Reynoldsburg
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AGENDA

PLANNING COMMISSION
THURSDAY, SEPTEMBER 2, 2021 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 – Special Meeting – July 22, 2021
      2. Planning Commission – Regular Meeting – August 5, 2021
   3. APPROVAL OF AGENDA
   4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. OTHER BUSINESS

   1. Work Session

E. NEW BUSINESS

   1. Application #2021-5387; 7345 E Main Street; Applicant Christene Logesky; Certificate of Appropriateness (Vicks Pizza)

   2. Application #2021-5396; Summit Rd SW, Etna; Applicant Joe Ciminello; Major Site Plan (Eastwood)

   3. Application #2021-5395; Summit Rd SW, Etna; Applicant Joe Ciminello; Preliminary Plat (Eastwood)

F. ADJOURNMENT

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MINUTES

PLANNING COMMISSION
THURSDAY, JULY 22, 2021 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Benner
ABSENT: Hicks, Furst

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – July 1, 2021

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

Mr. Zollars: With have a speaker form from Mr. Luzader. Mr. Luzader you have three minutes. I'm happy to listen to what you have to say.

Mr. Luzader: Thank you, Chairman Zollars, members of the Commission. On the subject of the zoning code changes additions tonight. On page 189, Section 1109.09 Paragraph F under applications, there's a document referenced as the development handbook. In this handbook there are numerous items listed that are to be submitted with a minor and major site plan application. I understand this is in the process of being updated, I would like to ask that the provisions of this handbook be included and mandated in this section of the zoning code. This should include a traffic study where mandated. A facilities demand study to include water, wastewater and stormwater calculations. It should include when and how all connections will be made to city utilities. It should also include that any and all easements shall be obtained in contingency before submittal. There are numerous other items in the current version that should be carried over to the new version that are too numerous to mention tonight. By incorporating these provisions into the code, it will take action by this board and city council to change it, which is the way any document in this code should be. Thank you.

Mr. Zollars: Mr. Bowsher, that's the one section I'm not familiar with. Can you bring us up to speed on that, please?

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Mr. Bowsher: Yes, thank you, Chairman. So we discussed this a little bit as well at Council when Mr. Luzader had brought that up then. Talked to city attorney Shook earlier today, as well as Director Dorman for the service department. So during this process, we knew we wanted to update that as well. And so we do not want to memorialize that in the zoning code because then any other changes that we would like to make to that document that needs to be made more frequently, especially as things change within the engineering world, that means that we would have to change the zoning code every single time we wanted to change that said document. Those are two separate documents. They do reference one another, but as Mr. Luzader had pointed out to three year old document, at this point, it was updated under the past administration. It does not have the new stuff for the zoning code. Should have been updated a while ago. We are going to get to that. There's a meeting on the books later in August to start that process. It should take a couple of months to get that updated and then they're talking and communicating the two documents together more than what they currently are right now, because there are some discrepancies between the two and what is supposed to be submitted and what is not. A lot of that document, though, has a lot of standard drawings and engineering practices that will not change. So those won't be updated, but where it communicates within the development department and the developers themselves, that's what will change.

Mr. Zollars: Mr. Benner, Mr. Cullinan, anything you want to discuss? OK, thank you, Mr. Luzader.

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 2021 Zoning Code Amendments

Mr. Zollars: Mr. Benner, Mr. Cullinan, anything you want to discuss? OK, thank you, Mr. Luzader.

Mr. Bowsher: So before you tonight is the zoning code update. We obviously had a work session. Two of our members not here. I know they were present then and they gave some great feedback as well as others when we pushed out some other information. One of the things that you didn't have in front of you was the design guidelines. Mr. Zollars, you had gave some great feedback. We took that into consideration as well as Alex and Mr. Hicks. And so we have incorporated that as well as staff changes as well. So we have taken it down from what was pretty much three pages and we've taken it to a page and a half the stuff that we think is important to keep as standards. What we also did with the design guidelines as well, is we took the garage standards that we did during the last zoning code update and we put those in here. We think that was a better place for those and really pulled it together. There was some overlap where we got into landscaping that wasn't necessary because it was a very thorough landscaping piece into the zoning code. So we like it the way that it looks right now. We did go over with pretty much a fine tooth comb. We think that it gives plenty and a little bit more teeth when residential

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planning applications come to you, but not to the point where it would stifle development, but making sure that we're projecting higher standards on developers when they're coming into the city. So that is before you. That was one of the changes from last meeting. And then on briefly, just going to go over the overall changes. So it's on the record. We are changing and adding specific uses in the CC Innovation for conditional use for medical marijuana. As well as attorney Shook writing business regulation ordinance was separate and it's coinciding with the zoning code. Credit for green space. Your last meeting, there was an ad on that you wanted me to take away the fences and some of the other examples. So we went ahead and changed that. That is gone. We just talked about the design requirements. Commercial signage. Emily had made some tweaks, I think that was talked about last time, the elimination of the zoning permit for roof mounted solar. They already have to go get a building permit. So we're basically forcing them to get two separate permits for the same thing. It was doing double duty, it didn't make any sense. You still have to go get a zoning permit if you would like ground mounted solar, though. Moving forward, building height transition. It was removed from the inside district for fear of, you know, the standard one story that's out there, like, for example, the Alliance project and there being a McDonald's that sits there. We, of course, want the Alliance to be able to build their project without having to have a variance just because there's a one story building that's next to him. However, what we did is we transitioned that and applied it to the S.R. and the R.M. I know that was discussed last time and Mr. Hicks had requested a change to 200 percent. So that was put into there as 200 percent from the 150. Then the overlay district, it was also brought up in an email from Mr. Furst to us, I know that Attorney Shook had had written out the new requirements and added it in there. One of the things that I want to talk about while we're discussing this tonight. Number one, I think we can make it even easier and just apply within the certificate of appropriateness. It just calls out that any new build or any additions above two hundred and fifty square feet within this overlay district has to go get a certificate of appropriateness, which means they'd have to come to the board. You would take a look at it and would say yay or nay that it fits in or not. I don't know if we need to have a full other drawn out guidelines or design guidelines for that specific. I also add to if you read through in detail, the design guidelines that's before you plus adding on the height transition, it would eliminate the problem that we had with the Retton Road house. So there is a question that should be had. Do we even want to entertain even putting an overlay district on there if the design guidelines and the height transition would fix said problem of our fear moving forward in the future for some of these older neighborhoods?

Mr. Benner: You were originally talking about a Huber and a Brookside overlay, or just Huber?

Mr. Bowsher: I think it was just Huber.

Mr. Benner: Why? I mean, what's the difference between; they're both old single story developments for the most part, in fact, Huber actually has two story houses.

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Mr. Bowsher: I think primarily when it was discussed, at least in our zoning code meeting, that we saw a difference between the Huber neighborhood because of the characteristics of the brick facade and where and when and how that was constructed versus what the Brookside neighborhood resembles. It's typically more of a Cape Cod and a vinyl siding than what the brick siding is in the Huber... So it's to separate, even though they may have been constructed in similar times.

Mr. Benner: And it's your contention then that because of the changes in the design standards, we no longer need an overlay.

Mr. Bowsher: I'm putting that out there as a conversation piece. It was something that Emily and I discussed yesterday, actually earlier in the week, once we really started going all through all of this, understanding that our fear is we don't want a home that's going to be out of place in Huber or Brookside, for that matter, or any other neighborhood that may resemble those single story neighborhoods. Well you fix that because of the high transition, because all of those homes are well within 40 feet of each other.

Mr. Benner: Correct.

Right. So that fixes the height problem. And then when you add the design guidelines, no longer will you have a home that has a cinder block frame on the bottom without a facade, you no longer have a door that can be on the side of the house. All the things that we hear complaints about are now fixed. So does this committee want to see every time that somebody wants to add a two hundred and fifty foot sunroom on the back of their home on Huber? You know, sure, there wouldn't be a ton of those applications, but there could be some. If we're fixing the problem, do we want to add additional language that really we're already handling? And that's really a question I think that's for the commission, for the city attorney. It's not something that the city attorney and I have talked about. We didn't have time to discuss this so I apologize for putting that on him at this at this late hour, but it's something that I wanted to talk about because there's no reason adding additional pages to a book if we're already handling the same stuff.

Mr. Zollars: Mr. Bowsher, it's always my opinion and commissioners, you know, if it's stated somewhere, I don't think we need to get into the lawyer ease of this. Let's keep it a little simpler to your point so we're not referencing back, you know, if it's covered here a couple of different ways, I think in my opinion, I think we're fine.

Mr. Cullinan: I think any time that you have to governing things in the same document that could conflict each other or confuse people, it's easier just to have one if it works from a legal perspective.

Mr. Benner: I have no issues with it. I just wanted to be sure that the height restriction should cover.

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Mr. Bowsher: Chris, I'd really like your opinion, honestly,

Mr. Shook: Legal opinion or personal opinion? I mean, my legal opinion is that I'm a little confused because I don't know what language we're adopting tonight. You know, we have language that's in the agenda packet that has been submitted from prior reads before council and then the earlier meeting, a planning commission this month. So I don't know what language we're considering at this point. So that's a legal concern. Personally, I always thought that we were looking at a little bit of a lower height transition requirement for Huber. 200 percent in Huber would mean that you would be able to build a building twice the size of the building that's right next to it. So I always thought that we were going to have a smaller, high transition in Huber than we did citywide. In addition, I think in the overlay district, we also had a design requirement that specified that the material for a new build or additions needed to be similar to adjacent properties. So you wouldn't have like a vinyl house next to a brick house. So those are my thoughts.

Mr. Bowsher: So I guess to come to your point, in the architectural design materials, consider the surrounding architecture when building in an established neighborhood, avoid decorative characteristics from different architectural styles into a single building. And so I think when we're talking about those, I think we should really be that should be across the board in all neighborhoods, which is why it's in the standard design guidelines. You definitely don't want a modern type of home that's built even in the midst of a normal neighborhood or the ones that have been built in the last 20 years. But, you know, I leave that up to this.

Mr. Shook: I would probably want stronger language than the word consider because they could come in and say, yes, we did consider it, but we rejected it. You know, I mean, I'm a little worried not like overly worried, but we do need to find where we're putting these design guidelines into the zoning because we don't have a number here. So I didn't know where we were going to put these.

Mr. Bowsher: Yes. So this here we are going to add to the bottom. We felt like the other districts, like the insight districts, as well as the old Reynoldsburg districts their design guidelines are right after the typologies page. So we're going to put them in there, not put it into the common regulations, but put it underneath of both RM and SR.

Mr. Shook: I mean, I think we can do that and I don't have a problem with some of this language, I just think that probably especially with the architectural designs, the word consider, it's probably best to use the word incorporate.

Mr. Bowsher: OK. We can certainly change that.

Mr. Zollars: Make that change.

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Mr. Bowsher: Yeah.

Mr. Zollars: Mr. Benner?

Mr. Bowsher: I'm just wondering, I mean, he raised more than one issue. The two hundred percent, that's actually twice as big as any other building there, correct?

Mr. Bowsher: It would be, you know, we went back and forth to when we were talking about this because there are some homes, obviously, as somebody had pointed out, there are some homes that are two story that are obviously in that district as well. This is a great discussion topic. I don't mean to drag the meeting out, but this is why we're here this evening.

Mr. Zollars: Let me ask you, does anyone here know the house that we're talking about particularly would qualify as two hundred percent?

Mr. Bowsher: It would not actually qualify as two hundred and seventy five percent or two hundred and fifty percent, because it's actually two and a half stories. So it's really out of place because they have their basement that's already above the level. And unfortunately, we didn't have anything that was in place when they were building.

Mr. Zollars: I'm personally fine with two percent. You know, I don't I don't see it coming up. I don't I'd be surprised if it comes up. If it comes up, quite frankly, uh, but if it does, you know, neighborhoods change, houses get torn down all the time and rebuilt. So if we put a standard in there two times. Next 50 years maybe we change that neighborhood.

Mr. Benner: So am I wrong in thinking this 200 percent, that's zoning code, so it applies throughout the city, correct?

Mr. Bowsher: It applies to the residential

Mr. Benner: Residential throughout the city. So how would that work up on Priestley if somebody wanted to put 200 percent above a house?

Mr. Shook: It probably wouldn't fit the other height restriction that's in suburban residential. So they wouldn't meet that restriction.

Mr. Benner: So this is designed really for Huber and Brookside.

Mr. Bowsher: Yeah, I think so. I think when city attorney us and we discussed it and we even discussed it when previous applications. It's to prevent single story neighborhoods from being shadowed by larger developments.

Mr. Zollars: I think I think we have consensus on the commission to accept two

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hundred.

Mr. Benner: Inaudible.

Mr. Bowsher: OK, that changes made (changing the wording of consider). Major sit plan, we've actually already started doing all of this. This was an added policy that we discussed. So new timelines, major site plan, 21 days. And that is because of the EMH&T staff report separate from the zoning staff report. We're actually already doing that. And this is just memorializing it.

Mr. Shook: I did have, I'm sorry. I warned you guys once I start talking, I don't stop. So you want to keep me as quiet as possible. On the major side plan change. I did wonder about the engineering report. Should we have language in there that puts the cost of the engineering report on the applicant?

Mr. Zollars: Is it, Mr. Shook, is it vague or unstated right now?

Mr. Shook: It's unstated at this point, says I think. Where applicable an engineer staff report will be conducted by the city engineer, where further recommendations could be made.

Mr. Zollars: I agree. That's probably a good point.

Mr. Shook: And that's just a question not a suggestion that you should or should not do that, but there were some discussions earlier about whether we were going to put that cost on the developer.

Mr. Bowsher: Yeah, that we actually that's a great point. We actually went back and forth on what we wanted to do with this. And I have no problem with that. I know we've discussed this year finishing it out and because it's not in there to do so and we've been charging that. But, you know, we do other plan review fees from our city engineer and we have a set standard. And actually, I feel like I've actually already asked Ryan, our city engineer, for what a standard cost would be. And they do this in Grove City as well. So I have no issues adding that language to it and just having us do it.

Mr. Zollars: I say we go ahead and do that.

Mr. Cullinan: Yeah.

Mr. Bowsher: Good catch. Next, small format grocery, this was an added definition because it was not there. This was a Ms. Wheeler request office used in the ORDN. We already have this already operating across from the Redwood product on Lancaster in the neighborhood district offices. We want to make sure that those if they become vacant, they could still refill them. So we've added that. Resident's driveway width and parking set back. I believe this was because of the RV's.

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Mr. Shook: It was, and the RV regulations that were passed last fall. There was some inconsistent language in there that indicated it had to be three feet from a right of way, but 10 feet from a property line which essentially eliminated the three feet from right of away, right?

Mr. Bowsher: Right.

Mr. Shook: So we just eliminated the 10 feet from the property line. We have a number of RV's that are already nonconforming uses with this ordinance anyway.

Mr. Bowsher: So the new language as it reads. Just so you have it and it's on the record, such recreational equipment and vehicle shall be stored and parked at least three feet from any dedicated right of way walkway and or property line. So which is coincides with our accessory dwellings as well. They have to be three feet from either side. The removal of the glass requirement in the insight district, this was a pretty standard one, it basically made even the back and sides of the buildings had to have 60 percent transparency for glass. That didn't make a whole lot of sense, seeing how, you know, different buildings are meant to look different. So we took that away. Side yard setback change from 2.5 from 8, this was something that should have already been in from the original time that we had passed, it is actually coincides with MI Home's development on Springhill. So I wanted to ensure that we are following actually our code and the way that we're allowing for development to happen. And let's get to the map changes. There's three total, the Lancaster one from community commercial to innovation excuse me, the Oak Valley, which was a recording error half of it was in the main street district, the other half and the suburban residential. Our goal is to change it all too suburban residential. It's technically one parcel shouldn't have been split to begin with. Then also the eighty three hundred East Main was an existing home a few years ago, was burnt down and it is being requested from the individual who has it in contract that it be changed to SR from East Main Street District. I believe she's here tonight. I don't know if you wanted to speak. Obviously she came before the BZBA board. We felt it was better not to give any type of variance or use variance, but to have this go through this process. So instead of having her pay fourteen hundred dollars when we're already going through the process, we thought that we would add it in and then we would allow Planning Commission to make a recommendation to council on those three changes.

Mr. Zollars: Comments from the commissioners?

Mr. Benner: I'm fine with Oak Valley, Ohio Valley was a mistake to begin with, and we're correcting that. Mr. Bowsher, I do I did raise the issue that we will not allow him to put any flag lots in here, is that correct?

Mr. Bowsher: That is correct. So we obviously have a front yard widths that they have to they have to already compete with.

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Mr. Bowsher: So I personally have no issues with Oak Valley changing, like for the innovation district can't be done fast enough. I think that's a smart move. Unfortunately, I'm not really in favor of changing Main Street to a residential. It creates a hole in our zoning. You have this one standalone deal around which everything will be developed as years go by, and I just don't think it's a smart move for this commission to do that. That's my own personal opinions.

Mr. Zollars: Mr. Cullinan, do you anything you want to share?

Mr. Cullinan: I have those same thoughts.

Mr. Zollars: Yeah, and I agree, Mr. Benner, there's a good point and I concur as well on all three of them.

Mr. Bowsher: So is your recommendation to strike the 8300 E. Main from the recommendation this evening?

Mr. Benner: That is correct.

Mr. Bowsher: OK. Is taken out. One other line item of business, this is something that's kind of come up and some recent conversations that we've been having with Ciminello development group, as you know, the East Wood project, they're going to do a variety of different products. The majority are all going to be within the existing zoning code and how it sits the 50 yard front set back and things of that nature and that set setback excuse me, width. A request that I was asked to bring to a planning commission this evening, was is there an appetite to take a look to allow for SR to have a 40 foot front width instead of a 50? There's a product that they are hoping to build that if it does not pass through this, they're going to try to go and get a variance. It's a small portion of the product. The other lots are 50 and 70. And then they will have attached single family all Owner-Occupied through there. But there are a smaller cottage lot that they would like to see. It's got a 35 foot frontage of the building. It typically has a rear facing garage. So they don't need that additional square footage. They'd like to be able to cluster these together in the next phase and phase two. So I bring that up because this is something that's going to come to this board within its major side plan as well as BZBA if they ask for that variance. But I thought we should have this discussion openly this evening.

Mr. Benner: I thought we were 100 percent against rear garages in our zoning code. Garages have to be side entry or to the front we're allowed. You're creating an alley basically.

Mr. Bowsher: You can have a rear facing garages.

Mr. Benner: OK, maybe you can. You're telling me they're going to bring this to us in the form of some drawings and we can?

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Mr. Bowsher: Correct. They are. So my fear was, I guess when this was brought to me, to my attention earlier this week, was that does not equate in my mind and I think the city attorney would agree as a hardship because monetary value is not necessitate a hardship. And I don't know how they would get there with that. Ultimately, at the end of the day, this is their development and they have a mixture of uses. And I think it's going to be the best looking development that the cities ever had and obviously the developer's very high end and they know what they're doing. And so I bring this forth just because I think everyone should know the facts and the information. We should make an informed decision.

Mr. Zollars: Mr. Bowsher. Let me ask you a question. This would be similar to the one that these are condos over behind Culvers, but the same difference, right? You got an alleyway between front and back properties?

Mr. Bowsher: Correct. Yeah.

Mr. Zollars: All right. Yeah. I'd like to see something on paper before we talk about that, but I'm even with the high end product and I'd like to look at that and think about it on paper.

Mr. Bowsher: Yeah. So those ones I think that you're talking about buying Culvers those are attach single family, these ones. And I could be wrong on the detached facing because I haven't seen them in front of me. This was a conversation that we had and I told him that I would bring in before the commission just to get their feelings on it. But yeah, the majority of the product will be 50, 60 and 70 foot.

Mr. Zollars: I'm not interested in discussing it one way or the other without seeing something.

Mr. Bowsher: Ok. All right. No, of course, you can always come up and if you would like to just sign in and then I think. Yes, please. Actually, you know what, if you just go to the mic and sign and afterwards it'd be even better state your name and address for the record,

Ms. Kurtz: Hello, my name is Cassie Kurtz. I live at four hundred eighty West Broad Street, Columbus, Ohio. And I'm the one in the contingent land contract for eighty three hundred East Main. Some of you I realized may not have been privy. I guess I was assuming maybe that some of you had more information than you did about the rezoning request for eighty three hundred. It is true I had come before the BZBA for a variance request and that was because the property is currently zoned commercial. 50 percent of it is a floodplain. Another 10 percent of it is covered by ravine. When I worked out the math between the floodplain, the ravine, the setbacks, the parking, there was less than one tenth of an acre available for commercial space. So that's why I had initially put together the thought that, hey, this isn't suitable for commercial use, but it could be suitable for a residence. But that's why if

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it's not transition to residential zoning, it'll just be a vacant lot and sit empty. Right now, there's like fire debris and there's trash and there's beer cans. I just see it as an opportunity to change it to something that could be useful for the city. And I didn't know if everyone was aware of kind of all the circumstances behind the property. So I don't want to take up too much of your time. But I wanted to say my piece and I appreciate the time you guys have spent considering and I'm happy to entertain any questions to.

Mr. Bowsher: So as you can see here, this is the lot just so we can walk through it. This is the flood plain in the back that can't be built on. You could see the existing house was there. .59acre. It does have access off of Main Street. I think some of the concerns from BZBA was the in and out of that just being dangerous with the wooded lot, and area. It's septic, correct?

Ms. Kurtz: No, there is no city access for four hundred and thirty feet. So it's going to require an alternative septic system. So that was something the water access to the property I have quotes from eight to ten thousand dollars to put water in there. And then it's going require an NPDS system, according to the Licking County Health Department, which is another twenty - twenty five thousand dollars. So we start looking at it. It's highly unlikely to be selected for any kind of a commercial development due to physical space issues, lack of city sewer, there's currently no city water hook up there. In general, you know, geographic features of the property. So this is what I would love to build there. There's a nice little a framed picture.

Mr. Zollars: Any questions of the board? OK, thank you for your time. Appreciate it.

Mr. Bowsher: Would you like to reconsider that?

Mr. Zollars: No, I think we're good.

Mr. Bowsher: OK. All right.

Mr. Zollars: Are you done Mr. Bowsher?

Mr. Bowsher: I'm complete.

Mr. Zollars: OK. Do we need to get emotional a second on this?

Mr. Benner: It seems as though we have several conditions.

Mr. Shook: Yeah, I want to make we get all the conditions in there and what I should have done was draft the recommended language promotion, I apologize.

Mr. Benner: We'll give you time.

Mr. Shook: Well, if you if you can remember all of my words or write them down and

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work out well. So it should be a motion to recommend the approval of these zoning changes. With the following conditions; number one, to remove the Huber overlay language. Number two, to include the design guidelines that were submitted. With the sole change that the word consider be changed to incorporate. In relation to the architectural design standards. Number three, that the major site plans section be amended to reflect that the cost of the engineering report will be taken on by the developer or applicant. And number four, that the map will be amended to reflect that 8300 East Main Street shall remain zoned as Insight district.

Mr. Benner: All right. Mr. Chairman, this is Mr. Benner. I'd love to make a motion before I forget what he said. To approve the application.

Mr. Shook: Zoning change.

Mr. Benner: The zoning changes.

Mr. Shook: If you would like Commissioner better, you can just say I'd like to make a motion consistent with the language attorney Shook just said.

Mr. Benner: Wow. Is that recorded?

Mr. Shook: Yes, that would be a part of it.

Mr. Benner: I would like to make a motion consistent with the language that Mr. Shook just put on the record.

Mr. Cullinan: I'll second.

Mr. Zollars: OK, we have a first and second. Can you call the role, please?

Mr. Bowsher: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Cullinan, Zollars, Benner
ABSENT:	Hicks, Furst

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

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MINUTES

PLANNING COMMISSION
THURSDAY, AUGUST 5, 2021 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst
ABSENT: Benner

Motion made by Mr. Furst to excuse Mr. Benner's absence, seconded by Mr. Hicks. Four votes, yes.

2. APPROVAL OF MINUTES

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands as Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2021-5348; PID 067-000086; Eric Elizondo (Skilken Gold); Major Site Plan (Sheetz)

Ms. Wheeler: Thank you, Mr. Zollars. The first application is for major site plan number 2021-5348. The Applicant Skilken Gold Real Estate Development is requesting Planning Commission approval of a major site plan for the construction of a six thousand square foot Sheetz convenience store. This approximately three acre site will include self-service gasoline, food and beverage sales and retail and indoor and outdoor seating, as well as a drive thru lane. The property is within the community commercial zone and the proposed use retail convenience with gasoline is listed as a conditional use in community commercial. The proposed development did previously receive BZBA approval for that conditional use. With that, the applicant is here if there are any additional questions that the board has.

Mr. Zollars: Anyone representing or wants to speak for this project come forward. If you want, please state your name and address for the record.

Minutes Acceptance: Minutes of Aug 5, 2021 6:00 PM (APPROVAL OF MINUTES)

Mr. Amer: My name is Kareem Amer, with Skilken Gold real estate development address is 4270 Morse Rd., Columbus, Ohio. Thank you staff for your presentation. It's great to be here this evening. I have with me today Kyle Moore, our civil engineer and consultant with Manic and Smith, Eric Elizondo, our senior vice president, Skilken Gold, and Mike Castle with Sheetz engineering team. We're very excited to be here in Reynoldsburg and specifically this location. You know, we don't have any more additional material to present besides what's been provided. So, at this time, if you guys have any questions for us, we'd be happy to answer them.

Mr. Zollars: Start with Mr. Hicks, you have something, I'm sure.

Mr. Hicks: No, I only had one comment. I have a friend from central Pennsylvania. He said Sheetz Gas Station is his favorite restaurant. So I think that there's, you know, a few of these coming into Central Ohio and I believe Skilken Gold, you guys are doing all that work for them. The other locations up in city of Delaware. Nice municipalities, nice locations. And those locations look pretty good. It's a high quality gas station with really nice materials on the exterior. So I don't have any questions or comments. Thank you.

Mr. Cullinan: I just want to add on to what Mr. Hicks said, that I've been to several around Columbus and they are nice looking sites, so I'm excited to see it here. And also the ethanol free gas. I'm excited for.

Mr. Zollars: I do have one question for staff. There's a lot of signage on this property. We are approaching or within limits before we get too far down the road on this.

Ms. Wheeler: Yes, they'll need to submit a separate sign application as well. We did have one point of clarification for the applicant, I believe, on your sign submittal you had your monument sign shown in that upper right corner that is where the current pylon sign is for the shopping center. So we just wanted to clarify the location if there was going to be a separate monument sign.

Mr. Amer: Right. So, as you said, that is the shopping center sign. We do plan to have a separate monument sign specifically for gas prices, but that will all be addressed in the signage package or the submittal for it. But it will likely not be right next to that shopping center site.

Mr. Zollars: OK, anything else? You have anything you want to add to this? All right I would entertain a motion and a second.

Mr. Hicks: Mr. Hicks, I'm moved that we approve as submitted.

Mr. Furst: I second.

Mr. Zollars: Can get a role on the first and second for this, please?

Minutes Acceptance: Minutes of Aug 5, 2021 6:00 PM (APPROVAL OF MINUTES)

Ms. Wheeler: Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Benner

2. Application #2021-5350; PID 060-004558-00; John Spagnolo; Final Plat (Rose Hill Townhome Development)

Ms. Wheeler: The second agenda item this evening is for a final plat. This is application 2021-5350. This is a request simply for a final approval of what was previously approved by Planning Commission. I don't know if they're here this evening, but happy to answer any questions on that.

Mr. Zollars: I know one here from the applicant, anything, any questions or anything from the commissioners?

Mr. Furst: I didn't notice any major changes or anything like that. Are there any changes you want to point out that we might need to be aware of?

Mr. Bowsher: There are not. It's the same submitted application. You know, they're still working through sort of their PGU process in the service department, in the engineering. But one of the keys that they needed to do was submit this final plat. Obviously, by ORC standards, it's got to go to Planning Commission, follow along to City Council so it can be recorded very similar to what we did with MI and any other future for sale product.

Mr. Hicks: Just a point of clarification. So their platting individual lots are these condos?

Mr. Bowsher: They are correct attached single family for sale product and they are fee simple and they were requested to submit their final plat. So it was individual parcels.

Mr. Hicks: So these will be zero lot line. This parcel boundary will essentially go right down the middle of the units, in between the units.

Mr. Bowsher: Correct. And obviously, if you can remember on the other some of those buildings, there will be an empty lot. Those are typically some of your smaller ones because there's obviously some separation between the buildings. They typically range anywhere between five and seven units when they're linked together. Obviously, some of the ones over on the east section, there's two units that are there together.

Mr. Hicks: OK, I just hope the surveyor gets all the; that's a lot of points to line up pretty closely. So I guess, you know, there's a chance they may end up with a lot line

Minutes Acceptance: Minutes of Aug 5, 2021 6:00 PM (APPROVAL OF MINUTES)

adjustments or plat adjustments or something, you know. Trying to thread a needle with that. Were they required to submit a plat?

Mr. Bowsher: They were its typically not a best practice to do that in these cases, but they were requested by the city.

Mr. Hicks: OK.

Mr. Zollars: Any other questions? All right, I'd entertainment motion and a second, if so moved.

Mr. Furst: I move that we accept this I submitted.

Mr. Cullinan: I'll second.

Mr. Zollars: OK, good, we have a first or second, can we get a roll call on that, please?

Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED PENDING COUNCIL REVIEW [UNANIMOUS] Next: 9/13/2021 6:30 PM**
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Benner

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Aug 5, 2021 6:00 PM (APPROVAL OF MINUTES)

Petruziello
Architect AIA

4270 Morse Road
Columbus, Ohio 43230

614 . 418 3100
614 . 418 3101 - Fax

XXX Reynoldsburg, OH (Brice Road NEC)

Communication: Work Session (OTHER BUSINESS)

Date Issued:

Date Revised:

Site

A

SHEETZ
SHEETZ
DUBLIN RD
SHEETZ

SHEETZ
SHEETZ

SHEETZ

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

App./Case#: 2021-5387
Date Submitted: 8-10-2021
Fee Amount: 50.00

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid: 50.00

I. PROPERTY INFORMATION
Property Address: 7345 E Main St
Parcel ID#(s):

II. PROPERTY OWNER OF RECORD
Property Owner Name(s): Vicks Pizza / Pie Masters
Contact Email: contactus@andrewandchris.com
Contact Phone Number: 614-282-6828

III. BUSINESS INFORMATION (IF APPLICABLE)
Business Name:
Contact Name:
Contact Phone Number:
Contact Email:

IV. APPLICANT INFORMATION
Applicant Name: Christene Logesky
Applicant Address: 7345 E. Main St.
Applicant Phone Number: 614 282 6828
Applicant Email: contactus@andrewandchris.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) ☒ Historic District ($50)

Description of Project: Exterior patio for Vicks / 1883 - new concrete landscaping, stairs, crossbacks, and retaining wall

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:** 8-10-21
*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: Exterior patio modification and extension. Planning Commission Sep. 2nd 2021

(1) Set of Documents

Zoning Information
Zoning District: CD-C
☒ Historic District
☐ CC Overlay

Add'l Approvals Req'd
☐ BZBA

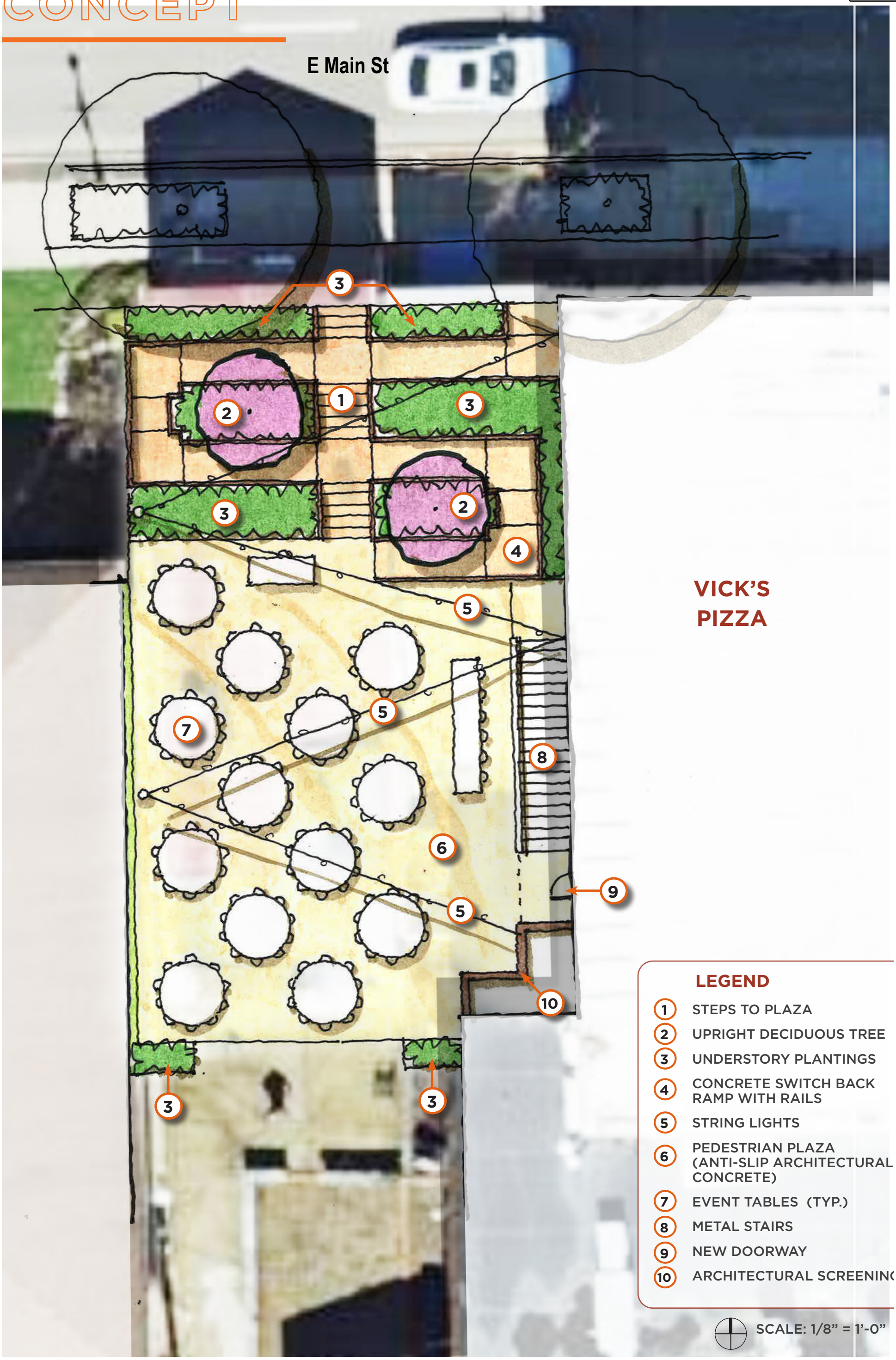
Meeting Date: 9-2-21

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

P&Z Admin.: AB Date: 8-10-21

Attachment: App #2021-5387 (App #2021-5387, 7345 E Main Street, Christene Logesky)

CONCEPT



VICK'S PIZZA

LEGEND

1. STEPS TO PLAZA
2. UPRIGHT DECIDUOUS TREE
3. UNDERSTORY PLANTINGS
4. CONCRETE SWITCH BACK RAMP WITH RAILS
5. STRING LIGHTS
6. PEDESTRIAN PLAZA (ANTI-SLIP ARCHITECTURAL CONCRETE)
7. EVENT TABLES (TYP.)
8. METAL STAIRS
9. NEW DOORWAY
10. ARCHITECTURAL SCREENING

SCALE: 1/8" = 1'-0"

Attachment: 21 0713 - Event Plaza (App #2021-5387, 7345 E Main Street, Christene Logesky)

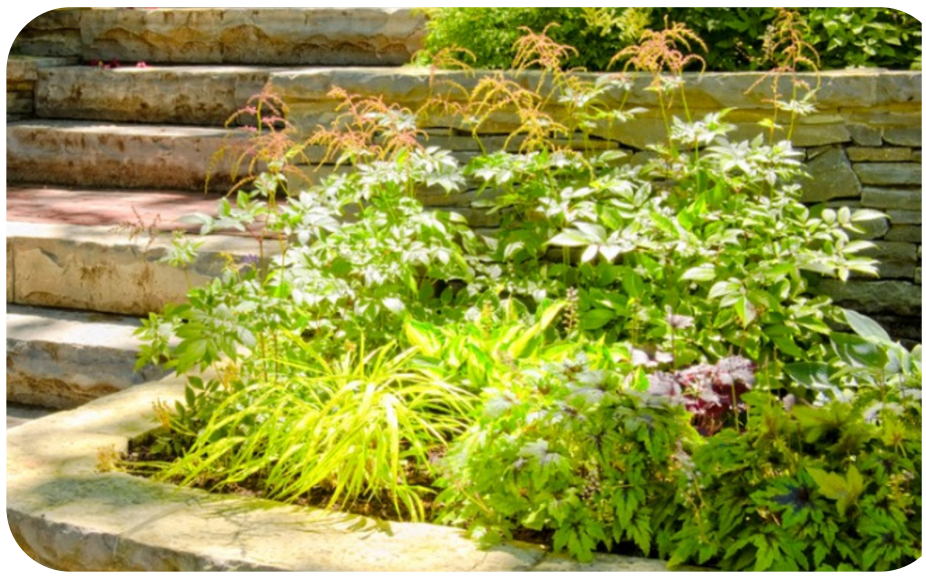
EVENT PLAZA

REYNOLDSBURG, OH

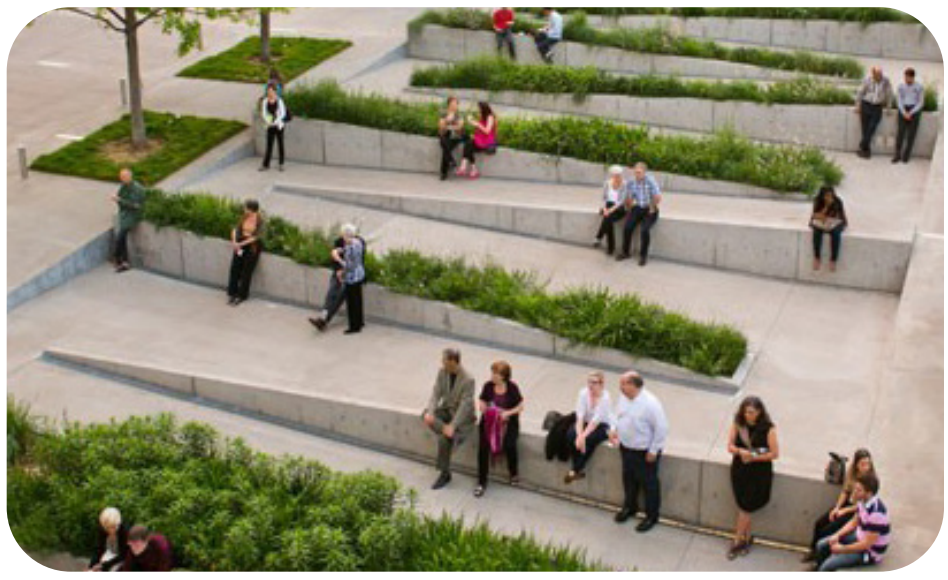
OHM Advancing Communities

07/13/2021

REFERENCE IMAGES



UNDERSTORY PLANTINGS



CONCRETE SWITCH BACK RAMP WITH RAILS

STRING LIGHTS

PEDESTRIAN PLAZA
(ANTI-SLIP ARCHITECTURAL CONCRETE)

RAILS

ARCHITECTURAL SCREENING

METAL STAIRS

Attachment: 21 0713 - Event Plaza (App #2021-5387, 7345 E Main Street, Christene Logesky)

VICK'S PIZZERIA PATIO

7345 E MAIN ST

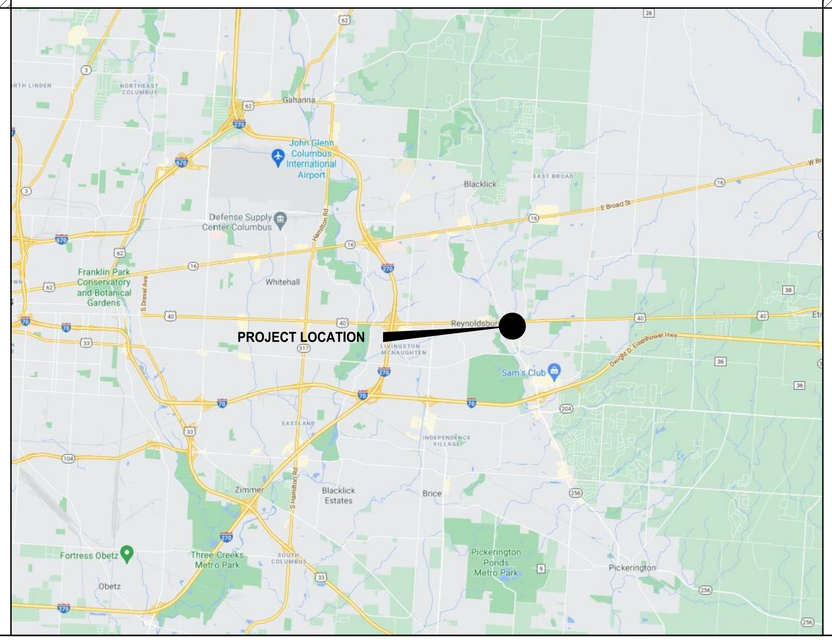
REYNOLDSBURG, OHIO

PERMIT DRAWINGS

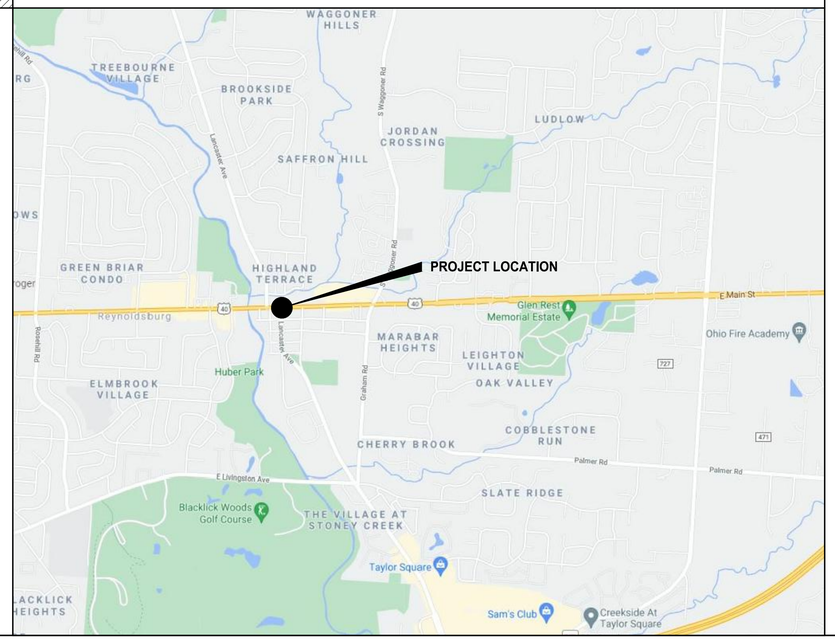
8/9/2021

Landscape Architect:
OHM Advisors
580 North Fourth Street, Suite 610
Columbus, OH 43215
Phone: 614.418.0600
Fax: 614.418.0614

SITE VICINITY MAP



SITE LOCATION MAP



SHEET INDEX:

G-101 - COVER, SITE LOCATION, SHEET INDEX
L-101 - LAYOUT AND MATERIALS PLANS
L-201 - GRADING PLAN
L-301 - PLANTING PLAN AND DETAILS
L-401 - SITE DETAILS
L-401 - SITE DETAILS
L-403 - SITE DETAILS
L-404 - SITE DETAILS

STATE OF OHIO
MARK J. BOCKRATH
0701170
REGISTERED LANDSCAPE ARCHITECT

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DATE	PROJ NUMBER	ENG/ARCH	PROJ MGR	CADD	COUNTY	MUNICIPALITY
8/9/2021	662210010	AH	MB	##	FRANKLIN COUNTY	CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO
PERMIT DRAWINGS
COVER, SITE LOCATION, SHEET INDEX

SHEET G-101

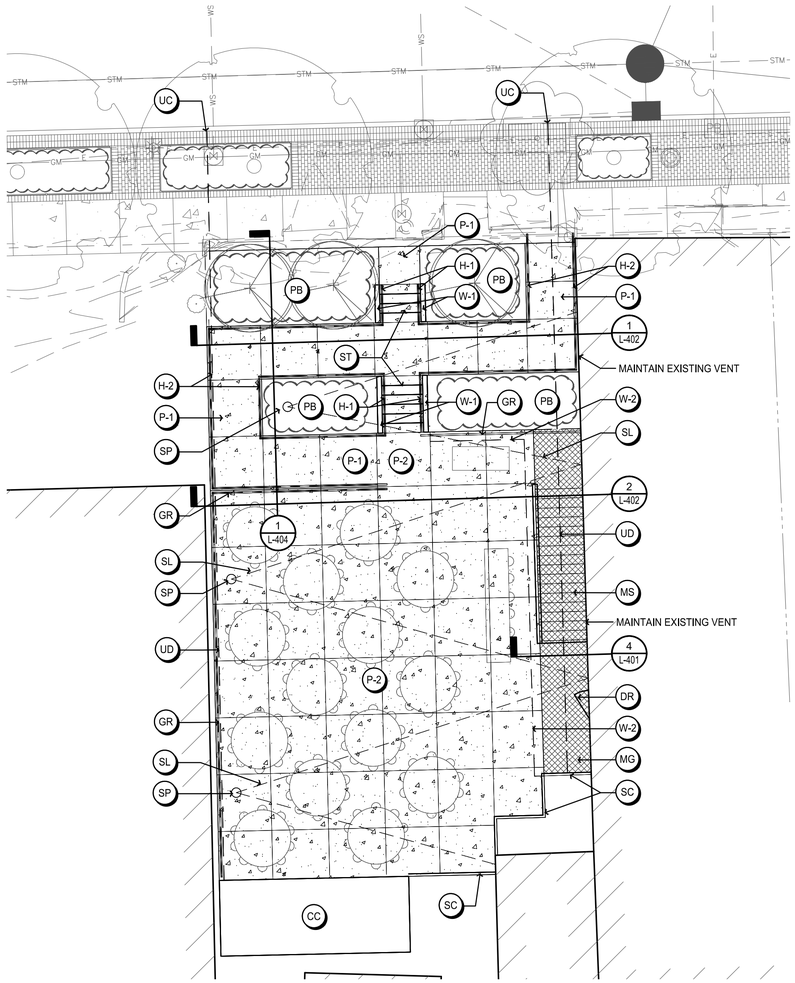
DRAWING PATH: P:\6501_6999\6662210010_Vick's Pizza\Drawings\PLN_UD\Sheets\210010_LAYT.dwg Aug 11, 2021 - 10:27am

Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Logesky)

MATERIALS LIST

CODE	ITEM	FINISH	SIZE	NOTES
CC	CONTAINER COOLER		20'X8'	BY OTHERS
DR	DOOR		PER PLAN	BY OTHERS
GR	GUARDRAIL		PER DETAIL	SEE DETAILS 2&4/L-402
H-1	HANDRAIL - STEPS		PER DETAIL	SEE DETAIL 3/L-401
H-2	HANDRAIL - RAMP		PER DETAIL	SEE DETAIL 1&3/L-402
MG	METAL GRATE		PER DETAIL	BY OTHERS
MS	METAL STAIRCASE		PER PLAN	BY OTHERS
P-1	CONCRETE PAVEMENT (RAMP)	MEDIUM BROOM FINISH	PER DETAIL	SEE DETAIL 1/L-401
P-2	CONCRETE PAVEMENT (PATIO)	BUFF WASH FINISH	PER DETAIL	SEE DETAIL 1/L-401
PB	PLANT BED		PER DETAIL	SEE PLANTING SHEET
SC	WOOD FENCE SCREEN		6'-0"	BY OTHERS
SL	STRING LIGHTS		PER PLAN	BY OTHERS
SP	STRING LIGHT POLE		PER PLAN	LIGHT POLE AND FOUNDATIONS, BY OTHERS.
ST	CONCRETE STEPS	MEDIUM BROOM FINISH	PER DETAIL	SEE DETAIL 3/L-401
UC	UNDER DRAIN CONNECTION		PER PLAN	CONNECT TO CURB DRAIN AS NEEDED, COORIDNATE WITH THE CITY
UD	UNDER DRAIN		PER DETAIL	SEE DETAILS 4/L-401 & 2/L-402
W-1	CONCRETE CHEEK WALL	MEDIUM BROOM FINISH	PER DETAIL	SEE DETAIL 3/L-401
W-2	ALLAN BLOCK WALL		PER DETAIL	SEE DETAIL 4/L-401

ADDITIONAL LIGHTING NOTES:
1. CONVENIENCE OUTLETS AND LIGHTING CONTROLS ARE BY OTHERS.



MATERIAL PLAN
SCALE: 1:8

LAYOUT AND MATERIAL NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS.
3. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF WALL, OR FACE OF CURB UNLESS OTHERWISE NOTED.
4. WALKWAYS AND HARDSCAPE ELEMENTS INDICATED AS CURVILINEAR SHALL HAVE SMOOTH CONTINUOUS CURVES.
5. UNLESS INDICATED OTHERWISE, ALL WALKWAYS ABUT AT 90 DEGREE ANGLES.
6. ALL CONCRETE SCORING SHALL BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT IMPROVEMENTS UNLESS OTHERWISE NOTED.
7. LAYOUT ALL CONSTRUCTION LINES AND VERIFY LAYOUT WITH THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
8. RADII OF CURBS ARE ESTIMATED FROM SURVEY OR BASE DATA. THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS NECESSARY TO ASSURE EXISTING AND NEW CURBS MEET FLUSH, EVEN AND SMOOTHLY.
9. PROVIDE ISOLATION JOINTS WHERE CONCRETE PAVING OR PAVING BASE MEETS A FIXED STRUCTURE (EXISTING OR PROPOSED).
10. PROVIDE FLUSH CONDITIONS AT JUNCTURE OF ALL WALKWAYS AND DOOR THRESHOLDS.
11. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.
12. LAYOUT TO BE PERFORMED WITH THE USE OF ELECTRONIC DRAWING FILES PROVIDED BY THE CONSULTANT. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTACT THE OWNER IF DISCREPANCIES EXIST.

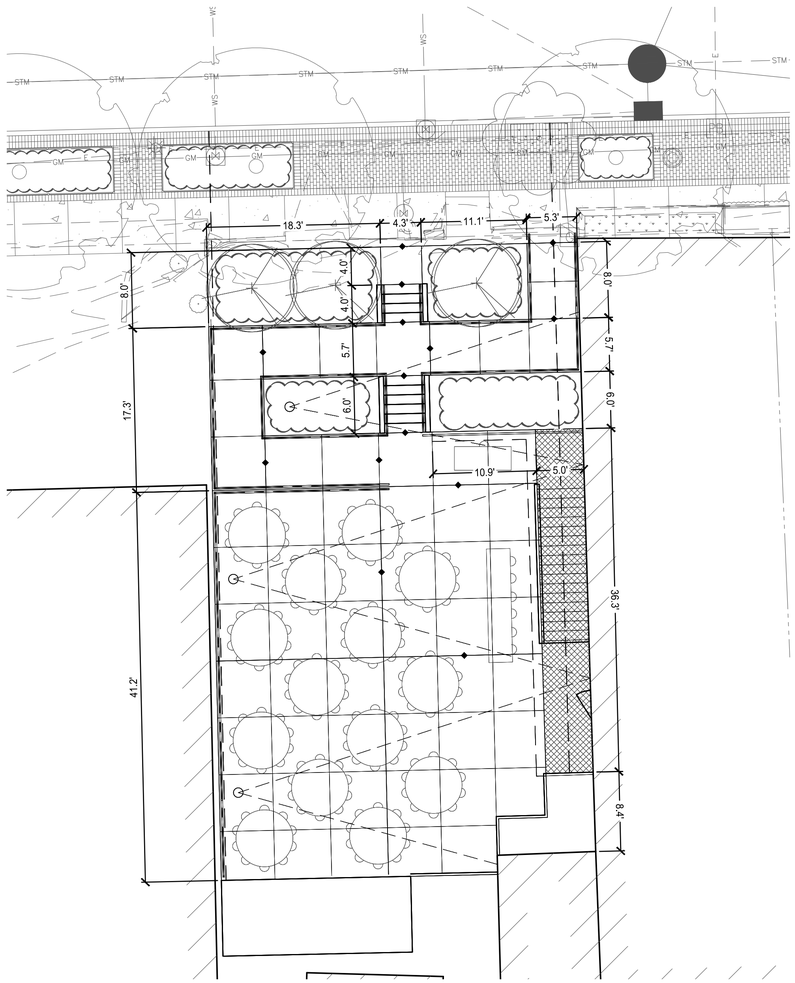
LAYOUT AND MATERIALS LEGEND:

CONCRETE PAVEMENT;
SEE DETAIL 1/L-401

PLANT BED;
SEE SHEET L-301

ISOLATION JOINT;
SEE DETAIL 2/L-401

NOTE:
DIGITAL CAD FILES ARE AVAILABLE UPON REQUEST FOR LAYOUT PURPOSES.



LAYOUT PLAN
SCALE: 1:8

GRAPHIC SCALE: 1 inch = 8 feet
0 4 8 16

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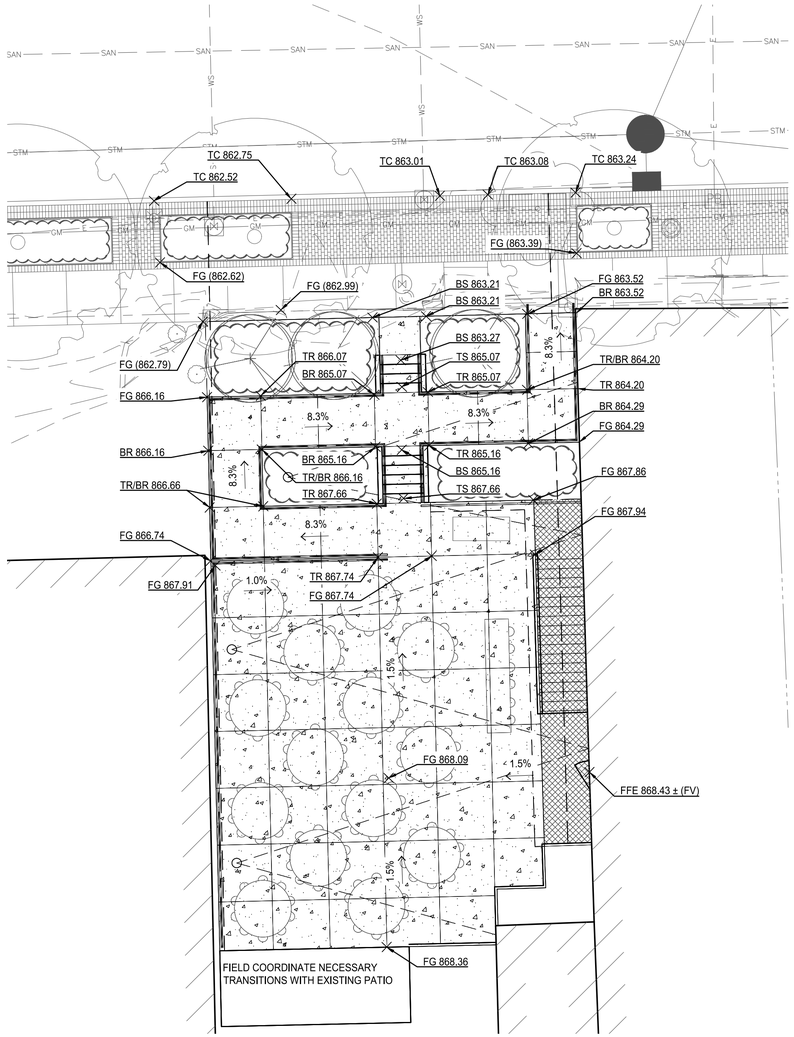
DATE 8/9/2021
PROJ NUMBER 666221010
ENG/ARCH AH
PROJ MGR MB
CADD ##
COUNTY FRANKLIN COUNTY
MUNICIPALITY CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO
PERMIT DRAWINGS
LAYOUT AND MATERIALS PLANS

SHEET L-101

Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Logesky)

DRAWING PATH: P:\6501_6999\666221010_Vick's Pizza\Drawings\PLN_UDSheets\221010_LAYT.dwg Aug 11, 2021 - 10:27am



GRADING NOTES:

1. MAXIMUM SLOPES IN LANDSCAPE AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE INDICATED.
2. ALL SURFACES SHALL BE CONSTRUCTED TO POSITIVELY DRAIN AWAY FROM ALL VERTICAL ELEMENTS SUCH AS BUILDINGS, WALLS, COLUMNS, ETC. TOWARD AND INTO DRAINAGE STRUCTURES SHOWN.
3. MAXIMUM RUNNING SLOPES AT WALKWAYS SHALL NOT EXCEED 5%.
4. MAXIMUM CROSS SLOPES AT WALKWAYS SHALL NOT EXCEED 2%.
5. GRADES SHOWN INDICATE FINISH GRADE. VERIFY DEPTH OF PAVEMENT SECTIONS PRIOR TO ROUGH GRADING.
6. PROPOSED GRADES AND CONTOURS ARE INTERPOLATED FROM THE BEST INFORMATION AVAILABLE. ALL PROPOSED GRADES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
7. MATCH GRADES WITH ADJACENT SURFACES SO THAT ALL ABUTTING SURFACES ARE FLUSH.
8. PROVIDE POSITIVE DRAINAGE FROM ALL PAVEMENT SURFACES TO CURBS OR INLETS.
9. MAINTAIN COMPACTION RATES SPECIFIED FOR PAVEMENT SUB-GRADE AT FILL ADJACENT TO CURBS AND WALKS TO MINIMIZE SETTLEMENT.
10. FINISH GRADES SHALL BE 3 INCHES BELOW ELEVATIONS SHOWN FOR ALL PLANTING AREAS UNLESS OTHERWISE NOTED.

GRADING LEGEND:

FG 000.00 →	PROPOSED SPOT ELEVATION
(000.00) →	EXISTING SPOT ELEVATION
MEG	MEET EXISTING GRADE
FG	FINISHED GRADE
⟶	SLOPE DIRECTION

GRAPHIC SCALE: 1 inch = 8 feet
0 4 8 16

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DATE 8/9/2021
PROJ NUMBER 662210910
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PROJ MGR MB
CADD ##
COUNTY FRANKLIN COUNTY
MUNICIPALITY CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO
PERMIT DRAWINGS
GRADING PLAN

SHEET L-201

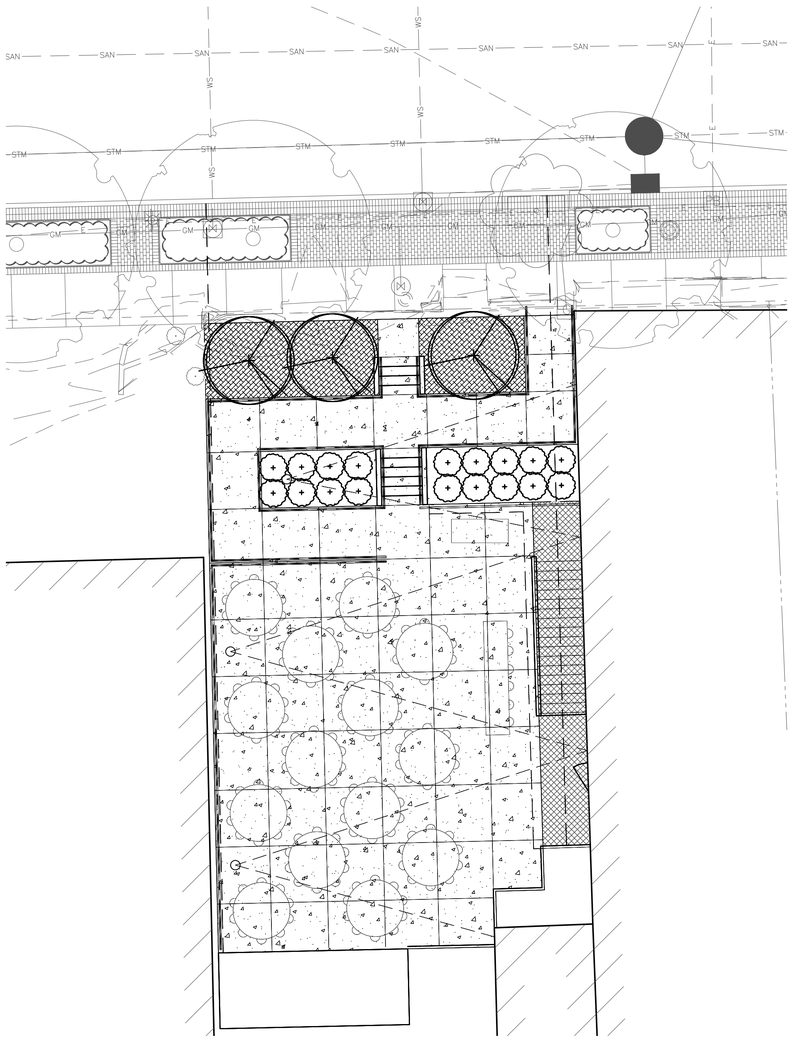
DRAWING PATH: P:\6501 6999\662210910_Vick's Pizza\Drawings\PLN_UDSheets\210910_LAYT.dwg Aug 11, 2021 - 10:27am
Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Lgeisky)

PLANTING LEGEND:

PROPOSED ORNAMENTAL TREE
- *Cornus kousa* 'Snow Tower' (SNOW TOWER DOGWOOD)
- *Amelanchier x grandiflora* 'Autumn Brilliance' (AUTUMN BRILLIANCE SERVICEBERRY)

PROPOSED LARGE DECIDUOUS SHRUB
- *Hydrangea quercifolia* (OAKLEAF HYDRANGEA)
- *Cornus Stolonifera* (ARCTIC FIRE RED DOGWOOD)

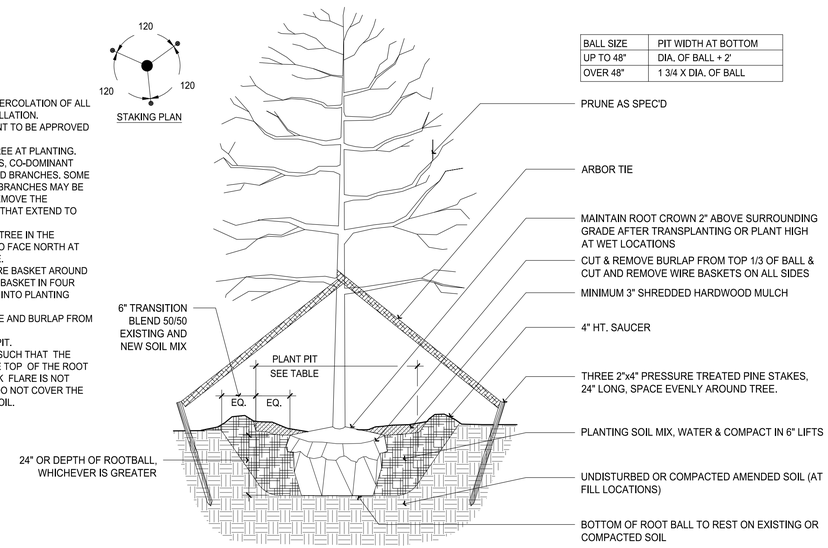
PROPOSED GROUNDCOVER
- *Vinca minor* (PERIWINKLE)
- *Phlox subulata* (CREEPING PHLOX)



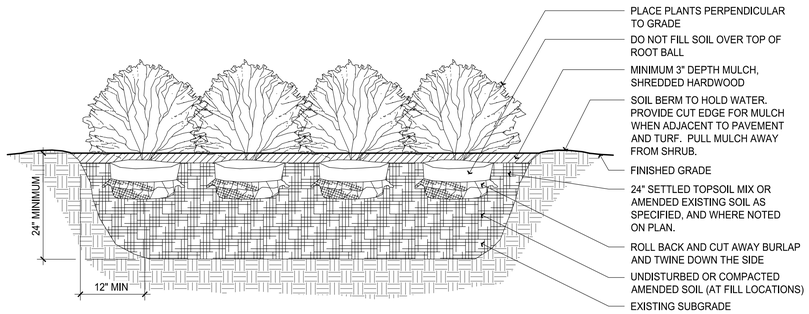
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING PLACEMENT TO BE APPROVED BY OWNER.
3. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
4. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
5. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN (8 IN.) INTO PLANTING HOLE.
6. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOTBALL.
7. SET TREE PLUMB IN PLANTING PIT.
8. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

STAKING PLAN

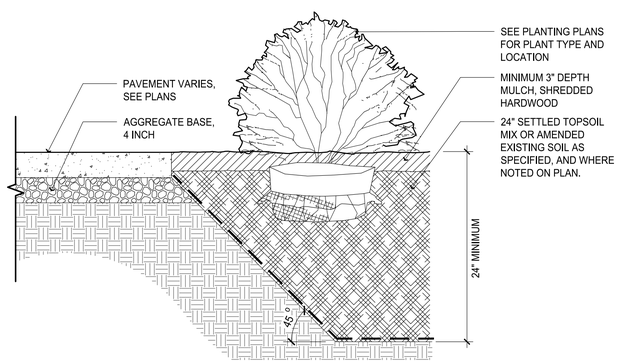
BALL SIZE	PIT WIDTH AT BOTTOM
UP TO 48"	DIA. OF BALL + 2'
OVER 48"	1 3/4 X DIA. OF BALL



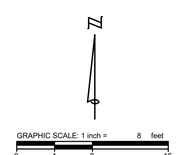
1 TREE PLANTING
SCALE: ##########



2 SHRUB & GROUND COVER PLANTING
SCALE: ##########



3 PLANT BED SOIL EXCAVATION
SCALE: ##########



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

OHM
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580 N Fourth St, Ste 610
Columbus, OH 43215
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OHM-ADVISORS.COM

ISSUE: PERMIT DRAWINGS
REVISIONS:
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###
###

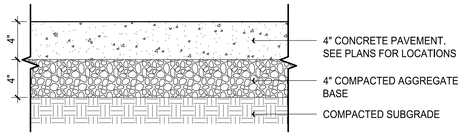
DATE: 8/5/2021
PROJ NUMBER: 686221010
ENG/ARCH: AH
PROJ MGR: MB
CADD: ##
COUNTY: FRANKLIN COUNTY
MUNICIPALITY: CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO
PERMIT DRAWINGS
PLANTING PLAN AND DETAILS

SHEET: L-301

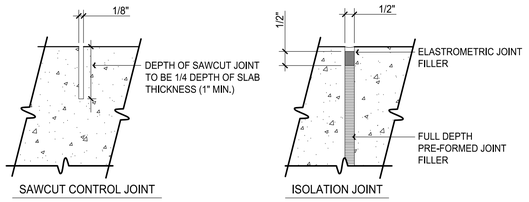
Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Logesky)

DRAWING PATH: P:\6501 - 6999\686221010_Vick's Pizza\Drawings\PLN_UDSheets\210010_LAYT.dwg Aug 11, 2021 - 10:27am



1 CONCRETE PAVEMENT

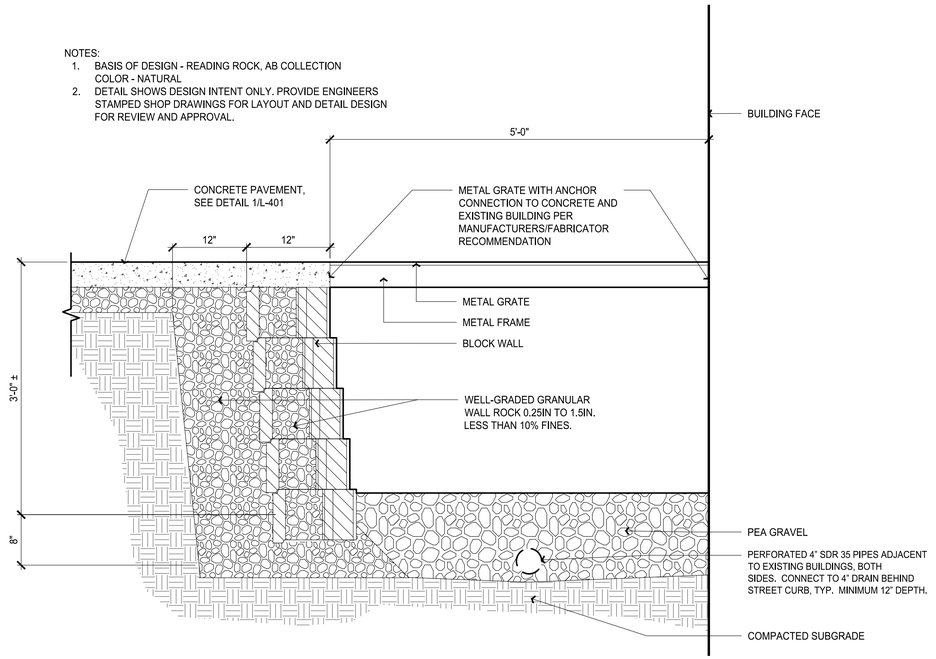
SCALE: 1 1/2" = 1'-0"



NOTE:
SEE LAYOUT & MATERIALS PLANS FOR JOINT TYPE LOCATIONS AND LAYOUT.

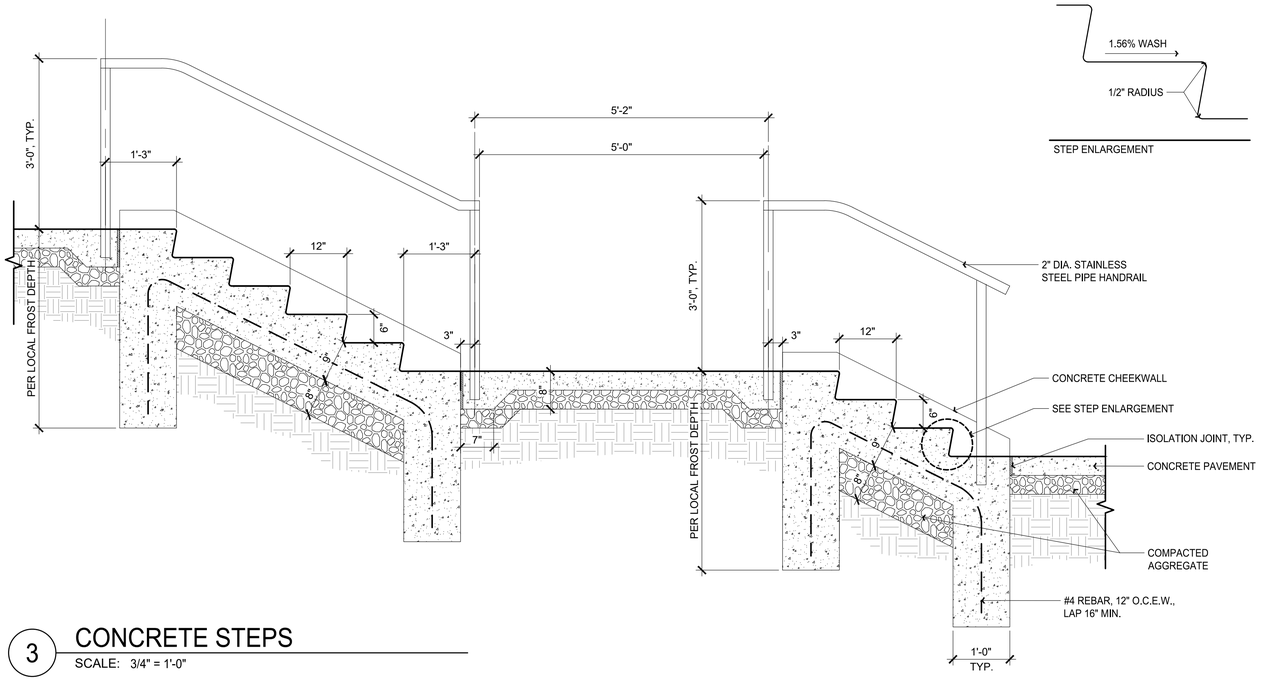
2 ISOLATION AND CONTROL JOINTS

SCALE: 3" = 1'-0"



4 BLOCK WALL AND METAL GRATE

SCALE: 1" = 1'-0"



3 CONCRETE STEPS

SCALE: 3/4" = 1'-0"

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DATE 8/9/2021
PROJ NUMBER 682210010
ENG/ARCH AH
PROJ MGR MB
CADD ##
COUNTY FRANKLIN COUNTY
MUNICIPALITY CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO

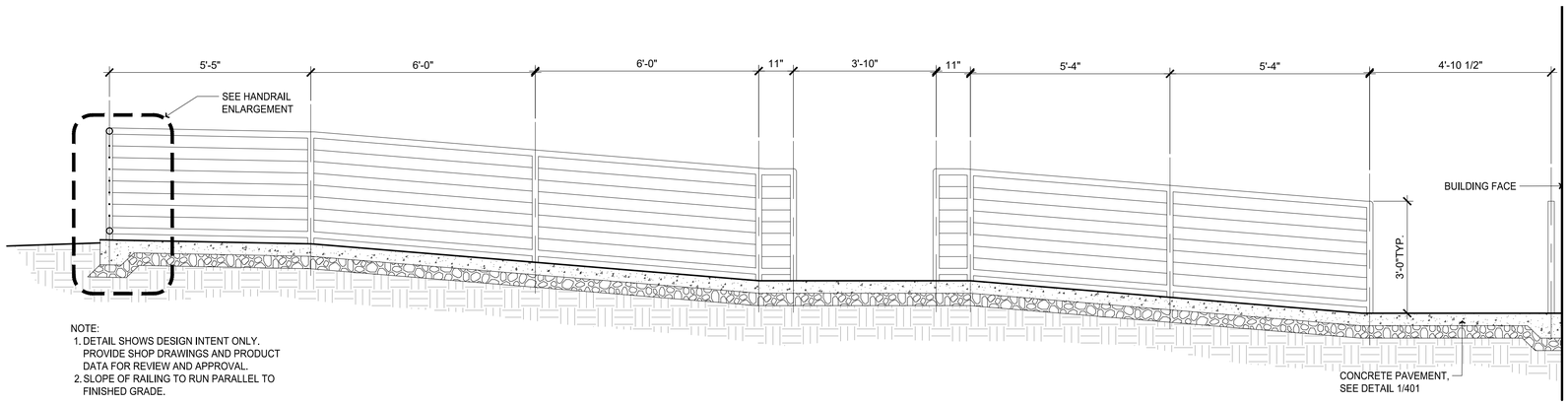
PERMIT DRAWINGS

SITE DETAILS

SHEET L-401

DRAWING PATH: P:\6501_6999\6682210010_Vick's Pizza\Drawings\PLN_UD\Sheets\210010_DTLS.dwg Aug 11, 2021 - 10:28am

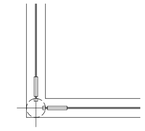
Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Logesky)

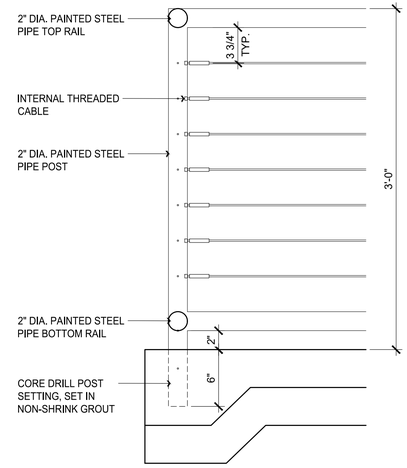


NOTE:
1. DETAIL SHOWS DESIGN INTENT ONLY. PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW AND APPROVAL.
2. SLOPE OF RAILING TO RUN PARALLEL TO FINISHED GRADE.

1 RAMP SECTION

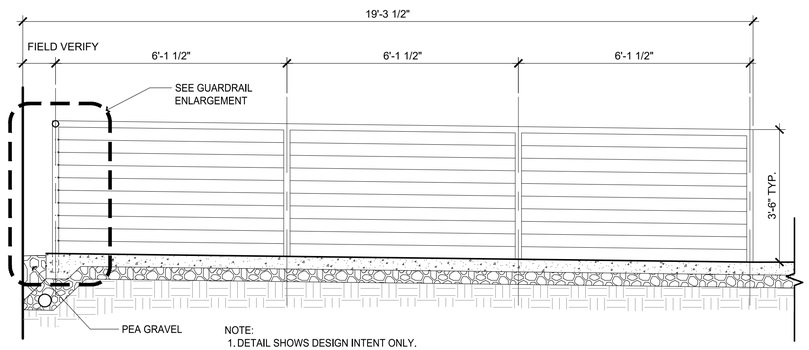
SCALE: 1/2" = 1'-0"





3 RAMP HANDRAIL DETAIL

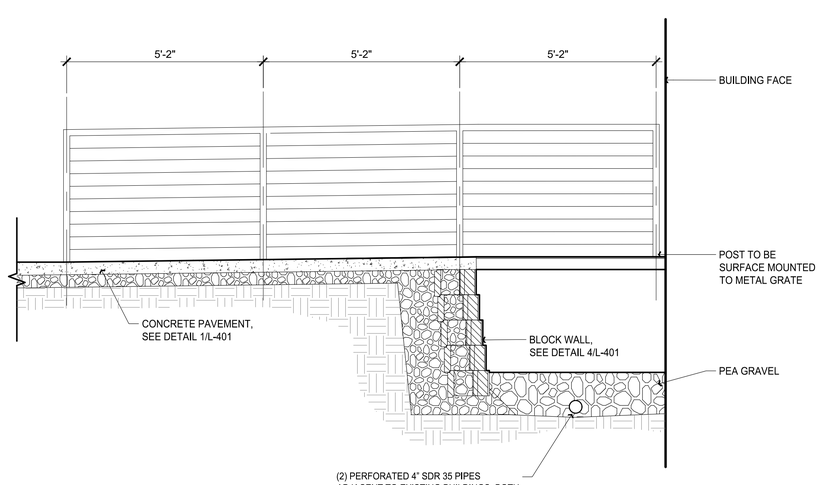
SCALE: 1 - 1/2" = 1'-0"

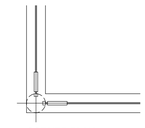


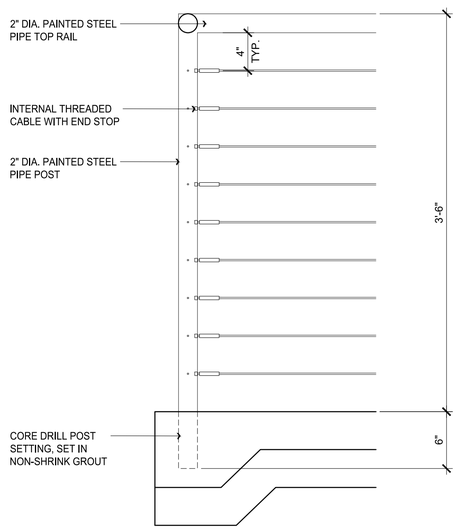
NOTE:
1. DETAIL SHOWS DESIGN INTENT ONLY. PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW AND APPROVAL.
2. SLOPE OF RAILING TO RUN PARALLEL TO FINISHED GRADE.

2 GUARDRAIL ELEVATION/SECTION

SCALE: 1/2" = 1'-0"







4 GUARDRAIL DETAIL

SCALE: 1 - 1/2" = 1'-0"

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REVISIONS:
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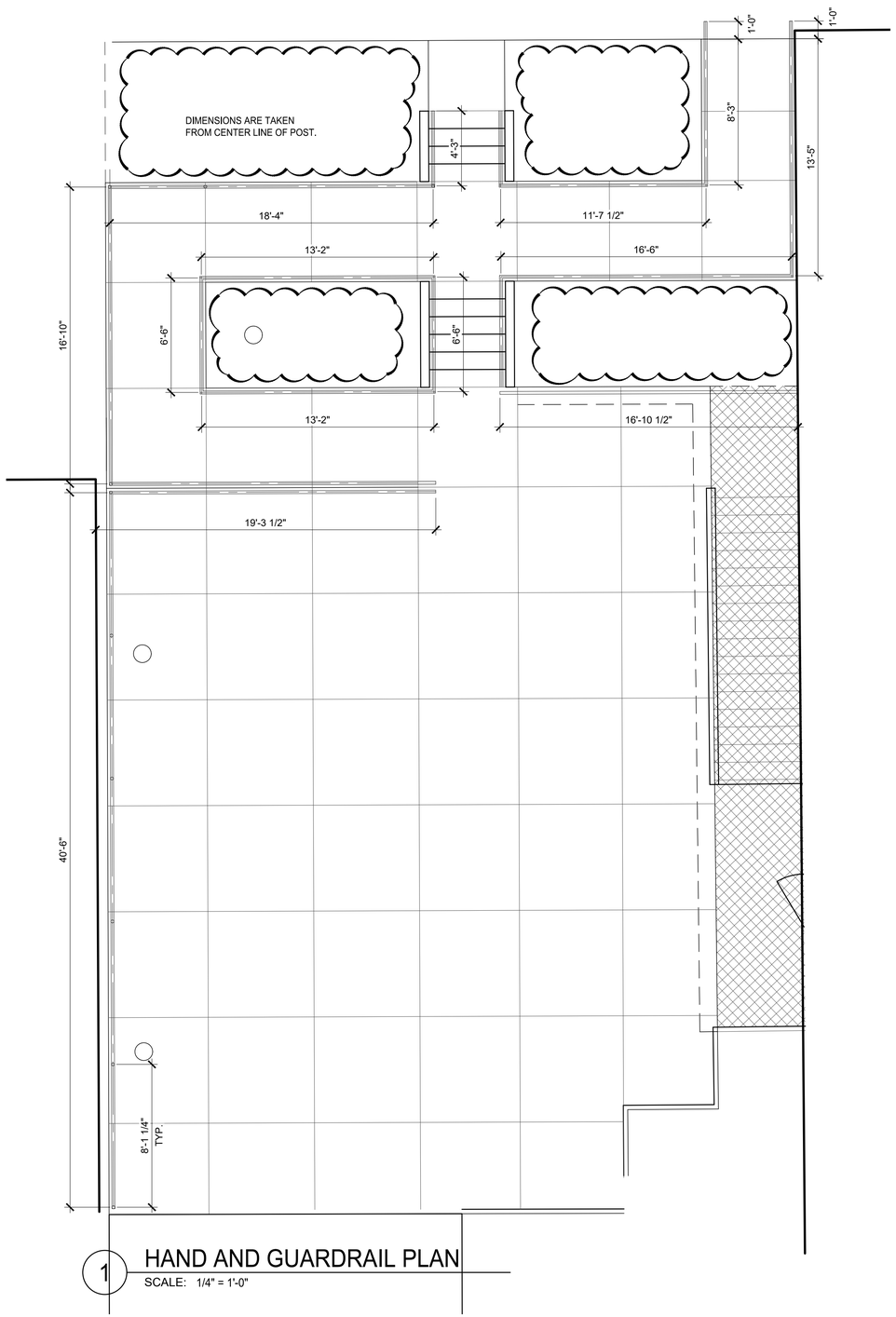
DATE	PROJ NUMBER	ENG/ARCH	PROJ MGR	CADD	COUNTY	MUNICIPALITY
8/9/2021	686210910	AH	MB	##	FRANKLIN COUNTY	CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO
PERMIT DRAWINGS
SITE DETAILS

SHEET L-402

Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Logesky)

DRAWING PATH: P:\6501 686\686210910_Vick's Pizza\Drawings\PLN_UDSheets\210910_DTLS.dwg Aug 11, 2021 - 10:28am



1 HAND AND GUARDRAIL PLAN
SCALE: 1/4" = 1'-0"

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REVISIONS:
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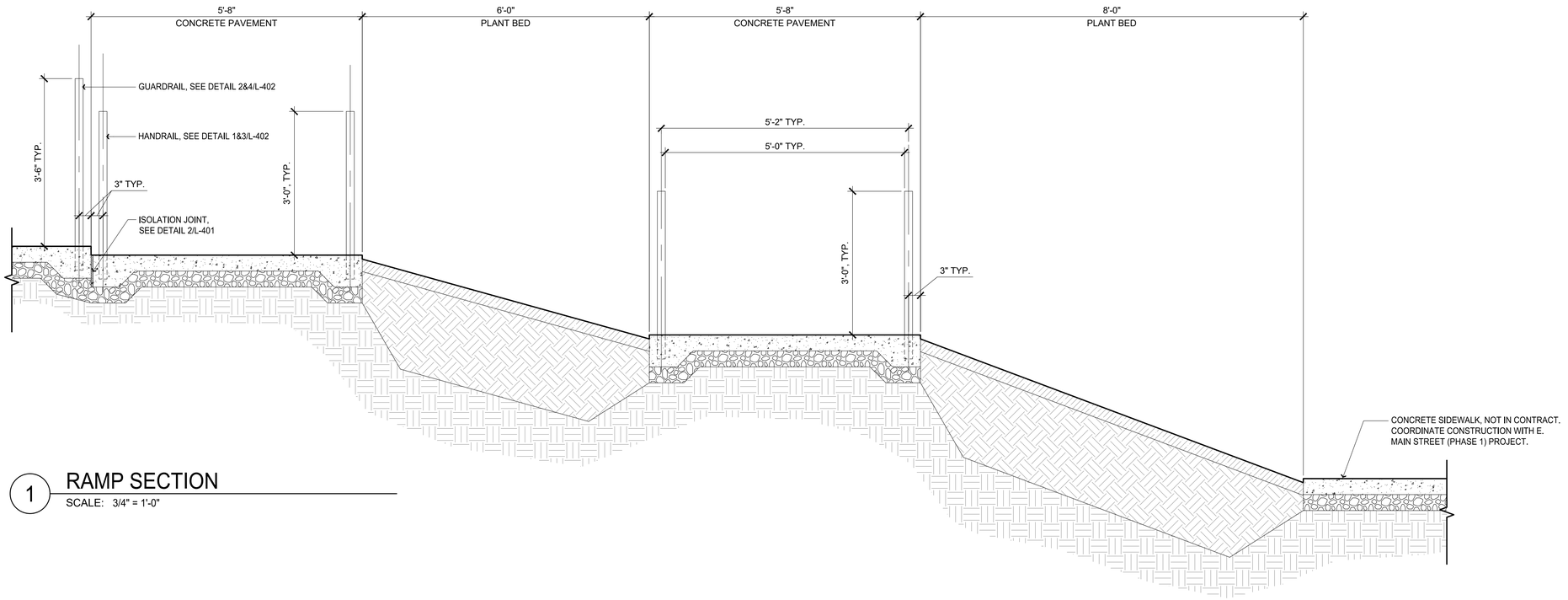
DATE	PROJ NUMBER	ENG/ARCH	PROJ MGR	CADD	COUNTY	MUNICIPALITY
8/9/2021	666221010	AH	MB	##	FRANKLIN COUNTY	CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO
PERMIT DRAWINGS
SITE DETAILS

SHEET L-404

DRAWING PATH: P:\6501 6999\666221010\10_Vick's Pizza\Drawings\PLN_UDSheets\221010_DTLS.dwg Aug 11, 2021 - 10:28am

Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Logesky)



1 RAMP SECTION

SCALE: 3/4" = 1'-0"

OHM
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DATE	PROJ NUMBER	ENG/ARCH	PROJ MGR	CADD	COUNTY	MUNICIPALITY
8/9/2021	665221010	AH	MB	##	FRANKLIN COUNTY	CITY OF REYNOLDSBURG

VICK'S PIZZERIA PATIO

PERMIT DRAWINGS

SITE DETAILS

ISSUE:	PERMIT DRAWINGS
REVISIONS:	
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	####

SHEET

L-403

DRAWING PATH: P:\6501_6999\6652210010_Vick's_Pizza\Drawings\PLN_UD\Sheets\210010_DTLS.dwg Aug 11, 2021 - 10:28am

Attachment: 21 0811_Vick's Pizzeria Patio - Revised Dwgs (App #2021-5387, 7345 E Main Street, Christene Logesky)

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

Received
AUG 12 2021
Reynoldsburg Building Division

App./Case#: 2021-5396
Date Submitted: 8/12/21
Fee Amount: $500.00
☒ Paid: CK

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address: Summit Road SW, Etna, OH 43068

Description of Location: West side of Summit Road approximately 2,200 ft north of E Main Street

Parcel ID#(s): 107-018030-00.000 & 107-018030-00.001

Number of Lots:	Present Zoning:	Present Use:
262	SR	Agricultural Land

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder/Developer: AMH Development, LLC

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	Property Owner Address(s):
Howard & Rosemary Emswiler	13167 Morse Road, Pataskala, OH 43062

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Joe Ciminello	567 Lazelle Road, Westerville, OH 43081
Applicant Phone Number:	**Applicant Email:**
(614) 207-7607	ciminelloj@aol.com

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

PROJECT INFORMATION

☐ **District Change (Rezoning)** ($750 Residential plus $50 per lot/$1,000 Non-Residential)

☐ **Amendment of Development Plan or Text** ($500)

☒ **Major Site Plan** ($500)

Description of Project: Applicant proposes to construct a residential development consisting of 256 single-family homes and 80 multi-family units with a fully amenitized club house and pool.

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:** 8/12/21

*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
☐ CC Overlay

Add'l Approvals Req'd
☐ BZBA

Planning Com. Meeting Date: 9/2/2021	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: App #2021-5396 (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

CITY OF REYNOLDSBURG

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

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Number of Lots:	Present Zoning:	Present Use:
262	SR	Agricultural Land

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

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FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

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*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
☐ CC Overlay

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: Major Site Plan Application_SIGNED - Eastwood_City of Reynoldsburg (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Section 1143.03
MAJOR SITE PLAN

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 names and addresses of all adjoining property within one hundred fifty feet (150FT) of the proposed development.

☐ 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.

(3) Environmental/Landscape Plan. An environmental plan that indicates the following.

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

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

☐ 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.

☐ 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 of all new landscape material and plantings. Utilities shall be shown on all landscape plans.

(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.

(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.

☐ Complete facility demand worksheets.

☐ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Chapter 1179.

Attachment: Major Site Plan Application_SIGNED - Eastwood_City of Reynoldsburg (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

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

(6) Lighting Plan. A lighting plan that indicates the following:

☐ 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.

(7) 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.

☐ The location of all service areas or structures and all fences.

☐ (8) A completed zoning certificate application and fees as required by Chapter 1155.

☐ (9) 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

☐ Fourteen (14) complete sets of plans satisfying the requirements items 1-9.

☐ All plans to be folded into 8.5" x 11" 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 calculated on the attached form: "Plan Review Fee Schedule – Major Site Plans."

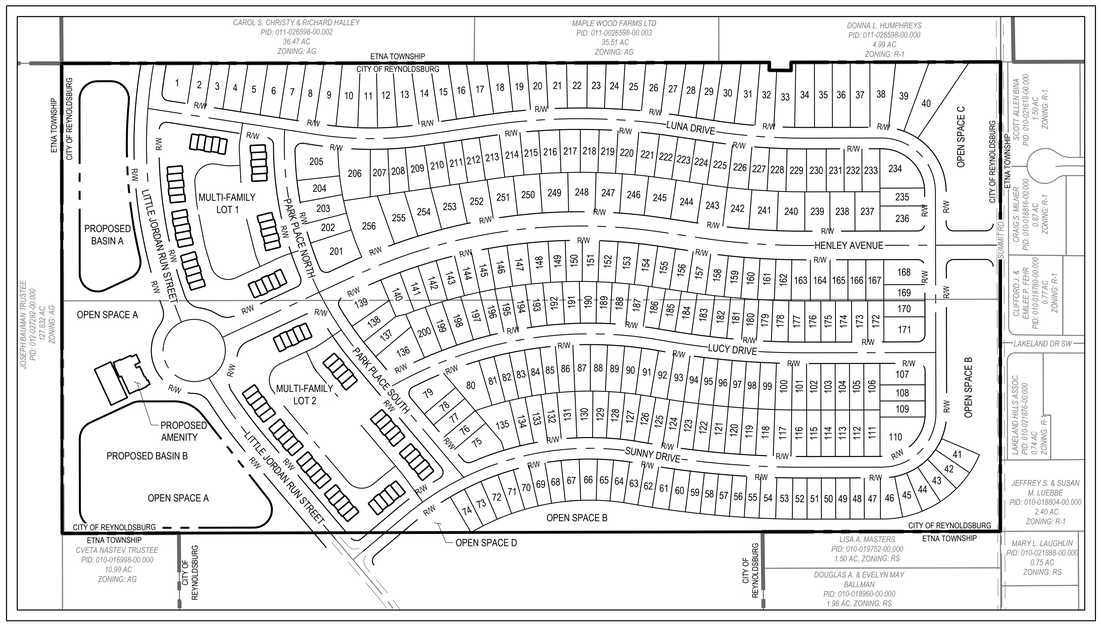
☐ Traffic evaluation, as stated on the attached "Facilities Demand Worksheet".

Attachment: Major Site Plan Application_SIGNED - Eastwood_City of Reynoldsburg (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

MAJOR SITE PLAN
EASTWOOD
AUGUST 2021
STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	SITE PLAN
8	OVERALL UTILITY PLAN
9	UTILITY PLAN
10	UTILITY PLAN
11	UTILITY PLAN
12	UTILITY PLAN

VICINITY MAP
N.T.S.



INDEX MAP
SCALE: 1"=200'

200 0 200 400
GRAPHIC SCALE (IN FEET)
1 in. = 200 ft.

SITE DATA:

ZONING:	SR - SUBURBAN RESIDENTIAL
TOTAL ACREAGE:	78.16 AC
TOTAL UNITS:	256 UNITS
DENSITY:	3.28 UNITS/AC
OPEN SPACE:	15.35 AC
TOTAL PARKING REQUIRED:	
AMENITY:	30.47 SPACES (1 SPACE / 200 SQUARE FEET)
MULTI-FAMILY:	160 SPACES (1 ENCLOSED & 1 UNENCLOSED PER UNIT)
TOTAL PARKING PROVIDED:	
AMENITY:	31 SPACES
MULTI-FAMILY:	328 SPACES (160 ENCLOSED & 168 UNENCLOSED)

BUILDING SETBACKS:

FRONT:	25'
SIDE:	5' MINIMUM
REAR:	25' MINIMUM

NOTES:

1. ALL EXISTING LINEWORK HEREON WERE PULLED FROM THE LICKING COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS).

2. STREAM AND WETLAND INFORMATION SHOWN HEREON ARE APPROXIMATE LOCATIONS FROM THE NATIONAL WETLANDS INVENTORY AND ARE SUBJECT TO CHANGE UPON FURTHER FIELD INVESTIGATION.

FEMA FLOOPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0409J, WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

OWNER:
HOWARD & ROSEMARY EMSWILER
13167 MORSE ROAD
PATASKALA, OH 43062

DEVELOPER:
AMH DEVELOPMENT, LLC
781 BROOKSEDGE PLAZA DRIVE
WESTERVILLE, OH 43081
EMAIL: MMEDVEDKOV@AH4R.COM
PHONE: (614) 914-4077
CONTACT: MICHAEL MEDVEDKOV

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

REGISTERED ENGINEER

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS FOR FAIRFIELD COUNTY, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN OUR OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC
EASTWOOD
CITY OF REYNOLDSBURG
LICKING COUNTY, OH

COVER SHEET

ISSUE: NOT FOR CONSTRUCTION	
DATE: AUGUST 2021	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO.
1

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Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

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CAROL S. CHRISTY & RICHARD HALLEY
PID: 011-026598-00.002
36.47 AC
ZONING: AG

MAPLE WOOD FARMS LTD
PID: 011-0026598-00.003
35.51 AC
ZONING: AG

DONNA L. HUMPHREYS
PID: 011-026598-00.000
4.99 AC
ZONING: R-1

ETNA TOWNSHIP
CITY OF REYNOLDSBURG

1978.96'
S 85° 55' 58" E

584.80'
S 85° 55' 58" E

S 4° 04' 03" W
21.89'

61.29'
S 85° 55' 57" E

N 4° 04' 03" E
21.89'

EXISTING TREELINE

HOWARD P. & ROSEMARY
A. EMSWILER
PID: 107-018030-00.000
39.78 AC

EXISTING RIVERINE

2624.40'
S 86° 05' 32" E

JOSEPH BAUMAN TRUSTEE
PID: 012-027282-00.000
127.632 AC
ZONING: AG

664.65'
N 3° 58' 08" E

664.34'
N 3° 58' 08" E

CITY OF REYNOLDSBURG
ETNA TOWNSHIP

SCOTT ALLEN BINA
PID: 010-021618-00.000
1.50 AC
ZONING: R-1

CRAIG S. MILNER
PID: 010-018816-00.000
0.87 AC
ZONING: R-1

CLIFFORD J. & EMILEE P. FEHR
PID: 010-018780-00.000
0.77 AC
ZONING: R-1

LAKELAND DR SW

LAKELAND HILLS ASSOC.
PID: 010-021876-00.000
0.74 AC
ZONING: R-1

SUMMIT RD. SW

S 4° 01' 31" W
657.34'

EXISTING WETLAND
TO BE MITIGATED

HOWARD P. & ROSEMARY
A. EMSWILER
PID: 107-018030-00.001
39.82 AC

EXISTING TREELINE

EXISTING WETLAND

N 86° 07' 15" W
301.29'

N 85° 59' 22" W
1657.90'

N 86° 35' 42" W
66'

CVETA NASTEV TRUSTEE
PID: 010-016998-00.000
10.99 AC
ZONING: AG

LITTLE JORDAN RUN STREET

JEFFREY S. & SUSAN
M. LUEBBE
PID: 010-018804-00.000
2.40 AC
ZONING: R-1

MARY L. LAUGHLIN
PID: 010-021888-00.000
0.75 AC
ZONING: RS

LISA A. MASTERS
PID: 010-019752-00.000
1.50 AC, ZONING: RS

DOUGLAS A. & EVELYN MAY
BALLMAN
PID: 010-018960-00.000
1.98 AC, ZONING: RS

EX. 12" STM
EX. 8" SAN
EX. 6" W
NYS 21" X 3"
NYS 15" X 3"
NYS 8" X 3"
STM
SAN

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- 940 — EXISTING INDEX CONTOUR
- 941 — EXISTING INTERMEDIATE CONTOUR
- EXISTING WETLAND (TO BE MITIGATED)
- EXISTING RIVERINE

N

100 0 100 200
GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

NO.	DATE	REVISION DESCRIPTION

CESO
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AMH DEVELOPMENT, LLC

EASTWOOD

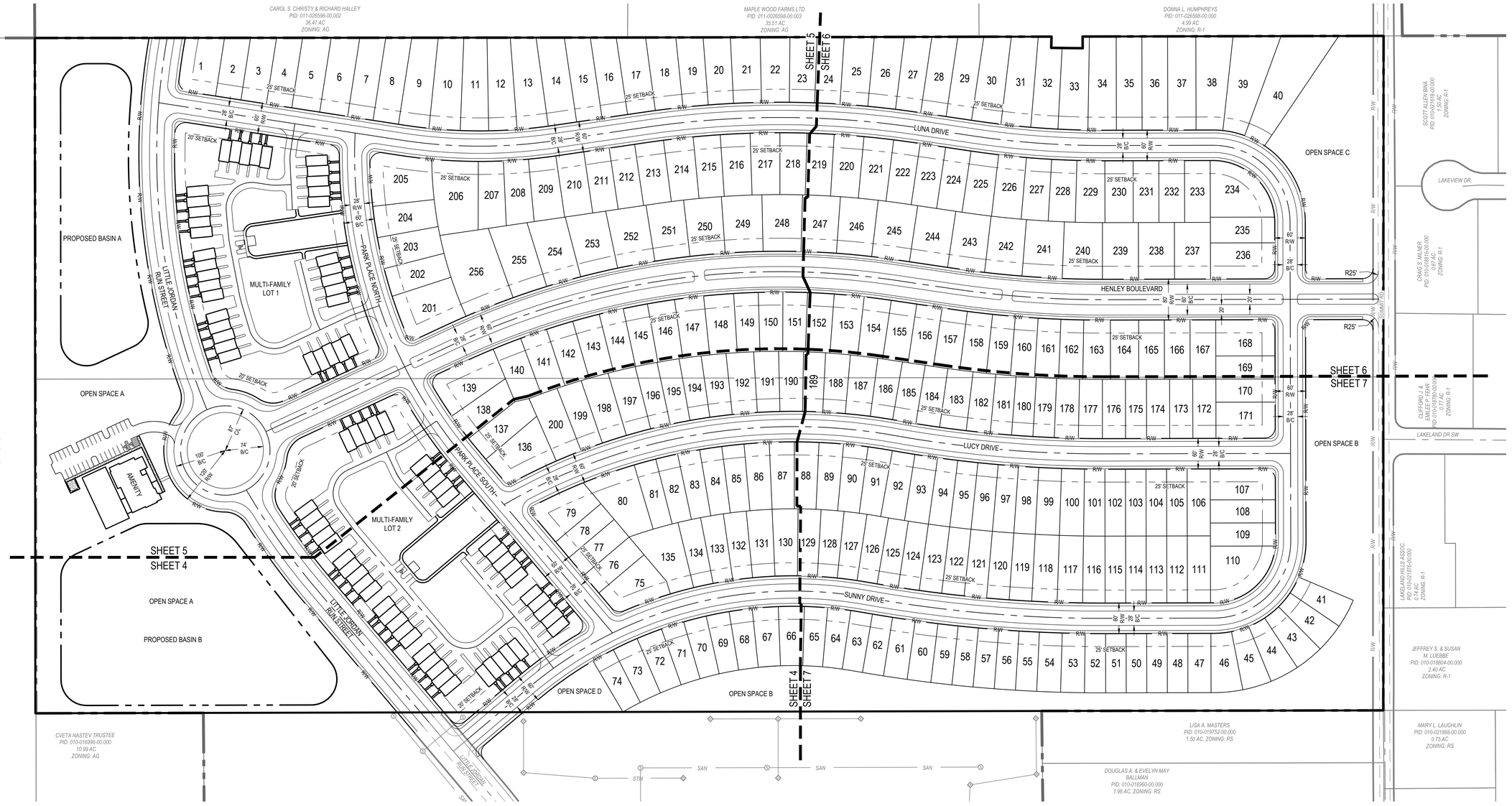
LICKING COUNTY, OH
CITY OF REYNOLDSBURG

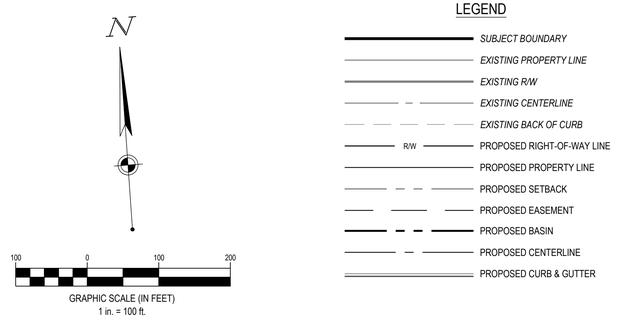
EXISTING CONDITIONS

ISSUE:	NOT FOR CONSTRUCTION
DATE:	AUGUST 2021
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	2

W:\PROJECTS\AMH DEVELOPMENT\759547-01 EASTWOOD\03-CIVIL\MAJOR SITE PLAN\759547-EXISTING CONDITIONS.DWG

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)





LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

OVERALL SITE PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	AUGUST 2021
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	3

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Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C7	800.00'	505.74'	497.36'	S86° 00' 14"W	036° 13' 15"	261.64'
C8	800.00'	134.13'	133.97'	S63° 05' 25"W	009° 36' 23"	67.22'
C9	800.00'	62.55'	62.53'	S56° 02' 50"W	004° 28' 47"	31.29'
C21	1120.00'	787.69'	771.55'	S83° 57' 59"W	040° 17' 44"	410.92'
C26	50.00'	77.74'	70.14'	S80° 43' 55"E	089° 04' 42"	49.20'
C27	200.00'	15.64'	15.63'	N33° 57' 10"W	004° 28' 47"	7.82'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

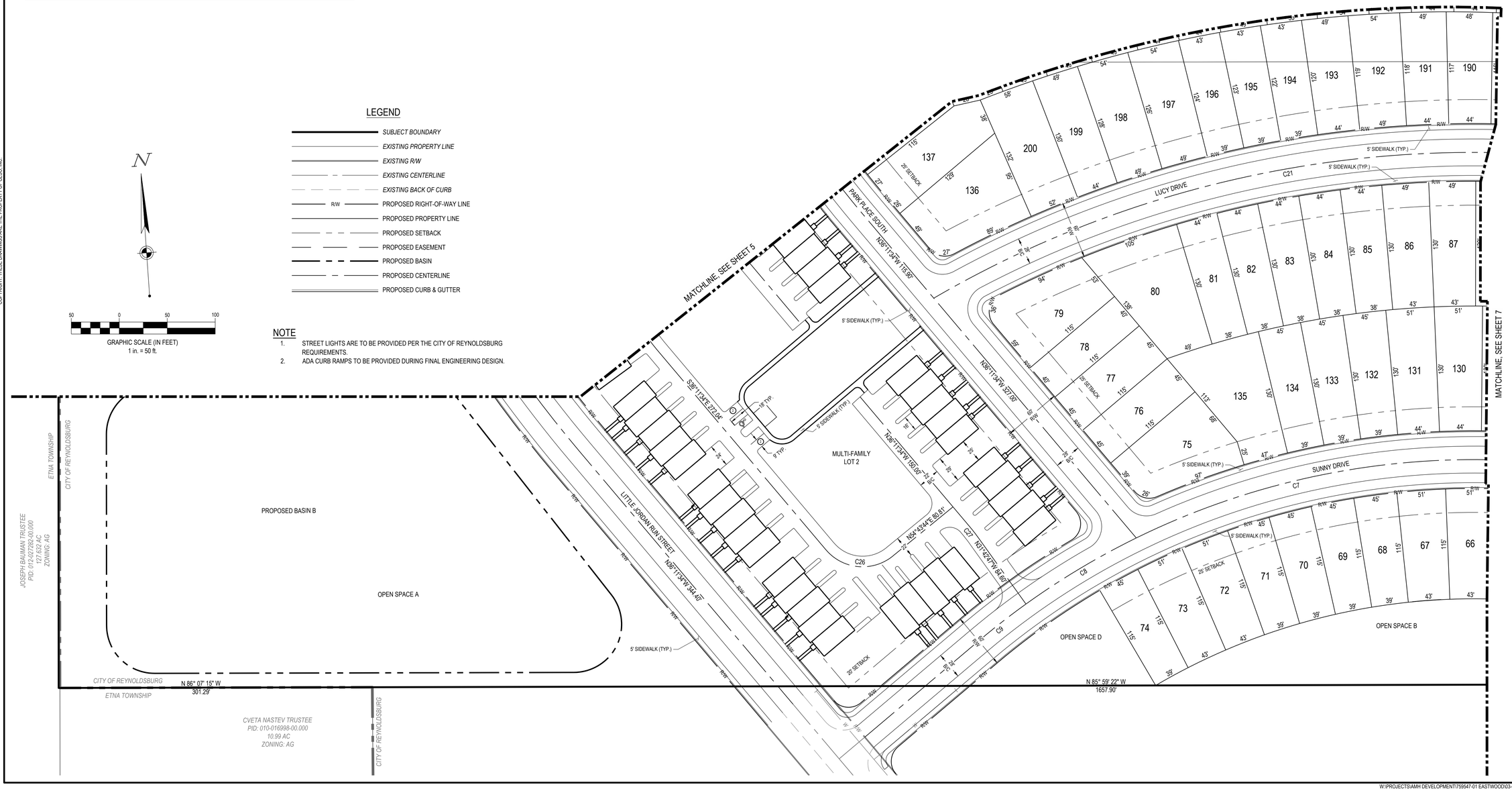
N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTE

1. STREET LIGHTS ARE TO BE PROVIDED PER THE CITY OF REYNOLDSBURG REQUIREMENTS.
2. ADA CURB RAMPS TO BE PROVIDED DURING FINAL ENGINEERING DESIGN.



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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH
CITY OF REYNOLDSBURG

SITE PLAN

ISSUE: NOT FOR CONSTRUCTION	
DATE: AUGUST 2021	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	4

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTE

1. STREET LIGHTS ARE TO BE PROVIDED PER THE CITY OF REYNOLDSBURG REQUIREMENTS.
2. ADA CURB RAMPS TO BE PROVIDED DURING FINAL ENGINEERING DESIGN.

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	1000.00'	299.10'	297.99'	N85° 47' 40"W	017° 08' 14"	150.67'
C2	1800.00'	527.15'	525.27'	N85° 58' 23"W	016° 46' 47"	265.48'
C10	1300.00'	230.69'	230.39'	N31° 06' 32"W	010° 10' 03"	115.65'
C11	87.00'	279.14'	173.90'	S22° 11' 24"E	183° 50' 06"	2598.54'
C14	1300.00'	610.21'	604.63'	N04° 54' 28"W	026° 53' 40"	310.84'
C15	1300.00'	127.25'	127.20'	N11° 20' 37"E	005° 36' 30"	63.67'
C16	915.00'	341.40'	339.43'	N03° 56' 13"W	021° 22' 42"	172.71'
C17	915.00'	129.02'	128.91'	N18° 39' 56"W	008° 04' 45"	64.62'
C18	1500.00'	873.96'	861.65'	S85° 43' 31"W	033° 22' 58"	449.78'
C22	915.00'	93.33'	93.29'	N33° 16' 14"W	005° 50' 39"	46.71'
C23	915.00'	122.06'	121.97'	N26° 31' 37"W	007° 38' 36"	61.12'
C24	200.00'	32.75'	32.71'	S64° 20' 34"W	009° 22' 57"	16.41'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C25	50.00'	88.36'	77.30'	S18° 24' 27"W	101° 15' 09"	60.93'
C28	75.00'	19.89'	19.83'	S28° 33' 49"E	015° 11' 43"	10.00'
C29	200.00'	22.13'	22.12'	N72° 12' 14"E	006° 20' 24"	11.08'
C30	200.00'	38.08'	38.02'	S15° 30' 41"E	010° 54' 35"	19.10'
C31	50.00'	85.74'	75.62'	S61° 50' 20"E	098° 15' 16"	57.78'
C32	200.00'	20.05'	20.04'	S09° 50' 24"E	005° 44' 35"	10.03'
C33	200.00'	20.39'	20.38'	S04° 02' 54"E	005° 50' 24"	10.20'
C34	50.00'	90.67'	78.75'	S50° 49' 22"W	103° 54' 09"	63.88'
C35	100.00'	20.35'	20.32'	N83° 03' 21"W	011° 39' 35"	10.21'
C36	100.00'	20.35'	20.32'	N06° 56' 39"E	011° 39' 35"	10.21'
C37	87.00'	135.61'	122.29'	N65° 37' 09"W	089° 18' 23"	85.95'
C38	87.00'	131.89'	119.62'	N22° 27' 47"E	086° 51' 30"	82.36'

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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

CITY OF REYNOLDSBURG — LICKING COUNTY, OH

SITE PLAN

ISSUE: NOT FOR CONSTRUCTION
DATE: AUGUST 2021

JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO. 5

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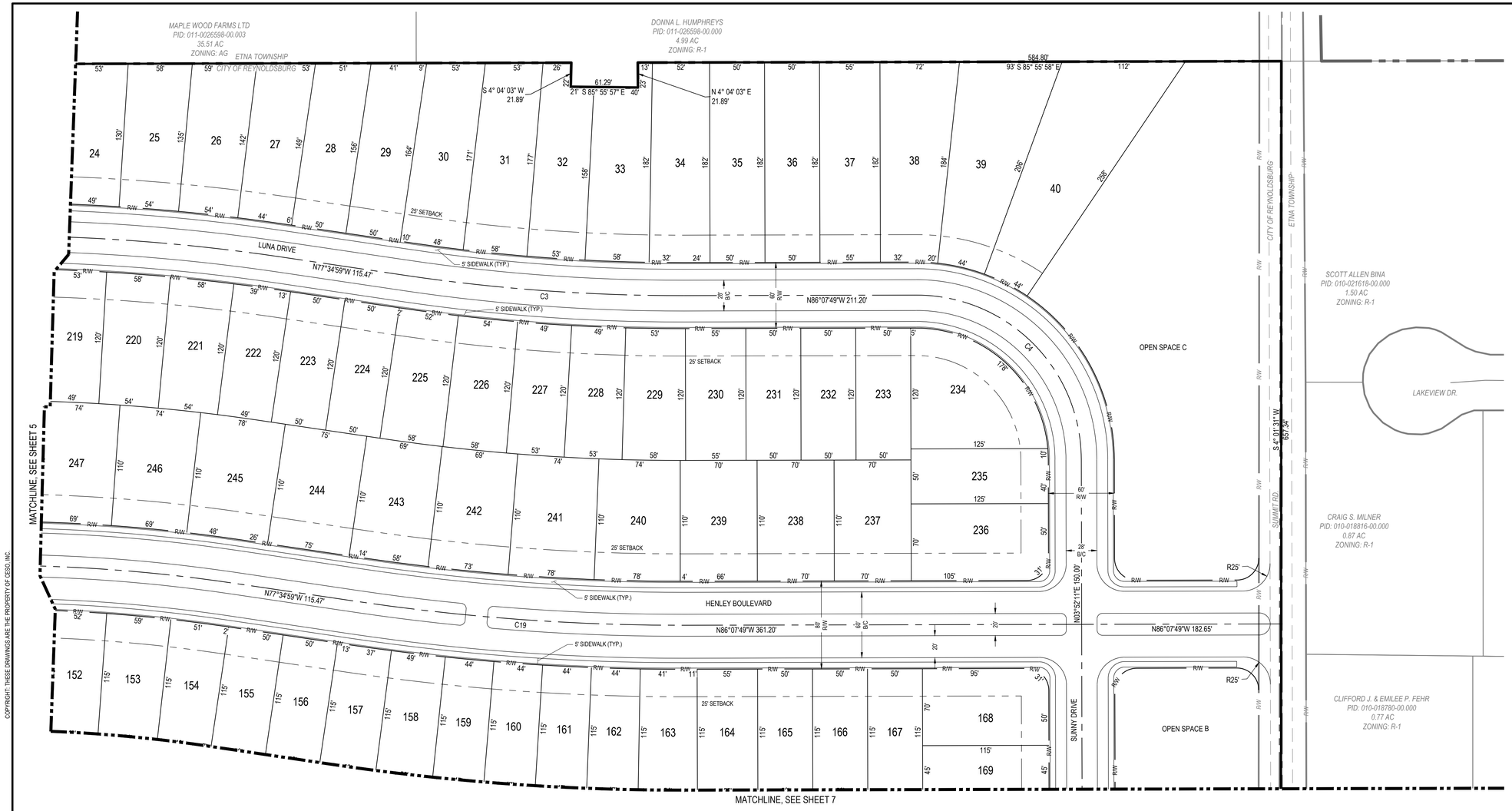

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTE
1. STREET LIGHTS ARE TO BE PROVIDED PER THE CITY OF REYNOLDSBURG REQUIREMENTS.
2. ADA CURB RAMPS TO BE PROVIDED DURING FINAL ENGINEERING DESIGN.

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C3	1700.00'	253.60'	253.36'	N81° 51' 24"W	008° 32' 49"	127.03'
C4	150.00'	235.62'	212.13'	N41° 07' 49"W	090° 00' 00"	150.00'
C19	2000.00'	298.35'	298.07'	N81° 51' 24"W	008° 32' 49"	149.45'

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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

SITE PLAN

ISSUE: NOT FOR CONSTRUCTION
DATE: AUGUST 2021

JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO.
6

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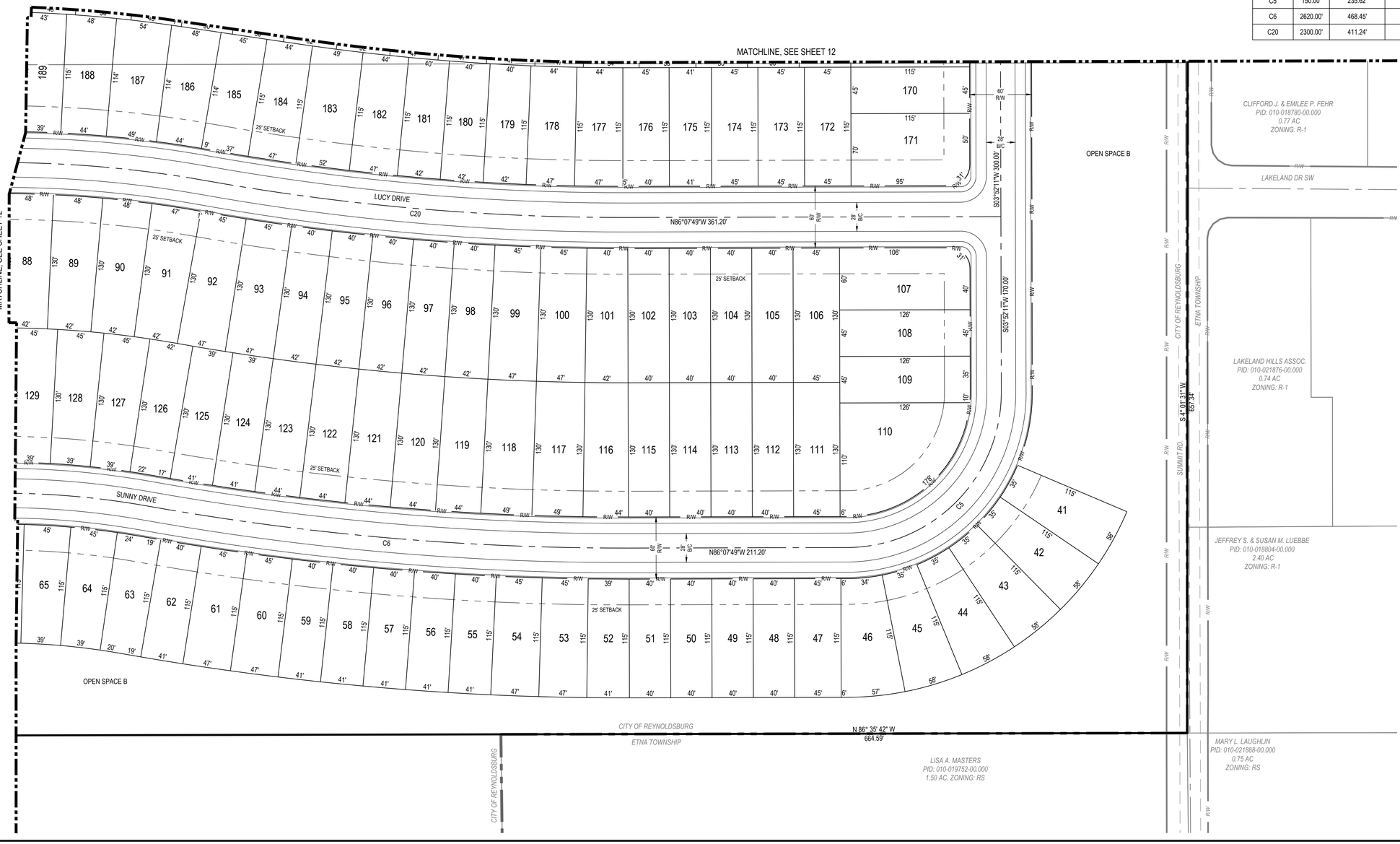

NOTE

1. STREET LIGHTS ARE TO BE PROVIDED PER THE CITY OF REYNOLDSBURG REQUIREMENTS.
2. ADA CURB RAMPS TO BE PROVIDED DURING FINAL ENGINEERING DESIGN.

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C5	150.00'	235.62'	212.13'	S48° 52' 11"W	090° 00' 00"	150.00'
C6	2620.00'	468.45'	467.83'	N81° 00' 29"W	010° 14' 40"	234.85'
C20	2300.00'	411.24'	410.69'	N81° 00' 29"W	010° 14' 40"	206.17'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

N

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NO.	DATE	REVISION DESCRIPTION

CESO
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AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

SITE PLAN

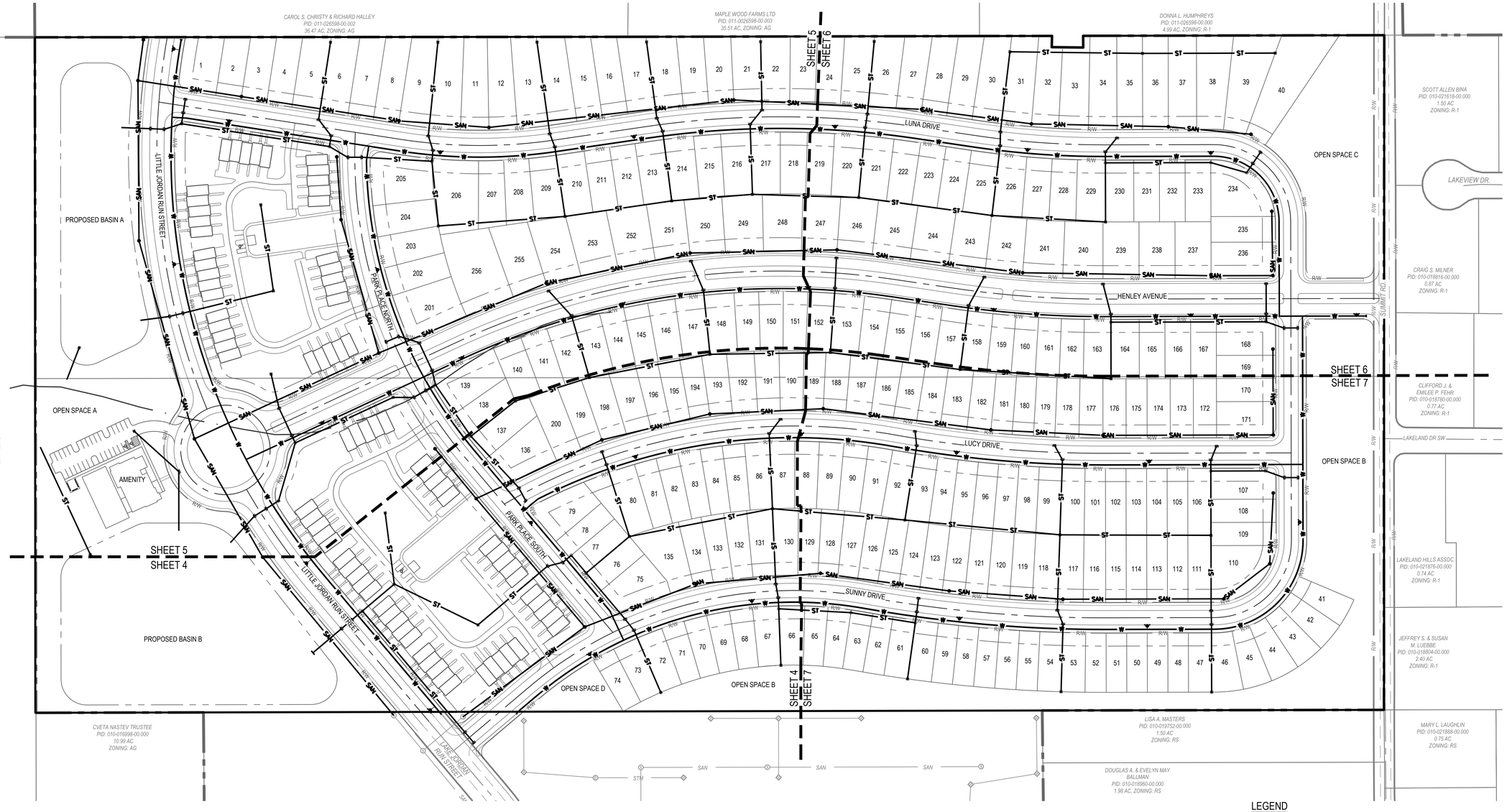
ISSUE:
NOT FOR CONSTRUCTION
DATE:
AUGUST 2021

JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO.
7

W:\PROJECTS\AMH DEVELOPMENT\759547-01 EASTWOOD\03-CIVIL\MAJOR SITE PLAN\759547-SITE PLAN.DWG

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-S396, Summit Rd SW, Etna, Joe Ciminello)



LEGEND

SUBJECT BOUNDARY	PROPOSED RIGHT-OF-WAY LINE
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
EXISTING R/W	PROPOSED SETBACK
EXISTING CENTERLINE	PROPOSED EASEMENT
EXISTING BACK OF CURB	PROPOSED BASIN
EXISTING STORM SEWER	PROPOSED CENTERLINE
EXISTING SANITARY SEWER	PROPOSED CURB & GUTTER
EXISTING WATER MAIN	PROPOSED STORM SEWER
EXISTING STORM STRUCTURE	PROPOSED CATCH BASIN
EXISTING SANITARY MANHOLE	PROPOSED CURB INLET
EXISTING WATER STRUCTURES	PROPOSED STORM SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT/VALVE

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTE

1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.

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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH
CITY OF REYNOLDSBURG

OVERALL UTILITY PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	AUGUST 2021
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	8

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LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM SEWER MANHOLE
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTE

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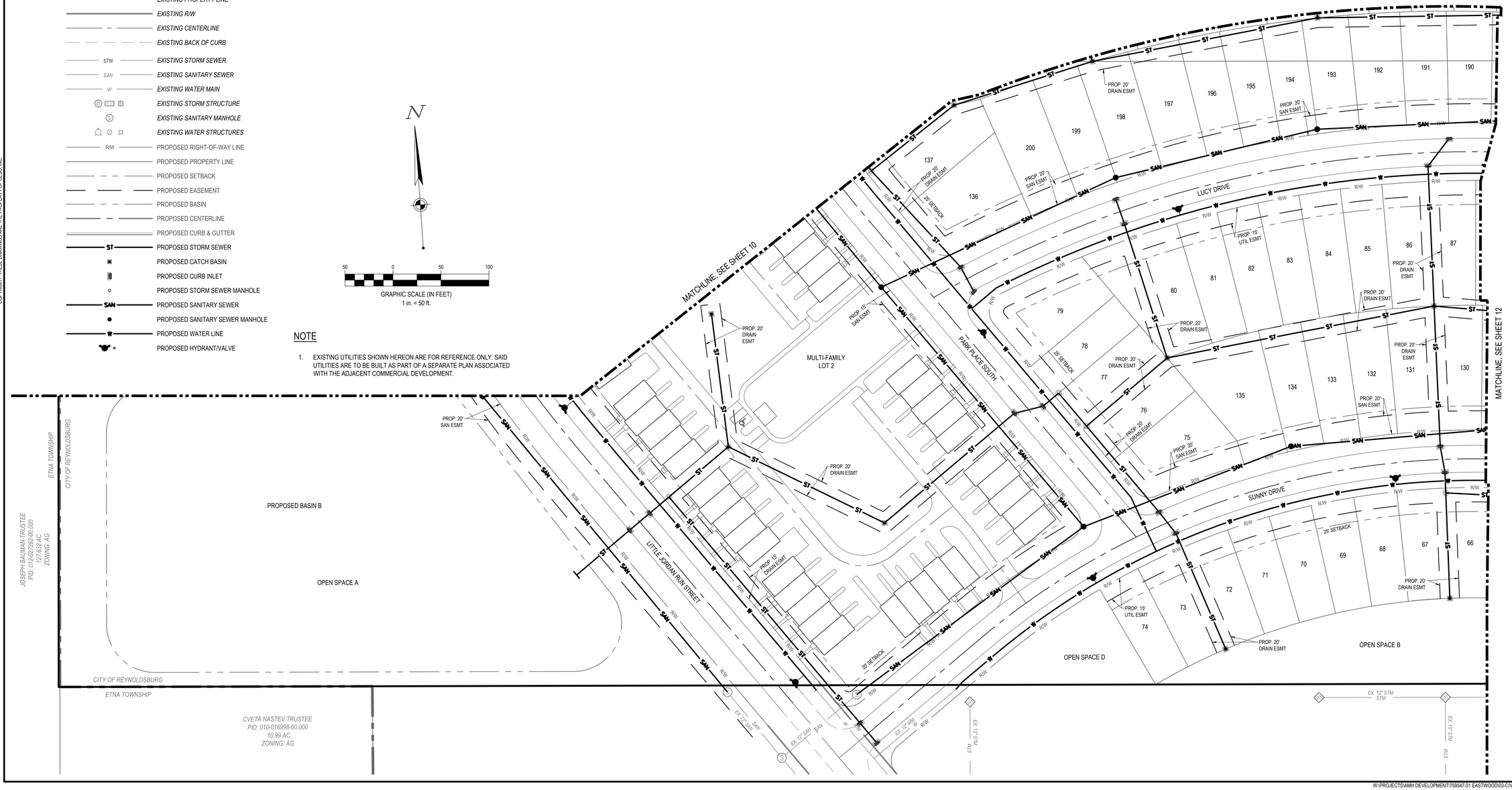

NO.	DATE	REVISION DESCRIPTION

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AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH
CITY OF REYNOLDSBURG

UTILITY PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	AUGUST 2021
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	9

W:\PROJECTS\AMH DEVELOPMENT\759547-01 EASTWOOD\03-CIVIL\MAJOR SITE PLAN\759547-UTILITY PLAN.DWG

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CAROL S. CHRISTY & RICHARD HALLEY
PID: 011-026598-00.002
36.47 AC
ZONING: AG

ETNA TOWNSHIP
CITY OF REYNOLDSBURG

MAPLE WOOD FARMS LTD
PID: 011-0026598-00.003
35.51 AC
ZONING: AG

JOSEPH BAUMAN TRUSTEE
PID: 012-027282-00.000
127.532 AC
ZONING: AG

ETNA TOWNSHIP
CITY OF REYNOLDSBURG

OPEN SPACE A

PROPOSED BASIN A

PROPOSED BASIN B

MULTI-FAMILY LOT 1

MULTI-FAMILY LOT 2

AMENITY

LUNA DRIVE

HENLEY AVENUE

PARK PLACE NORTH

PARK PLACE SOUTH

LITTLE JORDAN RUN STREET

MATCHLINE: SEE SHEET 6

MATCHLINE: SEE SHEET 9

PROP. 20' SAN ESMT

PROP. 20' DRAIN ESMT

PROP. 15' UTIL ESMT

25' SETBACK

20' SETBACK

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- R/W — PROPOSED RIGHT-OF-WAY LINE
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- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM SEWER MANHOLE
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTE

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CESO
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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

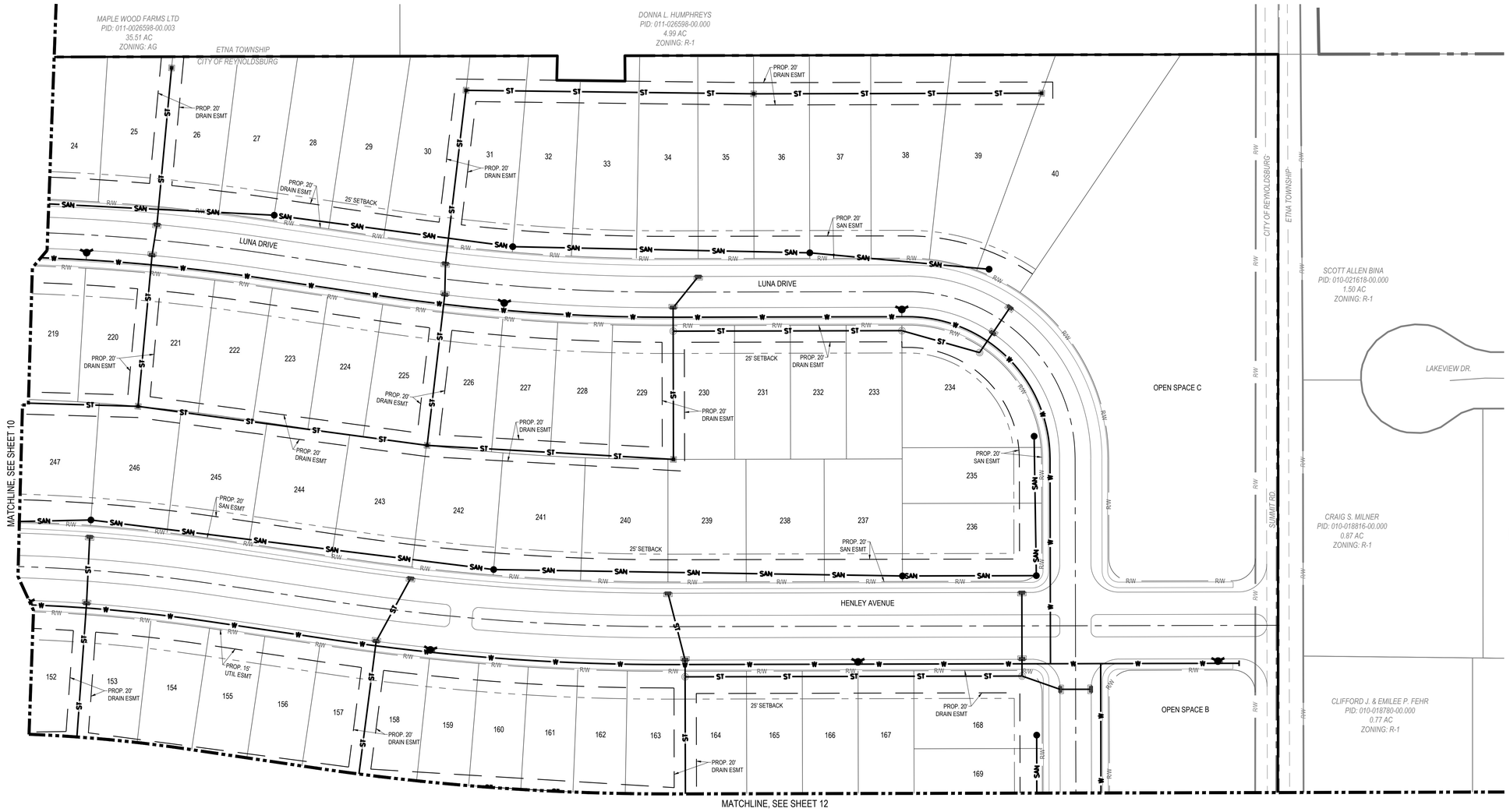
EASTWOOD

CITY OF REYNOLDSBURG LICKING COUNTY, OH

UTILITY PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	AUGUST 2021
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	10

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- R/W — PROPOSED RIGHT-OF-WAY LINE
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- PROPOSED SETBACK
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- PROPOSED BASIN
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- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE

NOTE

1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH
CITY OF REYNOLDSBURG

UTILITY PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	AUGUST 2021
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	11

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Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

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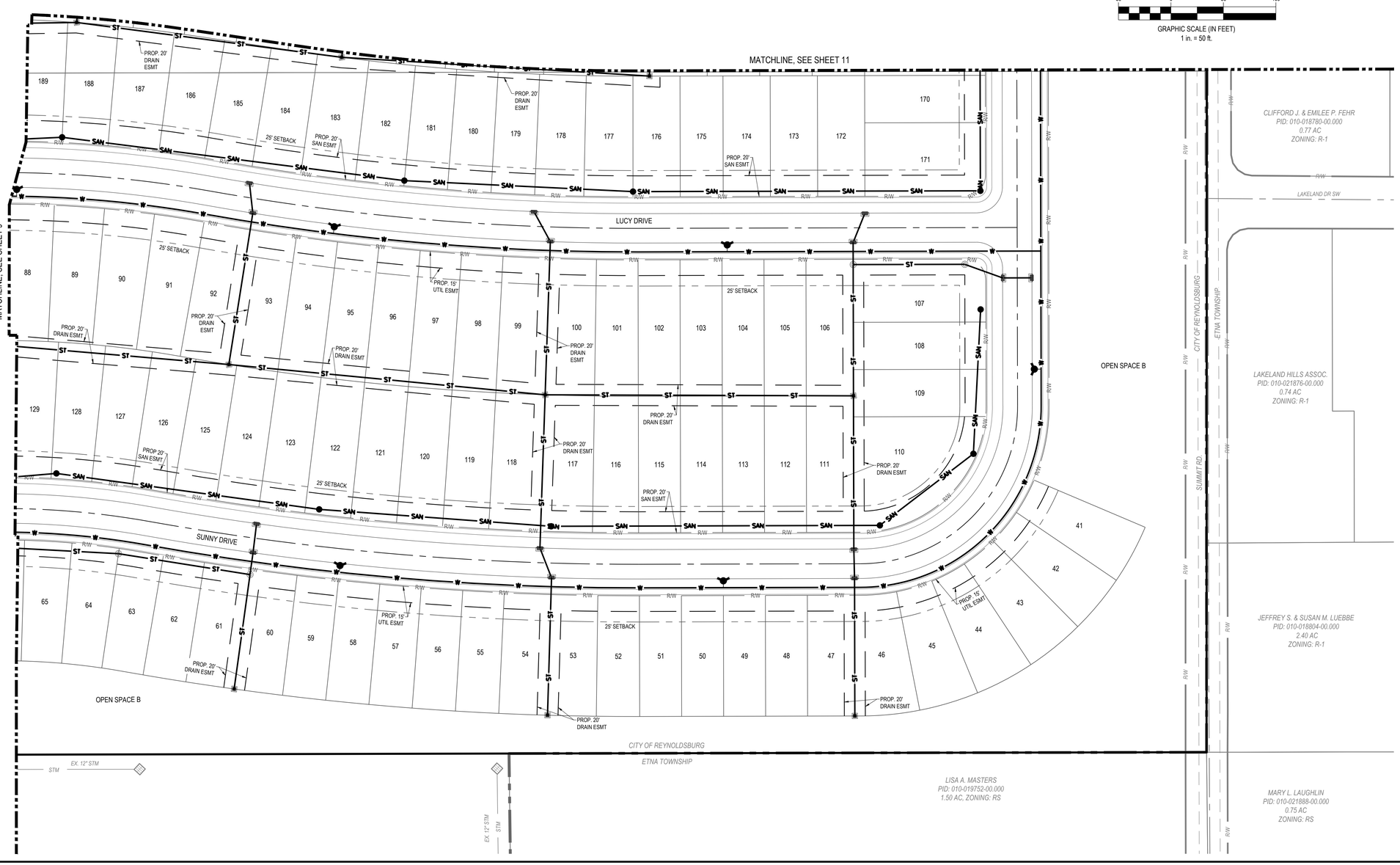

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM SEWER MANHOLE
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE

NOTE

1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.

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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

CITY OF REYNOLDSBURG
LICKING COUNTY, OH

UTILITY PLAN

ISSUE: NOT FOR CONSTRUCTION	
DATE: AUGUST 2021	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	12

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-S396, Summit Rd SW, Etna, Joe Ciminello)

ILLUSTRATIVE PLAN

EASTWOOD - SINGLE FAMILY

PREPARED FOR CESO

DATE: 8/12/21

NORTH
1" = 100'

0 50 100 200 300

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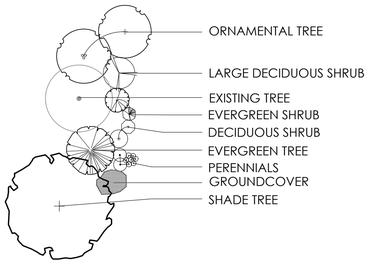
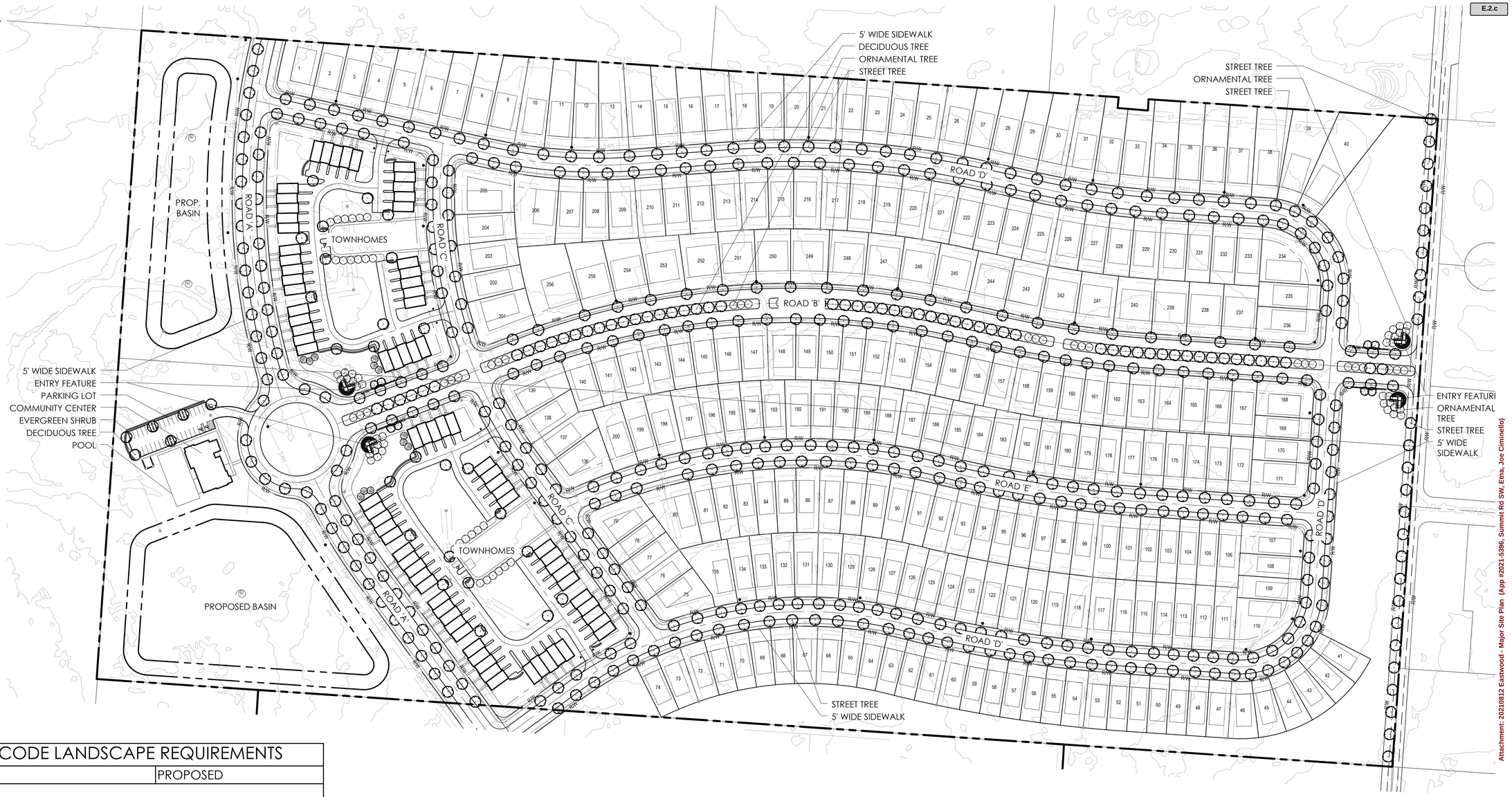
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-S396, Summit Rd SW, Etna, Joe Ciminello)

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.) ***	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	***TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING***
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL. AND SPACED AT 35' ON CENTER	***447 STREET TREES PROVIDED ALONG PUBLIC R.O.W. AT 45' ON CENTER***
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR RESIDENTIAL LAND USE	
0.5" TREE CALIPER MUST BE PLANTED FOR EACH 3,000 SQUARE FEET OF LOT SIZE. TOTAL LOT SIZE: 1,669,099 SQ. FT. = 279 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	***279 CALIPER INCHES PROVIDED (SHADE AND ORNAMENTAL TREES)***
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.) ***	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	***EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING***
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	***LANDSCAPING AND FENCE TO BE INSTALLED IN FRONT OF A/C UNITS***

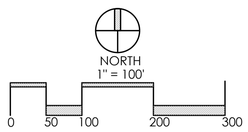
REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MINIMUM WIDTH OF (10'). ***31 PARKING SPACES PROVIDED:***	***4 TREES AND 16 SHRUBS PROVIDED***
PARKING AREA BERM (1105.07 - J. - v.)	
PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED, TO BE A MINIMUM OF 10' WIDE, EXCLUDING ANY VEHICULAR OVERHANG. LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND, OR COMBINATION THEREOF, REACHING A HEIGHT OF 36" WITHIN (1) YEAR OF INSTALLATION. PERIMETER LANDSCAPING SHALL ALSO CONTAIN A MINIMUM OF (1) DECIDUOUS TREE PER (50) LINEAL FEET OF PARKING PERIMETER. ***APPROXIMATELY 195' LINEAR FEET OF PARKING PERIMETER.***	**4 DECIDUOUS TREES PROVIDED & HEDGE TO REACH 36" HEIGHT WITHIN ONE YEAR OF INSTALLATION PROVIDED.**

LANDSCAPE PLAN

EASTWOOD - SINGLE FAMILY

PREPARED FOR CESO

DATE: 8/12/21



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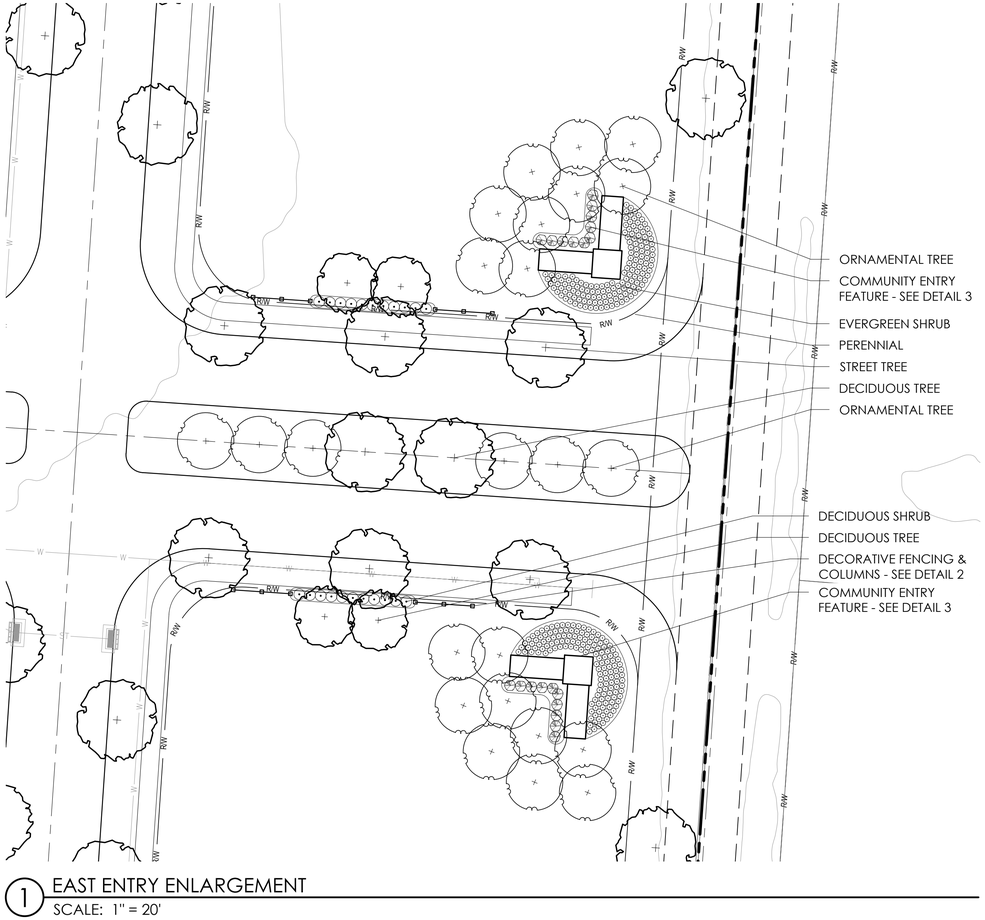
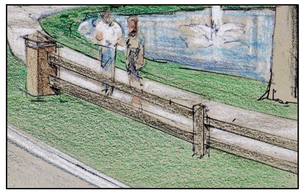
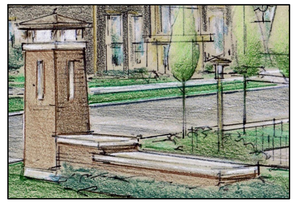
Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)



1 EAST ENTRY ENLARGEMENT
SCALE: 1" = 20'



2 DECORATIVE FENCING & COLUMNS
SCALE: N.T.S



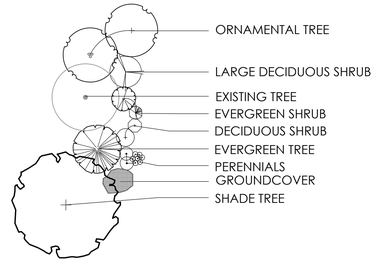
3 COMMUNITY ENTRY FEATURE
SCALE: N.T.S

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE ENLARGEMENT PLAN

EASTWOOD - SINGLE FAMILY

PREPARED FOR CESO

DATE: 8/12/21

NORTH
1" = 20'
0 10 20 40 60

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Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

PINNACLE QUARRY - CONDO

BOULEVARD ELEVATION

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

PINNACLE QUARRY - CONDO II

BOULEVARD ELEVATION

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Plan 35-Lincoln V Frame v2.2

Rev 02.09.21

Plan 35-Lincoln V Frame v2.2

2 Story | 5 Bedroom | 3 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Plan 35-Lincoln V Frame v2.2

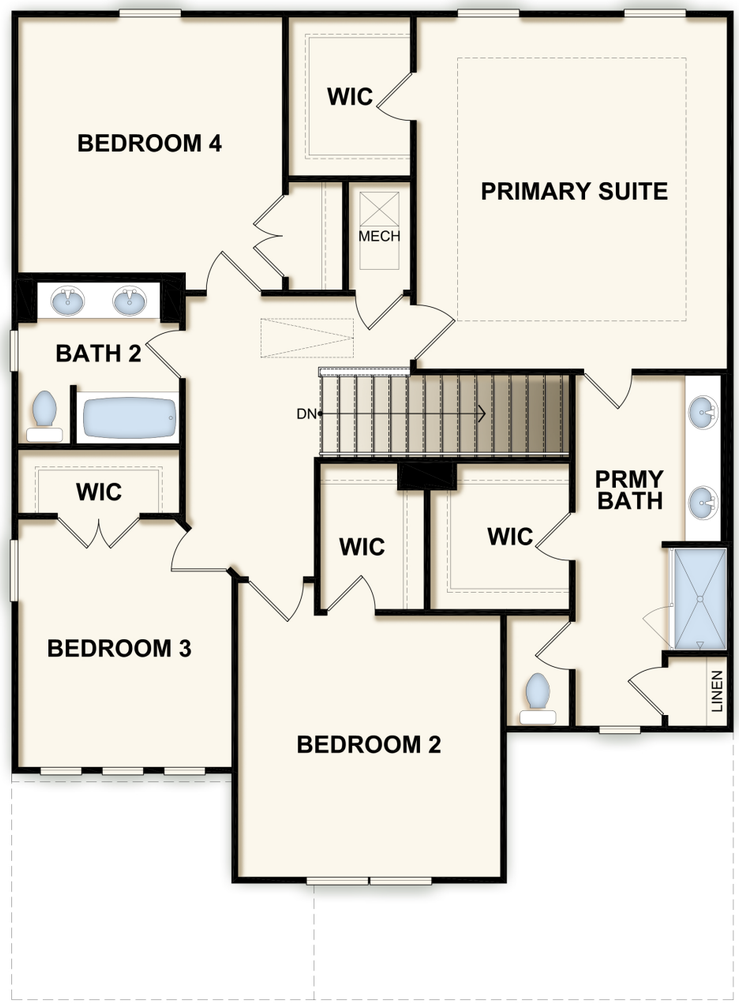
Plan 35-Lincoln V Frame v2.2

2 Story | 5 Bedroom | 3 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Rev 02.09.21

Plan 35-Lincoln V Frame v2.2

FIRST FLOOR PLAN
BASE ELEVATION SHOWN



SECOND FLOOR PLAN
BASE ELEVATION SHOWN

Plan 35-Lincoln V Frame v2.2

2 Story | 5 Bedroom | 3 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Rev 02.09.21

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

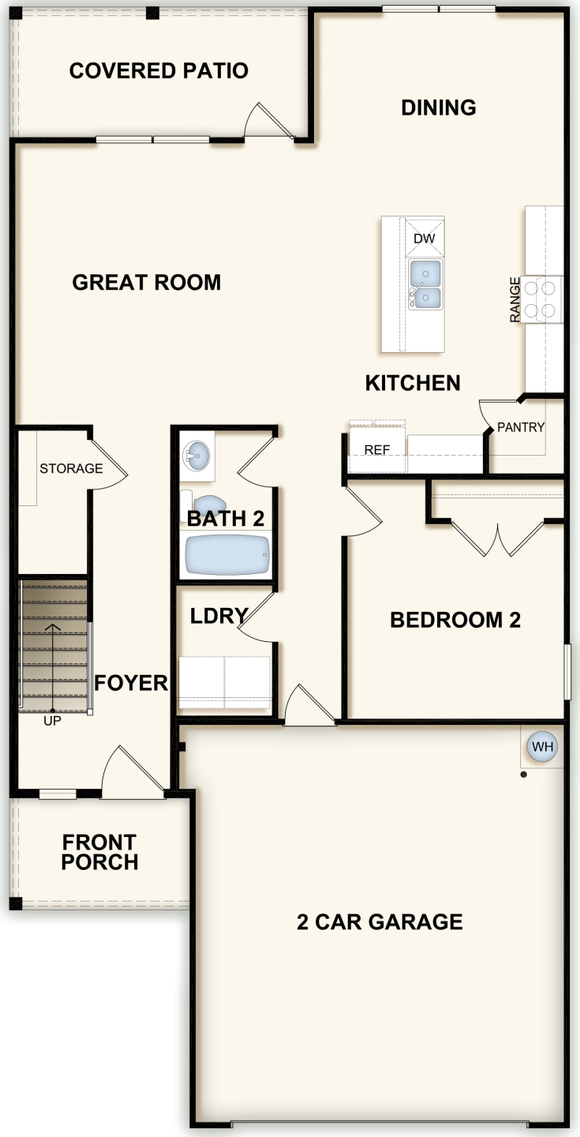
Plan 30-Hayes IV Frame Slab v1.2

Plan 30-Hayes IV Frame Slab v1.2

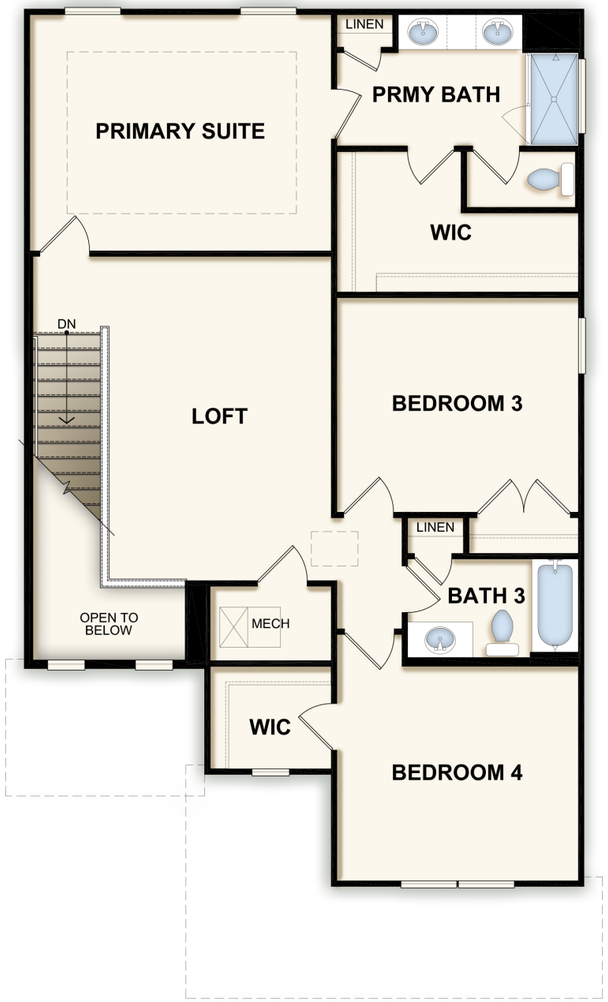
2 Story | 4 Bedroom | 3 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Rev 02.24.20

Plan 30-Hayes IV Frame Slab v1.2



FIRST FLOOR PLAN
BASE ELEVATION SHOWN



SECOND FLOOR PLAN
BASE ELEVATION SHOWN

Plan 30-Hayes IV Frame Slab v1.2

2 Story | 4 Bedroom | 3 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Rev 02.24.20

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Plan 30-Madison IV Frame v3.0

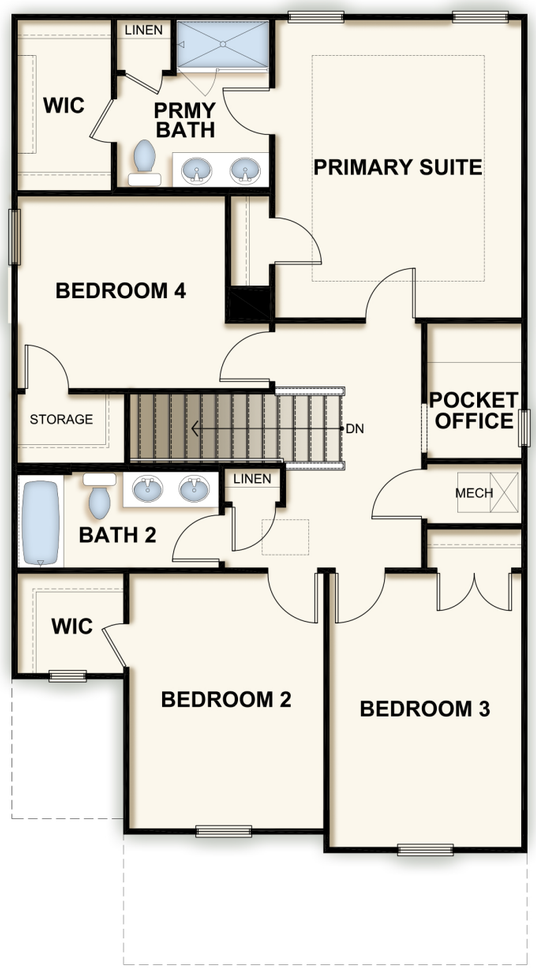
Plan 30-Madison IV Frame v3.0

2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

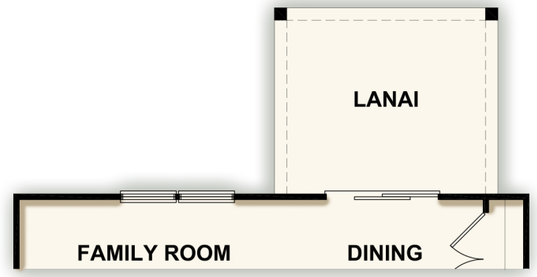
Rev 02.24.21

Plan 30-Madison IV Frame v3.0

FIRST FLOOR PLAN
BASE ELEVATION SHOWN



SECOND FLOOR PLAN
BASE ELEVATION SHOWN



OPTIONAL LANAI

Plan 30-Madison IV Frame v3.0

2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Rev 02.24.21

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

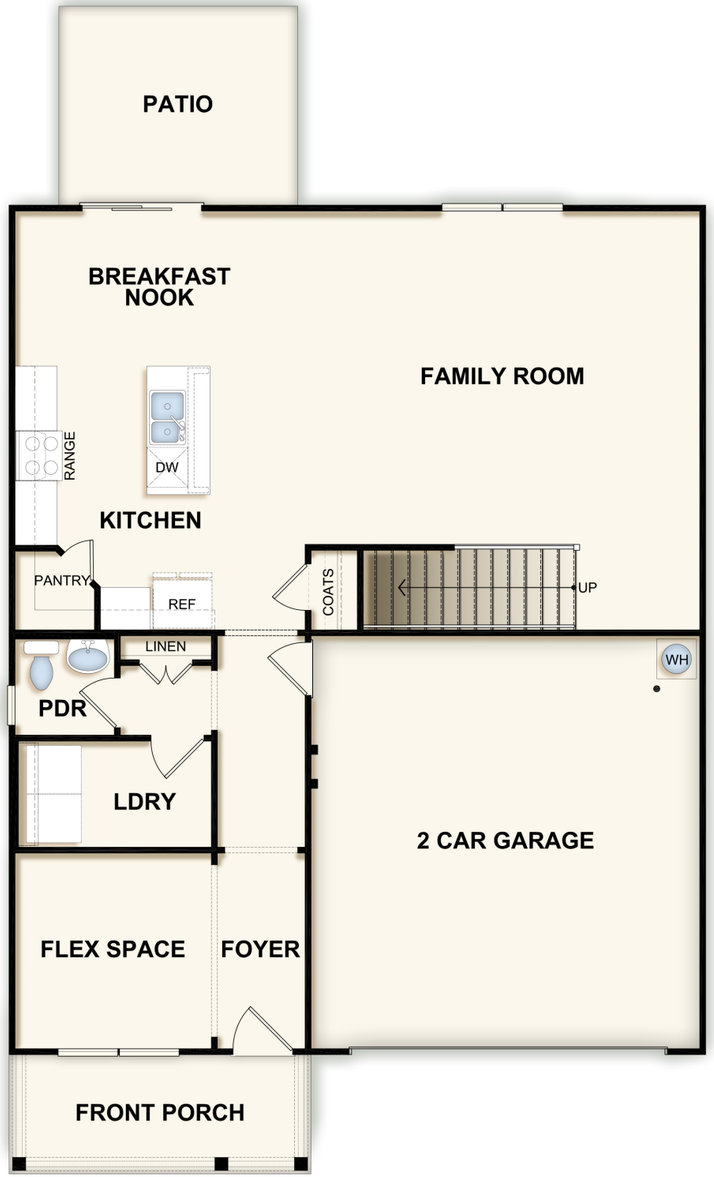
Plan 35-Eisenhower IV Frame Slab v2.5

Rev 02.25.21

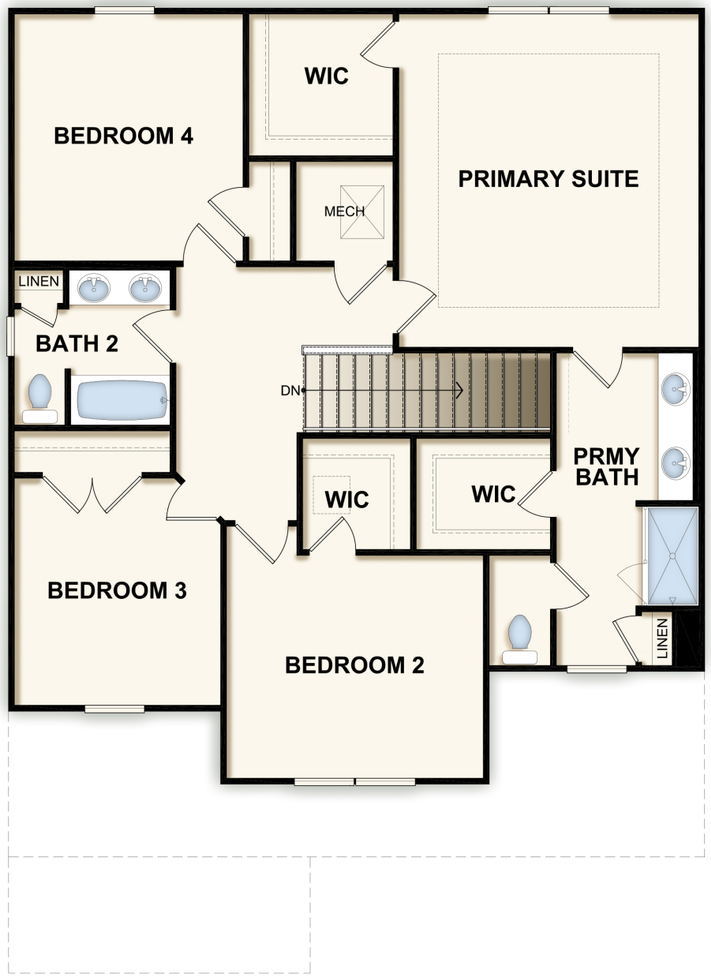
Plan 35-Eisenhower IV Frame Slab v2.5

2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Plan 35-Eisenhower IV Frame Slab v2.5



FIRST FLOOR PLAN
BASE ELEVATION SHOWN



SECOND FLOOR PLAN
BASE ELEVATION SHOWN

Plan 35-Eisenhower IV Frame Slab v2.5

2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Rev 02.25.21

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

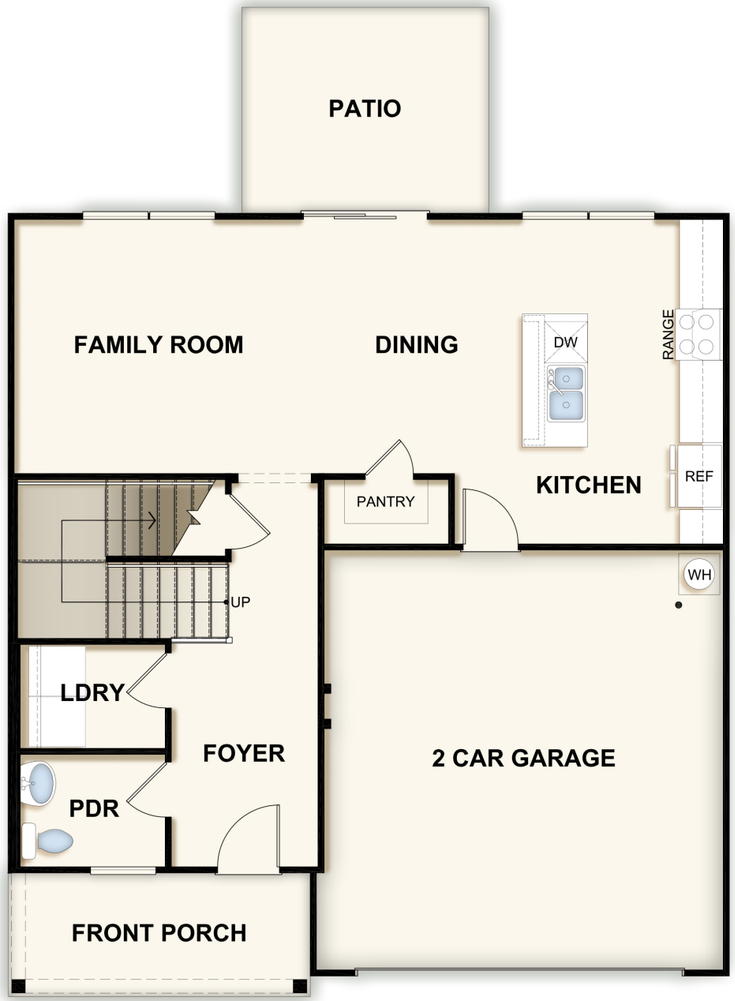
Plan 35-Coolidge III Frame Slab v3.2

Plan 35-Coolidge III Frame Slab v3.2

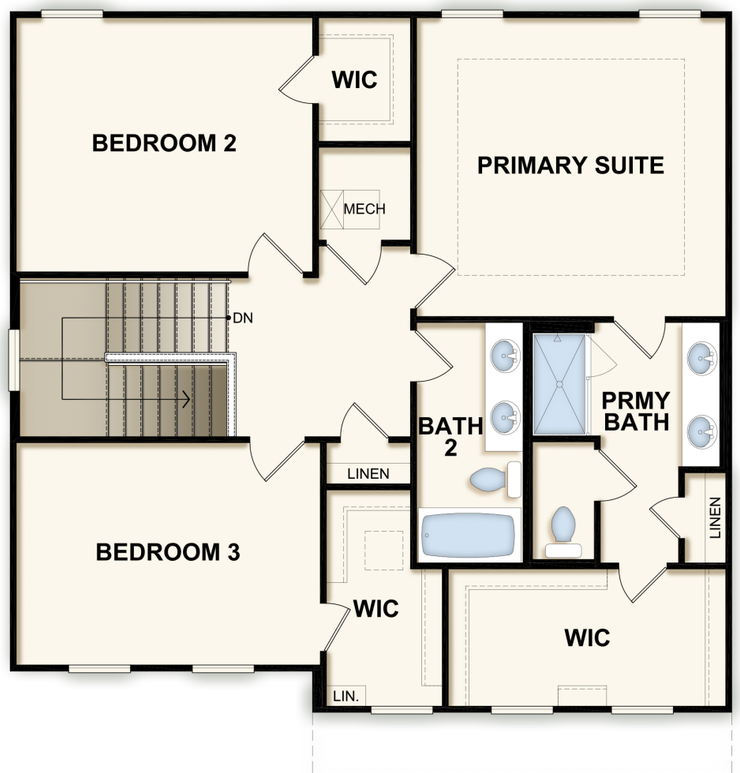
2 Story | 3 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

Rev 05.14.21

Plan 35-Coolidge III Frame Slab v3.2



FIRST FLOOR PLAN
BASE ELEVATION SHOWN



SECOND FLOOR PLAN
BASE ELEVATION SHOWN

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Rev 05.14.21

Plan 35-Coolidge III Frame Slab v3.2

2 Story | 3 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings
with Vinyl Plank Flooring throughout

COMMUNITY CENTER ELEVATION

Attachment: 20210923 Eastwood - Major Site Plan (App #2021-539), Summit Rd SW, Elma, Joe Ciminello)

Attachment: 20210913 Eastwood - Major Site Plan (Page 2020 of 53)

Attachment: 20210913 Estimated - Major Site Plan (Page 2020-2806: Estimated Re-Dev, Elna, Joe Ciminello)

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-539), Summit Rd SW, Elma, Joe Ciminello)

Attachment: 20210512 Edmonds - Motor Site Plan (Page #203) 5386: Edmonds Rd SW, Ema, Jon (Unlimited)

#1 White Cabinets		
	Color/Finish	Product
Cabinets	White	Legacy Cabinets
Granite	Luna Pearl	Granite
Flooring	Gunstock	Mannington
Tile Backsplash	White / White Grout	3X6 Subway - Gloss
Tile Shower Walls	White / White Grout	3X6 Subway - Gloss
Walls	Shell White SW 8917	Cashmere - Low Luster
Walls Bathrooms	Shell White SW 8917	Cashmere - Medium Luster
Ceilings	Extra White SW 7006	Painters Edge - Flat
Trim	Extra White SW 7006	Painters Edge - Semi-Gloss
Bath Faucets	Brushed Nickel	Moen Eva Brushed Nickel
Kitchen Faucet	Brushed Stainless	Moen Sleek Spot Resistant Stainless
Lighting	Brushed Nickel	Progress Bravo
#2 Espresso Cabinets		
	Color/Finish	Product
Cabinets	Espresso	Legacy Cabinets
Granite	New Caledonia	Granite
Flooring	Gunstock	Mannington
Tile Backsplash	White / White Grout	3X6 Subway - Gloss
Tile Shower Walls	White / White Grout	3X6 Subway - Gloss
Walls	Shell White SW 8917	Cashmere - Low Luster
Walls Bathrooms	Shell White SW 8917	Cashmere - Medium Luster
Ceilings	Extra White SW 7006	Painters Edge - Flat
Trim	Extra White SW 7006	Painters Edge - Semi-Gloss
Bath Faucets	Brushed Nickel	Moen Eva Brushed Nickel
Kitchen Faucet	Brushed Stainless	Moen Sleek Spot Resistant Stainless
Lighting	Brushed Nickel	Progress Bravo

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Exterior Color Selection #1 - White House

Siding - Arctic White

Trim - Arctic White

Shutters/Doors - Caviar SW 6990

Accent - Pearl Gray

Brick - Berkshire

Stone - Echo Ridge

Shingles - Black

Windows - White

Soffit - White, Gutters - White

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Exterior Color Selection #2 - Tan House

Siding - Monterey Taupe

Trim - Arctic White

Shutters/Doors - Caviar SW 6990

Accent - CobbleStone

Brick - Old Madison

Stone - Hudson Bay

Shingles - Weathered Wood

Windows - White

Soffit - White, Gutters - White

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Exterior Color Selection #3 - Grey House

Siding - Aged Pewter

Trim - Arctic White

Shutters/Doors - Caviar SW 6990

Accent - CobbleStone

Brick - Berkshire

Stone - Echo Ridge

Shingles - Black

Windows - White

Soffit - White, Gutters - White

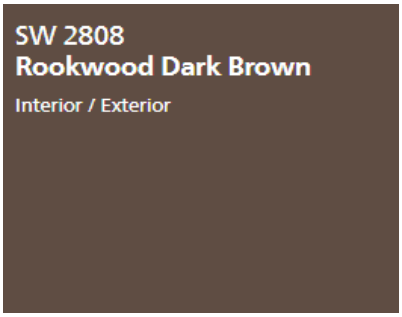
Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Exterior Color Selection #4 - Green House

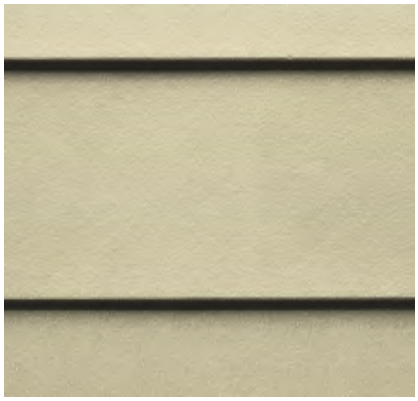
Siding - Cobble Stone

Trim - Artic White

Shutters/Doors - Rookwood Dark Brow
SW 28088



Accent - Navajo Beige



Brick - Marsh Pointe

Stone - Hudson Bay

Shingles - Weathered Wood

Windows - White

Soffit - White, Gutters - White

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

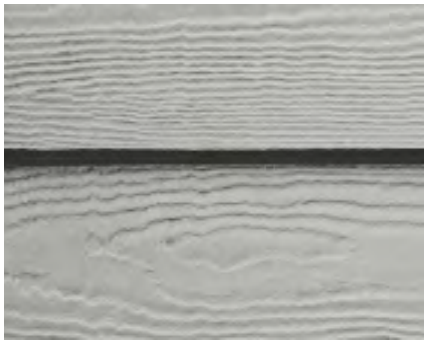
Exterior Color Selection #5 - Blue House

Siding - Boothbay Blue

Trim - Arctic White SW 7008

Shutters/Doors - Caviar SW 6990

Accent - Light Mist



Brick - Old Madsion

Stone - Aspen

Shingles - Black

Soffit - White, Gutters - White

Windows - White

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

ILLUSTRATIVE PLAN

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.

DATE: 8/12/21

NORTH
1" = 50'

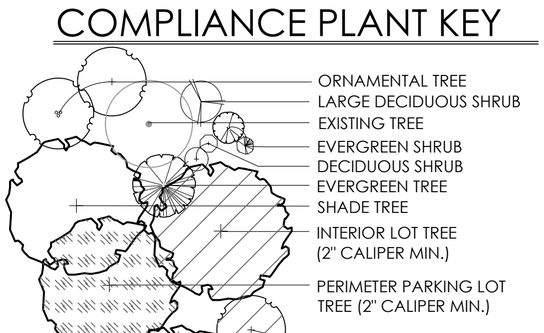
0 25 50 100 150

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2638 North Street, Suite 401, Columbus, OH 43224
p (614) 487-1964
www.farisplanninganddesign.com

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.) ***	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	***TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING***
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL. AND SPACED AT 35' TO 45' ON CENTER	***STREET TREES TO BE PLANTED BY SINGLE FAMILY DEVELOPMENT ALONG PUBLIC R.O.W.***
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR RESIDENTIAL LAND USE	
0.5" TREE CALIPER MUST BE PLANTED FOR EACH 3,000 SQUARE FEET: LOT SIZE: 352,830 SQ. FT. = 59 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	***59 CALIPER INCHES PROVIDED***
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.) ***	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	***EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING***
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MINIMUM WIDTH OF (10'). ***168 PARKING SPACES PROVIDED:***	***17 TREES AND 68 SHRUBS PROVIDED***
PARKING AREA BERM (1105.07 - J. - v.)	
PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED, TO BE A MINIMUM OF 10' WIDE, EXCLUDING ANY VEHICULAR OVERHANG. LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND, OR COMBINATION THEREOF, REACHING A HEIGHT OF 36" WITHIN (1) YEAR OF INSTALLATION. PERIMETER LANDSCAPING SHALL ALSO CONTAIN A MINIMUM OF (1) DECIDUOUS TREE PER (50) LINEAL FEET OF PARKING PERIMETER. ***APPROXIMATELY 382' LINEAR FEET OF PARKING PERIMETER.***	**8 DECIDUOUS TREES PROVIDED & HEDGE TO REACH 36" HEIGHT WITHIN ONE YEAR OF INSTALLATION PROVIDED.**
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	***LANDSCAPING AND FENCE TO BE INSTALLED IN FRONT OF A/C UNITS***

COMPLIANCE PLANT KEY



LANDSCAPE PLAN

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.

DATE: 8/12/21

NORTH
1" = 50'

0 25 50 100 150

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p (614) 487-1964 www.farisplanninganddesign.com

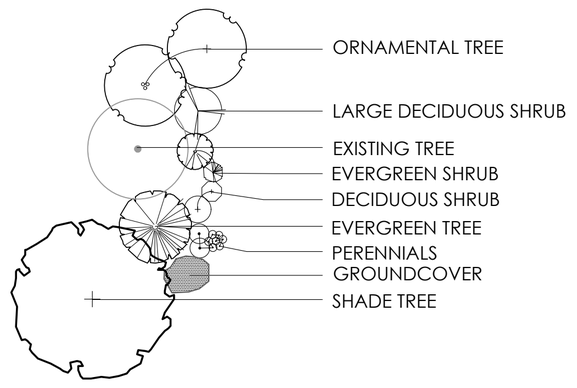
Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

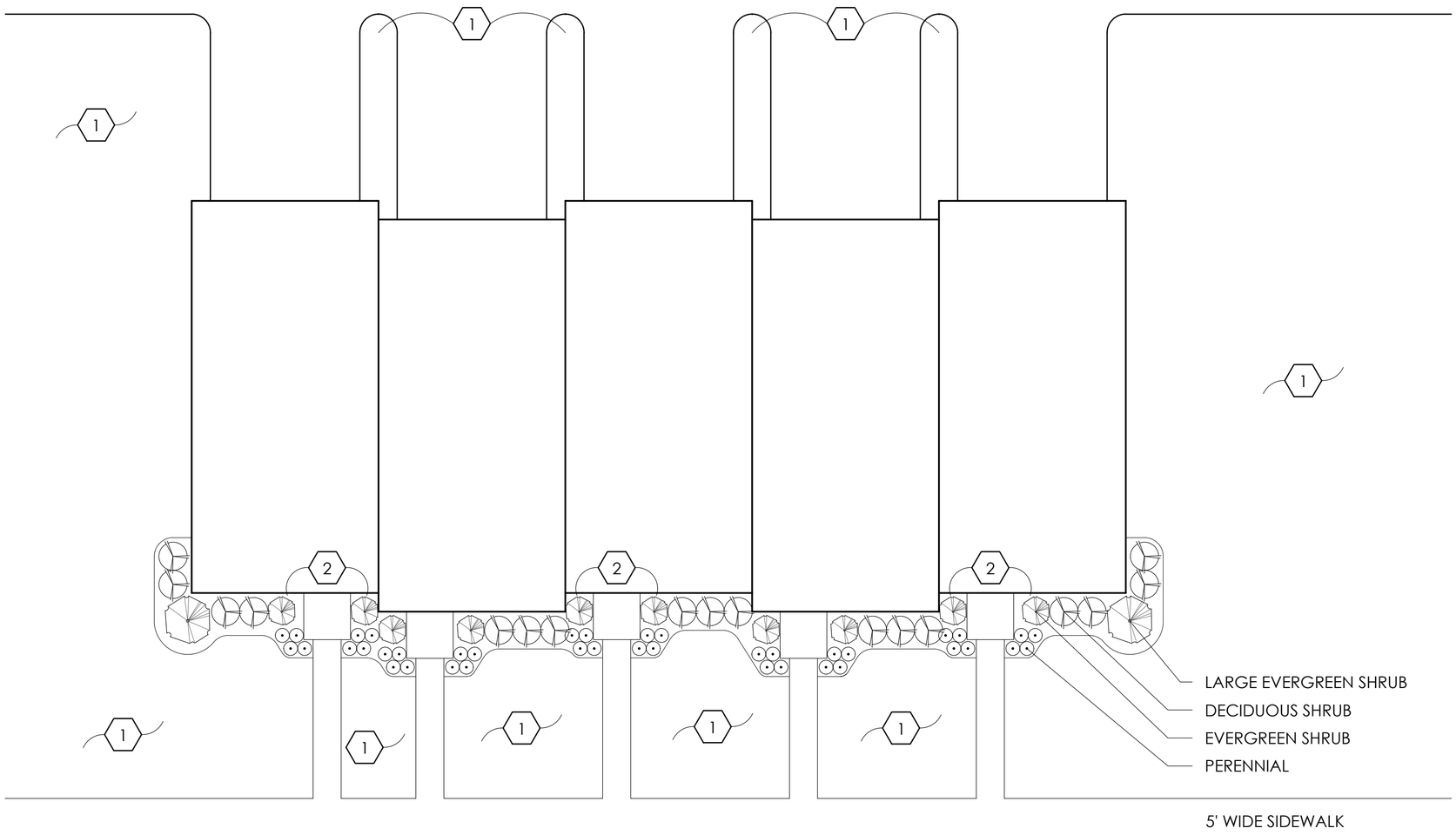
CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

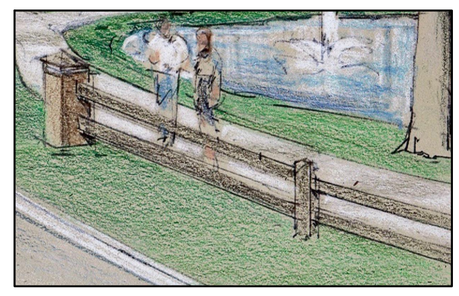
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





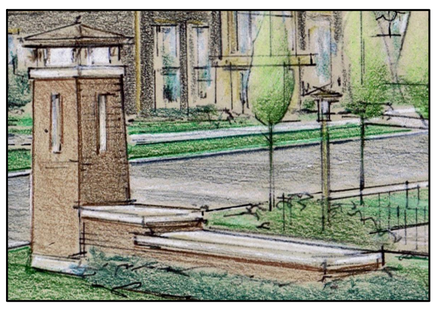
1 TOWNHOME TYPICAL PLANTING PLAN

SCALE: 1" = 10'



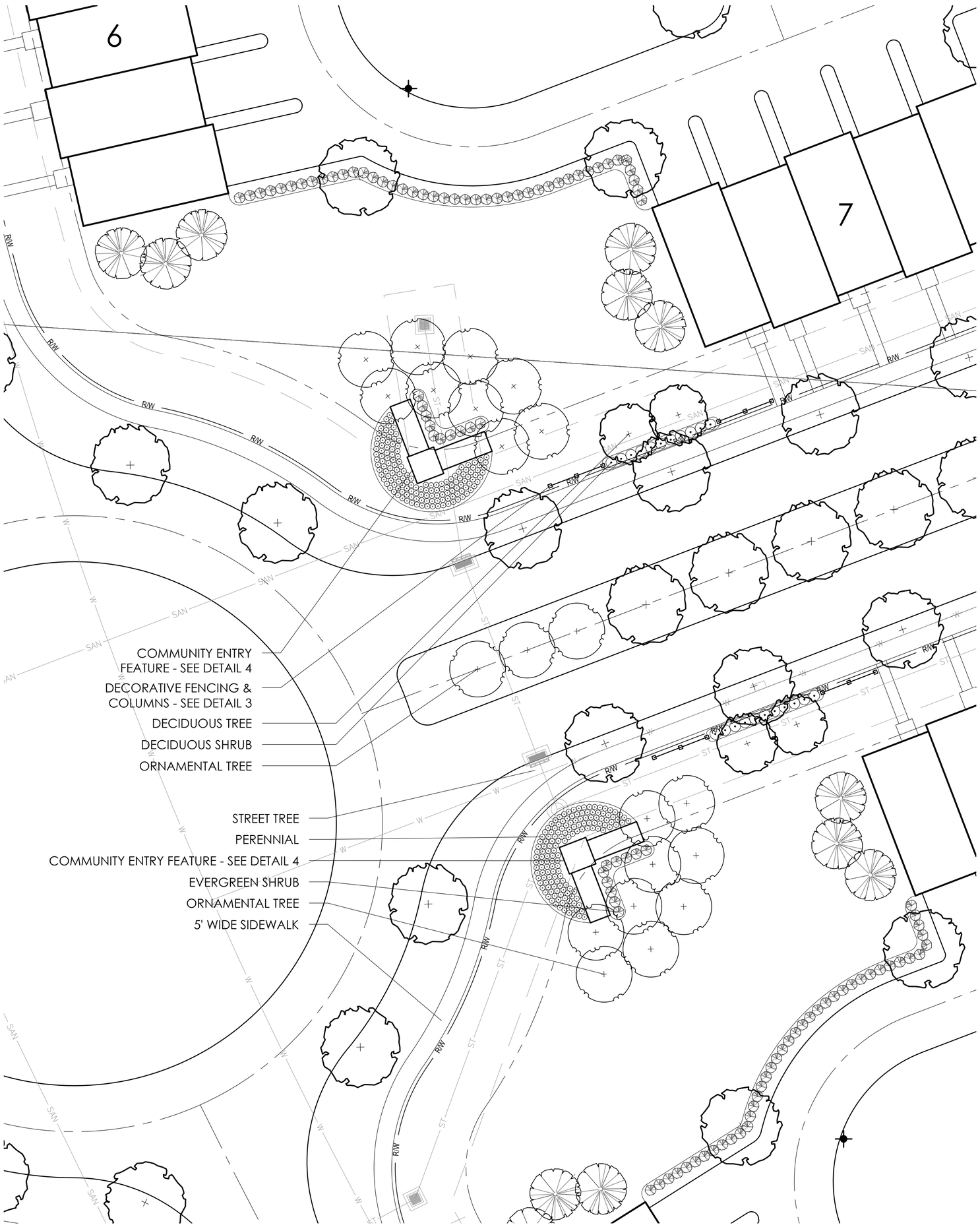
3 DECORATIVE FENCING & COLUMNS

SCALE: N.T.S



4 COMMUNITY ENTRY FEATURE

SCALE: N.T.S



2 SOUTH ENTRY ENLARGEMENT

SCALE: 1" = 20'

LANDSCAPE ENLARGEMENT PLANS

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.

DATE: 8/12/21

NORTH
1" = 20'
0 10 20 40 60

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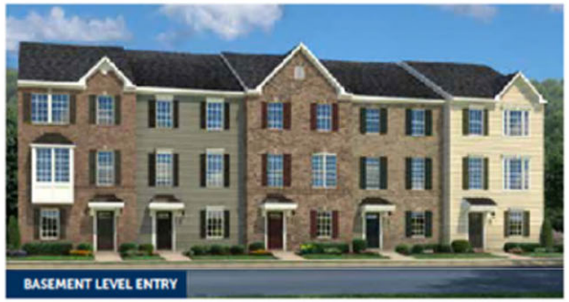
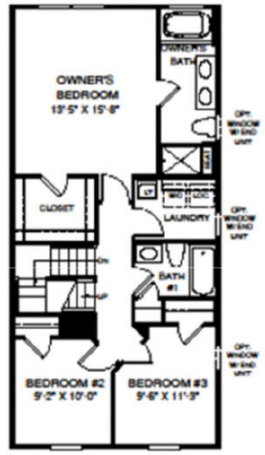
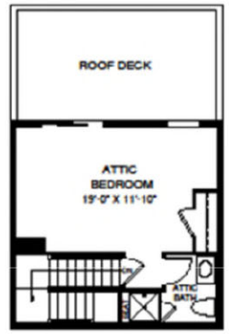
Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

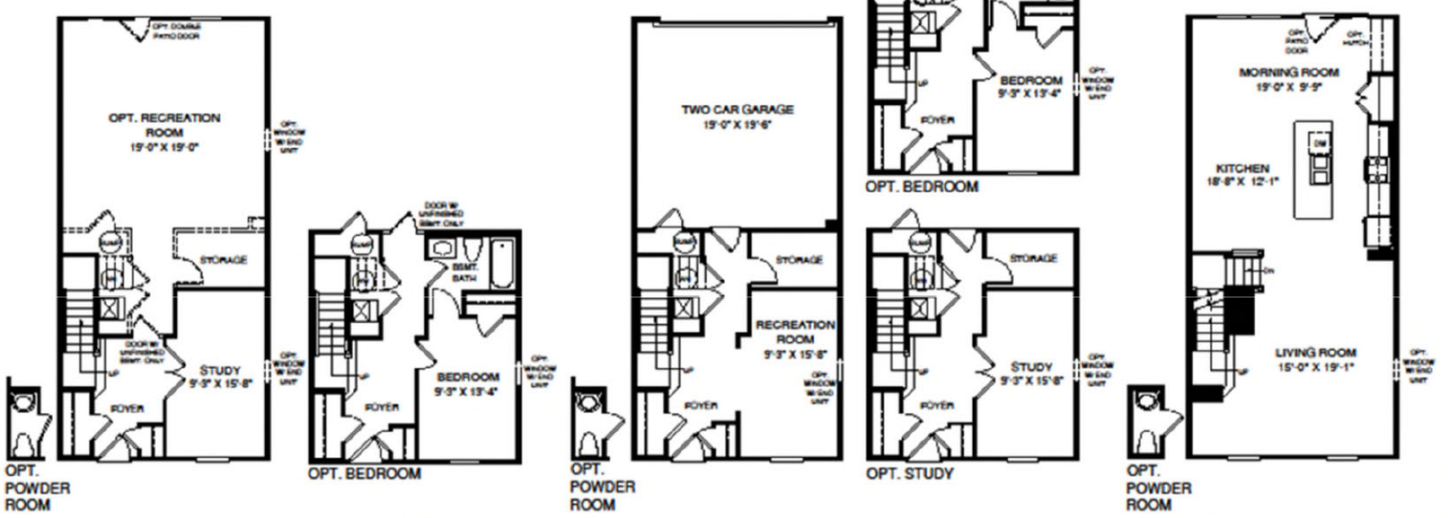


*ELEVATION WILL VARY





UPPER LEVEL WITH ATTIC



LOWER LEVEL

MAIN LEVEL

The Strauss

BASEMENT ENTRY

Product Line: Ryan
Series: Signature
Footprint Min: 20'-0" X 42'-0"
Footprint Max: 20'-0" X 42'-0"
Height w/o Attic: 31'-6 3/8"
Height w/ Attic: 34'-6 1/4"
Sq. Ft. Min: 1,829
Available Foundation Types:
Bsmt. Level Entry, Bsmt. Level Entry w/ Rear Garage

Bedrooms:	Std:	3	Opt.:	2
Full Baths:	Std:	2	Opt.:	2
Half Baths:	Std:	0	Opt.:	2

Ceiling Height:
- Bsmt: 8'
- 1st Floor: 9'
- 2nd Floor: 9'

Available Veneers:
- Traditional: Yes
- Craftsman: Yes

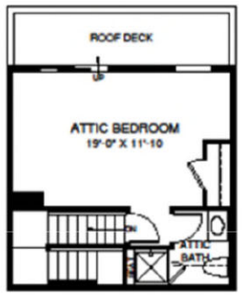
*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

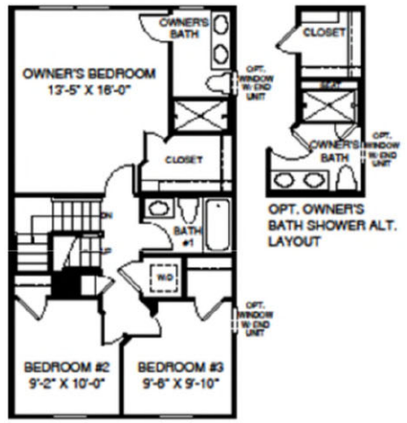
THE STRAUSS
RY1019STS0E02
RY1019SSA0E02

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

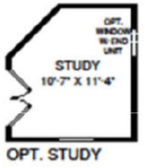
*ELEVATION WILL VARY



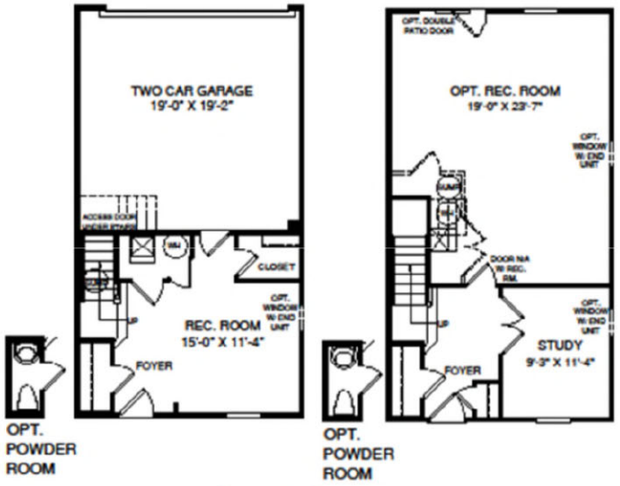
ATTIC LEVEL



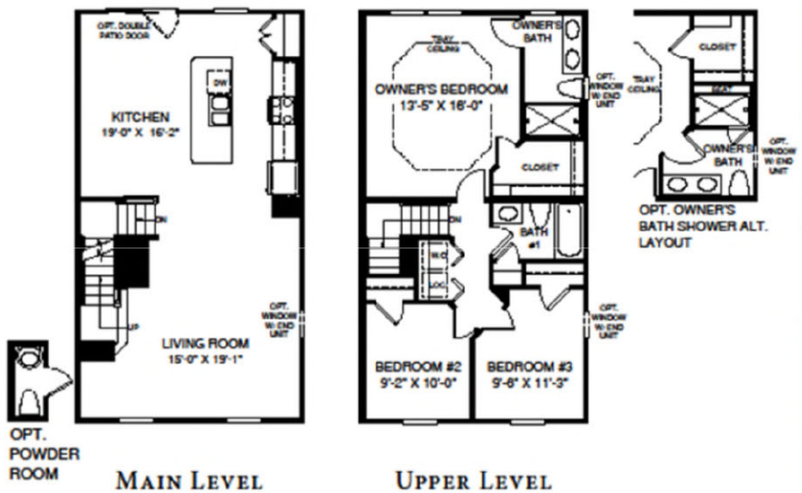
UPPER LEVEL WITH ATTIC



OPT. STUDY



LOWER LEVEL



MAIN LEVEL

UPPER LEVEL

The Mozart

BASEMENT LEVEL ENTRY
WITH NO OR REAR GARAGE

Product Line: Ryan
Series:Signature
Footprint Min: 20'-0" X 36'-0"
Footprint Max: 20'-0" X 36'-0"
Height: 31'-7 11/16"
Height w/ Attic: 34'-6 1/4"
Sq. Ft. Min: 1709
Available Foundation Types:
Basement Level Entry, Basement Level Entry with Front /Rear Garage, Slab

Bedrooms:	Std: 3	Opt.: 1
Full Baths:	Std: 2	Opt.: 0
Half Baths:	Std: 0	Opt.: 2

Ceiling Height:
Bsmt: 8'
1st Floor: 9'
2nd Floor: 8'
Available Veneers:
Traditional: Yes
Craftman: Yes
*Brick front may add 8" to width of house. See blueprint for details.

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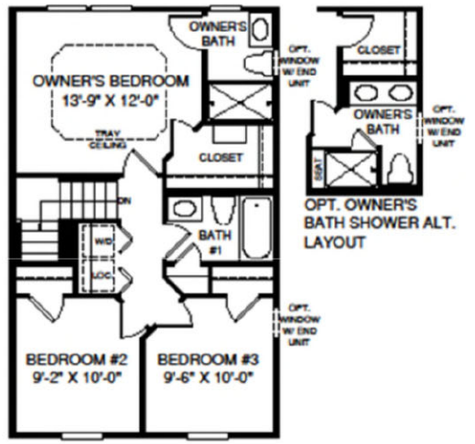
THE MOZART
RY1220MOZ0E02
RY1220MZA0E02

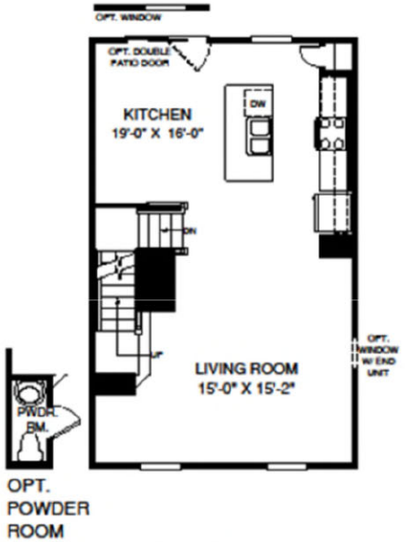
Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

BASEMENT LEVEL ENTRY W/ OPT. REAR GARAGE
*ELEVATION WILL VARY



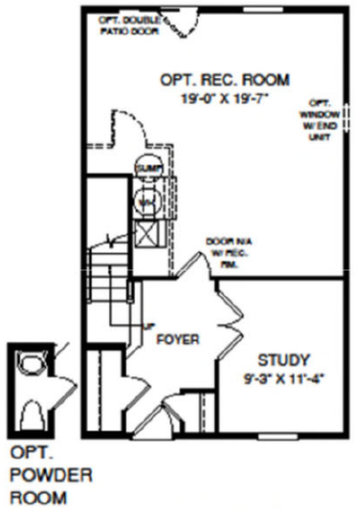
UPPER LEVEL

OPT. DECK W/ PATIO DOOR



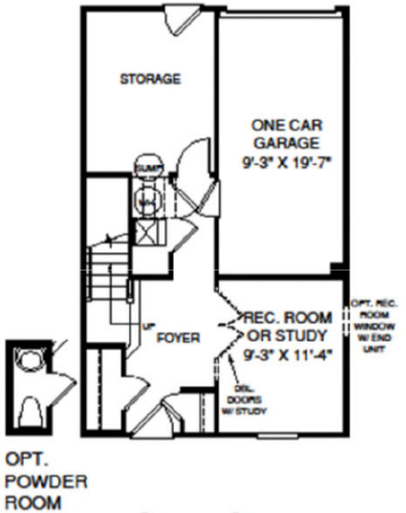
OPT. POWDER ROOM

MAIN LEVEL



OPT. POWDER ROOM

LOWER LEVEL



OPT. POWDER ROOM

LOWER LEVEL

The Beethoven

BASEMENT LEVEL ENTRY REAR OR NO GARAGE

Product Line: Ryan Homes
Series: Signature
Footprint Min: 20'-0" x 32'-4"
Footprint Max: 20'-0" x 32'-4"
Height:
Sq. Ft. Min: 1,280
Available Foundation Types:
Basement Level Entry w/ Frt, Rear or no Garage, Level Entry on Slab

Bedrooms:	Std: 3	Opt.: 0
Full Baths:	Std: 2	Opt.: 0
Half Baths:	Std: 0	Opt.: 2

Ceiling Height:
Bsmt: 8'
1st Floor: 9'
2nd Floor: 8'
Available Veneers:
Traditional:
Craftman:

*Brick front may add 8" to width of house. See blueprint for details.
homes is for base condition.

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BEETHOVEN
RY1019BEE0Ev.02

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

NVR - Business Use Only

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

NVR - Business Use Only

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NVR - Business Use Only

Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

LIGHT FIXTURE (TYP.)
SEE LIGHTING CUT SHEET

LIGHT FIXTURE (TYP.)
SEE LIGHTING CUT SHEET

PROPOSED BASIN

COMMUNITY CENTER

POOL

LIGHT FIXTURE (TYP.)
SEE LIGHTING CUT SHEET

PROPOSED BASIN

LIGHT FIXTURE (TYP.)
SEE LIGHTING CUT SHEET

ROAD 'A'

ROAD 'B'

ROAD 'C'

ROAD 'D'

ROAD 'E'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

***FOR MORE INFORMATION OF THE TYPICAL LIGHT FIXTURE, SEE LIGHTING CUT SHEET**

LIGHTING PLAN

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.

DATE: 8/12/21

NORTH
1" = 50'

0 25 50 100 150

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

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Attachment: 20210812 Eastwood - Major Site Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

American Revolution Deluxe Full Cutoff LED
Series ARDCL

PRODUCT OVERVIEW

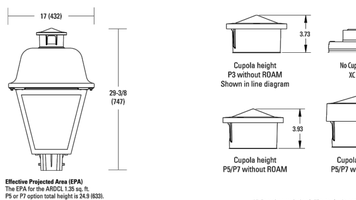
Features:

- Colonial LED lantern, replaces HID models up to 150W HPS for street and area lighting applications
- Eleven (11) LED performance packages deliver just the right amount of light for any given application up to 12,800 lumens
- Available in color temperature choices of 2700K, 3000K, 4000K, and 5000K
- Designed for up-light restrictive applications, ARDCL has zero up-light
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth / gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.
- Rated L70, LED life greater than 100,000 hours at 25°C
- Complies with all applicable ANSI C136 standards
- CSA listed and suitable for up to 40°C ambient
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver

Applications:

Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA):
The EPA for the ARDCL 1.35 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. – 39 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Deluxe Full Cutoff LED Series - ARDCL

American Electric Lighting

American Revolution Deluxe Full Cutoff LED
Series ARDCL

ORDERING INFORMATION

Example: ARDCL P30 AS 40K R3

Series

ARDCL	American Revolution Full Cutoff Deluxe LED

Performance Package

Package	Input Watts	Lumens (nominal)
P10	23	2,600
P15	34	3,400
P20	41	3,900
P25	52	4,600
P30	46	5,100
P35	65	6,700
P40	78	7,600
P45	98	8,800
P50	66	7,700
P55	94	10,100
P60	111	11,500

Voltage

AS	120-277v
AH	347V; 480V

Color Temperature (CCT)

27K	2700K
30K	3000K
40K	4000K
50K	5000K

Distribution

R2	Type II
R3	Type III
R4	Type IV
R5	Type V

Options

Paint[1]

(blank)	Black (standard); smooth / gloss
GY	Gray, smooth / gloss
DDB	Dark Bronze, smooth / gloss
WH	White, smooth / gloss
BZ	Bronze, smooth / gloss

Controls

(blank)	3-pin NEMA photocontrol (standard)
NR	No photocontrol receptacle
P7	7-pin NEMA photocontrol
PCLL[3,4]	Solid state long life photocontrol
P34[3,4]	Solid state long life photocontrol, 347 Volt only
P48[3,4]	Solid state long life photocontrol, 480 Volt only
PCSS[1,4,7]	Solid state photocontrol, 120-277V (not CSA Listed)
AO	Field adjustable output module
DALI	DALI driver (special request)
PND	Part night dimming
SH	Shorting cap
SHX[1]	Shorting cap (not CSA listed)

Miscellaneous

SS	Stainless steel hardware
TL	Tool-less latch
NL1X1	1" x 1" NEMA label
NL2X2	2" x 2" NEMA label
XL	Not CSA Listed
LDR[2]	Ladder Rest
RCC[2,8]	ROAM Cupola Cap
XC[2]	No Cupola
CR	Epoxy Pre-Coat Finish
20KV	20KV/10KA surge protection device
FPDxx	Factory programmed driver

House-Side Shields

HSS	House Side Shield

Prewired leads

L1R	1ft prewired leads
L03	3ft prewired leads
L10	10ft prewired leads
L20	20ft prewired leads
L25	25ft prewired leads
L30	30ft prewired leads

Accessory
House Side Shield shipped separately and installed in the field

ARDCLFHSSLEM10	ARDCL HSS for P10 / P15 / P20 / P25
ARDCLFHSSLEM20	ARDCL HSS for P30 / P35 / P40 / P45
ARDCLFHSSLEM30	ARDCL HSS for P50 / P55 / P60

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

American Electric Lighting

AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.
Please contact your sales representative for the latest product information.

American Revolution Deluxe Full Cutoff LED
Series ARDCL

OPTIONS MATRIX

Parameters		Distribution Options				Surge		Receptacle		Photocontrols					Dimming			
		R2	R3	R4	R5	–	20KV	–	NR	P7	PCLL	PCSS	P34	P48	SH	SHX	–	PND	AO	DALI
AS	P10	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P25	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P35	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P45	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P55	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P60	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
AH	P10	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P25	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P35	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P45	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P55	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
	P60	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Color Temperature	27K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	30K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	40K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	50K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Distribution Options	R2	–	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	R3	N	–	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	R4	N	N	–	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	R5	N	N	N	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Surge	–	Y	Y	Y	Y	–	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	20KV	Y	Y	Y	Y	N	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Receptacle	3-Pin	Y	Y	Y	Y	Y	Y	–	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	NR	Y	Y	Y	Y	Y	Y	N	–	N	N	N	N	N	N	N	Y	Y	Y	Y
	P7	Y	Y	Y	Y	Y	Y	N	N	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Photocontrols	PCLL	Y	Y	Y	Y	Y	Y	N	Y	N	–	N	N	N	N	N	Y	Y	Y	Y
	PCSS	Y	Y	Y	Y	Y	Y	N	Y	N	N	–	N	N	N	N	Y	Y	Y	Y
	P34	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	–	N	N	N	Y	Y	Y	Y
	P48	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	–	N	N	Y	Y	Y	Y
	SH	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	–	N	Y	Y	Y	Y
	SHX	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	–	Y	Y	Y	Y
Dimming	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	–	N	N	N
	PND	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	–	N	N
	AO	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	–	N
	DALI	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	–
Other Options	SS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	TL	Y	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	NL1X1	Y	Y	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	NL2X2	Y	Y	Y	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	XL	Y	Y	Y	Y	–	Y	Y	Y	M	Y	Y	Y	Y	M	Y	Y	Y	Y	Y
	LDR	Y	Y	Y	Y	Y	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	RCC	Y	Y	Y	Y	Y	N	–	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	XC	Y	Y	Y	Y	Y	Y	N	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	CR	Y	Y	Y	Y	Y	Y	Y	Y	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	FPDxx	Y	Y	Y	Y	Y	Y	Y	Y	Y	–	Y	Y	Y	Y	Y	Y	Y	Y	N
	HSS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	–	Y	Y	Y	Y	Y	Y	Y	Y

MATRIX KEY
M = Must have: one of these must be installed for the luminaire to operate
N = Combination not available
Y = Valid option combination

Notes:
1. Other colors available, please contact factory.
2. Taller cupola cover (NCC) or no cupola (XC) is required when used with ROAM or other similar wireless monitoring control systems.
3. Standard failure mode="Fail Off".
4. Photocontrols supplied with ANSI Standard Turn-On levels.
5. Ships with unit, field installed.
6. Required when using ROAM or other similar wireless monitoring control systems.
7. Must also specify "XL" as unit will not be CSA listed.
8. Not available with NR option.

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American Revolution Deluxe Full Cutoff LED
Series ARDCL

OPTIONS MATRIX

Parameters		Other Options									
		SS	TL	NL1X1	NL2X2	XL	LDR	RCC	XC	CR	FPDxx	HSS
AS	P10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P25	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P35	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P45	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P55	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P60	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
AH	P10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P25	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P35	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P45	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P55	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P60	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Color Temperature	27K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	30K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	40K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	50K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Distribution Options	R2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	R3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	R4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	R5	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Surge	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	20KV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Receptacle	3-Pin	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
	NR	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
	P7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Photocontrols	PCLL	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	PCSS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P34	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P48	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	SH	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	SHX	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Dimming	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	PND	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	AO	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	DALI	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Other Options	SS	–	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	TL	Y	–	Y	Y	Y	Y	Y	Y	Y	Y	Y
	NL1X1	Y	Y	–	Y	Y	Y	Y	Y	Y	Y	Y
	NL2X2	Y	Y	Y	–	Y	Y	Y	Y	Y	Y	Y
	XL	Y	Y	Y	Y	–	Y	Y	Y	Y	Y	Y
	LDR	Y	Y	Y	Y	Y	–	Y	Y	Y	Y	Y
	RCC	Y	Y	Y	Y	Y	Y	–	N	Y	Y	Y
	XC	Y	Y	Y	Y	Y	Y	N	–	Y	Y	Y
	CR	Y	Y	Y	Y	Y	Y	Y	Y	–	Y	Y
	FPDxx	Y	Y	Y	Y	Y	Y	Y	Y	Y	–	Y
	HSS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	–

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American Revolution Deluxe Full Cutoff LED
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OPERATING CHARACTERISTICS

Performance Pkg	Watts	CCT	ARDCL R2 Lumens	R2 LPW	R3 Lumens	R3 LPW	R4 Lumens	R4 LPW	R5 Lumens	R5 LPW
P10	24	2700K	2,378	99	2,343	98	2,387	99	2,011	109
		3000K	2,442	102	2,405	100	2,451	102	2,681	112
		4000K	2,628	110	2,589	108	2,639	110	2,886	120
		5000K	2,647	110	2,608	109	2,657	111	2,906	121
P15	34	2700K	3,161	93	3,114	92	3,173	93	3,471	102
		3000K	3,245	96	3,198	94	3,258	96	3,563	105
		4000K	3,494	103	3,442	101	3,507	103	3,836	113
		5000K	3,518	104	3,467	102	3,532	104	3,863	114
P20	41	2700K	3,614	88	3,561	86	3,628	88	3,968	96
		3000K	3,710	90	3,656	89	3,725	90	4,074	99
		4000K	3,994	97	3,935	96	4,010	97	4,386	106
		5000K	4,023	98	3,963	96	4,038	98	4,417	107
P25	52	2700K	4,596	81	4,534	80	4,615	81	4,687	89
		3000K	4,308	84	4,245	82	4,325	84	4,730	92
		4000K	4,638	90	4,569	89	4,656	90	5,092	99
		5000K	4,671	91	4,602	89	4,689	91	5,128	99
P30	46	2700K	4,665	100	4,596	100	4,683	102	5,122	111
		3000K	4,790	104	4,719	102	4,809	104	5,259	114
		4000K	5,156	112	5,080	110	5,176	112	5,661	123
		5000K	5,193	113	5,116	111	5,213	104	5,702	104
P35	65	2700K	6,150	95	6,059	93	6,174	95	6,752	104
		3000K	6,314	97	6,221	96	6,339	97	6,933	107
		4000K	6,797	104	6,696	103	6,823	105	7,463	115
		5000K	6,845	105	6,744	104	6,872	106	7,516	116
P40	78	2700K	6,992	90	6,889	88	7,020	90	7,677	98
		3000K	7,179	92	7,073	91	7,207	92	7,883	101
		4000K	7,728	99	7,614	98	7,758	100	8,485	109
		5000K	7,783	100	7,668	98	7,814	100	8,546	110
P45	98	2700K	8,055	83	7,936	81	8,087	83	8,845	91
		3000K	8,271	85	8,149	83	8,303	85	9,081	93
		4000K	8,903	91	8,772	90	8,938	92	9,775	100
		5000K	8,966	92	8,834	90	9,002	92	9,845	101
P50	66	2700K	7,042	106	6,938	105	7,070	107	7,732	117
		3000K	7,230	109	7,124	107	7,259	109	7,939	120
		4000K	7,783	117	7,668	116	7,814	118	8,546	129
		5000K	7,839	118	7,723	116	7,869	119	8,607	130
P55	94	2700K	9,308	99	9,170	97	9,344	99	10,220	108
		3000K	9,556	101	9,415	100	9,594	102	10,493	111
		4000K	10,287	109	10,135	107	10,327	109	11,295	120
		5000K	10,360	110	10,208	108	10,401	110	11,376	120
P60	111	2700K	10,602	96	10,446	95	10,644	96	11,641	105
		3000K	10,885	98	10,725	97	10,928	99	11,952	108
		4000K	11,718	106	11,545	104	11,764	106	12,866	116
		5000K	11,801	107	11,627	105	11,847	107	12,958	117

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Factory Programmable Driver Settings (P10 through P35 Packages)

FPDxx setting	Wattage	P10 27K R2	P10 27K R3	P10 27K R4	P10 27K R5	P10 30K R2	P10 30K R3	P10 30K R4	P10 30K R5	P10 40K R2	P10 40K R3	P10 40K R4	P10 40K R5	P10 50K R2	P10 50K R3	P10 50K R4	P10 50K R5
Standard	24	2,378	2,343	2,387	2,611	2,442	2,405	2,451	2,681	2,628	2,589	2,639	2,886	2,647	2,608	2,657	2,906
FPD95	23	2,275	2,242	2,284	2,498	2,336	2,302	2,345	2,565	2,515	2,478	2,525	2,761	2,533	2,495	2,543	2,781
FPD90	22	2,172	2,140	2,180	2,385	2,230	2,197	2,239	2,448	2,400	2,365	2,410	2,636	2,418	2,382	2,427	2,654
FPD85	21	2,066	2,036	2,074	2,269	2,121	2,090	2,130	2,329	2,284	2,250	2,292	2,507	2,300	2,266	2,309	2,525
FPD80	20	1,960	1,931	1,968	2,152	2,013	1,983	2,021	2,210	2,167	2,135	2,175	2,379	2,182	2,150	2,191	2,396
FPD75	19	1,852	1,825	1,860	2,034	1,902	1,874	1,909	2,088	2,047	2,017	2,055	2,248	2,062	2,031	2,070	2,264

FPDxx setting	Wattage	P15 27K R2	P15 27K R3	P15 27K R4	P15 27K R5	P15 30K R2	P15 30K R3	P15 30K R4	P15 30K R5	P15 40K R2	P15 40K R3	P15 40K R4	P15 40K R5	P15 50K R2	P15 50K R3	P15 50K R4	P15 50K R5
Standard	34	3,161	3,114	3,173	3,473	3,245	3,198	3,258	3,563	3,494	3,442	3,507	3,836	3,518	3,467	3,532	3,863
FPD95	33	3,032	2,987	3,044	3,329	3,113	3,067	3,125	3,418	3,351	3,301	3,364	3,679	3,375	3,325	3,388	3,705
FPD90	31	2,899	2,857	2,911	3,184	2,977	2,933	2,989	3,269	3,205	3,157	3,217	3,519	3,227	3,180	3,240	3,544
FPD85	30	2,765	2,724	2,776	3,036	2,839	2,797	2,850	3,117	3,056	3,011	3,068	3,355	3,077	3,032	3,089	3,379
FPD80	28	2,627	2,589	2,638	2,885	2,698	2,658	2,708	2,962	2,904	2,861	2,915	3,188	2,925	2,881	2,936	3,211
FPD75	27	2,488	2,451	2,497	2,731	2,554	2,516	2,564	2,804	2,749	2,709	2,760	3,019	2,769	2,728	2,780	3,040

FPDxx setting	Wattage	P20 27K R2	P20 27K R3	P20 27K R4	P20 27K R5	P20 30K R2	P20 30K R3	P20 30K R4	P20 30K R5	P20 40K R2	P20 40K R3	P20 40K R4	P20 40K R5	P20 50K R2	P20 50K R3	P20 50K R4	P20 50K R5
Standard	41	3,614	3,561	3,628	3,968	3,710	3,656	3,725	4,074	3,994	3,935	4,010	4,386	4,023	3,963	4,038	4,417
FPD95	40	3,473	3,421	3,486	3,813	3,565	3,513	3,579	3,915	3,838	3,781	3,853	4,214	3,865	3,808	3,881	4,244
FPD90	38	3,328	3,279	3,341	3,654	3,417	3,367	3,430	3,752	3,678	3,624	3,693	4,039	3,704	3,650	3,719	4,067
FPD85	36	3,179	3,132	3,192	3,491	3,264	3,216	3,277	3,584	3,514	3,462	3,527	3,858	3,539	3,486	3,553	3,885
FPD80	33	2,864	2,822	2,875	3,145	2,941	2,897	2,952	3,229	3,166	3,119	3,178	3,476	3,188	3,141	3,201	3,500

FPDxx setting	Wattage	P25 27K R2	P25 27K R3	P25 27K R4	P25 27K R5	P25 30K R2	P25 30K R3	P25 30K R4	P25 30K R5	P25 40K R2	P25 40K R3	P25 40K R4	P25 40K R5	P25 50K R2	P25 50K R3	P25 50K R4	P25 50K R5
Standard	52	4,596	4,534	4,613	4,607	4,308	4,245	4,325	4,730	4,638	4,569	4,656	5,092	4,671	4,602	4,689	5,128
FPD95	50	4,046	3,987	4,062	4,443	4,155	4,093	4,171	4,562	4,472	4,406	4,490	4,911	4,504	4,438	4,522	4,946
FPD90	48	3,891	3,834	3,907	4,273	3,995	3,936	4,011	4,387	4,301	4,237	4,318	4,722	4,331	4,267	4,348	4,756
FPD85	46	3,729	3,676	3,744	4,095	3,829	3,773	3,844	4,204	4,122	4,061	4,138	4,526	4,151	4,090	4,167	4,558

FPDxx setting	Wattage	P30 27K R2	P30 27K R3	P30 27K R4	P30 27K R5	P30 30K R2	P30 30K R3	P30 30K R4	P30 30K R5	P30 40K R2	P30 40K R3	P30 40K R4	P30 40K R5	P30 50K R2	P30 50K R3	P30 50K R4	P30 50K R5
Standard	46	4,665	4,596	4,683	5,122	4,790	4,719	4,809	5,259	5,156	5,080	5,176	5,661	5,193	5,116	5,213	5,702
FPD95	44	4,471	4,405	4,489	4,910	4,591	4,523	4,609	5,041	4,942	4,869	4,961	5,426	4,977	4,904	4,997	5,465
FPD90	42	4,276	4,211	4,291	4,693	4,389	4,324	4,406	4,819	4,724	4,655	4,743	5,187	4,758	4,688	4,777	5,224

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? 152,000 gpd

    b. How much pressure is required? 35 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?

    152,000 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 - Eastwood (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

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).

2,905 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
218 AM	215 AM	7:15 - 8:15 AM
294 PM	287 PM	4:45 - 5:45 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:

X 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 - Eastwood (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Engineers, Surveyors, Planners, Scientists

MEMO

Date: September 1, 2021

To: Mr. Andrew Bowsher, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Eastwood (North)

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

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On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the Eastwood (North) project. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. We understand that a traffic impact study is being prepared and will be submitted to the City. The study will include the subject area and the area to the south. It will evaluate the site access points as well as nearby intersections to determine turn lane and traffic control requirements. Developer shall submit the traffic impact study prior to or along with the PGU submittal.
2. The layout features an extension of Little Jordan Run Street from the proposed development to the south. Although not labeled, the right-of-way appears to be 70' wide, which is sufficient for a three-lane road and sidewalks and/or Multi-use Trails. Roadway typical section shall conform to Reynoldsburg Standard Drawing R-15.
3. The project proposes local streets (Luna Drive, Lucy Drive, Park Place South, Park Place North and Sunny Drive) with 60' R/W and 28' width (back of curb to back of curb). The 28' width exceeds the 26' width shown on Reynoldsburg Standard Drawing R-13 but is less than the 32' width shown on Standard Drawing R-14. Please modify the pavement width to adhere to Standard Drawing R-15.
4. A boulevard street (Henley Blvd) is proposed with an 80' R/W, a 20' center median and 20' lanes on either side of the median. The pavement and median dimensions vary from the Reynoldsburg Standard Drawing R-16. Is on-street parking being considered? If so, the minimum width is 21' (8' parking and 13' lane). The fire department should be consulted to confirm acceptable pavement widths for the one way traffic as well as frequency of median openings.
5. The townhome blocks propose 22' wide streets which is sufficient for normal vehicular traffic.
6. A traffic circle feature is shown in the west central area of the site. The boulevard street connects to the east side of the circle and site amenity (clubhouse and pool) is located to the west of the circle. The developer will need to work with Staff to provide details on the intended design and function of the circle, i.e. roundabout vs. traffic circle, etc.
7. Little Jordan Run Street is currently shown terminating at the north property line. Please work with Staff and adjacent developer(s) to ensure location of stub is coordinated and best located for future extension.
8. On the boulevard street, the limits of the medians at the intersections will need to be evaluated for turning movements of both passenger and emergency vehicles.
9. Does additional R/W on Summit Road need to be dedicated?

Attachment: Engineer Staff Report-Eastwood (North) (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

10. Should additional site parking be considered within the townhome blocks?

UTILITIES

11. Water Demand – The Facility Demand Worksheet shows a need of 152,000-gpd at 35-psi. This site is located in the Summit Pressure District, which has a hydraulic grade line of 1175-ft +/-. However, please be advised that the site will be fed by the Taylor District, which has a hydraulic grade line of 1155-ft +/-, until such time that the waterline is connected to a waterline to the north which is within the Summit District. A pressure reducing valve will be needed at the junction at the time of connection. The preliminary plan does not provide proposed building elevations, but the approximate existing ground elevation in the area of the proposed townhomes appears to be between 1025 and 1030. Based on this information, water pressure could be an issue on the upper levels of these three story townhome buildings. It is recommended that the developer evaluate the need for booster pumps to assist with water pressure in these locations.
12. Sewer Demand – The Facility Demand Worksheet shows an average daily flow of 152,000-gpd. This equates to a population density of approximately 14-15 people per acre, which matches previous studies of the area. The developer's engineer has submitted detailed calculations and tributary map information for this development and the proposed development directly to the south. This information is currently being evaluated to determine the impact to the downstream existing sewer system and further comments/direction will be forthcoming as the information is reviewed.
13. No utility sizes have been shown. All sizes shall be shown in future submissions and calculations provided to justify size of sanitary and storm sewers.
14. The plan shows a 20-ft sanitary sewer easement throughout the development, which is sufficient.
15. As noted, the sanitary sewer route and service to the surrounding areas is under consideration. Further comments will follow. For the time being, please show a 40-ft easement along the western property line and the north property line from the northwest property corner to Little Jordan Run Street. Based on further evaluation, this may be modified.
16. A public water main is being extended through the site from the proposed development to the south to allow for looping of the City's public water system. A stub has been provided at the north terminus of Little Jordan Run Street and at the connection to Summit Road on the east side. The City is currently evaluating how the water system will connect to the existing 12" WM located between Summit Rd and Mastell Drive, which feeds the Summit School Campus on the east side of Summit Road. Further direction regarding potential watermain extension up Summit Road and sizing within the development is forthcoming.
17. Please note the water service for the townhomes will need to be private, with a meter pit and backflow preventer for each block.
18. For lighting, cut sheets and a layout have been provided for the townhome blocks only. The public streets will be required to have street lights and spacing per Reynoldsburg standards.

STORMWATER

19. The project includes two proposed stormwater basins on the western portion of the site. The site generally drains to the west, so it appears as though the basins are situated in an appropriate location on site. The basins appear to be wet basins, which shall be designed in accordance with the City's Stormwater Design Manual. Provide stormwater management reports with the PGU.
20. The basin outfalls are shown going to a remaining segment of the existing stream at the western boundary of the site. Please show the stream corridor protection zone (SCPZ) around the stream that will remain.
21. Show flood routing arrows and normal pool elevations for the detention ponds on future submittals.

Attachment: Engineer Staff Report-Eastwood (North) (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

22. Although this will be reviewed in detail with the PGU, it appears additional storm sewer structures would be necessary in the townhome blocks.

DETAILS / SPECIFICATIONS

23. On the existing conditions plan, the presence of a wetland and a stream is noted and it is assumed these will require to be permitted. Please provide documentation of Nationwide and/or 401/404 permits through Ohio EPA and/or US Army Corps of Engineers as part of the PGU review and approval process. Permits must be in place prior to construction.
24. Please note that on pages 3 and 5, the pavement and R/W widths on the western end of Henley Blvd are incorrect and should be revised.
25. Please confirm street names are available with Building Department/Fire Department.
26. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Attachment: Engineer Staff Report-Eastwood (North) (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

TRADITIONAL LOTS

SR

PUBLIC STREETS (NON TIF IMPROVEMENTS)

TRADITIONAL LOTS

OPEN SPACE
+/- 1.4 ACRES

4 FAMILY
36 UNITS

BOULEVARD LOTS

PUBLIC PARK/
OPEN SPACE
+/- 9.8 ACRES
(TIF
IMPROVEMENTS)

BOULEVARD LOTS

SR

PUBLIC STREETS (TIF IMPROVEMENTS)

COTTAGE LOTS

PUBLIC STREETS (NON TIF IMPROVEMENTS)

SR

4 FAMILY
44 UNITS

RETENTION

COTTAGE LOTS

SR

OPEN SPACE
+/- 3.59
ACRES

COTTAGE LOTS

OPEN SPACE
+/- .29 ACRES

RM

MULTI FAMILY B
+/- 15.0 ACRES
264 UNITS

RM

MULTI FAMILY A
+/- 20.35 ACRES
159 UNITS

RETENTION

RETENTION

RETENTION

EMD

COMMERCIAL
+/- 7.73 ACRES

EMD
COMMERCIAL
+/- 1.76 ACRES

EMD
COMMERCIAL
+/-2.15 ACRES

SUMMIT ROAD

EAST MAIN STREET

SITE DATA

TOTAL ACRES	+/- 138.017 ACRES
OPEN SPACE ACRES	+/- 15.08 ACRES
COMMERCIAL ACRES	+/- 11.64 ACRES
ROW ACRES (NOT IN SF OR EXISTING ROW)	+/- 7.73 ACRES
RESIDENTIAL ACRES (INCLUDES OPENSPACE AND ROW)	+/- 126.37 AC.
MF	423 UNITS
SF	254 LOTS
4 UNIT DWELLINGS	80 UNITS
TOTAL UNITS	757 UNITS
RESIDENTIAL DENSITY	+/-5.99 D.U./AC

DEVELOPMENT PLAN

SUMMIT ON MAIN

PREPARED FOR CIMINELLO'S INC.

DATE:1/14/21

CIMINELLO'S INC.

NORTH
1" = 100'

0 50 100 200 300

Faris Planning & Design

LAND PLANNING ◆ LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

Attachment: Overall Development Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Reynoldsburg
OHIO · 1839

August 26, 2021

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

RE: East Main – Major Site Plan #2021-5396 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**
   a. The property is located on the West side of Summit Road (parcel ID #010-017466). The property was recently annexed in to the City from Etna Township. The proposal calls for subdividing the parcel (see Preliminary Plat application #2021-5395), all zoned Suburban Residential.

   b. The applicant, Joe Ciminello, is requesting Planning Commission approval of a Major Site Plan for the construction of a new residential development on approximately 78.16 acres. This section of the site will consist of 256 detached single-family residential units, as well as 80 townhomes with attached garages. The site is currently vacant.

2. **Zoning Review (Section 1103.17)**
   a. The property is within the Suburban Residential (SR) Zone. 'Dwelling – Detached Single-Family' is listed as a permitted use in SR, while 'Dwelling - Attached Single-Family' is listed as a conditional use in SR. The applicant will seek conditional use approval at the September 16th BZBA meeting.

   b. The proposed development complies with the SR Zone in terms of building height, lot coverage, and setback requirements. The SR Zone does not set a density requirement; the proposal calls for 3.28 units an acre. A variance will be required for lot width/frontage for the detached single-family homes, which will be heard before BZBA on September 16th.

   c. Staff is generally supportive of the proposed site layout. The suggested building typology for 'Dwelling - Attached Single-Family' encourages rear garage access as well as private open space for each unit. The townhomes keep garage access on the interior with front facades fronting the right-of-way. Additionally, the City's Comprehensive Plan encourages pedestrian-friendly features for infill development such as walking paths and/or trail

Attachment: Eastwood MSP Staff Report New (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

connectivity. The proposal calls for sidewalks and walking paths throughout the development, as well as an 8' bike path along Eastwood Drive.

d. The applicant has met the parking requirement. The required parking for single-family units is 1 enclosed and 1 unenclosed off-street parking space. Each unit will have a 2-car garage, as well as driveway parking for 2 vehicles.

e. Access to the site and all units will be from a new public road off of Summit Road, as well as access from the Southern portion of the site off of Main Street. A traffic impact study is being prepared and the City Engineer will review submitted plans to further understand any adverse traffic impacts and make appropriate recommendations.

f. The applicant has submitted a landscape concept plan that meets code requirements, including provision of street trees along the main arterials, as well as preservation of existing trees throughout the property. A tree survey will be conducted during the engineering phase of the project.

g. To address surface water drainage, the proposal also calls for 2 stormwater detention basins along the western edge of the site. Please see engineer's report for further analysis.

h. Neighborhood entry signs are permitted in SR. Separate zoning sign permits will need to be submitted for all site signage.

3. **Staff Recommendation**

a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Please contact the Development Department with any questions or comments.

Attachment: Eastwood MSP Staff Report New (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

CITY OF REYNOLDSBURG

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

Received
AUG 12 2021
Reynoldsburg Building Division

Application/Case#: 2021 - 5395
Date Submitted: 8/12/21
Fee Amount: $13,850.00
☒ Paid: CK

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:
Summit Road SW, Etna, OH 43068

Description of Location:
West side of Summit Road approximately 2,200 feet north of E Main Street

Parcel ID#(s):
107-018030-00.000 & 107-018030-00.001

Number of Lots:	Present Zoning:	Present Use:
256 Single-Family Lots 4 Reserves & 2 Multi-Family Lots	SR - Suburban Residential	Agricultural Land

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder/Developer: AMH Development, LLC

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):	Property Owner Address(s):
Howard & Rosemary Emswiler	13167 Morse Road, Pataskala, OH 43062

IV. APPLICANT INFORMATION

Applicant Name:
Joe Ciminello

Applicant Address:
567 Lazelle Road, Westerville, OH 43081

Applicant Phone Number:	Applicant Email:
(614) 207-7607	ciminelloj@aol.com

I. PROJECT TYPE

☐ Subdivision Without Plat	☒ Preliminary Plat	☐ Final Plat	☐ Plat Modification/Vacation
($150 Residential/$250 Non-Residential)	($750 + $50 per lot)	($750 + $50 per lot)	($500)

262

Applicant Signature: _____ Date: 8/12/21

*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
☐ CC Overlay

Planning Com. Meeting Date: 9/2/2021	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: App #2021-5395 (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

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

Application/Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

LAND SUBDIVISION/PLAT APPLICATION

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Applicant Phone Number:	Applicant Email:
(614) 207-7607	ciminelloj@aol.com

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☐ Subdivision Without Plat	■ Preliminary Plat	☐ Final Plat	☐ Plat Modification/Vacation
($150 Residential/$250 Non-Residential)	($750 + $50 per lot)	($750 + $50 per lot)	($500)

Applicant Signature: _____ **Date:** 8/12/21

*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
☐ CC Overlay

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

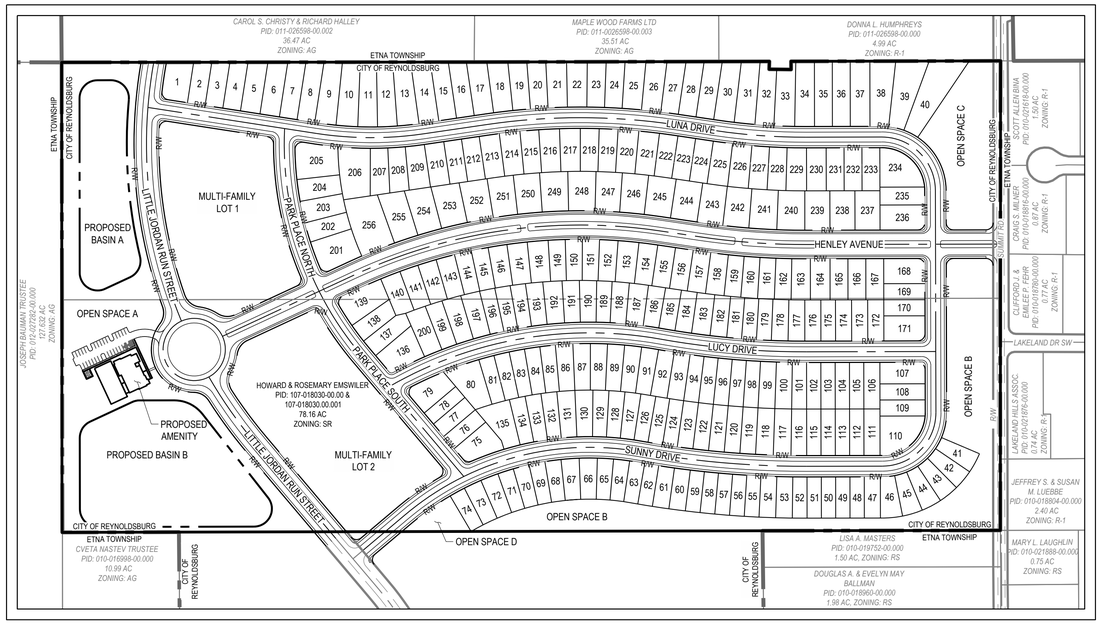
P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: Preliminary Plat Application_SIGNED - Eastwood_City of Reynoldsburg (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

PRELIMINARY PLAT
EASTWOOD
AUGUST 2021
STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT



INDEX MAP
SCALE: 1"=200'

VICINITY MAP
N.T.S.

SITE DATA:

ZONING:	SR - SUBURBAN RESIDENTIAL
TOTAL ACREAGE:	78.16 AC
TOTAL UNITS:	256 UNITS
DENSITY:	3.24 UNITS/AC
OPEN SPACE:	15.08 AC
TOTAL PARKING REQUIRED:	
AMENITY:	30.47 SPACES (1 SPACE / 200 SQUARE FEET)
MULTI-FAMILY:	160 SPACES (1 ENCLOSED & 1 UNENCLOSED PER UNIT)
TOTAL PARKING PROVIDED:	
AMENITY:	31 SPACES
MULTI-FAMILY:	328 SPACES (160 ENCLOSED & 168 UNCLOSED)
BUILDING SETBACKS:	
FRONT:	25'
SIDE:	5' MINIMUM
REAR:	25' MINIMUM

NOTES:

1. ALL EXISTING LINEWORK HEREON WERE PULLED FROM THE LICKING COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS).
2. STREAM AND WETLAND INFORMATION SHOWN HEREON ARE APPROXIMATE LOCATIONS FROM THE NATIONAL WETLANDS INVENTORY AND ARE SUBJECT TO CHANGE UPON FURTHER FIELD. INVESTIGATION.
3. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 DATUM. CONTOUR INFORMATION WAS ACCESSED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM.

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

FEMA FLOOPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0409J, WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.

OWNER:
HOWARD & ROSEMARY EMSWILER
13167 MORSE ROAD
PATASKALA, OH 43062

DEVELOPER:
AMH DEVELOPMENT, LLC
781 BROOKSEDGE PLAZA DRIVE
WESTERVILLE, OH 43081
EMAIL: MMEDVEDKOV@AH4R.COM
PHONE: (614) 914-4077
CONTACT: MICHAEL MEDVEDKOV

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG, SECTION 9, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND BEING ALL OF THE 38.33 ACRE TRACT CONVEYED TO HOWARD P AND ROSEMARY A EMSWEILER TRUSTEES, INSTRUMENT NUMBER 201401090000565 AND BEING PPN 010-018030-00.001 AND ALL OF THE 39.83 ACRE TRACT CONVEYED TO HOWARD P AND ROSEMARY A EMSWEILER TRUSTEES, INSTRUMENT NUMBER 201401090000565 AND BEING PPN 010-018030-00.000, ALL INSTRUMENT NUMBER REFERENCES REFER TO THE RECORDS OF THE LICKING COUNTY, OHIO RECORDER'S OFFICE AND DESCRIBES AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SUMMIT ROAD AND THE SOUTHEASTERLY CORNER OF SAID 38.33 ACRE TRACT.

THENCE LEAVING SAID CENTERLINE OF SUMMIT ROAD AND WITH THE PERIMETER OF SAID 38.33 ACRE TRACT THE FOLLOWING COURSES:
NORTH 86°35'42" WEST, 664.59 FEET TO A CORNER THEREOF;

NORTH 85°59'22" WEST, 1657.90 FEET TO A CORNER THEREOF;

NORTH 86°07'15" WEST, 301.29 FEET TO A CORNER THEREOF;

NORTH 03°58'08" EAST, 660.34 FEET TO A CORNER THEREOF, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 39.83 ACRE TRACT;

THENCE LEAVING SAID 38.33 ACRE TRACT AND WITH THE PERIMETER OF SAID 39.83 ACRE TRACT THE FOLLOWING COURSES:

NORTH 03°58'08" EAST, 664.65 FEET TO A CORNER THEREOF;

SOUTH 85°55'58" EAST, 1978.96 FEET TO A CORNER THEREOF;

SOUTH 04°04'03" WEST, 21.89 FEET TO A CORNER THEREOF;

SOUTH 85°55'57" EAST, 61.29 FEET TO A CORNER THEREOF;

NORTH 04°04'03" EAST, 21.89 FEET TO A CORNER THEREOF;

SOUTH 85°55'58" EAST, 584.80 FEET TO A CORNER THEREOF, ALSO BEING THE CENTERLINE OF SAID SUMMIT ROAD;

SOUTH 04°01'31" WEST, 657.34 FEET WITH THE CENTERLINE OF SAID SUMMIT ROAD TO A CORNER THEREOF, ALSO BEING THE NORTHEASTERLY CORNER OF SAID 38.33 ACRE TRACT;

THENCE WITH THE PERIMETER OF SAID 38.33 ACRE TRACT AND THE CENTERLINE OF SAID SUMMIT ROAD SOUTH 04°01'31" WEST, 657.34 TO THE POINT OF BEGINNING AND CONTAINING 78.16 ACRES OF LAND MORE OR LESS;

THIS DESCRIPTION WAS PREPARED FROM EXISTING RECORDS AND LICKING COUNTY GIS. THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED FOR DEED TRANSFER.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC
EASTWOOD
CITY OF REYNOLDSBURG
LICKING COUNTY, OH

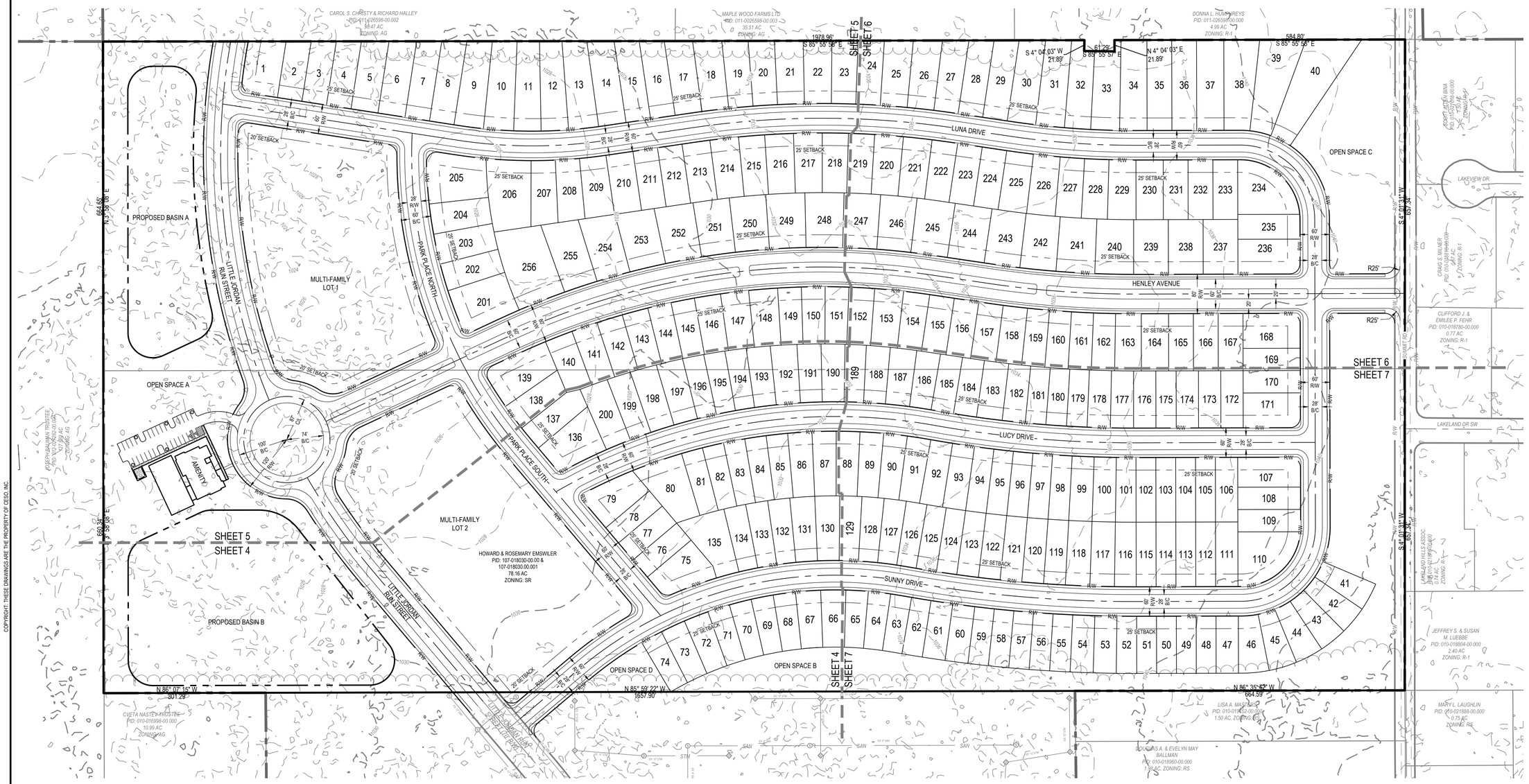
COVER SHEET

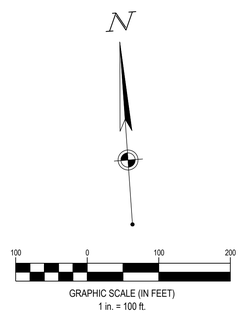
ISSUE: NOT FOR CONSTRUCTION	
DATE: AUGUST 2021	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	1

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.

Attachment: 20210812 Eastwood - Preliminary Plat (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.





LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

OVERALL PRELIMINARY PLAT

ISSUE:	NOT FOR CONSTRUCTION
DATE:	AUGUST 2021
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	2

Attachment: 20210812 Eastwood - Preliminary Plat (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

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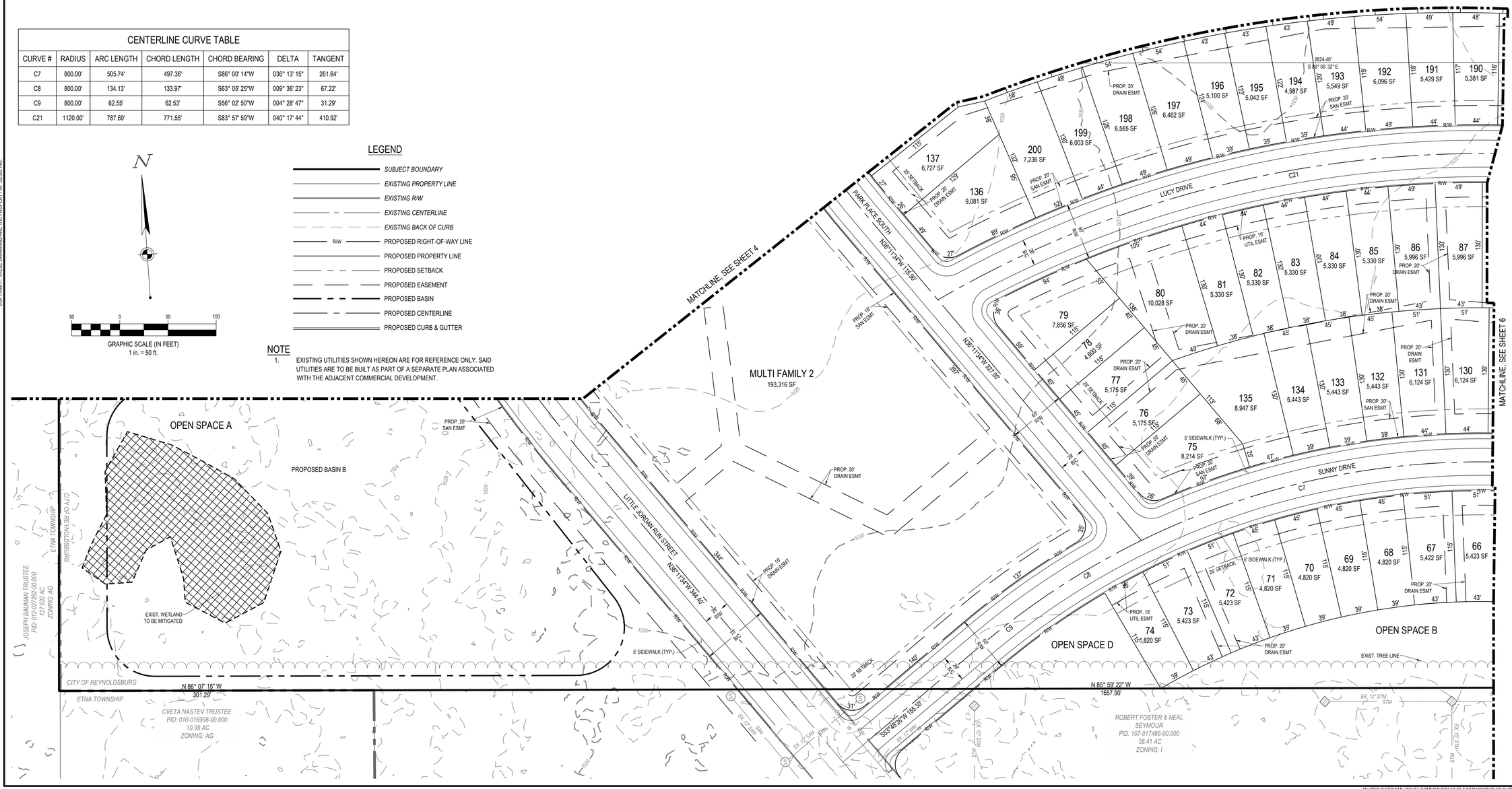
CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C7	800.00'	505.74'	497.36'	S86° 00' 14"W	036° 13' 15"	261.64'
C8	800.00'	134.13'	133.97'	S63° 05' 25"W	009° 36' 23"	67.22'
C9	800.00'	62.55'	62.53'	S56° 02' 50"W	004° 28' 47"	31.29'
C21	1120.00'	787.69'	771.55'	S83° 57' 59"W	040° 17' 44"	410.92'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

NOTE

1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.



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NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

PRELIMINARY PLAT

ISSUE: NOT FOR CONSTRUCTION	
DATE: AUGUST 2021	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	3

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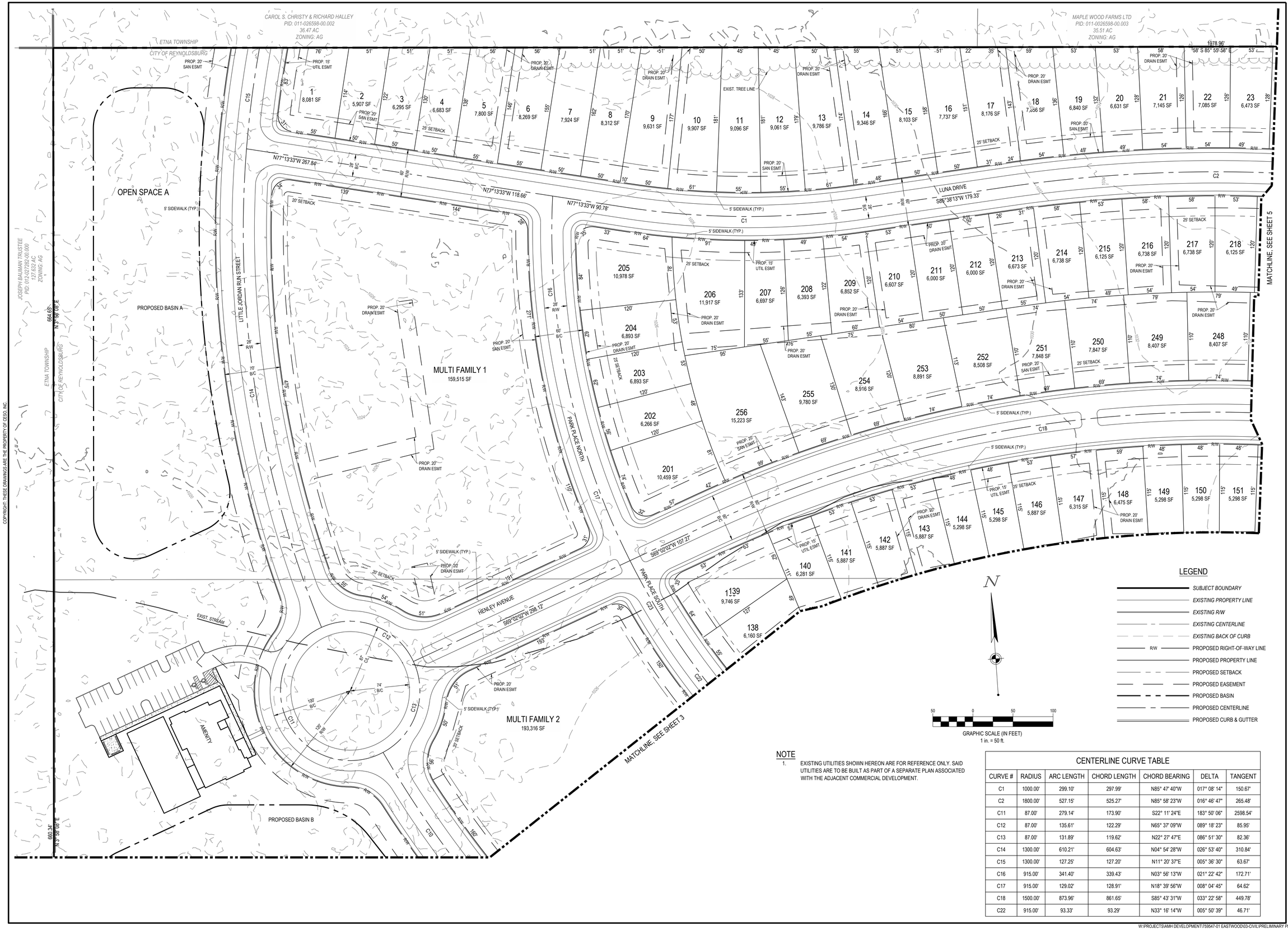

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
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NOTE

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CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	1000.00'	299.10'	297.99'	N85° 47' 40"W	017° 08' 14"	150.67'
C2	1800.00'	527.15'	525.27'	N85° 58' 23"W	016° 46' 47"	265.48'
C11	87.00'	279.14'	173.90'	S22° 11' 24"E	183° 50' 06"	2598.54'
C12	87.00'	135.61'	122.29'	N65° 37' 09"W	089° 18' 23"	85.95'
C13	87.00'	131.89'	119.62'	N22° 27' 47"E	086° 51' 30"	82.36'
C14	1300.00'	610.21'	604.63'	N04° 54' 28"W	026° 53' 40"	310.84'
C15	1300.00'	127.25'	127.20'	N11° 20' 37"E	005° 36' 30"	63.67'
C16	915.00'	341.40'	339.43'	N03° 56' 13"W	021° 22' 42"	172.71'
C17	915.00'	129.02'	128.91'	N18° 39' 56"W	008° 04' 45"	64.62'
C18	1500.00'	873.96'	861.65'	S85° 43' 31"W	033° 22' 58"	449.78'
C22	915.00'	93.33'	93.29'	N33° 16' 14"W	005° 50' 39"	46.71'

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EASTWOOD

LICKING COUNTY, OH
CITY OF REYNOLDSBURG

PRELIMINARY PLAT

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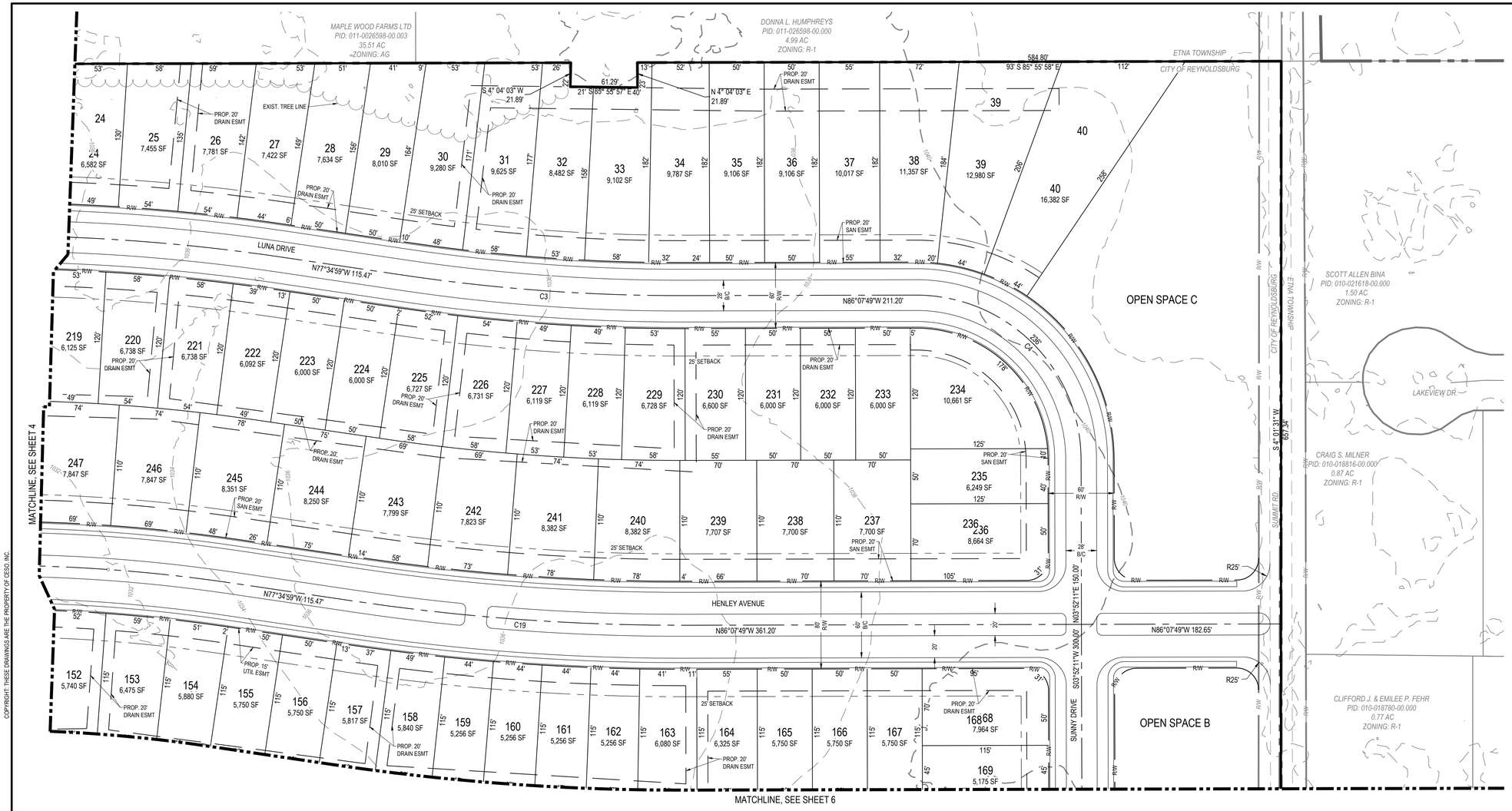

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTE
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CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C3	1700.00'	253.60'	253.36'	N81° 51' 24"W	008° 32' 49"	127.03'
C4	150.00'	235.62'	212.13'	N41° 07' 49"W	090° 00' 00"	150.00'
C19	2000.00'	298.35'	298.07'	N81° 51' 24"W	008° 32' 49"	149.45'

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EASTWOOD

LICKING COUNTY, OH

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CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C5	150.00'	235.62'	212.13'	S48° 52' 11"W	090° 00' 00"	150.00'
C6	2620.00'	468.45'	467.83'	N81° 00' 29"W	010° 14' 40"	234.85'
C20	2300.00'	411.24'	410.69'	N81° 00' 29"W	010° 14' 40"	206.17'

MATCHLINE, SEE SHEET 5

MATCHLINE, SEE SHEET 3

LUCY DRIVE

SUNNY DRIVE

OPEN SPACE B

N86°07'49"W 361.20'

N86°07'49"W 211.20'

S03°52'11"W 170.00'

S 4° 01' 31" W 657.34'

N 86° 35' 42" W 664.59'

EXIST. TREE LINE

EXIST. WETLAND

12" STM

CLIFFORD J. & EMILEE P. FEHR
PID: 010-018780-00.000
0.77 AC.
ZONING: R-1

LAKELAND DR SW

LAKELAND HILLS ASSOC.
PID: 010-021876-00.000
0.74 AC
ZONING: R-1

JEFFREY S. & SUSAN M. LUEBBE
PID: 010-018804-00.000
2.40 AC.
ZONING: R-1

LISA A. MASTERS
PID: 010-019752-00.000
1.50 AC
ZONING: RS

MARY L. LAUGHLIN
PID: 010-021888-00.000
0.75 AC
ZONING: RS

CITY OF REYNOLDSBURG
ETNA TOWNSHIP

SUMMIT RD

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY LINE
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- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
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EASTWOOD

LICKING COUNTY, OH

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