



AGENDA

DESIGN REVIEW BOARD THURSDAY, JUNE 8, 2017 5:00 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 – Regular – May 4, 2017
3. APPROVAL OF AGENDA
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

D. NEW BUSINESS

1. Application #177774; 8301 E. Broad Street; Aldi Grocery Store; Applicant: Kailen Akers; Exterior Modifications
2. Application #177836; 2227 Baltimore-Reynoldsburg Road; Rapid Fire Pizza; Applicant: Nathan Liggett; Exterior Modifications
3. Application #178044; 1933 Baltimore-Reynoldsburg Road; New Shopping Center; Applicant: Brad Williams; Major Site Plan
4. Application #178060; 137 S. Waggoner Road.; United Dairy Farmers; Applicant Tim Kling; Major Site Plan
5. Application #178150; 8123 E. Broad Street; Torrid; Applicant: Jill Hopkins; Signage

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

DESIGN REVIEW BOARD THURSDAY, MAY 4, 2017 7:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – April 6, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda amended to move item C1 to item E1.

4. SWEARING IN OF SPEAKERS

Speakers sworn in.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

1. **1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks; Historic District - Exterior Modifications.**

1481 Lancaster Avenue - Single-family Dwelling - Exterior Modifications

Application: #176418 - Certificate of Appropriateness

Location: Property is located on the southwest corner of Lancaster Avenue and Rickly Street.

Existing Zoning: R-3 Single-family Residence District

Request: Request for a certificate of appropriateness for exterior modifications within the Historic Overlay District.

Current Use: Single Family Dwelling

Applicant: Steven Hicks

The applicant is requesting the Board review and approve a certificate of appropriateness for a new accessory structure and exterior modifications to an existing accessory structure within the HD Historic Overlay District.

The site is an existing single family dwelling with a detached garage/barn on a platted lot. All adjacent lots are also in the R-3 zoning district. The existing home and all accessory

Minutes Acceptance: Minutes of May 4, 2017 7:00 PM (APPROVAL OF MINUTES)

buildings were originally constructed prior to the enactment of the Zoning Code. The lot was platted prior to the enactment of the current Subdivision Regulations.

The applicant has already been granted a variance for the location of the accessory structure by the BZBA. The applicant's lot is narrower than would be permitted by the Subdivision Regulations, which requires the applicant to place it within the required setback for accessory structures. This is consistent with accessory structures and site design practices from the late 19th Century, which is when the lot was originally platted and main home constructed.

The applicant is proposing both the new and existing accessory structure to be clad in a vertical wood panel siding, with batten stripes along the seams. The existing standing seam metal roof on the barn will be maintained and painted. The proposed accessory structure will also have a standing seam roof. Both buildings will be trimmed around the edges. These materials are typical of the late 19th century, and consistent with the materials on the existing home. Staff supports the applicant's material choices.

The applicant is proposing, red and slate gray as primary building colors for the barn and proposed accessory building, respectively. The proposed trim pieces will be white. These are very common colors to the period, and match nicely with the existing main structure. Staff supports the applicant's color choices. Recommend approval as submitted.

RESULT:	APPROVED [4 TO 0]
MOVER:	Eliot Bowman
SECONDER:	Richard Hudson
AYES:	Hudson, Zollars, Bowman, Sampson
ABSTAIN:	Hicks
ABSENT:	Carr, King

2. 7535 E. Main St.; Application #176979; Applicant: Patricia Palermo; Business - Dental Office; Historic District - Exterior Modification and Signage.

7535 E. Main Street - Palermo Medical Office Building - Exterior Modifications - Historic District

Application: #176979 - Certificate of Appropriateness

Location: Property is located along the south side of E. Main Street between Jackson Avenue and Waggoner Road.

Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay

Request: Request for certificate of appropriateness for exterior modifications to a building in the Historic District.

Current Use: Medical Office

Applicant: Patricia Palermo

The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing building in the Historic District.

The site is developed with a commercial office building and related improvements. Neighboring properties are developed with other commercial businesses also in the CC

District. To the south, the property is adjacent to single family dwellings in the R-3 District. This lot and all neighboring lots are within the HD Historic Overlay District.

The applicant is proposing a variety of exterior modifications to an existing commercial office building. The existing building was constructed in the early 1980's and predates the original adoption of the Historic Overlay District regulations in 1996. Challenges are always presented when applying Chapter 1193 and the Historic Design Guidelines to suburban style structures or structures with modern architecture within Olde Reynoldsburg.

The applicant is proposing the paint both the brick and stucco exterior cladding of the building. The applicants color choices are attractive, but do not have any historic significance. Unpainted brick is a preferred material within the district. Update: The applicant has submitted a revised scope of working clarifying their intended colors.

The applicant is proposing to replace an existing internally illuminated ground sign, as well as a pin mounted wall address sign. The proposed ground sign will be refaced with wood boards and pin mounted aluminum metal. The proposed wall sign will also be constructed of aluminum and pin-mounted to the façade. Aluminum is not a traditional or natural material for signage per the Zoning Code

The applicant has submitted a revised scope of work clarifying their materials choices. The address signage will be painted rather than replaced with brushed aluminum.

The applicant is proposing a new awning/entry feature. The proposed entry feature appears to use the same wood and brushed aluminum proposed for the sign. Staff has concerns that this aluminum is not an appropriate material within the Historic District.

The applicant has submitted a revised scope of work clarifying their materials choices.

The applicant has submitted renderings indicating their proposed landscape plans. Staff has concerns that the proposed plant material does not appear to be native or common to this part of the country. The renderings indicate that the proposed ground cover will be gravel, which is not a historic landscape material. Some of the plants are placed in aluminum planters which are not typical to landscape areas within the Historic District. The applicant is going to need to indicate the proposed planting areas on their site plan.

The applicant has provided a revised scope of work for the building's landscaping. The applicant has clarified to Staff that they are not posing to add the gravel ground cover or non-native plants or cactus show in the example.

Mr. Snowden stated that the only concern he had was that the address lettering should be a matte finish would be more appropriate in his opinion.

Mr. Zollars asked the applicant if she would be agreeable with changing the paint to matte.

The applicant replied yes.

Mr. Bowman moved Approval with condition of address lettering being of matte finish.

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

D. NEW BUSINESS

1. **8137 E. Broad #177268 Applicant Sean Clark**

Minutes Acceptance: Minutes of May 4, 2017 7:00 PM (APPROVAL OF MINUTES)

8137 E. Broad Street - Fine Home Furnishings/Rooms for Less - Comprehensive Sign Plan

Application: #177268 - 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 certificate of appropriateness for exterior modifications.

Current Use: Vacant/Construction Pending

Applicant: Sean Clark/Danite Sign Company

The applicant is requesting the Board review and approve a certificate of appropriateness for signage at a new commercial building. The signage is being reviewed as a comprehensive sign plan.

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 over 340SF of signage. The applicant is proposing two signs, for a total sign area of 180.55SF. Through the comprehensive sign plan process, the applicant is requesting that the Board approve two wall signs, one sign in addition to the sign permitted by the Code. The applicant should clarify that the sign does not extend further from the façade than the 12IN permitted by the Code.

The applicant is proposing two internally illuminated channel letter wall signs. The signs are mounted directly to the building facade. The proposed signage is consisted with the sign types previously approved for the Shoppes at East Board development. The signage matches the general scale of the building, and main sign is mounted to the fascia above the main entrance. This is a typical and appropriate place for building signage. Neither sign contains more than the maximum for four colors permitted by the Zoning Code.

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

Mr. Snowden stated that the only concern he had from a design standpoint was that it's not entirely balanced.

Mr. Zollars asked if the applicant had anything else to add.

The applicant stated that the client had 3 outlets in the Columbus area currently in which 30% of the store will be rooms for less and 70% of the store will be fine home furnishings which is the reasoning for the 2 signs.

Mr. Sampson asked if both signs are backlit.

The applicant replied that they are both backlit but they are flush mounted.

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

2. 2200 Baltimore Reynoldsburg Road #177335; Applicant Hallie Ervin; Minor/Exterior Modifications

220 Baltimore-Reynoldsburg Road - Smokey Bones - Exterior Modifications

Application: #177335 - Certificate of Appropriateness

Location: Property is located on east side of Baltimore-Reynoldsburg Road between Farmsbury Drive and Taylor Park Drive.

Existing Zoning: CS Community Services District

Request: Request for certificate of appropriateness for exterior modifications.

Current Use: Restaurant (Eat and Drinking Establishment) Applicant: Hallie Ervin

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 new paint colors.

The site is developed with an existing single-tenant commercial building and related improvements. Neighboring uses include a variety of commercial businesses, including auto services uses, retail sales and other eating or drinking establishment. The parcel is an outlot developed as part of the Taylor Square Shopping Center. The entire development is zoned CS Community Services District, with a limited overlay with no special requirements for signage.

The applicant is proposing a general refresh of the building's exterior surfaces and materials. The applicant proposes to repaint the existing standing seam metal roof. The building's exposed rough wood detailing, which is currently stained, will be painted black, which will hide the condition of the weathered wood. The negative spaces on the building's upper facades are finished with hardie plank siding that will be painted charcoal grey. The pallet of colors is consistent on all four sides of the building. There is no proposed change to any wall or ground signage at the site.

Mr. Hicks asked if the entire roof is metal roof or if parts are different materials.

The applicant responded that there are different materials. The top of the roof is standard roof as seen on a house (shingled). The front exterior part where it overhangs for rain that is rusty grain color they want to paint it black for curb appeal.

Mr. Hicks responded, the main part of the roof is not going to change, those colors are going to stay the same.

The applicant said yes.

Mr. Snowden said the flared roof is red, the flared standing seam metal roof and the overall gabled roof is green asphalt shingles which has been replaced once since the building opened so that's probably why they're not proposing to do anything to it.

The applicant responded that is correct.

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

3. **6754 E. Main #177389; Applicant Chad Koehneke**

6754 E. Main Street - Belflex Staffing - Comprehensive Sign Plan 24:00

Application: #177389 - Certificate of Appropriateness

Location: Property is located on north side of E. Main Street between Briarcliff Road and Rosehill Road.

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

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

Current Use: Administrative/Business Office

Applicant: Chad Koehneke/Signrama

The applicant is requesting the Board review and approve a certificate of appropriateness for new wall signage at a new office use. The application will be reviewed as a comprehensive sign plan.

The site is an existing multi-tenant commercial building with a gasoline station use, and two units for other commercial tenants. The other commercial tenant space is occupied by a retail sales business. The site received a special exception use permit from the Board for rental of vehicles/trucks.

Per Table 1181, the applicant's sign is a Type B wall sign, which would entitle the applicant to over 60SF of signage. The applicant is proposing two 6.69SF signs, for a total sign area of 13.39SF. Through the comprehensive sign plan process, the applicant is requesting that the Board approve two wall signs, one sign in addition to the sign permitted by the Code. The applicant should clarify that the sign does not extend further from the façade than the 12IN permitted by the Code.

The applicant is proposing two internally illuminated channel letter wall signs. The signs are mounted to raceways that generally match the color of the building façade. The proposed signage is consistent with the permitted sign types within the Community Commercial Overlay District per Section 1196.11 of the Zoning Code. The signs are mounted to the building fascia, which is a typical and appropriate place for wall signage. The two colors used in the sign lettering does not exceed the four color restriction of the Zoning Code.

The applicant has submitted drawings of additional windows graphics and a small entry sign for the rear or north door of the tenant space. The signage is consistent with the colors and style of the wall signage, so Staff has no concerns. The applicant is also proposing to reface two existing ground signs. The main ground sign also contains signage for other tenants. Staff has some concerns that the signage as shown in the drawings does not reflect the final design. Staff also has some general concerns about the small directional sign. This sign was

originally a directional entry sign, and has been refaced several times with review/zoning sign permit. The has been significantly damaged and is no longer part of a matching set of entry/exit signs at the site. Staff recommends that sign be removed as a condition of this approval.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness on the following condition:

1. That the 6SF entry sign be permanently removed.

Mr. Zollars asked the representative for the applicant if he would like to add anything to the presentation.

The representative (Jason Matney of Bellflex Staffing) stated that in regards to the ground sign, he thought it was placed on top because the place they took over moved over and that it was the spot for that particular part of the property.

Mr. Snowden replied that it should have had a permit and that if they proposed to move it down, it needed to have a permit. He added that it is a re-face which doesn't require Design review board to approve it, but there are concerns in that one person did a light background, another a dark background and the backgrounds should match. The sign colors need to be consistent.

Mr. Zollars asked what kind of condition is the other sign in and should that be mirrored that as well.

Mr. Snowden responded that the small 6 foot ground sign, there is nothing matching on the other side. If they had a matching entry feature, I would have as a condition that they would need to repair it to the satisfaction of the Building Official, they need to reface it to a color that matches the cabinet or have directional something, but the fact is number one it's blocking the ground sign, number 2 on arial photographs the entry way was in a different location so it needs to come out.

Mr. Hicks moved the approval under the condition that sign be removed.

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

4. **7175 E. Main #177397; Applicant Stanley W. Young**

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 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 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 and the other signage at the site.

Generally speaking, Staff's position is that sign 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.

Mr. Snowden presented some history of this building- although attached, it has a separate owner. It was a pharmacy and then the post office and the buildings are physically attached but there is a dividing lot line between the 2 tenants.

The applicant is not proposing any additional ground or directional signage as part of this application. The applicant was advised they could have no more than 25% window graphics at the location.

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 it that the Board approves the application for a certificate of appropriateness as submitted.

Mr. McCallum in for Mr. Young.

Mr. Sampson stated that those canopies aren't going anywhere and that he would prefer a canopy style sign to what is being recommended.

Mr. McCallum replied that the only problem was that it was cost prohibitive.

Mr. Snowden said that it may be possible for the applicant at a future time to do some sort of canopy entry feature. He added that it's a good point, you want to be consistent but the challenge is they would need a variance through BZBA and this is the path of least resistance.

Mr. Havener asked Mr. Sampson if he was referring to an awning above the entire window width.

Mr. Sampson replied that he would like to see the awning above the entrance way removed and then something centered in line with the rest of the complex.

Mr. Havener said that he thought if they put signage above the window, with an awning, awnings don't typically go just above the window they go the full length of a window opening and if you're going to do this it might come into play with the rest of the design of the building because you have the same set of windows to the right. In order to make the building to look congruent, you'd probably want to have the awnings over both sets of windows.

Mr. McCallum said that would be very expensive, but that would be the end result.

Mr. Sampson said that Design Review Board isn't to determine the most cost effective avenue for applicants; it's to determine what is going to fit a particular location.

Mr. Hicks asked if it would balance with the box signs on the corner.

Mr. Snowden said he appreciates Mr. Sampson's comments and it's a perfect example of what no code or example has done. He continued that the Board can either try to approve, but there is no good condition, the Board can even table and have the applicant go back.

Mr. Sampson made a Motion to table.

Mr. McCallum said if I may re-iterate, this is a startup business, if you've met these guys, you'll know they're not going to put \$10,000-\$12,000 in an awning with a startup awning like that. He said I can understand but our best course is a non-illuminated wall sign.

Mr. Bowman asked about an awning just over the main entrance. With no signage above the window, would that be too bare looking or would an awning over the main doorway where this existing structure is over the main entrance, would that suffice or would that be a little bare?

Mr. Sampson responded the awning and the wall sign or just the awning.

Mr. Bowman said just the awning.

Mr. *** said I kind of like the idea of kind of transition or compromise of the aesthetic over top of the windows sort of what the applicant is proposing some type of awning over top of the entry that the shape sort of matches the other side of the center.

Maybe that's sort of the compromise that it's hard to tell them that they need to do an awning that per the code that they're not allowed to do and it would require a variance but I do see what you're saying. We need to pick a direction with that particular building.

Mr. Zollars asked of going forward would we be able to make this new sign the new standard.

Mr. Snowden said yes the Board could choose to take that path and say for this entire thing, we're not going to be approving new cabinet signs, wall sign reface, if you pull this stuff down, you got to go with this, that is a possibility.

Mr. Zollars said back to the motion, is there a second?

Mr. Bowman said I think there should be some discussion with the applicant and owner.

Mr. McCallum asked if there is any temporary signage permit available.

Mr. Snowden replied that there was a banner permit available.

RESULT:	TABLED [UNANIMOUS]	Next: 6/1/2017 7:00 PM
MOVER:	Bill Sampson	
SECONDER:	Eliot Bowman	
AYES:	Hudson, Zollars, Bowman, Hicks, Sampson	
ABSENT:	Carr, King	

E. OTHER BUSINESS

1. **7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg (E. Main) DG (Dollar General), LLC; Major Site Plan, Historic District - New Commercial Building.**

7578 E. Main Street - Dollar General - Major Site Plan

Application: #176472 - Certificate of Appropriateness

Location: Property is located on the north side of East Main Street, just west of Waggoner Road.

Existing Zoning: CC Community Commerce District / HCO Historic Commercial Overlay District

Request: Request for a certificate of appropriateness in order to construct a new Commercial building and related improvements.

Current Use: Vacant Land

Applicant: Evans Capital Investments, Ltd.

The applicant is requesting the Board review and approve a certificate of appropriateness in order to construct a new, freestanding, commercial building.

The proposed site consists of a 4.3 acre commercial shopping center with various commercial business uses. The applicant intends to split a portion of that parcel off, in order to construct this proposed free-standing commercial building. To the north, the property abuts an apartment complex (multi-family dwellings) in the AR-2 zoning district. All adjacent properties that front E. Main Street are within the Historic Overlay District.

The applicant has already been granted variances from several sections of Chapter 1193 by the BZBA. The variances allow the building to be setback from E. Main Street. The applicant claimed hardship due to the presence of underground sanitary sewer lines near the front of the parcel.

The applicant has provided a defined pedestrian path between the E. Main Street frontage of the property and the main entrance of the proposed structure. The sidewalk is separated from the traffic circulation and parking. The applicant's design places bike racks and a seating area along this path, in order to comply with the pedestrian amenity requirements of Section 1193.09.

Staff has reviewed the application for compliance with the requirements of Chapter 1180. Generally speaking, the applicant meets those minimum requirements. Since the last meeting of the Board the applicant has submitted a revised landscape plan, in order to address concerns raised by the Board. The revised landscape plan includes screening along the west side of the loading area, and screen the dumpster with a masonry enclosure that matches the

materials used on the main structure. Staff would like additional clarification about what landscape materials will be used along the east side of the proposed building. The applicant has submitted a basic utilities plan and facilities demand worksheet, which have been forwarded to the Department of Public Service and City Engineer for preliminary review. The applicant proposed to accommodate their stormwater runoff in an underground detention basin. This basin will be reviewed for compliance with the City's stormwater manual by the City Engineer. The applicant provided architectural elevations showing the proposed building. The applicant applied for and received a variance to allow the proposed building to be setback from the street. The applicant has provided a revise plan that addresses staff's concerns that the building be placed on the same plane as the existing shopping center. The applicant proposes to clad their building in brick veneer. The proposed veneer meets the requirements of Chapter 1193 for natural materials. UPDATE: The applicant has provided revised building elevations, and has selected brick veneer that more closely matches the materials of the existing shopping center. The applicant has worked with Staff and the Board to submit additional revised architectural renderings to further address concerns of the Board which were raised at the last two regular meetings.

The applicant has provided a small screened area on their front sidewalk. Staff understands that this is to be used to vending, but the applicant should clarify what activity they propose here.

The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of the Historic Overlay District.

For the applicant:

Alex Frazier, Hurley and Stewart

Mark Bush Capital Growth

Mr. Bush said that they appreciate the comments from the last meeting, the one that sticks out being that it doesn't look like it belongs. Awnings have been added in different areas and in option 3 it extends the full length of the building and has the brick columns that mimic the adjacent buildings. Proposed exterior illuminated sign shown to the board and also shown a coping at the top of the building for accent which extends down the sides of the building. He continued that with option 1 they did not extend the full length of the building with the awning in trying to match the historic overlay but there are bump outs on the front to change the plain.

Mr. Bush continued that the original height of the building was 23ft 4 inches and then the additional brick accent was 8 inches, so 24 feet, the finished floor with the grading there is 31/2 feet of drop across this site so the finished floor of that building in relation to the center next door with the bump up on the facade is 2.44 feet so add another 8 inches so 3.11 feet higher, then there is about 25-30 feet separation between the buildings.

Mr. Frazier stated that he would like to point out that the center vestibule is the only bump up. Option 3 it's the same roof line.

** Board member asked if the highest point on option 1 is 24 foot tall and all of option 3 is the same 24

Applicant replied No I think its lower. Just over 20.

** Board member asked do we know what the existing height is there.

Applicant replied I think 18.9 to the top of the building

Mr. Sampson asked with the building location, is the parking all in the front?

The Applicants replied that it is. There was a variance received for the placement of the building due to the utilities due to the large stormwater and sanitary.

Mr. Sampson asked where would the signage be- close to Main Street.

Reply inaudible.

**Board member asked Mr. Snowden asked if the signage packet the correct one

Mr. Snowden replied that the is not, the signage was not being approved because the issue with the signage being that there was a variance which was denied by Board of Zoning and Building Appeals which has to go before Council.

**Board member said that historic overlay requires storefront windows, are any of the windows in option 1 or 3 real windows or are they still the blacked out glass panels as seen in the last meeting.

The Applicant replied correct, they are the non-see through glass based on the floor plan because you're looking at the back of coolers and offices, restrooms, things of that nature and we received variances for that from the BZBA as well on the clear glass.

Mr. Zollars said that there are two options and that we need to either eliminate one or approve one or not approve either.

Mr. Hicks said that they really appreciate the applicants persistence and they've really worked with staff to try to do the best they can, unfortunately it's an awkward site being a vacant space in the middle of an existing center that appears to have been a final phase of a center that has never been completed. So the site itself has some real challenges to put what is a cookie cutter product in the middle of a center and I appreciate that they have tried to put a lot of different facade materials and they've done their best to dress up the product that they have as best that they can but unfortunately, I just don't think that it's an appropriate fit within the historic district within an existing center, as much as it gets close option 1 better than option 3 to match, it's just an awkward fit that I just can't support.

Mr. Snowden said unless there is any immediate question from the board, Mr. Brusk said he would like to speak on it. Once Mr. Brusk's comments are completed, I would give the applicant the ability to address anything he stated in there and at that point he can proceed. The Board should do one of two things, discuss which one they like better or as Mr. Hicks said that he can't support either option but I feel trying to table on from this point would be inappropriate.

Norm Brusk said that last month he objected to this store because he felt that there were too many Dollar General stores and that he didn't feel that it fit with the Historic area. He said

the question isn't if the building matches the building next to it but does it fit in with the historic area. He asked if anyone remember the restaurant on Main Street- the Longbranch and it reminds him of that. He continues that he doesn't now feel like it falls into the category that he originally thought it did and that it is much nicer and doesn't have that cookie cutter Dollar General feel.

Mr. Bowman stated that he didn't think you could put any buildings in that space and make it fit and that he feels the applicant has done what they can do to make it fit as best as it can. Mr. Bowman made a Motion to approve option 1 as submitted.

Mr. Hicks said that in response to Mr. Bowman that it is an awkward site and that the only thing that can really be done is to finish the center with the same facade that is in there and for everyone to think about, the center is 2 separate parcels with one ownership and what is going to happen is these guys are going to buy this and subdivide that into a separate parcel and now there will be 3 parcels where there was 2. At some point there could be re-development and by this getting subdivided out it will never be feasible. He added that he did appreciate what the applicant did however.

Mr. Snowden recommended that the board take 2 votes, one to approve the option and one to disapprove the certificate of appropriateness.

Mr. Sampson asked when there will be a resolution on the signage.

Mr. Snowden replied that he didn't know because two things could happen, one being the appeal at City Council could be denied, the applicant would then only be allowed signage that the code permits 18 square foot ground sign, they're proposing 50 and a 24 square foot wall sign, they're proposing 50. So the applicant can still have signage, but the signage would be small. He said the signage would be awkward because of the size of the building and that basically assumes a small historic signage. So it is unknown what will happen. If it is approved, then theoretically then it could be as long as July before the signage is before this body.

Mr. Sampson stated that he would like to make a Motion that it be tabled until confirmed by City Council.

Mr. Snowden said that there was already a motion and a second, he needed to call the roll on that motion

So on the Motion: MOTION TO APPROVE OPTION 1 AS SUBMITTED.

MOTION: Bowman

Second unk

Roll: Bowman Yes, Hicks Yes, Hudson Yes, Sampson No, Zollars Yes

4-1 to approve option 1

Mr. Sampson requested to withdraw his motion to table he didn't want to waste anyone's time any further and he respected everyone's time.

Motion is to affirm certificate of appropriateness with Option 1 as the choice.

RESULT:	APPROVED [3 TO 2]
MOVER:	Eliot Bowman
SECONDER:	Bill Sampson
AYES:	Hudson, Zollars, Bowman
NAYS:	Hicks, Sampson
ABSENT:	Carr, King

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of May 4, 2017 7:00 PM (APPROVAL OF MINUTES)

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

DATE: June 8, 2017**TO: Design Review Board****CC:****RE: Application 177397; 7175 E. Main Street, Applicant Stanley W.
Young- Signage**



CITY OF REYNOLDSBURG

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

Application #: 177397

Permit #:

Date Submitted: 4/4/17

Fee Amount: \$75.00

☒ Paid: 18745

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Review Board

I. PROPERTY INFORMATION

Property Address:

7175 E. Main Street, Reynoldsburg, Ohio 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Dezalovsky & Estrugo, LLC.

Contact Email:

Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Kamana Grocery LLC

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

Grocery Store

IV. APPLICANT INFORMATION

Applicant Name:

Stanley W. Young III, Branham Sign Co.

Applicant Address:

127 Cypress Street, Reynoldsburg, 43068

Applicant Phone Number:

740-497-4713

Applicant Email:

trinitysigngroup@gmail.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400):☐ Minor/Exterior Modifications (\$200):☒ Signage (\$75)/Comprehensive Sign Plan (\$150): One non-illuminated wall sign on front of building☐ 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: March 27, 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: CS

☒ Historic District☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date:

5/4/17

Meeting Results

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

P&Z Admin.: _____ Date: _____

Owner

DEZALOVSKY & ESTRUGO LLC

Owner Address

3252 MANN RD
BLACKLICK OH 43004

Legal Description

E MAIN ST
ACRES .351

Calculated Acres

.29

Legal Acres

0

Tax Bill Mailing

DEZALOVSKY & ESTRUGO LLC

3252 MANN RD
BLACKLICK OH 43004-8720

View Google Map

Most Recent Transfer

Transfer Date

MAY-02-2014

Transfer Price

\$365,000

Instrument Type

LW

2016 Tax Status

Property Class

C - Commercial

Land Use

420 - SMALL RETAIL STRUCT<10000 SF

Tax District

060 - CITY OF REYNOLDSBURG

School District

2509 - REYNOLDSBURG CSD

City/Village

REYNOLDSBURG CITY

Township

TRURO TWP

Appraisal Neighborhood

X6203

Tax Lien

No

CAUV Property

No

Owner Occ. Credit

2016: No 2017: No

Homestead Credit

2016: No 2017: No

Rental Registration

No

Board of Revision

No

Zip Code

43068

2016 Current Market Value

	Land	Improvements	Total
Base	87,200	277,800	365,000





485F

SINGLE-FACE WALL SIGN
NON-ILLUMINATED ECB ALUMINUM PANEL
RED OUTLINE TO MATCH 3630-73 DARK RED
RED COPY AND MOUNTAIN TO MATCH 363-73 DARK RED
RED SECONDARY COLOR ON MOUNTAIN LOGO TO MATCH 3630-43 TOMATO RED
WHITE BACKGROUND



www.branhamsign.

888.976.74

127 Cypress Street
Reynoldsburg, Ohio 43

Client



Address

7175 E. Main St.
Reynoldsburg, OH 430

Location

7175 E. Main St.
Reynoldsburg, OH 430

Sales

bricculon@branhamsign

Designer

jgreenlee@branhamsign

Notes

Approved & Dated



Page

1 of 1



Local: 740.964.9
Fax: 740.964.9

Date 03-17-17 Job Path G\Jobs

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

DATE: June 8, 2017**TO: Design Review Board****RE: Application 177774 8301 E. Broad Street - Aldi Grocery Store -
Exterior Modifications, Applicant Kailen Akers- Certificate of
Appropriateness**

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 certificate of appropriateness for exterior modifications.**Current Use:** Grocery Store (Retail Sales)**Applicant:** Kailen Akers



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

Application #: 177774

Permit #:

Date Submitted: 4/27/17Fee Amount: \$200.00

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

☒ Paid: U.S.
I. PROPERTY INFORMATION

Property Address:

8301 E Broad Street, Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Aldi, Inc. - Springfield Division c/o Russ White

Contact Email:

russ.white@aldi.us

Contact Phone Number:

937-323-5500

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Aldi, Inc.

Contact Name:

Russ White

Contact Phone Number:

937-323-5500

Contact Email:

russ.white@aldi.us

Description of Use:

Grocery Store

IV. APPLICANT INFORMATION

Applicant Name:

Kailen Akers

Applicant Address:

2221 Schrock Road, Columbus, OH 43229

Applicant Phone Number:

614-898-7100

Applicant Email:

kakers@msconsultants.com

☐

Property Owner

☐

Business Owner/Tenant

☐

Contractor

☒

Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400): _____

☒ Minor/Exterior Modifications (\$200): Expansion at the rear of building, addition to parking lot
☐ 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: Kailen Akers

Date:

04/25/17

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 InformationZoning District: CS
☐ Historic District

☐ CC Overlay
Add'l Approvals Req'd
☐ BZBA
Meeting Date: 6/1/17**Meeting Results**
☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

P&Z Admin.: _____ Date: _____









Design Review Board

June 1, 2017 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.

Attachment: App. #177774 8301 E Broad St (1786 : Application 177774 8301 E. Broad Street)

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

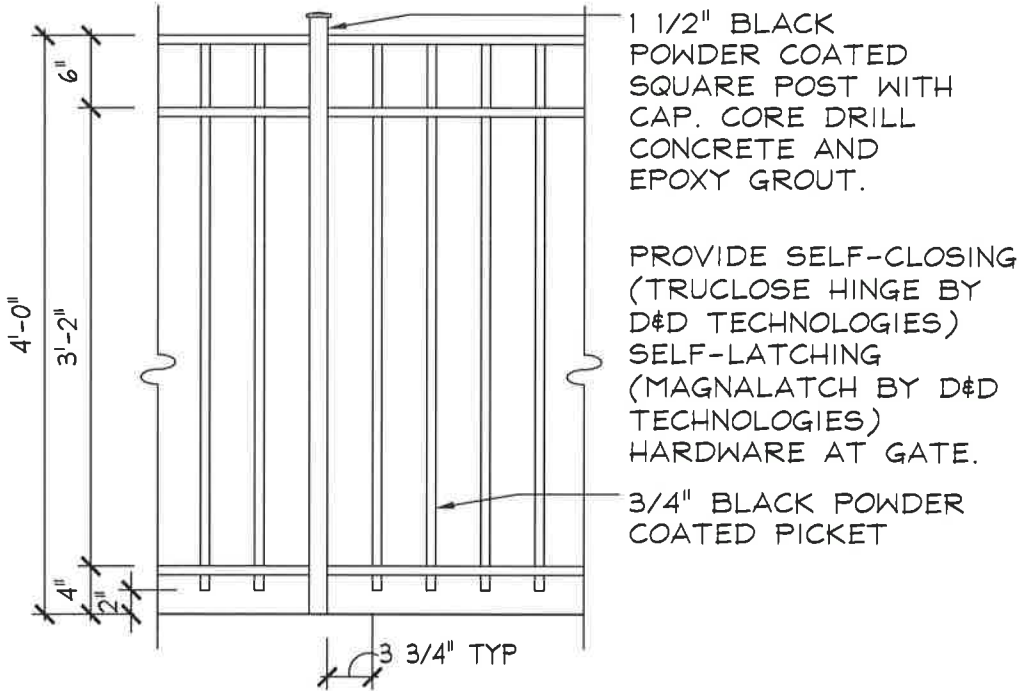
DATE: June 8, 2017**TO: Design Review Board****RE: Application 177836; 2227 Baltimore Reynoldsburg Road, Applicant
Nathan Liggett, Agent for RFP Columbus LLC- Exterior
Modifications**

See attached documentation

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 certificate of appropriateness for exterior modifications.**Current Use:** Restaurant (Eat and Drinking Establishment)**Applicant:** Nathan Liggett, Agent for RFP Columbus LLC



A EXISTING ENTRANCE



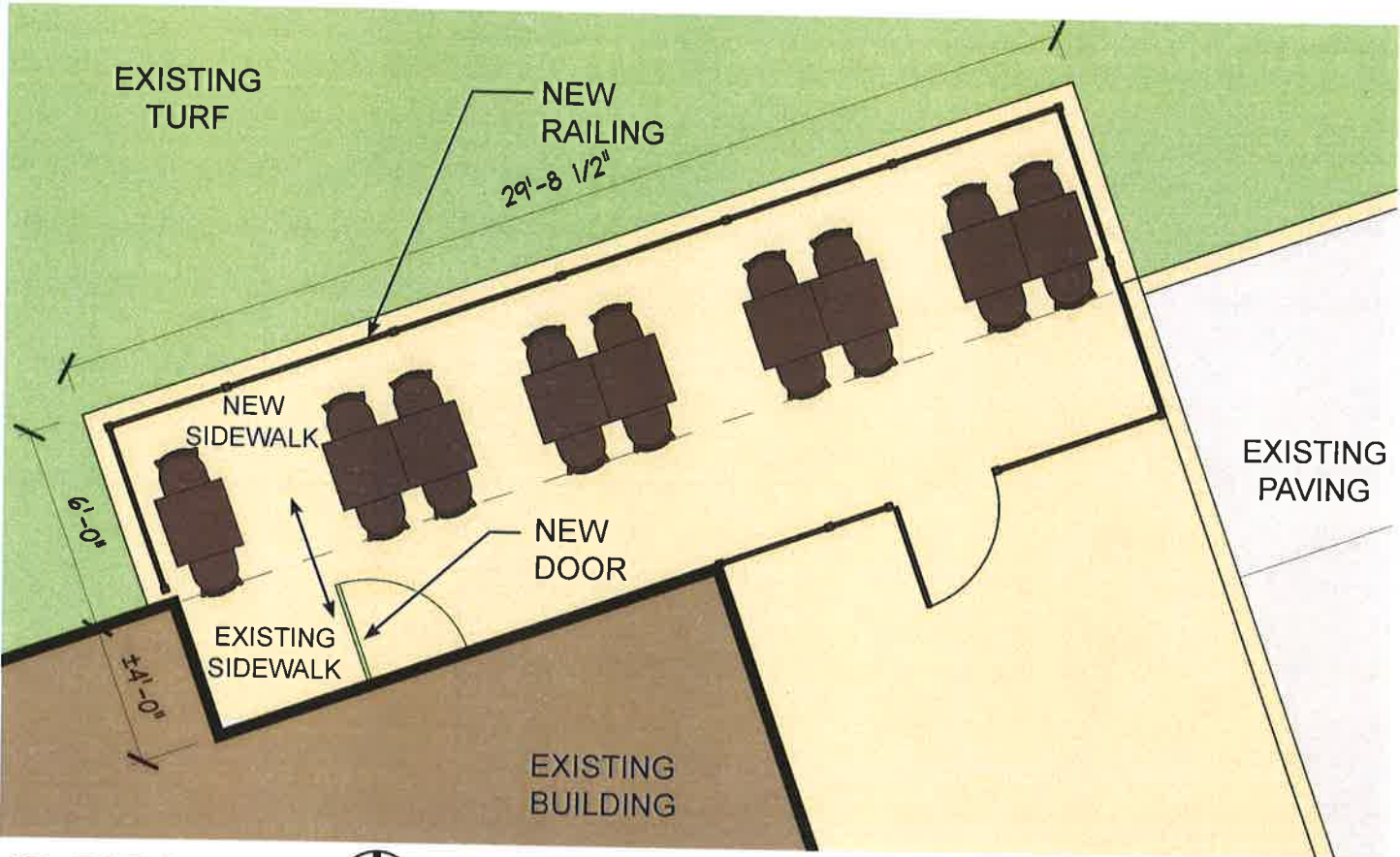
C RAILING DETAIL



B NEW PATIO



A SITE PLAN
SCALE: 1"=50'



B PATIO PLAN
SCALE: 3/16"=1'-0"

NOTE: NEW DOOR WILL MATCH EXISTING DOOR WITH RESPECT TO HEIGHT COLOR AND DOOR PULLS

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

DATE: June 8, 2017**TO: Design Review Board****RE: Application #178044; 1933 Baltimore-Reynoldsburg Road, Applicant
Brad Williams - Major Site Plan**

See attached application.



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

Application #: _____

Permit #: _____

Date Submitted: _____

Fee Amount: _____

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

☐ Paid: _____

I. PROPERTY INFORMATION	
Property Address: 1933 Baltimore-Reynoldsburg Road, Columbus, OH 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): 1370 Le Anne Maria Circle, Columbus, OH 43235	
Contact Email: frankmas@sbcglobal.net	Contact Phone Number: 614-207-5091
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Thomas English Real Estate	Contact Name: Brad Williams
Contact Phone Number: 317-574-7448 ext 109	Contact Email: bwilliams@thomasenglish.com
Description of Use: Commercial	
IV. APPLICANT INFORMATION	
Applicant Name: Brad Williams	Applicant Address: 725 East 65th Street, Suite 300, Indianapolis, IN 46220
Applicant Phone Number: (317) 574-7448 ext 109	Applicant Email: bwilliams@thomasenglish.com
☐ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- ☒ Major Site Plan (\$400): Construction of two commercial buildings and related infrastructure.
- ☐ 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: _____

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
☐ CC Overlay

Add'l Approvals Req'd

- ☐ BZBA

Meeting Date: _____

Meeting Results

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

P&Z Admin.: _____ Date: _____

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

DATE: June 8, 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: 5/2/17Fee Amount: \$400☒ Paid: 060564678

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☐ 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

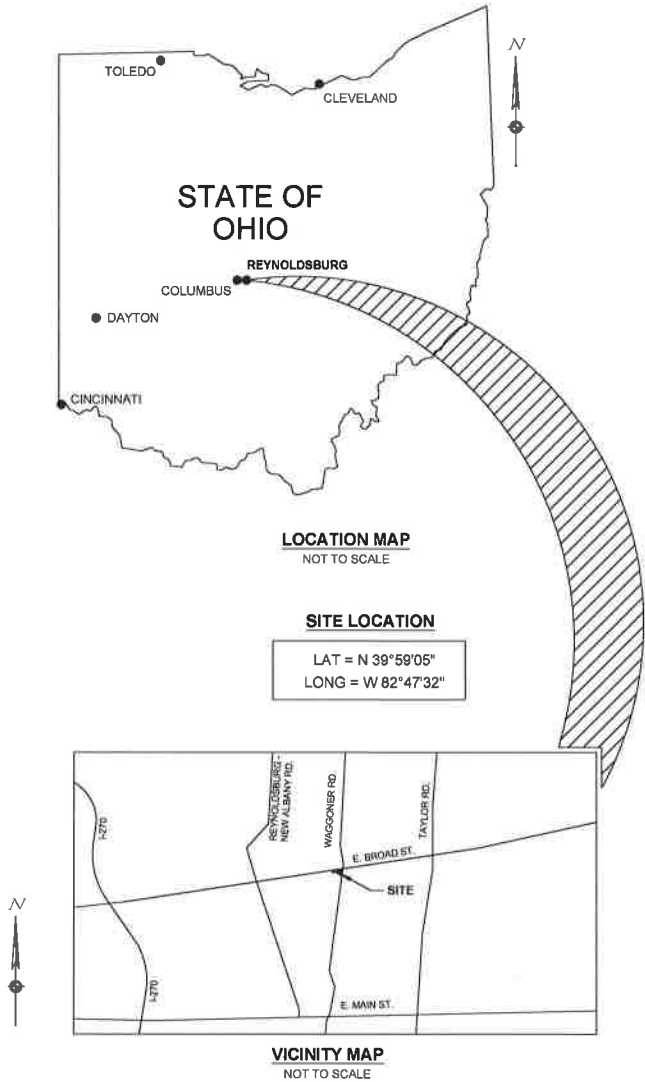
☐ BZBAMeeting Date: 6/1/17

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
CESO, 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 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

WATER

CITY OF REYNOLDSBURG
7232 EAST 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.

ISSUE:
SITE PLAN SUBMITTAL
DATE:
5/1/2017

JOB NO.: 752862

DESIGN: CAK

DRAWN: CAK

CHECKED: NRH

SHEET NO.

C1.0

COVER SHEET

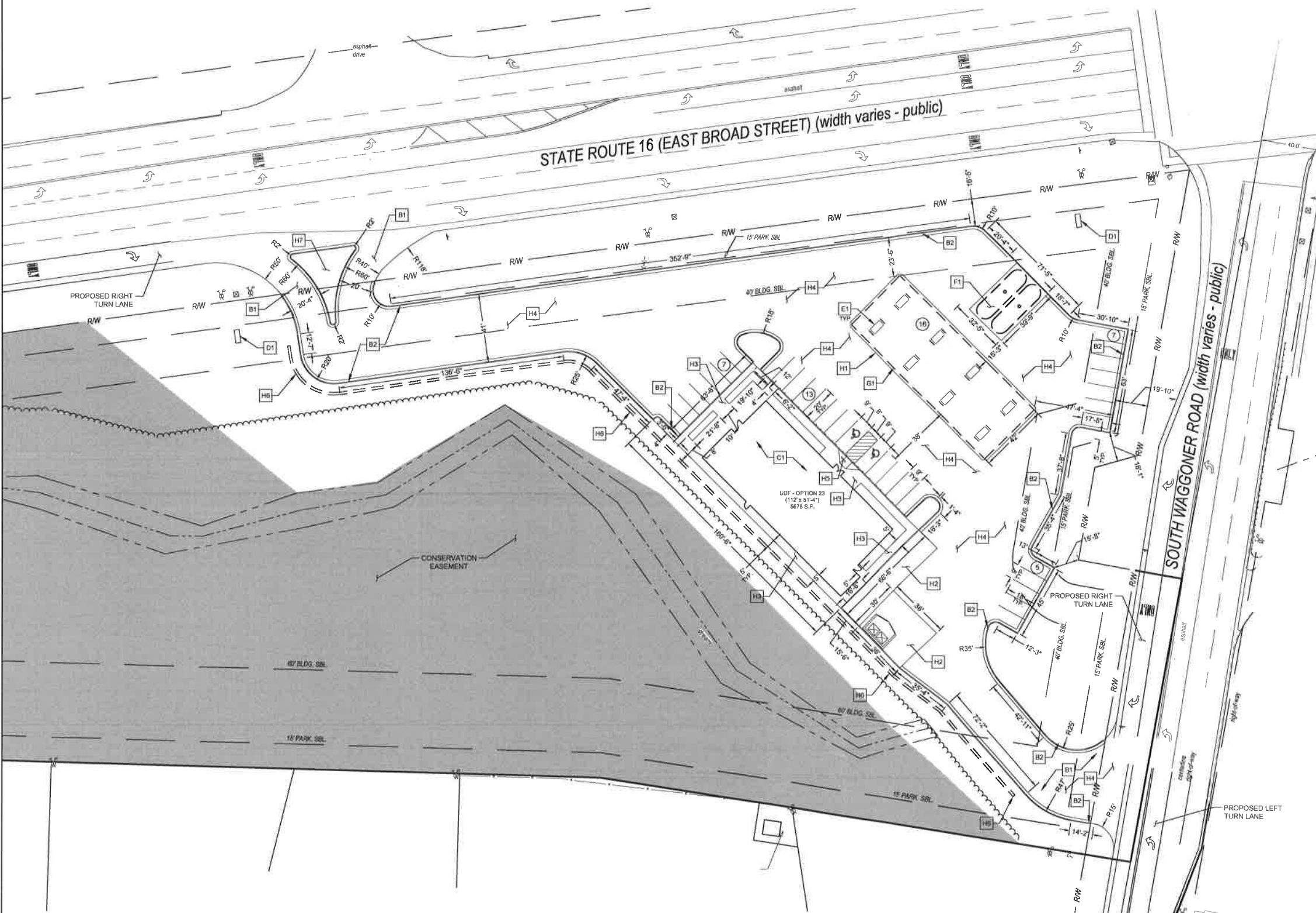
UNITED DAIRY FARMERS

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

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

NOT FOR
CONSTRUCTION

REVISIONS
NO. DATE DESCRIPTION



LEGEND

- EXISTING**
REFER TO EXISTING
CONDITIONS SURVEY
- PROPOSED**
- CONCRETE CURB AND GUTTER
 - PAVEMENT
 - RETAINING WALL
 - PROPOSED TREE CLEARING LIMITS
 - SETBACK
 - NUMBER OF PARKING STALLS
 - CONCRETE PAVEMENT

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES:
BUILDING
CANOPY
FUEL TANKS
PIPING AND DISPENSERS
PARKING
- ALL RADII TO BE 5'-0" UNLESS OTHERWISE NOTED
- PROVIDED PARKING:
PARKING DIMENSIONS: VARIES
(2) ADA PARKING SPACES
(30) STANDARD CAR PARKING SPACES
(16) SPACES AT DISPENSERS
48 TOTAL PARKING SPACES

B. SITE WORK

- PROPOSED DRIVE ASPHALT APPROACH
- PROPOSED CURB OR CURB AND GUTTER

C. BUILDING

- UDF ICE CREAM PARLOR AND CONVENIENCE STORE

D. EXTERIOR APPEARANCE

- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN

E. DISPENSERS

- (8) DISPENSERS, SUMPS, AND ISLANDS (CAR)

F. UNDERGROUND STORAGE TANKS

- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL

G. CANOPY

- 114' x 42' FUELING CANOPY

H. YARD

- CONCRETE CANOPY SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ADA RAMP
- PROPOSED RETAINING WALL
- PROPOSED RIGHT-IN RIGHT-OUT ISLAND

REVISIONS
NO. DATE DESCRIPTION

NOT FOR
CONSTRUCTION

ceso
CREATION TO COMPLETION
WWW.CESOLINC.COM
Engineering • Architecture • Survey • Construction Mgt • Environmental

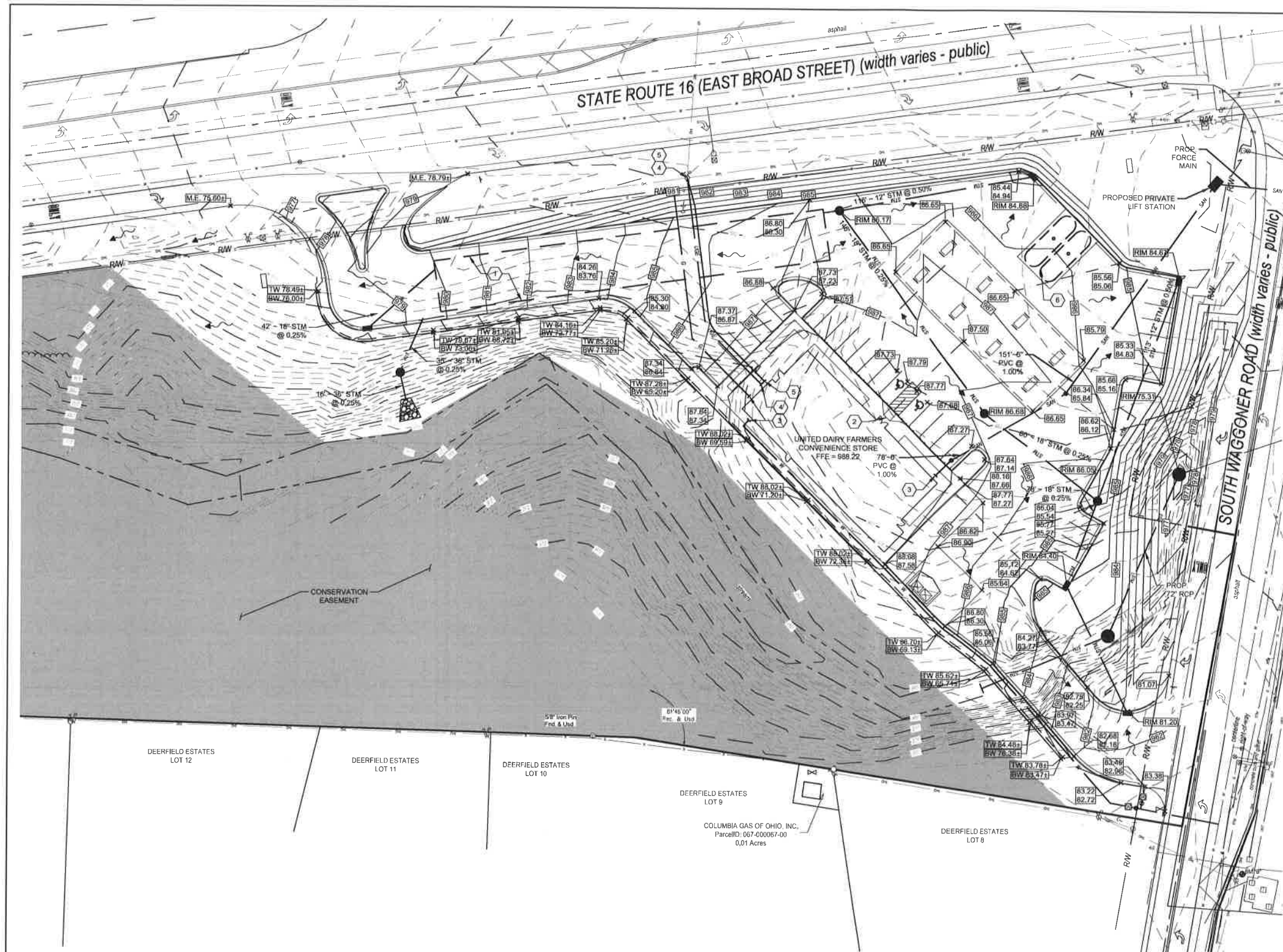
United Dairy Farmers

ZONING SITE 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.
C2.0



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

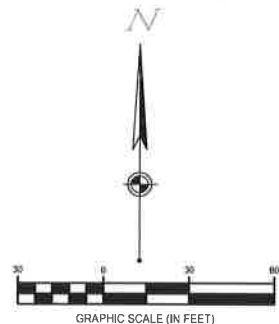
- UNDERGROUND DETENTION SYSTEM
- ADA RAMP
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
- COORDINATE WITH BUILDING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



W:\PROJECTS\UNITED DAIRY FARMERS\178060-01 REYNOLDSBURG OHIO-CIVIL\PLAN\LOT SHEETS\SITE PLAN SUBMITTAL\3.0 - GRADING



PRELIMINARY GRADING AND
UTILITY PLAN

UNITED DAIRY FARMERS

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

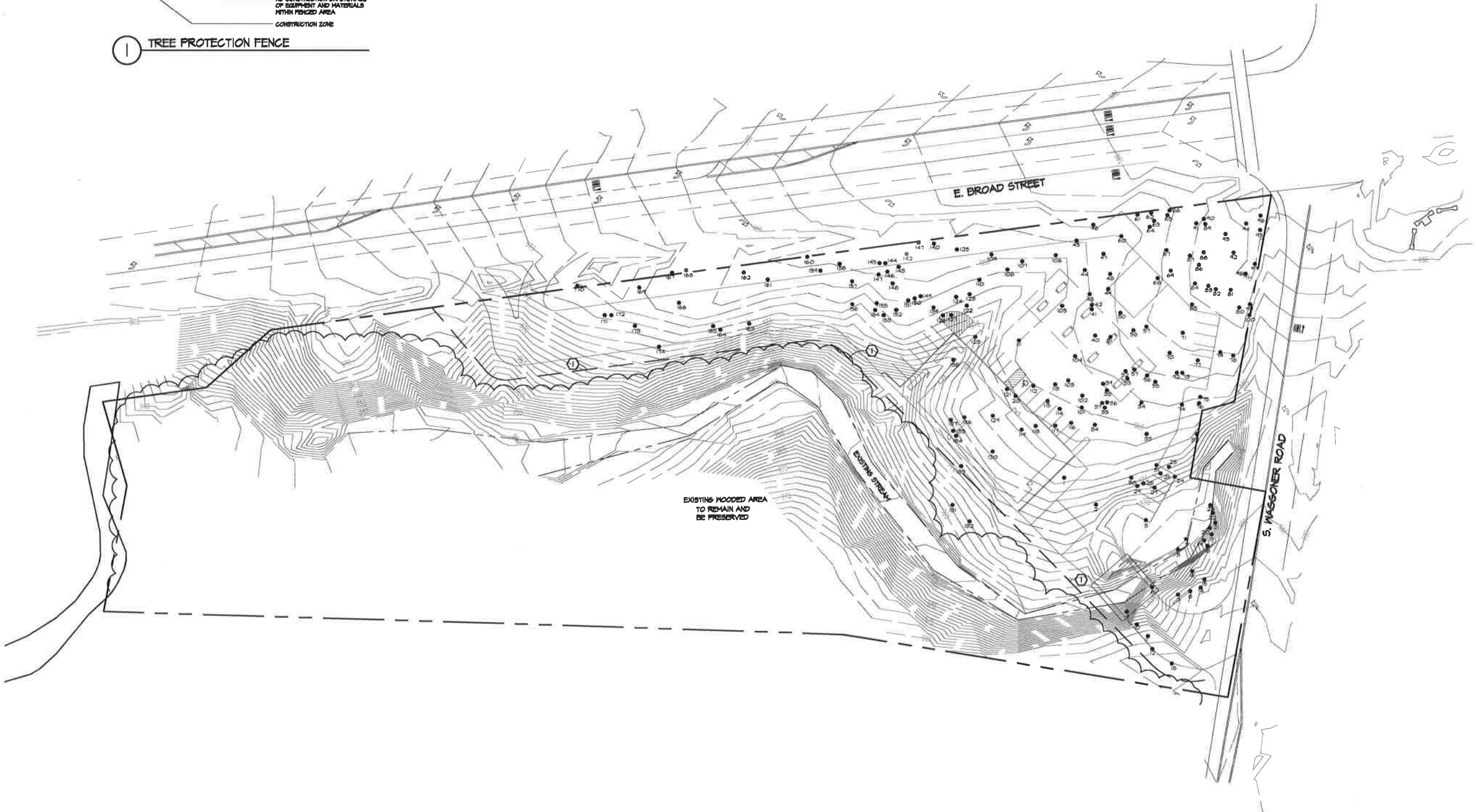
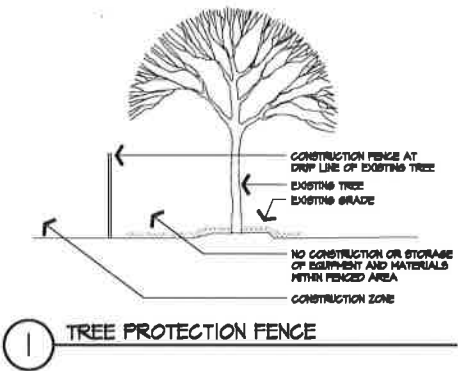
ISSUE:
SITE PLAN SUBMITTAL
DATE:
5/1/2017
JOB NO.: 752862
DESIGN: CAK
DRAWN: CAK
CHECKED: NRH
SHEET NO.
C3.0

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-ELA.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.



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	1180.3
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	EXEMPT	2
62	LOCUST	12"	POOR	EXEMPT	4
63	LOCUST	18"	AVERAGE	EXEMPT	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	1180.3
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	16"	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	EXEMPT	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	1180.3
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 1180.3 (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

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

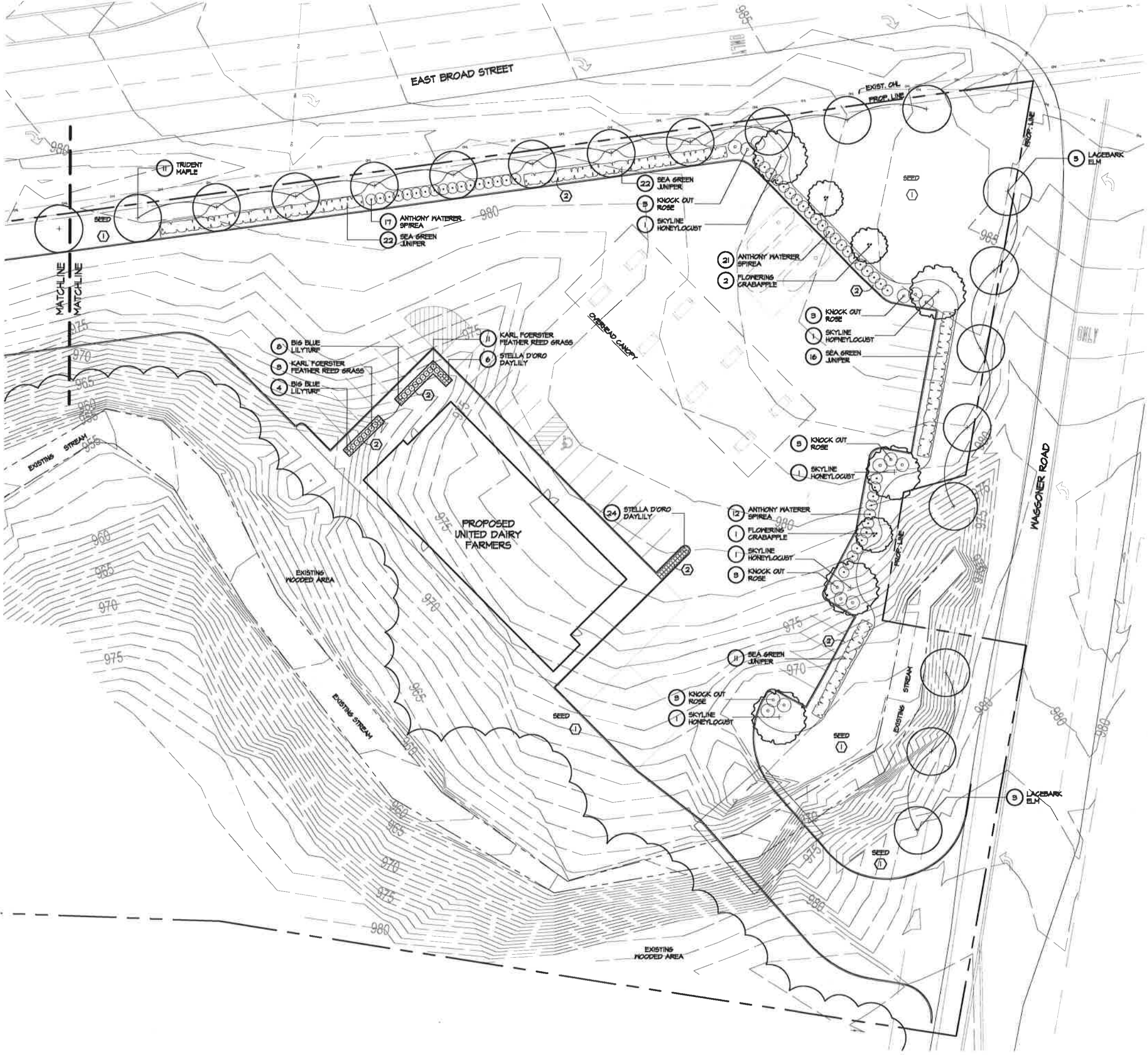
L2.01

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.

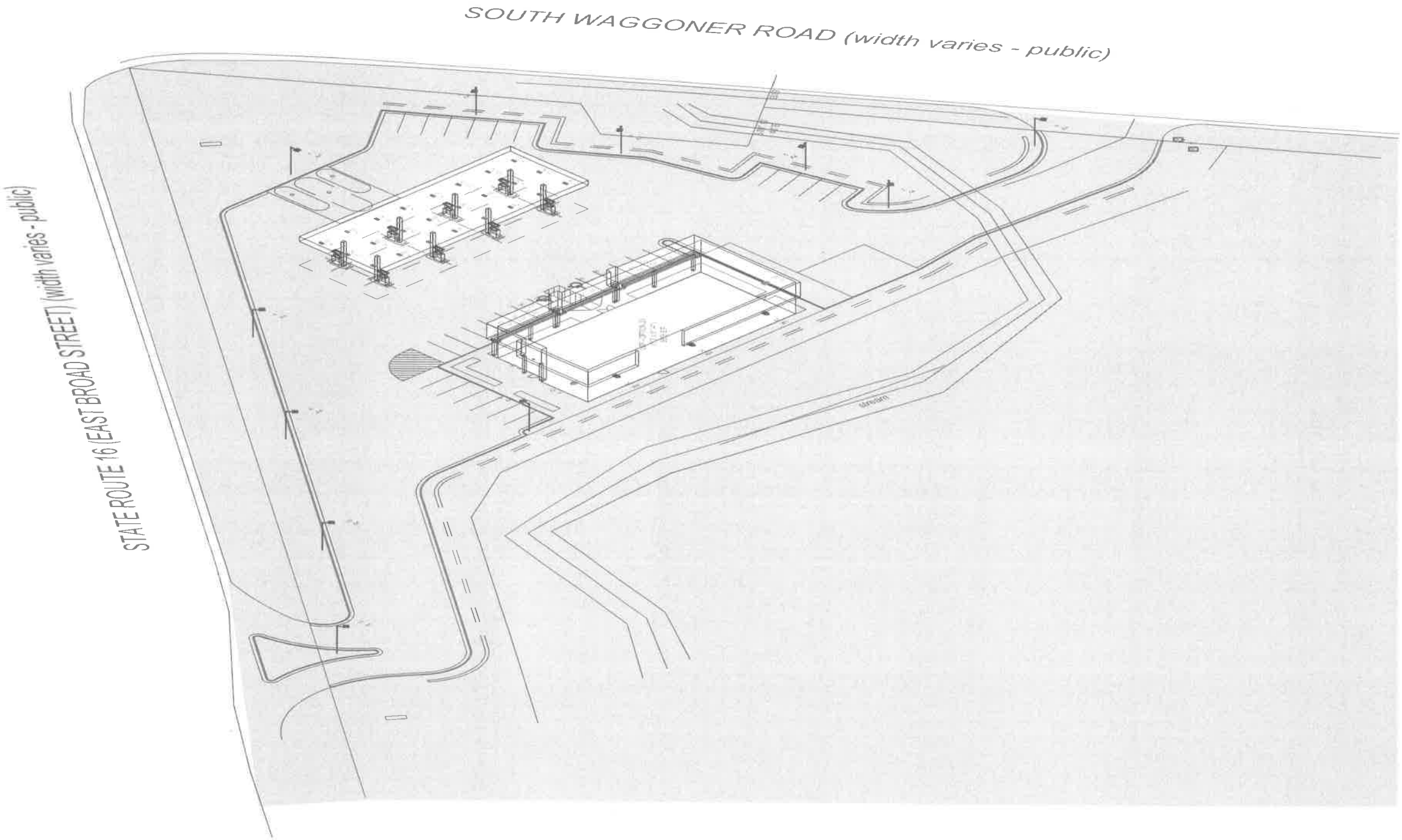
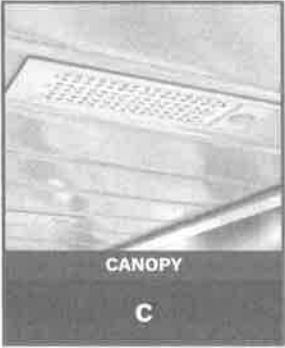
CONSTRUCTION NOTES

- 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.

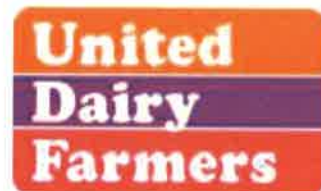




RL-4545-S1



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: N.T.S.



3 LEFT SIDE ELEVATION
SCALE: N.T.S.



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: N.T.S.

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: J.L. MUI
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





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.
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4. ALL PLANT MASSES TO BE CONTAINED WITHIN 8" DEEP HARDWOOD BARK MULCH BED.
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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 NURSESMEN 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

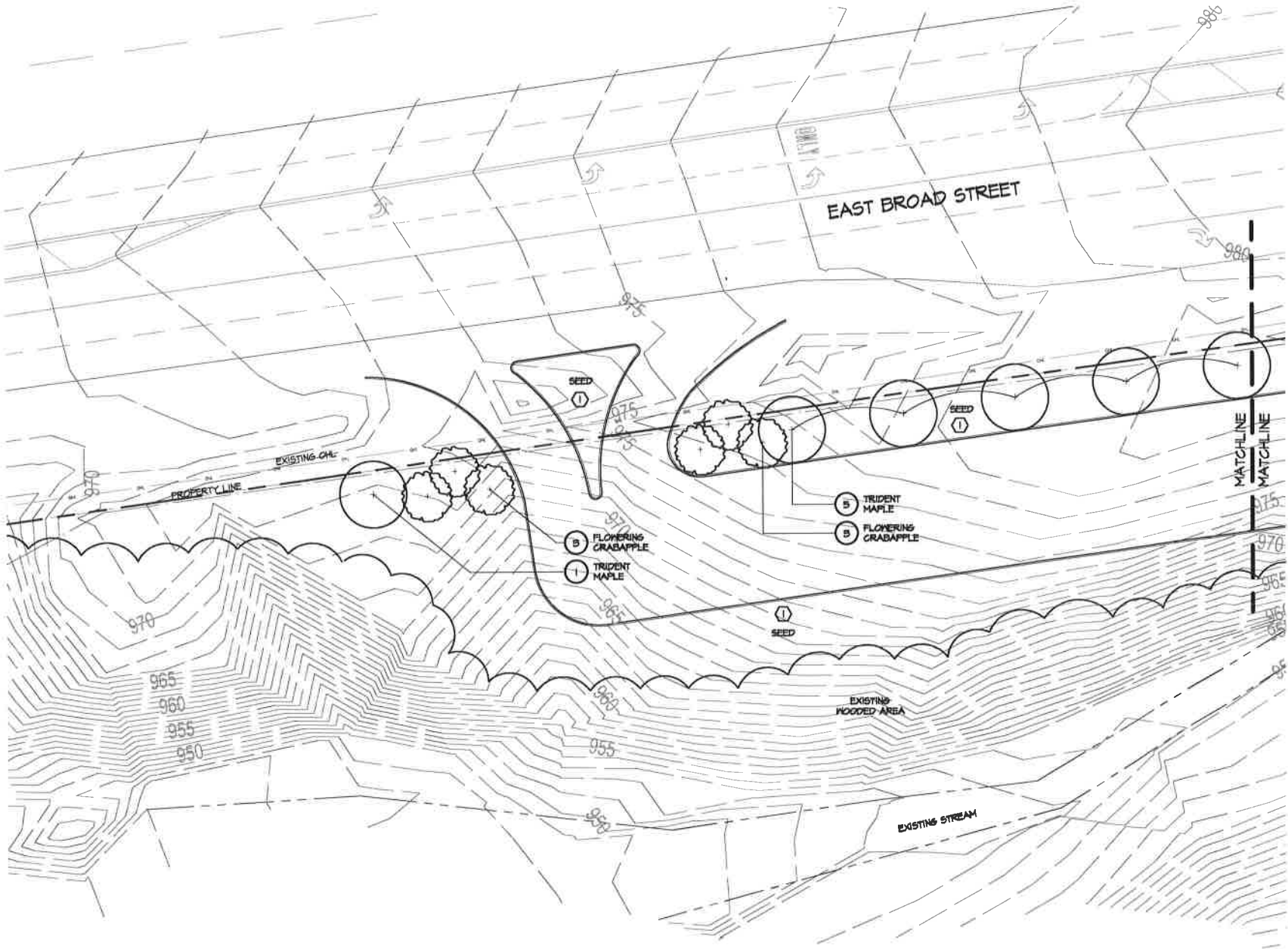
① SHRUB PLANTING
NTS

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.

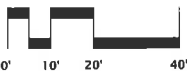
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

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	
8	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.	
18	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

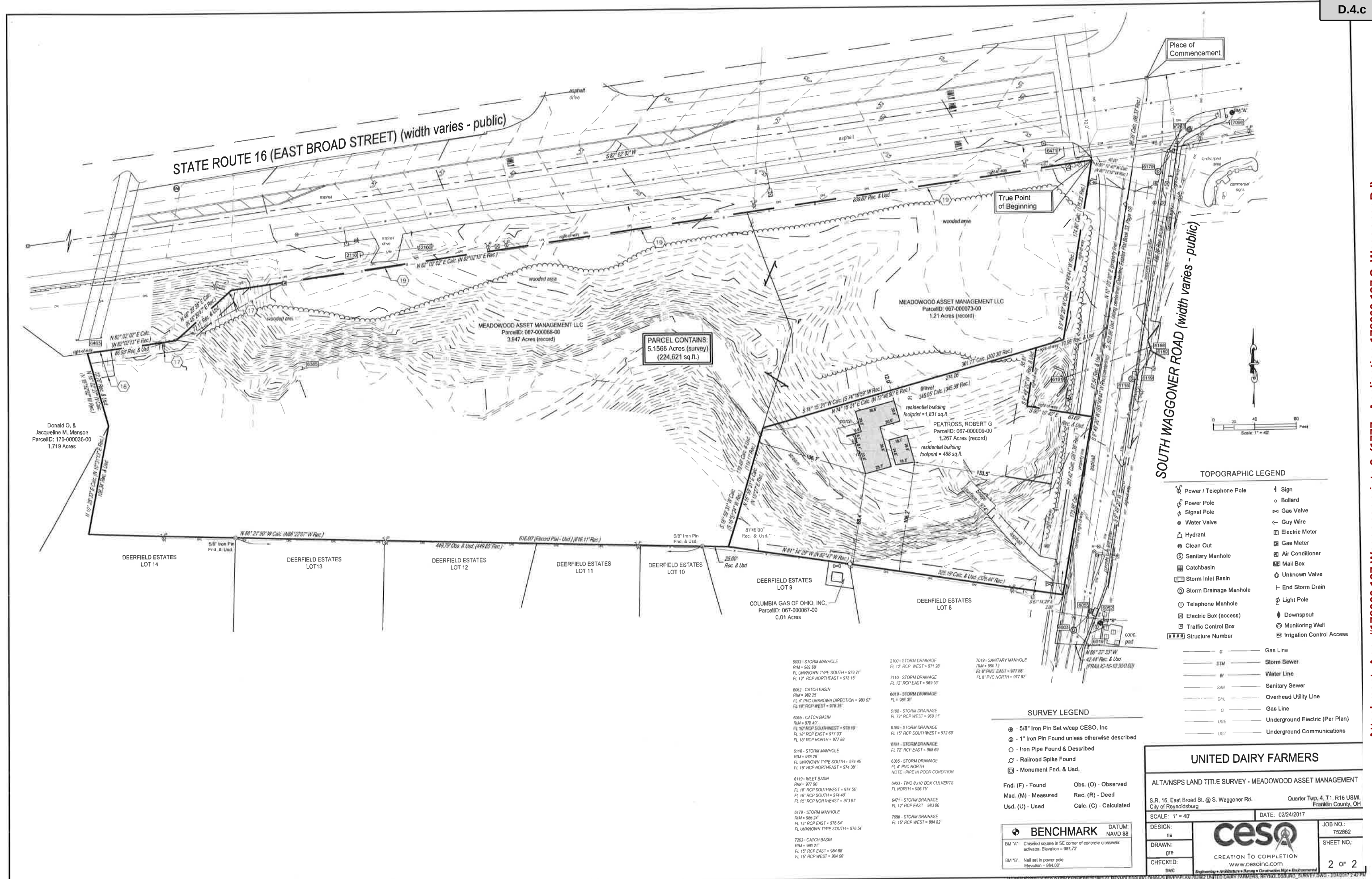
UNITED DAIRY FARMERS

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



STATE ROUTE 16 (EAST BROAD STREET) (width varies - public)

True Point of Beginning

Place of Commencement

MEADOWOOD ASSET MANAGEMENT LLC
ParcelID: 067-000068-00
3.947 Acres (record)

MEADOWOOD ASSET MANAGEMENT LLC
ParcelID: 067-000073-00
1.21 Acres (record)

PARCEL CONTAINS:
5.1566 Acres (survey)
(224,621 sq.ft.)

PEATROSS, ROBERT G
ParcelID: 067-000009-00
1.267 Acres (record)

DEERFIELD ESTATES LOT 14

DEERFIELD ESTATES LOT 13

DEERFIELD ESTATES LOT 12

DEERFIELD ESTATES LOT 11

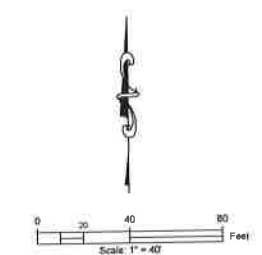
DEERFIELD ESTATES LOT 10

DEERFIELD ESTATES LOT 9

DEERFIELD ESTATES LOT 8

COLUMBIA GAS OF OHIO, INC.
ParcelID: 067-000067-00
0.01 Acres

SOUTH WAGGONER ROAD (width varies - public)



TOPOGRAPHIC LEGEND

- | | |
|------------------------|---------------------------|
| Power / Telephone Pole | Sign |
| Power Pole | Bollard |
| Signal Pole | Gas Valve |
| Water Valve | Guy Wire |
| Hydrant | Electric Meter |
| Clean Out | Gas Meter |
| Sanitary Manhole | Air Conditioner |
| Catchbasin | Mail Box |
| Storm Inlet Basin | Unknown Valve |
| Storm Drainage Manhole | End Storm Drain |
| Telephone Manhole | Light Pole |
| Electric Box (access) | Downspout |
| Traffic Control Box | Monitoring Well |
| Structure Number | Irrigation Control Access |
-
- | | |
|-----|---------------------------------|
| G | Gas Line |
| SSW | Storm Sewer |
| W | Water Line |
| SAV | Sanitary Sewer |
| DFL | Overhead Utility Line |
| G | Gas Line |
| UGE | Underground Electric (Per Plan) |
| UGT | Underground Communications |

SURVEY LEGEND

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

BENCHMARK DATUM: NAVD 88

BM "A" Chiseled square in SE corner of concrete crosswalk activator. 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. Quarter Twp. 4, T. 1, R. 16 USML
City of Reynoldsburg 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
Engineering • Architecture • Survey • Construction Mgt • Environmental

Attachment: App. #178060 137 Waggoner prints 2 (1777 : Application 178060 137 S. Waggoner Rd)

Design Review Board

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

Memo

DATE: June 8, 2017
TO: Design Review Board
CC:
RE: Application 178150; 8123 E. Broad Street, Applicant Anchor Sign Inc- Jill Hopkins- Major Site Plan.

See Attached File

Application: #177268 - 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 certificate of appropriateness for signage.

Current Use: Vacant/Construction Pending

Applicant: Jill Hopkins/Anchor Signs



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

Application #: 178150

Permit #:

Date Submitted: 4/25/17 5/2/17Fee Amount: \$75.00
☒ Paid: 0229918

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION**Property Address:**

8123 East Broad Street, Space 500, Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD**Property Owner Name(s):**

DN-Reynoldsburg, LLC

Contact Email:

rmatias@equity.net

Contact Phone Number:

614-337-7795

III. BUSINESS INFORMATION (IF APPLICABLE)**Business Name:**

TORRID

Contact Name:

Tim Hoskins

Contact Phone Number:

626-667-1059

Contact Email:

thoskins@hottopic.com

Description of Use:

Retail

IV. APPLICANT INFORMATION**Applicant Name:**

Anchor Sign, Inc. - Jill Hopkins, contact

Applicant Address:

2200 Discher Avenue, Charleston, SC 29405

Applicant Phone Number:

843-576-3241

Applicant Email:

jhopkins@anchorsign.com

☐ Property Owner☐ Business Owner/Tenant☒ Contractor☐ Architect/Engineer**PROJECT INFORMATION****CHECK AND DESCRIBE IF APPLY:**☐ Major Site Plan (\$400): _____☐ 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: _____**Date:** 4/25/17

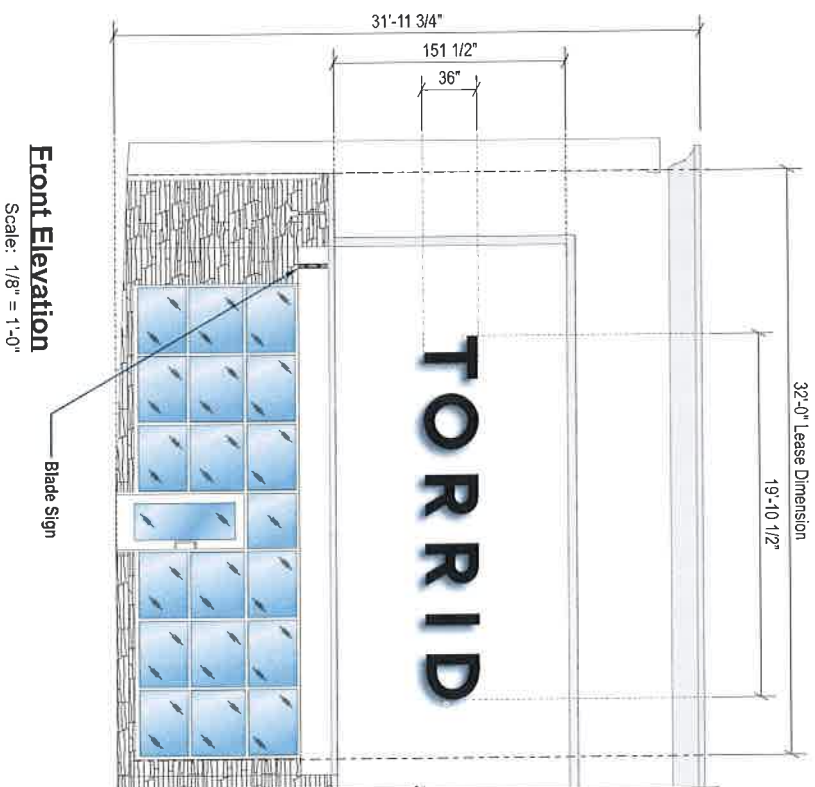
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY******Additional Notes:****Zoning Information**Zoning District: C5☐ Historic District☐ CC Overlay**Add'l Approvals Req'd**☐ BZBA**Meeting Date:** 6/1/17**Meeting Results**☐ Approved as Submitted☐ Tabled☐ Approved w/ Conditions☐ Denied

P&Z Admin.: _____ Date: _____

SIGN A	36" TORRID
Type:	Individual Reverse Lit Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	59.63
To Grade:	Top of sign to grade = 1'-9" 3/4" Bottom of sign to grade = 1'-6" 9/32"

IGN B	TORRID
Sign Type:	D/F Blade Sign
Illumination:	Non-Illuminated
quare Footage:	2.52
To Grade:	Bottom of sign to grade = 10'-0"

[illegible]

SIGN A	36" TORRID
Type:	Individual Reverse Lit Channel Letters
Illumination:	Internally Illuminated LED
square Footage:	59.63
To Grade:	Top of sign to grade = 19'-9 3/4" Bottom of sign to grade = 16'-9 3/4"



Sign Layout Detail
Scale: 3/8" = 1'-0"

Electrical Detail:

- White LEDs (PLED White Street Fighter)
- (2) 60w Transformer (PLPS 12-60)
- Total Amps: 1.7
- (1) 20 amp 120V Circuit Req.

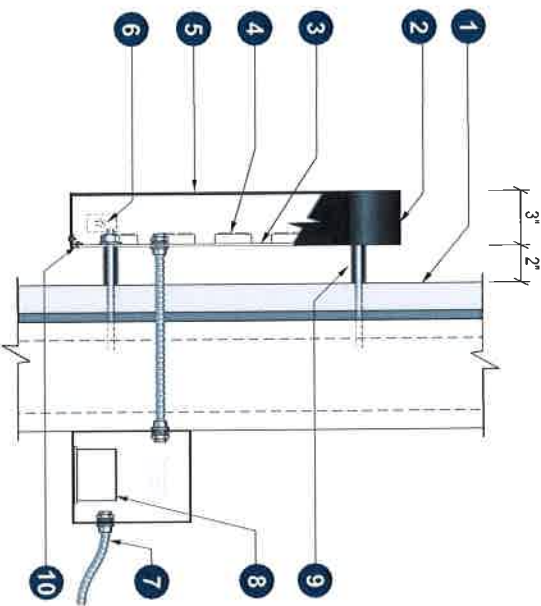


General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

- 1. Facade Materials: Stucco/ Plywood/ Metal
- 2. 0.065" Aluminum letter returns painted to match N293 Matthews Satin Black
- 3. 3/16" Clear hexan backs (interior of sign can painted ultra white for maximum illumination)
- 4. White LEDs
- 5. 0.125" Aluminum faces painted to match N293 Matthews Satin Black
- 6. Waterproof disconnect switch per NEC 600-6
- 7. Primary electrical feed
- 8. Transformers
- 9. 2" Sleeve spacers w/ 1/4" Threaded Rod painted to match Matthews White N202
- 10. 0.75" x 0.0625" Aluminum angle pop-riveted to backs attached to returns via #8 Pan-head screws

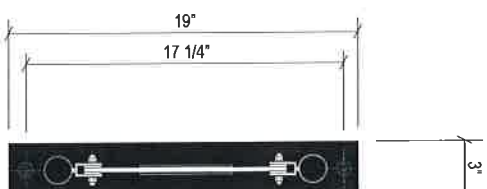


Section @ LED Channel Letter
Reverse-lit (Remote) Scale: N.T.S.

TORRID		Client: Torrid		03/24/2017		Original Renderings		B/M		This rendering is the property of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be reproduced without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.  Anchor Sign 1-800-213-3331	
		Site #: TO-5646		04/26/2017		Updated for Permitting		SD			
		Address: 8123 East Broad Street, Space 500									
		Reynoldsburg, OH 43068									
		Shoppes at East Broad									
REVISION INFO											

TORRID





Sign Layout Detail

- ### Specifications: Blade Sign
1. Facade Materials: Stucco/ Plywood/ Metal
 2. 1/4" Aluminum mounting plate painted to match N293 Mathews Satin Black
 3. 1 1/2" Ø Aluminum tubing with end caps painted to match N293 Mathews Satin Black
 4. Aluminum U-channel tabs welded to arm with Acorn nut through bolt
 5. 1/4" Aluminum panel painted to match N292 Mathews White
 6. 1/8" Routed aluminum letters painted to match N293 Mathews Satin Black
 7. Mounting hardware: 1/4" Threaded Rod
 8. Fabricated Aluminum Mounting Plate Cover painted N293 Mathews Satin Black

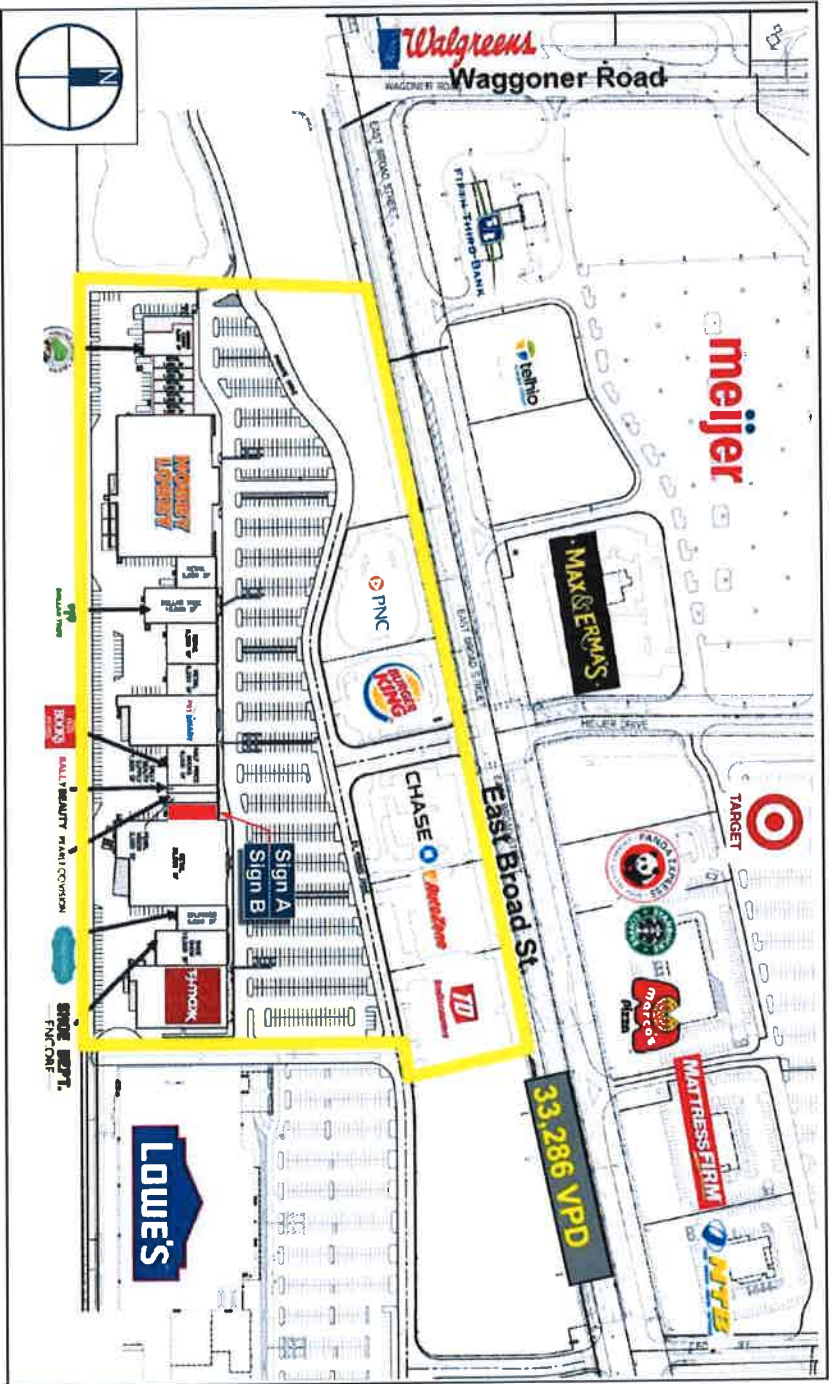
Side View
Scale: 1 1/2" = 1'

TORRID	Client: Torrid	03/24/2017	Original Renditions:	BM	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested it. This rendering is an electronic reproduction of a rendered sign without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: TO-5646	04/26/2017	Updated for Permitting	SD	
	Address: 8173 East Broad Street, Space 500				
	Reynoldsburg, OH 43068				
	Shoppes at East Broad				
REVISION INFO					
 AnchorSign 1.800.213.3331					

TORRID

Shoppes at East Broad

IGN A	36" TORRID
Type:	Individual Reverse Lit Channel Letters
Illumination:	Internally Illuminated LED
square Footage:	59.63
To Grade:	Top of sign to grade = 19'-9 3/4" Bottom of sign to grade = 16'-9 3/4"
IGN B	TORRID
Sign Type:	D/F Blade Sign
Illumination:	Non-Illuminated
quare Footage:	2.52
To Grade:	Bottom of sign to grade = 10'-0"



Client: Torrid	
Site #: TO-5646	
Address: 8123 East Broad Street, Space 500	
Reynoldsburg, OH 43068	
Shoppes at East Broad	
REVISION INFO	
03/24/2017	Original Renderings
04/26/2017	Updated for Permitting
	BM
	SD
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AnchorSign 1-800-213-3331	