Reynoldsburg
OHIO · 1839

AGENDA

BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, JULY 21, 2022 6:00 PM

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

A. CALL TO ORDER
   1. ROLL CALL
   2. APPROVAL OF MINUTES
      1. Board of Zoning and Building Appeals – Regular Meeting – June 16, 2022
   3. APPROVAL OF AGENDA
   4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. NEW BUSINESS

   1. 2426 Taylor Square; Application 2022-5261; Applicant Steven Fox; Conditional Use

   2. Briarcliff and Main; Application 2022-5273; Applicant Charles Schatz; Conditional Use

   3. Briarcliff and Main; Application 2022-5271 (Setbacks); Applicant Charles Schatz; Variance

   4. Briarcliff and Main; Application 2022-5271 (Signs); Applicant Charles Schatz; Variance

D. UNFINISHED BUSINESS

   1. 6050 E Livingston Ave; Application 2022-5203; Applicant Oasis; Conditional Use

E. OTHER BUSINESS

   1. Conceptual Review - Daycare

F. ADJOURNMENT

G. MOTIONS

Reynoldsburg
OHIO · 1839

MINUTES

BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, JUNE 16, 2022 6:00 PM

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

A. CALL TO ORDER

PRESENT: Linder, Furst, Barnhart
ABSENT: Bulls, Davis

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – May 19, 2022

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 6050 E Livingston Ave; Application 2022-5203; Applicant Oasis; Conditional Use

Project Summary

a. The property owner, MYM Property Management LLC, owns parcel 060-007296 which is approximately .42 of an acre in size and contains an existing approximately 3,600 SF single story structure with six (6) repair bays and approximately 11,500 SF of paved parking area that was previously operated as an auto repair shop. Staff understands that MYM Property Management LLC purchased the site earlier this year and that there is currently not a business operating out of the site.

The application asks for approval to sell eight (8) to ten (10) used car for sale during the hours of 10:00 am to 6:00 pm at the site. The anticipated number of employees is three. The owner does intend to re-open the auto repair shop in the future. As of today, the City has not received a zoning certificate application for the auto shop use or a building permit application (which is not always

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required).

There are adjacent auto repair uses in operation to the west of the site and an existing auto sales facility located directly to the east of the site.

b. The property is in the Innovation Zone District. The use "Vehicular Sales - Automobiles" is a conditional use in the Innovation Zone District.

2. **Staff Recommendation**

a. The Board shall consider whether the proposed Conditional Use is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Mr. Oasis: Sure. My name is Samuel Oasis. I'm the agent for the owner. The owner is planning to open this shop as an auto service as soon as possible. We bought our request to sell a few cars and at the front, like you mentioned, there's auto sales next door, auto repair to the right. Basically we're just asking for permission to be able to sell a few cars on the lot to support the operation of the business.

Mr. Furst: Is the intent with the car sales just to be temporary, to provide some capital in order to purchase equipment, maybe make some capital expenditures and things to get the auto repair portion of the business up and running? Or is the thought to add auto repair in addition to the car sales and continue to operate both businesses simultaneously at some point in the future?

Mr. Oasis: It would be in the basic business of an auto repair as they exist and he wish to add the car sales at the front on an ongoing basis, just not a full dealership, but just on a smaller scale to sell ten cars to just at the front basically.

Mr. Furst: One of the problems with that is our code does require that a business declare a use I don't believe we have a hybrid multipurpose use that would be both of those things. I think the board would be willing to consider an application for either use I mean, if it was an auto repair shop, I believe that's a permitted use in the zone so that there wouldn't necessarily need to be a conditional use application. The reason why it is here is because of the car sales portion. At some point both simultaneous businesses is not something that can go on indefinitely.

So the factors that were required to review here are contained in section 1109.15D. I contend that the most important factors are those concerning the intended use of the business which you've addressed here, but also the purpose and intent of the district. Your application has clearly stated that it is in harmony with the existing use pattern that's in the district. My only point of contention is that the intended use of the district is somewhat different. I'm going to read to you the intended use of the innovation

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district here. It says to facilitate the creation of economic centers. I'd like to hear you talk a little bit about how this business perhaps provides economic growth for the area, the number of jobs that it employees and things like that. To see if it wouldn't meet this intent.

Mr. Oasis: Well, the intention is; it's an existing auto service. So that will provide about, I'd say, a minimum four people, 3 to 4 jobs as the auto service. With the sales of the car, it's going to create another probably couple more people to work at the location. So it will help. The intent is to keep a nice, clean operation. There are hours between ten - six, keep a nice operation with, you know, try to increase sales any way you can, whether the few are sales or increase the repair business. I believe that area, which I'm somewhat familiar with it, I think it could use some jobs in that to help support that, you know, corridor for Livingston area. So I believe would bring good things to that site. I mean, the owners has already paid a good price for the building and the intention is to make it better. I believe he's already spent a lot of money on this on this location. So if anything, it's going to improve the building, the appearance, the landscaping. But just like any other business, you want to be able to support the expense of the operation. So I believe we'll bring good things to this location. That answer your question?

Mr. Furst: Okay. I appreciate that. Thank you. I do want to stress that at some point a single use will have to be defined for the business and that it will have to meet the zoning certificate approval of the city.

Mr. Oasis: Well, I would like as a single use, you know, on auto sales on that location, because I believe a lot of dealerships also, they have the both sides, you see the car sales and then you have the repair because you have your existing customers. So it goes well together.

Mr. Furst: So then if that were the case and certainly I understand the value of having the repair bays, would then any additional repair services you do kind of be attendant to the cars that are sold there? It's kind of like a traditional auto dealership than if you were to just declare a single auto sales use.

Mr. Oasis: That's already an existing auto service. So I don't want to take that off the table. That is an already that was the intent of my client. He is in that business. Is in the business of car repairs. Like I said, he wants to add more sales, but his bread and butter is the auto service. There is room to sell cars. So he was able to keep the doors open as he opens the business.

Pastor Linder: What's been the delay in resuming the auto repair side of the business? What are the factors that have impacted that from being active right now?

Mr. Oasis: He's just bought the building not too long ago and he's going to actually run the business. He's got another location and west of the road and he's already in the business. He just wanted to see which way he can move forward to get the maximum benefit of the building. He will be ready to open actually as soon as; no more within 90

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days. As far as the auto service.

Pastor Linder: If I can follow up, what is the nature of the business at his other location? Is it a mixed or dual operation or is it just sales or just repair?

Mr. Oasis: I believe its auto service at his other location.

Ms. Barnhart: So you mentioned that you would be creating jobs in the area. With the auto sales, I thought initially I heard that there were three jobs.

Mr. Meyer: That was in the application.

Ms. Barnhart: What would be the average salary of those jobs?

Mr. Oasis: Just I would say average salary on those on these kind of business. I would look, you're probably looking at $50,000 to $60,000 jobs.

Ms. Barnhart: Then you also mentioned that with the auto repair, I guess I'm not clear as to if this is for auto sales or auto repair. It seems like you're going more towards the auto sales part of it. So I don't know if it's three jobs or is it up to seven jobs if the auto repair gets going? Just I'm trying to get a more clear understanding.

Mr. Oasis: I believe there's a minimum of three bays in the building for auto service, and I believe there's another two bays on the other side. So you're looking at five bays on that. So that's a good sized building for auto service. As far as the average garages or shops that they work they do work on cars. So you're looking at five bays. That's I'd say that's a good size. That brings a lot of that would keep at least 3 to 4 people are employed and working on that. And the part of the property is big enough to make few car sales and that was his intention is to be able to sell a few cars while he's running his auto service.

Ms. Barnhart: And you mentioned having I think you said 8 to 10 cars for sale.

Mr. Oasis: Correct.

Ms. Barnhart: And just looking at this site plan that we have in front of us. If you had 8 to 10 cars and you had auto repair I think that we'd be overcapacity with what you're looking at. That's my fear, in that corridor, we there are other car sales in the area. I just feel like there's a lot of cars crammed into. And I'm not saying you would do that.

Mr. Oasis: Well, Livingston is a busy road. I'm very familiar with that. I, I live in the northwest area, so I'm not always on this side of town. When you have car repair, usually the car is in the building and when it's done it's out of the lot. So it's not going to increase any more traffic. As far as these are parked cars being repaired, it will not increase any, just parked cars. That doesn't really add to the traffic at the same time. Having a few cars in the front for sales, it's I don't see the traffic is going to be affected

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on Livingston by a few other few cars.

Mr. Furst: I think what Ms. Barnhart was speaking to is more of an esthetic appearance factor. Let me be clear there. There was a prior application at this location probably prior to your client's purchase of this property for auto sales, strictly auto sales, and that was it. And this board was not supportive of that use. So you know, I think we could probably come to some compromise here that a limited amount of auto sales for a limited period of time to allow the business to get up and running with the understanding that it is going to eventually become an auto repair business and it will have that use. I, at least from my perspective, I would be supportive of that.

Mr. Oasis: That would be great. I would say, just to be fair, 70, 80% is going to be repair. I don't even see a 20% business. The way I see it, a few cars are going to be sold in the front just for sale. We just want to be legal on everything to be able to do the business right from day one, I would say the majority of this is an auto repair shop. But he wanted just to be up front and be able to sell a few cars. That's the whole intent of this whole picture. It's a business. You're going to be able to support your employees, support the business. It's like any anything else. The business has to carry itself to pay the expense of the building and everything else.

Mr. Furst: If the city was to inspect the property and the use in six months' time and evaluate it against this use, you know, would that be acceptable for your client?

Mr. Oasis: I would say so.

Mr. Furst: Okay.

Mr. Shook: Mr. Chair, is it okay if I ask a few questions?

Mr. Furst: Certainly.

Mr. Shook: You said that it used to be used as an auto repair shop and your client as a new owner? Correct.

Mr. Oasis: He a new owner of this building. As far as much as I know about him. I've only known him for six or seven months. But he's the norm.

Mr. Shook: Do you know when the last time it was used as an auto repair facility?

Mr. Oasis: No, I don't. I know. I've said I'm not familiar with this side of town.

Mr. Shook: I think as Chair Furst alluded to, we had an application similar in nature about a year ago. Do you know if this property has been vacant for the last year?

Mr. Oasis: I am not aware of that. I didn't do much research on the history of the property, but just looking at this project, I thought it being on a limited scale, I didn't

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think it was going to be a major.

Mr. Shook: Now, your application is for vehicular sales automobiles.

Mr. Oasis: Correct.

Mr. Shook: Okay. Now, our code defines that as the use of any building or portion thereof or other premises or portion thereof for the display, sale, rental or lease of new motor vehicles or used motor vehicles as an ancillary use. So it defines it as new motor vehicles is the primary use. Do you plan to sell new motor vehicles?

Mr. Oasis: No.

Mr. Shook: Okay. Then it also indicates that other repair service is an accessory use. And you're saying that the repair service would be the primary use? Correct?

Mr. Oasis: Correct. Just looking at the building, it's a good sized building. So anybody would you know, I wasn't with him when he bought the building. I would do it backwards. I would have done the research of what I can use the building before you buy it. But looking at this building, it's a good sized building for repair. So it must have been given the permission to be a repair shop before they build it. Or that was the first use of the building.

Mr. Shook: In addition, in the rear of this lot. There's a kind of a yard with gravel, things of that nature. Is that correct?

Mr. Oasis: Correct.

Mr. Shook: Do you intend to use that portion of the property for vehicle staging or anything of that nature?

Mr. Oasis: I believe it's a storage for somebody else who does not own the property.

Mr. Meyer: So my understanding from the auditor is that this property was transferred on April 1st, 2022 for sale. And my understanding is the property line of the site is the back of the building, I believe attorney Shook that is not. I've got the auditors site up. So the gravel lot and I don't have it up here but the site is laid out here in front of you, the pavement area at the front up to the street followed by the rear of the building is the end. So that gravel lot, which if you go to the auditor's website, has cars or things parked in it that is a separate parcel from the 060007296 parcel.

Mr. Shook: Yeah. Just, I just wanted to get clarification on that. I think I recall the prior application did want to use the back lots. So I assume that being separate owners, there's no intention of using that?

Mr. Oasis: No, that's separate owners.

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Mr. Shook: I think that's all the questions I have. I did have one point to make and at chair Furst suggestion. I don't think that we can grant a conditional use for a temporary period of time. So I don't think we could grant to say you can sell cars until you have the auto repair shop up. If you grant a conditional use, it's a conditional use. You've determined that they meet the factors. And I don't think we can set an expiration date on when those factors no longer apply.

Mr. Oasis: Got a question here. If we were to apply for this as a car sales? Would that passed through?

Mr. Furst: It would still be subject to the same analysis that we're doing here.

Mr. Furst: Did you mean for an auto shop or for. I'm sorry. So you're up for vehicular castles. Are you saying if you were to go for the auto use or.

Mr. Oasis: No, I was just trying to find out how to use the building. The building exists, and I believe it is zoned as an auto repair, correct?

Mr. Meyer: Yes. The application is not for the auto repair use, but my understanding is that is a permitted use in the innovation district. But it is not the applicant is not here for that, as that would be a permitted use and is not subject to a conditional use application.

Mr. Furst: If you did not want to pursue any auto sales on the site and you just wanted to pursue auto repair, you would not need to come before this board.

Mr. Oasis: But I still wanted to pursue the limited use of the auto sales in the innovation on Livingston Avenue. I believe that's some kind of innovation to build business. I don't know. I got to think outside the box, at least on a smaller scale. Or I can come back and ask and you can tell me what innovation means on this side of town.

Mr. Furst: Mr. Shook, based on the testimony given here this evening. Is it your opinion that the applicant meets the definition of auto sales as defined in our code?

Mr. Shook: Not as presented? No.

Mr. Furst: So what I heard from Mr. Shook, and to be frank, I was previously unaware of this factor. But auto sales is the primary use is for new vehicles not used vehicles. So I think that's maybe the stumbling block here. I suspect that this board could probably get to a conditional use approval if the intent was to primarily sell new vehicles with ancillary sales being of used vehicles.

Mr. Oasis: So if we sold new vehicles, this thing would have been ok?

Mr. Furst: It would still be subject to the same analysis we're doing here. We could

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probably talk it through this evening and get to an answer.

Mr. Oasis: He never told me he's going to sell used cars or new cars, but given the area, if I was going to buy a new car. I'd probably go to a new dealership. But I'm just being frank here if I want to buy a new car from my place, I would keep going.

Mr. Furst: So I'm happy to table this. If you want to speak to your client and come back next month and maybe he can provide some more information on this.

Mr. Oasis: I mean, I would say, he wants to sell cars. If the new cars would work, I would say he would be very happy to sell new cars

Mr. Furst: We would hold you to that.

Mr. Oasis: That's fine. You can hold it to that.

Mr. Furst: If that was also part of the planning and zoning administrative review, would that be acceptable then?

Mr. Shook: I mean, that's it's really up to the board. I think the preference would be to give a detailed plan from the owner as to what he intends to sell. I think right now it's a little incomplete and what we'd be looking for.

Mr. Shook: Okay. Yeah, I agree with that. Well, what I would like to do then is just get a little more information about the detailed plan, about exactly his intent to sell and when we've had previous auto sale uses in the past, there's been discussion about where they're sourcing the vehicles from and if there's going to be brand specific things of that nature. So what I would like to do this evening is table this application. If you want to gather some additional information, you can speak to the development department. I think they'd be happy to let you know exactly what we're looking for. I mean, if there's anything else that they need, that's what I would like to see. Is there anything else the board would like to see in addition?

Ms. Barnhart: I would be interested in seeing just more about the business. You know, I don't want to say a business plan, but just with regards to the auto mechanic portion versus the sales portion and just try to get an understanding truly of how many jobs we're looking to bring to this city and how this works.

Mr. Furst: Do you have anything else to add before I make a motion here?

Mr. Oasis: As far as how many jobs, I've been in business myself for a long time. I've started a lot of businesses in Columbus. Any business you start, you're always probably looking at a minimum five jobs to start. I have hired more than a thousand people in Columbus area for the last 20 some years. So when you look at open a new business. We are looking at any small business. You're looking at probably a minimum five people. That's the jobs you're looking to create.

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Mr. Furst: Consider it like this. If you were representing your client in front of a bank and going for a loan, you'd have to present a little bit more detailed business plan. I think that's what we're looking for here. It doesn't have to be a full-fledged presentation, but I think just a little more detail than what was included in your application.

Mr. Oasis: That's fine. I can get more details. I just was just seeing the picture of a building that's been sitting there. We're not building a new building. It's obviously were looking at a big garage, basically. So like we spelled it out, just the limited sells on the cars. And but, of course, I'm happy to be here. I'd be happy to come back again.

Mr. Furst: I understand and appreciate that. I move that we table this application until our next regular meeting.

Ms. Barnhart: I'll second.

Mr. Furst: Would you call the roll please, Ms. Rosenthal?

Ms. Rosenthal: Ms. Barnhart. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 7/21/2022 6:00 PM**
AYES:	Linder, Furst, Barnhart	
ABSENT:	Bulls, Davis	

2. 6144 E Main St; Application# 2022-5214; Applicant Bill Dargusch; Variance Requested

1. **Project Summary**

   a. The property owner, Metropolitan Reynoldsburg, LLC, owns parcels 060-008936 and 060-008937 which are approximately 2.35 acres in size and contains an existing approximately 11,000 SF single story structure.

      The existing monument sign is made of brick and contains a sign cabinet that contains signs for three existing tenants: Delaney's Diner, Domino's, and Lendmark (a financial services company). The applicant wishes to replace the existing sign cabinet to include space for four (4) tenant signs in order to provide sign space for a new tenant. The overall height of the structure would be ten (10) feet and three and one-half (3.5) inches and the width of the sign cabinet would be seven (7) feet and would follow all of the additional dimensions provided in the application. It is staff's understanding that the new sign cabinet would be attached to the existing monument sign base.

   b. The property is in the Brice and Main District. Per Section 1105.03 of the City's zoning ordinance, the monument sign may be a maximum of six feet (6) in height with a maximum surface area of twenty-four (24) square feet. The existing sign does not comply with the current zoning code, but the sign was installed before the City's existing signage regulations went into effect. This case is being

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presented before the Board because the applicant proposes to replacing the existing sign cabinet.

2. **Staff Recommendation**

   a. The Board shall consider whether the proposed Variances to allow for additional sign height and sign square footage are consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Mr. Dargusch: Originally we had three tenants in this center and through the years we have divided it up and we have about 2200 square feet left. One inquiry from prospective tenants is they would like a sign panel on the existing box. The current tenants have been very successful, but we have not been successful in leasing this last space. By receiving this variance we are hoping this would be attractive to a tenant to go in this space.

Mr. Furst: If you are reusing the existing box, why does the height of the sign change?

Mr. Dargusch: We are going to have to add to that box, that's why it increases the height.

Mr. Furst: Could you use the existing box and decrease the size of each tenant's panel?

Mr. Dargusch: If we would do that it would make them so small and they would possibly be ineffective. The existing panels are memorialized in the existing leases so decreasing the size would create a problem.

Mr. Furst: The factors that we're considering here are codified in section 1109.13D. One of those is that there must be a deprivation of beneficial use of the land as opposed to mere loss in value as a justification for the variance. Could you speak to that a little bit, please?

Mr. Dargusch: The center is built and is very, very handsome. We'd like to get the final tenant in there. We went many, many years with the three, again, they're all very successful and it allows us to get that fourth tenant in there and therefore create value for everybody involved.

Mr. Furst: Do you suspect that if we were not to grant the variance and you could only have the three sign panels that currently exist, that you would not be able to lease out that space?

Mr. Dargusch: I can't speak to it in absolutes except that we've had trouble releasing it, and that's the inquiries made by the prospective tenants. It's again, I'm totally surprised that a fourth tenant has not been identified, because it Main Street. I don't have to tell you all how vibrant it is. Delaney's, Dominoes and Lendmark continue to operate very,

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very successfully there. It is an inquiry made to us by prospects and I'm trying to do everything I can to get that property leased. And so preemptively coming to you is to help possibly accommodate that.

Mr. Furst: Did you explore any other remedies available in the code such that we wouldn't have to grant a variance but could accomplish your purpose?

Mr. Dargusch: I would have left that up to our sign company. I did think about it today that we wouldn't necessarily have to put Reynoldsburg Commons back on the top, but I kind of like that. If that was a compromise that helped you get to what you needed, that's be fine. I don't think anyone driving down Main Street is going to look at the sign and that it is at a scale with or without the Reynoldsburg Commons or with or without the new tenant.

Mr. Furst: We're also required to there needs to be proof of hardship or practical difficulty due to the strict application of the code. Could you speak to that a little bit?

Mr. Dargusch: Obviously would be financially more successful if we had a fourth tenant. It's a good question. It's appropriate one. I don't mean to make light of it, but obviously, if we have a tenant, I assume there would be jobs and that there'd be good things that would happen. And Delaney's, as you all know, has been stunningly successful. And I did speak to Jeff today when I was out visiting. I said, don't you need more space? And he said, no. But everybody wanted some of this French toast.

Mr. Furst: That was going to be my follow up question is, could they just expand and take their remaining space?

Mr. Dargusch: Yes. He just doesn't have the need.

Ms. Barnhart: So to go back to Mr. Furst's question about a hardship. Could it be that one of the reasons that you're having difficulty leasing this space is because the lack of signage possibilities which could be made make the argument that it is a hardship.

Mr. Dargusch: Is certainly it's been mentioned in every lease negotiation that we've had. So that's one of the reasons I'm preemptively here before we have a signature on the dotted line is sometimes, as we all do in whatever job we might have, you try to anticipate what your customers thinking and by the actions and comments that they've made. That's what made me think, why don't I go try to get this done here?

Mr. Furst: Would you say here that granting the variance is more or less necessary for the reasonable use of the building as you intend to use it?

Mr. Dargusch: I think so, yeah. It's going to be an equalization factor and it's not going to be so blatantly oversize, I think it's a good remedy.

Mr. Furst: Do you think it would be putting your proposed tenant at a disadvantage

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compared to the other tenants if they didn't have a sign panel?

Mr. Dargusch: Well, certainly that but more importantly, what they think of us is to look at other space, not in our building here, obviously. But some other building, just to the west is Columbus. And they say, oh, great, I'll go into Columbus and I'll have a sign. Whatever their sign code would allow. You know, the customers anticipate our customers being tenants. They check off all their boxes and one of them is identification.

Mr. Furst: If we were to grant this variance, would this confer any special privilege that's otherwise not allowable under the code?

Mr. Dargusch: I don't think so.

Ms. Barnhart: I'd like to make a motion that we that we approve application 2022-5214 For 6144 East Main Street as submitted.

Mr. Furst: Having considered the factors in section 1109.13D, I second that motion.

Mr. Furst: Would you call the roll please, Ms. Rosenthal?

Ms. Rosenthal: Ms. Barnhart. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Linder, Furst, Barnhart
ABSENT:	Bulls, Davis

E. OTHER BUSINESS

None

F. ADJOURNMENT

_____ _____

Chairman Planning and Zoning Administrator

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ARCHITECTS. ENGINEERS. PLANNERS.

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July 11, 2022

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

RE: Taylor Square Hotel; 2426 Taylor Square Drive; Case #_____

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. *Project Summary*
   - **a.** The subject property is located in the Taylor Square commercial district, at the southern end of Taylor Square Drive, with frontage on I-70 westbound exit ramp. The site is zoned CC-Community Commercial District.
   - **b.** All adjacent parcels are zoned CC-Community Commercial District.
   - **c.** The site currently vacant.
   - **d.** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends this site be used for Community Commercial uses. "With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic market area for their consumer base…"
   - **e.** The applicant is seeking approval for a conditional use: Overnight Lodging – Hotel.
2. *Zoning Conditional Use Review- CC-Community Commercial District (Section 1109.15, Conditional Uses)*
   - **a. Lot Coverage (Max.):** The maximum lot coverage permitted 70%. The amount of lot area covered by building and other impervious surfaces is not identified on the plans. Development Director Note: Ensuring that the project meets code for impervious surfaces and lot coverage would be addressed in the Planning Commission major site plan approval process.
   - **b. Permitted Uses**: The requested use falls under Overnight Lodging - Hotel which is a conditional use in the CC-Community Commercial District.
   - **c. Parking:** Parking is permitted in the front, side, and rear yard (well-screened). The code requires one parking space per sleeping room or suite. The plan proposes 115 rooms, and 115 parking spaces are required and provided.
   - **d. Setbacks:** The minimum required front and side setback is 10 feet, and minimum rear setback is 20 feet. The proposed setbacks for the primary structure are approximately 274' from the west, 128' from the north, 40' from the west, and 81' from the south.
   - **e. Circulation**: The site will be accessed from Taylor Square Drive private drive segment. The site will also have a connection to the existing parking area to the north. The proposed parking area and primary vehicular circulation encompasses the building on all sides.
3. *Zoning Recommendation*
   - **a.** *Zoning Conditional Use - CC-Community Commercial District (Section 1109.15, Conditional Uses)*

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

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (App# 2022-5261, 2426 Taylor Square, Fox)

i. The proposed Overnight Lodging – Hotel uses is consistent with the other regional auto-oriented uses existing in the area and is consistent with the intended uses outlined in the Comprehensive Plan Future Landuses. The proposed hotel is directly adjacent to an existing hotel, and adjacent to retail/ restaurant services that will be supported by the clientele of the hotel.

ii. The hotel suites will include limited kitchen facilities (microwave/living amenities) and are suitable for this area as long as stays are limited to 30 days and that limit being documented as a condition of any approval for the conditional use.

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



Rick Fay, RLA, LEED AP
Landscape Architecture

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (App# 2022-5261, 2426 Taylor Square, Fox)

Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 11, 2022

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Taylor Square Hotel

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

---

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed Taylor Square Hotel located off of Taylor Square Drive south of Taylor Road and south of the Buffalo Wild Wings restaurant. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site will be accessed via a 24 foot wide drive connecting to Taylor Square Drive. Additionally, an access point is planned to the north, which appears to connect to the Buffalo Wild Wings parking lot.
    a. The north connection appears to require modifications to the adjacent parking lot. A work agreement or temporary easement will be necessary to perform work on adjacent property. In addition, a cross access agreement/easement may be required.
    b. A cross access agreement/easement will also be necessary for the main access point off of Taylor Square Drive.
2. A 22 foot wide access drive encircles the proposed hotel building with parking spaces planned on all sides of the building. 115 spaces are planned, which is adequate given the number of rooms (115).
3. Note that the access drive west of the hotel is off of the property and will require an easement.
4. A sidewalk connection from the site to the existing walk on Taylor Square Drive shall be provided.
5. Projected traffic data was not provided. No recommendation regarding whether any form of traffic study will be required can be made at this time.

UTILITIES

6. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
7. The site will have sewer service via a service lateral connected to an existing 8-inch sanitary sewer (P01799).
8. As shown, the hotel will be served by a proposed 2-inch water service, connecting to an existing 8-inch watermain (P01814).
    a. Calculations should be submitted with the PGU verifying that a 2-inch line is sufficient to support the hotel use.
9. No fire water service has been shown on the plan. It is assumed the hotel will require a sprinkler system. Further information/justification should be included with subsequent submissions.

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (App# 2022-5261, 2426 Taylor Square, Fox)

a. The fire department will need to verify hydrant coverage and/or if a fire department connection is required.

10. Site lighting information has not been provided at this time.
11. The plan shows that an existing electric easement is within the proposed building footprint. This will need to be vacated/adjusted.

STORMWATER

12. The proposed plan shows that proposed storm sewer will connect to an existing underground stormwater management feature located adjacent to Taylor Square Drive. The site is tributary to this facility. With the PGU, the applicant will need to provide adequate calculations to support that the proposed site has the same or less impervious area than what was assumed with the design of the stormwater management facility.
13. The provided information does not include grading or flood routing information.

DETAILS / SPECIFICATIONS

14. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Main Street should be per the Reynoldsburg Standard Drawing R-9.
15. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (App# 2022-5261, 2426 Taylor Square, Fox)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
2426 TAYLOR SQUARE DR	0440379420,0440379410,0450378220,0450378200

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
DDC HOTELS INC	
Contact Email:	**Contact Phone Number:**
matt@cardinal-commercial.com	(614) 598-6544

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Taylor Square Hotel Group, LLC	Kush Patel
Contact Email:	**Contact Phone Number:**
k.patel2923@gmail.com	(330) 280-7006
Description of Use:	
Proposed Hotel	

IV. APPLICANT INFORMATION

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

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☐ Non-Residential ($450) / ☐ Residential ($200): _____

☒ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: _____

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

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

P&Z Admin.: _____ Date: _____

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (App# 2022-5261, 2426 Taylor Square, Fox)

(a) **Description of the existing use of the lot and of adjacent lots**.

As the lot sits, it's clear and empty with no development. The surrounding lots are occupied by restaurants and one hotel.

(b) A statement of the conditional use for which the application is submitted.

The proposed conditional use is "Overnight Lodging- Hotel." The proposed Home 2 Suites hotel provides for one hundred fifteen guestrooms. Additional guest amenities include a meeting room, business center, fitness room, laundry facilities, breakfast serving area, indoor pool, and exterior patio.

(c) The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

To be planned is the construction of an Overnight Hotel specifically a Home 2 Suites by Hilton. This is one of the best and top-rated hotel chains in the country that caters to mainly corporate clientele that are in town for work purposes throughout the week. And on weekends it caters to family traveling to and through town. This hotel brand will be great for serving people that are coming to this side of town for sporting and other events that happen as well. The hotel will have all amenities listed above in section B. The hotel will be operating 24/7. We anticipate about 20 employees. Delivery is something that will not be much as hotels tend to order supplies as needed which would not have any impact on traffic.

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (App# 2022-5261, 2426 Taylor Square, Fox)

Taylor Square Hotel Group

Section 1109.15
STANDARDS FOR ALL CONDITIONAL USES

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

- *The proposed hotel is in harmony with the existing character of the district. The area is surrounded by commercial development and an existing hotel*

(b) The proposed use shall not adversely affect the use of adjacent property;

- *The proposed use shall not adversely affect the use of adjacent property, a hotel will compliments the nearby restaurants*

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

- *A hotel use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood*

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

- *The hotel has adequate access, public water/sanitary of the property. There is an existing underground detention basin that was designed to serve the site.*

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

- *The proposed hotel won't impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district as a hotel generally generates less trips than most permitted uses in this district*

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

- *The proposed hotel will be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan*

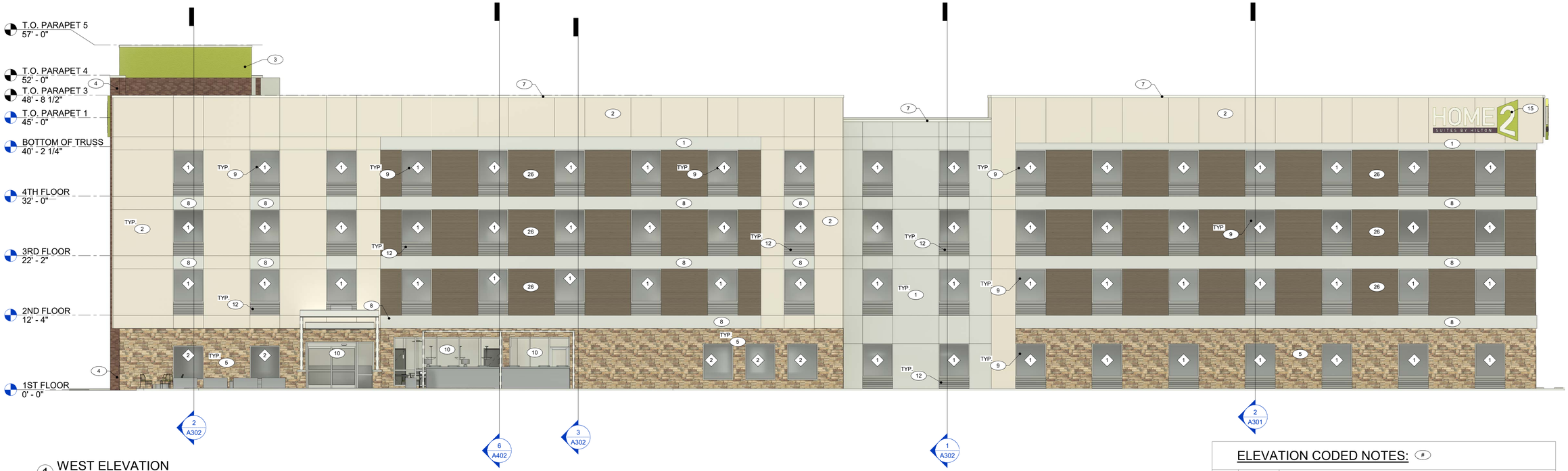
(g) The proposed use complies with the applicable specific provisions and standards of this Code;

- *The proposed hotel complies with the applicable specific provisions and standards of this Code*

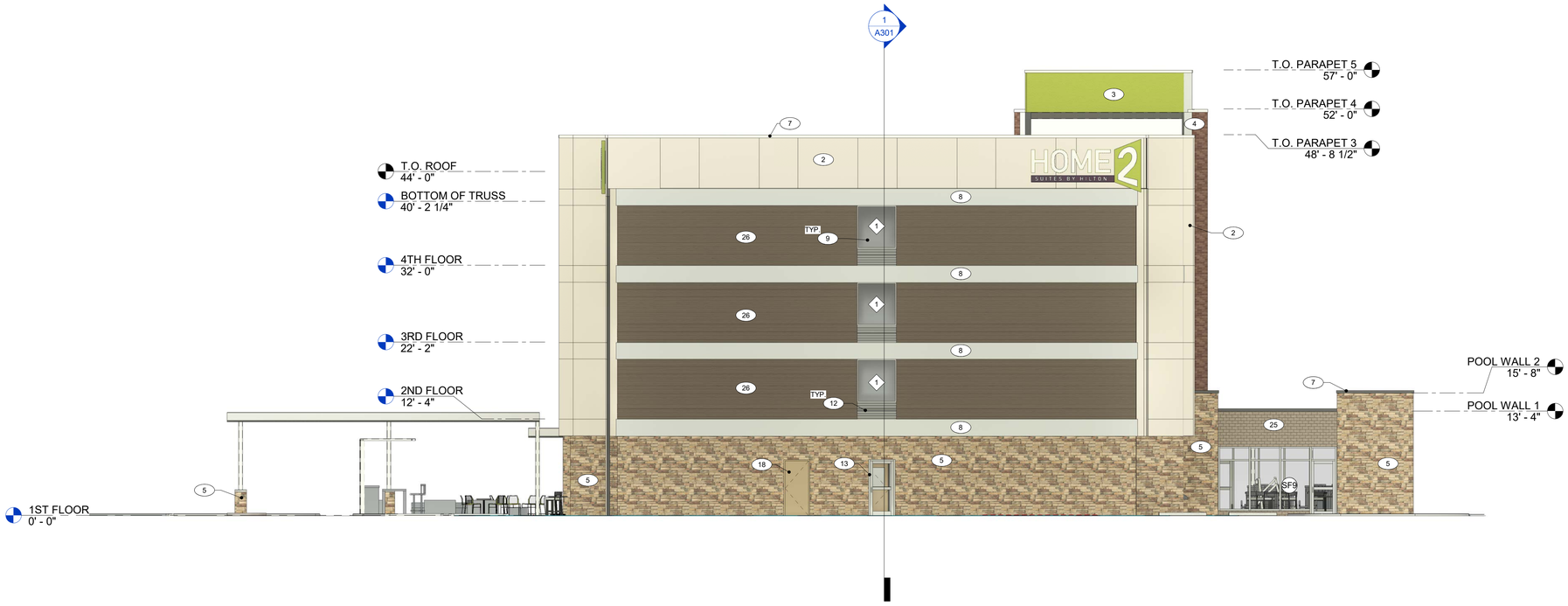
(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

- *The proposed hotel meets the definition and intent of a use specifically listed as a special exception in the district.*

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (App# 2022-5261, 2426 Taylor Square, Fox)



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION CODED NOTES: (#)

CODE	COLOR/ DESCRIPTN.	MATERIAL
1		EIFS COLOR - (ABALONE 2108-60)
2		EIFS COLOR - (ANTIQUE WHITE SW 6119)
3		EIFS COLOR - (SW 6920 Center Stage)
4		BRICK - RUSTIC BRICK 2091-20
5		STONE VENEER - (COUNTRY LEDGE - CHARDONNAY)
6		LIGHT GAUGE STEEL CAP (PAINTED SW 7757 Reflective White)
7		LIGHT GAUGE STEEL CAP (PAINTED SW 7757 Reflective White)
8		EIFS BAND 2" x 18" - COLOR (ABALONE 2108-60)
9		ALUMINUM FIXED WINDOW - W/ IMPACT GLASS (SEE WINDOW SCHEDULE FOR MORE INFORMATION)
10		ALUMINUM STOREFRONT SYSTEM. (SEE WINDOW SCHEDULE FOR MORE INFO.)
11		EMERGENCY OVERFLOW OUTLETS FOR ROOF DRAINS TO REAR ELEVATION.
12		PTAC UNIT W/WALL SLEEVE AND LOUVER COVER. (SEE MECHANICAL AND ELECTRICAL FOR MORE INFO.)
13		ALUMINUM DOOR AND FRAME. (SEE DOOR SCHEDULE FOR MORE INFO.)
14		24" x 24" FRESH AIR LOUVER FOR LAUNDRY (SEE M.E.P. DWGS)
15		EXTERIOR BUILDING SIGNAGE. PROVIDE ELECTRIC POWER AS REQUIRED. COORDINATE W/SIGNAGE COMPANY ON MOUNTING REQUIREMENT. (SEE ELEC. DWGS.)
16		(NOT USED)
17		DRYER EXHAUST FAN (SEE MEP DWGS)
18		STEEL DOOR (SEE DOOR SCHED)
19		(NOT USED)
20		PAINTED TUBE STEEL CANOPY
21		24" x 16" FRESH AIR VENT
22		4" CONCRETE ROOF SEALED W/EPOXY
23		(NOT USED)
24		PAINTED TUBE STEEL CANOPY W/STAINED WOOD TRELLIS
25		LARGE FORMAT TILE - KERLITE BUXY COLOR - NOISETTE
26		HARDIPLANK SIDING COLOR - BM FALLEN TIMBER 994
27		PAINT - BM FALLEN TIMBER 994

SYNERGY
ENGINEERING SERVICES
153 East South ST, Unit 644
Wooster, OH 44691 (330) 419-2520

WB DESIGN

HOME 2 Suites
Reynoldsburg, OH 43068

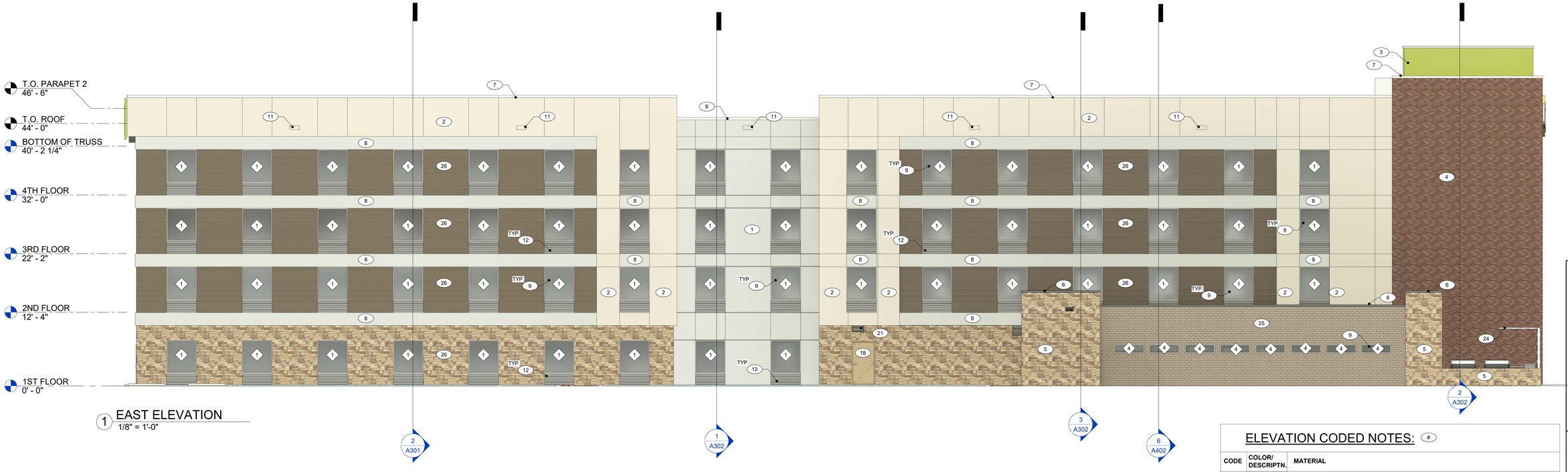
PROJECT #	DRAWN BY:
17309	MD
START DATE:	04/06/2021
SUBMISSION DATE:	11/19/2021

NO.	DATE	REVISIONS

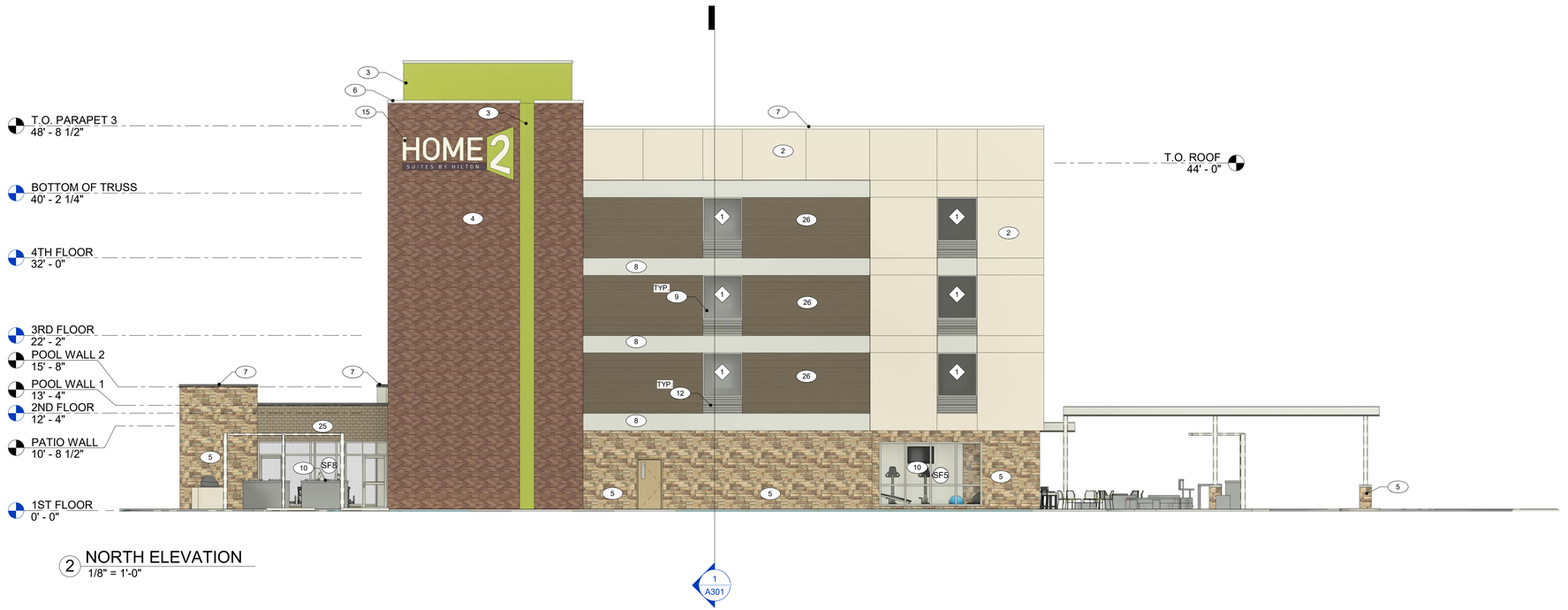
EXTERIOR ELEVATIONS

A201

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (Appr 2022-5261, 2426 Taylor Square, Fox)



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION CODED NOTES: (#)

CODE	COLOR/ DESCRIPTN.	MATERIAL
1		EIFS COLOR - (ABALONE 2108-60)
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16		(NOT USED)
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18		STEEL DOOR (SEE DOOR SCHED)
19		(NOT USED)
20		PAINTED TUBE STEEL CANOPY
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22		4" CONCRETE ROOF SEALED W/EPOXY
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24		PAINTED TUBE STEEL CANOPY W/STAINED WOOD TRELLIS
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26		HARDIPLANK SIDING COLOR - BM FALLEN TIMBER 994
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SYNERGY
ENGINEERING SERVICES
153 East South ST, Unit 644
Wooster, OH 44691 (330) 419-2520

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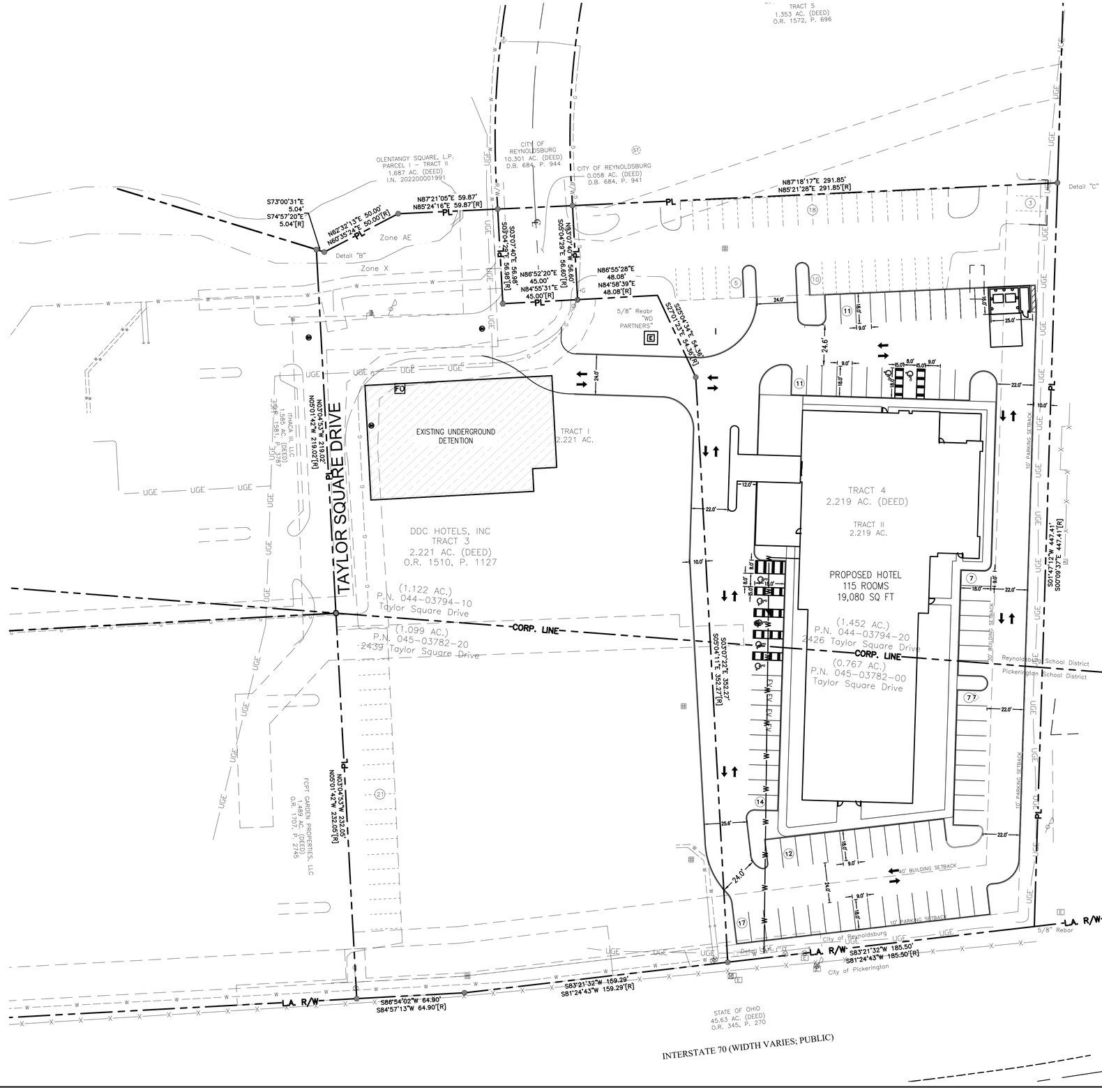
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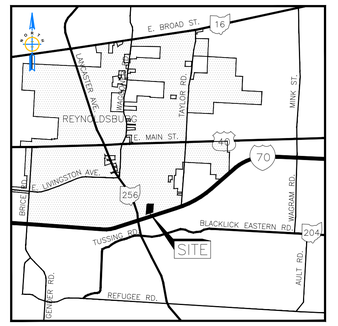
NO.	DATE	REVISIONS

EXTERIOR ELEVATIONS

A202

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (Appr 2022-5261, 2426 Taylor Square, Fox)





SITE LOCATION MAP

SCALE: NOT TO SCALE

SITE SUMMARY

ADDRESS:	TAYLOR SQUARE DRIVE
PARCEL NUMBER:	044-03794-20
SITE AREA:	2.9 +/- ACRES
ZONING:	C2 - RETAIL COMMERCIAL
LAND USE:	
EXISTING:	VACANT
PROPOSED:	HOTEL/RETAIL
BUILDING AREA:	19,080 SF HOTEL 115 ROOMS
BUILDING HEIGHT:	44'-00" FT.

PARKING COUNT

- 115 ROOM HOTEL USE

115 ROOMS @1:ROOM=115 PARKING STALLS
TOTAL REQUIRED PARKING = 115

TOTAL REQUIRED PARKING = 115 (INCLUDING 5 ACCESSIBLE)
TOTAL PARKING PROVIDED: 115 (INCLUDING 6 ACCESSIBLE)

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

COLUMBUS, FRANKLIN COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068
SITE CONCEPT PLAN

NO.	REVISIONS	DATE

DRAWN BY:	CHECKED BY:
JPS	SEF

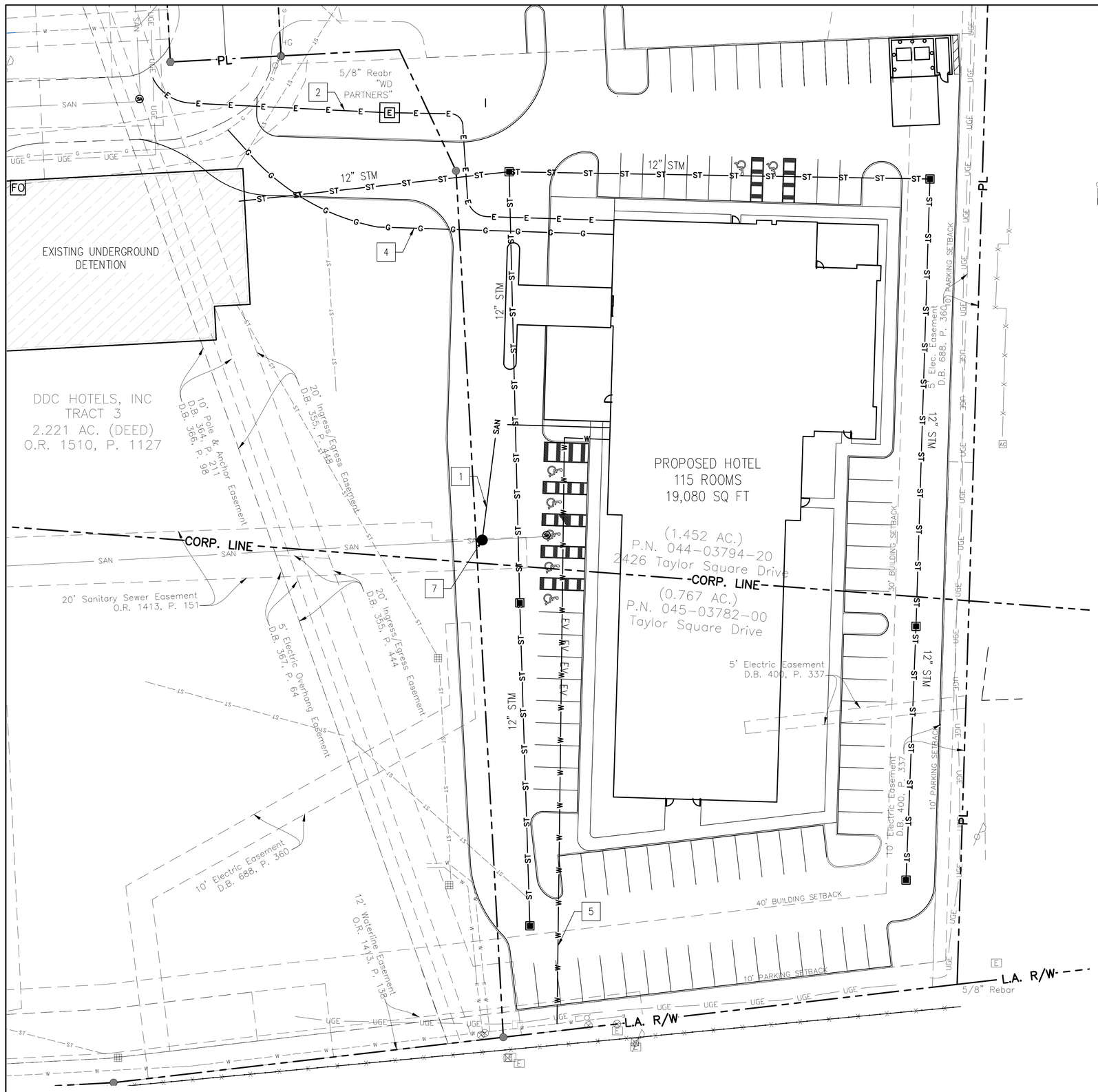
SCALE: 1" = 30'

DATE: 06-28-2022

SHEET NO. 1 OF 4

\\primedom01.primelocal.com\DFSRoot\Data\Projects\2022\E0H01C1-22360 Taylor Square Hotel Group LLC\500-CAD\591-Civil\593-PrintSheets\Construction Docs\SITE PLAN.dwg by: sfox on 06/30/2022 11:49 AM ~ for PRIME AE

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (Appl# 2022-5261, 2426 Taylor Square, Fox)



GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

UTILITY PLAN NOTES

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.) THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. WATER REQUIRES MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL TO ALL SEWERS. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN OTHER UNDERGROUND UTILITIES. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE UTILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF DELAWARE OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
4. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

KEYED NOTES

1. SANITARY SEWER LATERAL: BUILD NEW 6" P.V.C. ASTM D-3034 SDR 35. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "C.O." PER DETAIL ON SHEET C-4. MAINTAIN MINIMUM 18" CLEARANCE AT STORM SEWER CROSSING. MAINTAIN MINIMUM SLOPE OF 2.08%
2. ELECTRIC SERVICE: CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND SECONDARY WIRING DESIGN.
3. TELEPHONE SERVICE: CONTRACTOR TO PROVIDE (1)4" CONDUIT FOR TELEPHONE. VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH UTILITY COMPANIES BEFORE STARTING WORK. CONTRACTOR TO COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED.
4. COORDINATE GAS SERVICE WITH GAS COMPANY.
5. PROPOSED 2" DOMESTIC WATER SERVICE.
6. 6" ROOF DRAIN, MIN. 2% SLOPE TO STORM SEWER.
7. PR SAN MH.

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

COLUMBUS, FRANKLIN COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068
UTILITY PLAN

DATE	REVISIONS	NO.

DRAWN BY:	CHECKED BY:
JPS	SEF

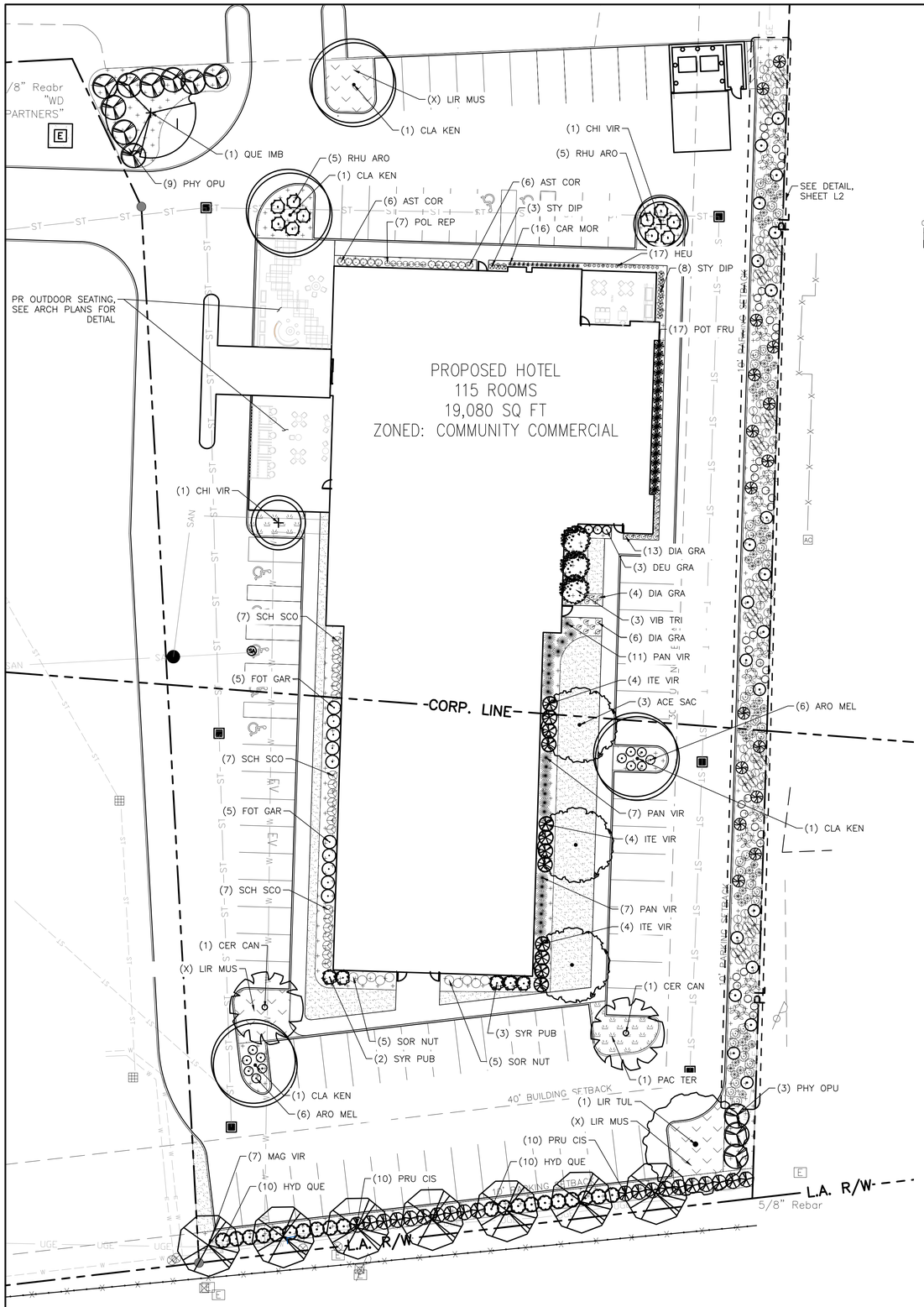
SCALE: 1" = 20'

DATE: 06-28-2022

SHEET NO. 2 OF 4

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Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (Appl# 2022-5261, 2426 Taylor Square, Fox)



GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

LANDSCAPE REQUIREMENTS:
CITY OF REYNOLDSBURG CODE SECTION 1105.07

TREE REPLACEMENT
EACH EXISTING MAJOR TREE REMOVED SHALL BE REPLACED WITH ONE TREE.
REQUIRED:
PROVIDED:

STREET TREE REQUIREMENTS
N/A

INTERIOR LOT LANDSCAPING
GROUND COVERAGE REQUIREMENT
COMMERCIAL STRUCTURES UP TO 20,000 SQUARE FEET: ONE INCH OF TRUNK DIAMETER SHALL BE PLANTED FOR EVERY 2,000 SQUARE FEET OR FRACTION THEREOF.
REQUIRED: 19,080 S.F. = 10"
PROVIDED:

PROPERTY BUFFER REQUIREMENTS
ANY NON-RESIDENTIAL ZONE ADJOINING A FREEWAY SHALL PROVIDE A 15 FOOT BUFFER ZONE PLANTED WITH ONE TREE FOR EACH 30 FEET OF LINEAR BOUNDARY, OR FRACTION THEREOF, AND A CONTINUOUS SIX FOOT HIGH PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND.
REQUIRED: 185 L.F. = 6.17 = 7 TREES + CONTINUOUS SHRUBS
PROVIDED: 7 TREES + CONTINUOUS SHRUBS

PARKING AREA LANDSCAPING STANDARDS
FOR EVERY 10 PARKING SPACES, THE APPLICANT SHALL PROVIDE NOT LESS THAN 200 SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREA CONTAINING AT LEAST 1 TREE WITH A MINIMUM DIAMETER OF 2" AND FOUR SHRUBS. ONE SHADE TREE FOR EVERY TEN PARKING SPACES. NO INDIVIDUAL LANDSCAPE AREA SHALL BE GREATER THAN 500SQUARE FEET. ALL PARKING LOTS SHALL PROVIDE PERIMETER LANDSCAPING. THE PERIMETER LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND OR COMBINATION THEREOF, MINIMUM OF 36 INCHES IN HEIGHT WITHIN 1 YEAR OF INSTALLATION. THE PERIMETER SHALL ALSO CONTAIN A MINIMUM OF ONE DECIDUOUS TREE PER FIFTY LINEAR FEET OF PARKING PERIMETER.
REQUIRED: 79 PARKS = 1600 S.F./8 TREES/32 SHRUBS
PROVIDED: 9 TREES

NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY ENGINEER IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.

ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. PULL MULCH AWAY FROM SHRUB STEMS.

CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE.

EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND IN ALL RESPECTS BE READY FOR FIELD PLANTING.

PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH TO THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

BED EDGES SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 'V' SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND THE PLANTING BED.

IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY ENGINEER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE ENGINEER.

TOPSOIL MIX IN PLANTING BEDS TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL. TO A DEPTH OF 24"

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

PLANT LIST

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
		TREES					
ACE SAC		ACER SACCHARUM	SUGAR MAPLE	3	2" CAL.	B&B	
CER CAN		CERCIS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD REDBUD	2	2" CAL.	B&B	
CHI VIR		CHIONANTHUS VIRGINICUS	FRINGETREE	2	2" CAL.	B&B	
CLA KEN		CLADASTIS KENTUKEA	YELLOWWOOD	4	2" CAL.	B&B	
LIR TUL		LIRIODENDRON TULIPIFERA	TULIP TREE	1	2" CAL.	B&B	
MAG VIR		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7	2" CAL.	B&B	
QUE IMB		QUERCUS IMBRICARIA	SHINGLE OAK	1	2" CAL.	B&B	
		SHRUBS					
ARO MEL		ARONIA MELANOCARPA 'LOW SCAPE'	'LOW SCAPE' BLACK CHOKEBERRY	12	#3	CONT.	
DEU GRA		DEUTZIA GRACILIS	SLENDER DEUTZIA	3	#3	CONT.	
FOT GAR		FOTHERGILLA MAJOR 'MT AIRY'	MT AIRY FOTHERGILLA	10	#5	CONT.	4.5' O.C.
HYD QUE		HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	10	#5	CONT.	4.5' O.C.
HYP PER		HYPERICUM PERFORATUM	ST. JOHN'S WORT	16	#3	CONT.	
ITE VIR		ITEA VIRGINIANA	SWEETSPIRE	12	#5	CONT.	4.5' O.C.
PHY OPU		PHYSOCARPUS OPUFOLIOUS 'CENTER GLOW'	CENTER GLOW NINEBARK	12	#3	CONT.	
POT FRU		POTENTILLA FRUCTOSA	BUSH CINQUEFOIL	17	#3	CONT.	
PRU CIS		PRUNUS X CISTENA	PURPLE LEAF SANDCHERRY	22	#5	CONT.	4.5' O.C.
RHU ARO		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	10	#5	CONT.	
SPI BUM		SPIRAEA X BUMALDA 'MAGIC CARPET'	MAGIC CARPET SPIREA	21	#3	CONT.	
SYR PUB		SYRINGA PUBESCENS 'MISS KIM'	MISS KIM LILAC	5	#5	CONT.	
VIB TRI		VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH VIBURNUM	3	#5	CONT.	

MULCH

GRASS SEED

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

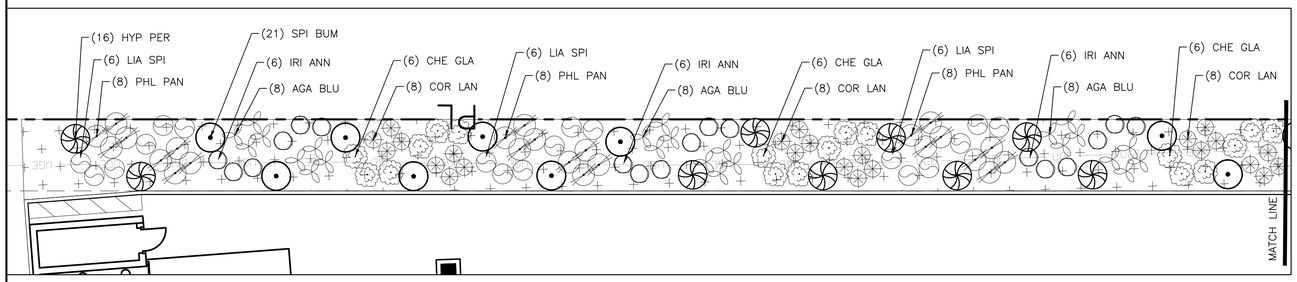
COLUMBUS, FRANKLIN COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068
LANDSCAPE PLAN

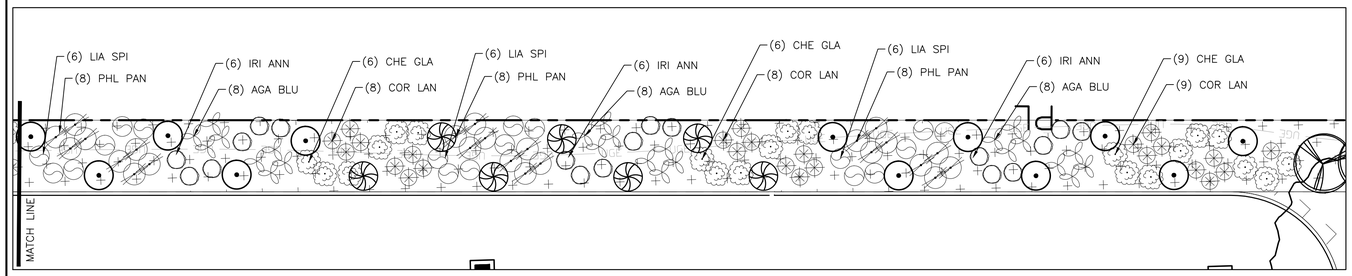
NO.	REVISIONS	DATE

DRAWN BY: JPS
CHECKED BY: SEF
SCALE: 1" = 20'
DATE: 06-28-2022
SHEET NO. 3 OF 4

\\primedom01.primelocal.com\DFSRoot\Data\Projects\2022\E0H01CI-22360 Taylor Square Hotel Group LLC\500-CAD\591-Civil\593-PrintSheets\Construction Docs\Landscape Plan.dwg by: jsampson on 06/30/2022 11:47 AM ~ for PRIME AE

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (Appt 2022-5261, 2426 Taylor Square, Fox)





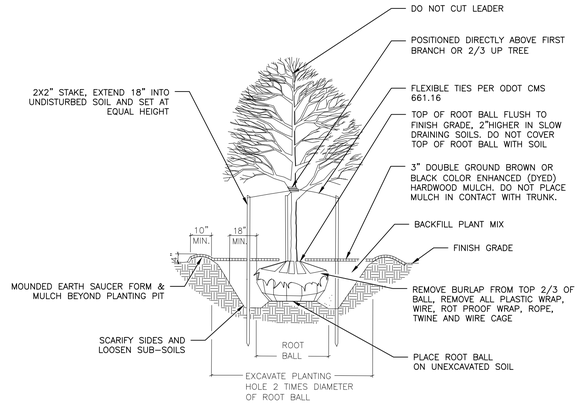
EAST PROPERTY LINE PLANTING DETAIL

1"=10'

GRAPHIC SCALE

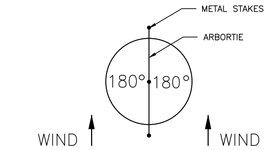
0 5 10 20

1 INCH = 10 FEET



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



GUYING PATTERN FOR DECIDUOUS TREE PLANTING

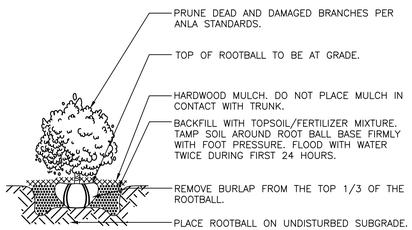
NOT TO SCALE

PLANT LIST							
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
		PERENNIALS					
AGA BLU		AGASTACHE 'BLUE FORTUNE'	BLUE FORTUNE ANISE HYSSOP	48	#1	CONT.	
AST COR		ASTER CORDIFOLIUS	BLUE WOOD ASTER	12	#1	CONT.	
CAR MOR		CAREX MOROWII 'SILVER SCEPTER'	SILVER SCEPTER SEDGE	16	#2	CONT.	
CHE GLA		CHELONE GLABRA	TURTLEHEAD	39	#1	CONT.	
COR LAN		COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	49	#1	CONT.	
DIA GRA		DIANTHUS GRATIANOPOLITANUS 'FIREWITCH'	FIREWITCH CLOVE PINKS	23	#1	CONT.	
HEU CIT		HEUCHERA 'CITRONELLE'	CITRONELLE CORAL BELLS	17	#3	CONT.	
IRI ANN		IRIS X 'ANNE CHOWNING'	ANNE CHOWNING LOUISIANA IRIS	36	#3	CONT.	
LIA SPI		LIATRIS SPICATA 'ALBA'	WHITE BLAZING STAR	36	#1	CONT.	
LIR SPI		LIRIOPE SPICATA	LILYTURF	5		FLAT	APPROX. 18" O.C.
PAC PRO		PACHYSANDRA PROCUMBENS	ALLEGHENY PACHYSANDRA	4		FLAT	APPROX. 12" O.C.
PAN VIR		PANICUM VIRGATUM ' SHENANDOAH'	SHENANDOAH SWITCH GRASS	25	#3	CONT.	3' O.C.
PHL PAN		PHLOX PANICULATA 'BLUE PARADISE'	BLUE PARADISE GARDEN PHLOX	48	#1	CONT.	
POL REP		POLEMONIUM REPTANS	JACOB'S LADDER	7	#1	CONT.	
SCH SCO		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	21	#3	CONT.	3' O.C.
SOR NUT		SORGAHASTRUM NUTANS	INDIAN GRASS	10	#3	CONT.	
STY DIP		STYLOPHORUM DIPHYLLUM	WOOD POPPY	11	#2	CONT.	

NOTES:

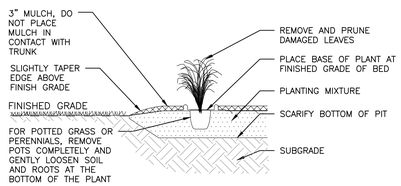
1. TOP OF ROOT BALL TO BE 2"–3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



SHRUB PLANTING DETAIL

NOT TO SCALE



GRASS AND PERENNIAL PLANTING DETAIL

NOT TO SCALE

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

COLUMBUS, FRANKLIN COUNTY, OH
ENGINEERING PLAN
FOR
HOME 2 SUITES
TAYLOR SQUARE DR. REYNOLDSBURG, OH 73068

LANDSCAPE DETAILS

DATE	REVISIONS	NO.

DRAWN BY: JPS
CHECKED BY: SEF
SCALE: 1" = 30'
DATE: 06-28-2022
SHEET NO. 4 OF 4

\\primedom01.primelocal.com\DFSRoot\Data\Projects\2022\EOH01CI-22360 Taylor Square Hotel Group LLC\500-CAD\591-Civil\593-PrintSheets\Construction Docs\Landscape Plan.dwg by: jsampson on 06/30/2022 11:47 AM ~ for PRIME AE

Attachment: Taylor Square Hotel - 2426 Taylor Sq Drive Case 2022-219 (Appl# 2022-5261, 2426 Taylor Square, Fox)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

July 12, 2022

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

RE: Caribou; E. Main St. & Briarcliff; Case #_____

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. *Project Summary*

   a. The subject property is located approximately 360 feet east of the East Main St. & Briarcliff Road intersection and lies between two outparcels along East Main Street. The site is zoned MSD-East Main Street District.

   b. All four quadrants of the East Main St. & Briarcliff Road intersection are adjacent to the site and are zoned MSD-East Main Street District.

   c. The site currently contains a 44-space parking lot that is part of the Aaron's (old Kroger) shopping center. Significant investment has been made within the right-of way to accommodate pedestrian traffic and street furniture (sidewalk and brick curb walk, street trees, seating, trash receptacles, etc.). A COTA bus shelter is at the southwest corner of the site. The existing parking lot is also screened by a low-rise, landscaped brick wall that is found along most of this segment of East Main Street.

   d. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for East Main Street "Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development." The zoning code was revised to accommodate the Plan's recommendations and, for the MSD and the Brice and Main Street District, to incorporate transit supportive development.

   e. The applicant is seeking approval for a "drive-thru coffee with no indoor seating and limited outdoor patio seating food service" facility on the site with the drive thru being a conditional use (Section 1109.15, Conditional Uses). The use is mostly auto oriented with a large portion of the lot devoted to the drive through stacking and circulation lanes. Bicycle parking is provided along with the patio seating adjacent to the building. A variance to Section 115.03, Signs is also being requested and the drive-thru use is subject to Section 1105.13, L, Drive-Thru Service.

2. *Zoning Conditional Use Review- MSD-East Main Street District (Section 1109.15, Conditional Uses and Section 1105.13, L, Drive-Thru Service)*

   a. **Lot Coverage (Max.):** The maximum lot coverage for the East Main Street District is 80%. The amount of lot area covered by building and other impervious surfaces is approximately 74 %.

   b. **Permitted Uses**: The requested use falls under Food Service - Quick Serve/Fast Food With Drive Thru which is a conditional use in the MSD-East Main Street District.

   c. **Parking:** The code requires one parking space per 200 square feet of floor area or, in this case, approximately 3 spaces for a 625 square Food Service – Quick Serve/Fast Food with Drive Thru

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

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

restaurant. The existing site plan shows 15 parking spaces, including one handicap space and three order ahead/wait spaces. With the removal of the existing parking lot, the net loss will be 29 spaces.

d. **Setbacks:** The minimum required setback is 5 feet from the right-of-way with a maximum required front setback of 20 feet for the East Main Street District. The proposed setback for the primary structure is approximately 44 feet, nearly 24 feet longer than the required maximum, and 22 feet further back than the adjoining Ohio Health Emergency Care facility.

e. **Circulation**: The proposed drive-thru lane is 22 feet in width and includes an escape/abort lane of approximately 11 feet. The length of the lane can accommodate approximately 9 vehicles, which is adequate stacking space without interfering with on-site circulation and parking maneuvering. There are no residential uses in close enough proximity to be impacted by noise from the order kiosk speaker. (Section 1105.13, Supplementary Use Conditions, Drive-Thru Service).

The zoning code supplemental regulations for this zoning district also stipulate that a "reasonably direct connection to buildings" should be provided to existing transit stops or "walkways connecting streets to buildings." The current site plan does not show a walkway connection from the building entrance to the street or the transit stop.

3. Zoning Variance Review- MSD-East Main Street District (Section 1109.15, Signs)

a. **Signage**

i. The applicant is providing two wall signs, one on the eastern and one on the southern side of the proposed building. The wall sign on the eastern side of the street measures approximately 180 inches by 22 inches, equaling approximately 27 square feet, 5 feet less than the permitted 32 square feet. The proportionally larger wall sign on the south side of the building measures approximately 283 inches by approximately 34 inches, or 67 square feet which is seven square feet less than the permitted 74 square feet.

ii. The maximum number of wall signs permitted in the MSD-East Main Street District is one wall sign "on the wall of a building which most nearly parallels a street, parking lot or service drive."

iii. In addition to the wall sign, one monument sign is permitted with a brick base. The application shows a stone base, matching the building elevation. The 19 square foot sign is five feet less in area than the permitted 24 square feet. The sign is also setback 17 feet from the property line, which is seven feet more than the required 10-foot setback. However, from the signage information that was provided, the total sign height, including the base, is shown at 10 feet. This is 4 feet taller than the required maximum height of 6 feet.

4. Zoning Recommendations

a. *Zoning Conditional Use - MSD-East Main Street District (Section 1109.15, Conditional Uses)*

i. Approval of a conditional use is required to allow a drive-thru facility. A conditional use is supported with the condition that a development plan be submitted complying with the 20-foot building setback requirement. The conditional use would then meet the requirements of Section 1109.15, D, vi, Conditional Uses "shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan." Development Director Note: Subsequent to the drafting of this report, the applicant requested that the Setback Distance be submitted as a Variance Request. As a result, the Setback Distances have been provided as a separate Variance Request. Approving the Conditional Use would allow for the drive-thru use contemplated, but would not provide approval of the Setbacks requested.

b. *Zoning Variance - MSD-East Main Street District (Section 1109.15, Sign and 1105.13 Front Yard Setback)*

i. *Section 1109.15, Sign Variances*

1. A variance is required to allow a second wall sign. A second wall sign is not supported because a hardship or practical difficulty does not appear to be present, and the additional sign appears to be a matter of convenience when other remedies (allowance of a ground sign) are available.

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

2. A variance to the maximum monument sign and the sign base material will be required. The additional sign height is not supported because a hardship or practical difficulty does not appear to be present. The stone base, however, is appropriate in this case to match the stone used on the building elevation, instead of requiring the sign base to be brick.

ii. *1105.13 Front Yard Setback Variance*

1. A variance to the required 20-foot maximum setback will be required. Approval of the variance is not supported. The front building setback of approximately 44 feet is not in keeping with the intent of the Comprehensive Plan nor the required maximum building setback of 20 feet for this zoning district. If the 20-foot maximum building setback is provided, it will place the building and patio closer to the sidewalk with a walkway connection and put the drive-thru lane and parking behind the building. This will not only make it easier to adhere to the Plan and comply with the setback requirement, but it will also be more proximate to the streetscape improvements and more closely match the adjacent building (Ohio Health Emergency Care) setback and its own walkway connection to the public sidewalk.

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

Kim C. Littleton, AICP
Senior Planner/Project Manager

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 11, 2022

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Caribou Coffee

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

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On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed Caribou Coffee located on the north side of East Main Street, east of Briarcliff Road. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site will be accessed from an existing commercial drive which connects to East Main Street. The access point is located in the northeast corner of the site.
    a. The drive will be 29 feet wide at the connection to the existing drive, which is adequate.
    b. The interior drive aisles will be one way in a counter clockwise direction and will be 17 feet wide adjacent to the parking spaces, which are angled. The one way drive aisle is acceptable.
    c. There will be a drive thru lane and window and an escape lane on the site. Each are adequate.
2. The site is currently an existing asphalt parking lot. This will be removed to construct the proposed project.
3. Signage will be needed at the access points and internally to the site to ensure the one way nature of some of the traffic flow is conveyed to the customers.
4. The plan shows that 9 vehicles can queue from the pickup window to the ordering station.
5. A sidewalk connection from the right-of-way to the site should be included on the site plan.
6. The site plan proposes 15 parking spaces, which is adequate for the site.
7. The applicant provided an estimate of 350 trips (average daily traffic) for the facility. Although the traffic data requested to determine if a project requires a traffic study references peak hour counts, the provided ADT information is adequate. Since the project is planned to be constructed within an existing commercial center, and with the provided ADT information, a traffic study is not required.

UTILITIES

8. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
9. The provided utility plan shows a 6-inch sanitary service lateral being extended to the building from the west from an existing 8-inch sanitary sewer (P00345). The lateral shows a slope of 1.0%, which does not meet the required minimum slope of 2.08% for a service lateral. If the required

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

steeper slope cannot be met, a mainline sewer extension to the site may be necessary. In addition, a service lateral or a mainline extension will require an easement to be dedicated.

a. In addition, the plan is currently showing a manhole on a 6-inch service line which is not allowed. If this remains a service lateral, a cleanout should be placed in the location where the manhole is shown.
b. The sanitary lateral also appears to leave the site, extending onto the adjacent property to the north and west. This would require a legal agreement and easement.

10. As shown, the site will be served with water via a new 1-inch tap on the existing 8-inch watermain located on the north side of Main Street (R02479).
11. A proposed fire hydrant is shown to be installed along the east property line, south of the proposed driveway. This would be a private hydrant and a valve is required at the tee from the existing main.
12. For lighting, the site is utilizing four light poles with LED lights. Based on photometrics provided, the lighting is adequate for a commercial site.

STORMWATER

13. The plan shows the site grading from west to east. An existing catch basin and existing storm sewer will accept the site runoff and exit the site near the southwest corner of the site.
14. The plan currently does not show water quality or quantity control features. Since the disturbed area is less than one acre, water quality treatment would not be necessary. Detailed calculations and/or report are to be submitted with the PGU plan to document the pre-and post-developed impervious areas to show if quantity controls are required.
15. The PGU plan will need to show more detailed grading and flood routing information. Storm sewer profile(s) information should also be included.

DETAILS / SPECIFICATIONS

16. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Main Street should be per the Reynoldsburg Standard Drawing R-9.
17. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
E. Main St. & Briarcliff	060-001128

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Reynoldsburg Center Limited Partnership c/o Arshot Investment Corporation Attn: Joe Sugar

Contact Email:	Contact Phone Number:
jsugar@arshot.com	(614) 463-9730

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Caribou Coffee	Michael Mariola
Contact Email:	**Contact Phone Number:**
mike@mikemariolarestaurants.com	(330) 466-5212

Description of Use: Drive-thru coffee with no indoor seating and limited outdoor patio seating

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Reprise Design	12400 Portland Av S. #100 Burnsville, MN 55337
Applicant Phone Number:	**Applicant Email:**
(612) 669-4729	cschatz@reprisedesign.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☒ Non-Residential ($450) / ☐ Residential ($200): Variance for additional exterior signage

☒ Conditional Use Permit ($350): Conditional Use Permit for drive-thru window

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: 6-29-2022

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

An application for a Conditional Use Permit shall be submitted to the Planning & Zoning Administrator thirty (30) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

(a) Description of the existing use of the lot and of adjacent lots;

(b) A statement of the conditional use for which the application is submitted.

(c) The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

(d) A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

(e) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

(f) A narrative addressing each of the applicable criteria set forth in section 1145.09; and

(g) Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars ($350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Board of Zoning and Building Appeals agenda.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

(b) The proposed use shall not adversely affect the use of adjacent property;

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

(g) The proposed use complies with the applicable specific provisions and standards of this Code;

(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the BZBA may impose such conditions as deemed necessary to protect the public welfare, presere the prpose and intent of the Code. Such conditions may include:

(a) Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;

(b) Screening comprised of landscaping, walls, fencing or other materials or construction;

(c) Access points and traffic management provisions, includng those impacting vehicular and pedestrian access and the locations and design of parking facilities;

(d) Noise control mesaures, including thoes regulating loudspeakers or irregular vehicular or equipment noise;

(e) Other features of construction, including but not limited to paving and parking, signs, and landscaping;

(f) Hours and method of operation

(g) Maintenance of the site, structures, landscaping;

(h) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and

(i) A time limit for operation of the use.

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

Section 1109.13
VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least thirty (21) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals. The Board meets the third Thursday of each month except December.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

(a) Name, address, and telephone number of the property owner(s) and owner's agent(s);

(b) Legal description, address, tax district and parcel number of the property;

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);

(d) Statement of the hardship;

(e) Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next BZBA agenda. The BZBA can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the BZBA is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars ($200) for a residential variance, and four hundred and fifty dollars ($450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the BZBA granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

Section 1109.13 (D)
STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

(a) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

(f) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

(i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

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PRELIMINARY PLANS

FOR

EXISTING CONDITIONS, REMOVALS, SITE, GRADING, EROSION CONTROL, AND UTILITIES

FOR

CARIBOU CABIN

REYNOLDSBURG, OH



Vicinity Map
(NOT TO SCALE)

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS
C200	SITE PLAN
C300	GRADING AND EROSION CONTROL PLAN
C500	UTILITY PLAN

NO.	DATE	REVISION	SHEETS
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PREPARED FOR:

REPRISE DESIGN, INC.

12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337
CONTACT: CHARLES SCHATZ
PHONE: 952-252-4042
EMAIL: CSCHATZ@REPRISEDESIGN.COM

PREPARED BY:

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0035937.00
CONTACT: JEFF WESTENDORF

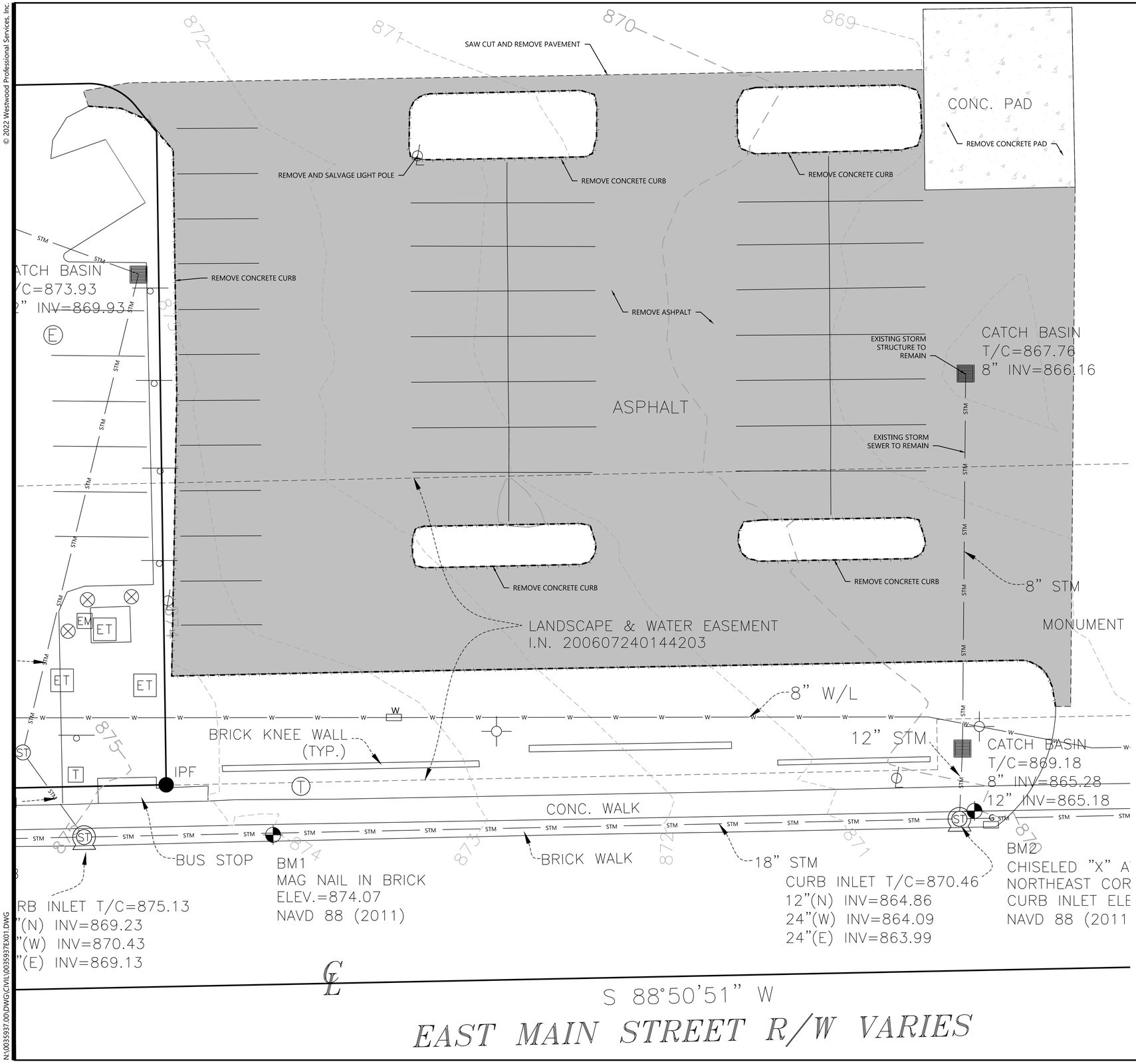
PRELIMINARY PLANS
FOR
EXISTING CONDITIONS, REMOVALS, SITE, GRADING, EROSION CONTROL, AND UTILITIES
FOR
CARIBOU CABIN
REYNOLDSBURG, OH

INITIAL SUBMITTAL DATE: 06/30/22 SHEET: C001 OF 5

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Attachment: Caribou Coffee - Conditional Use Application Review (App# 2022-5273, Briarcliff and Main, Schatz)

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REMOVAL LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	**REMOVALS**	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
X		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
	X	TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE## or ##
VERTICAL SCALE## or ##

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com

EXISTING CONDITIONS & REMOVALS

SHEET NUMBER:
C100

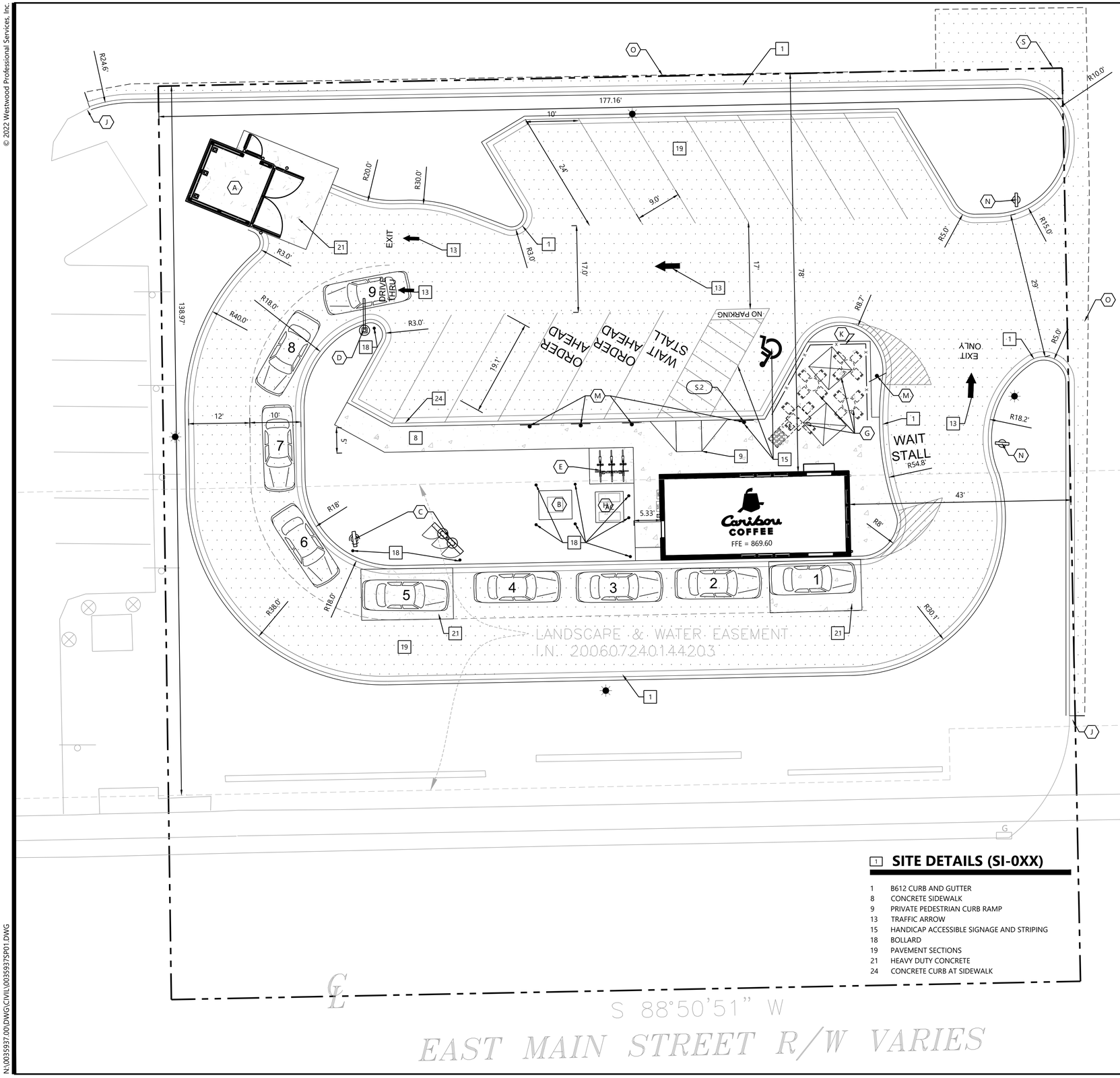
DATE: 06/30/22

PROJECT NUMBER: 00

Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)

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SITE LEGEND

Call 48 Hours before digging:
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Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
x	x	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY LANDMARK SURVEY GROUP, INCORPORATED, 06-03-2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• EXISTING ZONING:	CC - COMMUNITY COMMERCIAL
• PROPOSED ZONING:	SAME
• BUILDING GROSS SIZE:	625 SF
• DISTURBED AREA:	23,376 SF
• BUILDING SETBACK PER CODE:	10'=FRONT 10'=SIDE 20'=REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 19' LONG, 17' AISLE
• PARKING PROVIDED:	15

A SITE KEYNOTES

A	TRASH ENCLOSURE - SEE ARCH PLANS
B	TRANSFORMER LOCATION
C	DRIVE THRU MENU BOARDS - SEE ARCH PLANS
D	DRIVE THRU CLEARANCE BAR - SEE ARCH PLANS
E	BIKE RACKS - SEE ARCH PLANS
F	TIP OUT CURB AND GUTTER
G	PATIO FURNITURE - SEE ARCH PLANS
H	AIR CONDITIONING UNIT - SEE ARCH PLANS
J	MATCH EXISTING CURB
K	FENCE - SEE ARCH PLANS
M	WAIT STALL SIGN - SEE SIGNAGE PLANS
N	DRIVE THRU DIRECTIONAL SIGNAGE - SEE SIGNAGE PLANS
O	SAW CUT LINE

1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
8	CONCRETE SIDEWALK
9	PRIVATE PEDESTRIAN CURB RAMP
13	TRAFFIC ARROW
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE
24	CONCRETE CURB AT SIDEWALK

S.10 SIGN LEGEND

REFERENCE		SIZE
S.2	HANDICAP ACCESSIBLE	12" X 18"

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' or 1'

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

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REYNOLDSBURG, OH

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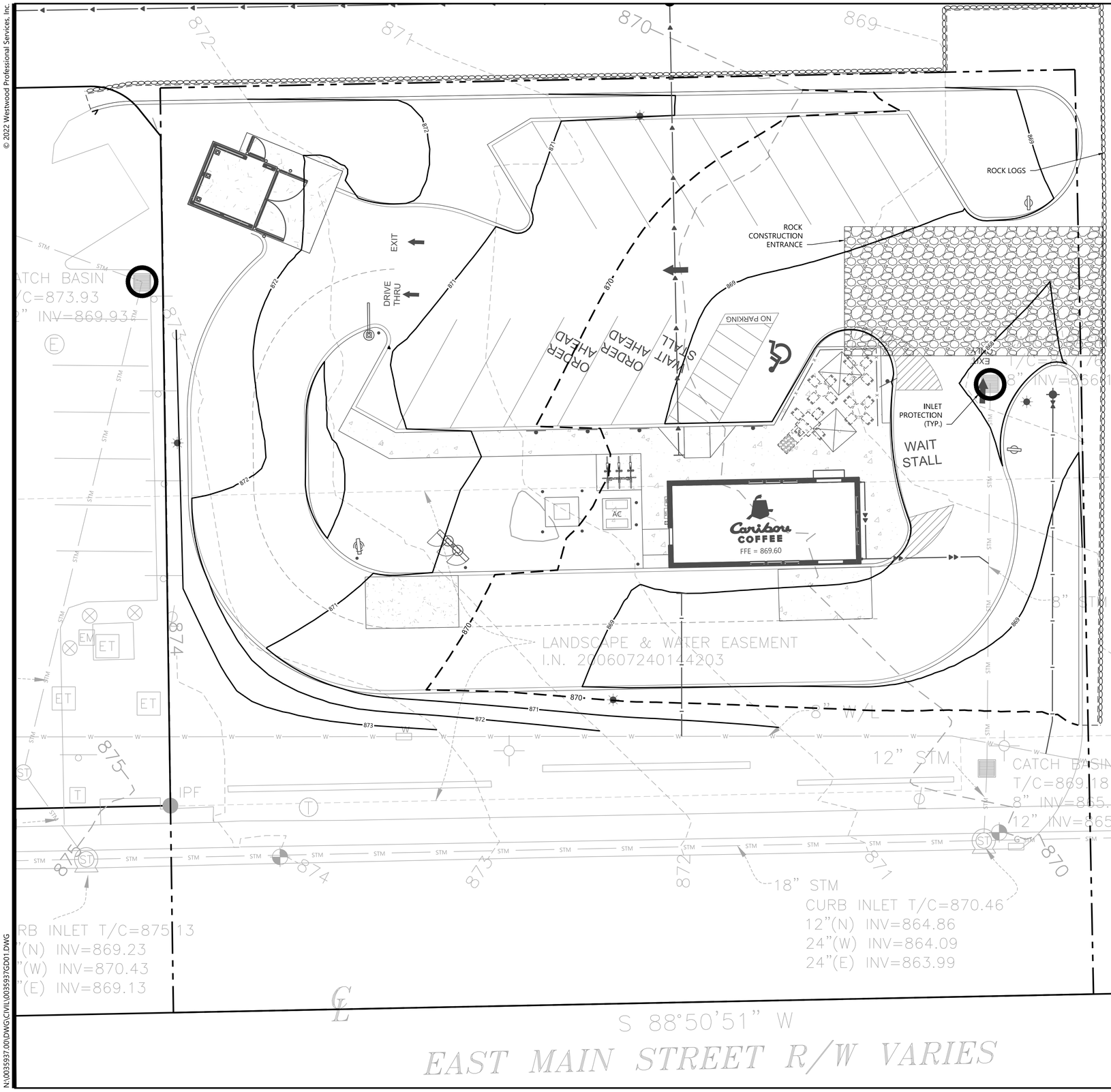
SITE PLAN

SHEET NUMBER:
C200

DATE: 06/30/22

Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)

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GRADING LEGEND

Call 48 Hours before digging:
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Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.—×	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE OHIO DOT STANDARDS.
5. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
6. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
7. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
8. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
9. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
10. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
13. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
14. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH OHIO DOT REQUIREMENTS.
15. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' or 1'

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
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Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.westwoodps.com
Westwood Professional Services, Inc.

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C300

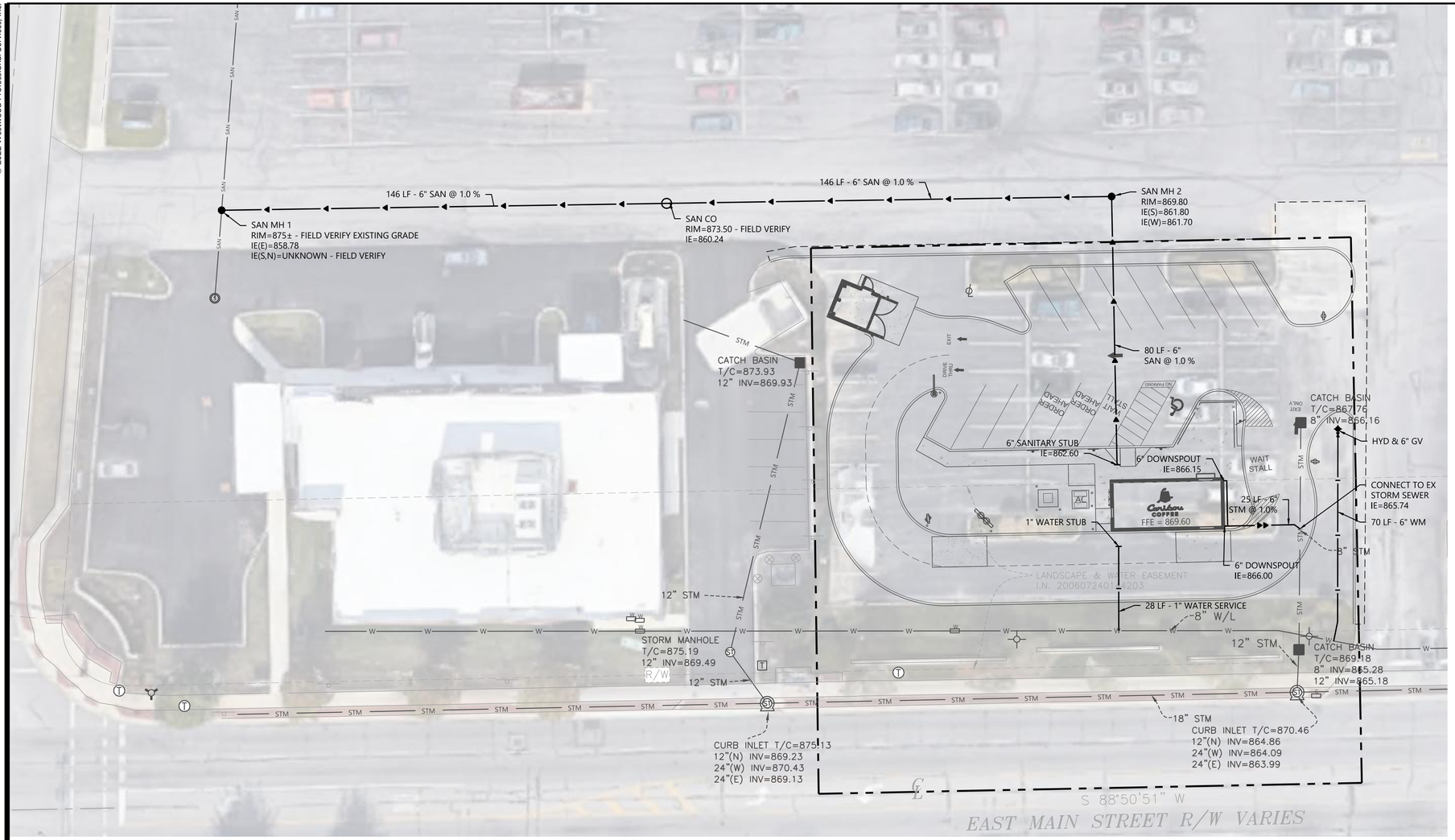
DATE: 06/30/22

PROJECT NUMBER: 00

Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)

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811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DT	DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS AND OHIO PLUMBING CODE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 7' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 7' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO OHIO PLUMBING CODE.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY OHIO PLUMBING CODE. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER OHIO PLUMBING CODE.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER OHIO RULES.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OHIO.

DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

UTILITY PLAN

SHEET NUMBER:
C5.00

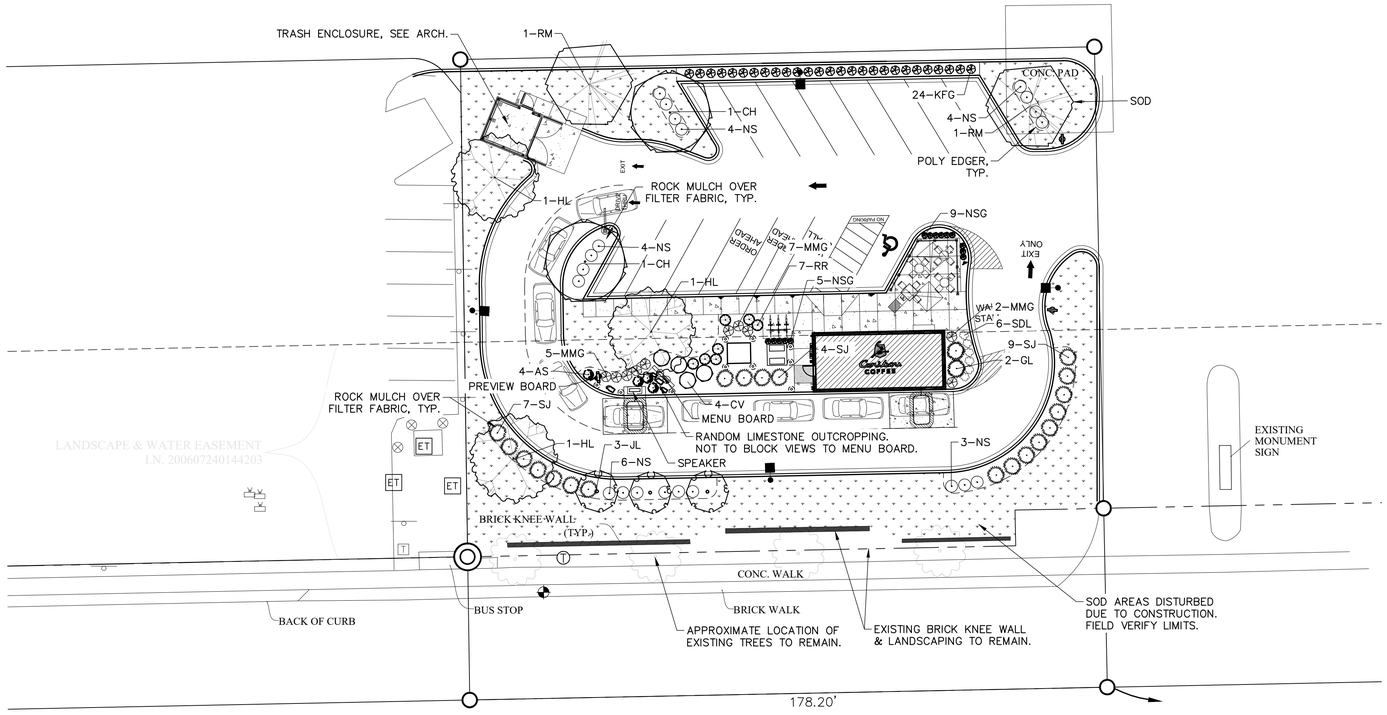
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REYNOLDSBURG CENTER
LIMITED PARTNERSHIP
PARCEL 1
11.464 ACRES
I.N. 201206290093504



LANDSCAPE REQUIREMENTS

PER CITY OF REYNOLDSBURG, OH - SECTION 1105.07, LANDSCAPING & BUFFERING REQUIREMENTS

G - STREET TREE REQUIREMENTS
1. N/A - STREET TREES EXIST ALONG E. MAIN STRET

H - INTERIOR LOT LANDSCAPING
1. ALL COMMERCIAL IMPERVIOUS AREA UP TO 20,000 SF: ONE INCH TRUNK DIAMETER PER 2,000 SF WITH A MINIMUM OF 2" DIA.

I - PROPERTY BUFFER REQUIREMENTS
1. N/A - ADJACENT PROPERTY IS THE SAME ZONING

J - PARKING AREA LANDSCAPE STANDARDS
(a. FOR EVERY 10 PARKING SPACES A 200 SF MIN, LANDSCAPE ISLANDS REQUIRED.
(b. PERIMETER LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE TO PROVIDE A CONTINUOUS OPAQUE SCREEN, 36" HT MIN; AND 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER.

SITE DATA

ZONING	= EMD (E. MAIN ST. DISTRICT
BUILDING GFA	= 605 SF
E. MAIN STREET	= 178.20 LF
PARKING STALLS	= 15

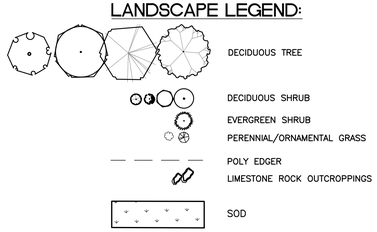
REQUIRED LANDSCAPE:	REQ	PROV
INTERIOR LOT LANDSCAPING		
• 15,000 SF / 2,000 SF = 7.5"; 7.5" / 2.5 = 3		
• SHADE TREE	3	3*
PARKING AREA LANDSCAPE ISLANDS 200 SF MIN.		
• ONE TREE, 2" DIA. / ISLAND	2	2
• 4 SHRUBS / ISLAND	8	8
PARKING LOT PERIMETER LANDSCAPE		
• 1 DECIDUOUS TREE / 50 LF		
(NORTH: 85' /50= 1.7)	2	2
(SOUTH 150 / 50=3)	3	3

NOTE:
2.5" DIA. TREE PROVIDED.

LANDSCAPE SCHEDULE:

	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	MATURE HEIGHT & WIDTH	NOTES
DECIDUOUS TREES						
2	**CH**	Common Haackberry	Celtis occidentalis	2" cal. B&B	50'-75' x 50'	Straight Trunk, No V-Crotch
2	**RM**	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2" cal. B&B	50' x 40'	Straight Trunk, No V-Crotch
3	**HL**	Imperial Honeylocust	Gleditsia triacanthos var. inermis	2.5" cal. B&B	30' x 30'	Straight Trunk, No V-Crotch
3	**JL**	Snow Cap Japanese Tree Lilac	Syringa reticulata 'Snow Cap'	2" cal. B&B	25' x 25'	Straight Trunk, No V-Crotch
10	**TOTAL**					
SHRUBS						
7	**RR**	Carefree Wonder Shrub Rose	Rosa 'MElpitac'	3 gal. cont. (18"ht min	3'-4' x 3'-4'	Min. 5 canes at ht. spec.
4	**AS**	Alpine Sprirea	Spiraea japonica 'Alpine'	3 gal. cont. (9"-12" ht)	12-15" x 2'-3'	Min. 5 canes at ht. spec.
21	**NF**	Neon Flash Sprirea	Spiraea japonica 'Neon Flash'	3 gal. cont. (24" ht)		Min. 5 canes at ht. spec.
4	**CV**	Compact European Viburnum	Viburnum opulus 'Compactum'	5 gal. cont. (24")	5'-6' x 5'-6'	Min. 5 canes at ht. spec.
2	**GL**	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'	5 gal. cont. (2' min)	4' x 6'	Min. 5 canes at ht. spec.
20	**SJ**	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal. cont. (24")	4'-6' x 4'-6'	Min. 5 canes at ht. spec.
58	**TOTAL**					
ORNAMENTAL GRASSES						
14	**NSG**	Northwind Switch Grass	Panicum virgatum 'Norhtwind'	1 gal cont. (12"ht x 12'	48" x 18"	
24	**KFG**	Karl Foerster Grass	C. x acutiflora 'Karl Foerster'	1 gal cont.	48" x 30"	
8	**MMG**	Maiden grass	Miscanthus sinensis 'Graziella'	1 gal cont.	60" x 36"	
6	**SDL**	Stella De Oro Daylily	Hemerocallis "Stella de Oro'	1 gal cont.		
52	**TOTAL**					

LANDSCAPE LEGEND:





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

Reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

MALEAH M. MILLER
LANDSCAPE ARCHITECT

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA
Date 19507 License No.

PRELIMINARY NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE–THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

LANDSCAPE PLAN

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN APPROVAL 06-30-2022

DRAWN BY MM
CHECKED BY MM
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

L-1

Attachment: Caribou Coffee - Conditional Use Application Review (Appl 2022-5273, Briarcliff and Main, Schatz)

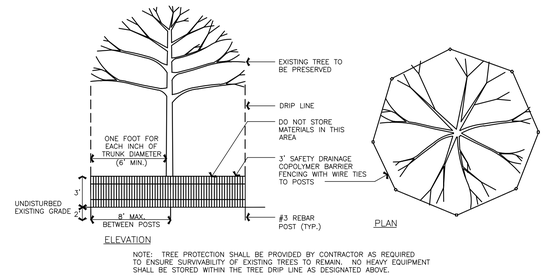
C:\MALEAH\CARIBOU\REYNOLDSBURG, OH\O (REPRISE)\LANDSCAPE PLAN\REYNOLDSBURG, OH-LANDSCAPE PLAN-24X36.DWG #### 6/27/2022

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTACT STATE ONE, DIAL 811 OR (800) 242-8511 TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
3. INSTALL 4" MIN. BLACK DIRT TO ALL SOD AND SHRUB AREAS. CONTRACTOR RESPONSIBLE FOR FINE GRADING OF SOD AREAS. PROVIDE 12" PLANTING SOIL FOR ALL PERENNIAL AREAS.
4. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
5. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF BUFF LIMESTONE ROCK MULCH, OVER FILTER FABRIC. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
6. INSTALL 4-6" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, 3"-6" FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
7. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
8. CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR (12 MONTHS) BEGINNING AT THE DATE OF BUILDING PERMIT WAS APPROVED PER CITY REQUIREMENT. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
10. THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
11. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
12. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
13. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SOD UNTIL INITIAL ACCEPTANCE.
14. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL.
16. CHEMICAL WEED CONTROL MUST BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO ANY PLANT INSTALLATION.
17. LANDSCAPE CONTRACTORS TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
18. STAKING AND GUYING OF TREES OPTIONAL: LANDSCAPE CONTRACTOR SHALL MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
19. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
20. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SHRUB BEDS, SOD, PLANTING AREAS AND ALL GREEN SPACE. THE SOD AND PLANTING AREAS TO BE ON SEPARATE ZONES WITH RAIN SENSORS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE WITH PROPERTY OWNER. PROVIDE RAIN SENSOR.
21. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
22. WHEN PLANTING TREES ALL WIRE, ROPES AND BURLAP SHALL BE REMOVED.

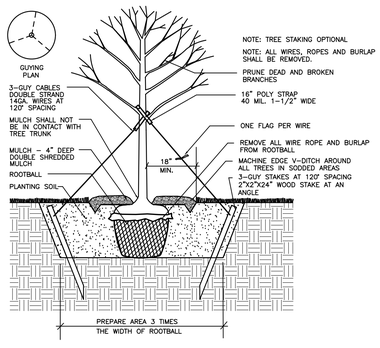
SOIL PREPARATION:

1. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
2. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO DEPTH OF 6-8" MINIMUM AND PREFERABLE A DEPTH OF 12-18". DE-COMPACTION OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
3. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
4. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
5. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.

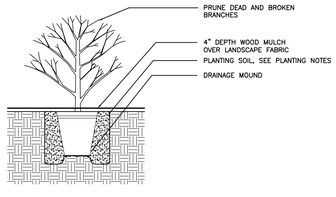


NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ENSURE SURVIVABILITY OF EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHALL BE STORED WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE.

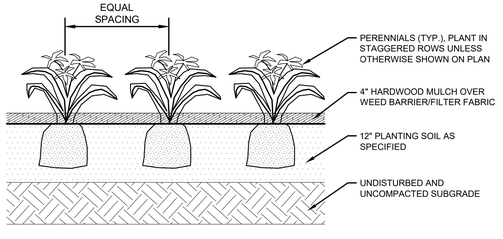
4 TREE PROTECTION DETAIL
NOT TO SCALE



1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PERENNIAL PLANTING DETAIL
NOT TO SCALE

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reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

MALEAH M. MILLER
LANDSCAPE ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA
Date 19507 License No.

PRELIMINARY NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

DETAILS & NOTES

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

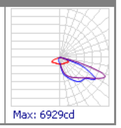
DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
DRAWN BY	MM
CHECKED BY	MM
JOB NO.	22065
PROJECT LOCATION:	REYNOLDSBURG, OH

L-2

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Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	BHS		4	Lithonia Lighting	RSX1 LED P3 40K R4 HS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with HS Shield	1	10322	0.9	109.442	 Max: 6929cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drives	✳	2.4 fc	4.5 fc	1.0 fc	4.5:1	2.4:1
Site	+	1.3 fc	4.5 fc	0.0 fc	N/A	N/A



RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/ft²): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (SPA mount): 22.0 lbs (10.0 kg)



Ordering Information **EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 Performance Package 1 P2 Performance Package 2 P3 Performance Package 3 P4 Performance Package 4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] ATR Automotive Front Row AFRRW Automotive Front Row Right Rotated AFRLW Automotive Front Row Left Rotated	MVOLT (120V-277V) [1] HVOLT (347V-480V) [1] XVOLT (277V-480V) [1] **(use specific voltage for options as noted)** 120 [1] 277 [1] 208 [1] 347 [1] 240 [1] 480 [1]	SPA square pole mounting (3.0" min. SQ pole for 1 at 90°, 1.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) WA Mast arm adapter (fits 2-3/8" OD tenons) [2] IS Adjustable slipfitter (fits 2-3/8" OD tenons) [2] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [2] AARP Adjustable tilt arm round pole mounting [2] AAWB Adjustable tilt arm with wall bracket [2] AAWSC Adjustable tilt arm wall bracket and surface conduit box [2]

Options

Shipped Installed
HS House-side shield [3]
PE Photocontrol, button style [4]
PEA Photocontrol external (threaded, adjustable) [4,5]
PER7 Seven-wire twist-lock receptacle only (no controls) [4,5,6,7]
CE34 Conduit entry 3/4" NPT (Qty 2)
SF Single fuse (120, 277, 347) [1]
DF Double fuse (208, 240, 480) [1]
SPD20KV 20KV Surge pack (10KV standard)
FAO Field adjustable output [5,8]
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [5,9]

Shipped Installed
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**
NLTAIR2 nLight AIR generation 2 [5,10,11]
PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [5,10,11]
BAA Buy American Act Compliant

***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

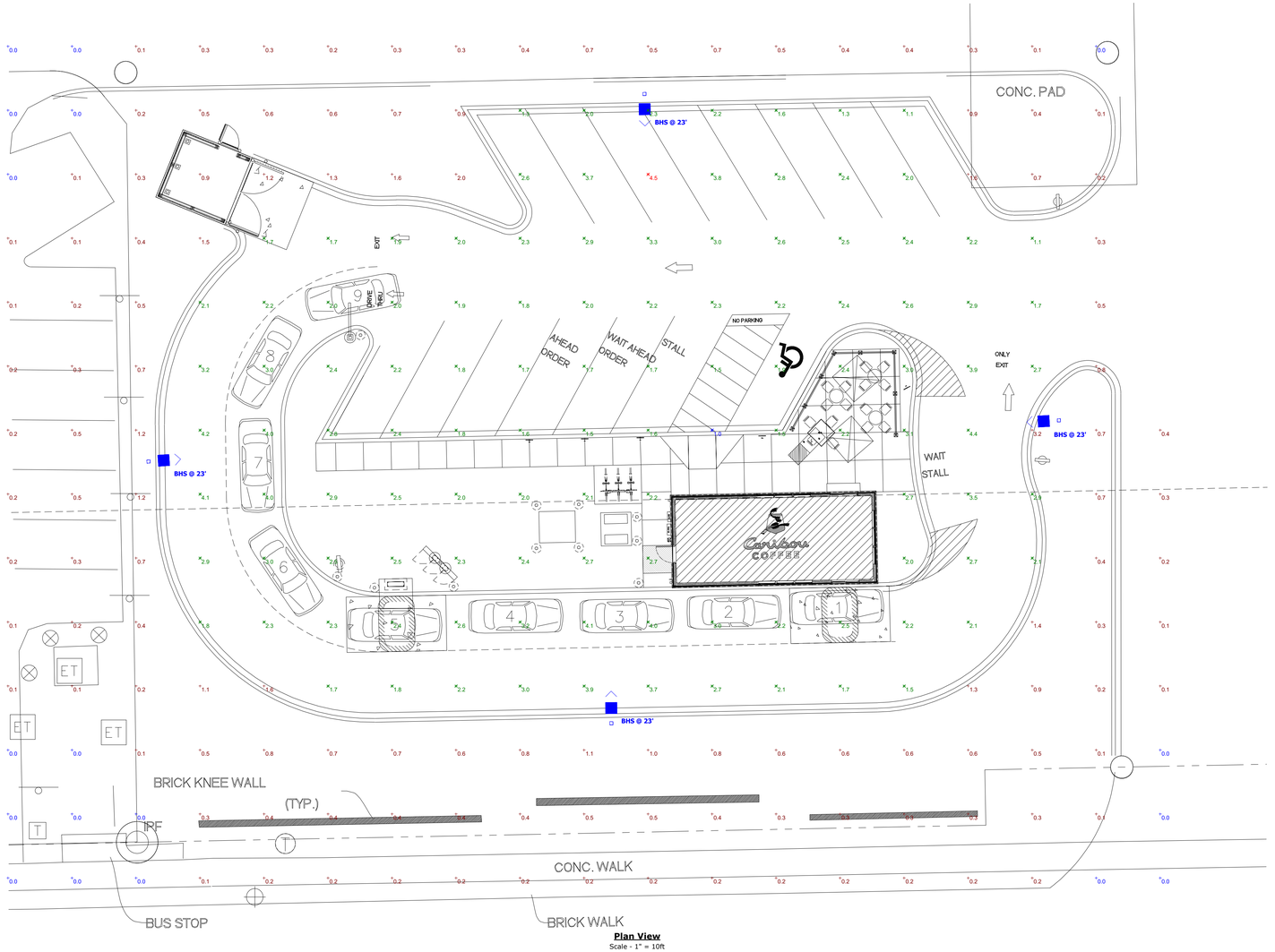
Shipped Separately (requires some field assembly)
BSS External glare shield
EGFV External glare full visor (360° around light aperture) [1]
BS Bird spikes [12]

Finish
DDBXD Dark Bronze
DBLBD Black
DNAXD Natural Aluminum
DWHXD White
DDBTXD Textured Dark Bronze
DBLBXD Textured Black
DNATXD Textured Natural Aluminum
DWHGXD Textured White

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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Lithonia RSX1 Area LED
Rev. 09/09/21
Page 1 of 9



Plan View
Scale - 1" = 10ft

Note

1. Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
2. Calculation Points are taken A.F.G.
3. Fixtures are mounted on a pole with a 3'-0" base.
4. Fixture Type E is an assumption of wattage, type and life cycle.

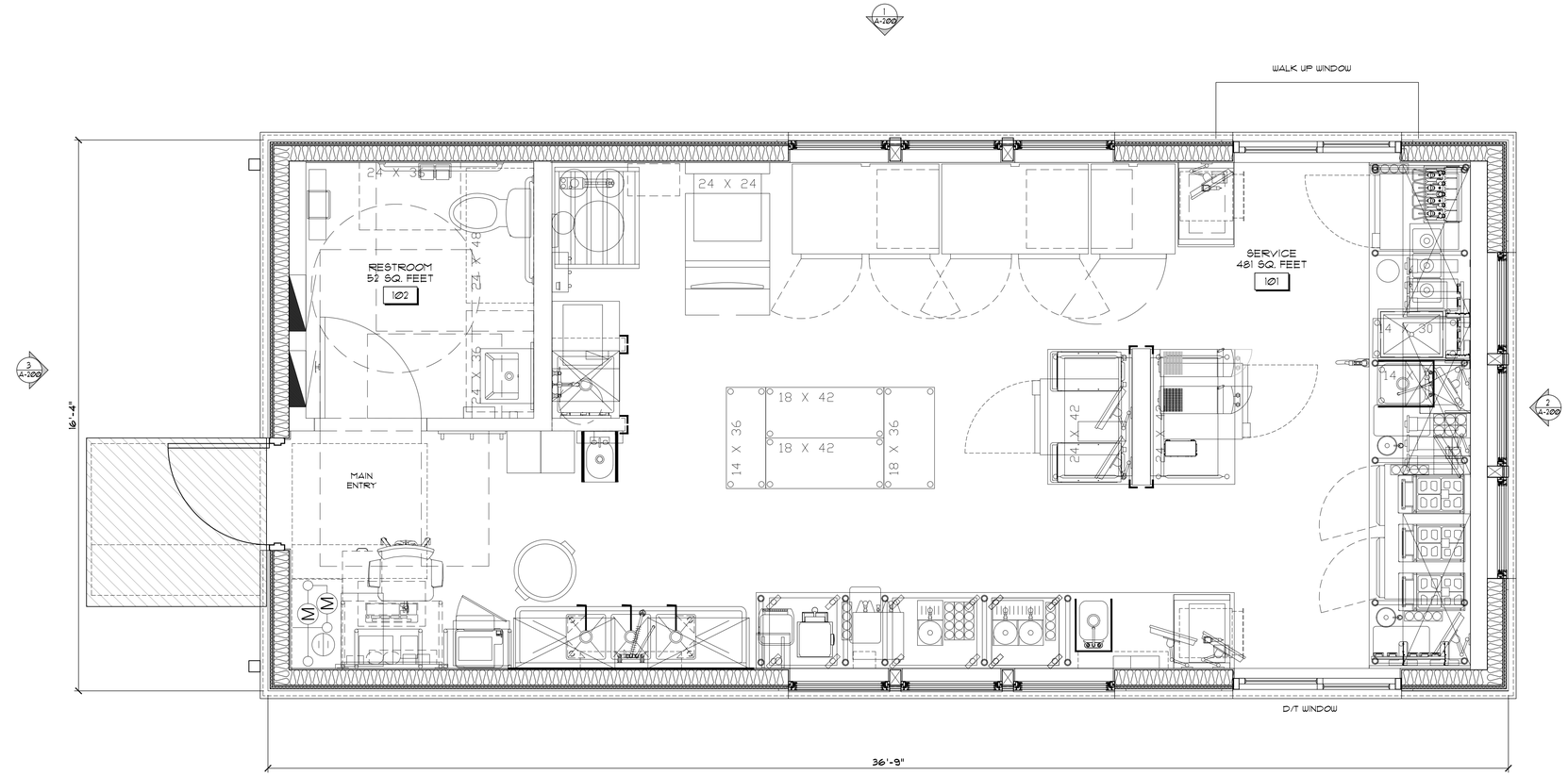
GraybaR
2300 EAST 25TH STREET
MINNEAPOLIS, MN 55406

Caribou
Reynoldsburg, OH

Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)

Designer
MG
Date
05/23/2022
Scale
As Shown
Drawing No.

Summary



1 FLOOR PLAN
1/2" = 1'-0"

NORTH

Enprise Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043
DESIGN

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

FLOOR PLAN

Caribou COFFEE

Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
DRAWN BY	TB
CHECKED BY	CE
JOB NO.	22065

PROJECT LOCATION:
REYNOLDSBURG, OH

A-100

Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)



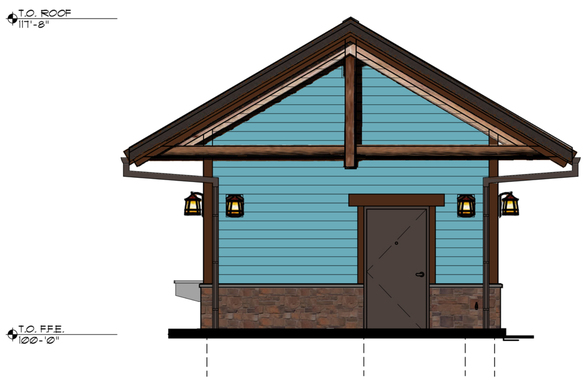
1 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



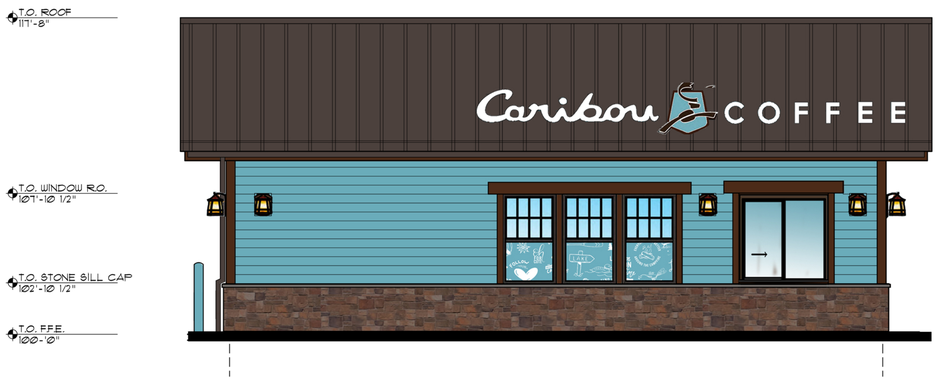
2 FRONT ELEVATION (EAST)
1/4" = 1'-0"

BUILDING MATERIALS LEGEND

- STONE - CULTURED/MANUFACTURED STONE: ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGESTONE, COLOR: LANTANA, SILL CAP: ENVIRONMENTAL STONEWORKS DRIP LEDGE COLOR: KODIAK.
- HARDIE PLANK SIDING - PAINTED 'CLOUDBURST'
  HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED 'BITTERSWEET CHOCOLATE'
- STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE.
- DARK BRONZE STOREFRONT DOORS, WINDOWS, AND HM SERVICE DOORS.
- LIGHT FIXTURES - PROGRESS P5764-86 BURNISHED CHESTNUT WALL LAMPS



3 REAR ELEVATION (WEST)
1/4" = 1'-0"



4 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

EXTERIOR ELEVATIONS

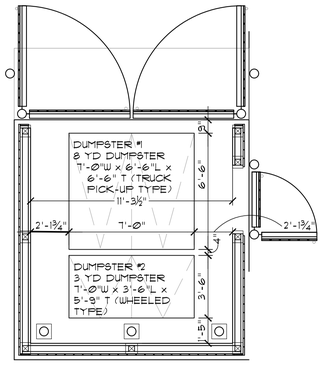
Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN APPROVAL 06-30-2022

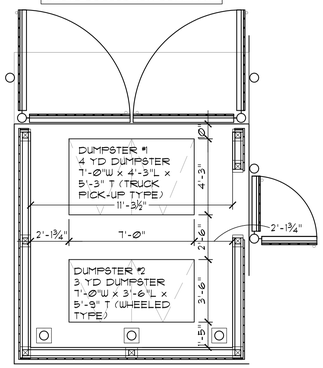
DRAWN BY TB
CHECKED BY CE
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

A-200

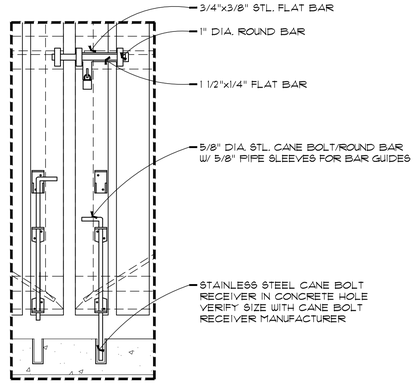
Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)



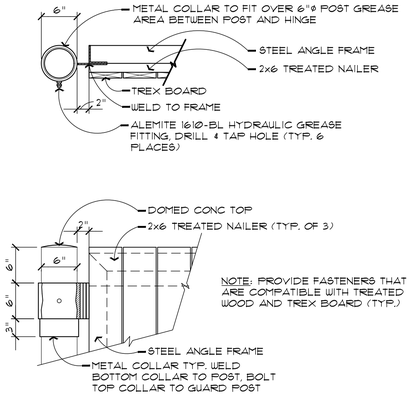
FINAL DUMPSTER TYPE, SIZING AND LAYOUT TO BE DETERMINED WITH OWNER IN COORDINATION WITH LOCAL WASTE COLLECTION COMPANY



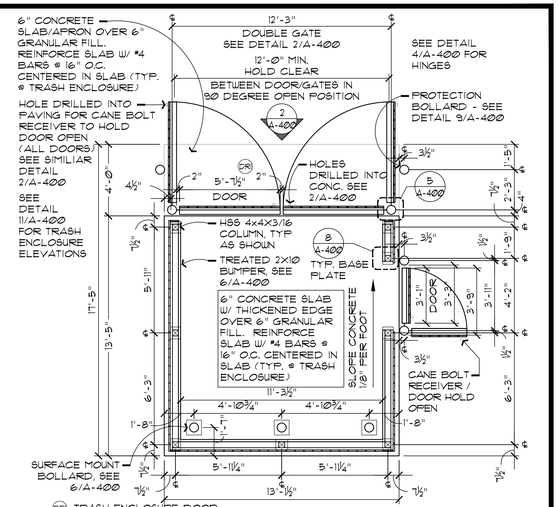
10 EXAMPLE DUMPSTER LAYOUTS
1/4"=1'-0"



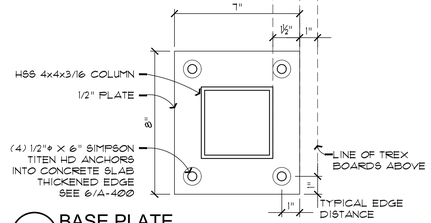
7 LATCH DETAIL
1"=1'-0"



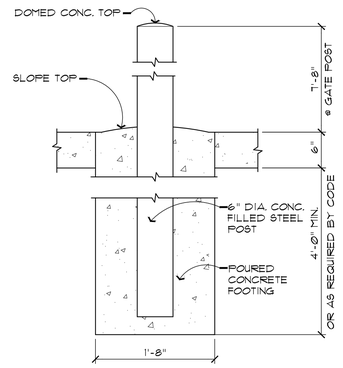
4 HINGE DETAILS
1"=1'-0"



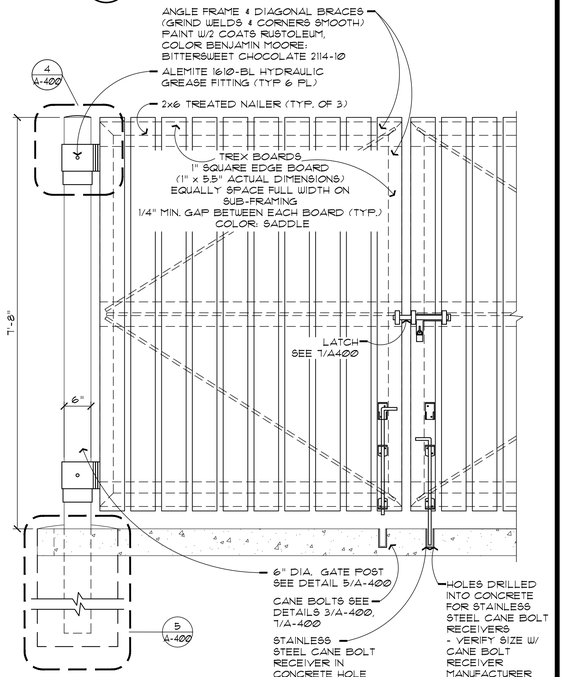
1 TRASH ENCLOSURE PLAN
1/4"=1'-0"



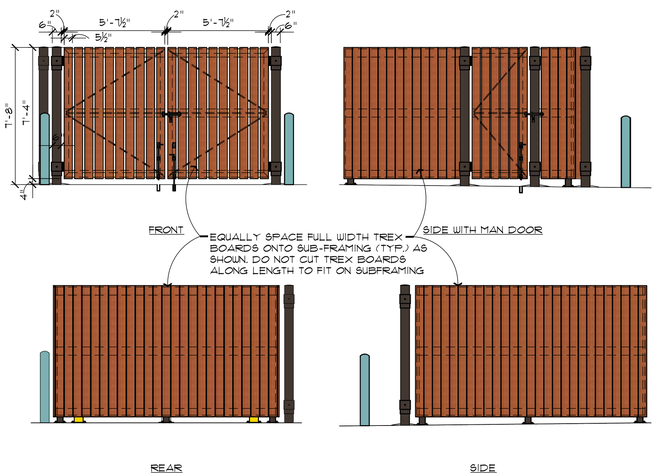
8 BASE PLATE
3"=1'-0"



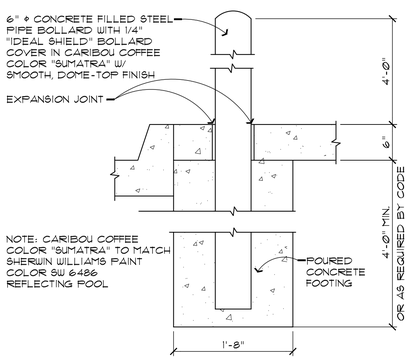
5 TYP. GATE POST DETAIL
1"=1'-0"



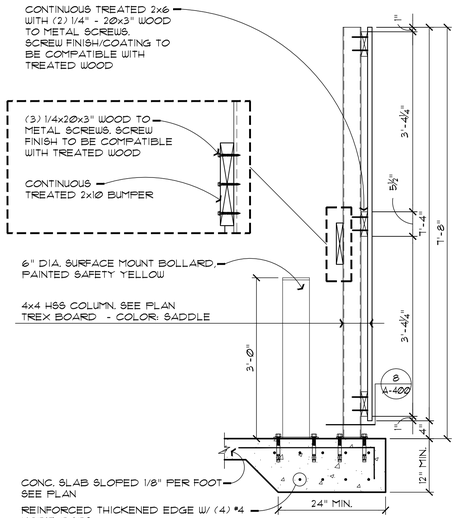
2 TYP. GATE DETAIL
3/4"=1'-0"



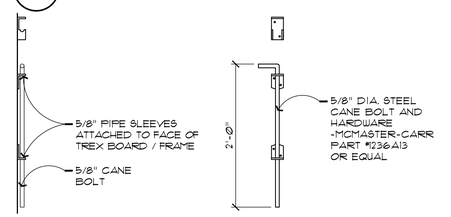
11 TRASH ENCLOSURE ELEVATIONS
1/4"=1'-0"



9 BOLLARD DETAIL
1"=1'-0"



6 TYP. SECTION
3/4"=1'-0"



3 CANE BOLT DETAILS
1"=1'-0"

ENTERPRISE DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

TRASH ENCLOSURE DETAILS

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022

DRAWN BY	TB
CHECKED BY	CE
JOB NO.	22065

PROJECT LOCATION:
REYNOLDSBURG, OH

A-400

Attachment: Caribou Coffee - Conditional Use Application Review (Appl# 2022-5273, Briarcliff and Main, Schatz)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

July 12, 2022

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

RE: Caribou; E. Main St. & Briarcliff; Case #_____

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. *Project Summary*

   a. The subject property is located approximately 360 feet east of the East Main St. & Briarcliff Road intersection and lies between two outparcels along East Main Street. The site is zoned MSD-East Main Street District.

   b. All four quadrants of the East Main St. & Briarcliff Road intersection are adjacent to the site and are zoned MSD-East Main Street District.

   c. The site currently contains a 44-space parking lot that is part of the Aaron's (old Kroger) shopping center. Significant investment has been made within the right-of way to accommodate pedestrian traffic and street furniture (sidewalk and brick curb walk, street trees, seating, trash receptacles, etc.). A COTA bus shelter is at the southwest corner of the site. The existing parking lot is also screened by a low-rise, landscaped brick wall that is found along most of this segment of East Main Street.

   d. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for East Main Street "Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development." The zoning code was revised to accommodate the Plan's recommendations and, for the MSD and the Brice and Main Street District, to incorporate transit supportive development.

   e. The applicant is seeking approval for a "drive-thru coffee with no indoor seating and limited outdoor patio seating food service" facility on the site with the drive thru being a conditional use (Section 1109.15, Conditional Uses). The use is mostly auto oriented with a large portion of the lot devoted to the drive through stacking and circulation lanes. Bicycle parking is provided along with the patio seating adjacent to the building. A variance to Section 115.03, Signs is also being requested and the drive-thru use is subject to Section 1105.13, L, Drive-Thru Service.

2. *Zoning Conditional Use Review- MSD-East Main Street District (Section 1109.15, Conditional Uses and Section 1105.13, L, Drive-Thru Service)*

   a. **Lot Coverage (Max.):** The maximum lot coverage for the East Main Street District is 80%. The amount of lot area covered by building and other impervious surfaces is approximately 74 %.

   b. **Permitted Uses**: The requested use falls under Food Service - Quick Serve/Fast Food With Drive Thru which is a conditional use in the MSD-East Main Street District.

   c. **Parking:** The code requires one parking space per 200 square feet of floor area or, in this case, approximately 3 spaces for a 625 square Food Service – Quick Serve/Fast Food with Drive Thru

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

restaurant. The existing site plan shows 15 parking spaces, including one handicap space and three order ahead/wait spaces. With the removal of the existing parking lot, the net loss will be 29 spaces.

d. **Setbacks:** The minimum required setback is 5 feet from the right-of-way with a maximum required front setback of 20 feet for the East Main Street District. The proposed setback for the primary structure is approximately 44 feet, nearly 24 feet longer than the required maximum, and 22 feet further back than the adjoining Ohio Health Emergency Care facility.

e. **Circulation**: The proposed drive-thru lane is 22 feet in width and includes an escape/abort lane of approximately 11 feet. The length of the lane can accommodate approximately 9 vehicles, which is adequate stacking space without interfering with on-site circulation and parking maneuvering. There are no residential uses in close enough proximity to be impacted by noise from the order kiosk speaker. (Section 1105.13, Supplementary Use Conditions, Drive-Thru Service).

The zoning code supplemental regulations for this zoning district also stipulate that a "reasonably direct connection to buildings" should be provided to existing transit stops or "walkways connecting streets to buildings." The current site plan does not show a walkway connection from the building entrance to the street or the transit stop.

3. Zoning Variance Review- MSD-East Main Street District (Section 1109.15, Signs)

a. Signage

i. The applicant is providing two wall signs, one on the eastern and one on the southern side of the proposed building. The wall sign on the eastern side of the street measures approximately 180 inches by 22 inches, equaling approximately 27 square feet, 5 feet less than the permitted 32 square feet. The proportionally larger wall sign on the south side of the building measures approximately 283 inches by approximately 34 inches, or 67 square feet which is seven square feet less than the permitted 74 square feet.

ii. The maximum number of wall signs permitted in the MSD-East Main Street District is one wall sign "on the wall of a building which most nearly parallels a street, parking lot or service drive."

iii. In addition to the wall sign, one monument sign is permitted with a brick base. The application shows a stone base, matching the building elevation. The 19 square foot sign is five feet less in area than the permitted 24 square feet. The sign is also setback 17 feet from the property line, which is seven feet more than the required 10-foot setback. However, from the signage information that was provided, the total sign height, including the base, is shown at 10 feet. This is 4 feet taller than the required maximum height of 6 feet.

4. Zoning Recommendations

a. *Zoning Conditional Use - MSD-East Main Street District (Section 1109.15, Conditional Uses)*

i. Approval of a conditional use is required to allow a drive-thru facility. A conditional use is supported with the condition that a development plan be submitted complying with the 20-foot building setback requirement. The conditional use would then meet the requirements of Section 1109.15, D, vi, Conditional Uses "shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan." Development Director Note: Subsequent to the drafting of this report, the applicant requested that the Setback Distance be submitted as a Variance Request. As a result, the Setback Distances have been provided as a separate Variance Request. Approving the Conditional Use would allow for the drive-thru use contemplated, but would not provide approval of the Setbacks requested.

b. *Zoning Variance - MSD-East Main Street District (Section 1109.15, Sign and 1105.13 Front Yard Setback)*

i. *Section 1109.15, Sign Variances*

1. A variance is required to allow a second wall sign. A second wall sign is not supported because a hardship or practical difficulty does not appear to be present, and the additional sign appears to be a matter of convenience when other remedies (allowance of a ground sign) are available.

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

2. A variance to the maximum monument sign and the sign base material will be required. The additional sign height is not supported because a hardship or practical difficulty does not appear to be present. The stone base, however, is appropriate in this case to match the stone used on the building elevation, instead of requiring the sign base to be brick.

ii. *1105.13 Front Yard Setback Variance*

1. A variance to the required 20-foot maximum setback will be required. Approval of the variance is not supported. The front building setback of approximately 44 feet is not in keeping with the intent of the Comprehensive Plan nor the required maximum building setback of 20 feet for this zoning district. If the 20-foot maximum building setback is provided, it will place the building and patio closer to the sidewalk with a walkway connection and put the drive-thru lane and parking behind the building. This will not only make it easier to adhere to the Plan and comply with the setback requirement, but it will also be more proximate to the streetscape improvements and more closely match the adjacent building (Ohio Health Emergency Care) setback and its own walkway connection to the public sidewalk.

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

Kim C. Littleton, AICP
Senior Planner/Project Manager

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 11, 2022

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Caribou Coffee

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

---

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed Caribou Coffee located on the north side of East Main Street, east of Briarcliff Road. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site will be accessed from an existing commercial drive which connects to East Main Street. The access point is located in the northeast corner of the site.
    a. The drive will be 29 feet wide at the connection to the existing drive, which is adequate.
    b. The interior drive aisles will be one way in a counter clockwise direction and will be 17 feet wide adjacent to the parking spaces, which are angled. The one way drive aisle is acceptable.
    c. There will be a drive thru lane and window and an escape lane on the site. Each are adequate.
2. The site is currently an existing asphalt parking lot. This will be removed to construct the proposed project.
3. Signage will be needed at the access points and internally to the site to ensure the one way nature of some of the traffic flow is conveyed to the customers.
4. The plan shows that 9 vehicles can queue from the pickup window to the ordering station.
5. A sidewalk connection from the right-of-way to the site should be included on the site plan.
6. The site plan proposes 15 parking spaces, which is adequate for the site.
7. The applicant provided an estimate of 350 trips (average daily traffic) for the facility. Although the traffic data requested to determine if a project requires a traffic study references peak hour counts, the provided ADT information is adequate. Since the project is planned to be constructed within an existing commercial center, and with the provided ADT information, a traffic study is not required.

UTILITIES

8. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
9. The provided utility plan shows a 6-inch sanitary service lateral being extended to the building from the west from an existing 8-inch sanitary sewer (P00345). The lateral shows a slope of 1.0%, which does not meet the required minimum slope of 2.08% for a service lateral. If the required

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

steeper slope cannot be met, a mainline sewer extension to the site may be necessary. In addition, a service lateral or a mainline extension will require an easement to be dedicated.

a. In addition, the plan is currently showing a manhole on a 6-inch service line which is not allowed. If this remains a service lateral, a cleanout should be placed in the location where the manhole is shown.
b. The sanitary lateral also appears to leave the site, extending onto the adjacent property to the north and west. This would require a legal agreement and easement.

10. As shown, the site will be served with water via a new 1-inch tap on the existing 8-inch watermain located on the north side of Main Street (R02479).
11. A proposed fire hydrant is shown to be installed along the east property line, south of the proposed driveway. This would be a private hydrant and a valve is required at the tee from the existing main.
12. For lighting, the site is utilizing four light poles with LED lights. Based on photometrics provided, the lighting is adequate for a commercial site.

STORMWATER

13. The plan shows the site grading from west to east. An existing catch basin and existing storm sewer will accept the site runoff and exit the site near the southwest corner of the site.
14. The plan currently does not show water quality or quantity control features. Since the disturbed area is less than one acre, water quality treatment would not be necessary. Detailed calculations and/or report are to be submitted with the PGU plan to document the pre-and post-developed impervious areas to show if quantity controls are required.
15. The PGU plan will need to show more detailed grading and flood routing information. Storm sewer profile(s) information should also be included.

DETAILS / SPECIFICATIONS

16. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Main Street should be per the Reynoldsburg Standard Drawing R-9.
17. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
E. Main St. & Briarcliff	060-001128

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Reynoldsburg Center Limited Partnership c/o Arshot Investment Corporation Attn: Joe Sugar	
Contact Email: jsugar@arshot.com	Contact Phone Number: (614) 463-9730

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Caribou Coffee	Michael Mariola
Contact Email: mike@mikemariolarestaurants.com	Contact Phone Number: (330) 466-5212
Description of Use: Drive-thru coffee with no indoor seating and limited outdoor patio seating	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Reprise Design	12400 Portland Av S. #100 Burnsville, MN 55337
Applicant Phone Number: (612) 669-4729	Applicant Email: cschatz@reprisedesign.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☒ Non-Residential ($450) / ☐ Residential ($200): Variance for additional exterior signage

☒ Conditional Use Permit ($350): Conditional Use Permit for drive-thru window

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: 6-29-2022

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

An application for a Conditional Use Permit shall be submitted to the Planning & Zoning Administrator thirty (30) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

(a) Description of the existing use of the lot and of adjacent lots;

(b) A statement of the conditional use for which the application is submitted.

(c) The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

(d) A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

(e) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

(f) A narrative addressing each of the applicable criteria set forth in section 1145.09; and

(g) Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars ($350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Board of Zoning and Building Appeals agenda.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

(b) The proposed use shall not adversely affect the use of adjacent property;

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

(g) The proposed use complies with the applicable specific provisions and standards of this Code;

(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the BZBA may impose such conditions as deemed necessary to protect the public welfare, presere the prpose and intent of the Code. Such conditions may include:

(a) Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;

(b) Screening comprised of landscaping, walls, fencing or other materials or construction;

(c) Access points and traffic management provisions, includng those impacting vehicular and pedestrian access and the locations and design of parking facilities;

(d) Noise control mesaures, including thoes regulating loudspeakers or irregular vehicular or equipment noise;

(e) Other features of construction, including but not limited to paving and parking, signs, and landscaping;

(f) Hours and method of operation

(g) Maintenance of the site, structures, landscaping;

(h) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and

(i) A time limit for operation of the use.

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.13
VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least thirty (21) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals. The Board meets the third Thursday of each month except December.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

(a) Name, address, and telephone number of the property owner(s) and owner's agent(s);

(b) Legal description, address, tax district and parcel number of the property;

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);

(d) Statement of the hardship;

(e) Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next BZBA agenda. The BZBA can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the BZBA is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars ($200) for a residential variance, and four hundred and fifty dollars ($450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the BZBA granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.13 (D)
STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

(a) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

(f) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

(i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

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PRELIMINARY PLANS

FOR

EXISTING CONDITIONS, REMOVALS, SITE, GRADING, EROSION CONTROL, AND UTILITIES

FOR

CARIBOU CABIN

REYNOLDSBURG, OH



Vicinity Map
(NOT TO SCALE)

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS
C200	SITE PLAN
C300	GRADING AND EROSION CONTROL PLAN
C500	UTILITY PLAN

NO.	DATE	REVISION	SHEETS
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PREPARED FOR:

REPRISE DESIGN, INC.

12400 PORTLAND AVENUE SOUTH

BURNSVILLE, MN 55337

CONTACT: CHARLES SCHATZ

PHONE: 952-252-4042

EMAIL: CSCHATZ@REPRISEDESIGN.COM

PREPARED BY:

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0035937.00

CONTACT: JEFF WESTENDORF

PRELIMINARY PLANS
FOR
EXISTING CONDITIONS, REMOVALS, SITE, GRADING, EROSION CONTROL, AND UTILITIES
FOR
CARIBOU CABIN
REYNOLDSBURG, OH

INITIAL SUBMITTAL DATE: 06/30/22 SHEET: C001 OF 5

PROJECT NUMBER: 00

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Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 {Setbacks), Briarcliff and Main, Schatz)

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SAW CUT AND REMOVE PAVEMENT

REMOVE AND SALVAGE LIGHT POLE

REMOVE CONCRETE CURB

REMOVE CONCRETE CURB

CONC. PAD

REMOVE CONCRETE PAD

REMOVE CONCRETE CURB

REMOVE ASHPALT

EXISTING STORM STRUCTURE TO REMAIN

CATCH BASIN
T/C=867.76
8" INV=866.16

ASPHALT

EXISTING STORM SEWER TO REMAIN

REMOVE CONCRETE CURB

REMOVE CONCRETE CURB

8" STM

MONUMENT

LANDSCAPE & WATER EASEMENT
I.N. 200607240144203

8" W/L

BRICK KNEE WALL
(TYP.)

12" STM

CATCH BASIN
T/C=869.18
8" INV=865.28
12" INV=865.18

IPF

CONC. WALK

BUS STOP

BM1
MAG NAIL IN BRICK
ELEV.=874.07
NAVD 88 (2011)

BRICK WALK

18" STM
CURB INLET T/C=870.46
12"(N) INV=864.86
24"(W) INV=864.09
24"(E) INV=863.99

BM2
CHISELED "X" A
NORTHEAST COR
CURB INLET ELE
NAVD 88 (2011

RB INLET T/C=875.13
"(N) INV=869.23
"(W) INV=870.43
"(E) INV=869.13

S 88°50'51" W

EAST MAIN STREET R/W VARIES

REMOVAL LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	**REMOVALS**	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
X		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
	X	TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE## or ##
VERTICAL SCALE## or ##

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS & REMOVALS

SHEET NUMBER:
C100

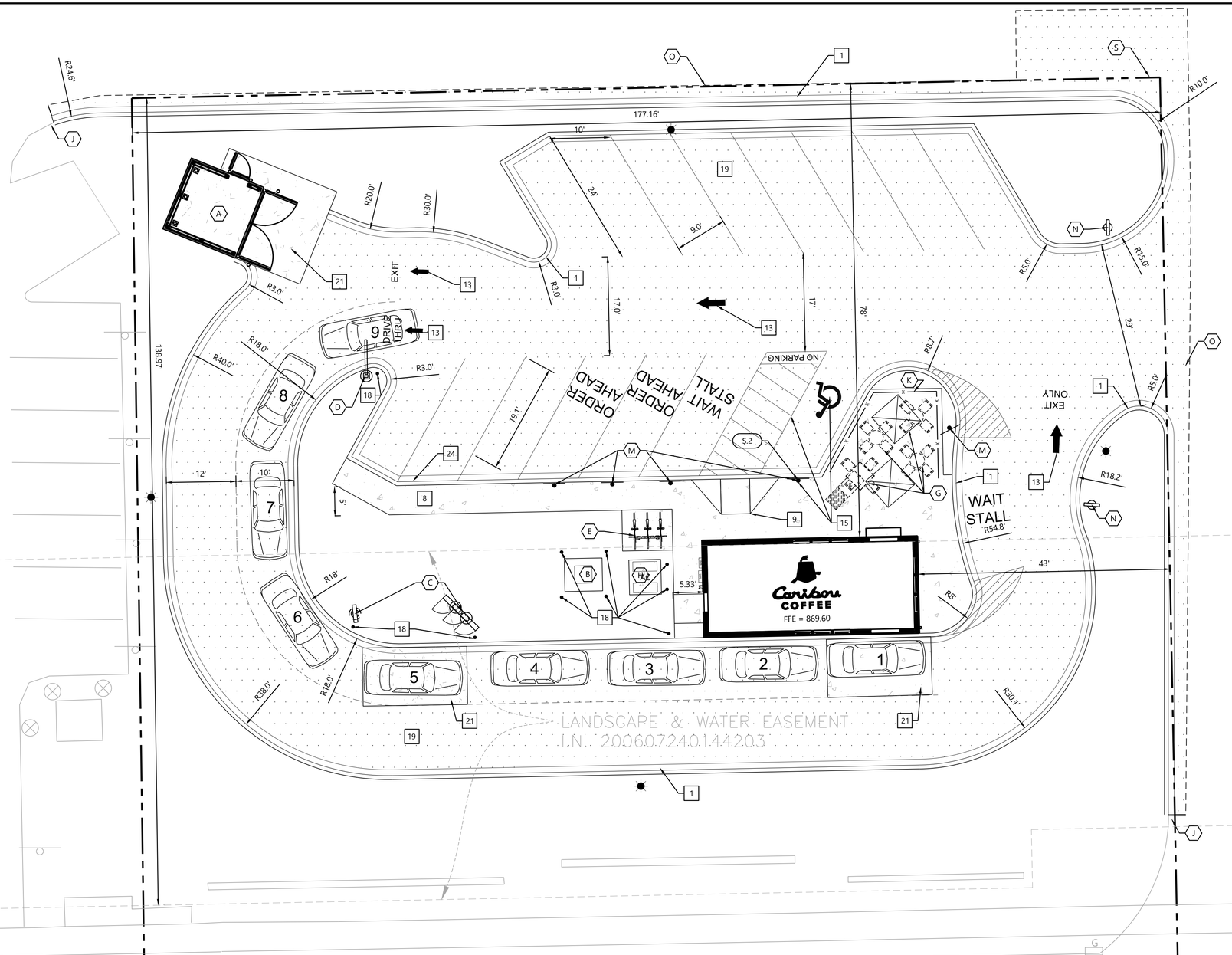
DATE: 06/30/22

PROJECT NUMBER: 00

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Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

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SITE LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
x	x	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
	S	NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY LANDMARK SURVEY GROUP, INCORPORATED, 06-03-2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• EXISTING ZONING:	CC - COMMUNITY COMMERCIAL
• PROPOSED ZONING:	SAME
• BUILDING GROSS SIZE:	625 SF
• DISTURBED AREA:	23,376 SF
• BUILDING SETBACK PER CODE:	10'=FRONT 10'=SIDE 20'=REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 19' LONG, 17' AISLE
• PARKING PROVIDED:	15

A SITE KEYNOTES

A	TRASH ENCLOSURE - SEE ARCH PLANS
B	TRANSFORMER LOCATION
C	DRIVE THRU MENU BOARDS - SEE ARCH PLANS
D	DRIVE THRU CLEARANCE BAR - SEE ARCH PLANS
E	BIKE RACKS - SEE ARCH PLANS
F	TIP OUT CURB AND GUTTER
G	PATIO FURNITURE - SEE ARCH PLANS
H	AIR CONDITIONING UNIT - SEE ARCH PLANS
J	MATCH EXISTING CURB
K	FENCE - SEE ARCH PLANS
M	WAIT STALL SIGN - SEE SIGNAGE PLANS
N	DRIVE THRU DIRECTIONAL SIGNAGE - SEE SIGNAGE PLANS
O	SAW CUT LINE

1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
8	CONCRETE SIDEWALK
9	PRIVATE PEDESTRIAN CURB RAMP
13	TRAFFIC ARROW
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE
24	CONCRETE CURB AT SIDEWALK

S.10 SIGN LEGEND

REFERENCE		SIZE
S.2	HANDICAP ACCESSIBLE	12" X 18"

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' or 1"

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OHIO.
DAN BECKMANN LICENSE NO. 77712
DATE: 06/30/22

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:
C200

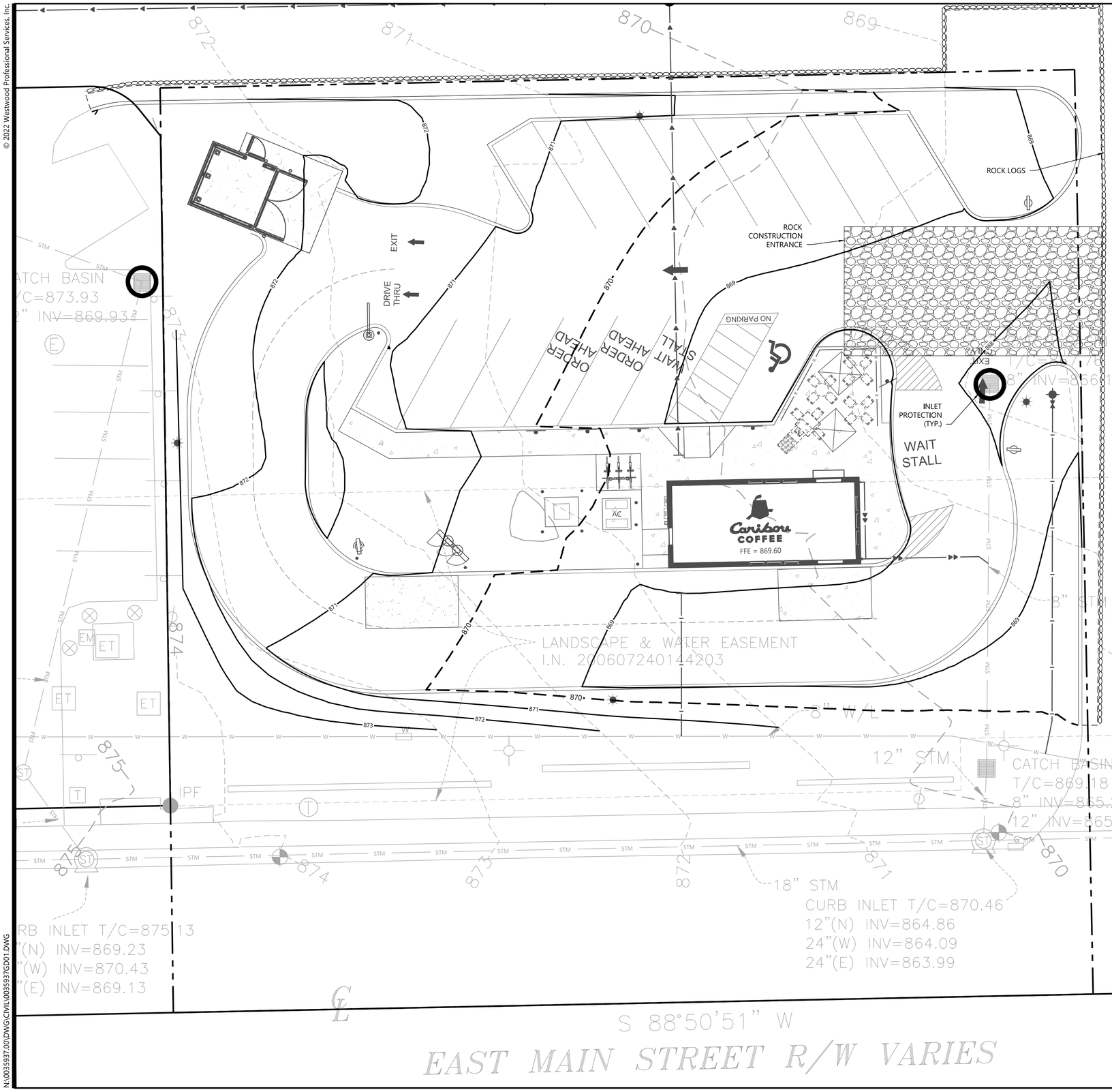
DATE: 06/30/22

PROJECT NUMBER: 00

Attachment: Caribou Coffee -Setbacks Varaince Application Review (Appl# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

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GRADING LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.—×	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE OHIO DOT STANDARDS.
5. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
6. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
7. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
8. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
9. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
10. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
13. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
14. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH OHIO DOT REQUIREMENTS.
15. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' or 1'

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OHIO.

DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
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Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.westwoodps.com
Westwood Professional Services, Inc.

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C300

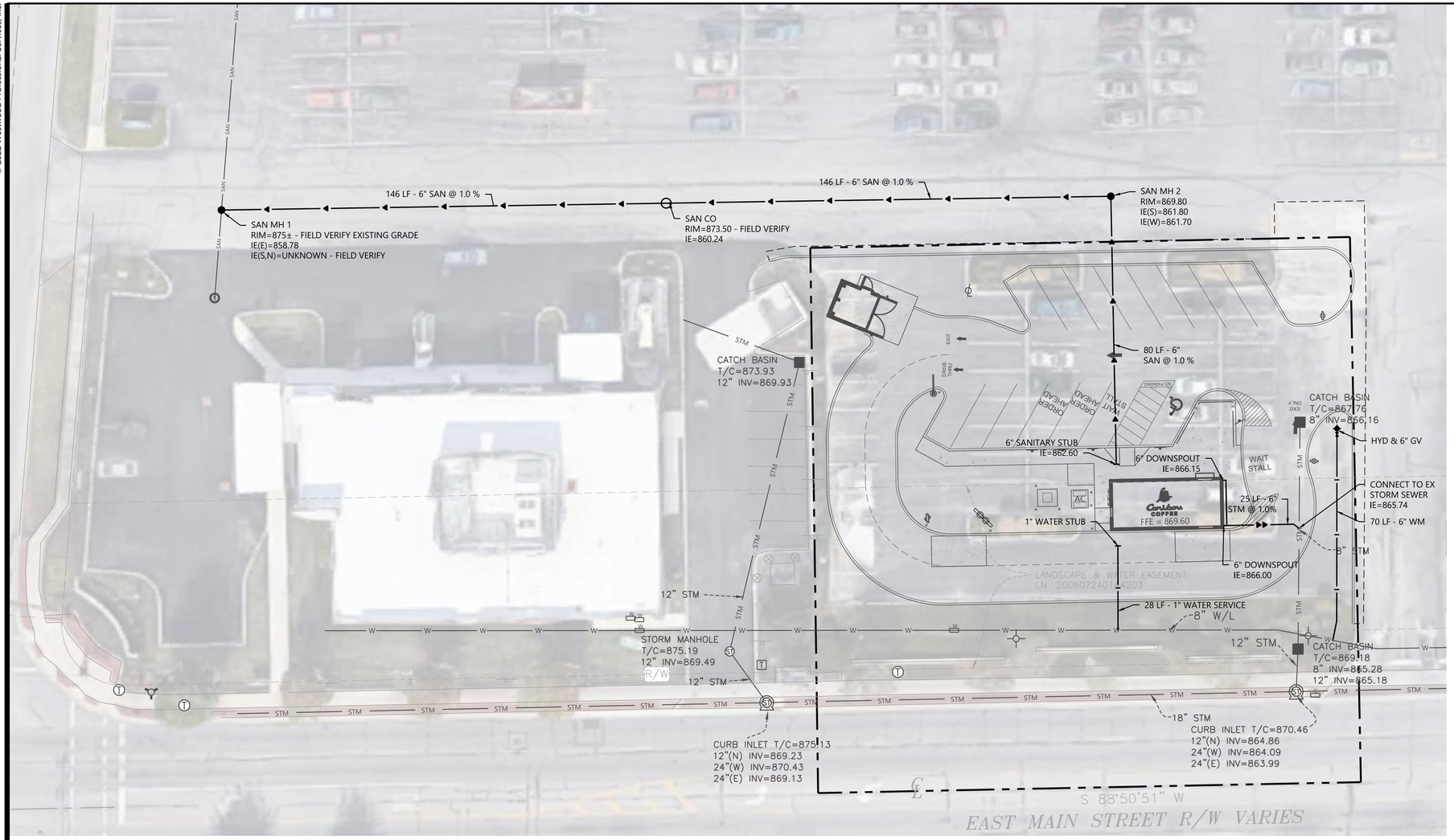
DATE: 06/30/22

PROJECT NUMBER: 00

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Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

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Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS AND OHIO PLUMBING CODE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 7' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 7' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO OHIO PLUMBING CODE.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY OHIO PLUMBING CODE. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER OHIO PLUMBING CODE.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER OHIO RULES.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OHIO.

DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

UTILITY PLAN

SHEET NUMBER:
C500

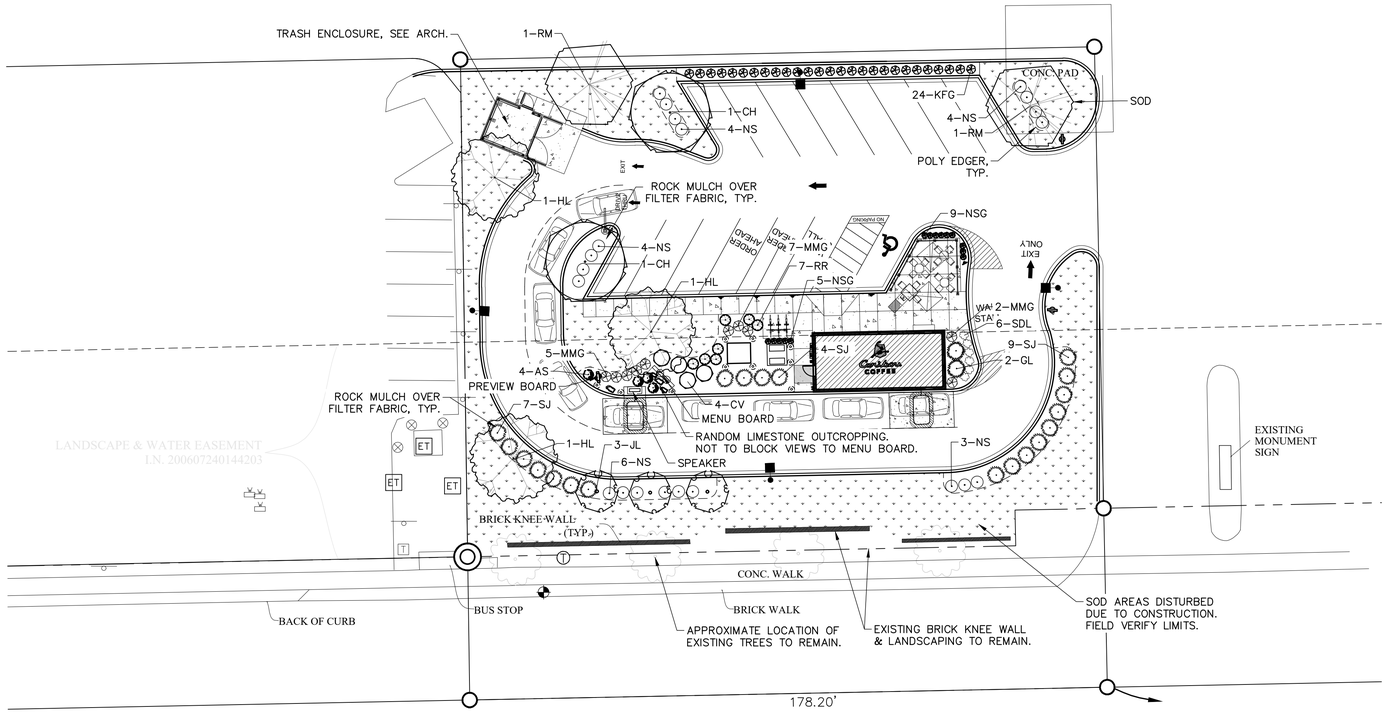
DATE: 06/30/22

PROJECT NUMBER: 00

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Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

REYNOLDSBURG CENTER
LIMITED PARTNERSHIP
PARCEL 1
11.464 ACRES
I.N. 201206290093504



LANDSCAPE REQUIREMENTS

PER CITY OF REYNOLDSBURG, OH - SECTION 1105.07, LANDSCAPING & BUFFERING REQUIREMENTS

G - STREET TREE REQUIREMENTS
1. N/A - STREET TREES EXIST ALONG E. MAIN STRET

H - INTERIOR LOT LANDSCAPING
1. ALL COMMERCIAL IMPERVIOUS AREA UP TO 20,000 SF: ONE INCH TRUNK DIAMETER PER 2,000 SF WITH A MINIMUM OF 2" DIA.

I - PROPERTY BUFFER REQUIREMENTS
1. N/A - ADJACENT PROPERTY IS THE SAME ZONING

J - PARKING AREA LANDSCAPE STANDARDS
(a. FOR EVERY 10 PARKING SPACES A 200 SF MIN, LANDSCAPE ISLANDS REQUIRED.
(b. PERIMETER LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE TO PROVIDE A CONTINUOUS OPAQUE SCREEN, 36" HT MIN; AND 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER.

SITE DATA

ZONING	= EMD (E. MAIN ST. DISTRICT
BUILDING GFA	= 605 SF
E. MAIN STREET	= 178.20 LF
PARKING STALLS	= 15

REQUIRED LANDSCAPE:	REQ	PROV
INTERIOR LOT LANDSCAPING		
• 15,000 SF / 2,000 SF = 7.5"; 7.5" / 2.5 = 3		
• SHADE TREE	3	3*
PARKING AREA LANDSCAPE ISLANDS 200 SF MIN.		
• ONE TREE, 2" DIA. / ISLAND	2	2
• 4 SHRUBS / ISLAND	8	8
PARKING LOT PERIMETER LANDSCAPE		
• 1 DECIDUOUS TREE / 50 LF		
(NORTH: 85' /50= 1.7)	2	2
(SOUTH 150 / 50=3)	3	3

NOTE:
2.5" DIA. TREE PROVIDED.

LANDSCAPE SCHEDULE:

	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	MATURE HEIGHT & WIDTH	NOTES
DECIDUOUS TREES						
2	**CH**	Common Haackberry	Celtis occidentalis	2" cal. B&B	50'-75' x 50'	Straight Trunk, No V-Crotch
2	**RM**	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2" cal. B&B	50' x 40'	Straight Trunk, No V-Crotch
3	**HL**	Imperial Honeylocust	Gleditsia triacanthos var. inermis	2.5" cal. B&B	30' x 30'	Straight Trunk, No V-Crotch
3	**JL**	Snow Cap Japanese Tree Lilac	Syringa reticulata 'Snow Cap'	2" cal. B&B	25' x 25'	Straight Trunk, No V-Crotch
10	**TOTAL**					
SHRUBS						
7	**RR**	Carefree Wonder Shrub Rose	Rosa 'MElpitac'	3 gal. cont. (18"ht min	3'-4' x 3'-4'	Min. 5 canes at ht. spec.
4	**AS**	Alpine Sprirea	Spiraea japonica 'Alpine'	3 gal. cont. (9"-12" ht)	12-15" x 2'-3'	Min. 5 canes at ht. spec.
21	**NF**	Neon Flash Sprirea	Spiraea japonica 'Neon Flash'	3 gal. cont. (24" ht)		Min. 5 canes at ht. spec.
4	**CV**	Compact European Viburnum	Viburnum opulus 'Compactum'	5 gal. cont. (24")	5'-6' x 5'-6'	Min. 5 canes at ht. spec.
2	**GL**	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'	5 gal. cont. (2' min)	4' x 6'	Min. 5 canes at ht. spec.
20	**SJ**	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal. cont. (24")	4'-6' x 4'-6'	Min. 5 canes at ht. spec.
58	**TOTAL**					
ORNAMENTAL GRASSES						
14	**NSG**	Northwind Switch Grass	Panicum virgatum 'Norhtwind'	1 gal cont. (12"ht x 12'	48" x 18"	
24	**KFG**	Karl Foerster Grass	C. x acutiflora 'Karl Foerster'	1 gal cont.	48" x 30"	
8	**MMG**	Maiden grass	Miscanthus sinensis 'Graziella'	1 gal cont.	60" x 36"	
6	**SDL**	Stella De Oro Daylily	Hemerocallis "Stella de Oro'	1 gal cont.		
52	**TOTAL**					

LANDSCAPE LEGEND:

DECIDUOUS TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB
PERENNIAL/ORNAMENTAL GRASS
POLY EDGER
LIMESTONE ROCK OUTCROPPINGS
SOD

0' 20 40

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reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

MALEAH M. MILLER
LANDSCAPE ARCHITECT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA
Date 19507 License No.

PRELIMINARY NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE–THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

LANDSCAPE PLAN

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN APPROVAL 06-30-2022

DRAWN BY MM
CHECKED BY MM
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

L-1

C:\MALEAH\CARIBOU\REYNOLDSBURG, OH\O (REPRISE)\LANDSCAPE PLAN\REYNOLDSBURG, OH-LANDSCAPE PLAN-24X36.DWG #### 6/27/2022

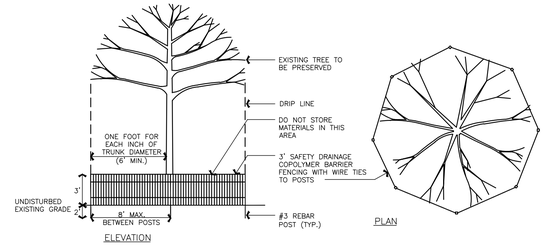
Attachment: Caribou Coffee -Setbacks Variance Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTACT STATE ONE, DIAL 811 OR (800) 242-8511 TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
3. INSTALL 4" MIN. BLACK DIRT TO ALL SOD AND SHRUB AREAS. CONTRACTOR RESPONSIBLE FOR FINE GRADING OF SOD AREAS. PROVIDE 12" PLANTING SOIL FOR ALL PERENNIAL AREAS.
4. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
5. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF BUFF LIMESTONE ROCK MULCH, OVER FILTER FABRIC. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
6. INSTALL 4-6" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, 3"-6" FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
7. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
8. CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR (12 MONTHS) BEGINNING AT THE DATE OF BUILDING PERMIT WAS APPROVED PER CITY REQUIREMENT. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
10. THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
11. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
12. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
13. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SOD UNTIL INITIAL ACCEPTANCE.
14. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL.
16. CHEMICAL WEED CONTROL MUST BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO ANY PLANT INSTALLATION.
17. LANDSCAPE CONTRACTORS TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
18. STAKING AND GUYING OF TREES OPTIONAL: LANDSCAPE CONTRACTOR SHALL MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
19. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
20. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SHRUB BEDS, SOD, PLANTING AREAS AND ALL GREEN SPACE. THE SOD AND PLANTING AREAS TO BE ON SEPARATE ZONES WITH RAIN SENSORS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE WITH PROPERTY OWNER. PROVIDE RAIN SENSOR.
21. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
22. WHEN PLANTING TREES ALL WIRE, ROPES AND BURLAP SHALL BE REMOVED.

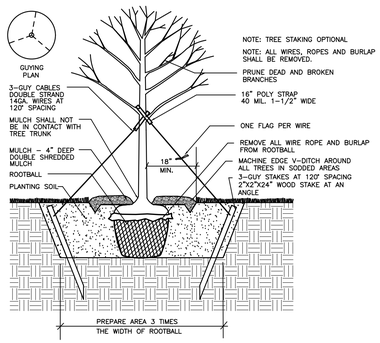
SOIL PREPARATION:

1. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
2. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO DEPTH OF 6-8" MINIMUM AND PREFERABLE A DEPTH OF 12-18". DE-COMPACTION OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
3. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
4. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
5. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.

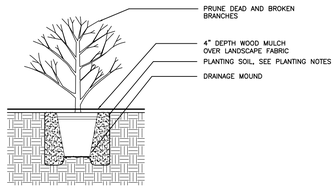


NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ENSURE SURVIVABILITY OF EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHALL BE STORED WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE.

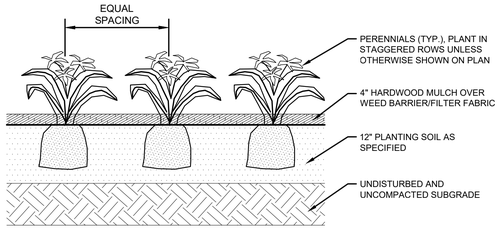
4 TREE PROTECTION DETAIL
NOT TO SCALE



1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PERENNIAL PLANTING DETAIL
NOT TO SCALE

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MALEAH M. MILLER
LANDSCAPE ARCHITECT

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA

19507 — License No.

Date

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CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

DETAILS & NOTES

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED

SITE PLAN APPROVAL 06-30-2022

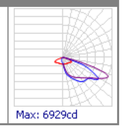
DRAWN BY MM
CHECKED BY MM
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

L-2

C:\MALEAH\CARIBOU\REYNOLDSBURG, OHIO (REPRISE)\LANDSCAPE PLAN\REYNOLDSBURG, OH-LANDSCAPE PLAN-24X36.DWG ####6/27/2022

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	BHS		4	Lithonia Lighting	RSX1 LED P3 40K R4 HS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with HS Shield	1	10322	0.9	109.442	 Max: 6929cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drives	✳	2.4 fc	4.5 fc	1.0 fc	4.5:1	2.4:1
Site	+	1.3 fc	4.5 fc	0.0 fc	N/A	N/A



RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

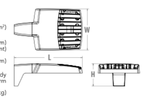
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/m²):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Ordering Information — **EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

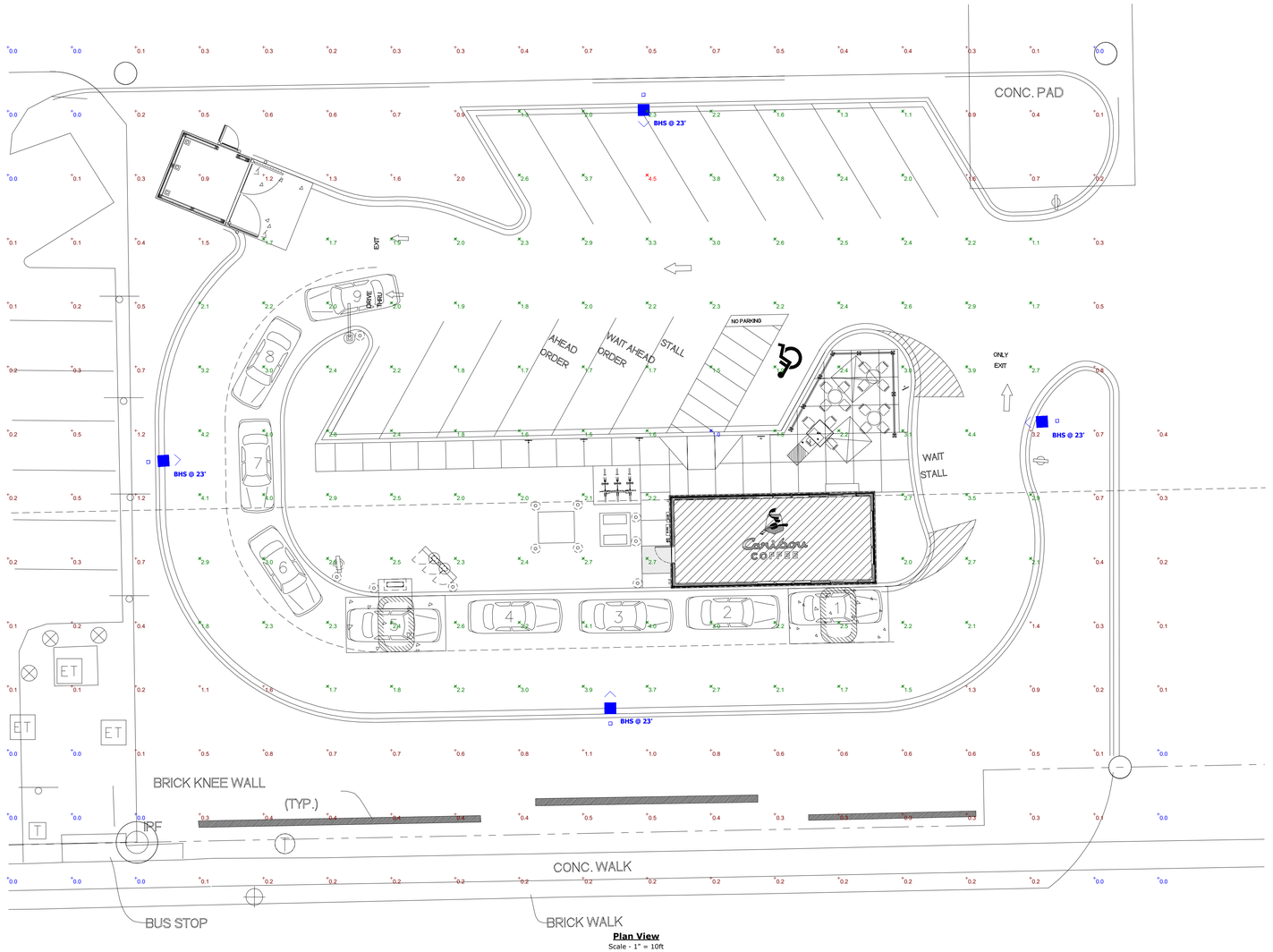
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 Performance Package 1 P2 Performance Package 2 P3 Performance Package 3 P4 Performance Package 4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] ATR Automotive Front Row AFRRW Automotive Front Row Right Rotated AFRLW Automotive Front Row Left Rotated	MVOLT (120V-277V) [1] HVOLT (347V-480V) [1] XVOLT (277V-480V) [1] **(use specific voltage for options as noted)** 120 [1] 277 [1] 208 [1] 347 [1] 240 [1] 480 [1]	SPA square pole mounting (3.0" min. SQ pole for 1 at 90°, 1.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) WA Mast arm adapter (fits 2-3/8" OD tenons) [2] IS Adjustable slipfitter (fits 2-3/8" OD tenons) [2] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [2] AARP Adjustable tilt arm round pole mounting [2] AAWB Adjustable tilt arm with wall bracket [2] AAWSC Adjustable tilt arm wall bracket and surface conduit box [2]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS House-side shield [1]		DBLBD	Black
PE Photocontrol, button style [3]		DNAXD	Natural Aluminum
PER Photocontrol external threaded, adjustable [3,4]		DWHXD	White
PER7 Seven-wire twist-lock receptacle only (no controls) [3,5,6,7]		DDBTXD	Textured Dark Bronze
CCLH Conduit entry 3/4" NPT (Qty 2)		DBLBXD	Textured Black
SF Single fuse (120, 277, 347) [1]		DNATXD	Textured Natural Aluminum
DF Double fuse (208, 240, 480) [1]		DWHGXD	Textured White
SPD20KV 20KV Surge pack (10KV standard)			
FAO Field adjustable output [3,8]			
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [3,9]			
Shipped Installed			
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**			
NLTAIR2 nLight AIR generation 2 [3,10,11]			
PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [3,10,12]			
BAA Buy American Act Compliant			
***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**			
Shipped Separately (requires some field assembly)			
BSS External glare shield			
EGFV External glare full visor (360° around light aperture) [1]			
BS Bird spikes [1]			

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Lithonia RSX1 Area LED
Rev. 09/09/21
Page 1 of 9



Plan View
Scale - 1" = 10ft

Note

1. Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
2. Calculation Points are taken A.F.G.
3. Fixtures are mounted on a pole with a 3'-0" base.
4. Fixture Type E is an assumption of wattage, type and life cycle.

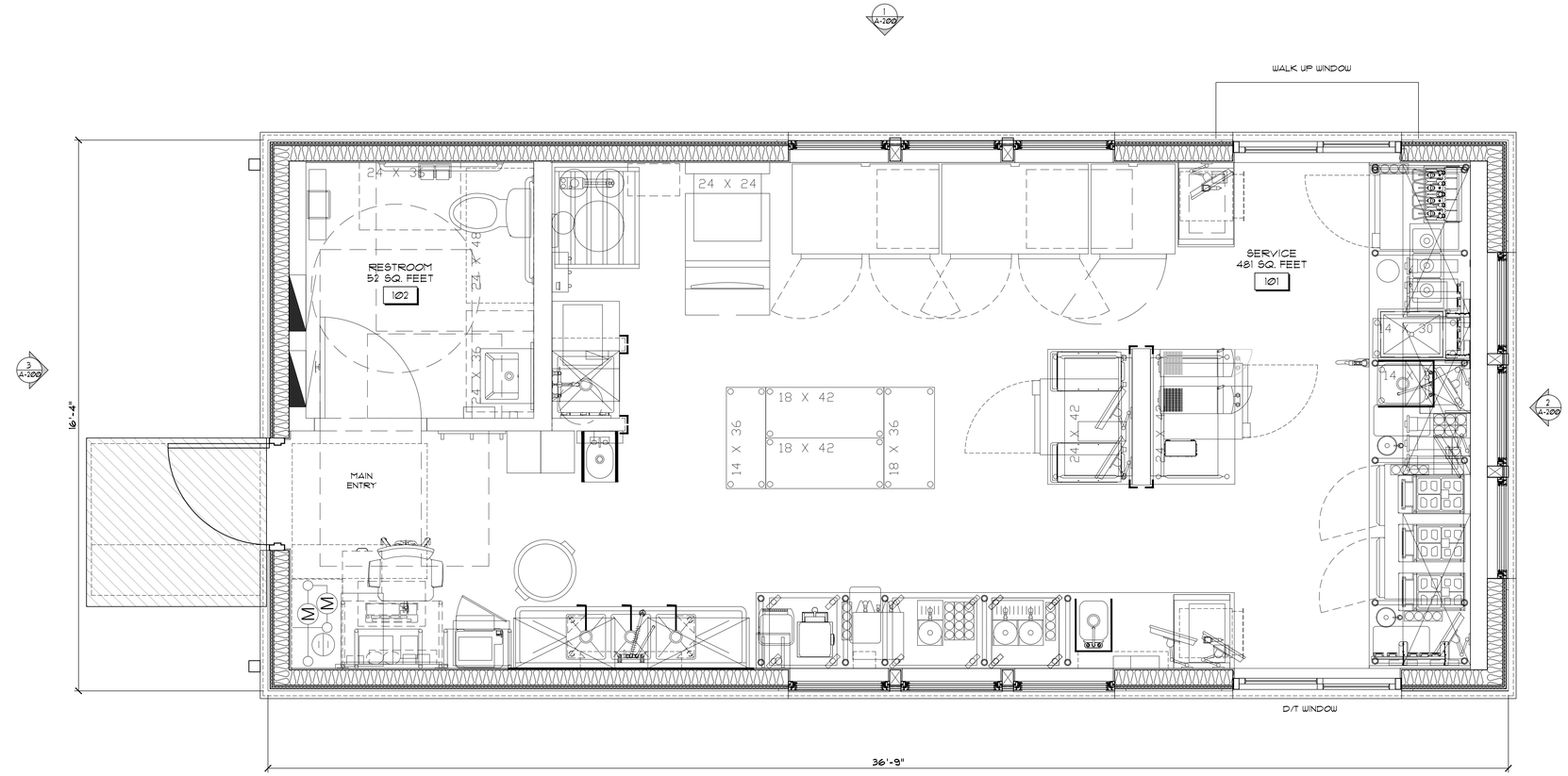
GraybaR
2300 EAST 25TH STREET
MINNEAPOLIS, MN 55406

Caribou
Reynoldsburg, OH

Designer
MG
Date
05/23/2022
Scale
As Shown
Drawing No.

Summary

Attachment: Caribou Coffee -Setbacks Varaince Application Review (Appl# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)



1 FLOOR PLAN
1/2" = 1'-0"

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Fax: (952) 252-4043

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CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

FLOOR PLAN

Caribou COFFEE

Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
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PROJECT LOCATION:
REYNOLDSBURG, OH

A-100

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)



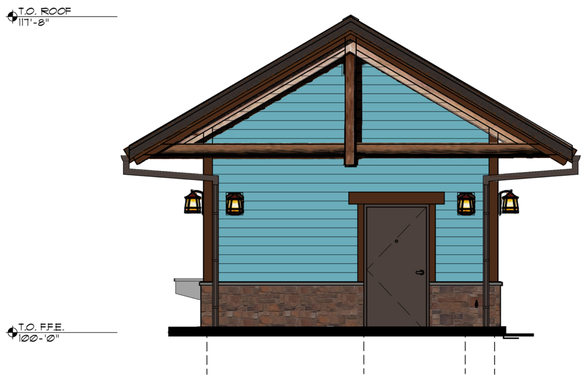
1 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



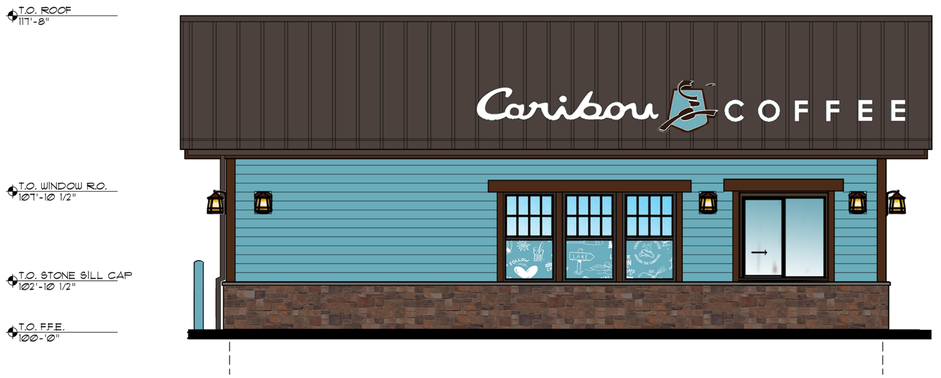
2 FRONT ELEVATION (EAST)
1/4" = 1'-0"

BUILDING MATERIALS LEGEND

- STONE - CULTURED/MANUFACTURED STONE: ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGESTONE, COLOR: LANTANA, SILL CAP: ENVIRONMENTAL STONEWORKS DRIP LEDGE COLOR: KODIAK.
- HARDIE PLANK SIDING - PAINTED 'CLOUDBURST'
  HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED 'BITTERSWEET CHOCOLATE'
- STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE.
- DARK BRONZE STOREFRONT DOORS, WINDOWS, AND HM SERVICE DOORS.
- LIGHT FIXTURES - PROGRESS P5764-86 BURNISHED CHESTNUT WALL LAMPS



3 REAR ELEVATION (WEST)
1/4" = 1'-0"



4 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

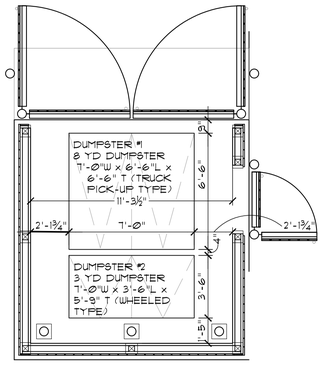
Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

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SITE PLAN APPROVAL	06-30-2022
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PROJECT LOCATION:	

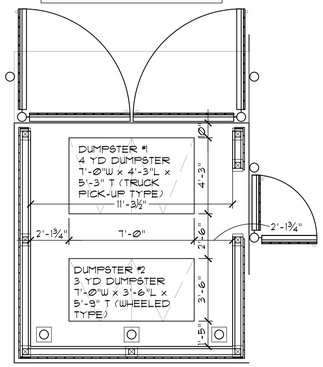
REYNOLDSBURG, OH

A-200

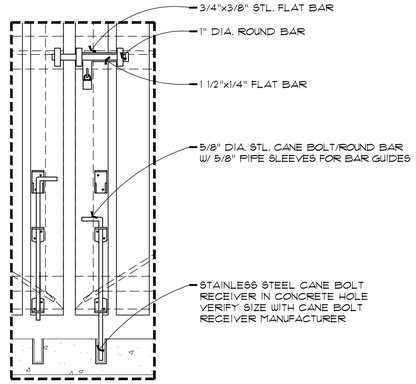
Attachment: Caribou Coffee -Setbacks Varaince Application Review (Appl# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)



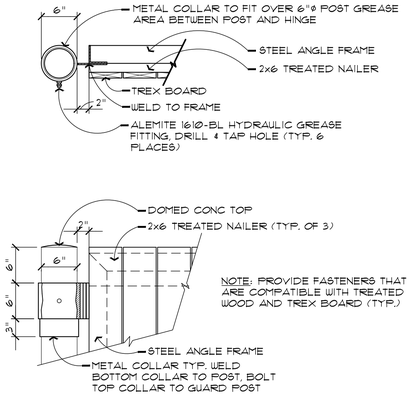
FINAL DUMPSTER TYPE, SIZING AND LAYOUT TO BE DETERMINED WITH OWNER IN COORDINATION WITH LOCAL WASTE COLLECTION COMPANY



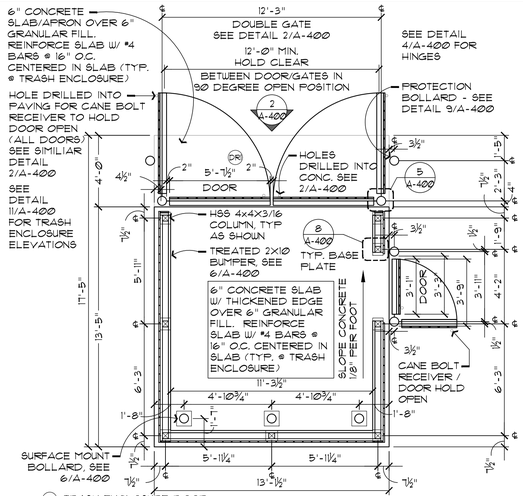
10 EXAMPLE DUMPSTER LAYOUTS
1/4"=1'-0"



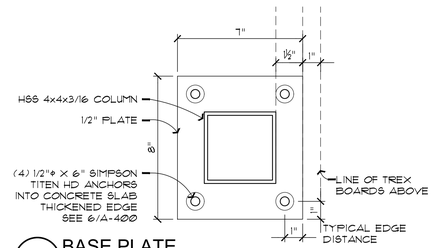
7 LATCH DETAIL
1"=1'-0"



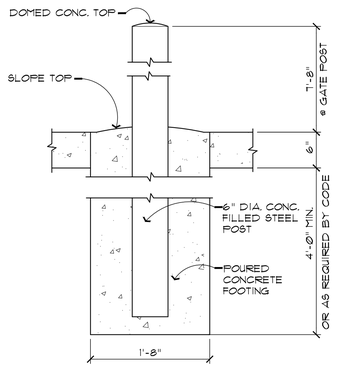
4 HINGE DETAILS
1"=1'-0"



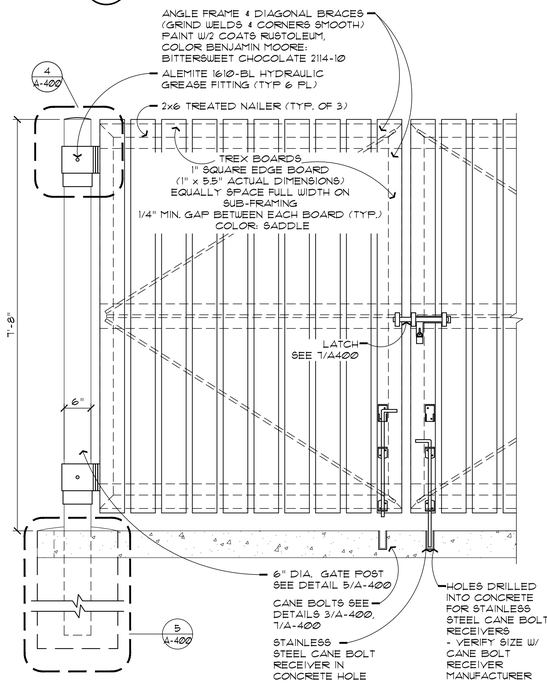
1 TRASH ENCLOSURE PLAN
1/4"=1'-0"



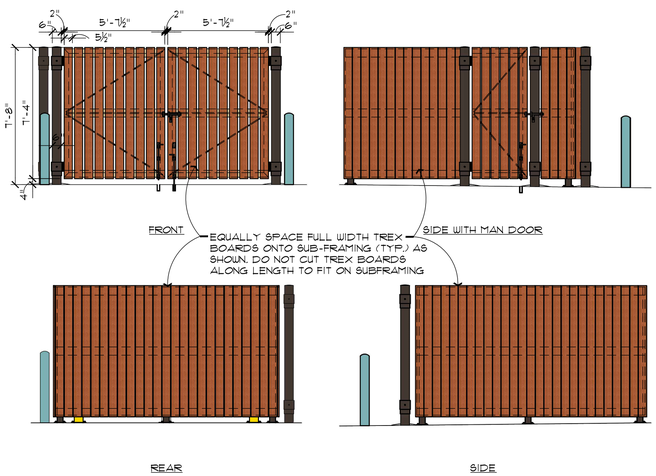
8 BASE PLATE
3"=1'-0"



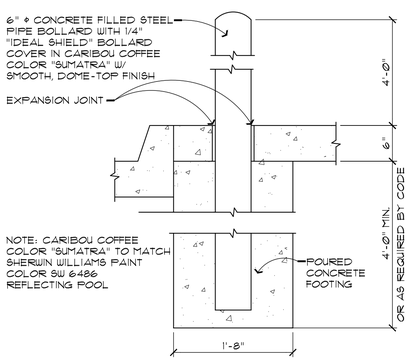
5 TYP. GATE POST DETAIL
1"=1'-0"



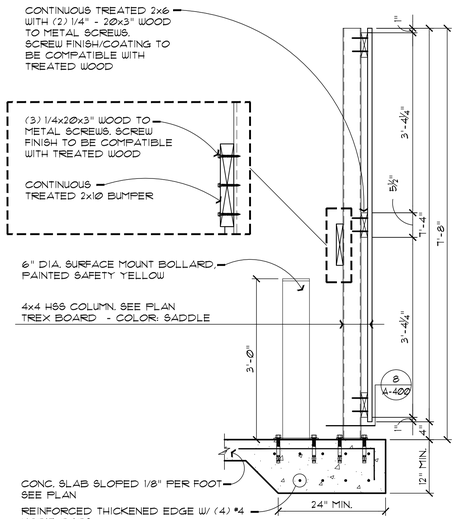
2 TYP. GATE DETAIL
3/4"=1'-0"



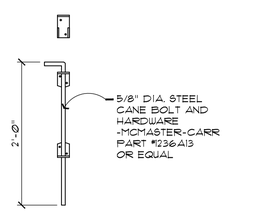
11 TRASH ENCLOSURE ELEVATIONS
1/4"=1'-0"



9 BOLLARD DETAIL
1"=1'-0"



6 TYP. SECTION
3/4"=1'-0"



3 CANE BOLT DETAILS
1"=1'-0"

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TRASH ENCLOSURE DETAILS

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
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DATE ISSUED	
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PROJECT LOCATION:	

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A-400

Attachment: Caribou Coffee -Setbacks Varaince Application Review (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

July 12, 2022

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

RE: Caribou; E. Main St. & Briarcliff; Case #_____

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. *Project Summary*

   a. The subject property is located approximately 360 feet east of the East Main St. & Briarcliff Road intersection and lies between two outparcels along East Main Street. The site is zoned MSD-East Main Street District.

   b. All four quadrants of the East Main St. & Briarcliff Road intersection are adjacent to the site and are zoned MSD-East Main Street District.

   c. The site currently contains a 44-space parking lot that is part of the Aaron's (old Kroger) shopping center. Significant investment has been made within the right-of way to accommodate pedestrian traffic and street furniture (sidewalk and brick curb walk, street trees, seating, trash receptacles, etc.). A COTA bus shelter is at the southwest corner of the site. The existing parking lot is also screened by a low-rise, landscaped brick wall that is found along most of this segment of East Main Street.

   d. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for East Main Street "Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development." The zoning code was revised to accommodate the Plan's recommendations and, for the MSD and the Brice and Main Street District, to incorporate transit supportive development.

   e. The applicant is seeking approval for a "drive-thru coffee with no indoor seating and limited outdoor patio seating food service" facility on the site with the drive thru being a conditional use (Section 1109.15, Conditional Uses). The use is mostly auto oriented with a large portion of the lot devoted to the drive through stacking and circulation lanes. Bicycle parking is provided along with the patio seating adjacent to the building. A variance to Section 115.03, Signs is also being requested and the drive-thru use is subject to Section 1105.13, L, Drive-Thru Service.

2. *Zoning Conditional Use Review- MSD-East Main Street District (Section 1109.15, Conditional Uses and Section 1105.13, L, Drive-Thru Service)*

   a. **Lot Coverage (Max.):** The maximum lot coverage for the East Main Street District is 80%. The amount of lot area covered by building and other impervious surfaces is approximately 74 %.

   b. **Permitted Uses**: The requested use falls under Food Service - Quick Serve/Fast Food With Drive Thru which is a conditional use in the MSD-East Main Street District.

   c. **Parking:** The code requires one parking space per 200 square feet of floor area or, in this case, approximately 3 spaces for a 625 square Food Service – Quick Serve/Fast Food with Drive Thru

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580 NORTH FOURTH STREET, SUITE 610
COLUMBUS, OH 43215
T 614.418.0600
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Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

restaurant. The existing site plan shows 15 parking spaces, including one handicap space and three order ahead/wait spaces. With the removal of the existing parking lot, the net loss will be 29 spaces.

d. **Setbacks:** The minimum required setback is 5 feet from the right-of-way with a maximum required front setback of 20 feet for the East Main Street District. The proposed setback for the primary structure is approximately 44 feet, nearly 24 feet longer than the required maximum, and 22 feet further back than the adjoining Ohio Health Emergency Care facility.

e. **Circulation**: The proposed drive-thru lane is 22 feet in width and includes an escape/abort lane of approximately 11 feet. The length of the lane can accommodate approximately 9 vehicles, which is adequate stacking space without interfering with on-site circulation and parking maneuvering. There are no residential uses in close enough proximity to be impacted by noise from the order kiosk speaker. (Section 1105.13, Supplementary Use Conditions, Drive-Thru Service).

The zoning code supplemental regulations for this zoning district also stipulate that a "reasonably direct connection to buildings" should be provided to existing transit stops or "walkways connecting streets to buildings." The current site plan does not show a walkway connection from the building entrance to the street or the transit stop.

3. Zoning Variance Review- MSD-East Main Street District (Section 1109.15, Signs)

a. **Signage**

i. The applicant is providing two wall signs, one on the eastern and one on the southern side of the proposed building. The wall sign on the eastern side of the street measures approximately 180 inches by 22 inches, equaling approximately 27 square feet, 5 feet less than the permitted 32 square feet. The proportionally larger wall sign on the south side of the building measures approximately 283 inches by approximately 34 inches, or 67 square feet which is seven square feet less than the permitted 74 square feet.

ii. The maximum number of wall signs permitted in the MSD-East Main Street District is one wall sign "on the wall of a building which most nearly parallels a street, parking lot or service drive."

iii. In addition to the wall sign, one monument sign is permitted with a brick base. The application shows a stone base, matching the building elevation. The 19 square foot sign is five feet less in area than the permitted 24 square feet. The sign is also setback 17 feet from the property line, which is seven feet more than the required 10-foot setback. However, from the signage information that was provided, the total sign height, including the base, is shown at 10 feet. This is 4 feet taller than the required maximum height of 6 feet.

4. Zoning Recommendations

a. *Zoning Conditional Use - MSD-East Main Street District (Section 1109.15, Conditional Uses)*

i. Approval of a conditional use is required to allow a drive-thru facility. A conditional use is supported with the condition that a development plan be submitted complying with the 20-foot building setback requirement. The conditional use would then meet the requirements of Section 1109.15, D, vi, Conditional Uses "shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan." Development Director Note: Subsequent to the drafting of this report, the applicant requested that the Setback Distance be submitted as a Variance Request. As a result, the Setback Distances have been provided as a separate Variance Request. Approving the Conditional Use would allow for the drive-thru use contemplated, but would not provide approval of the Setbacks requested.

b. *Zoning Variance - MSD-East Main Street District (Section 1109.15, Sign and 1105.13 Front Yard Setback)*

i. *Section 1109.15, Sign Variances*

1. A variance is required to allow a second wall sign. A second wall sign is not supported because a hardship or practical difficulty does not appear to be present, and the additional sign appears to be a matter of convenience when other remedies (allowance of a ground sign) are available.

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

2. A variance to the maximum monument sign and the sign base material will be required. The additional sign height is not supported because a hardship or practical difficulty does not appear to be present. The stone base, however, is appropriate in this case to match the stone used on the building elevation, instead of requiring the sign base to be brick.

ii. *1105.13 Front Yard Setback Variance*

1. A variance to the required 20-foot maximum setback will be required. Approval of the variance is not supported. The front building setback of approximately 44 feet is not in keeping with the intent of the Comprehensive Plan nor the required maximum building setback of 20 feet for this zoning district. If the 20-foot maximum building setback is provided, it will place the building and patio closer to the sidewalk with a walkway connection and put the drive-thru lane and parking behind the building. This will not only make it easier to adhere to the Plan and comply with the setback requirement, but it will also be more proximate to the streetscape improvements and more closely match the adjacent building (Ohio Health Emergency Care) setback and its own walkway connection to the public sidewalk.

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

Kim C. Littleton, AICP
Senior Planner/Project Manager

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

reprise DESIGN

Architecture & Plannin
12400 Portland Avenue South, Suite 10
Burnsville, MN 5533
Office: (952) 252-404
Fax: (952) 252-404

June 29, 2022

REQUEST FOR VARIANCE – EXTERIOR SIGNAGE
PROPOSED CARIBOU COFFEE
Reynoldsburg Center
E. Main Street & Briarcliff

DESCRIPTION OF VARIANCE REQUEST
Based upon Zoning Code Ordinance 1105.3 in the East Main Street Insight District (EMD) we are permitted to have one wall sign that is 2 SF / lineal feet of building façade. We are requesting a variance to allow an additional wall sign on the south elevation facing East Main Street that is 27.24 SF in area. Please refer to Sign Exhibit included in the application for specific details.

STANDARDS FOR REQUESTED SIGNAGE VARIANCE AND STATEMENT OF HARDSHIP

(a)**The variance request for an additional wall sign** is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b)**The variance request for an additional wall sign** will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) Based upon Section 1103.5 East Main St. Insight Districts the existing special circumstances or conditions, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
We are requesting an additional wall sign due to the nature of the existing shopping center landscape buffer which creates an additional setback distance for the building above and beyond the Zoning district's minimum 5 foot setback which is unique to the properties in this area.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

The practical difficulty as stated in (c) is the additional building setback required above and beyond the minimum required setback of 5 feet from the ROW that is unique to the properties being created on the south edge of Reynoldsburg Center.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
The request for one additional wall sign is necessary for the reasonable use of the building and the additional 27.24 SF wall sign request is the minimum variance that will accomplish this purpose.

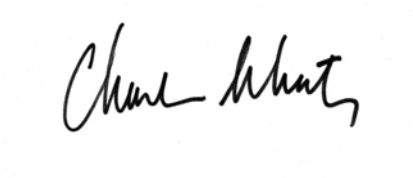
(f) **The variance request for an additional wall sign** will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) **The variance request for an additional wall sign** will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district **due to the nature of the specific setback required for this site.**

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
No non-conforming use is at issue regarding neighboring land or structures in the same district.

(i) **The variance request for an additional wall sign** is not a matter of convenience when other remedies are available within the provisions of this Code. **The additional wall sign is the only practical remedy to identify the building due to the additional setback required.**

Respecfully Submiited,



Project Manager
Reprise Design

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
E. Main St. & Briarcliff	060-001128

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Reynoldsburg Center Limited Partnership c/o Arshot Investment Corporation Attn: Joe Sugar	
Contact Email: jsugar@arshot.com	Contact Phone Number: (614) 463-9730

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Caribou Coffee	Michael Mariola
Contact Email: mike@mikemariolarestaurants.com	Contact Phone Number: (330) 466-5212
Description of Use: Drive-thru coffee with no indoor seating and limited outdoor patio seating	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Reprise Design	12400 Portland Av S. #100 Burnsville, MN 55337
Applicant Phone Number: (612) 669-4729	Applicant Email: cschatz@reprisedesign.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☒ Non-Residential ($450) / ☐ Residential ($200): Variance for additional exterior signage

☒ Conditional Use Permit ($350): Conditional Use Permit for drive-thru window

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: 6-29-2022

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

An application for a Conditional Use Permit shall be submitted to the Planning & Zoning Administrator thirty (30) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

(a) Description of the existing use of the lot and of adjacent lots;

(b) A statement of the conditional use for which the application is submitted.

(c) The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

(d) A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

(e) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

(f) A narrative addressing each of the applicable criteria set forth in section 1145.09; and

(g) Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars ($350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Board of Zoning and Building Appeals agenda.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

(b) The proposed use shall not adversely affect the use of adjacent property;

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

(g) The proposed use complies with the applicable specific provisions and standards of this Code;

(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the BZBA may impose such conditions as deemed necessary to protect the public welfare, presere the prpose and intent of the Code. Such conditions may include:

(a) Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;

(b) Screening comprised of landscaping, walls, fencing or other materials or construction;

(c) Access points and traffic management provisions, includng those impacting vehicular and pedestrian access and the locations and design of parking facilities;

(d) Noise control mesaures, including thoes regulating loudspeakers or irregular vehicular or equipment noise;

(e) Other features of construction, including but not limited to paving and parking, signs, and landscaping;

(f) Hours and method of operation

(g) Maintenance of the site, structures, landscaping;

(h) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and

(i) A time limit for operation of the use.

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.13
VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least thirty (21) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals. The Board meets the third Thursday of each month except December.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

(a) Name, address, and telephone number of the property owner(s) and owner's agent(s);

(b) Legal description, address, tax district and parcel number of the property;

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);

(d) Statement of the hardship;

(e) Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next BZBA agenda. The BZBA can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the BZBA is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars ($200) for a residential variance, and four hundred and fifty dollars ($450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the BZBA granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Section 1109.13 (D)
STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

(a) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

(f) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

(i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 11, 2022

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Caribou Coffee

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

---

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed Caribou Coffee located on the north side of East Main Street, east of Briarcliff Road. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site will be accessed from an existing commercial drive which connects to East Main Street. The access point is located in the northeast corner of the site.
    a. The drive will be 29 feet wide at the connection to the existing drive, which is adequate.
    b. The interior drive aisles will be one way in a counter clockwise direction and will be 17 feet wide adjacent to the parking spaces, which are angled. The one way drive aisle is acceptable.
    c. There will be a drive thru lane and window and an escape lane on the site. Each are adequate.
2. The site is currently an existing asphalt parking lot. This will be removed to construct the proposed project.
3. Signage will be needed at the access points and internally to the site to ensure the one way nature of some of the traffic flow is conveyed to the customers.
4. The plan shows that 9 vehicles can queue from the pickup window to the ordering station.
5. A sidewalk connection from the right-of-way to the site should be included on the site plan.
6. The site plan proposes 15 parking spaces, which is adequate for the site.
7. The applicant provided an estimate of 350 trips (average daily traffic) for the facility. Although the traffic data requested to determine if a project requires a traffic study references peak hour counts, the provided ADT information is adequate. Since the project is planned to be constructed within an existing commercial center, and with the provided ADT information, a traffic study is not required.

UTILITIES

8. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
9. The provided utility plan shows a 6-inch sanitary service lateral being extended to the building from the west from an existing 8-inch sanitary sewer (P00345). The lateral shows a slope of 1.0%, which does not meet the required minimum slope of 2.08% for a service lateral. If the required

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

steeper slope cannot be met, a mainline sewer extension to the site may be necessary. In addition, a service lateral or a mainline extension will require an easement to be dedicated.

a. In addition, the plan is currently showing a manhole on a 6-inch service line which is not allowed. If this remains a service lateral, a cleanout should be placed in the location where the manhole is shown.
b. The sanitary lateral also appears to leave the site, extending onto the adjacent property to the north and west. This would require a legal agreement and easement.

10. As shown, the site will be served with water via a new 1-inch tap on the existing 8-inch watermain located on the north side of Main Street (R02479).
11. A proposed fire hydrant is shown to be installed along the east property line, south of the proposed driveway. This would be a private hydrant and a valve is required at the tee from the existing main.
12. For lighting, the site is utilizing four light poles with LED lights. Based on photometrics provided, the lighting is adequate for a commercial site.

STORMWATER

13. The plan shows the site grading from west to east. An existing catch basin and existing storm sewer will accept the site runoff and exit the site near the southwest corner of the site.
14. The plan currently does not show water quality or quantity control features. Since the disturbed area is less than one acre, water quality treatment would not be necessary. Detailed calculations and/or report are to be submitted with the PGU plan to document the pre-and post-developed impervious areas to show if quantity controls are required.
15. The PGU plan will need to show more detailed grading and flood routing information. Storm sewer profile(s) information should also be included.

DETAILS / SPECIFICATIONS

16. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Main Street should be per the Reynoldsburg Standard Drawing R-9.
17. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

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PRELIMINARY PLANS

FOR

EXISTING CONDITIONS, REMOVALS, SITE, GRADING, EROSION CONTROL, AND UTILITIES

FOR

CARIBOU CABIN

REYNOLDSBURG, OH


SITE
HOLLOW
GLENMEADOWS
BRIARCLIFF
GREEN BRIAR CONDO
FAR EAST
BRICE ESTATES
ELMBROOK VILLAGE
Reynoldsburg
E Main St
McNaughten Rd
Brice Rd
Rosehill Rd
Olde Orchard Dr
Red Coach Ln
Kings Charter Rd
Carriage Ln
Norfolk Dr
Sherandoah Dr
Chinaberry Dr
Barberry Hollow
Parkanaway Dr
Roundelay Rd
Laird Ave
Bartlett Rd
Rider Rd
Retton Rd
Zachary Woods Ln
Fieth Dr
Penick Dr
Clymer Dr
Crest Rd
Manor Dr
Yorktown Rd
Riverbend Rd
Ryedale Dr
Beaver Dr
Kent Ct
Penz Dr
Golding Rd
Tiffany Dr
Ardelle Dr
Carousel Dr S
Carousel Dr E
Carousel Dr N
Roundelay Rd N
Nocturne Rd N
Nocturne Rd E
Tanya Terrace
Blost Ave
Red Fox Rd
Prior Pl
Wood Ln
Cherry Ln
Carnegie Cove Ct
Olde Orchard Dr
Chestnut Ln
Sunset Ln
Cumberland Ln
Shelly Ln
Mansfield Dr
Hillcrest Dr
Fair Dr
Retton Rd
Rosehill Rd
Marian Dr
Penick Dr
Fieth Dr
Rider Rd
Zachary Woods Ln
Bartlett Rd
Laird Ave
Clymer Dr
Penz Dr
Golding Rd
Kent Ct
Crest Rd
Manor Dr
Yorktown Rd
Riverbend Rd
Ryedale Dr
Beaver Dr
Brice Rd
Rosehill Rd
McNaughten Rd
Parkanaway Dr
Barberry Hollow
Chinaberry Dr
Cherry Ln
Norfolk Dr
Carriage Ln
Kings Charter Rd
Red Coach Ln
Olde Orchard Dr
Carnegie Cove Ct
Roundelay Rd
Nocturne Rd N
Nocturne Rd E
Tanya Terrace
Blost Ave
Red Fox Rd
Prior Pl
Wood Ln
Cherry Ln
Chestnut Ln
Sunset Ln
Cumberland Ln
Shelly Ln
Mansfield Dr
Hillcrest Dr
Fair Dr
Tiffany Dr
Ardelle Dr
Carousel Dr S
Carousel Dr E
Carousel Dr N
Roundelay Rd N
Nocturne Rd N
Nocturne Rd E
Tanya Terrace
Blost Ave
Red Fox Rd
Prior Pl
Wood Ln
Cherry Ln
Carnegie Cove Ct
Olde Orchard Dr

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SAW CUT AND REMOVE PAVEMENT

REMOVE AND SALVAGE LIGHT POLE

REMOVE CONCRETE CURB

REMOVE CONCRETE CURB

CONC. PAD

REMOVE CONCRETE PAD

REMOVE CONCRETE CURB

REMOVE ASHPALT

EXISTING STORM STRUCTURE TO REMAIN

CATCH BASIN
T/C=867.76
8" INV=866.16

ASPHALT

EXISTING STORM SEWER TO REMAIN

REMOVE CONCRETE CURB

REMOVE CONCRETE CURB

8" STM

MONUMENT

LANDSCAPE & WATER EASEMENT
I.N. 200607240144203

8" W/L

BRICK KNEE WALL
(TYP.)

12" STM

CATCH BASIN
T/C=869.18
8" INV=865.28
12" INV=865.18

IPF

CONC. WALK

BUS STOP

BM1
MAG NAIL IN BRICK
ELEV.=874.07
NAVD 88 (2011)

BRICK WALK

18" STM
CURB INLET T/C=870.46
12"(N) INV=864.86
24"(W) INV=864.09
24"(E) INV=863.99

BM2
CHISELED "X" A
NORTHEAST COR
CURB INLET ELE
NAVD 88 (2011

RB INLET T/C=875.13
"(N) INV=869.23
"(W) INV=870.43
"(E) INV=869.13

S 88°50'51" W

EAST MAIN STREET R/W VARIES

REMOVAL LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	**REMOVALS**	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
X		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
	X	TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE## or ##
VERTICAL SCALE## or ##

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS & REMOVALS

SHEET NUMBER:
C100

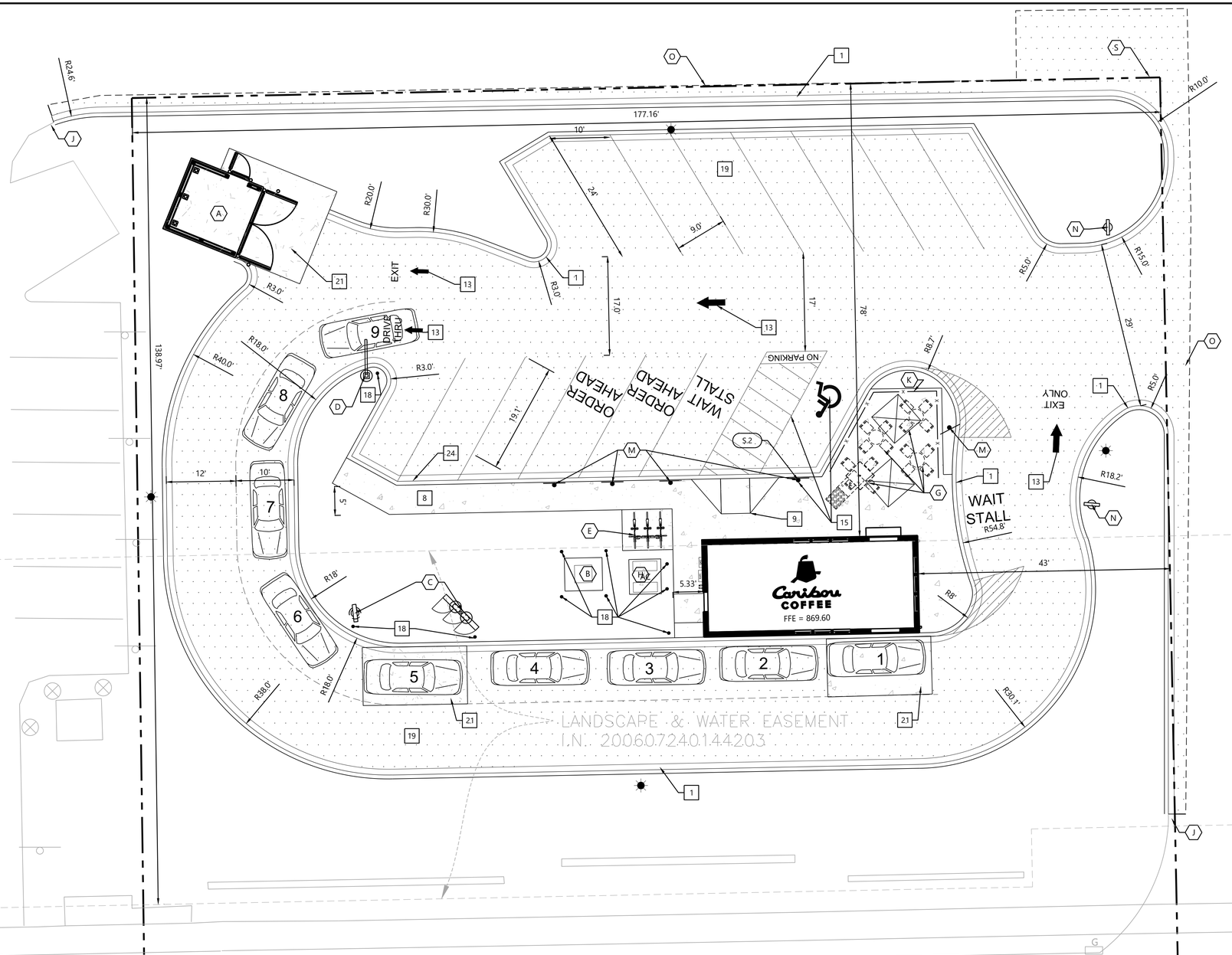
DATE: 06/30/22

PROJECT NUMBER: 00

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

N:\0035937.00\DWG\CIVIL\0035937EX01.DWG

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SITE LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY LANDMARK SURVEY GROUP, INCORPORATED, 06-03-2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• EXISTING ZONING:	CC - COMMUNITY COMMERCIAL
• PROPOSED ZONING:	SAME
• BUILDING GROSS SIZE:	625 SF
• DISTURBED AREA:	23,376 SF
• BUILDING SETBACK PER CODE:	10'=FRONT 10'=SIDE 20'=REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 19' LONG, 17' AISLE
• PARKING PROVIDED:	15

A SITE KEYNOTES

A	TRASH ENCLOSURE - SEE ARCH PLANS
B	TRANSFORMER LOCATION
C	DRIVE THRU MENU BOARDS - SEE ARCH PLANS
D	DRIVE THRU CLEARANCE BAR - SEE ARCH PLANS
E	BIKE RACKS - SEE ARCH PLANS
F	TIP OUT CURB AND GUTTER
G	PATIO FURNITURE - SEE ARCH PLANS
H	AIR CONDITIONING UNIT - SEE ARCH PLANS
J	MATCH EXISTING CURB
K	FENCE - SEE ARCH PLANS
M	WAIT STALL SIGN - SEE SIGNAGE PLANS
N	DRIVE THRU DIRECTIONAL SIGNAGE - SEE SIGNAGE PLANS
O	SAW CUT LINE

1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
8	CONCRETE SIDEWALK
9	PRIVATE PEDESTRIAN CURB RAMP
13	TRAFFIC ARROW
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE
24	CONCRETE CURB AT SIDEWALK

S.10 SIGN LEGEND

REFERENCE		SIZE
S.2	HANDICAP ACCESSIBLE	12" X 18"

1" = 10'
0' 10' 20' 30'

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VERTICAL SCALE: 2' or 1'

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BURNSVILLE, MN 55337

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DAN BECKMANN LICENSE NO. 77712
DATE: 06/30/22

CARIBOU COFFEE
REYNOLDSBURG, OH

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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:
C200

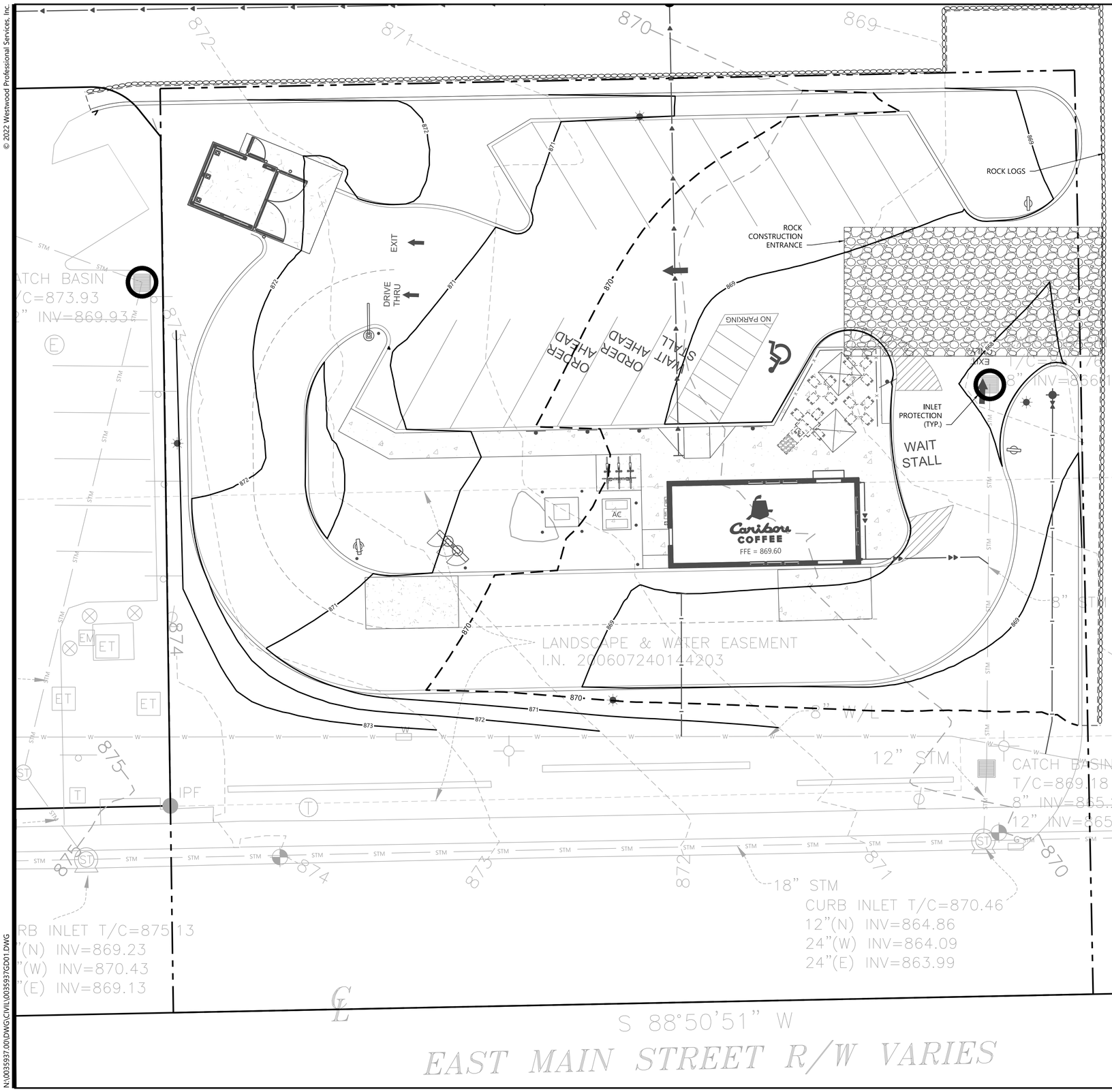
DATE: 06/30/22

PROJECT NUMBER: 00[illegible]

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Attachment: Caribou Signage Variance (Appl# 2022-5271 (Setbacks) and Main, Schatz)

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GRADING LEGEND

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811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE OHIO DOT STANDARDS.
5. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
6. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
7. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
8. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
9. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
10. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
13. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
14. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH OHIO DOT REQUIREMENTS.
15. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

1" = 10'
0' 10' 20' 30'

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DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C300

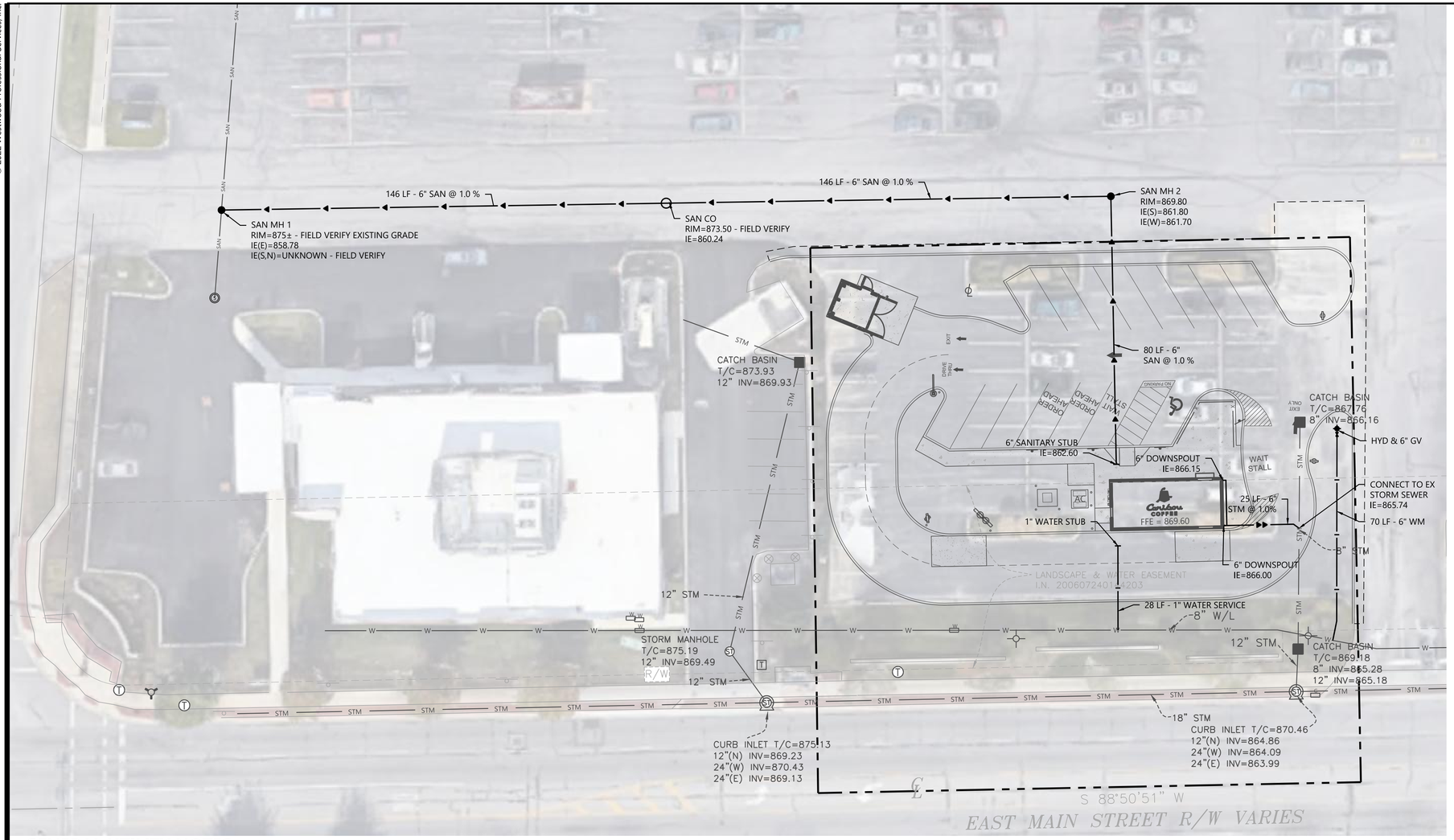
DATE: 06/30/22

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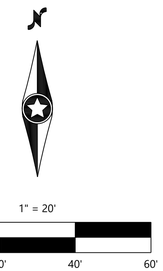
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DT	DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS AND OHIO PLUMBING CODE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 7' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 7' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO OHIO PLUMBING CODE.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY OHIO PLUMBING CODE. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER OHIO PLUMBING CODE.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER OHIO RULES.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 06/30/22
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BURNSVILLE, MN 55337

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DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
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12701 Whitewater Drive, Suite #300
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Westwood Professional Services, Inc.

UTILITY PLAN

SHEET NUMBER:
C500

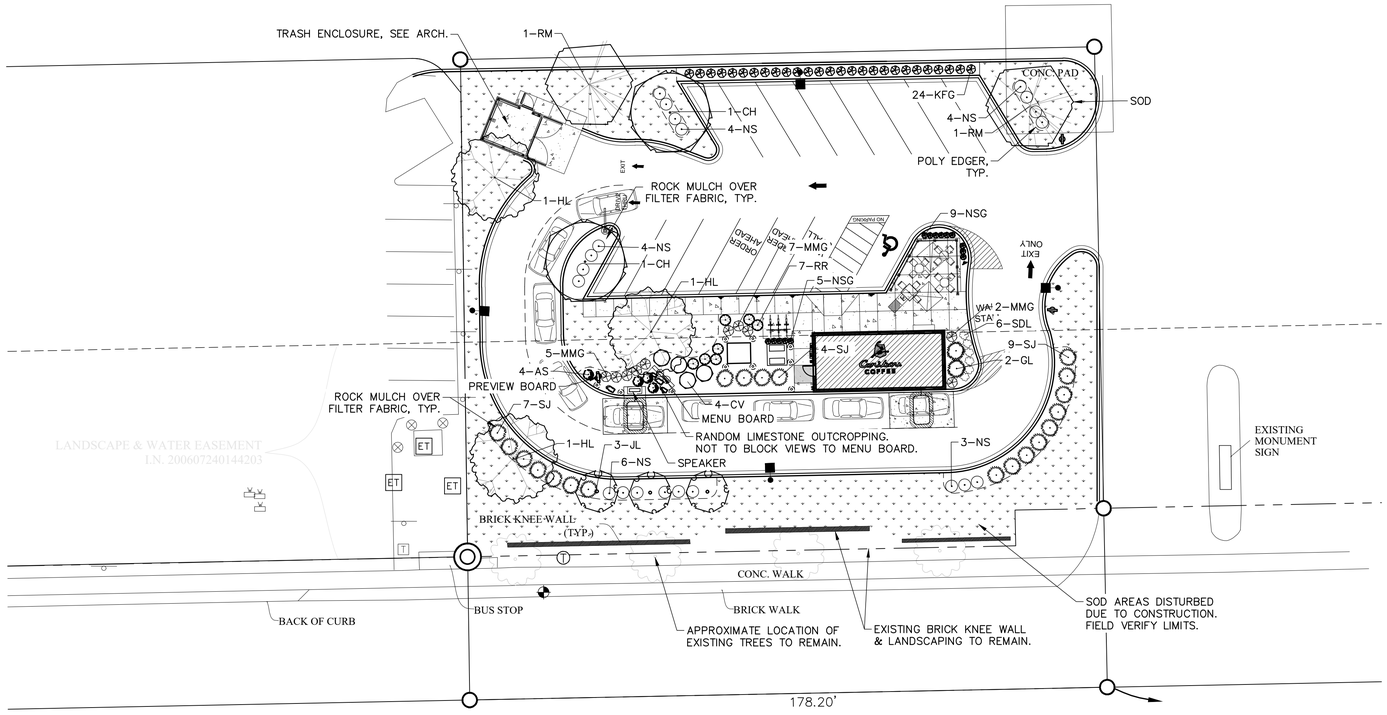
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Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

REYNOLDSBURG CENTER
LIMITED PARTNERSHIP
PARCEL 1
11.464 ACRES
I.N. 201206290093504



LANDSCAPE REQUIREMENTS

PER CITY OF REYNOLDSBURG, OH - SECTION 1105.07, LANDSCAPING & BUFFERING REQUIREMENTS

G - STREET TREE REQUIREMENTS
1. N/A - STREET TREES EXIST ALONG E. MAIN STRET

H - INTERIOR LOT LANDSCAPING
1. ALL COMMERCIAL IMPERVIOUS AREA UP TO 20,000 SF: ONE INCH TRUNK DIAMETER PER 2,000 SF WITH A MINIMUM OF 2" DIA.

I - PROPERTY BUFFER REQUIREMENTS
1. N/A - ADJACENT PROPERTY IS THE SAME ZONING

J - PARKING AREA LANDSCAPE STANDARDS
(a. FOR EVERY 10 PARKING SPACES A 200 SF MIN, LANDSCAPE ISLANDS REQUIRED.
(b. PERIMETER LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE TO PROVIDE A CONTINUOUS OPAQUE SCREEN, 36" HT MIN; AND 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER.

SITE DATA

ZONING	= EMD (E. MAIN ST. DISTRICT
BUILDING GFA	= 605 SF
E. MAIN STREET	= 178.20 LF
PARKING STALLS	= 15

REQUIRED LANDSCAPE:	REQ	PROV
INTERIOR LOT LANDSCAPING		
• 15,000 SF / 2,000 SF = 7.5"; 7.5" / 2.5 = 3		
• SHADE TREE	3	3*
PARKING AREA LANDSCAPE ISLANDS 200 SF MIN.		
• ONE TREE, 2" DIA. / ISLAND	2	2
• 4 SHRUBS / ISLAND	8	8
PARKING LOT PERIMETER LANDSCAPE		
• 1 DECIDUOUS TREE / 50 LF		
(NORTH: 85' /50= 1.7)	2	2
(SOUTH 150 / 50=3)	3	3

NOTE:
2.5" DIA. TREE PROVIDED.

LANDSCAPE SCHEDULE:

	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	MATURE HEIGHT & WIDTH	NOTES
DECIDUOUS TREES						
2	**CH**	Common Haackberry	Celtis occidentalis	2" cal. B&B	50'-75' x 50'	Straight Trunk, No V-Crotch
2	**RM**	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2" cal. B&B	50' x 40'	Straight Trunk, No V-Crotch
3	**HL**	Imperial Honeylocust	Gleditsia triacanthos var. inermis	2.5" cal. B&B	30' x 30'	Straight Trunk, No V-Crotch
3	**JL**	Snow Cap Japanese Tree Lilac	Syringa reticulata 'Snow Cap'	2" cal. B&B	25' x 25'	Straight Trunk, No V-Crotch
10	**TOTAL**					
SHRUBS						
7	**RR**	Carefree Wonder Shrub Rose	Rosa 'MEIpitac'	3 gal. cont. (18"ht min	3'-4' x 3'-4'	Min. 5 canes at ht. spec.
4	**AS**	Alpine Sprirea	Spiraea japonica 'Alpine'	3 gal. cont. (9"-12" ht)	12-15" x 2'-3'	Min. 5 canes at ht. spec.
21	**NF**	Neon Flash Sprirea	Spiraea japonica 'Neon Flash'	3 gal. cont. (24" ht)		Min. 5 canes at ht. spec.
4	**CV**	Compact European Viburnum	Viburnum opulus 'Compactum'	5 gal. cont. (24")	5'-6' x 5'-6'	Min. 5 canes at ht. spec.
2	**GL**	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'	5 gal. cont. (2' min)	4' x 6'	Min. 5 canes at ht. spec.
20	**SJ**	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal. cont. (24")	4'-6' x 4'-6'	Min. 5 canes at ht. spec.
58	**TOTAL**					
ORNAMENTAL GRASSES						
14	**NSG**	Northwind Switch Grass	Panicum virgatum 'Norhtwind'	1 gal cont. (12"ht x 12'	48" x 18"	
24	**KFG**	Karl Foerster Grass	C. x acutiflora 'Karl Foerster'	1 gal cont.	48" x 30"	
8	**MMG**	Maiden grass	Miscanthus sinensis 'Graziella'	1 gal cont.	60" x 36"	
6	**SDL**	Stella De Oro Daylily	Hemerocallis "Stella de Oro'	1 gal cont.		
52	**TOTAL**					

LANDSCAPE LEGEND:

DECIDUOUS TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB
PERENNIAL/ORNAMENTAL GRASS
POLY EDGER
LIMESTONE ROCK OUTCROPPINGS
SOD

0' 20 40

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reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

MALEAH M. MILLER
LANDSCAPE ARCHITECT

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA
Date 19507 License No.

PRELIMINARY NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE–THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

LANDSCAPE PLAN

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN APPROVAL 06–30–2022

DRAWN BY MM
CHECKED BY MM
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

L-1

C:\MALEAH\CARIBOU\REYNOLDSBURG, OH\O (REPRISE)\LANDSCAPE PLAN\REYNOLDSBURG, OH-LANDSCAPE PLAN-24X36.DWG #### 6/27/2022

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Everbrite

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IT'S IN EVERYTHING WE DO.

WOMEN OWNED
WBE Certified since 2002

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Caribou COFFEE

Prepared Exclusively for SITE CCREYNOLDSBURG

6269 E MAIN ST
REYNOLDSBURG, OH 43068

June 29, 2022

Account Manager: Paul Kantorski
pkantorski@everbrite.com (414) 529-3500

Sign Schedule



Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

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Sign Schedule

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Customer/Site No:	Prepared By: Paul Kantorski	
Address: 6269 E MAIN ST REYNOLDSBURG, OH 43068	Date: 06/29/2022	PIF: 471149-0
Description: CARIBOU COFFEE	Customer Signature:	

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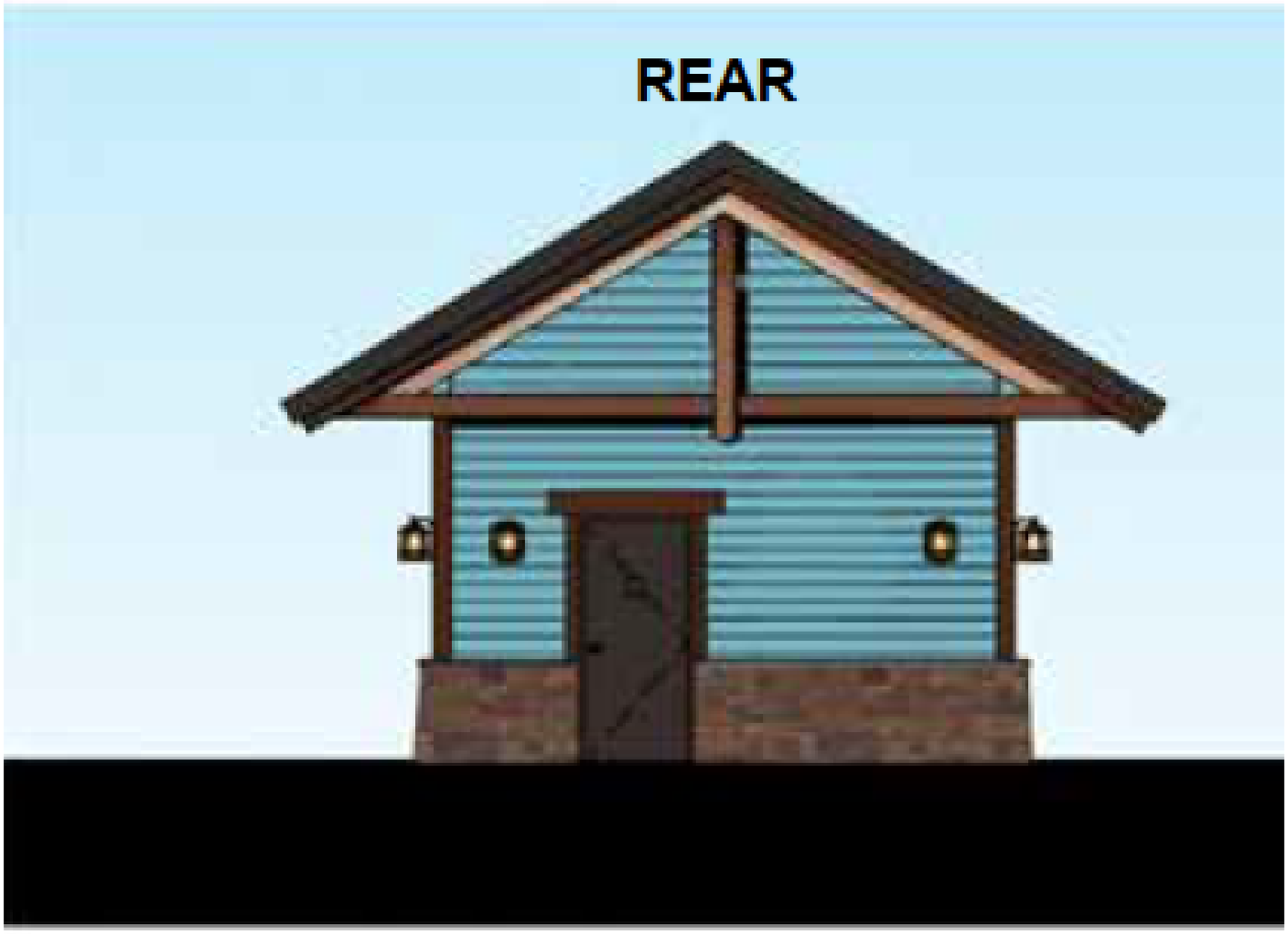
Sign Schedule



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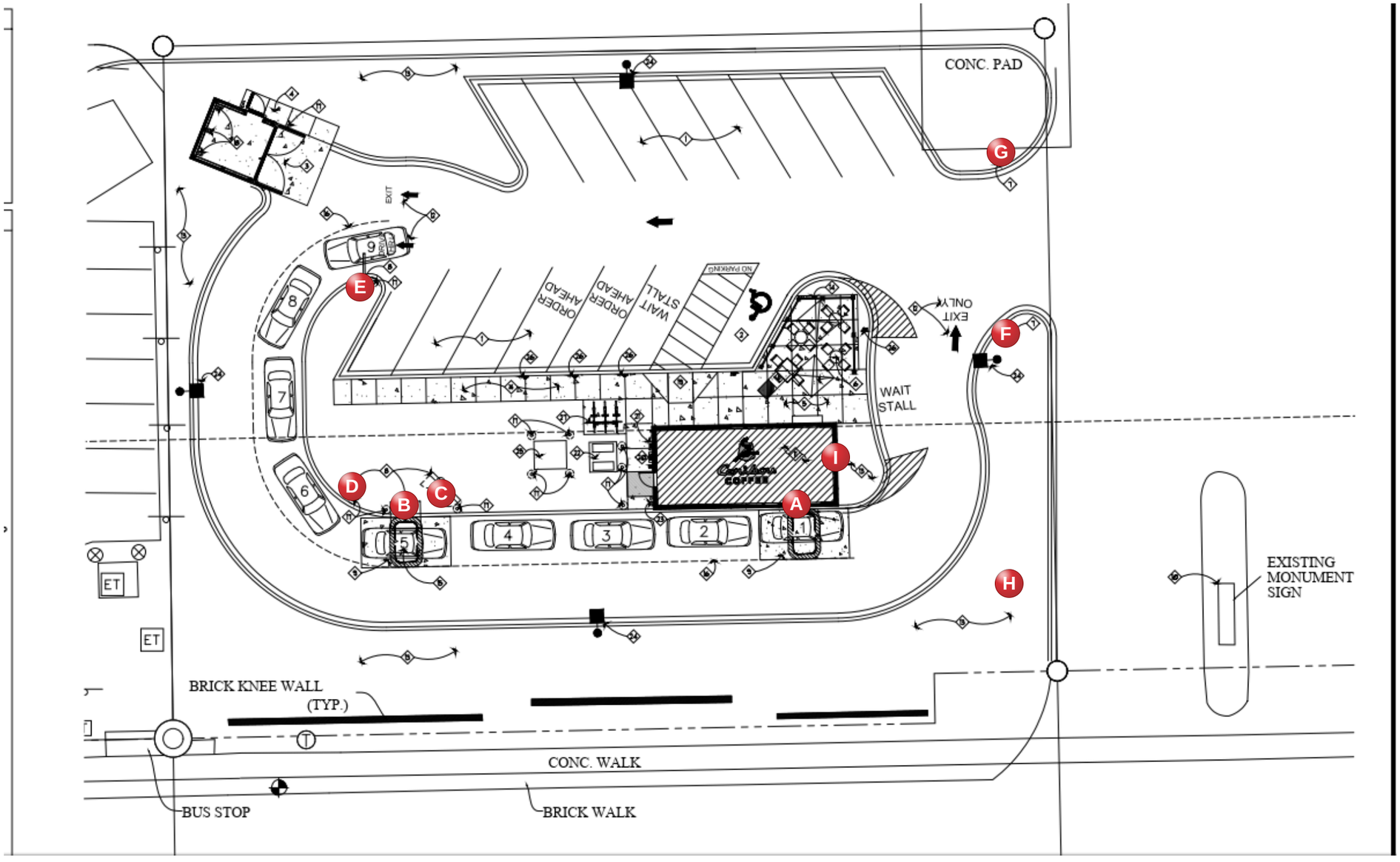
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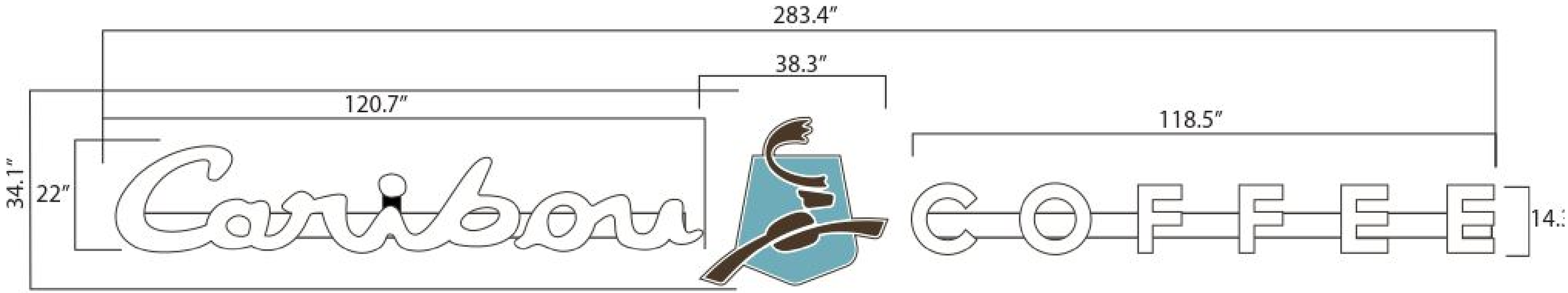
Sign Schedule

- **A** LTR,CCCI 22"RCWY W/LOGO LED CC INLINE
- **B** CNPY,CCCI 10'5X6'X6' BR LED
- **C** MNBD,CCCI 5'11X7'11 BR STATIC
- **D** MNBD,CCCI 7'X3' PRV DT RT BR
- **E** VHD,CCCI 8'6 CLR Single ARM
- **F** SIGN,CCCI 1'6"X2'8" DF CP LOGO 4'
- **G** SIGN,CCCI 1'6"X2'8" DF CP LOGO 4'
- **H** SIGN,CCCI 43"x66" DF TP LOGO
- **I** LTR,CCCI 14" RCWY W/LOGO LED CC INLINE

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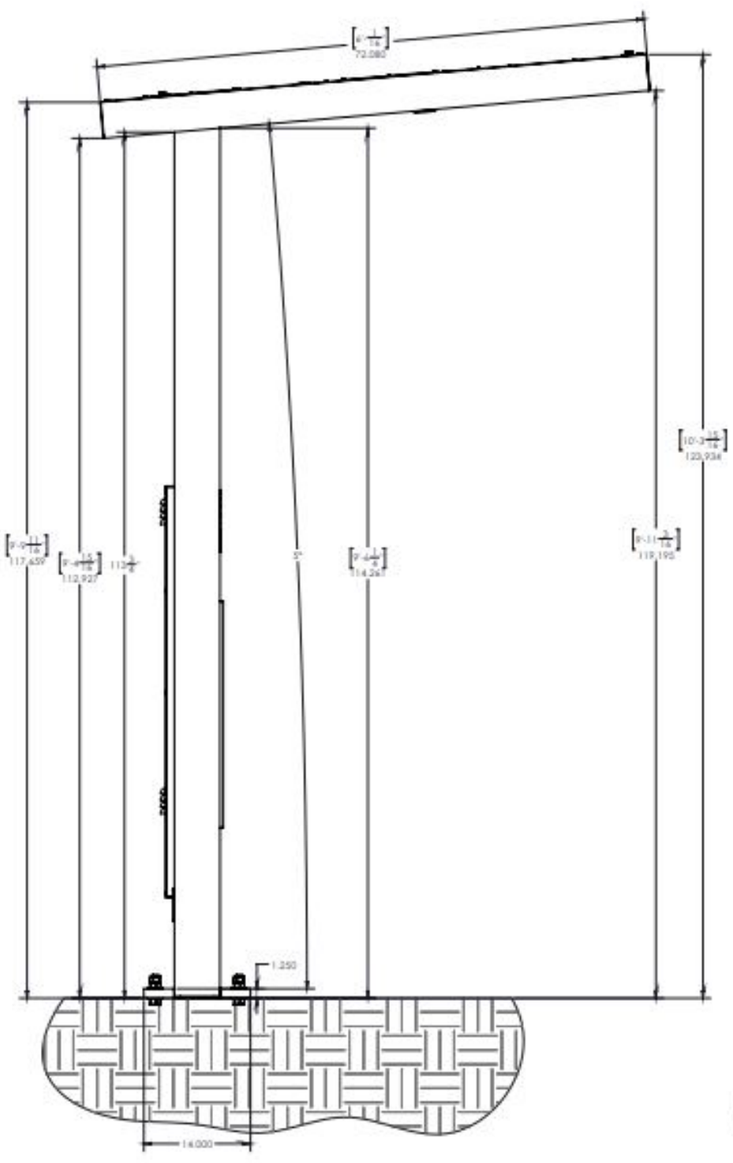
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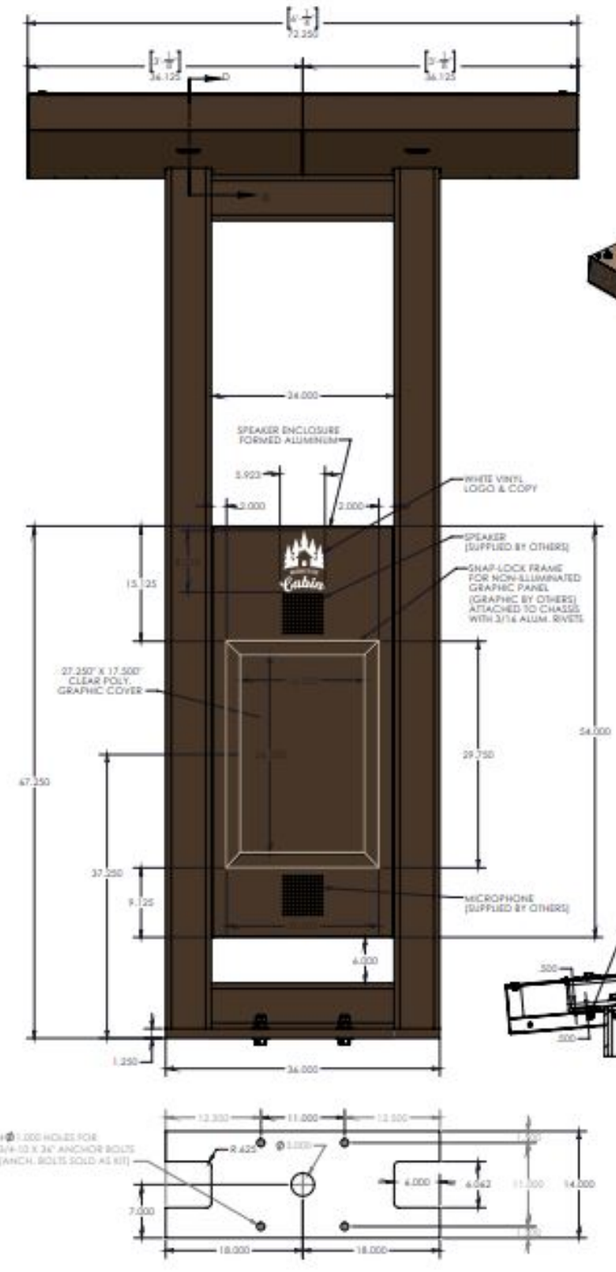


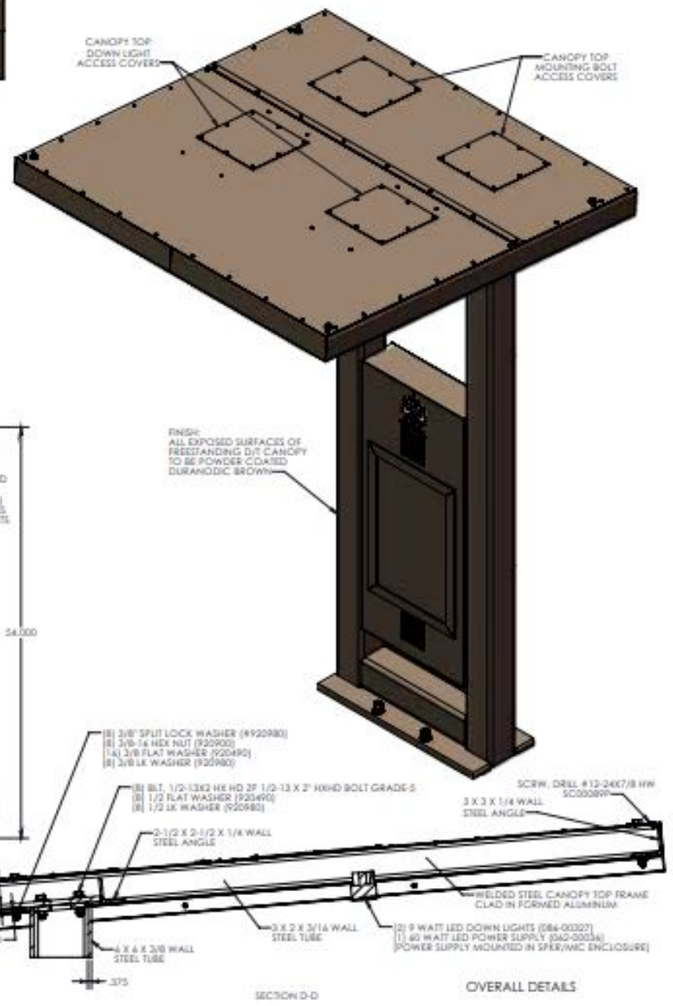
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COLORS:

"brown"

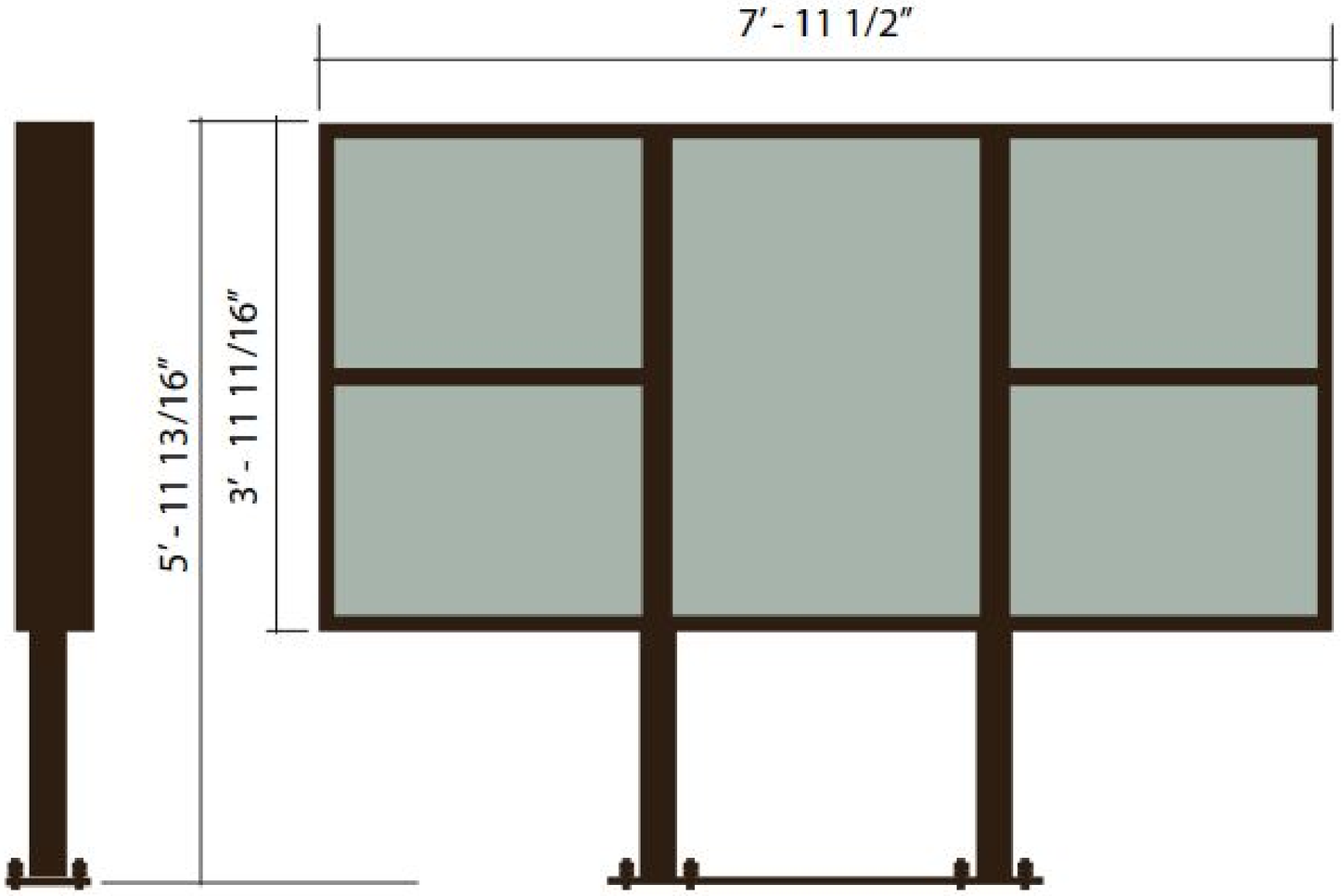
3M 3630-69 Duranodic "brown"

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CARIBOU COFFEE MENUBOARD:
4' h (Nominal) x 8'w (Nominal) Illuminated menuboard.
OAH: 6'
Shroud height: 1' 5-1/2"h.
Double Pole
Anchor bolt foundation.
5 panels
LED Illumination 138 Lumens Sq Ft, Color Temp 5000k
Aluminum cabinet
Painted Duranodic Brown
Divider bars painted Duranodic Brown
Inserts provided by others.
Slotted base plate.





Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

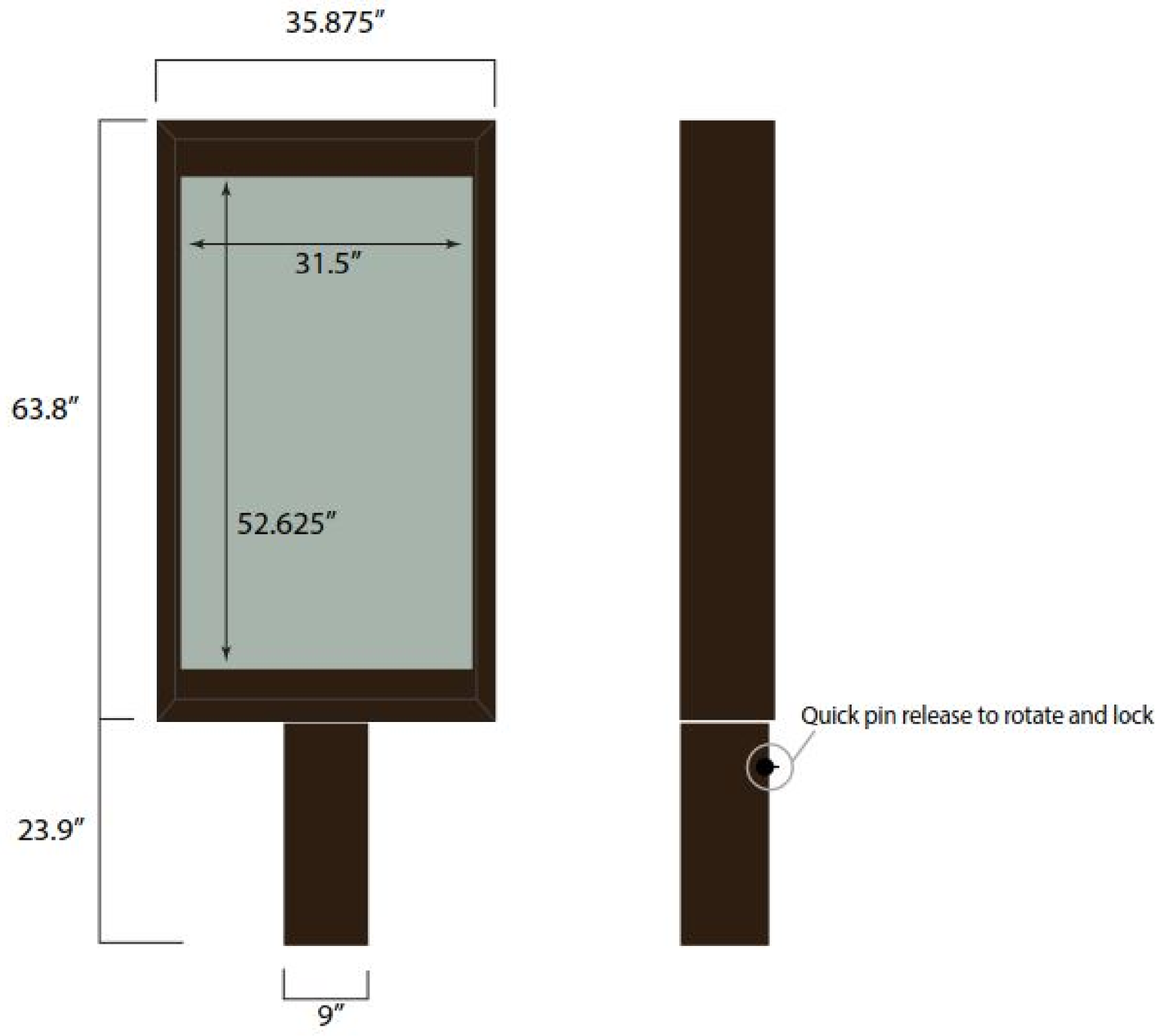
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Description: CARIBOU COFFEE	Customer Signature:	

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CARIBOU COFFEE ROTATING PREVIEW BOARD

5' 4"h (Nominal) x 3'w (Nominal) Illuminated menuboard.
OAH: 7' - 4"
Shroud height: 23.9"h.
Single Pole
Anchor bolt foundation.
1 panel (each side)
LED Illumination 138 Lumens Sq Ft, Color Temp 5000k
Aluminum cabinet and pole shroud.
Painted Duranodic Brown
Inserts provided by others.



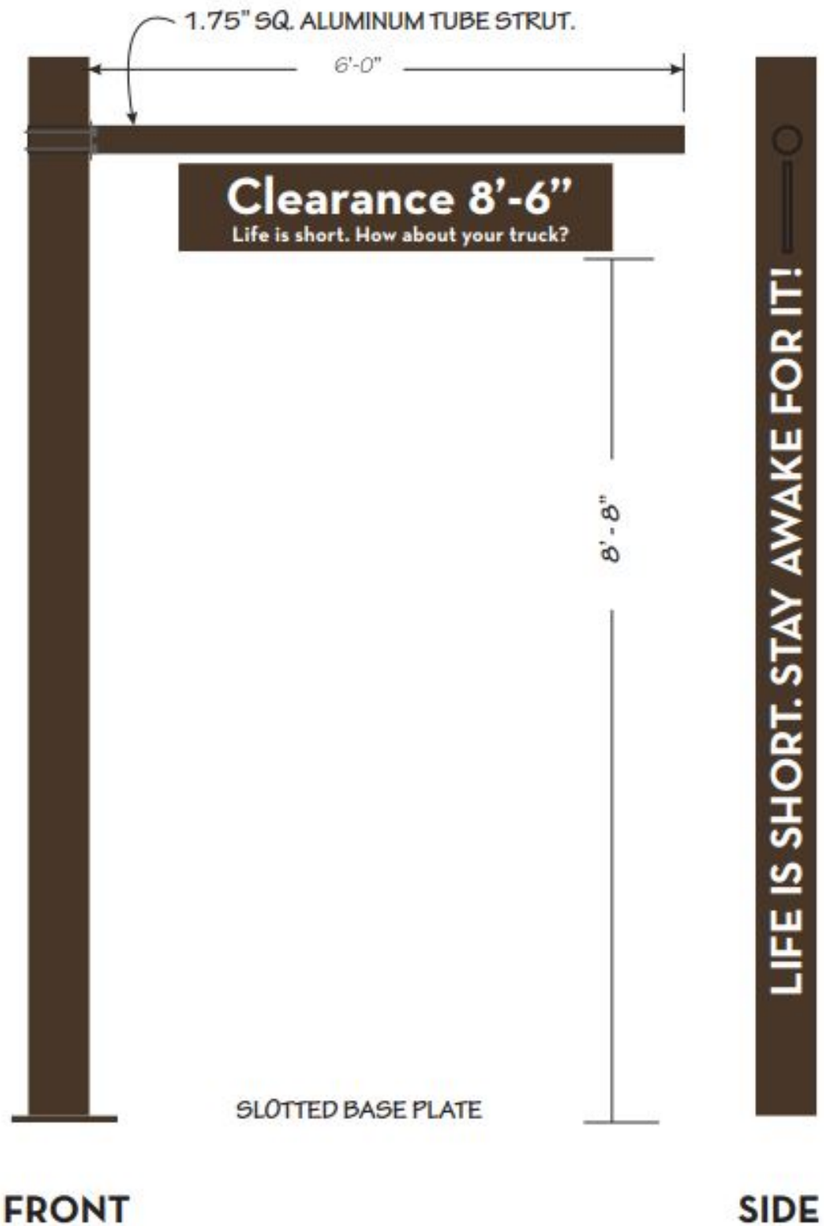


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SINGLE LANE



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CC4



CC5

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CC1A



CC1B

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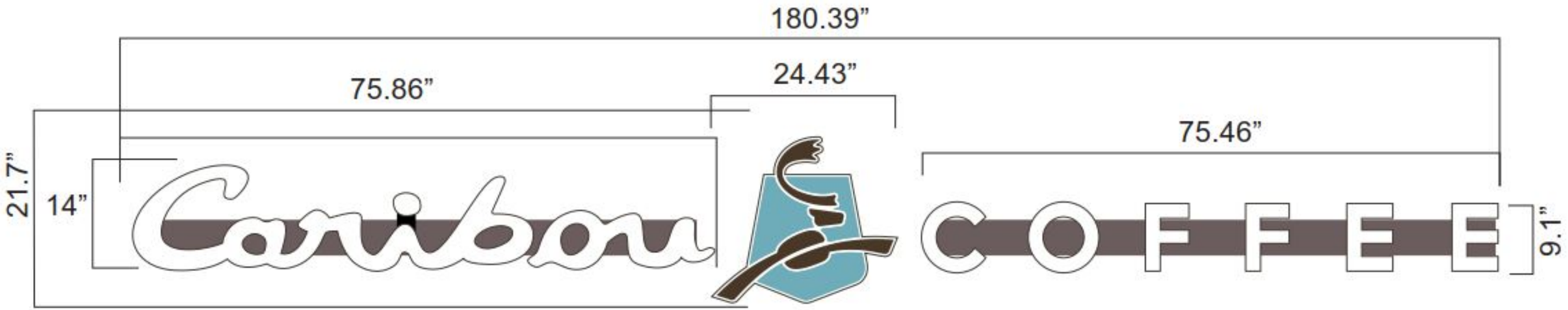


TWIN POLE MONUMENT (Overall height to vary)

Customer/Site No:	Prepared By: Paul Kantorski	
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Description: CARIBOU COFFEE	Customer Signature:	

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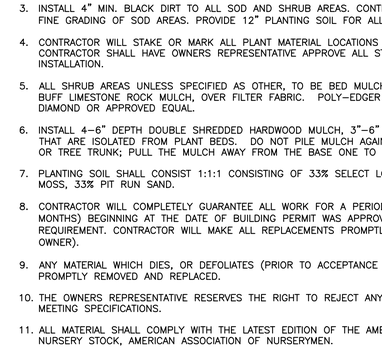
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LANDSCAPE NOTES

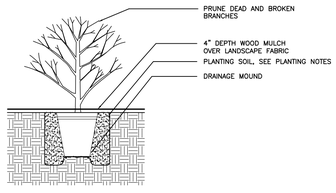
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTACT STATE ONE, DIAL 811 OR (800) 242-8511 TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
3. INSTALL 4" MIN. BLACK DIRT TO ALL SOD AND SHRUB AREAS. CONTRACTOR RESPONSIBLE FOR FINE GRADING OF SOD AREAS. PROVIDE 12" PLANTING SOIL FOR ALL PERENNIAL AREAS.
4. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
5. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF BUFF LIMESTONE ROCK MULCH, OVER FILTER FABRIC. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
6. INSTALL 4-6" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, 3"-6" FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
7. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
8. CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR (12 MONTHS) BEGINNING AT THE DATE OF BUILDING PERMIT WAS APPROVED PER CITY REQUIREMENT. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
10. THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
11. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
12. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
13. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SOD UNTIL INITIAL ACCEPTANCE.
14. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL.
16. CHEMICAL WEED CONTROL MUST BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO ANY PLANT INSTALLATION.
17. LANDSCAPE CONTRACTORS TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
18. STAKING AND GUYING OF TREES OPTIONAL: LANDSCAPE CONTRACTOR SHALL MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
19. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
20. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SHRUB BEDS, SOD, PLANTING AREAS AND ALL GREEN SPACE. THE SOD AND PLANTING AREAS TO BE ON SEPARATE ZONES WITH RAIN SENSORS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE WITH PROPERTY OWNER. PROVIDE RAIN SENSOR.
21. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
22. WHEN PLANTING TREES ALL WIRE, ROPES AND BURLAP SHALL BE REMOVED.

SOIL PREPARATION:

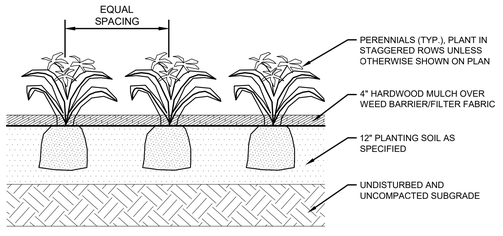
1. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
2. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO DEPTH OF 6-8" MINIMUM AND PREFERABLE A DEPTH OF 12-18". DE-COMPACTION OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
3. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
4. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
5. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.



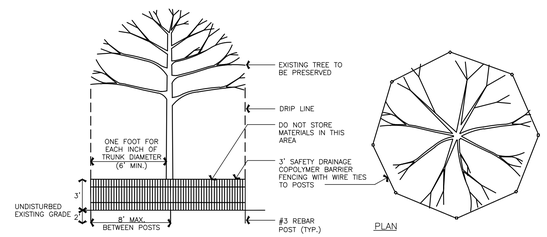
1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PERENNIAL PLANTING DETAIL
NOT TO SCALE



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ENSURE SURVIVABILITY OF EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHALL BE STORED WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE.

4 TREE PROTECTION DETAIL
NOT TO SCALE

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

reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

MALEAH M. MILLER
LANDSCAPE ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA

19507
Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

DETAILS & NOTES

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

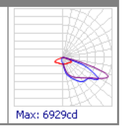
DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
DRAWN BY	MM
CHECKED BY	MM
JOB NO.	22065
PROJECT LOCATION:	REYNOLDSBURG, OH

L-2

C:\MALEAH\CARIBOU\REYNOLDSBURG, OHIO (REPRISE)\LANDSCAPE PLAN\REYNOLDSBURG, OH-LANDSCAPE PLAN-24X36.DWG ####### 6/27/2022

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	BHS		4	Lithonia Lighting	RSX1 LED P3 40K R4 HS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with HS Shield	1	10322	0.9	109.442	 Max: 6929cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drives	✳	2.4 fc	4.5 fc	1.0 fc	4.5:1	2.4:1
Site	+	1.3 fc	4.5 fc	0.0 fc	N/A	N/A



RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

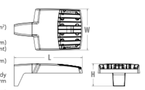
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/m²):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Ordering Information — **EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 Performance Package 1 P2 Performance Package 2 P3 Performance Package 3 P4 Performance Package 4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRRHO Automotive Front Row Right Rotated AFRLHO Automotive Front Row Left Rotated	MVOLT (120V-277V) [1] HVOLT (347V-480V) [1] XVOLT (277V-480V) [1] **(use specific voltage for options as noted)** 120 [1] 277 [1] 208 [1] 347 [1] 240 [1] 480 [1]	SPA square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) WA Mast arm adapter (fits 2-3/8" OD tenons) [2] IS Adjustable slipfitter (fits 2-3/8" OD tenons) [2] WBA Wall bracket [1] WBASCC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [2] AARP Adjustable tilt arm round pole mounting [2] AAWB Adjustable tilt arm with wall bracket [2] AAWSC Adjustable tilt arm wall bracket and surface conduit box [2]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS House-side shield [1]		DBLBD	Black
PE Photocontrol, button style [3]		DNAXD	Natural Aluminum
PER Photocontrol external threaded, adjustable [3,4]		DWHXD	White
PER7 Seven-wire twist-lock receptacle only (no controls) [3,7,11,12]		DDBTXD	Textured Dark Bronze
CCLH Conduit entry 3/4" NPT (Qty 2)		DBLBXD	Textured Black
SF Single fuse (120, 277, 347) [1]		DNATXD	Textured Natural Aluminum
DF Double fuse (208, 240, 480) [1]		DWHGXD	Textured White
SPD20KV 20KV Surge pack (10KV standard)			
FAO Field adjustable output [5,6]			
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [3,9]			
Shipped Installed			
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**			
NLTAIR2 nLight AIR generation 2 [3,10,11]			
PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [3,10,11]			
BAA Buy American Act Compliant			
***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**			
Shipped Separately (requires some field assembly)			
BSS External glare shield			
EGFV External glare full visor (360° around light aperture) [1]			
BS Bird spikes [1]			

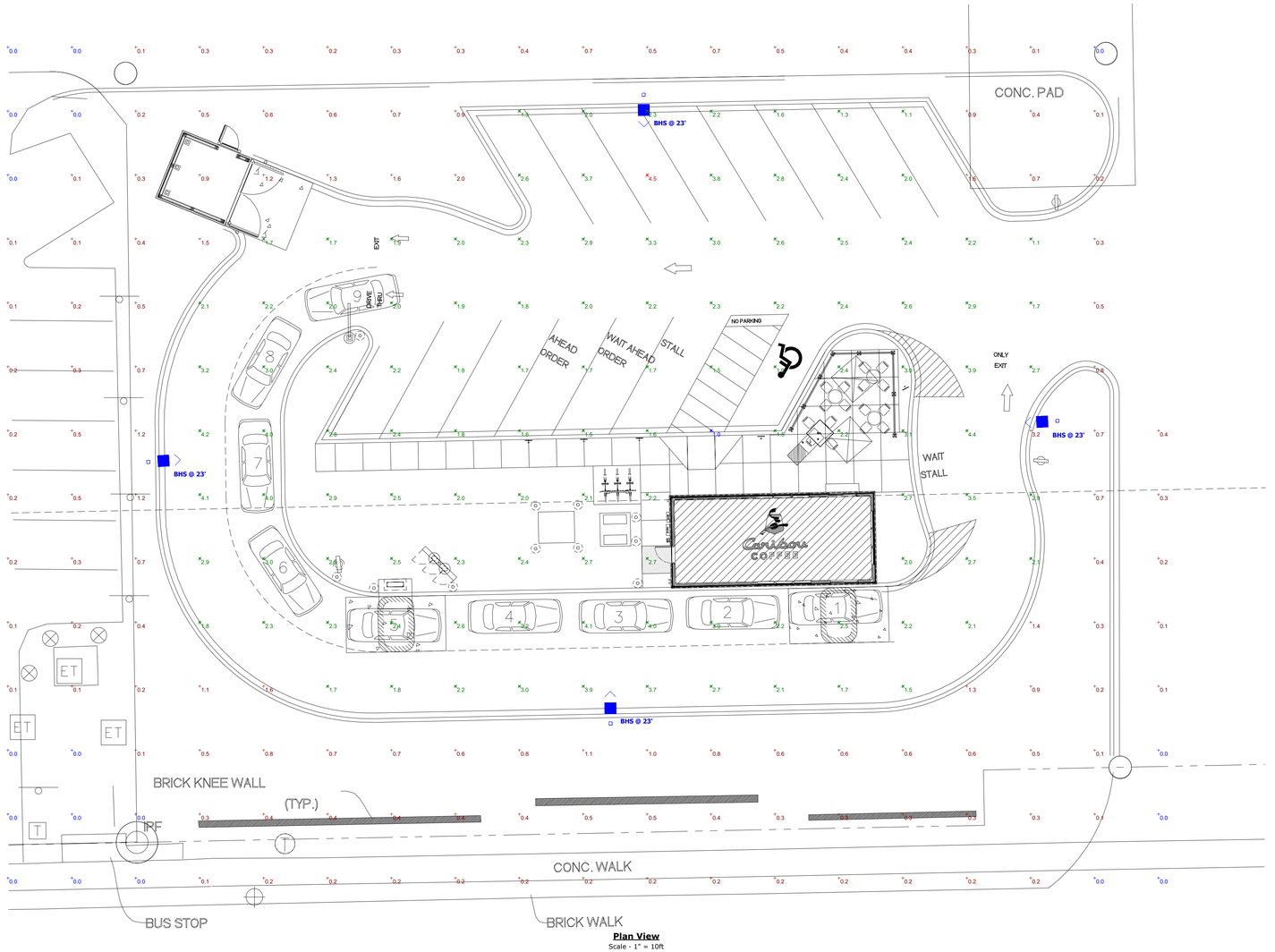
LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 09/09/21
Page 1 of 9

Note

1. Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
2. Calculation Points are taken A.F.G.
3. Fixtures are mounted on a pole with a 3'-0" base.
4. Fixture Type E is an assumption of wattage, type and life cycle.



Plan View
Scale - 1" = 10ft

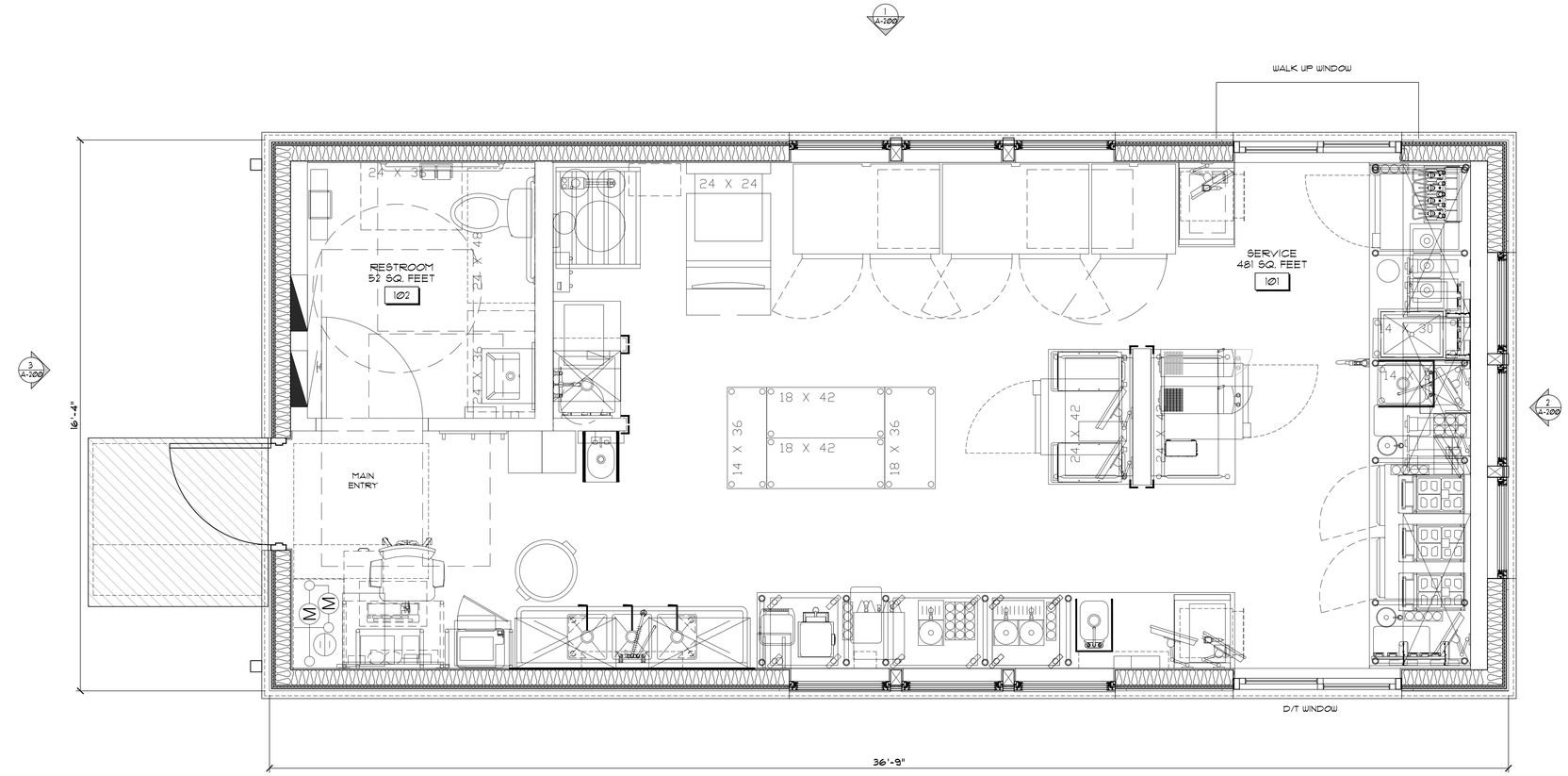
GraybaR
2300 EAST 25TH STREET
MINNEAPOLIS, MN 55406

Caribou
Reynoldsburg, OH

Attachment: Caribou Signage Variance (Appl# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

Designer
MG
Date
05/23/2022
Scale
As Shown
Drawing No.

Summary



1 FLOOR PLAN
1/2" = 1'-0"

NORTH

Reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

FLOOR PLAN

Caribou COFFEE

Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
DRAWN BY	TB
CHECKED BY	CE
JOB NO.	22065

PROJECT LOCATION:
REYNOLDSBURG, OH

A-100

Attachment: Caribou Signage Variance (App# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)



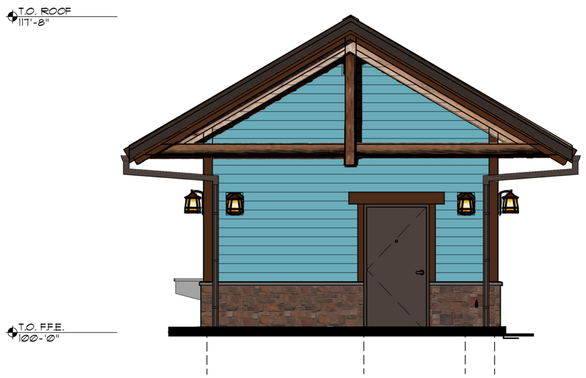
1 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



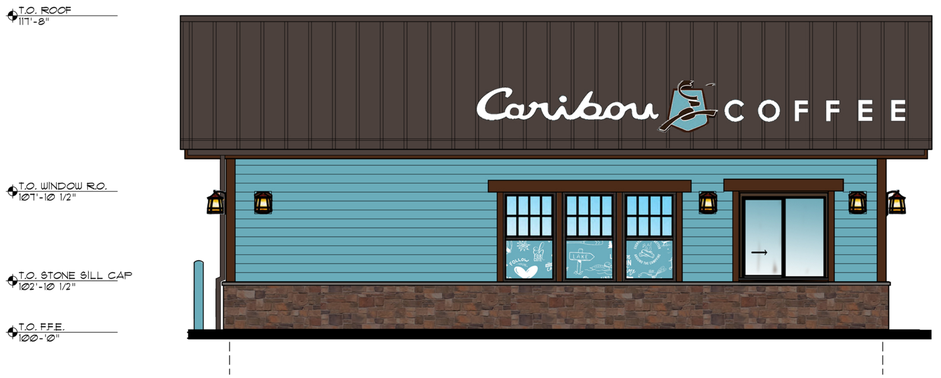
2 FRONT ELEVATION (EAST)
1/4" = 1'-0"

BUILDING MATERIALS LEGEND

- STONE - CULTURED/MANUFACTURED STONE: ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGESTONE, COLOR: LANTANA, SILL CAP: ENVIRONMENTAL STONEWORKS DRIP LEDGE COLOR: KODIAK.
- HARDIE PLANK SIDING - PAINTED 'CLOUDBURST'
  HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED 'BITTERSWEET CHOCOLATE'
- STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE.
- DARK BRONZE STOREFRONT DOORS, WINDOWS, AND HM SERVICE DOORS.
- LIGHT FIXTURES - PROGRESS P5764-86 BURNISHED CHESTNUT WALL LAMPS



3 REAR ELEVATION (WEST)
1/4" = 1'-0"



4 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

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EXTERIOR ELEVATIONS

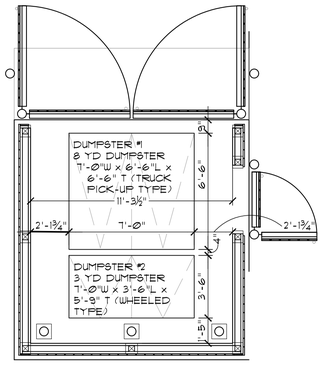
Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
DRAWN BY	TB
CHECKED BY	CE
JOB NO.	22065
PROJECT LOCATION:	

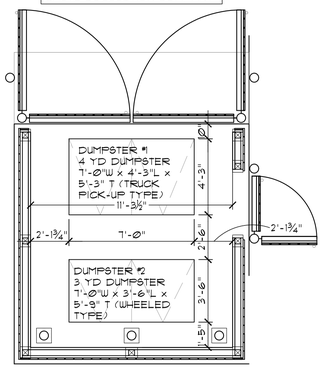
REYNOLDSBURG, OH

A-200

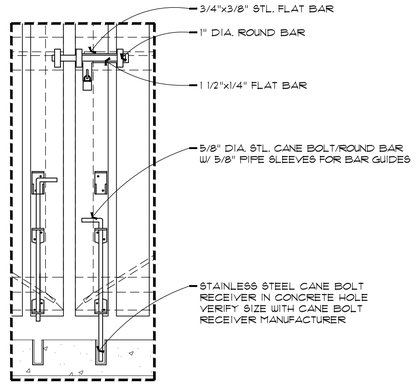
Attachment: Caribou Signage Variance (Appl# 2022-5271 (Setbacks), Briarcliff and Main, Schatz)



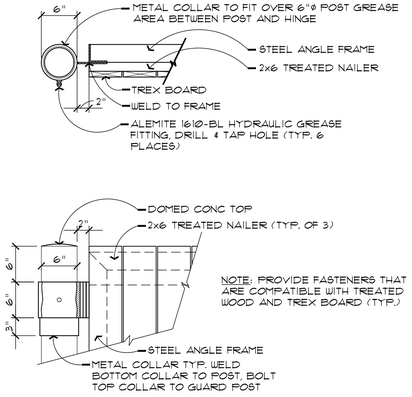
FINAL DUMPSTER TYPE, SIZING AND LAYOUT TO BE DETERMINED WITH OWNER IN COORDINATION WITH LOCAL WASTE COLLECTION COMPANY



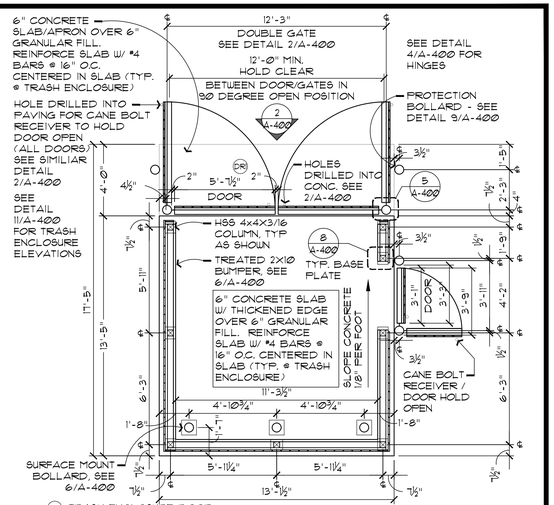
10 EXAMPLE DUMPSTER LAYOUTS
1/4"=1'-0"



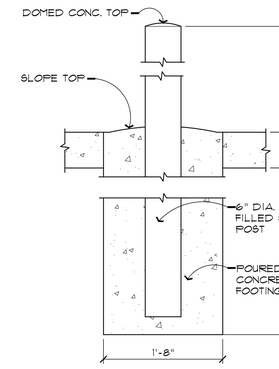
7 LATCH DETAIL
1"=1'-0"



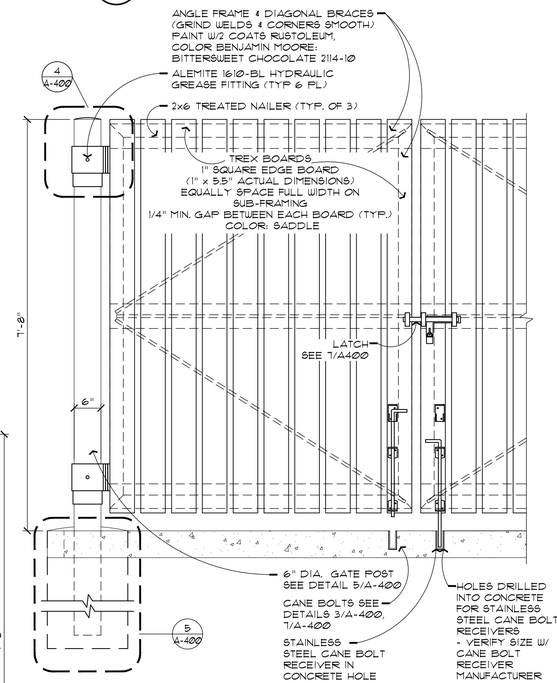
4 HINGE DETAILS
1"=1'-0"



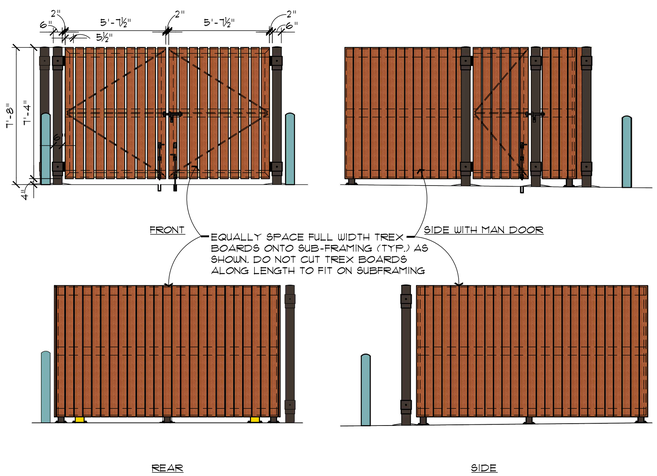
1 TRASH ENCLOSURE PLAN
1/4"=1'-0"



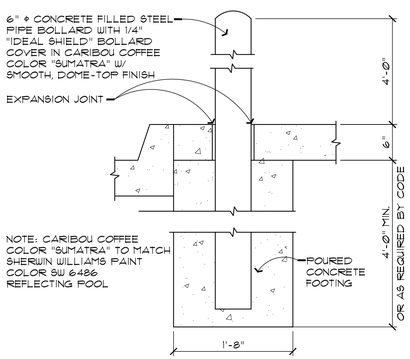
5 TYP. GATE POST DETAIL
1"=1'-0"



2 TYP. GATE DETAIL
3/4"=1'-0"

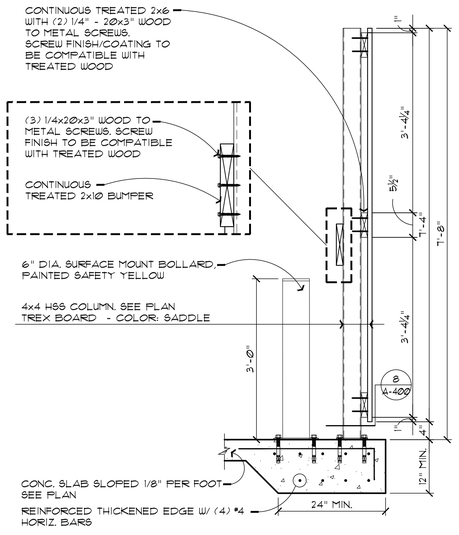


11 TRASH ENCLOSURE ELEVATIONS
1/4"=1'-0"

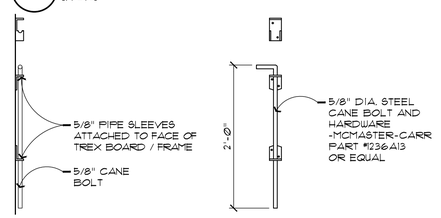


8 BASE PLATE
3"=1'-0"

9 BOLLARD DETAIL
1"=1'-0"



6 TYP. SECTION
3/4"=1'-0"



3 CANE BOLT DETAILS
1"=1'-0"

ENPRISE DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

TRASH ENCLOSURE DETAILS

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
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PROJECT LOCATION:
REYNOLDSBURG, OH

A-400

Attachment: Caribou Signage Variance (Appr 2022-5271 (Setbacks), Briarcliff and Main, Schatz)

reprise DESIGN

Architecture & Plannin
12400 Portland Avenue South, Suite 10
Burnsville, MN 5533
Office: (952) 252-404
Fax: (952) 252-404

Attachment: 07-14-22-Caribou Coffee - Reynoldsburg Center -Request For Setback Vari... (App# 2022-5271 (Setbacks), Briarcliff and Main,

July 14, 2022

REQUEST FOR VARIANCE – FRONT YARD SETBACK
PROPOSED CARIBOU COFFEE
Reynoldsburg Center
E. Main Street & Briarcliff

DESCRIPTION OF VARIANCE REQUEST

Based upon Zoning Code Ordinance Section 1103.15 in the East Main Street Insight District (EMD) requires a maximum building setback of 20 feet from the Right of Way. **We are requesting a variance of 19 feet 6 inches from that requirement.** Our proposed building setback is 39 feet 6 inches. **There are three primary reasons for this request. First,** there is an 8 inch water main that runs through the area in question which would make it infeasible to construct the exterior patio on that portion of the site. **Second,** the resulting site plan would require guests with accessibility issues and in wheelchairs to cross the drive-thru lane traffic to access the building creating a potential life safety issue. **Third** there would be significantly less stacking space for the drive-thru forcing the drive thru queue into the main drive and potentially blocking traffic on that drive lane.

STANDARDS FOR REQUESTED SETBACK VARIANCE AND STATEMENT OF HARDSHIP

(a)**The request for a setback variance** is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b)**The request for a setback variance** will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) Based upon Section 1103.15 East Main St. Insight Districts the existing special circumstances or conditions, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
We are requesting the setback variance because of the existence of the water main which would prevent development of the south portion of the site which is a special circumstance unique to this parcel.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship

is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question. **The practical difficulty as stated in (c) is the existence of a utility structure that cannot be built upon and is a special circumstance of the site.**

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
The request for an additional 19 feet 6 inches is the minimum distance necessary for the reasonable use of the site based on the nature of the project.

(f) **The variance request for a setback variance** will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) **The request for a setback variance** will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district **due to the nature of the location of the existing utility and the overall circulation and safety of the site for pedestrians.**

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
No non-conforming use is at issue regarding neighboring land or structures in the same district.

(i)The request for a setback variance is not a matter of convenience when other remedies are available within the provisions of this Code. **The setback variance request is required for the utilization of the site based on the building type and for the safety of pedestrians, accessibility, and traffic flow for the site which utilizes a single curb cut without the need for additional points of access to and from the site. It allows for additional drive thru stacking, eliminating the potential for backups into the main access drive lane.**

Respecfully Submiited,



Project Manager
Reprise Design

Attachment: 07-14-22-Caribou Coffee - Reynoldsburg Center -Request For Setback Vari... (App# 2022-5271 (Setbacks), Briarcliff and Main,

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

July 12, 2022

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

RE: Caribou; E. Main St. & Briarcliff; Case #_____

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. *Project Summary*

   a. The subject property is located approximately 360 feet east of the East Main St. & Briarcliff Road intersection and lies between two outparcels along East Main Street. The site is zoned MSD-East Main Street District.

   b. All four quadrants of the East Main St. & Briarcliff Road intersection are adjacent to the site and are zoned MSD-East Main Street District.

   c. The site currently contains a 44-space parking lot that is part of the Aaron's (old Kroger) shopping center. Significant investment has been made within the right-of way to accommodate pedestrian traffic and street furniture (sidewalk and brick curb walk, street trees, seating, trash receptacles, etc.). A COTA bus shelter is at the southwest corner of the site. The existing parking lot is also screened by a low-rise, landscaped brick wall that is found along most of this segment of East Main Street.

   d. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for East Main Street "Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development." The zoning code was revised to accommodate the Plan's recommendations and, for the MSD and the Brice and Main Street District, to incorporate transit supportive development.

   e. The applicant is seeking approval for a "drive-thru coffee with no indoor seating and limited outdoor patio seating food service" facility on the site with the drive thru being a conditional use (Section 1109.15, Conditional Uses). The use is mostly auto oriented with a large portion of the lot devoted to the drive through stacking and circulation lanes. Bicycle parking is provided along with the patio seating adjacent to the building. A variance to Section 115.03, Signs is also being requested and the drive-thru use is subject to Section 1105.13, L, Drive-Thru Service.

2. *Zoning Conditional Use Review- MSD-East Main Street District (Section 1109.15, Conditional Uses and Section 1105.13, L, Drive-Thru Service)*

   a. **Lot Coverage (Max.):** The maximum lot coverage for the East Main Street District is 80%. The amount of lot area covered by building and other impervious surfaces is approximately 74 %.

   b. **Permitted Uses**: The requested use falls under Food Service - Quick Serve/Fast Food With Drive Thru which is a conditional use in the MSD-East Main Street District.

   c. **Parking:** The code requires one parking space per 200 square feet of floor area or, in this case, approximately 3 spaces for a 625 square Food Service – Quick Serve/Fast Food with Drive Thru

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

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

restaurant. The existing site plan shows 15 parking spaces, including one handicap space and three order ahead/wait spaces. With the removal of the existing parking lot, the net loss will be 29 spaces.

d. **Setbacks:** The minimum required setback is 5 feet from the right-of-way with a maximum required front setback of 20 feet for the East Main Street District. The proposed setback for the primary structure is approximately 44 feet, nearly 24 feet longer than the required maximum, and 22 feet further back than the adjoining Ohio Health Emergency Care facility.

e. **Circulation**: The proposed drive-thru lane is 22 feet in width and includes an escape/abort lane of approximately 11 feet. The length of the lane can accommodate approximately 9 vehicles, which is adequate stacking space without interfering with on-site circulation and parking maneuvering. There are no residential uses in close enough proximity to be impacted by noise from the order kiosk speaker. (Section 1105.13, Supplementary Use Conditions, Drive-Thru Service).

The zoning code supplemental regulations for this zoning district also stipulate that a "reasonably direct connection to buildings" should be provided to existing transit stops or "walkways connecting streets to buildings." The current site plan does not show a walkway connection from the building entrance to the street or the transit stop.

3. Zoning Variance Review- MSD-East Main Street District (Section 1109.15, Signs)

a. Signage

i. The applicant is providing two wall signs, one on the eastern and one on the southern side of the proposed building. The wall sign on the eastern side of the street measures approximately 180 inches by 22 inches, equaling approximately 27 square feet, 5 feet less than the permitted 32 square feet. The proportionally larger wall sign on the south side of the building measures approximately 283 inches by approximately 34 inches, or 67 square feet which is seven square feet less than the permitted 74 square feet.

ii. The maximum number of wall signs permitted in the MSD-East Main Street District is one wall sign "on the wall of a building which most nearly parallels a street, parking lot or service drive."

iii. In addition to the wall sign, one monument sign is permitted with a brick base. The application shows a stone base, matching the building elevation. The 19 square foot sign is five feet less in area than the permitted 24 square feet. The sign is also setback 17 feet from the property line, which is seven feet more than the required 10-foot setback. However, from the signage information that was provided, the total sign height, including the base, is shown at 10 feet. This is 4 feet taller than the required maximum height of 6 feet.

4. Zoning Recommendations

a. *Zoning Conditional Use - MSD-East Main Street District (Section 1109.15, Conditional Uses)*

i. Approval of a conditional use is required to allow a drive-thru facility. A conditional use is supported with the condition that a development plan be submitted complying with the 20-foot building setback requirement. The conditional use would then meet the requirements of Section 1109.15, D, vi, Conditional Uses "shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan." Development Director Note: Subsequent to the drafting of this report, the applicant requested that the Setback Distance be submitted as a Variance Request. As a result, the Setback Distances have been provided as a separate Variance Request. Approving the Conditional Use would allow for the drive-thru use contemplated, but would not provide approval of the Setbacks requested.

b. *Zoning Variance - MSD-East Main Street District (Section 1109.15, Sign and 1105.13 Front Yard Setback)*

i. *Section 1109.15, Sign Variances*

1. A variance is required to allow a second wall sign. A second wall sign is not supported because a hardship or practical difficulty does not appear to be present, and the additional sign appears to be a matter of convenience when other remedies (allowance of a ground sign) are available.

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

2. A variance to the maximum monument sign and the sign base material will be required. The additional sign height is not supported because a hardship or practical difficulty does not appear to be present. The stone base, however, is appropriate in this case to match the stone used on the building elevation, instead of requiring the sign base to be brick.

ii. *1105.13 Front Yard Setback Variance*

1. A variance to the required 20-foot maximum setback will be required. Approval of the variance is not supported. The front building setback of approximately 44 feet is not in keeping with the intent of the Comprehensive Plan nor the required maximum building setback of 20 feet for this zoning district. If the 20-foot maximum building setback is provided, it will place the building and patio closer to the sidewalk with a walkway connection and put the drive-thru lane and parking behind the building. This will not only make it easier to adhere to the Plan and comply with the setback requirement, but it will also be more proximate to the streetscape improvements and more closely match the adjacent building (Ohio Health Emergency Care) setback and its own walkway connection to the public sidewalk.

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

Kim C. Littleton, AICP
Senior Planner/Project Manager

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

reprise DESIGN

Architecture & Plannin
12400 Portland Avenue South, Suite 10
Burnsville, MN 5533
Office: (952) 252-404
Fax: (952) 252-404

June 29, 2022

REQUEST FOR VARIANCE – EXTERIOR SIGNAGE
PROPOSED CARIBOU COFFEE
Reynoldsburg Center
E. Main Street & Briarcliff

DESCRIPTION OF VARIANCE REQUEST
Based upon Zoning Code Ordinance 1105.3 in the East Main Street Insight District (EMD) we are permitted to have one wall sign that is 2 SF / lineal feet of building façade. We are requesting a variance to allow an additional wall sign on the south elevation facing East Main Street that is 27.24 SF in area. Please refer to Sign Exhibit included in the application for specific details.

STANDARDS FOR REQUESTED SIGNAGE VARIANCE AND STATEMENT OF HARDSHIP

(a)**The variance request for an additional wall sign** is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b)**The variance request for an additional wall sign** will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) Based upon Section 1103.5 East Main St. Insight Districts the existing special circumstances or conditions, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
We are requesting an additional wall sign due to the nature of the existing shopping center landscape buffer which creates an additional setback distance for the building above and beyond the Zoning district's minimum 5 foot setback which is unique to the properties in this area.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

The practical difficulty as stated in (c) is the additional building setback required above and beyond the minimum required setback of 5 feet from the ROW that is unique to the properties being created on the south edge of Reynoldsburg Center.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
The request for one additional wall sign is necessary for the reasonable use of the building and the additional 27.24 SF wall sign request is the minimum variance that will accomplish this purpose.

(f) **The variance request for an additional wall sign** will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) **The variance request for an additional wall sign** will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district **due to the nature of the specific setback required for this site.**

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
No non-conforming use is at issue regarding neighboring land or structures in the same district.

(i) **The variance request for an additional wall sign** is not a matter of convenience when other remedies are available within the provisions of this Code. **The additional wall sign is the only practical remedy to identify the building due to the additional setback required.**

Respecfully Submiited,

Project Manager
Reprise Design

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
E. Main St. & Briarcliff	060-001128

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Reynoldsburg Center Limited Partnership c/o Arshot Investment Corporation Attn: Joe Sugar	
Contact Email: jsugar@arshot.com	Contact Phone Number: (614) 463-9730

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Caribou Coffee	Michael Mariola
Contact Email: mike@mikemariolarestaurants.com	Contact Phone Number: (330) 466-5212
Description of Use: Drive-thru coffee with no indoor seating and limited outdoor patio seating	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Reprise Design	12400 Portland Av S. #100 Burnsville, MN 55337
Applicant Phone Number: (612) 669-4729	Applicant Email: cschatz@reprisedesign.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☒ Non-Residential ($450) / ☐ Residential ($200): Variance for additional exterior signage

☒ Conditional Use Permit ($350): Conditional Use Permit for drive-thru window

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: 6-29-2022

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

An application for a Conditional Use Permit shall be submitted to the Planning & Zoning Administrator thirty (30) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

(a) Description of the existing use of the lot and of adjacent lots;

(b) A statement of the conditional use for which the application is submitted.

(c) The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

(d) A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

(e) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

(f) A narrative addressing each of the applicable criteria set forth in section 1145.09; and

(g) Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars ($350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Board of Zoning and Building Appeals agenda.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

(b) The proposed use shall not adversely affect the use of adjacent property;

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

(g) The proposed use complies with the applicable specific provisions and standards of this Code;

(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the BZBA may impose such conditions as deemed necessary to protect the public welfare, presere the prpose and intent of the Code. Such conditions may include:

(a) Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;

(b) Screening comprised of landscaping, walls, fencing or other materials or construction;

(c) Access points and traffic management provisions, includng those impacting vehicular and pedestrian access and the locations and design of parking facilities;

(d) Noise control mesaures, including thoes regulating loudspeakers or irregular vehicular or equipment noise;

(e) Other features of construction, including but not limited to paving and parking, signs, and landscaping;

(f) Hours and method of operation

(g) Maintenance of the site, structures, landscaping;

(h) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and

(i) A time limit for operation of the use.

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Section 1109.13
VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least thirty (21) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals. The Board meets the third Thursday of each month except December.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

(a) Name, address, and telephone number of the property owner(s) and owner's agent(s);

(b) Legal description, address, tax district and parcel number of the property;

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);

(d) Statement of the hardship;

(e) Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next BZBA agenda. The BZBA can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the BZBA is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars ($200) for a residential variance, and four hundred and fifty dollars ($450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the BZBA granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Section 1109.13 (D)
STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

(a) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

(f) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

(i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 11, 2022

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Caribou Coffee

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

---

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed Caribou Coffee located on the north side of East Main Street, east of Briarcliff Road. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site will be accessed from an existing commercial drive which connects to East Main Street. The access point is located in the northeast corner of the site.
    a. The drive will be 29 feet wide at the connection to the existing drive, which is adequate.
    b. The interior drive aisles will be one way in a counter clockwise direction and will be 17 feet wide adjacent to the parking spaces, which are angled. The one way drive aisle is acceptable.
    c. There will be a drive thru lane and window and an escape lane on the site. Each are adequate.
2. The site is currently an existing asphalt parking lot. This will be removed to construct the proposed project.
3. Signage will be needed at the access points and internally to the site to ensure the one way nature of some of the traffic flow is conveyed to the customers.
4. The plan shows that 9 vehicles can queue from the pickup window to the ordering station.
5. A sidewalk connection from the right-of-way to the site should be included on the site plan.
6. The site plan proposes 15 parking spaces, which is adequate for the site.
7. The applicant provided an estimate of 350 trips (average daily traffic) for the facility. Although the traffic data requested to determine if a project requires a traffic study references peak hour counts, the provided ADT information is adequate. Since the project is planned to be constructed within an existing commercial center, and with the provided ADT information, a traffic study is not required.

UTILITIES

8. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
9. The provided utility plan shows a 6-inch sanitary service lateral being extended to the building from the west from an existing 8-inch sanitary sewer (P00345). The lateral shows a slope of 1.0%, which does not meet the required minimum slope of 2.08% for a service lateral. If the required

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

steeper slope cannot be met, a mainline sewer extension to the site may be necessary. In addition, a service lateral or a mainline extension will require an easement to be dedicated.

a. In addition, the plan is currently showing a manhole on a 6-inch service line which is not allowed. If this remains a service lateral, a cleanout should be placed in the location where the manhole is shown.
b. The sanitary lateral also appears to leave the site, extending onto the adjacent property to the north and west. This would require a legal agreement and easement.

10. As shown, the site will be served with water via a new 1-inch tap on the existing 8-inch watermain located on the north side of Main Street (R02479).
11. A proposed fire hydrant is shown to be installed along the east property line, south of the proposed driveway. This would be a private hydrant and a valve is required at the tee from the existing main.
12. For lighting, the site is utilizing four light poles with LED lights. Based on photometrics provided, the lighting is adequate for a commercial site.

STORMWATER

13. The plan shows the site grading from west to east. An existing catch basin and existing storm sewer will accept the site runoff and exit the site near the southwest corner of the site.
14. The plan currently does not show water quality or quantity control features. Since the disturbed area is less than one acre, water quality treatment would not be necessary. Detailed calculations and/or report are to be submitted with the PGU plan to document the pre-and post-developed impervious areas to show if quantity controls are required.
15. The PGU plan will need to show more detailed grading and flood routing information. Storm sewer profile(s) information should also be included.

DETAILS / SPECIFICATIONS

16. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Main Street should be per the Reynoldsburg Standard Drawing R-9.
17. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

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PRELIMINARY PLANS

FOR

EXISTING CONDITIONS, REMOVALS, SITE, GRADING, EROSION CONTROL, AND UTILITIES

FOR

CARIBOU CABIN

REYNOLDSBURG, OH



Vicinity Map
(NOT TO SCALE)

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS
C200	SITE PLAN
C300	GRADING AND EROSION CONTROL PLAN
C500	UTILITY PLAN

NO.	DATE	REVISION	SHEETS
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PREPARED FOR:

REPRISE DESIGN, INC.

12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337
CONTACT: CHARLES SCHATZ
PHONE: 952-252-4042
EMAIL: CSCHATZ@REPRISEDESIGN.COM

PREPARED BY:

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0035937.00
CONTACT: JEFF WESTENDORF

PRELIMINARY PLANS
FOR
EXISTING CONDITIONS, REMOVALS, SITE, GRADING, EROSION CONTROL, AND UTILITIES
FOR
CARIBOU CABIN
REYNOLDSBURG, OH

INITIAL SUBMITTAL DATE: 06/30/22 SHEET: C001 OF 5

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Attachment: Caribou Signage Variance (Appl# 2022-5271 (Signs), Briarcliff and Main, Schatz)

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SAW CUT AND REMOVE PAVEMENT

REMOVE AND SALVAGE LIGHT POLE

REMOVE CONCRETE CURB

REMOVE CONCRETE CURB

CONC. PAD

REMOVE CONCRETE PAD

REMOVE CONCRETE CURB

REMOVE ASHPALT

ASPHALT

EXISTING STORM STRUCTURE TO REMAIN

CATCH BASIN
T/C=867.76
8" INV=866.16

EXISTING STORM SEWER TO REMAIN

REMOVE CONCRETE CURB

REMOVE CONCRETE CURB

8" STM

MONUMENT

LANDSCAPE & WATER EASEMENT
I.N. 200607240144203

8" W/L

12" STM

CATCH BASIN
T/C=869.18
8" INV=865.28
12" INV=865.18

BRICK KNEE WALL
(TYP.)

IPF

CONC. WALK

BUS STOP

BM1
MAG NAIL IN BRICK
ELEV.=874.07
NAVD 88 (2011)

BRICK WALK

18" STM
CURB INLET T/C=870.46
12"(N) INV=864.86
24"(W) INV=864.09
24"(E) INV=863.99

BM2
CHISELED "X" A
NORTHEAST COR
CURB INLET ELE
NAVD 88 (2011

RB INLET T/C=875.13
"(N) INV=869.23
"(W) INV=870.43
"(E) INV=869.13

S 88°50'51" W

EAST MAIN STREET R/W VARIES

REMOVAL LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	**REMOVALS**	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
X		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
	X	TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE## or ##
VERTICAL SCALE## or ##

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DAN BECKMANN
DATE: 06/30/22 LICENSE NO. 77712

CARIBOU COFFEE
REYNOLDSBURG, OH

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com

EXISTING CONDITIONS & REMOVALS

SHEET NUMBER:
C100

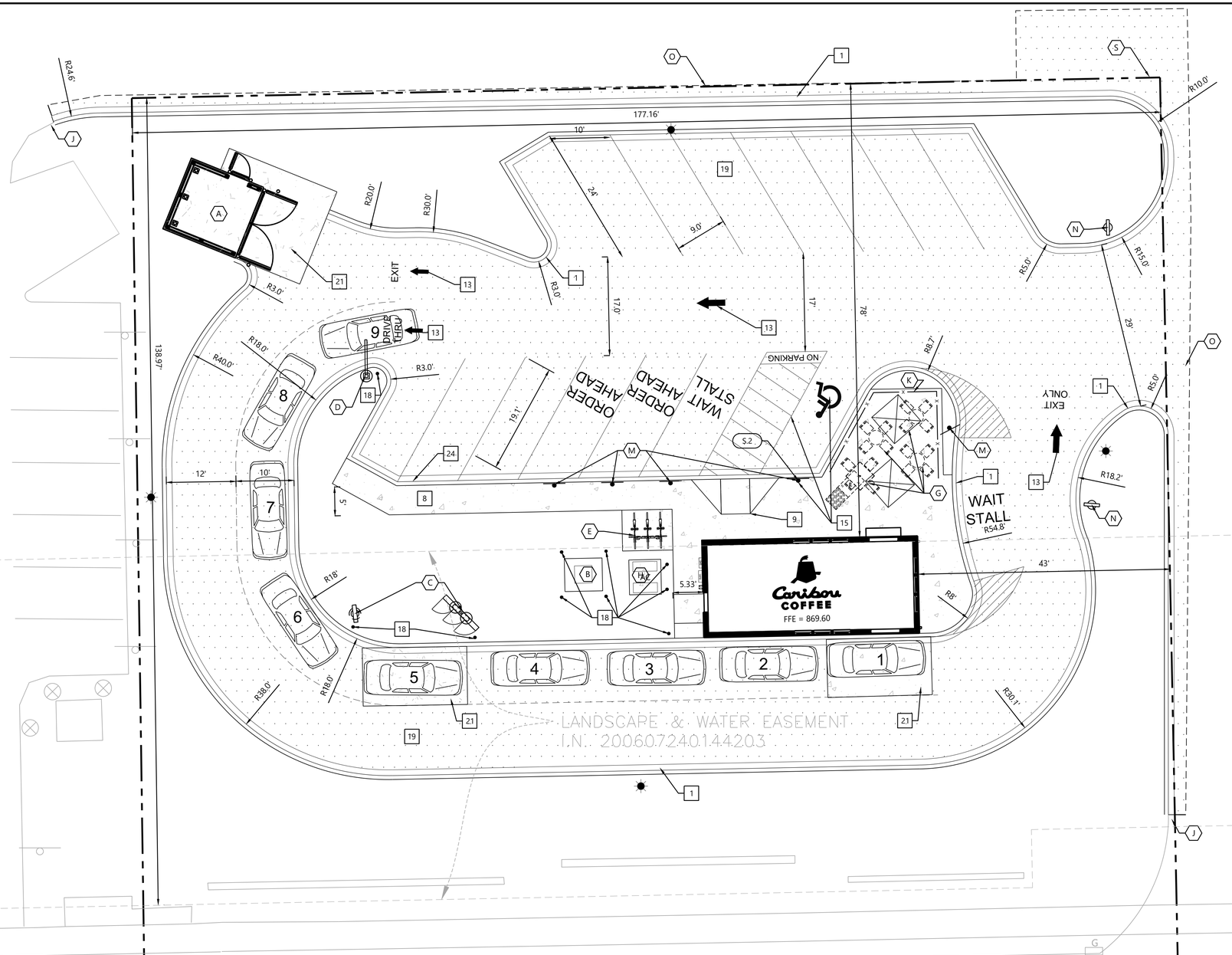
DATE: 06/30/22

PROJECT NUMBER: 00

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Attachment: Caribou Signage Variance (Appl# 2022-5271 (Signs), Briarcliff and Main, Schatz)

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SITE LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
x	x	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
	S	NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY LANDMARK SURVEY GROUP, INCORPORATED, 06-03-2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• EXISTING ZONING:	CC - COMMUNITY COMMERCIAL
• PROPOSED ZONING:	SAME
• BUILDING GROSS SIZE:	625 SF
• DISTURBED AREA:	23,376 SF
• BUILDING SETBACK PER CODE:	10'=FRONT 10'=SIDE 20'=REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 19' LONG, 17' AISLE
• PARKING PROVIDED:	15

A SITE KEYNOTES

A	TRASH ENCLOSURE - SEE ARCH PLANS
B	TRANSFORMER LOCATION
C	DRIVE THRU MENU BOARDS - SEE ARCH PLANS
D	DRIVE THRU CLEARANCE BAR - SEE ARCH PLANS
E	BIKE RACKS - SEE ARCH PLANS
F	TIP OUT CURB AND GUTTER
G	PATIO FURNITURE - SEE ARCH PLANS
H	AIR CONDITIONING UNIT - SEE ARCH PLANS
J	MATCH EXISTING CURB
K	FENCE - SEE ARCH PLANS
M	WAIT STALL SIGN - SEE SIGNAGE PLANS
N	DRIVE THRU DIRECTIONAL SIGNAGE - SEE SIGNAGE PLANS
O	SAW CUT LINE

1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
8	CONCRETE SIDEWALK
9	PRIVATE PEDESTRIAN CURB RAMP
13	TRAFFIC ARROW
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE
24	CONCRETE CURB AT SIDEWALK

S.10 SIGN LEGEND

REFERENCE		SIZE
S.2	HANDICAP ACCESSIBLE	12" X 18"

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' or 1'

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
REPRISE DESIGN, INC.
12400 PORTLAND AVENUE SOUTH
BURNSVILLE, MN 55337

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DAN BECKMANN LICENSE NO. 77712
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Minnetonka, MN 55343
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SITE PLAN

SHEET NUMBER:
C200

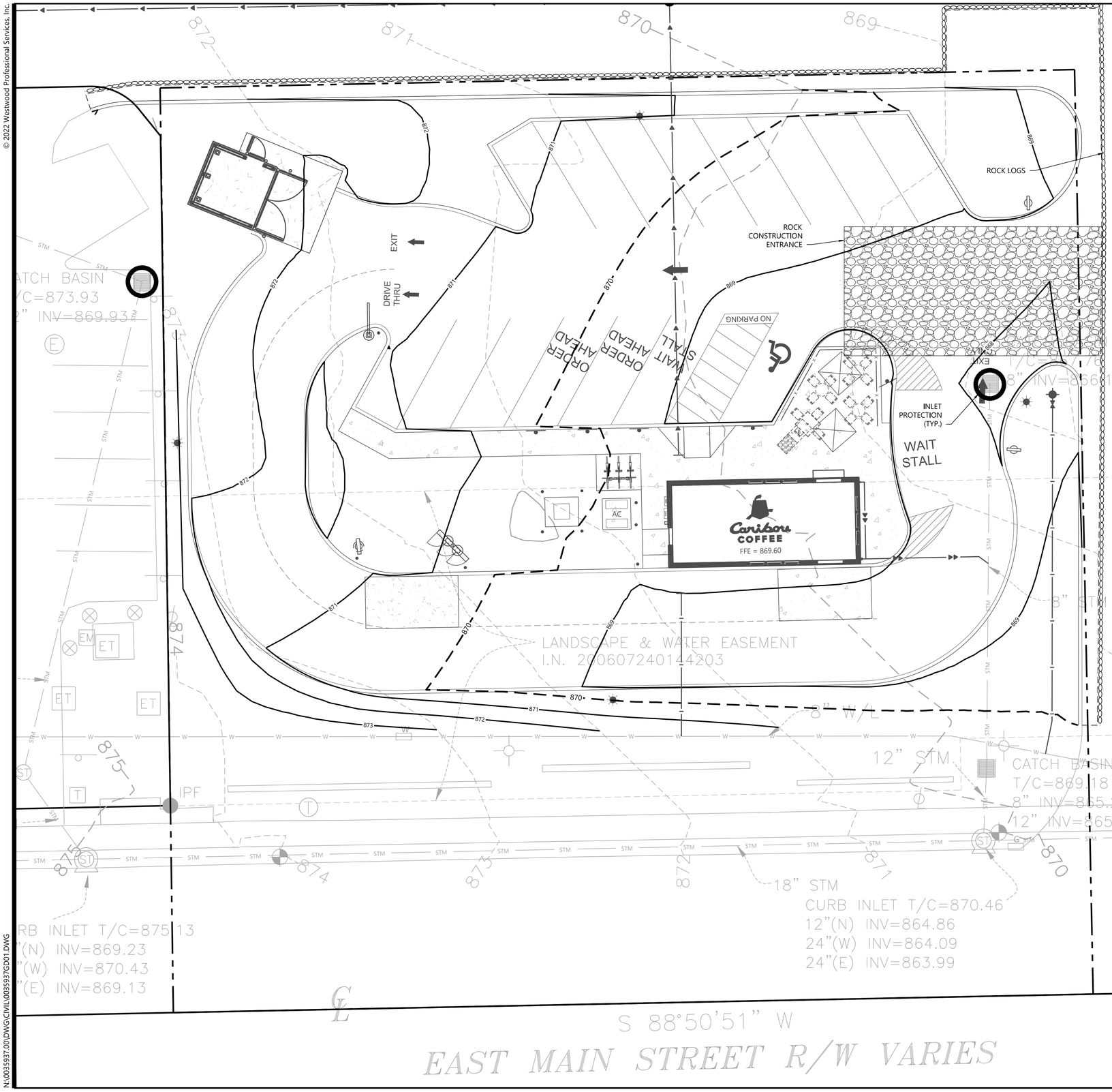
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GRADING LEGEND

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811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE OHIO DOT STANDARDS.
5. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
6. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
7. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
8. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
9. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
10. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
13. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
14. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH OHIO DOT REQUIREMENTS.
15. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' or 1'

INITIAL ISSUE: 06/30/22
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Toll Free (888) 937-5150
Westwood Professional Services, Inc.

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C300

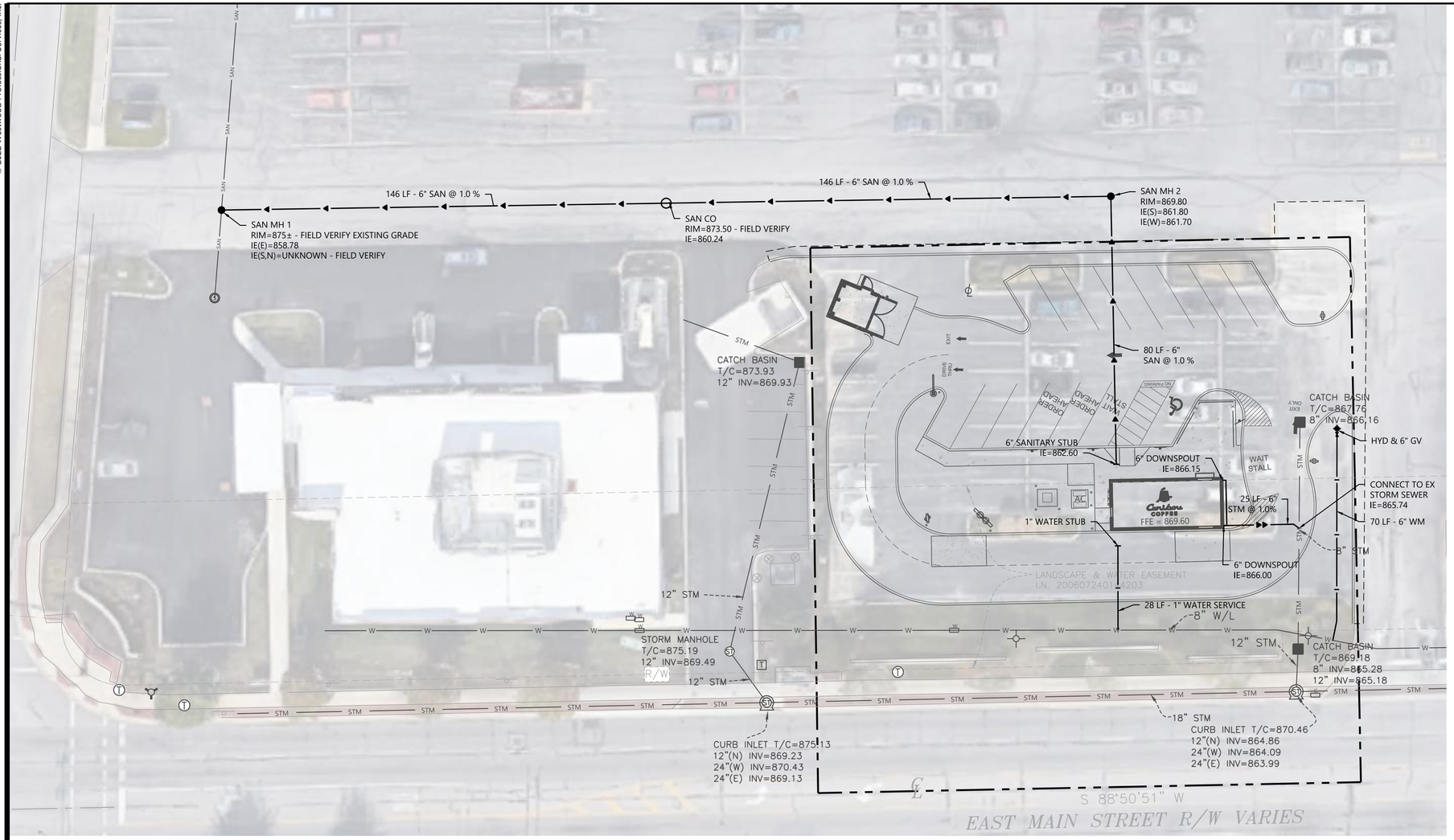
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N:\0035937.00\DWG\CIVIL\00359376GD01.DWG

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811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STM	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DT	DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS AND OHIO PLUMBING CODE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 7' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 7' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO OHIO PLUMBING CODE.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY OHIO PLUMBING CODE. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER OHIO PLUMBING CODE.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER OHIO RULES.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCITON

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 06/30/22
REVISIONS:

PREPARED FOR:
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UTILITY PLAN

SHEET NUMBER:
C500

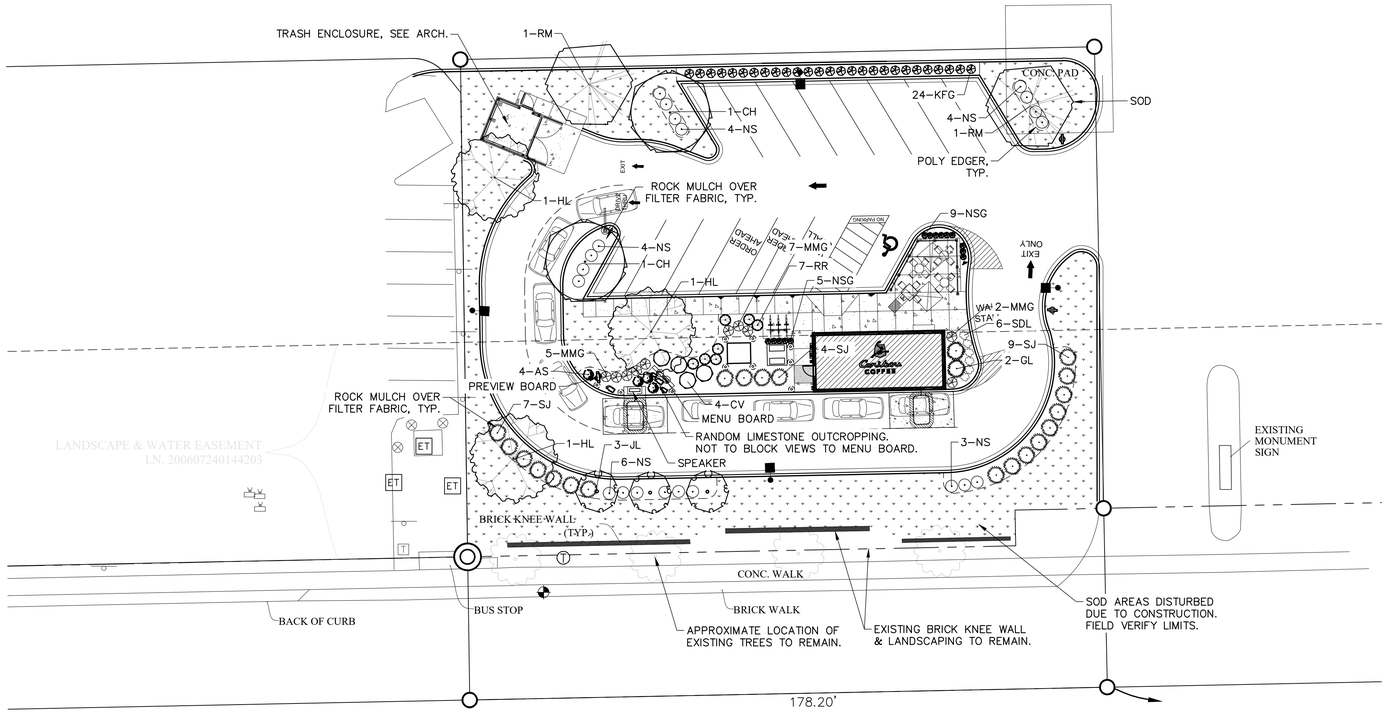
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REYNOLDSBURG CENTER
LIMITED PARTNERSHIP
PARCEL 1
11.464 ACRES
I.N. 201206290093504



LANDSCAPE REQUIREMENTS

PER CITY OF REYNOLDSBURG, OH - SECTION 1105.07, LANDSCAPING & BUFFERING REQUIREMENTS

G - STREET TREE REQUIREMENTS
1. N/A - STREET TREES EXIST ALONG E. MAIN STRET

H - INTERIOR LOT LANDSCAPING
1. ALL COMMERCIAL IMPERVIOUS AREA UP TO 20,000 SF: ONE INCH TRUNK DIAMETER PER 2,000 SF WITH A MINIMUM OF 2" DIA.

I - PROPERTY BUFFER REQUIREMENTS
1. N/A - ADJACENT PROPERTY IS THE SAME ZONING

J - PARKING AREA LANDSCAPE STANDARDS
(a. FOR EVERY 10 PARKING SPACES A 200 SF MIN, LANDSCAPE ISLANDS REQUIRED.
(b. PERIMETER LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE TO PROVIDE A CONTINUOUS OPAQUE SCREEN, 36" HT MIN; AND 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER.

SITE DATA

ZONING	= EMD (E. MAIN ST. DISTRICT
BUILDING GFA	= 605 SF
E. MAIN STREET	= 178.20 LF
PARKING STALLS	= 15

REQUIRED LANDSCAPE:	REQ	PROV
INTERIOR LOT LANDSCAPING		
• 15,000 SF / 2,000 SF = 7.5"; 7.5" / 2.5 = 3		
• SHADE TREE	3	3*
PARKING AREA LANDSCAPE ISLANDS 200 SF MIN.		
• ONE TREE, 2" DIA. / ISLAND	2	2
• 4 SHRUBS / ISLAND	8	8
PARKING LOT PERIMETER LANDSCAPE		
• 1 DECIDUOUS TREE / 50 LF		
(NORTH: 85' /50= 1.7)	2	2
(SOUTH 150 / 50=3)	3	3

NOTE:
2.5" DIA. TREE PROVIDED.

LANDSCAPE SCHEDULE:

	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	MATURE HEIGHT & WIDTH	NOTES
DECIDUOUS TREES						
2	**CH**	Common Haackberry	Celtis occidentalis	2" cal. B&B	50'-75' x 50'	Straight Trunk, No V-Crotch
2	**RM**	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2" cal. B&B	50' x 40'	Straight Trunk, No V-Crotch
3	**HL**	Imperial Honeylocust	Gleditsia triacanthos var. inermis	2.5" cal. B&B	30' x 30'	Straight Trunk, No V-Crotch
3	**JL**	Snow Cap Japanese Tree Lilac	Syringa reticulata 'Snow Cap'	2" cal. B&B	25' x 25'	Straight Trunk, No V-Crotch
10	**TOTAL**					
SHRUBS						
7	**RR**	Carefree Wonder Shrub Rose	Rosa 'MElpitac'	3 gal. cont. (18"ht min	3'-4' x 3'-4'	Min. 5 canes at ht. spec.
4	**AS**	Alpine Sprirea	Spiraea japonica 'Alpine'	3 gal. cont. (9"-12" ht)	12-15" x 2'-3'	Min. 5 canes at ht. spec.
21	**NF**	Neon Flash Sprirea	Spiraea japonica 'Neon Flash'	3 gal. cont. (24" ht)		Min. 5 canes at ht. spec.
4	**CV**	Compact European Viburnum	Viburnum opulus 'Compactum'	5 gal. cont. (24")	5'-6' x 5'-6'	Min. 5 canes at ht. spec.
2	**GL**	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'	5 gal. cont. (2' min)	4' x 6'	Min. 5 canes at ht. spec.
20	**SJ**	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal. cont. (24")	4'-6' x 4'-6'	Min. 5 canes at ht. spec.
58	**TOTAL**					
ORNAMENTAL GRASSES						
14	**NSG**	Northwind Switch Grass	Panicum virgatum 'Norhtwind'	1 gal cont. (12"ht x 12'	48" x 18"	
24	**KFG**	Karl Foerster Grass	C. x acutiflora 'Karl Foerster'	1 gal cont.	48" x 30"	
8	**MMG**	Maiden grass	Miscanthus sinensis 'Graziella'	1 gal cont.	60" x 36"	
6	**SDL**	Stella De Oro Daylily	Hemerocallis "Stella de Oro'	1 gal cont.		
52	**TOTAL**					

LANDSCAPE LEGEND:

DECIDUOUS TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB
PERENNIAL/ORNAMENTAL GRASS
POLY EDGER
LIMESTONE ROCK OUTCROPPINGS
SOD

0' 20 40

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

C:\MALEAH\CARIBOU\REYNOLDSBURG, OH\0 (REPRISE)\LANDSCAPE PLAN\REYNOLDSBURG, OH-LANDSCAPE PLAN-24X36.DWG #### 6/27/2022

reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

MALEAH M. MILLER
LANDSCAPE ARCHITECT

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

PRELIMINARY NOT FOR CONSTRUCTION

MALEAH MILLER, PLA
Date 19507 License No.

PRELIMINARY NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

LANDSCAPE PLAN

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN APPROVAL 06-30-2022

DRAWN BY MM
CHECKED BY MM
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

L-1

Attachment: Caribou Signage Variance (Appr 2022-5271 (Signs), Briarcliff and Main, Schatz)

Everbrite

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WOMEN OWNED
WBE Certified since 2002

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Caribou COFFEE

Prepared Exclusively for SITE CCREYNOLDSBURG

6269 E MAIN ST
REYNOLDSBURG, OH 43068

June 29, 2022

Account Manager: Paul Kantorski
pkantorski@everbrite.com (414) 529-3500

Sign Schedule



Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Customer/Site No:	Prepared By: Paul Kantorski	
Address: 6269 E MAIN ST REYNOLDSBURG, OH 43068	Date: 06/29/2022	PIF: 471149-0
Description: CARIBOU COFFEE	Customer Signature:	

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Sign Schedule

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Description: CARIBOU COFFEE	Customer Signature:	

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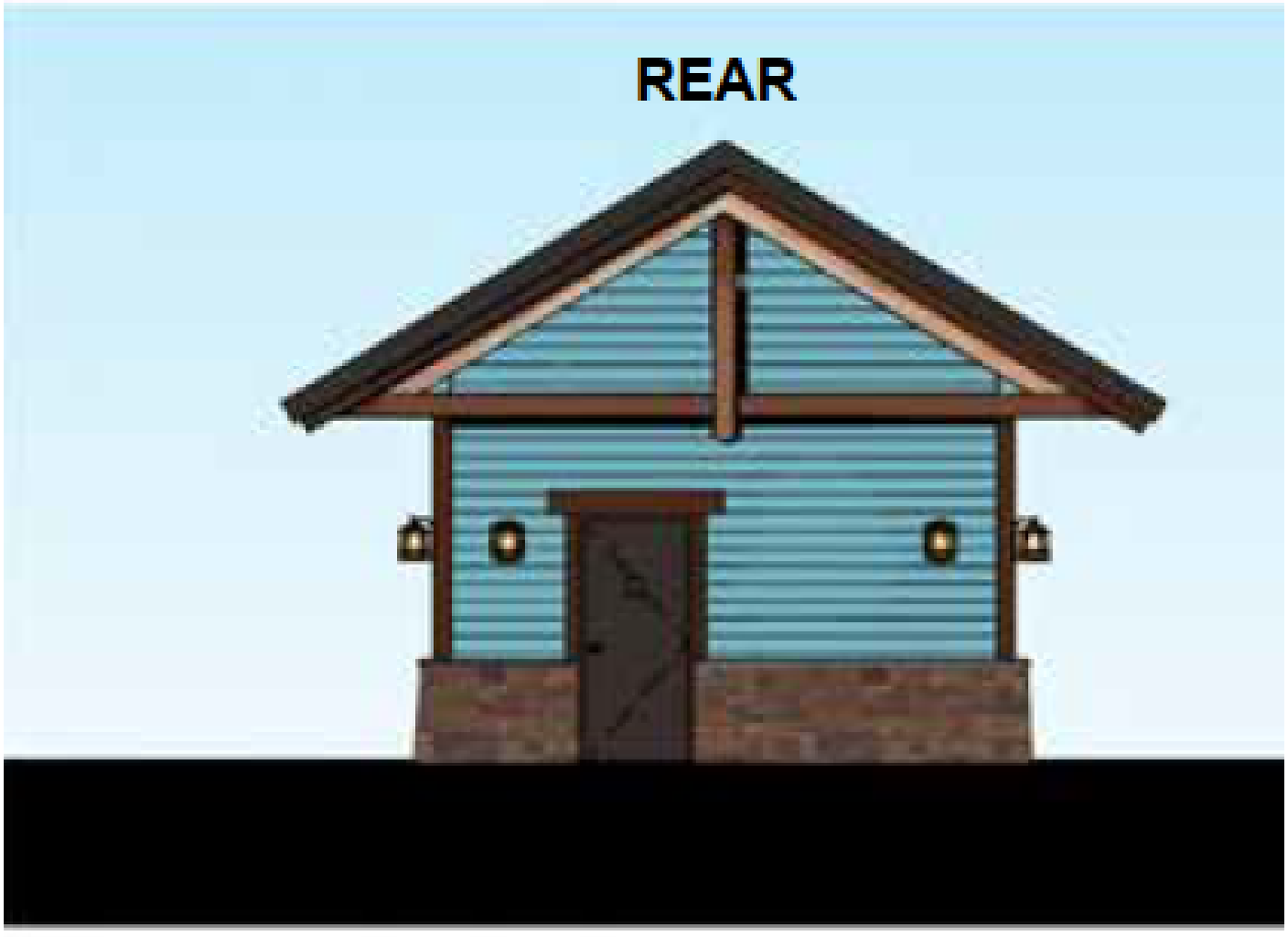
Sign Schedule



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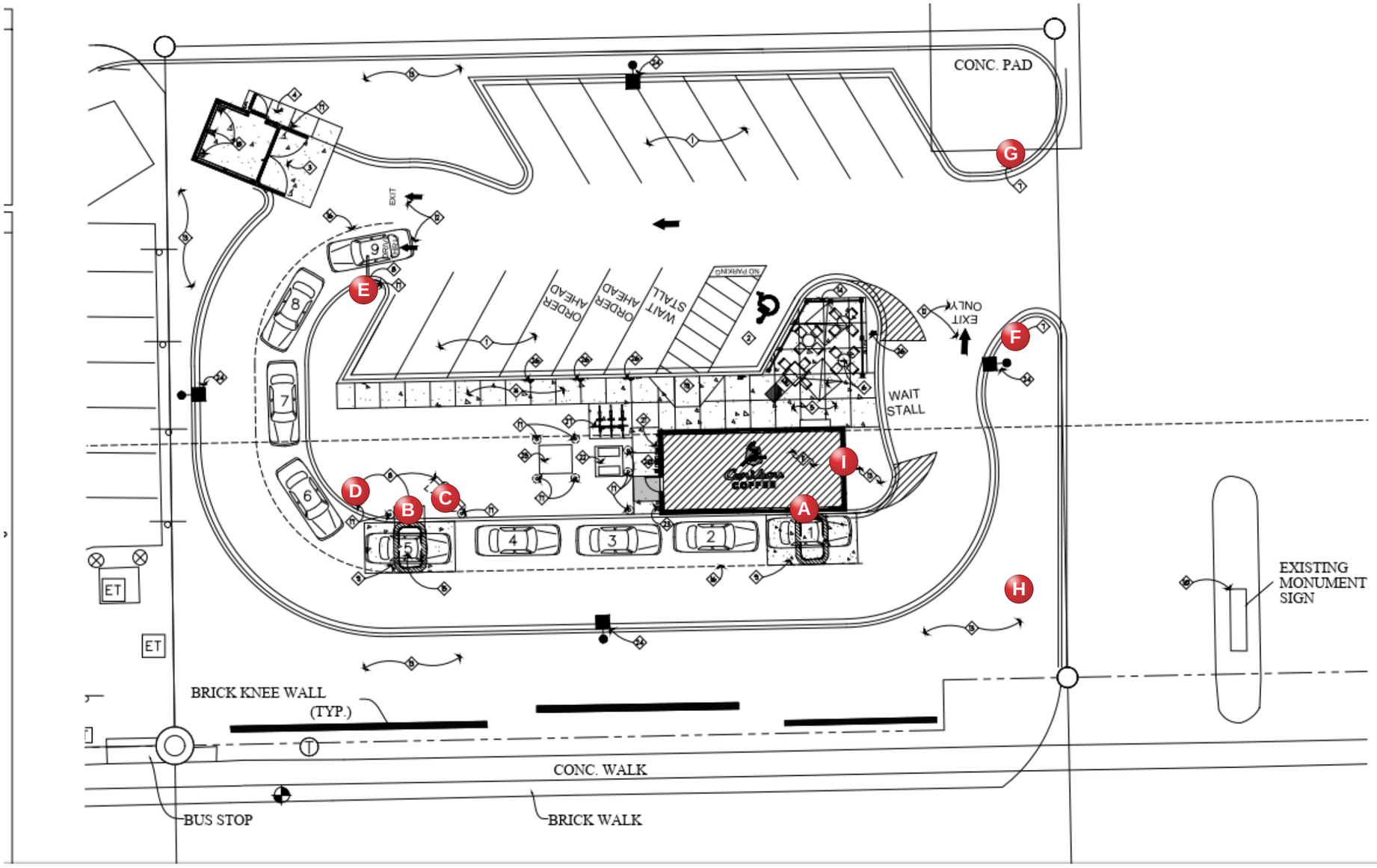
Sign Schedule



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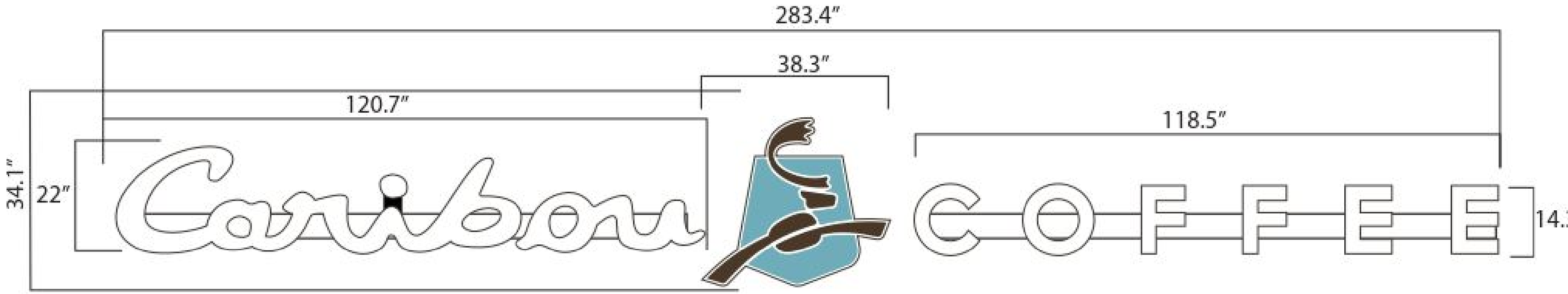
Sign Schedule

- **A** LTR,CCCI 22"RCWY W/LOGO LED CC INLINE
- **B** CNPY,CCCI 10'5X6'X6' BR LED
- **C** MNBD,CCCI 5'11X7'11 BR STATIC
- **D** MNBD,CCCI 7'X3' PRV DT RT BR
- **E** VHD,CCCI 8'6 CLR Single ARM
- **F** SIGN,CCCI 1'6"X2'8" DF CP LOGO 4'
- **G** SIGN,CCCI 1'6"X2'8" DF CP LOGO 4'
- **H** SIGN,CCCI 43"x66" DF TP LOGO
- **I** LTR,CCCI 14" RCWY W/LOGO LED CC INLINE

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

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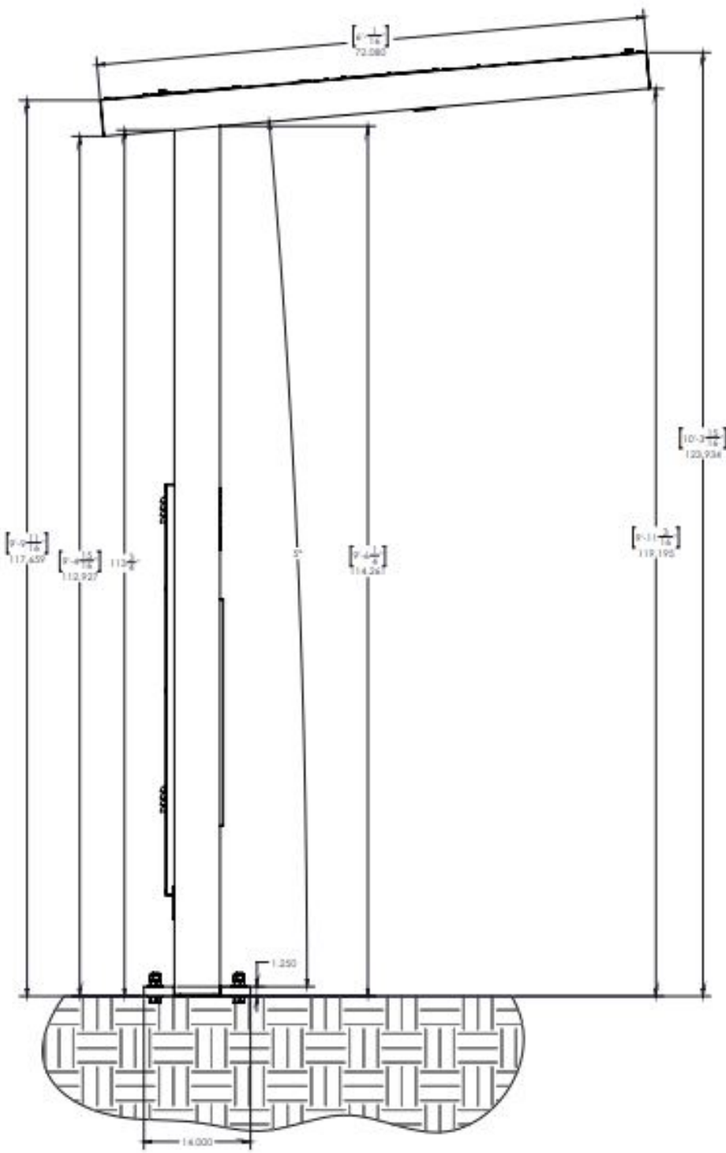
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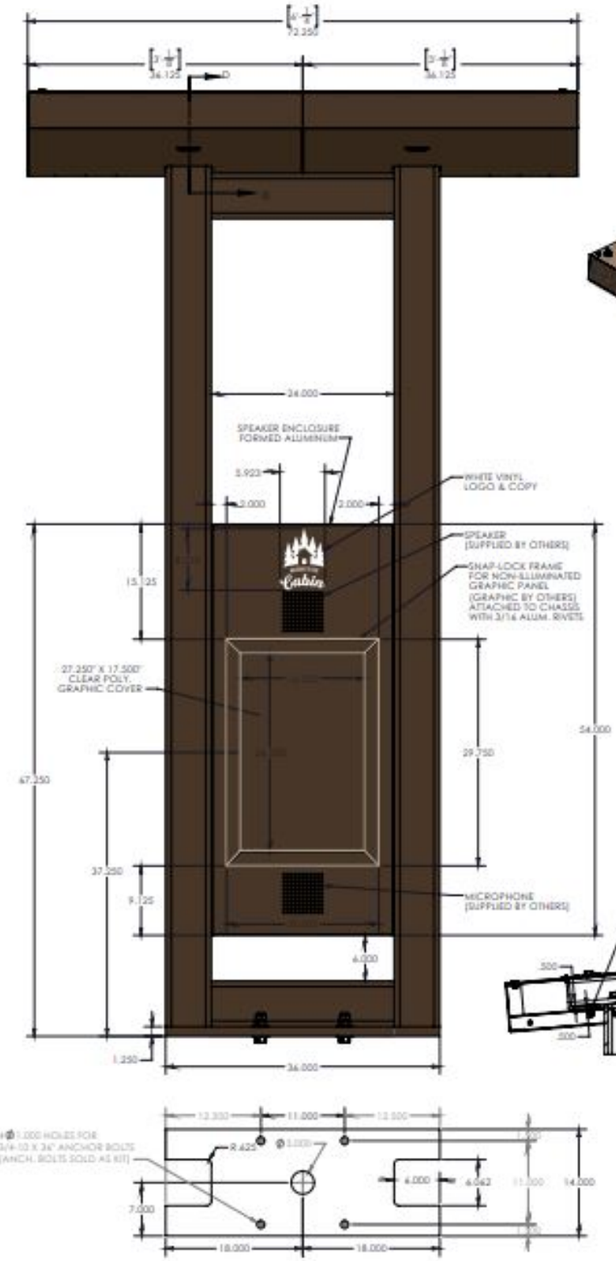


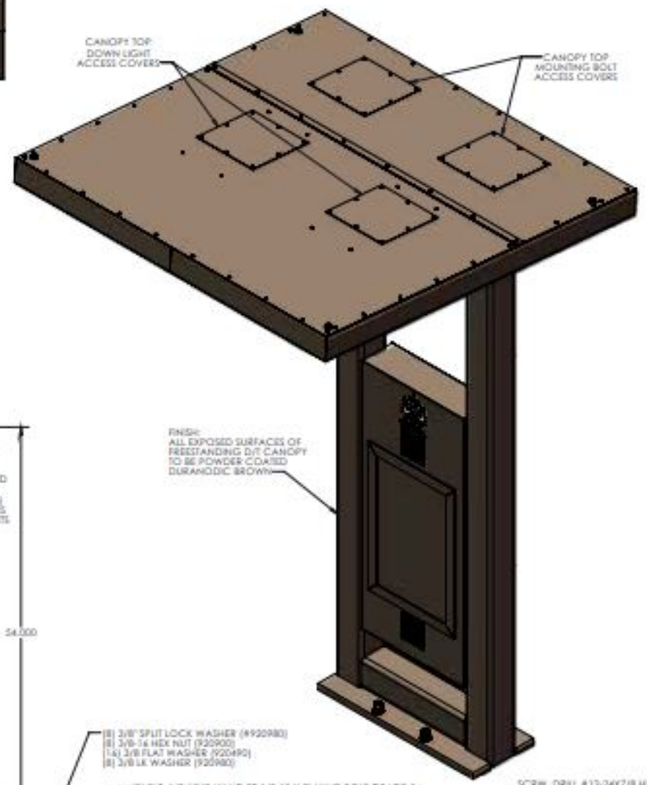
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COLORS:

"brown"

3M 3630-69 Duranodic "brown"

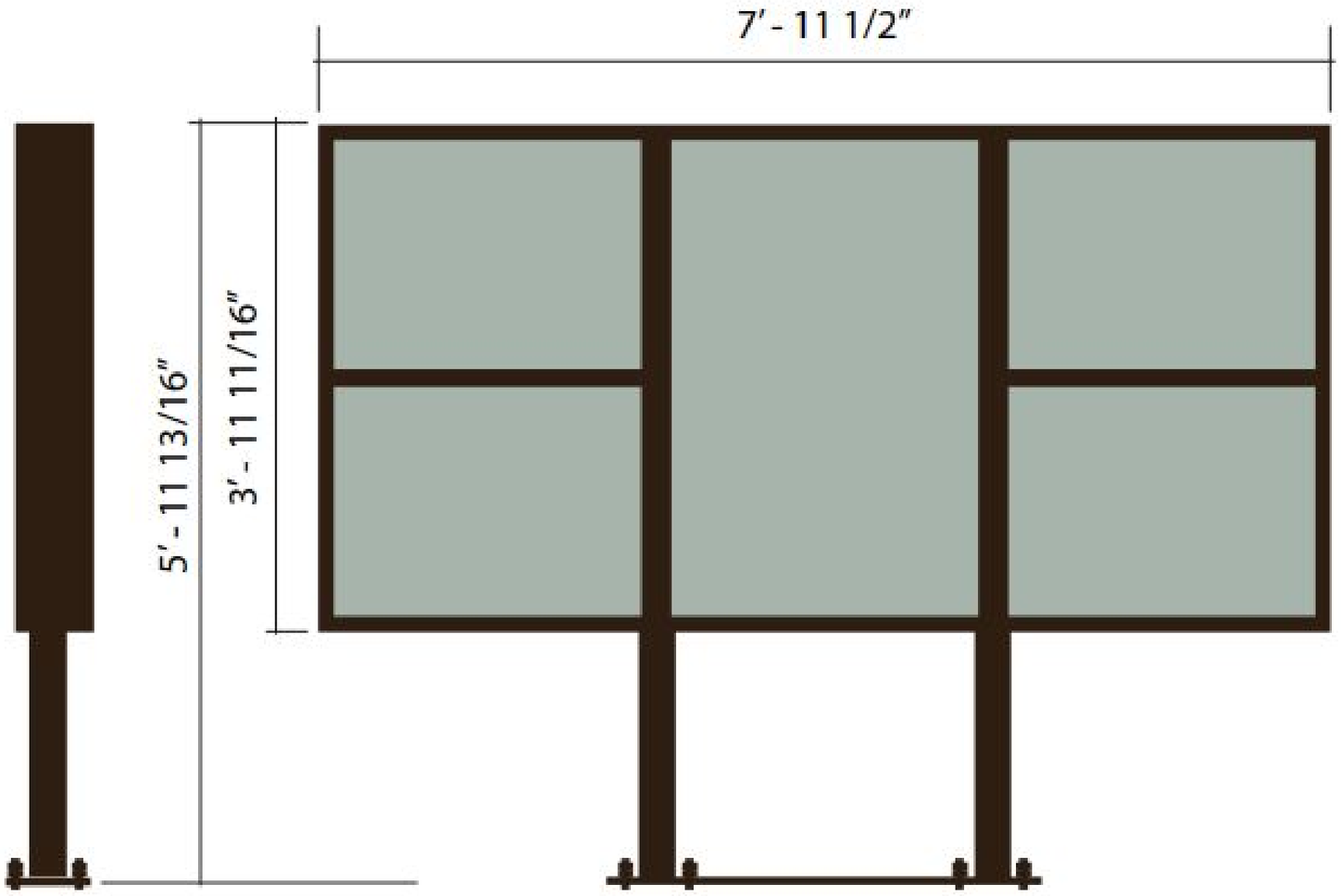
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CARIBOU COFFEE MENUBOARD:
4' h (Nominal) x 8'w (Nominal) Illuminated menuboard.
OAH: 6'
Shroud height: 1' 5-1/2"h.
Double Pole
Anchor bolt foundation.
5 panels
LED Illumination 138 Lumens Sq Ft, Color Temp 5000k
Aluminum cabinet
Painted Duranodic Brown
Divider bars painted Duranodic Brown
Inserts provided by others.
Slotted base plate.





Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

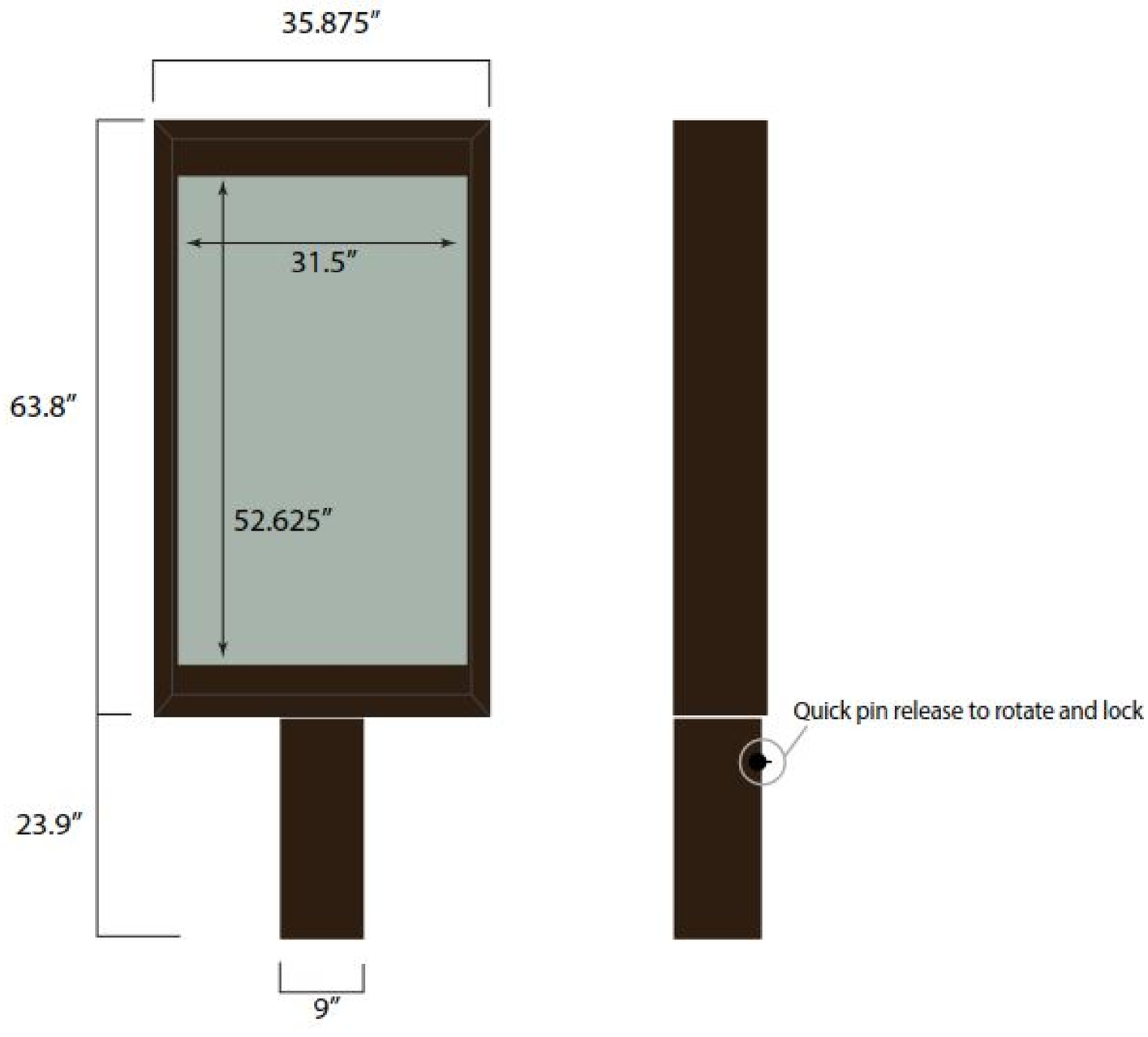
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CARIBOU COFFEE ROTATING PREVIEW BOARD

5' 4"h (Nominal) x 3'w (Nominal) Illuminated menuboard.
OAH: 7' - 4"
Shroud height: 23.9"h.
Single Pole
Anchor bolt foundation.
1 panel (each side)
LED Illumination 138 Lumens Sq Ft, Color Temp 5000k
Aluminum cabinet and pole shroud.
Painted Duranodic Brown
Inserts provided by others.



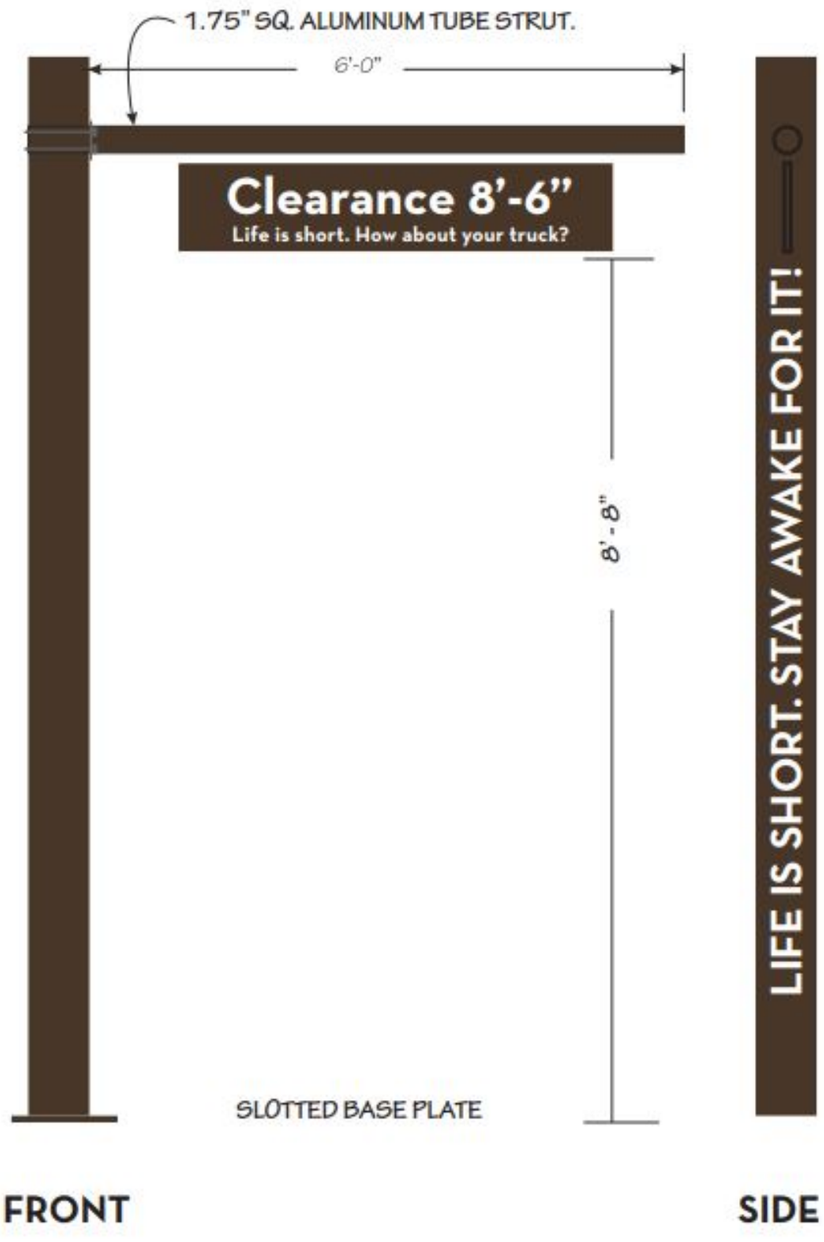


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SINGLE LANE



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CC4



CC5

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CC1A



CC1B

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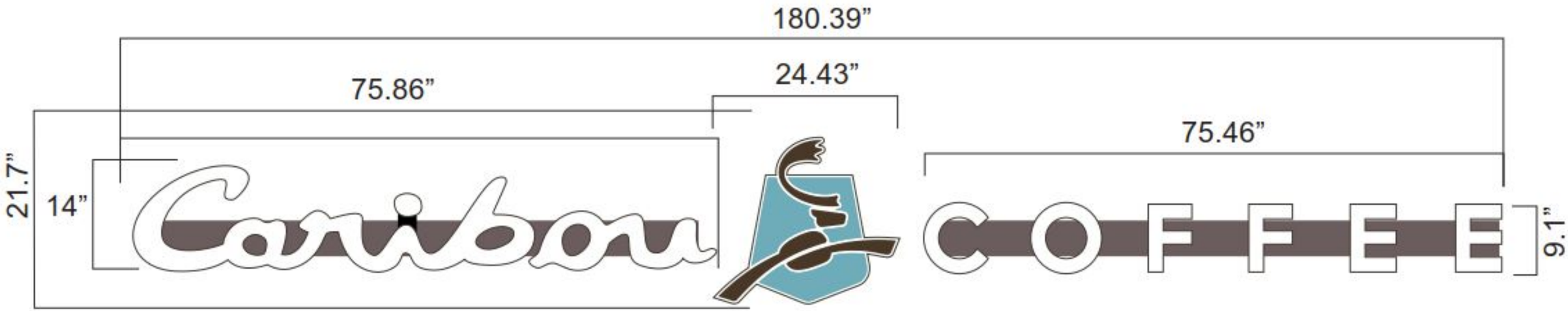


TWIN POLE MONUMENT (Overall height to vary)

Customer/Site No:	Prepared By: Paul Kantorski	
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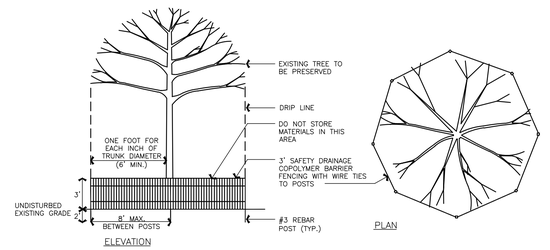
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LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTACT STATE ONE, DIAL 811 OR (800) 242-8511 TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
3. INSTALL 4" MIN. BLACK DIRT TO ALL SOD AND SHRUB AREAS. CONTRACTOR RESPONSIBLE FOR FINE GRADING OF SOD AREAS. PROVIDE 12" PLANTING SOIL FOR ALL PERENNIAL AREAS.
4. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
5. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF BUFF LIMESTONE ROCK MULCH, OVER FILTER FABRIC. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
6. INSTALL 4-6" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, 3"-6" FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
7. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
8. CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR (12 MONTHS) BEGINNING AT THE DATE OF BUILDING PERMIT WAS APPROVED PER CITY REQUIREMENT. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
10. THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
11. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
12. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
13. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SOD UNTIL INITIAL ACCEPTANCE.
14. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL.
16. CHEMICAL WEED CONTROL MUST BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO ANY PLANT INSTALLATION.
17. LANDSCAPE CONTRACTORS TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
18. STAKING AND GUYING OF TREES OPTIONAL: LANDSCAPE CONTRACTOR SHALL MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
19. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
20. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SHRUB BEDS, SOD, PLANTING AREAS AND ALL GREEN SPACE. THE SOD AND PLANTING AREAS TO BE ON SEPARATE ZONES WITH RAIN SENSORS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE WITH PROPERTY OWNER. PROVIDE RAIN SENSOR.
21. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
22. WHEN PLANTING TREES ALL WIRE, ROPES AND BURLAP SHALL BE REMOVED.

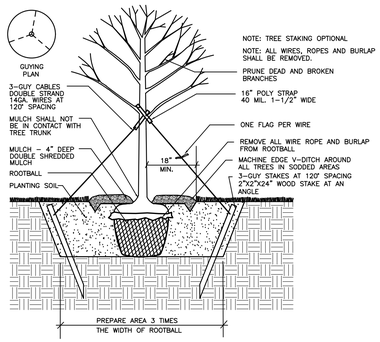
SOIL PREPARATION:

1. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
2. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO DEPTH OF 6-8" MINIMUM AND PREFERABLE A DEPTH OF 12-18". DE-COMPACTION OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
3. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
4. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
5. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.

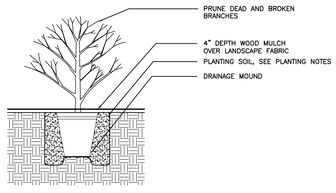


NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ENSURE SURVIVABILITY OF EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHALL BE STORED WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE.

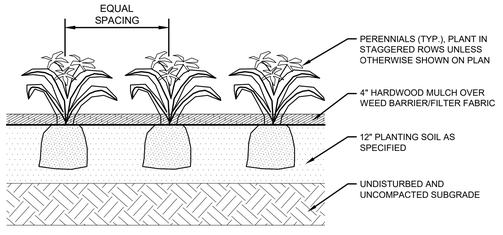
4 TREE PROTECTION DETAIL
NOT TO SCALE



1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PERENNIAL PLANTING DETAIL
NOT TO SCALE

Know what's below.
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Dial 811

reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

MALEAH M. MILLER
LANDSCAPE ARCHITECT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA
19507
Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN & BRIARCLIFF, REYNOLDSBURG, OH 43068

DETAILS & NOTES

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN APPROVAL 06-30-2022

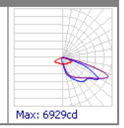
DRAWN BY MM
CHECKED BY MM
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

L-2

C:\MALEAH\CARIBOU\REYNOLDSBURG, OHIO (REPRISE)\LANDSCAPE PLAN\REYNOLDSBURG, OH-LANDSCAPE PLAN-24X36.DWG ###### 6/27/2022

Attachment: Caribou Signage Variance (Appl# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	BHS		4	Lithonia Lighting	RSX1 LED P3 40K R4 HS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with HS Shield	1	10322	0.9	109.442	 Max: 6929cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drives	✳	2.4 fc	4.5 fc	1.0 fc	4.5:1	2.4:1
Site	+	1.3 fc	4.5 fc	0.0 fc	N/A	N/A



RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

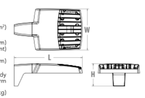
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/m²):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Ordering Information — **EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 Performance Package 1 P2 Performance Package 2 P3 Performance Package 3 P4 Performance Package 4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] ATR Automotive Front Row AFRRHO Automotive Front Row Right Rotated AFRLHO Automotive Front Row Left Rotated	MVOLT (120V-277V) [1] HVOLT (347V-480V) [1] XVOLT (277V-480V) [1] **(use specific voltage for options as noted)** 120 [1] 277 [1] 208 [1] 347 [1] 240 [1] 480 [1]	SPA square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) WA Mast arm adapter (fits 2-3/8" OD tenons) [2] IS Adjustable slipfitter (fits 2-3/8" OD tenons) [2] WBA Wall bracket [1] WBASCC Wall bracket with surface conduit box AATP Adjustable tilt arm square pole mounting [2] AARP Adjustable tilt arm round pole mounting [2] AAWB Adjustable tilt arm with wall bracket [2] AAWSC Adjustable tilt arm wall bracket and surface conduit box [2]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS House-side shield [1]		DBLBD	Black
PE Photocontrol, button style [3]		DNAXD	Natural Aluminum
PER Photocontrol external threaded, adjustable [3,4]		DWHXD	White
PER7 Seven-wire twist-lock receptacle only (no controls) [3,5,6,7]		DDBTXD	Textured Dark Bronze
CCLH Conduit entry 3/4" NPT (Qty 2)		DBLBXD	Textured Black
SF Single fuse (120, 277, 347) [1]		DNATXD	Textured Natural Aluminum
DF Double fuse (208, 240, 480) [1]		DWHGXD	Textured White
SPD20KV 20KV Surge pack (10KV standard)			
FAO Field adjustable output [3,8]			
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [3,9]			
Shipped Installed			
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**			
NLTAIR2 nLight AIR generation 2 [3,10,11]			
PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [3,10,11]			
BAA Buy American Act Compliant			
***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**			
Shipped Separately (requires some field assembly)			
BSS External glare shield			
EGFV External glare full visor (360° around light aperture) [1]			
BS Bird spikes [1]			

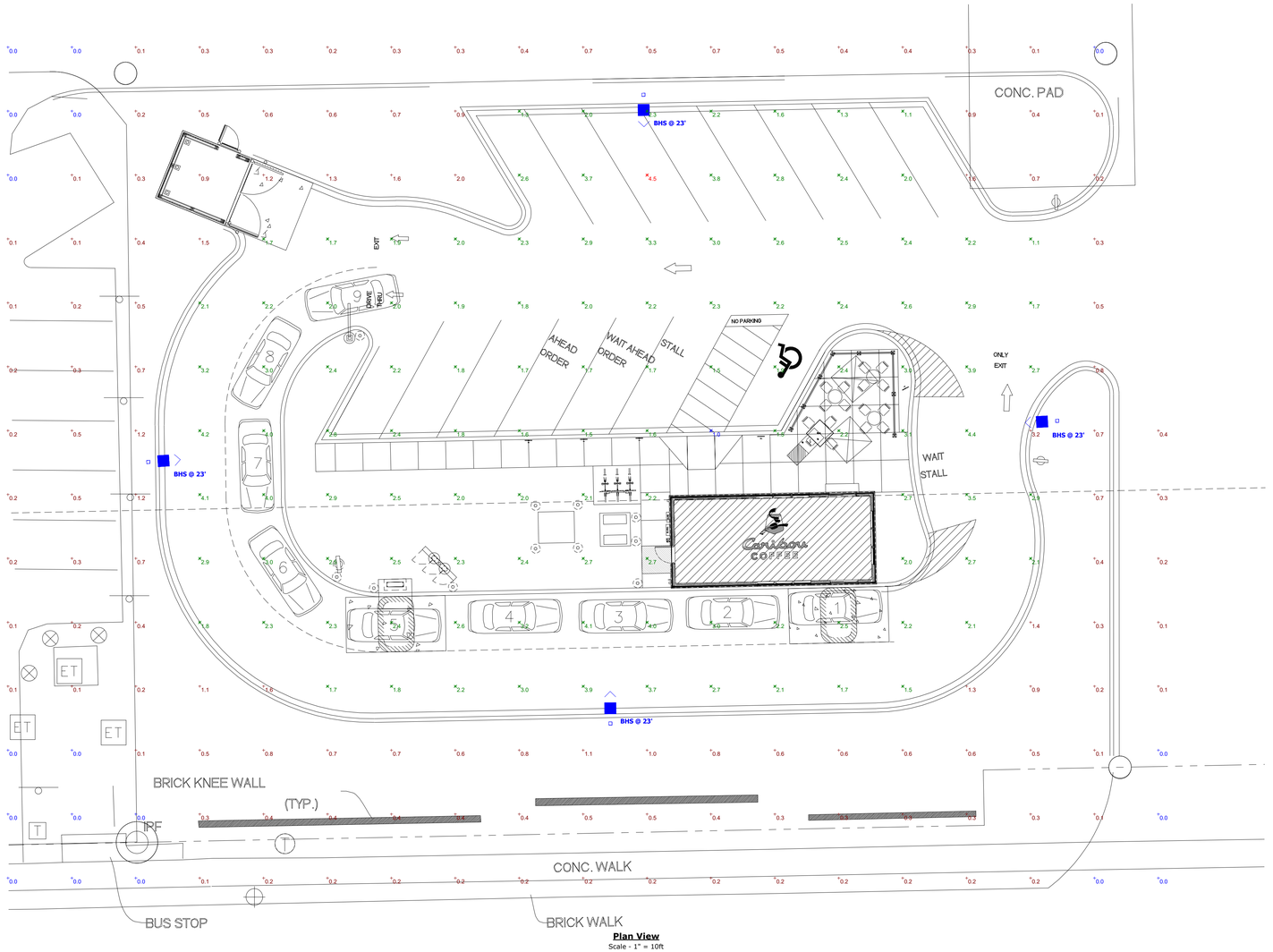
LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
© 2019-2021 Acuity Brands Lighting, Inc. All rights reserved.

Lithonia RSX1 Area LED
Rev. 09/09/21
Page 1 of 9

Note

1. Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
2. Calculation Points are taken A.F.G.
3. Fixtures are mounted on a pole with a 3'-0" base.
4. Fixture Type E is an assumption of wattage, type and life cycle.



Plan View
Scale - 1" = 10ft

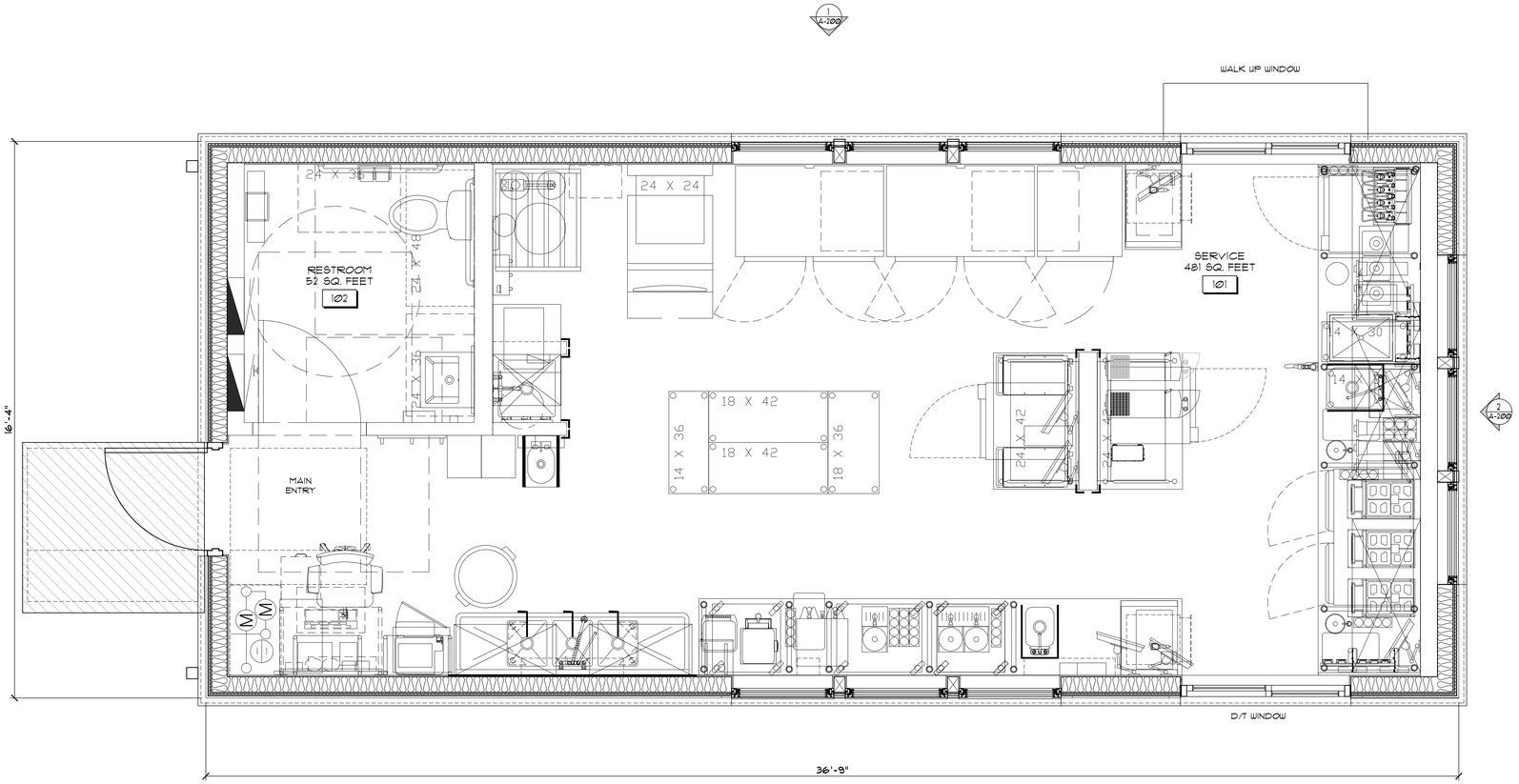
GraybaR
2300 EAST 25TH STREET
MINNEAPOLIS, MN 55406

Caribou
Reynoldsburg, OH

Attachment: Caribou Signage Variance (App# 2022-5271 (Signs), Briarcliff and Main, Schatz)

Designer
MG
Date
05/23/2022
Scale
As Shown
Drawing No.

Summary



NORTH

1 FLOOR PLAN
1/2" = 1'-0"

reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

FLOOR PLAN

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
DRAWN BY	TB
CHECKED BY	CE
JOB NO.	22065

PROJECT LOCATION:
REYNOLDSBURG, OH

A-100

Attachment: Caribou Signage Variance (Appl# 2022-5271 (Signs), Briarcliff and Main, Schatz)



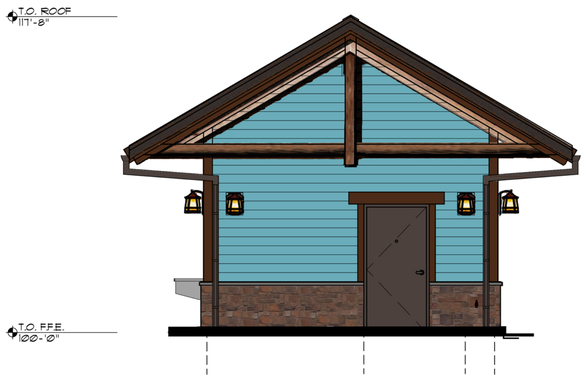
1 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



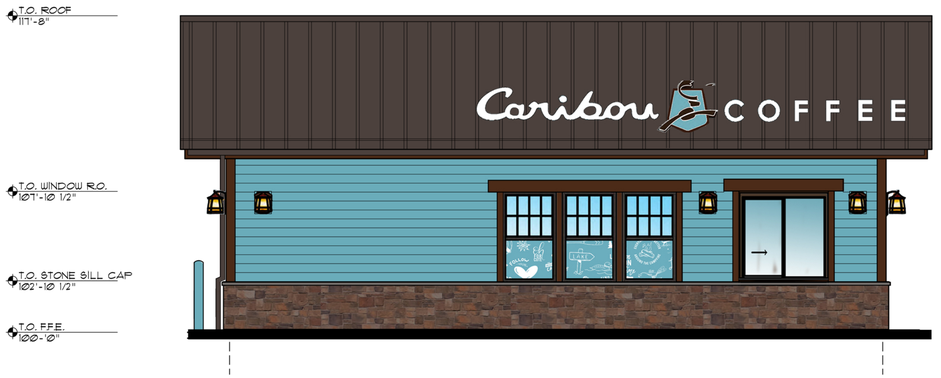
2 FRONT ELEVATION (EAST)
1/4" = 1'-0"

BUILDING MATERIALS LEGEND

- STONE - CULTURED/MANUFACTURED STONE: ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGESTONE, COLOR: LANTANA, SILL CAP: ENVIRONMENTAL STONEWORKS DRIP LEDGE COLOR: KODIAK.
- HARDIE PLANK SIDING - PAINTED 'CLOUDBURST'
- HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED 'BITTERSWEET CHOCOLATE'
- STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE.
- DARK BRONZE STOREFRONT DOORS, WINDOWS, AND HM SERVICE DOORS.
- LIGHT FIXTURES - PROGRESS P5764-86 BURNISHED CHESTNUT WALL LAMPS



3 REAR ELEVATION (WEST)
1/4" = 1'-0"



4 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

reprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

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PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

EXTERIOR ELEVATIONS

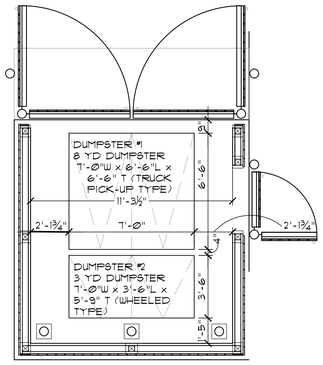
Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN APPROVAL 06-30-2022

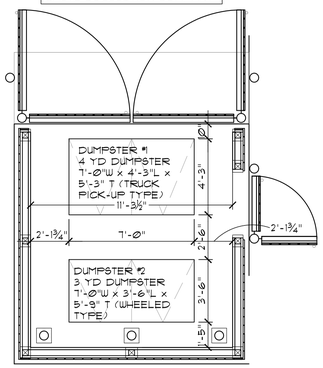
DRAWN BY: TB
CHECKED BY: CE
JOB NO. 22065
PROJECT LOCATION:
REYNOLDSBURG, OH

A-200

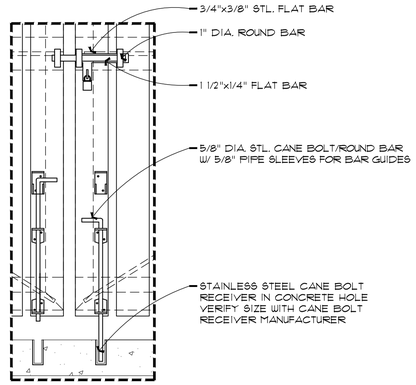
Attachment: Caribou Signage Variance (Appl# 2022-5271 (Signs), Briarcliff and Main, Schatz)



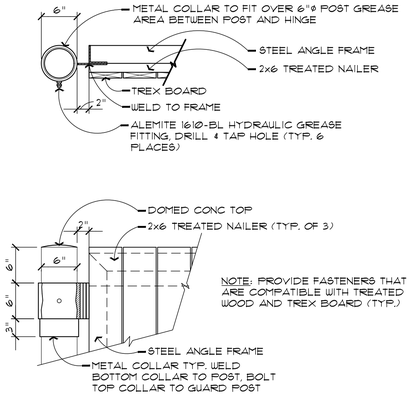
FINAL DUMPSTER TYPE, SIZING AND LAYOUT TO BE DETERMINED WITH OWNER IN COORDINATION WITH LOCAL WASTE COLLECTION COMPANY



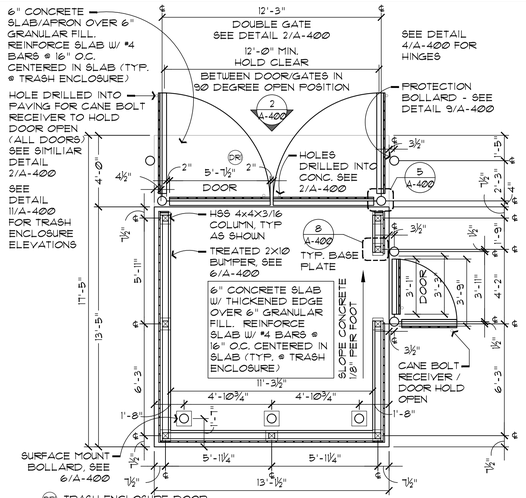
10 EXAMPLE DUMPSTER LAYOUTS
1/4"=1'-0"



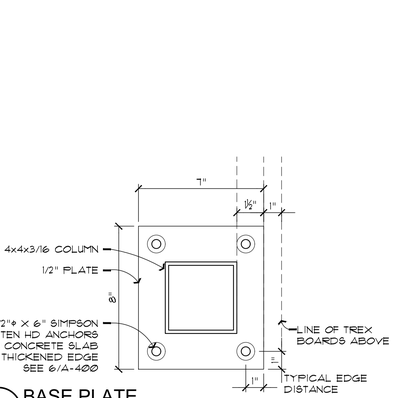
7 LATCH DETAIL
1"=1'-0"



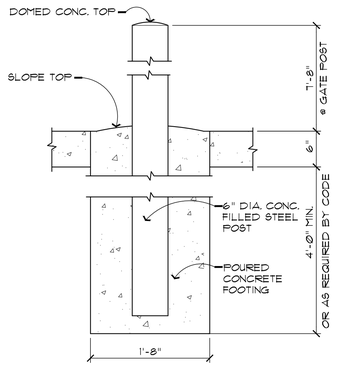
4 HINGE DETAILS
1"=1'-0"



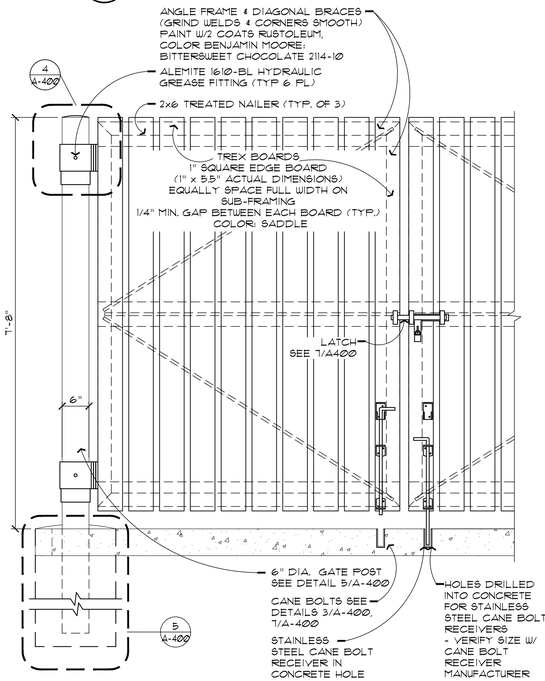
1 TRASH ENCLOSURE PLAN
1/4"=1'-0"



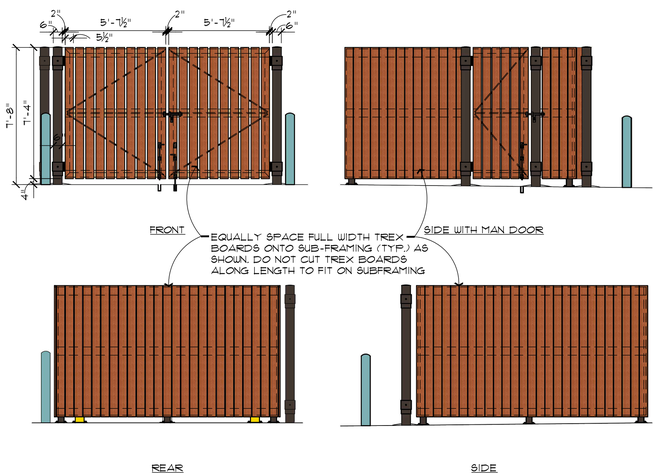
8 BASE PLATE
3"=1'-0"



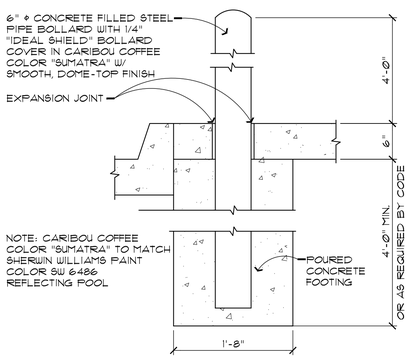
5 TYP. GATE POST DETAIL
1"=1'-0"



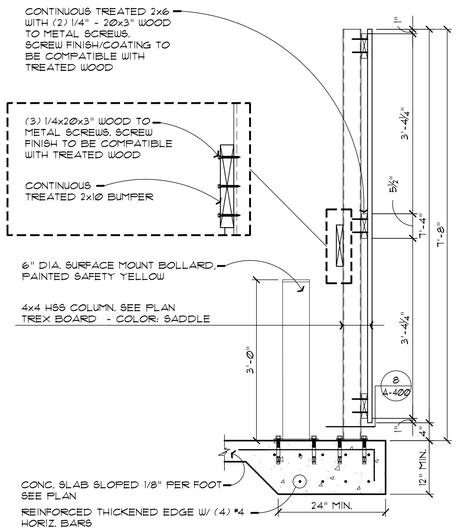
2 TYP. GATE DETAIL
3/4"=1'-0"



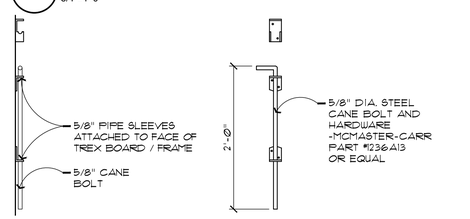
11 TRASH ENCLOSURE ELEVATIONS
1/4"=1'-0"



9 BOLLARD DETAIL
1"=1'-0"



6 TYP. SECTION
3/4"=1'-0"



3 CANE BOLT DETAILS
1"=1'-0"

ripprise DESIGN
Architecture, PLLC
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
MAIN AND BRIARCLIFF, REYNOLDSBURG, OH 43068

TRASH ENCLOSURE DETAILS

Caribou COFFEE
Caribou Coffee Company
3900 Lakebreeze Ave N
Brooklyn Center, MN 55429

DATE ISSUED	
SITE PLAN APPROVAL	06-30-2022
DRAWN BY	TB
CHECKED BY	CE
JOB NO.	22065
PROJECT LOCATION:	

REYNOLDSBURG, OH

A-400

Attachment: Caribou Signage Variance (Appr 2022-5271 (Signs), Briarcliff and Main, Schatz)

Reynoldsburg
OHIO · 1839

July 14th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 6050 E. Livingston Ave – Conditional Use Permit Case 2022-5203

Board of Zoning and Building Appeals:

Below is the original staff review of the above referenced application.

1. **Project Summary**

   a. The property owner, MYM Property Management LLC, owns parcel 060-007296 which is approximately .42 of an acre in size and contains an existing approximately 3,600 SF single story structure with six (6) repair bays and approximately 11,500 SF of paved parking area that was previously operated as an auto repair shop. Staff understands that MYM Property Management LLC purchased the site earlier this year and that there is currently not a business operating out of the site.

      The application asks for approval to sell eight (8) to ten (10) used car for sale during the hours of 10:00 am to 6:00 pm at the site. The anticipated number of employees is three. The owner does intend to re-open the auto repair shop in the future. As of today, the City has not received a zoning certificate application for the auto shop use or a building permit application (which is not always required).

      There are adjacent auto repair uses in operation to the west of the site and an existing auto sales facility located directly to the east of the site.

   b. The property is in the Innovation Zone District. The use "Vehicular Sales – Automobiles" is a conditional use in the Innovation Zone District.

Update: A letter with additional information from the property's owner, Mr. Mahmood, and the owner's agent, Mr. Oasis, is attached to this staff report. The letter refines the request to a maximum of 8 used cars and commits to re-opening the auto shop within 90 days of conditional use approval of this application.

2. **Staff Recommendation**

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

a. The Board shall consider whether the proposed Conditional Use is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Please contact the Development Department with any questions or comments.

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

CONSTRUCTION & RENOVATION
P.O. Box 20026 - Columbus, Ohio 43220 - (614)484-3248 - BudgetBCR@Gmail.com

Summary Plan
for Auto Repair Services

Reynoldsburg Department of Development
Planning & Zoning Division **July 12 , 2022**

Property information:
Address: 6050 E. Livingston Ave., Columbus, OH. 43232
Municipality & Township: Truro
County: Franklin
Lot Size: 0.43 Acres (158' x 119.6')
Lot Dimensions: 158' x 119.6'
Tax District: 060 – City of Reynoldsburg
Parcel Number: 060-007296-00

Property Owner's Agent: Samuel Oasis
Address: P.O. Box 20026
Phone Number: (614) 484-3248
E-Mail: sam_oasis@yahoo.com

The Business Concept

The new owner, Mr. Mahmood, has over 10 years experience in running and managing auto repair shops. He is currently managing an auto repair service in Westerville, where he employs five mechanics and displays a limited number of used cars for sale. He has built a reputation in the area as an honest and trustworthy mechanic.

Mr. Mahmood rents the lot/shop he currently manages in Westerville. He found an opportunity to own rather than rent the business/lot and he purchased the lot at 6050 E. Livingston Ave.. The lot was an auto repair shop, with six bays, waste oil, four Hydraulic lifts, compressors, shop computer and diagnostics, office computer and other automotive repair equipment. Mr. Mahmood purchased the business/lot for $470,000 as he plans to move his business from Westerville to the Livingston lot.

Mr. Mahmood plans to re-open the shop located on E. Livingston when he gets his requested conditional use for displaying and selling a limited number of cars

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

on his lot. He will right away start the process of moving his equipments and cars and will re-open the shop with in 90 days from the conditional use approval.

The primary business will be auto repairs and will have a maximum 8-used cars displayed for sale. Mr. Mahmood plans to upgrade the building, the lot and the landscaping to display a clean attractive image.

The business shall employ five experienced car mechanics with a yearly salary range between $50,000 and $60,000 per mechanic. The business will be opened per regular industry hours to service its clients.

Respectfully submitted,

Samuel Oasis
Owner's Agent
sam_oasis@yahoo.com
(614) 484-3248

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

Reynoldsburg

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

MAY 24 2022

App./Case#: 2022-5203
Date Submitted: 5/24/22
Fee Amount: $350.00
[X] Paid: mc

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
6050 E. livingston Ave. col. OH 43232	# 060-007296-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
MYM property Management LLC.	
Contact Email:	Contact Phone Number:
kirkuk.Dealer@gmail.com	614-620-2602

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE) N/A

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Samuels. Oasis (Agent)	P.O. Box 20026. Col. OH 43220
Applicant Phone Number:	Applicant Email:
614-484-3248	Sam_Oasis@Yahoo.com

[ ] Property Owner [ ] Business Owner/Tenant [X] Contractor [ ] Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance ([ ] Non-Residential ($450) / [ ] Residential ($200)):

An Auto service wish To sell some Cars on a limited scale to support operation. Please see Attached Details

[X] Conditional Use Permit ($350): Hours 10-6 Thank You

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: Samuels. Oasis Date: 5/20/22

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

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: _____
[ ] Historic District

Add'l Approvals Req'd
[ ] Planning Commission
[ ] Other: _____

BZBA Meeting Date: _____
[ ] Approved as Submitted
[ ] Approved w/ Conditions
[ ] Tabled
[ ] Denied

P&Z Admin.: _____ Date: _____

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

MAY 2 4 2022

CONSTRUCTION & RENOVATION
P.O. Box20026 - Columbus, Ohio43220 - (614)484-3248 - BudgetBCR@Gmail.com

Proposal letter to the Planning & Zoning division, requesting a Variance/Conditional Use for allowing the displaying and selling of used cars.

Reynoldsburg Department of Development
Planning & Zoning Division

May 23rd, 2022

Property information:
Address: 6050 E. Livingston Ave., Columbus, OH. 43232
Municipality & Township: Truro
County: Franklin
Lot Size: 0.43 Acres (158' x 119.6')
Lot Dimensions: 158' x 119.6'
Tax District: 060 – City of Reynoldsburg
Parcel Number: 060-007296-00

Property Owner's Agent: Samuel Oasis
Address: P.O. Box 20026
Phone Number: (614) 484-3248
E-Mail: sam_oasis@yahoo.com

Dear Community Development Department,

This proposal letter is to request the grant of a Variance for a commercial property at the above-mentioned address. The Variance requested is relatively minor, and as shown below clearly meets all of the parameters set forth in Conditional Uses, section 1109.13. The property was used as auto repair services and will remain and re-open as auto repair services, but with limited used car sales - if the Variance/conditional use is granted. The business owner will not display on the property more than 8 to 10 used cars for sale.

The property is located in the Innovation Zoning District, and the conditional use fits into:
"Vehicular Sales _ Automobiles. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use."

The property is approximately 3,600 square feet of building that includes 6 bays for automotive servicing and repairs; and 11,500 square feet of paved parking area, and

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

currently has 15 parking spaces. The proposed variance does not require any construction activities.

The adjacent lot west of the property is **Goodyear**, an auto tire sales/repairs and auto repairs business. Across the street on the east side of the property is **Action Auto Sales**, a used car sales business.

The property at 6050 E. Livingston plans to re-open as an automobile repair service and used automobile sales. The plan is to display 8 to 10 used cars for sale. The planned hours of operation are from 10:00 am till 6:00 pm. The anticipated number of employees is three.

As both adjacent lots are automobile related businesses, the proposed variance/conditional use will have negligible effects on traffic circulation, noise, glare, order, fumes, vibration, and storm water.

The proposed use is in total harmony with existing character of the district and does not adversely affect the use of adjacent property.

There are no special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

Approving the variance/conditional use requested does not grant the applicant any special privilege that is denied to other lands or structures in the same Zoning District.

Granting the variance does not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development.

The essential character of the neighborhood would not be altered and adjoining properties would not suffer harm as a result of the variance. The variance would not adversely affect the delivery of any government services.

Photographs and diagrams in support of the requested Variance are attached hereto.

Respectfully submitted,

Samuel Oasis
Owner's Agent
sam_oasis@yahoo.com
(614) 484-3248

BUDGET CONSTRUCTION & RENOVATION
THANK YOU FOR YOUR BUSINESS!
P.O. Box 20026, Columbus, Ohio 43220

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

Attachment: 6050 E Livingston Ave Case 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)



Reynoldsburg

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

MAY 24 2022

App./Case#: 2022-5203
Date Submitted: 5/24/22
Fee Amount: $350.00
[X] Paid: mc

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
6050 E. livingston Ave. col. OH 43232	# 060-007296-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
MYM property Management LLC.	
Contact Email:	Contact Phone Number:
kirkuk.Dealer@gmail.com	614-620-2602

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE) N/A

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Samuels. Oasis (Agent)	P.O. Box 20026. Col. OH 43220
Applicant Phone Number:	Applicant Email:
614-484-3248	Sam_Oasis@Yahoo.com

[ ] Property Owner [ ] Business Owner/Tenant [X] Contractor [ ] Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance ([ ] Non-Residential ($450) / [ ] Residential ($200)):

An Auto service wish To sell some Cars on a limited scale to support operation. Please see Attached Details

[X] Conditional Use Permit ($350): Hours 10-6 Thank You

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: Samuels. Oasis Date: 5/20/22

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

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District:
[ ] Historic District

Add'l Approvals Req'd
[ ] Planning Commission
[ ] Other:

BZBA Meeting Date:
[ ] Approved as Submitted
[ ] Approved w/ Conditions
[ ] Tabled
[ ] Denied

P&Z Admin.: Date:

Attachment: 6050 E Livingston Application 2022-5203 (App# 2022-5203, 6050 E Livingston Ave, Oasis)

MAY 2 4 2022

CONSTRUCTION & RENOVATION
P.O. Box20026 - Columbus, Ohio43220 - (614)484-3248 - BudgetBCR@Gmail.com

Proposal letter to the Planning & Zoning division, requesting a Variance/Conditional Use for allowing the displaying and selling of used cars.

Reynoldsburg Department of Development
Planning & Zoning Division

May 23rd, 2022

Property information:
Address: 6050 E. Livingston Ave., Columbus, OH. 43232
Municipality & Township: Truro
County: Franklin
Lot Size: 0.43 Acres (158' x 119.6')
Lot Dimensions: 158' x 119.6'
Tax District: 060 – City of Reynoldsburg
Parcel Number: 060-007296-00

Property Owner's Agent: Samuel Oasis
Address: P.O. Box 20026
Phone Number: (614) 484-3248
E-Mail: sam_oasis@yahoo.com

Dear Community Development Department,

This proposal letter is to request the grant of a Variance for a commercial property at the above-mentioned address. The Variance requested is relatively minor, and as shown below clearly meets all of the parameters set forth in Conditional Uses, section 1109.13. The property was used as auto repair services and will remain and re-open as auto repair services, but with limited used car sales - if the Variance/conditional use is granted. The business owner will not display on the property more than 8 to 10 used cars for sale.

The property is located in the Innovation Zoning District, and the conditional use fits into:
"Vehicular Sales _ Automobiles. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use."

The property is approximately 3,600 square feet of building that includes 6 bays for automotive servicing and repairs; and 11,500 square feet of paved parking area, and

Attachment: 6050 E Livingston Business plan (App# 2022-5203, 6050 E Livingston Ave, Oasis)

currently has 15 parking spaces. The proposed variance does not require any construction activities.

The adjacent lot west of the property is **Goodyear**, an auto tire sales/repairs and auto repairs business. Across the street on the east side of the property is **Action Auto Sales**, a used car sales business.

The property at 6050 E. Livingston plans to re-open as an automobile repair service and used automobile sales. The plan is to display 8 to 10 used cars for sale. The planned hours of operation are from 10:00 am till 6:00 pm. The anticipated number of employees is three.

As both adjacent lots are automobile related businesses, the proposed variance/conditional use will have negligible effects on traffic circulation, noise, glare, order, fumes, vibration, and storm water.

The proposed use is in total harmony with existing character of the district and does not adversely affect the use of adjacent property.

There are no special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

Approving the variance/conditional use requested does not grant the applicant any special privilege that is denied to other lands or structures in the same Zoning District.

Granting the variance does not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development.

The essential character of the neighborhood would not be altered and adjoining properties would not suffer harm as a result of the variance. The variance would not adversely affect the delivery of any government services.

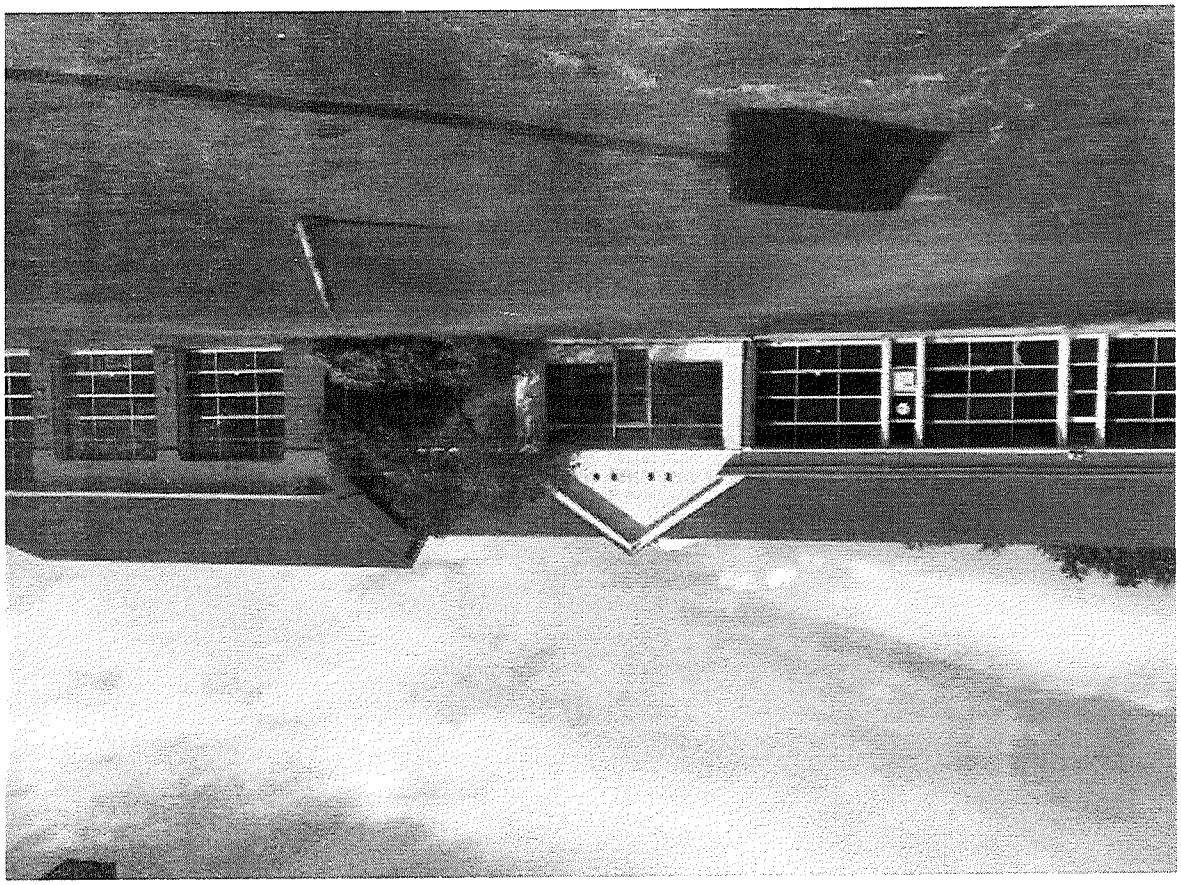
Photographs and diagrams in support of the requested Variance are attached hereto.

Respectfully submitted,

Samuel Oasis
Owner's Agent
sam_oasis@yahoo.com
(614) 484-3248

BUDGET | CONSTRUCTION & RENOVATION | THANK YOU FOR YOUR BUSINESS! P.O. Box 20026, Columbus, Ohio 43220

Attachment: 6050 E Livingston Business plan (App# 2022-5203, 6050 E Livingston Ave, Oasis)



Attachment: 6050 E Livingston Business plan (App# 2022-5203, 6050 E Livingston Ave, Oasis)



Reynoldsburg
OHIO · 1839

June 8th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 6050 E. Livingston Ave – Conditional Use Permit Case 2022-5203

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The property owner, MYM Property Management LLC, owns parcel 060-007296 which is approximately .42 of an acre in size and contains an existing approximately 3,600 SF single story structure with six (6) repair bays and approximately 11,500 SF of paved parking area that was previously operated as an auto repair shop. Staff understands that MYM Property Management LLC purchased the site earlier this year and that there is currently not a business operating out of the site.

      The application asks for approval to sell eight (8) to ten (10) used car for sale during the hours of 10:00 am to 6:00 pm at the site. The anticipated number of employees is three. The owner does intend to re-open the auto repair shop in the future. As of today, the City has not received a zoning certificate application for the auto shop use or a building permit application (which is not always required).

      There are adjacent auto repair uses in operation to the west of the site and an existing auto sales facility located directly to the east of the site.

   b. The property is in the Innovation Zone District. The use "Vehicular Sales – Automobiles" is a conditional use in the Innovation Zone District.

2. **Staff Recommendation**

   a. The Board shall consider whether the proposed Conditional Use is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Attachment: Staff Report - 6050 East Livingston Ave (App# 2022-5203, 6050 E Livingston Ave, Oasis)

Please contact the Development Department with any questions or comments.

Reynoldsburg
OHIO · 1839

July 14th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Conceptual Review – Capital Royal Child Care

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. Daniel Essien of Capital Royal Child Care is appearing before the Board to discuss the concept of constructing an approximately 15,000 SF childcare facility. The parcel is approximately 2.077 acres and is located on the west side of Brice Road, just north of the intersection of Brice and Main. It is Staff's understanding that Capital Royal is not the owner of the subject property, but currently has the property under contract.

   b. The property is in the Brice and Main District. Per Section 1105.13 of the City's zoning ordinance, a School – Child Day Care Center is a Conditional Use that must be approved by the Board of Zoning and Building Appeals.

   c. Conditional Use applications for Childcare Facilities also require that the subject parcel not be within one hundred and fifty feet of a parcel or lot that has an approved gasoline station use. In order to abide by this provision in the zoning code, Capital Royal Child Care's development concept involves splitting the current site into two parcels and developing the parcel farthest from the existing gasoline use.

2. **Staff Recommendation**

   a. No recommendation. This is a conceptual review in which the applicant is looking for feedback only.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Capital Royal Daycare (Conceptual Review - Daycare)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
Brice Road	060005659

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
George Nikki L TR	
Contact Email:	Contact Phone Number:

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Capital Royal Child Care	Daniel Essien
Contact Email:	Contact Phone Number:
capitalroyalschool.com	614-316-5541
Description of Use:	
Child daycare center for infants to school age children	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Christopher Jolley	5925 Wilcox Place, Suite E, Dublin, OH 43016
Applicant Phone Number:	Applicant Email:
614-792-1002	cjolley@darinranker.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☐ Non-Residential ($450) / ☐ Residential ($200): _____

☒ Conditional Use Permit ($350): Approximately 15,000 SF childcare facility

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: 06-28-22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

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

P&Z Admin.: _____ Date: _____

Attachment: Board of Zoning and Building Appeals Application-SIGNED (Conceptual Review - Daycare)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

An application for a Conditional Use Permit shall be submitted to the Planning & Zoning Administrator thirty (30) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

(a) Description of the existing use of the lot and of adjacent lots;

(b) A statement of the conditional use for which the application is submitted.

(c) The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

(d) A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

(e) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

(f) A narrative addressing each of the applicable criteria set forth in section 1145.09; and

(g) Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use Permit is three hundred and fifty dollars ($350).

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Board of Zoning and Building Appeals agenda.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Board of Zoning and Building Appeals Application-SIGNED (Conceptual Review - Daycare)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

(b) The proposed use shall not adversely affect the use of adjacent property;

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

(g) The proposed use complies with the applicable specific provisions and standards of this Code;

(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the BZBA may impose such conditions as deemed necessary to protect the public welfare, presere the prpose and intent of the Code. Such conditions may include:

(a) Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;

(b) Screening comprised of landscaping, walls, fencing or other materials or construction;

(c) Access points and traffic management provisions, includng those impacting vehicular and pedestrian access and the locations and design of parking facilities;

(d) Noise control mesaures, including thoes regulating loudspeakers or irregular vehicular or equipment noise;

(e) Other features of construction, including but not limited to paving and parking, signs, and landscaping;

(f) Hours and method of operation

(g) Maintenance of the site, structures, landscaping;

(h) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and

(i) A time limit for operation of the use.

Attachment: Board of Zoning and Building Appeals Application-SIGNED (Conceptual Review - Daycare)

Section 1109.13
VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least thirty (21) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals. The Board meets the third Thursday of each month except December.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

(a) Name, address, and telephone number of the property owner(s) and owner's agent(s);

(b) Legal description, address, tax district and parcel number of the property;

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);

(d) Statement of the hardship;

(e) Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next BZBA agenda. The BZBA can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the BZBA is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars ($200) for a residential variance, and four hundred and fifty dollars ($450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the BZBA granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.
OR Visit our website at:
http://www.ci.reynoldsburg.oh.us/departments/development/zoning-information.aspx

Attachment: Board of Zoning and Building Appeals Application-SIGNED (Conceptual Review - Daycare)

Section 1109.13 (D)
STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

(a) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

(b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

(c) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

(d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

(e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

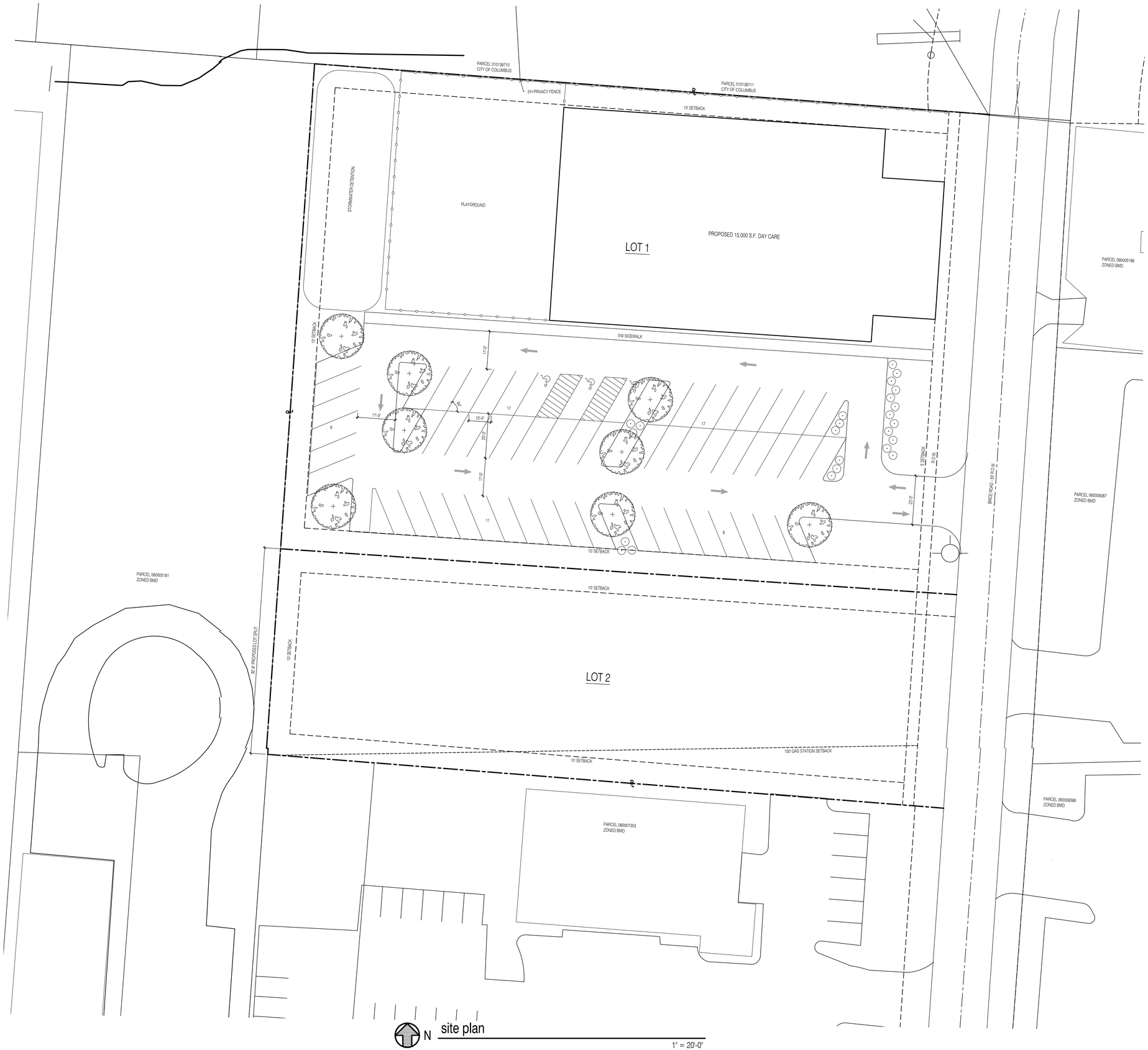
(f) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

(g) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

(h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

(i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Attachment: Board of Zoning and Building Appeals Application-SIGNED (Conceptual Review - Daycare)



SITE DATA TABLE

TOTAL SITE AREA = 2.077 AC.

LOT 1 - 1.456 AC.
PRE-DEVELOPED IMPERVIOUS = 0 AC.
POST-DEVELOPED IMPERVIOUS = .900 AC.

LOT 2 - .621 AC.
PRE-DEVELOPED IMPERVIOUS = 0 AC.
POST-DEVELOPED IMPERVIOUS = 0 AC.

PROJECT SCOPE:

SPLITTING AN EXISTING PARCEL INTO 2 LOTS. LOT 1 TO CONTAIN AN APPROXIMATELY 15,000 S.F. CHILD DAYCARE CENTER FOR INFANTS TO SCHOOL AGE CHILDREN. LOT 2 TO BE FOR FUTURE COMMERCIAL DEVELOPMENT

ZONING:

PARCEL ID: 060005659
ZONING: BMD
PROPOSED USE: CHILD DAYCARE CENTER (CONDITIONAL USE)

BUILDING AREA: 15,000 S.F.
USE GROUP: E
CONSTRUCTION TYPE: IIB
THE BUILDING IS TO BE FULLY SPRINKLED PER OBC & NFPA-13

PARKING:

REQUIREMENTS: MINIMUM 1 PER STAFF PLUS 10 FOR GUESTS
PROPOSED STAFF - 35

TOTAL SPACES PROVIDED: 59
ACCESSIBLE SPACES REQUIRED: 3
ACCESSIBLE SPACES PROVIDED: 3
VAN ACCESSIBLE SPACES PROVIDED: 1

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being in Half Section 21, Section 14, Range 21, United States Military Lands, being 2.077 acres of land, more or less, out of Lot 2, Marathon Subdivision, being of record in Plat Book 41, Page 34, Recorder's Office, Franklin County, Ohio, said 2.077-acre tract being more particularly described as follows:

BEGINNING at an iron pin in the northeasterly corner of said Lot 2, the westerly line of Brice Road;

thence S 0° 13' 53" E, with the easterly line of said Lot 2, the westerly line of said Brice Road, a distance of 310.00 feet to an iron pin;

thence N 89° 53' 11" W, parallel to the northerly line of said Lot 2, a distance of 291.60 feet to an iron pin in the westerly line of said Lot 2;

thence N 0° 18' 56" W, with the westerly line of said Lot 2, a distance of 310.00 feet to an iron pin in the northwesterly corner of said Lot 2;

thence S 89° 53' 11" E, with the northerly line of said Lot 2, a distance of 292.06 feet to the point of beginning, containing 2.077 acres of land, more or less.

SUBJECT to all legal easements, restrictions and agreements of record.

LANDSCAPE SCHEDULE

NYSSA SYLVATICA - BLACK GUM
MIN. 2" CALIPER

VIBURNUM TRILOBUM 'ALFREDO' - ALFREDO VIBURNUM
MIN. 24" H

STATE OF OHIO
DARIN J. RANKER
12529
REGISTERED ARCHITECT
EXP. 12/31/23

DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1002 Fax 614-792-1001
admin@darinranker.com

Tenant Improvements For
Capital Royal Childcare
Brice Rd
Reynoldsburgh, Ohio

DRA Proj. No.: 22-192
Drawn by: AJH
Checked By: CSJ
Date: 06/21/22
Revisions

SP.01

Attachment: CRC-SP-01_06-24-22 (Concepual Review - Daycare)