Reynoldsburg
OHIO · 1839

AGENDA

PLANNING COMMISSION
THURSDAY, NOVEMBER 3, 2022 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER
   1. ROLL CALL
   2. APPROVAL OF MINUTES
      1. Planning Commission – Regular Meeting – August 11, 2022
   3. APPROVAL OF AGENDA
   4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. NEW BUSINESS

   1. 1220-1222 Waggoner Rd; Application #2022-5324; Applicant John Spagnolo; Plat

   2. 7524 E Main St; Application 2022-5425; Applicant Signarama; Certificate of Appropriateness

   3. 2426 Taylor Square Dr.; Application # 2022-5379; Applicant Steven Fox; Major Site Plan

D. OTHER BUSINESS

   1. Alliance Place

E. ADJOURNMENT

Reynoldsburg
OHIO · 1839

MINUTES

PLANNING COMMISSION
THURSDAY, AUGUST 11, 2022 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Zollars, Furst, Benner
ABSENT: Alabi

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – July 21, 2022

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

1. Application 2022-5064; 6320 E Main Street; Zoning District Change; Applicant: Skilken Gold Real Estate Development Group

Mr. Meyer: The applicant was applying for a zoning district change. The applicant was Skilken Gold Real Estate Development Group. As you recall, the planning commission members voted to table this for 90 days. This was the rezoning of the former Walgreens at Brice and Main Street. The applicant has formally requested that we withdraw the application. I'm going to read the email from the applicant's counsel into the record. On behalf of the applicant and property owner, I respectfully request the application be withdrawn. That's from David Hodge at Underhill and Hodge LLC, who's the applicant's attorney.

Mr. Zollars: Thank you, Eric.

Mr. Furst: I do move that we formally accept the withdrawn application.

Mr. Benner: I'll second.

Mr. Zollars: We have a first and second on that. So can we get a roll call, please?

Minutes Acceptance: Minutes of Aug 11, 2022 6:00 PM (APPROVAL OF MINUTES)

Ms. Butler: Mr. Benner. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

RESULT:	**WITHDRAWN**

D. NEW BUSINESS

1. App# 2022-5253; NE Corner of Main and Carlyle; Applicant Bohm; Major Site Plan

Staff report was read into the record.
Enclosed is our review of the application material for the above referenced plans.

1. Engineering Review

- **a.** As a follow-up to our prior review of the dry detention facility we discussed with the Engineer having the safety shelves and setbacks to various storm events. It appears as if the Engineer has provided a dry pond design that we find acceptable from a functionality standpoint. The 'dry river' bed technic proposed has been successfully implemented throughout central, Ohio providing the owner of the building maintains this stormwater facility appropriately. We will discuss during final engineering at the PGU stage, but a maintenance manual should be provided for this facility to ensure it does not become an aesthetic issue for the community in the future.
- **b.** We will discuss in more detail during the PGU process, but the sanitary shown appears to be a lateral with cleanouts. This sewer lateral will need to tie into the main at a wye and not at a manhole."
- **c.** We would like to see what the relationship is for the overhead utilities along Main Street and the proposed building. Typically, 10' OSHA separation is required between building construction and overhead utilities. If the applicant can demonstrate there are no conflicts, we have no further comment on this issue.
- **d.** The pond and any sidewalks should also be coordinated with the locations of utility poles, telecommunication pedestals, etc. to ensure there are no conflicts. The site plan should be adjusted accordingly. If the applicant can demonstrate there are no conflicts, we have no further comment on this issue.
- **e.** There appears to be conflicts between the site lights and storm sewers shown on each plan. It is recommended that the site lighting be coordinated with the utility plan. The lighting photometrics should be updated if the site light locations change. Approval of the site plan is recommended with the condition that the lighting plan be updated to reflect the current plan.
- **f.** Since as TIS for the project will be completed by the city for the corridor as part of future master planning, so a TIS will not be required for this project.

2. Landscaping Review

- **a.** Along the north edge, plan is required to provide a 6 ft. tall screen hedge. The plan's requirements data table indicates this will be achieved with 6 ft. tall Sea Green Juniper. However, the plan is showing Dense Yew, which will not achieve the required screen height. Revise scheduled plants to a species that will achieve the required height.
- **b.** Interior lot landscaping requires 15 inches of total tree planting, not 13 inches as indicated. The provided trees are indicated as 14 inches provided. However, the plan indicates 7 trees scheduled at 2.5" cal., equaling 17.5 inches, meeting the requirement. No plan revision is needed, but we recommend updating the requirement table to document the correct figures.

3. Lighting Review

Minutes Acceptance: Minutes of Aug 11, 2022 6:00 PM (APPROVAL OF MINUTES)

a. The average horizontal illumination level on the ground along a property line adjacent to a residentially zoned property shall not exceed an average intensity of 0.5 foot-candles. Sheet E002 “Statistics” data table “Calc Zone #1” indicates an average of 1.0 FC, exceeding the maximum permitted. It appears that this calculation may also include several unlit areas of the site away from the residential property line, based on the point symbol. The fixtures nearest the residential properties should be adjusted to include shielding to minimize light trespass.

Mr. Ghidotti: Yes, sir. I'm Paul Ghidotti. I work with the Daimler Group 1533 Lakeshore Drive, Columbus, Ohio. Thank you, Eric. I represent the Daimler group who is developing the project. We're doing it in a partnership with Central Ohio Primary Care. Central Ohio Primary Care will occupy the entire building. Just some brief background that may help you. Our design team, who I know one is supposed to be here from Moody Nolan with all the materials, the brick color, the glass, the metal color, metal roofing, coping color, I'm certain he's stuck on Main Street as I was myself. Anyway, he's with Moody Nolan Architects, local architectural firm. We do a lot of projects with them and I think they've been active in the Reynoldsburg community before. EMH&T who's our civil engineer. They also do a lot of civil engineering work for the city. They're also on the team that has worked through the project with you and your staff. And then Edge is our landscape architectural firm who's designed the landscape features for the site. I really think we've had a couple of meetings with Eric and his team and some other of the disciplined folks from Reynoldsburg. I think we've worked really hard to address all the comments. We submitted a revised application, I should say revised materials after we got the comments last week, but it wasn't in time for you guys to see an updated package. I don't think it's. Is that correct?

Mr. Meyer: I haven't seen any updates, so they don't have the updates in front of them.

Mr. Ghidotti: It was sent the day that you sent your staff report to us. Katie from EMH&T sent that back. So we don't have any issues with anything in the staff report. We intend to comply fully with all of the conditions and requirements as stated.

Mr. Zollars: You're talking about the OHM review document?

Mr. Ghidotti: Yes, sir.

Mr. Zollars: There were some conditions that staff was mentioned and we've got to. Should we go down through each of these?

Mr. Meyer: Yeah. I think in general, there's things on here that our PGU process would address later. I would say there's four or five minor, but substantive things. The first one is; there's a ten foot ocean separation typically required between building construction, overhead, utilities. The conditioning is just be that is confirmed as we go through the design process.

Mr. Ghidotti: Can I clarify something? I printed the staff report when you sent it to me, which is kind of the entire agenda for this evening. I didn't actually see the detail the staff

Minutes Acceptance: Minutes of Aug 11, 2022 6:00 PM (APPROVAL OF MINUTES)

report I was looking at. I think, Mr. Zollars, what you were looking at, which is the OHM letter.

Mr. Meyer: That is the staff report.

Mr. Ghidotti: Okay. That's what I thought. So that was item 1-C?

Mr. Meyer: Yep.

Mr. Ghidotti: Okay.

Mr. Meyer: So that would be a condition one. Condition two would be D, coordinating the location of utility poles and telecommunication pedestals with the sidewalks just to make sure there are no conflicts. The other one would be just coordinating the lightning plan with the utility plan. So that would be 1-E and then to a coordinating the. So the plan indicates on the table it'll be a six foot tall Sea Green Juniper. The plan is showing a dense U which would not get the six foot height. So just coordinating it so that the Sea Green Juniper is reflected throughout it. The other one is the interior lot landscaping requires 15 inches of total tree planting, not 13 inches indicated. And then the plan indicates seven trees scheduled at the two and a half inch caliper, 8.7, two and a half inches meeting the requirements. So basically just the coordinating so that the tree indicated are meeting the planting inches as required by our code.

Mr. Ghidotti: To the extent we haven't addressed those appropriately with our resubmitted materials, we agree to all of those conditions.

Mr. Zollars: Thank you.

Mr. Meyer: The last one is just ensuring that the foot candle amount allowed by our code is. I think you do meet it, but there's a discrepancy between what is listed in the text versus the pictorial on the plan. That would be the last one. I would say those are all relatively minor comments that can be addressed going forward.

Mr. Ghidotti: We would agree.

Mr. Zollars: Okay. Very good. Mr. Furst?

Mr. Furst: Frankly, if you agree to all the conditions that OHM has identified, I don't have any further quibbles.

Mr. Ghidotti: Mr. Benner?

Mr. Benner: I know that I have questions for him. My worry was, I drove by today. The electric lines out there. Are we going to try to bury those? Are we going to build back far enough? And does that then mess up the setback?

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Mr. Meyer: So that was the comment on ensuring that there's enough separation between construction and building. But I mean, we're not requiring them to bury the utilities.

Mr. Benner: What's the setback requirement?

Mr. Meyer: I don't know, off the top of my head.

Mr. Shook: If it's Insight District, I believe its 20 feet. Is that about right?

Mr. Meyer: That would be the max typically. And then I think it's five.

Mr. Shook: What was the minimum, five? And Max's is 20?

Mr. Benner: Yeah, the minimum was ten on the other district, maximum of 20. But can we get it, can we meet 20 feet and still be out of the way of the electric I guess is my question.

Mr. Furst: Yeah. Considering the OSHA clearances is ten.

Mr. Meyer: For the construction. What I would say is I which of them feels that with these conditions it would meet code. If for some reason they wouldn't be able to clear the utility lines that would come up as part of the PGU process.

Mr. Ghidotti: I think we do, but why don't we clarify it? I mean, this is our first project. This is Daimler's first project and Reynoldsburg, we want to do it right. We want to be back here and do more things with you. So I want to get this addressed. We'll make sure it's correct. We'll make sure OHM is comfortable. I don't want this to be an issue.

Mr. Benner: Thank you.

Mr. Zollars: I had two questions for you. So you are buying the entire site?

Mr. Ghidotti: We are buying approximately 5.3 acres. So none of it is the Licking County ground. It's all the western edge of the property from Carlisle East.

Mr. Zollars: The other question on those lines, though, and so there is going to be a new curb cut in there. Is that right?

Mr. Ghidotti: Correct.

Mr. Zollars: Okay, good. So is there any preliminary plans on the undeveloped site?

Mr. Meyer: That's not their project. That is under a different development agreement.

Mr. Zollars: So you're splitting that property there?

Mr. Meyer: Yeah. They're just taking the approximately five and a half ish acres. That's the

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only part that they control or have rights to. The other part is under a different agreement that is not with the entity that will be doing this project.

Mr. Zollars: Okay, those are my two questions.

Mr. Ghidotti: Just one more piece of information. I want to make sure I answer all your questions, but the physicians that will practice within this building and COPC will also be owners in the building with us. So the greatest thing about what we're doing is we are moving tenants and doctors in that will be long term owners in this building. What we found is when you get a long term lease and you bring the doctors into the facility, they stay, they stay through their balance of their career. So there's we call it stickiness or glue. They're going to be here for a long time. So consider this may be the catalyst of new development on East Main on the north side. And hopefully it continues.

Mr. Zollars: You referenced the architect. I'm not sure that we need him or her at this point, but on the drawings they were pretty good. I did look at the finishes. Did you either you guys have any questions on the finishes with the building? All right, then what if someone cares to make a motion? There are no more questions.

Mr. Benner: Is it necessary for us to go over the conditions again, or are those already part of the record?

Mr. Ghidotti: I think it's sufficient to say that you would move to approve the site plan as submitted under the condition that the applicant comply with the recommendations from OHM in their staff.

Mr. Benner: Then I move that we accept the application as submitted as long as the applicant adheres to the changes is necessary from OHM.

Mr. Furst: I second.

Mr. Zollars: We have first the second. Can we get a roll call, please?

Ms. Butler: Mr. Benner. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Keith Benner
SECONDER:	Alex Furst, Commissioner
AYES:	Zollars, Furst, Benner
ABSENT:	Alabi

E. OTHER BUSINESS

None

F. ADJOURNMENT

6:15 PM

Minutes Acceptance: Minutes of Aug 11, 2022 6:00 PM (APPROVAL OF MINUTES)

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Aug 11, 2022 6:00 PM (APPROVAL OF MINUTES)

Reynoldsburg

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received
AUG 12 2022
Reynoldsburg Building Division

App./Case#: 2022-5324
Date Submitted: 8/12/22
Fee Amount: $4,800.00
☒ Paid: CK

LAND SUBDIVISION/PLAT APPLICATION

I. PROPERTY INFORMATION

Property Address/Name of Plat: 1220-1222 Waggoner Road
Description of Location:
Parcel ID#(s): 060-008195, 060-009282, 060-000208
Number of Lots: 81
Complete Where Applicable: Engineer/Surveyor: Sheffler Engineering; Builder/Developer: Wilson Ridge Development, LLC - Developer , Ryan Homes - Builder

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	Property Owner Address:
Wilson Ridge Development, LLC	257 Grove City Road, Slippery Rock, PA 16057

III. APPLICANT INFORMATION

Applicant Name:	Applicant Email:
John Spagnolo,Jr	johns@sandyhilldev.com
Applicant Address:	**Applicant Phone Number:**
257 Grove City Road, Slippery Rock, PA 16057	724-901-1719

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

IV. PROJECT TYPE

☐ Subdivision without Plat ($200 Residential/$250 Non-Residential)
☒ Preliminary Plat ($750 + $50 per lot)
☐ Final Plat ($500)
☐ Plat Modification/Vacation ($500)

Applicant Signature: _____ Date: 8-8-22

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:

Zoning Information
☐ Historic District

Planning Com. Meeting Date:	City Council Meeting Date:
☐ Approved as Submitted	☐ Approved as Submitted
☐ Approved w/ Conditions	☐ Approved w/ Conditions
☐ Tabled	☐ Tabled
☐ Denied	☐ Denied

P&Z Admin.: _____ Date: _____
Clerk of Council: _____ Date: _____

Attachment: Plat Applications (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Reynoldsburg

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received
AUG 12 2022
Reynoldsburg Building Division

App./Case#: 2022-5325
Date Submitted: 8/12/22
Fee Amount: $500.00
☒ Paid: CK

LAND SUBDIVISION/PLAT APPLICATION

I. PROPERTY INFORMATION

Property Address/Name of Plat: 1220-1222 Waggoner Road
Description of Location:
Parcel ID#(s): 060-008195, 060-009282, 060-000208
Number of Lots: 81
Complete Where Applicable: Engineer/Surveyor: Sheffler Engineering Builder/Developer: Wilson Ridge Development, LLC - Developer , Ryan Homes - Builder

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Wilson Ridge Development, LLC	Property Owner Address: 257 Grove City Road, Slippery Rock, PA 16057

III. APPLICANT INFORMATION

Applicant Name: John Spagnolo,Jr	Applicant Email: johns@sandyhilldev.com
Applicant Address: 257 Grove City Road, Slippery Rock, PA 16057	Applicant Phone Number: 724-901-1719

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

IV. PROJECT TYPE

☐ Subdivision without Plat ($200 Residential/$250 Non-Residential)
☐ Preliminary Plat ($750 + $50 per lot)
☒ Final Plat ($500)
☐ Plat Modification/Vacation ($500)

Applicant Signature: _____ Date: 8.8.22

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:	Zoning Information ☐ Historic District	**Planning Com. Meeting Date:** _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
		City Council Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
		P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____

Attachment: Plat Applications (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Final Subdivision Plans

Wilson Ridge
Townhome Development
Plot Plan

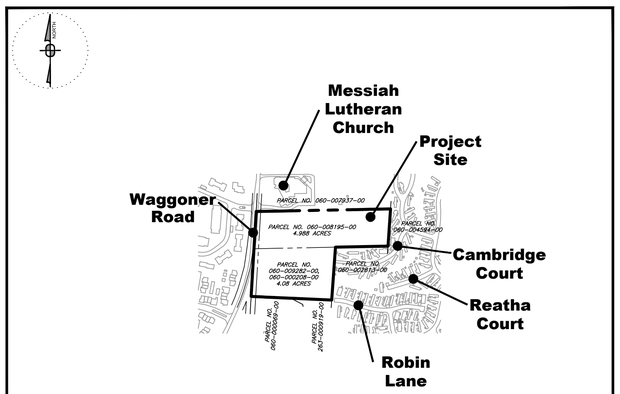
City of Reynoldsburg, County of Franklin, State of Ohio

Prepared For:

Waggoner Road Development, LLC

257 Grove City Road
Slippery Rock, PA 16057
John Spagnolo - 412-841-9657
johns@sandyhilldev.com

SITE VICINITY MAP



Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Half Section 8, Township 16, Range 20, Refugee Lands, and containing 9.068 acres of land, more or less, all of that tract of land conveyed to the JAS BUILDERS, LLC, by deed of record in Instrument Number: _____, all references being to those of record in the Recorders Office, Franklin County, Ohio.

The undersigned, JAS BUILDERS, LLC, by JOHN SPAGNOLO, JR., Member, owner of the land plotted herein, duly authorized in the premises by action of the respective Board of Directors, do hereby certify the attached plot correctly represents the WILSON RIDGE TOWNHOME DEVELOPMENT, a subdivision of Lot 1–A to 1–E, Lot 2–A to 2–C, Lot 3–A to 3–F, Lot 4–A to 4–F, Lot 5–A to 5–E, Lot 6–A to 6–F, Lot 7–A to 7–F, Lot 8–A to 8–F, Lot 9–A to 9–F, Lot 10–A to 10–F, Lot 11–A to 11–F, Lot 12–A to 12–D, Lot 13–A to 13–E, Lot 14–A to 14–E, Lot 15–A to 15–E, inclusive, and areas delineated as Reserve "A" and Reserve "B", do hereby accept this plot of same and dedicate to public use as such, all or part of, Waggoner Road shown hereon and not heretofore dedicated.

JAS BUILDERS, LLC, in recording this PLAT of the Wilson Ridge Townhome Development, has designated a certain area of land as reserve, which may contain but not be limited to private streets, open space, drainage easements, and walking, all of which are intended for use by the owners of the fee simple titles to the lots and reserve areas in the Wilson Ridge Townhome Development. Reserve "B", is not hereby dedicated for the use by the general public but is hereby reserved for the common use and enjoyment of the owners of the fee simple titles to the lots and reserve areas in the Wilson Ridge Townhome Development.

The owners of the fee simple titles to lots 1–A thru 15–E, and areas designated as Reserve "A" and Reserve "B", shall have and are hereby granted a sp.–exclusive right–of–way and easement for access to and from public streets, in and over said Reserve "B" to be shared with the owners of the fee simple titles to each other of said lots 1–A thru 15–E, all inclusive, and areas designated as Reserve "A" and Reserve "B" , and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of the Wilson Ridge Townhome Development.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" or "Pedestrian Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer.

In Witness Whereof, JOHN SPAGNOLO, JR., as a member, respectively of said JAS BUILDERS, LLC, have hereunto set his hand this _____ day of _____, 20___.

WITNESS *JAS BUILDERS, LLC*

_____ _____ *By._____*
JOHN SPAGNOLO, JR. Member

STATE OF OHIO
COUNTY OF FRANKLIN *}*
}SS:

Before me, a Notary Public in and for said County, personally appeared JOHN SPAGNOLO, JR., as a member respectively, of said JAS BUILDERS, LLC, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed and voluntary corporate act and deed of JAS BUILDERS, LLC for the uses and purposes therein expressed.

In Witness Thereof, I have hereunto set my hand and affixed my offcial seal this _____ day of _____, 20___.

My Commission Expires _____ *_____*
(Notary Public) Franklin County, Ohio

Approved this _____day of _____, 20____. *_____*
Chairman, Planning Commission Reynoldsburg, Ohio

Approved this _____day of _____, 20____. *_____*
City Engineer and Director of Public Service Reynoldsburg, Ohio

Approved and accepted this _____day of _____, 20____, by Ordinance No._____, wherein all of Waggoner Road shown dedicated hereon are accepted as such, by the Council for the City of Reynoldsburg, Ohio.

_____ _____ *_____*
City Clerk Reynoldsburg, Ohio *Mayor Reynoldsburg, Ohio*

Transferred this _____day of _____, 20____. *_____*
Auditor Franklin County, Ohio

_____
Deputy Auditor Franklin County, Ohio

Filed for record this _____day of _____, 20____,
at _____ , Fee $_____ File No. _____ *_____*
Recorder Franklin County, Ohio

Recorded this _____day of _____, 20____.
Plat Book _____ Page _____ *_____*
Deputy Recorder Franklin County, Ohio

SURVEY CERTIFICATION

I, Gary A. Sheffler, P.L.S. No. 8480, do hereby certify that this plat represents a complete survey and that the monuments shown exist as located or will be set following construction and all dimensional and geodetic details are correct.

By._____
Gary A. Sheffler, P.L.S. No. 8480

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

FEMA NOTE:
AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES IS IN THE FOLLOWING FLOOD ZONES: ZONE "AE" AND ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0358K WITH EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "AE"

(BASE FLOOD ELEVATIONS DETERMINED)

ZONE "X"

(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AS OBSERVED IN OHIO SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83. HORIZONTAL CONTROL SHOWN HEREON IS OHIO SOUTH STATE PLANE NAD 83. COUNTY MONUMENTS RM28 & FCG15 WERE OBSERVED WITH A BEARING OF N5°5'34"E BETWEEN MEASUREMENTS.

SOURCE OF DATA:
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF TH PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 5/8 " IN DIAMETER, 30" IN LENGTH WITH A PLASTIC I.D. CAP BEARING THE STAM "PERMANENT MARKER SHEFFLER".

PERMANENT MARKERS:
PERMANENT MARKERS, WHERE INDICATED HEREON UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON REBAR, ¾ " IN DIAMETER, 30" IN LENGTH, ENCASED IN 6" DIAMETER CONCRETE, AND THEN CAPPED WITH AN ALUMINUM CAP BEARING THE STAMP "SURVEY MONUMENT".

GENERAL NOTE:
" RESERVE A" PARCEL IS TO BE OWNED AND MAINTAINED BY WILSON RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND DRAINAGE EASEMENTS. "RESERVE B" IS TO BE OWNED AND MAINTAINED BY WILSON RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS TO THE PUBLIC ROADWAY FOR THE DEVELOPMENT.

ZONING INFORMATION:

ZONING DISTRICT: (SR) SUBURBAN RESIDENTIAL
MAX. BUILDING HEIGHT: 35 FEET MAXIMUM
MIN. LOT AREA: N/A
MIN. LOT WIDTH: 50 FEET
MIN. LOT DEPTH: 100 FEET
MIN. LOT FRONTAGE: 50 FEET
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 5 FEET
MIN. REAR YARD: 30 FEET
MAX. LOT COVERAGE: 60% INCLUDING IMPERVIOUS AREAS

PROPOSED PARCEL AREA TABLE

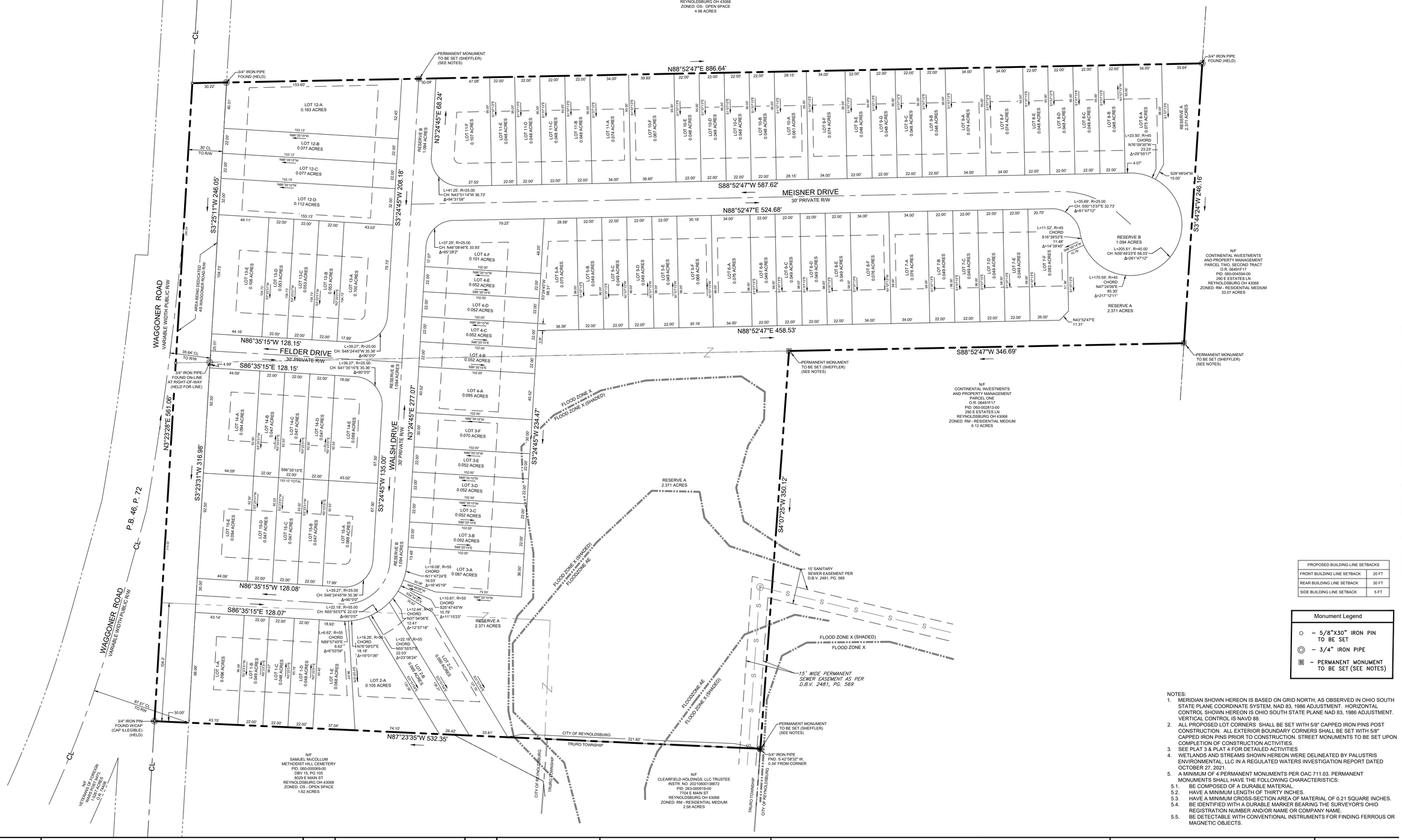
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
LOT 1-A	0.096 AC.	LOT 5-B	0.049 AC.	LOT 8-E	0.048 AC.	LOT 12-B	0.077 AC.
LOT 1-B	0.049 AC.	LOT 5-C	0.049 AC.	LOT 8-F	0.074 AC.	LOT 12-C	0.077 AC.
LOT 1-C	0.048 AC.	LOT 5-D	0.049 AC.	LOT 9-A	0.074 AC.	LOT 12-D	0.112 AC.
LOT 1-D	0.048 AC.	LOT 5-E	0.049 AC.	LOT 9-B	0.048 AC.	LOT 13-A	0.100 AC.
LOT 1-E	0.068 AC.	LOT 5-F	0.068 AC.	LOT 9-C	0.048 AC.	LOT 13-B	0.053 AC.
LOT 2-A	0.105 AC.	LOT 6-A	0.076 AC.	LOT 9-D	0.048 AC.	LOT 13-C	0.053 AC.
LOT 2-B	0.065 AC.	LOT 6-B	0.049 AC.	LOT 9-E	0.048 AC.	LOT 13-D	0.053 AC.
LOT 2-C	0.090 AC.	LOT 6-C	0.049 AC.	LOT 9-F	0.074 AC.	LOT 13-E	0.106 AC.
LOT 3-A	0.087 AC.	LOT 6-D	0.049 AC.	LOT 10-A	0.061 AC.	LOT 14-A	0.094 AC.
LOT 3-B	0.052 AC.	LOT 6-E	0.049 AC.	LOT 10-B	0.048 AC.	LOT 14-B	0.047 AC.
LOT 3-C	0.052 AC.	LOT 6-F	0.076 AC.	LOT 10-C	0.048 AC.	LOT 14-C	0.047 AC.
LOT 3-D	0.052 AC.	LOT 7-A	0.076 AC.	LOT 10-D	0.048 AC.	LOT 14-D	0.047 AC.
LOT 3-E	0.052 AC.	LOT 7-B	0.049 AC.	LOT 10-E	0.048 AC.	LOT 14-E	0.088 AC.
LOT 3-F	0.070 AC.	LOT 7-C	0.049 AC.	LOT 10-F	0.087 AC.	LOT 15-A	0.088 AC.
LOT 4-A	0.095 AC.	LOT 7-D	0.049 AC.	LOT 11-A	0.074 AC.	LOT 15-B	0.047 AC.
LOT 4-B	0.052 AC.	LOT 7-E	0.049 AC.	LOT 11-B	0.048 AC.	LOT 15-C	0.047 AC.
LOT 4-C	0.052 AC.	LOT 7-F	0.083 AC.	LOT 11-C	0.048 AC.	LOT 15-D	0.047 AC.
LOT 4-D	0.052 AC.	LOT 8-A	0.075 AC.	LOT 11-D	0.048 AC.	LOT 15-E	0.094 AC.
LOT 4-E	0.052 AC.	LOT 8-B	0.048 AC.	LOT 11-E	0.048 AC.	RESERVE A	2.371 AC.
LOT 4-F	0.101 AC.	LOT 8-C	0.048 AC.	LOT 11-F	0.107 AC.	RESERVE B	1.094 AC.
LOT 5-A	0.073 AC.	LOT 8-D	0.048 AC.	LOT 12-A	0.163 AC.	DEDICATION PUBLIC RIGHT OF WAY	0.387 AC.

EXISTING PARCEL AREA TABLE

PARCEL NO.	AREA
060-000208-00	0.819 AC.
060-008195-00	4.988 AC.
060-009282-00	3.261 AC.
RIGHT-OF-WAY (INCLUSIVE)	0.387 AC.
RESERVE AREA (SAN ESMT)	0.053 AC.
TOTAL PERIMETER AREA	9.068 AC.

PLAT
1 OF 4

Attachment: Plat Applications (Appl# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



PROPOSED BUILDING LINE SETBACKS	
FRONT BUILDING LINE SETBACK	20 FT
REAR BUILDING LINE SETBACK	30 FT
SIDE BUILDING LINE SETBACK	5 FT

Monument Legend

- ○ – 5/8"X30" IRON PIN TO BE SET
- ◎ – 3/4" IRON PIPE
- ⊠ – PERMANENT MONUMENT TO BE SET (SEE NOTES)

NOTES:
1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, AS OBSERVED IN OHIO SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83, 1986 ADJUSTMENT. HORIZONTAL CONTROL SHOWN HEREON IS OHIO SOUTH STATE PLANE NAD 83, 1986 ADJUSTMENT. VERTICAL CONTROL IS NAVD 88.
2. ALL PROPOSED LOT CORNERS SHALL BE SET WITH 5/8" CAPPED IRON PINS POST CONSTRUCTION. ALL EXTERIOR BOUNDARY CORNERS SHALL BE SET WITH 5/8" CAPPED IRON PINS PRIOR TO CONSTRUCTION. STREET MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
3. SEE PLAT 3 & PLAT 4 FOR DETAILED ACTIVITIES
4. WETLANDS AND STREAMS SHOWN HEREON WERE DELINEATED BY PALUSTRIS ENVIRONMENTAL, LLC IN A REGULATED WATERS INVESTIGATION REPORT DATED OCTOBER 27, 2021.
5. A MINIMUM OF 4 PERMANENT MONUMENTS PER OAC 711.03. PERMANENT MONUMENTS SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - 5.1. BE COMPOSED OF A DURABLE MATERIAL.
   - 5.2. HAVE A MINIMUM LENGTH OF THIRTY INCHES.
   - 5.3. HAVE A MINIMUM CROSS-SECTION AREA OF MATERIAL OF 0.21 SQUARE INCHES.
   - 5.4. BE IDENTIFIED WITH A DURABLE MARKER BEARING THE SURVEYOR'S OHIO REGISTRATION NUMBER AND/OR NAME OR COMPANY NAME.
   - 5.5. BE DETECTABLE WITH CONVENTIONAL INSTRUMENTS FOR FINDING FERROUS OR MAGNETIC OBJECTS.

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
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02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
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04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal

STATE OF OHIO — GARY A. SHEFFLER — 8450 — REGISTERED PROFESSIONAL SURVEYOR

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development
(Lot Subdivision Detail)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510 .

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

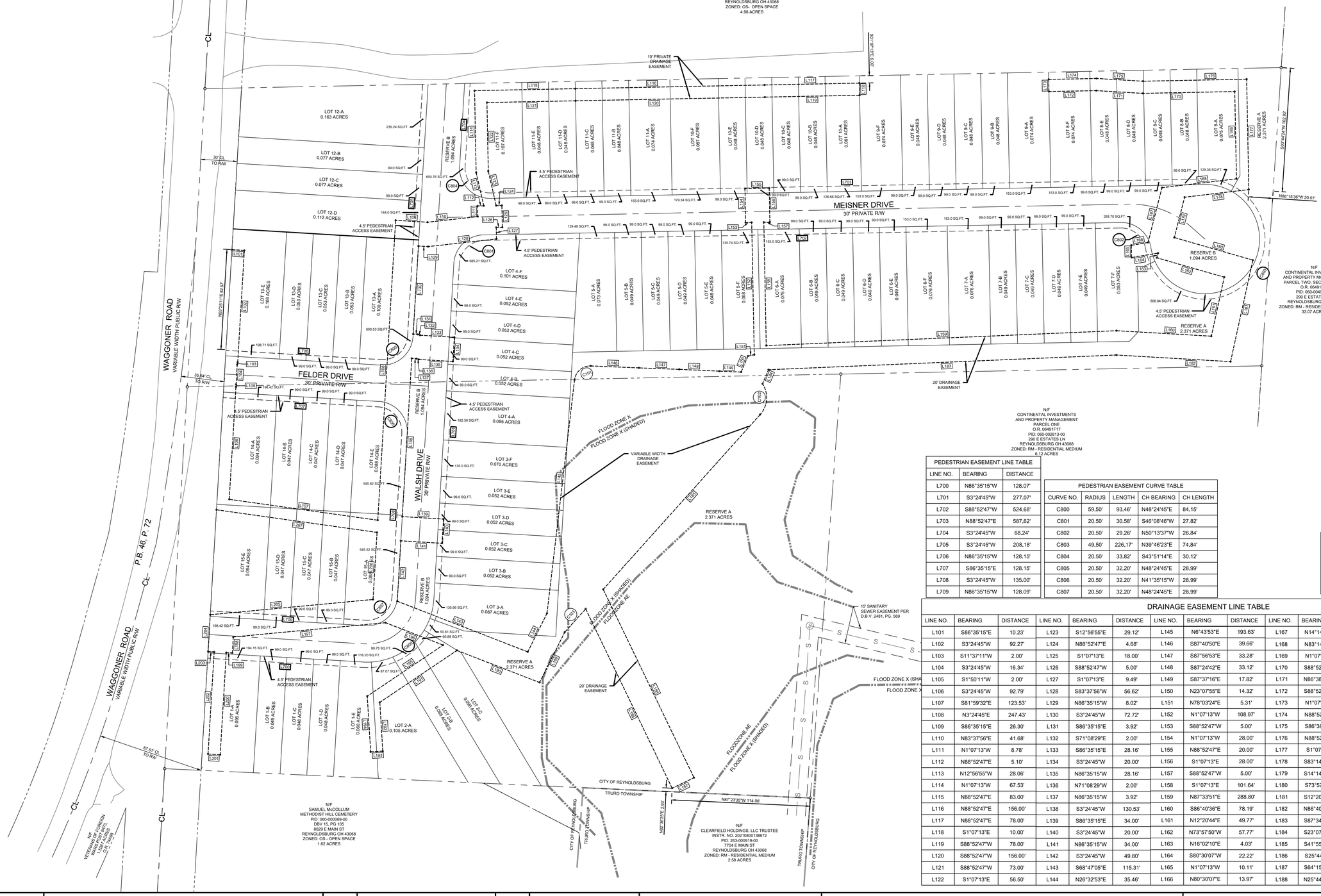
Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

PLAT
2 OF 4

Packet Pg. 12

Attachment: Plat Applications (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



PEDESTRIAN EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
L700	N86°35'15"W	128.07'
L701	S3°24'45"W	277.07'
L702	S88°52'47"W	524.68'
L703	N88°52'47"E	587.62'
L704	S3°24'45"W	68.24'
L705	S3°24'45"W	208.18'
L706	N86°35'15"W	128.15'
L707	S86°35'15"E	128.15'
L708	S3°24'45"W	135.00'
L709	N86°35'15"W	128.09'

PEDESTRIAN EASEMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C800	59.50'	93.46'	N48°24'45"E	84.15'
C801	20.50'	30.58'	S46°08'46"W	27.82'
C802	20.50'	29.26'	N50°13'37"W	26.84'
C803	49.50'	226.17'	N39°46'23"E	74.84'
C804	20.50'	33.82'	S43°51'14"E	30.12'
C805	20.50'	32.20'	N48°24'45"E	28.99'
C806	20.50'	32.20'	N41°35'15"W	28.99'
C807	20.50'	32.20'	N48°24'45"E	28.99'

DRAINAGE EASEMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	13.00'	19.42'	N49°31'32"E	17.66'
C2	21.00'	27.44'	S4°29'35"W	25.53'
C3	7418.30'	25.85'	S41°55'21"W	25.85'

DRAINAGE EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L101	S86°35'15"E	10.23'	L123	S12°56'55"E	29.12'	L145	N6°43'53"E	193.63'	L167	N14°14'09"E	46.56'	L189	S26°32'53"W	46.28'
L102	S3°24'45"W	92.27'	L124	N88°52'47"E	4.68'	L146	S87°40'50"E	39.66'	L168	N83°14'19"E	61.79'	L190	N68°47'05"W	73.04'
L103	S11°37'11"W	2.00'	L125	S1°07'13"E	18.00'	L147	S87°56'53"E	33.28'	L169	N1°07'13"W	71.89'	L191	S56°02'51"W	76.58'
L104	S3°24'45"W	16.34'	L126	S88°52'47"W	5.00'	L148	S87°24'42"E	33.12'	L170	S88°52'47"W	75.70'	L192	S3°29'15"E	40.30'
L105	S1°50'11"W	2.00'	L127	S1°07'13"E	9.49'	L149	S87°37'16"E	17.82'	L171	N86°38'27"W	38.41'	L193	S86°30'45"W	10.00'
L106	S3°24'45"W	92.79'	L128	S83°37'56"W	56.62'	L150	N23°07'55"E	14.32'	L172	S88°52'47"W	39.01'	L194	N3°29'15"W	46.02'
L107	S81°59'32"E	123.53'	L129	N86°35'15"W	8.02'	L151	N78°03'24"E	5.31'	L173	N1°07'13"W	10.00'	L195	N56°01'57"E	75.33'
L108	N3°24'45"E	247.43'	L130	S3°24'45"W	72.72'	L152	N1°07'13"W	108.97'	L174	N88°52'47"E	39.40'	L196	N68°47'05"W	50.88'
L109	S86°35'15"E	26.30'	L131	S86°35'15"E	3.92'	L153	S88°52'47"W	5.00'	L175	S86°38'27"E	38.41'	L197	S84°39'23"W	125.93'
L110	N83°37'56"E	41.68'	L132	S71°08'29"E	2.00'	L154	N1°07'13"W	28.00'	L176	N88°52'47"E	85.30'	L198	S3°24'45"W	13.26'
L111	N1°07'13"W	8.78'	L133	S86°35'15"E	28.16'	L155	N88°52'47"E	20.00'	L177	S1°07'13"E	90.95'	L199	N86°35'15"W	5.00'
L112	N88°52'47"E	5.10'	L134	S3°24'45"W	20.00'	L156	S1°07'13"E	28.00'	L178	S83°14'19"W	53.27'	L200	S3°24'45"W	84.26'
L113	N12°56'55"W	28.06'	L135	N86°35'15"W	28.16'	L157	S88°52'47"W	5.00'	L179	S14°14'09"W	34.28'	L201	N86°35'15"W	10.00'
L114	N1°07'13"W	67.53'	L136	N71°08'29"W	2.00'	L158	S1°07'13"E	101.64'	L180	S73°57'50"E	67.25'	L202	N3°24'45"E	84.26'
L115	N88°52'47"E	83.00'	L137	N86°35'15"W	3.92'	L159	N87°33'51"E	288.80'	L181	S12°20'44"W	85.60'	L203	N86°35'15"W	5.00'
L116	N88°52'47"E	156.00'	L138	S3°24'45"W	130.53'	L160	S86°40'36"E	78.19'	L182	N86°40'36"W	94.26'	L204	N3°24'45"E	30.41'
L117	N88°52'47"E	78.00'	L139	S86°35'15"E	34.00'	L161	N12°20'44"E	49.77'	L183	S87°34'30"W	286.74'	L205	N84°39'23"E	134.63'
L118	S1°07'13"E	10.00'	L140	S3°24'45"W	20.00'	L162	N73°57'50"W	57.77'	L184	S23°07'55"W	12.50'	L206	N3°24'45"E	55.36'
L119	S88°52'47"W	78.00'	L141	N86°35'15"W	34.00'	L163	N16°02'10"E	4.03'	L185	S41°55'21"W	193.46'	L207	N81°59'32"W	133.56'
L120	S88°52'47"W	156.00'	L142	S3°24'45"W	49.80'	L164	S80°30'07"W	22.22'	L186	S25°44'42"E	172.18'			
L121	S88°52'47"W	73.00'	L143	S68°47'05"E	115.31'	L165	N1°07'13"W	10.11'	L187	S64°15'18"W	20.00'			
L122	S1°07'13"E	56.50'	L144	N26°32'53"E	35.46'	L166	N80°30'07"E	13.97'	L188	N25°44'42"W	163.96'			

Attachment: Plat Applications (Appr# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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NORTH

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(Feet)
1 inch = 40 ft.

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04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY A. SHEFFLER
8450
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development
(Drainage and Pedestrian Easement Description)

Prepared For:
Waggoner Road Development, LLC

Situate In:
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Section 7, Township 16, Range 20, Refugee Lands

Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510.

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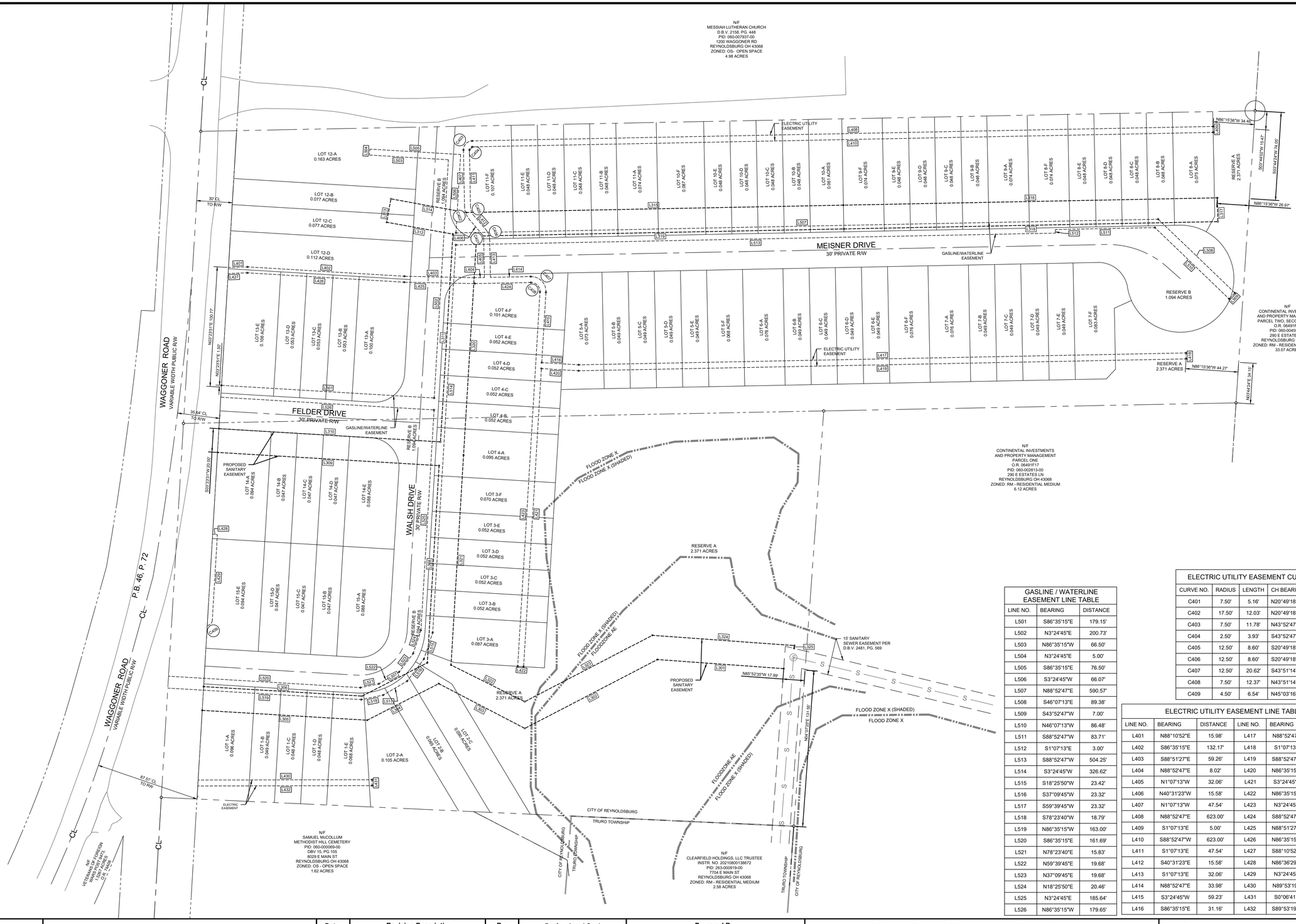
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

PLAT
3 OF 4



GASLINE / WATERLINE EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
L501	S86°35'15"E	179.15'
L502	N3°24'45"E	200.73'
L503	N86°35'15"W	66.50'
L504	N3°24'45"E	5.00'
L505	S86°35'15"E	76.50'
L506	S3°24'45"W	66.07'
L507	N88°52'47"E	590.57'
L508	S46°07'13"E	89.38'
L509	S43°52'47"W	7.00'
L510	N46°07'13"W	86.48'
L511	S88°52'47"W	83.71'
L512	S1°07'13"E	3.00'
L513	S88°52'47"W	504.25'
L514	S3°24'45"W	326.62'
L515	S18°25'50"W	23.42'
L516	S37°09'45"W	23.32'
L517	S59°39'45"W	23.32'
L518	S78°23'40"W	18.79'
L519	N86°35'15"W	163.00'
L520	S86°35'15"E	161.69'
L521	N78°23'40"E	15.83'
L522	N59°39'45"E	19.68'
L523	N37°09'45"E	19.68'
L524	N18°25'50"E	20.46'
L525	N3°24'45"E	185.64'
L526	N86°35'15"W	179.65'

ELECTRIC UTILITY EASEMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C401	7.50'	5.16'	N20°49'18"W	5.06'
C402	17.50'	12.03'	N20°49'18"W	11.80'
C403	7.50'	11.78'	N43°52'47"E	10.61'
C404	2.50'	3.93'	S43°52'47"W	3.54'
C405	12.50'	8.60'	S20°49'18"E	8.43'
C406	12.50'	8.60'	S20°49'18"E	8.43'
C407	12.50'	20.62'	S43°51'14"E	18.36'
C408	7.50'	12.37'	N43°51'14"W	11.02'
C409	4.50'	6.54'	N45°03'16"E	5.98'

ELECTRIC UTILITY EASEMENT LINE TABLE					
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L401	N88°10'52"E	15.98'	L417	N88°52'47"E	510.68'
L402	S86°35'15"E	132.17'	L418	S1°07'13"E	5.00'
L403	S88°51'27"E	59.26'	L419	S88°52'47"W	510.88'
L404	N88°52'47"E	8.02'	L420	N86°35'15"W	31.36'
L405	N1°07'13"W	32.06'	L421	S3°24'45"W	251.11'
L406	N40°31'23"W	15.58'	L422	N86°35'15"W	5.00'
L407	N1°07'13"W	47.54'	L423	N3°24'45"E	315.35'
L408	N88°52'47"E	623.00'	L424	S88°52'47"W	47.10'
L409	S1°07'13"E	5.00'	L425	N88°51'27"W	59.46'
L410	S88°52'47"W	623.00'	L426	N86°35'15"W	132.04'
L411	S1°07'13"E	47.54'	L427	S88°10'52"W	16.21'
L412	S40°31'23"E	15.58'	L428	N86°36'29"W	4.00'
L413	S1°07'13"E	32.06'	L429	N3°24'45"E	72.32'
L414	N88°52'47"E	33.98'	L430	N89°53'19"E	146.35'
L415	S3°24'45"W	59.23'	L431	S0°06'41"E	5.00'
L416	S86°35'15"E	31.16'	L432	S89°53'19"W	146.66'

SANITARY EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
L301	N85°52'35"W	106.48'
L302	S62°32'47"W	125.59'
L303	N62°33'13"W	81.58'
L304	S62°57'43"W	67.59'
L305	N86°35'15"W	138.93'
L306	S86°35'15"E	133.49'
L307	N62°57'43"E	61.57'
L308	N3°24'45"E	166.10'
L309	N86°35'15"W	186.64'
L310	S86°35'15"E	186.65'
L311	N3°24'45"E	175.03'
L312	N79°51'41"W	56.54'
L313	N10°15'20"E	20.00'
L314	S79°44'40"E	64.51'
L315	N88°52'47"E	317.00'
L316	N88°52'47"E	314.50'
L317	S1°07'13"E	20.00'
L318	S88°52'47"W	314.50'
L319	S88°52'47"W	308.85'
L320	S3°24'45"W	184.53'
L321	S3°24'45"W	176.80'
L322	S63°35'22"E	69.20'
L323	N62°32'47"E	120.97'
L324	S85°52'35"E	119.63'
L325	S4°07'25"W	2.40'

POCS SER. #: DESIGN - B035600494-00B
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02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY A. SHEFFLER
8480
REGISTERED
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Prepared By:
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development
(Sanitary and Utility Easement Description)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510.

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
PLAT
4 OF 4

Attachment: Plat Applications (Appr# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

October 25, 2022

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Wilson Ridge: Preliminary and Final Plat

Mr. Meyer:

Enclosed is our review of materials for the above referenced application:

1. *Project Summary*

   a. The 9.1+/- acre partially wooded property made up of two parcels is located at 1220-1222 South Waggoner Road and lies within the Suburban Residential (SR) Zone. The plan is for 81 attached single family lots. "Dwelling–Attached Single Family" is listed as a conditional use in the SR zone. Each single-family unit is located on a fee simple lot sharing common walls within a townhome building configuration (Section 1103.27, A, Attached Single-Family Building).

   b. The applicant originally received conditional use approval of their "Dwelling–Attached Single Family" development from the BZBA in February 2021. A major site plan was approved by the Planning Commission in April of 2021. Since the previous conditional use permit expired in February 2022, the applicant filed and received approval from the BZBA for an extension of 6 months in May of 2022. The BZBA reviewed and approved on October 20, 2022, a request for variances to lot width, lot depth, lot frontage, and building setback.

   c. The applicant is simultaneously submitting a preliminary plat and a final plat for approval.

2. *Project Review*

   After reviewing the Plot, Grade & Utility Plan documents (Sheet Numbers C000 to C1400) and the Plot Plan (Sheets 1-4) we have the following comments:

   a. The street naming table in Section 111.05, D, v. shows east-west streets under 1,000 feet in length Meisner Drive should be named Meisner Court.

   b. Buffer Requirements: Any residential use adjoining a property located in a residential zone operating with a conditional use requires a buffer zone of 15 ft. wide and shall include 1 tree per forty linear feet or fraction therof and a continuous 6 ft. tall planting hedge, fence, wall, earth mound or combination thereof.

      i. The site has been approved for a conditional use of attached single family residential. The adjacent zoning districts north and south are open space, and RM – Residential Medium.

      ii. The buffer zone is provided along the north and east and south property lines, or along the rear lot line of the proposed lots within a common open space.

      iii. The required trees and hedge is provided in all buffer zones.

   c. Street Trees: Street trees are required along all public streets. The plan provides street trees along Waggoner Road, but are outside of the right-of-way. The location is appropriate given the rural nature

OHM Advisors
580 NORTH FOURTH STREET, SUITE 610
COLUMBUS, OH 43215
T 614.418.0600
F 614.418.0614
OHM-Advisors.com

Attachment: OHM_2022_1103 PC Application Review_Wilson Ridge_Plat - RF (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

of the Road, without curbs, and with the existing overhead power lines and underground gas line locations.

i. Note on the street tree plan: plant key "HL" does not appear on the plant list.

3. Recommendations

a. Approve the preliminary plat with the following conditions:

i. Provide the following information for acceptance of the preliminary plat where shown.

1. Change the street name for Meisner Drive to Meisner Court on relevant sheets for the Plot, Grade & Utility Plan and the Plot Plan.
2. Correct the street name on Sheet Number C1000 of the Plot, Grade & Utility Plan.

If you have any questions or comment, please feel free to contact us.
Very truly yours,

Kim Littleton

Kim C. Littleton, AICP
Senior Planner/Project Manager

Attachment: OHM_2022_1103 PC Application Review_Wilson Ridge_Plat - RF (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS

WILSON RIDGE
TOWNHOME DEVELOPMENT

Plot, Grade & Utility plan

City of Reynoldsburg, County of Franklin, State of Ohio

Prepared For:

Waggoner Road Development, LLC

257 Grove City Road
Slippery Rock, PA 16057
John Spagnolo - 412-841-9657
johns@sandyhilldev.com

Preliminary Submission Date: January 13, 2021
Preliminary Resubmission Date: March 22, 2021
Final Submission Date: October 14, 2021
Final Resubmission Date: December 7, 2021
Final Resubmission Date: Febuary 17, 2022
Final Resubmission Date: March 21, 2022
Final Resubmission Date: April 7, 2022

Signatures below signify only concurrence with the general purpose and general location of the project. All technical details remain the responsibility of the engineer preparing the plan.

APPROVED BY:

Director of Public Service — Date
City of Reynoldsburg, Ohio

City Engineer — Date
City of Reynoldsburg, Ohio

Superintendent of Water/Wastewater Division — Date
City of Reynoldsburg, Ohio

Superintendent of Street Division — Date
City of Reynoldsburg, Ohio

Chief of Fire Department — Date
Fire District Name

Planning & Zoning Administrator — Date
City of Reynoldsburg, Ohio

Floodplain Administrator — Date
City of Reynoldsburg, Ohio

Note: Approval on the part of the City of Columbus is given pursuant to the provisions of the Sewer Service Agreement with the City of Reynoldsburg, Ohio, on November 7, 2002; Ordinance No. 2201-94, and all subsequent amendments thereof.

City of Columbus signatures below signify only concurrence with the general purpose and general location of the project. All technical details remain the responsibility of the engineer preparing the plan. Approval of Sanitary Sewers Only.

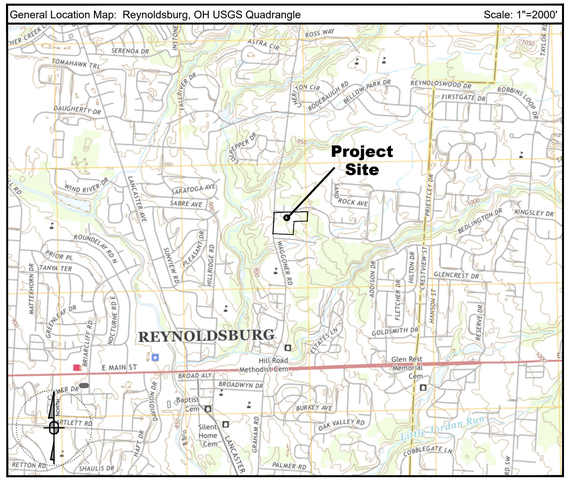
Administrator, Division of Sewerage & Drainage — Date
City of Columbus, Ohio

Director, Department of Public Utilities — Date
City of Columbus, Ohio

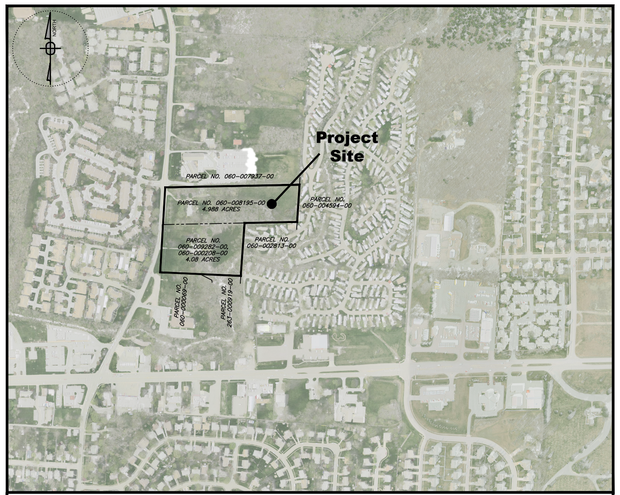
Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

VICINITY MAP



SITE LOCATION MAP



AERIAL IMAGERY
OGRIP

SCALE: 1"= 500'

Drawing Legend

- PROPERTY BOUNDARY LINE
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- GRAVEL/DIRT ROADS/DRIVES
- STREAMS/WATERCOURSES
- WOODLAND/TREELINES
- BUILDINGS/DWELLINGS
- TOPOGRAPHY CONTOURS (2' INTERVAL) — 1120
- PROPOSED LOTS LINES/RIGHT-OF-WAYS
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED ROADWAY CENTERLINES — 4+00
- PROPOSED BUILDING SETBACK LINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED CONTOURS (2' INTERVAL) — 1130
- PROPOSED WATER MAINS/HYDRANTS — W
- PROPOSED WATER SERVICE LINES — WS
- PROPOSED STORM SEWER SYSTEM — STM
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES — UE
- PROPOSED GAS MAIN/SERVICE LINES — G
- PROPOSED SANITARY SEWER SYSTEM — S
- PROPOSED SANITARY LATERALS — S/L
- PROPOSED ROOF DRAINS/LATERALS — ST/L

DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	Title Sheet
C100	Existing Conditions Survey
PLAT 1 of 4	Wilson Ridge Townhome Subdivision Plat (Title Sheet)
PLAT 2 of 4	Wilson Ridge Townhome Subdivision Plan (Lot Subdivision)
PLAT 3 of 4	Wilson Ridge Townhome Subdivision Plan (Drainage Easements)
PLAT 4 of 4	Wilson Ridge Townhome Subdivision Plan (Sanitary & Utility Easements)
C200	Site / Grading Plan
C210	Street Profiles
C300	Storm Sewer Plan
C310	Storm Sewer Profiles
C400	Sanitary Sewer / Utility Plan
C410	Sanitary Sewer Profiles
C411	Water Line Profiles
C700-C708	General Notes & Site Details
C1000	Landscape Plan
C1100	Builder Planting Options
C1200	Traffic Circulation Plan
C1300	Building Elevations
C1400	Lighting Plan

SHEET NO.	STANDARD DRAWINGS LIST
C411	CASING PIPE, SPACERS, & END SEALS (WA-17)
C701	TYPICAL SHARED-USE PATH PAVEMENT (R-20)
C702	PAVEMENT REPLACEMENTS FOR DRIVEWAYS (R-3)
C702	PAVEMENT REPLACEMENT (TEMPORARY) (R-4)
C702	PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS (R-18)
C702	STREET NAME SIGN (R-19)
C702	STANDARD ALLEY / ACCESS DRIVE APPROACH (R-12)
C702	TYPE 1 BEDDING FOR FLEXIBLE SEWER PIPE (SA-1/ST-1)
C703	TYPE "C" MANHOLE (SA-3/ST-3)
C703	PRECAST MANHOLES (SA-4/ST-4)
C703	MANHOLE STEP (SA-6/ST-6)
C703	36-IN MANHOLE FRAME & COVER FOR SANITARY MANHOLE (SA-7)
C703	LID FOR TYPE "C" SANITARY MANHOLE (SA-8)
C703	MODIFIED HEIGHT MANHOLE FRAME GROUND RIM (SA-9)
C703	24-IN BOLT-DOWN FRAME & COVER (SA-10)
C703-C704	TYPICAL SANITARY SERVICE CONNECTION, RISER, AND CLEANOUT (SA-11)
C704	TYPICAL SERVICE RISER (SA-12)
C704	INSIDE DROP & OUTSIDE DROP FOR MANHOLES (SA-13)
C704	STANDARD CATCH BASIN (ST-13)
C704	24-IN CAST IRON FRAME & COVER FOR STORM MANHOLE (ST-7)
C704	GRATED LID FOR STORM MANHOLE (ST-8)
C704	36-IN MANHOLE FRAME & COVER FOR STORM MANHOLE (ST-9)
C705	TYPE I BEDDING FOR FLEXIBLE WATER PIPE (6-IN TO 10-IN) & DUCTILE IRON WATER PIPE (6-IN TO 24-IN) (WA-1)
C705	INSTALLATION OF POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE (WA-2)
C705	INSTALLATION OF POLYETHYLENE ENCASEMENT FOR SERVICE TAPS, AIR RELEASE VALVES, BLOW-OFFS, & SIMILAR APPURTENANCES (WA-3)
C705	3/4-IN THROUGH 2-IN COPPER WATER SERVICE (WA-4)
C705	3/4-IN THROUGH 2-IN PLASTIC WATER SERVICE (WA-4A)
C705	CONCRETE VALVE SUPPORTS (WA-5)
C705	CONCRETE BACKING FOR HORIZONTAL BENDS (WA-6)
C705	CONCRETE BACKING FOR VERTICAL BENDS (OVER BENDS ONLY) (WA-7)
C706	CONCRETE BACKING FOR TEES (WA-8)
C706	HEAVY DUTY VALVE BOX (TRAFFIC TYPE) (WA-9)
C706	TYPICAL TYPE "A" FIRE HYDRANT (WA-10)
C706	TYPICAL TYPE "A" FIRE HYDRANT SETTINGS (DOUBLE VALVE SET UP IN CURB) (WA-11)
C706	TYPICAL FIRE HYDRANT SETTING TYPE "B" & TYPE "B" MODIFIED FOR MECHANICAL JOINT TEES (WA-12)
C706	TYPICAL FIRE HYDRANT SETTING (TO ELIMINATE EXCESSIVE BURY) (WA-13)
C706	STAINLESS STEEL TAPPING SLEEVE (WA-15)
C707	WATER SERVICE IN CUL-DE-SACS (WA-16)
C707	INTERIOR METER SETTING FOR WATER METERS 5/8-IN TO 1-IN (WA-25)
C707	TYPICAL AUXILIARY METER SETTING (WA-25A)
C707	INTERIOR METER SETTINGS 1-1/2-IN AND LARGER (WA-26)
C707	TYPICAL METER SETTING WITH BACKFLOW PREVENTER (INSIDE BUILDING ONLY) 2-IN THROUGH 12-IN METERS (WA-27)
C707	BACKFLOW PREVENTER SETTING FOR DOUBLE CHECK & REDUCED PRESSURE ASSEMBLIES (WA-28)
C707	BACKFLOW PREVENTER SETTING INSTALLATION RULES (WA-28)
C708	PRECAST CONCRETE METER PIT 3-IN METER & LARGER (WA-29)
C708	FIRE SERVICE WITH DOMESTIC WATER SERVICE METER SETTING (WA-30)
C708	DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SERVICE ONLY 3-IN THROUGH 18-IN (WA-31)
C708	DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SERVICE ONLY 3/4-IN THROUGH 2-IN (WA-32)
C708	TYPICAL RESIDENTIAL INSTALLATION OF PRESSURE VACUUM BREAKER FOR IRRIGATION SYSTEM (WA-33)

NOTES:
1. ANY AND ALL CONSTRUCTION WORK RELATED TO EARTH MOVING OR OTHER EXCAVATION SHALL ONLY BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER, OR OTHER APPROVED PROFESSIONAL REPRESENTATIVE, WITH KNOWLEDGE AND EXPERIENCE IN THE INTERPRETATION OF ALL ISSUES RELATED TO GEOTECHNICAL ENGINEERING AND CONSTRUCTION ACTIVITIES.

STATE OF OHIO — GARY SHEFFLER JR. E-87291 — REGISTERED PROFESSIONAL ENGINEER

Gary Sheffler, Jr., PE No. E-87291 — Date

STATE OF OHIO — GARY A. SHEFFLER 8480 — REGISTERED PROFESSIONAL SURVEYOR

Gary A. Sheffler, PS No. 8480 — Date

IMPERVIOUS AREA

PRE-DEVELOPMENT IMPERVIOUS AREA = 0.37 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA = 4.07 ACRES

EQUIVALENT RESIDENTIAL UNITS

1 EQUIVALENT RESIDENTIAL UNIT (ERU) = 2,530 SQ. FT.
1 - 22'x42' UNIT = 924 SQ. FT., 1 - 24'x40' UNIT = 960 SQ. FT.

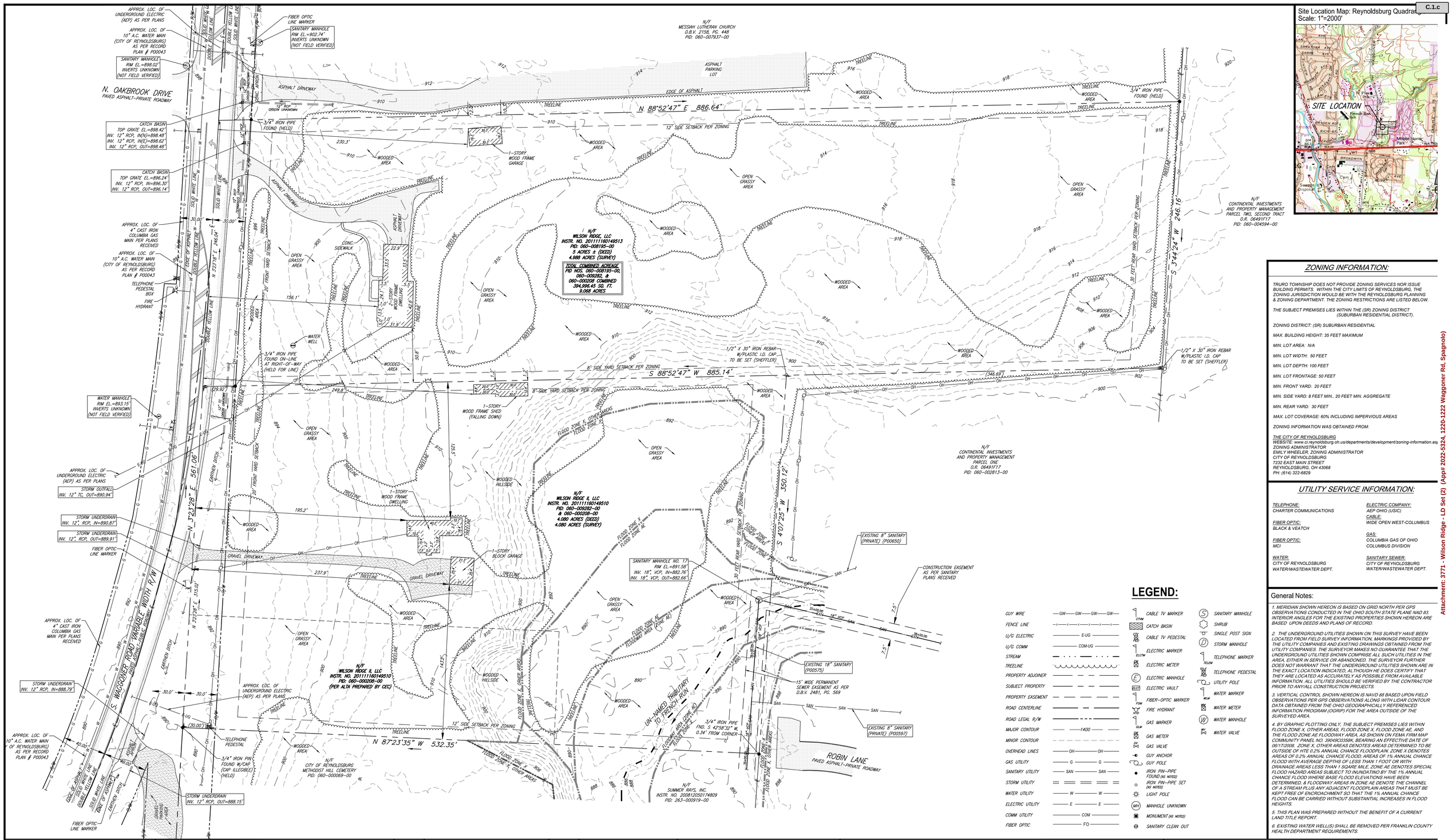
20 - 22'x42' UNIT = 18,480 SQ. FT.
61 - 24'x40' UNIT = 58,560 SQ. FT.

IMPERVIOUS AREAS (ROADS, SIDEWALKS, ETC.) = 100,250 SQ. FT.

WILSON RIDGE ERU's = 70.07 ERU

C000

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



Site Location Map: Reynoldsburg Quadrangle
Scale: 1"=2000'

ZONING INFORMATION:

TRURO TOWNSHIP DOES NOT PROVIDE ZONING SERVICES NOR ISSUE BUILDING PERMITS. WITHIN THE CITY LIMITS OF REYNOLDSBURG, THE ZONING JURISDICTION WOULD BE WITH THE REYNOLDSBURG PLANNING & ZONING DEPARTMENT. THE ZONING RESTRICTIONS ARE LISTED BELOW.

THE SUBJECT PREMISES LIES WITHIN THE (SR) ZONING DISTRICT (SUBURBAN RESIDENTIAL DISTRICT).

ZONING DISTRICT: (SR) SUBURBAN RESIDENTIAL

MAX. BUILDING HEIGHT: 35 FEET MAXIMUM

MIN. LOT AREA: N/A

MIN. LOT WIDTH: 50 FEET

MIN. LOT DEPTH: 100 FEET

MIN. LOT FRONTAGE: 50 FEET

MIN. FRONT YARD: 20 FEET

MIN. SIDE YARD: 8 FEET MIN., 20 FEET MIN. AGGREGATE

MIN. REAR YARD: 30 FEET

MAX. LOT COVERAGE: 60% INCLUDING IMPERVIOUS AREAS

ZONING INFORMATION WAS OBTAINED FROM:

THE CITY OF REYNOLDSBURG
WEBSITE: www.ci.reynoldsburg.oh.us/departments/development/zoning-information.asp
ZONING ADMINISTRATOR
EMILY WHEELER, ZONING ADMINISTRATOR
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829

UTILITY SERVICE INFORMATION:

TELEPHONE: CHARTER COMMUNICATIONS	ELECTRIC COMPANY: AEP OHIO (USIC)
FIBER OPTIC: BLACK & VEATCH	CABLE: WIDE OPEN WEST-COLUMBUS
FIBER OPTIC: MCI	GAS: COLUMBIA GAS OF OHIO COLUMBUS DIVISION
WATER: CITY OF REYNOLDSBURG WATER/WASTEWATER DEPT.	SANITARY SEWER: CITY OF REYNOLDSBURG WATER/WASTEWATER DEPT.

LEGEND:

GUY WIRE	CABLE TV MARKER	SANITARY MANHOLE
FENCE LINE	CATCH BASIN	SHRUB
U/G ELECTRIC	CABLE TV PEDESTAL	SINGLE POST SIGN
U/G COMM	ELECTRIC MARKER	STORM MANHOLE
STREAM	ELECTRIC METER	TELEPHONE MARKER
TREELINE	ELECTRIC MANHOLE	TELEPHONE PEDESTAL
PROPERTY ADJOINER	ELECTRIC VAULT	UTILITY POLE
SUBJECT PROPERTY	FIBER-OPTIC MARKER	WATER MARKER
PROPERTY EASEMENT	FIRE HYDRANT	WATER METER
ROAD CENTERLINE	GAS MARKER	WATER MANHOLE
ROAD LEGAL R/W	GAS METER	WATER VALVE
MAJOR CONTOUR 1400	GAS VALVE	
MINOR CONTOUR	GUY ANCHOR	
OVERHEAD LINES OH OH	GUY POLE	
GAS UTILITY G G	IRON PIN--PIPE FOUND (AS NOTED)	
SANITARY UTILITY SAN SAN	IRON PIN--PIPE SET (AS NOTED)	
STORM UTILITY	LIGHT POLE	
WATER UTILITY W W	MANHOLE UNKNOWN	
ELECTRIC UTILITY E E	MONUMENT (AS NOTED)	
COMM UTILITY COM	SANITARY CLEAN OUT	
FIBER OPTIC FO		

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN THE OHIO SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS AND PLANS OF RECORD.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

3. VERTICAL CONTROL SHOWN HEREON IS NAVD 88 BASED UPON FIELD OBSERVATIONS PER GPS OBSERVATIONS ALONG WITH LIDAR CONTOUR DATA OBTAINED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP) FOR THE AREA OUTSIDE OF THE SURVEYED AREA.

4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, FLOOD ZONE X, FLOOD ZONE AE, AND THE FLOOD ZONE AE FLOODWAY AREA, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 39049C0358K, BEARING AN EFFECTIVE DATE OF 06/17/2008. ZONE X, OTHER AREAS DENOTES AREAS DETERMINED TO BE OUTSIDE OF HTE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQARE MILE. ZONE AE DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATINO BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. A FLOODWAY AREAS IN ZONE AE DENOTE THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND TITLE REPORT.

6. EXISTING WATER WELL(S) SHALL BE REMOVED PER FRANKLIN COUNTY HEALTH DEPARTMENT REQUIREMENTS.

811 Know what's **below.** **Call** before you dig.

OUPS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/05/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal
STATE OF OHIO GARY A. SHEFFLER 8480 REGISTERED PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Property Address: 1220-1222 S. Waggoner Road
Franklin County PID Nos. 060-008195-00 & 060-00928200

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg & Truro Township, Franklin County, State of Ohio
Section 8, Township 16, Range 20, Refugee Lands

Existing Conditions Survey

Waggoner Road Development, LL
Attn: John Spagnolo
257 Grove City Road
Slippery Rock, PA 16057
Phone: 412-841-9657

DRAWING SCALE: 1"=40'	DRAWN BY: MNR	Sheet No.
DATE ISSUED: 01/05/21	REVIEWED BY: GAS	C100
PROJECT JOB#: 3771	FIELD BOOK #: 3771	
CADD#: 3771-Waggoneer Rd-Ex. Cond. Plan.dwg		

Attachment: 3771 - Wilson Ridge - LD Set (2) (Appr# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Final Subdivision Plans

Wilson Ridge
Townhome Development
Plot Plan

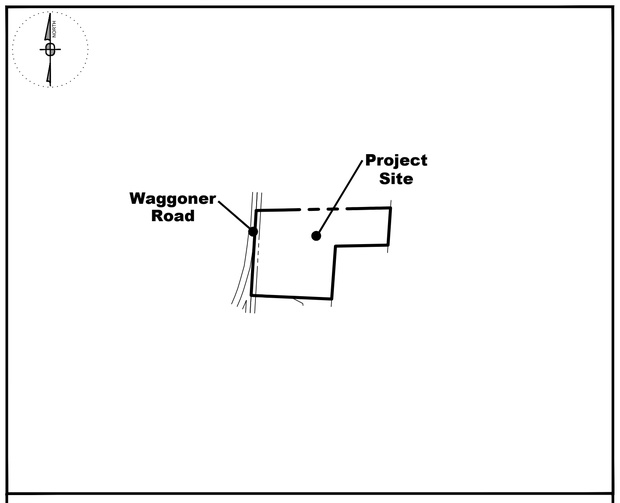
City of Reynoldsburg, County of Franklin, State of Ohio

Prepared For:

Waggoner Road Development, LLC

257 Grove City Road
Slippery Rock, PA 16057
John Spagnolo - 412-841-9657
johns@sandyhilldev.com

SITE VICINITY MAP



SCALE: 1"= 500'

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Section 7, Township 16, Range 20, Refugee Lands, and containing 9.068 acres of land, more or less, all of that tract of land conveyed to the JAS BUILDERS, LLC, by deed of record in Instrument Number: _____, all references being to those of record in the Recorders Office, Franklin County, Ohio.

The undersigned, JAS BUILDERS, LLC, by JOHN SPAGNOLO, JR., Member, owner of the land platted herein, duly authorized in the premises by action of the respective Board of Directors, do hereby certify the attached plot correctly represents the WILSON RIDGE TOWNHOME DEVELOPMENT, a subdivision of Lots 1–A thru 15–E, inclusive, and areas dedicated as Reserve "A" and Reserve "B", do hereby accept this plot of same and dedicate to public use as such, all or part of, Waggoner Road shown hereon and not heretofore dedicated.

JAS BUILDERS, LLC, in recording this PLAT of the Wilson Ridge Townhome Development, has designated a certain area of land as reserve, which may contain but not be limited to private streets, open space, drainage easements, and walking, all of which are intended for use by the owners of the fee simple titles to the lots and reserve areas in the Wilson Ridge Townhome Development. Reserve "B", is not hereby dedicated for the use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots and reserve areas in the Wilson Ridge Townhome Development.

The owners of the fee simple titles to lots 1–A thru 15–E, and areas designated as Reserve "A" and Reserve "B", shall have and are hereby granted a nono–exclusive right–of–way and easement for access to and from public streets, in and over said Reserve "B" to be shared with the owners of the fee simple titles to each other of said lots 1–A thru 15–E, all inclusive, and areas designated as Reserve "A" and Reserve "B" , and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of the Wilson Ridge Townhome Development.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, JOHN SPAGNOLO, JR., as a member, respectively of said JAS BUILDERS, LLC, have hereunto set his hand this _____ day of _____, 20___.

WITNESS *JAS BUILDERS, LLC*

_____ _____ *By,*_____
JOHN SPAGNOLO, JR. *Member*

STATE OF OHIO
COUNTY OF FRANKLIN }
}SS:

Before me, a Notary Public in and for said County, personally appeared JOHN SPAGNOLO, JR., as a member respectively, of said JAS BUILDERS, LLC., who acknowledge the signing of the foregoing instrument to be their voluntary act and deed and voluntary corporate act and deed of JAS BUILDERS, LLC for the uses and purposes therein expressed.

In Witness Thereof, I have hereunto set my hand and affixed my offcial seal this _____ day of _____, 20___.

My Commission Expires _____ _____
(Notary Public) *Franklin County, Ohio*

Approved this _____day of _____, 20____.

_____
Chairman, Planning Commission *Reynoldsburg, Ohio*

Approved this _____day of _____, 20____.

_____
City Engineer and Director of Public Service *Reynoldsburg, Ohio*

Approved and accepted this _____day of _____, 20____, by Ordinance No._____, wherein all of the Roads shown dedicated hereon are accepted as such, by the Council for the City of Reynoldsburg, Ohio.

_____ _____
City Clerk *Reynoldsburg, Ohio* *Mayor* *Reynoldsburg, Ohio*

Transferred this _____day of _____, 20____.

_____
Auditor *Franklin County, Ohio*

_____
Deputy Auditor *Franklin County, Ohio*

Filed for record this _____day of _____, 20____.
at _____ , Fee $_____ File No. _____

_____
Recorder *Franklin County, Ohio*

Recorded this _____day of _____, 20____.
Plat Book _____ Page _____

_____
Deputy Recorder *Franklin County, Ohio*

SURVEY CERTIFICATION

I, Gary A. Sheffler, P.L.S. No. 8480, do hereby certify that this plat represents a complete survey and that the monuments shown exist as located or will be set following construction and all dimensional and geodetic details are correct.

*By,*_____
Gary A. Sheffler, P.L.S. No. 8480

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

FEMA NOTE:
AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES IS IN THE FOLLOWING FLOOD ZONES: ZONE "AE" AND ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0358K WITH EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "AE"

(BASE FLOOD ELEVATIONS DETERMINED)

ZONE "X"

(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AS OBSERVED IN OHIO SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83. HORIZONTAL CONTROL SHOWN HEREON IS OHIO SOUTH STATE PLANE NAD 83. COUNTY MONUMENTS RM28 & FCG15 WERE OBSERVED WITH A BEARING OF N5°5'34"E BETWEEN MEASUREMENTS.

SOURCE OF DATA:
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF TH PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, ¾" IN DIAMETER, 30" IN LENGTH WITH A PLASTIC I.D. CAP BEARING THE STAMP "PERMANENT MARKER SHEFFLER".

PERMANENT MARKERS:
PERMANENT MARKERS, WHERE INDICATED HEREON UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON REBAR, ¾" IN DIAMETER, 30" IN LENGTH, ENCASED IN 6" DIAMETER CONCRETE, AND THEN CAPPED WITH AN ALUMINUM CAP BEARING THE STAMP "SURVEY MONUMENT".

GENERAL NOTE:
" RESERVE A" PARCEL IS TO BE OWNED AND MAINTAINED BY WILSON RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND DRAINAGE EASEMENTS. "RESERVE B" IS TO BE OWNED AND MAINTAINED BY WILSON RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS TO THE PUBLIC ROADWAY FOR THE DEVELOPMENT.

ZONING INFORMATION:
ZONING DISTRICT: (SR) SUBURBAN RESIDENTIAL
MAX. BUILDING HEIGHT: 35 FEET MAXIMUM
MIN. LOT AREA: N/A
MIN. LOT WIDTH: 50 FEET
MIN. LOT DEPTH: 100 FEET
MIN. LOT FRONTAGE: 50 FEET
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 5 FEET
MIN. REAR YARD: 30 FEET
MAX. LOT COVERAGE: 60% INCLUDING IMPERVIOUS AREAS

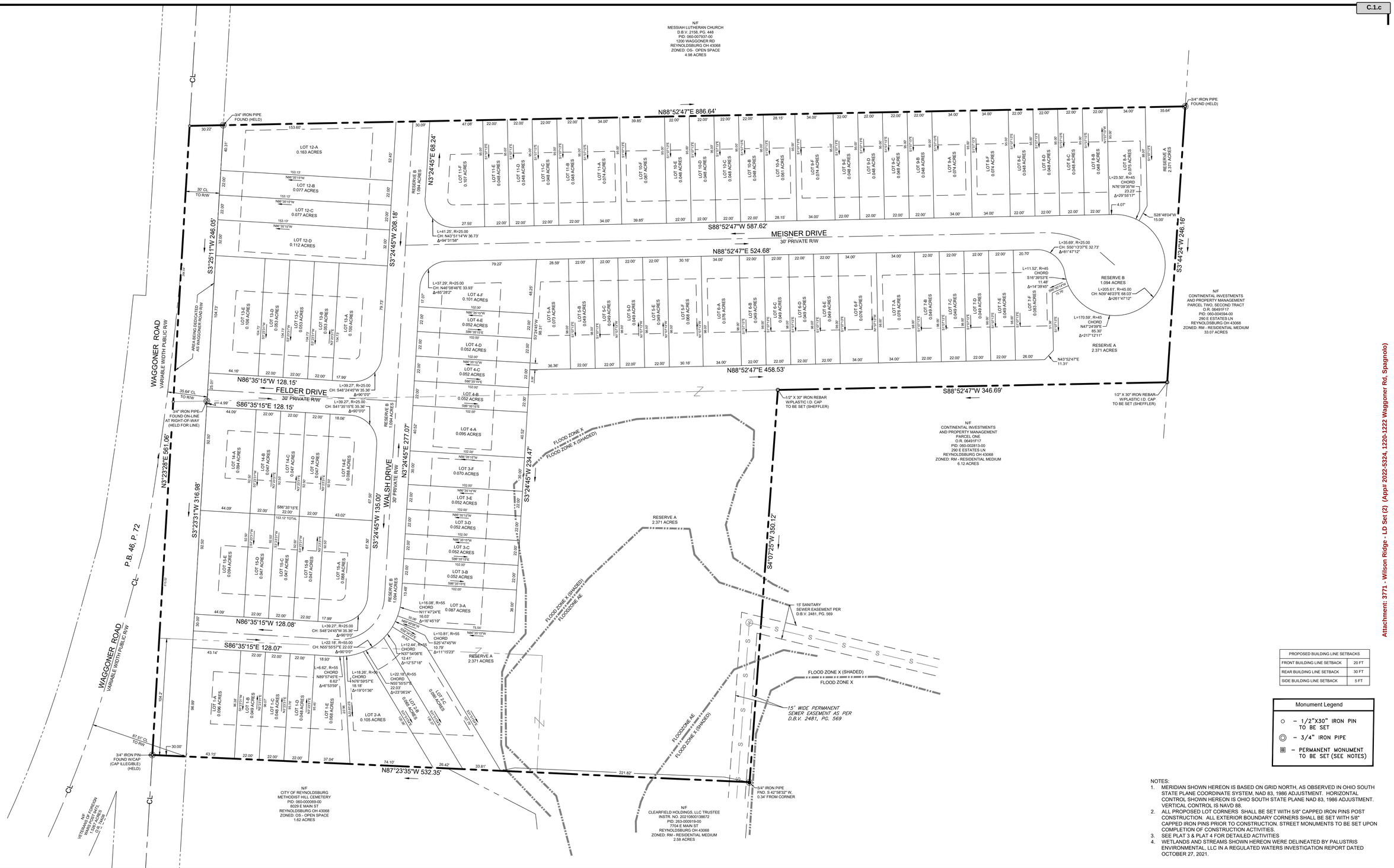
PROPOSED PARCEL AREA TABLE

PARCEL	AREA	PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
LOT 1-A	0.096 AC.	LOT 5-B	0.049 AC.	LOT 8-E	0.048 AC.	LOT 12-B	0.077 AC.
LOT 1-B	0.049 AC.	LOT 5-C	0.049 AC.	LOT 8-F	0.074 AC.	LOT 12-C	0.077 AC.
LOT 1-C	0.048 AC.	LOT 5-D	0.049 AC.	LOT 9-A	0.074 AC.	LOT 12-D	0.112 AC.
LOT 1-D	0.048 AC.	LOT 5-E	0.049 AC.	LOT 9-B	0.048 AC.	LOT 13-A	0.100 AC.
LOT 1-E	0.068 AC.	LOT 5-F	0.068 AC.	LOT 9-C	0.048 AC.	LOT 13-B	0.053 AC.
LOT 2-A	0.105 AC.	LOT 6-A	0.076 AC.	LOT 9-D	0.048 AC.	LOT 13-C	0.053 AC.
LOT 2-B	0.065 AC.	LOT 6-B	0.049 AC.	LOT 9-E	0.048 AC.	LOT 13-D	0.053 AC.
LOT 2-C	0.090 AC.	LOT 6-C	0.049 AC.	LOT 9-F	0.074 AC.	LOT 13-E	0.106 AC.
LOT 3-A	0.087 AC.	LOT 6-D	0.049 AC.	LOT 10-A	0.061 AC.	LOT 14-A	0.094 AC.
LOT 3-B	0.052 AC.	LOT 6-E	0.049 AC.	LOT 10-B	0.048 AC.	LOT 14-B	0.047 AC.
LOT 3-C	0.052 AC.	LOT 6-F	0.076 AC.	LOT 10-C	0.048 AC.	LOT 14-C	0.047 AC.
LOT 3-D	0.052 AC.	LOT 7-A	0.076 AC.	LOT 10-D	0.048 AC.	LOT 14-D	0.047 AC.
LOT 3-E	0.052 AC.	LOT 7-B	0.049 AC.	LOT 10-E	0.048 AC.	LOT 14-E	0.088 AC.
LOT 3-F	0.070 AC.	LOT 7-C	0.049 AC.	LOT 10-F	0.087 AC.	LOT 15-A	0.088 AC.
LOT 4-A	0.095 AC.	LOT 7-D	0.049 AC.	LOT 11-A	0.074 AC.	LOT 15-B	0.047 AC.
LOT 4-B	0.052 AC.	LOT 7-E	0.049 AC.	LOT 11-B	0.048 AC.	LOT 15-C	0.047 AC.
LOT 4-C	0.052 AC.	LOT 7-F	0.083 AC.	LOT 11-C	0.048 AC.	LOT 15-D	0.047 AC.
LOT 4-D	0.052 AC.	LOT 8-A	0.075 AC.	LOT 11-D	0.048 AC.	LOT 15-E	0.094 AC.
LOT 4-E	0.052 AC.	LOT 8-B	0.048 AC.	LOT 11-E	0.048 AC.	RESERVE A	2.371 AC.
LOT 4-F	0.101 AC.	LOT 8-C	0.048 AC.	LOT 11-F	0.107 AC.	RESERVE B	1.094 AC.
LOT 5-A	0.073 AC.	LOT 8-D	0.048 AC.	LOT 12-A	0.163 AC.	DEDICATION PUBLIC RIGHT OF WAY	0.387 AC.

EXISTING PARCEL AREA TABLE	
PARCEL NO.	AREA
060-000208-00	0.819 AC.
060-008195-00	4.988 AC.
060-009282-00	3.261 AC.
RIGHT-OF-WAY (INCLUSIVE)	0.387 AC.
RESERVE AREA (SAN ESMT)	0.053 AC.
TOTAL PERIMETER AREA	9.068 AC.

PLAT
1 OF 4

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



PROPOSED BUILDING LINE SETBACKS	
FRONT BUILDING LINE SETBACK	20 FT
REAR BUILDING LINE SETBACK	30 FT
SIDE BUILDING LINE SETBACK	5 FT

Monument Legend

- ○ – 1/2"X30" IRON PIN TO BE SET
- ◎ – 3/4" IRON PIPE
- ▣ – PERMANENT MONUMENT TO BE SET (SEE NOTES)

NOTES:
1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, AS OBSERVED IN OHIO SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83, 1986 ADJUSTMENT. HORIZONTAL CONTROL SHOWN HEREON IS OHIO SOUTH STATE PLANE NAD 83, 1986 ADJUSTMENT. VERTICAL CONTROL IS NAVD 88.
2. ALL PROPOSED LOT CORNERS SHALL BE SET WITH 5/8" CAPPED IRON PINS POST CONSTRUCTION. ALL EXTERIOR BOUNDARY CORNERS SHALL BE SET WITH 5/8" CAPPED IRON PINS PRIOR TO CONSTRUCTION. STREET MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
3. SEE PLAT 3 & PLAT 4 FOR DETAILED ACTIVITIES
4. WETLANDS AND STREAMS SHOWN HEREON WERE DELINEATED BY PALUSTRIS ENVIRONMENTAL, LLC IN A REGULATED WATERS INVESTIGATION REPORT DATED OCTOBER 27, 2021.

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal

STATE OF OHIO · GARY A. SHEFFLER · 8450 · REGISTERED · PROFESSIONAL SURVEYOR

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development
(Lot Subdivision Detail)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510 .

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

PLAT
2 OF 4

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

PEDESTRIAN EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
L700	N86°35'15"W	128.07'
L701	S3°24'45"W	277.07'
L702	S88°52'47"W	524.68'
L703	N88°52'47"E	587.62'
L704	S3°24'45"W	68.24'
L705	S3°24'45"W	208.18'
L706	N86°35'15"W	128.15'
L707	S86°35'15"E	128.15'
L708	S3°24'45"W	135.00'
L709	N86°35'15"W	128.09'

PEDESTRIAN EASEMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C800	59.50'	93.46'	N48°24'45"E	84.15'
C801	20.50'	30.58'	S46°08'46"W	27.82'
C802	20.50'	29.26'	N50°13'37"W	26.84'
C803	49.50'	226.17'	N39°46'23"E	74.84'
C804	20.50'	33.82'	S43°51'14"E	30.12'
C805	20.50'	32.20'	N48°24'45"E	28.99'
C806	20.50'	32.20'	N41°35'15"W	28.99'
C807	20.50'	32.20'	N48°24'45"E	28.99'

DRAINAGE EASEMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	13.00'	19.42'	N49°31'32"E	17.66'
C2	21.00'	27.44'	S4°29'35"W	25.53'
C3	7418.30'	25.85'	S41°55'21"W	25.85'

DRAINAGE EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L101	S86°35'15"E	10.23'	L123	S12°56'55"E	29.12'	L145	N6°43'53"E	193.63'	L167	N14°14'09"E	46.56'	L189	S26°32'53"W	46.28'
L102	S3°24'45"W	92.27'	L124	N88°52'47"E	4.68'	L146	S87°40'50"E	39.66'	L168	N83°14'19"E	61.79'	L190	N68°47'05"W	73.04'
L103	S11°37'11"W	2.00'	L125	S1°07'13"E	18.00'	L147	S87°56'53"E	33.28'	L169	N1°07'13"W	71.89'	L191	S56°02'51"W	76.58'
L104	S3°24'45"W	16.34'	L126	S88°52'47"W	5.00'	L148	S87°24'42"E	33.12'	L170	S88°52'47"W	75.70'	L192	S3°29'15"E	40.30'
L105	S1°50'11"W	2.00'	L127	S1°07'13"E	9.49'	L149	S87°37'16"E	17.82'	L171	N86°38'27"W	38.41'	L193	S86°30'45"W	10.00'
L106	S3°24'45"W	92.79'	L128	S83°37'56"W	56.62'	L150	N23°07'55"E	14.32'	L172	S88°52'47"W	39.01'	L194	N3°29'15"W	46.02'
L107	S81°59'32"E	123.53'	L129	N86°35'15"W	8.02'	L151	N78°03'24"E	5.31'	L173	N1°07'13"W	10.00'	L195	N56°01'57"E	75.33'
L108	N3°24'45"E	247.43'	L130	S3°24'45"W	72.72'	L152	N1°07'13"W	108.97'	L174	N88°52'47"E	39.40'	L196	N68°47'05"W	50.88'
L109	S86°35'15"E	26.30'	L131	S86°35'15"E	3.92'	L153	S88°52'47"W	5.00'	L175	S86°38'27"E	38.41'	L197	S84°39'23"W	125.93'
L110	N83°37'56"E	41.68'	L132	S71°08'29"E	2.00'	L154	N1°07'13"W	28.00'	L176	N88°52'47"E	85.30'	L198	S3°24'45"W	13.26'
L111	N1°07'13"W	8.78'	L133	S86°35'15"E	28.16'	L155	N88°52'47"E	20.00'	L177	S1°07'13"E	90.95'	L199	N86°35'15"W	5.00'
L112	N88°52'47"E	5.10'	L134	S3°24'45"W	20.00'	L156	S1°07'13"E	28.00'	L178	S83°14'19"W	53.27'	L200	S3°24'45"W	84.26'
L113	N12°56'55"W	28.06'	L135	N86°35'15"W	28.16'	L157	S88°52'47"W	5.00'	L179	S14°14'09"W	34.28'	L201	N86°35'15"W	10.00'
L114	N1°07'13"W	67.53'	L136	N71°08'29"W	2.00'	L158	S1°07'13"E	101.64'	L180	S73°57'50"E	67.25'	L202	N3°24'45"E	84.26'
L115	N88°52'47"E	83.00'	L137	N86°35'15"W	3.92'	L159	N87°33'51"E	288.80'	L181	S12°20'44"W	85.60'	L203	N86°35'15"W	5.00'
L116	N88°52'47"E	156.00'	L138	S3°24'45"W	130.53'	L160	S86°40'36"E	78.19'	L182	N86°40'36"W	94.26'	L204	N3°24'45"E	30.41'
L117	N88°52'47"E	78.00'	L139	S86°35'15"E	34.00'	L161	N12°20'44"E	49.77'	L183	S87°34'30"W	286.74'	L205	N84°39'23"E	134.63'
L118	S1°07'13"E	10.00'	L140	S3°24'45"W	20.00'	L162	N73°57'50"W	57.77'	L184	S23°07'55"W	12.50'	L206	N3°24'45"E	55.36'
L119	S88°52'47"W	78.00'	L141	N86°35'15"W	34.00'	L163	N16°02'10"E	4.03'	L185	S41°55'21"W	193.46'	L207	N81°59'32"W	133.56'
L120	S88°52'47"W	156.00'	L142	S3°24'45"W	49.80'	L164	S80°30'07"W	22.22'	L186	S25°44'42"E	172.18'			
L121	S88°52'47"W	73.00'	L143	S68°47'05"E	115.31'	L165	N1°07'13"W	10.11'	L187	S64°15'18"W	20.00'			
L122	S1°07'13"E	56.50'	L144	N26°32'53"E	35.46'	L166	N80°30'07"E	13.97'	L188	N25°44'42"W	163.96'			

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY A. SHEFFLER
8450
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development
(Drainage and Pedestrian Easement Description)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510.

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

PLAT
3 OF 4

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

GASLINE / WATERLINE EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
L501	S86°35'15"E	179.15'
L502	N3°24'45"E	200.73'
L503	N86°35'15"W	66.50'
L504	N3°24'45"E	5.00'
L505	S86°35'15"E	76.50'
L506	S3°24'45"W	66.07'
L507	N88°52'47"E	590.57'
L508	S46°07'13"E	89.38'
L509	S43°52'47"W	7.00'
L510	N46°07'13"W	86.48'
L511	S88°52'47"W	83.71'
L512	S1°07'13"E	3.00'
L513	S88°52'47"W	504.25'
L514	S3°24'45"W	326.62'
L515	S18°25'50"W	23.42'
L516	S37°09'45"W	23.32'
L517	S59°39'45"W	23.32'
L518	S78°23'40"W	18.79'
L519	N86°35'15"W	163.00'
L520	S86°35'15"E	161.69'
L521	N78°23'40"E	15.83'
L522	N59°39'45"E	19.68'
L523	N37°09'45"E	19.68'
L524	N18°25'50"E	20.46'
L525	N3°24'45"E	185.64'
L526	N86°35'15"W	179.65'

ELECTRIC UTILITY EASEMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C401	7.50'	5.16'	N20°49'18"W	5.06'
C402	17.50'	12.03'	N20°49'18"W	11.80'
C403	7.50'	11.78'	N43°52'47"E	10.61'
C404	2.50'	3.93'	S43°52'47"W	3.54'
C405	12.50'	8.60'	S20°49'18"E	8.43'
C406	12.50'	8.60'	S20°49'18"E	8.43'
C407	12.50'	20.62'	S43°51'14"E	18.36'
C408	7.50'	12.37'	N43°51'14"W	11.02'
C409	4.50'	6.54'	N45°03'16"E	5.98'

ELECTRIC UTILITY EASEMENT LINE TABLE					
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L401	N88°10'52"E	15.98'	L417	N88°52'47"E	510.68'
L402	S86°35'15"E	132.17'	L418	S1°07'13"E	5.00'
L403	S88°51'27"E	59.26'	L419	S88°52'47"W	510.88'
L404	N88°52'47"E	8.02'	L420	N86°35'15"W	31.36'
L405	N1°07'13"W	32.06'	L421	S3°24'45"W	251.11'
L406	N40°31'23"W	15.58'	L422	N86°35'15"W	5.00'
L407	N1°07'13"W	47.54'	L423	N3°24'45"E	315.35'
L408	N88°52'47"E	623.00'	L424	S88°52'47"W	47.10'
L409	S1°07'13"E	5.00'	L425	N88°51'27"W	59.46'
L410	S88°52'47"W	623.00'	L426	N86°35'15"W	132.04'
L411	S1°07'13"E	47.54'	L427	S88°10'52"E	16.21'
L412	S40°31'23"E	15.58'	L428	N86°36'29"W	4.00'
L413	S1°07'13"E	32.06'	L429	N3°24'45"E	72.32'
L414	N88°52'47"E	33.98'	L430	N89°53'19"E	146.35'
L415	S3°24'45"W	59.23'	L431	S0°06'41"E	5.00'
L416	S86°35'15"E	31.16'	L432	S89°53'19"W	146.66'

SANITARY EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
L301	N85°52'35"W	106.48'
L302	S62°32'47"W	125.59'
L303	N62°33'13"W	81.58'
L304	S62°57'43"W	67.59'
L305	N86°35'15"W	138.93'
L306	S86°35'15"E	133.49'
L307	N62°57'43"E	61.57'
L308	N3°24'45"E	166.10'
L309	N86°35'15"W	186.64'
L310	S86°35'15"E	186.65'
L311	N3°24'45"E	175.03'
L312	N79°51'41"W	56.54'
L313	N10°15'20"E	20.00'
L314	S79°44'40"E	64.51'
L315	N88°52'47"E	317.00'
L316	N88°52'47"E	314.50'
L317	S1°07'13"E	20.00'
L318	S88°52'47"W	314.50'
L319	S88°52'47"W	308.85'
L320	S3°24'45"W	184.53'
L321	S3°24'45"W	176.80'
L322	S63°35'22"E	69.20'
L323	N62°32'47"E	120.97'
L324	S85°52'35"E	119.63'
L325	S4°07'25"W	2.40'

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY A. SHEFFLER
8480
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development
(Sanitary and Utility Easement Description)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

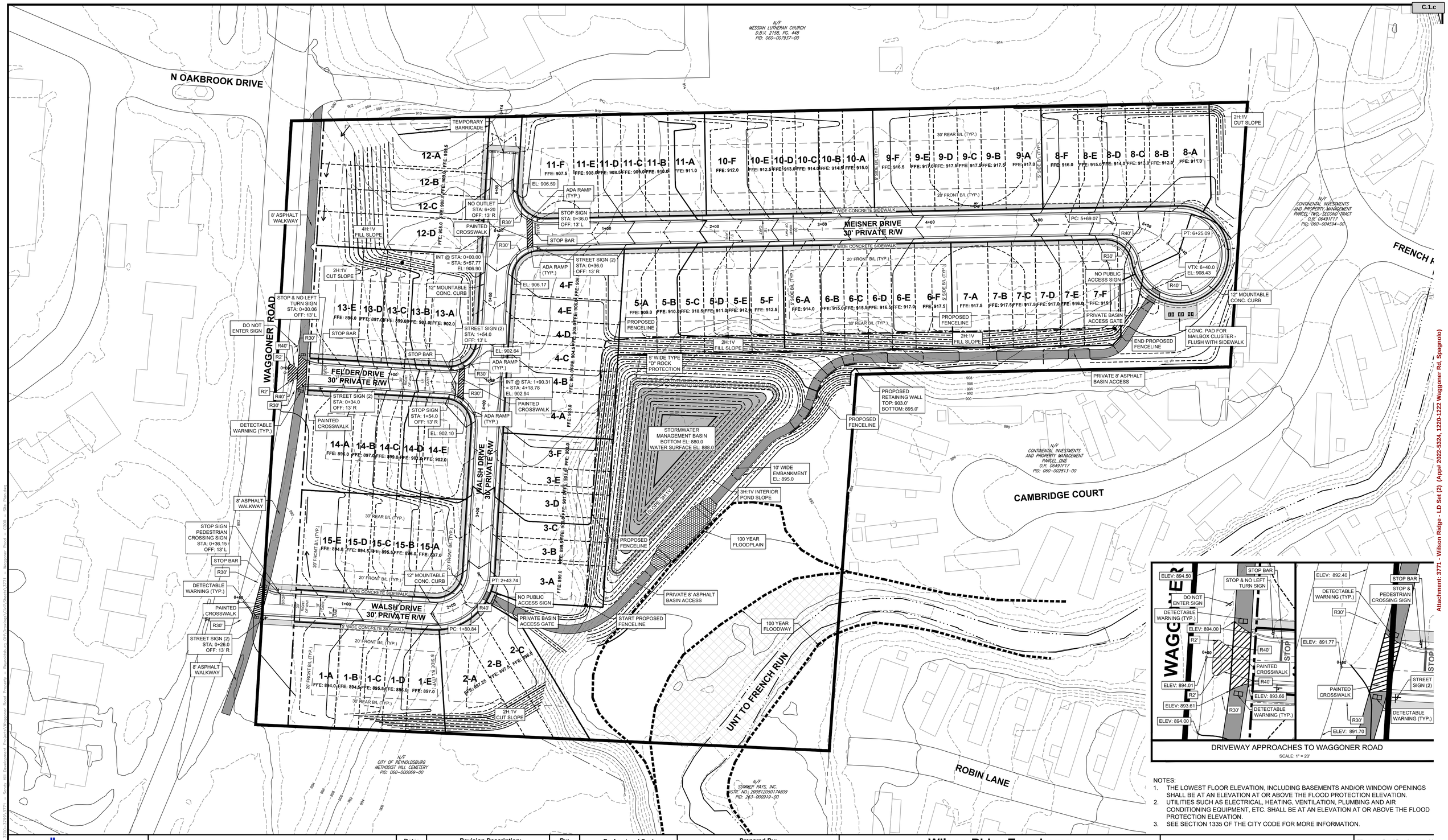
Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-009282000, recorded in Instrument No. 201111160149510.

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
PLAT
4 OF 4

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



DRIVEWAY APPROACHES TO WAGGONER ROAD
SCALE: 1" = 20'

NOTES:
1. THE LOWEST FLOOR ELEVATION, INCLUDING BASEMENTS AND/OR WINDOW OPENINGS SHALL BE AT AN ELEVATION AT OR ABOVE THE FLOOD PROTECTION ELEVATION.
2. UTILITIES SUCH AS ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITIONING EQUIPMENT, ETC. SHALL BE AT AN ELEVATION AT OR ABOVE THE FLOOD PROTECTION ELEVATION.
3. SEE SECTION 1335 OF THE CITY CODE FOR MORE INFORMATION.

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
40 0 40 80
(Feet)
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01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED
PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

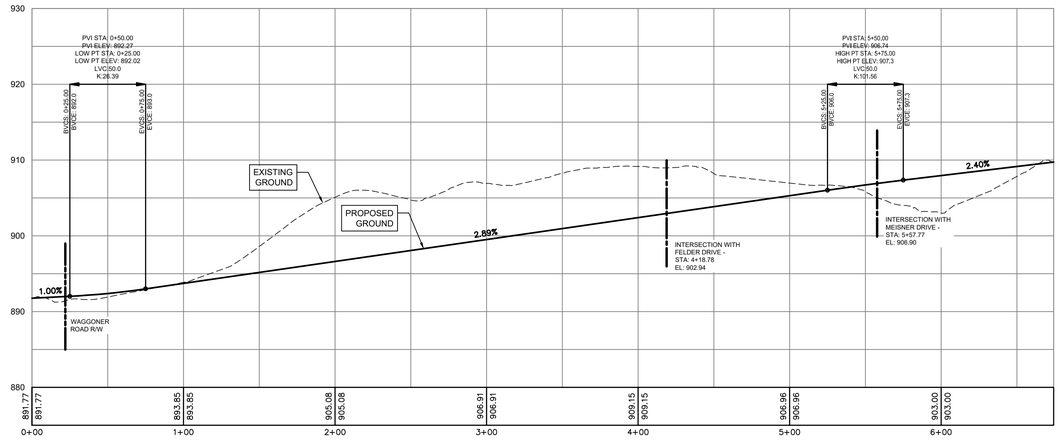
Site / Grading Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C200 - Site Plan.dwg		

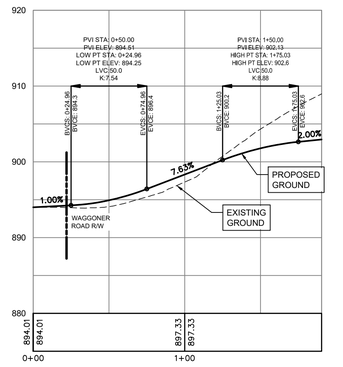
Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C200

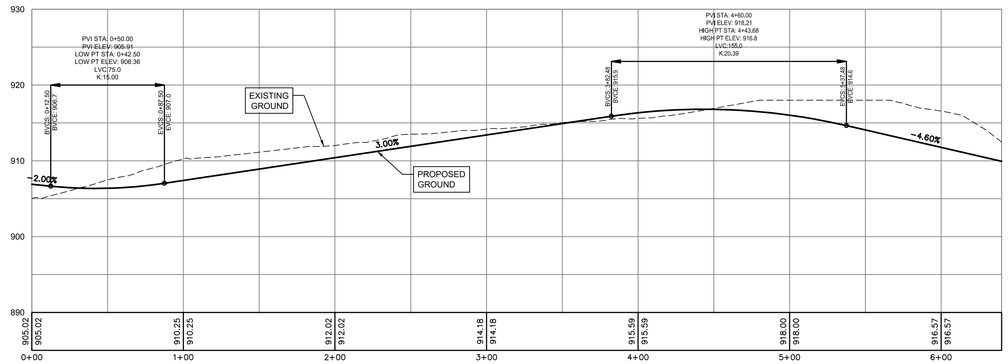
Attachment: 3771 - Wilson Ridge - LD Set (2) (Appr 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



WALSH DRIVE PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’



FELDER DRIVE PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’



MEISNER DRIVE PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’

NOTE:
1. THE DESIGN SPEED FOR THE PROPOSED WALSH DRIVE, FELDER DRIVE, AND MEISNER DRIVE IS 25 MPH.

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POCS SER. #: **DESIGN - B035600494-00B**
DIG - B035600489-00B

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Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.
Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
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04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22’ WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR. E-87291
REGISTERED PROFESSIONAL ENGINEER

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1712 Mount Nebo Road
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Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Street Profiles

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C210 - Street Profiles.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
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Sheet No.
C210

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Plotted: Thursday, March 31, 2022 - 8:01am By: Gary Sheffler Jr. C:\Projects\3771 - Wilson Ridge Townhomes\Engineering\Roadway Design\Waggoner Road Profiles - Street Profiles.dwg

NOTES:

1. CONTRACTOR IS REQUIRED TO FIELD SURVEY THE AS-BUILT LOCATIONS OF THESE STRUCTURES AND PROVIDE UPDATED COORDINATES FOLLOWING CONSTRUCTION.
2. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS. ALL PIPES ENTERING OR EXISTING INLETS SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE INLET.
3. STORM SEWER PIPE MATERIAL (SLCPP) SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS SPECIFICATION 720.10.

Roof Drain Sizing Chart

THE SITE CONTRACTOR SHALL INSTALL ROOF DRAIN COLLECTION PIPES PER THE FOLLOWING MINIMUM CONDITIONS.

ONE (1) SINGLE-FAMILY LOT TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 6" DIAMETER SLCP

TWO TO THREE (2-3) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 8" DIAMETER SCLP

FOUR TO SIX (4-6) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 10" DIAMETER SLCP

SEVEN TO NINE (7-9) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 12" DIAMETER SLCP

TEN TO FIFTEEN (10-15) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 15" DIAMETER SLCP

THE MINIMUM SLOPE FOR ALL ROOF DRAIN LATERALS AND ROOF DRAIN COLLECTION PIPES SHALL BE 1.0%. THIS REQUIREMENT SHALL BE FOR ALL PIPE SIZES.

ALL PIPING SHALL BE INSTALLED WITH A MAXIMUM DEFLECTION ANGLE OF 5 DEGREES IN BOTH THE HORIZONTAL AND VERTICAL DIRECTION.

ANY DEVIATION OR MODIFICATIONS FROM THE CONDITIONS EXPRESSED HEREIN REQUIRES APPROVAL OF THE OWNER, ENGINEER, AND CITY PRIOR TO PROCEEDING WITH WORK.

Structure Table

Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting
CB 1	TOP=893.15 INV=888.53 IN INV=888.33 OUT	713129.4743	1886445.8746		
CB 2	TOP=892.47 INV=890.11 IN INV=889.91 OUT	713129.4743	1886445.8746		
CB 3	TOP=892.47 INV=890.19 OUT	713148.5333	1886231.6390		
CB 4	TOP=899.31 INV=892.93 IN INV=891.93 OUT	713246.3239	1886363.6939		
CB 5	TOP=899.31 INV=895.31 OUT	713245.2525	1886381.6620		
CB 6	TOP=894.08 INV=891.49 IN INV=891.29 OUT	713364.8167	1886216.3238		
CB 7	TOP=894.08 INV=891.78 IN INV=891.58 OUT	713383.1066	1886217.5299		
CB 8	TOP=903.65 INV=896.85 IN INV=896.65 OUT	713396.3904	1886371.5204		
CB 9	TOP=903.65 INV=899.65 OUT	713394.9865	1886390.5904		
CB 10	TOP=906.34 INV=898.47 IN INV=898.27 OUT	713489.1311	1886378.3325		
CB 11	TOP=906.16 INV=899.20 IN INV=899.00 OUT	713494.7097	1886430.6755		
CB 12	TOP=906.16 INV=901.16 OUT	713512.7063	1886430.3236		
CB 13	TOP=911.83 INV=906.62 IN INV=905.62 OUT	713499.0194	1886651.0697		
CB 14	TOP=911.83 INV=908.42 OUT	713517.0160	1886650.7178		
CB 15	TOP=906.43 INV=899.69 IN INV=899.49 OUT	713392.7377	1886926.0469		

Structure Table

Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting
CB 16	TOP=908.17 INV=902.37 IN INV=902.17 OUT	713460.3269	1887047.4413		
CB 17	TOP=910.70 INV=905.00 IN INV=904.80 OUT	713479.0189	1886982.4091		
CB 18	TOP=911.46 INV=905.46 OUT	713523.7103	1886993.0589		
YD 1	TOP=893.48 INV=890.80 IN INV=890.60 OUT	713266.5014	1886210.4890		
YD 2	TOP=895.03 INV=892.22 OUT	713471.1975	1886222.9256		
YD 3	TOP=906.39 INV=900.96 IN INV=900.76 OUT	713394.8260	1887032.8438		
STMH 1	TOP=897.51 INV=889.31 IN INV=889.31 IN INV=889.11 OUT	713180.2061	1886343.7230		
STMH 2	TOP=899.03 INV=890.81 IN INV=889.91 IN INV=890.81 IN INV=889.71 OUT	713247.2762	1886347.7223		
STMH 3	TOP=902.78 INV=895.30 IN INV=894.50 IN INV=894.30 OUT	713397.5420	1886356.6823		
STMH 4	TOP=906.82 INV=898.11 IN INV=898.11 IN INV=897.91 OUT	713490.0930	1886362.2010		
STMH 5	TOP=902.18 INV=893.01 IN INV=893.01 IN INV=892.01 OUT	713387.4033	1886653.2523		
OS 1	TOP=891.00 INV=886.84 OUT	713198.2651	1886511.4459		
EW 1	INV=886.00 OUT	713046.3382	1886585.1527		
EW 2	INV=888.00 OUT	713188.5729	1886498.4530		
EW 3	INV=888.00 OUT	713360.7615	1886644.7633		

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POCS SER. #: DESIGN - B03560049-00B
DIG - B03560489-00B

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NORTH

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40 0 40 80
(Feet)
1 inch = 40 ft.

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Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Storm Sewer Plan (Index)

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C300 - Storm Sewer Plan.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
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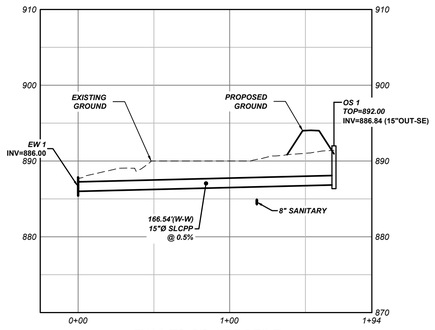
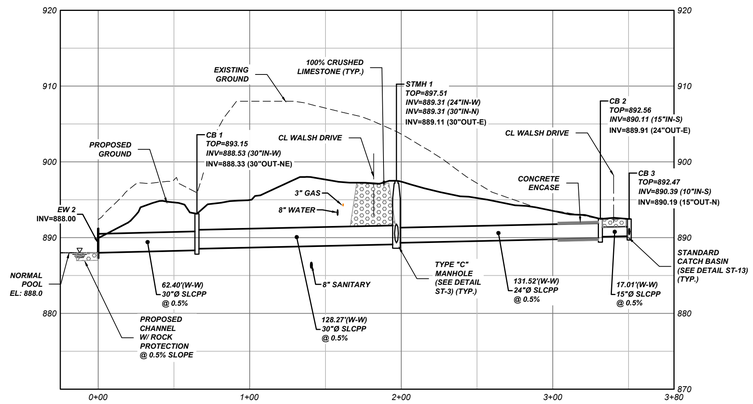
Sheet No.
C300

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd., Spagnolo)



EW 1 TO OS 1 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



EW 2 TO CB 3 PROFILE
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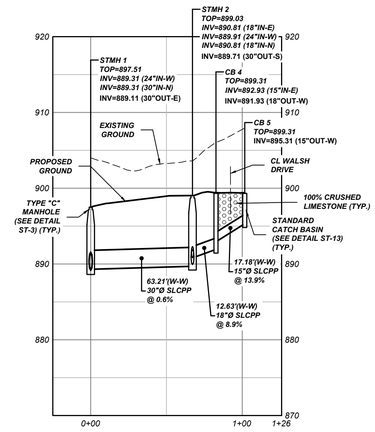

STMH 2 TO CB 5 PROFILE
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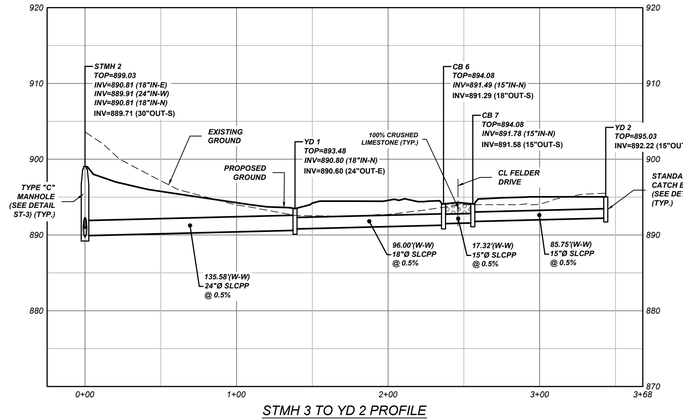
Vertical: 1" = 10'



STMH 3 TO YD 2 PROFILE
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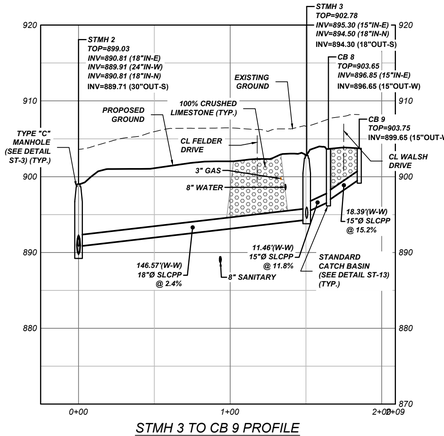
Vertical: 1" = 10'



STMH 3 TO CB 9 PROFILE
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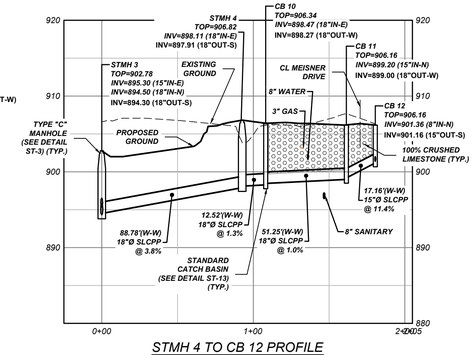
Vertical: 1" = 10'



STMH 4 TO CB 12 PROFILE
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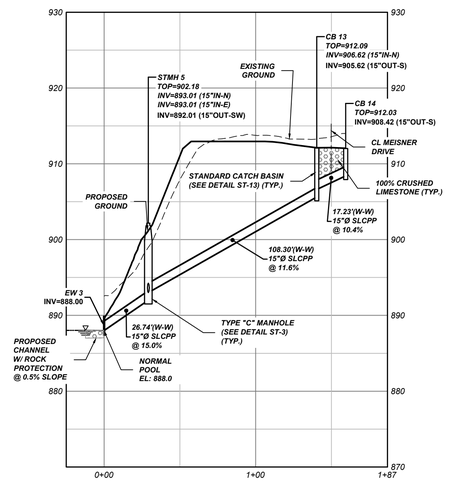
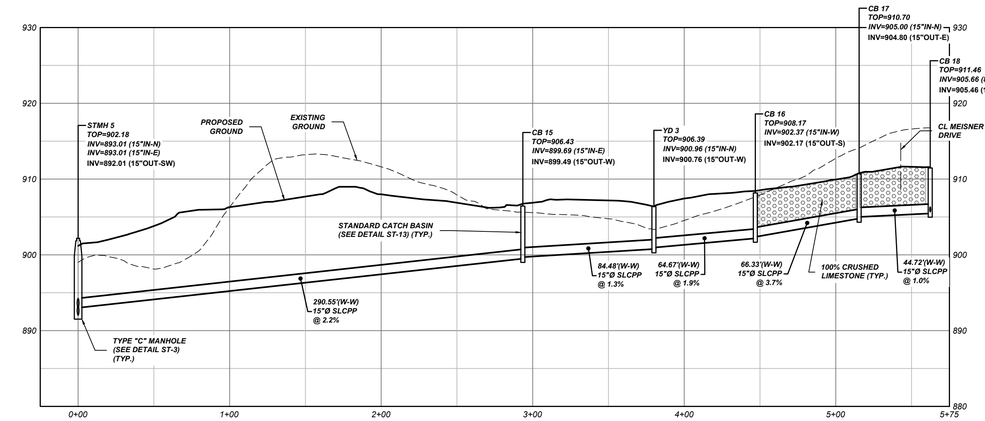
Vertical: 1" = 10'



EW 3 TO CB 14 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



STMH 6 TO CB 18 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOTES:

1. SECTIONS OF PIPE UNDER PAVED SURFACES SHALL BE COMPACTED GRANULAR BACKFILL PER ITEM 912 OF THE COLUMBUS CMS.

2. ALL OTHER AREAS SHALL BE COLUMBUS ITEM 911.

3. MINIMUM VERTICAL CLEARANCE BETWEEN OTHER UTILITIES SHALL BE 18 INCHES.

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.
Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Storm Sewer Profiles

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C310 - Storm Sewer Profiles.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C310

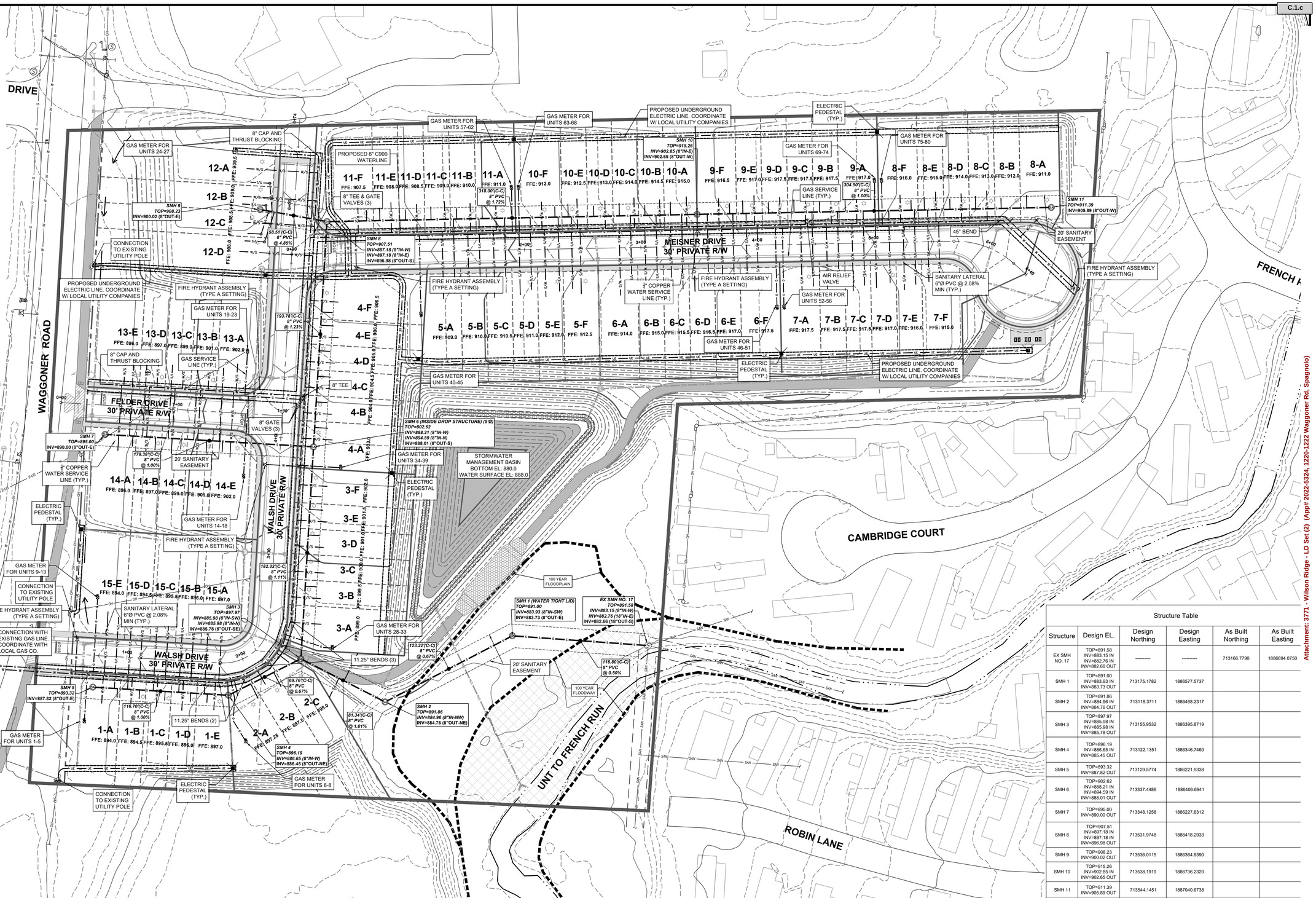
Attachment: 3771 - Wilson Ridge - LD Set (2) (Appr# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Plotted: Feb 07, 2022 - 8:31am By: Brandon Bauer (Sheffler & Co.) Xrefs: Base, Boundary, Topo, Utilities, Proposed, Profiles, Details, Notes, Title Block Path: N:\Projects\3771 - Wilson Ridge - LD Set (2) (Appr# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)\Drawings\Base, Boundary, Topo, Utilities, Proposed, Profiles, Details, Notes, Title Block.dwg

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED WATER SERVICE LINES
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON

NOTES:
1. CONTRACTOR IS REQUIRED TO FIELD SURVEY THE AS-BUILT LOCATIONS OF THESE STRUCTURES AND PROVIDE UPDATED COORDINATES FOLLOWING CONSTRUCTION.
2. COORDINATES SHOWN ARE NAD 83, OHIO SOUTH STATE PLANE, US SURVEY FEET.
3. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
4. FOR GRAVITY SEWERS INSTALLED CLOSER THAN 10FT HORIZONTALLY TO WATER MAINS EACH UTILITY MUST BE IN SEPARATE TRENCH AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.



Structure Table					
Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting
EX SMH NO. 17	TOP=891.58 INV=883.15 IN INV=882.76 IN INV=882.66 OUT	----------	----------	713166.7790	1886694.0750
SMH 1	TOP=891.00 INV=883.93 IN INV=883.73 OUT	713175.1782	1886577.5737		
SMH 2	TOP=891.86 INV=884.96 IN INV=884.76 OUT	713118.3711	1886468.2317		
SMH 3	TOP=897.97 INV=885.98 IN INV=885.98 IN INV=885.78 OUT	713155.9532	1886395.8719		
SMH 4	TOP=896.19 INV=886.65 IN INV=885.45 OUT	713122.1351	1886346.7460		
SMH 5	TOP=893.32 INV=887.82 OUT	713129.5774	1886221.9338		
SMH 6	TOP=902.62 INV=888.21 IN INV=894.59 IN INV=888.01 OUT	713337.4486	1886406.6941		
SMH 7	TOP=895.00 INV=890.00 OUT	713348.1258	1886227.6312		
SMH 8	TOP=907.51 INV=897.18 IN INV=897.18 IN INV=896.98 OUT	713531.9748	1886418.2933		
SMH 9	TOP=908.23 INV=900.02 OUT	713536.0115	1886364.9390		
SMH 10	TOP=915.26 INV=902.85 IN INV=902.65 OUT	713538.1919	1886736.2320		
SMH 11	TOP=911.39 INV=905.89 OUT	713544.1451	1887040.6738		

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
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03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NYR 22' WIDE BUILDINGS	RLS

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GARY SHEFFLER JR.
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Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

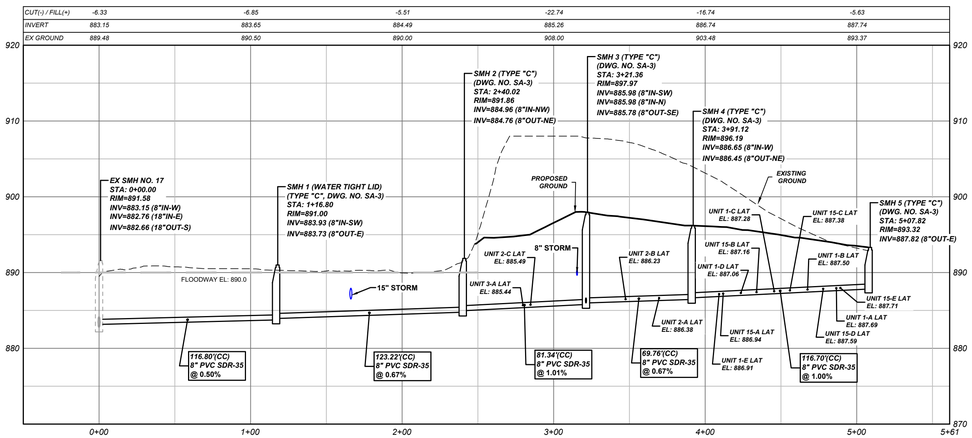
Sanitary Sewer / Utility Plan (Index)

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C400 - Sanitary Sewer Plan.dwg		

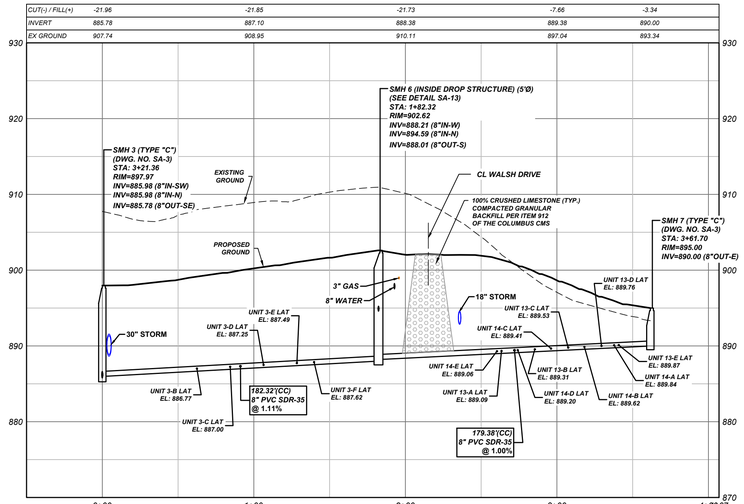
Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C400

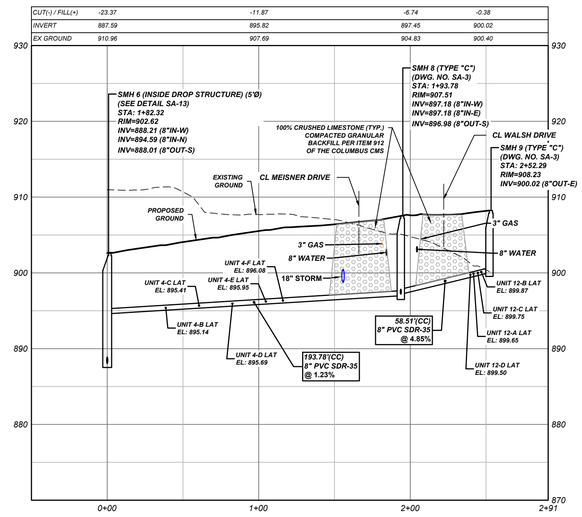
Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



EX SMH NO. 17 TO SMH 5 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 3 TO SMH 7 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



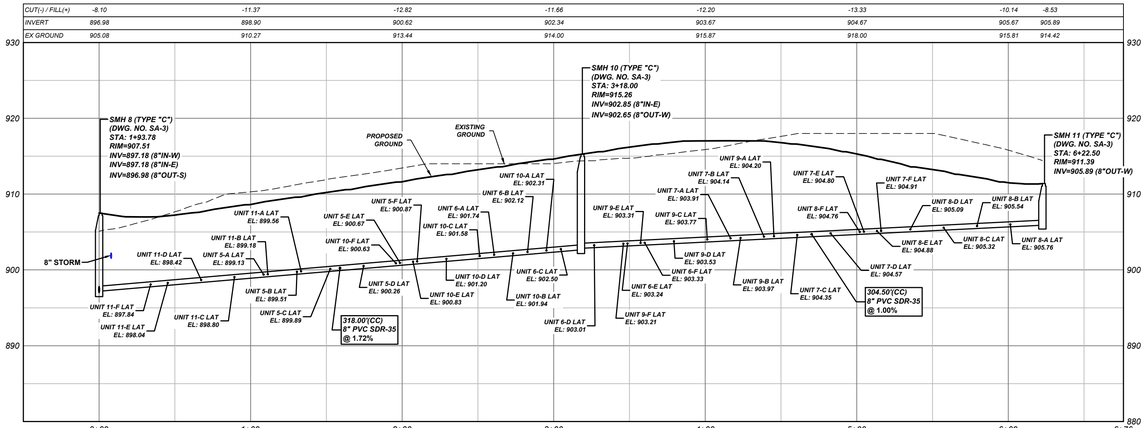
SMH 6 TO SMH 9 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

SANITARY SERVICE LATERALS

Pipe Name	Sta.	Size	Inv. @ Bldg.	Inv @ Main	Length	Slope
UNIT 1–A	4+86.5	6"	889.00	887.69	7.50	17.50%
UNIT 1–B	4+67.5	6"	888.75	887.50	7.50	16.68%
UNIT 1–C	4+45.5	6"	888.75	887.28	7.64	19.28%
UNIT 1–D	4+23.5	6"	888.00	887.06	7.50	12.58%
UNIT 1–E	4+09.2	6"	888.40	886.91	7.50	19.87%
UNIT 2–A	3+69.6	6"	889.15	886.38	13.87	19.96%
UNIT 2–B	3+47.5	6"	888.90	886.23	13.73	19.42%
UNIT 2–C	2+84.7	6"	889.15	885.49	18.43	19.83%
UNIT 3–A	2+79.7	6"	890.75	885.44	26.65	19.91%
UNIT 3–B	0+62.4	6"	888.63	886.77	9.41	19.80%
UNIT 3–C	0+84.4	6"	889.25	887.00	11.41	19.71%
UNIT 3–D	1+06.4	6"	889.10	887.25	9.41	19.70%
UNIT 3–E	1+28.4	6"	889.77	887.49	11.41	19.97%
UNIT 3–F	1+39.8	6"	889.50	887.62	9.41	19.99%
UNIT 4–A	1+82.3	6"	889.80	887.58	11.41	19.49%
UNIT 4–B	0+38.7	6"	897.00	895.14	9.41	19.79%
UNIT 4–C	0+60.7	6"	897.50	895.41	11.41	18.32%
UNIT 4–D	0+82.7	6"	897.50	895.69	9.41	19.25%
UNIT 4–E	1+04.7	6"	898.15	895.95	11.41	19.24%
UNIT 4–F	1+16.0	6"	897.75	896.08	9.41	17.72%
UNIT 5–A	1+08.6	6"	903.00	899.13	63.81	6.06%
UNIT 5–B	1+30.6	6"	905.00	899.51	61.81	8.89%
UNIT 5–C	1+52.6	6"	905.00	899.89	63.81	8.01%
UNIT 5–D	1+74.6	6"	906.00	900.26	61.81	9.28%
UNIT 5–E	1+98.6	6"	907.00	900.67	63.81	9.91%
UNIT 5–F	2+09.9	6"	906.50	900.87	61.81	9.11%
UNIT 6–A	2+60.7	6"	909.00	901.74	63.81	11.37%
UNIT 6–B	2+82.7	6"	910.00	902.12	61.81	12.75%
UNIT 6–C	3+04.7	6"	910.00	902.50	63.81	11.76%
UNIT 6–D	3+26.7	6"	911.00	903.01	61.81	12.93%
UNIT 6–E	3+48.7	6"	911.00	903.24	63.81	12.17%
UNIT 6–F	3+60.1	6"	911.00	903.33	61.81	12.40%
UNIT 7–A	4+16.7	6"	912.00	903.91	63.81	12.67%
UNIT 7–B	4+38.7	6"	912.00	904.14	61.81	12.72%
UNIT 7–C	4+60.7	6"	912.50	904.35	63.81	12.77%
UNIT 7–D	4+82.7	6"	912.00	904.57	61.81	12.02%
UNIT 7–E	5+04.7	6"	911.00	904.80	63.81	9.72%
UNIT 7–F	5+16.1	6"	910.00	904.91	61.81	8.24%
UNIT 8–A	6+01.3	6"	906.00	905.76	11.01	2.21%
UNIT 8–B	5+79.3	6"	906.00	905.54	9.01	5.13%
UNIT 8–C	5+57.3	6"	906.00	905.32	11.01	6.20%

SANITARY SERVICE LATERALS

Pipe Name	Sta.	Size	Inv. @ Bldg.	Inv @ Main	Length	Slope
UNIT 8–D	5+35.3	6"	906.00	905.09	9.01	10.06%
UNIT 8–E	5+13.3	6"	907.00	904.88	11.01	19.24%
UNIT 8–F	5+02.0	6"	906.50	904.76	9.01	19.27%
UNIT 9–A	4+45.3	6"	906.25	904.20	11.01	18.64%
UNIT 9–B	4+23.3	6"	905.75	903.97	9.01	19.75%
UNIT 9–C	4+01.3	6"	905.90	903.77	11.01	19.34%
UNIT 9–D	3+79.3	6"	905.25	903.53	9.01	19.08%
UNIT 9–E	3+57.3	6"	905.50	903.31	11.01	19.87%
UNIT 9–F	3+46.0	6"	905.00	903.21	9.01	19.92%
UNIT 10–A	2+95.2	6"	904.50	902.31	11.01	19.87%
UNIT 10–B	2+73.2	6"	903.50	901.94	9.01	17.31%
UNIT 10–C	2+51.2	6"	903.75	901.58	11.01	19.68%
UNIT 10–D	2+29.2	6"	903.00	901.20	9.01	19.99%
UNIT 10–E	2+07.2	6"	903.00	900.83	11.01	19.72%
UNIT 10–F	1+95.9	6"	902.25	900.63	9.01	18.03%
UNIT 11–A	1+33.3	6"	901.75	899.56	11.01	19.91%
UNIT 11–B	1+11.3	6"	900.98	899.18	9.01	19.99%
UNIT 11–C	0+89.3	6"	901.00	898.80	11.01	19.99%
UNIT 11–D	0+67.3	6"	900.22	898.42	9.01	19.99%
UNIT 11–E	0+45.3	6"	900.00	898.04	11.01	17.82%
UNIT 11–F	0+34.0	6"	899.50	897.84	9.01	18.47%
UNIT 12–A	2+41.7	6"	904.33	899.65	24.45	19.15%
UNIT 12–B	2+46.8	6"	900.73	899.87	4.50	19.00%
UNIT 12–C	2+44.6	6"	903.38	899.75	20.85	17.41%
UNIT 12–D	2+39.7	6"	902.83	899.50	27.08	12.31%
UNIT 13–A	2+63.5	6"	897.00	889.09	62.92	12.57%
UNIT 13–B	2+85.5	6"	896.00	889.31	64.92	10.31%
UNIT 13–C	3+07.5	6"	894.00	889.53	62.91	7.10%
UNIT 13–D	3+29.5	6"	892.00	889.76	64.90	3.45%
UNIT 13–E	3+40.8	6"	891.00	889.87	62.90	1.80%
UNIT 14–A	3+37.8	6"	891.00	889.84	8.90	12.99%
UNIT 14–B	3+18.2	6"	891.00	889.62	10.93	12.67%
UNIT 14–C	2+96.2	6"	891.19	889.41	8.92	19.99%
UNIT 14–D	2+74.2	6"	891.38	889.20	10.91	19.99%
UNIT 14–E	2+60.5	6"	890.83	889.06	8.90	19.99%
UNIT 15–A	4+11.9	6"	892.00	886.94	61.24	8.26%
UNIT 15–B	4+33.9	6"	891.00	887.16	63.23	6.07%
UNIT 15–C	4+55.9	6"	890.50	887.38	61.22	5.09%
UNIT 15–D	4+77.9	6"	889.50	887.59	63.21	3.02%
UNIT 15–E	4+89.2	6"	889.00	887.71	61.21	2.10%



SMH 8 TO SMH 11 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOTES:

1. SECTIONS OF PIPE UNDER PAVED SURFACES SHALL BE COMPACTED GRANULAR BACKFILL PER ITEM 912 OF THE COLUMBUS CMS.

2. ALL OTHER AREAS SHALL BE COLUMBUS ITEM 911.

3. MINIMUM VERTICAL CLEARANCE BETWEEN OTHER UTILITIES SHALL BE 18 INCHES.

OHIO811.org Before You Dig

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DIG - B035600489-00B

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Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.
Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
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02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED
PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

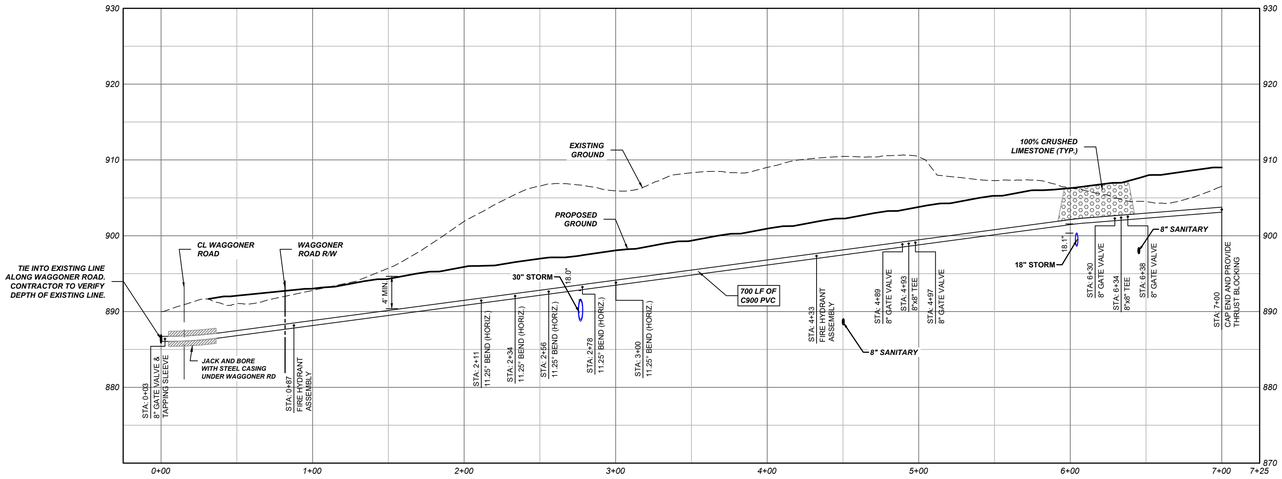
Sanitary Sewer Profiles

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

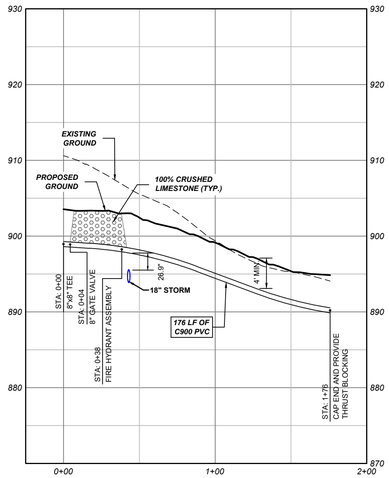
DRAWING SCALE:	AS SHOWN	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C410 - Sanitary Sewer Profiles.dwg		

Sheet No.
C410

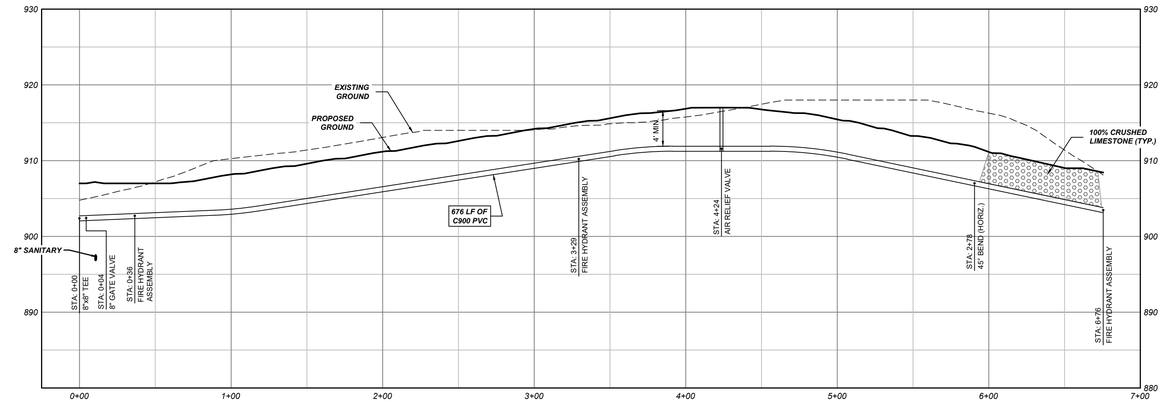
Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



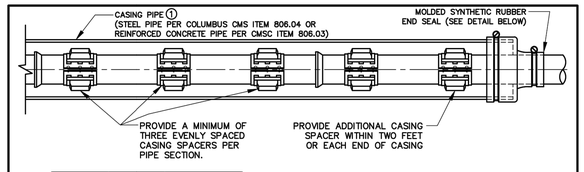
WALSH DRIVE WATERLINE PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



FELDER DRIVE WATERLINE PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



MEISNER DRIVE WATERLINE PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

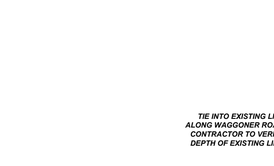


SIZE WATER MAIN	MAX. BELL O.D.	MIN. SMOOTH STEEL CASING PIPE REQ'D.
6"	10.19"	16"
8"	13.19"	18"
12"	17.25"	24"
16"	22.38"	30"
20"	27.25"	36"
24"	31.56"	42"
30"	38.75"	48"
36"	45.00"	54"
42"	51.25"	60"
48"	58.00"	66"
54"	65.63"	72"
60"	72.38"	84"

① CASING PIPE SIZE BASED ON TYPICAL BELL O.D. OF D.I. RESTRAINED JOINT PIPE MANUFACTURED AND NOMINAL CONCRETE PIPE SIZE.

* NUMBER OF RUNNERS/RISERS PER MANUFACTURER'S STANDARD.

END SEAL



CENTERED AND RESTRAINED CASING SPACER

Approved By:
City Engineer, EMH&T Inc.
City Service Director

STANDARD DIMENSIONS FOR
CASING PIPE, SPACERS, & END SEALS

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-17

NOTES:

1. SECTIONS OF PIPE UNDER PAVED SURFACES SHALL BE COMPACTED GRANULAR BACKFILL PER ITEM 912 OF THE COLUMBUS CMS.

2. ALL OTHER AREAS SHALL BE COLUMBUS ITEM 911.

3. MINIMUM VERTICAL CLEARANCE BETWEEN OTHER UTILITIES SHALL BE 18 INCHES.

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.
Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal: STATE OF OHIO · GARY SHEFFLER JR. · E-87291 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
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Sewickley, PA 15143
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Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Waterline Profiles

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C410 - Sanitary Sewer Profiles.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C411

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

GENERAL NOTES:

1. THE REQUIREMENTS OF THE CITY OF REYNOLDSBURG, TOGETHER WITH THE MOST CURRENT VERSION OF CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) AND THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION (ODOT CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE CITY AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION.
4. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, CONTACT THE DEPARTMENT OF PUBLIC SERVICE (614.322.6810) AND THEIR DESIGNEE IDENTIFIED AT THE PRECONSTRUCTION MEETING TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SEWER, AND STORM, DETENTION/RETENTION PONDS, GRADING, RETAINING WALLS, PAVEMENT IN CITY RIGHT-OF-WAY, ALL SIDEWALKS OR BIKE PATHS IN ANY PUBLIC RIGHT-OF-WAY, AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL ACCEPTANCE MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
5. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY'S DESIGNEE FOR INSPECTION AND REQUEST A FINAL PUNCH-LIST INSPECTION OF THE SITE ONCE ALL ITEMS ON THE APPROVED PLANS HAVE BEEN COMPLETED.
6. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUBCONTRACTOR SHALL ALSO ABIDE BY ALL CITY ORDINANCES AND STATE/FEDERAL LAWS.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS OR NOT. CONTRACTOR MUST GIVE ADEQUATE NOTICE TO THE APPROPRIATE UTILITY COMPANY BEFORE ANY EXCAVATION NEAR A KNOWN UTILITY PER STATE LAW.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES THAT EXIST PER THE APPROVED PLANS. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 (OR 811) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
10. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATION AND MAKE ANY NECESSARY ADJUSTMENTS. THE CITY SHALL APPROVE PLAN UPDATES.
11. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, AGGREGATE, ETC. TO BE UTILIZED FOR DEDICATED PUBLIC UTILITIES OR ROADWAYS MUST BE APPROVED BY THE CITY. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT THE CONTRACTOR'S OWN EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY.
13. CARE SHALL BE EXERCISED WHEN WORKING THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
14. ANY PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO.
15. THE OPEN BURNING OF SITE-CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.
16. ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY BOTH THE CONTRACTOR AND THE INSPECTOR UPON COMPLETION OF CONTRACTOR'S OPERATIONS TO DETERMINE IF THE SITE HAS BEEN CONSTRUCTED TO THE GRADES INDICATED ON THE APPROVED PLANS.
17. OPEN CUTTING OF STREETS SHALL BE PROHIBITED UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICE.
18. UTILITY TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY INCLUDING ALL POINTS TO WITHIN 3'-0" BEHIND THE CURB, ARE TO BE FILLED AND COMPACTED PER CMSC ITEM 912. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER CMSC ITEM 911. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY.
19. STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS GREATER THAN 1'-0" SHALL BE CONSTRUCTED AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.
20. THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.
21. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
22. THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE.
23. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE CAPPED AS REQUIRED BY APPLICABLE (FRANKLIN/LICKING/FAIRFIELD) COUNTY AND OHIO DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND OHIO ENVIRONMENTAL PROTECTION AGENCY, STANDARDS, AND SPECIFICATIONS.
24. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PUBLIC STREETS. EXCEPTION MAY BE GRANTED BY THE CITY OF REYNOLDSBURG WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES EXIST. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SWPPP AND PER THE CURRENT OEPA GENERAL PERMIT FOR CONSTRUCTION STORMWATER REQUIREMENTS, UNDER WHICH THIS PROJECT HAS OBTAINED COVERAGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA GENERAL PERMIT. THE CONTRACTOR MUST REGISTER AS A CO-PERMITTEE FOR THIS PROJECT (WITH THE OEPA) PRIOR TO THE COMMENCEMENT OF EARTH DISTURBING ACTIVITIES. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION AND MAINTENANCE OF THE SWPPP MUST SIGN A CITY FORM ACKNOWLEDGING THEY HAVE REVIEWED AND UNDERSTAND THE CONDITIONS AND REQUIREMENTS OF THE SWPPP PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

GENERAL ROADWAY NOTES

1. ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CMSC ITEM 203, A SOILS REPORT, AND AS DIRECTED BY THE CITY. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.12 OF THE CMSC AND BY ITEM 204, PROOF ROLLING. DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.
2. ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. MUST BE SEALED IN ACCORDANCE WITH CMSC ITEM 423 TYPE II.
3. PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-LL MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ITEM 448 ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN OPTION, THE CONTRACTOR MAY CHOOSE TO INSTALL A 7" CLASS "C" CONCRETE BASE EXTENDING 1'-0" BEYOND EITHER EDGE OF THE EXCAVATION, WITH 2" OF ITEM 448 ASPHALT WEARING COURSE PLACED ON TOP.
4. STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC.
5. CITY STREETS ARE TO BE KEPT CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. A STABILIZED CONSTRUCTION ENTRANCE AS SPECIFIED IN THE PLANS IS TO BE DILIGENTLY MAINTAINED AT ALL SITE ENTRANCES THROUGHOUT THE DAY. PROACTIVE MEASURES MUST BE TAKEN TO RESTORE THESE ITEMS IF INCLEMENT WEATHER IS FORECASTED. IF THE ENTRANCE IS RENDERED INEFFECTIVE BY THE CITY, THE PROJECT WILL BE SHUT DOWN UNTIL A WASH STATION IS IMPLEMENTED AND/OR THE ENTRANCE IS MADE EFFECTIVE.
6. CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING. BRAND CURBS ARE AS FOLLOWS:
   A. S – ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS.
   B. W – ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.
   C. WV – ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS.
   D. WM – ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
   E. SM – ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.
   F. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER THE CONCRETE IS SET.
7. MONUMENT BOXES SHALL BE INSTALLED AT LOCATIONS DESIGNATED ON THE PLAN BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO. BOXES SHALL BE NEENAH R-1968, TYPE 36-B OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT.
8. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS".
9. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE CITY (AND COUNTY/TOWNSHIP IF THEIR ROADS WILL BE USED FOR DETOUR) A MINIMUM OF TWO (2) WEEKS PRIOR TO ANY WORK BEING PERFORMED. OTHERWISE, TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY.
10. TACK COAT (CMSC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE INSPECTOR IF THE LIFTS OF ASPHALT ARE LAIN DOWN WITHIN SEVEN (7) DAYS OF EACH OTHER, THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.
11. STANDARD ELECTRICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS COVERING STREET LIGHTING FOR THE CITY OF COLUMBUS SHALL APPLY.
12. IN THE EVENT EXCAVATION FOR THE STREET IS FROM 0" – 6" BELOW THAT CALLED FOR ON THE PLANS, THE CONTRACTOR SHALL REPLACE THIS EXCAVATED MATERIAL WITH COMPACTED ITEM 304 CRUSHED AGGREGATE AS DIRECTED AND AT NO COST TO THE CITY.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BARRICADE THE STREET IN THE VICINITY OF ALL EXPANSION JOINTS UNTIL SUCH TIME THE STREET IS OPEN TO TRAFFIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GRADES OF THE GUTTERS WITH WATER, PRIOR TO FINAL ACCEPTANCE OF THE STREETS.
15. THE CONTRACTOR SHALL PROVIDE TWO ROOF DRAIN OPENINGS IN THE CURB FOR EACH LOT; EACH OPENING LOCATED NOT MORE THAN 4' IN FROM EACH LOT LINE.
16. ALL SIDEWALKS AND PATHWAYS IN ANY PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY.

GENERAL STORM SEWER NOTES

1. UNLESS OTHERWISE NOTED ON THE PLANS ALL STORM SEWERS SHALL BE AS HEREAFTER SPECIFIED: (1) ALL SIZES OF STORM SEWER LOCATED WITHIN OR ACROSS PROPOSED OR EXISTING PAVEMENT AREAS SHALL BE TYPE B CONDUIT, 706.02, WITH TYPE 2 BEDDING; (2) STORM SEWER LOCATED OUTSIDE PAVEMENT AREAS SHALL BE TYPE C CONDUIT, 706.01, TYPE 2 BEDDING, FOR 15" AND SMALLER AND SHALL BE TYPE C CONDUIT, 706.02, TYPE 2 BEDDING, FOR 18" AND LARGER. THE FOLLOWING MODIFICATIONS TO OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL APPLY: (1) GRANULAR BACKFILL MATERIAL SHALL BE AGGREGATE MEETING GRADATION OF ITEM 304, COMPACTED IN ACCORDANCE WITH ITEM 603.09, AND PLACED WITHIN LIMITS SHOWN ON THE PLAN INCLUDING AROUND ALL INLET STRUCTURES. GRANULAR BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO A PLANE 6" BELOW THE SUBGRADE.
2. FLEXIBLE STORM SEWERS (FOR PUBLIC STORM SEWER ONLY) WHEN APPROVED BY THE CITY ARE SUBJECT TO MANDREL TESTING AND/OR VIDEO INSPECTION AS DIRECTED BY THE CITY. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY (30) DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE STORM LINES HAVE BEEN CONSTRUCTED. MAXIMUM DEFLECTION MUST NOT EXCEED 5% OF THE BASE INSIDE DIAMETER.
3. ALL STORM MANHOLES SHALL BE MARKED WITH A 4" X 4" X 10'-0" PRESSURE TREATED WOODEN POST PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0" PAINTED ORANGE ON 4 SIDES.
4. ALL MAJOR FLOOD ROUTES AND DETENTION BASINS ARE TO BE SURVEYED BY A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OHIO TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLAN. COST OF THIS WORK SHALL BE AT THE EXPENSE OF THE OWNER/APPLICANT. CORRESPONDENCE FROM SAID REGISTERED PROFESSIONAL SURVEYOR SHALL BE PROVIDED TO THE CITY VERIFYING THAT BASINS AND FLOOD ROUTING IS PER PLAN.
5. ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.
6. PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE PER THE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING ST7.
7. STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN ¼" OF PLAN ELEVATION USING STEEL SHIMS.
8. PRE-CAST RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS. STORM MANHOLE TOP OF CASTINGS SHOULD BE SET AT 1-½" ABOVE FINISHED GRADE.
9. OPENINGS MUST BE PROVIDED IN DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS PROVIDED IN THE APPROVED PLANS.
10. AN OPERATION AND MAINTENANCE PLAN FOR DETENTION/RETENTION FACILITIES SHALL BE PROVIDED TO THE SERVICE DEPARTMENT (614.322.6810) AT THE PRECONSTRUCTION MEETING. THE CITY WILL NOT ACCEPT RESPONSIBILITY OF MAINTENANCE FOR DETENTION/RETENTION OR OTHER DRAINAGE FACILITIES UNLESS OTHERWISE APPROVED.

GENERAL WATER NOTES

1. ALL WATER PIPE AND FITTINGS, AND METHODS OF CONSTRUCTION AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHOWN ON THESE PLANS MUST CONFORM TO THE RULES AND REGULATIONS OF THE CITY OF REYNOLDSBURG AND COC, UNLESS THE REQUIREMENTS OF SUCH RULES AND REGULATIONS ARE UPGRADED BY THE FOLLOWING NOTES.
2. ANY ACTIVITY RELATED TO THE USAGE OF THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL FROM THE CITY. WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THE WATER DEPARTMENT FORTY-EIGHT (48) HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL AFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF NOTIFICATION IS REQUIRED PRIOR TO DISTRIBUTION.
3. ALL WATER MAINS 4" – 10" SHALL BE D.I., CL53, AWWA C-151, OR PVC AWWA C-900, CL- 150. ALL WATER MAINS 12" OR LARGER SHALL BE D.I., CL54 OR NSF APPROVED. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE AS DETAILED AND AS DESIGNATED WHERE WATER MAINS OR SERVICES CROSS ROADWAYS, BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL CONSISTENT WITH CMSC ITEM 801.11.
4. ALL WATER MAINS SHALL BE CONSTRUCTED AT A DEPTH OF 4.5 FEET, AS MEASURE FROM THE PROPOSED GRADE TO THE TOP OF PIPE OF THE WATER MAIN, UNLESS OTHERWISE APPROVED OR DIRECTED BY THE ENGINEER. IN CASE OF CONFLICT IN GRADE BETWEEN THE WATER LINE AND STORM SEWERS, THE WATER LINE SHALL BE LOWERED DURING CONSTRUCTION. WATER SERVICE TAPS SHALL NOT TO BE PLACED ON THE LOWERED SECTION OF THE WATER LINE. WATER SERVICE TAPS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY PERMANENT STRUCTURE (I.E., FIRE HYDRANT, STORM SEWER INLET, ETC.).
5. POLY WRAP CONSISTENT WITH AWWA C-105 SHALL BE INCLUDED ON ALL PROPOSED DUCTILE IRON WATER MAINS AND HYDRANT LEADS.
6. ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT MUST CONFORM IN ALL RESPECTS REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4. FITTINGS ARE NOT PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.
7. DEAD-END WATER LINES MUST TERMINATE WITH A GATE VALVE AND FIRE HYDRANT FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED. MAXIMUM LENGTHS ARE SUBJECT TO MODIFICATION BASED ON CITY REVIEW, AND MAY REQUIRE SUBMITTAL OF CALCULATIONS SHOWING ADEQUATE FIRE FLOW AND DAILY TURNOVER. REFER TO REYNOLDSBURG STANDARD DRAWING WA-16 FOR WATER SERVICE DETAILS AT A CUL-DE-SAC.
8. ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH A 4" X 4" X 10'-0" POST WITH 4'-0" PROJECTING ABOVE THE FINISHED GRADE AND THE TOP 1'-0" PAINTED BLUE ON FOUR (4) SIDES.
9. IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND GRAVITY SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECT WATER LINES TO PROVIDE 18 INCHES VERTICAL AND 10'-0" HORIZONTAL CLEARANCE FROM SANITARY AND STORM SEWERS.
11. ALL WATER SERVICE CONNECTIONS SHALL INCLUDE CORPORATION STOPS, SERVICE PIPE, AND EITHER CURB STOPS AND BOXES (FOR 2" AND SMALLER), GATE VALVE AND BOX (FOR 3" TO 8"). WHERE POSSIBLE, THE CURB STOPS AND BOX SHALL BE SET IN THE ROAD RIGHT-OF-WAY 6" FROM THE PROPERTY LINE.
12. ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE (1) COAT OF RUST INHIBITIVE PAINT OR COATING.
13. IF THE TOP OF THE OPERATING NUT IS MORE THAN 48" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM MUST BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 36" OF FINISHED GRADE ELEVATION.
14. FIRE HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE MUELLER COMPANY "CENTURION" 200, NO A421, AMERICAN DARLING MARK 73, OR CLOW MEDALLION, FIRE HYDRANTS.THE HYDRANTS SHALL HAVE A 6-INCH ECHANICAL JOINT INLET CONNECTION, A 4 ½ -INCH MAIN VALVE OPENING, TWO 2½-INCH HOSE NOZZLES, AND ONE 5-INCH STORTZ PUMPER NOZZLE. ALL SIDE NOZZLES SHALL HAVE NATIONAL STANDARD THREADS. HYDRANTS HALL BE FURNISHED WITH A 5-FOOT BURY DEPTH UNLESS OTHERWISE SHOWN ON THE PLANS. HYDRANTS SHALL BE SELF-DRAINING. A DRAINAGE SUMP 2 FEET IN DIAMETER AND 2 FEET DEEP SHALL BE EXCAVATED BELOW EACH HYDRANT AND FILLED WITH COARSE GRAVEL OR STONE, COMPACTED IN PLACE, UNDER AND AROUND THE SHOE OF THE HYDRANT AND TO A LEVEL OF 6 INCHES ABOVE THE WASTE OPENING. NO DRAINAGE SUMP SHALL BE CONNECTED TO A SANITARY SEWER. A HYDRANT WRENCH SHALL BE FURNISHED WITH EACH PROJECT OR FOR EVERY TEN (10) HYDRANTS.
15. ALL NEW FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF ENAMEL PAINT (RUST-OLEUM® ACRYLIC FIRE HYDRANT ENAMEL, 5200 SERIES, OR CITY APPROVED EQUAL). PUBLIC HYDRANTS SHALL BE "SAFETY YELLOW" AND PRIVATE HYDRANTS SHALL BE "GLOSS WHITE" WITH A "MARLIN BLUE" BONNET.
16. ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY ANCHORED TO THE TEE AND BE ANCHOR TYPE FITTINGS.
17. FOR WATER SERVICE TAPS, THE WATER MAIN CONNECTION MUST BE MADE USING A MUELLER H15000, H15008 OR EQUAL CORPORATION STOPS. CONTROL VALVES MUST BE MUELLER H-15200, H15207, OR EQUAL VALVE CURB STOPS (QUARTER TURN ONLY). SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4 FOR ADDITIONAL DETAILS.
18. REFER TO REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-15 FOR TAPPING SLEEVES AND VALVES. NO DIRECT TAPS MUST BE MADE TO ANY ASBESTOS MAINS. 1 ½" AND 2" WATER TAPS ARE TO BE DONE WITH A FORD STYLE FC-202. 3" AND 4" WATER TAPS MUST BE DONE WITH A FORD STYLE FS-202. 6" WATER TAPS AND LARGER MUST BE PERFORMED WITH A FORD FTSS TAPPING SLEEVE, A JCM 432 OR AN APPROVED EQUAL.
19. ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C509. CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16". 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
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02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal

STATE OF OHIO
GARY SHEFFLER JR. E-87291
REGISTERED PROFESSIONAL ENGINEER

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

General Notes

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

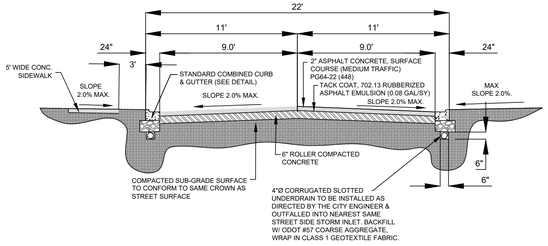
Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev

GENERAL WATER NOTES (CONT'D):

20. VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATCH VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE VB5645 39-50 OR APPROVED EQUAL. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-9 FOR ADDITIONAL DETAILS.
21. WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP SO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION.
22. WATER DISTRIBUTION SYSTEM IMPROVEMENTS MUST BE DESIGNED SUCH THAT THE WORKING PRESSURE SHOULD NOT BE LESS THAN 35 PSI DURING PEAK FLOW CONDITIONS, OR MINIMUM OF 20 PSI DURING PEAK FLOW PLUS FIRE FLOW CONDITIONS. INDIVIDUAL BOOSTER PUMPS FOR THE PURPOSE OF RAISING SUPPLY LINE PRESSURE WILL NOT BE PERMITTED.
23. ALL METERS SPECIFIED FOR THIS PROJECT WILL BE PROVIDED BY AND PURCHASED FROM THE CITY OF REYNOLDSBURG. CONTACT THE CITY OF REYNOLDSBURG WATER/WASTEWATER DIVISION (614.322.4500) FOR ORDERING AND PRICING.
24. METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION. METER PITS UNABLE TO BE PROVIDED WITH A GRAVITY DRAIN MUST BE EQUIPPED WITH A SUMP PUMP. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-29 FOR ADDITIONAL DETAILS.
25. A HYDROSTATIC TEST, AS REQUIRED IN SECTION 4 OF THE STANDARD AWWA SPECIFICATION C-600, SHALL BE APPLIED TO THE WHOLE OR INDIVIDUAL VALVED OFF SECTIONS OF THE MAINS AND FIRE HYDRANT LEADS, EITHER BEFORE OR AFTER THE TRENCH IS BACKFILLED, IN ACCORDANCE WITH SECTION 801.11 OF THE CITY OF REYNOLDSBURG GENERAL WATER MAIN SPECIFICATIONS.
26. ALL WATER MAINS 12" AND LARGER SHALL BE CLEANED BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE. THE POLY PIG SHALL HAVE A MINIMUM DENSITY OF FIVE (5) POUNDS PER CUBIC FOOT, BE COATED WITH A DOUBLE SPIRAL WRAP WITHOUT WIRE BRUSHES OR SCRAPING TOOLS. APPROVED POLY PIGS INCLUDE: PIPELINE PIGGING PRODUCTS MODEL B4, GIRARD MODEL RCC, AND KNAPP MODEL 1-C.
27. THE CONTRACTOR SHALL PREPARE THE MAIN FOR THE INSERTION AND REMOVAL OF THE POLY PIG AT POINTS IDENTIFIED BY THE ENGINEER AS INSERTION PORTS, IF REQUIRED, AND EXIT PORTS. IN GENERAL, THIS WILL CONSIST OF PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR TO INSERT THE POLY PIG AND CONSTRUCT A SANITARY EXIT PORT. WHERE PRACTICAL, THE POLY PIG SHALL BE INSERTED INTO THE FIRST LENGTH OF PIPE DURING THE INITIAL INSTALLATION. AT THE EXIT PORT, THE CONTRACTOR SHALL PREVENT THE BACKFLOW OF PURGED WATER INTO THE MAIN BY THE TEMPORARY INSTALLATION OF MECHANICAL JOINT BENDS AND PIPE JOINTS TO PROVIDE A RISER OUT OF THE PORT. ON LARGER PIPE, ADDITIONAL EXCAVATION OF THE TRENCH MAY SERVE THE SAME PURPOSE. WHERE TRENCH IS USED, THE EXCAVATION SHALL BE LINED WITH POLYETHYLENE. PUMPS AND/OR DITCHES SHALL BE PROVIDED TO PREVENT CONTAMINATED WATER FROM REENTERING THE MAIN. AFTER THE MAIN IS CLEANED TO THE SATISFACTION OF THE CITY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTIONS AND COMPLETE ALL WORK NECESSARY TO SECURE THE SYSTEM PRIOR TO BACKFILLING INSERTION AND EXIT SITES. ADDITIONAL POLY PIG RUNS MAY BE REQUIRED BY THE ENGINEER WHEN WATER PURGED FROM THE MAIN INDICATES THE PRESENCE OF EXCESSIVE DIRT OR DEBRIS.
28. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE WATER MAINS CHLORINATED BY THE COC PER AWWA C-651. THE COST OF CHLORINATION IS THE RESPONSIBILITY OF THE CONTRACTOR
29. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PLAN APPROVAL ISSUED TO THIS PROJECT.

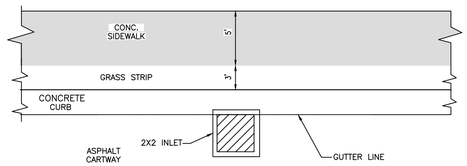
GENERAL SANITARY NOTES:

1. ALL SANITARY SEWERS, MANHOLES AND SERVICES MUST BE TESTED. ALL SANITARY SEWERS MUST BE SUBJECT TO AND PASS THE INFILTRATION OR EXFILTRATION TEST PRIOR TO ACCEPTANCE, INCLUDING VACUUM TESTING OF MANHOLES. AIR TESTS ARE ACCEPTABLE TO THE CITY. LEAKAGE THROUGH THE JOINTS OF THE SEWER SHALL NOT EXCEED THE FOLLOWING ALLOWABLE LIMITS: 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS AND SHORTER PERIODS OF TIME.
2. CLEAN WATER CONNECTIONS PROHIBITED: ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.
3. THE MINIMUM REQUIREMENT FOR SEWER PIPE ON THIS PROJECT MUST BE SDR 35 (SDR-26 IF DEPTH EXCEEDS 20'), ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE WITH ASTM C1784 CELL CLASSIFICATION OF 12454 B OR 12454 C, ASTM F679 PVC SEWER PIPE ASTM CELL CLASSIFICATION 12454, OR CCFRPM, ASTM D3262-TYPE 1, LINER 2, GRADE 3, STIFFNESS 72 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS. PIPE MANUFACTURERS MUST BE ON THE CURRENT COC APPROVED LIST.
4. PIPE FOR ALL 6" SANITARY SERVICES SHALL BE PVC PLASTIC SEWER PIPE, ASTM D-3034, SDR-35. SERVICES ARE SUBJECT TO THE INFILTRATION, EXFILTRATION, OR AIR TEST. ALL SERVICE EXTENSIONS SHALL BE LAID AT A MINIMUM GRADE OF 2.08% AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO THE SERVICES OR MAIN LINE SEWERS UNTIL FULL APPROVAL OF SAID SERVICES AND MAIN LINE SEWER HAS BEEN RECEIVED.
5. ALL PVC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION, IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT VERSION.
6. PUBLIC SANITARY MANHOLE COVERS ARE TO BE CONSISTENT WITH REYNOLDSBURG STANDARD DRAWING SA-8.
7. ALL SANITARY MANHOLES AND LATERAL SERVICES ARE TO BE MARKED WITH A 4"X4"X10'-0" PRESSURE TREATED WOOD POST WITH 4'-0" PROJECTING ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED GREEN ON 4 PORT. ADDITIONALLY A 2"X2" HARDWOOD WYE POLE IS TO BE WIRED TO THE BASE OF EACH 4"X4" POLE AND EXTENDED DOWN TO THE END OF EACH LATERAL SERVICE. COST TO BE INCLUDED IN THE VARIOUS SEWER ITEMS.
8. WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0", A LENGTH OF RISER PIPE AND A 45° BEND MUST BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0" BELOW GRADE. ALL SANITARY LINES AND SERVICES ARE TO BE DESIGNED AND INSTALLED SO AS TO PROVIDE BASEMENT SERVICE. RISER EXTENSIONS SHALL BE A MINIMUM OF THREE (3) FEET IN LENGTH.
9. WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH MUST BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST VERIFY EXISTING TIE-IN MANHOLE FLOW LINE AND TOP-OF-CASTING ELEVATION. MANHOLES ARE TO BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PORT.
11. ALL PIPES MUST BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD CONSTRUCTION DRAWING R1-A.
12. THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SANITARY SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE ENGINEER.
13. SANITARY LATERALS INSTALLED IN A COMMON TRENCH ARE TO BE INSTALLED WITH A MINIMUM 2'-0" CENTER TO CENTER SEPARATION OF PIPES IN A 4'-0" MINIMUM TRENCH WITH A 1'-0" MINIMUM BEDDING AROUND PIPES. PIPE ENDS ARE TO BE FLARED TO A MINIMUM 10'-0" CENTER TO CENTER SEPARATION OF PIPES AT 5'-0" FROM THE PROPERTY LINE.
14. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST PRODUCTS SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PRODUCTS HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEET THEIR SPECIFICATIONS. PRECAST CONCRETE PRODUCTS WITHOUT PROPER IDENTIFICATION OF INSPECTION WILL NOT BE PERMITTED FOR INSTALLATION.
15. WHERE THE SANITARY SEWER CROSSES A PROPOSED OR EXISTING PAVEMENT, THE TRENCH SHALL BE BACKFILLED WITH GRANULAR MATERIAL MEETING THE GRADATION SET FORTH IN ITEM 304, AND COMPACTED IN ACCORDANCE WITH ITEM 603.09, FROM THE BOTTOM OF THE TRENCH TO A PLANE 6" BELOW THE SUBGRADE. THE LIMITS OF PLACEMENT SHALL BE FROM FIVE (5) FEET BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB TO FIVE (5) FEET BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB. ALL OTHER TRENCH BACKFILL SHALL BE COMPACTED TO A SOIL DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED SOIL IN THE AREA. GRANULAR MATERIAL SHALL BE USED ABOVE THE TOP OF THE PIPE TO A SUFFICIENT DEPTH TO ACHIEVE ADEQUATE COMPACTION WITHOUT CRUSHING THE PIPE.
16. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PERMIT TO INSTALL ISSUED FOR THE PROJECT.
17. THE SANITARY SEWER MEETS OR EXCEEDS CITY OF COLUMBUS DESIGN STANDARDS (INCLUDING PER CAPITA FLOW, PEAKING FACTOR, AND I/I ALLOWANCE) AND MATERIAL SPECIFICATIONS.
18. THE CONTRACTOR SHALL TELEVISE AND PROVIDE THE CITY OF REYNOLDSBURG IN A DVD FORMAT THE RECORDINGS DOCUMENTING THE CONDITION OF THE PIPE AFTER MANDREL TESTING. THESE RECORDING MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ACCEPTANCE.



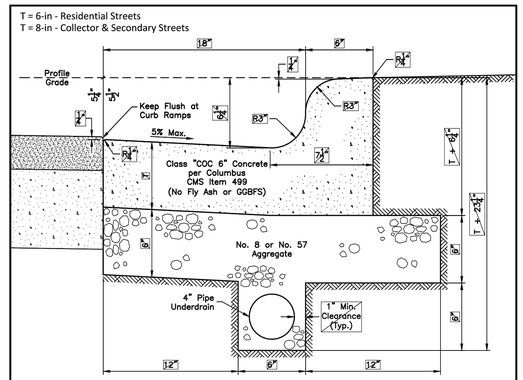
TYPICAL PRIVATE ROADWAY CROSS SECTION

NOT TO SCALE



CURB AND INLET DETAIL

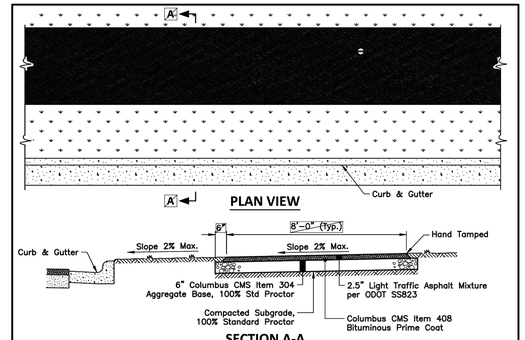
NOT TO SCALE



DETAIL NOTES

1. Curb & gutter shall consist of 1.26 C.F. (6-in) of concrete per linear foot for residential or local streets and 1.59 C.F. (8-in) of concrete for collector or arterial streets.
2. All exposed surfaces of concrete curb & gutter shall have a brush finish and be completely covered with concrete cure and seal, including the backside of curb.
3. 3/4-in expansion joints shall be installed at right angles to the curb line within 5-ft and 10-ft of all immovable structures and at points of curvature. For replacement work, at an existing joint or no closer than 5-ft from an existing joint.
4. Contraction joints shall be saw cut at 10-ft intervals, not less than 2-in deep, and as soon as possible without causing damage to the concrete.
5. Tolerances shall not exceed 1/4-in for section, grade, surface variation, or alignment.
6. The letter "W" shall be imprinted into the curb directly opposite all water service boxes and the letter "M" shall be imprinted opposite all water line valves, including hydrant watch valves. Letters shall be 3-in high/wide with 1/4-in thick bars, imprinted 1/2-in into the face of the curb, 2-1/2-in above the gutter.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**ITEM 609 STANDARD COMBINED CURB & GUTTER (CONTINUOUS)**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-5



DETAIL NOTES

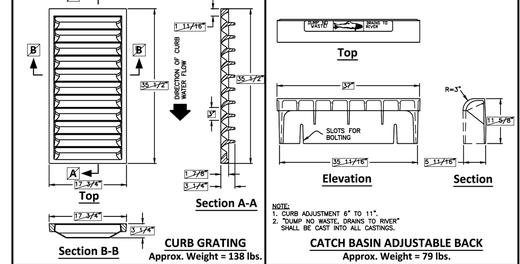
1. An approved soil sterilant shall be applied prior to the placement of base material.
2. All topsoil, or otherwise unsuitable material, shall be removed and replaced with compactable granular load-bearing material. All disturbed areas, including fills, shall be seeded according to CMSC Item 659.
3. All castings within Shared-use path, when unavoidable, shall be set flush with concrete, bolted down, and lids shall be ADA compliant.
4.
5. 2'-0" graded section on each side of bike path shall be clear of obstructions.
6. Vertical clearance to obstructions above path shall be 8'-6". Vertical clearance to traffic signs beside path shall be 7'-0" to bottom of sign.
7. Shared-use paths shall meet the most current specifications of the ADA Accessibility Guidelines (ADAAG).
8. Pavement markings and signage shall conform to the Manual of Uniform Traffic Control Devices (MUTCD).

DESIGN SPEEDS & RADII

DESIGN SPEED (MPH)	MINIMUM RADIUS (FT.)
20 (Min.)	70
25	90
30*	125*

* Shall be used when grade exceeds 4%; however, grades greater than 5% are undesirable.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPCIAL SHARED-USE PATH PAVEMENT DETAIL**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-20



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**CAST IRON FRAME & GRATE FOR CURB & GUTTER INLET**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Date: | Drawing No.: ST-11

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POCS SER. #: DESIGN - B035600494-00B DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal: STATE OF OHIO · GARY SHEFFLER JR. · E-87291 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

General Notes & Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

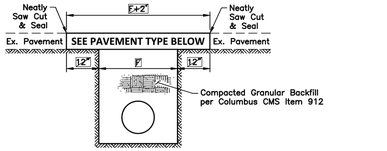
Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

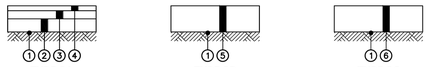
Sheet No.

C701

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Plotted: Thursday, March 31, 2022 By: Brandon Sheffler Filename: R:\Projects\3771 - Wilson Ridge - Reynoldsburg, OH (Township)\CAD\Sheets\3771 - Waggoner Road - C700 - Construction Details.dwg





TYPE 3A ASPHALT DRIVEWAYS | **TYPE 3B CONCRETE DRIVEWAYS** | **TYPE 3C GRAVEL DRIVEWAYS**

PAVEMENT SECTION ITEMS
(Specification numbers refer to Columbus CMS)

1. Compacted Subgrade or Utility Trench
2. Item 304 - Aggregate Base, T = 6-in
3. Item 441 - Asphalt Concrete Intermediate Course, Type 2, (448), T = 1.75-in
4. Item 441 - Asphalt Concrete Surface Course, Type 1, (448), PG 64-22, T = 1.25-in
5. Item 452 - Portland Cement Concrete Pavement, T = 6-in (Residential) or T = 8-in (Commercial), "COC 6" or "COC MS"
6. No. 57 Aggregate, T = 6-in, Compacted per Item 203

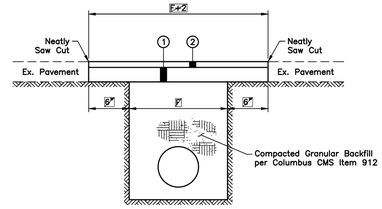
DETAIL NOTES
1. Trench width, "F", shall be as shown on the applicable pipe trench, bedding, and backfill standard drawings.
2. Unless otherwise specified, payment limit for pavement replacement shall be F + 2-ft.
3. No recycled Portland Cement Concrete will be permitted for the trench backfill.
4. When Low-Strength Mortar Backfill, Type 2 (LSMB, Type 2 per Columbus CMS Item 613) is used, Item 304, Aggregate Base shall be omitted. Type, 1, 3, & 4 LSMB are not permitted.
5. Trench shall be neatly saw cut prior to pavement replacement and butt joints with existing pavment shall be sealed per Columbus CMS Item 423 (asphalt pavements).
6. When trench is less than 2-ft from and adjacent curb, the pavement replacement limit shall be extended to the curb.
7. Replace any removed traffic markings according to Columbus CMS Item 644 for Type 1A and 1B, and Item 646 for Type 1C.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR **PAVEMENT REPLACEMENT FOR DRIVEWAYS**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
May 2018		R-3



PAVEMENT SECTION ITEMS

1. Item 304 - Aggregate Base, T = 6-in, (or Equal)
2. Item 441 - Asphalt Concrete, Type 1, T = 2-in - OR - Item 405 - Bituminous Cold Mix, T = 2-in

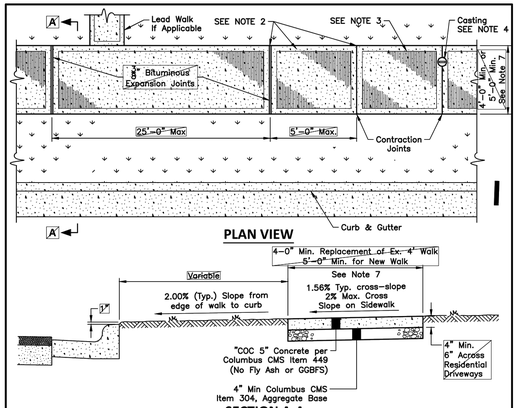
DETAIL NOTES
1. Trench width, "F", shall be as shown on the applicable pipe trench, bedding, and backfill standard drawings.
2. Unless otherwise specified, payment limit for temporary replacement shall be F + 1-ft.
3. No recycled Portland Cement Concrete will be permitted for the trench backfill.
4. When Low-Strength Mortar Backfill (LSMB, per Columbus CMS Item 613) is used, Item 304, Aggregate Base shall be omitted.
5. When trench is less than 2-ft from and adjacent curb, the pavement replacement limit shall be extended to the curb.
6. Temporary pavement shall be placed on the same day that the original pavement is cut.
7. When temporary trench repair impacts pavement markings, contractor shall install temporary pavement markings per 614.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR **PAVEMENT REPLACEMENT (TEMPORARY)**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
May 2018		R-4



DETAIL NOTES
1. Sidewalks shall be constructed according to Columbus CMS Item 608.
2. All joints and edges shall be tooled after broom finish.
3. Sidewalk surface shall have a broom finish and be completely covered with concrete cure and seal.
4. All castings shall be set to proper grade and any grates / lids shall be made ADA compliant.
5. All concrete shall contain 6% + 1% air entrainment.
6. Contraction Joints shall be not less than 2-in in depth.
7. For removal and replacement of existing sidewalk, the width shall match that of the existing walk, or be a minimum of 4 feet in width, whichever is greater. For new sidewalk intallation, the width shall be 5 feet.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR **TYPCIAL SIDEWALK DETAIL**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
May 2018		R-9

RESIDENTIAL ROADWAY (R-13 & R-14)

Residential roadways may be public or private and are classified as low volume, light duty traffic, with 20 year ADT projections less than 3,500 vehicles per day. Standard typical sections will be per R-13 & R-14, or as directed by the City Engineer.

Residential/Local Streets (R-14) is a 32-ft pavement section with curb and gutter and a 60-ft right-of-way width. This section shall be used where residential streets connect to other residential streets, collector streets, secondary streets, or primary arterials.

Residential/Local Streets (R-13) is a 26-ft pavement section with curb and gutter and a 50-ft right-of-way width. This section shall be used for short one to two block streets, loop drives, or dead end streets with a cul-de-sac where no future extensions are expected.

Residential Pavement Options:
The following pavement options are available for roadways meeting the residential street specifications as stated above. The pavement option shall not vary between parts, phases or sections of a subdivision or development area. All Specifications refer to Columbus CMS latest edition.

Option 1: Flexible Pavement Section composed of the following:
204 Subgrade Compaction
304 Aggregate Base - 6-in
301 Bituminous Base - 5-in
407 Non-Tracking Tack Coat
441 Asphalt Concrete Intermediate Course, Type 2, (448) - 1.75-in
407 Tack Coat
441 Asphalt Concrete Surface Course, Type 1, (448), PG 64-22 - 1.25-in

Option 2: Composite Pavement Section composed of the following:
305 Portland Cement Concrete Base - 7-in (dowels not required at transverse joints)
407 Tack Coat (702.13 Rubberized Asphalt Emulsion)
441 Asphalt Concrete Intermediate Course, Type 2, (448) - 1.75-in
407 Tack Coat
441 Asphalt Concrete Surface Course, Type 1, (448), PG64-22 - 1.25-in
409 Sawing & Sealing AC Pavement Joints-along centerline and all transverse joints
454 Pressure Relief Joints shall be placed as outlined in CMSC 454.04.

Sub-grade specifications:
The Developer shall be required to submit to the City Engineer for review a traffic study showing a 20 year projection for Average Daily Traffic (ADT) for each of the proposed streets and a soils report showing a California Bearing Ratio (CBR) result for each of the proposed streets with the plan submission. The sub-grade CBR must be 4 or above as established by a Geotechnical Engineer's report. CBR values less than 4 (or which fail a proof roll) will require undercut with granular replacement or soil stabilization in addition to the pavement sections shown below. Sub grade preparation shall be in accordance with ODOT 201, 203 and 204.

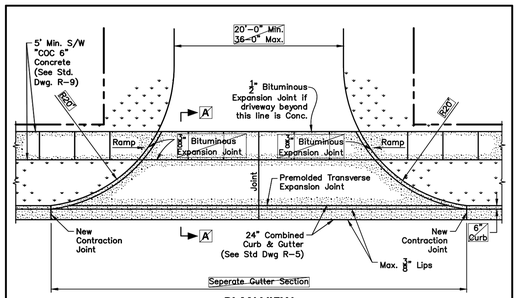
Deviations:
If deviation from this standard is requested by a Developer/Engineer, they shall submit a pavement design according to the current ODOT Pavement Design Guide to the City Engineer for review and approval.

Approved By:
City Engineer, EMH&T Inc
City Service Director

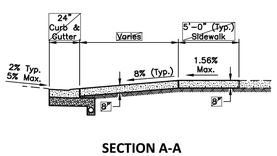
STANDARD DIMENSIONS FOR **PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
May 2018		R-18 Sheet 1/2



DETAIL NOTES
1. Concrete for driveway shall be Columbus "COC 6" or "COC MS", Air Entrained Concrete w/57 Limestone Aggregate and 715 lbs. of cement per C.Y., maximum 4-in slump, broom finish with edge trowel. No Fly Ash or GGBFS in concrete. Contraction joints as shown, sawn not less than 3-in deep.
2. Contractor is responsible for protecting adjacent driveway, sidewalk, underdrain, and street lighting cable and replacement of same if damaged due to Contractor's work.
3. See Sidewalk Detail Drawing R-9 & R-10 for joint spacing and Curb Ramp Drawings R-10A, R-10B, & R-10C for Curb Ramp specifications.
4. The 6-in curbing along the radii shall be considered part of the drive approach.
5. Drive apron, sidewalk across approach, integral or straight curb, and curb & gutter adjacent to street shall be included in the price bid for these items.



Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR **STANDARD ALLEY/ ACCESS DRIVE APPROACH**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
May 2018		R-12

COLLECTOR (R-15), SECONDARY (R-16), PRIMARY ARTERIAL (R-17)

Collector, Secondary and Primary Arterial streets are identified on the City's Thoroughfare Map adopted April 19, 2003. Standard typical sections will be based on the respective standard drawings.

Collector Streets (R-15) is a 36-ft pavement section with curb and gutter and a 70-ft right-of-way width. This section shall be used on streets identified as collector street on the Thoroughfare Map or as determined by the City.

Secondary Streets (R-16) is a 44-ft pavement section with curb and gutter and an 80-ft right-of-way width. This section shall be used on streets identified as a secondary street on the Thoroughfare Map or as determined by the City.

Primary Arterial Streets (R-17) is a 68-ft pavement section with curb and gutter and a 100-ft right-of-way width. This section shall be used on streets identified as a primary arterial street on the Thoroughfare Map or as determined by the City.

Collector, Secondary and Primary Roadway Pavement Options:
The Developer is required to submit a traffic study showing a 20 year projection for ADT's for each proposed street along with a soils report showing a soaked CBR result with the draft plan submission. The Design Engineer shall submit a pavement design in accordance with the current ODOT Pavement Design Guide to the City Engineer for review and approval.

GENERAL PAVEMENT REQUIREMENTS FOR ALL ROADWAYS:

Testing and Acceptance:
Prior to acceptance of pavement, the City Engineer will perform core samples every 200-ft to verify thickness and material compliance. Pavement thickness as stated above or provided by the City Engineer shall be considered a minimum requirement. Maximum acceptable tolerance is 1/2-in for under performance of the entire pavement section thickness and/or any component thereof.
No credit will be given for cores which exceed the minimum requirements.

The City will not accept pavement sections that fail to meet the minimum requirements of thickness and/or are not in conformance with the applicable City of Columbus specifications. Unacceptable pavement sections must be removed and replaced from the lip of curb to lip of curb. All saw cuts must be a neat and straight line cut perpendicular to the direction of travel at each end.

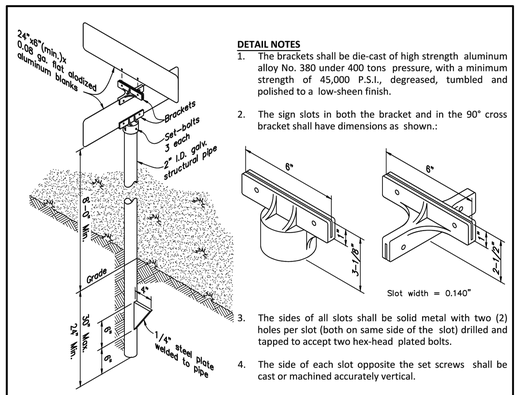
Applicability:
This policy will be applied to all proposed residential developments submitting for plan review.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR **PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
Nov. 2014		R-18 Sheet 2/2



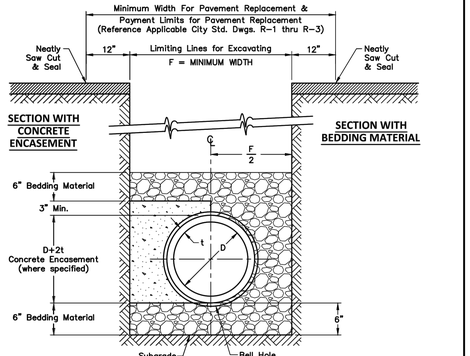
DETAIL NOTES
1. The brackets shall be die-cast of high strength aluminum alloy No. 380 under 400 tons pressure, with a minimum strength of 45,000 P.S.I., degreased, tumbled and polished to a low-sheen finish.
2. The sign slots in both the bracket and in the 90° cross bracket shall have dimensions as shown.:
3. The sides of all slots shall be solid metal with two (2) holes per slot (both on same side of the slot) drilled and tapped to accept two hex-head plated bolts.
4. The side of each slot opposite the set screws shall be cast or machined accurately vertical.
5. The skirt of the post cap bracket shall be drilled and tapped for three (3) bolts, no two of which shall be spaced less than 90° or more than 135° from each other.
6. Sign facing shall be scotchlite reflective sheeting, green in color with 4-in x 1/2-in street name letters and 2-in x 1/4-in designation letters (such as RD., ST., AVE., BLVD., DR., etc.). All letters shall be silver scotchlite reflective surface.
7. The post shall be set plumb in all directions and the signs at right angles to the post.
8. All street signs shall be installed in locations as shown on the street plans, in accordance with these specifications and prior to acceptance of the streets by the City.
9. The developer may make arrangements with the Street Superintendent to furnish and install the signs. All costs shall be paid by the developer.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR **STREET NAME SIGN**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
Nov. 2014		R-19



DETAIL NOTES
1. Sections symmetrical about center line.
2. Dimensions are expressed in inches.
3. Encasement to be "COC 6" Concrete, Columbus CMS Item 499.
4. Bedding material to be No. 57 crushed limestone. No recycled concrete will be permitted.
5. Concrete encasement to be used where shown or specified.
6. When in pavement, replacement limits shall be neatly saw cut and sealed per Columbus CMS Item 423.

D-in	F-in	D-in	F-in
6	30	24	48
8	30	27	52
10	30	30	56
12	32	36	64
15	36	42	72
18	40	48	80
21	44	60	96

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR **TYPE 1 BEDDING FOR FLEXIBLE SEWER PIPE**

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised	Date	Drawing No.
May 2018		SA-1/ST-1

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED
PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Site Details

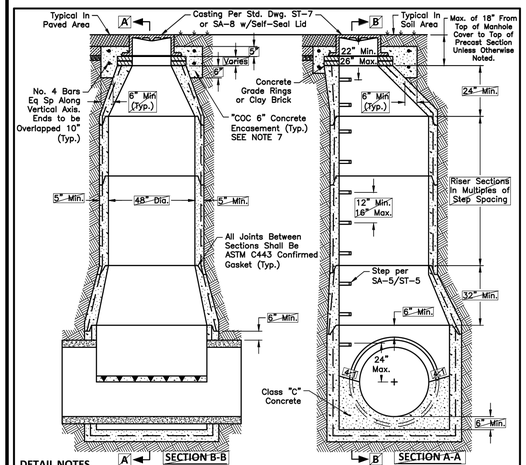
DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---

CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C702

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



DETAIL NOTES

1. Joints and connections shall be per Columbus CMS Item 604.06.
2. Manholes shall be in accordance with ASTM C-478.
3. Precast walls shall have a Min. thickness of 5-in and be sufficiently reinforced to permit shipping and handling without damage.
4. Finish manhole channel according to Standard Drawing SA-5/ST-5.
5. See table for manhole base diameter.
6. Manholes must be set on foundation of crushed No. 57 limestone, 6-in Min. thickness.
7. Only sanitary manholes shall require a concrete collar, unless otherwise specified.

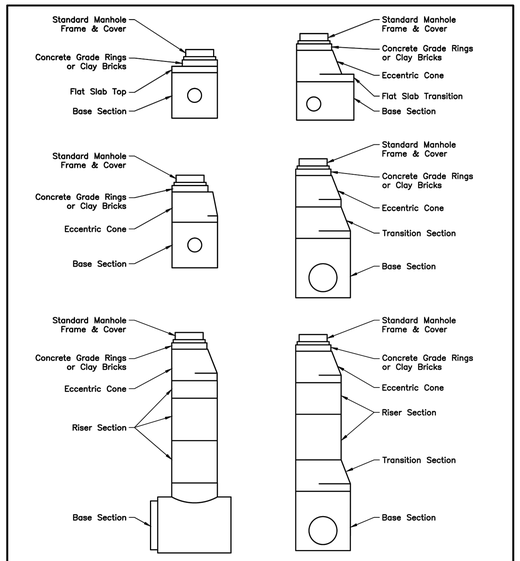
MANHOLE BASE I.D. (INCHES)	MAXIMUM PIPE O.D. STRAIGHT PIPE (INCHES)	MAXIMUM PIPE O.D. RIGHT ANGLE (INCHES)
48	31	25
60	42	32
72	51	38
84	–	44
96	–	50

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPE "C" MANHOLE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		SA-3/ST-3

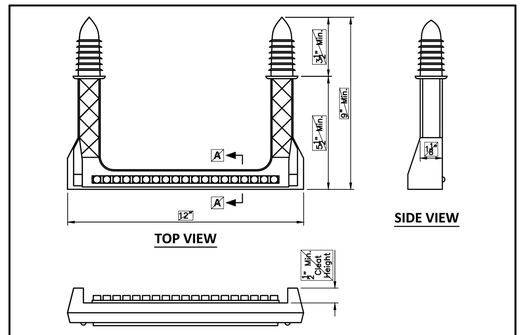


Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
PRECAST MANHOLES

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		SA-4/ST-4



DETAIL NOTES:

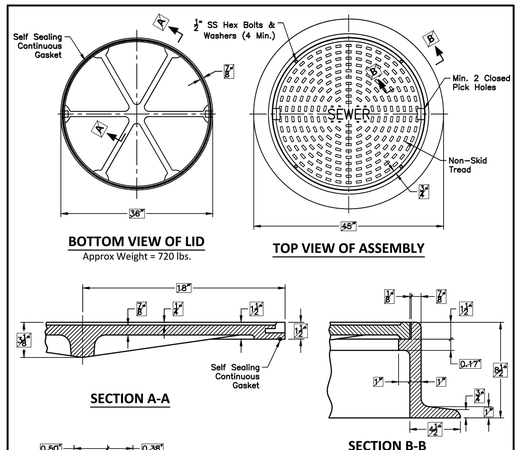
1. Steps shall meet the requirements of ASTM C-478, and shall be installed with a uniform vertical spacing of 12-in to 16-in
2. Steps installed in existing structures shall be set in a quick setting non-shrink epoxy.
3. Steps shall conform to material requirements of Columbus CMS 711.31. All steps shall have a depressed tread or 1/2-in minimum cleat height at the ends.
4. The Engineer may require Contractor to test load a maximum of one step per manhole to a proof load of 400 lbs. in direct pull. The equipment and method used shall meet the approval of the engineer. If the selected step fails the pull out test, the remaining steps in that manhole shall also be tested. All steps not passing the pullout test shall be removed and a new step installed and tested to the satisfaction of the Engineer. Cost of testing shall be incidental to the unit price bid for the manhole.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
MANHOLE STEP

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		SA-6/ST-6



DETAIL NOTES:

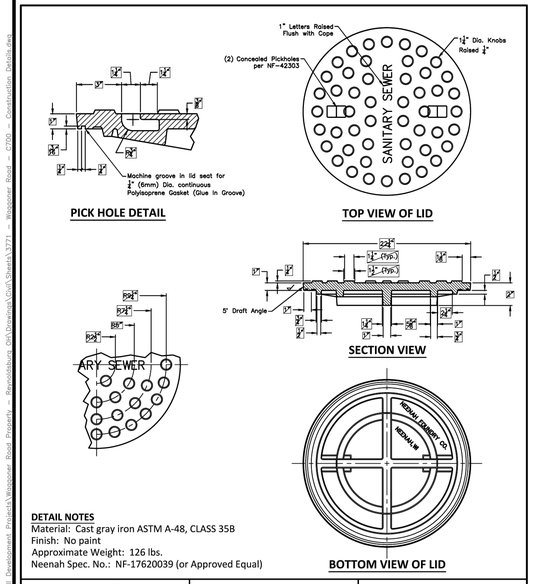
1. Frames, grates, and covers shall meet the requirements of Columbus CMS 604.02 and AASHTO M 306.
2. Approximate weight = 240 lbs.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
36-in MANHOLE FRAME & COVER FOR SANITARY MANHOLE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		SA-7



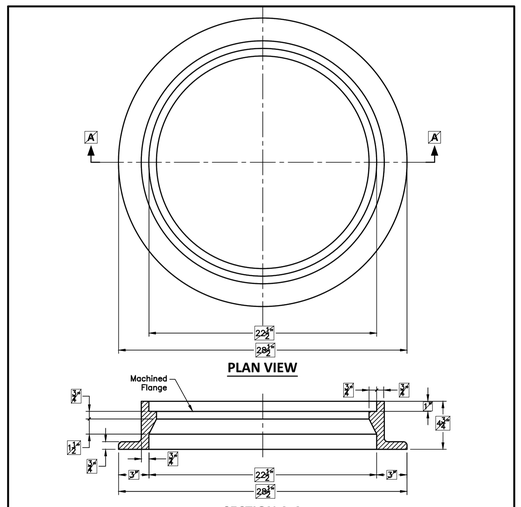
DETAIL NOTES
Material: Cast gray iron ASTM A-48, CLASS 35B
Finish: No paint
Approximate Weight: 126 lbs.
Neenah Spec. No.: NF-17620039 (or Approved Equal)

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
LID FOR TYPE "C" SANITARY MANHOLE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		SA-8



DETAIL NOTES

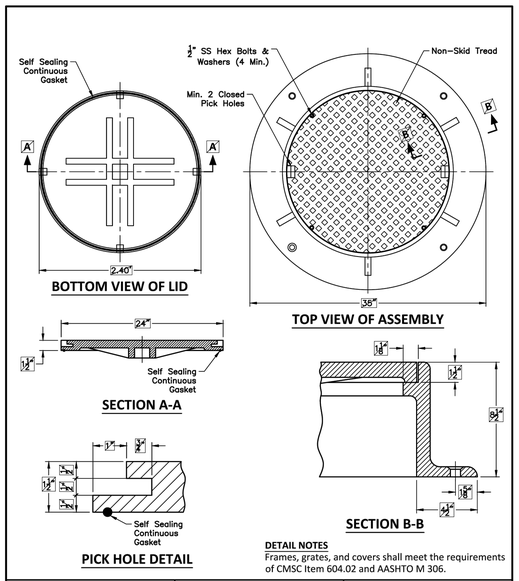
1. Shall only be used if approved by Engineer.
2. Frames, grates, and covers shall meet requirements of Neenah R-1916 and Neenah 6461/6462.
3. Approximate Weight: 125 lbs.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
MODIFIED HEIGHT MANHOLE FRAME GROUND RIM

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		SA-9



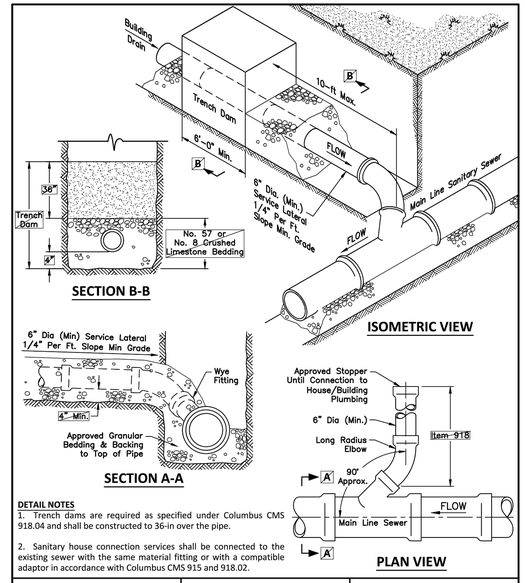
DETAIL NOTES
Frames, grates, and covers shall meet the requirements of CMSC Item 604.02 and AASHTO M 306.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
24-in BOLT-DOWN FRAME & COVER

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		SA-10



DETAIL NOTES

1. Trench dams are required as specified under Columbus CMS 918.04 and shall be constructed to 36-in over the pipe.
2. Sanitary house connection services shall be connected to the existing sewer with the same material fitting or with a compatible adaptor in accordance with Columbus CMS 915 and 918.02.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL SANITARY SERVICE CONNECTION, RISER, AND CLEANOUT

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		SA-11 Sheet 1/2

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

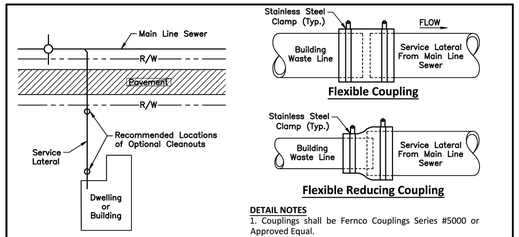
Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C703

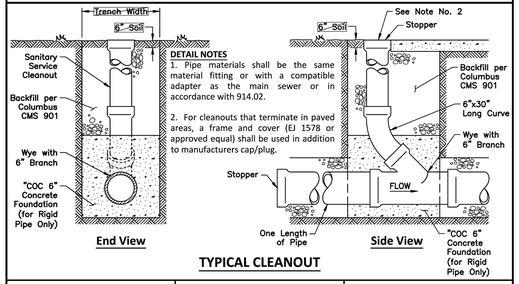
Attachment: 3771 - Wilson Ridge - LD Set (2) (Appr# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



DETAIL NOTES

1. Couplings shall be Fernco Couplings Series #5000 or Approved Equal.
2. For PVC to PVC Connections, Hard Fittings shall be used.

ALLOWABLE PIPE CONNECTIONS - SANITARY LATERAL TO BUILDING WASTE LINE

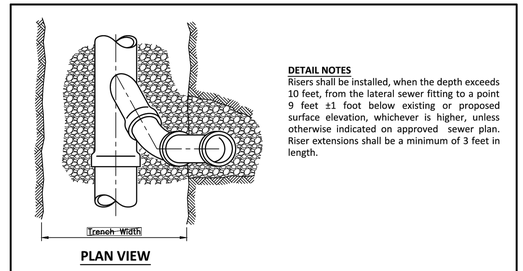


DETAIL NOTES

1. Pipe materials shall be the same material fitting or with a compatible adapter as the main sewer or in accordance with 914.02.
2. For cleanouts that terminate in paved areas, a frame and cover (EJ 1578 or approved equal) shall be used in addition to manufacturers cap/plug.

TYPICAL CLEANOUT

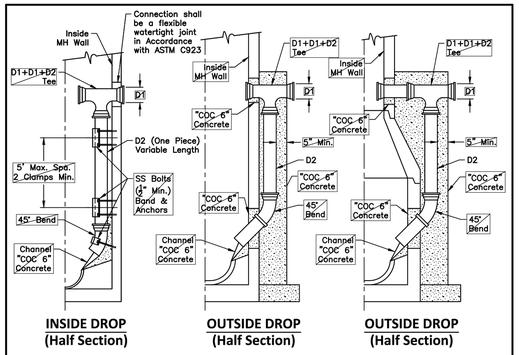
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL SANITARY SERVICE CONNECTION, RISER, AND CLEANOUT**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 — Drawing No.: SA-11 Sheet 2/2



DETAIL NOTES

Risers shall be installed, when the depth exceeds 10 feet, from the lateral sewer fitting to a point 9 feet ±1 foot below existing or proposed surface elevation, whichever is higher, unless otherwise indicated on approved sewer plan. Riser extensions shall be a minimum of 3 feet in length.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL SERVICE RISER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: SA-12

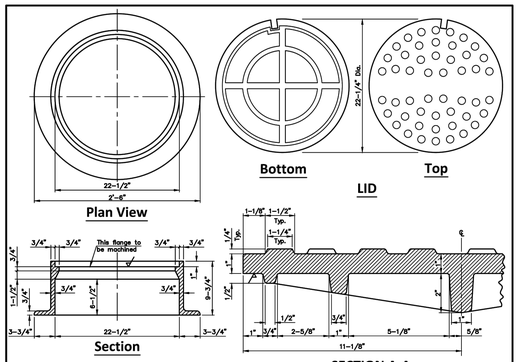


DETAIL NOTES

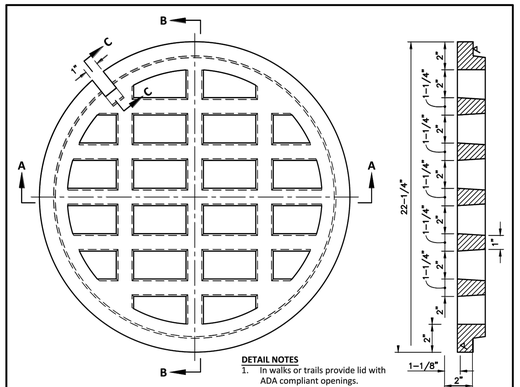
1. Drop is required when invert differential is 24 inches or greater.
2. Height of drop pipe is to be shown on the plans or will be determined at the time of construction.
3. All work and materials required to construct the inside or outside drop shall be included for payment under Columbus CMS Item 604, or Item 901.
4. Unless otherwise required by the plans an outside drop will only be constructed on new manholes.
5. Materials for the tee, drop pipe and bend shall be of one type and be one of the following; Inside Drop: Cast-iron or PVC. Outside Drop: Cast Iron, VCP, or PVC.
6. Outside drop pipes require a 5-in thick (minimum) "COC 6" Concrete encasement on three sides of pipe and shall be tied to manhole wall with 5/8-in Stainless Steel-"U" rods x 5-in long @ 12-inches.
7. Inside drop may be used on new construction provided that 60-in base and riser sections are used.
8. For existing manholes, wall penetrations shall be cored and booted as appropriate.

PIPE DIAMETER	
D1	D2
8"	8"
10"	10"
12"	12"
15"	12"
18"	12"
21"	12"
24"	12"

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INSIDE DROP & OUTSIDE DROP FOR MANHOLES**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 — Drawing No.: SA-13



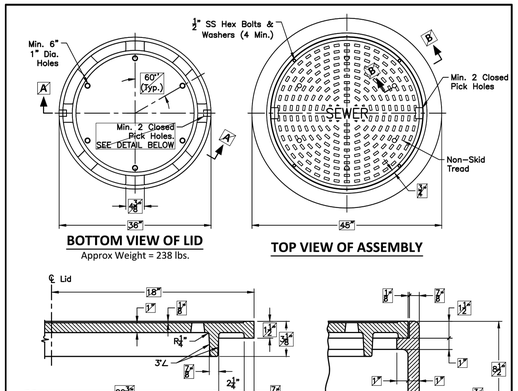
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**24-in CAST IRON FRAME & COVER FOR STORM MANHOLE**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-7



DETAIL NOTES

1. In walks or trails provide lid with ADA compliant openings.
2. "Dump No Waste, Drains to River" shall be cast into all castings.

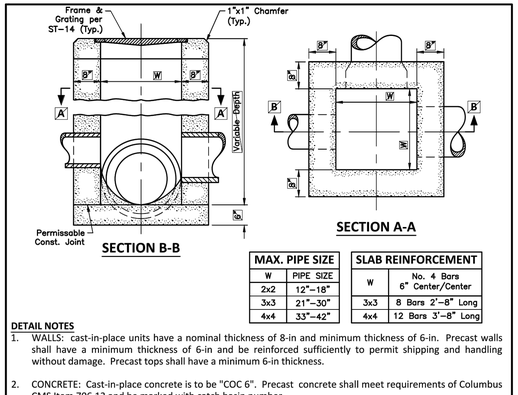
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**GRATED LID FOR STORM MANHOLE**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-8



DETAIL NOTES:

1. Frames, grates, and covers shall meet the requirements of Columbus CMS Item 604.02 and AASHTO M 306.
2. Approximate Weights: Frame 485 lbs., Lid 238 lbs.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**36-in MANHOLE FRAME & COVER FOR STORM MANHOLE**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-9



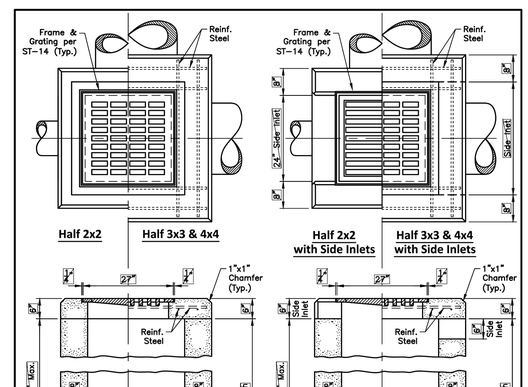
MAX. PIPE SIZE	
W	PIPE SIZE
2x2	12"–18"
3x3	21"–30"
4x4	33"–42"

SLAB REINFORCEMENT	
W	No. 4 Bars 6" Center/Center
3x3	8 Bars 2'-8" Long
4x4	12 Bars 3'-8" Long

DETAIL NOTES

1. WALLS: cast-in-place units have a nominal thickness of 8-in and minimum thickness of 6-in. Precast walls shall have a minimum thickness of 6-in and be reinforced sufficiently to permit shipping and handling without damage. Precast tops shall have a minimum 6-in thickness.
2. CONCRETE: Cast-in-place concrete is to be "COC 6". Precast concrete shall meet requirements of Columbus CMS Item 706.13 and be marked with catch basin number.
3. PRECAST BASE: If a precast base is used it shall be placed deep enough so that the top 6-in can be adjusted to provide the grate elevation specified in plans or to allow positive drainage.
4. MINIMUM DEPTH: Minimum depth shall be the outside diameter (O.D.) of the outlet pipe plus 4-in.
5. STEPS: Steps shall be provided where depth exceeds 4-ft and shall meet requirements of ST-6.
6. INLETS OVER 12-ft DEPTH: Precast or cast-in-place shall be reinforced with No. 4 bars on 12-in centers. vertical & horizontal 6. Bars shall have 2-in clearance from inside wall face.
7. REINFORCEMENT: Top reinforcing bars shall be No. 4 Bars on 6-in centers. (see Slab Reinforcement Chart).
8. Flowline of a pipe discharging water into a catch basin shall be arranged whenever possible to have the top of such pipe to be at least as high as the top of the outlet pipe.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**STANDARD CATCH BASIN**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 — Drawing No.: ST-13 Sheet 2/2



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**STANDARD CATCH BASIN**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-13 Sheet 1/2

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal

STATE OF OHIO — GARY SHEFFLER JR. E-87291 — REGISTERED PROFESSIONAL ENGINEER

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:

Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Site Details

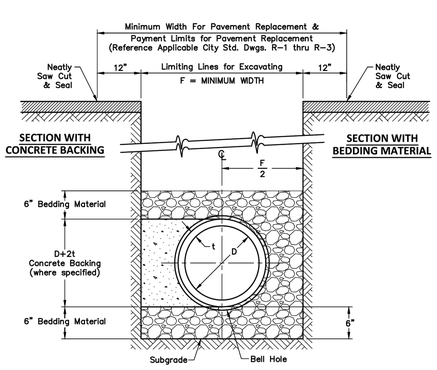
DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

C704

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



DETAIL NOTES

1. Sections symmetrical about center line.
2. Dimensions are expressed in inches.
3. Backing to be "COC 6" Concrete, Columbus CMS Item 905.
4. Bedding material to be No. 57 crushed limestone. No recycled concrete will be permitted.
5. Concrete Backing to be used where shown or specified.
6. When in pavement, replacement limits shall be neatly saw cut and sealed per Columbus CMS Item 423.

D-in	F-in
6	30
8	30
10	30
12	32
16	36
20	44
24	48

Approved By:
City Engineer, EMH&T Inc
City Service Director

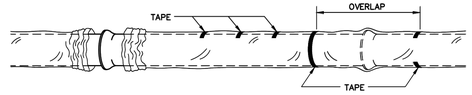
STANDARD DIMENSIONS FOR
TYPE I BEDDING FOR FLEXIBLE WATER PIPE (6-in to 10-in) & DUCTILE IRON WATER PIPE (6-in to 24-in)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		WA-1

MATERIAL SPECIFICATIONS PER AWWA C-105 LINEAR LOW-DENSITY POLYETHYLENE FILM WITH MIN. 8 MIL. THICKNESS, MADE FROM VIRGIN POLYETHYLENE ONLY.

TUBE SIZE REQUIRED									
Pipe Diameter	3"	4"	6"	8"	10"	12"	16"	20"	24"
Min. Flat Tube Width (inches)	14	14	16	20	24	27	34	41	54



THE FOLLOWING METHOD ILLUSTRATES THE PROCEDURE FOR APPLYING POLYETHYLENE:
Cut polyethylene tube to a length approximately two feet longer than the length of the pipe section, slip the tube around the pipe, centering it to provide a one-foot overlap on each adjacent pipe section, and bunching it accordion fashion lengthwise until it clears the pipe ends.

Lower the pipe into the trench and make the pipe joint with the preceding section of pipe. A shallow bell hole must be made at the joints to facilitate installation of the polyethylene tube.

After assembling the pipe joint, make the overlap of the polyethylene tube, pull the bunched polyethylene from the preceding length of pipe, slip it over the end of the new length of pipe and secure it in place. Then slip the end of the polyethylene from the new pipe section over the end of the preceding length of pipe, secure the overlap in place, take up the slack width to make it snug, but not too tight, fit along this barrel of pipe, securing the fold at quarter points.

Repair any rips, punctures, or other damage to the polyethylene with adhesive tape or with a short length of the polyethylene tube cut open, wrapped around the pipe, and secured in place. Proceed with installation of the next section of pipe in the same manner.

PIPE-SHAPED APPURTENANCES:
Bends, reducers, offsets and other pipe-shaped appurtenances shall be covered in the same manner as the pipe.

JUNCTIONS BETWEEN WRAPPED AND UNWRAPPED PIPE:
Where polyethylene wrapped pipe joins a pipe which is not wrapped, extend the polyethylene tube to cover the unwrapped pipe a distance of at least two feet. Secure the end with circumferential turns of tape.

ODD SHAPED APPURTENANCES:
Valves, tees, crosses and other odd-shaped pieces which cannot be wrapped practically in a tube shall be wrapped with a flat sheet or split length of polyethylene tube. The sheet shall be passed under the appurtenance and brought up around the body. seams shall be made by bringing the edges together, folding over twice, and tapping down. Slack width and overlaps at joints shall be handled as described above. Tape polyethylene securely in place at valve stem and other penetrations.

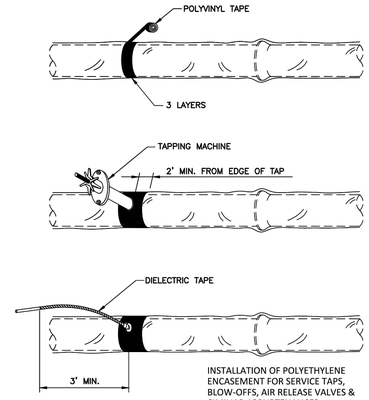
BACKFILL FOR POLYETHYLENE WRAPPED PIPE:
Backfill material shall be the same as specified for pipe without polyethylene wrapping. Special care should be taken to prevent damage to the polyethylene wrapping when placing backfill, backfill material should be free of cinders, refuse, boulders, rocks, stones or other material that could damage polyethylene.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
INSTALLATION OF POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-2



INSTALLATION OF POLYETHYLENE ENCASEMENT FOR SERVICE TAPS, BLOW-OFFS, AIR RELEASE VALVES & SIMILIAR APPURTENANCES

OPENINGS FOR SERVICE TAPS, BLOW-OFFS, AIR RELEASE VALVES AND SIMILIAR APPURTENANCES SHALL BE MADE OF:

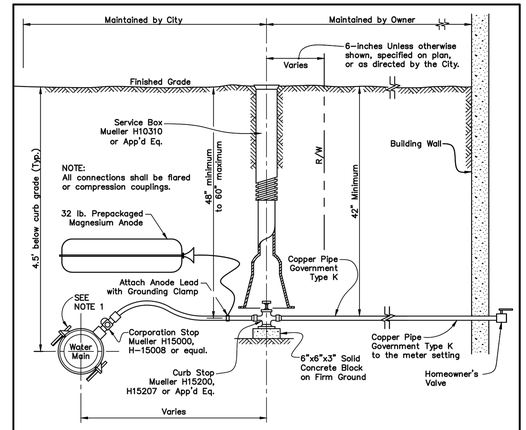
1. Wrapping (3) three layers of polyvinyl - compatible adhesive tape completely around the pipe to cover the area where the tapping machine and chain will be mounted, extending a minimum of 2-in beyond the mounting surface.
2. Inspect the entire circumferential area for damage and make any necessary repairs with tape.
3. Mount the tapping machine on the pipe area covered by the tape and make the tap and install the corporation stop directly through the tape and polyethylene.
4. To minimize the possibility of dissimiliar metal corrosion at service connections, wrap the corporation stop and a minimum clear distance of three feet of the copper service with polyethylene or a suitable dielectric tape.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
INSTALLATION OF POLYETHYLENE ENCASEMENT FOR SERVICE TAPS, AIR RELEASE VALVES, BLOW-OFFS, & SIMILAR APPURTENANCES

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-3



DETAIL NOTES

1. All service connections to plastic water mains shall be made with all stainless steel service saddles meeting the following minimum specifications: Constructed of 304 Stainless Steel Sleeve and Bolts, Neoprene Gasket, CC Threaded Outlets.
2. All services 2-in and under shall be Type "K" Copper meeting the requirements of Columbus CMS Item 805.03.

WORKING PRESSURES

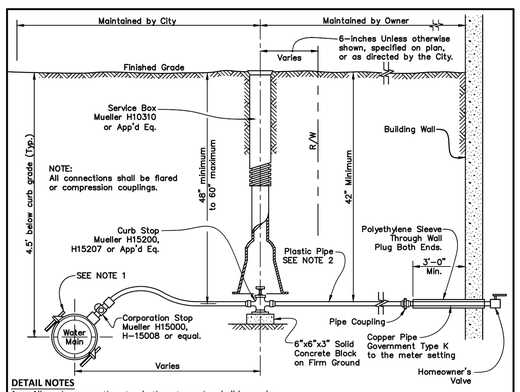
NOMINAL SIZE	WORKING PRESSURE (psi 73.4°F)	LONG-TERM DESIGN STRENGTH (psi)	MINIMUM BURSTING PRES. (psi)
3/4" C.T.S	200	630	630
1" C.T.S	200	630	630
1-1/2" C.T.S	200	630	630
2" C.T.S	200	630	630

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
3/4-in THROUGH 2-in COPPER WATER SERVICE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		WA-4



DETAIL NOTES

1. All service connections to plastic water mains shall be made with all stainless steel service saddles meeting the following minimum specifications: Constructed of 304 Stainless Steel Sleeve and Bolts, Neoprene Gasket, CC Threaded Outlets.
2. Plastic water service tubing shall be manufactured from high density polyethylene water service tubing, PE3408, manufactured and tested under ASTM D-2737 & D-3350, AWWA C-901 and NSF certified under standards NSF-14 and NSF-61. Furthermore, the polyethylene material from which the tubing is extracted shall have a minimum cell classification of 345444C as per the requirements of ASTM D-3350 and a hydraulic design basis (HDB) of 1,000 psi @ 140°F as certified by the Plastic Pipe Institute (PPI).
3. Contractor shall install HDPE pipe stiffeners at all critical joining locations (corp. stop, curb stop, couplings, and valves).

APPROVED PLASTIC PIPE SUPPLIERS:
1. Driscopipe Ultraline 5100 Water Tubing 3408
2. Endot Premium PE3408
3. Oil Creek Aqua-Jet K44-08 PE3408
4. Silverline Sil-O-Flex CTS PE 3408 SDR 9 PR.200 PSI

WORKING PRESSURES

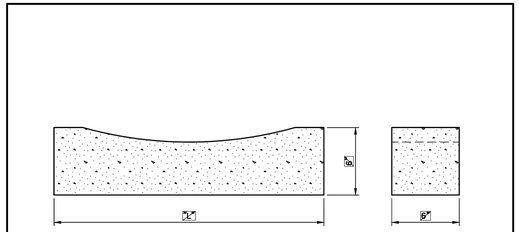
NOMINAL SIZE	WORKING PRESSURE (psi 73.4°F)	LONG-TERM DESIGN STRENGTH (psi)	MINIMUM BURSTING PRES. (psi)
3/4" C.T.S	200	630	630
1" C.T.S	200	630	630
1-1/2" C.T.S	200	630	630
2" C.T.S	200	630	630

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
3/4-in THROUGH 2-in PLASTIC WATER SERVICE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		WA-4A



SIZE OF VALVE	"L"	VOLUME CU-FT
6"	17"	0.36
8"	20"	0.42
12"	24"	0.50
16"	30"	0.63
20"	36"	0.75
24"	42"	0.88

DETAIL NOTES

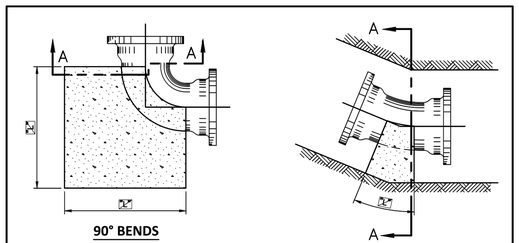
1. All concrete shall be "COC 6" as specified under the City of Columbus CMS.
2. Concrete shall not cover or obstruct access to installation bolts or assembly bolts nor prevent the removal of same.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
CONCRETE VALVE SUPPORTS

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		WA-5



DETAIL NOTES

1. All concrete shall be "COC 6" as specified under the City of Columbus CMS.
2. Steel will be used as required by Engineer.
3. SEE DWG. WA-7 FOR BACKING OF VERTICAL BENDS.
4. Concrete shall not cover or obstruct access to bolts nor prevent removal of same, if mechanical joints are employed.
5. Form inspection by Engineer required prior to pouring concrete.
6. Concrete shall be placed against firm, undisturbed ground.

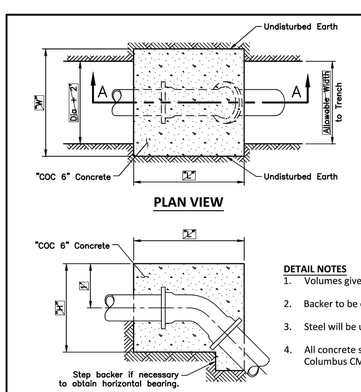
SIZE OF PIPE	DEGREE OF BEND											
	11.25°			22.5°			45°			90°		
	L	D	Vc.f.	L	D	Vc.f.	L	D	Vc.f.	L	D	Vc.f.
6"	4"	3"	0.1	6"	4"	0.2	10"	4"	0.3	10"	4"	0.3
8"	5"	4"	0.2	9"	5"	0.4	14"	5"	0.6	14"	5"	0.6
12"	8"	6"	0.5	12"	7"	0.7	20"	8"	1.4	18"	9"	1.7
16"	9"	8"	0.7	16"	9"	1.4	24"	12"	2.7	25"	11"	4.0
20"	14"	12"	1.8	24"	14"	3.6	36"	18"	6.8	32"	18"	10.7
24"	18"	16"	3.4	32"	18"	6.7	36"	32"	13.4	41"	26"	25.6

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
CONCRETE BACKING FOR HORIZONTAL BENDS

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		WA-6



DETAIL NOTES

1. Volumes given in cubic feet.
2. Backer to be centered horizontally on bend.
3. Steel will be used as required by the Engineer.
4. All concrete shall be "COC 6" as specified by Columbus CMS.

PIPE SIZE	DEGREE OF BEND															
	11 1/4°				22 1/2°				45°				90°			
	L	W	H	VOL.	L	W	H	VOL.	L	W	H	VOL.	L	W	H	VOL.
3"	12"	18"	12"	1.5	13"	25"	16"	3.0	18"	30"	19"	5.9	25"	30"	24"	10.4
4"	12"	24"	16"	2.6	16"	30"	18"	5.0	22"	36"	24"	11.0	27"	48"	25"	18.7
6"	12"	48"	18"	6.0	15"	43"	36"	13.4	30"	55"	24"	22.9	37"	54"	36"	41.6
8"	12"	63"	24"	10.5	18"	57"	34"	20.2	36"	57"	33"	39.2	47"	60"	46"	75.0
12"	20"	54"	36"	22.6	37"	62"	37"	49.0	48"	62"	51"	87.9	66"	66"	66"	166.4
16"	31"	65"	38"	44.3	60"	65"	39"	88.1	65"	65"	65"	159.2	72"	96"	72"	288.0
20"	45"	70"	40"	72.8	56"	70"	60"	136.2	72"	76"	78"	247.0	86"	108"	84"	451.8
24"	41"	72"	54"	92.3	67"	74"	69"	198.0	88"	84"	84"	359.1	96"	120"	96"	640.0

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
CONCRETE BACKING FOR VERTICAL BENDS (OVER BENDS ONLY)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		WA-7

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
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04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

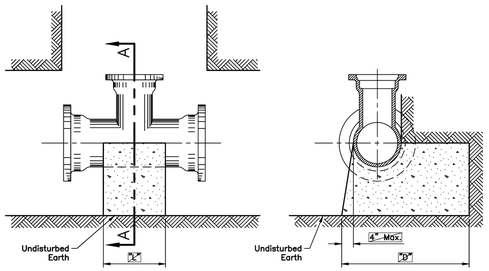
Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C705

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



PLAN VIEW **SECTION A-A**

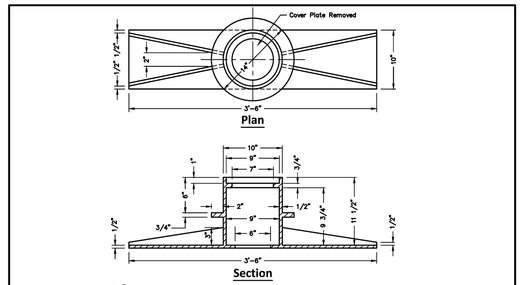
DETAIL NOTES
1. All concrete shall be "COC 6" as specified under the Columbus CMS.
2. Steel will be used as required by Engineer.
3. Concrete shall not cover or obstruct access to bolts, nor prevent removal of same, if mechanical joints are employed.

RUN	BRANCH									
	6"		8"		12"		16"		20"	
	L	D	L	D	L	D	L	D	L	D
6"	16"	7"								
8"	14"	8"	18"	12"						
12"	9"	12"	18"	12"	24"	18"				
16"	8"	16"	14"	16"	28"	16"	30"	26"		
20"	8"	20"	10"	20"	22"	20"	36"	22"	36"	42"
24"	8"	24"	9"	24"	19"	24"	33"	24"	62"	24"

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
CONCRETE BACKING FOR TEES

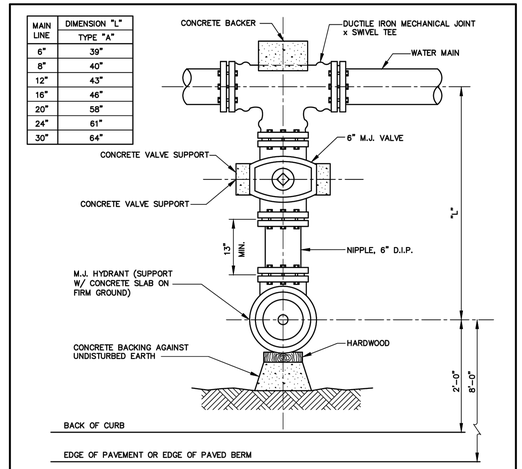
CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: May 2018 | Drawing No.: WA-8



Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
HEAVY DUTY VALVE BOX (TRAFFIC TYPE)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: WA-9



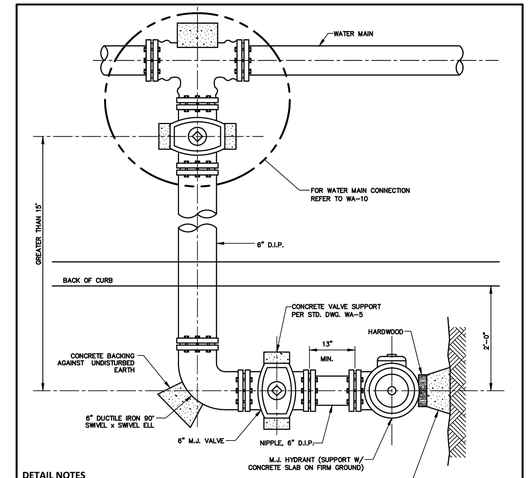
MAIN LINE	DIMENSION "L" TYPE "A"
6"	39"
8"	40"
12"	43"
16"	46"
20"	58"
24"	61"
30"	64"

DETAIL NOTES
1. Fire hydrant shall have a maximum bury of 7-ft. modification of the hydrant lead to meet this requirement shall be in that section from the valve to the hydrant as per Standard Detail WA-13.
2. Fire hydrants shall be set a minimum of 6-ft from all driveway openings.
3. Tee used to connect hydrant lead to water main is included in cost of Columbus CMSC Item 809, Fire Hydrant.
4. All new fire hydrants shall have a Storz Permanent Hydrant Adapter with Cap installed on the hydrant outlet. Harrington, Inc. Model HPHA 40 or approved equal.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL TYPE "A" FIRE HYDRANT

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: WA-10

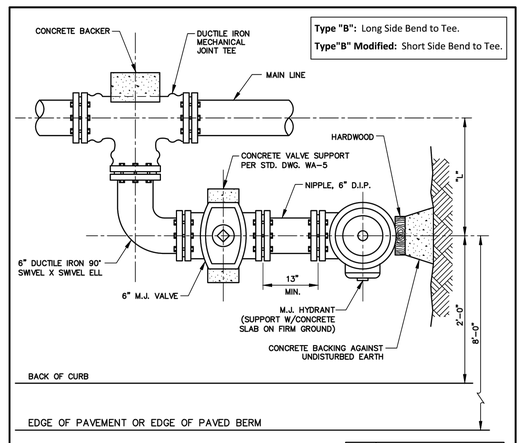


DETAIL NOTES
1. Fire hydrant shall have a maximum bury of 7-ft. modification of the hydrant lead to meet this requirement shall be in that section from the valve to the hydrant as per Standard Detail WA-13.
2. Fire hydrants shall be set a minimum of 6-ft from all driveway openings.
3. Tee used to connect the hydrant lead to water main is included in cost of Columbus CMSC Item 809, Fire Hydrant.
4. All new fire hydrants shall have a Storz Permanent Hydrant Adapter with Cap installed on the hydrant outlet. Harrington, Inc. Model HPHA 40 or approved equal.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL TYPE "A" FIRE HYDRANT SETTINGS (DOUBLE VALVE SET UP IN CURB)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: WA-11



Type "B": Long Side Bend to Tee.
Type"B" Modified: Short Side Bend to Tee.

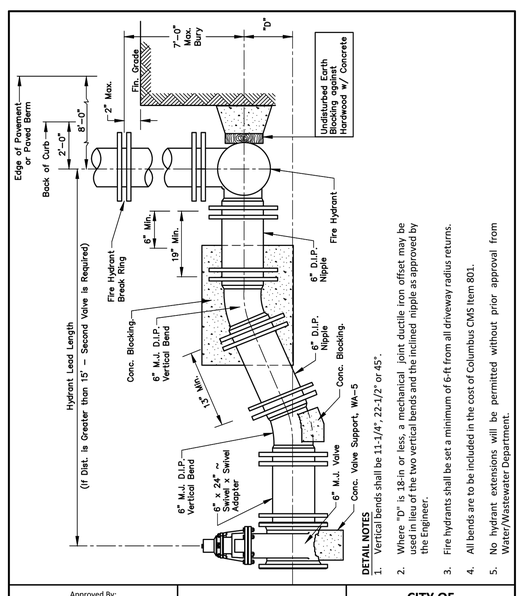
DETAIL NOTES
1. Fire hydrant shall have a maximum bury of 7-ft. Modification of the hydrant lead to meet this requirement shall be in that section from the valve to the hydrant as per Standard Detail WA-13.
2. Fire hydrants shall be set a minimum of 6-ft from all driveway openings.
3. Tee used to connect hydrant lead to water main is included in cost of Columbus CMSC Item 809, Fire Hydrant.
4. All new fire hydrants shall have a Storz Permanent Hydrant Adapter with Cap installed on the hydrant outlet. Harrington, Inc. Model HPHA 40 or approved equal.

MAIN LINE	DIMENSION "L" TYPE "B"	TYPE "B" MOD.
6"	24"	19"
8"	25"	20"
12"	28"	23"
16"	31"	26"
20"	33"	28"
24"	36"	31"
30"	39"	34"

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL FIRE HYDRANT SETTING TYPE "B" & TYPE "B" MODIFIED FOR MECHANICAL JOINT TEES

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: WA-12

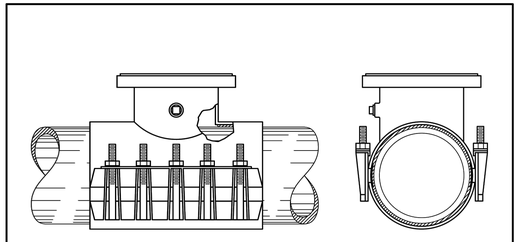


DETAIL NOTES
1. Vertical bends shall be 11-1/4°, 22-1/2° or 45°.
2. Where "D" is 18-in or less, a mechanical joint ductile iron offset may be used in lieu of the two vertical bends and the inclined nipple as approved by the Engineer.
3. Fire hydrants shall be set a minimum of 6-ft from all driveway radius returns.
4. All bends are to be included in the cost of Columbus CMS Item 801.
5. No hydrant extensions will be permitted without prior approval from Water/Wastewater Department.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL FIRE HYDRANT SETTING (TO ELIMINATE EXCESSIVE BURY)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: WA-13



DETAIL NOTES
Stainless Steel Tapping Sleeves shall be used when tapping PVC C900 or Asbestos-Cement Water Main. Direct taps may be made to Ductile Iron or Cast Iron Water Main if expressly approved by the City.

Tapping Sleeves shall meet or exceed the following minimum specifications:

Shell: 304 Stainless Steel

Lugs: 304 Stainless Steel

Bolts, Nuts, Washers: 304 Stainless Steel

Flange: 304 Stainless Steel

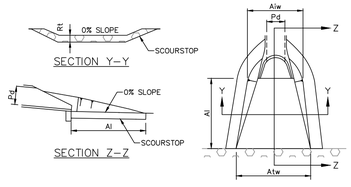
Gasket: Compound for Water Service

Tapping Sleeves shall be Ford Style FTSS, JCM 432 or equivalent.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
STAINLESS STEEL TAPPING SLEEVE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: WA-15



NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1
SCOURSTOP TRANSITION MAT AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL
NOT TO SCALE

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
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Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Site Details

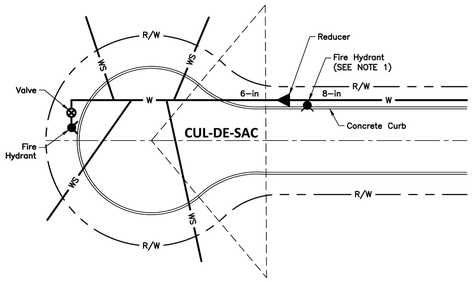
DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C706

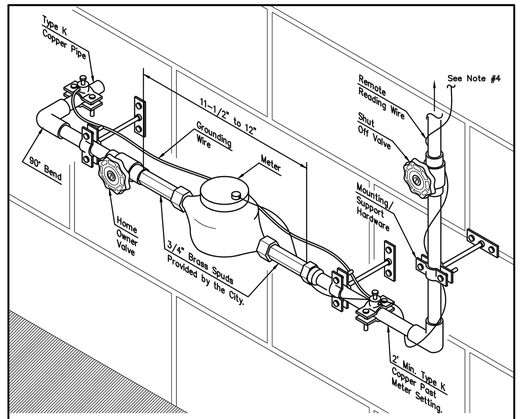
Attachment: 3771 - Wilson Ridge - LD Set (2) (Appr 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Plotted: Feb 08, 2022 By: Bud Sheffler Document Path: N:\Projects\3771 Wilson Ridge Development\Drawings\Civil\Waggoner Road Plans\3771 - Waggoner Road - C700 - Construction Details.dwg



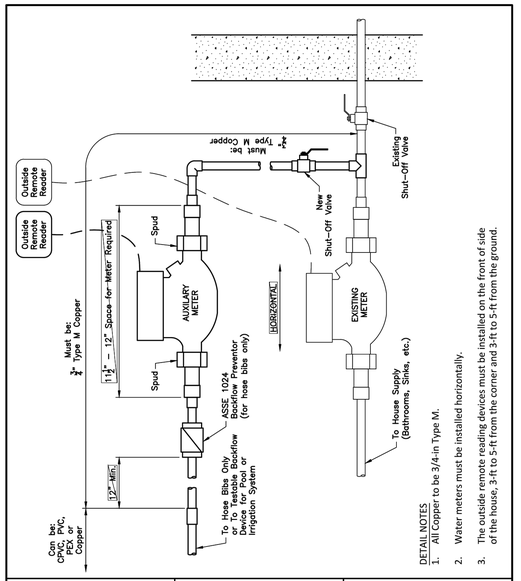
DETAIL NOTES
1. Fire Hydrant to be located at or near the beginning of the curve.
2. Water services shall be constructed in accordance with Standard Construction Drawing WA-4. A maximum of five (5) water services may be installed in the 2-in Water Main.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**WATER SERVICE IN CUL-DE-SACS**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-16



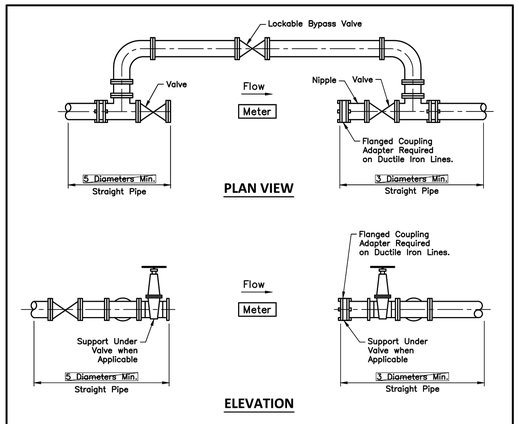
DETAIL NOTES
1. Meter is to be mounted horizontally 2 to 4 feet above floor and securely supported.
2. Remote reading device is to be mounted on the front of the house or on the side of the house within 2 feet on the front of the house 3 to 5 feet above grade. Remote reading device and wire shall be installed by builder.
3. Standard 5/8-in x 3/4-in meter spread shall be 11-1/2-in to 12-in which includes spuds. Larger size meters may be picked up by the plumber from the Water Department. and installed subject to an inspection by the Water/Wastewater Department.
4. Remote reading wire for the touch pad must be protected above the ceiling by being drilled and run through the floor joist or protected in flexible conduit from the ceiling through the bandboard.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INTERIOR METER SETTING FOR WATER METERS 5/8-in TO 1-in**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-25



DETAIL NOTES
1. All Copper to be 3/4-in Type M.
2. Water meters must be installed horizontally.
3. The outside remote reading devices must be installed on the front of side of the house, 3-ft to 5-ft from the corner and 3-ft to 5-ft from the ground.

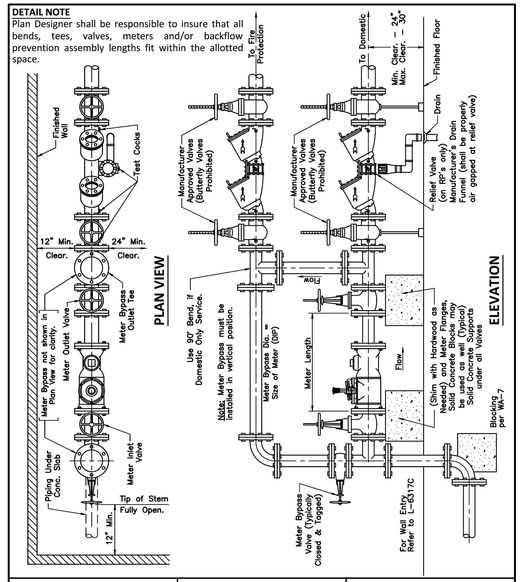
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL AUXILARY METER SETTING**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-25A



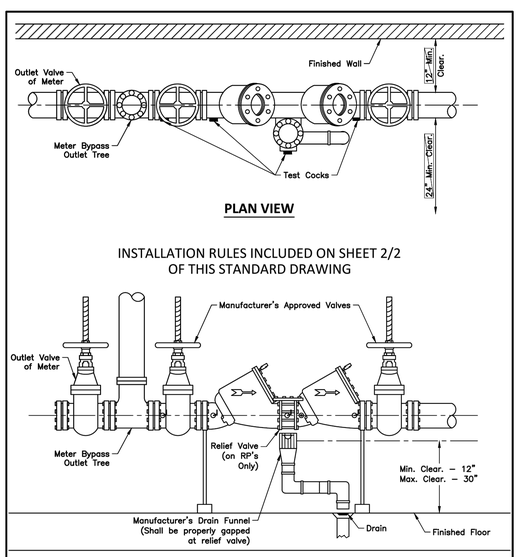
DETAIL NOTES
1. 2-in Meters and Larger Require a 2-in Test Cock on Nipple.
2. Meter setting must be plumbed using either government type K copper, bronze, or ductile iron pipe class 53.
3. The use of reducers or bends will not be permitted through the extents of the meter setting as shown above.
4. If installing backflow device at meter setting, see Reynoldsburg Standard Drawing WA-27.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INTERIOR METER SETTINGS 1-1/2-in AND LARGER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-26

DETAIL NOTE
Plan Designer shall be responsible to insure that all bends, tees, valves, meters and/or backflow prevention assembly lengths fit within the allotted space.



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL METER SETTING WITH BACKFLOW PREVENTER (INSIDE BUILDING ONLY) 2-in THROUGH 12-in METERS**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-27



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**BACKFLOW PREVENTER SETTING** FOR DOUBLE CHECK & REDUCED PRESSURE ASSEMBLIES	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-28 Sheet 1/2

INSTALLATION RULES
1. Backflow prevention assemblies shall be installed so that the inlet shut-off valve of the backflow preventor is the next piped fitting (including piping) after the water meter, except where a meter bypass, limited area fire system or strainer is needed.
2. Where the meter is located in the pit and the backflow preventor has been approved to be installed in the building, the backflow assembly inlet valve shall be twelve (12) inches from the wall or immediately after the ninety degree bend where the supply enters from the floor.
3. All assemblies are to be installed in a horizontal orientation.
4. Minimum and maximum ground clearance is measured from the floor to the lowest part of the assembly.
5. Each installation shall include properly located test cocks and manufacturer approved tightly closing shutoff valves.
6. No Backflow Prevention Assembly shall be subject to freezing or excessive heat.
7. It is recommended that a floor drain be installed as close as possible to the Assembly.
8. Reduced Pressure Principal Backflow Assemblies shall not be installed in a pit, vault or any area subject to flooding and shall always have an approved Air Gap Assembly.
9. Pressure Vacuum Breakers shall never be subject to back pressure and must be installed a minimum of 12-in above the highest downstream discharge.
10. Lawn Irrigation Systems shall not have any outside exposed tees, drains or hose bibs.
11. Backflow Prevention Assemblies shall prevent the release of on-site pressure to the public distribution water system. Therefore, internal compensation in accordance with the Ohio Plumbing Code shall be considered and made when needed, to relieve any excessive increase in on-site pressure due to hot water heating systems or other heat sources.
12. No Backflow Prevention Assembly shall be bypassed unless the bypass line contains equal backflow protection and the approval of the Water Department.

NOTE:
If there is a reason any of these criteria cannot be met, you will need to contact the Reynoldsburg Water/Wastewater Department at (614) 322-4500.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**BACKFLOW PREVENTER SETTING** INSTALLATION RULES	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-28 Sheet 2/2

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal: STATE OF OHIO · GARY SHEFFLER JR. · E-87291 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Site Details

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DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
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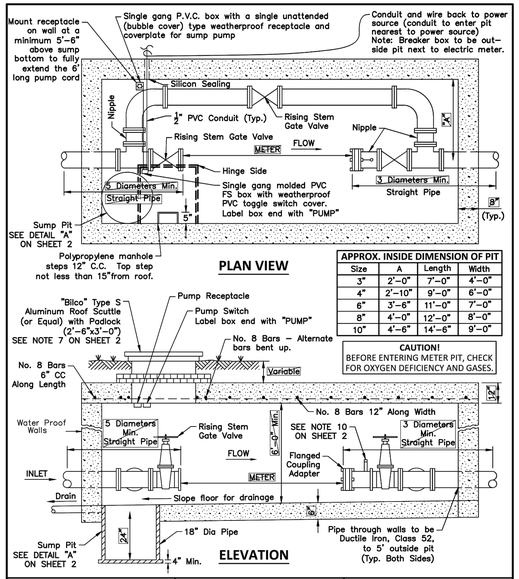
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C707

Attachment: 3771 - Wilson Ridge - LD Set (2) (Appr# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



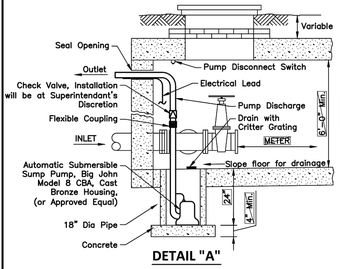
APPROX. INSIDE DIMENSION OF PIT			
Size	A	Length	Width
3"	2'–0"	7'–0"	4'–0"
4"	2'–10"	9'–0"	6'–0"
6"	3'–6"	11'–0"	7'–0"
8"	4'–0"	12'–0"	8'–0"
10"	4'–6"	14'–6"	9'–0"

CAUTION!
BEFORE ENTERING METER PIT, CHECK FOR OXYGEN DEFICIENCY AND GASES.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PRECAST CONCRETE METER PIT 3-in METER & LARGER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 Drawing No.: WA-29 Sheet 1/2

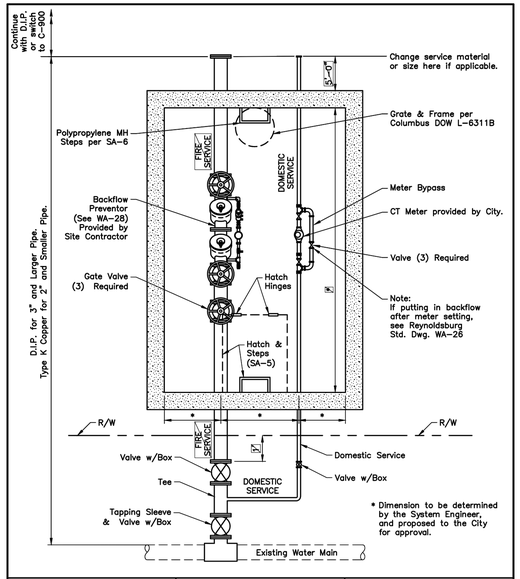
DETAIL NOTES

1. All electrical work shall be in non-metallic conduit and water proof boxes.
2. All devices and fixtures to be mounted on ceiling unless otherwise noted.
3. All exterior conduit junctions are to be sealed with silicon to prevent condensation.
4. All electrical work shall be done by a licensed electrical contractor.
5. All work shall be inspected by the City of Reynoldsburg electrical inspector.
6. If a gravity discharge is provided for drainage, no electricity is required to the meter pit.
7. If pit is in traffic area, use Columbus standard meter pit-manhole tops. Dwg. L-6317 B Note: (Approved hardwood or concrete supports under all valves.)
8. Adequate drainage of pit to storm sewer or free outlet shall be provided. All economically feasible options shall be considered, by the engineer, to achieve gravity drainage. Sump and sump pump will be required if gravity outlet is not available. The use of a Sump Pump shall be approved, in writing, by the Superintendent of Water/Wastewater, City of Reynoldsburg.
9. Meter shall be purchased from the City of Reynoldsburg.
10. A 2-in test tap will be required at two pipe diameters downstream of the meter, to be located off the top of the line. The test will have a brass nipple, 2-in gate valve, and brass plug.

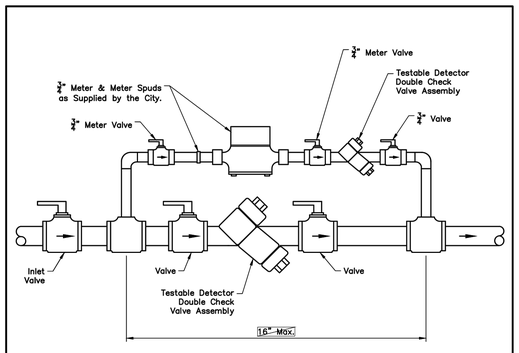


CAUTION!
BEFORE ENTERING METER PIT, CHECK FOR OXYGEN DEFICIENCY AND GASES.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PRECAST CONCRETE METER PIT 3-in METER & LARGER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 Drawing No.: WA-29 Sheet 2/2



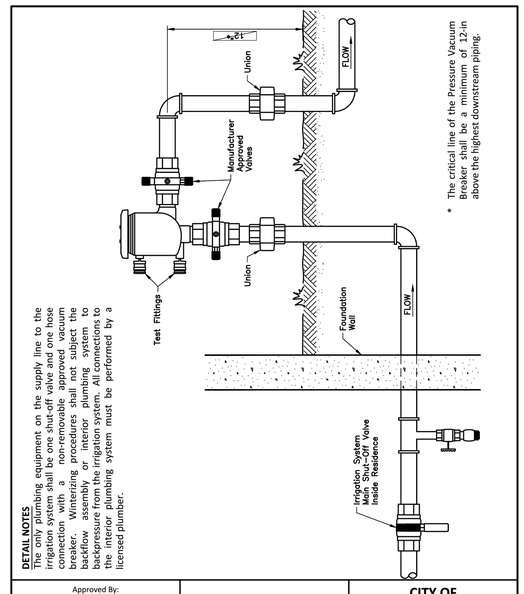
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**FIRE SERVICE WITH DOMESTIC WATER SERVICE METER SETTING**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 Drawing No.: WA-30



DETAIL NOTES

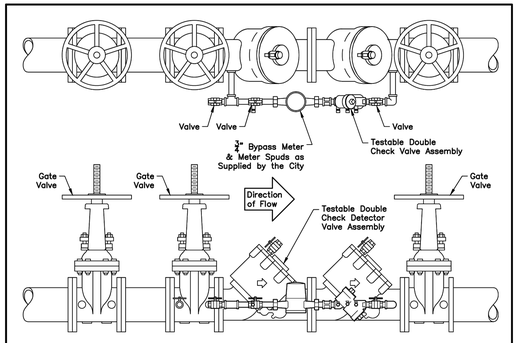
1. A 3/4-in By-Pass w/Meter shall be required on all Fire only water services 3/4-in through 2-in in size.
2. The meter shall be supplied by the City of Reynoldsburg.
3. A testable detector double check valve approved by the Supt. of Water/ Wastewater shall be installed on the fire service as shown.
4. The check valve shall be the same size as the service.
5. All piping shall be copper or bronze.
6. The above system shall be provided complete, as an assembly, ready for installation of meter provided by the City.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**DOUBLE CHECK DETECTOR ASSMBLY FOR FIRE SERVICE ONLY 3/4-in THROUGH 2-in**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 Drawing No.: WA-32



DETAIL NOTES
The only plumbing equipment on the supply line to the irrigation system shall be one shut-off valve and one hose connection with a non-removable approved vacuum breaker. Where freezing or contamination is not a factor, backflow assembly or interior plumbing system to backpressure from the irrigation system. All connections to the interior plumbing system must be performed by a licensed plumber.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL RESIDENTIAL INSTALLATION OF PRESSURE VACUUM BREAKER FOR IRRIGATION SYSTEM**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 Drawing No.: WA-33



DETAIL NOTES

1. Bypass Meter will be supplied by the City of Reynoldsburg.
2. Check Valve at Meter shall be a Testable Detector Double Check Valve.
3. The Meter Trim Package shall consist of Copper Tubing & Brass Fittings.
4. Testable Detector Double Check Valves shall be Underwriter's Labratories (UL) and Associated Factory Mutual Approved, and shall comply with all E.P.A rules, regulations and policies.
5. Gate Valves shall be AWWA C509, and shall be resilient wedge with handwheels and outside Screw and Yolk (OS&Y) Construction.
6. Testable Double Check Detector Valve shall be Wilkins Model 950 DA, Watt Series 709 DCDA, Febco Model 806YD DCDA, Ames Model 3000ss or Equivalent.
7. Remote Reading Device shall be mounted 3 to 5 feet above grade at a location approved by the City. Green wire is not to be attached to this device. Remote reading device with wire shall be installed by the builder.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SERVICE ONLY 3-in THROUGH 10-in**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 Drawing No.: WA-31

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal: STATE OF OHIO · GARY SHEFFLER JR. · E-87291 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

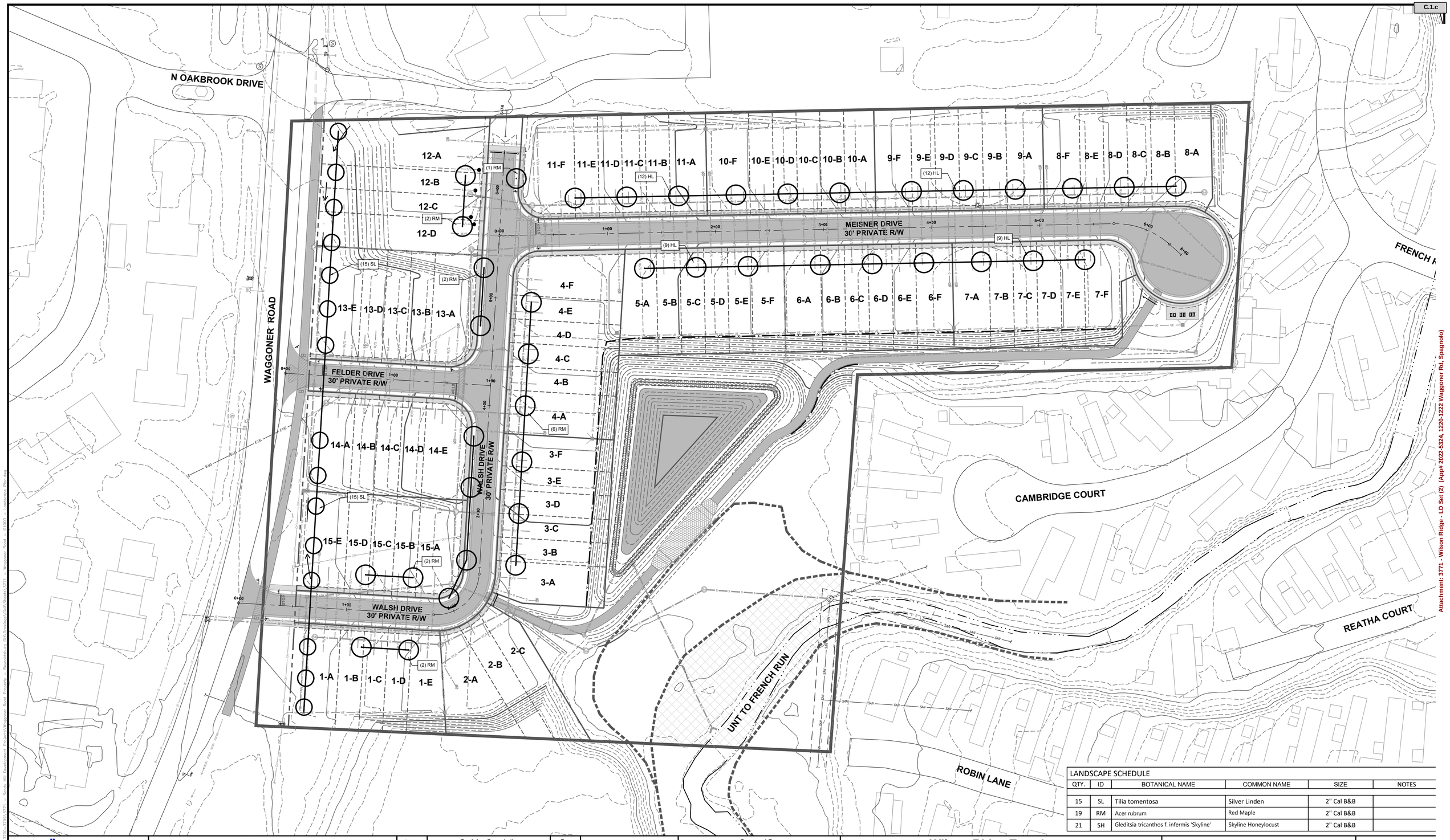
Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C708

Attachment: 3771 - Wilson Ridge - LD Set (2) (Appr 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)



LANDSCAPE SCHEDULE

QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
15	SL	Tilia tomentosa	Silver Linden	2" Cal B&B	
19	RM	Acer rubrum	Red Maple	2" Cal B&B	
21	SH	Gleditsia tricanthos f. infermis 'Skyline'	Skyline Honeylocust	2" Cal B&B	

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

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12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR.
E-87291
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@SchefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Landscape Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1000 - Landscape Plan.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1000

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

LANDSCAPE SCHEDULE

QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
6	SS	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal B&B	
2	BT	Nyssa sylvatica	Black Tupelo	2" Cal B&B	
2	SH	Gleditsia tricanthos f. infermis 'Skyline'	Skyline Honeylocust	2" Cal B&B	
2	GB	Ginko biloba	Ginko	2" Cal B&B	Male Only
9	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" Cal B&B	
2	RB	Betula nigra 'Heritage'	Heritage River Birch	2" Cal B&B	
5	CC	Cercis canadensis	Redbud	6' Height	
2	SM	Acer saccharinum	Silver Maple	2" Cal B&B	
9	WD	Cornus florida	White Dogwood	2" Cal B&B	
6	SP	Pinus sylcestris	Scotch Pine	6' Height	
9	SB	Amelanchier canadensis	Serviceberry	2" Cal B&B	
9	NS	Picea abies	Norway Spruce	6' Height	
16	BS	Picea pungens	Blue Spruce	6' Height	
14	CH	Tsuga canadensis	Canadian Hemlock	6' Height	
19	WP	Pinus strobus	White Pine	6' Height	
3	AM	Acer freemanii	Armstrong Maple	2" Cal B&B	
5	LB	Lindera benzoin	Spicebush	2 ½ Gallon Container	
43	AV	Viburum dentatum	Arrowwood Viburnum	2 ½ Gallon Container	
18	CS	Cornus sericea	Redtwig Dogwood	6' Height	
67	TS	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6' Height	

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB
06/07/2022	REVISED LOTS BASED ON NYR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
GARY SHEFFLER JR. E-87291
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
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1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Builder Planting Option Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1100 - Builder Planting Options.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1100

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

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Professional Seal
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Wilson Ridge Townhome Development

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Situate In:
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Section 7, Township 16, Range 20, Refugee Lands

Traffic Circulation Plan

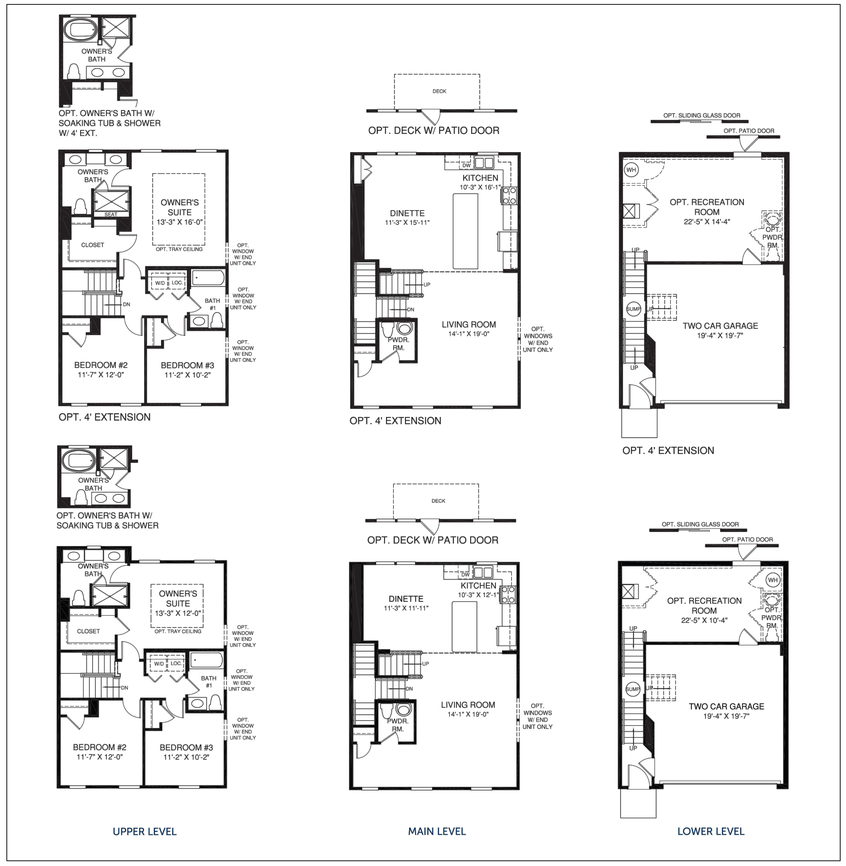
DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1200 - Traffic Circulation Plan.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1200

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE
FLOOR PLAN

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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06/07/2022	REVISED LOTS BASED ON NVR 22' WIDE BUILDINGS	RLS

Professional Seal
STATE OF OHIO
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Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

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Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Building Elevations

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1300 - Building Elevation.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1300

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

Office Documents\Projects\3771 - Wilson Ridge - Reynoldsburg\Land Development\Drawings\3771 - Building Elevation.dwg

N OAKBROOK DRIVE

WAGGONER ROAD

MEISNER DRIVE
30' PRIVATE R/W

FELDER DRIVE
30' PRIVATE R/W

WALSH DRIVE
30' PRIVATE R/W

WALSH DRIVE
30' PRIVATE R/W

CAMBRIDGE COURT

UNT TO FRENCH RUN

FRENCH R

DUSK / DAWN LAMP POST (TYP.)

DRIVEWAY LAMP POST (TYP.)

STOP

12-A 12-B 12-C 12-D

11-F 11-E 11-D 11-C 11-B 11-A 10-F 10-E 10-D 10-C 10-B 10-A 9-F 9-E 9-D 9-C 9-B 9-A 8-F 8-E 8-D 8-C 8-B 8-A

13-E 13-D 13-C 13-B 13-A

4-F 4-E 4-D 4-C 4-B 4-A

5-A 5-B 5-C 5-D 5-E 5-F 6-A 6-B 6-C 6-D 6-E 6-F 7-A 7-B 7-C 7-D 7-E 7-F

14-A 14-B 14-C 14-D 14-E

3-F 3-E 3-D 3-C 3-B 3-A

15-E 15-D 15-C 15-B 15-A

1-A 1-B 1-C 1-D 1-E 2-A 2-B 2-C

LIGHTING ISO CONTOURS TYPICAL

POLE LIGHT DETAIl

Attachment: 3771 - Wilson Ridge - LD Set (2) (App# 2022-5324, 1220-1222 Waggoner Rd, Spagnolo)

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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Wilson Ridge Townhome Development

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Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Lighting Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1400 - Lighting Plan.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1400

Reynoldsburg
OHIO • 1839

October 24th, 2022

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Old Town East Shopping Center LLC. - #2022-5425

Planning Commission:

Below is the staff review of the above referenced application.

1. ***Project Summary***

   a. The property is located at the 7524 E. Main Street. The site is located on parcel 060-001256-00. The site is zoned ORD-C (Olde Reynoldsburg Commercial District) and is found on the East Main Street Corridor.

   b. Adjacent zoning districts are the ORD-N (Olde Reynoldsburg Neighborhood District) and RM – Residential Medium to the north. EMD- East Main District to the West.

   c. The site currently contains one building occupied by eight businesses on a single parcel.

   d. A Certificate of Appropriateness is required prior to any exterior remodeling or reconstruction of non-residential structures located within the Olde Reynoldsburg Districts per Section 1109.21.A. The applicant, Signarama Reynoldsburg, is seeking a Certificate of Appropriateness from Planning Commission to reface a lightbox sign with the name and logo of the current occupant's business.

2. ***Zoning Review – Sign Reface (Section 1105.03, Non-Residential Use Wall Sign)***

   a. The proposed sign reface will replace the previous occupant's signage within an existing metal frame. The metal frame has the capacity to illuminate the signage, however Signarama Reynoldsburg has not been contracted to facilitate lighting of the subject sign.

   b. The proposed sign is constructed with a polycarbonate/vinyl-hybrid material. The proposed material is a durable outdoor plastic consistent with the durability standards of the Olde Reynoldsburg Commercial District.

   c. The proposed graphic displays the restaurant's name and logo stylized in a blue, bold font.

Attachment: Staff Report - 7524 E Main Street, 2022-5425 Final (App# 2022-5425, 7524 E Main St., Signarama)

Department of Development Recommendation

a. The proposed sign face change is compliant with the principal wall sign regulations of Section 1105.03.C. The proposed sign reface contains four (4) colors including the corporate logo consistent with the maximum four (4) color regulation. The proposed sign material is also accordance with material standards.

b. Per Section 1109.21, any modification to properties within the ORD-C are required to enhance the attractiveness and desirability of the zoning district. This alteration will support and bolster the overall character of the district. The proposed modification is minimal and in accordance with other properties located in the Old Reynoldsburg Commercial Zoning District.

c. Staff is supportive of this motion to grant a Certificate of Appropriateness to the applicant.

d. Planning Commission will determine whether or not the application is consistent with the standards contained in the City's zoning ordinance.

Please contact the Department of Development with any questions or comments.

Attachment: Staff Report - 7524 E Main Street, 2022-5425 Final (App# 2022-5425, 7524 E Main St., Signarama)

Reynoldsburg

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

OCT 2 1 2022

App./Case#: 2022-5425
Date Submitted: 10/21/22
Fee Amount: 75-
☑ Paid: CK 159

CERTIFICATE OF APPROPRIATENESS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
7524 E. MAIN ST., REYNOLDSBURG, OH 43068	060-001256-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
OLDE TOWN EAST SHOPPING CENTER, LLC	
Contact Email:	Contact Phone Number:
TMALY@GOBLACKGATE.COM	(614) 358-2089

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
DARSHAN RESTAURANT	CHANDRA BISTA
Contact Email:	Contact Phone Number:
ASIANGROCMART@GMAIL.COM	(614) 957-6867

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
SIGNARAMA REYNOLDSBURG	6253 E. MAIN ST., CMH, OH 43213
Applicant Phone Number:	Applicant Email:
(614) 501-7446	PERMITS@SIGNARAMA-REYNOLDSBURG.COM

☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

☐ New Main Building ($400) ☐ Exterior Modifications/ New Accessory Building ($200) ☐ Comprehensive Sign Plan ($150) ☒ Signage ($75)

Description of Project: REFACING A LIGHTBOX THAT IS CURRENTLY ON THE BUILDING, WE WILL BE MAKING THE SIGN FACE OUT OF POLYCARB AND DIGITAL PRINT VINYL.

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

Applicant Signature: Joseph C Barlow Date: 10/20/22

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:

Zoning Information
Zoning District: _____
☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd
☐ BZBA

Meeting Date: _____

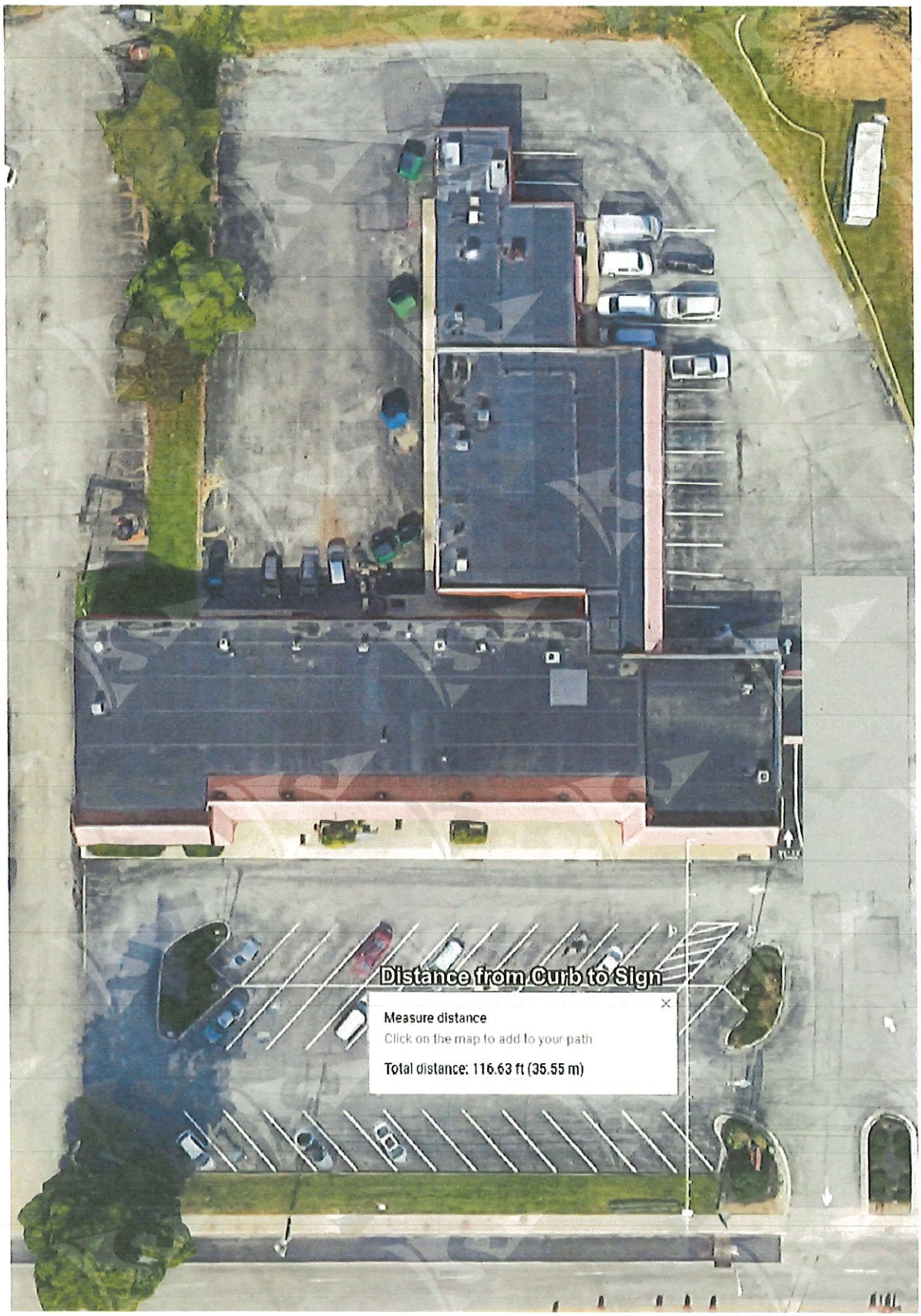
Meeting Results
☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: 7524 E Main Street, 2022-5425 Application (App# 2022-5425, 7524 E Main St., Signarama)

OCT 2 1 2022

Reynoldsburg
Signarama
The way to grow your busines
6253 E. Main St. Columbus, OH 43213 · 614-501-SIGN (7446) · 614-863-101



Attachment: 7524 E Main Street, 2022-5425 Application (App# 2022-5425, 7524 E Main St., Signarama)

Please note: The Signarama S Icon only appears on proofs and will be removed before final production.

OCT 2 1 2022

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Signarama
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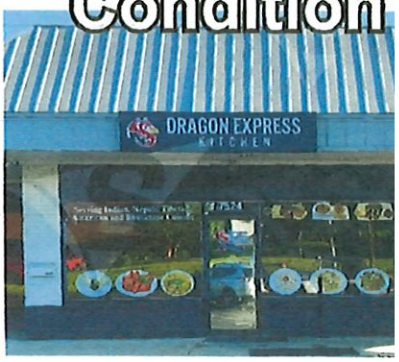
6253 E. Main St. Columbus, OH 43213 · 614-501-SIGN (7446) · 614-863-1010

Proposed Sign

Existing Condition



Entire Building With Suite Marked

Attachment: 7524 E Main Street, 2022-5425 Application (App# 2022-5425, 7524 E Main St., Signarama)

Please note: The Signarama S Icon only appears on proofs and will be removed before final production.

Reynoldsburg
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

FOR MAP AMENDMENT ONLY

Property Address/Name of Plat: 2426 TAYLOR SQUARE DR			
Description of Location: Taylor Square Dr at Taylor Rd			Proposed Zoning Dist.: N/A
Parcel ID#(s): 0440379420,0440379410,0450378220,0450378200			Size of Area to be Rezoned: N/A
Number of Lots: 4	Present Zoning: C-2, Commercial	Present Use: Vacant	Existing Structures: None, vacant
Complete Where Applicable: Engineer/Surveyor: Prime AE Group Builder/Developer: TAYLOR SQUARE HOTEL GROUP LLC			

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): TAYLOR SQUARE HOTEL GROUP LLC	Property Owner Address: 356 OLENTANGY XINGS WEST DELAWARE OH 43015

III. APPLICANT INFORMATION

Applicant Name: Steven Fox	Applicant Email: sfox@primeeng.com
Applicant Address: 8415 Pulsar Place, Columbus, OH 43240	Applicant Phone Number: 614-323-8183

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer

IV. PROJECT TYPE

☐ District Change (Rezoning)
$750 Residential
$1000 Non-Residential

☐ Amendment of Development Plan
$500

☒ Major Site Plan
$3500 (Application Fee: $500
Review Fee: $3000 [min.])

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

Applicant Signature: _____ Date: _____

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

☐ Zoning District: _____

Add'l Approvals Req'd

☐ BZBA

Planning Com. Meeting Date: _____	City Council Meeting Date: _____
☐ Approved as Submitted	☐ Approved as Submitted
☐ Approved w/ Conditions	☐ Approved w/ Conditions
☐ Tabled	☐ Tabled
☐ Denied	☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: _PLANNING COMMISSION APPLICATION (App# 2022-5379, 2426 Taylor Square Dr, Fox)

Section 1109.19

MAJOR SITE PLAN CHECK LIST

Overview

The following checklist of requirements is to be used to assist in site plan preparation. An application for major site plan review shall be submitted to the Planning & Zoning Administrator and shall include the following information:

(1) General Requirements

☐ Completed application form.

☐ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.

☐ Each sheet shall contain a title block.

☐ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.

(2) Site Plan. A site plan indicating the following:

☐ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.

☐ The current zoning of the parcel and all adjacent parcels.

☐ The location of proposed buildings and structures.

☐ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.

☐ Setbacks and building separations shall be noted in accordance with zoning requirements.

☐ The location of all existing structures with one hundred fifty feet (150FT) of parcel.

(3) Environmental/Landscape Concept Plan. A Landscape Plan that indicates the following:

☐ Topography with a maximum contour interval of two feet (2FT).

☐ The limits of all wetlands and of the one hundred (100) year flood plain.

☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.

☐ The location and type of all new landscape material and plantings, including street trees. Utilities shall be shown on all landscape plans (Section 1105.07).

(4) Utility Plan. A basic utility plan that indicates the following:

☐ All existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.

☐ Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.

☐ Complete “Facilities Demand Worksheet”.
(*See attached*)

Attachment: _PLANNING COMMISSION APPLICATION (App# 2022-5379, 2426 Taylor Square Dr, Fox)

(5) Parking/Transportation Plan. A transportation/parking plan that indicates the following:

☐ The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within one hundred fifty feet (150') of the proposed development.

☐ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Table 1105.01(A).

☐ The location of all proposed walkways and pedestrian accesses within or to the site.

☐ The location of all service areas or structures and associated screening (Section 1105.01).

(6) Architectural Plan. An architectural plan that indicates the following:

☐ Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall be made available for inspection upon request.

☐ All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated. The styles and method of illumination of all heads and colors of all poles shall be indicated as well.

(7) A completed zoning certificate application and fees as required.

(8) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Major Site Plan – Final Submittal Checklist

☐ Seven (7) complete sets of plans satisfying the requirements items 1-8. All plans to be in 11" x 17" size.

☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.

☐ Payment for the amount noted on the application form: "Plan Review Fee Schedule – Major Site Plans."

☐ Traffic evaluation, as stated on the attached "Facilities Demand Worksheet".

Attachment: _PLANNING COMMISSION APPLICATION (App# 2022-5379, 2426 Taylor Square Dr, Fox)

FACILITIES DEMAND WORKSHEET

1. Water:

a) What will the total demand for water be in gallons per day (gdp) for this proposed site improvement?

13,555 gdp

b) How much pressure is required?

80 psi

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

2. Sanitary Sewer

a) What will the total anticipated flow in gallons per day for this proposed site improvements?

13,555 gdp

Coordinate with the City Engineer to determine if a Utility Study is required.

3. Traffic

a) Definitions:

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

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

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

Attachment: _PLANNING COMMISSION APPLICATION (App# 2022-5379, 2426 Taylor Square Dr, Fox)

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

520 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
_____ AM	_____ AM	_____ AM
_____ PM	_____ 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?

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

_____ No, Traffc Access Study Required.

d) **USE FOR MAJOR SITE PLANS:** Check the following as applicable to the site develop ment:

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

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

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

e) The information presented in this section is to assist the applicant with the require ments 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 _____

Attachment: _PLANNING COMMISSION APPLICATION (App# 2022-5379, 2426 Taylor Square Dr, Fox)

Section 1109.23

ZONING AMENDMENT CHECK LIST

Overview

The following checklist of requirements is to be used to assist in Development plan preparation. An application for a zoning amendment (rezoning or text amendment) review shall be submitted to the Planning & Zoning Administrator and shall include the following information:

(1) General Requirements:

☐ Completed application form.

☐ Correct legal description of the lot(s).

☐ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.

☐ Each sheet shall contain a title block.

☐ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.

☐ The names and addresses of the owners of the lot(s) contiguous or directly across the street from the subject lot(s).

☐ Deed restrictions and protective covenants.

☐ A schedule for construction.

(2) Site Plan:

☐ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.

☐ The current zoning of the parcel and all adjacent parcels.

☐ The location of existing and proposed buildings and structures.

☐ The proposed assignment of use and subdivision of land inlcuding private land and common land.

☐ Preliminary plans of all structure types.

(3) Environmental/Landscape Concept Plan. A Landscape Plan that indicates the following:

☐ Existing topography map at two-foot (2 ft)contour intervals of the subject lot(s) and extending at least three hundred feet (300 ft) ooutside of the proposed lot, including lot lines, easements, street right-of-ways, existing structures, trees, and landscaping features thereon.

☐ The limits of all wetlands and of the one hundred (100) year flood plain.

☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.

☐ The location and type of all new landscape material and plantings, including street trees. Utilities shall be shown on all landscape plans (Section 1105.07).

(4) Utilities and Traffic:

☐ Utilities impact study.

☐ Drainage impact study.

☐ Traffic impact study.

☐ The proposed vehicular and pedestrian traffic patterns.

(5) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Attachment: _PLANNING COMMISSION APPLICATION (App# 2022-5379, 2426 Taylor Square Dr, Fox)

Section 1109.23

ZONING AMENDMENT CHECK LIST

Zoning Amendment – Final Submittal Checklist

☐ Fourteen (14) complete sets of plans satisfying the requirements items 1-5. All plans to be in 11” x 17” size.

☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.

☐ Payment for the amount noted on the application form: or refer to the fee schedule under “Plan Review Fee Schedule – District Change (Rezoning).”

Attachment: _PLANNING COMMISSION APPLICATION (App# 2022-5379, 2426 Taylor Square Dr, Fox)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

October 25, 2022

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Taylor Square Hotel; 2426 Taylor Square Drive: Major Site Plan

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. *Project Summary*

   a. The currently vacant, 2.9-acre subject property is located in the Taylor Square commercial district, at the southern end of Taylor Square Drive, with frontage on I-70 westbound exit ramp. The site is zoned CC-Community Commercial District. All adjacent parcels are zoned c.

   b. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends this site be used for Community Commercial uses. "With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic market area for their consumer base…"

   c. The applicant received Conditional Use approval for an Overnight Lodging - Hotel from the BZBA on July 21, 2022. The applicant is now seeking approval of a Major Site Plan for the site.

2. *Zoning Review – Major Site Plan (Section 1109.19, Site Plan and Design Review)*

   a. **Lot Coverage (Max.):** The maximum lot coverage not including all impervious surface is 70%. The lot coverage including impervious surface is also 70%. The lot coverage for the site is shown as 19.7%. The amount of impervious surface is 52.6%.

   b. **Parking:** Parking is permitted in the front, side, and rear yard (well-screened). The code requires one parking space per sleeping room or suite. The plan proposes 117 rooms, and 117 parking spaces are required and provided, including 7 accessible spaces.

   c. **Height:** Building height is measured as the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for fat roofs…. The flat portion of the roof is measured at 44 feet above grade. The maximum height of a building in the CC-Community Commercial District 45 feet.

   d. **Circulation**: The site will be accessed from Taylor Square Drive private drive segment. The site will also have a connection to the existing parking area to the north. The proposed parking area and primary vehicular circulation encompasses the building on all sides.

   e. **Signage**: The previously submitted exterior elevations show wall signs on three sides of the building. One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive. The resubmittal only provided North and East building elevations (Sheet A202). The south and west elevations should be submitted to confirm that only 1 wall sign is to be provided. One (1) monument sign with a base constructed of stone or brick may be installed in commercial or mixed-use zone. There are no monument signs indicated on the Site Plan or building elevation drawings.

OHM Advisors
580 NORTH FOURTH STREET, SUITE 610
COLUMBUS, OH 43215
T 614.418.0600
F 614.418.0614
OHM-Advisors.com

Attachment: OHM_2022_1025 Reynoldsburg Major Site Plan_Review_Taylor Square Hotel (App# 2022-5379, 2426 Taylor Square Dr, Fox)

Attachment: OHM_2022_1025 Reynoldsburg Major Site Plan_Review_Taylor Square Hotel (App# 2022-5379, 2426 Taylor Square Dr, Fox)

f. **Tree replacement**: Trees equal to or greater than 18" diameter-at-breast-heigh (DBH) removed shall be replaced with one (1) tree, having a minimum caliper of one and three-quarters inch (1 3/4") as measured one foot (1') above ground level. The applicant affirms that a tree survey was conducted and found no trees over 18" DBH. No tree replacement is required.

g. **Street tree requirements:** The site has a narrow segment of public street frontage. Existing trees are located at the curb cut to the existing parking area. No additional street trees should be required.

h. **Interior Lot Landscaping:** The coverage area of 63,236 sq.ft. requires 23.5" of tree planting. The plan provides 26" of tree planting.

i. **Buffer Requirements:** Any zone adjoining a freeway or arterial street prohibiting driveways ; required buffer zone is … fifteen feet (15') for all other zones adjacent to a freeway or arterial and shall include one (1) tree for each thirty feet (30') of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.

i. The buffer width and planting are provided as required.

j. **Parking area landscaping:** For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs.

i. There are 36 existing parking spaces on the north side of the property that are currently landscaped, and are not included in the calculation for new interior parking landscaping.

ii. Based on 79 spaces, the parking area requires 8 trees, 32 shrubs, and a combined area of 1,580 sq.ft. The plan provides 8 trees, 42 shrubs, and the required planting area square footage

k. **Parking perimeter landscaping:** All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten feet (10') exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six inches (36") in height, within one (1) year of installation. The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter.

i. The required landscaping has been provided. Landscaping is not required on the north side where an existing parking cross-access agreement is in place.

l. **Screening and Landscaping for service structures:** The plan illustrates a dumpster enclosure. Elevations indicate the enclosure will be masonry using the same materials and colors as on the principal building.

m. **Exterior Lighting**.

i. The average horizontal illumination level on the ground shall not exceed three footcandles (3FC). The light level along a property line adjacent to a residentially-zoned or used property shall not exceed an average intensity of one-half footcandle (0.5FC). The proposed plan provides an average along the property line of 0.2 FC, and 3.1 FC on the ground and complies with the standard.

ii. The height of parking lot lighting shall not exceed twenty feet (20') above grade and shall direct light downward, i.e. cut-of type fixtures. The plan proposed the use of cut-off fixtures with a height of 20 feet.

3. Zoning Recommendation

a. Approval is recommended for the Taylor Square Hotel major site plan with the following conditions:

i. Provide the South and West building elevations. Coordinate with signage comment below.

ii. Show the dimensions of one (1) permitted wall sign on the wall of the building which most nearly parallels a street, parking lot or service drive, including the type of illumination, as well as the location and dimensions of any proposed ground mounted signage and awning signage, if applicable. Otherwise, if the number of wall signs is not reduced, a variance will be required for the additional wall signage. Signage can be submitted for separate review if desired.

If you have any questions or comment, please feel free to contact us.
Very truly yours,

Rick Fay, PLA, ASLA

Attachment: OHM_2022_1025 Reynoldsburg Major Site Plan_Review_Taylor Square Hotel (App# 2022-5379, 2426 Taylor Square Dr, Fox)

Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 11, 2022; Revised October 26, 2022

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Taylor Square Hotel

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

---

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed Taylor Square Hotel located off of Taylor Square Drive south of Taylor Road and south of the Buffalo Wild Wings restaurant. The original review was conducted in July 2022 and the staff report has been updated per the plan received in October 2022. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site will be accessed via a 24 foot wide drive connecting to Taylor Square Drive. Additionally, an access point is planned to the north, which appears to connect to the Buffalo Wild Wings parking lot.
    a. The north connection appears to require modifications to the adjacent parking lot. Previous comments stated this was on an adjacent parcel but it has been noted that these parking modifications are indeed on the hotel parcel. Based on any existing access agreements with Buffalo Wild Wings (or the parcel owner), do the parking modifications need to be approved by Buffalo Wild Wings?
    b. A cross access agreement/easement will also be necessary for the main access point off of Taylor Square Drive.
2. Coordinate with Staff regarding if lot combinations are required as this project is on four (4) separate parcels. The division of the north and south parcels may be necessary based on corporation and/or school district lines.
    a. All parcel numbers which are part of the development should be listed in the Site Summary.
3. A 22 foot wide access drive encircles the proposed hotel building with parking spaces planned on all sides of the building. 117 spaces are planned, which is adequate given the number of rooms (117).
4. Note that the access drive west of the hotel is off of the property and could require an easement (reference comment #2).
5. A sidewalk connection from the site to the existing walk on Taylor Square Drive has been provided.
6. Provided traffic data states there will be less than 50 trips in the peak hour, which seems reasonable. Based on the City's Facilities Demand Worksheet, a traffic study is not required based on the provided data. In addition, this site was originally planned to be a hotel, so the surrounding area should have been planned to accommodate traffic for a hotel use.

Attachment: Staff Report-Taylor Square Hotel Rev 10-26-22 (App# 2022-5379, 2426 Taylor Square Dr, Fox)

UTILITIES

7. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
8. The site will have sewer service via a service lateral connected to an existing 8-inch sanitary sewer (P01799).
9. During PGU, confirm if the existing sanitary manhole and segment of sewer east of the proposed manhole will be removed or abandoned.
10. As shown, the hotel will be served by a proposed 6-inch water tap with a 6-inch fire service and 4-inch domestic water service, connecting to an existing 8-inch watermain (P01814).
    a. Applicant will need to confirm with the fire department and provide the City any necessary correspondence regarding the need for fire hydrants around the building. Currently, none are shown.
    b. If hydrants are required, the fire service may need to be upsized to support more than one hydrant and the needs of the building's sprinkler system.
11. A site lighting plan and photometric analysis was provided and is found to be adequate. The site will have typical commercial light poles and fixtures with LED lights. Applicant shall coordinate with Staff on light pole color.
12. The plan shows that an existing electric easement is within the proposed building footprint. This will need to be vacated/adjusted.

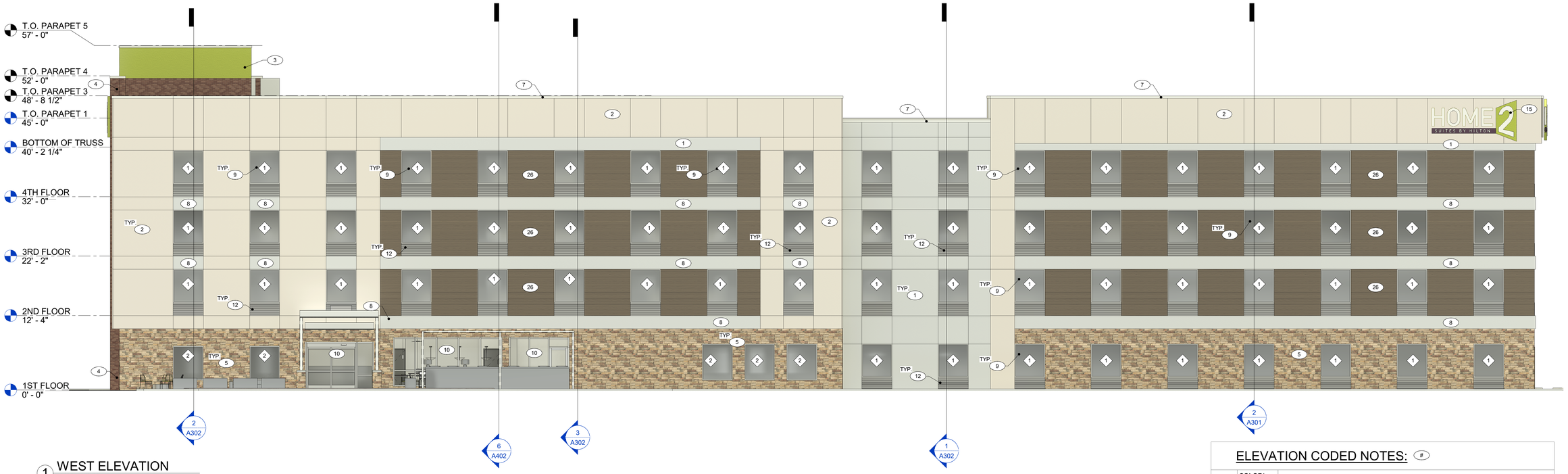
STORMWATER

13. The proposed plan shows that proposed storm sewer will connect to an existing underground stormwater management feature located adjacent to Taylor Square Drive. The site is tributary to this facility. With the PGU, the applicant will need to provide adequate calculations to support that the proposed site has the same or less impervious area than what was assumed with the design of the stormwater management facility.
14. The provided information does not include grading or flood routing information.

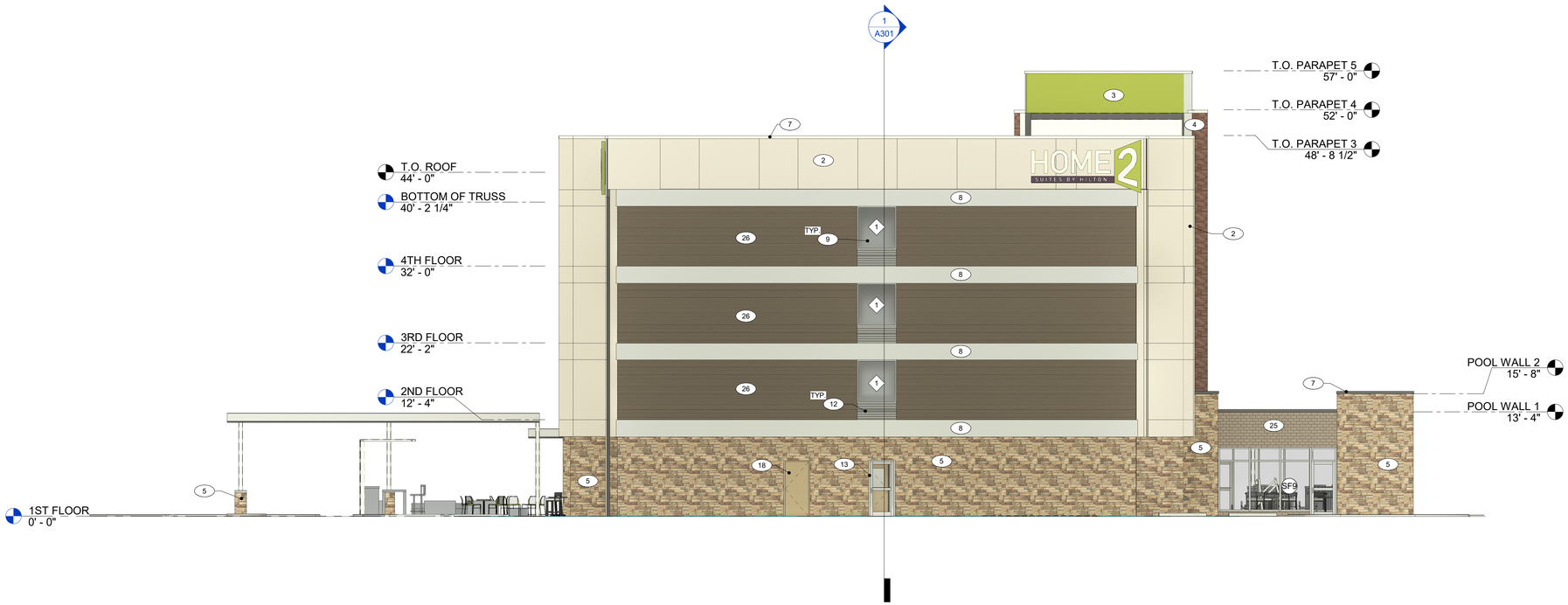
DETAILS / SPECIFICATIONS

15. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Main Street should be per the Reynoldsburg Standard Drawing R-9.
16. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Attachment: Staff Report-Taylor Square Hotel Rev 10-26-22 (App# 2022-5379, 2426 Taylor Square Dr, Fox)



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



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

ELEVATION CODED NOTES:

CODE	COLOR/ DESCRIPTN.	MATERIAL
1		EIFS COLOR - (ABALONE 2108-60)
2		EIFS COLOR - (ANTIQUE WHITE SW 6119)
3		EIFS COLOR - (SW 6920 Center Stage)
4		BRICK - RUSTIC BRICK 2091-20
5		STONE VENEER - (COUNTRY LEDGE - CHARDONNAY)
6		LIGHT GAUGE STEEL CAP (PAINTED SW 7757 Reflective White)
7		LIGHT GAUGE STEEL CAP (PAINTED SW 7757 Reflective White)
8		EIFS BAND 2" x 18" - COLOR (ABALONE 2108-60)
9		ALUMINUM FIXED WINDOW - W/ IMPACT GLASS (SEE WINDOW SCHEDULE FOR MORE INFORMATION)
10		ALUMINUM STOREFRONT SYSTEM. (SEE WINDOW SCHEDULE FOR MORE INFO.)
11		EMERGENCY OVERFLOW OUTLETS FOR ROOF DRAINS TO REAR ELEVATION.
12		PTAC UNIT W/WALL SLEEVE AND LOUVER COVER. (SEE MECHANICAL AND ELECTRICAL FOR MORE INFO.)
13		ALUMINUM DOOR AND FRAME. (SEE DOOR SCHEDULE FOR MORE INFO.)
14		24" x 24" FRESH AIR LOUVER FOR LAUNDRY (SEE M.E.P. DWGS)
15		EXTERIOR BUILDING SIGNAGE. PROVIDE ELECTRIC POWER AS REQUIRED. COORDINATE W/SIGNAGE COMPANY ON MOUNTING REQUIREMENT. (SEE ELEC. DWGS.)
16		(NOT USED)
17		DRYER EXHAUST FAN (SEE MEP DWGS)
18		STEEL DOOR (SEE DOOR SCHED)
19		(NOT USED)
20		PAINTED TUBE STEEL CANOPY
21		24" x 16" FRESH AIR VENT
22		4" CONCRETE ROOF SEALED W/EPOXY
23		(NOT USED)
24		PAINTED TUBE STEEL CANOPY W/STAINED WOOD TRELLIS
25		LARGE FORMAT TILE - KERLITE BUXY COLOR - NOISETTE
26		HARDIPLANK SIDING COLOR - BM FALLEN TIMBER 994
27		PAINT - BM FALLEN TIMBER 994

SYNERGY
ENGINEERING SERVICES
153 East South ST, Unit 644
Wooster, OH 44691 (330) 419-2520

WB DESIGN

HOME 2 Suites
Reynoldsburg, OH 43068

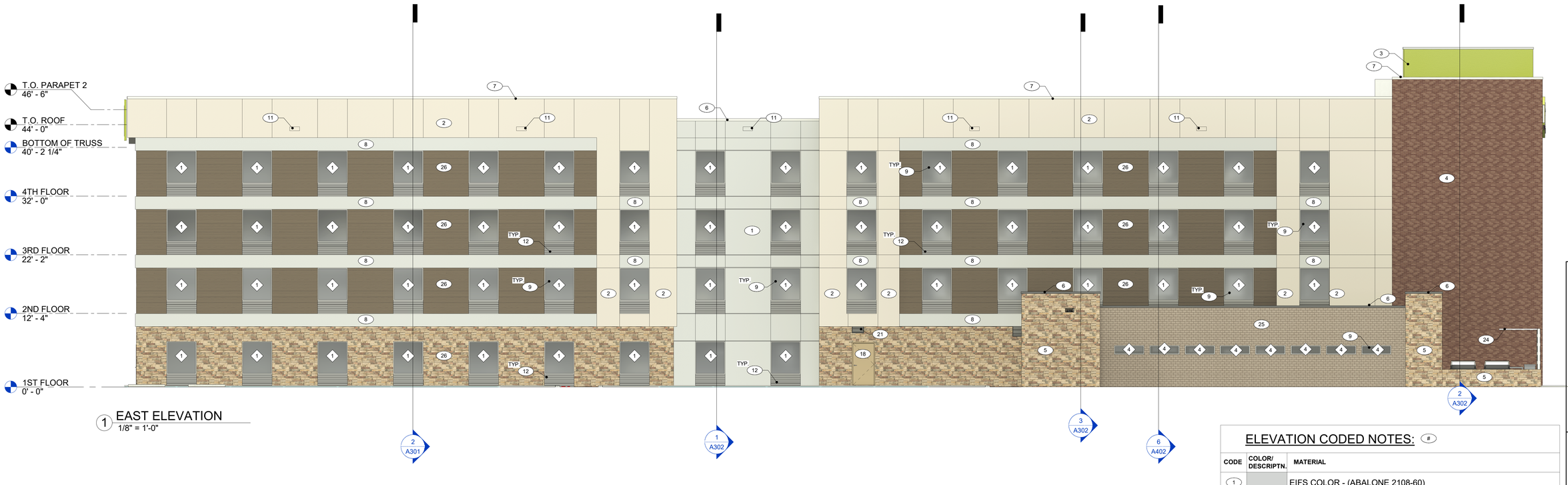
PROJECT #	DRAWN BY:
17309	MD
START DATE:	04/06/2021
SUBMISSION DATE:	11/19/2021

NO.	DATE	REVISIONS

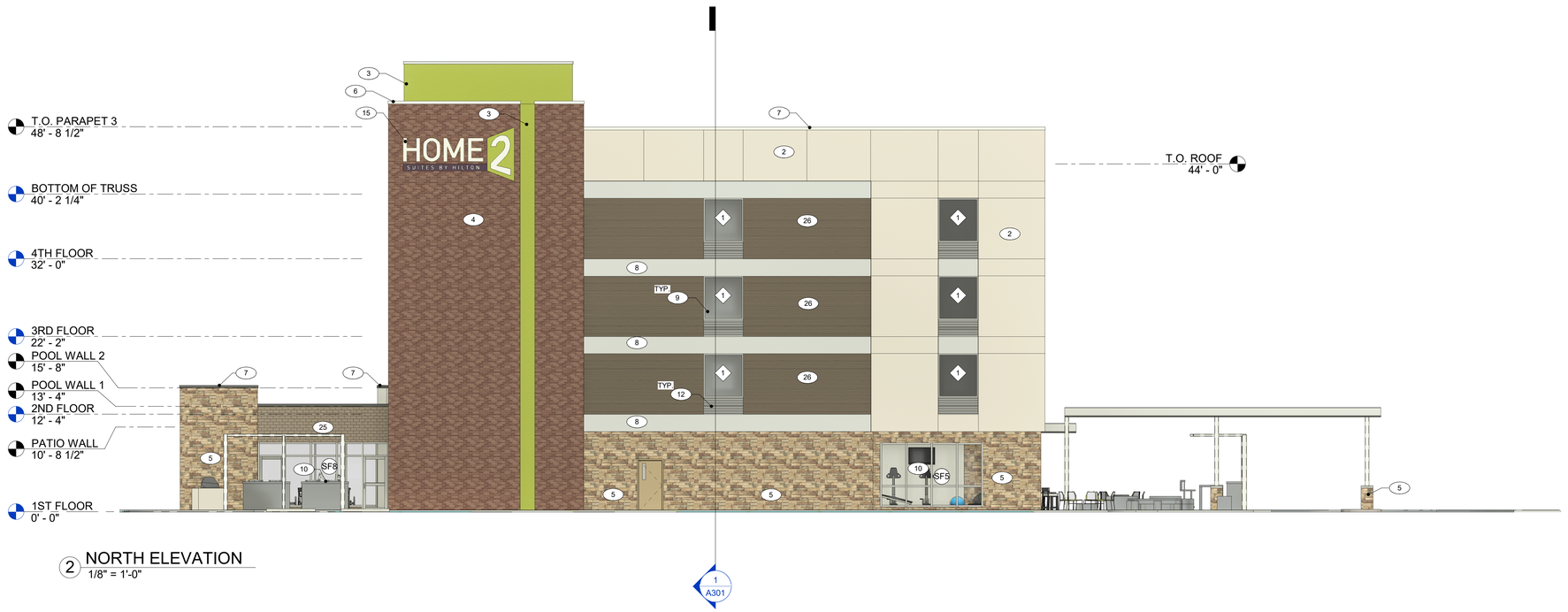
EXTERIOR ELEVATIONS

A201

Attachment: Home 2 Reynoldsburg, OH - Exterior Elevations 06-20-2022 (1) (Appl# 2022-5379, 2426 Taylor Square Dr, Fox)



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



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

ELEVATION CODED NOTES:

CODE	COLOR/ DESCRIPTN.	MATERIAL
1		EIFS COLOR - (ABALONE 2108-60)
2		EIFS COLOR - (ANTIQUE WHITE SW 6119)
3		EIFS COLOR - (SW 6920 Center Stage)
4		BRICK - RUSTIC BRICK 2091-20
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12		PTAC UNIT W/WALL SLEEVE AND LOUVER COVER. (SEE MECHANICAL AND ELECTRICAL FOR MORE INFO.)
13		ALUMINUM DOOR AND FRAME. (SEE DOOR SCHEDULE FOR MORE INFO.)
14		24" x 24" FRESH AIR LOUVER FOR LAUNDRY (SEE M.E.P. DWGS)
15		EXTERIOR BUILDING SIGNAGE. PROVIDE ELECTRIC POWER AS REQUIRED. COORDINATE W/SIGNAGE COMPANY ON MOUNTING REQUIREMENT. (SEE ELEC. DWGS.)
16		(NOT USED)
17		DRYER EXHAUST FAN (SEE MEP DWGS)
18		STEEL DOOR (SEE DOOR SCHED)
19		(NOT USED)
20		PAINTED TUBE STEEL CANOPY
21		24" x 16" FRESH AIR VENT
22		4" CONCRETE ROOF SEALED W/EPOXY
23		(NOT USED)
24		PAINTED TUBE STEEL CANOPY W/STAINED WOOD TRELLIS
25		LARGE FORMAT TILE - KERLITE BUXY COLOR - NOISETTE
26		HARDIPLANK SIDING COLOR - BM FALLEN TIMBER 994
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SYNERGY
ENGINEERING SERVICES
153 East South ST, Unit 644
Wooster, OH 44691 (330) 419-2520

WB DESIGN

HOME 2 Suites
Reynoldsburg, OH 43068

PROJECT #	DRAWN BY:
17309	MD
START DATE:	04/06/2021
SUBMISSION DATE:	11/19/2021

NO.	DATE	REVISIONS

EXTERIOR ELEVATIONS

A202

Attachment: Home 2 Reynoldsburg, OH - Exterior Elevations 06-20-2022 (1) (App# 2022-5379, 2426 Taylor Square Dr, Fox)

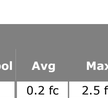
Statistics

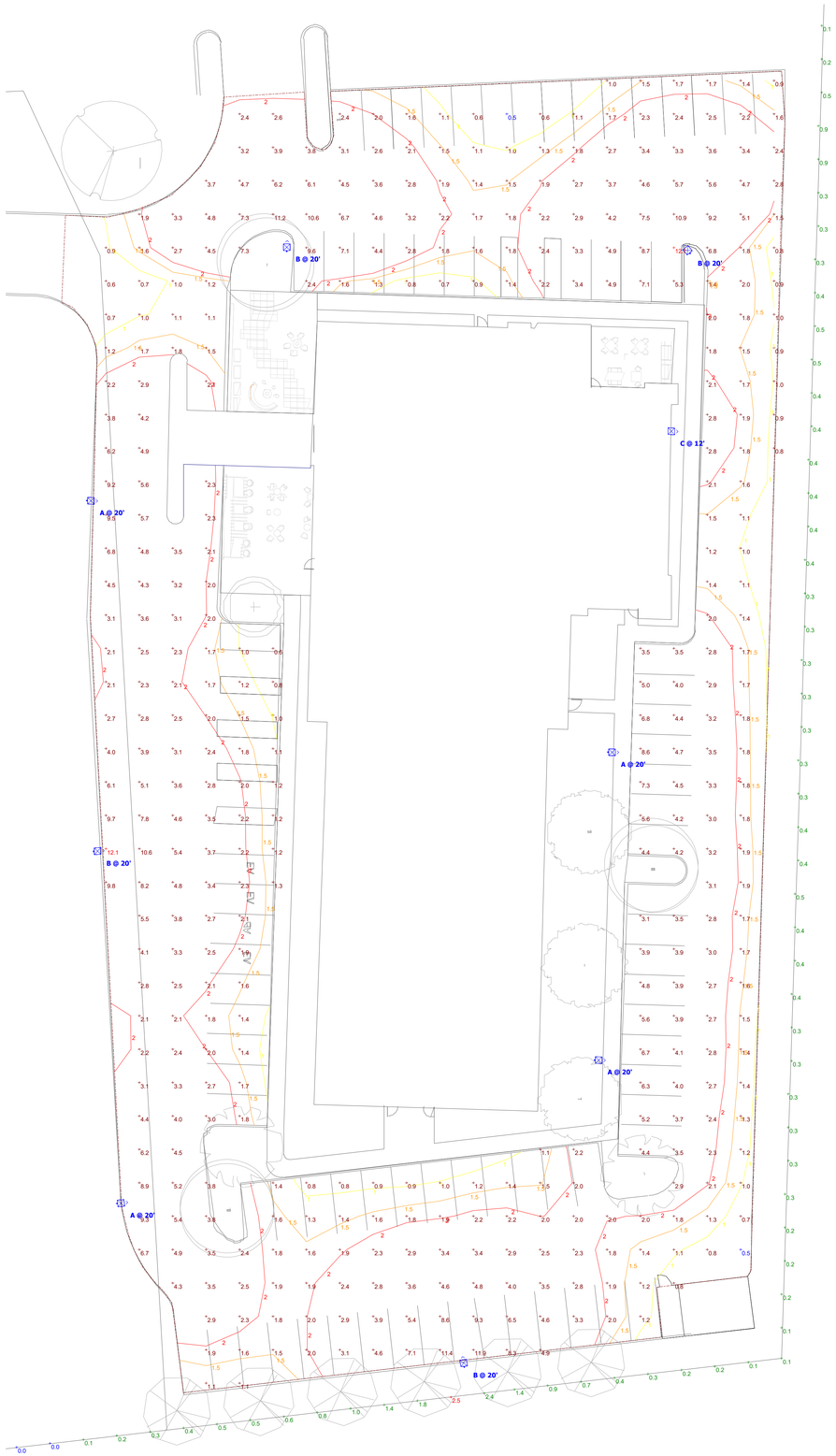
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property line	+	0.2 fc	2.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	3.1 fc	12.1 fc	0.5 fc	24.2:1	6.2:1

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
5	A	1888101.00	705063.30	20.00	20.00	91.33	0.00	1888102.00	705063.30	0.00
6	A	1887954.00	704928.20	20.00	20.00	84.97	0.00	1887955.00	704928.30	0.00
7	A	1887945.00	705138.60	20.00	20.00	92.50	0.00	1887946.00	705138.60	0.00
1	B	1888058.00	704879.20	20.00	20.00	351.26	0.00	1888058.00	704880.40	0.00
3	B	1887947.00	705033.60	20.00	20.00	86.98	0.00	1887948.00	705033.70	0.00
5	B	1888126.00	705212.60	20.00	20.00	320.29	0.00	1888125.00	705213.60	0.00
6	B	1888005.00	705213.30	20.00	20.00	1.46	0.00	1888005.00	705214.50	0.00
1	C	1888120.00	705159.40	12.00	12.00	92.22	0.00	1888120.00	705159.40	0.00
3	A	1888097.00	704971.10	20.00	20.00	91.33	0.00	1888098.00	704971.10	0.00

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		4	Lithonia Lighting	RSX2 LED P3 50K R3	RSX Area Fixture Size 2 P3 Lumen Package 5000K CCT Type R3 Distribution	1	21736	1	149.98	Max: 15670cd
	B		4	Lithonia Lighting	RSX2 LED P4 50K R4	RSX Area Fixture Size 2 P4 Lumen Package 5000K CCT Type R4 Distribution	1	25328	1	189.54	Max: 14938cd
	C		1	Lithonia Lighting	DSXW1 LED 20C 700 50K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 700mA.	1	5376	1	45.7	Max: 3582cd



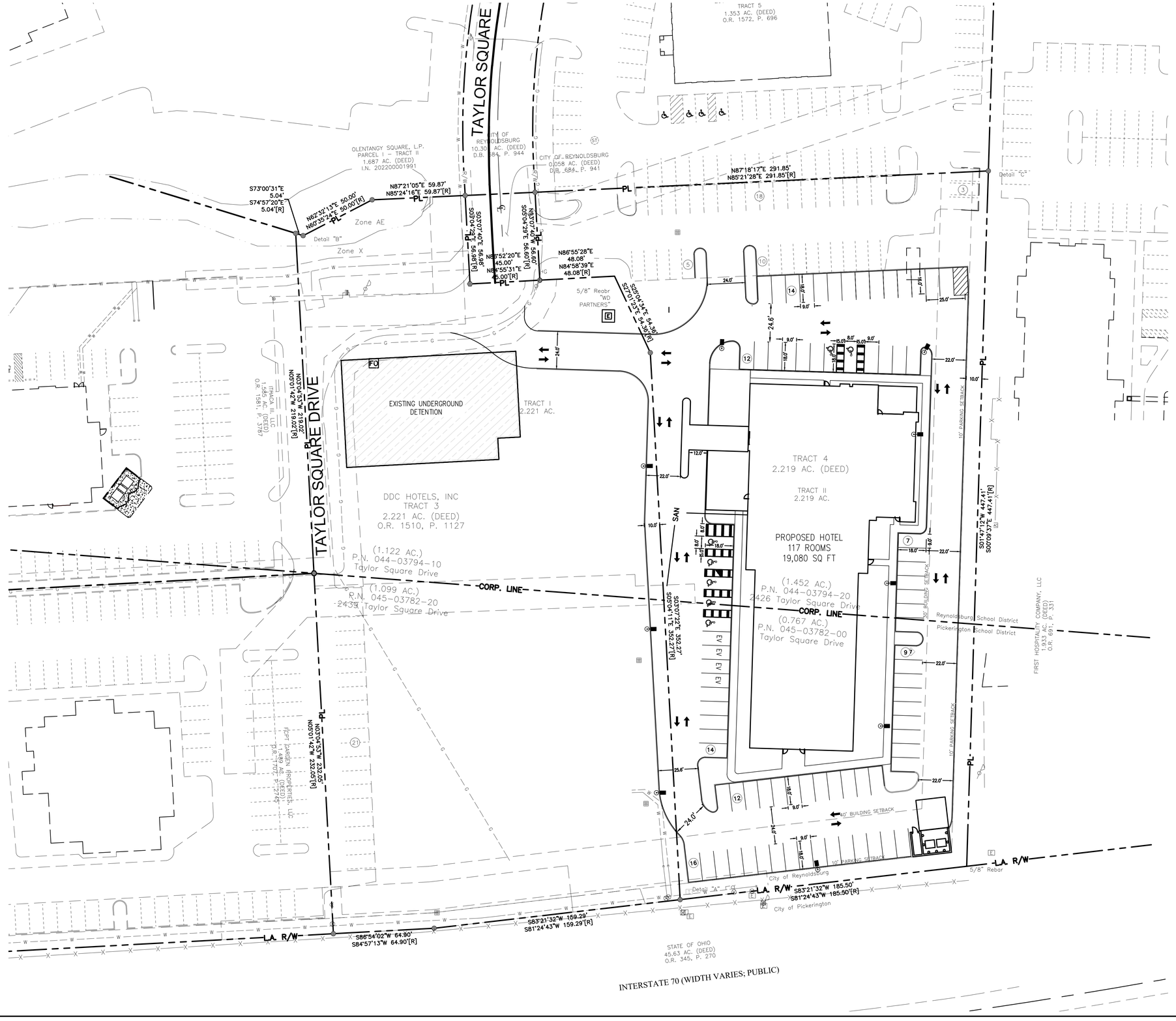
Plan View
Scale - 1" = 20ft

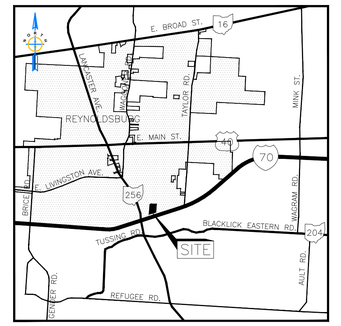
HOME 2 SUITES

Taylor Square Drive
Reynoldsburg, OH 43068

Attachment: Home 2 Suites - Reynoldsburg, OH Site Photometric 09-15-2022 (App# 2022-5379, 2426 Taylor Square Dr, Fox)

Designer
WB Services
Date
09/15/2022
Scale
Not to Scale
Drawing No.
002
Summary





SITE LOCATION MAP

SCALE: NOT TO SCALE

SITE SUMMARY

ADDRESS:	TAYLOR SQUARE DRIVE
PARCEL NUMBER:	044-03794-20
SITE AREA:	2.9 +/- ACRES
ZONING:	CC - COMMUNITY COMMERCIAL
LAND USE:	
EXISTING:	VACANT
PROPOSED:	HOTEL/RETAIL
BUILDING AREA:	19,080 SF HOTEL 117 ROOMS
BUILDING HEIGHT:	44'-00" FT.
LOT COVERAGE:	19.7%
IMPERVIOUS AREA::	80.5%

PARKING COUNT

- 117 ROOM HOTEL USE

115 ROOMS @1:ROOM=117 PARKING STALLS
TOTAL REQUIRED PARKING = 117

TOTAL REQUIRED PARKING = 117 (INCLUDING 5 ACCESSIBLE)
TOTAL PARKING PROVIDED: 117 (INCLUDING 6 ACCESSIBLE)

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

STATE OF OHIO
STEVEN E. FOX, JR.
E-70756
REGISTERED
PROFESSIONAL ENGINEER

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

REYNOLDSBURG, FAIRFIELD COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068
SITE CONCEPT PLAN

NO.	REVISIONS	DATE

DRAWN BY: JPS
CHECKED BY: SEF
SCALE: 1" = 30'
DATE: 09-28-2022
SHEET NO. 1 OF 13

\\primedom01.primelocal.com\DFSRoot\Data\Projects\2022\E0H01CI-22360 Taylor Square Hotel Group LLC\500-CAD\591-Civil\593-PrintSheets\Construction Docs\SITE PLAN.dwg by: sfox on 09/14/2022 4:00 PM ~ for PRIME AE

Attachment: SITE PLAN (1) (Appr# 2022-5379, 2426 Taylor Square Dr. Fox)

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? 13,555 gpd

    b. How much pressure is required? 80 psi

    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?

    13,555 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.

Attachment: Facilities Demand Worksheet (PDF) (App# 2022-5379, 2426 Taylor Square Dr, Fox)

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).

_____ ADT

Generator Peak	Adjacent Street Peak	Peak Hour
_____AM	_____AM	_____AM
_____PM	_____PM	_____PM

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

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

_____ No, Traffic Access Study Required.

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

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

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

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

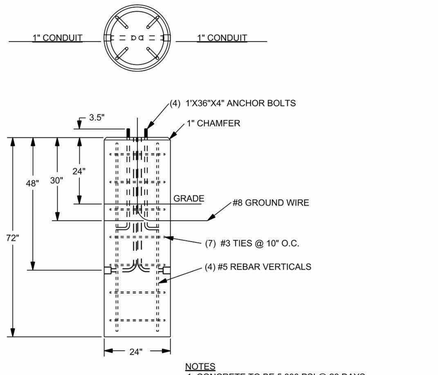
e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, 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

Attachment: Facilities Demand Worksheet (PDF) (App# 2022-5379, 2426 Taylor Square Dr, Fox)



LIGHT POLE BASE DETAIL
NO SCALE

NOTES
1. CONCRETE TO BE 5,000 PSI @ 28 DAYS
2. WEIGHT: 2,826#
3. CONTRACTOR TO SUPPLY CONDUIT & GROUNDWIRE.

CODED NOTES ⟨#⟩

1. PROVIDE (8) 4" PVC CONDUITS FROM MDP TO UTILITY TRANSFORMER FOR SECONDARY FEEDS AND (2) 4" PVC CONDUITS FROM TRANSFORMER TO UTILITY POWER POLE FOR PRIMARY FEEDS. SEE CIVILS FOR TRANSFORMER AND UTILITY POWER LOCATIONS
2. PROVIDE #10 THHN FOR ALL SITE LIGHTING RUNS FED FROM THE LIGHTING CONTACTOR. FOR CONDUIT SIZE AND BURIAL DEPTH REFER TO NOTES ON SHEET "E101"
3. PROVIDE 2 4" PVC SCHEDULE 40 CONDUITS FROM CORRESPONDING UTILITY POLE TO THE SERVER ROOM. FOR TELECOM AND DATA/TV PROVIDER. SEE PAGE "E109" FOR SERVER LOCATIONS
4. PROVIDE (2) INDEPENDENT CKTS IN CONDUIT PER EV CAR CHARGE STATION (CHARGE POINT CT4000). INSTALL PER MANUFACTURERS SPECIFICATIONS

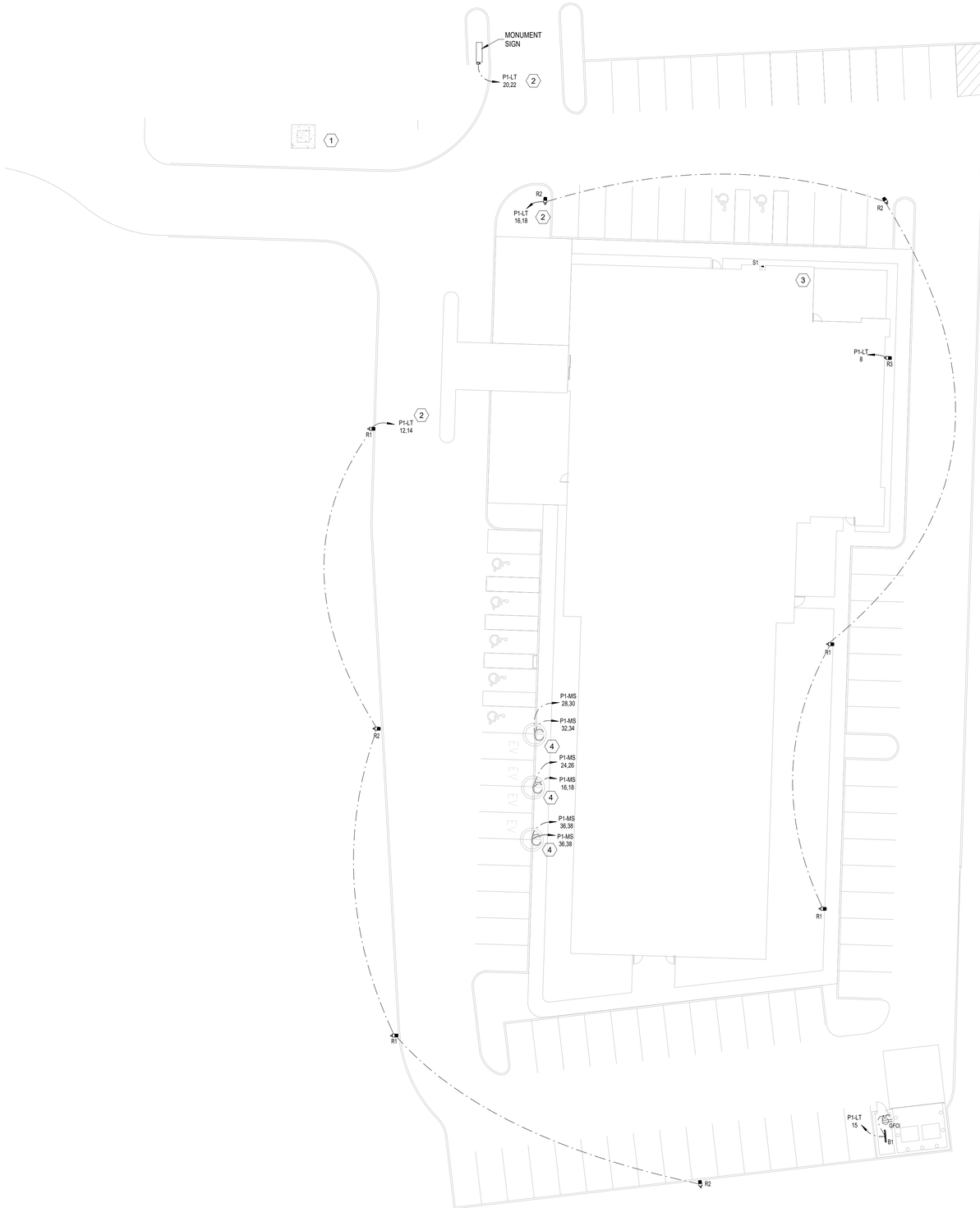
GENERAL NOTES

ALL INSTALLATION AND MATERIALS USED ARE TO CONFORM TO LOCAL UTILITY COMPANY CODES AND SPECIFICATIONS

WORK SHALL BE DONE IN A MANNER ACCEPTABLE TO LOCAL UTILITY COMPANY AND INSPECTED BY UTILITY ENGINEERING DEPARTMENT. THERE MAY BE OTHER EXISTING UNDERGROUND UTILITIES, PIPES, CONDUITS, CABLES ETC AT THE SITE WHICH AFFECT THE ROUTING OF THE UNDERGROUND CONDUITS/ CABLES. CALL MISS UTILITY BEFORE YOU DIG. CHECK THE LATEST CIVIL DRAWINGS AND COORDINATE THE CABLE/CONDUIT ROUTING AS NEEDED.

COORDINATE ALL THE OUTAGES WITH THE OWNER AND THE GENERAL CONTRACTOR IN THE BUILDING 2 WEEKS BEFORE ANY SHUT DOWN.

CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER AS NEEDED.



1 SITE ELECTRIC PLAN
1" = 20'-0"

SYNERGY
ENGINEERING SERVICES
153 East South ST, Unit 644
Wooster, OH 44691 (330) 419-2520

WB DESIGN

HOME 2 Suites
Reynoldsburg, OH

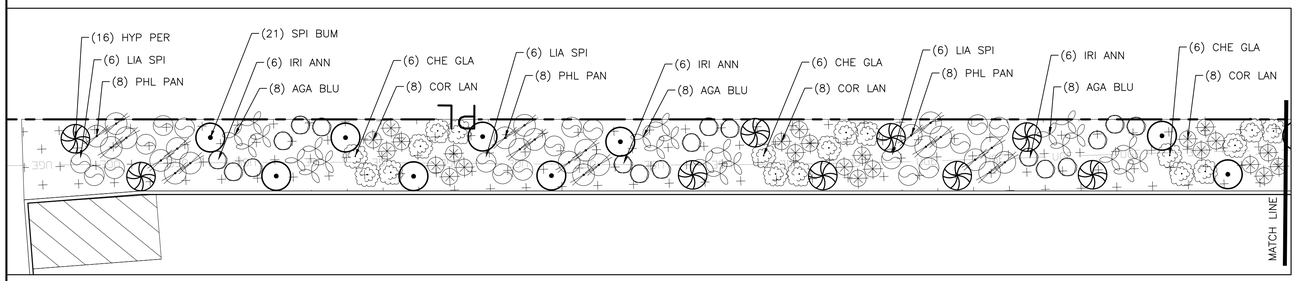
PROJECT #	DRAWN BY:
#17328	MD
START DATE:	04/06/2021
SUBMISSION DATE:	09/14/2022

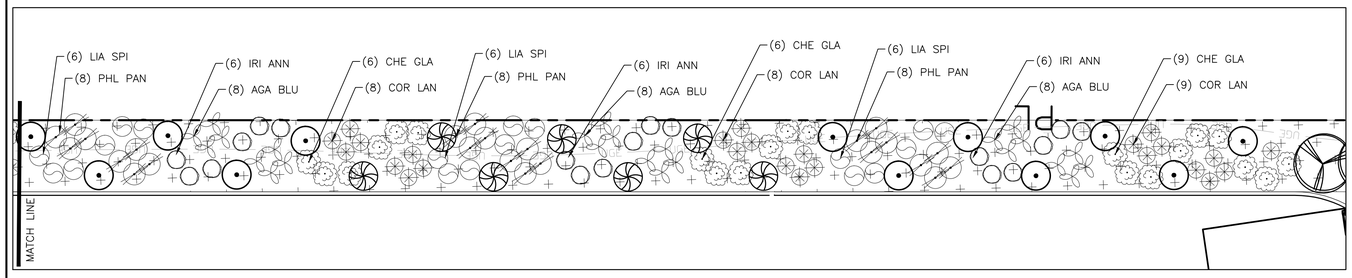
NO.	DATE	REVISIONS

SITE ELECTRIC PLAN

E118

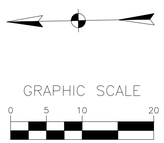
Attachment: E118 Site Electric (App# 2022-5379, 2426 Taylor Square Dr, Fox)



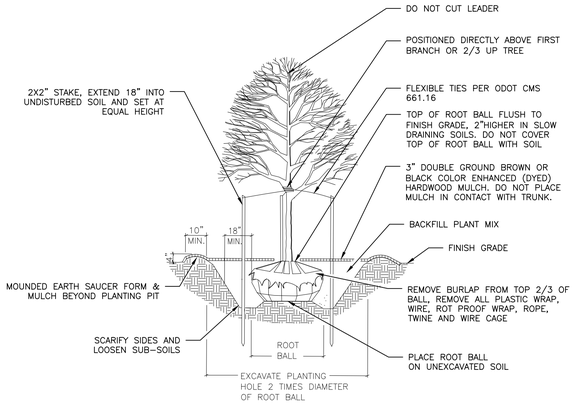


EAST PROPERTY LINE PLANTING DETAIL

1"=10'

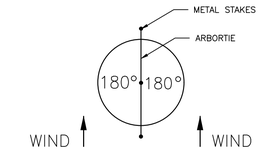


PLANT LIST							
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
		PERENNIALS					
AGA BLU		AGASTACHE 'BLUE FORTUNE'	BLUE FORTUNE ANISE HYSSOP	48	#1	CONT.	
AST COR		ASTER CORDIFOLIUS	BLUE WOOD ASTER	12	#2	CONT.	
CAR MOR		CAREX MOROWII 'SILVER SCEPTER'	SILVER SCEPTER SEDGE	16	#3	CONT.	
CHE GLA		CHELONE GLABRA	TURTLEHEAD	39	#1	CONT.	
COR LAN		COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	49	#2	CONT.	
DIA GRA		DIANTHUS GRATIANOPOLITANUS 'FIREWITCH'	FIREWITCH CLOVE PINKS	23	#1	CONT.	
HEU CIT		HEUCHERA 'CITRONELLE'	CITRONELLE CORAL BELLS	17	#3	CONT.	
IRI ANN		IRIS X 'ANNE CHOWNING'	ANNE CHOWNING LOUISIANA IRIS	36	#3	CONT.	
LIA SPI		LIATRIS SPICATA 'ALBA'	WHITE BLAZING STAR	36	#1	CONT.	
LIR SPI		LIRIOPE SPICATA	LILYTURF	6		FLAT	APPROX. 18" - 24" O.C.
PAC PRO		PACHYSANDRA PROCUMBENS	ALLEGHENY PACHYSANDRA	5		FLAT	APPROX. 12" - 18" O.C.
PAN VIR		PANICUM VIRGATUM ' SHENANDOAH'	SHENANDOAH SWITCH GRASS	25	#3	CONT.	3' O.C.
PHL PAN		PHLOX PANICULATA 'BLUE PARADISE'	BLUE PARADISE GARDEN PHLOX	48	#1	CONT.	
POL REP		POLEMONIUM REPTANS	JACOB'S LADDER	7	#1	CONT.	
SCH SCO		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	21	#3	CONT.	3' O.C.
SOR NUT		SORGAHASTRUM NUTANS	INDIAN GRASS	10	#3	CONT.	
STY DIP		STYLOPHORUM DIPHYLLUM	WOOD POPPY	11	#2	CONT.	



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



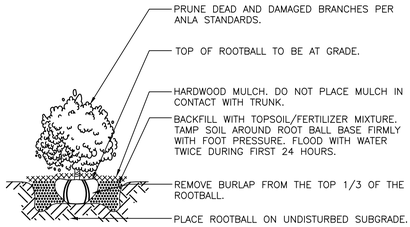
GUYING PATTERN FOR DECIDUOUS TREE PLANTING

NOT TO SCALE

NOTES:

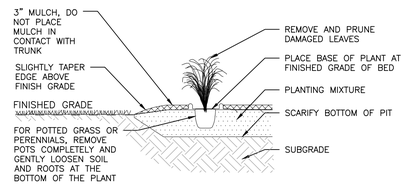
1. TOP OF ROOT BALL TO BE 2"–3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



SHRUB PLANTING DETAIL

NOT TO SCALE



GRASS AND PERENNIAL PLANTING DETAIL

NOT TO SCALE

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

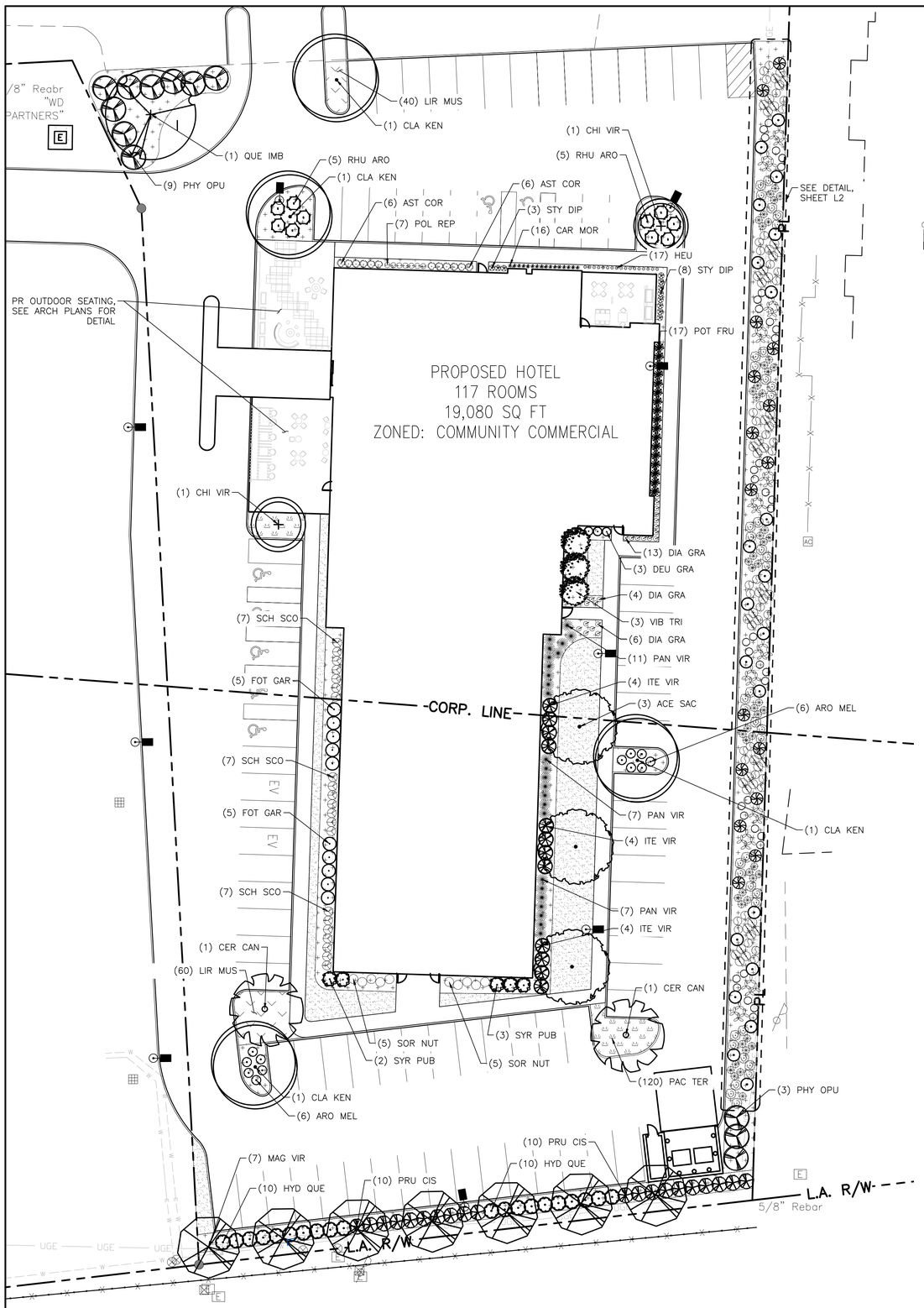
REYNOLDSBURG, FAIRFIELD COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068
LANDSCAPE DETAILS

NO.	REVISIONS	DATE

DRAWN BY: JPS
CHECKED BY: SEF
SCALE: 1" = 30'
DATE: 09-28-2022
SHEET NO. 4 OF 13

Attachment: Landscape Details (App# 2022-5379, 2426 Taylor Square Dr, Fox)

P:\2022\EOH01CI-22360 Taylor Square Hotel Group LLC\500-CAD\591-Civil\593-PrintSheets\Construction Docs\Landscape Plan.dwg by: jsampson on 09/15/2022 9:17 AM ~ for PRIME AE



GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

LANDSCAPE REQUIREMENTS:
CITY OF REYNOLDSBURG CODE SECTION 1105.07

TREE REPLACEMENT
EACH EXISTING MAJOR TREE REMOVED SHALL BE REPLACED WITH ONE TREE.
REQUIRED: 0
PROVIDED: 0

STREET TREE REQUIREMENTS
N/A

INTERIOR LOT LANDSCAPING
GROUND COVERAGE REQUIREMENT
COMMERCIAL STRUCTURES UP TO 20,000 SQUARE FEET:
ONE INCH OF TRUNK DIAMETER SHALL BE PLANTED FOR EVERY 2,000 SQUARE FEET OR FRACTION THEREOF.
REQUIRED: 19,080 S.F. = 10"
PROVIDED: 10"

PROPERTY BUFFER REQUIREMENTS
ANY NON-RESIDENTIAL ZONE ADJOINING A FREEWAY SHALL PROVIDE A 15 FOOT BUFFER ZONE PLANTED WITH ONE TREE FOR EACH 30 FEET OF LINEAR BOUNDARY, OR FRACTION THEREOF, AND A CONTINUOUS SIX FOOT HIGH PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND.
REQUIRED: 185 L.F. = 6.17 = 7 TREES + CONTINUOUS SHRUBS
PROVIDED: 7 TREES + CONTINUOUS SHRUBS

PARKING AREA LANDSCAPING STANDARDS
FOR EVERY 10 PARKING SPACES, THE APPLICANT SHALL PROVIDE NOT LESS THAN 200 SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREA CONTAINING AT LEAST 1 TREE WITH A MINIMUM DIAMETER OF 2" AND FOUR SHRUBS. ONE SHADE TREE FOR EVERY TEN PARKING SPACES. NO INDIVIDUAL LANDSCAPE AREA SHALL BE GREATER THAN 500SQUARE FEET. ALL PARKING LOTS SHALL PROVIDE PERIMETER LANDSCAPING. THE PERIMETER LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND OR COMBINATION THEREOF, MINIMUM OF 36 INCHES IN HEIGHT WITHIN 1 YEAR OF INSTALLATION. THE PERIMETER SHALL ALSO CONTAIN A MINIMUM OF ONE DECIDUOUS TREE PER FIFTY LINEAR FEET OF PARKING PERIMETER.
REQUIRED: 79 PARKS = 1600 S.F./8 TREES/32 SHRUBS
PROVIDED: 8 TREES, 47 SHRUBS

NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY ENGINEER IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.

ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. PULL MULCH AWAY FROM SHRUB STEMS.

CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE.

EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND IN ALL RESPECTS BE READY FOR FIELD PLANTING.

PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH TO THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

BED EDGES SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 'V' SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND THE PLANTING BED.

IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY ENGINEER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE ENGINEER.

TOPSOIL MIX IN PLANTING BEDS TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL. TO A DEPTH OF 24"

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

PLANT LIST

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
		TREES					
ACE SAC		ACER SACCHARUM	SUGAR MAPLE	3	2.5" CAL.	B&B	INTERIOR LOT REQ.
CER CAN		CERCIS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD REDBUD	2	2" CAL.	B&B	PARKING AREA REQ.
CHI VIR		CHIONANTHUS VIRGINICUS	FRINGETREE	2	2" CAL.	B&B	PARKING AREA REQ.
CLA KEN		CLADASTIS KENTUKEA	YELLOWWOOD	4	2" CAL.	B&B	PARKING AREA REQ.
MAG VIR		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7	2" CAL.	B&B	BUFFER REQ.
QUE IMB		QUERCUS IMBRICARIA	SHINGLE OAK	1	2.5" CAL.	B&B	INTERIOR LOT REQ.
		SHRUBS					
ARO MEL		ARONIA MELANOCARPA 'LOW SCAPE'	'LOW SCAPE' BLACK CHOKEBERRY	12	#3	CONT.	
DEU GRA		DEUTZIA GRACILIS	SLENDER DEUTZIA	3	#3	CONT.	
FOT GAR		FOTHERGILLA MAJOR 'MT AIRY'	MT AIRY FOTHERGILLA	10	#5	CONT.	4.5' O.C.
HYD QUE		HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	10	#5	CONT.	4.5' O.C., BUFFER REQ.
HYP PER		HYPERICUM PERFORATUM	ST. JOHN'S WORT	16	#3	CONT.	
ITE VIR		ITEA VIRGINIANA	SWEETSPIRE	12	#5	CONT.	4.5' O.C.
PHY OPU		PHYSOCARPUS OPUFOLIOUS 'CENTER GLOW'	CENTER GLOW NINEBARK	12	#3	CONT.	
POT FRU		POTENTILLA FRUCTOSA	BUSH CINQUEFOIL	17	#3	CONT.	
PRU CIS		PRUNUS X CISTENA	PURPLE LEAF SANDCHERRY	22	#5	CONT.	4.5' O.C., BUFFER REQ.
RHU ARO		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	10	#5	CONT.	
SPI BUM		SPIRAEA X BUMALDA 'MAGIC CARPET'	MAGIC CARPET SPIREA	21	#3	CONT.	
SYR PUB		SYRINGA PUBESCENS 'MISS KIM'	MISS KIM LILAC	5	#5	CONT.	
VIB TRI		VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH VIBURNUM	3	#5	CONT.	

MULCH

GRASS SEED

Jeffery S. Sampson
1801482
STATE OF OHIO
LANDSCAPE ARCHITECT

PRIME AE
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COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

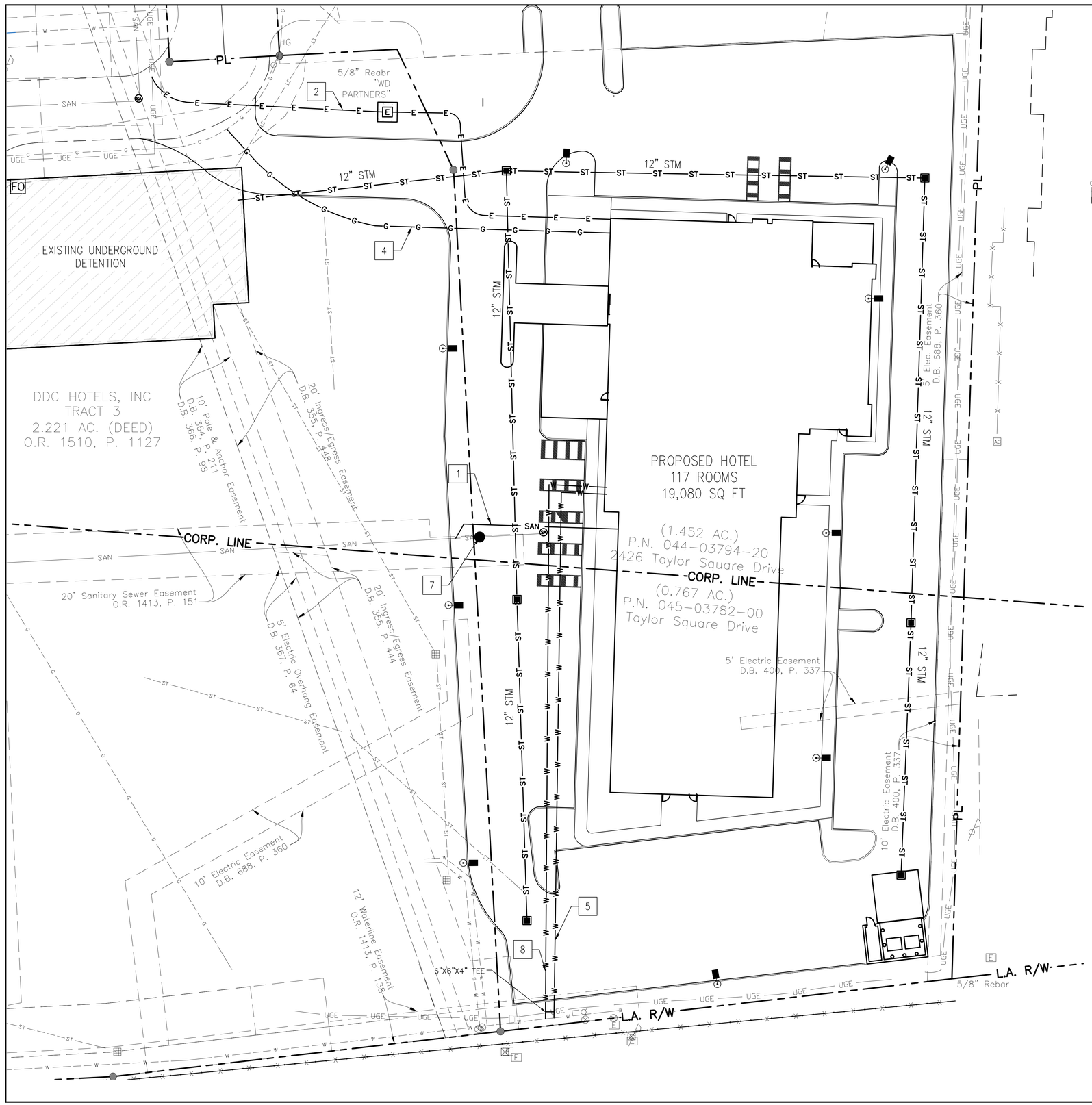
REYNOLDSBURG, FAIRFIELD COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068
LANDSCAPE PLAN

DATE
REVISIONS
NO.

DRAWN BY: JPS
CHECKED BY: SEF
SCALE: 1" = 20'
DATE: 09-28-2022
SHEET NO. 3 OF 13

P:\2022\E0H01CI-22360 Taylor Square Hotel Group LLC\500-CAD\591-Civil\593-PrintSheets\Construction Docs\Landscape Plan.dwg by: jsampson on 09/15/2022 9:16 AM ~ for PRIME AE

Attachment: Landscape Plan (Appr 2022-5379, 2426 Taylor Square Dr, Fox)



GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

UTILITY PLAN NOTES

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.) THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. WATER REQUIRES MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL TO ALL SEWERS. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN OTHER UNDERGROUND UTILITIES. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE UTILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF DELAWARE OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
4. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

KEYED NOTES

1. SANITARY SEWER LATERAL: BUILD NEW 6" P.V.C. ASTM D-3034 SDR 35. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "C.O." PER DETAIL ON SHEET C-4. MAINTAIN MINIMUM 18" CLEARANCE AT STORM SEWER CROSSING. MAINTAIN MINIMUM SLOPE OF 2.08%
2. ELECTRIC SERVICE: CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND SECONDARY WIRING DESIGN.
3. TELEPHONE SERVICE: CONTRACTOR TO PROVIDE (1)4" CONDUIT FOR TELEPHONE. VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH UTILITY COMPANIES BEFORE STARTING WORK. CONTRACTOR TO COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED.
4. COORDINATE GAS SERVICE WITH GAS COMPANY.
5. PROPOSED 4" DOMESTIC WATER SERVICE.
6. 6" ROOF DRAIN, MIN. 2% SLOPE TO STORM SEWER.
7. PR SAN MH.
8. PROPOSED 6" FIRE SERVICE.

STATE OF OHIO
STEVEN E. FOX, JR.
E-70756
REGISTERED PROFESSIONAL ENGINEER

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
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REYNOLDSBURG, FAIRFIELD COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068
UTILITY PLAN

NO.	REVISIONS	DATE

DRAWN BY:	CHECKED BY:
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SCALE: 1" = 20'

DATE: 09-28-2022

SHEET NO. 2 OF 13

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Attachment: UTILITY PLAN (Appr 2022-5379, 2426 Taylor Square Dr, Fox)