



AGENDA

**DESIGN REVIEW BOARD
THURSDAY, JULY 6, 2017 7:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Special Meeting – June 8, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. Application 178060; 137 S. Waggoner Rd & 7619 E. Broad Street, Applicant United Dairy Farmers- Tim Kling- Major Site Plan.

D. NEW BUSINESS

1. Application #178594; 6300 Livingston Ave; Big Lots Store; Applicant: Hedi Slama/Moody Nolan Inc. Exterior Modifications
2. Application #178340; 7480 Broadwyn Drive; Single Family Residence; Applicant: Joe Gernert; Historic District - Exterior Modifications

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

**DESIGN REVIEW BOARD
THURSDAY, JUNE 8, 2017 5:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Hudson, Zollars, Hicks, Sampson
ABSENT: Bowman, Carr, King

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – May 4, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stand approved.

4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. Application #177397; 7175 E. Main Street; Kamana Grocery; Applicant: Stanley W. Young; Signage

Mr. Snowden -

7175 E. Main Street - Kamana Grocery - Signage

Application: #177397 - Certificate of Appropriateness

Location: Property is located on the south side of E. Main Street between Haft Drive and Davidson Drive.

Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District

Request: Request for a certificate of appropriateness for new signage.

Current Use: Retail Sales

Applicant: Stanley W. Young III, agent for Branham Sign Co.

The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall sign. The sign will accommodate a new business within an existing commercial building.

The site is developed with an existing commercial building. Neighboring uses include other retail sales business and offices. All parcels that front E. Main Street with a commercial base

Minutes Acceptance: Minutes of Jun 8, 2017 5:00 PM (APPROVAL OF MINUTES)

zoning are within the Community Commercial Overlay District. To the north, the site is adjacent to the City's Municipal Center across E. Main Street.

Per Table 1180, the applicant is permitted a wall sign up to 69SF. The proposed wall sign is only 48SF. This meets the requirements of the code and is consistent with the scale of the building's façade.

Generally speaking, Staff's position is that signage for a particular tenant in a multi-tenant building should be consistent with other signage located at a single site. In this case, the majority of the tenants in the attached multi-tenant commercial building have internally illuminated awnings, which is a prohibited sign type in the Community Commercial Overlay District per Section 1196.11. Staff supports the proposed non-illuminated metal panel sign. Staff has reviewed the provisions of Chapter 1196. Although it is important that signage on commercial buildings be consistent internally, challenges are presented when applying the design review guidelines and provisions of the Zoning Code to structures with architectural details and signage that is non-conforming. In this case, it would not be reasonable to require the applicant to get a variance for a prohibited sign type in order to match the existing signage. Staff's position is that the Board allow this signage, and require removal of other non-conforming signage at the site and replacement with similar signage in the future.

The applicant is not proposing any additional ground or directional signage as part of this application.

The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of the Community Commercial Overlay District. Staff's recommendation is that the Board approve the application for a certificate of appropriateness as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Richard Hudson
AYES:	Hudson, Zollars, Hicks, Sampson
ABSENT:	Bowman, Carr, King

D. NEW BUSINESS

1. **Application #177774; 8301 E. Broad Street; Aldi Grocery Store; Applicant: Kailen Akers; Exterior Modifications**

Mr. Snowden -

8301 E. Broad Street - Aldi Grocery Store - Exterior Modifications

Application: #177774 - Certificate of Appropriateness

Location: Property is located on the south side of E. Broad Street, east of Waggoner Road.

Existing Zoning: CS Community Services District

Request: Request for a certificate of appropriateness for exterior modifications.

Current Use: Grocery Store (Retail Sales)

Applicant: Kailen Akers

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing single-tenant commercial building. The proposed modifications involve a building addition.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS Districts, including retail sales, an eating or drinking establishment, and some auto service related uses. To the east, the property abuts a corporate headquarters and distribution center in the RI restricted industry district. To the south, the property abuts another commercial business in the CS district. To the north, the property is adjacent to a shopping center and multi-family housing complex across E. Broad Street in the City of Columbus.

The applicant was previously approved for a variance to expand the building and parking into the required rear and side setbacks, respectively. Given the overall scale of the site and the distances between existing buildings, Staff had no concerns.

The applicant is proposing a 1300SF expansion to the rear of building. The proposed expansion will be clad in the same materials already used on the entire building exterior. The existing rhythm of brick detailing will be maintained on the proposed addition. The applicant does not appear to be proposing any additional rooftop-mounted or other service equipment that would trigger additional requirements of the Zoning Code.

The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is that the Board approve the application for a certificate of appropriateness as submitted.

Mr. Sampson - We received a report that there was some debris at the front of the property. Has it been addressed?

Mr. Snowden - Jamal with code compliance had been out to the location and spoke with the management and gave them the notification following our normal procedures. That was as of yesterday evening, so I don't know if it's been cleaned up, but he will reinspect.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Bill Sampson
AYES:	Hudson, Zollars, Hicks, Sampson
ABSENT:	Bowman, Carr, King

2. **Application #177836; 2227 Baltimore-Reynoldsburg Road; Rapid Fire Pizza; Applicant: Nathan Liggett; Exterior Modifications**

Mr. Snowden -

2227 Baltimore-Reynoldsburg Road - Rapid Fire - Exterior Modifications

Application: #177836 - Certificate of Appropriateness
 Location: Property is located on west side of Baltimore-Reynoldsburg Road, just north of Taylor Park Drive.

Existing Zoning: CS Community Services District

Request: Request for a certificate of appropriateness for exterior modifications.

Current Use: Restaurant (Eating and Drinking Establishment)

Applicant: Nathan Liggett, Agent for RFP Columbus LLC

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing multi-tenant commercial building. The proposed modifications involve construction of a new patio seating area and changes to the building's glass storefront window/door system.

The site is zoned CS, and is surrounded on the north, east, and south by other commercial businesses in the same zoning district. To the north, the abutting use is a tire shop (auto services). To the south, a restaurant and gasoline station is adjacent across Taylor Park Drive (gasoline station/eating and drinking establishment). To the east across Baltimore-Reynoldsburg Road, the site abuts a commercial shopping center commonly known as the Taylor Square Shopping Center. To the west, the property is adjacent to a senior housing complex (residential care facility) in the AR-3 zoning district.

The applicant is proposing new fencing and a modification to the door/window configuration on the north side of the building. The proposed patio area will consist of an existing concrete slab, and will be enclosed with a black aluminum fence. The proposed door/window modification will include an additional doorframe which matches the existing building storefront in terms of colors and materials. Staff has no concerns.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is that the Board approve the application for a certificate of appropriateness as submitted.

Mr. Hicks - It appears the patio is also going to be expanded, is there any specification what the material will be?

Mr. Snowden - I would recommend, since they didn't specify a material, to approve it upon condition that the expanded patio be a concrete pad.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Hudson, Zollars, Hicks, Sampson
ABSENT:	Bowman, Carr, King

3. **Application #178060; 137 S. Waggoner Road.; United Dairy Farmers; Applicant Tim Kling; Major Site Plan**

Mr. Snowden -

137 S. Waggoner Road/7619 E. Broad Street - United Dairy Farmers - Major Site Plan

Application:	#178060 - Certificate of Appropriateness
Location:	Property is located on the southwest corner of E. Broad Street and Waggoner Road.
Request:	Request for review and approval of a certificate of appropriateness for a major site plan.
Existing Zoning:	PCD Planned Commercial Development District
Current Use:	Vacant Land
Applicant:	United Dairy Farmers

The applicant is requesting that the Board review and approve a certificate of appropriateness application for a major site plan, in order to construct a commercial building, gasoline fueling canopy, and related site improvements.

The 6.424AC site consists of three separate parcels and is improved with an existing single family dwelling. To the north and east, the property abuts other commercial businesses in the CS zoning district, and across Broad Street in the City of Columbus. To the southwest, the property is adjacent to single family dwellings in the R-1 zoning district.

The applicant has provided building elevations showing a 1 story commercial building. The proposed building materials consist of wood plank and stone. The proposed fuel pump canopy consists of similar materials. The site plan indicates general compliance with the landscape and buffering regulations of Chapter 1180, including parking lot perimeter plantings and service structure screening.

Staff has reviewed the applicant proposed lighting plan, and found it to be generally compliant with the provisions of Chapter 1182. The rezoning text made a specific provision that allowed increased lighting levels beneath the fueling canopy, in order to promote safety

within the site. The proposed plan is consistent with the deviations permitted by the text. The applicant is proposing some lighting around the rear retaining wall of the site. Although there will not be any activity in this area, Staff agrees that this is necessary to promote site security. The existing mature woods, as well as the full cut-off style fixtures minimize any light trespass, according to the plan.

Mr. Hicks - I have some concerns about the development and the proximity to the neighbors there and a few items on the site. Is there a sidewalk proposed with this development?

Unknown* - There are sidewalks stubbed out at the intersection there, but I don't see any sidewalks on this site connecting them. There's never a sidewalk there until the property is developed to put one in.

Mr. Snowden - I don't see it shown on these plans, it was shown on some of the plans that were submitted with the rezoning portion. The code does require 4 foot sidewalks to be installed. At minimum they should be installed in the portion of the site that's developable. If the board approved it as a condition the board could require that they be placed on the entire site. We also have information that Columbus is going to be doing some additional pedestrian &/or bicycle improvements along Broad Street. Mr. Sampson has had conversations with them, but at minimum the Waggoner Road frontage should have sidewalks on it. If you want, we can make it a condition of approval. The pavement width of the Waggoner Drive is approximately 22 to 24 feet, which is a great cost to them because of the bridge. Unfortunately Mr. Hershberger isn't here because of the rescheduled meeting. I don't have a problem with the board making it a condition that there be a pedestrian connection and allowing me to work with Mr. Hershberger. My concern is that we would go back to him and he would say it's going to be really challenging. That's my concern.

Unknown* - I was somewhat surprised on the tree survey. From my understanding of reading our tree survey code you can remove a tree, tree removals are approved if you need to do it to develop a site. There's also a section that if you remove one you must replace it. I'm trying to figure out where the replacement trees would be going on this site or why there are so few of them, what the arrangement is.

Unknown* - It's a heavily wooded site on the corner. It was just 2 years ago that 2 out of 4 corners of that intersection were heavily wooded and quite nice. I just want to make sure we are following our own code here on this site.

Mr. Hicks - There's a lot of trees identified on the survey. A lot of them are more than 6 inches in caliber. What I think is peculiar is that there's a significant number of them that have been labeled as poor, which is surprising. I've done a few tree surveys and I've never had as many a significant number be rated as poor which I think you would not replace them since they are labeled as poor. Generally you don't get by with that many labeled in poor condition. I understand if it's an Ash, but generally a 20 inch Maple is not in poor condition. I have concerns about the way the inventory has been done. I have concerns about the southeast corner of the property. It's next to a neighborhood that's been there since the 1960's. I don't know what the current zoning is.

Unknown* - There's no room to replace the trees.

Mr. Snowden - The previous zoning was R-1, that was a place holder zoning from the annexation and the planning commercial development is the current zoning district.

Unknown* - As the design review board we should have some respect for the aesthetic of what were authorizing to go right into a community that's been there since the 1960's next to a wooded lot that was zoned as R-1.

Mr. Sampson - What were holding UDF accountable for in this area. Mr. Snowden can you clarify as to what were holding UDF accountable for in this area?

Mr. Snowden - They are responsible for compliance with the landscape and buffering section. It is not required to be stamped by a landscape architect or horticulturist; however a lot of communities do that. That's something that the board and planning commission can consider in the future. If I take this methodology (I'm looking at Page L-1.02) at face, value they have met the code requirements. The portion that needs to be taken into consideration is the fact that they are doing the preservation area.

Mr. Sampson - The issue is requiring a pedestrian sidewalk that essentially goes nowhere. My ultimate goal, as service director, would be that we have a pedestrian sidewalk or a sidewalk bike path all along Waggoner. That's our goal. At this point, what we're requiring of UDF I think is to have a pedestrian sidewalk that essentially goes nowhere is really not part of this project.

Unknown* - Well, you never have a sidewalk to anywhere if you never require somebody to put it in when they develop.

Mr. Snowden - I'll go and review what was submitted in the rezoning phase. The code does require the 4 foot sidewalk unless our city engineer and service director say that it's not in the best interest of the city. The board can approve it as a condition. It sounds that Mr. Johnson is not opposed to adding the 4 foot sidewalk on Waggoner Road.

Mr. Snowden - Addressing Mr. Hicks, Yes, they are meeting the minimum requirements of the code for the tree ordinance assuming that the methodology used on L-1.02 is correct.

Mr. Hicks - We have a few more details on these submittals as far as the building and materials. I don't see the materials being specified what they are. There's a dumpster enclosure on the property and there's no elevation showing us what the dumpster enclosure is going to look like and its very visible and from what I understand there's a retaining wall. We do not have any idea what it's going to be made of or what it looks like.

Unknown* - If they present the material to you and it's not in compliance, you would let us know, but if we approve as presented then we don't have it out.

Mr. Snowden - Anytime anyone shows something on a set of plans, even if the materials are not specifically called out and they didn't provide a material sample, which is required, if for example the brick materials don't match the same color your being shown, I could say it's not in compliance when I approve the final zoning certificate.

Mrs. Hicks - My main concerns were the design of the application is the sidewalks, connectability, the trees, and some type of buffering from the neighboring community and the specifications on the building materials, dumpster enclosure, and the retaining wall.

Unknown* - Is there a motion somewhere in there?

Mr. Snowden - We are in the discussion phase. Mr. Sampson made a motion, 2nd by Mr. Hudson to approve his submitted. We need to make a determination on that motion and then if that motion did not pass, then any additional motions could be made at that point.

Unknown* - With the current motion that's on the floor, I would vote no and if it did fail I would recommend a move to table the issue, so we could work out some of these details and get these items resolved.

Unknown* - We have a motion and a 2nd, so why don't we get that off the table and see where that leads us.

Mr. Snowden - If there's no further discussion, do you want me to call the roll or do you need further discussion?

Mr. Zollars - I want to make it clear that I'll go on record speaking for UDF. If it becomes an important thing to put those sidewalks in there and it makes logical sense from an attorney's standpoint, they will do it. They're not going to resist. They have over a million dollars in this site before they built the building, but we'd like to get going with this thing.

Unknown* - If there's no further discussion on Mr. Sampson's motion let's vote on his motion.

Mr. Snowden - I'll call the roll. Mr. Hicks - No, Mr. Hudson - Yes, Mr. Sampson - Yes, Mr. Zollars - No. That did not approve the Certificate of Appropriateness. Do you want to continue your discussion?

Mr. Hicks - I'm not going to make a motion, but my idea is that we make a motion, we table this, there's precedence here on this board. We've tabled a lot of things that have unresolved issues, I don't see how this is any different, but we've tabled plenty of other issues for things that are more minor than what we've talked about at the meeting tonight. I would like to have this tabled, so that we can see a sidewalk on the site plan, so that we can see some increased buffering along that south property line where the preservation area is non-existent or gets really thin and I would like to see the specifications on the building materials, dumpster enclosure, and that wall just like we require every other applicant.

Mr. Snowden - Addressing Mr. Hicks, Do you want to table to the next regular meeting of the board?

Mr. Hicks - Next regular scheduled meeting.

Mr. Snowden - Tabled to next meeting on July 6.

RESULT:	TABLED [UNANIMOUS]	Next: 7/6/2017 7:00 PM
MOVER:	Steven Hicks, Board Member	
SECONDER:	Bill Sampson	
AYES:	Hudson, Zollars, Hicks, Sampson	
ABSENT:	Bowman, Carr, King	

4. **Application #178044; 1933 Baltimore-Reynoldsborg Road; New Shopping Center; Applicant: Brad Williams; Major Site Plan**

Mr. Snowden -

1933 Baltimore-Reynoldsborg Road - New Commercial Shopping Center - Major Site Plan

Application: #178044 - Major Site Plan

Location: Property is located on the northwest corner of Baltimore-Reynoldsborg Road and the south leg of Stonetrail Way.

Request: Request for review and approval of a certificate of appropriateness for a major site plan.

Existing Zoning: CS Community Services District

Current Use: Car Wash (Auto Services)

Proposed Use: Shopping Center (Retail Sales)

Applicant: Brad Williams

The applicant is requesting that the Board review and approve a certificate of appropriateness for a major site plan in order to construct two building, neighborhood scale, commercial shopping center and related improvements.

The site is an existing carwash developed with a building for self-service and automatic car washes, as well as related improvements. To the south and east, the property abuts commercial shopping centers in the CS district. To the north and west, the property abuts multi-family dwellings in the AR-1 zoning district.

The applicant is proposing two, one-story commercial buildings. The site will have access from both Stonetrail Way and Baltimore-Reynoldsborg Road. The access drive from

Baltimore-Reynoldsburg Road will separate the two proposed buildings. All parking is behind the buildings or to the side. No parking is proposed within the required setback, consistent with the regulations of the Zoning Code for commercial parking lots.

In order to accommodate their proposed construction schedule, the applicant is proposing a phase implementation of the site plan. This is perfectly acceptable under the requirements of the Zoning Code. The applicant has been informed that an additional certificate of appropriateness will be required for signage and any additional architectural changes to the proposed Phase II buildings to meet the needs of any future tenants. The applicant should also be aware that the City retains the power to require additional traffic studies, should a tenant be proposed that has a higher traffic impact, such as a restaurant. The applicant should clarify how they propose to limit customer traffic to the remainder of the site, from the first phase of development.

The applicant has submitted elevations indicating the proposed building design, materials and general location of signage. There are not specific material requirements for the CS district, therefore, the style of design presented by the applicant is appropriate. However, generally speaking, previous Commissions and Design Review Board members have asked for additional natural materials, such as brick or stone.

The applicant has proposed the general location and type of sign. Staff has no concerns with what is proposed, but a comprehensive sign plan approval will be required in the future. This should be done when detailed sign plans are available.

The applicant has provided a lighting plan which appears to meet the requirements of Chapter 1182 for intensity at the perimeter of the site. The mature trees and other natural screening will keep light trespass to a minimum. The proposed 20FT pole height meets the Zoning Code requirements. The proposed black finish is consistent with the building architecture.

The applicant has provided a landscape plan that meets the general requirements of Chapter 1180. The site has existing mature trees on the north and west sides. The applicant proposes to maintain these trees, consistent with the code requirements and the conditions of previous variance approvals. Staff has reviewed the applicant's plant material calculations for detailed compliance and found the information to be accurate.

The applicant has indicated the location of their dumpster enclosures but has not provided a detail. The applicant should clarify the height and proposed materials. Staff's preferred material is masonry that matches the building architecture.

Brad Williams (Applicant) - With Thomas English Retail Real Estate, we're the developer of the project. 725 East 65th Street, Indianapolis, Indiana. One point of clarification on the separation in the phasing. We're going to run the curb where the curbs going to go, but where there is that section of pavement that pavement would tie back in. Our thought was that we would pin down large bumpers across that, so we can easily pull them up, as opposed to pouring that curb in place. Another point, we have a supplement to the dumpster, if I

could pass that out. You'll see on the handout for the dumpster enclosure, we would do a standing block, matches the channeling that's going on the corner of the building, so that it has a similar look and it would get painted a dark gray color that is specified for the elevations. Those materials for the elevation are shown on page 10 and 11.

Mr. Zollers - Are you putting a demising wall in there at this time.

Brad Williams - Not up front.

Mr. Snowden - Addressing Mr. Williams, What's your schedule for phasing?

Brad Williams - We'd like to get under construction, so we can be enclosed this year. The role out on the 2nd phase is really going to be a function of the lease activity. There has been some interest, so we're hoping that we may initially submit architectural plans on the single occupant building and would love to do them together, but will probably follow that afterwards. Site infrastructure will be complete, it's just that paving in that last part of it that would be the finished pieces.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Hudson, Zollars, Hicks, Sampson
ABSENT:	Bowman, Carr, King

5. Application #178150; 8123 E. Broad Street; Torrid; Applicant: Jill Hopkins; Signage

Mr. Snowden -

8123 E. Broad Street - Torrid - Comprehensive Sign Plan

Application: #178150 - Certificate of Appropriateness

Location: Property is located on south side of E. Broad Street, east of Waggoner Road.

Existing Zoning: CS - Community Services District

Request: Request for a certificate of appropriateness for signage.

Current Use: Vacant/Construction Pending

Applicant: Jill Hopkins/Anchor Signs

The applicant is requesting the Board review and approve a certificate of appropriateness for signage at a new commercial building. The signage will accommodate a new tenant.

The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses and restaurants (eating and drinking establishment). To the north, the property abuts other commercial businesses across Broad Street in the City of Columbus. To the south, the property is adjacent to an agricultural use in Jefferson Township.

Per Table 1181, the applicant's sign is a Type B wall sign, which would entitle the applicant to 64SF of signage. The applicant's proposed sign is 60SF, which does not exceed the code requirements. The proposed 5IN projection of the wall sign is consistent with the maximum permitted by the Code, 12IN.

The applicant is proposing an internally illuminated channel letter wall sign. The sign is mounted directly to the building facade. The proposed signage is consistent with the sign types previously approved for the Shoppes at East Broad development. The signage matches the general scale of the building, with the main sign mounted to the fascia above the main entrance. This is a typical and appropriate place for building signage.

The proposed projecting sign is permitted under the provision of Section 1181.03(c)(1)(B). The maximum permitted projection of the sign is 4FT and the applicant is proposing 3FT. The colors and materials of the project sign is consistent with the proposed wall sign.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Steven Hicks, Board Member
AYES:	Hudson, Zollars, Hicks, Sampson
ABSENT:	Bowman, Carr, King

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Jun 8, 2017 5:00 PM (APPROVAL OF MINUTES)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 phone****Memo**

DATE: July 6, 2017**TO: Design Review Board****CC:****RE: Application 178060; 137 S. Waggoner Rd & 7619 E. Broad Street,
Applicant United Dairy Farmers- Tim Kling- Major Site Plan.**

See Attached Documentation.

CITY OF REYNOLDSBURG

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

Application #: 178060
Permit #:
Date Submitted: 5/2/17
Fee Amount: \$400
060569671
☒ Paid:

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross Meadowood Asset Management, LLC

Contact Email:

Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

United Dairy Farmers

Contact Phone Number:

513-396-8744

Description of Use:

C-Store / Fueling Station

Contact Name:

Tim Kling

Contact Email:

tkling@udfinc.com

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers - Tim Kling

Applicant Phone Number:

513-396-8744

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Email:

tkling@udfinc.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☒ Major Site Plan (\$400): Construction of new UDF

New Commercial Building

☐ Minor/Exterior Modifications (\$200):☐ Signage (\$75)/Comprehensive Sign Plan (\$150):☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Tim Kling - Director of Real Estate Date: 4.7.17
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: PCD☐ Historic District☐ CC Overlay

Add'l Approvals Req'd

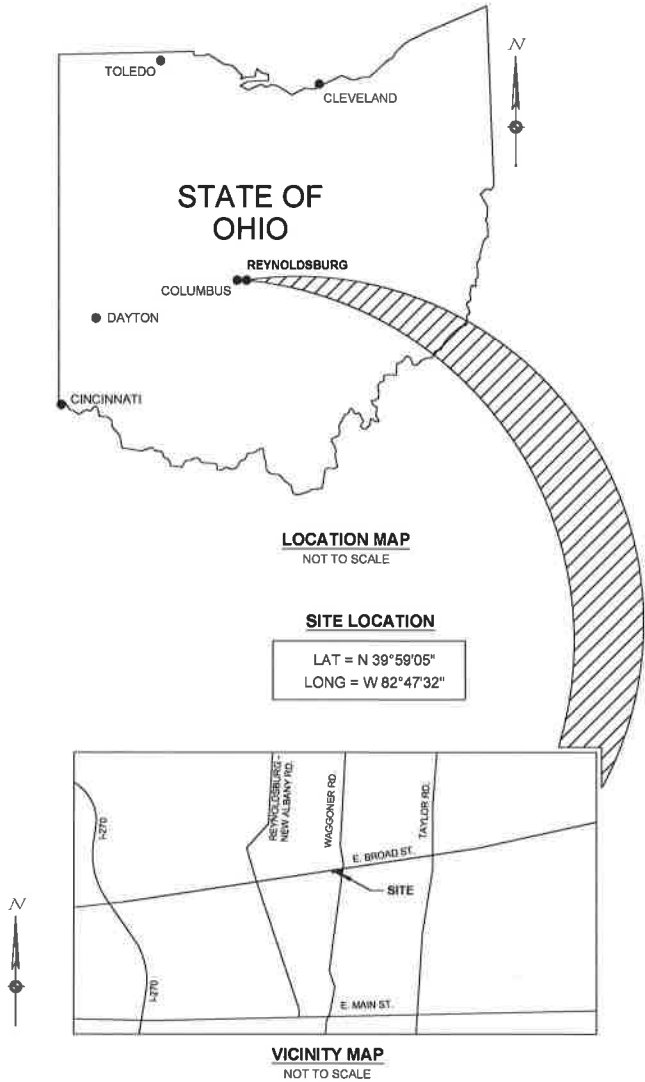
☐ BZBAMeeting Date: 6/1/17

Meeting Results

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

P&Z Admin.: _____ Date: _____

UNITED DAIRY FARMERS
FUELING STATION & CONVENIENCE STORE
REYNOLDSBURG,
FRANKLIN COUNTY, OHIO
ZONING PLANS



CONSTRUCTION SCHEDULE:

START: AUGUST 1, 2017
COMPLETION: JANUARY 1, 2018

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	ZONING SITE PLAN
C3.0	PRELIMINARY GRADING AND UTILITY PLAN
C4.0	PRELIMINARY SANITARY EXTENSION PLAN
SURVEY 1 OF 1	EXISTING CONDITIONS SURVEY
LANDSCAPE L1.01 L1.02 L2.01 L2.02	TREE PRESERVATION & REMOVAL PLAN TREE PRESERVATION & REMOVAL PLAN PLANTING PLAN - EAST PLANTING PLAN - WEST

PROPERTY DATA:

PARCEL OWNER:	UNITED DAIRY FARMERS, INC.	PROPOSED USE:	FUELING STATION & CONVENIENCE STORE
PARCEL ID:	067-000009-00 067-000068-00 067-000073-00	FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39049C0356K, EFFECTIVE DATE: JUNE 17, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ADDRESS:	E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO 43068		
PROPERTY AREA:	6.43 AC. (280,090 SF)		
ZONING:	PCD - PLANNED COMMERCIAL DEVELOPMENT		
ADJACENT ZONING:	NORTH: CITY OF COLUMBUS - COMMERCIAL SOUTH: UN-ZONED RESIDENTIAL EAST: CS - COMMUNITY SERVICES WEST: JEFFERSON TWP - RESTRICTED SUBURBAN		

SITE REQUIREMENTS:

BUILDING SETBACKS:	FRONT YARDS - 40', REAR YARD - 60' LEFT YARD - 60'
PARKING SETBACKS:	FRONT YARD - 15', REAR YARD - 15' RIGHT YARD - 15', LEFT YARD - 15'
SIGN SETBACKS:	N/A
STANDARD PARKING DIMENSIONS:	9'Wx18'L
MINIMUM DRIVE AISLE:	24'
PARKING REQUIRED:	UNITED DAIRY FARMERS CONVENIENCE STORE: (1) SPACE PER 200 S.F. OF RETAIL FLOOR AREA 4456 SF x (1/200) = 22 SPACES (1) SPACE PER 2 FUEL DISPENSER ISLANDS 8 ISLANDS x (1/2) = 4 SPACES TOTAL PARKING REQUIRED = 26 SPACES

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,678± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (30) STANDARD CAR PARKING SPACES (16) SPACES AT DISPENSERS 48 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

OWNER/DEVELOPER
UNITED DAIRY FARMERS, INC.
3955 MONTGOMERY ROAD
CINCINNATI, OH 45212

CONTACT: TIM KLING
PH: (513) 396-8700
EMAIL: TKLING@UDFINC.COM

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-8828
CONTACT: ERIC SNOWDEN

STORM SEWER
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EMH&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

SANITARY SEWER
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

WATER
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

ENGINEER
CESO, INC.
395 SPRINGSIDE DRIVE
SUITE 202
AKRON, OHIO 44333

CONTACT: NICK HERSHBERGER
PH: (330) 366-5696
EMAIL: HERSHBERGER@CESOINC.COM

ROADWAY
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EMH&T (WAGGONER ROAD)
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614) 645-1664
CONTACT: DANIEL BLECHSCHMIDT

EROSION CONTROL
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EMH&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

GAS
200 CIVIC CENTER DRIVE
815 WALTON PARKWAY
NEW ALBANY, OH 43054-8233

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6767 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

ELECTRIC
AMERICAN ELECTRIC POWER (AEP)
PH: (800) 672-2231

COMMUNICATIONS
AT&T
PH: (800) 288-2020

STANDARD DRAWINGS
THE STANDARD SPECIFICATIONS OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT), CURRENT EDITION, INCLUDING STANDARD DRAWINGS SHALL GOVERN THIS IMPROVEMENT.

REVISIONS
NO. DATE DESCRIPTION

NOT FOR CONSTRUCTION

CREATION TO COMPLETION
WWW.CESOINC.COM
Engineering • Architecture • Survey • Construction Mgmt • Environmental

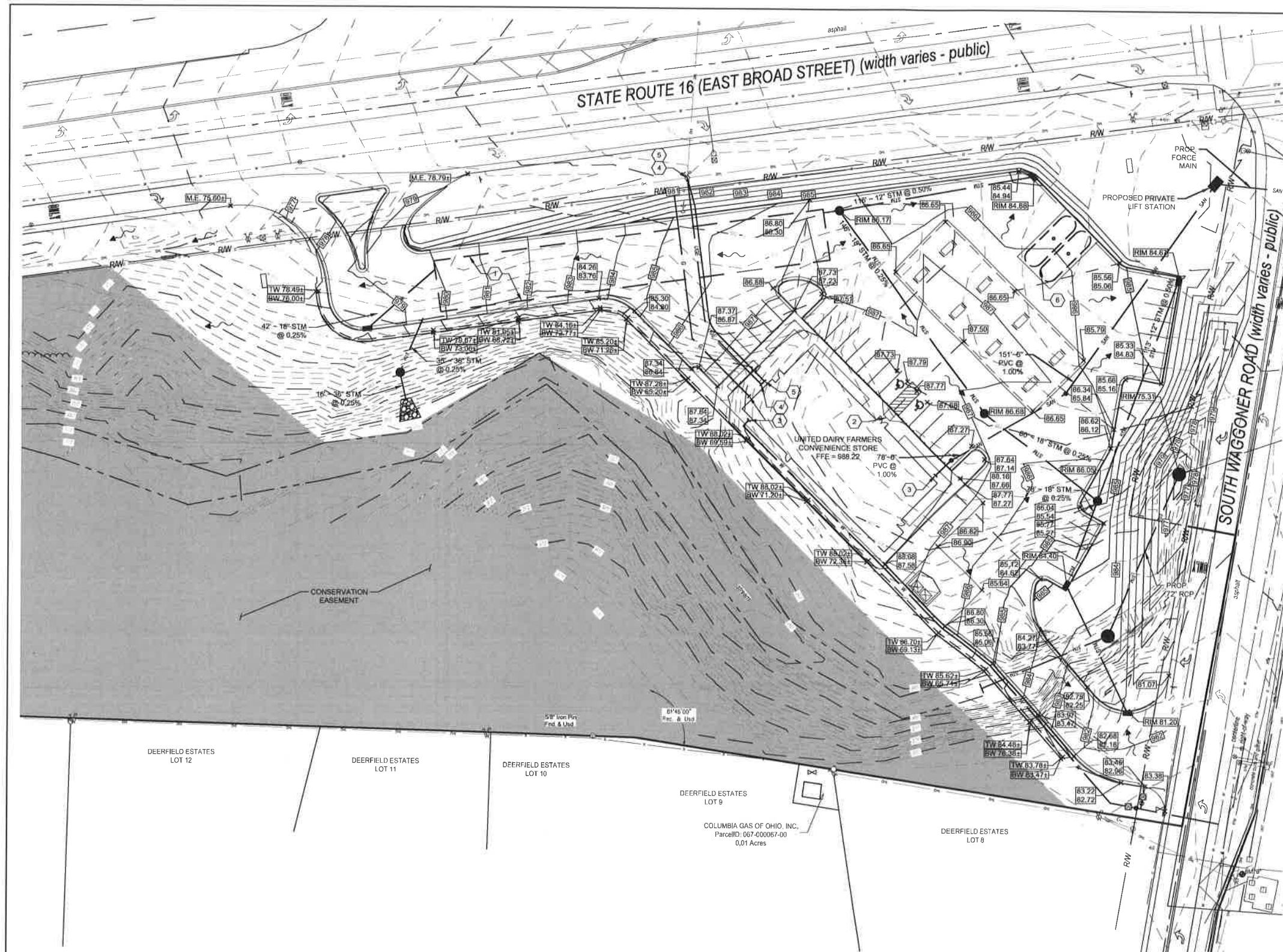
UNITED DAIRY FARMERS
E. BROAD ST. & S. WAGGONER RD., REYNOLDSBURG, OHIO

ISSUE:
SITE PLAN SUBMITTAL
DATE:
5/1/2017
JOB NO.: 752862
DESIGN: CAK
DRAWN: CAK
CHECKED: NRH
SHEET NO.
C1.0



GRAPHIC SCALE (IN FEET)

Packet Pg. 17



LEGEND

- EXISTING**
REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY
- PROPOSED**
- 975 MAJOR CONTOUR
 - 974 MINOR CONTOUR
 - RIDGE LINE
 - STM STORM SEWER
 - SAW SANITARY SEWER
 - W DOMESTIC WATER SERVICE
 - UGE UNDERGROUND ELECTRIC SERVICE
 - G GAS SERVICE
 - UGT TELEPHONE SERVICE
 - WATER VALVE
 - WATER METER
 - STORM STANDARD MANHOLE
 - STORM CURB INLET
 - STORM ENDWALL
 - SANITARY STANDARD MANHOLE
 - SANITARY CLEANOUT
 - SPOT ELEVATION
 - TOP OF CURB
 - BOTTOM OF CURB
 - TOP OF WALL
 - BOTTOM OF WALL
 - TOP OF CASTING ELEVATION
 - RIP RAP
 - FLOW ARROW

PRELIMINARY STORM CALCULATIONS

SOIL TYPE = CARDINGTON SILT LOAM (Crd1B1) - C/D
DISTURBED AREA = 2.67 AC.

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.58 AC.
CN = 78

PROPOSED:

IMPERVIOUS AREA = 1.53 AC.
GRASS AREA = 1.15 AC.
CN = 90

EX. 1-YEAR RUNOFF, Q = 0.58 in.
PROP. 1-YEAR RUNOFF, Q = 1.28

EX. 1-YEAR RUNOFF VOLUME = 5.697 CF
PROP. 1-YEAR RUNOFF VOLUME = 12.429 CF

*INCREASE OF 118% IN RUNOFF, 25-YEAR CRITICAL STORM

STORAGE VOLUME REQUIRED = 19,200 CF

(3) 72" PIPES
UNDERGROUND DETENTION FOOTPRINT = 230' L x 30' W

PRELIMINARY EARTHWORK:

CUT = 54 CY
FILL = 26,483 CY

NET = 26,429 CY

CODED NOTES

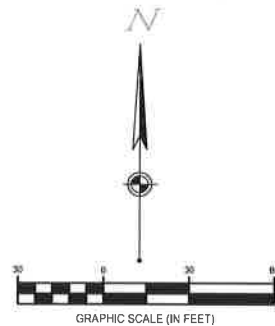
- UNDERGROUND DETENTION SYSTEM
- ADA RAMP
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
- COORDINATE WITH BUILDING CONTRACTOR AND TELEPHONE COMPANY FOR CONNECTION AND LOCATION OF TELEPHONE SERVICE.
- UNDERGROUND FUEL STORAGE TANKS

GENERAL GRADING NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF REYNOLDSBURG REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- STORM SEWER CATCH BASINS, CURB INLETS, MANHOLES, AND ENDWALLS SHALL CONFORM TO CITY OF REYNOLDSBURG STANDARD CONSTRUCTION DRAWINGS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- PROVIDE 2% MAXIMUM CROSS SLOPE ON SIDEWALKS AND ADA PARKING AREA
- ALL CURB AND WALL UNDERDRAINS SHALL OUTLET TO STORM SEWER SYSTEM. PROVIDE POSITIVE DRAINAGE TO CONNECTION POINT.
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET TO ALL SLOPES 3H:1V OR STEEPER.
- ADD 900.00 TO ALL SPOT ELEVATIONS SHOWN ON PLAN TO OBTAIN U.S.G.S. ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
- PROVIDE STORM SEWER MINIMUM 2'-6" COVER UNLESS OTHERWISE NOTED.
- PROVIDE FINGER DRAINS AND CONCRETE COLLARS ON ALL PROPOSED STORM SEWER STRUCTURES IN PAVEMENT PER CONSTRUCTION DETAILS SHEET.

GENERAL UTILITY NOTES:

- AS CONSTRUCTION ACTIVITIES APPROACH AN EXISTING UTILITY LINE, THE CONTRACTOR SHALL LOCATE THE LINE, DETERMINE ITS EXACT LOCATION, AND MAKE GRADE ADJUSTMENTS BY DEFLECTING THE PIPELINE FITTINGS. MAXIMUM FITTING DEFLECTION SHALL BE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF VESTIBULE, CANOPY, SIDEWALKS, EXIT PORCHES, RAMPS, DRIVE THRU, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO ELECTRICAL DRAWINGS AND PHOTOMETRIC PLAN FOR SITE LIGHTING DESIGN.
- PROVIDE WATER LINE MINIMUM OF 2'-6" COVER.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PROVIDE THRUST BLOCKS AT VALVES, TEES, FITTINGS AND ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF THE WATER LINE. PERFORM ALL WATER LINE WORK IN ACCORDANCE WITH ODOT STANDARDS.



PRELIMINARY GRADING AND
UTILITY PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD., REYNOLDSBURG, OHIO

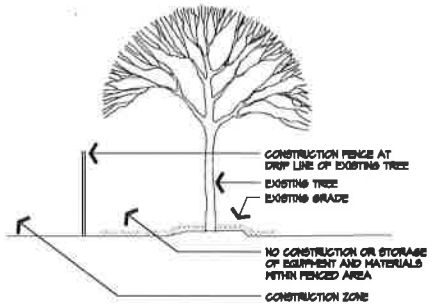
ISSUE:
SITE PLAN SUBMITTAL
DATE:
5/1/2017
JOB NO.: 752862
DESIGN: CAK
DRAWN: CAK
CHECKED: NRH
SHEET NO.
C3.0

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

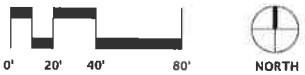
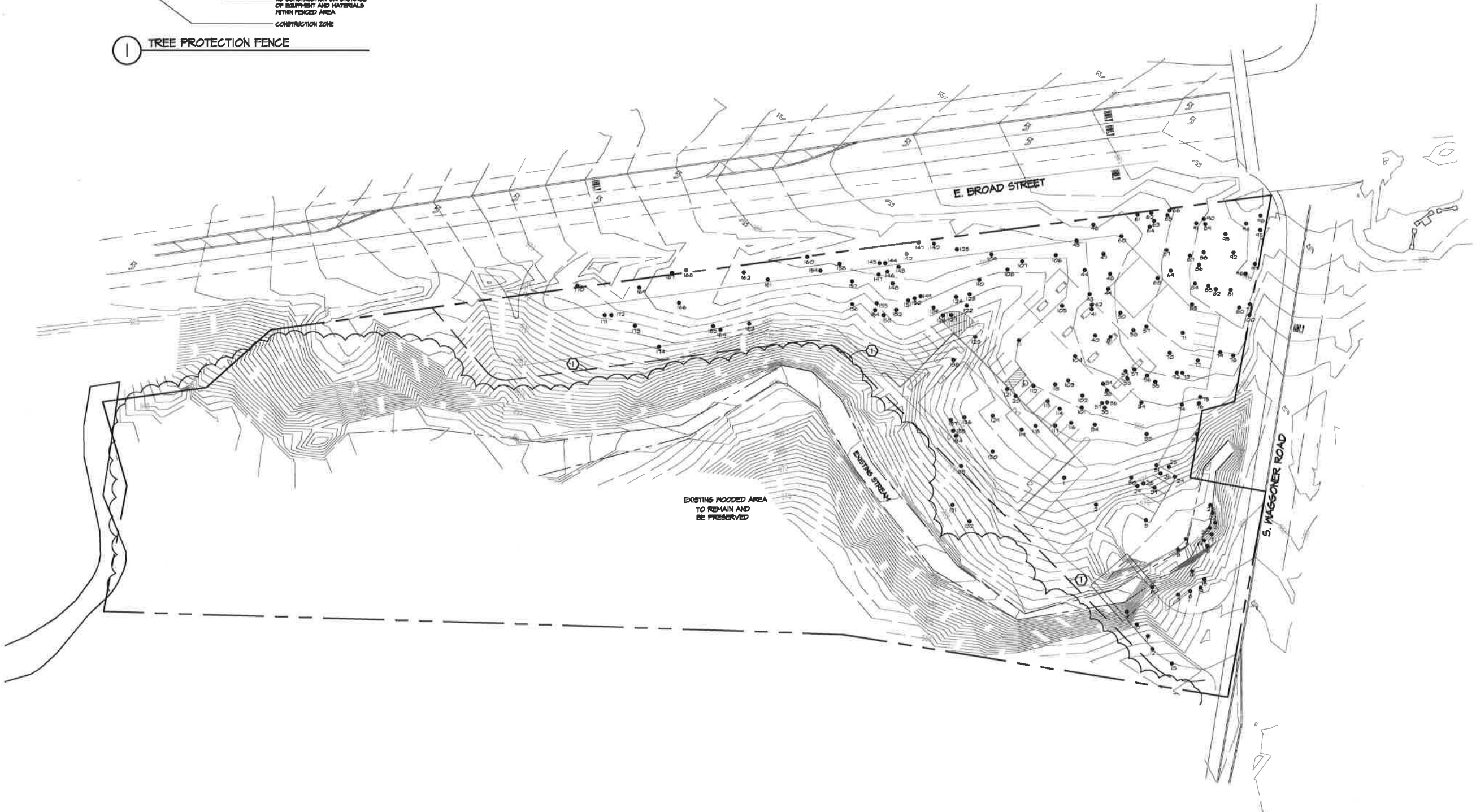
LEGEND
T16 — TREE NUMBER
— TREE LOCATION (APPROX.)

GENERAL NOTES
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
890 WEST SPRING STREET, STE 350
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGE-LA.COM

CONSTRUCTION NOTES
① ORANGE CONSTRUCTION FENCE, PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL #1, THIS SHEET.



① **TREE PROTECTION FENCE**



SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE
UDF
REYNOLDSBURG, OH

CLIENT
PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

L1.01

TREE INVENTORY

TREE NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
1	MAPLE	22"	AVERAGE	MULTI-STEM	2
2	MAPLE	28"	AVERAGE	EXEMPT	2
3	ASH	20"	POOR	DEAD	
4	MAPLE	22"	GOOD	EXEMPT	2
5	MALNUT	20"	AVERAGE		2
6	LINDEN	8"	AVERAGE	EXEMPT	2
7	COTTONWOOD	28"	POOR	EXEMPT	4
8	MAPLE	21"	POOR	EXEMPT	4
9	MALNUT	18"	POOR	EXEMPT	2
10	MALNUT	8"	POOR	EXEMPT	2
11	MALNUT	20"	POOR	EXEMPT	2
12	MALNUT	10"	POOR	EXEMPT	2
13	MALNUT	20"	AVERAGE	EXEMPT	2
14	LINDEN	(4)10"-14"	POOR	EXEMPT	4
15	OAK	10"	POOR	EXEMPT	4
16	OAK	12"	POOR	EXEMPT	4
17	TREE OF HEAVEN	12"	AVERAGE		2
18	BOX ELDER	8"	POOR	EXEMPT	4
19	TREE OF HEAVEN	8"	POOR	EXEMPT	4
20	BOXELDER	12"	POOR	EXEMPT	4
21	CATALPA	10"	POOR	EXEMPT	4
22	CATALPA	14"	AVERAGE		2
23	CATALPA	18"	POOR	EXEMPT	4
24	MAPLE	16"	POOR	EXEMPT	2
25	ASH	30"	DEAD	EXEMPT	2
26	ASH	14"	POOR	DEAD	
27	MAPLE	20"	POOR	EXEMPT	4
28	MALNUT	18"	POOR	EXEMPT	2
29	ASH	8"	POOR	DEAD	
30	MAPLE	24"	POOR	EXEMPT	2
31	MAPLE	16"	AVERAGE	EXEMPT	2
32	MAPLE	20"	POOR	EXEMPT	2
33	MALNUT	17"	POOR	EXEMPT	2
34	BLACK LOCUST	7"	POOR	EXEMPT	2
35	BLACK LOCUST	14"	AVERAGE	EXEMPT	2
36	MAPLE	10"	POOR	EXEMPT	2
37	MAPLE	10"	POOR	EXEMPT	2
38	MAPLE	10"	AVERAGE	EXEMPT	2
39	MAPLE	8"	AVERAGE	EXEMPT	2
40	MAPLE	10"	GOOD	EXEMPT	2
41	MAPLE	10"	POOR	EXEMPT	2
42	LOCUST	8"	POOR	EXEMPT	2
43	LOCUST	11"	AVERAGE	EXEMPT	2
44	LOCUST	10"	AVERAGE	EXEMPT	2
45	MAPLE	15"	POOR	EXEMPT	2
46	LOCUST	12"	POOR	EXEMPT	4
47	LOCUST	8"	AVERAGE	EXEMPT	2
48	MAPLE	7"	POOR	EXEMPT	2
49	MAPLE	9"	AVERAGE	EXEMPT	2
50	MAPLE	7"	AVERAGE	EXEMPT	2
51	ASH	20"	POOR	DEAD	
52	MAPLE	7"	AVERAGE	EXEMPT	2
53	MAPLE	8"	AVERAGE	EXEMPT	2
54	LOCUST	16"	AVERAGE	EXEMPT	2
55	MAPLE	8"	GOOD	EXEMPT	2
56	MAPLE	7"	AVERAGE	EXEMPT	2
57	MAPLE	7"	AVERAGE	EXEMPT	2
58	LOCUST	20"	POOR	EXEMPT	2
59	MAPLE	16"	AVERAGE	EXEMPT	2
60	MAPLE	7"	AVERAGE	EXEMPT	2
61	MAPLE	10"	AVERAGE		2
62	LOCUST	12"	POOR	EXEMPT	4
63	LOCUST	18"	AVERAGE		2
64	LOCUST	10"	POOR	EXEMPT	4
65	LOCUST	14"	POOR	EXEMPT	4
66	MAPLE	12"	POOR	EXEMPT	4
67	LOCUST	12"	POOR	EXEMPT	4
68	MAPLE	10"	AVERAGE	EXEMPT	2
69	MAPLE	7"	POOR	EXEMPT	4
70	LOCUST	15"	POOR	EXEMPT	2
71	MAPLE	7"	AVERAGE	EXEMPT	2
72	LOCUST	14"	POOR	EXEMPT	2
73	MAPLE	7"	AVERAGE	EXEMPT	2
74	LOCUST	15"	POOR	EXEMPT	2
75	LOCUST	8"	POOR		4
76	LOCUST	12"	POOR		4
77	MAPLE	8"	AVERAGE	EXEMPT	2
78	ASH	30"	POOR	DEAD	

TREE INVENTORY

TREE NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
79	MAPLE	12"	POOR	EXEMPT	4
80	MAPLE	20"	AVERAGE		2
81	ASH	18"	POOR	DEAD	
82	MAPLE	10"	AVERAGE		2
83	MAPLE	12"	AVERAGE		2
84	LOCUST	16"	POOR	EXEMPT	4
85	MAPLE	8"	AVERAGE	EXEMPT	2
86	MAPLE	8"	AVERAGE		2
87	MAPLE	8"	AVERAGE		2
88	LOCUST	16"	POOR	EXEMPT	2
89	LOCUST	10"	POOR	EXEMPT	4
90	MAPLE	8"	POOR	EXEMPT	4
91	LOCUST	10"	POOR	EXEMPT	4
92	MAPLE	12"	AVERAGE		2
93	LOCUST	10"	POOR	EXEMPT	4
94	LOCUST	10"	POOR	EXEMPT	4
95	LOCUST	10"	POOR	EXEMPT	4
96	LOCUST	10"	POOR	EXEMPT	4
97	MAPLE	10"	POOR	EXEMPT	4
98	MAPLE	10"	AVERAGE		2
99	MAPLE	8"	POOR	EXEMPT	4
100	MAPLE	8"	POOR	EXEMPT	4
101	LOCUST	16"	POOR	EXEMPT	2
102	MAPLE	12"	AVERAGE	EXEMPT	2
103	MAPLE	10"	AVERAGE	EXEMPT	2
104	LOCUST	15"	POOR	EXEMPT	2
105	MAPLE	10"	AVERAGE	EXEMPT	2
106	LOCUST	18"	POOR	EXEMPT	2
107	MAPLE	8"	AVERAGE	EXEMPT	2
108	LOCUST	12"	POOR	EXEMPT	2
109	HICKORY	10"	AVERAGE	EXEMPT	2
110	HICKORY	14"	GOOD	EXEMPT	2
111	MAPLE	7"	GOOD	EXEMPT	2
112	MAPLE	7"	POOR	EXEMPT	2
113	MAPLE	16"	POOR	EXEMPT	2
114	LOCUST	10"	POOR	EXEMPT	2
115	MAPLE	8"	AVERAGE	EXEMPT	2
116	LOCUST	10"	POOR	EXEMPT	2
117	MAPLE	8"	POOR	EXEMPT	2
118	MAPLE	8"	POOR	EXEMPT	2
119	MAPLE	10"	POOR	EXEMPT	2
120	MAPLE	12"	AVERAGE	EXEMPT	2
121	MAPLE	12"	POOR	EXEMPT	2
122	HICKORY	8"	GOOD	EXEMPT	2
123	HICKORY	7"	AVERAGE	EXEMPT	2
124	HICKORY	8"	AVERAGE	EXEMPT	2
125	HICKORY	18"	POOR	EXEMPT	2
126	HICKORY	12"	GOOD	EXEMPT	2
127	HICKORY	12"	AVERAGE	EXEMPT	2
128	MAPLE	12"	AVERAGE	EXEMPT	2
129	MAPLE	10"	POOR	EXEMPT	2
130	MAPLE	14"	GOOD	EXEMPT	2
131	MAPLE	18"	POOR	EXEMPT	2
132	MAPLE	20"	POOR	EXEMPT	2
133	MALNUT	20"	POOR	EXEMPT	2
134	MAPLE	8"	AVERAGE	EXEMPT	2
135	MAPLE	14"	AVERAGE	EXEMPT	2
136	MAPLE	14"	AVERAGE	EXEMPT	2
137	MAPLE	15"	POOR	EXEMPT	2
138	OAK	24"	POOR	EXEMPT	2
139	MAPLE	10"	POOR	EXEMPT	2
140	HICKORY	10"	AVERAGE		2
141	MALNUT	16"	AVERAGE	EXEMPT	2
142	MALNUT	12"	AVERAGE	EXEMPT	2
143	MAPLE	12"	AVERAGE	EXEMPT	2
144	MALNUT	15"	AVERAGE	EXEMPT	2
145	MAPLE	12"	AVERAGE	EXEMPT	2
146	MALNUT	15"	POOR	EXEMPT	2
147	MALNUT	15"	POOR	EXEMPT	4
148	MALNUT	16"	AVERAGE	EXEMPT	2
149	MAPLE	14"	AVERAGE	EXEMPT	2
150	MAPLE	14"	AVERAGE	EXEMPT	2
151	MAPLE	12"	AVERAGE	EXEMPT	2
152	HICKORY	8"	AVERAGE	EXEMPT	2
153	MAPLE	18"	POOR	EXEMPT	2
154	MAPLE	8"	AVERAGE	EXEMPT	2
155	MAPLE	10"	AVERAGE	EXEMPT	2
156	HICKORY	10"	AVERAGE	EXEMPT	2

TREE INVENTORY

TREE NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
157	MAPLE	10"	AVERAGE	EXEMPT	2
158	MAPLE	10"	AVERAGE		2
159	MAPLE	8"	AVERAGE	EXEMPT	2
160	HICKORY	12"	AVERAGE		2
161	MALNUT	12"	AVERAGE	EXEMPT	2
162	MAPLE	36"	GOOD		2
163	MAPLE	14"	POOR	EXEMPT	2
164	MAPLE	10"	AVERAGE	EXEMPT	2
165	MAPLE	12"	AVERAGE	EXEMPT	2
166	MALNUT	16"	AVERAGE	EXEMPT	2
167	MALNUT	16"	AVERAGE		2
168	MAPLE	12"	AVERAGE		2
169	MAPLE	30"	POOR		4
170	MAPLE	24"	POOR	EXEMPT	2
171	OAK	20"	AVERAGE	EXEMPT	2
172	OAK	18"	AVERAGE	EXEMPT	2
173	OAK	18"	GOOD	EXEMPT	2
174	SYCAMORE	24"	GOOD	EXEMPT	2

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

MAJOR TREES REMOVED PER
'TREE PRESERVATION' SECTION 1180.5 (b)

18

MAJOR TREE REMOVED INDICATED BY TONE.

EXISTING WOODED AREA TO REMAIN
SHALL BE CREDITED TOWARD REQUIRED
LANDSCAPING PER 1180.9. SEE PLANTING
PLANS L2.01 - L2.02

EDGE

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF

REYNOLDSBURG, OH

CLIENT

PROJECT NO.

Date 01/06/2017

Revisions

Sheet Title

TREE
PRESERVATION
&
REMOVAL PLAN
Sheet Number

L1.02

EDGE

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF

REYNOLDSBURG, OH

CLIENT

PROJECT NO.

Date 01/06/2017

Revisions

Sheet Title

**PLANTING PLAN
EAST**

Sheet Number

L2.01

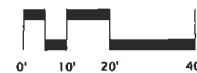
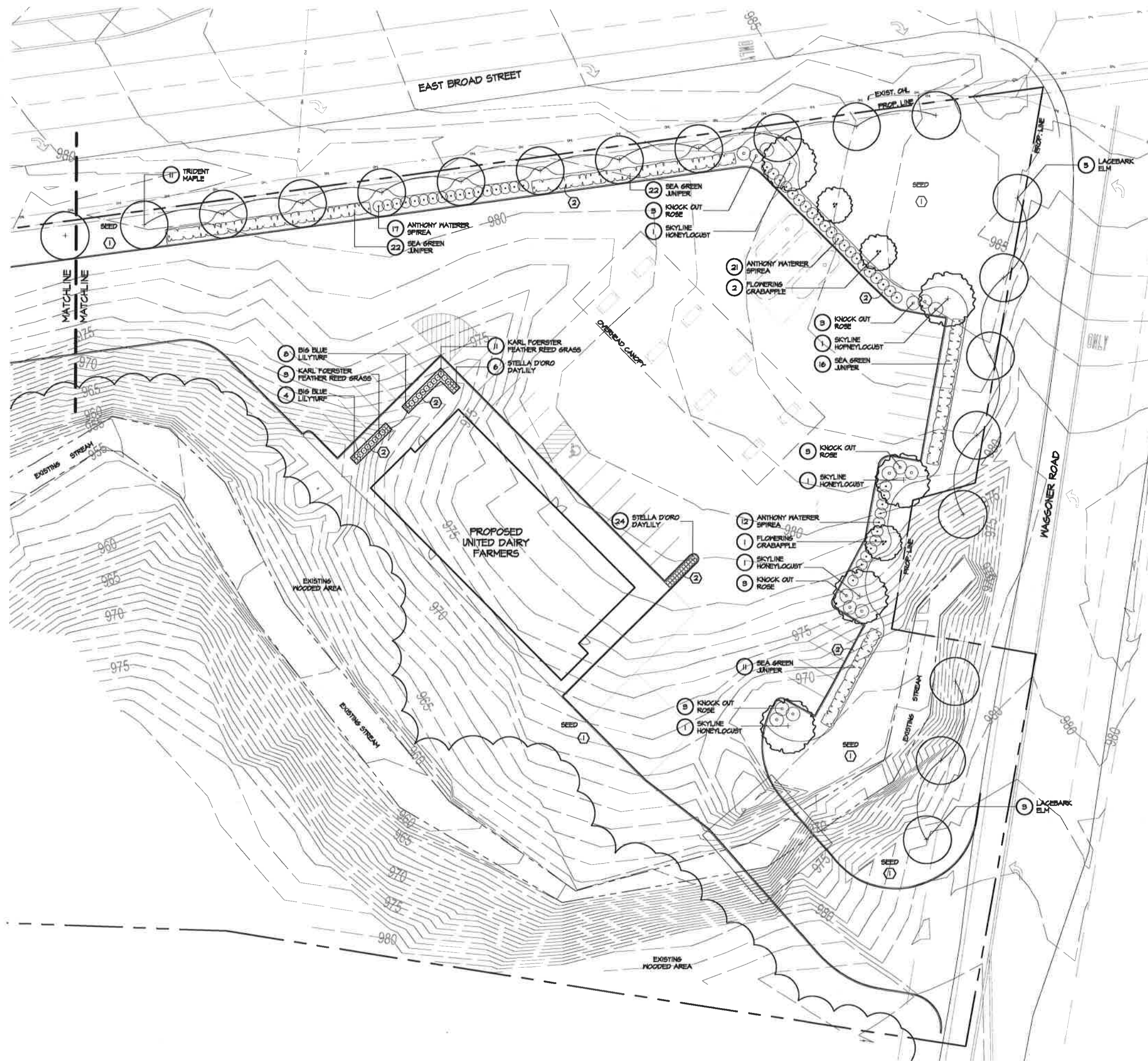
Packet Pg. 21

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 8" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS.

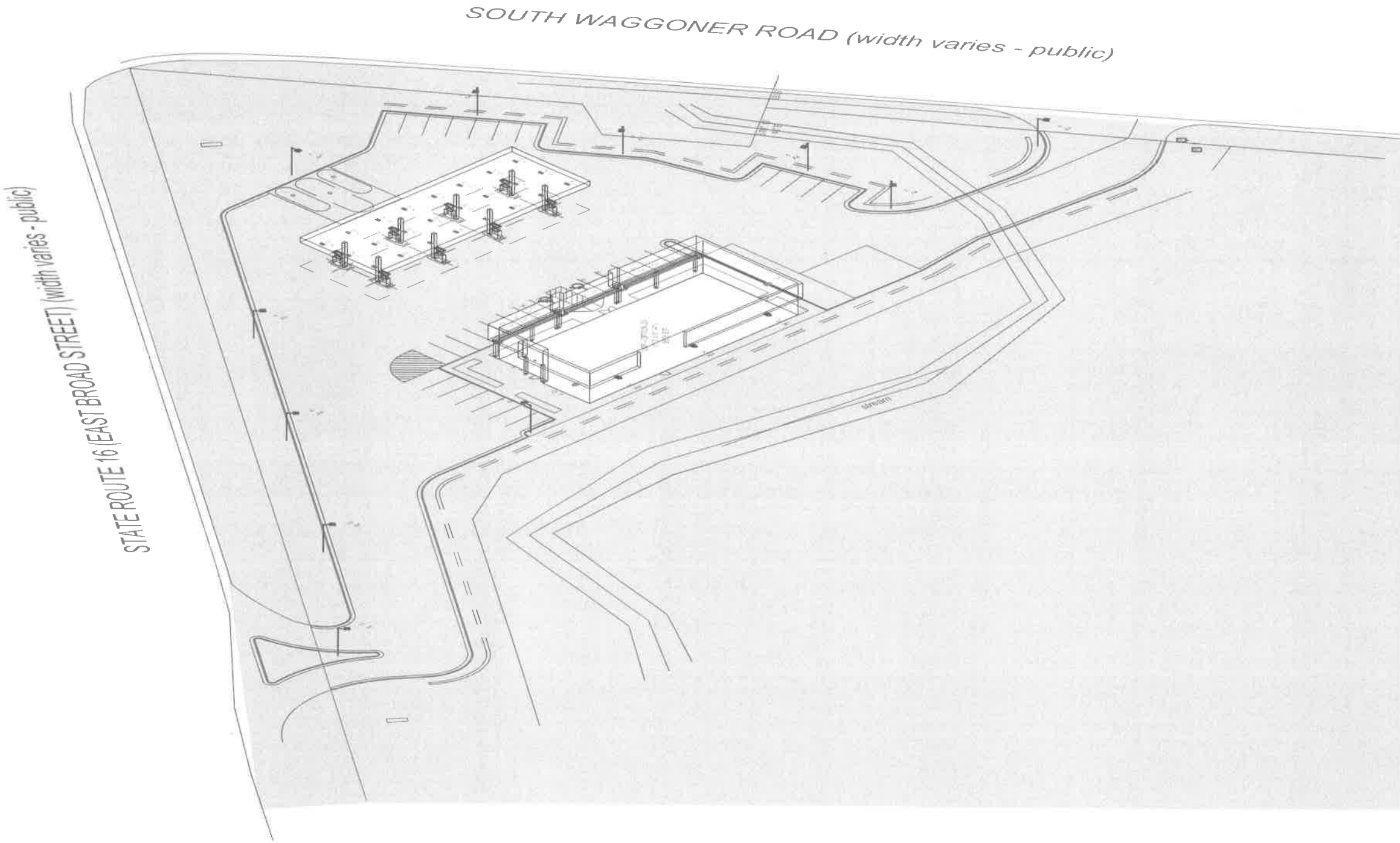
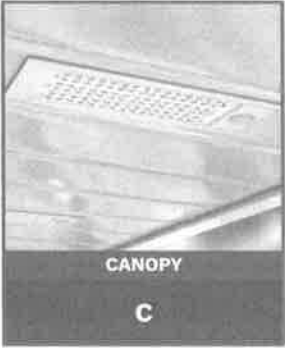
CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

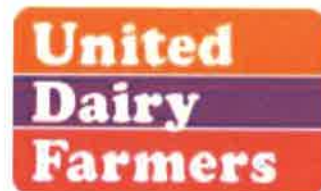




RL-4545-S1



CLICK OR SCAN HERE FOR
EXTERIOR OPTIONS



UNITED DAIRY FARMERS

FILE LOCATION: X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017-10:29AM

FILENAME: 16-20XX - UDF Landscape Renderings.dwg

ISSUE DATE: 10/07/2016

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





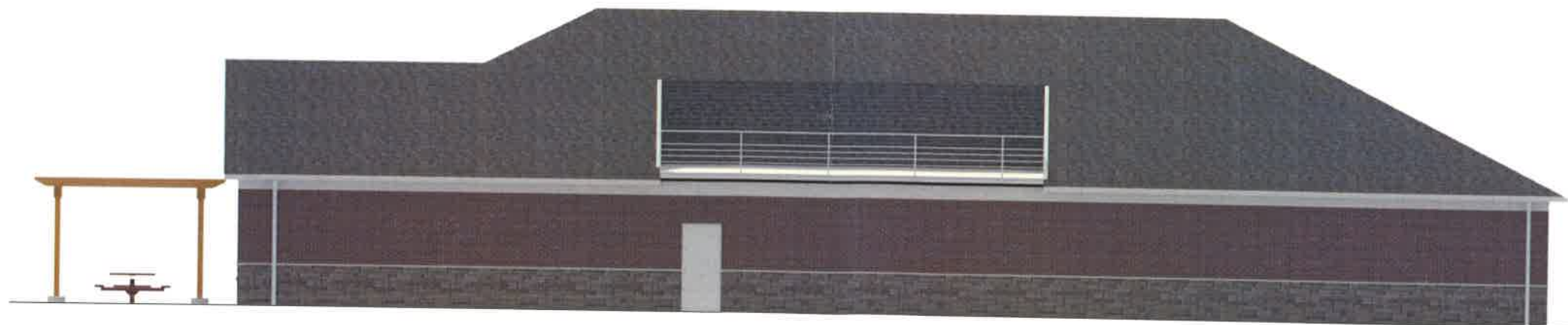
4 FRONT ELEVATION
SCALE: NTS



3 LEFT SIDE ELEVATION
SCALE: NTS



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: NTS

4K⁴
ARCHITECTURE
+ DESIGN
555 Oak Street
Cincinnati, Ohio 45203
Tel: (513) 455-5000
Fax: (513) 455-5008
Webpage: www.4k4architecture.com
Email: info@4k4architecture.com

NEW CONVENIENCE
STORE FOR
**UNITED DAIRY
FARMERS**

REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: JL, MJJ
Scale: AS NOTED
JOB No: 16-2070

A001



UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017-10:32AM

FILENAME: 16-2024 Renderings 9-26.dwg

ISSUE DATE: 07/21/2016

OPTION 1

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017-10:34AM

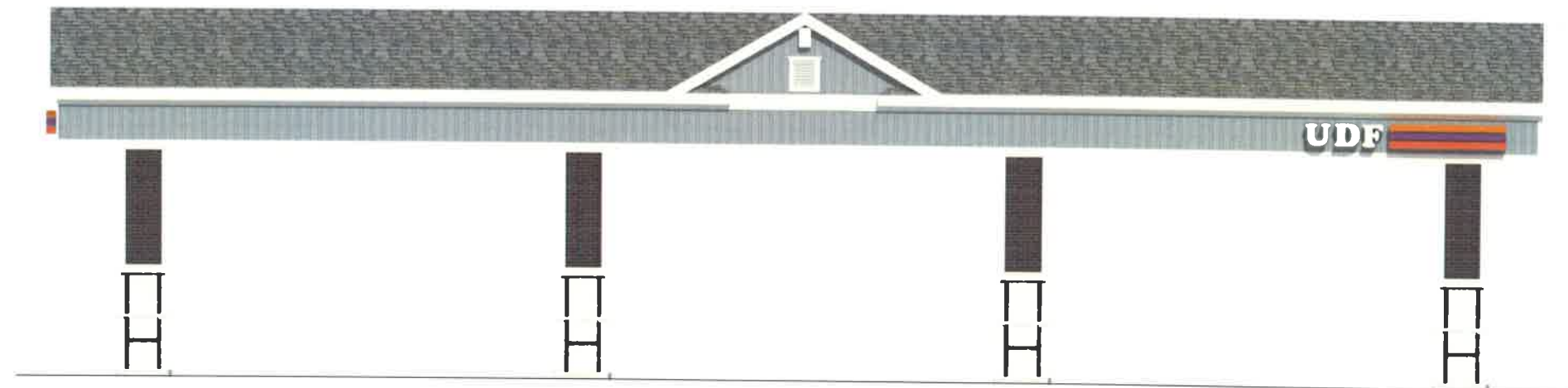
FILENAME: 16-2024 Renderings 9-26.dwg

ISSUE DATE: 07/21/2016

OPTION 1

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





4 FRONT ELEVATION
SCALE NTS



3 LEFT SIDE ELEVATION
SCALE NTS



2 RIGHT SIDE ELEVATION
SCALE NTS



1 REAR ELEVATION
SCALE NTS



ARCHITECTURE
+ DESIGN
555 Guel Street
Cincinnati, Ohio 45203
Tel: (513) 455-5000
Fax: (513) 455-5008
Webpage: www.k4architecture.com
Email: info@k4architecture.com

NEW CONVENIENCE
STORE FOR:
**UNITED DAIRY
FARMERS**



REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

CANOPY
ELEVATIONS

Drawn By: J.L. MUI
Scale: AS NOTED
Job No. 16-2070

A002

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE
UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

PLANTING PLAN
WEST
Sheet Number

L2.02

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 8" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOO ALL AREAS DISTURBED DURING CONSTRUCTION SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS.

CONSTRUCTION NOTES

- ① LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

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.

HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

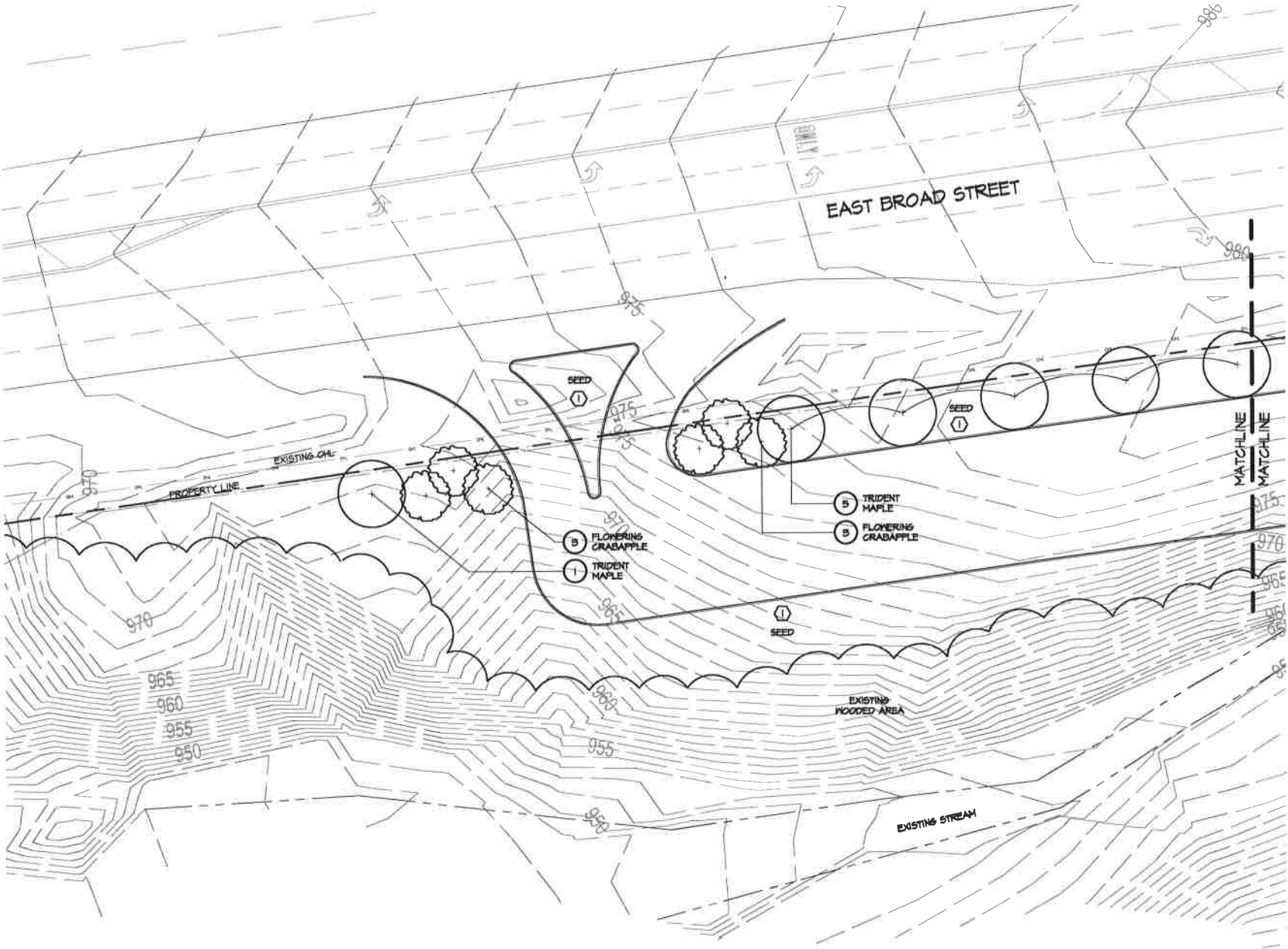
① SHRUB PLANTING
NTS

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 CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

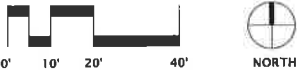
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

② TREE PLANTING
NTS



PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
8	LACEBARK ELM	Ulmus parvifolia	2 1/2" Cal.	B&B	
5	SKYLINE HONEYLOCUST	Gleditsia triacanthos f. inermis 'Skyline' SKYLINE	2 1/2" Cal.	B&B	
16	TRIDENT MAPLE	Acer buergerianum	2 1/2" Cal.	B&B	REPLACEMENT
ORNAMENTAL TREES					
4	FLOWERING CRABAPPLE	Malus	2" Cal.	B&B	MULTI-STEM
SHRUBS					
50	ANTHONY MATERER SPIREA	Spiraea japonica 'Anthony Materer'	24" Hgt.	Cont.	
15	KNOCK OUT ROSE	Rosa 'Radrazz' 'KNOCK OUT	18"-24" Hgt.	Cont.	
71	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	Cont.	
PERENNIALS					
12	BIG BLUE LILLYTUP	Lilippe muscar	1 Gal.	Cont.	
14	KARL FOENSTER FEATHER REED GRASS	Calamagrostis acutiflora Karl Foerster	1 Gal.	Cont.	
50	STELLA D'ORO DAYLILY	Hemerocallis 'Stella de Oro'	1 Gal.	Cont.	



ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE

NOTES

1. North and bearing system based upon NAD 83 (2011), OHIO NORTH Vertical datum based on NAVD 88.
2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Old Republic National Title Insurance Company, commitment number A34363-1304-06 dated September 6, 2016 AT 7:59 a.m.
3. All underground utilities are shown to the best of our knowledge and are based on locations taken from observed evidence. No certification is made or implied that the utilities shown are correct or that all underground utilities are shown.
4. All data sources, documents and records shown hereon are on file in the Franklin County register of deeds.
5. All monumentation shown hereon is in good condition unless otherwise noted.
6. Access to the subject parcel is available along Waggoner Road (public). No Roadway Improvement plans were disclosed to CESO during the survey.
7. Utilities in the form of water, electric, natural gas, telephone, cable, and storm sewer are all located either on the subject property or within the public right-of-way adjoining said parcel.
8. Structures are as shown hereon, no evidence of recent earthwork and recent building construction.
9. No evidence that subject property is being used as a sanitary landfill.
10. There was evidence of welland delineation areas were evident at the time of the survey.
11. This is not a recordable document for transfer of title.
13. Parcel is located within "ZONE X" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39049C0356K, effective date: June 17, 2008, published by the Federal Emergency Management Agency.
14. Site Location: LAT 39.984515°, LONG -82.791923°
15. There currently exist NO parking spaces on site.

TITLE COMMITMENT LEGAL DESCRIPTION

Title Commitment #A34363-1304-06

Auditor's Parcel No. 067-000073 and 067-000068:

Situate in the State of Ohio, County of Franklin, City of Reynoldsburg, Quarter Township 4, Township 1, Range 16, United States Military Lands and being all of the remainder of Tracts Five and Seven as shown in the deed to REYNO Holding Co. of record in Official Record 30723107 and described as follows:

Beginning, for reference, at monument FCOS 5011 fowid marking the centerline intersection for East Broad Street (State Route 16) with Waggoner Road;

Thence South 09° 48' 44" West, with said centerline of Waggoner Road, 86.33 feet, being North 09° 48' 44" East, with said centerline of Waggoner Road, 705.49 feet from monument FCOS 4409 found;

Thence North 80° 11' 16" West, leaving said centerline, 40.00 feet to an iron pin set marking the intersection of the south right-of-way line for said East Broad Street with the west right-of-way line for said Waggoner Road, as shown on plan FRA/LIC-16-10.30/0.00 and on file with the Ohio Department of Transportation, the True Point of Beginning;

Thence South 09° 48' 44" West, with said west right-of-way line (Official Record 17771G07), 175.23 feet to an iron pin set;

Thence South 74° 19' 59" West, partly with said west right-of-way line (Official Record 16464D07) and partly with the original north line of the remainder of that 1.373 acre tract conveyed to Robert O. Peatross of record in Official Record 19785G13, 302.30 feet to an iron pin set marking the original northwest corner to said 1.373 acre tract;

Thence south 16° 51' 24" West, with the original west line of said 1.373 acre tract, 118.88 feet to a 3/4-inch iron pin found marking the southwest corner thereof, in the north line of Lot 9 of "Deerfield Estates" as recorded in Plat Book 33, Page 19;

Thence North 88° 22' 07" West, with a north line of said subdivision, (passing 5/8-inch iron pins found at 24.93 and 474.72 feet and a 3/4-inch iron pin found at 582.90 feet) 616.11 feet to an iron pin set marking a corner to Lot 14 of said subdivision as shown on said plat and in an old location of the centerline of Stone Quarry Run, being South 88° 22' 07" East, 23.7 feet from the current centerline of said Stone Quarry Run (2005);

Thence North 10° 31' 13" East, with an east line of said Lot 14 as shown on said plat and said old centerline, 106.34 feet to an iron pin set marking the most north corner to said Lot 14 as shown on said plat, said corner being in the old centerline of Stone Quarry Run in 1953, being 22.2 feet east of the current centerline of said Stone Quarry Run (2005);

Thence North 15° 52' 02" West, with said old centerline of Stone Quarry Run (1953), 72.70 feet to the said south right-of-way line, being in the current centerline of said Stone Quarry Run (2005);

Thence with said south right-of-way line (Official Record 17771G10); the following courses:

North 82° 02' 13" East, 86.93 feet to an iron pin set;

North 48° 20' 47" East, 72.11 feet to an iron pin set;

North 82° 02' 13" East, 839.82 feet to the True Point of Beginning, Containing 5.159 acres, more or less, 1.212 acres from Auditor's Parcel 067-000073 and 3.947 acres from Auditor's Parcel 067-000068.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared from existing records and an actual field survey performed in April 2005.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone. Control for bearings was from coordinates of monuments FCOS 5011 and FCOS 4409, having a bearing of South 09° 48' 44" West, as established by the Franklin County Engineering Department.

All references refer to the records of the Recorder's Office, Franklin County, Ohio unless noted otherwise.

The property described and shown hereon is the same property as described in title commitment order number A34363-1304-06 with an effective date of SEPTEMBER 6, 2016 AT 7:59 a.m., prepared by Old Republic National Title Insurance Company.

SCHEDULE B - SECTION II

Title Commitment #A34363-1304-06

THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FOR THE PROPOSED INSURED UNITED DAIRY FARMERS, INC AN OHIO CORPORATION,

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

COMMITMENT NO.: A34363-1304-06

EFFECTIVE DATE: SEPTEMBER 6, 2016 AT 7:59 a.m.

15. Easements, Covenants, Conditions and Restrictions by and between One Reynoldsburg Company, LLC, an Ohio limited liability company, and Lowe's Home Centers, Inc., a North Carolina corporation, dated August 15, 2007 and recorded August 15, 2007 as Document No. 200708160144766, Franklin County, Ohio Records.
- This item is not on the surveyed property.

16. Declaration of Covenants and Restrictions by Reyno Holding Co., a Delaware corporation, dated as of January 22, 2007 and recorded January 23, 2007 as Document No. 200701230013867, Franklin County, Ohio Records.
- Subject parcel is cited in this document.

A) Affidavit in Aid of Title by Lowe's Home Centers, Inc., a North Carolina corporation, dated as of August 15, 2007 and recorded August 16, 2007 as Document No. 200708160144760, Franklin County, Ohio Records.

17. Pipeline easement in favor of Columbia Gas of Ohio, Inc., as set forth in Right of Way recorded in Official Record Book 16346, Page F14, Franklin County, Ohio Records.
- This item is shown hereon within the subject parcel.

18. Easement for the construction of a perpetual watercourse, ditch, channel or other drainage facility in favor of the State of Ohio, as set forth in Easement for Channel Purposes recorded in Official Record Book 17771, Page F19, Franklin County, Ohio Records.
- This item is shown hereon within the subject parcel.

19. Pipeline right of way in favor of The Columbia Natural Gas Company, as set forth in Pipe Line Right of Way recorded in Miscellaneous Volume 12, Page 484, Franklin County, Ohio Records.
- This item is shown hereon crossing the subject parcel.

A) Assigned to the Central Ohio Gas Company by Assignment Right of Way recorded in Miscellaneous Volume 17, Page 522, Franklin County, Ohio Records.

B) Assigned to The Ohio Public Service Company by Assignment of Rights of Way recorded in Miscellaneous Volume 22, Page 492, Franklin County, Ohio Records.

C) Assigned to The Ohio Central Gas Company by Assignment of Rights of Way recorded in Miscellaneous Volume 27, Page 532, Franklin County, Ohio Records.

D) Assigned to The Ohio Fuel Gas Company by Assignment of Way recorded in Miscellaneous Volume 33, Page 235, Franklin County, Ohio Records.

E) Assigned to Columbia Gas of Ohio, Inc., an Ohio corporation, recorded Deed Volume 2548, Page 90, Franklin County, Ohio Records.

SURVEYOR'S CERTIFICATION:

TO UNITED DAIRY FARMERS, INC AN OHIO CORPORATION and Old Republic National Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a)(b), 8, 11, 13, 14, 16 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE 2016

DATE OF PLAT OR MAP:

PRELIMINARY

SIGNED _____ DATE _____

Steven W. Chatter, P.S. 7655
CESO, INC.
3865 Springdale Drive, Suite 202
Akron, OH 44333

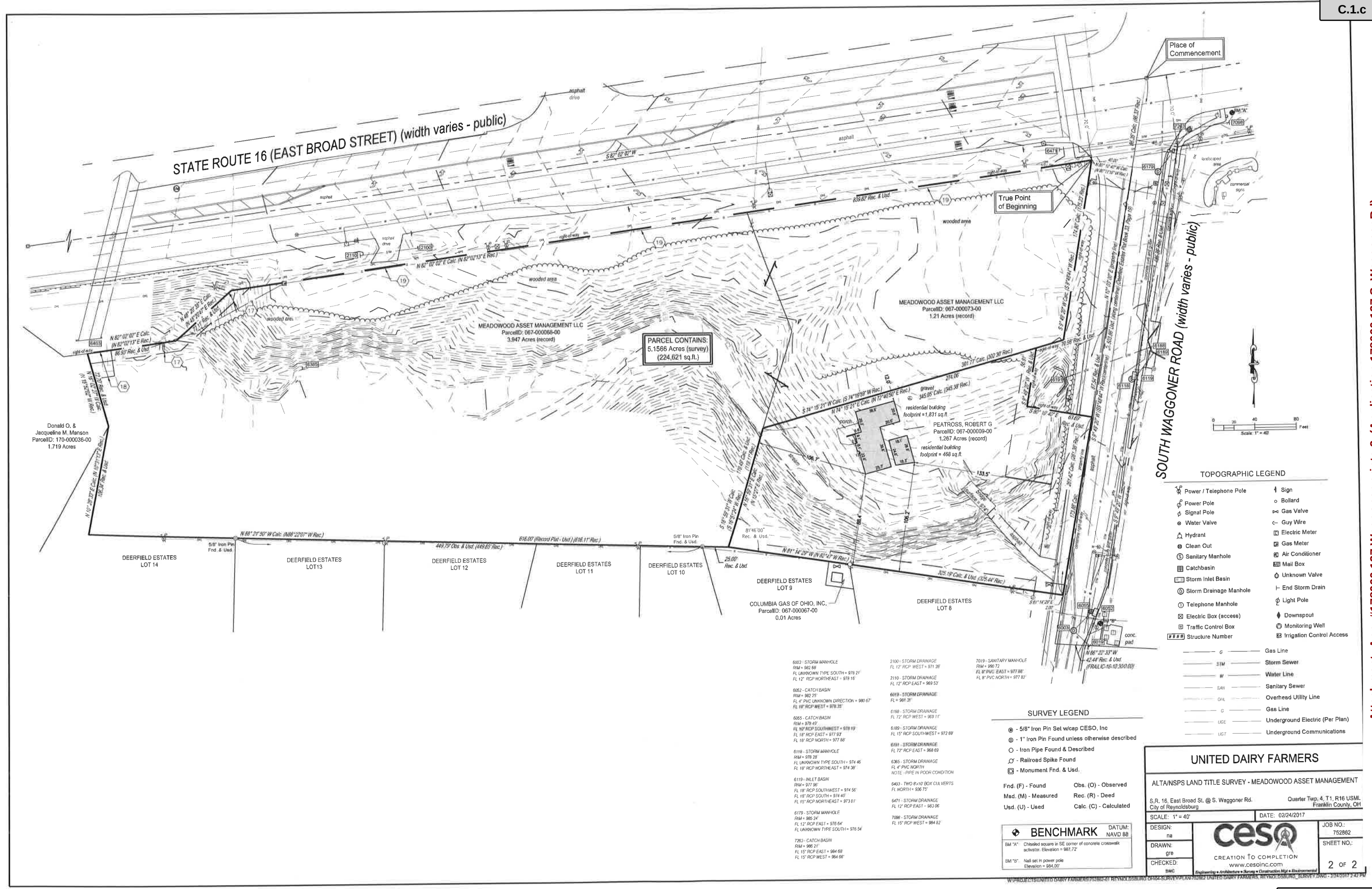
UNITED DAIRY FARMERS

ALTA/NSPS LAND TITLE SURVEY - MEADOWOOD ASSET MANAGEMENT

S.R. 16, East Broad St. @ S. Waggoner Rd. Quarter Twp. 4, T1, R16 USML
City of Reynoldsburg Franklin County, OH

SCALE: na DATE: 02/24/2017

DESIGN: na		JOB NO.: 752862
DRAWN: gre		SHEET NO.:
CHECKED: SWC		1 OF 2



TOPOGRAPHIC LEGEND	
	Power / Telephone Pole
	Power Pole
	Signal Pole
	Water Valve
	Hydrant
	Clean Out
	Sanitary Manhole
	Catchbasin
	Storm Inlet Basin
	Storm Drainage Manhole
	Telephone Manhole
	Electric Box (access)
	Traffic Control Box
	Structure Number
	Sign
	Bollard
	Gas Valve
	Guy Wire
	Electric Meter
	Gas Meter
	Air Conditioner
	Mail Box
	Unknown Valve
	End Storm Drain
	Light Pole
	Downspout
	Monitoring Well
	Irrigation Control Access

SURVEY LEGEND	
	5/8" Iron Pin Set w/cap CISO, Inc.
	1" Iron Pin Found unless otherwise described
	Iron Pipe Found & Described
	Railroad Spike Found
	Monument Fnd. & Utd.
Fnd. (F) - Found	Obs. (O) - Observed
Msd. (M) - Measured	Rec. (R) - Deed
Utd. (U) - Used	Calc. (C) - Calculated

BENCHMARK	
BM "A"	Chiseled square in SE corner of concrete crosswalk activation: Elevation = 987.72'
BM "B"	Nail set in power pole Elevation = 984.02'

UNITED DAIRY FARMERS	
ALTA/NSPS LAND TITLE SURVEY - MEADOWOOD ASSET MANAGEMENT	
S.R. 16, East Broad St. @ S. Waggoner Rd. City of Reynoldsburg	Quarter Twp. 4, T. 1, R. 16 USML Franklin County, OH
SCALE: 1" = 40'	DATE: 02/24/2017
DESIGN: na	JOB NO.: 752882
DRAWN: gre	SHEET NO.: 2 OF 2
CHECKED: BWC	
CREATION TO COMPLETION www.cesoinc.com	

Attachment: App. #178060 137 Waggoner prints 2 (Application 178060 137 S. Waggoner Rd)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: July 6, 2017**TO: Design Review Board****RE: Application #178594; 6300 Livingston Ave; Big Lots Store; Applicant:
Hedi Slama/Moody Nolan Inc. Exterior Modifications**

See attached documentation.



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

Application #: 178594

Permit #: _____

Date Submitted: 6/6/17

Fee Amount: \$200

☒ Paid: 22474

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

6300 Livingston Ave., Reynoldsburg, Ohio 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Silver Lantern, LLC

Contact Email:

andrew@thecarro.com

Contact Phone Number:

707-445-9601

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Big Lots (Reynoldsburg OH Store #5324)

Contact Name:

Mike Stiles

Contact Phone Number:

614-278-6800

Contact Email:

mstiles@biglots.com

Description of Use:

"M" Mercantile

IV. APPLICANT INFORMATION

Applicant Name:

Hedi Slama / Moody Nolan, Inc.

Applicant Address:

300 Spruce Street, Suite 300

Applicant Phone Number:

614-461-4664

Applicant Email:

hslama@moodynolan.com

☐

Property Owner

☐

Business Owner/Tenant

☐

Contractor

☒

Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400): _____

☒ Minor/Exterior Modifications (\$200): **Storefront Renovation**

☒ Signage (\$75)/Comprehensive Sign Plan (\$150): **(1) Storefront Sign**

☐ Historic District (\$50): _____

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: _____

Date: 06/05/2017

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: CC

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: 7/6/17

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

P&Z Admin.: _____ Date: _____

BIG LOTS STORES, INC.
STORE PLANNING DEPT.
300 PHILLIPI ROAD
COLUMBUS, OHIO 43228
PHONE: (614) 278-6800

STORE ADDRESS:

BIG LOTS STORE # 5324
CENTURY CITY S/C
6300 LIVINGSTON AVE.
REYNOLDSBURG, OH. 43068

ARCHITECT/ENGINEER

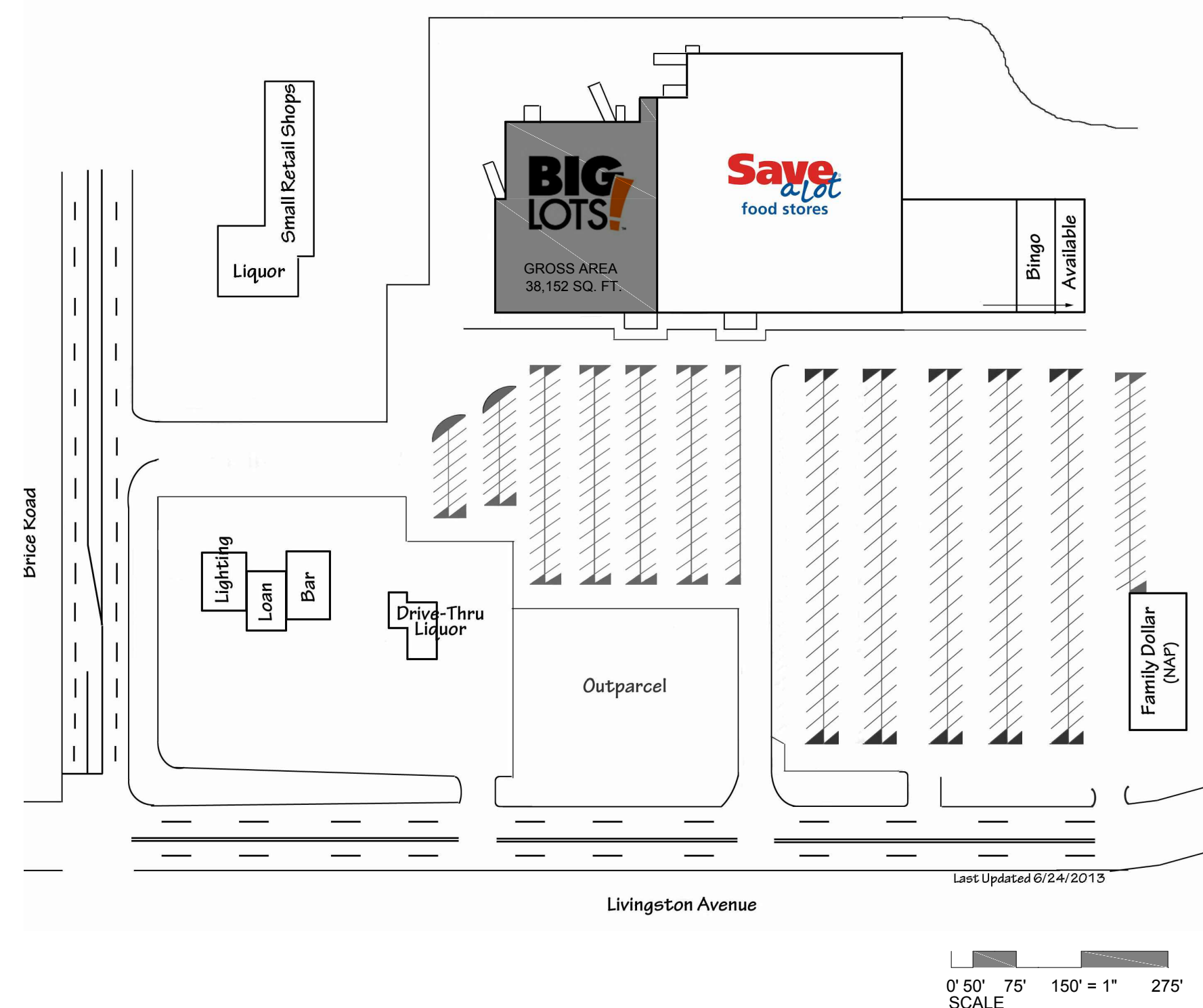


MOODY•NOLAN

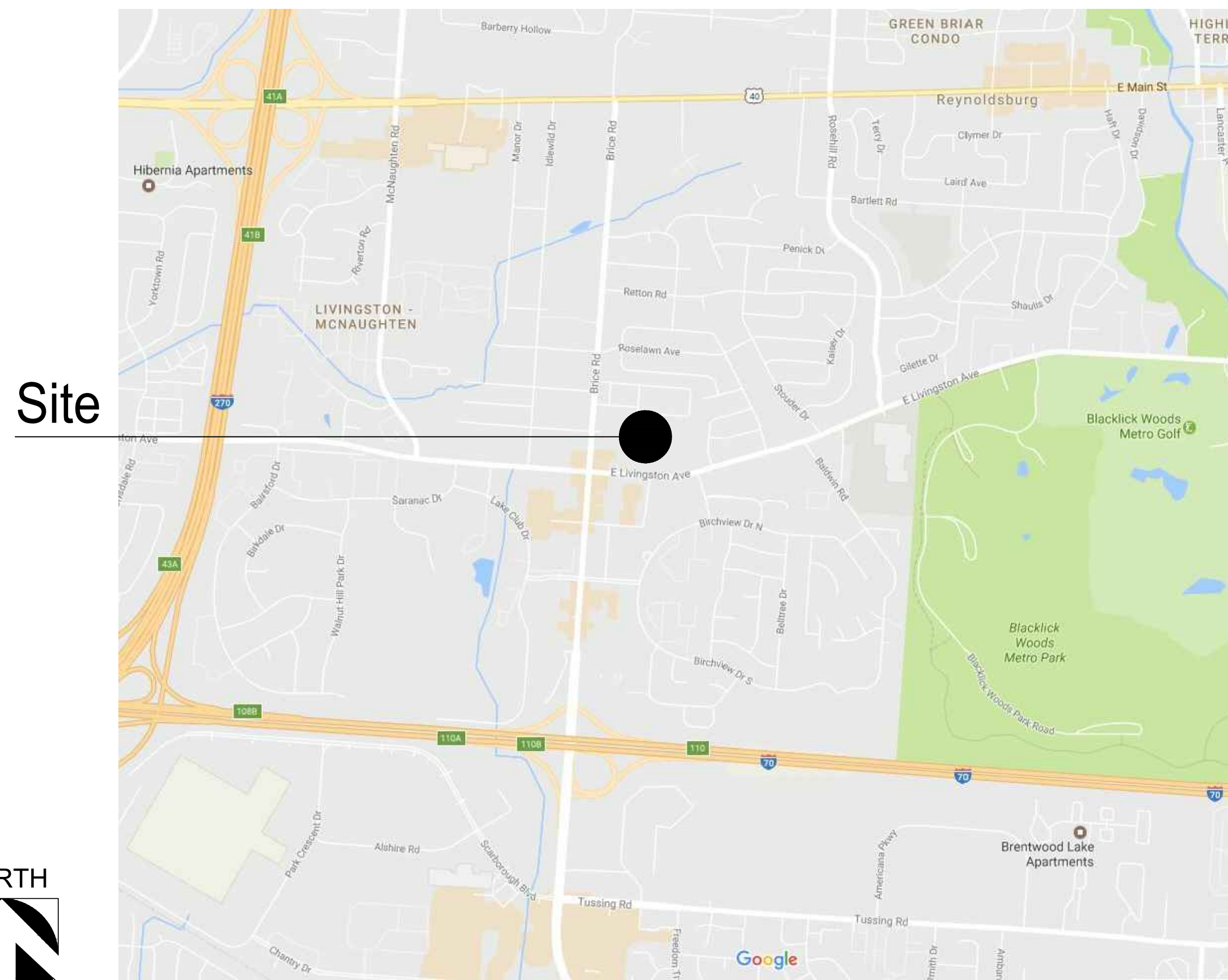
300 SPRUCE ST. SUITE #300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664

MNI PROJECT NUMBER: 17273

SITE PLAN



VICINITY



CODE INFORMATION

1. APPLICABLE CODES:

BUILDING:	2011 OHIO BUILDING CODE (IBC 2009)
MECHANICAL:	2011 OHIO MECHANICAL CODE (IMC 2009)
PLUMBING:	2011 OHIO PLUMBING CODE (IPC 2009)
ELECTRICAL:	2014 NATIONAL ELECTRIC CODE (NFPA 70)
FIRE:	2011 OHIO FIRE CODE (IFC 2009)
ACCESSIBILITY:	2011 OHIO BUILDING CODE ICC/ANSI A117.1- 2009 & ADAAG

2. BUILDING DESCRIPTION:

BUILDING TYPE:	EXISTING RETAIL SPACE
CONSTRUCTION TYPE:	II-B (EXISTING)
USE GROUP:	MERCANTILE - M
EXITS PROVIDED:	4
EXISTING HEIGHT:	1 STORY - 29'-8"
FIRE SPRINKLERS PROVIDED: EXISTING TO REMAIN	
ALLOWABLE AREA:	12,500
SPRINKLER INCREASE:	
12,500 x 300% PER 506.3 =	37,500 SF

3. BUILDING AREA:

SALES	30,055
(FURNITURE SALES 4,698)	
OFFICES/LOUNGE	861
STORAGE/SHIPPING/JAN/ELEC	17,623
RESTROOMS	753
GROSS TOTAL AREA	49,292

4. OCCUPANT LOAD:

MERCHANTILE	
30,055 SF / 30 SF PER PERSON:	1002
BUSINESS:	
861 SF / 100 SF PER PERSON:	8
STORAGE AREAS:	
17,673 SF / 100 SF PER PERSON:	59
<u>TOTAL CALCULATED OCCUPANCY</u>	<u>1069</u>
REQUIRED EGRESS WIDTH	
1069 x 0.2 INCHES/OCC. =	214"
PROVIDED EGRESS WIDTH	
DOOR #1 =	72"
DOOR #2 =	72"
DOOR #10 =	36"
DOOR #10 =	36"
<u>TOTAL CALCULATED WIDTH</u>	<u>216"</u>

5. PLUMBING FIXTURES:

OCCUPANT LOAD FOR PLUMBING = 1069 OCC.

PLUMBING FIXTURES REQUIRED:

TOILETS: 1/500 EACH SEX
LAVATORIES: 1/750 EACH SEX
DRINKING FOUNTAIN: 1/1,000

PLUMBING FIXTURES PROVIDED:

MEN'S RESTROOM:
TOILETS: 2
LAVATORIES: 3
URINALS: 1

WOMEN'S RESTROOM:
TOILETS: 3
LAVATORIES: 2

DRINKING FOUNTAIN: 2
SERVICE SINK: 1

SCOPE OF WORK

- MINOR EXTERIOR TENANT IMPROVEMENTS AND ALTERATION TO THE EXISTING BIG BOX RETAIL STOREFRONT. NO CHANGE TO THE OCCUPANCY TYPE, INCREASE IN OCCUPANT LOAD, OR AREA ARE PLANNED UNDER THIS PERMIT.
- IMPROVEMENTS TO THE EXTERIOR ARE LIMITED TO THE ENTRY FACADE OF THE BUILDING. WORK TO INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION OF NEW METAL PANEL SYSTEM ON THE EXISTING STOREFRONT FASCIA, THE INSTALLATION OF A NEW METAL CANOPY ABOVE THE EXISTING ENTRY AND THE INSTALLATION OF A NEW STOREFRONT SIGN.
- CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS.

NOTE: STOREFRONT SIGNAGE TO BE SUBMITTED BY THE SIGN ERECTOR UNDER SEPARATE COVER.

ISSUE DATES

CLIENT REVIEW	XX-XX-2017
ZONING REVIEW	05-31-2017
PERMIT	XX-XX-2017

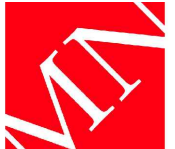
DEVELOPMENT CONTACTS

**CITY OF REYNOLDSBURG
DEPARTMENT OF DEVELOPMENT
PLANNING AND ZONING DIVISION
7232 E. MAIN ST.
REYNOLDSBURG, OH 43068
614-322-6802**

MNI PROJECT NUMBER
17273

TITLE PAGE

T0.1



MOODY-NOLAN
300 SPRUCE ST. SUITE #3
COLUMBUS, OHIO 43215

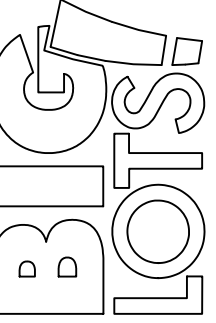
ISSUE DATE

CLIENT REVIEW #####
PERMIT 06/05/21
BID #####
CONSTRUCTION #####
MNI PROJECT NUMBER
17273

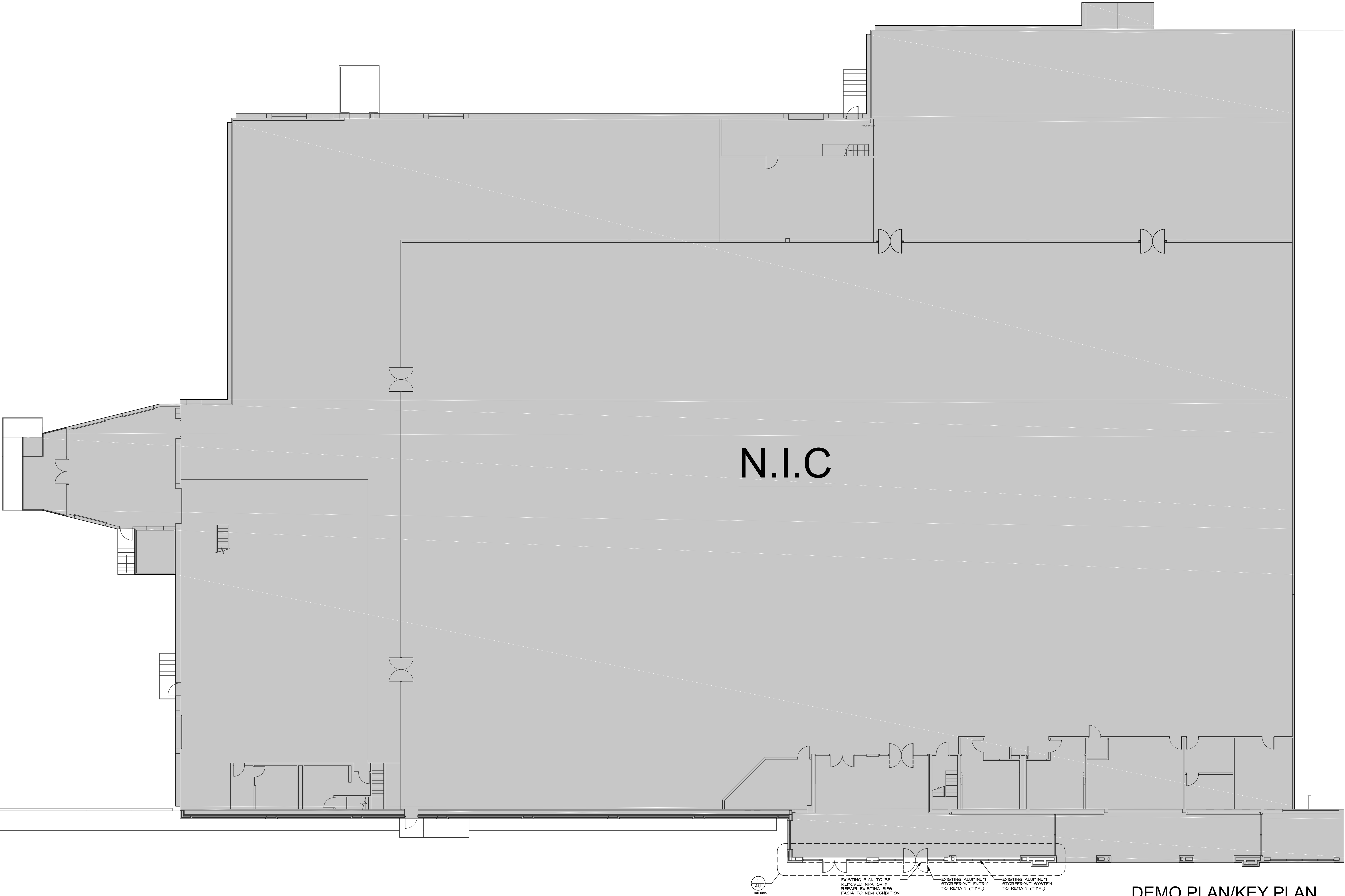
BIG LOTS #5324
CENTURY CITY S/C
6300 LIVINGSTON AVE.
REYNOLDSBURG, OH. 43068
Attachment: App. #178894 (App. #178894 6300 Livingston Ave; Big Lots)

DATE DRAWN:	SQUARE FOOTAGE
06/06/2017	
DRAWN BY:	SALES: 30,055
NLF	(INCLUDES FURNITURE DEPT.)
SCALE:	TOTAL: 49,202

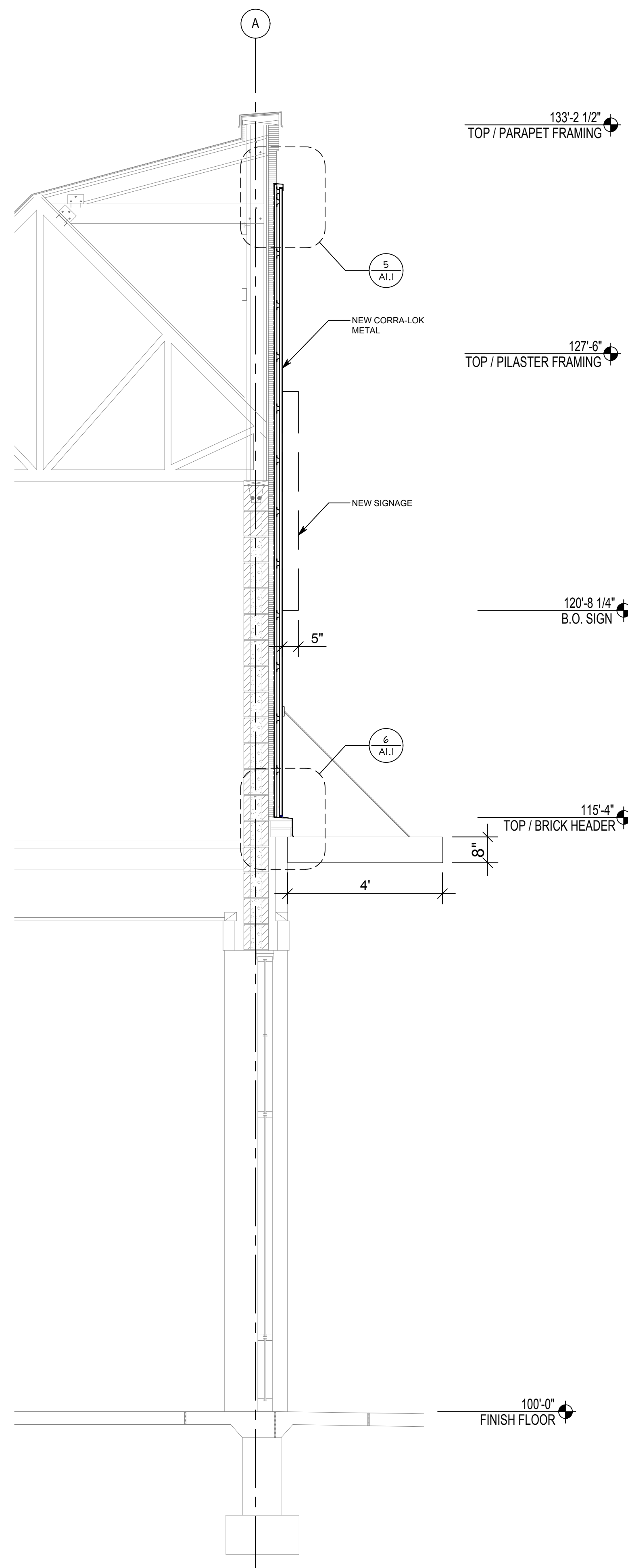
BIG LOTS STORES, INC.
STORE PLANNING DEPT.
300 PHILLIP ROAD
COLUMBUS, OHIO 43228
PHONE: (614) 278-6800



SHEET:
A1.0

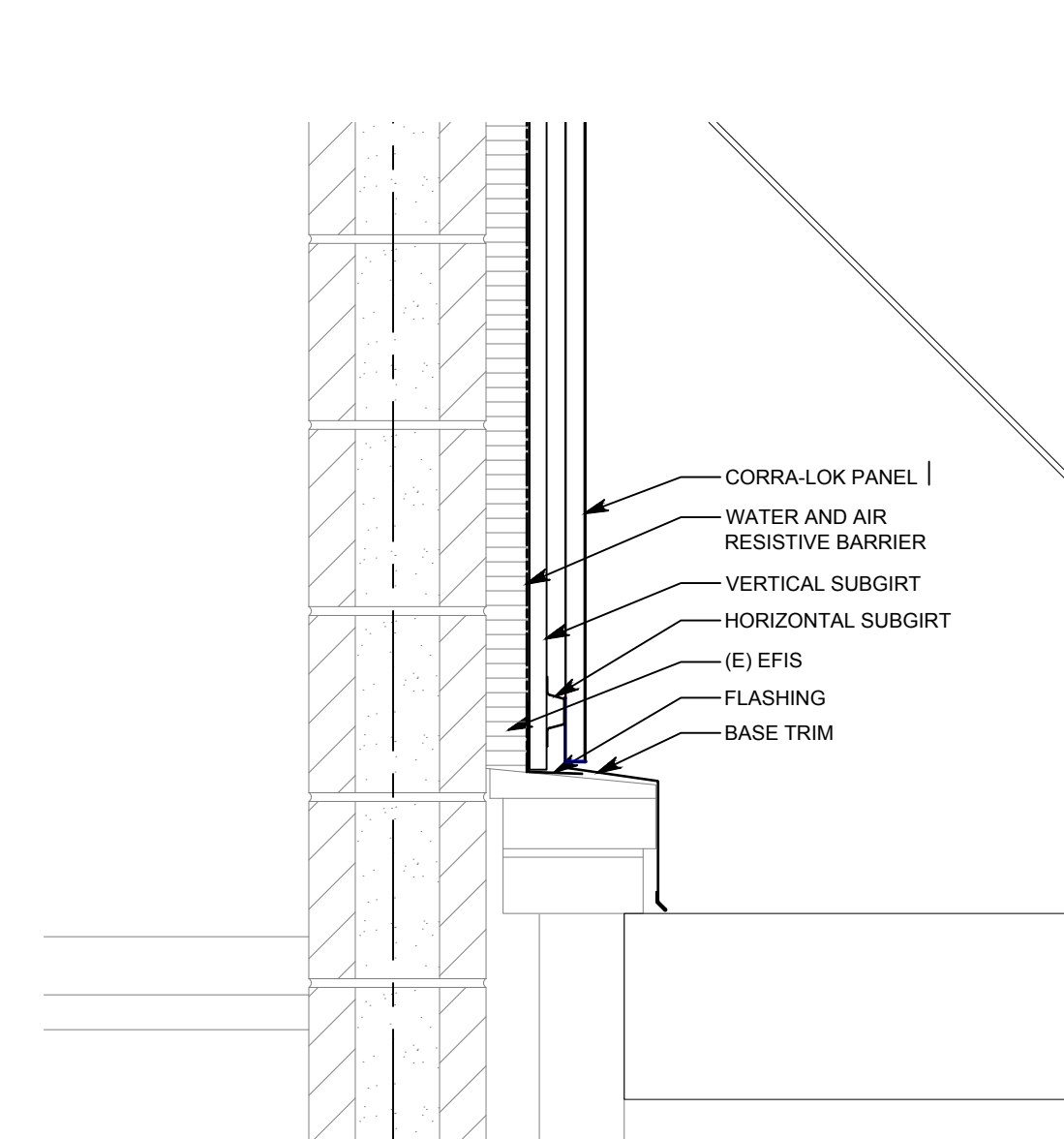


DEMO PLAN/KEY PLAN

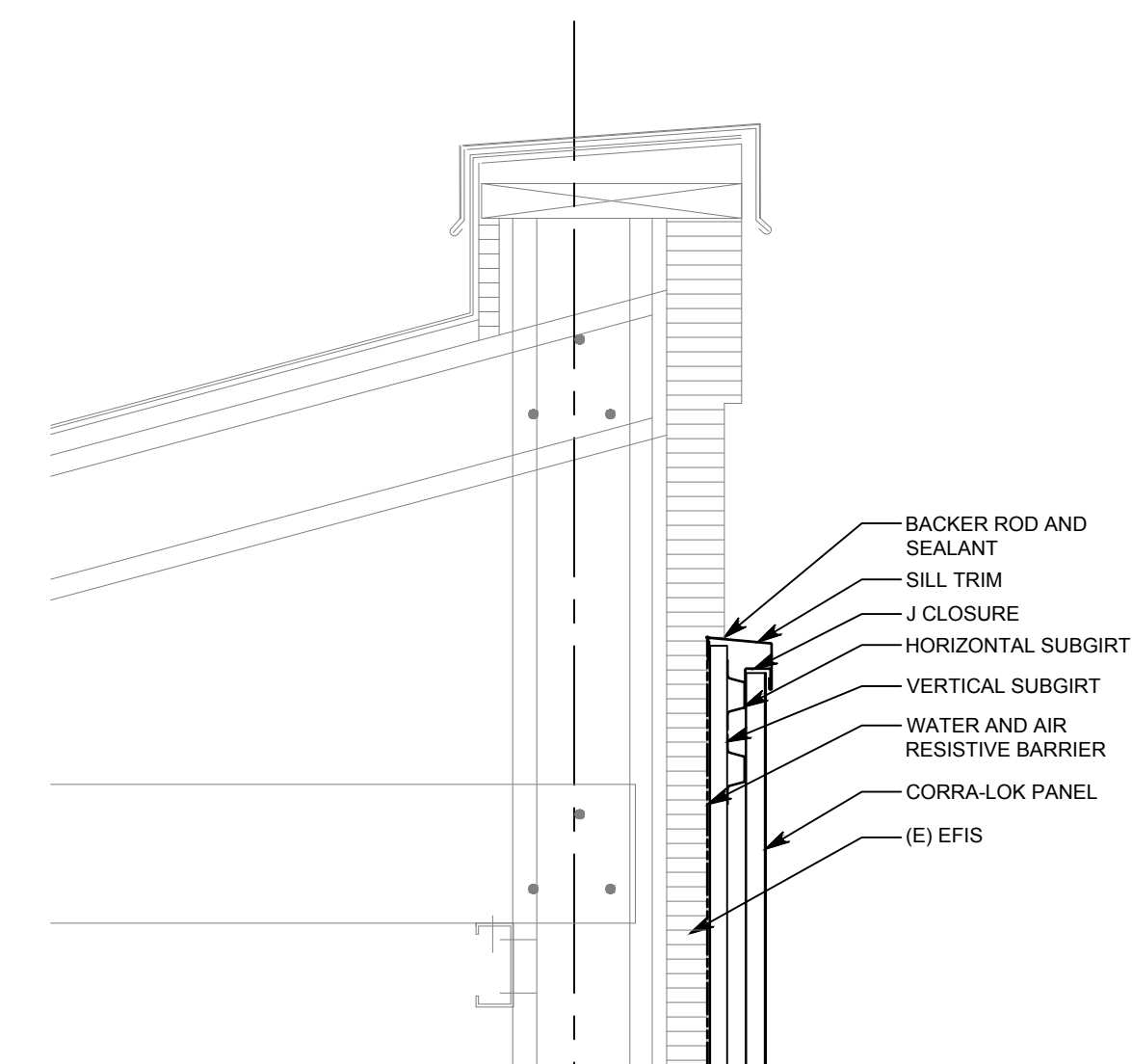


DETAIL 3
1-1/2" = 1'-0"

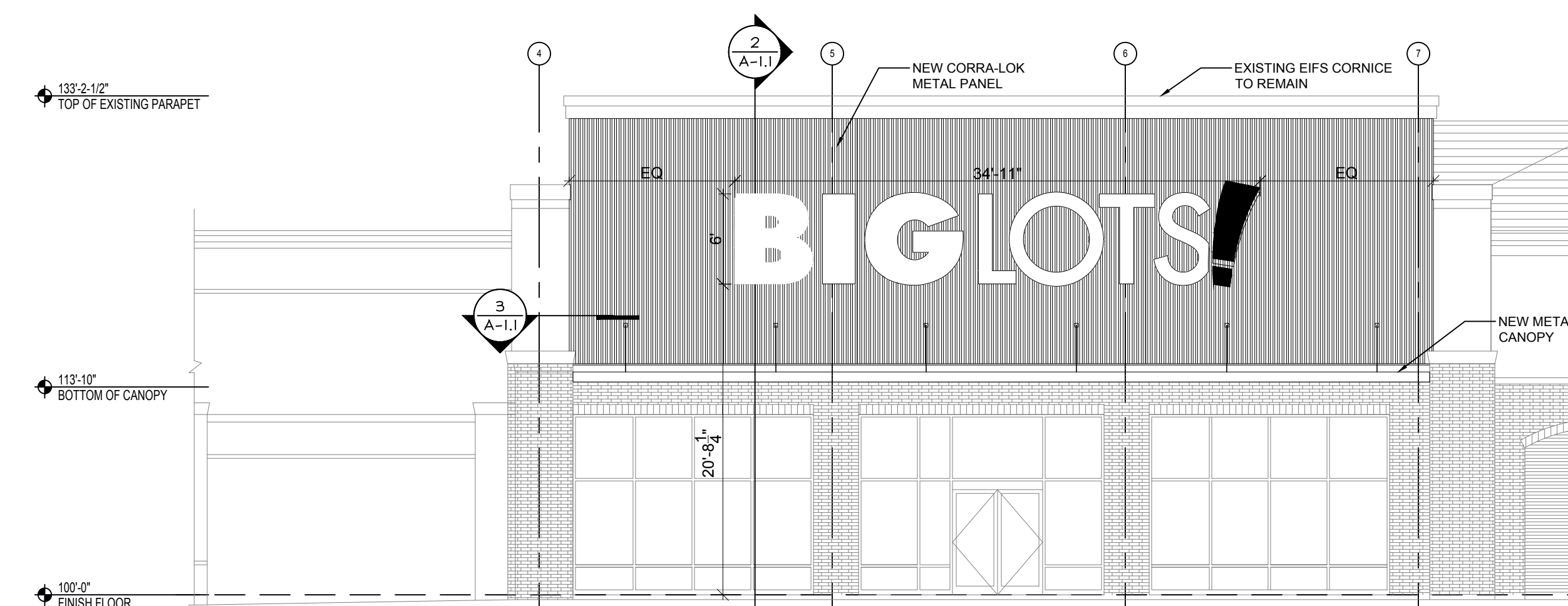
STOREFRONT SECTION 2
1/8" = 1'-0"



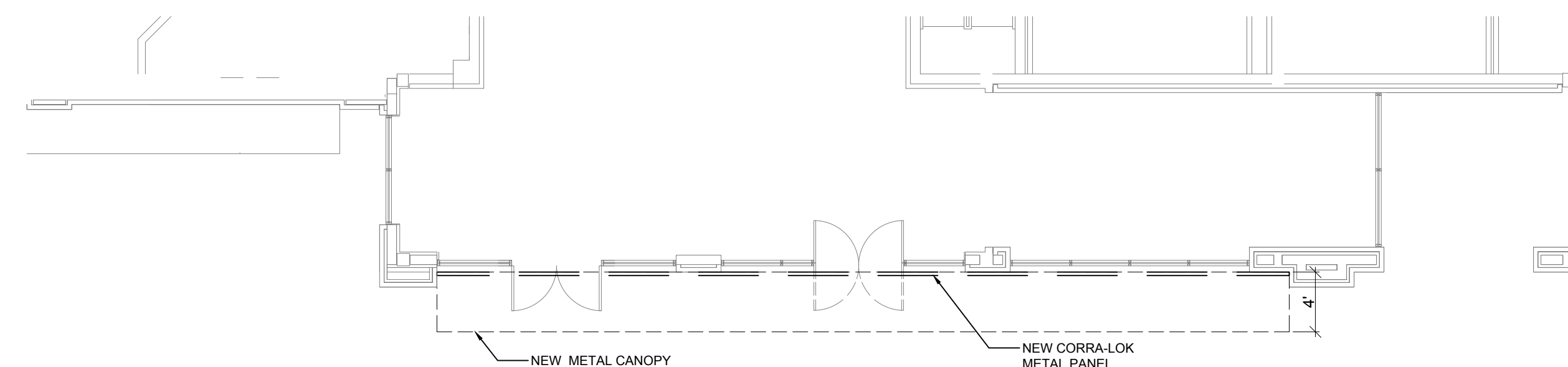
DETAIL 6
1-1/2" = 1'-0"



DETAIL: CORNICE 5
1-1/2" = 1'-0"

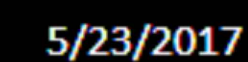
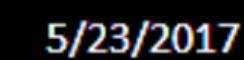


STOREFRONT ELEVATION 4
1/8" = 1'-0"



ENLARGED STOREFRONT PLAN $\frac{1}{8"} = 1'-0"$ **1**

NEW WORK



Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: July 6, 2017**TO: Design Review Board****RE: Application #178340; 7480 Broadwyn Drive; Single Family Residence;
Applicant: Joe Gernert; Historic District- Exterior Modifications**

See attached documentation.



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

Application #: 178 430
Permit #:
Date Submitted: 5/30/17
Fee Amount: \$50.00
☒ Paid: 1282

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>7480 Broadwyn Dr. Reynoldsburg, OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>JMG Investors / Joe Gernert member</u>	
Contact Email: <u>Joe.gernert@gmail.com</u>	Contact Phone Number: <u>614-581-4524</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Joe Gernert</u>	Applicant Address: <u>178 Timber Creek Ct. W. Alexandria 43001</u>
Applicant Phone Number: <u>614-581-4524</u>	Applicant Email: <u>Joe.gernert@gmail.com</u>
☒ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☒ Minor/Exterior Modifications (\$200): <u>2nd level interior room addition + lower level addition</u>	
☐ Signage (\$75)/Comprehensive Sign Plan (\$150):	
☒ Historic District (\$50): <u>Same as Above; Exterior to match Existing Vinyl Siding</u>	
Applicant shall submit eleven (11) copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.	

Applicant Signature: Joe Gernert

Date: 5-30-17

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: R-3

☒ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: <u>7/6/17</u>
Meeting Results
☐ Approved as Submitted
☐ Tabled
☐ Approved w/ Conditions
☐ Denied
P&Z Admin.: _____ Date: _____

Attachment: App. #178430 (App. #178430 7480 Broadwyn Drive; Gernert)

LANDMARK
Survey Group

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STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com



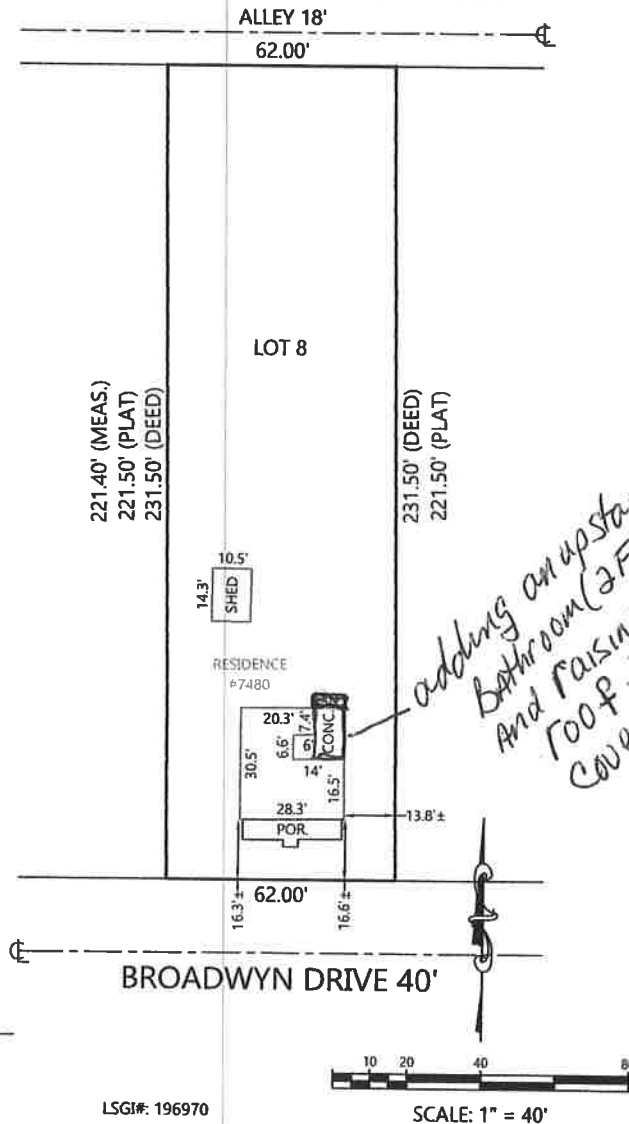
PROPERTY ADDRESS: 7480 BROADWYN DR REYNOLDSBURG, OHIO 43068

SURVEY NUMBER: 196970



Scott D. Grunder

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT



POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 2414941

DATE: 4/27/2017

BUYER: JMG INVESTORS

SELLER: FRANKLIN MOORE

SUBLOT / ORIGINAL LOT: 8

SUBDIVISION: RADEBAUGH ET AL ADD

PLAT: 5

PG: 245

COUNTY: FRANKLIN

CERTIFIED TO: FIRST AMERICAN TITLE + NONE/CASH

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey
is proud to support:



LANDMARK
Survey Group

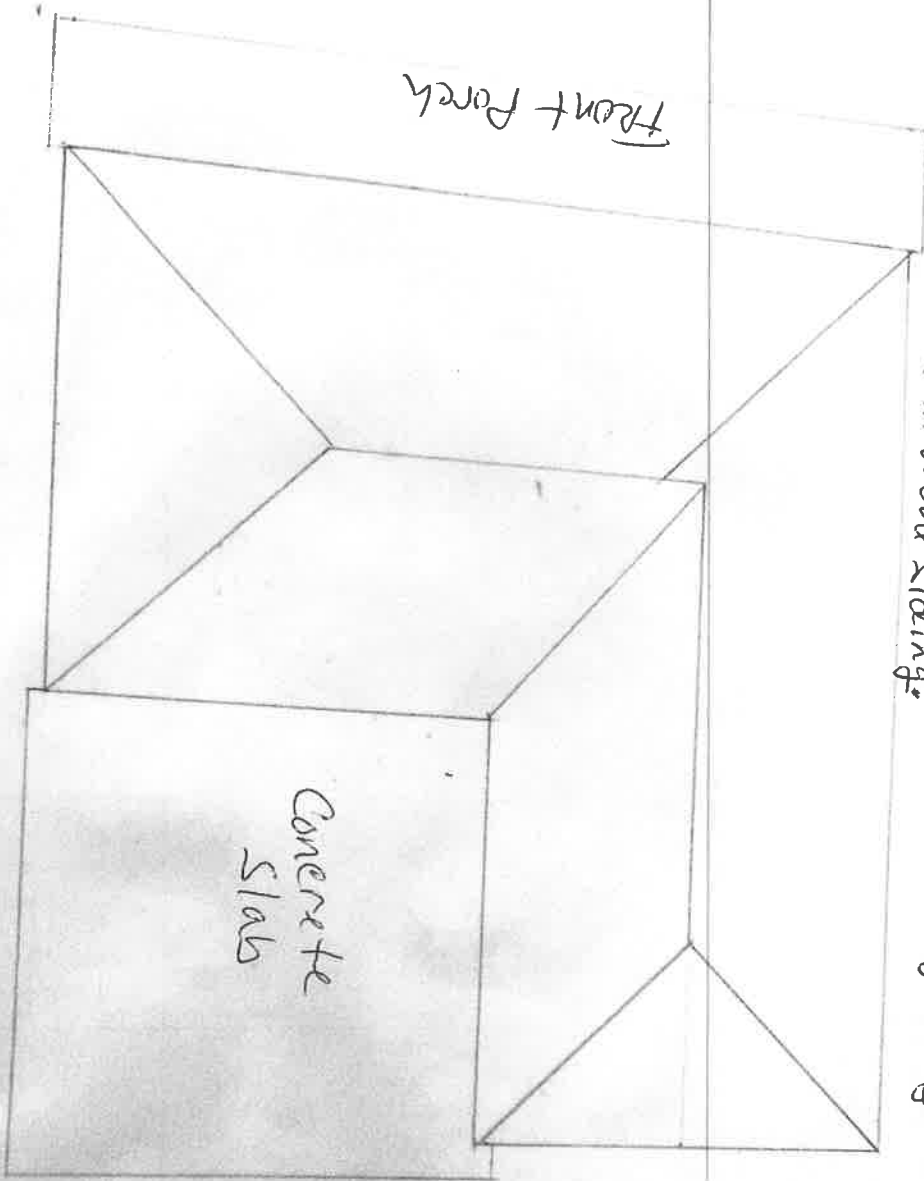
Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485.9003

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

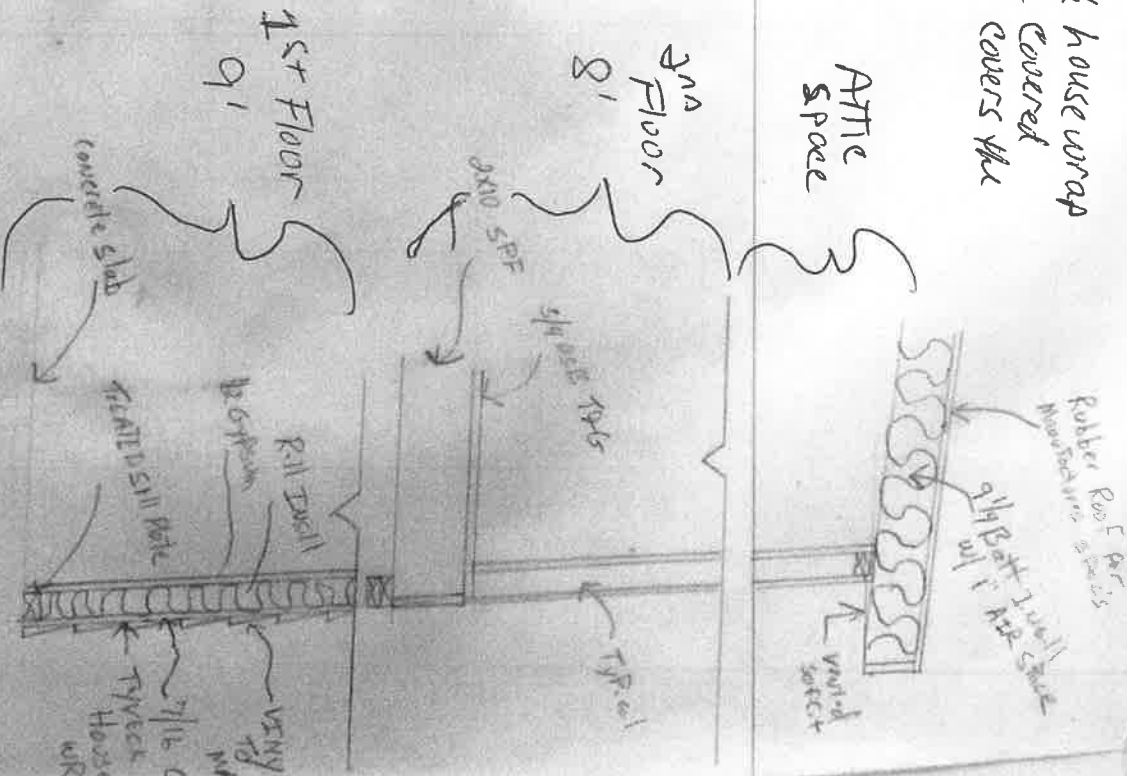
Attachment: App. #178430 (App. #178430 7480 Broadwyn Drive; Gernert)

Notes:

- Addition to be placed over Concrete Slab and aligned with existing walls, not to exceed current frame
- exterior wall will be covered with 7/16 OSB with house wrap over the frame structure. Structure will be covered with vinyl siding to match existing siding that covers the clad in wood siding.



EAST





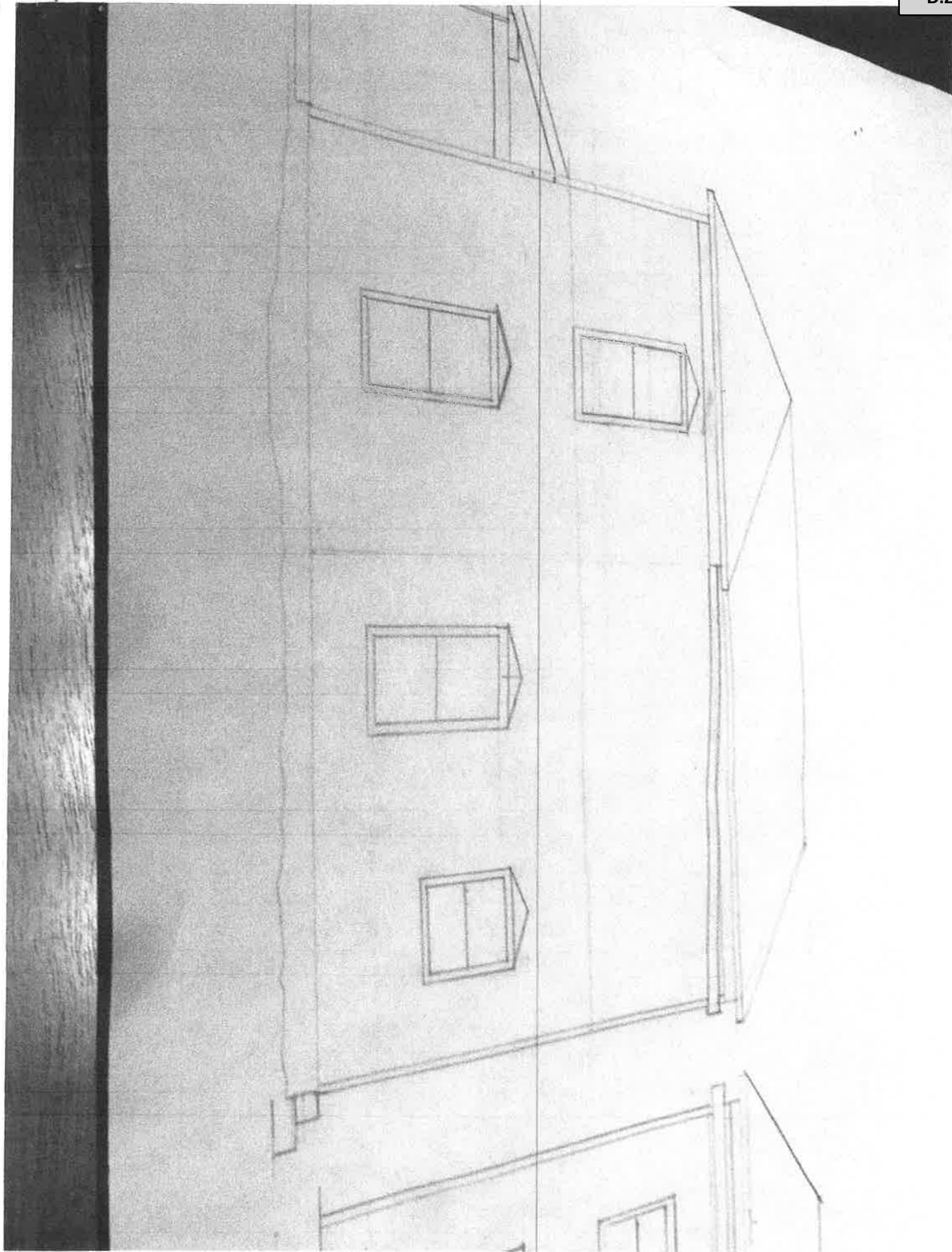




Attachment: App. #178430 (App. #178430 7480 Broadwyn Drive; Gernert)



Attachment: App. #178430 (App. #178430 7480 Broadwyn Drive; Gernert)



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