



AGENDA

**PLANNING COMMISSION
THURSDAY, AUGUST 6, 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 – July 9, 2020
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

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

D. NEW BUSINESS

1. App# 2020-5312; 7345-7347 E Main Street; Christene Logesky (Vick's & 1883 Locale); Certificate of Appropriateness - Historic District
2. App #2020-5313; 2364 Taylor Park Drive; Allan Wiley (GBC Design, Inc.); Major Site Plan (Chick-Fil-A)

E. OTHER BUSINESS

F. ADJOURNMENT



MINUTES

PLANNING COMMISSION THURSDAY, JULY 9, 2020 6:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – April 2, 2020

Minutes Stand Approved

RESULT:	ACCEPTED
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2. Planning Commission – Special Meeting – April 23, 2020

Minutes Stand Approved

RESULT:	ACCEPTED
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3. Planning Commission – Regular Meeting – May 7, 2020

Minutes Stand Approved

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Zollars.

B. PUBLIC COMMENT

No Public Comment

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application #2020-5224; 13985 Taylor Road SW; Applicant Patrick Reynolds (Cross Development); Major Site Plan - Caliber Collision

Ms. Wheeler:

Minutes Acceptance: Minutes of Jul 9, 2020 6:00 PM (APPROVAL OF MINUTES)

1. Project Summary

a) The applicant, Patrick Reynolds of Cross Development, is requesting Planning Commission approval of a Major Site Plan for the construction of a 16,100 sf auto body repair / collision shop (Caliber Collision). The lot is currently vacant.

2. Zoning Review

- a) The property is within the Community Commercial Zone. The proposed use ('Vehicular Repair' and/or 'Vehicular Care Services') is not listed as a permitted use in this district. A variance will be required.
- b) The proposed development complies with the CC District in terms of building height, lot coverage, and rear setback requirements. Variances will be required for the front yard setback, side yard setbacks, and parking location. The proposed development is consistent with existing development of surrounding parcels along Taylor Road SW.
- c) The required parking for the proposed use is 1 space for each 500 sf of floor area, therefore 32.2 spaces are required. The applicant has exceeded this requirement.
- d) Access to the site will be along a shared driveway with Big Sandy Superstore, for which an access easement has been provided.

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.
- b) Staff recommends APPROVAL of the proposed Major Site Plan.

Mr. Zollars: Any questions or comments for the applicant?

Mr. Benner: I have a few questions for Patrick. You represent the development, is anyone here from the company?

Mr. Reynolds: No, sir.

Mr. Benner: A few things I noticed, primarily the landscape calculations on the landscape page. Under the landscape calculations at the bottom it talks about frontage trees required and it says 1 per every linear feet. It goes on to say there is 145 linear feet and then divides it by 35. That seems to be an error. If you divide it by 30 it comes out to 4.8, which in my estimation would be five trees. I could be wrong.

Mr. Reynolds: I would have to look into that. I'm showing four, but you're saying we would need five?

Mr. Benner: 4.8 trees would seem to be five to me. It's not a huge deal but the math seems to be incorrect on the calculations. It comes out to four if you divide by 35, but the requirement is one every 30 feet.

Mr. Reynolds: It's probably an oversight on our part and I apologize. I don't see any concerns for spacing, it seems to be adequate for us to add an additional tree.

Mr. Benner: The other thing that I have is the security fence. The materials for that are chain link with privacy slats.

Mr. Reynolds: Correct.

Mr. Benner: That entire vehicle storage area to the east; that's a large storage area. In talking to the Development Director I was told the vehicles would be kept inside the building and the finished vehicles would be stored outside. How many vehicles will fit inside this building?

Mr. Reynolds: It's a very fluid situation. If they start on a specific vehicle and they are waiting on parts a lot of times they will move those in and out. They're not going to store vehicles inside, sorry that must have been miscommunication. To answer your question, if you look in the east side you'll see where it shows five bays and each one of those bays is designed to hold four vehicles. But, per our clients request we have satisfied their need based on the size of the building as it pertains to the floor plan.

Mr. Benner: The landscaping out front looks very nice. My concern is that with a collision shop there is going to be a lot of mangled metal sitting outside. I for one am not satisfied with slats in a chain link fence. I don't think it presents a real clean image. How much trouble would that be to be a solid vinyl fence or something along those lines?

Mr. Reynolds: So there is an opacity to the fence and I can give you some information on that, maybe prior to the zoning meeting. This seems to be a common or frequent question to come to light so I can certainly appreciate your concern with that. I think a lot of times we have a mom and pop junk yard in our mind with a rusted old chain link fence with some aluminum slats going diagonal with a white or green type of diamond pattern, at least that's what I picture. This is a much more tasteful material, it's almost a mesh cover. From a distance it kind of looks like a tasteful chain link fence.

Mr. Benner: We'll agree to disagree, I don't find chain link fences tasteful. You have no idea how many employees will be working here?

Mr. Reynolds: I do and I shared some information in an overview of the organization. With that, we would attribute this particular site to have about mid to low 30's as far as the employee count goes.

Mr. Benner: Excellent, thank you for that. My last question, I think you'll be submitting later, but what about signage out front? Do we have a plan for that?

Mr. Reynolds: We have a rendering for that and I will be happy to share. My apologies, I didn't know that was in questions here or I would have shared it. I would be happy to do so.

Mr. Zollars: Mr., Furst, Mr. Cullinan, anything from you?

Mr. Furst: Mr. Bowsher, maybe you could add a bit of color to Mr. Benner's question about the fence. I don't want to say we're hostile towards chain link fence, but there is a preference for other materials in our plan. I understand we want to have a welcoming business environment, but I do somewhat agree with Mr. Benner that I would have liked to see the

materials. I'm not sure I want to hold this up just to see the fence.

Mr. Bowsher: Let me throw this up here on the screen and see if we can talk through some of this. Mr. Reynolds, are we talking about something like this with black steel and some slats? These are metal slats that have been angled. If this is what we are talking about and inside of the metal its solid and you can't tell the difference. I think this looks attractive and could be a good model. Or even something like this.

Mr. Reynolds: I'm doing one of these in (Inaudible) right now and I had to present to zoning a board of the materials. I do have that here in an electronic format and that way we can be more definitive with that.

Mr. Zollars: While he is looking for that does anybody have any other questions?

Mr. Bowsher: As far as the sign is concerned. They will be required to match the existing style that Best Buy has at their monument sign. We're still talking about the brick facade at the bottom.

Mr. Zollars: I saw a black fence. What was that Mr. Reynolds?

Mr. Bowsher: That was mine that I showed.

Mr. Zollars: Can we just get this done with a condition for another option for the fence?

Mr. Bowsher: Whatever the Commission decides. I will share with all of you and I will work with Mr. Reynolds on making it as esthetically pleasing as possible.

Mr. Reynolds: I can show you that Caliber has very high standards and because of that they are going to require something tasteful in nature.

Mr. Benner: Is it necessary that we pass this with a condition if they still have to go to the zoning board? Can we not wait until we actually see the materials?

Mr. Zollars: What would we benefit from that?

Mr. Benner: Knowing what we are voting for.

Mr. Zollars: Well, it's conditional based on the fence.

Mr. Bowsher: The sign will come back. That's a separate so the sign is already coming back to you, but that's after they start the building process.

Mr. Zollars: Mr. Benner if you want to make that motion please go ahead.

Mr. Bowsher: Before you do that, hang on one second. Can everyone see my screen? Now this is a Caliber Collision that looks like a very similar model that they just did. Do you see

the fence that's right there? I feel like this fence is very similar to what I just showed you accept its not horizontal slats, it's vertical. Now is that something similar that we're talking about Patrick?

Mr. Reynolds: I believe that's a chain link fence. I believe you're looking at the gate and behind that is the mesh.

Mr. Bowsher: I'm thinking it's there, right?

Mr. Reynolds: To your point. What I would ask; I could have this to you tomorrow and circulate. My goal would be to have this wrapped up before the BZBA meeting on the 23rd. With that and I don't know with timing how your process works, but my goal is to have everything approved and pushing forward, going into the BZBA meeting without any question.

Mr. Bowsher: If anybody has any objections maybe I can make a suggestion. Knowing that we have to come back for the signage. Patrick if you could have the signage to us in the next few weeks, if they were to approve with the condition that they have to come back for the fence. Let's say he goes to BZBA and does what he needs to do there with some variances and then he comes back here and takes care of the signage and the fence at the same time, therefore this isn't a wasted meeting.

Mr. Benner: I'd like to make a motion that we approve this site plan with two conditions. One being the Planning Commission's approval of the fence material to be presented to us at a later date. Two that the sign meets our normal zoning requirements and is acceptable to the commission.

Mr. Furst: I'll second

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

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

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

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

App./Case#: 2020-5312
 Date Submitted: 7/9/2020
 Fee Amount: \$500

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid: \$500

I. PROPERTY INFORMATION	
Property Address: <u>7345 E Main St.</u>	Parcel ID#(s):
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Charlotte Vickers</u>	
Contact Email: <u>vichs90vrmetpizza@gmail.com</u>	Contact Phone Number: <u>614-282-6828</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Vichs Pizza LLC</u>	Contact Name: <u>Christene Logesky</u>
Contact Phone Number: <u>614 282 6828</u>	Contact Email: <u>contactus@andrewordchris</u>
IV. APPLICANT INFORMATION	
Applicant Name: <u>Christene Logesky</u>	Applicant Address: <u>1284 Deeds Rd.</u>
Applicant Phone Number: <u>614 282 6828</u>	Applicant Email: <u>contactus@andrewordchris</u>
☐ 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: <u>New signage and minor exterior improvements to include painting, staining, etc.</u>	

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: [Signature]

Date: 7-8-20

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

****OFFICE USE ONLY****

Additional Notes:

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

Add'l Approvals Req'd
☐ BZBA

Meeting Date: 8/6/2020

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

P&Z Admin.: _____ Date: _____

Attachment: App #2020-5312 (App# 2020-5312, 7345-7347 E Main Street, Christene Logesky (Vick's))

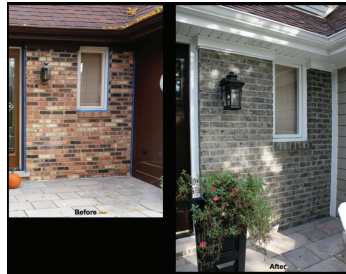


D.1.b

PRESENT



EXTERIOR BRICK RESTORATION PLAN



SAMPLE

We have chosen to stain the brick with a concrete stain from Sherwin Williams instead of painting it so that the brick maintains some contrast.



LOXON Vertical Concrete Stain

★★★★★

[Not Yet Rated](#) | [Write a Review](#) | [See all The Loxon® Family products](#)

With Loxon Vertical Concrete Stain, you can add color and weather protection to standing concrete structures to give them some extra appeal. Vertical Concrete Stain penetrates deeply into the concrete's pores to protect and finish leaving you with a clean and uniform surface color. This stain also acts as a water repellant and resists color fading, helping your structure look great long after the job is done.

Color	Options	Price
 SW 2849 Westchester Gray Remove Color	Container Size: 5 Gallon   Sheen: N/A  Base: Deep Base Change Base	Sign In to order online Sales Number: 6510-33052 Product Number: LX31W0053

All prices displayed are for U.S. Sherwin-Williams locations and are in U.S. Dollars. Prices do not include taxes or other fees as applicable.





D.1.b

PRESENT

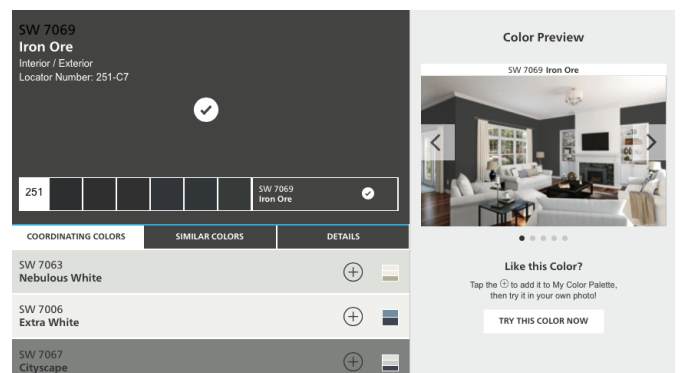
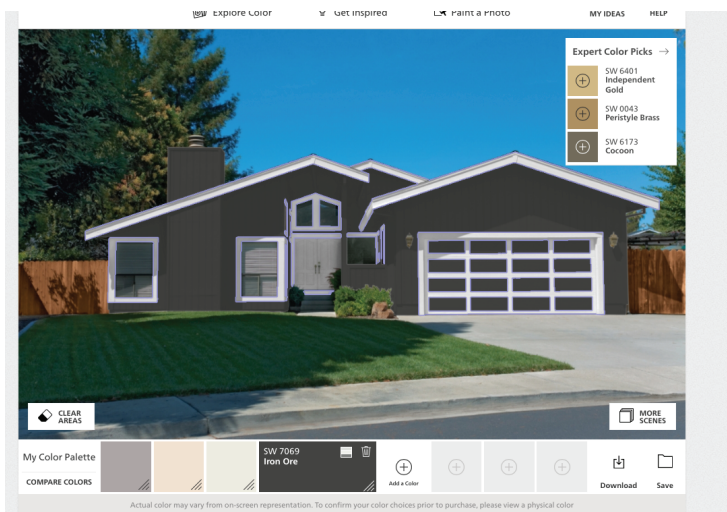


ADDITION CINDERBLOCK RESTORATION PLAN



At this time we are still receiving quotes on a garage door and 8 entry doors from several companies. We haven't landed on whether we will do wood or black due to what is available for our garage door.

Options are to get a new black garage door and paint doors black and replace venue doors with a traditional black looking door. OR to find a cherry wood custom garage and change all the doors.



PAIN T COLOR FROM SHERWIN WILLIA



D.1.b

PRESENT

1883 LOCALE LOGO
PAINTED WITH LIGHT OVER TOP



We are unsure at this time if the artist can paint the leaf in the logo on there or not.



LIGHTS TO BE USED AROUND THE BUILDING





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

App./Case#: 2020-5313
Date Submitted: 7/29/2020
Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address: 2634 Taylor Park Drive, Reynoldsburg, OH <u>2364</u>			FOR DISTRICT CHANGE ONLY	
Description of Location: Commercial lot			Proposed Zoning:	
Parcel ID#(s): 0440379100			Size of Area to be Rezoned:	
Number of Lots: 1	Present Zoning: CS	Present Use: Vacant Restaurant	Existing Structures:	
Complete Where Applicable:				
Engineer/Surveyor: GBC Design, Inc. - Allan Wiley				
Builder/Developer: Chick-fil-A, Inc. - Jenn Santelli				

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Chick-fil-A, Inc.	Property Owner Address(s): 5200 Buffington Road, Atlanta, GA 30349
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III. APPLICANT INFORMATION

Applicant Name: GBC Design, Inc. - Allan Wiley	Applicant Address: 565 White Pond Drive, Akron, OH 44320
Applicant Phone Number: 330-836-0228	Applicant Email: awiley@gbcdesign.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)
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Description of Project: Demolition of existing building and site so a new Chick-fil-A restaurant with a dual lane drive-thru can be constructed.

Demolition of existing building and site so a new Chick-fil-A restaurant with a dual lane drive-thru can be constructed. +

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: M.S.D. Digitally signed by Allan Wiley
Date: 2020.07.30 11:28:57 -04'00' **Date:** 7/30/2020

*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	Planning Com. Meeting Date: <u>8/6/2020</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Add'l Approvals Req'd ☐ BZBA	P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.

565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

CHICK-FIL-A
REYNOLDSBURG FSU
2364 TAYLOR PARK DRIVE
REYNOLDSBURG, OHIO 43068

FSU# 04248

REVISION SCHEDULE
NO. DATE DESCRIPTION

GBC PROJECT # 50311

PRINTED FOR

DATE 6/24/20

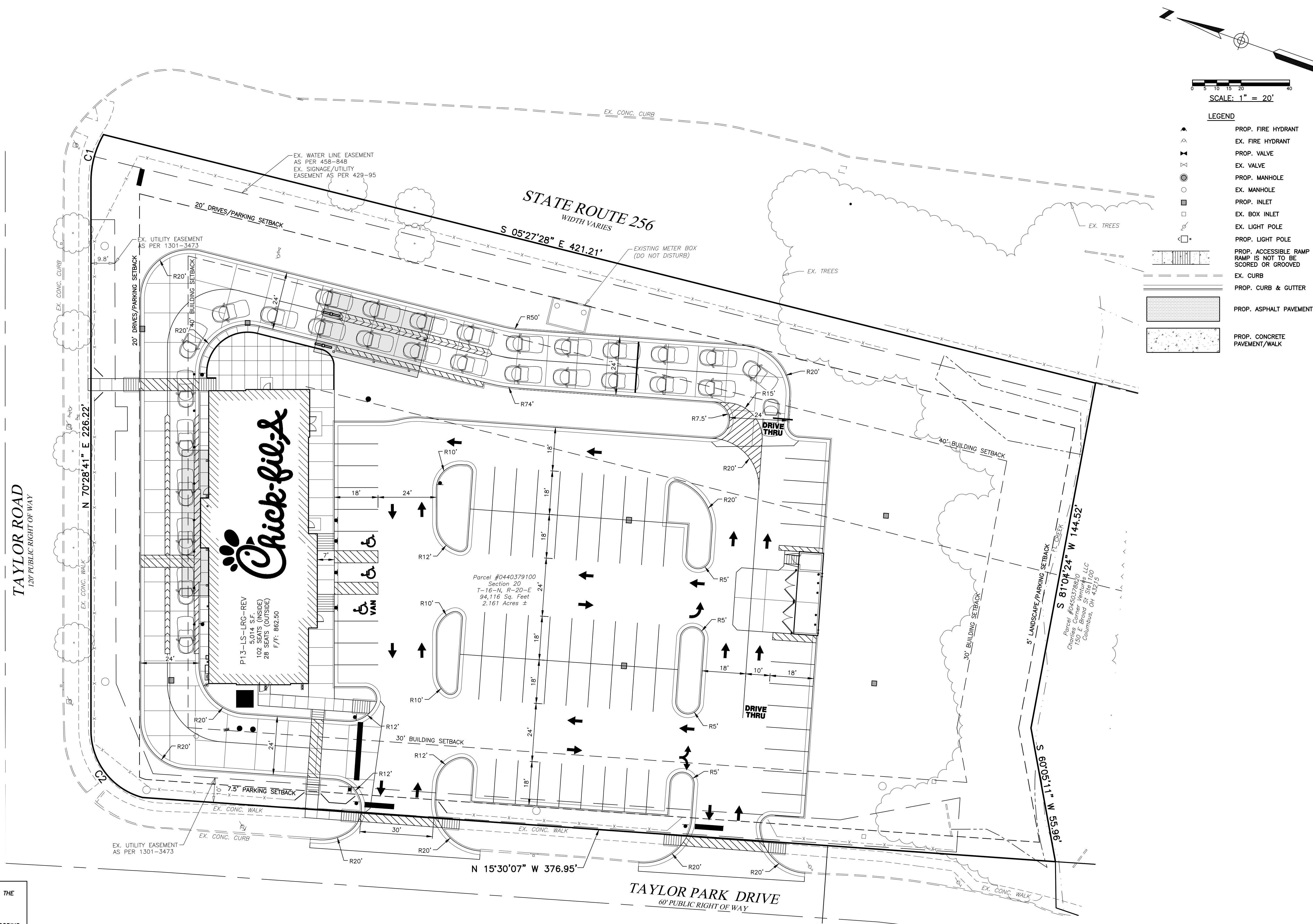
DRAWN BY BAW

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SHEET
SKETCH PLAN H

SHEET NUMBER

1 OF 1



BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 39049C0366K, DATED JUNE 17, 2008, THE PROPERTY SHOWN ON SURVEY LIES WITHIN:
ZONE X, AREA OF MINIMAL FLOOD HAZARD.
*FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.17'	38.50'	30°00'35"	10.32'	19.94'	N 85°28'14" E
C2	37.42'	28.50'	75°13'47"	21.96'	34.79'	N 32°51'43" E

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

DESIGN DEVELOPMENT PACKAGE

Reynoldsburg, OH

2364 Taylor Park Drive, Reynoldsburg, OH 43068

STORE NUMBER

4248



PERSPECTIVE VIEW - ENTRY

PROTOTYPE **P13_LS**

VERSION Approver

TIER TIER 1

BUILDING FOOTPRINT 4993

SEAT COUNT - INTERIOR 102

SEAT COUNT - EXTERIOR 16

SEATING TYPE STANDARD

REGISTERS 4

DRIVE-THRU YES

LEED NOT CERTIFIED

LANDSCAPING STANDARD

OPTIONS:

RESTROOM THREE FIXTURE

WATER FILTRATION TYPE 1

PLAYGROUND STANDARD

KITCHEN LAYOUT CENTERLINE

DESIGN SIGN-OFF

DESIGN LEADER

DATE

DESIGN DEVELOPMENT COVER SHEET

04248, 2364 Taylor Park Drive, Reynoldsburg, OH 43068

07/18/20

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.





PERSPECTIVE VIEW - REAR LEFT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
PROTOTYPICAL

INTERIOR MODIFICATIONS
PROTOTYPICAL

FRONT OF HOUSE MODIFICATIONS
PROTOTYPICAL

BACK OF HOUSE MODIFICATIONS
PROTOTYPICAL



PERSPECTIVE VIEW - FRONT LEFT



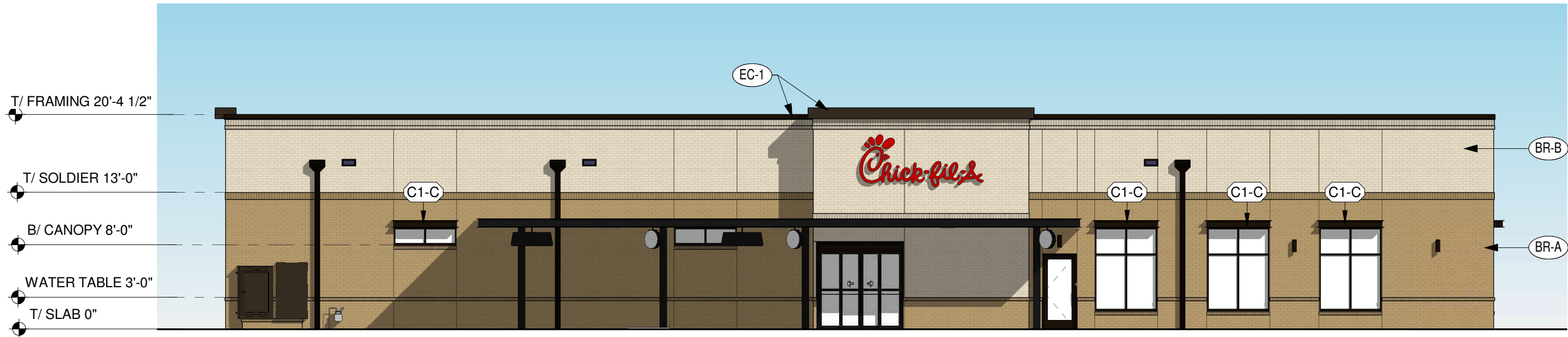
PERSPECTIVE VIEW - REAR RIGHT

PERSPECTIVE VIEWS



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

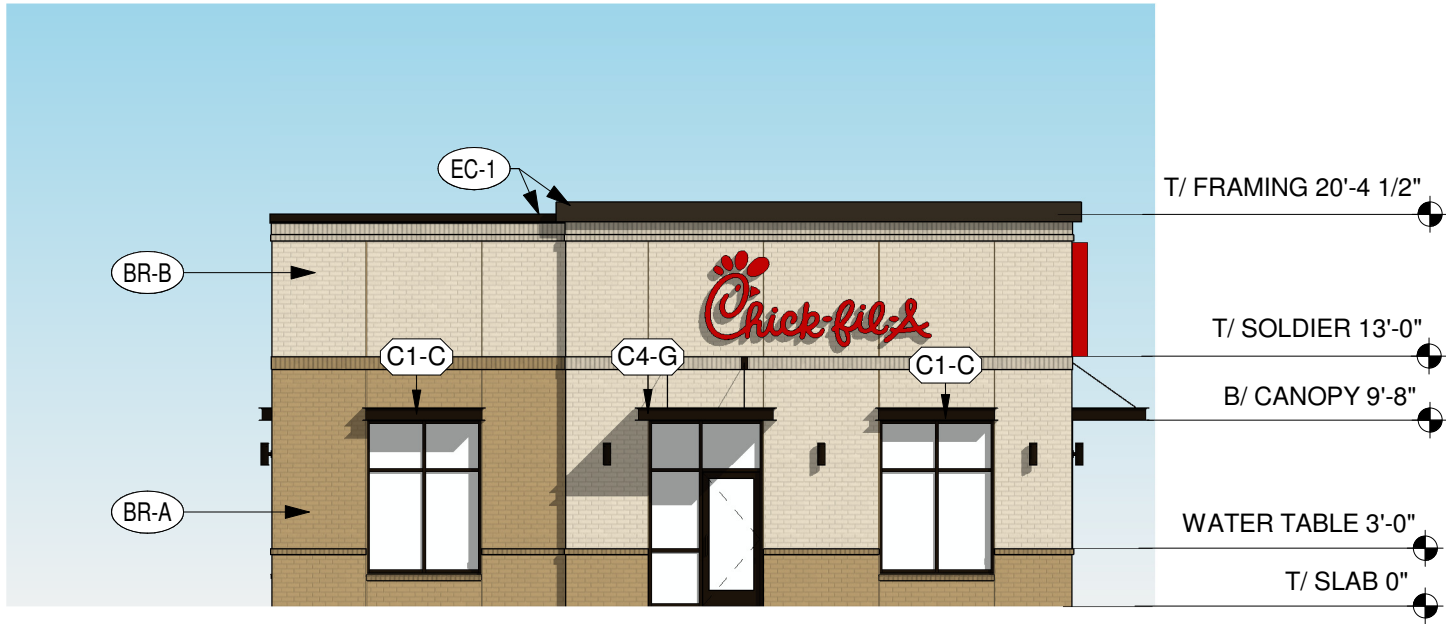
1" = 10'-0"

EXTERIOR ELEVATIONS

04248, 2364 Taylor Park Drive, Reynoldsburg, OH 43068

07/18/20

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"

EXTERIOR ELEVATIONS

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Inter Light
C1-A	Exterior Canopy	1	3'-4 1/2"	1'-0"	0"	Yes
C1-C	Exterior Canopy	12	6'-0"	1'-0"	0"	No
C3-B	Exterior Canopy	2	15'-0"	4'-0"	2'-4"	
C4-G	Exterior Canopy	1	7'-0"	4'-0"	2'-4"	Yes
Grand total		16				

EXTERIOR FINISHES



BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE



GBC DESIGN, INC.

5665 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

CHICK-FIL-A
REYNOLDSBURG FSU
2364 TAYLOR PARK DRIVE
REYNOLDSBURG, OHIO 43068

FSU# 04248

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

GBC PROJECT #	50311
---------------	-------

PRINTED FOR

DATE _____

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SHEET

SKETCH PLAN J

SHEET NUMBER

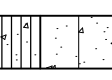
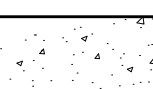
1 OF 1

Packet Pg. 17



PROP. FIRE

LEGEND

- | | |
|---|---|
|  | PROP. FIRE HYDRANT |
|  | EX. FIRE HYDRANT |
|  | PROP. VALVE |
|  | EX. VALVE |
|  | PROP. MANHOLE |
|  | EX. MANHOLE |
|  | PROP. INLET |
|  | EX. BOX INLET |
|  | EX. LIGHT POLE |
|  | PROP. LIGHT POLE |
|  | PROP. ACCESSIBLE RAMP
RAMP IS NOT TO BE
SCORED OR GROOVED |
|  | EX. CURB |
|  | PROP. CURB & GUTTER |
|  | PROP. ASPHALT PAVEMENT |
|  | PROP. CONCRETE
PAVEMENT/WALK |

*PROP. 8' HIGH WINDSCREEN —
FENCE & LANDSCAPE MATERIALS*

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD
INSURANCE RATE MAP NO. 39049C0366K, DATED JUNE 17, 2008, THE
PROPERTY SHOWN ON SURVEY LIES WITHIN:

ZONE X, AREA OF MINIMAL FLOOD HAZARD.

***FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING**

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
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