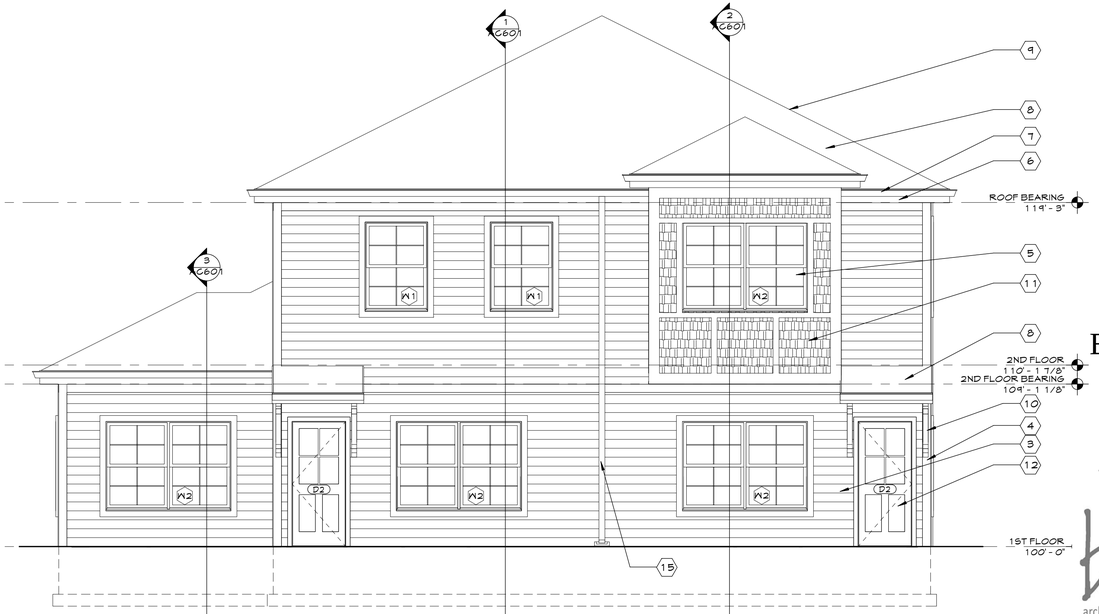


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STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'C'
Reynoldsburg, OH

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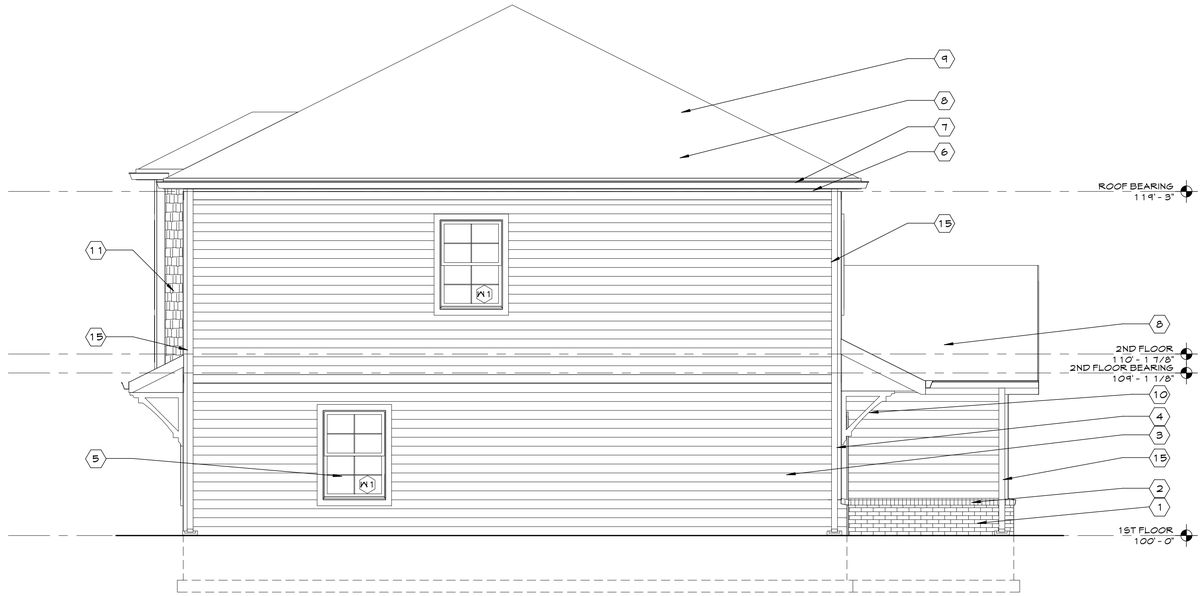


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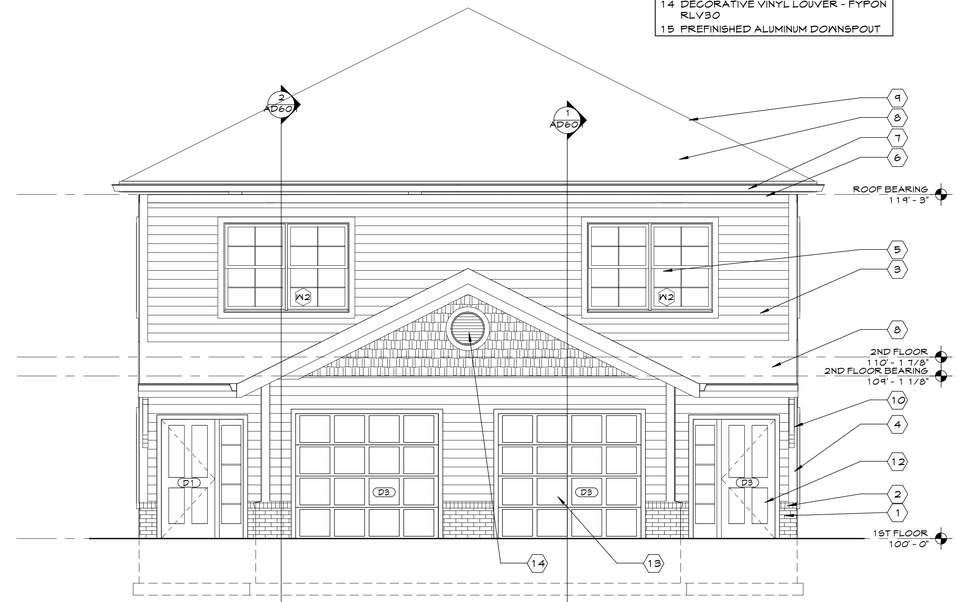


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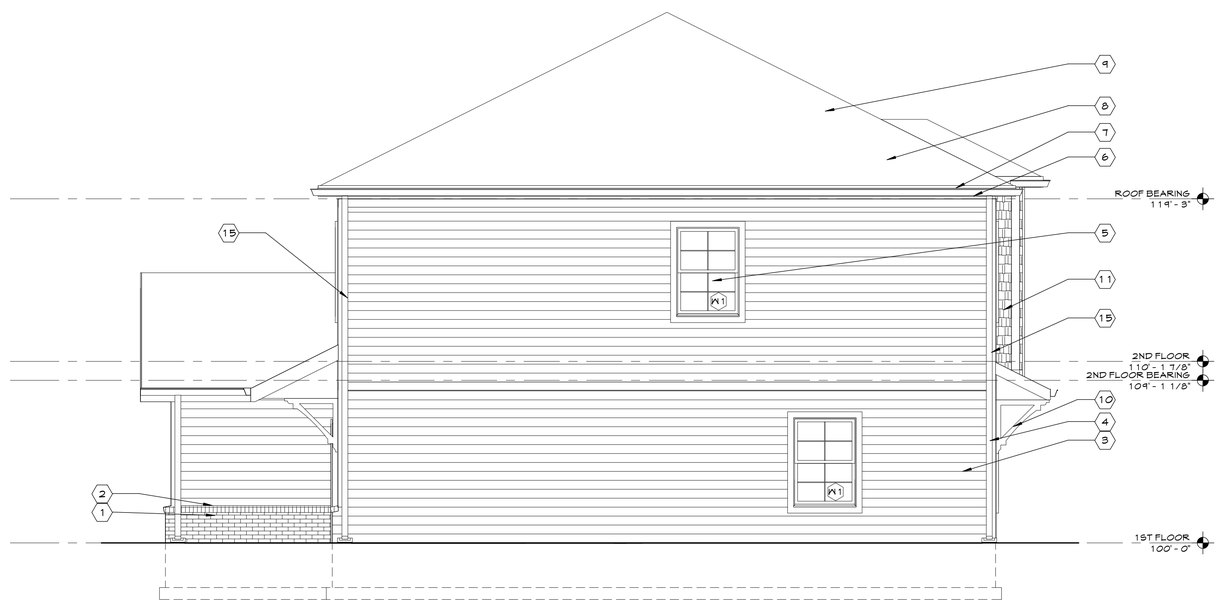


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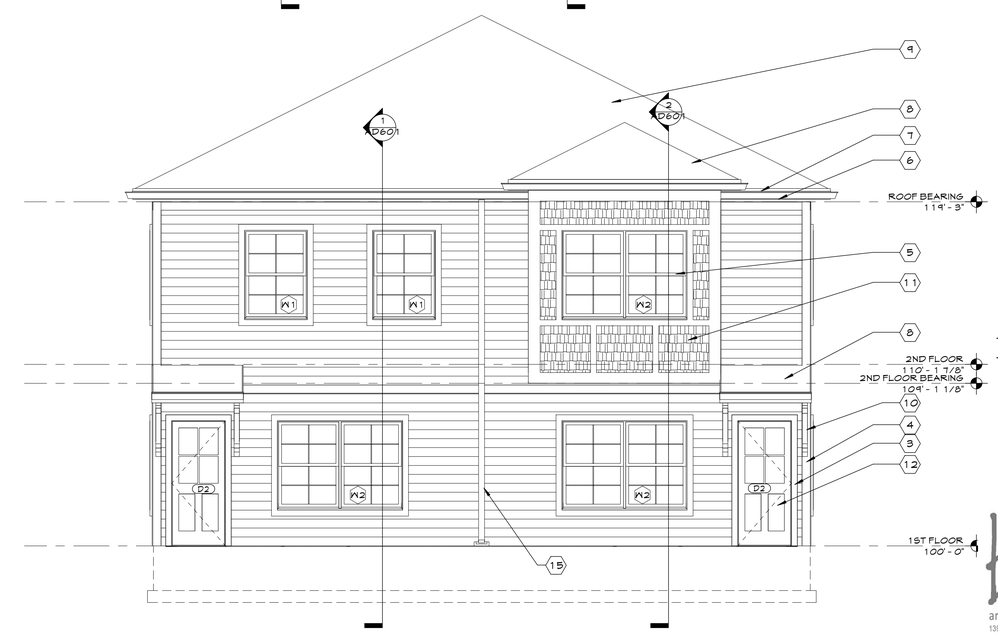
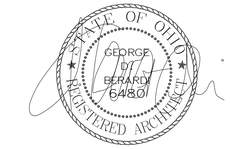



SOUTH ELEVATION 1/4" = 1'-0"




GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'D'
Reynoldsburg, OH

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## 80% SET

PROJECT DATE: 11/29/17
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

## EXTERIOR ELEVATIONS

# AD201

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phone 614-221-1110 fax 614-221-0831
www.berardipartners.com

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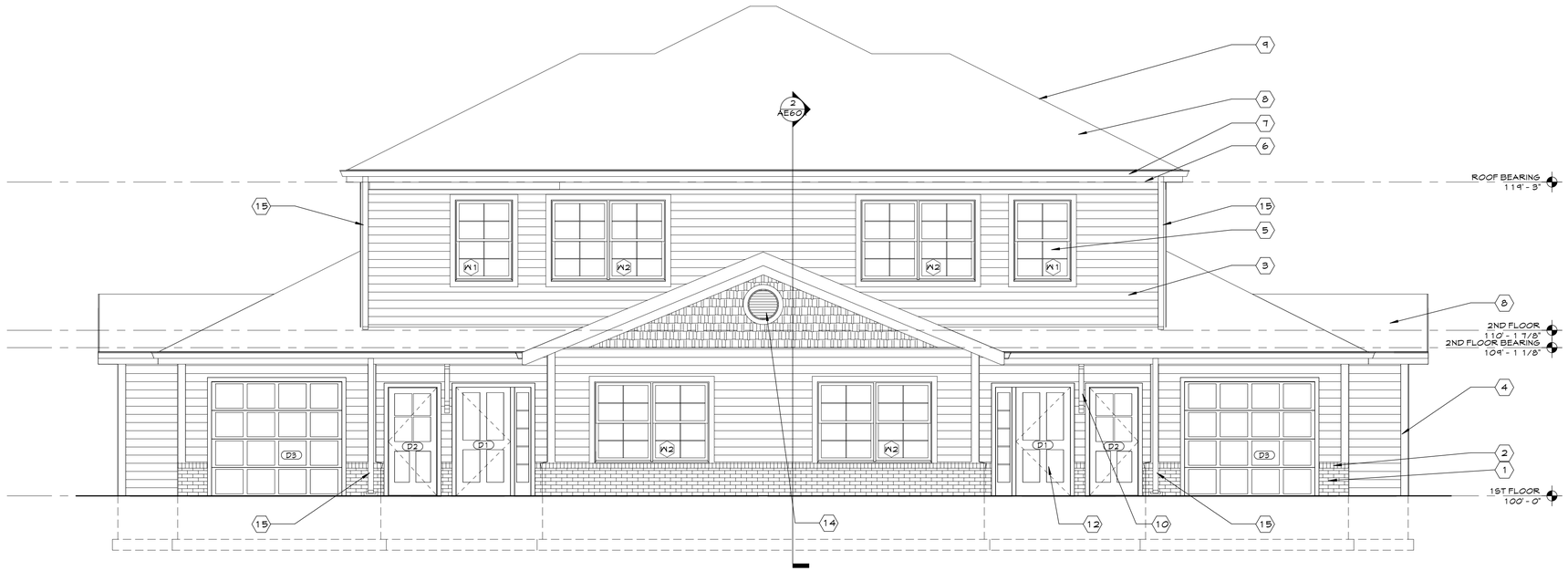


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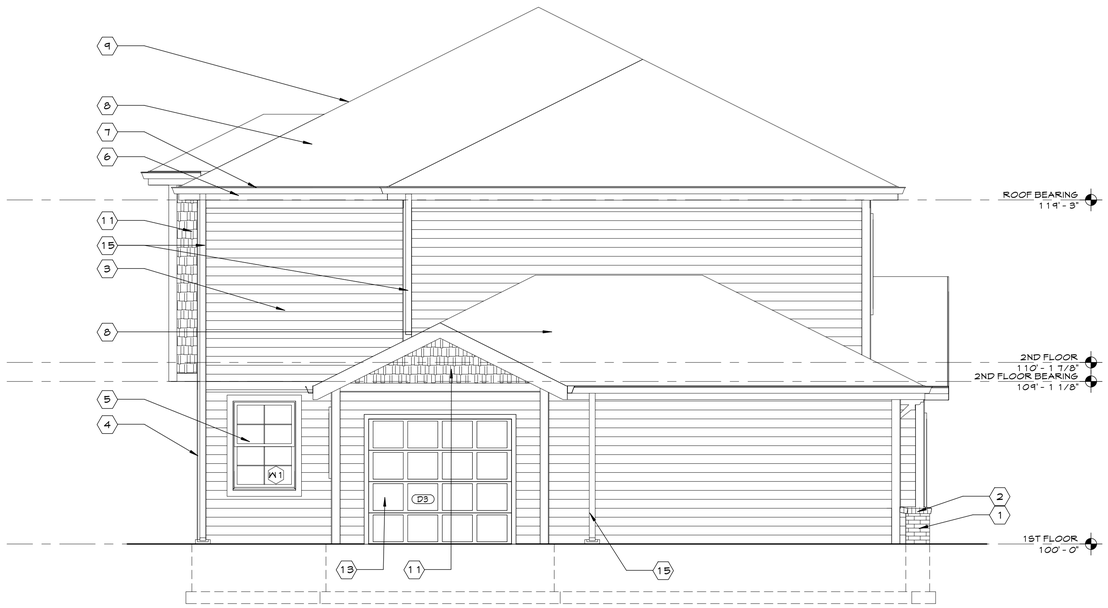


EAST ELEVATION 1/4" = 1'-0"

| CODED NOTES - EXT. ELEV. | |
|---|---|
| 1 | BRICK VENEER |
| 2 | BRICK ROWLOCK WATERTABLE/SILL |
| 3 | FIBER-CEMENT SIDING |
| 4 | FIBER-CEMENT CORNER BOARDS |
| 5 | VINYL SINGLE HUNG WINDOWS AND TRIM |
| 6 | ALUMINUM WRAPPED FASCIA |
| 7 | ALUMINUM GUTTERS AND DOWNSPOUTS |
| 8 | DIMENSIONAL ASPHALT SHINGLES |
| 9 | HIP / RIDGE VENT. REFER TO DETAIL A/A101 |
| 10 | BRACKETS - URETHANE MILLWORK - FYPON BKT36 |
| 11 | VINYL "SLATE SHINGLE" SIDING |
| 12 | INSULATED METAL CLAD EXTERIOR DOOR WITH ACCESSIBLE THRESHOLDS |
| 13 | OVERHEAD GARAGE DOOR WITH VISION PANELS |
| 14 | DECORATIVE VINYL LOUVER - FYPON RLV30 |
| 15 | PREFINISHED ALUMINUM DOWNSPOUT |

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'E'
Reynoldsburg, OH

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PROJECT DATE: 11/29/17
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| # | Description | Date |
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# EXTERIOR ELEVATIONS

# AE201

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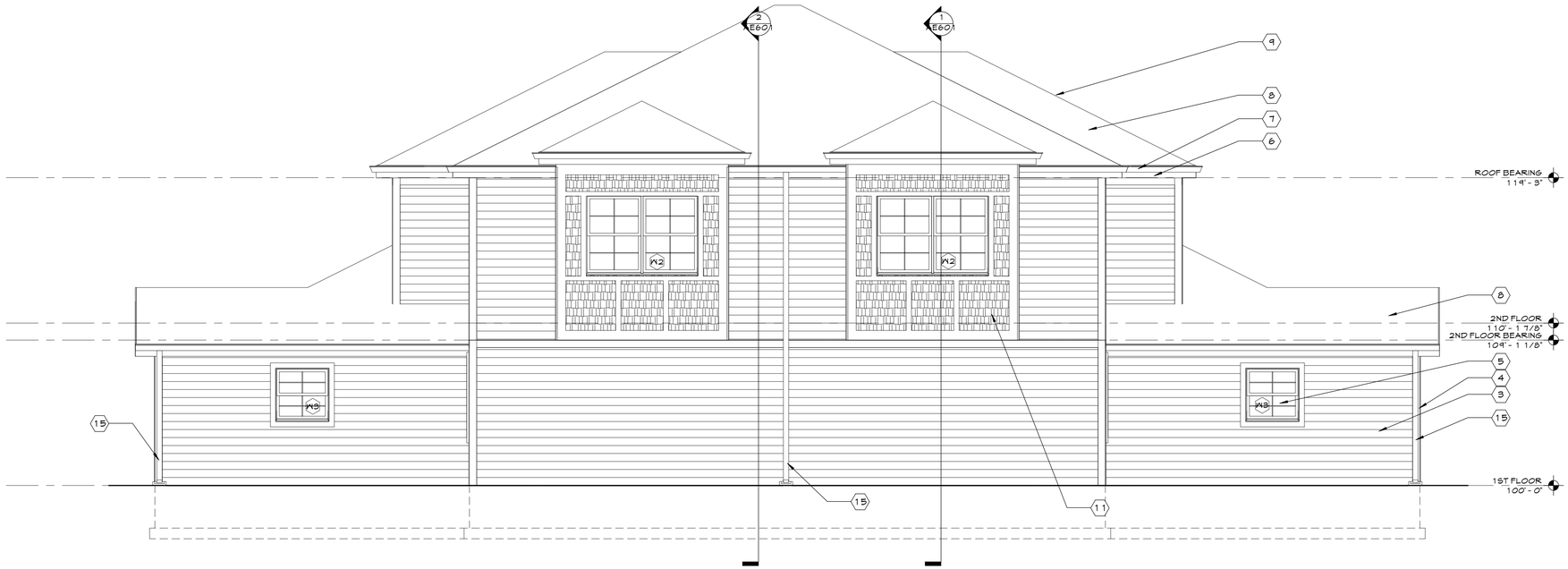
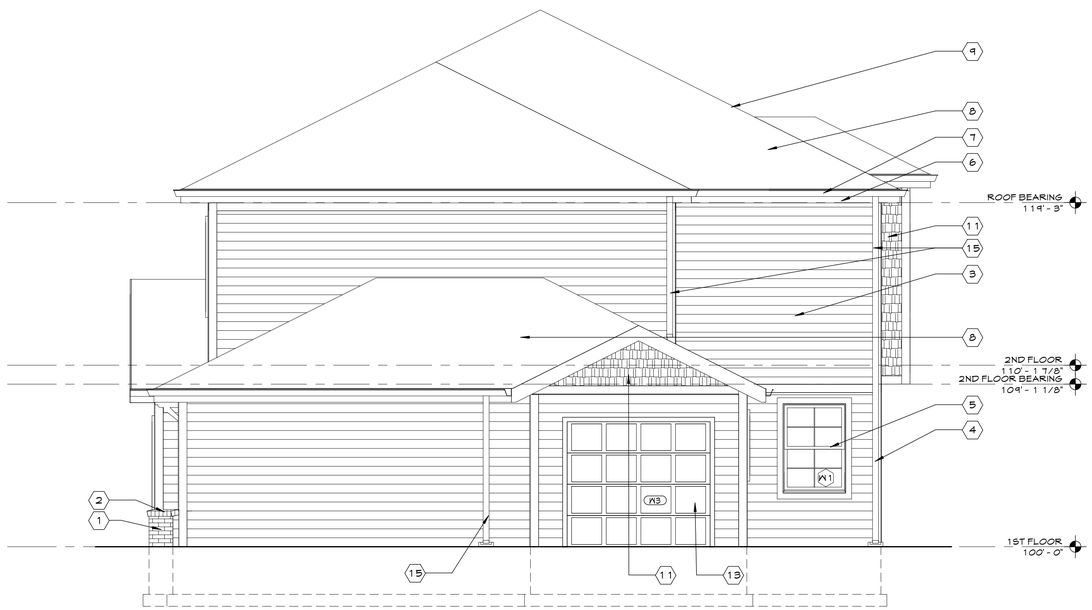



SOUTH ELEVATION 1/4" = 1'-0"




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

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4 FIBER-CEMENT CORNER BOARDS
5 VINYL SINGLE HUNG WINDOWS AND TRIM
6 ALUMINUM WRAPPED FASCIA
7 ALUMINUM GUTTERS AND DOWNSPOUTS
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15 PREFINISHED ALUMINUM DOWNSPOUT

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Building 'E'
Reynoldsburg, OH

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80% SET

PROJECT DATE: 11/29/17
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

# EXTERIOR ELEVATIONS

# AE202

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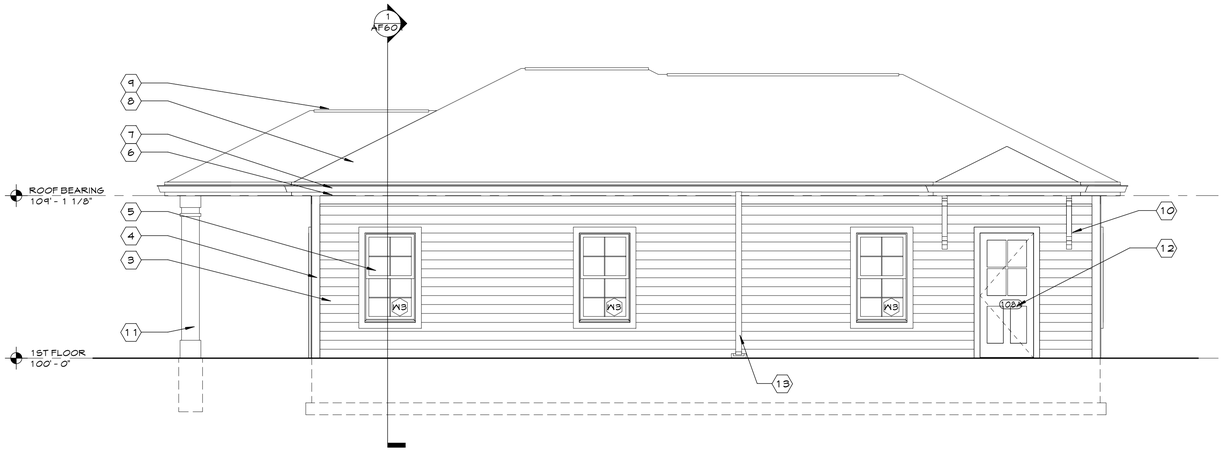
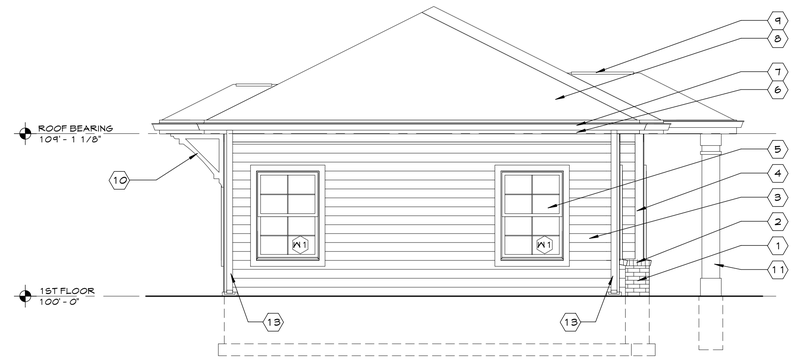



NORTH ELEVATION 1/4" = 1'-0"

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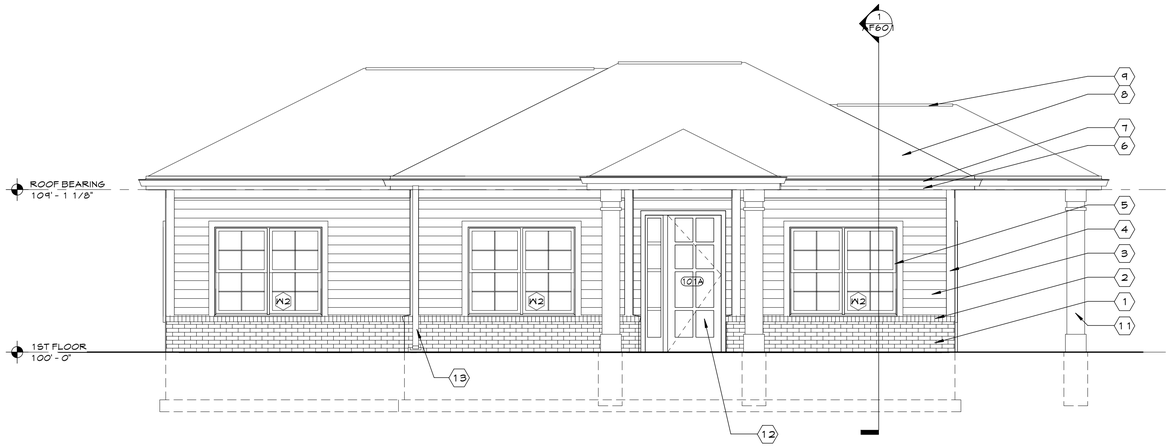


SOUTH ELEVATION 1/4" = 1'-0"

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

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3 FIBER-CEMENT CLAPBOARD SIDING
4 FIBER-CEMENT CORNER BOARDS
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6 ALUMINUM WRAPPED FASCIA
7 ALUMINUM GUTTERS AND DOWNSPOUTS
8 DIMENSIONAL ASPHALT SHINGLES
9 HIP / RIDGE VENT. REFER TO DETAIL A/A101
10 BRACKETS - URETHANE MILLWORK - FYPON BKT36X36
11 COLUMN WRAP
12 INSULATED METAL CLAD EXTERIOR DOOR
13 PREFINISHED ALUMINUM DOWNSPOUT

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2017

# Blacklick Crossing

Community Building- 'F'
Reynoldsburg, OH

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PROJECT DATE: 11/29/17
PROJECT #: 16157

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# EXTERIOR ELEVATIONS

# AF201

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architecture + interior design + engineering
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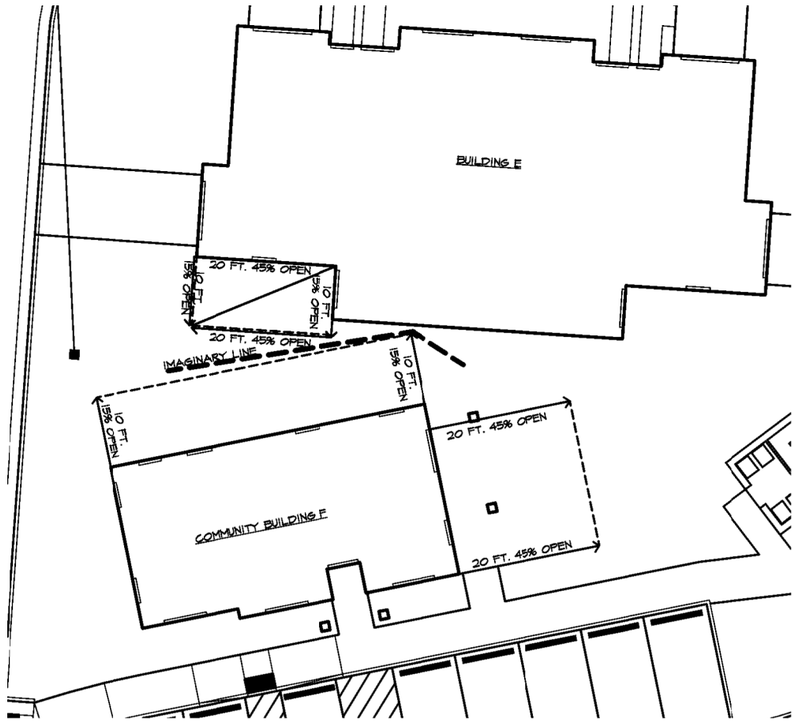
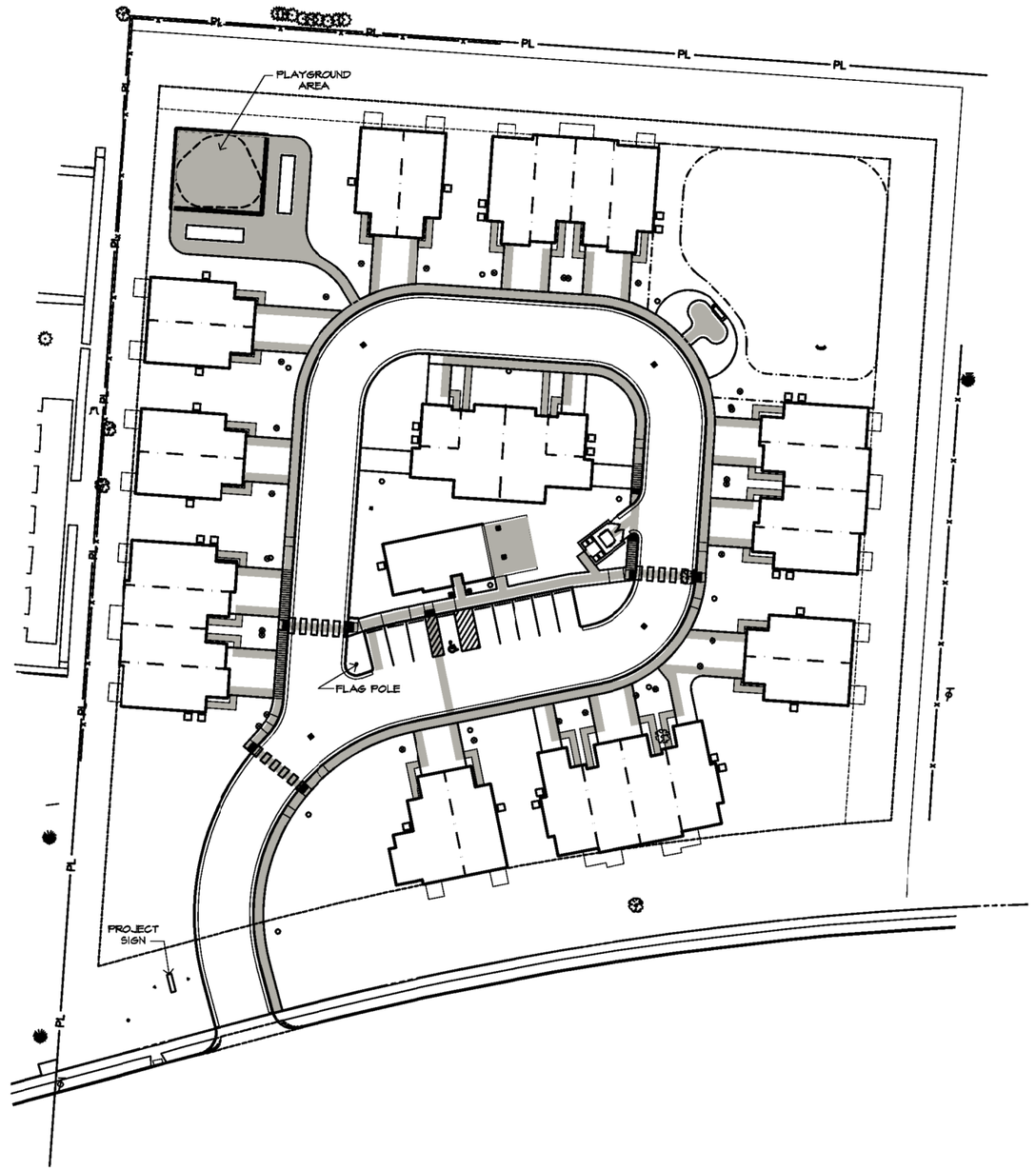



B AS101 **exterior wall opening diagram** 1"=16'-0"

## code summary

THIS IS AN R-3 USE WITH TYPE 5B CONSTRUCTION. TOWNHOUSE DWELLING UNITS ARE SEPARATED VERTICALLY WITH 1 HOUR RATED WALL ASSEMBLY. GARDEN STYLE DWELLING UNITS (FLATS) ARE SEPARATED WITH A 2 HOUR RATED FLOOR ASSEMBLY. THERE ARE NO CORRIDORS AND NO COMMON STAIRS.




## legend

- 1 HOUR RATED FIRE BARRIER
- ACCESSIBLE ROUTE
- SITE LIGHTING
- CONCRETE PAD FOR A/C UNIT

A AS101 **life safety and accessible route plan** 1"=20'-0"

north

STATE OF OHIO GEORGE D. BERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI,
LICENSE #6480
EXPIRATION DATE
12/31/2017

Blacklick Crossing

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SITE PLAN SUBMITTAL

| | |
|---|---|
| DATE: | 11/02/2017 |
| PROJECT #: | 16157 |

| | | |
|---|---|---|
| 2 | Description | Dat |

ARCHITECTURAL SITE PLAN

AS101

berardi

architecture + interior design + engineering
1398 goodale boulevard columbus, ohio 43212
phone 6



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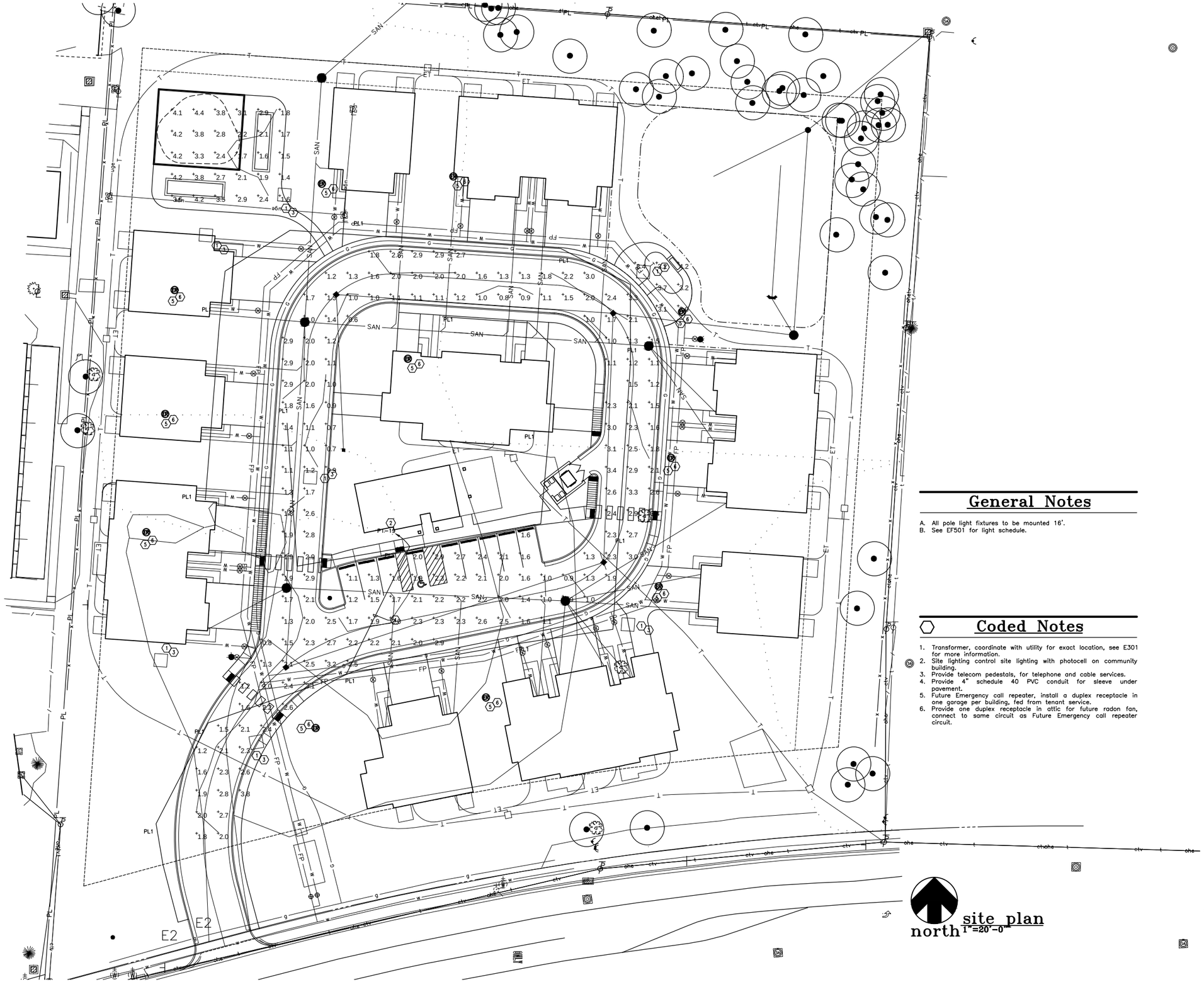


STATE OF OHIO
LARRY T. BREHM
E-53245
REGISTERED
PROFESSIONAL ENGINEER

November 6, 2017

# Blacklick Crossing

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2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON TAT SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN, ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DOCKED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

## General Notes

A. All pole light fixtures to be mounted 16'.
B. See EF501 for light schedule.

## Coded Notes

1. Transformer, coordinate with utility for exact location, see E301 for more information.
2. Site lighting control site lighting with photocell on community building.
3. Provide telecom pedestals, for telephone and cable services.
4. Provide 4" schedule 40 PVC conduit for sleeve under pavement.
5. Future Emergency call repeater, install a duplex receptacle in one garage per building, fed from tenant service.
6. Provide one duplex receptacle in attic for future radon fan, connect to same circuit as Future Emergency call repeater circuit.

## SITE PLAN SUBMITTAL

DATE: 11/06/2017
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

SITE PLAN
-
-

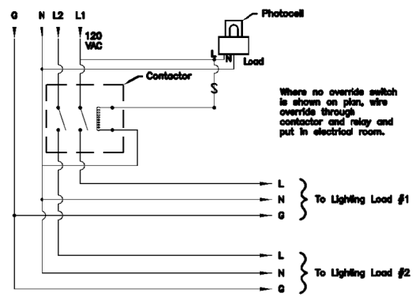
E001

berardi +
architecture + interior design + engineering
1398 goodale boulevard, columbus ohio 43212
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com

11/06/17

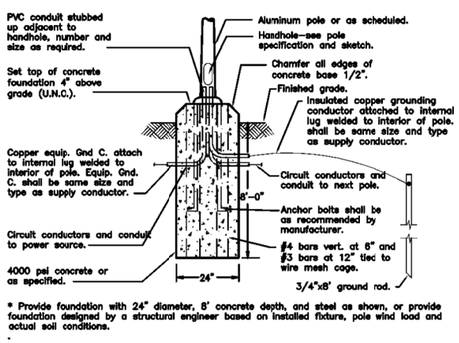
H:\2016\16157 Homeport Reynoldsburg Tax Credit\09CURRENT\Elec\E001.dwg, 11/6/2017 9:45:36 AM, agabriel

Attachment: App. #180994 - Major Site Plan (App# 180994, 6940 Livingston Ave, Homeport)




## Photocell Control Wiring Detail

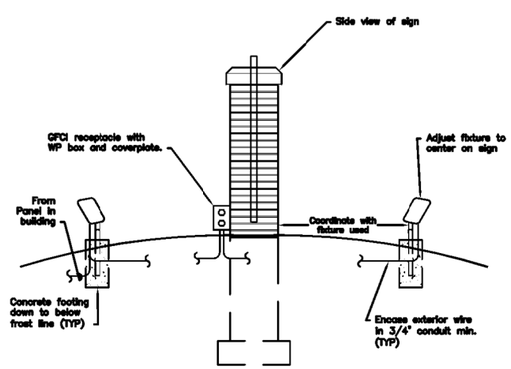
NTS




* Provide foundation with 24" diameter, 8' concrete depth, and steel as shown, or provide foundation designed by a structural engineer based on installed fixture, pole wind load and actual soil conditions.

## Light Pole Base Detail

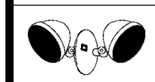
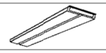
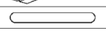
NTS




## Permanent Sign Detail

NTS

# Light Fixture Schedule

| Image | Tag | Description | Manufacturer Model # | Finish | Lamp | Lamp Qty | Lamp Wattage | Voltage | Length [in.] | Width [in.] | Depth [in.] | Energy Star | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | E1 | Exterior Lantern | Progress P5985-19EB | Satin | CFL | 1 | 26 | 120 | 21 | 10 | 6 | Incl. | |
| | E2 | Flood Light LED | Lithonia DSXF2 LED P1 30K MFL MVOLT DDBXD | Dark Bronze | LED | 1 | 54 | 120 | 3.125 | 12.785 | 12 | N/A | |
| | EM1 | Exit Sign | Dual Lite CVER-2-R-N-E | Brushed Aluminum Mounting Plate | LED | 2 | 1 | 120 | 12 | 5 | 8 | Incl. | Housing finish as selected by architect. Double faced UNO. Letter color and direction coordinate with drawings and AHJ. Coordinate voltage to match circuit. Recessed ceiling mount UNO. |
|  | EM3 | Emergency Remote Lamp Head | Lithonia ELA-T- | Selected by architect | Halogen | 2 | 8 | 120 | 7 | 7.5 | 5 | N/A | -Weatherproof fixture, color selected by architect, for surface mounting. If no generator, provide additional battery capacity in nearest exit fixture for fixture load. If generator, provide UL 724 bypass shunt relay emergency transfer device (DualLite ATSD or listed approved equivalent). |
| | EM4 | Emergency Wall Light | Lithonia ELM1272 MR24 H2012 N | White | Halogen | 2 | 12 | 120 | 12.79 | 4.73 | 7 | N/A | For minimum 1FC average coverage on 3' path of egress a spacing of 40' can be used with a 10' mounting height |
| | PL1 | Site Light | Lithonia DSX1LED-40C-700-40K-T3M-MVOLT-SPA | Black | LED | 1 | 68 | 120 | 33 | 7.5 | 13 | Incl. | Provide 16' square pole Lithonia SSS |
| | P1 | Pendant Light | Progress P3567-09 | Brushed Steel | A19 LED | 2 | 10 | 120 | | 15.25 | 10.375 | N/A | E.C. must coordinate exact placement of this fixture with G.C. and Architect in writing before any work begins. The location information including dimensions must be independent of ceiling/floor framing and submitted to the Architect, putting the device on the closest framing member is not permitted. |
| | R1 | Recessed Fire Rated Can Light | Cooper H7ICT LT56 module | White | LED | 1 | 10 | 120 | | ø6 | 1 | N/A | |
| | R4 | Recessed Mounted 2x4 Light | Lithonia 2GTL4 5000LM LP835 | White | LED | 1 | 42 | 120 | 48 | 24 | 4 | N/A | General Requirements, unless otherwise indicated, features include the following:<br>Designed for type and quantity of lamps indicated at full light output.<br>Total Harmonic Distortion Rating: Less than 10 percent.<br>Sound Rating: A<br>Electronic ballasts (Electromagnetic Ballasts not allowed) for linear lamps: Encapsulation Without voids in potting compound.<br>Parallel Lamp Circuits: Multiple lamp ballasts connected to maintain full light output on surviving lamps if one or more lamps fail.<br>Low-profile static troffer, fully gasketed flush steel, with opposing rotary action cam latches. T-hinge, in-out standard wiring. |
| | R5 | Recessed Mounted 2x2 Light | Lithonia 2GTL4 4400LM LP835 | White | LED | 2 | 43 | 120 | 48 | 24 | | N/A | |
| | S1 | Surface Mounted Light for Common Spaces | Progress P3561-09 | Brushed Steel | A19 LED | 2 | 10 | 120 | | ø15.25 | | Incl. | |
| | S4 | Surface Mounted 2x4 Light | Lithonia FMFL-30840-CAML | White | LED | 1 | 35 | 120 | 48.688 | 24.313 | 1.3125 | Incl | |
|  | UC1 | Under Counter Light | Progress P7013-30 | White | LED | 1 | 14 | 120 | 21.25 | 5 | 1.125 | Incl | Under cabinet and under shelf fluorescent. Mount under cabinet in kitchens or in furnace closet on the wall over the door. With a white acrylic diffuser and white baked powder coated housing. For units wired to a wall switch, select models without a starter switch. Reduce cabinet structure as necessary for flush installation on underside of shelf. |
|  | V1 | Vanity Light | Progress P2093-0930K9 | Opal White Glass | LED | 3 | 9 | 120 | 26.75 | 6 | 4.25 | Incl. | |

STATE OF OHIO
LARRY T. BREHM
E-53245
REGISTERED
PROFESSIONAL ENGINEER

November 6, 2017

Blacklick Crossing

Building F
Reynoldsburg, OH

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ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. AND BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND SPECIFICATIONS. WHERE EITHER DEEMED THE INFORMATION THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER, SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON ALL SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

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6. DESIGN RANGES AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEPICT EXACT QUANTITIES, LOCATIONS OR COORDINATION. DRAWINGS SHALL NOT BE USED BACK TO ARCHITECTS ORIGINAL LICENSED VERSIONS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY WORK OR ITEMS DEEMED TO CONFLICT WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

CONSTRUCTION SET

DATE: 11/06/2017
PROJECT #: 16157

| # | Description | Date |
|---|---|---|

LIGHT SCHEDULE AND DETAILS

EF601

berardi +
architecture + interior design + engineering
1398 goodale boulevard, columbus ohio 43212
phone 6

Attachment: App. #180994 - Major Site Plan (Appl# 180994, 6940 Livingston Ave, Homeport)

**Development Department**
**Eric Snowden**
**7232 E. Main Street**
**Reynoldsburg OHIO 43068**
**614-322-6829 Phone**

# ORDINANCE REQUEST

| | |
|---|---|
| **DATE:** | **December 7, 2017** |
| **TO:** | **Service Committee** |
| **RE:** | **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1155.01 Fees, Section 1155.02 Planning Administrator to Enforce, Chapter 1155.03 Injunction as Remedy, Section 1155.04 Expiration of Certificates and Permits, Section 1155.05 Administrative Procedures; Development Handbook; Section 1155.06 Appeal of Administrative Procedures, and Section 1155.99 Penalty, Repealing the Existing Table 1155 and Enacting a New Table 1155, of Chapter 1155 Administration, Enforcement; Penalty of the Zoning Code.** |

Approval:

| | | |
|---|---|---|
| Completed<br>Brad McCloud | Completed<br>Jed Hood | Richard Harris |

Please see attached document for proposed revisions.

Please see attached document for proposed revisions.

1155.01 FEES.

Fees shall be paid for applications, permits, certificates, reviews, public notice, and other costs as described in this Zoning Code or the Subdivision Regulations, and as listed in the table identified as "Table 1155: Planning & Zoning Code Fees".

1155.02 PLANNING & ZONING ADMINISTRATOR TO ENFORCE CODE.

It shall be the duty of the Planning & Zoning Administrator to enforce the provisions of this Zoning Code and the Subdivision Regulations.

1155.03 INJUNCTION AS A REMEDY.

In the event of a violation of any provision of this Zoning Code, or imminent threat thereof, the City, or the owner of any contiguous or neighboring property who would be especially damaged by such violation, in addition to any other remedies provided by law, may institute a suit for injunction to prevent or terminate such violation. The City may file for a judgement for damages if the violation is deemed to have caused damages to the City.

1155.04 EXPIRATION OF CERTIFICATES AND PERMITS.

(a) Unless otherwise stated by this Code, all zoning certificates, permits or other approvals granted by the Planning & Zoning Administrator, Planning Commission, ~~Design Review Board~~ or Board of Zoning and Building Appeals, shall be valid for a period of one (1) year from date of approval by the Board or date of issue by the Planning & Zoning Administrator.

(b) Within that period, that applicant must complete the following for the proposed improvement:

(1) If required, submit a subsequent zoning application;

(2) If required, secure a building permit; and

(3) If no other permits are required, construct the proposed improvement.

(c) Once a building permit is secured, a zoning certificate, permit or other approval shall be considered to expire when that building permit expires.

(d) Any application that is incomplete or otherwise unissued by the Planning & Zoning Administratio~~n~~r shall expire one (1) year from the date of application.

(e) One (1) additional period of six (6) months may be granted by the Planning & Zoning Administrator upon finding that unique circumstances warrant the additional time and that the conditions upon which approval was granted have not changed.

1155.05 ADMINISTRATIVE PROCEDURES; DEVELOPMENT HANDBOOK.

The Planning & Zoning Administrator, in consultation with the Director of Public Service, City Engineer, Planning Commission, Board of Zoning and Building Appeals, Building Official or any additional City staff shall publish application procedures and additional requirements in a document to be known as the Development Handbook, which shall be incorporated here by

reference. The Planning & Zoning Administrator shall make the most current version of this document available to the public in a manner that is easily accessible.

1155.06 APPEAL OF ADMINISTRATIVE ACTIONS.

Any person directly affected by a decision of the Planning & Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the Board of Zoning and Building Appeals, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply. The Board my adopt such rules and procedures as are required to administer the appeal process that are consistent with the provisions of Chapter 1139.

1155.99 PENALTY.

Any person, firm or corporation who violates any regulation, provision or amendment of this Zoning Code, or fails to obey any lawful order of the ~~Zoning Officer~~Planning & Zoning Administrator issued in pursuance thereof, shall be fined not more than two hundred fifty dollars ($250.00). A separate offense shall be deemed committed for each and every day during or upon which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use occurs or continues.

| Table 1155 | | |
|---|---|---|
| **PLANNING & ZONING CODE FEES** | | |
| **ITEM** | **CODE REFERENCE** | **FEE REQUIRED** |
| **Subdivision:** | | |
| Preliminary Plat | Chapter 1115 | $750.00<br>plus $50 per lot |
| Final Plat | Chapter 1119 | $750.00<br>plus $50 per lot |
| Subdivision w/o Plat (Lot Split) | Section 1111.03 | $150.00 Residential<br>$250.00 Other |
| Plat Modification/Vacation | Section 1119.08 | $500.00 |
| **District Change:** | | |
| Residential District Change | Chapter 1151 | $750.00 |
| | | plus $50 per lot |
| Other District Change | | $1,000.00 |
| Amendment of Development Plan or Text | Section 1151.06 | $500.00 |
| Traffic Access Study | | $1,000.00 |
| Traffic Impact Study | | $4,000.00 |
| **Variance** | Chapter 1147 | $100.00 Residential<br>$450.00 Other |
| **Special Exception Use Permit** | Chapter 1145 | $350.00 |
| **Zoning Certificate:** | Chapter 1143 | |
| Residential | | $50.00 |
| Other | | $80.00 |
| Fence Permit | Section 1171.06 | $35.00 |
| Home Occupation Permit | Chapter 1187 | $75.00 |
| **Zoning Sign Permit:** | Chapter 1181 | |
| New Sign | | $75.00 |
| Face Replacement in Existing Sign | | $35.00 |
| **Temporary Zoning Certificate:** | | |
| Temporary Special Land Use Permit | Section 1171.07 | $50.00 |
| Temporary Sign or Banner | Chapter 1181 | $35.00 |
| Temporary Portable<br>Storage Unit | Section 1171.06 | $20.00 Residential<br>$80.00 Other |
| **Certificate of Appropriateness:** | Chapter 1103 | |
| Major Site Plan | | $400.00 |
| Exterior Modification/Minor Site Plan | | $200.00 |
| Comprehensive Sign Plan | Chapter 1181 | $150.00 |
| Signage | Chapter 1181 | $75.00 |
| Historic District | | $50.00 |
| **Site Plan Review:** | Section 1143.03 | |
| Major Site Plan | | $500.00 |
| Traffic Access Study | | $1,000.00 |
| Traffic Impact Study | | $4,000.00 |
| Minor Site Plan | | $250.00 |
| Residential Site Plan | | $50.00 |

| | | |
|---|---|---|
| **Plot-Grade-Utility Plan Review** | Section 1143.04 | $1,500 Minimum or as determined |
| | | by this fee schedule or the |
| | | City Engineer |
| Stormwater Management Report | | $500 area < 5 acres<br>$2,250 area > 5 acres |
| Utility Studies | | as determined by the City Engineer |
| Residential Development | | $325.00/sheet |
| Commercial Development | | $325.00/sheet |
| GIS | | $187.50/sheet |
| Plan Changes | | $225.00/sheet |
| Flood Plain Permit | | $750 Residential<br>$1,500 Other |
| Additional Meetings | | $250/meeting |
| **Miscellaneous** | | |
| Requests for Additional Public Meetings | | $250/meeting |
| Zoning Verification Letter | | $50.00 |
| Zoning map fee | | $5.00 |

**Development Department**
**Eric Snowden**
**7232 E. Main Street**
**Reynoldsburg OHIO 43068**
**614-322-6829 Phone**

# ORDINANCE REQUEST

| | |
|---|---|
| **DATE:** | **December 7, 2017** |
| **TO:** | **Service Committee** |
| **RE:** | **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Enacting a new Section 1111.99 Penalty of Chapter 1111 General Provisions; Amending Section 1119.04 Transfer of Lots By Subdivider of Chapter 1119 Final Plat; Amending Section 1123.02 Inspection During Installation of Chapter 1123 Required Improvements; and Amending Section 1127.03 Sanitary Sewers in Chapter 1127 Standards of the Subdivision Regulations.** |

Approval:

| | | |
|---|---|---|
| Completed<br>Brad McCloud | Completed<br>Jed Hood | Richard Harris |

See attached document for proposed revision.

1111.99 PENALTY.

Any person, firm or corporation who violates any regulation, provision or amendment of these Subdivision Regulations or fails to obey any lawful order of the Planning & Zoning Administrator, City Engineer, or Director of Public Service issued in pursuance thereof, shall be fined not more than two hundred fifty dollars ($250.00). A separate offense shall be deemed committed for each and every day the violation occurs or continues.

1119.04 TRANSFER OF LOTS BY SUBDIVIDER.

(a) The subdivider shall not transfer any lot, parcel or tract of a proposed subdivision, until approval is received of the final plat.

(b) The subdivider shall not proceed with any construction work on any lot until approval is received of the final plat and compliance is made with all other provisions of the Subdivision Regulations, unless it is for the exact purpose of building model units. The subdivider may be granted a building permit for not more than two units, in the case of single family detached housing and not more than one building of eight units or less, in the case of townhouse for sale or condominium housing, providing the following conditions have been met:

(1) Proof of ownership of that portion of subdivision to be used for models;

(2) The proposed models have legal frontage on an existing public ~~roadway~~street, water and sanitary sewer;

(3) Insurances have been granted to the City in the form of bond, escrow funds, letters of credit or other assurances the City deems necessary to insure installation of improvements;

~~(4) Occupancy permit shall not be issued until Section 1123.12 has been complied with.~~

1123.02 INSPECTION DURING INSTALLATION.

~~(a)~~ The construction of all improvements shall be inspected by the City Engineer at the time of installation. Under no circumstances are such installations to be made without an inspector on the job. The City Engineer shall be notified three days before any construction work is begun.

~~(b) If any violation of, or noncompliance with, any of the provisions of this chapter occurs, the City shall withhold the issuance of the occupancy permit until the violation or noncompliance is corrected.~~

1127.03 SANITARY SEWERS.

(b) Sanitary sewer plans must bear the approval of ~~the Director of Public Service and~~ the City Engineer, Director of Public Service, and ~~the~~ Superintendent of Water/Wastewater. Places shall be provided for their signatures.

**Development Department**
**Eric Snowden**
**7232 E. Main Street**
**Reynoldsburg OHIO 43068**
**614-322-6829 Phone**

# ORDINANCE REQUEST

| | |
|---|---|
| **DATE:** | **December 7, 2017** |
| **TO:** | **Service Committee** |
| **RE:** | **Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1131.02 Definitions of Chapter 1131 Definitions, Section 1171.04 General Regulations for Lots and Yards of Chapter 1171 General Regulations, Section 1175.03 Lot, Yard, and Height Requirements for Dwellings of Chapter 1175 District Regulations, and Section 1175.05 Lot, Yard, and Height Requirements for Buildings Other Than Dwellings of Chapter 1175 District Regulations.** |

Approval:

| | | |
|---|---|---|
| Completed<br>Brad McCloud | Completed<br>Jed Hood | Richard Harris |

Please see attached document for proposed code revisions.

1131.02 DEFINITIONS.

Yards, Terms relating to:

(h) Yard, Side. A yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot ~~lien~~line, to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after ~~full and half-depth~~ front and rear yards have been established shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS .

(i) Accessible Ramps. A ramp or similar structure designed to provide an ADA accessible or barrier free route to the front entrance of a building may be permitted in a required front yard. ~~provided that the floor of the ramp does not exceed five feet (5FT) from the finished grade at its highest point, no railing or other part of the ramp exceeds eight feet (8FT) from the finish grade, and that the area of the entire ramp shall not exceed one hundred fifty (150SF). The Planning Administrator may approve a zoning certificate for a ramp that exceeds these requirements, upon determination that the characteristics of the existing building entrance requires a ramp with additional height or area in order to create an accessible path.~~Such ramp or similar structure shall have the least encroachment into a required front yard necessary to meet the minimum State or Federal design requirements for that specific facility.

1175.03 LOT, YARD, AND HEIGHT REQUIREMENTS FOR DWELLINGS.

(a) The table identified as "Table 1175.03: Lot, Yard, and Height Requirements for Dwellings" establishes the requirements for lot area, lot width, rear yard, side yards, lot coverage, and heights for each zoning district that shall apply to all dwellings and ~~uses and~~ structures accessory to dwellings, ~~in the respective districts, subject to conformance with all requirements of this ordinance~~. Front yard requirements are specified in Section 1175.06. Such requirements shall be considered to be the minimum standard and shall be subject to all other requirements of the Zoning Code.

(b) In any residential district, a single or two family dwelling existing on the effective date of Ordinance 37-69 (passed May 12, 1969) and having a side yard setback that does not comply with the provisions of this section, may be extended along such existing side yard setback. This shall not be considered an enlargement or alteration of a non-conforming structure governed by Section 1159.07 of the Zoning Code and all other setback requirements of Table 1175.03 shall apply.

1175.05 LOT, YARD, AND HEIGHT REQUIREMENTS FOR BUILDINGS OTHER THAN DWELLINGS.

The table identified as "Table 1175.05, Lot, Yard, and Height Requirements for Buildings ~~o~~Other Than Dwellings", establishes the lot, yard, and height requirements for each zoning district that shall apply to all buildings except dwellings and structures accessory to dwellings. Front yard requirements are specified in Section 1175.06. Such requirements shall be considered to be the minimum standard and shall be subject to all other requirements of the Zoning Code. Sign height and setback requirements are set forth in Chapter 1181.