



AGENDA

**PLANNING COMMISSION
THURSDAY, AUGUST 27, 2020 6:00 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – August 6, 2020
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2020-5357; 1170 Lancaster Avenue; Applicant Laurie Gunzelman; Major Site Plan - the Oliver
2. Application #2020-5347; 8617 Taylor Road SW; Applicant Christopher Bruzzese (Berardi + Partners, Inc.); Major Site Plan - Ravines at Taylor

E. OTHER BUSINESS

F. ADJOURNMENT



MINUTES

PLANNING COMMISSION THURSDAY, AUGUST 6, 2020 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Hicks (Remote), Furst (Remote), Benner (Remote)
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – July 9, 2020

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

1. Conditional Approval; App #2020-5224; 13985 Taylor Road SW; Applicant Reynolds (Cross Development)

Ms. Wheeler: The first unfinished business item was just approving the fence for the Caliber Collision development and I believe there was some emails related to the product they would be using. I can share what was sent over just one moment here. So I think we were just looking for a vote on the black chain link with the black slats shown here at the bottom right.

Mr. Zollars: OK. Any discussion, commissioners? Hearing none I'd entertainment a first and second, if this meets our approval.

Mr. Benner: I'll make a motion that we go ahead and approve our condition based on this information that Emily presented with the powdered chain link fence with the black slats.

Mr. Zollars: Very good. There's a first. About a second.

Mr. Furst. I second.

Minutes Acceptance: Minutes of Aug 6, 2020 6:00 PM (APPROVAL OF MINUTES)

Mr. Zollars: Thank you, Mr. Furst. Would you call Roll, please?

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Benner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

D. NEW BUSINESS

1. App# 2020-5312; 7345-7347 E Main Street; Christene Logesky (Vick's & 1883 Locale); Certificate of Appropriateness - Historic District

Ms. Wheeler: So our first case this evening is for the property at 7345 East Main Street. Of course, this is home to Vicks Pizza and soon to be an establishment called 1883 Local, which will be a future event space. The applicant is requesting Planning Commission approval for exterior building modifications. This is within the old Reynoldsburg commercial district. And so therefore a COA is required for any kind of exterior modifications. I believe the applicant is on and can maybe go through exactly what some of the proposals entail. Generally speaking, this is painting, staining the exterior brick, hanging some new signage, new lighting fixtures, new garage and entry doors exception. I think the window shutters are also being considered. So with that, I'm happy to send it over to Mrs. Logesky, who I believe is on.

Mrs. Logesky: Thank you, Emily. I think that summed it up pretty much what we're hoping to do overall. We are looking at kind of phasing some of this. So with my particular business, my parents operate Vicks pizza and own the building. My husband and I are going to be leasing the space upstairs as an event space and with our entrance being on the side in between their garage and their side entrance door. We're just trying to at least work on the back half to start with the cinder block and kind of freshen that up by painting that rust color a dark gray and then putting a new garage door that matches our venue door there. When I originally sent this over, I think you might have it, Emily. As far as the black change or the wood change, we did nail down that we are going to do. We're leaning more towards a wooden garage door and a wood in venue door, which you'll see like underneath our logo and starting there by replacing those two and painting that back half. So we kind of ruled out going with a black garage and a black door. If that clears that up. My photoshop abilities does not entail the hanging side sideways. There is a separate PDF for that. But in the process of me trying to clean up the presentation for the venue, I went ahead and designed some signs up for the pizza shop because there is not real clarification that that's our main entrance on the side. So we would like to use the existing pole that's there, which you can see in that present image and just hang light weighted aluminum signs off. I think you may have that, Emily. I'm not sure if that's something you can pull up. I think it's a separate PDAF. We would just like to hang that off for clarification and double sided. There would also be one of those hanging off the front of the building as well, off the existing polls that are there. I'll let you guys ask questions before I go on, because I could probably talk

too long.

Mr. Zollars: Yes. Any questions to the commission?

Mr. Hicks: Well, I live right down the street from Vicks, were in there all the time. And I think it's been discussed before. It's such an important building and Reynoldsburg in history of Reynoldsburg, it's sort of the sort of the keystone building is like the whole city kind of revolves around that, the old Connell's hardware building. So it's the, I think that the community has been so supportive of your guys business moving into that location. It's been fantastic. Everybody loves going there. I'm really looking forward to you guys sort of taking that next step to advancing the building. I'm glad that you're proposing to stain the brick on the older part of the Connells building. Not a full paint on that area, because I do think it's important to be able to maintain some of that natural brick look behind it. I think in general, for most buildings around in the historic district to the historic Reynoldsburg, I think we would probably try to lean away from painting brick unless there's certain instances in which I think it would be warranted. I think with the Connell's hardware building, there's kind of a significant amount of variation in the quality of the brick on the existing building and colored differences between different parts of the building and tying in the addition that was done, who knows, in the 50s or something on the back of it into the main part of the building. I think because of those particular circumstances with the building, I think I would support the staining of the brick. I would just kind of caution, you know, that maybe the doors and some of these other accessory features, the part is to make sure we're not getting too modern. I think it's OK for us to add some elements to this, some design elements to that kind of tie. The whole building together, I think would look very nice. But we've got to make sure that's not going to modern. And it looks like you had some variability still in what you were trying to do with the doors. And did you say you were you were leaning more towards like a wood type doors?

Mrs. Logesky: Yeah. And my parents actually nailed down a more traditional. It kind of looks barn wood. I don't have the exact image on this because that's something actually finally found one they liked. It's not modern at all. And I can attest to that. But I will send it over to you guys to look at. But it's just like a natural oak color. Then it has just two windows at the top for them to be able to see trucks when they come. Then it has, like, you know, the cross for like the barn, just like the diagonal on the sides that give it kind of like the older, more like barn restored look, because they kind of want to go with that hardware restored industrial modern vibe rather than like what I Photoshop that's just me, slapping some wood on there. So it's not a great quality door because they were really hard to find, garage doors that would fit that particular. That is not a standard size garage door. It's ten by eight. And so I've been through about 15 companies to find a door that works. I finally nailed one like literally yesterday morning. So but it's pretty traditional.

Mr. Hicks: I think that would definitely help, having some traditional elements in there, in addition to the staining, making sure that the stain on the older part of the building's translucent enough, that it doesn't look like paint, that it looks like a stain.

And you can tell that, the shapes, the bricks and all that. Other than other than that, I think it's a great project. I don't have any other questions.

Mrs. Logesky: Yeah, and just for clarification, I appreciate you sharing the desire on keeping the brick elements, because that's something we were really concerned about, trying not to upset the city of Reynoldsburg because it is such a staple in the brick really is a part of Cornell's history. We hate to honestly have to do anything to it, but with the quality of the brick really deteriorating and meeting so much of it to be replaced and mend the mismatch, coloring is only going to get worse. So our solution and middle ground was to basically try to stain it and at least get it a little more cohesive where those different qualities of bricks didn't stand out.

Mr. Zollars: I have two questions. I agree with the doors, Mr. Hicks I like that. It sounds like what you're talking about Mrs. Logesky is appropriate. On the stain, is all four sides, right? Not just two sides?

Mrs. Logesky: Yes, it will be all of the actual brick part of the building.

Mr. Zollars: Four sides?

Mrs. Logesky: Yes. Like this side you can't see. That's close to the current yoga studio. That will be stained as well. Yeah. The entire building will be stained.

Mr. Zollars: OK. And then on this picture that we're looking at, I'm not sure what you're seeing. Looks like some sort of paper. What is it?

Mrs. Logesky: So all I did was show the stain color. I think you can see it at the bottom. Kind of applied on to the brick repeated. That the Westchester gray is it's a concrete stain. We were told that we could also more or less like water that stain down so that it wouldn't be as thick and it would help retain some of the brick tones as well and wouldn't be as dark.

Mr. Zollars: So the pictures we're looking at, that's just brick. You're just showing that stain. That's not a design that you're adding to this or anything.

Mrs. Logesky: No. You can see here the sample that she has put up of what that stain will like when it's applied.

Mr. Zollars: I'm good with it. That's fine.

Mrs. Logesky: While she has the front pulled up to, this is something that I kind of had a hard time presenting to you guys because I'm not sure how else to say what we want to do. But the front of our building, the wood is starting to rot and peel where it has a lot of character. You can't really find many people to do the curved wood and things like that. I am happy that I actually found a wood crafting person who's going to come in and just basically retain everything that's there sand is, and then if something can't be kept, then he's just going to re mold it and literally keep it

the same exact shape, which is really what we were hoping to maintain the character of some of like the curves and embellishments. We're just keeping that front white and just basically going to clean it up where it's rotted.

Mr. Zollars: Any other questions for Mrs. Logesky?

Mr. Furst: So I have a comment and a question. I do appreciate that you're trying to keep the historical woodwork. I also live right down the street and have a house with a lot of historical woodwork. So I appreciate that the challenge that's presented there with trying to maintain that. My question is just for clarity. We are approving here the change in the exterior coloration of the building, the shutters, and doors. It looks like you're going to be adding a sign for the 1883 locale also signage for Vicks. Then some exterior of lighting fixtures. Does that accurately summarize what you're trying to accomplish with this project?

Mrs. Logesky: Yeah. I would say most immediately would be the signs making because those would probably go up first because they're most needed. The signs being the first and then the second being the garage door and our venue door and at least the center block part going gray.

Mr. Zollars: Any other questions?

Mr. Bowsher: I think just that one more thing that I'd like to add to. Christine, correct me if I'm wrong, you're still going to take the blocks out from the landscaping to more that cafe space to. Right?

Mrs. Logesky: That is definitely something we want to do. We're just not sure if that's something we should attack. Like maybe once you guys are working on the sidewalks more. That's something we should go ahead and do now. That was kind of something we need to figure out, but that definitely would be the goal of taking it out.

Mr. Bowsher: Now, just for reference, so everyone understands what we're talking about. Main Street is getting an overhaul next year. So at the end of next year, right in front of Vicks, they're probably going to have anywhere between 12 and 16 foot sidewalks, all new brick pavers, and a really nice pedestrian oriented zone. So the idea is, is they're going to get rid of some of the landscaping that's out of the front to create more of a cafe type space, the more outdoor seating, which is going to be really great. And I don't think this is the last time that we're going to see Christine. I know she has other, bigger plans, which is great for the city. We were gracious enough to have a tour of the building and I cannot wait until the new event space is open because the upstairs, if you think it looks good downstairs, wait until you go upstairs.

Mr. Benner: If I could just ask a quick question Mrs. Logesky. It seems like several times I've heard that this is going to be a phased situation. You're simply going to

pay the rear section first. Do you have a timetable to complete all of this project?

Mrs. Logesky: I would say most immediately, meaning the next six to eight weeks. I would like to see the back half done. For our sake, so that when I start touring people and booking a year and two years out, I have our portion of the building representing our modern more cleaned up area. Then the issue that we're having with actually starting to stain the brick on the outside is; whether you can tell or not, there is a ton of pinning and work to do on the brick itself. They have to go in and fill the mortar in. We do not know how long that's going to take. They should be able to start on that in the next six weeks, which could depend on the weather. It just depends if they get done in time, hopefully fall. If not, we might have to wait until the weather breaks.

Mr. Zollars: Good question. If no other questions or comment let's have a first and second motion, please.

Mr. Hicks: I'd like to move for approval under the condition that some form of submittal is submitted by the applicant to staff in regards to the wood doors that have been discussed in the meeting for a staff approval.

Mr. Furst: I second.

Ms. Wheeler: Mr. Benner, Yes. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks. Yes. And Mr. Zollars, Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

2. App #2020-5313; 2364 Taylor Park Drive; Allan Wiley (GBC Design, Inc.); Major Site Plan (Chick-Fil-A)

Ms. Wheeler: Our second case this evening is for a major site plan, application number 2020-5313 this is at the property addressed 2364 Taylor Park Drive. The applicant is requesting major site plan approval for the construction of a new approximately 5000 square foot Chick-fil-A restaurant with a dual drive thru lane and indoor and outdoor seating. The existing building, which is the Logan Steakhouse, will be demolished as part of the development. The property is within the community commercial zone, and I don't know if any of you were around at the time, but the proposed development was, I think in 2018 did go before the BZBA for a special exception use. The development does comply with the current CC district in terms of the building height, lot coverage or setback requirements, and is also consistent with some of the existing surrounding parcels and development along route 256. Of course, the McDonald's just north of there. Access to the site, pull up the site, access to the site will remain unchanged. They'll basically be preserving the existing curb cuts there along Taylor Park Drive. With that, I know the applicant is on and

perhaps would like to add to that and speak a little bit more about the proposal.

Mr. Zollars: Thank you very much, Emily.

Mr. Wiley: Thank you that was a lot of great background information. This project previously approved a couple years ago, Logan's Roadhouse decided not to move out when Chick-fil-A purchase a property. So Chick-fil-A was their landlord for a little while. Logan's has since gone away. So this project is coming back on board. We're before you tonight because we've modified the site plans slightly due to the recent Covid issues that we have worldwide. Chick-fil-A's drive thru has slightly changed, so they have now added two lanes almost all the way through. Definitely past the building. Then this one, they're actually going to have one lane coming out of the drive thru into the parking lot. So we the site plan is essentially the same other than just adding a little bit more additional pavement at the drive through there so that they can speed up the pickup for people picking up their orders at the window.

Mr. Zollars: Commissioners questions, comments?

Mr. Furst: I do have a question for the applicants. I know that at traffic stacks at the Chick-fil-A location on Broad Street considerably. You have added some volume here to that drive, sir. But is there any concern at peak hours that do you have a number on what the estimated traffic is there at peak? I'm concerned that it might stack up to the entry pull off from Taylor.

Mr. Wiley: I do not have a number. I do know that this building will have a much larger kitchen than the one on East Broad does. It will be much more efficient than the one on East Broad does because of the larger kitchen. It will actually have a door instead of a pickup window. So at the pickup window there is a canopy over that area now and they are actually going to have people out there running orders to the customers as they get up to the window. They'll have two lanes at the pickup window. We only show cars in one line. But the reason for that additional pavement on the outside is so they can actually run two full lanes all the way through the pickup window and then funnel down to one. We show, I think I just counted 20 cars from the pickup from the order station to the end of the drive through. We can probably fit another 10 cars in the parking lot before you even get to Taylor Drive. That's a 30 car stack to the order station. I would say that that number of cars, along with the improvements in the kitchen and the drive through. I don't foresee traffic being an issue at this location in normal hours.

Mr. Furst: OK, great. Thank you.

Mr. Bowsher: Mr. Furst, I will add to when this applicant first came, they did do a full traffic study with this plan and obviously they have since added additional measures to help with that. Then Violet Township was also notified them having a fire station so close there being some concerns, obviously not wanting to back up. They were fine with the original plan. This one is even better because of the stacking. So we feel very confident that this is actually even a better way forward than what it was in

the past.

Mr. Furst: Excellent. That's good news.

Mr. Hicks: I kind of share the same concern as Mr. Furst. Examining the site plan and the amount of drive stacking spaces they've done, it seem to accommodate that. But what is our code require as far as number of stacking spaces required for a drive through? I'm imagining this is far exceeding our code requirement.

Ms. Wheeler: It does. We require eight, maybe it's nine, but it's certainly less than what is shown here.

Mr. Hicks: I do appreciate the applicant taking a belt and suspenders approach to the drive through stacking issue. I mean, if they can't make that many work, then they definitely have a problem in the kitchen or something.

Mr. Zollars: Very good. I agree.

Mr. Benner: Mr. Chairman, I wondered if the applicant had any ideas on when this might start.

Mr. Wiley: Yes, currently construction is scheduled to start in beginning of April, 2021 to be open early September. Chick-fil-A is currently planning on demolishing the existing Logan's building later this year. Potentially a nine - one start for that demo work.

Mr. Benner: Thank you, sir.

Mr. Wiley: You're welcome.

Mr. Zollars: I have a question regarding the parking lot. That is the existing parking lot so most of that's going to be retained is that why it's so large?

Mr. Wiley: No, we are actually going to demolish entire parking lot and re-lay it out because the Logan's building sits right in the middle of the existing parking lot there. The number of spaces we have shown is what Chick-fil-A believes they need in order to properly serve the building.

Mr. Zollars: OK. Any additional comments?

Mr. Cullinan: No, I don't. It's very similar to what came back a couple of years ago to the Planning Commission.

Mr. Zollars: Well, with that then I'd entertain a first, followed by a second if we could.

Mr. Hicks: I move that we approve the application as submitted.

Mr. Shook: I'm sorry. Just a quick point of clarification on your motion to approve, you'll need to add a condition that they go before the BZBA. They'll need a variance for the various front side and back set setbacks.

Mr. Hicks: I'd like to amend my motion. I hereby move that we approve, as submitted conditional upon the applicant gaining approval from BZBA for setback amendments, setback variances.

Mr. Benner: I'll second.

Mr. Zollars: Very good, the first and second staff would you call a role please?

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

Very good. OK. Congratulations. Thank you.

RESULT:	APPROVED CONDITIONALLY [UNANIMOUS]	Next: 8/20/2020 6:00 PM
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Keith Benner	
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Aug 6, 2020 6:00 PM (APPROVAL OF MINUTES)



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

App./Case#: 2020-5357

Date Submitted: 8/17/2020

Fee Amount: \$500

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
1170 LANCASTER AVENUE
Description of Location:
LANCASTER AVE R20 T16 S7 1/4S7 6.1326 ACRES

Parcel ID#(s):
060-001078-00

Number of Lots: 1 Present Zoning: RM Present Use:

Complete Where Applicable:

Engineer/Surveyor: _____

Builder/Developer: PRINCIPLE HOMES LLC

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
MICHAEL OLIVER

Property Owner Address(s):
447 E Main Street Suite 220C
Columbus, Ohio 43215

III. APPLICANT INFORMATION

Applicant Name:
LAURIE GUNZELMAN
Applicant Phone Number:
614-203-5252

Applicant Address:
333 STEWART AVENUE
Applicant Email:
lgunzelman@gunzelmanai.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: Proposed medium density residential development on vacant lot.

Proposed medium density residential development on vacant lot.

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: Laurie Gunzelman

Digitally signed by Laurie Gunzelman
Date: 2020.08.17 09:23:34 -04'00'

Date: 08/17/2020

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: 8/27/2020
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

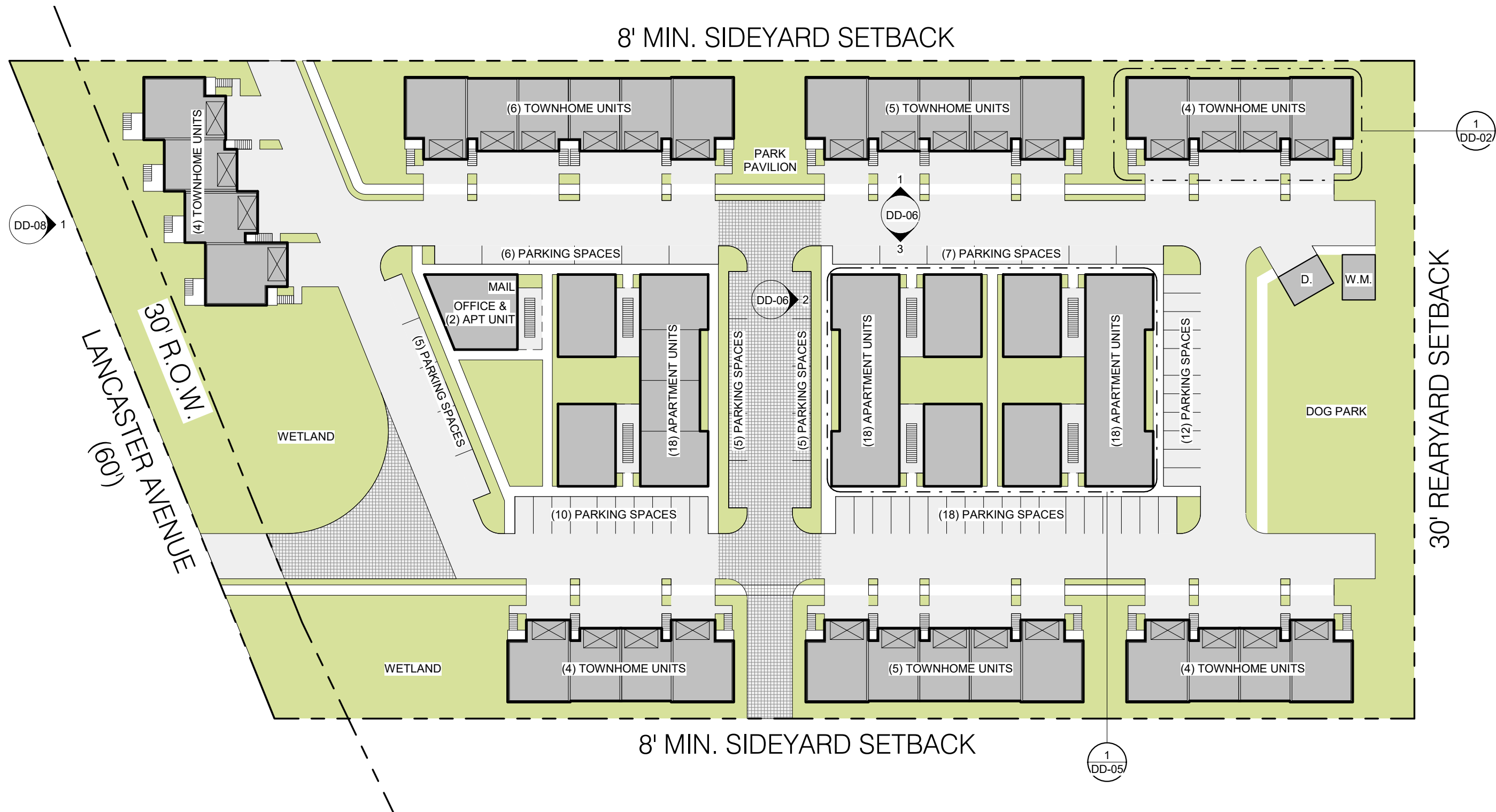


THE OLIVER

PRINCIPLE HOMES, LLC, *OWNER*
GUNZELMAN ARCHITECTURE + INTERIORS, *ARCHITECT*
WATCON CONSULTING ENGINEERS, LLC, *CIVIL ENGINEER*
G2 PLANNING, *LANDSCAPE ARCHITECT*

REYNOLDSBURG PLANNING COMMISSION
AUGUST 2020

GAI



THE OLIVER DEVELOPMENT

DD-01 SITE PLAN

LANCASTER AVENUE - RENOLDSBURG, OH

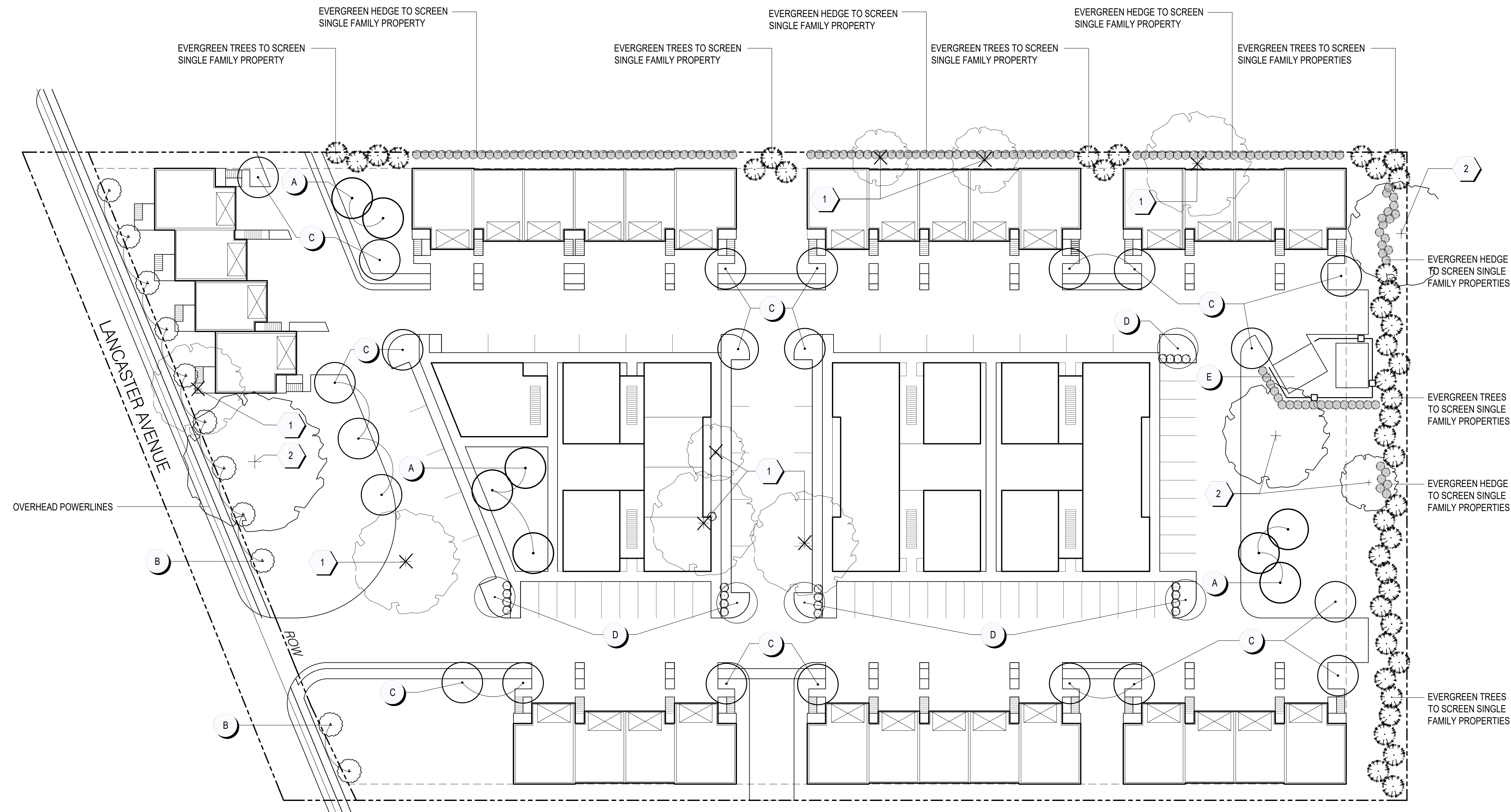
SCALE : 1" = 50'-0"

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI

08.07.2020

Packet Pg. 13



C O D E D N O T E S / S Y M B O L S

CODE REQUIREMENTS

PLAN NOTES:

GENERAL NOTES:



- A** REPLACEMENT TREE
(E. 1105.07 OF THE REYNOLDSBURG CITY CODE)
- B** STREET TREES 25' O.C.
(G. 1105.07 OF THE REYNOLDSBURG CITY CODE)
- C** INTERIOR LOT LANDSCAPING
(H, I, #1, 1105.07 OF THE REYNOLDSBURG CITY CODE)
- D** INTERIOR LOT LANDSCAPING
(J, ii, 1105.07 OF THE REYNOLDSBURG CITY CODE)
- E** SCREENING OF SERVICE STRUCTURES
(K, ii, 1105.07 OF THE REYNOLDSBURG CITY CODE)
- 8 REPLACEMENT TREES REQUIRED
8 TREES PROVIDED
- SMALL ORNAMENTAL STREET TREES TO
BE LOCATED UNDER THE POWERLINES
(11 TOTAL TREES)
- $\frac{1}{2}$ " TREE CALIPER REQUIRED PER DU.
88 DU = 44" TOTAL CALIPER INCHES
(22) 2" CAL. TREES PROVIDED
- 1 TREE ISLAND EVERY 10 PARKING SPACES.
PROVIDE 1 TREE AND 4 SHRUBS PER ISLAND.
5 TREES AND 20 SHRUBS PROVIDED
- A SOLID OPAQUE FENCE WITH A
CONTINUOUS EVERGREEN HEDGE TO
SCREEN ALL SERVICE STRUCTURES
FENCE AND HEDGE PROVIDED

- 1** EXISTING TREE TO BE REMOVED
NOTE: TREE REMOVAL, REPLACEMENT, AND TREE
CREDITS MAY CHANGE WHEN THE TREE SURVEY IS
COMPLETED
- 2** EXISTING TREE TO BE PRESERVED
NOTE: TREE PRESERVATION AND TREE CREDITS MAY
CHANGE WHEN THE TREE SURVEY IS COMPLETED
- 8 TREES TO BE REMOVED
8 REPLACEMENT TREES REQUIRED
8 REPLACEMENT TREES PROVIDED
- 8 TREES TO BE REPLACED
8 REPLACEMENT TREES REQUIRED

*NOTE: THE PERIMETER BUFFER ALONG THE NORTH AND EAST PROPERTY
LINE IS NOT REQUIRED BY CODE.

PLANT LIST LIKELY TO INCLUDE

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES B L2.01					
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
UL MO	Ulmus x 'Morton' Accolade Elm	2" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra Red Oak	2" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM

SMALL / ORNAMENTAL TREES B L2.01

AM GR	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" CAL.	B+B	PER PLAN	MATCH FORM MULTI-STEM (3 STEM MIN.)
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.5" CAL.	B+B	PER PLAN	MATCH FORM
MA SN	Malus 'Snowdrift' Snowdrift Crabapple	1.5" CAL.	B+B	PER PLAN	MATCH FORM
BE PO	Betula populifolia Whitespire Birch	1.5" CAL.	B+B	PER PLAN	MATCH FORM

EVERGREEN TREES B L2.01

PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	MATCH FORM

EVERGREEN SHRUBS C L2.01

TA EV	Taxus x media 'Everlow' Everlow Yew	30 HT.	#5 CONT.	PER PLAN	-
BU GG	Buxus 'Green Velvet' Green Velvet Boxwood	30" HT.	#5 CONT.	PER PLAN	-
VI PR	Viburnum x pragens Prague Viburnum	36" HT.	#5 CONT.	PER PLAN	-
VI CA	Viburnum carlesii Koreanspice viburnum	30" HT.	#5 CONT.	PER PLAN	-

DECIDUOUS SHRUBS C L2.01

SP NI	Spiraea nipponica 'Snowmound' Snowmound Spirea	30" HT.	#5 CONT.	PER PLAN	-
RO KO	Rosa 'White Knock Out' White Knock Out Rose	30" HT.	#5 CONT.	PER PLAN	-
SY ME	Syringa meyeri 'Palibin' Dwarf Korean Lilac	30" HT.	#3 Cont.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 Cont.	PER PLAN	-
FO GA	Fothergilla gardenii Dwarf Fothergilla	TBD' HT.	B+B	PER PLAN	-
HY PA	Hydrangea paniculata 'Little Lime' Little Lime Hydrangea	30" HT.	B+B	PER PLAN	-
VI CA	Viburnum carlesii Koreanspice viburnum	36" HT.	B+B	PER PLAN	-

GRASSES, GROUNDCOVERS, & VINES D L2.01

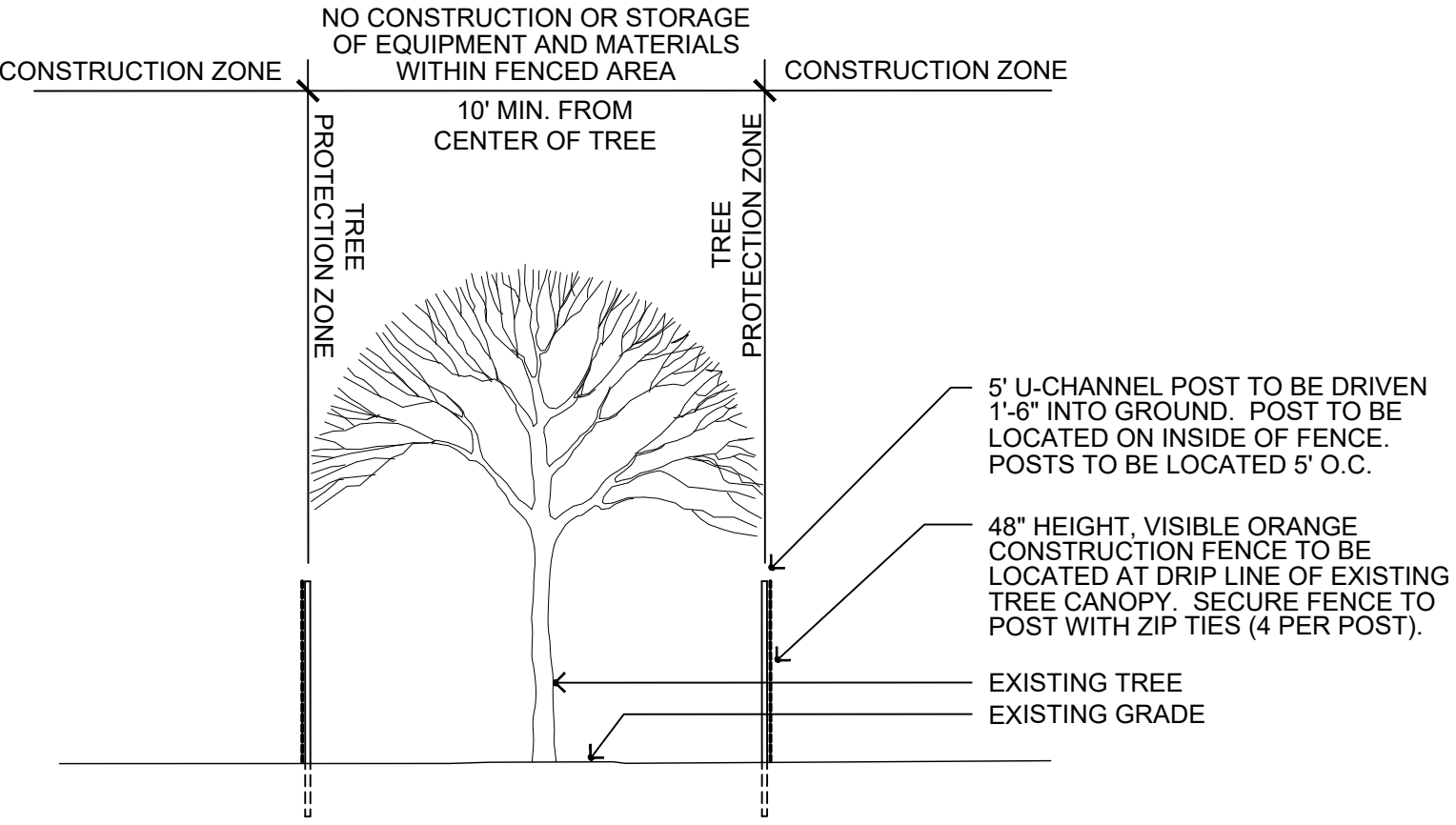
LI SP	Liriope muscari 'Variegata' Variegated Lily Turf	-	#1 CONT.	12" O.C.	-
HO RO	Hosta 'Royal Standard' Royal Standard Hosta	-	#1 CONT.	15" O.C.	-
CA AC	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	-	#3 CONT.	15" O.C.	-
HE ST	Heimerocallis 'Stella de Oro' Daylily	-	#2 CONT.	12" O.C.	-
RH AR	Rhus aromatica 'Gro-Low' Fragrant Sumac	18" HT.	#3 CONT.	30" O.C.	-
PA VI	Pennisetum alopecuroides 'Hamelin' Dwarf Fountain Grass	24" HT.	#3 CONT.	PER PLAN	-
ST CR	Stonecrop Sedum 'Autumn Joy'	12" HT.	#3 CONT.	8" O.C.	-

L1.01 - THE OLIVER DEVELOPMENT - SCHEMATIC LANDSCAPE PLAN

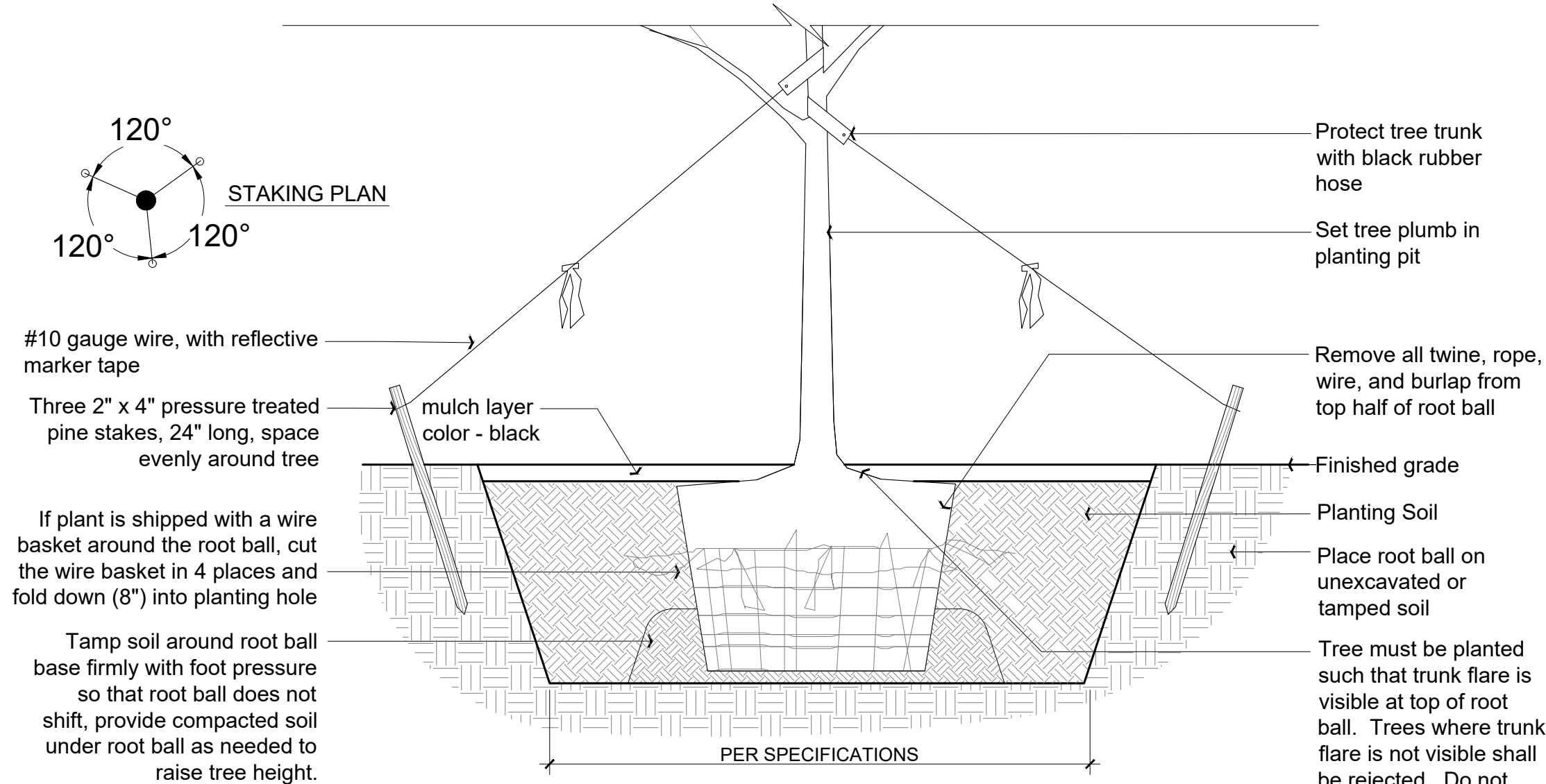
reynoldsburg, ohio, 08.07.2020 - #20047

0' 30' 60' 90'

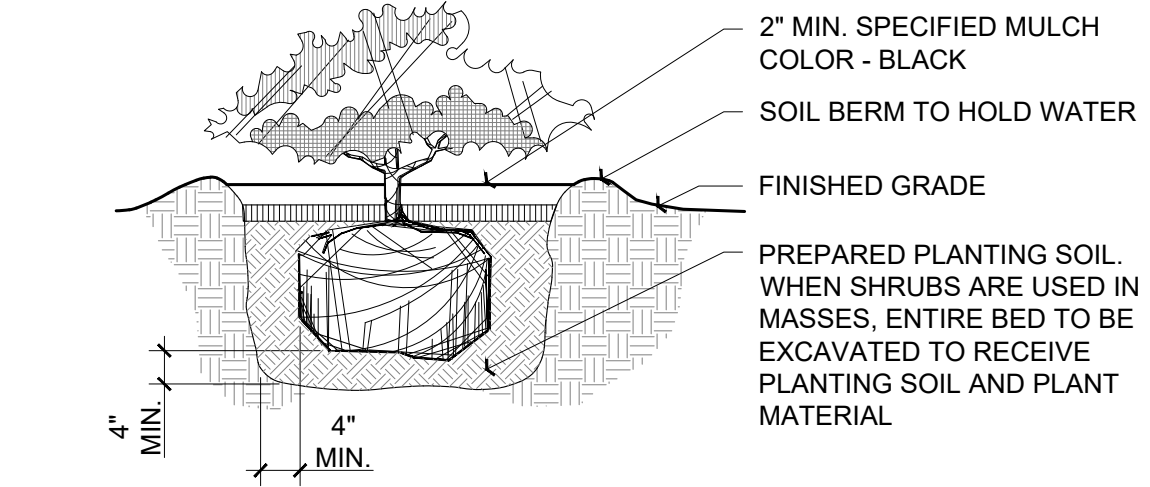




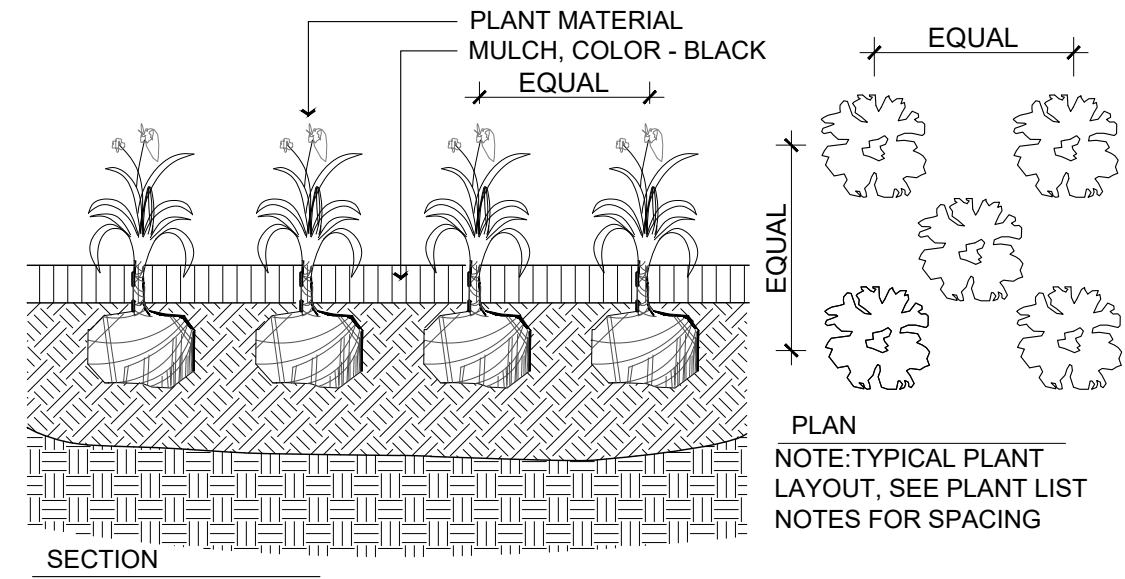
A TREE PROTECTION
N.T.S.



B DECIDUOUS TREE
SCALE: 1/2" = 1'-0"



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



D PERENNIALS & GROUNDCOVERS
SCALE: 1" = 1'-0"

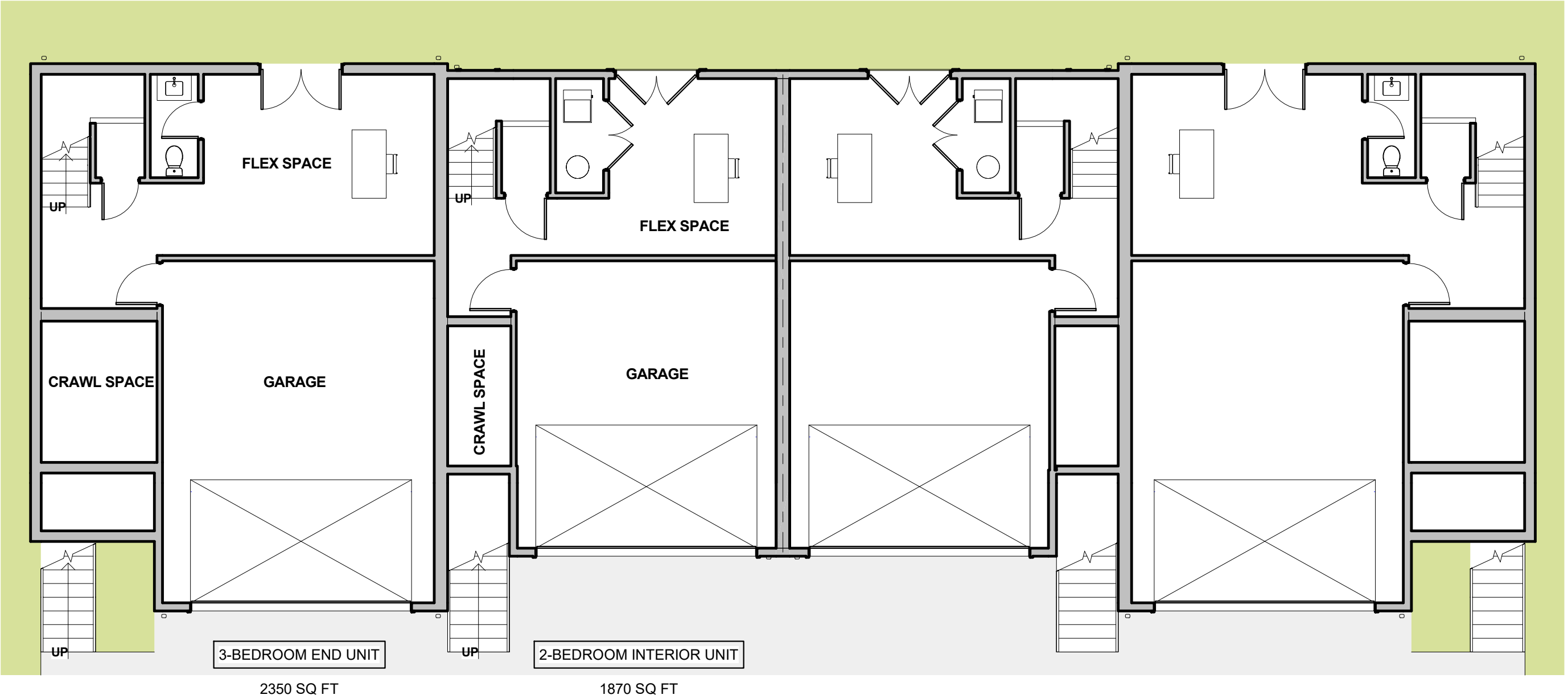


L3.01 - THE OLIVER DEVELOPMENT - ILLUSTRATIVE PLAN

reynoldsburg, ohio, 08.07.2020 - #20047

0' 30' 60' 90'





1

FIRST FLOOR PLAN

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

THE OLIVER DEVELOPMENT

DD-02 TOWNHOUSE UNIT PLANS

LANCASTER AVENUE - RENOLDSBURG, OH

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

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI

08.07.2020

Packet Pg. 17

Attachment: Updated The Oliver Development - Reynoldsburg Planning Packet (App #2020-5357, 1170 Lancaster Avenue, Laurie Gunzelman)



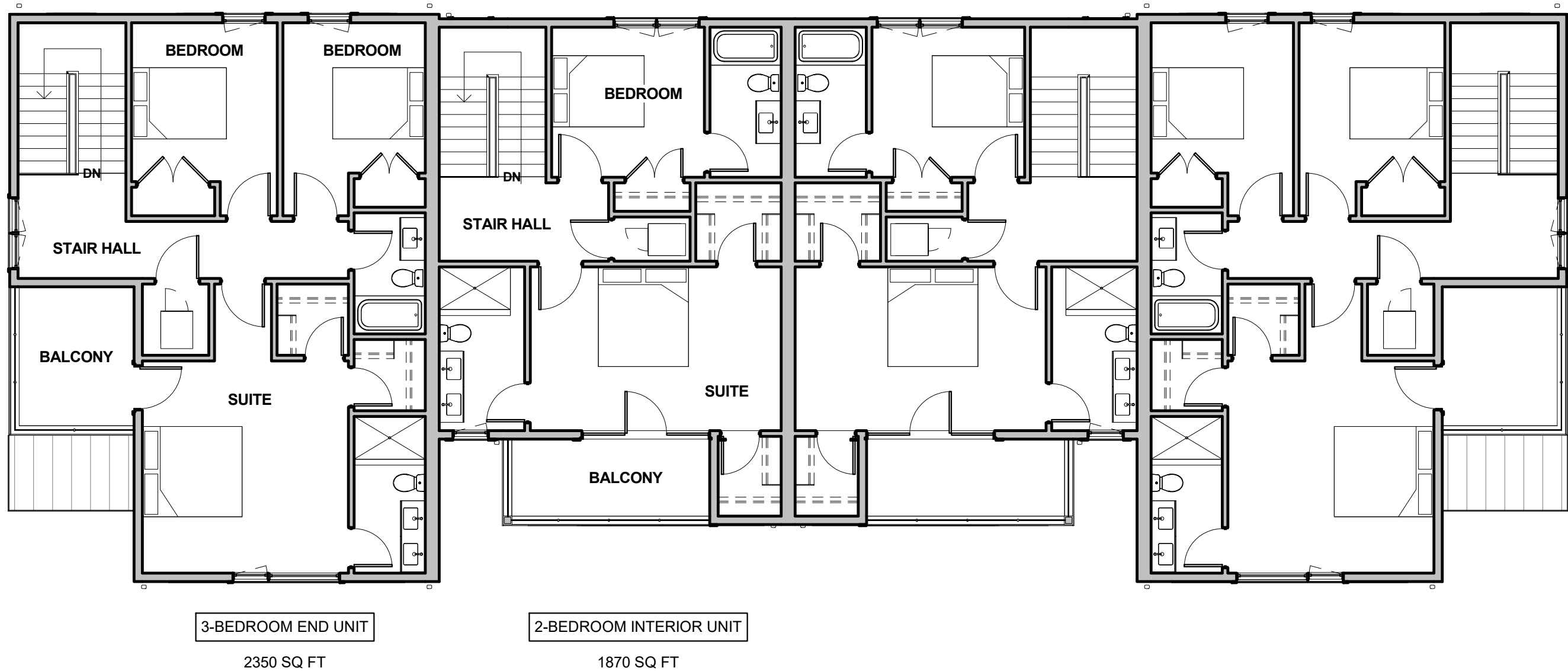
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-03 TOWNHOUSE UNIT PLANS
LANCASTER AVENUE - RENOLDSBURG, OH

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

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-04 TOWNHOUSE UNIT PLANS
LANCASTER AVENUE - RENOLDSBURG, OH

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

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE OLIVER DEVELOPMENT

DD-05 APARTMENT UNIT PLANS

LANCASTER AVENUE - RENOLDSBURG, OH

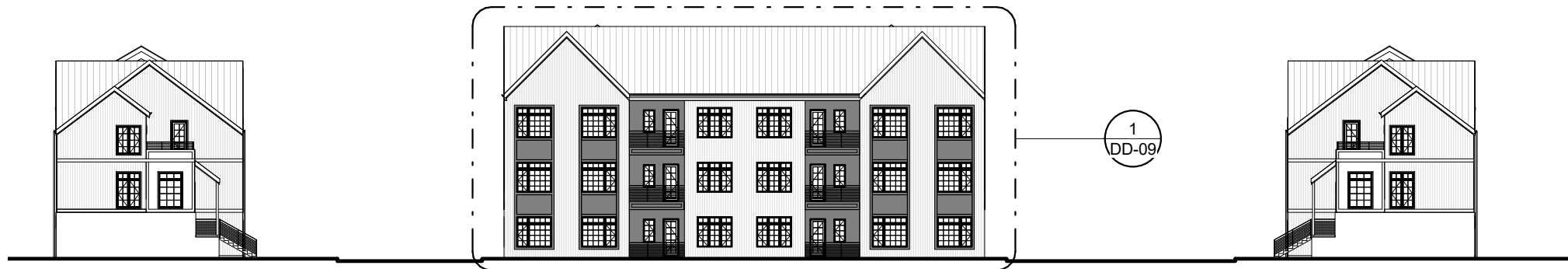
SCALE : 1/16" = 1'-0"

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

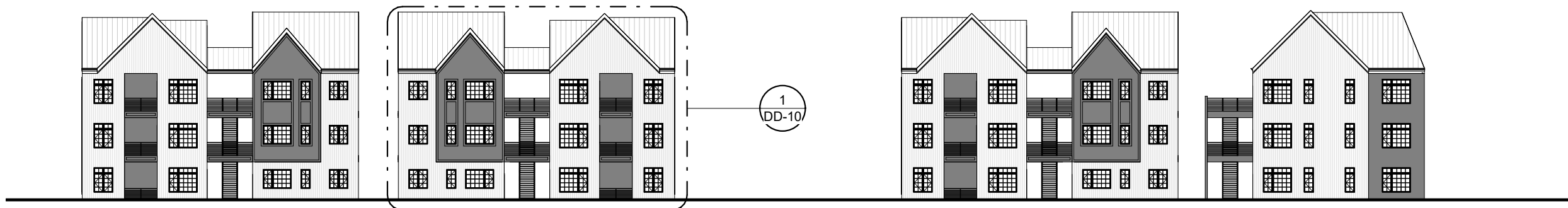
GAI



1 TOWNHOUSE STREET ELEVATION - SOUTH FACING
SCALE: 1/32" = 1'-0"



2 TOWNHOUSE & APARTMENT ELEVATION - WEST FACING
SCALE: 1/32" = 1'-0"



3 APARTMENT STREET ELEVATION - NORTH FACING
SCALE: 1/32" = 1'-0"

THE OLIVER DEVELOPMENT
DD-06 INTERIOR STREET ELEVATIONS
LANCASTER AVENUE - RENOLDSBURG, OH

SCALE : 1/32" = 1'-0"

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI



1

4-UNIT TOWNHOUSE ELEVATION - SOUTH FACING

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

THE OLIVER DEVELOPMENT
DD-07 TOWNHOUSE UNIT ELEVATION
LANCASTER AVENUE - RENOLDSBURG, OH

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

G U N Z E L M A N
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI



1

LANCASTER AVE. ELEVATION - WEST FACING

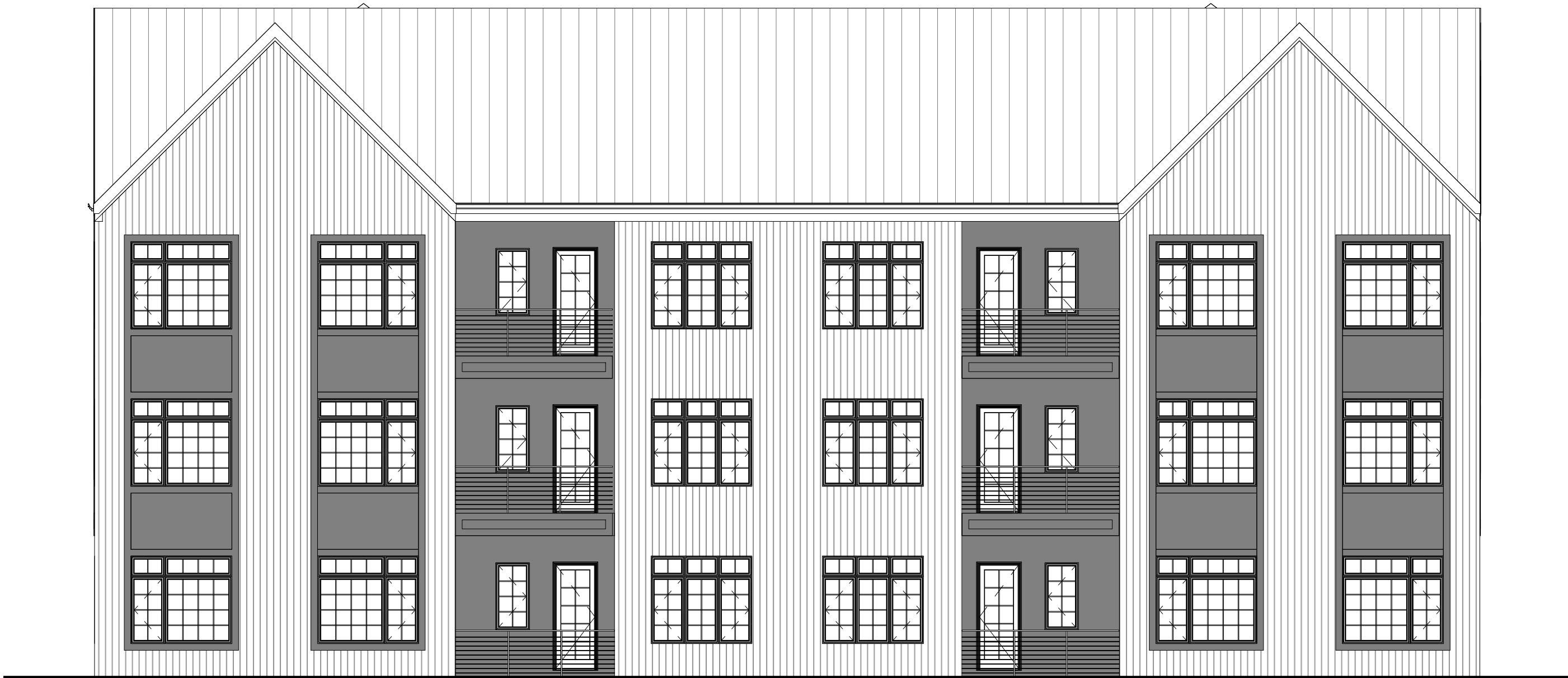
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-08 LANCASTER AVE. TOWNHOUSE ELEVATIONS
LANCASTER AVENUE - RENOLDSBURG, OH

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

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696





1 APARTMENT ELEVATION - WEST FACING
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-09 APARTMENT ELEVATIONS
LANCASTER AVENUE - RENOLDSBURG, OH

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

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696





1

APARTMENT ELEVATION - NORTH FACING

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

THE OLIVER DEVELOPMENT

DD-10 APARTMENT ELEVATIONS

LANCASTER AVENUE - RENOLDSBURG, OH

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

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

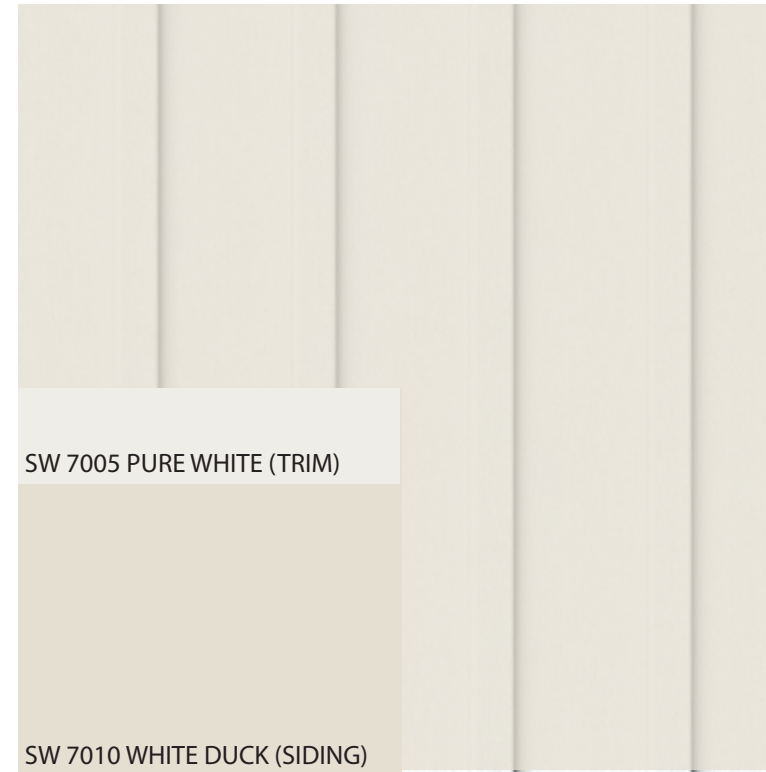
GAI

08.07.2020

Packet Pg. 25



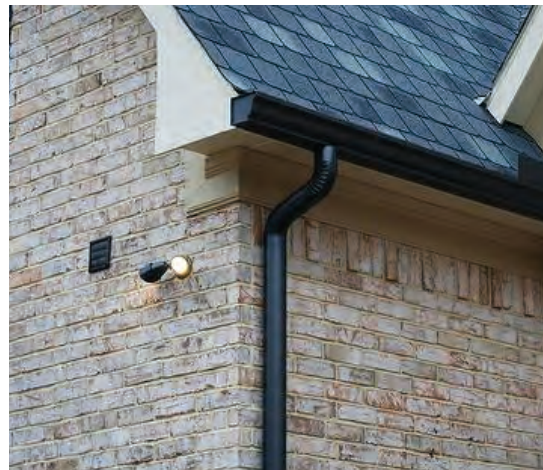
BRICK | HAMILTON PARKER OR EQ. | GLEN GERY SIOUX CITY EBONITE SMOOTH OR SIM.



BOARD & BATTEN | HARDIE PANEL SMOOTH FINISH
1-1/2" BATTENS AT 12" INTERVALS



PANEL BOARD & TRIM | HARDIE FIBER CEMENT BOARD



K-STYLE METAL GUTTERS &
DOWNSPOUTS



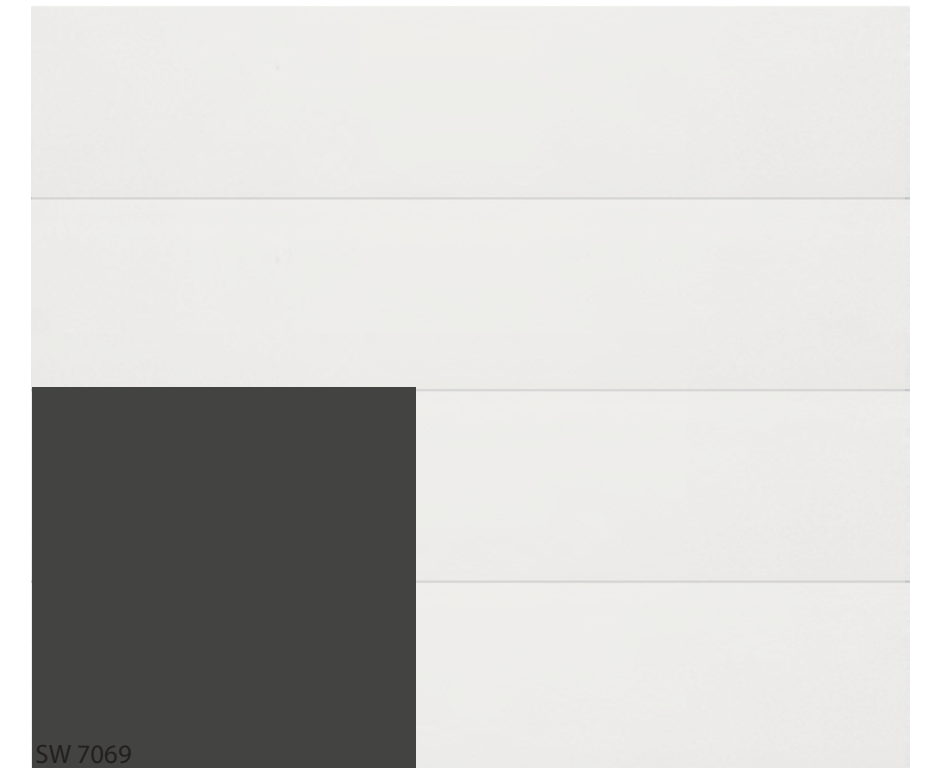
ASPHALT SHINGLES



FULL LITE ENTRY DOOR
THERMATRU OR EQ.



CASEMENT WINDOW
JELDWIN OR EQ.



FLUSH PANEL STEEL GARAGE DOOR
CLOPAY OR EQ.

THE OLIVER DEVELOPMENT

DD-11 MATERIAL & PRODUCT SPEC

LANCASTER AVENUE - RENOLDSBURG, OH



THE OLIVER DEVELOPMENT

DD-12 RENDERING - TOWNHOUSE UNITS

LANCASTER AVENUE - RENOLDSBURG, OH

GUNZELMAN
 architecture + interiors
 333 Stewart Avenue
 Columbus, OH 43206
 614.674.6696





THE OLIVER DEVELOPMENT

DD-13 RENDERING - APARTMENT UNITS

LANCASTER AVENUE - RENOLDSBURG, OH

GUNZELMAN
 architecture + interiors
 333 Stewart Avenue
 Columbus, OH 43206
 614.674.6696





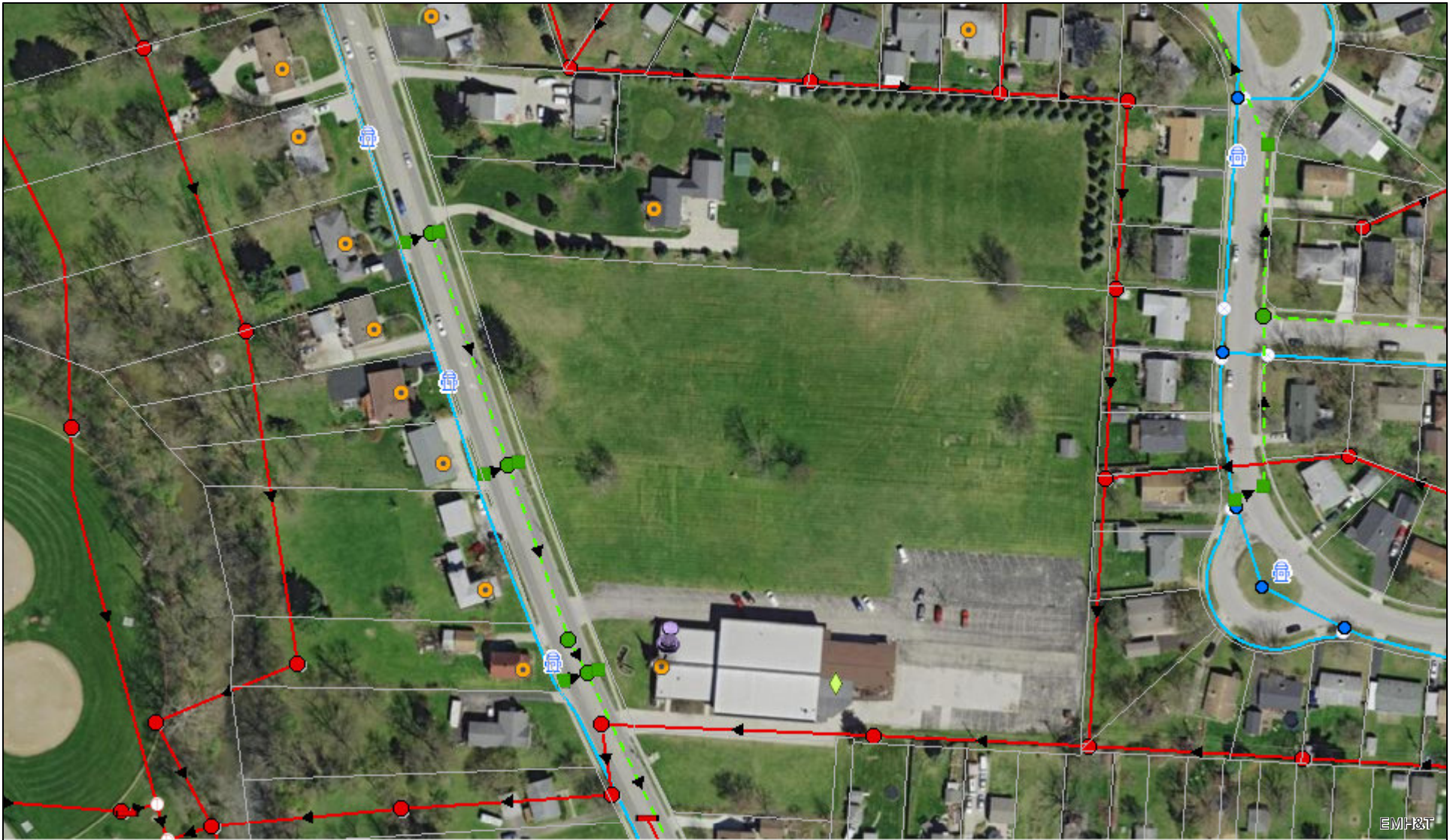
THE OLIVER DEVELOPMENT

DD-14 RENDERING - LANCASTER AVENUE TOWNHOUSE UNITS

LANCASTER AVENUE - RENOLDSBURG, OH

GUNZELMAN
 architecture + interiors
 333 Stewart Avenue
 Columbus, OH 43206
 614.674.6696



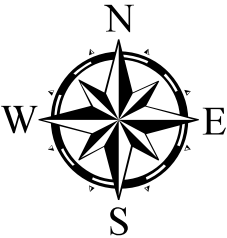
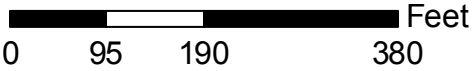


Printed Date: 8/19/2020

The City of Reynoldsburg Utility GIS

Map Title

1 inch = 188 feet



Attachment: GIS (App #2020-5357, 1170 Lancaster Avenue, Laurie Gunzelman)



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

App./Case#: 2020-5347
Date Submitted: 8/10/2020
Fee Amount: \$500.00

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:

8617 Taylor Rd. SW

Description of Location:

East side of Taylor Road between Kingsley Dr on south and Taylor Woods Dr. on north

Parcel ID#(s):

013-027564-00.000

Number of

Lots: 1

Present Zoning:

SR

Present Use:

Vacant

Complete Where Applicable:

Engineer/Surveyor: Advanced Civil Design

Builder/Developer: Larry Vatri

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Amanda D. Clancy

Property Owner Address(s):

180 Parkview Ct., Carmel IN 46032

III. APPLICANT INFORMATION

Applicant Name:

Christopher Bruzzese

Applicant Phone Number:

614-221-1110

Applicant Address:

Berardi + Partners, Inc., 1398 Goodale Blvd., Grandview Hts., 43212

Applicant Email:

cbruzzese@berardipartners.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: Development of 128 townhome living units comprised of 30 - 3 bedroom units and 98 - 2 bedroom units on 15.2 acres together with a clubhouse.

Development of 128 townhome living units comprised of 30 - 3 bedroom units and 98 - 2 bedroom units on 15.2 acres together with a clubhouse.

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: 8/5/2020

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: 8/24/2020

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

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? 34,320 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? 45,500 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.

- 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).

937 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>72</u> AM	<u>59</u> AM	<u> </u> AM
<u>86</u> PM	<u>72</u> PM	<u>977 (2019)</u> PM

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

 Yes, Traffic Impact Study or Regional Traffic analysis is required.

 No, Traffic Access Study Required.

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

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

 X 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

8/6/2020

Date

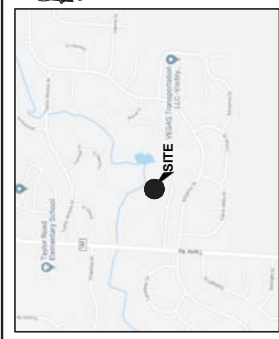
MAJOR SITE PLAN FOR RAVINES AT TAYLOR 2020

ADVANCED
CIVIL DESIGN
781 Science Boulevard, Suite 100
Columbus, Ohio 43230
PH: 614.428.7700
FAX: 614.428.7705

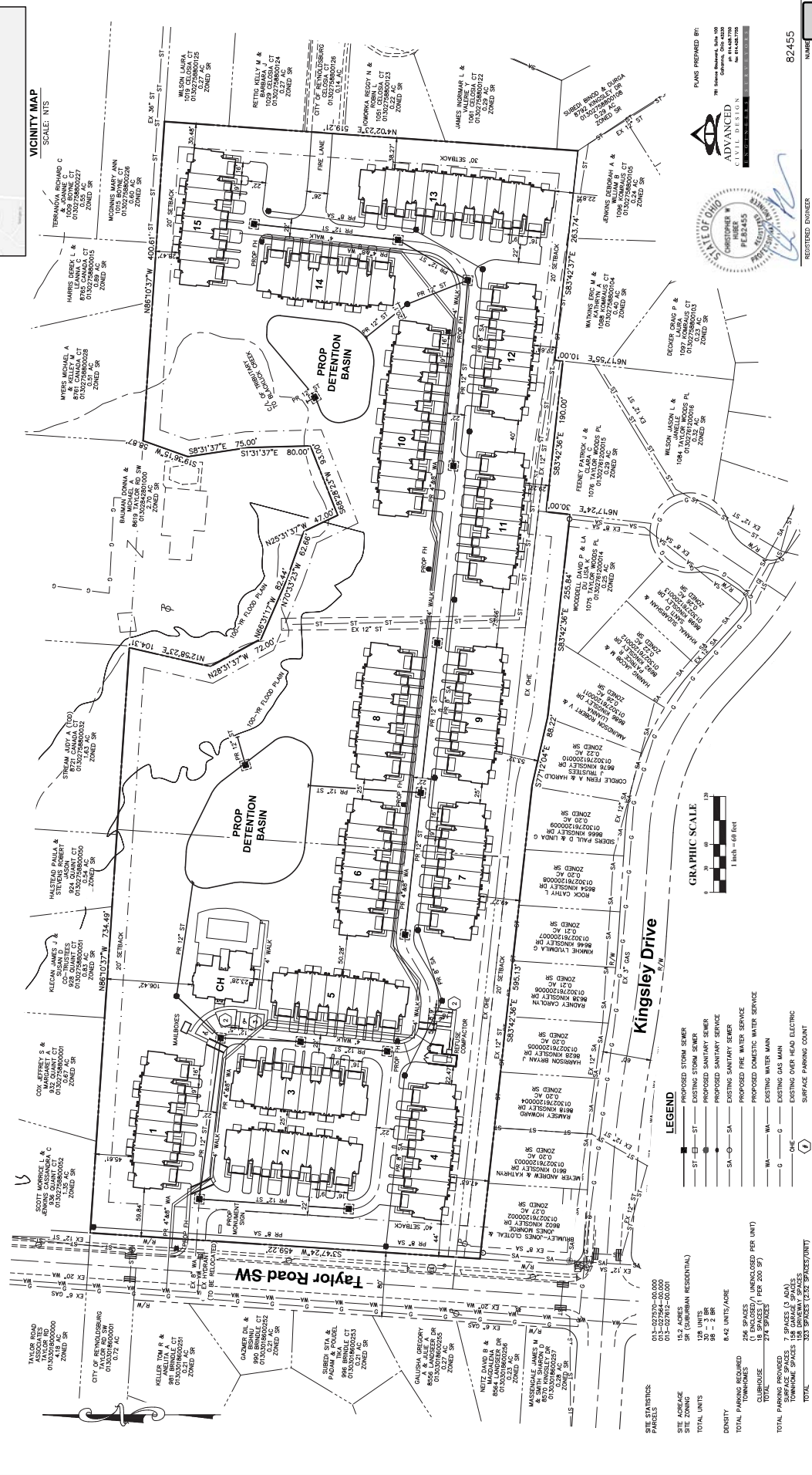
PLAN PREPARED FOR:
LARRY VATTI
CIVIL ENGINEER, OH #43110
CIVIL ENGINEER, OH #43110

CITY OF REYNOLDSBURG / LUKING COUNTY, OHIO
RAVINES AT TAYLOR
MAJOR SITE PLAN
FOR
LARRY VATTI
SITE AND UTILITY PLAN

Issue Date: 8/6/2020
Scale: 1" = 60'
Drawn By: [Signature]
Checked By: [Signature]
Date: 8/6/2020
Project Number: 20-0001-1108
Drawing Number: 1 / 2



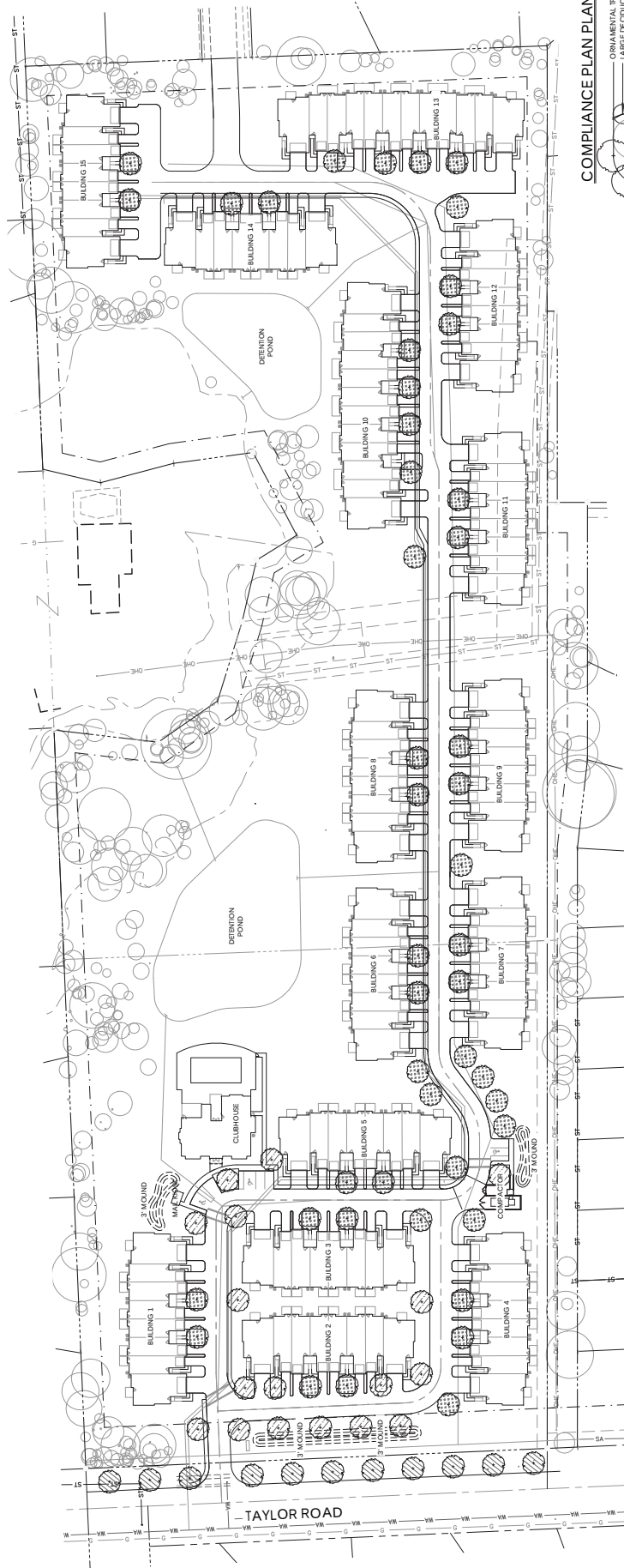
INDEX OF DRAWINGS	
Sheet Title	Sheet Number
Major Site Plan	1
Existing Conditions	2



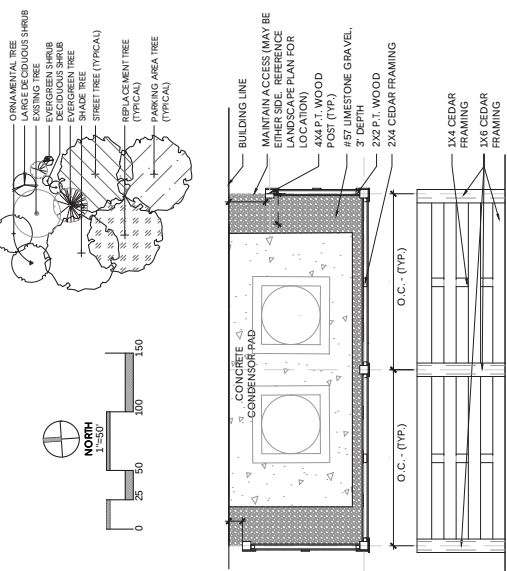
LEGEND	
ST	PROPOSED STORM SEWER
ST	EXISTING STORM SEWER
SS	PROPOSED SANITARY SEWER
SS	EXISTING SANITARY SEWER
SA	PROPOSED SANITARY SERVICE
SA	EXISTING SANITARY SERVICE
WA	PROPOSED DOMESTIC WATER SERVICE
WA	EXISTING DOMESTIC WATER SERVICE
GA	EXISTING GAS MAIN
GA	EXISTING OVER HEAD ELECTRIC
GA	SURFACE PARKING COUNT

D.2.b

T-1		SHEET		PROJECT		DATE 8/6/2020	
<i>Farris Planning & Design</i> LANDSCAPE ARCHITECTURE Suite 401 Columbus, OH 43215 www.farrisplanninganddesign.com		RAVINES AT TAYLOR PREPARED FOR ADVANCED CIVIL DESIGN 781 SCIENCE BOULEVARD, SUITE 100 COLUMBUS, OH 43220		SITE COMPLIANCE PLAN PREPARED FOR		REVISIONS	



COMPLIANCE PLAN PLANT KEY



NOTE: FENCE SHALL BE PAINTED TO MATCH HANDRAILS AT BALCONIES OF ITS ASSOCIATED BUILDING.

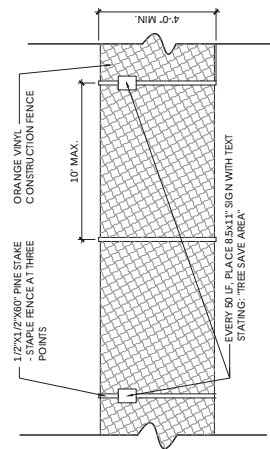
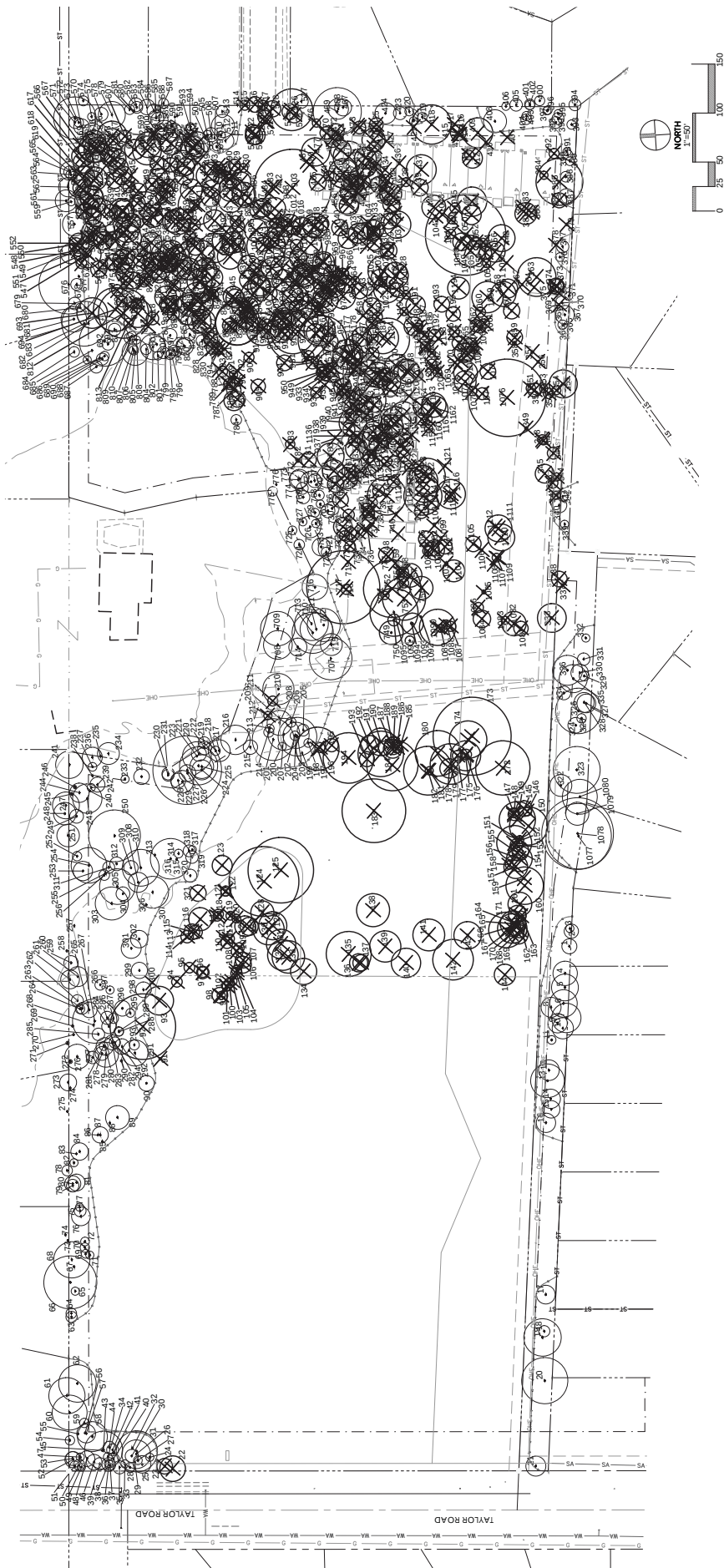
1 A/C CONDENSOR SCREENING FENCE
N.T.S.

REYNOLDSBURG ZONING CODE (CONTINUED)	
CODING	PROPOSED
PARKING AREA BERM (1105.07 - J - v.)	
THE BERM SHALL BE A MINIMUM OF 10 INCHES WIDE AND SHALL BE COVERED TO THE TOP BY 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 4' YEAR OF INSTALLATION. MINIMUM LINEAL FEET OF PARKING PERMETER: APPROXIMATELY 55 LINEAR FEET OF PARKING PERMEER.	3' MOUND 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.	LANDSCAPE PLANTINGS AND FENCE TO BE INSTALLED IN FRONT OF MECHANICAL EQUIPMENT SCREENING.

GENERAL LAYOUT NOTES

- 1 BOUNDARY TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY ADVANCED CIVIL DESIGN, 781 SCIENCE BOULEVARD, SUITE 300, GAHANNA, OH. 43230. PHONE: _____
- 2 ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL LOCATE AND ACQUISIT AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 3 CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 4 BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- 5 USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- 6 THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE.

REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
PARKING LOT SCREENING (1105.01 - j, iii.)	NOT APPLICABLE - GRATER THAN 50' AWAY.
ANY NEW PARKING LOT CONTAINING (20 OR MORE SPACES AND CLOSER THAN 50') TO ANY LOT OR STREET SHALL BE SCREENED BY A FENCE, WALL, OR HEDGE OF ACCEPTABLE MATERIALS. THE SCREENING SHALL BE MAINTAINED AND THE WALL SHALL BE LANDSCAPED WITH GRASS, HARDY SHRUBS, OR EVERGREEN GROUND COVER.	
2. TREE REPLACEMENT (1105.07 - E.)	
FOR EACH EXISTING MAJOR TREE (WITH A CALIPER OF 16" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND. 47 TOTAL EXISTING MAJOR TREES TO BE REPLACED. STREET TREES (1105.07 - G.) TREES TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY WITH THE FOLLOWING SPACING: 35'-45' ON CENTER FOR LARGE TREES (MATURE HEIGHT OF 50' OR MORE) 25'-35' ON CENTER FOR MEDIUM TREES (MATURE HEIGHT BETWEEN 30' AND 50') 15'-25' ON CENTER FOR SMALL TREES (MATURE HEIGHT BETWEEN 10' AND 30'). MINIMUM DISTANCE BETWEEN TREE AND EDGE OF STREET SHALL BE: 2.5' FOR A SMALL TREE, 2' FOR A MEDIUM TREE, AND 1.5' FOR A SMALL TREE. A (20') SIGHT TRIANGLE SHALL BE MAINTAINED AT ALL RIGHT-OF-WAY INTERSECTIONS. STREET TREES SHALL BE MINIMUM (2") CALIPER MEASURED AT (1') ABOVE THE GROUND.	47 TREES PROPOSED TO REPLACE THOSE REMOVED. 9 TREES, AT APPROXIMATELY 40' ON CENTER, EXCEPT IN AREAS WITH PRESERVED TREES.
INTERIOR LOT LANDSCAPING (1105.07 - H - i, ii.)	
0.5" TREE CALIPER SHALL BE PLANTED FOR EACH 3,000 SQUARE FEET. LOT SIZE: 669,212 SQ. FT. = 111 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING. CREDIT OF EXISTING TREES ON SITE (1105.07 - H - ii.) EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR LOT LANDSCAPING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND): 20" CALIPER OR GREATER = 4 TREES CREDITED. 20 THINGS OF THIS SIZE ARE PROTECTED ON SITE. 12" CALIPER = 2 TREES CREDITED. 87 THINGS OF THIS SIZE ARE PROTECTED ON SITE. 8" CALIPER = 1 TREE CREDITED. 87 THINGS OF THIS SIZE ARE PROTECTED ON SITE. 2.5" CALIPER = 1 TREE CREDITED. 480 THINGS OF THIS SIZE ARE PROTECTED ON SITE.	111 CALIPER INCHES REQUIRED. (SEE BELOW) TOTAL CREDITABLE TREES: 20" x (80) = 44 x (132), 87" x *2 (174), AND 300" x 1 (300) = 1,100 TREES CREDITED. 1,100 TREES TO ACCOUNT FOR 111 CALIPER INCHES REQUIRED.
PARKING AREA LANDSCAPING (1105.07 - j, ii.)	
FOR EVERY (10) PARKING SPACES OR RACTION THEREOF, (200) SQUARE FEET OF INTERIOR LOT LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM CALIPER OF (2") AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE MINIMUM WIDTH OF (20'). SEE PARKING SPACES PROVIDED.	17 TREES AND 88 SHRUBS PROVIDED.



PRESERVATION PLANT KEY

-
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE (SEE DETAIL)

NOTE: SEE SHEET L-3, L-4 FOR INDEX OF EXISTING TREES

	TREE F	N.T.S.
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05-2809

TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS	TREE #	SIZE	SPECIES	CONDITION	STATUS
1	8	APPLE	GOOD	PRESERVE	116	12	WALNUT	GOOD	REMOVE	231	6	WALNUT	FAIR	PRESERVE	346	4	BOXELDER	GOOD	REMOVE	461	9	MAPLE	FAIR	POOR	574	10	PINE	POOR	PRESERVE
2	7	APPLE	FAIR	PRESERVE	117	4	ELM	FAIR	REMOVE	232	6	WALNUT	POOR	PRESERVE	347	4	BOXELDER	FAIR	REMOVE	462	4	ELM	FAIR	POOR	575	15	PINE	FAIR	PRESERVE
3	12	MAPLE	GOOD	PRESERVE	118	5	ELM	GOOD	REMOVE	233	4	HICKORY	GOOD	PRESERVE	348	5	BOXELDER	FAIR	REMOVE	463	4	ELM	FAIR	POOR	576	7	HICKORY	FAIR	PRESERVE
4	14	MAPLE	GOOD	PRESERVE	119	4	HICKORY	FAIR	REMOVE	234	11	WALNUT	DEAD	PRESERVE	349	17	ELM	FAIR	REMOVE	464	9	PINE	POOR	577	10	PINE	FAIR	PRESERVE	
5	14	MAPLE	GOOD	PRESERVE	120	4	HICKORY	FAIR	REMOVE	235	9	WALNUT	DEAD	PRESERVE	350	7	ELM	FAIR	REMOVE	465	9	PINE	POOR	578	11	TREE	DEAD	PRESERVE	
6	10	MAPLE	GOOD	PRESERVE	121	4	BIRCH	FAIR	REMOVE	236	10	WALNUT	GOOD	PRESERVE	351	5	ELM	GOOD	REMOVE	466	15	HICKORY	GOOD	POOR	579	5	HICKORY	GOOD	PRESERVE
7	10	MAPLE	GOOD	PRESERVE	122	10	WALNUT	FAIR	REMOVE	237	6	WALNUT	DEAD	PRESERVE	352	4	WALNUT	FAIR	REMOVE	467	10	WALNUT	GOOD	POOR	580	11	TREE	DEAD	PRESERVE
8	10	MAPLE	GOOD	PRESERVE	123	10	WALNUT	FAIR	REMOVE	238	6	WALNUT	DEAD	PRESERVE	353	4	WALNUT	FAIR	REMOVE	468	11	OAK	GOOD	POOR	581	5	HICKORY	GOOD	PRESERVE
9	10	MAPLE	GOOD	PRESERVE	124	36	OAK	GOOD	REMOVE	239	6	HICKORY	GOOD	PRESERVE	354	4	LOCUST	FAIR	REMOVE	469	25	OAK	GOOD	POOR	582	7	HICKORY	GOOD	PRESERVE
10	10	MAPLE	GOOD	PRESERVE	125	10	WALNUT	FAIR	REMOVE	240	6	WALNUT	DEAD	PRESERVE	355	4	WALNUT	FAIR	REMOVE	470	10	WALNUT	GOOD	POOR	583	7	HICKORY	GOOD	PRESERVE
11	4	PEAR	FAIR	PRESERVE	126	11	HICKORY	FAIR	REMOVE	241	14	STICKAMORE	GOOD	PRESERVE	356	14	WALNUT	DEAD	REMOVE	471	7	TREE	DEAD	PRESERVE	584	8	BEECH	GOOD	PRESERVE
12	17	HICKORY	FAIR	PRESERVE	127	9	HICKORY	FAIR	REMOVE	242	4	WALNUT	GOOD	PRESERVE	357	11	TREE	DEAD	REMOVE	472	11	TREE	DEAD	PRESERVE	585	5	OAK	GOOD	PRESERVE
13	11	HICKORY	FAIR	PRESERVE	128	12	PINE	GOOD	REMOVE	243	15	WALNUT	FAIR	PRESERVE	358	22	WALNUT	DEAD	REMOVE	473	11	TREE	DEAD	PRESERVE	586	5	OAK	GOOD	PRESERVE
14	10	APPLE	POOR	PRESERVE	129	15	PINE	GOOD	REMOVE	244	10	WALNUT	FAIR	PRESERVE	359	22	WALNUT	DEAD	REMOVE	474	11	TREE	DEAD	PRESERVE	587	5	OAK	GOOD	PRESERVE
15	9	APPLE	FAIR	PRESERVE	130	15	PINE	GOOD	REMOVE	245	18	TREE	DEAD	PRESERVE	360	8	LOCUST	POOR	REMOVE	475	4	ELM	FAIR	POOR	588	5	OAK	GOOD	PRESERVE
16	10	APPLE	POOR	PRESERVE	131	15	PINE	GOOD	REMOVE	246	20	TREE	DEAD	PRESERVE	361	10	LOCUST	POOR	REMOVE	476	4	ELM	FAIR	POOR	589	7	TREE	DEAD	PRESERVE
17	11	PEAR	POOR	PRESERVE	132	17	PINE	GOOD	REMOVE	247	11	WALNUT	FAIR	PRESERVE	362	10	LOCUST	POOR	REMOVE	477	11	HICKORY	FAIR	POOR	590	7	TREE	DEAD	PRESERVE
18	4	PEAR	POOR	PRESERVE	133	17	PINE	GOOD	REMOVE	248	11	WALNUT	FAIR	PRESERVE	363	20	LOCUST	POOR	REMOVE	478	11	HICKORY	FAIR	POOR	591	8	TREE	DEAD	PRESERVE
19	19	WILLOW	GOOD	PRESERVE	134	13	BIRCH	FAIR	REMOVE	249	7	HICKORY	FAIR	PRESERVE	364	5	TREE	DEAD	REMOVE	479	16	PINE	FAIR	GOOD	592	4	ELM	GOOD	PRESERVE
20	10	PEAR	GOOD	PRESERVE	135	13	BIRCH	FAIR	REMOVE	250	7	HICKORY	FAIR	PRESERVE	365	5	TREE	DEAD	REMOVE	480	16	PINE	FAIR	GOOD	593	4	ELM	GOOD	PRESERVE
21	13	LOCUST	GOOD	REMOVE	136	8	REDBUD	GOOD	REMOVE	251	16	WALNUT	POOR	PRESERVE	366	5	LOCUST	GOOD	PRESERVE	481	9	TREE	DEAD	PRESERVE	594	4	ELM	GOOD	PRESERVE
22	10	PEAR	GOOD	REMOVE	137	8	REDBUD	GOOD	REMOVE	252	11	WALNUT	POOR	PRESERVE	367	5	LOCUST	GOOD	PRESERVE	482	9	TREE	DEAD	PRESERVE	595	7	HICKORY	FAIR	PRESERVE
23	8	PEAR	GOOD	REMOVE	138	17	MAPLE	GOOD	REMOVE	253	10	WALNUT	FAIR	PRESERVE	368	8	TREE	DEAD	REMOVE	483	8	TREE	DEAD	PRESERVE	596	4	BEECH	FAIR	PRESERVE
24	9	PEAR	POOR	PRESERVE	139	15	HICKORY	GOOD	REMOVE	254	11	WALNUT	FAIR	PRESERVE	369	12	WALNUT	FAIR	PRESERVE	484	5	PINE	FAIR	POOR	597	10	PINE	FAIR	PRESERVE
25	8	PEAR	POOR	PRESERVE	140	15	HICKORY	GOOD	REMOVE	255	11	TREE	DEAD	PRESERVE	370	7	WALNUT	FAIR	PRESERVE	485	12	PINE	FAIR	POOR	598	4	HICKORY	FAIR	POOR
26	15	PEAR	FAIR	PRESERVE	141	16	WALNUT	GOOD	REMOVE	256	5	ELM	POOR	PRESERVE	371	4	WALNUT	GOOD	REMOVE	486	6	ASH	FAIR	POOR	599	4	HICKORY	FAIR	POOR
27	5	ASH	GOOD	PRESERVE	142	16	WALNUT	GOOD	REMOVE	257	5	ELM	POOR	PRESERVE	372	4	WALNUT	GOOD	REMOVE	487	6	ASH	FAIR	POOR	600	4	HICKORY	FAIR	POOR
28	5	ASH	GOOD	PRESERVE	143	14	PINE	GOOD	REMOVE	258	12	TREE	DEAD	PRESERVE	373	4	WALNUT	GOOD	REMOVE	488	12	PINE	POOR	601	4	HICKORY	FAIR	POOR	
29	5	TREE	DEAD	PRESERVE	144	11	SPRICE	FAIR	REMOVE	259	7	OAK	GOOD	PRESERVE	374	8	ELM	FAIR	REMOVE	489	5	MULBERRY	GOOD	POOR	602	11	PINE	GOOD	REMOVE
30	5	TREE	DEAD	PRESERVE	145	16	WALNUT	GOOD	REMOVE	260	5	ELM	POOR	PRESERVE	375	4	WALNUT	GOOD	REMOVE	490	5	MULBERRY	GOOD	POOR	603	10	PINE	FAIR	POOR
31	21	PEAR	FAIR	PRESERVE	146	4	HICKORY	FAIR	REMOVE	261	10	OAK	GOOD	PRESERVE	376	4	WALNUT	GOOD	REMOVE	491	5	HICKORY	POOR	POOR	604	12	PINE	FAIR	POOR
32	7	TREE	DEAD	PRESERVE	147	5	ASH	FAIR	REMOVE	262	6	ELM	FAIR	PRESERVE	377	6	WALNUT	FAIR	REMOVE	492	4	CHERRY	GOOD	POOR	605	10	PINE	FAIR	POOR
33	4	HICKORY	FAIR	PRESERVE	148	6	ASH	FAIR	REMOVE	263	6	ELM	FAIR	PRESERVE	378	9	TREE	DEAD	REMOVE	493	4	CHERRY	GOOD	POOR	606	4	HICKORY	FAIR	POOR
34	7	PEAR	FAIR	PRESERVE	149	19	PINE	GOOD	REMOVE	264	5	WALNUT	POOR	PRESERVE	379	4	WALNUT	FAIR	REMOVE	494	5	HICKORY	POOR	POOR	607	6	HICKORY	FAIR	POOR
35	7	PEAR	FAIR	PRESERVE	150	19	PINE	GOOD	REMOVE	265	8	ASH	POOR	PRESERVE	380	4	ASH	FAIR	REMOVE	495	6	ASH	FAIR	POOR	608	4	HICKORY	FAIR	POOR
36	7	PEAR	FAIR	PRESERVE	151	4	WALNUT	FAIR	REMOVE	266	5	WALNUT	POOR	PRESERVE	381	11	LOCUST	POOR	REMOVE	496	6	ASH	FAIR	POOR	609	10	PINE	FAIR	POOR
37	4	PEAR	FAIR	PRESERVE	152	13	PINE	GOOD	REMOVE	267	10	TREE	DEAD	PRESERVE	382	4	TREE	DEAD	REMOVE	497	13	HICKORY	GOOD	GOOD	610	11	HICKORY	GOOD	REMOVE
38	4	PEAR	FAIR	PRESERVE	153	6	PINE	GOOD	REMOVE	268	14	TREE	DEAD	PRESERVE	383	4	TREE	DEAD	REMOVE	498	9	HICKORY	GOOD	GOOD	611	10	PINE	FAIR	POOR
39	6	LOCUST	FAIR	PRESERVE	154	10	PINE	GOOD	REMOVE	269	14	TREE	DEAD	PRESERVE	384	4	ASH	FAIR	REMOVE	499	13	MAPLE	GOOD	REMOVE	612	7	TREE	DEAD	REMOVE
40	18	TREE	POOR	PRESERVE	155	13	PINE	GOOD	REMOVE	270	12	TREE	DEAD	PRESERVE	385	24	OAK	GOOD	REMOVE	500	10	PINE	POOR	POOR	613	8	HICKORY	FAIR	POOR
41	18	TREE	POOR	PRESERVE	156	13	PINE	GOOD	REMOVE	271	24	TREE	DEAD	PRESERVE	386	8	WALNUT	GOOD	REMOVE	501	8	HICKORY	FAIR	POOR	614	7	HICKORY	FAIR	POOR
42	6	COTTONWOOD	POOR	PRESERVE	157	12	WALNUT	FAIR	REMOVE	272	24	TREE	DEAD	PRESERVE	387	8	WALNUT	GOOD	REMOVE	502	8	HICKORY	FAIR	POOR	615	8	HICKORY	FAIR	POOR
43	12	COTTONWOOD	POOR	PRESERVE	158	4	WALNUT	GOOD	REMOVE	273	9	MAPLE	GOOD	PRESERVE	388	5	WALNUT	GOOD	REMOVE	503	13	PINE	GOOD	POOR	616	11	PINE	POOR	REMOVE
44	10	TREE	POOR	PRESERVE	159	13	PINE	GOOD	REMOVE	274	13	WALNUT	DEAD	PRESERVE	389	5	WALNUT	GOOD	REMOVE	504	5	HICKORY	POOR	POOR	617	11	PINE	POOR	REMOVE
45	10	TREE	POOR	PRESERVE	160	19	PINE	GOOD	REMOVE	275	11	TREE	DEAD	PRESERVE	390	5	HICKORY	GOOD	PRESERVE	505	5	HICKORY	POOR	POOR	618	11	PINE	POOR	REMOVE
46	8	HICKORY	GOOD	PRESERVE	161	12	PINE	FAIR	REMOVE	276	13	LOCUST	GOOD	PRESERVE	391	4	HICKORY	GOOD	PRESERVE	506	6	TREE	DEAD	POOR	619	8	ASH	FAIR	POOR
47	8	HICKORY	GOOD	PRESERVE	162	12	PINE	FAIR	REMOVE	277	13	LOCUST	GOOD	PRESERVE	392	5	BOXELDER	FAIR	PRESERVE	507	7	HICKORY	FAIR	POOR	620	12	HICKORY	POOR	REMOVE
48	8	HICKORY	GOOD	PRESERVE	163	5	WALNUT	GOOD	REMOVE	278	5	ELM	GOOD	PRESERVE	393	5	BOXELDER	FAIR	PRESERVE	508	7	HICKORY	FAIR	POOR	621	8	ASH	FAIR	POOR
49	4	ELM	FAIR	PRESERVE	164	5	MAPLE	GOOD	REMOVE	279	13	WALNUT	GOOD	PRESERVE	394	4	HICKORY	GOOD	PRESERVE	509	4	HICKORY	FAIR	POOR	622	10	PINE	POOR	REMOVE
50	5	HICKORY	FAIR	PRESERVE	165	13	TREE	DEAD	REMOVE	280	9	WALNUT	FAIR	PRESERVE	395	4	WALNUT	FAIR	REMOVE	510	4	ELM	FAIR	FAIR	623	12	PINE	FAIR	POOR
51	5	HICKORY	FAIR	PRESERVE	166	13	TREE	DEAD	REMOVE	281	9	WALNUT	FAIR	PRESERVE	396	4	WALNUT	FAIR	REMOVE	511	4	ELM	FAIR	FAIR	624	10	PINE	FAIR	POOR
52	8	HICKORY	GOOD	PRESERVE	167	15	PINE	FAIR	REMOVE	282	4	OAK	GOOD	PRESERVE	397	4	HICKORY	FAIR	PRESERVE	512	12	HICKORY	GOOD	GOOD	625	10	PINE	FAIR	POOR
53	2	HICKORY	GOOD	PRESERVE	168	7	MULBERRY	FAIR	REMOVE	283	8	ELM	FAIR	PRESERVE	398	6	HICKORY	FAIR	REMOVE	513	6	HICKORY	FAIR	FAIR	626	9	PINE	FAIR	REMOVE
54	11	TREE	DEAD	PRESERVE	169	11	WALNUT	DEAD	REMOVE	284	8	WALNUT	POOR	PRESERVE	399	4	WALNUT	FAIR	REMOVE	514	6	HICKORY	FAIR	FAIR	627	11	PINE	FAIR	REMOVE
55	11	TREE	DEAD	PRESERVE	170	6	PINE	GOOD	REMOVE	285	4	ELM	POOR	PRESERVE	400	5	WALNUT	GOOD	PRESERVE	515	5	HICKORY	FAIR	FAIR	628	9	PINE	FAIR	REMOVE
56	10	TREE	DEAD	PRESERVE	171	18	PINE	GOOD	REMOVE	286	7	ELM	FAIR	PRESERVE	401	5	HICKORY	FAIR	REMOVE	516	8	HICKORY	FAIR	FAIR	629	9	PINE	FAIR	REMOVE
57	5	HAWTHORN	GOOD	PRESERVE	172	10	OAK	GOOD	REMOVE	287	4	ELM	POOR	PRESERVE	402	5	WALNUT	GOOD	PRESERVE	517	8	BEECH	GOOD	POOR	630	10	HICKORY	POOR	REMOVE
58	15	LOCUST	POOR	PRESERVE	173	10	OAK	GOOD	REMOVE	288	5																		

	L-4	SHEET	PROJECT	DATE	8/6/2020
Farris Planning & Design LAND PLANNING ARCHITECTURE Suite #01 Columbia, OH 43215 www.farrispplanninganddesign.com P (614) 497-1364 F (614) 497-1364	RAVINES AT TAYLOR PREPARED FOR: ADVANCED CIVIL DESIGN 781 SCIENCE BOULEVARD, SUITE 100 GAHANNA, OH 43230	TREE REMOVAL PLAN	REVISIONS		

TREE #	#	SPECIES	CONDITION	STATUS
1036	10	TREE	DEAD	REMOVE
1037	10	ASH	FAIR	REMOVE
1038	10	ASH	FAIR	REMOVE
1039	10	PINE	FAIR	REMOVE
1040	9	PINE	POOR	REMOVE
1041	9	PINE	POOR	REMOVE
1042	13	TREE	DEAD	REMOVE
1043	11	TREE	DEAD	REMOVE
1044	5	ELM	GOOD	REMOVE
1045	4	ELM	GOOD	REMOVE
1046	10	OAK	FAIR	REMOVE
1047	9	OAK	FAIR	REMOVE
1048	9	ELM	POOR	REMOVE
1049	41	COTTONWOOD	GOOD	REMOVE
1050	41	COTTONWOOD	GOOD	REMOVE
1051	5	ELM	FAIR	REMOVE
1052	5	ELM	FAIR	REMOVE
1053	4	ELM	POOR	REMOVE
1054	4	ELM	POOR	REMOVE
1055	4	ELM	POOR	REMOVE
1056	11	ELM	FAIR	REMOVE
1057	11	ELM	FAIR	REMOVE
1058	13	POOR	POOR	REMOVE
1059	16	LOCLUST	POOR	REMOVE
1060	16	LOCLUST	FAIR	REMOVE
1061	5	LOCLUST	FAIR	REMOVE
1062	6	BOELDER	GOOD	REMOVE
1063	6	BOELDER	FAIR	REMOVE
1064	7	BOELDER	FAIR	REMOVE
1065	7	BIRCH	GOOD	REMOVE
1066	5	BIRCH	POOR	REMOVE
1067	5	BIRCH	POOR	REMOVE
1068	10	BIRCH	GOOD	REMOVE
1069	5	TREE	DEAD	REMOVE
1070	12	LOCLUST	GOOD	REMOVE
1071	12	LOCLUST	POOR	REMOVE
1072	11	LOCLUST	FAIR	REMOVE
1073	5	LOCLUST	POOR	REMOVE
1074	5	LOCLUST	POOR	REMOVE
1075	8	LOCLUST	FAIR	REMOVE
1076	39	MAFLE	FAIR	REMOVE
1077	12	COTTONWOOD	GOOD	REMOVE
1078	37	COTTONWOOD	GOOD	REMOVE
1079	17	OAK	GOOD	REMOVE
1080	17	OAK	GOOD	REMOVE
1081	12	HICKORY	GOOD	REMOVE
1082	12	HICKORY	FAIR	REMOVE
1083	13	WALNUT	FAIR	REMOVE
1084	5	ELM	POOR	REMOVE
1085	5	HICKORY	POOR	REMOVE
1086	5	HICKORY	POOR	REMOVE
1087	4	ELM	FAIR	REMOVE
1088	4	ELM	FAIR	REMOVE
1089	4	ELM	FAIR	REMOVE
1090	4	ELM	FAIR	REMOVE
1091	7	ELM	FAIR	REMOVE
1101	7	ELM	FAIR	REMOVE
1102	7	ASH	FAIR	REMOVE
1103	7	ASH	FAIR	REMOVE
1104	11	BOELDER	FAIR	REMOVE
1105	8	BOELDER	GOOD	REMOVE
1106	13	BOELDER	DEAD	REMOVE
1107	13	BOELDER	DEAD	REMOVE
1108	16	TREE	DEAD	REMOVE
1109	5	TREE	DEAD	REMOVE
1110	5	ASH	FAIR	REMOVE
1111	14	ASH	POOR	REMOVE
1112	17	TREE	DEAD	REMOVE
1113	17	TREE	DEAD	REMOVE
1114	7	BOELDER	FAIR	REMOVE
1115	5	LOCLUST	FAIR	REMOVE
1116	8	TREE	DEAD	REMOVE
1117	8	LOCLUST	GOOD	REMOVE
1118	19	COTTONWOOD	GOOD	REMOVE
1119	15	COTTONWOOD	GOOD	REMOVE
1120	15	COTTONWOOD	GOOD	REMOVE
1121	5	TREE	DEAD	REMOVE
1122	18	COTTONWOOD	FAIR	REMOVE
1123	18	COTTONWOOD	FAIR	REMOVE
1124	5	ASH	POOR	REMOVE
1125	4	BOELDER	FAIR	REMOVE
1126	7	BOELDER	POOR	REMOVE
1127	7	COTTONWOOD	GOOD	REMOVE
1128	6	OAK	GOOD	REMOVE
1129	11	LOCLUST	FAIR	REMOVE
1130	11	LOCLUST	FAIR	REMOVE
1131	4	BOELDER	FAIR	REMOVE
1132	7	BOELDER	FAIR	REMOVE
1133	11	BOELDER	FAIR	REMOVE
1134	6	BOELDER	POOR	REMOVE
1135	6	BOELDER	GOOD	REMOVE
1136	13	FAIR	FAIR	REMOVE
1137	13	LOCLUST	FAIR	REMOVE
1138	10	ELM	FAIR	REMOVE
1139	13	TREE	DEAD	REMOVE
1140	13	TREE	DEAD	REMOVE
1141	6	BOELDER	GOOD	REMOVE
1142	12	TREE	DEAD	REMOVE
1143	12	TREE	DEAD	REMOVE
1144	6	BOELDER	POOR	REMOVE
1145	13	TREE	DEAD	REMOVE
1146	7	FAIR	FAIR	REMOVE
1147	6	BOELDER	FAIR	REMOVE
1148	9	ASH	FAIR	REMOVE
1149	7	BOELDER	FAIR	REMOVE
1150	7	BOELDER	FAIR	REMOVE

*** 202 TOTAL TREES:
705 AND 1179 ARE NOT APPLICABLE.

TREE #			SPECIES			CONDITION			STATUS			TREE #			SPECIES			CONDITION			STATUS				
860	5	BOYSLDER	FAIR	FAIR	PRESERVE	921	5	HICKORY	FAIR	REMOVE	921	5	HICKORY	FAIR	REMOVE	922	5	BOYSLDER	FAIR	REMOVE	922	5	BOYSLDER	FAIR	REMOVE
861	6	BOYSLDER	FAIR	FAIR	PRESERVE	923	12	ELM	FAIR	REMOVE	923	12	ELM	FAIR	REMOVE	924	6	BOYSLDER	FAIR	REMOVE	924	6	BOYSLDER	FAIR	REMOVE
867	5	ELM	FAIR	PRESERVE	925	12	HICKORY	FAIR	REMOVE	925	12	HICKORY	FAIR	REMOVE	926	5	ELM	FAIR	REMOVE	926	5	ELM	FAIR	REMOVE	
810	5	BOYSLDER	FAIR	PRESERVE	927	12	ELM	FAIR	REMOVE	927	12	ELM	FAIR	REMOVE	928	5	BOYSLDER	FAIR	REMOVE	928	5	BOYSLDER	FAIR	REMOVE	
812	25	HICKORY	FAIR	REMOVE	927	25	MATE	FAIR	REMOVE	928	25	MATE	FAIR	REMOVE	929	5	BOYSLDER	FAIR	REMOVE	929	5	BOYSLDER	FAIR	REMOVE	
813	5	BOYSLDER	FAIR	REMOVE	928	5	BOYSLDER	FAIR	REMOVE	930	5	BOYSLDER	FAIR	REMOVE	931	5	BOYSLDER	FAIR	REMOVE	931	5	BOYSLDER	FAIR	REMOVE	
815	4	ELM	FAIR	REMOVE	929	5	BOYSLDER	FAIR	REMOVE	932	5	BOYSLDER	FAIR	REMOVE	933	5	BOYSLDER	FAIR	REMOVE	933	5	BOYSLDER	FAIR	REMOVE	
816	14	STYAMORE	FAIR	REMOVE	931	6	BOYSLDER	FAIR	REMOVE	934	5	ASH	FAIR	REMOVE	935	5	ASH	FAIR	REMOVE	935	5	ASH	FAIR	REMOVE	
818	6	BOYSLDER	POOR	REMOVE	932	5	BOYSLDER	POOR	REMOVE	936	5	ASH	FAIR	REMOVE	937	5	HICKORY	FAIR	REMOVE	937	5	HICKORY	FAIR	REMOVE	
819	7	BOYSLDER	POOR	REMOVE	934	5	BOYSLDER	POOR	REMOVE	938	5	ASH	FAIR	REMOVE	939	5	BOYSLDER	POOR	REMOVE	939	5	BOYSLDER	POOR	REMOVE	
820	7	BOYSLDER	POOR	REMOVE	935	5	BOYSLDER	POOR	REMOVE	940	5	ASH	FAIR	REMOVE	941	6	BOYSLDER	POOR	REMOVE	941	6	BOYSLDER	POOR	REMOVE	
821	7	BOYSLDER	POOR	REMOVE	936	5	BOYSLDER	POOR	REMOVE	942	5	ASH	FAIR	REMOVE	943	5	BOYSLDER	POOR	REMOVE	943	5	BOYSLDER	POOR	REMOVE	
822	6	BOYSLDER	FAIR	REMOVE	937	5	BOYSLDER	FAIR	REMOVE	944	5	COTTONWOOD	FAIR	REMOVE	945	5	COTTONWOOD	FAIR	REMOVE	945	5	COTTONWOOD	FAIR	REMOVE	
823	12	COTTONWOOD	FAIR	REMOVE	938	5	BOYSLDER	FAIR	REMOVE	946	5	COTTONWOOD	FAIR	REMOVE	947	5	OAK	FAIR	REMOVE	947	5	OAK	FAIR	REMOVE	
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825	6	BOYSLDER	FAIR	REMOVE	940	5	BOYSLDER	FAIR	REMOVE	950	5	ASH	FAIR	REMOVE	951	6	BOYSLDER	FAIR	REMOVE	951	6	BOYSLDER	FAIR	REMOVE	
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827	6	BOYSLDER	POOR	REMOVE	942	5	BOYSLDER	POOR	REMOVE	954	5	ASH	FAIR	REMOVE	955	5	COTTONWOOD	FAIR	REMOVE	955	5	COTTONWOOD	FAIR	REMOVE	
828	6	BOYSLDER	POOR	REMOVE	943	5	BOYSLDER	POOR	REMOVE	956	5	COTTONWOOD	FAIR	REMOVE	957	5	OAK	FAIR	REMOVE	957	5	OAK	FAIR	REMOVE	
829	5	BOYSLDER	POOR	REMOVE	944	5	BOYSLDER	POOR	REMOVE	958	5	OAK	FAIR	REMOVE	959	5	OAK	FAIR	REMOVE	959	5	OAK	FAIR	REMOVE	
830	5	BOYSLDER	POOR	REMOVE	945	5	BOYSLDER	POOR	REMOVE	960	5	OAK	FAIR	REMOVE	961	9	OAK	FAIR	REMOVE	961	9	OAK	FAIR	REMOVE	
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832	6	BOYSLDER	FAIR	REMOVE	947	5	BOYSLDER	FAIR	REMOVE	964	5	ASH	FAIR	REMOVE	965	5	ASH	FAIR	REMOVE	965	5	ASH	FAIR	REMOVE	
833	6	BOYSLDER	FAIR	REMOVE	948	5	BOYSLDER	FAIR	REMOVE	966	5	ASH	FAIR	REMOVE	967	5	HICKORY	FAIR	REMOVE	967	5	HICKORY	FAIR	REMOVE	
834	25	COTTONWOOD	FAIR	REMOVE	949	5	COTTONWOOD	FAIR	REMOVE	968	5	HICKORY	POOR	REMOVE	969	4	HICKORY	POOR	REMOVE	969	4	HICKORY	POOR	REMOVE	
835	25	COTTONWOOD	FAIR	REMOVE	950	5	COTTONWOOD	FAIR	REMOVE	970	6	HICKORY	POOR	REMOVE	971	9	PINE	POOR	REMOVE	971	9	PINE	POOR	REMOVE	
836	7	BOYSLDER	FAIR	REMOVE	951	6	BOYSLDER	FAIR	REMOVE	972	5	HICKORY	POOR	REMOVE	973	8	HICKORY	POOR	REMOVE	973	8	HICKORY	POOR	REMOVE	
837	5	HICKORY	FAIR	REMOVE	952	5	HICKORY	FAIR	REMOVE	974	13	SPRICE	FAIR	REMOVE	975	10	HICKORY	POOR	REMOVE	975	10	HICKORY	POOR	REMOVE	
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839	5	MATE	FAIR	REMOVE	954	10	SPRICE	FAIR	REMOVE	978	12	SPRICE	FAIR	REMOVE	979	12	SPRICE	FAIR	REMOVE	979	12	SPRICE	FAIR	REMOVE	
840	10	SPRICE	FAIR	REMOVE	955	14	SPRICE	FAIR	REMOVE	980	9	SPRICE	FAIR	REMOVE	981	12	SPRICE	FAIR	REMOVE	981	12	SPRICE	FAIR	REMOVE	
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842	12	PINE	FAIR	REMOVE	957	10	HICKORY	POOR	REMOVE	984	8	PINE	POOR	REMOVE	985	4	PINE	POOR	REMOVE	985	4	PINE	POOR	REMOVE	
843	10	SPRICE	FAIR	REMOVE	958	14	SPRICE	FAIR	REMOVE	986	4	SPRICE	FAIR	REMOVE	987	8	PINE	POOR	REMOVE	987	8	PINE	POOR	REMOVE	
844	10	ELM	FAIR	REMOVE	959	5	OAK	FAIR	REMOVE	988	6	SPRICE	FAIR	REMOVE	989	6	SPRICE	FAIR	REMOVE	989	6	SPRICE	FAIR	REMOVE	
845	10	ELM	FAIR	REMOVE	960	5	OAK	FAIR	REMOVE	990	11	PINE	FAIR	REMOVE	991	7	PINE	FAIR	REMOVE	991	7	PINE	FAIR	REMOVE	
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847	8	ELM	FAIR	REMOVE	962	5	HICKORY	FAIR	REMOVE	994	10	PINE	FAIR	REMOVE	995	12	PINE	GOOD	REMOVE	995	12	PINE	GOOD	REMOVE	
848	4	ELM	FAIR	REMOVE	963	5	HICKORY	FAIR	REMOVE	996	10	PINE	FAIR	REMOVE	997	10	PINE	GOOD	REMOVE	997	10	PINE	GOOD	REMOVE	
849	5	BOYSLDER	POOR	REMOVE	964	5	BOYSLDER	POOR	REMOVE	998	6	SPRICE	FAIR	REMOVE	999	6	SPRICE	FAIR	REMOVE	999	6	SPRICE	FAIR	REMOVE	
850	5	BOYSLDER	POOR	REMOVE	965	5	BOYSLDER	POOR	REMOVE	1000	6	SPRICE	FAIR	REMOVE	1001	11	SPRICE	FAIR	REMOVE	1001	11	SPRICE	FAIR	REMOVE	
851	5	BOYSLDER	POOR	REMOVE	966	5	BOYSLDER	POOR	REMOVE	1002	6	SPRICE	FAIR	REMOVE	1003	20	BOYSLDER	FAIR	REMOVE	1003	20	BOYSLDER	FAIR	REMOVE	
852	12	COTTONWOOD	FAIR	REMOVE	967	6	HICKORY	FAIR	REMOVE	1004	7	ELM	FAIR	REMOVE	1005	10	ELM	FAIR	REMOVE	1005	10	ELM	FAIR	REMOVE	
853	12	COTTONWOOD	FAIR	REMOVE	968	5	HICKORY	FAIR	REMOVE	1006	11	HICKORY	POOR	REMOVE	1007	12	HICKORY	POOR	REMOVE	1007	12	HICKORY	POOR	REMOVE	
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858	6	OAK	FAIR	REMOVE	973	8	HICKORY	POOR	REMOVE	1016	5	ELM	GOOD	REMOVE	1017	10	PINE	FAIR	REMOVE	1017	10	PINE	FAIR	REMOVE	
859	8	OAK	FAIR	REMOVE	974	13	SPRICE	FAIR	REMOVE	1018	10	PINE	FAIR	REMOVE	1019	10	PINE	FAIR	REMOVE	1019	10	PINE	FAIR	REMOVE	
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874	10	PINE	FAIR	REMOVE	989	6	SPRICE	FAIR	REMOVE	1048	10	ELM	FAIR	REMOVE	1049	8	ELM	FAIR	REMOVE	1049	8	ELM	FAIR	REMOVE	
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878	7	ASH	FAIR	REMOVE	993	6	SPRICE	FAIR	REMOVE	1056	10	ELM	FAIR	REMOVE	1057	10	ELM	FAIR	REMOVE	1057	10	ELM	FAIR</		

Tree #	Size	Species	Condition
691	6	Hickory	FAIR
692	6	Red Pine	GOOD
693	16	Red Pine	GOOD
694	22	Maple	FAIR
695	5	Red Pine	FAIR
696	5	Trill	POOR
697	6	Elm	FAIR
698	4	Beltch	POOR
699	5	Elm	GOOD
700	9	Elm	GOOD
701	5	Elm	FAIR
702	5	Hickory	FAIR
703	5	Hickory	POOR
704	5	Pine	FAIR
705	5	Pine	FAIR
706	20	Hickory	GOOD
707	N/A	Hickory	N/A
708	22	Spice	GOOD
709	13	Spice	FAIR
710	17	Spice	POOR
711	17	Spice	POOR
712	17	Spice	POOR
713	21	Spice	FAIR
714	9	Elm	FAIR
715	13	Walnut	GOOD
716	13	Walnut	GOOD
717	37	Spice	FAIR
718	5	Elm	FAIR
719	5	Elm	FAIR
720	5	Ash	POOR
721	11	Ash	FAIR
722	11	Ash	FAIR
723	9	Boxelder	POOR
724	5	Boxelder	POOR
725	11	Boxelder	POOR
726	11	Boxelder	POOR
727	4	Boxelder	GOOD
728	4	Mulberry	FAIR
729	7	Boxelder	GOOD
730	10	Boxelder	GOOD
731	10	Boxelder	FAIR
732	10	Boxelder	FAIR
733	6	Boxelder	FAIR
734	13	Tree	DEAD
735	13	Tree	DEAD
736	13	Tree	DEAD
737	10	Tree	DEAD
738	6	Boxelder	FAIR
739	6	Boxelder	FAIR
740	6	Boxelder	POOR
741	5	Boxelder	GOOD
742	5	Boxelder	GOOD
743	6	Boxelder	POOR
744	20	Stachoe	FAIR
745	6	Boxelder	FAIR
746	8	Tree	DEAD
747	7	Tree	DEAD
748	12	Walnut	FAIR
749	12	Elm	FAIR
750	6	Elm	FAIR
751	5	Ash	FAIR
752	5	Ash	FAIR
753	22	Boxelder	FAIR
754	4	Ash	FAIR
755	12	Locust	GOOD
756	12	Hackberry	GOOD
757	12	Locust	FAIR
758	6	Boxelder	DEAD
759	6	Boxelder	GOOD
760	6	Boxelder	GOOD
761	3	Boxelder	POOR
762	3	Boxelder	POOR
763	5	Boxelder	POOR
764	8	Boxelder	FAIR
765	8	Boxelder	FAIR
766	7	Boxelder	FAIR
767	4	Boxelder	FAIR
768	7	Boxelder	GOOD
769	7	Boxelder	GOOD
770	5	Tree	DEAD
771	10	Boxelder	POOR
772	10	Boxelder	POOR
773	9	Boxelder	FAIR
774	6	Boxelder	FAIR
775	9	Boxelder	FAIR
776	5	Boxelder	POOR
777	7	Boxelder	DEAD
778	5	Tree	GOOD
779	11	Locust	POOR
780	14	Boxelder	POOR
781	8	Boxelder	GOOD
782	2	Boxelder	GOOD
783	5	Boxelder	POOR
784	5	Ash	GOOD
785	10	Boxelder	FAIR
786	10	Boxelder	FAIR
787	7	Boxelder	GOOD
788	4	Boxelder	GOOD
789	4	Boxelder	FAIR
790	4	Elm	FAIR
791	4	Elm	FAIR
792	4	Boxelder	DEAD
793	5	Boxelder	POOR
794	5	Boxelder	FAIR
795	5	Boxelder	POOR
796	5	Boxelder	POOR
797	5	Tree	POOR
798	5	Tree	POOR
799	6	Tree	DEAD
800	6	Elm	FAIR
801	13	Boxelder	GOOD
802	13	Boxelder	GOOD
803	8	Elm	GOOD
804	5	Elm	FAIR
805	5	Boxelder	FAIR

DATE	8/6/2020
PROJECT	
SHEET	

Faris Planning & Design

LANDSCAPE ARCHITECTURE

2403 N. 58th Street
P.O. Box 437194
Columbus, OH 43215
www.farisplanninganddesign.com

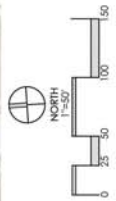
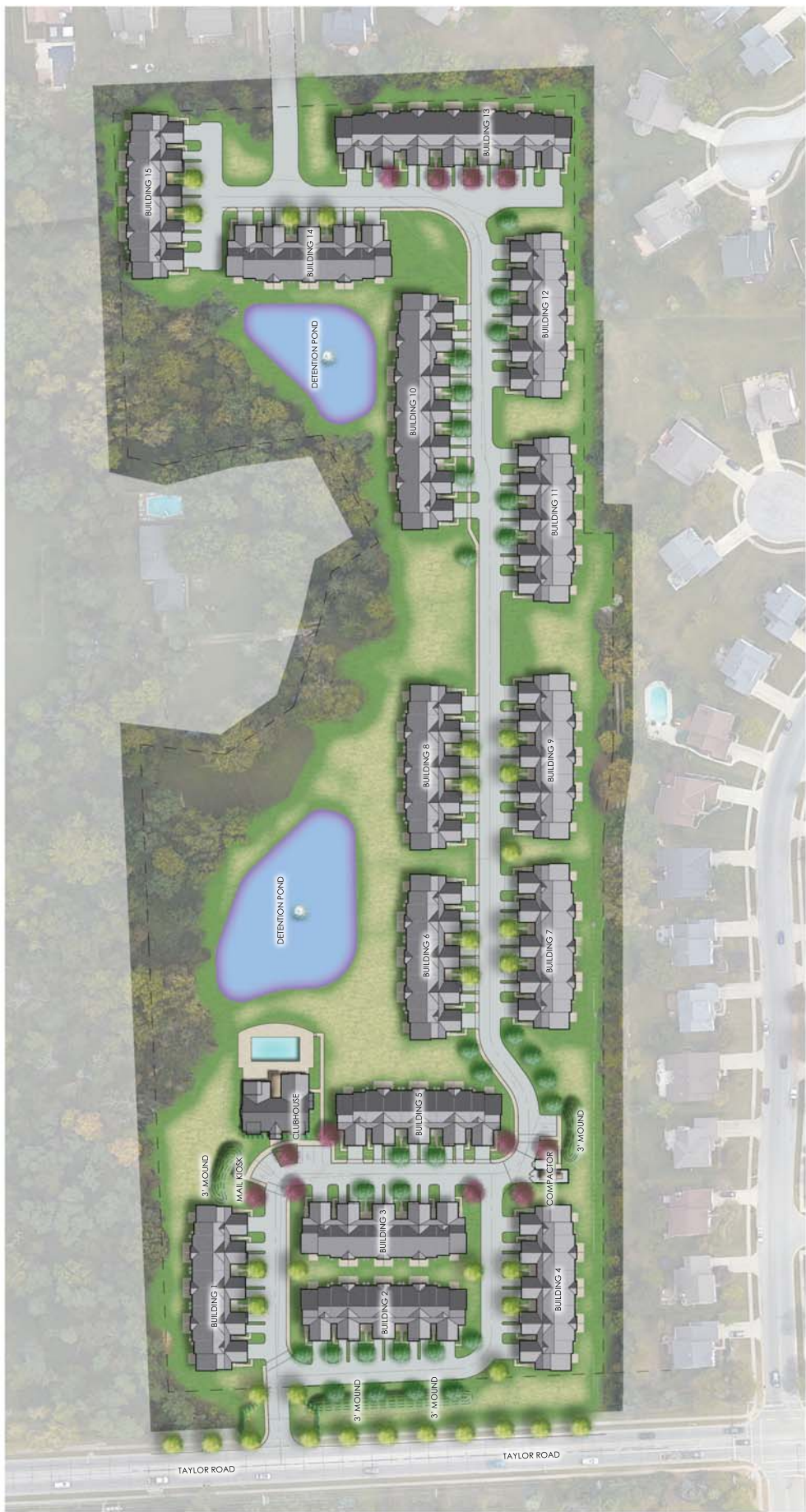
Scale: 401'

781 SCIENCE BOULEVARD, SUITE 100
GAYMANNA, OH 43230

RAVINES AT TAYLOR
ADVANCED CIVIL DESIGN
PRAIRIE RIDGE

ILLUSTRATIVE PLAN

REVISIONS





BUILDING B - OPTION 2

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1112 berardi@berardi.com

D.2.b



BUILDING B - OPTION 1

BERARDI+
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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1112 berardiplus.com

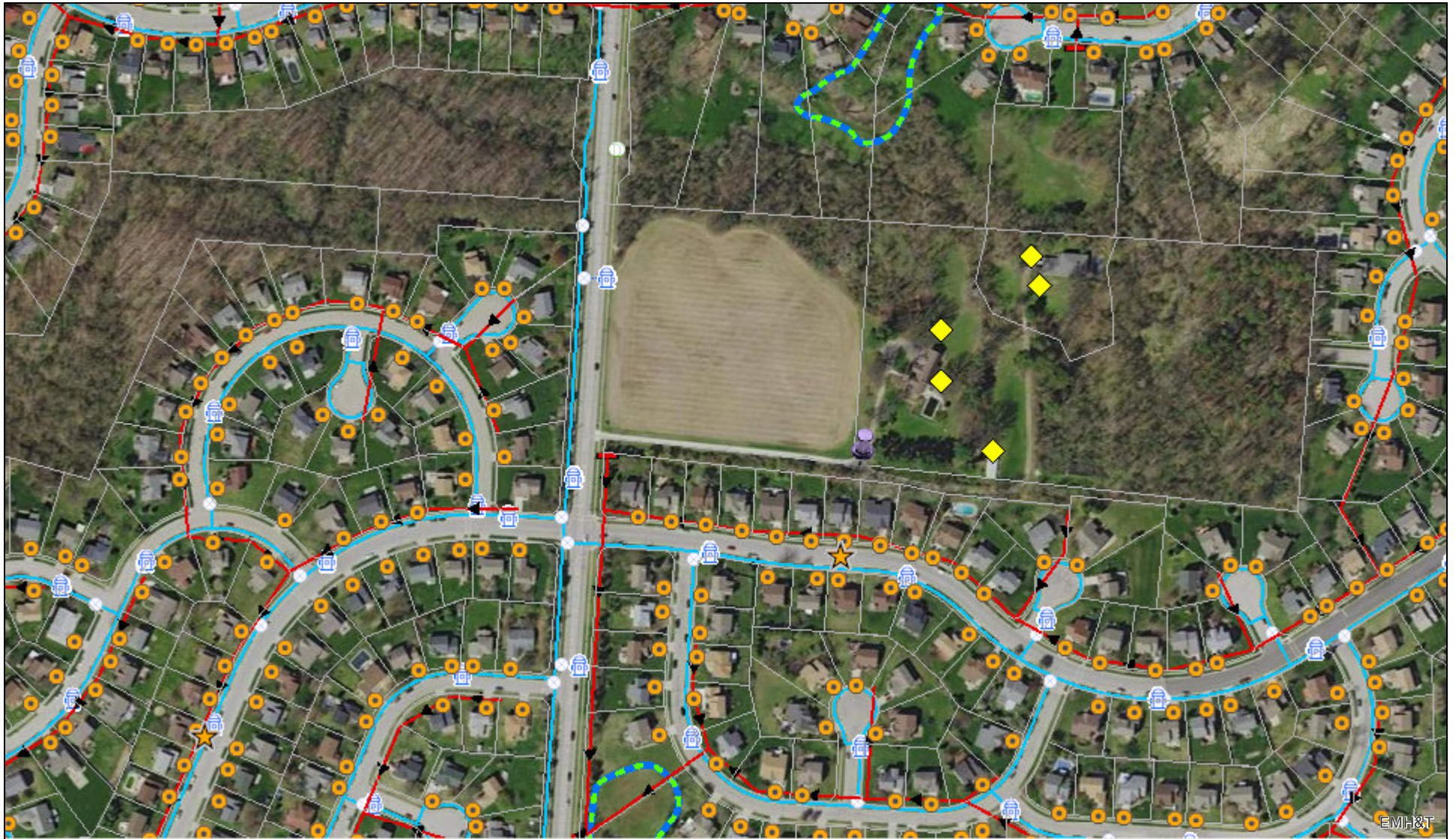
D.2.b



BUILDING A

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D.2.b



Printed Date: 8/19/2020

The City of Reynoldsburg Utility GIS

Map Title

1 inch = 376 feet

