Reynoldsburg
OHIO · 1839

AGENDA

BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, MAY 19, 2022 6:00 PM

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

A. CALL TO ORDER
   1. ROLL CALL
   2. APPROVAL OF MINUTES
      1. Board of Zoning and Building Appeals – Regular Meeting – March 17, 2022
   3. APPROVAL OF AGENDA
   4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application 2022-5136; 1725 Brice Road; Conditional Use Permit Application for a Child Daycare Center ; Applicant: Monica Peeks

2. Application 2022-5171; Parcel # 067-000086; Conditional Use Permit Application for a "Vehicle Care Services - Washes" ; Applicant: Scott Messing

3. Application 2022-5167; 1220-1222 Waggoner Road; Conditional Use Permit Application for Single Family Attached Homes ; Applicant: Waggoner Road Development LLC

4. Application 2022-5138;7332 E Main St; Parcel #S 060-000134, 060-000090, 060-000218, 060-000200, 060-000183, 060-000215, 060-000065; Variance Request for Signage Package; Applicant: Carter Bean / J. Carter Bean Architect, LLC

5. Application 2022-5145; Building a - 6792, 6796, 6800, 6804, 6808 & 6812 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

6. Application 2022-5146; Building B - 6816, 6820, 6824, 6828, 6832 & 6836 Frey Lane; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

7. Application 2022-5147; Building C - 6840, 6844, 6848, 6852 & 6856 Frey Lane; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

8. Application 2022-5148; Building D - 6860, 6864, 6868, 6872 & 6876 Frey Lane; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

9. Application 2022-5149; Building E - 6880, 6884, 6888, 6892 & 6896 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

10. Application 2022-5150; Building F - 6841, 6837 & 6833 Frey Lane; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

11. Application 2022-5151; Building G - 6829, 6825, 6821, 6817, 6813, 6809 & 6805 Frey Lane; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

12. Application 2022-5159; Building H - 6801, 6797, 6793 & 6789 Frey Lane; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

13. Application 2022-5152; Building J - 6791, 6795, 6799 & 6803 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

14. Application 2022-5153; Building K - 6807, 6811, 6815, 6819, 6823 & 6827 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

15. Application 2022-5154; Building L - 6831, 6835, 6839, 6843, 6847 & 6851 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

16. Application 2022-5155; Building M - 6855, 6859, 6863, 6867 & 6871 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

17. Application 2022-5156; Building N - 6879, 6883, 6887, 6891, 6895 & 6899 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

18. Application 2022-5157; Building O - 6903, 6907, 6911, 6915 & 6919 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

19. Application 2022-5158; Building Q - 6935 & 6931 Henley Drive; Variance Request for Setbacks; Applicant: Rose Hill Ohio LLC

E. OTHER BUSINESS

F. ADJOURNMENT

Reynoldsburg
OHIO · 1839

MINUTES

BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, MARCH 17, 2022 6:30 PM

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

Minutes Acceptance: Minutes of Mar 17, 2022 6:30 PM (APPROVAL OF MINUTES)

A. CALL TO ORDER

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

2. ELECTION OF CHAIR

Pastor Linder nominated Mr. Furst, seconded by Ms. Barnhart.

Ms. Barnhart. Yes. Mr. Davis. Yes. Mr. Furst. Abstain. Pastor Linder. Yes

3. ELECTION OF VICE CHAIR

Pastor Linder nominated Ms. Barnhart, seconded by Mr. Furst.

Ms. Barnhart. Abstain. Mr Davis. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

4. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – December 16, 2021

Minutes stand approved.

5. APPROVAL OF AGENDA

Mr. Furst asked to add meeting times as a discussion to other business. All other agenda items are approved.

Moved by Mr. Furst and seconded by Mr. Davis.

Ms. Barnhart. Yes. Mr. Davis. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

6. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application 2022-5040; 0 National Road SW; Variance for Rear Yard Setback Lot 4 ; Applicant: Wilcox Communities C/O David Hodge - Attorney for Applicant

Mr. Furst: Next item is new business item D-1 is application 2022-5040 for 0 National Road Southwest. Ms. Ledbetter.

Ms. Ledbetter: This application is a request for a variance for the rear yard setback on Lot $ in the Eastwood development. So the property is located at Zero National Road Southwest in Reynoldsburg, Ohio. Lot four includes 11 buildings with multifamily dwelling units on approximately 15.9 acres. The property was annexed into the city in 2021 and was zoned residential medium. The applicant, Wilcox community and their representative, which is their attorney, is here, is requesting the Board of Zoning in Building Appeals, approve a residential zoning variance to allow the rear yard setback on lot four to deviate from the required minimum of 30 feet and allow the already approved25 foot rear yard setback. This site plan does have major site plan approval. When we were working with the applicant on their final plat, we were looking over the site plans and realized that they had a 25 foot rear yard setback, that does not meet the current code, nor does it meet the previous code, which the site plan was approved under. And so really, we're just having them get this variance so that they are in compliance and they're not a non-conforming structure before they even start construction. So staff recommendation, we don't really have any issues with rear set back. 25 feet versus 30 is a pretty small change, and we don't really believe this will have any effect on the surrounding property owners.

Mr. Furst: To kind of reiterate, would it be accurate to say that this was a result of an oversight during the previous approval process?

Ms. Ledbetter: Yes.

Mr. Furst: OK. Is there anything applicant would like to add?

Mr. Zartman: My name is Eric Zartman, my law firm, Underhill and Hodge represents the developer, and I just want to add one thing with respect to the substantial reality of the variance with our eastern and western perimeters on both the applications I'll be presenting tonight. We only have a couple of points that are within the 25 foot, but most of the building structures are 30 feet away from the side yard line. So not only is it just a correction oversight, but it's also minimally invasive on neighboring properties. I'd be happy to answer any questions you have.

Mr. Furst: So you're relatively far along here in the site and engineering process and everything like that, so it would be pretty injurious to the future of the project if we could not grant a variance. Is that correct?

Mr. Zartman: That's correct. And this variance, that would be the only manner to correct that oversight as well.

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Mr. Furst: OK, so it's the minimal ask here to correct that, correct? Is there any other questions from the board? Mr. Shoo? All right. Well, it does seem to me that at least in my opinion, I believe that if we do not grant a variance here, it would be significantly detrimental to the outcome of the project. But, you know, we would certainly be removing the beneficial use of the project by not granting a variance.

Mr. Davis: I took the time to go out to that site, and as I eyeball it as much as I could and look the way that it abuts up to farmland on the backside of the property, five feet isn't going to have any impact on anyone living within, you know, literally hundreds of yards. So unless its people that are actually homes that would actually be impacted by this variant. And so it seems pretty minimal ask.

Mr. Furst: It does not seem to me, either, that we'd be granting a special circumstance conferring any special privileges is what I meant to say. You know, certainly given that this is a result of an administrative oversight, it does seem that there are special circumstances or conditions here which generally don't apply to the rest of the property. That having been said, I do move that we grant this application for a variance.

Pastor Linder: Second.

Ms. Ledbetter: Ms. Barnhart. Yes. Mr. Davis. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

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

2. Application 2022-5040; 0 National Road SW; Variance for Rear Yard Setback Lot 5 ; Applicant: Wilcox Communities C/O David Hodge - Attorney for Applicant

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

Mr. Furst: Next item is Item two application 2022-5040. I guess this is the exact same address, but then lot five. Is there any additional information or pretty much same thing? All right, well, it seems relatively similar here, is there anything staff would like to add?

Ms. Ledbetter: No, the only difference here is really that lot five is twenty four buildings of multi-family townhome. So instead of being apartment buildings, this is just townhomes. And like the applicant previously stated, a lot of the townhomes do meet. But they did do a blanket set back. So we're asking for the whole property like the other one, just to cover all of our bases.

Ms. Barnhart: I move that we accept application to 202-5040 as submitted.

Mr. Furst: Thank you, we have a first, do we have a second?

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Mr. Davis: I second.

Mr. Furst: Seconded by Mr. Davis. Would you please call the role Ms. Ledbetter?

Ms. Ledbetter: Ms. Barnhart. Yes. Mr. Davis. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

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

E. OTHER BUSINESS

Mr. Furst: I believe that concludes our new business moving on to E-1. We have had a habit of meeting at 6:30 p.m. Is that the time everyone would like to meet or would you rather it be six o'clock? Would you rather be some other time? I just open up the floor for questions, comments?

Mr. Meyer: I would like to interject here as somebody who has a four month old, I would very much love it if we could do six p.m. if it's all the same to you, folks. 6:30 is when my son goes down, so I love to not make my wife do that every night. This is the second night meeting this week and I got out of City Council, so sometimes there's three. So just respectfully if six works for you folks. Great, if not happy to be here whenever you folks can.

Mr. Furst: I don't want to monopolize the floor, but six works just fine for me.

Ms. Barnhart: Doesn't matter to me.

Pastor Linder: I commute locally, so I could literally do six. I won't say all the other times I could do, but I could definitely be here.

Mr. Davis: So I have no problem making it six, in a bubble. Just my commute is not local. I'm usually coming from Worthington at about 5:30 ish. And so there's that. But in a bubble or in a vacuum. Six yeah, but 270 dictates otherwise.

Ms. Barnhart: We have a commute coming from Taylor Road these days, so.

Mr. Meyer: No comment for the record.

Mr. Meyer: Any preference, Mr. Shook? Does ix work for you?

Mr. Shook: As a father of two young kids, I also would appreciate getting home a little earlier

Mr. Furst: Well, if it's all the same to everyone else, do we need a motion or can we just

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make the change here during discussion?

Mr. Shook: I think just to be more formal about it, make a motion with a second.

Mr. Furst: All right. Well, I do move that we change the meeting time. The regular meeting time that is to six p.m. moving forward for the remainder of this year.

Ms. Barnhart: I'll second.

Mr. Furst: First and second, would you please call the roll?

Ms. Ledbetter: Ms. Barnhart. Yes. Mr. Davis. Yes. Mr. Furst. Yes. Pastor Linder. Yes.

F. ADJOURNMENT

_____ _____

Chairman Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 17, 2022 6:30 PM (APPROVAL OF MINUTES)

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

APR 22 2022

App./Case#: 2022-5154
Date Submitted: 4/22/22
Fee Amount: $350.00
☒ Paid: Cash

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
1733 (1725) Brice Rd Reynoldsburg, Oh 43068	060-001177-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Heavenly Hands Childcare LLC (Monica Peeks)	
Contact Email:	Contact Phone Number:
monicapeeks25@gmail.com	614-599-3480

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Heavenly Hands Childcare	Monica Peeks
Contact Email:	Contact Phone Number:
monicapeeks25@gmail.com	614-599-3486
Description of Use: Relocating/Expanding daycare. I own 1733 Brice Rd now need more space so want 1725 building for more space.	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Monica Peeks	1733 Brice Rd Reynoldsburg, Oh 43068
Applicant Phone Number:	Applicant Email:
614-599-3480	

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

☑ Conditional Use Permit ($350): Need to expand to a larger space.

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

Applicant Signature: Monica Peeks Date: 4/19/22

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

****OFFICE USE ONLY****

Additional Notes: Letter Attached.

Zoning Information
Zoning District: _____
☐ Historic District

Add'l Approvals Req'd
☐ Planning Commission
☐ Other: _____

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

P&Z Admin.: _____ Date: _____

Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

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

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

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

What information must be provided with a Conditional Use ?

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

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

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

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

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

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

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

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

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

How much will a Conditional Use cost?

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

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

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

Who may I call if I have questions?

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

Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(f) Hours and method of operation

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

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

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

Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

Section 1109.13
VARIANCES

Initiating a Variance Request

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

What information must be provided for a Variance?

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

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

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

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

(d) Statement of the hardship;

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

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

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

What is the time frame for a variance request?

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

Why might you request a Variance?

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

How much will a Variance cost?

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

What are the next steps after a Variance approval?

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

Who may I call if I have questions?

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

Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

Section 1109.13 (D)
STANDARDS FOR VARIANCE

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

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

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

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

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

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

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

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

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

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

Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

APR 22 2022

To The Board of Reynoldsburg,

My name is Monica Peeks, and I am the owner of Heavenly Hands Childcare LLC. We started out as a family-owned home childcare in 2017 and we outgrew the home setting. We then moved all our children to 1733 Brice Road Reynoldsburg, Ohio in 2019. Our center consists of one Administrator, 2 Infant teachers, 1 Toddler teacher, 2 Pre-School teachers, and 1 School-Age teacher. Our hours of operation are 6am – 6pm.

We currently have 39 children enrolled in Heavenly Hands and are looking to expand. As soon as we were informed that Clarkson Eyecare was relocating and the space (1725 Brice Road Reynoldsburg, Ohio 43068) was going to be open, we immediately jumped to the opportunity to see the space. After we took a tour of the space, we knew it would be perfect space for the Heavenly Hands Family to expand.

Our Heavenly Hands Staff always try to plan activities to involve the community. Last year we were able to throw a Bookbag giveaway. We were able to help with school supplies and provided our older School-Agers with nice bookbags for the upcoming school year. The ages that we serve are 6wks to 12 years of age. HHCC staff are great about creating lesson plans including activities that help the children learn thru play. Our staff are committed to providing a safe environment for the children we provide care for. Our Pre-School teachers are currently attending classes thru Action for Children to be CDA certified. We plan on doing more activities and a bookbag giveaway every year. We are now in the works of planning a food drive to help provide families with food while children are on summer break.

Our purpose for the new space is to expand our program and help provide additional from with the care they are looking for. We would also be providing more jobs to willing and caring individuals who enjoy proving a learning and safe environment for children. The impact that Heavenly Hands have made on the community has been great. We have had numerous parents that has enrolled their children from different centers in this same area. They love the atmosphere when they first enter the building, and we want to provide that same energy in the new space. We value our parent's opinions and that is something that really sets us apart from the rest. We plan on making improvements to the current space that we now occupy. The administration at Heavenly Hands have sent 5 employees to school and have received their CDA credential.

We at Heavenly Hands are making improving everyday and we would be more than appreciative to be able to expand to 1725 Brice Rd.

Thank you

x Monica Peeks Salmon

Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

ServSafe
National Restaurant Association

ServSafe® CERTIFICATION

ED JACKSON

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the American National Standards Institute (ANSI)–Conference for Food Protection (CFP).

15581369	5284
CERTIFICATE NUMBER	EXAM FORM NUMBER
9/18/2017	9/18/2022
DATE OF EXAMINATION	DATE OF EXPIRATION

Local laws apply. Check with your local regulatory agency for recertification requirements.

Sherman Brown
SVP, National Restaurant Association Solutions

ANSI ACCREDITED PROGRAM
American National Standards Institute and the Conference for Food Protection®
#0655

In accordance with Maritime Labour Convention 2006, Resolution ADM N 068-2013 (Regulation 3.2, Standard A3.2).

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14102901 v.1401

Contact us with questions at 175 W Jackson Blvd. Ste 1500, Chicago, IL 60604 or ServSafe@restaurant.org.

APR 22 2022

Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

Child Meal Planning Guide

Center Name: Heavenly Hands Childcare Center Week of : April 18th - April 22, 2022

Meal Component	Min. Serving Size			Day of Week				
	Ages 1-2	Ages 3-5	Ages 6-12	Monday	Tuesday	Wednesday	Thursday	Friday
Breakfast								
Fluid Milk *	1/2 C. (4 fl. OZ.)	3/4 C. (6 fl. OZ.)	1 G. (8 fl. OZ.)	Milk	Milk	Milk	Milk	Milk
Grain/Bread Alt.	1/2 oz	1/2 oz	1 oz	Shredded Wheat WG X	Yogurt WG	Mini Spooners WG X	English Muffins WG X	Cheerios WG X
Fruit, Vegetable, or both	1/4 C. (2 fl. OZ)	1/2 C. (4 fl. OZ.)	1/2 C. (4 fl. OZ.)	Bananas	Strawberries	Fruit Cups	Grapes	Blueberries
Meat/Meat Alt.	1/2 oz	1/2 oz	1 oz					
Lunch/Supper								
Fluid Milk *	1/2 C. (4 fl. OZ.)	3/4 C. (6 fl. OZ.)	1 C. (8 fl. OZ.)	Milk	Milk	Milk	Milk	Milk
Grain/Bread Alt.	1/2 oz	1/2 oz	1 oz	WG	WG	WG	WG	WG
Meat/ Meat Alt	1 OZ **	1.5 OZ. **	2 OZ **	CN	CN	CN	CN	CN
Vegetable	1/8 cup	1/4 cup	1/2 cup					
Vegetable or Fruit	1/8 cup	1/4 cup	1/4 cup					
Snack **(Must contain 2**								
Fluid Milk *	1/2 C. (4 fl. OZ.)	1/2 C. (4 fl. OZ.)	1 C. (8 fl. OZ.)			Milk		
Grain/Bread Alt.	1/2 oz	1/2 oz	1 oz	Sun Chips WG X	Cheese Crackers WG X	WG	Veggie Straws WG X	Pretzels WG
Meat/Meat Alt.	1/2 OZ **	1/2 OZ **	1 OZ **			Wow Butter		Cheese Sticks
Vegetable	1/2 C. (4 fl. OZ.)	1/2 C. (4 fl. OZ.)	3/4 C. (6 fl. OZ.)			In:		
Fruit	1/2 C. (4 fl. OZ.)	1/2 C. (4 fl. OZ.)	3/4 C. (6 fl. OZ.)	Pear Juice	Apple Juice	Apple Slices	Apple Juice	Water

* Specify the type(s) of milk served. Serve only whole milk to children between the ages of 1 and 2. Serve only low-fat or fat- free milk to children ages 2 and older.

** Meat and cheese, 1oz = 1 oz; eggs, 1/2 egg = 1 oz; cooked beans/ peas, 1/2 cup = 1 oz; peanut/nut/seed butters, 2 tbsp = 1oz; nuts/seeds, 1 oz =1oz; yogurt, 4 oz (1/2 cup) = 1 oz

WG =Whole Grains: Check box next to WG, if item is a whole grain item. Remember at least one item a day MUST be whole grain.

CN = Child Nutrition Label. if item requires CN label box must be checked to receive credit for item served.

This institution is an equal opportunity provider.

APR 2 2 2022



Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)



Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)



Attachment: Submittal (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)



Printed Date: 4/22/2022

The City of Reynoldsburg Utility GIS

Map Title

1 inch = 94 feet

Feet

0 45 90 180

N W E S

RECEIVED
APR 22 2022

Reynoldsburg
OHIO · 1839

Attachment: Staff Report - Heavenly Hands Child Care (Heavenly Hands Childcare LLC Conditional Use Permit App #2022-5136)

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 1725 Brice Road – Conditional Use Permit

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The business, Heavenly Hands Childcare LLC, is currently location at 1733 Brice Road. The applicant would like to expand their business to 1725 Brice Road which is located in the same plaza as the current location 1733 Brice Road. 1725 Brice Road was previously occupied by Clarkson Eye care.

   b. The property is in the Community Commercial Zoning District. The use "Child Day Care – Center" is a conditional use in the Community Commercial District.

2. **Staff Recommendation**

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

Please contact the Development Department with any questions or comments.

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
TBD	067-00086

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Frank Licata - FMRS Holdings 002 LLC	
Contact Email:	Contact Phone Number:
flicata@landmarkohio.com	330-714-8335

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Moo Moo Express Wash	Jon Roush
Contact Email:	Contact Phone Number:
john@moomoocarwash.com	614-206-2778
Description of Use:	
Moo Moo Express Wash car wash	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Scott Messing	13375 National Rd. SW - Suite D, Etna, OH 43068
Applicant Phone Number:	Applicant Email:
614-206-3283	scott.messing@expresswashconcepts.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

☒ Conditional Use Permit ($350): Proposed car in Community Commercial Zone (CC)

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

Applicant Signature: _____ Date: 4/25/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

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

P&Z Admin.: _____ Date: _____

Attachment: BZBA Application (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

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

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

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

What information must be provided with a Conditional Use ?

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

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

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

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

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

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

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

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

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

How much will a Conditional Use cost?

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

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

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

Who may I call if I have questions?

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

Attachment: BZBA Application (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(f) Hours and method of operation

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

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

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

Attachment: BZBA Application (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

City of Reynoldsburg Conditional Use Application
Items C, E, F of Section 1109.15 of Conditional Uses
PID: 067-00086
1.163 Acres

CURRENT OWNER: FMRS Holdings 002 LLC
APPLICANT: Express Wash Concepts
EXISTING ZONING: Community Commercial Zone (CC)
DATE OF TEXT: 4/28/2022
APPLICATION:

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

The applicant proposes to develop, construct upon, occupy, and use the proposed site for a prototypical Moo Moo Car Wash of 3,600 square feet, operating between the hours of 7 AM – 8 PM with self-service vacuums and associate parking. The proposed Moo Moo Car Wash typically staffs 3-4 employees working at the location per shift.

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

The proposed site lies within the Community Commercial Zone (CC) which is intended to promote development that is consistent with larger retail while also providing convenience of access on heavily-traveled corridors. Per section 1109.21 of the Reynoldsburg Zoning Code, future development patterns in the CC Zone should accommodate changes in retail and transportation, including smaller lots and smaller format retail uses. The subject property (PID 067-00086) is located on East Broad St., west of Cedar Cliff, between the existing Valvoline and Sheetz Gas Station (currently under construction)

There are three access points to the site along a common access drive that include a two-lane one way entrance, two-way exit from the parking and vacuum area, and a one-lane exit only for car wash customers that choose not to circulate back into the site to use the vacuums. In order to supplement an appropriate internal circulation, the center two-way drive aisle can serve as an escape lane for customers prior to reaching the pay station in the car wash queue line.

The site is oriented to reduce any noise impact to the adjacent properties. Lighting will be provided onto the site and comply with the Reynoldsburg Zoning Code Section 1105.09. Stormwater detention requirements and post developed stormwater quality requirements are provided by the Shoppes at East Broad Stormwater Detention Basin.

(f) A narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses set forth below and, as applicable, the supplementary requirements for special uses set forth under the applicable district or zone regulations.

The proposed use and site shall comply with the applicable criteria set forth in the standards and requirements for all conditional uses as well as any supplementary requirements for special uses.

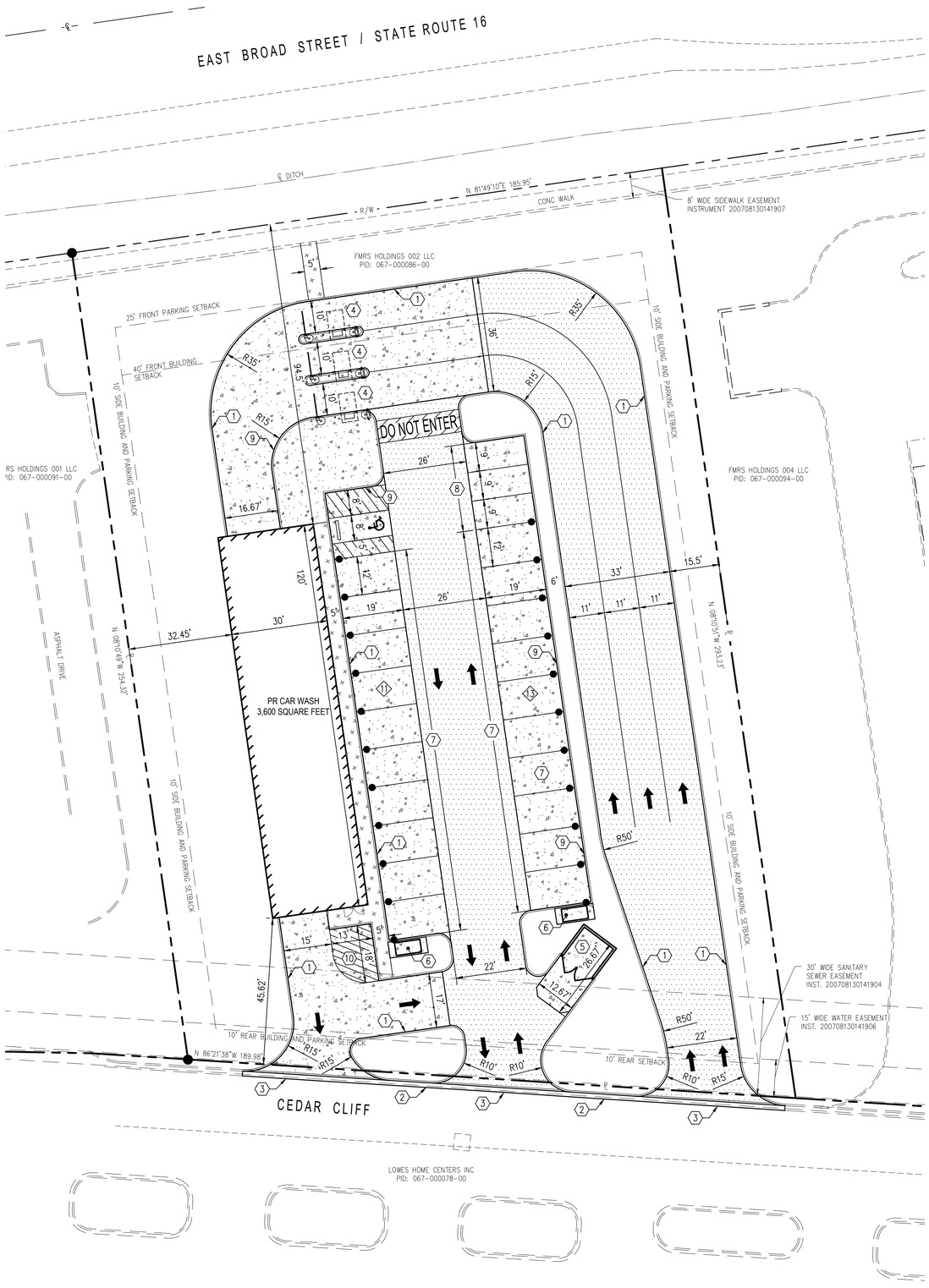
Attachment: Conditional Use Narrative (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

The proposed use is a single-tenant user which is similar to adjacent property uses along East Broad St. and the Lowes outparcels. The tenant aims to provide a customer friendly car wash and self-service vacuums on the last remaining outparcel for the development which will compliment adjacent auto-oriented, convenience, and other retail-based services in the area.

Given the existing auto-oriented uses in the area, the proposed Moo Moo Car Wash will not adversely affect area, nor will it affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. Additionally, the site shall be served adequately in regards to any public facilities / utilities.

The proposed site does not adversely impact the traffic of public right-of-ways and shall utilize private drives for its access and circulation. The proposed site aims to comply with all the standards set forth in the Reynoldsburg Zoning Code and Land Use Plan while also meeting the definition and intended use specifically listed as a conditional use in the CC Zone.

Attachment: Conditional Use Narrative (Moo Moo Express Wash Conditional Use Permit App #2022-5171)



LEGEND

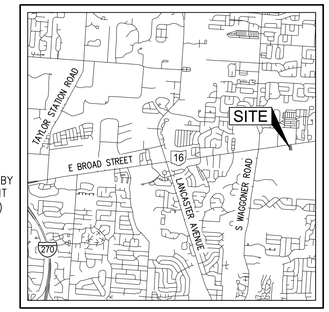
- PARKING COUNT
- PROPERTY LINE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- SIDEWALK
- VACUUM UNIT
- PAINTED DIRECTIONAL ARROW

CODED NOTES

1. 18" STRAIGHT CURB
2. CURB AND GUTTER
3. DEPRESSED CURB AND GUTTER
4. CUSTOMER PAY STATIONS
5. DUMPSTER ENCLOSURE
6. VACUUM PRODUCER
7. TYPICAL CUSTOMER PARKING AND VACUUM SPACE
8. TYPICAL EMPLOYEE PARKING SPACE
9. MOUNTABLE CURB
10. LOADING AREA

SITE DATA

PARCEL NUMBER:	067-00086
PARCEL SIZE:	1.163 ACRES
ZONING:	CC – COMMUNITY COMMERCIAL
EXISTING USE:	OPEN LOT
PROPOSED USE:	CAR WASH (CONDITIONAL USE)
PARKING REQUIRED:	TO BE COMPLETED BY ZONING DEPARTMENT (PER ZONING CODE)
PARKING PROVIDED:	24 SPACES
MAX LOT COVERAGE:	70%
PR COVERAGE SHOWN:	60%
MAXIMUM BUILDING HEIGHT:	45 FEET
LANDSCAPING SETBACK:	6 FEET



VICINITY MAP
NOT TO SCALE

SITE PLAN NOTES

1. CONTRACTOR SHALL REFER TO THE MOO MOO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LADDERS, AND EXIT DOORS AND RAMPS.
2. ALL DIMENSIONS ARE TO BUILDING FACES, FACES OF CURB, OR EDGE OF SIDEWALK UNLESS OTHERWISE NOTED.
3. ALL CURB RADII ARE 4' UNLESS OTHERWISE NOTED.

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 04/28/2022
PROJECT NO: M3900013
DRAWN BY: RAHR
CHECKED BY: KJW

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:

EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD SW
ETNA, OHIO 43068

CONDITIONAL USE APPLICATION FOR

MOO-MOO CAR WASH

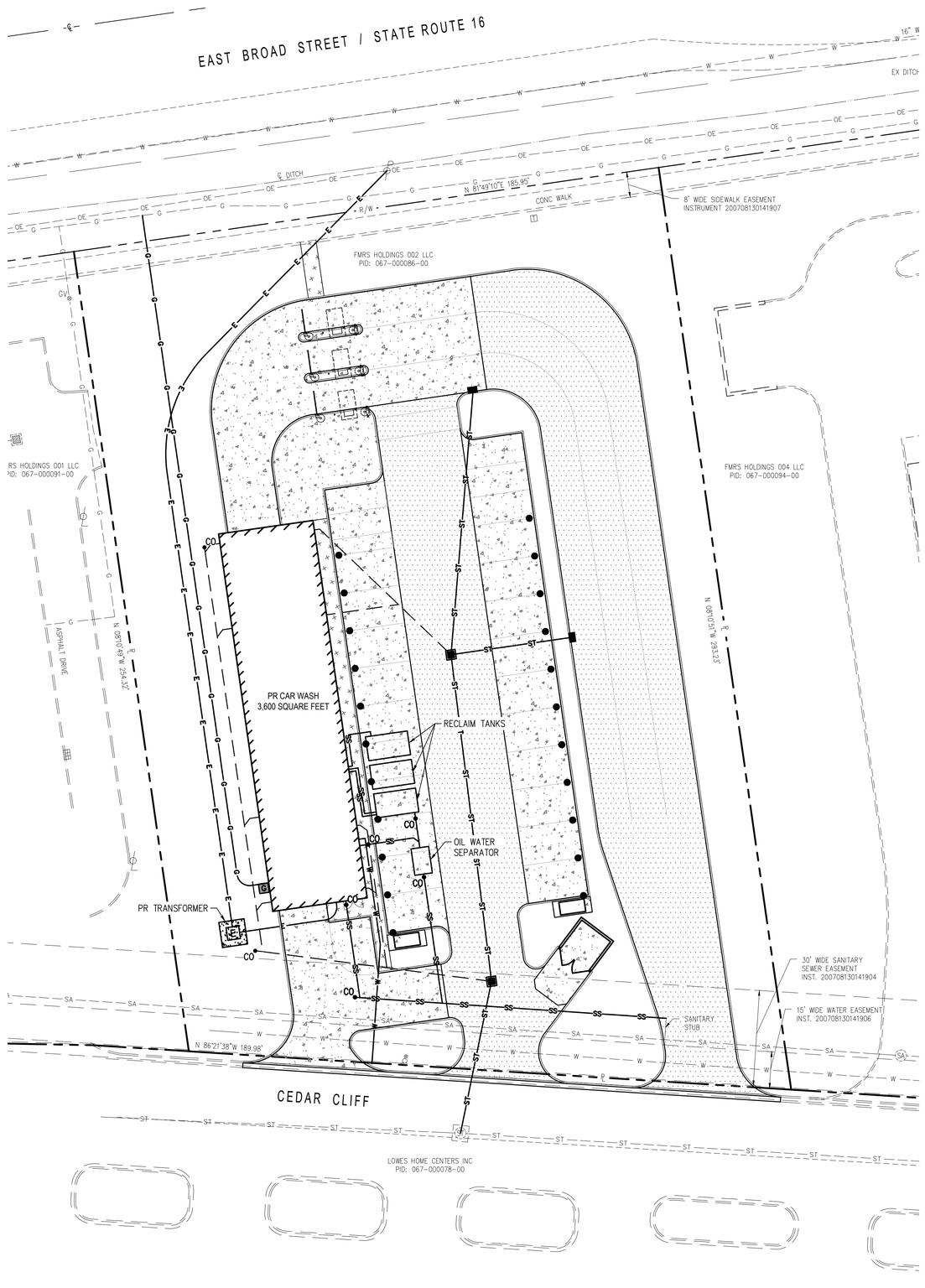
EAST BROAD STREET
REYNOLDSBURG, OHIO 43068

PRELIMINARY
SITE PLAN

1 / 3

Attachment: M3900013_PRELIMINARY SITE DRAWINGS (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

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LEGEND

- EX STORM
- EX SANITARY
- EX WATER
- EX OVERHEAD ELECTRIC
- EX GAS
- STORM
- ROOF DRAIN
- SANITARY LATERAL
- WATER
- UNDERGROUND ELECTRIC
- GAS
- EX POWER POLE
- EX GAS VALVE
- EX TELECOMM BOX
- EX MANHOLE
- EX CATCH BASIN
- EX FIRE HYDRANT
- EX WATER VALVE
- CATCH BASIN / CURB AND GUTTER INLET
- CLEANOUT
- GAS METER
- VACUUM UNIT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- SIDEWALK

0 10 20 40

SCALE: 1 IN = 20 FT

NO.	DATE	BY	DESCRIPTION
			PRELIMINARY NOT FOR CONSTRUCTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 04/28/2022
PROJECT NO: M3900013
DRAWN BY: RAHR
CHECKED BY: KJW

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PREPARED FOR:
EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD SW
ETNA, OHIO 43068

CONDITIONAL USE APPLICATION FOR

MOO-MOO CAR WASH

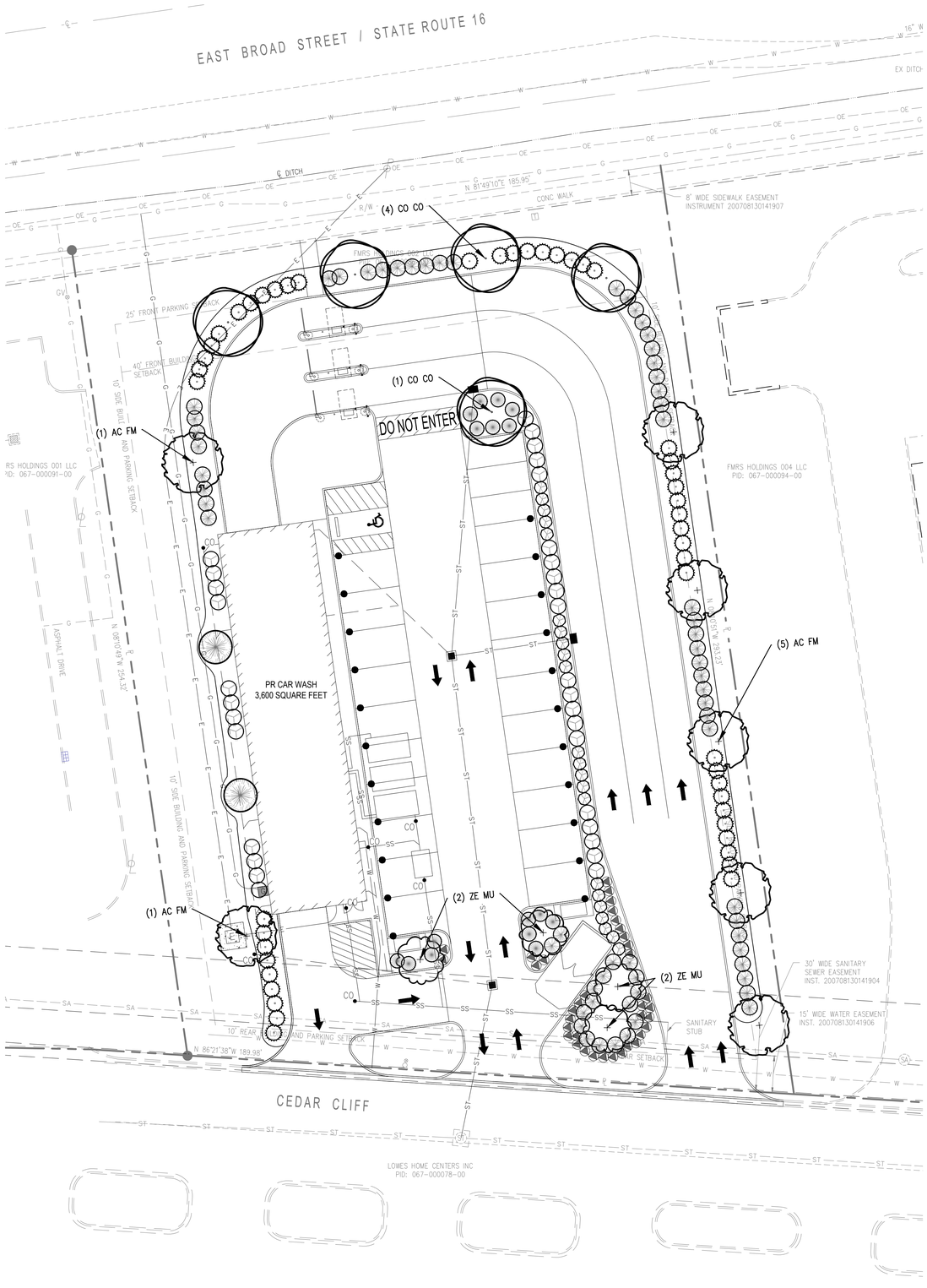
EAST BROAD STREET
REYNOLDSBURG, OHIO 43068

PRELIMINARY UTILITY PLAN

2 / 3

Attachment: M3900013_PRELIMINARY SITE DRAWINGS (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

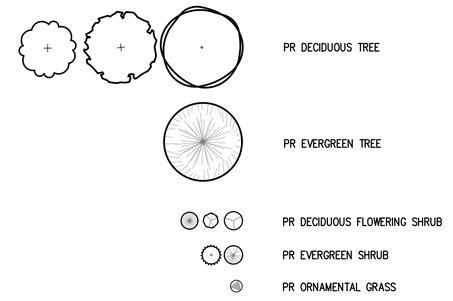
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LANDSCAPE CODE REQUIREMENTS

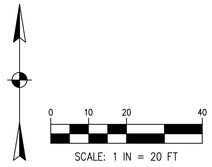
REQUIRED:		PROVIDED:
SECTION 1105.07 – LANDSCAPING AND BUFFERING		
F.ix.	LANDSCAPE SETBACK IS NO LESS THAN 6'	6' LANDSCAPE SETBACK PROVIDED
G.i–iii.	STREET TREES ARE REQUIRED WITH A SPACING OF 35' TO 45' FOR LARGE TREES (50'+ MATURE HEIGHT), 25' TO 35' FOR MEDIUM TREES (30'–50' MATURE HEIGHT), AND 15' TO 25' FOR SMALL TREES (10'–30' MATURE HEIGHT). 2" CALIPER MIN.	TREES PROVIDED ALONG FRONTAGE WITH PERIMETER SCREENING MEET SPACING REQUIREMENTS
G.iii.	MINIMUM PLANT SIZES ARE: 2" CALIPER FOR DECIDUOUS TREES 1.5" CALIPER FOR ORNAMENTAL TREES 6' HEIGHT FOR EVERGREEN TREES 18" OR 18" SPREAD FOR SHRUBS DEPENDING ON GROWTH CHARACTERISTICS	MINIMUM SIZE OR LARGER WILL BE SPECIFIED IN PLANT TABLE ON LANDSCAPE PLAN
G.iv.	MAXIMUM NUMBER OF THE SAME SPECIES OF TREES: 10–19 TREES ON SITE = 50% 20–39 TREES ON SITE = 33% 40–59 TREES ON SITE = 25% 60+ TREES ON SITE = 15%	18 TREES PROPOSED ON SITE 9 OF EACH SPECIES MAXIMUM
G.vi.	SMALL TREES ARE REQUIRED WHEN PLANTING UNDER OR WITHIN 10' OF OVERHEAD UTILITY WIRES. A MEDIUM TREE MAY BE USED WHEN PLANTING WITHIN 10'–20' LATERAL OF OVERHEAD UTILITY WIRES	GREATER THAN 20' FROM ALL OVERHEAD UTILITIES WITH PROPOSED TREE LOCATIONS
H.i.2	COMMERCIAL LOT LANDSCAPING: AREA OF COMMERCIAL STRUCTURES, PARKING, LOADING, AND TRASH STORAGE = 31,241 SF OVER 20,000 SF BUT UNDER 50,000 REQUIRES A TOTAL TRUNK DIAMETER OF 10" PLUS 0.5" OF TRUNK FOR EVERY 2,000 SF OVER 20,000 SF 31,241 SF = 13" OF TOTAL TRUNK DIAMETER REQUIRED WITHIN PARKING AREA CAN BE MET BY ANY COMBINATION OF EXISTING AND NEW TREES.	30" PROVIDED THROUGH PERIMETER AND INTERIOR LOT TREE REQUIREMENTS
J.ii–iii.	FOR EVERY 10 PARKING SPACES, NO LESS THAN 200 SF OF INTERIOR LANDSCAPED PARKING LOT AREA IS REQUIRED CONTAINING AT LEAST 1 TREE AND 4 SHRUBS, MUST BE MINIMUM WIDTH OF 10'. 23 SPACES = 3 TREES, 12 SHRUBS, AND 600 SF	3 TREES, 16 SHRUBS, AND 680 SF PROVIDED WITHIN PARKING AREA
J.v.	PERIMETER LANDSCAPING SHALL BE A MINIMUM WIDTH OF 10' AND CONSIST OF EVERGREEN HEDGE, EVERGREEN TREES, MOUND, OR COMBINATION THEREOF. MUST BE A MINIMUM OF 36" IN HEIGHT AND CONTAIN 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER. PARKING PERIMETER = 600 SF = 12 TREES REQUIRED	CONTINUOUS EVERGREEN HEDGE AND 12 PROPOSED TREES PROVIDED
K.	A SOLID, OPAQUE FENCE OR WALL OR BERM WITH A CONTINUOUS EVERGREEN HEDGE SHALL ENCLOSE ANY SERVICE STRUCTURE. MECHANICAL EQUIPMENT MUST BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE. PLANT MATERIAL FOR SCREENING DOES NOT COUNT TOWARD ANY OTHER LANDSCAPE REQUIREMENTS.	DUMPSTER SCREENED WITH WALL OTHER MECHANICAL EQUIPMENT SCREENED WITH EVERGREEN HEDGE

LEGEND



LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
CO CO	5	CORYLUS COLURNA	TURKISH HAZELNUT	2" CALIPER	B&B	DECIDUOUS TREE
ZS MU	4	ZELKOVA MUSASHINO	GREEN VASE ZELKOVA	2" CALIPER	B&B	DECIDUOUS TREE
AC FM	7	ACER X FREEMANII 'MARMO'	MARMO FREEMAN MAPLE	2" CALIPER	B&B	DECIDUOUS TREE



NO. | DATE | BY | DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
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PREPARED FOR:
EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD SW
ETNA, OHIO 43068

CONDITIONAL USE APPLICATION FOR
MOO-MOO CAR WASH
EAST BROAD STREET
REYNOLDSBURG, OHIO 43068

PRELIMINARY LANDSCAPE PLAN

3 / 3

Attachment: M3900013_PRELIMINARY SITE DRAWINGS (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

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Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Parcel ID # 067-000086 – Conditional Use Permit

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The property is located on E Broad Street between the Valvoline Instant Oil Change at 8217 E Broad Street and the Sheetz gas station that is currently in progress at 8271 E Broad Street.

   b. The property is in the Community Commercial Zoning District. The use "Vehicle Care Services – Washes" is a conditional use in the Community Commercial District.

2. **Staff Recommendation**

   a. Staff is supportive of the conditional use and is of the opinion that it fits in this location given the surrounding uses.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Moo Moo (Moo Moo Express Wash Conditional Use Permit App #2022-5171)

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

APR 2 8 2022

App./Case#: 2022-5167
Date Submitted: 5/2/22
Fee Amount: $350.00
☒ Paid: CK

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
1220-1222 Waggoner Rd	

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Waggoner Road Development, LLC	
Contact Email:	Contact Phone Number:
Johns@SandyhillDev.com	412-841-9657

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name: John Spagnolo Waggoner Road Development, LLC	Applicant Address: 257 Grove City Rd, Slippery Rock, PA 16057
Applicant Phone Number: 412-841-9657	Applicant Email: Johns@Sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

☒ Conditional Use Permit ($350): Request for Conditional Use Permit.

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

Applicant Signature: _____ Date: 4-27-22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information
Zoning District: _____
☐ Historic District

Add'l Approvals Req'd
☐ Planning Commission
☐ Other: _____

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

P&Z Admin.: _____ Date: _____

Attachment: Wilson Ridge CU app (Wilson Ridge Conditional Use Permit App # 2022-5167)

Section 1109.15

CONDITIONAL USES

Initiating a Conditional Use

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

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

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

What information must be provided with a Conditional Use ?

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

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

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

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

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

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

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

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

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

How much will a Conditional Use cost?

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

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

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

Who may I call if I have questions?

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

Attachment: Wilson Ridge CU app (Wilson Ridge Conditional Use Permit App # 2022-5167)

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(f) Hours and method of operation

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

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

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

Attachment: Wilson Ridge CU app (Wilson Ridge Conditional Use Permit App # 2022-5167)

Section 1109.13
VARIANCES

Initiating a Variance Request

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

What information must be provided for a Variance?

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

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

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

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

(d) Statement of the hardship;

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

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

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

What is the time frame for a variance request?

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

Why might you request a Variance?

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

How much will a Variance cost?

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

What are the next steps after a Variance approval?

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

Who may I call if I have questions?

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

Attachment: Wilson Ridge CU app (Wilson Ridge Conditional Use Permit App # 2022-5167)

Section 1109.13 (D)
STANDARDS FOR VARIANCE

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

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

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

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

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

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

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

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

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

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

Attachment: Wilson Ridge CU app (Wilson Ridge Conditional Use Permit App # 2022-5167)

APR 2 8 2022

WAGGONER ROAD DEVELOPMENT LLC
257 GROVE CITY ROAD
SLIPPERY ROCK, PA 16057

April 27, 2022

City of Reynoldsburg
Aerin Ledbetter, Planning & Zoning Administrator
7232 East Main Street
Reynoldsburg, Ohio 43068

Delivered via Email to : ALedbetter@ci.reynoldsburg.oh.us

Dear Ms. Ledbetter:

Please accept this letter on behalf of Waggoner Road Development, LLC, the developer and owner of the Wilson Ridge project located at 1220 & 1222 Waggoner Road as a request to grant an extension of our conditional use and major site plan approval that was previously granted by the City of Reynoldsburg.

Our conditional use approval was granted in February of 2021 and expired on February 18, 2022. During the period between the approval and expiration, we have had our engineers working through final site design details and obtaining approval from the city's engineers as well as city staff.

The following is our timeline of submittals:

• *Obtain conditional use approval*	*February 2021*
• *Obtain major site plan approval*	*April 2021*
• *Submit final land developments plans to city*	*October 2021*
• *Submit SWPPP plans to city*	*October 2021*
• *Submit Floodplain Application to City*	*November 11, 2021*
• *Attend Planning Commission Meeting*	*December 2, 2021*
• *Resubmission to City per engineer review*	*December 12, 2021*
• *Attend City Council Meetings*	*December 13 & 27, 2021*
• *Resubmission to City per engineer review*	*February 17, 2021*
• *Resubmission to City per engineer review*	*March 21, 2021*
• *Floodway resolution to city*	*April 7, 2022*
• *Resubmission to City per engineer review*	*April 7, 2022*
• *Sanitary sewer submission to Columbus*	*April 13, 2022*

During the time between our site plan approval and the initial submission, supply chain issues on other projects required us to slow the process of the approvals to time out the project so that our contractor, his subcontractors, and suppliers had the required materials and manpower to construct the project.

Attachment: Wilson Ridge CU app (Wilson Ridge Conditional Use Permit App # 2022-5167)

The majority initial timeline above took place while the property was under agreement with the former owner. Waggoner Road Development, LLC took title to the property in anticipation of construction beginning in April 2022.

In February 2022, it was made known that this project and our prior project at Rose Hill Road, had major issues related to the original approvals that were granted and that they did in deed need to comply with the underlying zoning requirements related to setbacks of buildings contrary to correspondence with prior city staff.

We are in the process developing a plan for this project to address these issues and feel confident that we can do so without the need for variances or modifications.

We wish to continue to have a dialog to solve the issues related to the setbacks and are willing to bear the costs of making plan changes to achieve a conforming project. The intent would be to modify the building widths from the approved 24 feet to a proposed 22 foot wide unit and adjust the building placement so that all units comply with the requirements of the zoning ordinance. This would require minimal modifications to the sewer alignments and utility connections all while maintaining the originally approved street alignment, curb cuts to Waggoner Road and overall density. The resulting plan will increase building separation and the overall curb appeal of the entire project.

In closing, Waggoner Road Development, LLC wishes to continue with the plans that were previously approved and extend those approvals previously granted to allow the project to break ground in the coming weeks. Even through the current state of supply chain issues, global unrest and rising interest rates and inflation, we feel that this project would be an asset to the City of Reynoldsburg and accepted by the community in general for a variety of new home buyers.

Waggoner Road Development looks forward to working with the City of Reynoldsburg to see this project to the finish line and welcome any feedback.

Please do not hesitate to contact either one of us should you need additional information.

Very Truly Yours,

Waggoner Road Development, LLC

John A. Spagnolo, Jr.
412-841-9657

Jimmy Sperdute
412-812-0617

Attachment: Wilson Ridge CU app (Wilson Ridge Conditional Use Permit App # 2022-5167)

FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS

WILSON RIDGE
TOWNHOME DEVELOPMENT

Plot, Grade & Utility plan

City of Reynoldsburg, County of Franklin, State of Ohio

Prepared For:

Waggoner Road Development, LLC

257 Grove City Road
Slippery Rock, PA 16057
John Spagnolo - 412-841-9657
johns@sandyhilldev.com

Preliminary Submission Date: January 13, 2021
Preliminary Resubmission Date: March 22, 2021
Final Submission Date: October 14, 2021
Final Resubmission Date: December 7, 2021
Final Resubmission Date: Febuary 17, 2022
Final Resubmission Date: March 21, 2022
Final Resubmission Date: April 7, 2022

Signatures below signify only concurrence with the general purpose and general location of the project. All technical details remain the responsibility of the engineer preparing the plan.

APPROVED BY:

Director of Public Service City of Reynoldsburg, Ohio	Date
City Engineer City of Reynoldsburg, Ohio	Date
Superintendent of Water/Wastewater Division City of Reynoldsburg, Ohio	Date
Superintendent of Street Division City of Reynoldsburg, Ohio	Date
Chief of Fire Department Fire District Name	Date
Planning & Zoning Administrator City of Reynoldsburg, Ohio	Date
Floodplain Administrator City of Reynoldsburg, Ohio	Date

Note: Approval on the part of the City of Columbus is given pursuant to the provisions of the Sewer Service Agreement with the City of Reynoldsburg, Ohio, on November 7, 2002; Ordinance No. 2201-94, and all subsequent amendments thereof.

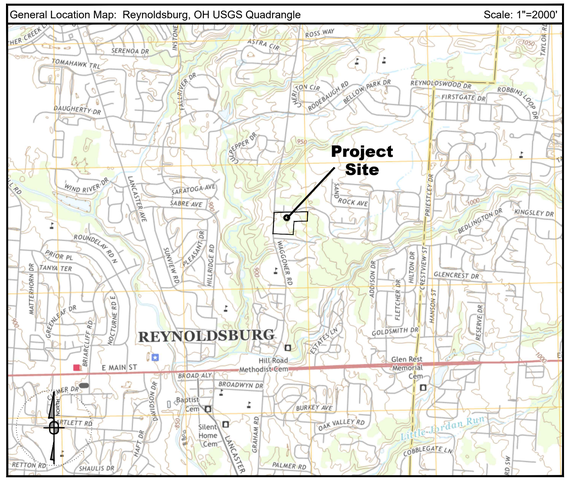
City of Columbus signatures below signify only concurrence with the general purpose and general location of the project. All technical details remain the responsibility of the engineer preparing the plan. Approval of Sanitary Sewers Only.

Administrator, Division of Sewerage & Drainage City of Columbus, Ohio	Date
Director, Department of Public Utilities City of Columbus, Ohio	Date

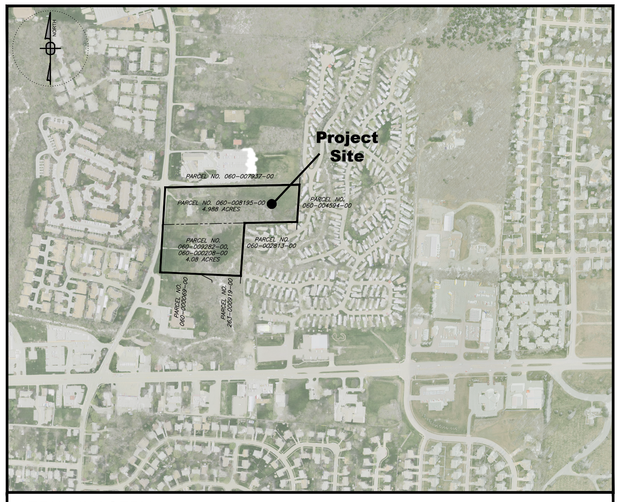
Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

VICINITY MAP



SITE LOCATION MAP



AERIAL IMAGERY
OGRIP

SCALE: 1"= 500'

Drawing Legend

- PROPERTY BOUNDARY LINE
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- GRAVEL/DIRT ROADS/DRIVES
- STREAMS/WATERCOURSES
- WOODLAND/TREELINES
- BUILDINGS/DWELLINGS
- TOPOGRAPHY CONTOURS (2' INTERVAL) — 1120
- PROPOSED LOTS LINES/RIGHT-OF-WAYS
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED ROADWAY CENTERLINES — 4+00
- PROPOSED BUILDING SETBACK LINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED CONTOURS (2' INTERVAL) — 1130
- PROPOSED WATER MAINS/HYDRANTS — W
- PROPOSED WATER SERVICE LINES — WS
- PROPOSED STORM SEWER SYSTEM — STM
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES — UE
- PROPOSED GAS MAIN/SERVICE LINES — G
- PROPOSED SANITARY SEWER SYSTEM — S
- PROPOSED SANITARY LATERALS — S/L
- PROPOSED ROOF DRAINS/LATERALS — ST/L

DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	Title Sheet
C100	Existing Conditions Survey
PLAT 1 of 4	Wilson Ridge Townhome Subdivision Plat (Title Sheet)
PLAT 2 of 4	Wilson Ridge Townhome Subdivision Plan (Lot Subdivision)
PLAT 3 of 4	Wilson Ridge Townhome Subdivision Plan (Drainage Easements)
PLAT 4 of 4	Wilson Ridge Townhome Subdivision Plan (Sanitary & Utility Easements)
C200	Site / Grading Plan
C210	Street Profiles
C300	Storm Sewer Plan
C310	Storm Sewer Profiles
C400	Sanitary Sewer / Utility Plan
C410	Sanitary Sewer Profiles
C411	Water Line Profiles
C700-C708	General Notes & Site Details
C1000	Landscape Plan
C1100	Builder Planting Options
C1200	Traffic Circulation Plan
C1300	Building Elevations
C1400	Lighting Plan

SHEET NO.	STANDARD DRAWINGS LIST
C411	CASING PIPE, SPACERS, & END SEALS (WA-17)
C701	TYPICAL SHARED-USE PATH PAVEMENT (R-20)
C702	PAVEMENT REPLACEMENTS FOR DRIVEWAYS (R-3)
C702	PAVEMENT REPLACEMENT (TEMPORARY) (R-4)
C702	PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS (R-18)
C702	STREET NAME SIGN (R-19)
C702	STANDARD ALLEY / ACCESS DRIVE APPROACH (R-12)
C702	TYPE 1 BEDDING FOR FLEXIBLE SEWER PIPE (SA-1/ST-1)
C703	TYPE "C" MANHOLE (SA-3/ST-3)
C703	PRECAST MANHOLES (SA-4/ST-4)
C703	MANHOLE STEP (SA-6/ST-6)
C703	36-IN MANHOLE FRAME & COVER FOR SANITARY MANHOLE (SA-7)
C703	LID FOR TYPE "C" SANITARY MANHOLE (SA-8)
C703	MODIFIED HEIGHT MANHOLE FRAME GROUND RIM (SA-9)
C703	24-IN BOLT-DOWN FRAME & COVER (SA-10)
C703-C704	TYPICAL SANITARY SERVICE CONNECTION, RISER, AND CLEANOUT (SA-11)
C704	TYPICAL SERVICE RISER (SA-12)
C704	INSIDE DROP & OUTSIDE DROP FOR MANHOLES (SA-13)
C704	STANDARD CATCH BASIN (ST-13)
C704	24-IN CAST IRON FRAME & COVER FOR STORM MANHOLE (ST-7)
C704	GRATED LID FOR STORM MANHOLE (ST-8)
C704	36-IN MANHOLE FRAME & COVER FOR STORM MANHOLE (ST-9)
C705	TYPE I BEDDING FOR FLEXIBLE WATER PIPE (6-IN TO 10-IN) & DUCTILE IRON WATER PIPE (6-IN TO 24-IN) (WA-1)
C705	INSTALLATION OF POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE (WA-2)
C705	INSTALLATION OF POLYETHYLENE ENCASEMENT FOR SERVICE TAPS, AIR RELEASE VALVES, BLOW-OFFS, & SIMILAR APPURTENANCES (WA-3)
C705	3/4-IN THROUGH 2-IN COPPER WATER SERVICE (WA-4)
C705	3/4-IN THROUGH 2-IN PLASTIC WATER SERVICE (WA-4A)
C705	CONCRETE VALVE SUPPORTS (WA-5)
C705	CONCRETE BACKING FOR HORIZONTAL BENDS (WA-6)
C705	CONCRETE BACKING FOR VERTICAL BENDS (OVER BENDS ONLY) (WA-7)
C706	CONCRETE BACKING FOR TEES (WA-8)
C706	HEAVY DUTY VALVE BOX (TRAFFIC TYPE) (WA-9)
C706	TYPICAL TYPE "A" FIRE HYDRANT (WA-10)
C706	TYPICAL TYPE "A" FIRE HYDRANT SETTINGS (DOUBLE VALVE SET UP IN CURB) (WA-11)
C706	TYPICAL FIRE HYDRANT SETTING TYPE "B" & TYPE "B" MODIFIED FOR MECHANICAL JOINT TEES (WA-12)
C706	TYPICAL FIRE HYDRANT SETTING (TO ELIMINATE EXCESSIVE BURY) (WA-13)
C706	STAINLESS STEEL TAPPING SLEEVE (WA-15)
C707	WATER SERVICE IN CUL-DE-SACS (WA-16)
C707	INTERIOR METER SETTING FOR WATER METERS 5/8-IN TO 1-IN (WA-25)
C707	TYPICAL AUXILIARY METER SETTING (WA-25A)
C707	INTERIOR METER SETTINGS 1-1/2-IN AND LARGER (WA-26)
C707	TYPICAL METER SETTING WITH BACKFLOW PREVENTER (INSIDE BUILDING ONLY) 2-IN THROUGH 12-IN METERS (WA-27)
C707	BACKFLOW PREVENTER SETTING FOR DOUBLE CHECK & REDUCED PRESSURE ASSEMBLIES (WA-28)
C707	BACKFLOW PREVENTER SETTING INSTALLATION RULES (WA-28)
C708	PRECAST CONCRETE METER PIT 3-IN METER & LARGER (WA-29)
C708	FIRE SERVICE WITH DOMESTIC WATER SERVICE METER SETTING (WA-30)
C708	DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SERVICE ONLY 3-IN THROUGH 18-IN (WA-31)
C708	DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SERVICE ONLY 3/4-IN THROUGH 2-IN (WA-32)
C708	TYPICAL RESIDENTIAL INSTALLATION OF PRESSURE VACUUM BREAKER FOR IRRIGATION SYSTEM (WA-33)

NOTES:
1. ANY AND ALL CONSTRUCTION WORK RELATED TO EARTH MOVING OR OTHER EXCAVATION SHALL ONLY BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER, OR OTHER APPROVED PROFESSIONAL REPRESENTATIVE, WITH KNOWLEDGE AND EXPERIENCE IN THE INTERPRETATION OF ALL ISSUES RELATED TO GEOTECHNICAL ENGINEERING AND CONSTRUCTION ACTIVITIES.

STATE OF OHIO
GRAHAM LEE FERRY
E-73395
REGISTERED
PROFESSIONAL ENGINEER

Graham Lee Ferry, PE No. E-73395 — Date

STATE OF OHIO
GARY A. SHEFFLER
8480
REGISTERED
PROFESSIONAL SURVEYOR

Gary A. Sheffler, PS No. 8480 — Date

IMPERVIOUS AREA

PRE-DEVELOPMENT IMPERVIOUS AREA = 0.37 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA = 4.07 ACRES

EQUIVALENT RESIDENTIAL UNITS

1 EQUIVALENT RESIDENTIAL UNIT (ERU) = 2,530 SQ. FT.
1 - 22'x42' UNIT = 924 SQ. FT., 1 - 24'x40' UNIT = 960 SQ. FT.

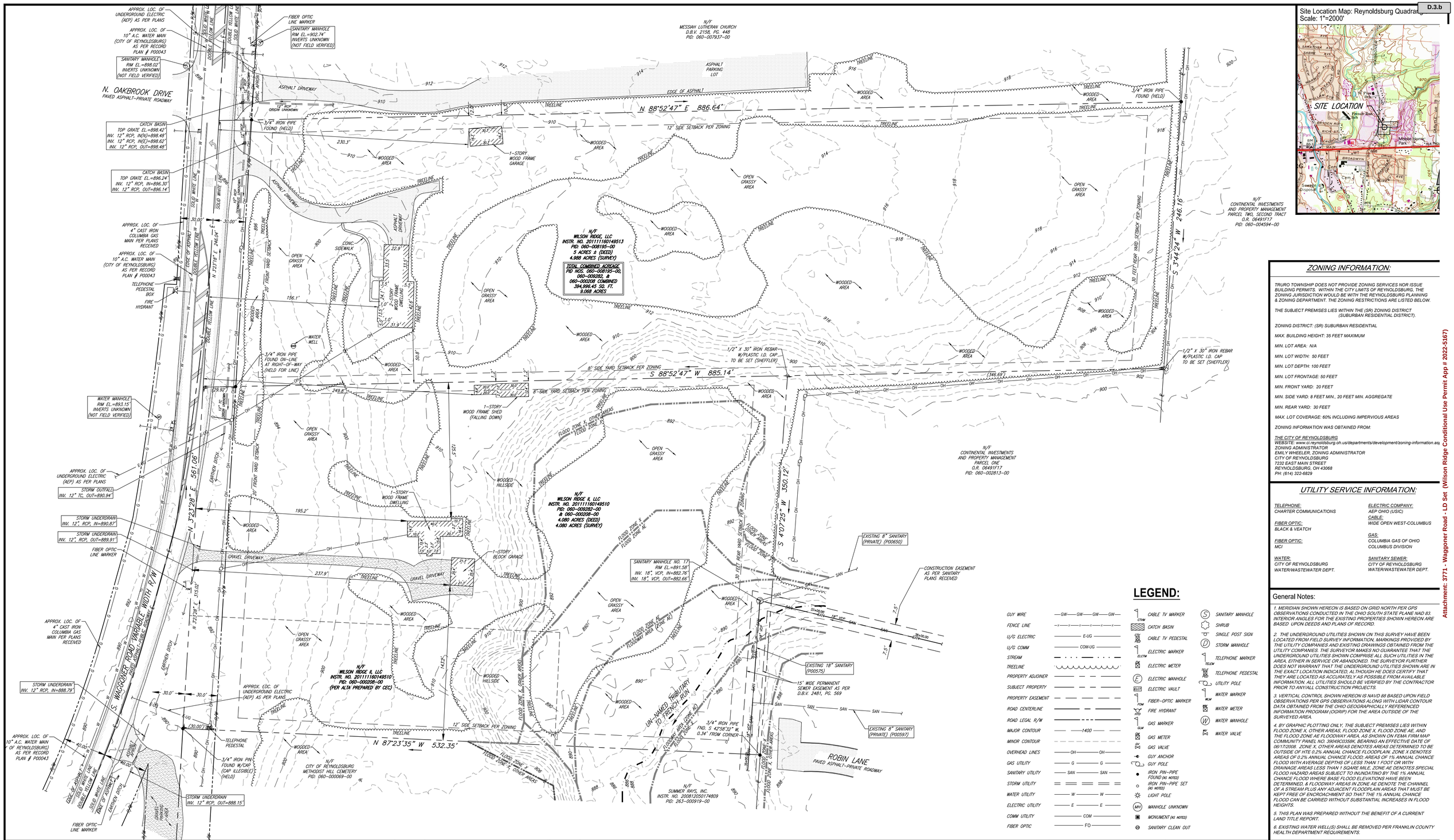
20 - 22'x42' UNIT = 18,480 SQ. FT.
61 - 24'x40' UNIT = 58,560 SQ. FT.

IMPERVIOUS AREAS (ROADS, SIDEWALKS, ETC.) = 100,250 SQ. FT.

WILSON RIDGE ERU's = 70.07 ERU

C000

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)



Site Location Map: Reynoldsburg Quadrangle
Scale: 1"=2000'

ZONING INFORMATION:

TRURO TOWNSHIP DOES NOT PROVIDE ZONING SERVICES NOR ISSUE BUILDING PERMITS. WITHIN THE CITY LIMITS OF REYNOLDSBURG, THE ZONING JURISDICTION WOULD BE WITH THE REYNOLDSBURG PLANNING & ZONING DEPARTMENT. THE ZONING RESTRICTIONS ARE LISTED BELOW.

THE SUBJECT PREMISES LIES WITHIN THE (SR) ZONING DISTRICT (SUBURBAN RESIDENTIAL DISTRICT).

ZONING DISTRICT: (SR) SUBURBAN RESIDENTIAL

MAX. BUILDING HEIGHT: 35 FEET MAXIMUM

MIN. LOT AREA: N/A

MIN. LOT WIDTH: 50 FEET

MIN. LOT DEPTH: 100 FEET

MIN. LOT FRONTAGE: 50 FEET

MIN. FRONT YARD: 20 FEET

MIN. SIDE YARD: 8 FEET MIN., 20 FEET MIN. AGGREGATE

MIN. REAR YARD: 30 FEET

MAX. LOT COVERAGE: 60% INCLUDING IMPERVIOUS AREAS

ZONING INFORMATION WAS OBTAINED FROM:

THE CITY OF REYNOLDSBURG
WEBSITE: www.ci.reynoldsburg.oh.us/departments/development/zoning-information.asp
ZONING ADMINISTRATOR
EMILY WHEELER, ZONING ADMINISTRATOR
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829

UTILITY SERVICE INFORMATION:

TELEPHONE:
CHARTER COMMUNICATIONS

FIBER OPTIC:
BLACK & VEATCH

FIBER OPTIC:
MCI

WATER:
CITY OF REYNOLDSBURG
WATER/WASTEWATER DEPT.

ELECTRIC COMPANY:
AEP OHIO (USIC)

CABLE:
WIDE OPEN WEST-COLUMBUS

GAS:
COLUMBIA GAS OF OHIO
COLUMBUS DIVISION

SANITARY SEWER:
CITY OF REYNOLDSBURG
WATER/WASTEWATER DEPT.

LEGEND:

GUY WIRE — GW — GW — GW — GW
FENCE LINE — x — x — x — x — x —
U/G ELECTRIC — E-UG —
U/G COMM — COM-UG —
STREAM
TREELINE
PROPERTY ADJOINER
SUBJECT PROPERTY
PROPERTY EASEMENT
ROAD CENTERLINE
ROAD LEGAL R/W
MAJOR CONTOUR — 1400 —
MINOR CONTOUR
OVERHEAD LINES — OH — OH —
GAS UTILITY — G — G —
SANITARY UTILITY — SAN — SAN —
STORM UTILITY
WATER UTILITY — W — W —
ELECTRIC UTILITY — E — E —
COMM UTILITY — COM —
FIBER OPTIC — FO —

CTVM CABLE TV MARKER
CATCH BASIN
CTV CABLE TV PEDESTAL
ELECTM ELECTRIC MARKER
ELECTRIC METER
E ELECTRIC MANHOLE
ELECT ELECTRIC VAULT
FOM FIBER–OPTIC MARKER
FIRE HYDRANT
GASM GAS MARKER
GAS METER
GAS VALVE
GUY ANCHOR
GUY POLE
IRON PIN–PIPE FOUND (AS NOTED)
IRON PIN–PIPE SET (AS NOTED)
LIGHT POLE
MH? MANHOLE UNKNOWN
MONUMENT (AS NOTED)
SANITARY CLEAN OUT

S SANITARY MANHOLE
SHRUB
SINGLE POST SIGN
D STORM MANHOLE
TELEPHONE MARKER
TELEPEDESTAL
UTILITY POLE
WATERM WATER MARKER
WATER METER
W WATER MANHOLE
WV WATER VALVE

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN THE OHIO SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS AND PLANS OF RECORD.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

3. VERTICAL CONTROL SHOWN HEREON IS NAVD 88 BASED UPON FIELD OBSERVATIONS PER GPS OBSERVATIONS ALONG WITH LIDAR CONTOUR DATA OBTAINED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP) FOR THE AREA OUTSIDE OF THE SURVEYED AREA.

4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, FLOOD ZONE X, FLOOD ZONE AE, AND THE FLOOD ZONE AE FLOODWAY AREA, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 39049C0359K, BEARING AN EFFECTIVE DATE OF 06/17/2008. ZONE X, OTHER AREAS DENOTES AREAS DETERMINED TO BE OUTSIDE OF HTE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQARE MILE. ZONE AE DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATINO BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, & FLOODWAY AREAS IN ZONE AE DENOTE THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND TITLE REPORT.

6. EXISTING WATER WELL(S) SHALL BE REMOVED PER FRANKLIN COUNTY HEALTH DEPARTMENT REQUIREMENTS.

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

OUPS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/05/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal
STATE OF OHIO
GARY A. SHEFFLER
8450
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Property Address: 1220-1222 S. Waggoner Road
Franklin County PID Nos. 060-008195-00 & 060-00928200

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg & Truro Township, Franklin County, State of Ohio
Section 8, Township 16, Range 20, Refugee Lands

Existing Conditions Survey

DRAWING SCALE: 1"=40'	DRAWN BY: MNR	Sheet No.
DATE ISSUED: 01/05/21	REVIEWED BY: GAS	C100
PROJECT JOB#: 3771	FIELD BOOK #: 3771	
CADD#: 3771-Waggoneer Rd-Ex. Cond. Plan.dwg		

Waggoner Road Development, LL
Attn: John Spagnolo
257 Grove City Road
Slippery Rock, PA 16057
Phone: 412-841-9657

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Wilson Ridge
Townhome Development

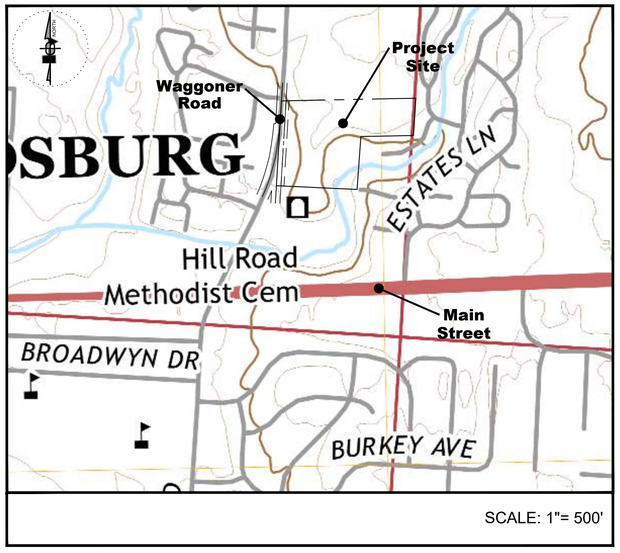
City of Reynoldsburg, County of Franklin, State of Ohio

Prepared For:

Waggoner Road Development, LLC

257 Grove City Road
Slippery Rock, PA 16057
John Spagnolo - 412-841-9657
johns@sandyhilldev.com

SITE VICINITY MAP



Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Section 7, Township 16, Range 20, Refugee Lands, and containing 9.068 acres of land, more or less, all of that tract of land conveyed to the JAS BUILDERS, LLC, by deed of record in Instrument Number: _____, all references being to those of record in the Recorders Office, Franklin County, Ohio.

The undersigned, JAS BUILDERS, LLC, by JOHN SPAGNOLO, JR., Member, owner of the land platted herein, duly authorized in the premises by action of the respective Board of Directors, do hereby certify the attached plat correctly represents the WILSON RIDGE TOWNHOME DEVELOPMENT, a subdivision of Lots 1 thru 81, inclusive, and areas dedicated as Reserve "A" and Reserve "B", do hereby accept this plat of same and dedicate to public use as such, all or part of, Waggoner Road shown hereon and not heretofore dedicated.

JAS BUILDERS, LLC, in recording this PLAT of the Wilson Ridge Townhome Development, has designated a certain area of land as reserve, which may contain but not be limited to private streets, open space, drainage easements, and walking, all of which are intended for use by the owners of the fee simple titles to the lots and reserve areas in the Wilson Ridge Townhome Development. Reserve "B", is not hereby dedicated for the use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots and reserve areas in the Wilson Ridge Townhome Development.

The owners of the fee simple titles to lots 1 thru 81, and areas designated as Reserve "A" and Reserve "B", shall have and are hereby granted a nono-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "B" to be shared with the owners of the fee simple titles to each other of said lots 1 thru 81, all inclusive, and areas designated as Reserve "A" and Reserve "B" , and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of the Wilson Ridge Townhome Development.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, JOHN SPAGNOLO, JR., as a member, respectively of said JAS BUILDERS, LLC, have hereunto set his hand this _____ day of _____, 20___.

WITNESS *JAS BUILDERS, LLC*

_____ _____ *By,*_____
JOHN SPAGNOLO, JR. Member

STATE OF OHIO
COUNTY OF FRANKLIN }
}SS:

Before me, a Notary Public in and for said County, personally appeared JOHN SPAGNOLO, JR., as a member respectively, of said JAS BUILDERS, LLC, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed and voluntary corporate act and deed of JAS BUILDERS, LLC for the uses and purposes therein expressed.

In Witness Thereof, I have hereunto set my hand and affixed my offcial seal this _____ day of _____, 20___.

My Commission Expires _____ _____
(Notary Public) *Franklin County, Ohio*

Approved this _____day of _____, 20____. _____
Chairman, Planning Commission *Reynoldsburg, Ohio*

Approved this _____day of _____, 20____. _____
City Engineer and Director of Public Service *Reynoldsburg, Ohio*

Approved and accepted this _____day of _____, 20_____, by Ordinance No._____, wherein all of the Roads shown dedicated hereon are accepted as such, by the Council for the City of Reynoldsburg, Ohio.

_____ _____ _____ _____
City Clerk *Reynoldsburg, Ohio* *Mayor* *Reynoldsburg, Ohio*

Transferred this _____day of _____, 20____. _____
Auditor *Franklin County, Ohio*

_____
Deputy Auditor *Franklin County, Ohio*

Filed for record this _____day of _____, 20____.
at _____ , Fee $_____ File No. _____ _____
Recorder *Franklin County, Ohio*

Recorded this _____day of _____, 20____.
Plot Book _____ Page _____ _____
Deputy Recorder *Franklin County, Ohio*

SURVEY CERTIFICATION

I, Gary A. Sheffler, P.L.S. No. 8480, do hereby certify that this plot represents a complete survey and that the monuments shown exist as located or will be set following construction and all dimensional and geodetic details are correct.

*By*_____
Gary A. Sheffler, P.L.S. No. 8480

Prepared By:

Sheffler & Company, Inc.

ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

FEMA NOTE:
AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES IS IN THE FOLLOWING FLOOD ZONES: ZONE "AE" AND ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0358K WITH EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "AE"

(BASE FLOOD ELEVATIONS DETERMINED)

ZONE "X"

(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AS OBSERVED IN OHIO SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83. HORIZONTAL CONTROL SHOWN HEREON IS OHIO SOUTH STATE PLANE NAD 83. COUNTY MONUMENTS RM28 & FCG15 WERE OBSERVED WITH A BEARING OF N5°5'34"E BETWEEN MEASUREMENTS.

SOURCE OF DATA:
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF TH PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, ¾" IN DIAMETER, 30" IN LENGTH WITH A PLASTIC I.D. CAP BEARING THE STAMP "PERMANENT MARKER SHEFFLER".

PERMANENT MARKERS:
PERMANENT MARKERS, WHERE INDICATED HEREON UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON REBAR, ¾" IN DIAMETER, 30" IN LENGTH, ENCASED IN 6" DIAMETER CONCRETE, AND THEN CAPPED WITH AN ALUMINUM CAP BEARING THE STAMP "SURVEY MONUMENT".

GENERAL NOTE:
" RESERVE A" PARCEL IS TO BE OWNED AND MAINTAINED BY WILSON RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND DRAINAGE EASEMENTS. "RESERVE B" IS TO BE OWNED AND MAINTAINED BY WILSON RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS TO THE PUBLIC ROADWAY FOR THE DEVELOPMENT.

PROPOSED PARCEL AREA TABLE

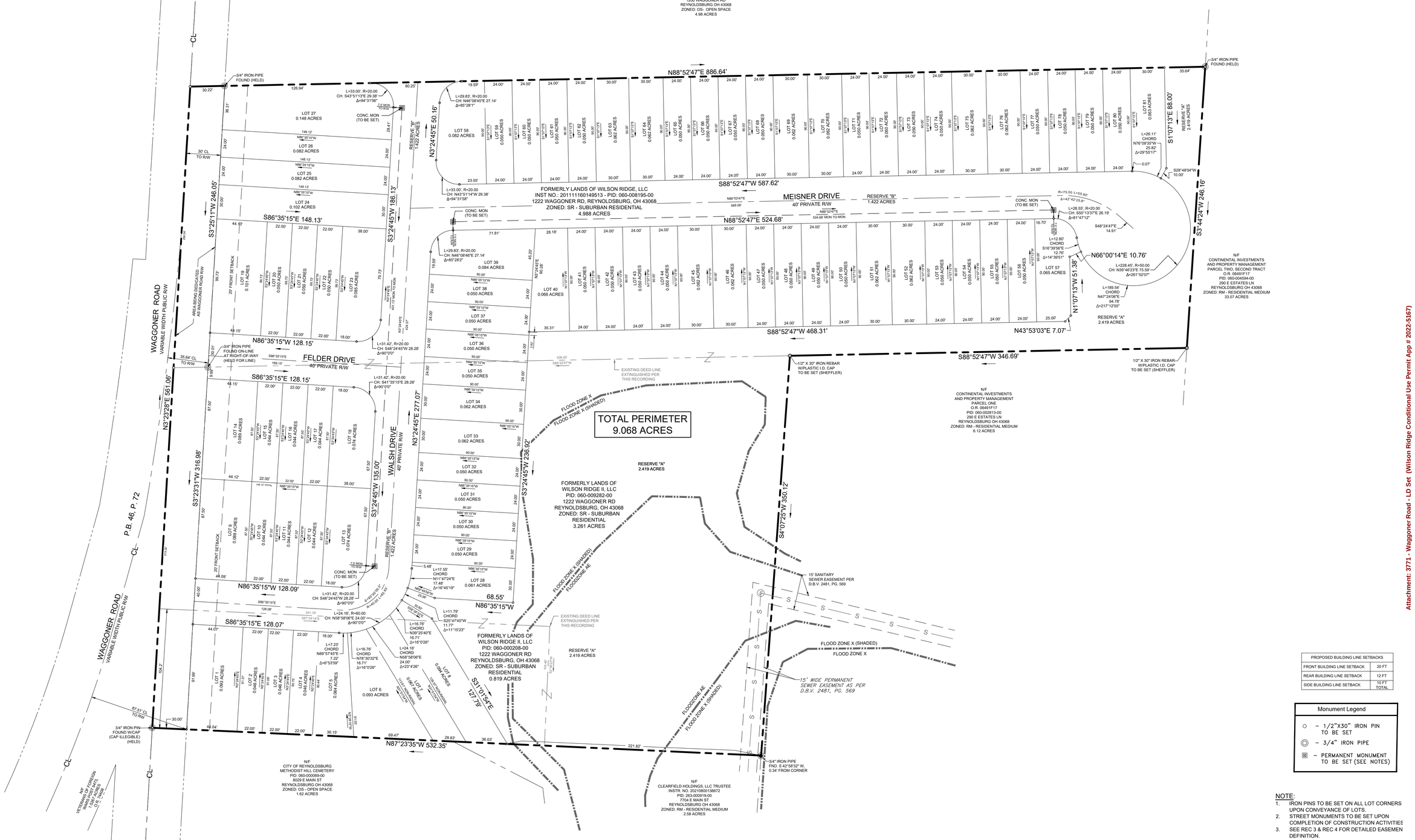
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
LOT 1	0.093 AC.	LOT 22	0.050 AC.	LOT 43	0.050 AC.	LOT 64	0.062 AC.
LOT 2	0.046 AC.	LOT 23	0.085 AC.	LOT 44	0.050 AC.	LOT 65	0.050 AC.
LOT 3	0.046 AC.	LOT 24	0.102 AC.	LOT 45	0.062 AC.	LOT 66	0.050 AC.
LOT 4	0.046 AC.	LOT 25	0.082 AC.	LOT 46	0.062 AC.	LOT 67	0.050 AC.
LOT 5	0.064 AC.	LOT 26	0.082 AC.	LOT 47	0.050 AC.	LOT 68	0.050 AC.
LOT 6	0.093 AC.	LOT 27	0.148 AC.	LOT 48	0.050 AC.	LOT 69	0.062 AC.
LOT 7	0.067 AC.	LOT 28	0.061 AC.	LOT 49	0.050 AC.	LOT 70	0.062 AC.
LOT 8	0.094 AC.	LOT 29	0.050 AC.	LOT 50	0.050 AC.	LOT 71	0.050 AC.
LOT 9	0.089 AC.	LOT 30	0.050 AC.	LOT 51	0.062 AC.	LOT 72	0.050 AC.
LOT 10	0.044 AC.	LOT 31	0.050 AC.	LOT 52	0.062 AC.	LOT 73	0.050 AC.
LOT 11	0.044 AC.	LOT 32	0.050 AC.	LOT 53	0.050 AC.	LOT 74	0.050 AC.
LOT 12	0.044 AC.	LOT 33	0.062 AC.	LOT 54	0.050 AC.	LOT 75	0.062 AC.
LOT 13	0.074 AC.	LOT 34	0.062 AC.	LOT 55	0.050 AC.	LOT 76	0.062 AC.
LOT 14	0.089 AC.	LOT 35	0.050 AC.	LOT 56	0.050 AC.	LOT 77	0.050 AC.
LOT 15	0.044 AC.	LOT 36	0.050 AC.	LOT 57	0.065 AC.	LOT 78	0.050 AC.
LOT 16	0.044 AC.	LOT 37	0.050 AC.	LOT 58	0.082 AC.	LOT 79	0.050 AC.
LOT 17	0.044 AC.	LOT 38	0.050 AC.	LOT 59	0.050 AC.	LOT 80	0.050 AC.
LOT 18	0.074 AC.	LOT 39	0.084 AC.	LOT 60	0.050 AC.	LOT 81	0.063 AC.
LOT 19	0.101 AC.	LOT 40	0.066 AC.	LOT 61	0.050 AC.	OPEN SPACE	2.419 AC.
LOT 20	0.050 AC.	LOT 41	0.050 AC.	LOT 62	0.050 AC.	PRIVATE RW	1.422 AC.
LOT 21	0.050 AC.	LOT 42	0.050 AC.	LOT 63	0.062 AC.	DEDICATED PUBLIC R/W	0.387 AC.

EXISTING PARCEL AREA TABLE

PARCEL NO.	AREA
060-000208-00	0.819 AC.
060-008195-00	4.988 AC.
060-009282-00	3.261 AC.
RIGHT-OF-WAY (INCLUSIVE)	0.387 AC.
RESERVE AREA (SAN ESMT)	0.053 AC.
TOTAL PERIMETER AREA	9.068 AC.

PLAT
1 OF 4

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)



PROPOSED BUILDING LINE SETBACKS	
FRONT BUILDING LINE SETBACK	20 FT
REAR BUILDING LINE SETBACK	12 FT
SIDE BUILDING LINE SETBACK	10 FT TOTAL

Monument Legend

- ○ – 1/2"X30" IRON PIN TO BE SET
- ◎ – 3/4" IRON PIPE
- ▣ – PERMANENT MONUMENT TO BE SET (SEE NOTES)

NOTE:
1. IRON PINS TO BE SET ON ALL LOT CORNERS UPON CONVEYANCE OF LOTS.
2. STREET MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES
3. SEE REC 3 & REC 4 FOR DETAILED EASEMENT DEFINITION.

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal
STATE OF OHIO — GARY A. SHEFFLER — 8480 — REGISTERED — PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Subdivision Plan
(Lot Subdivision Detail)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510 .

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

PLAT
2 OF 4

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)



DRAINAGE EASEMENT LINE TABLE			DRAINAGE EASEMENT LINE TABLE			DRAINAGE EASEMENT LINE TABLE			DRAINAGE EASEMENT LINE TABLE			DRAINAGE EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L101	S86°35'15"E	10.23'	L127	S88°52'47"W	5.00'	L153	S3°24'45"W	49.80'	L179	S80°30'07"W	22.22'	L205	N68°47'05"W	75.81'
L102	S3°24'45"W	92.27'	L128	S1°07'13"E	12.33'	L154	S68°47'05"E	115.31'	L180	N1°07'13"W	10.11'	L206	S26°24'38"W	4.15'
L103	S11°37'11"W	2.00'	L129	S86°35'15"E	60.96'	L155	N26°32'53"E	35.46'	L181	N80°30'07"E	13.97'	L207	S58°58'06"W	69.28'
L104	S3°24'45"W	16.34'	L130	S3°24'45"W	10.00'	L156	N6°43'53"E	57.88'	L182	N14°14'09"E	46.56'	L208	S3°29'15"E	39.14'
L105	S1°50'11"W	2.00'	L131	N86°35'15"W	70.20'	L157	N6°43'53"E	34.49'	L183	N83°14'19"E	61.79'	L209	S86°30'45"W	10.00'
L106	S3°24'45"W	92.79'	L132	N1°07'13"W	11.16'	L158	N6°43'53"E	34.49'	L184	N1°07'13"W	71.89'	L210	N3°29'15"W	45.21'
L107	S81°59'32"E	123.53'	L133	S83°37'56"W	46.58'	L159	N6°43'53"E	34.49'	L185	S88°52'47"W	75.70'	L211	N58°58'06"E	72.42'
L108	N3°24'45"E	144.71'	L134	N86°35'15"W	8.02'	L160	N6°43'53"E	32.29'	L186	N86°38'27"W	38.41'	L212	N68°47'05"W	52.25'
L109	N3°24'45"E	102.72'	L135	S3°24'45"W	72.72'	L161	S87°40'50"E	39.66'	L187	S88°52'47"W	39.01'	L213	S82°52'07"W	101.24'
L110	S86°35'15"E	26.30'	L136	S86°35'15"E	3.92'	L162	S87°56'53"E	33.28'	L188	N1°07'13"W	10.00'	L214	S3°24'45"W	9.50'
L111	N83°37'56"E	41.68'	L137	S71°08'29"E	2.00'	L163	S87°24'42"E	33.12'	L189	N88°52'47"E	39.40'	L215	N86°35'15"W	5.00'
L112	N1°07'13"W	8.78'	L138	S86°35'15"E	28.16'	L164	S87°37'16"E	17.82'	L190	S86°38'27"E	38.41'	L216	S3°24'45"W	11.00'
L113	N88°52'47"E	5.10'	L139	S3°24'45"W	20.00'	L165	N23°07'55"E	14.32'	L191	N88°52'47"E	85.30'	L217	N86°35'15"W	10.00'
L114	N12°56'55"W	28.06'	L140	N86°35'15"W	28.16'	L166	N78°03'24"E	5.31'	L192	S1°07'13"E	90.95'	L218	N3°24'45"E	11.00'
L115	N1°07'13"W	67.53'	L141	N71°08'29"W	2.00'	L167	N1°07'13"W	108.97'	L193	S83°14'19"W	53.27'	L219	N86°35'15"W	5.00'
L116	N88°52'47"E	83.00'	L142	N86°35'15"W	3.92'	L168	S88°52'47"W	5.00'	L194	S14°14'09"W	34.28'	L220	N3°24'45"E	18.00'
L117	N88°52'47"E	156.00'	L143	S3°24'45"W	55.53'	L169	N1°07'13"W	28.00'	L195	S73°57'50"E	67.25'	L221	S86°35'15"E	5.00'
L118	N88°52'47"E	78.00'	L144	S86°35'15"E	35.00'	L170	N88°52'47"E	20.00'	L196	S12°20'44"W	85.60'	L222	N3°24'45"E	11.00'
L119	S1°07'13"E	10.00'	L145	S3°24'45"W	10.00'	L171	S1°07'13"E	28.00'	L197	N86°40'36"W	94.26'	L223	S86°35'15"E	10.45'
L120	S88°52'47"W	78.00'	L146	N86°35'15"W	35.00'	L172	S88°52'47"W	5.00'	L198	S87°34'30"W	286.74'	L224	N82°52'07"E	96.17'
L121	S88°52'47"W	156.00'	L147	S3°24'45"W	65.00'	L173	S1°07'13"E	101.64'	L199	S23°07'55"W	12.50'	L225	N3°24'45"E	54.67'
L122	S88°52'47"W	73.00'	L148	S86°35'15"E	6.00'	L174	N87°33'51"E	288.80'	L200	S41°55'21"W	193.46'	L226	N81°59'32"W	133.56'
L123	S1°07'13"E	56.50'	L149	S86°35'15"E	28.00'	L175	S86°40'36"E	78.19'	L201	N25°44'42"W	172.18'			
L124	S12°56'55"E	29.12'	L150	S3°24'45"W	20.00'	L176	N12°20'44"E	49.77'	L202	N64°15'18"E	20.00'			
L125	N88°52'47"E	4.68'	L151	N86°35'15"W	28.00'	L177	N73°57'50"W	57.77'	L203	S25°44'42"E	163.96'			
L126	S1°07'13"E	18.00'	L152	N86°35'15"W	6.00'	L178	N16°02'10"E	4.03'	L204	S26°32'53"W	46.28'			

DRAINAGE EASEMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C301	13.00'	19.42'	N49°31'32"E	17.66'
C302	21.00'	27.44'	S4°29'35"W	25.53'
C303	7418.30'	25.85'	S41°55'21"W	25.85'

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

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03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
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Professional Seal
STATE OF OHIO
GARY A. SHEFFLER
6480
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Subdivision Plan
(Drainage Easement Description)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

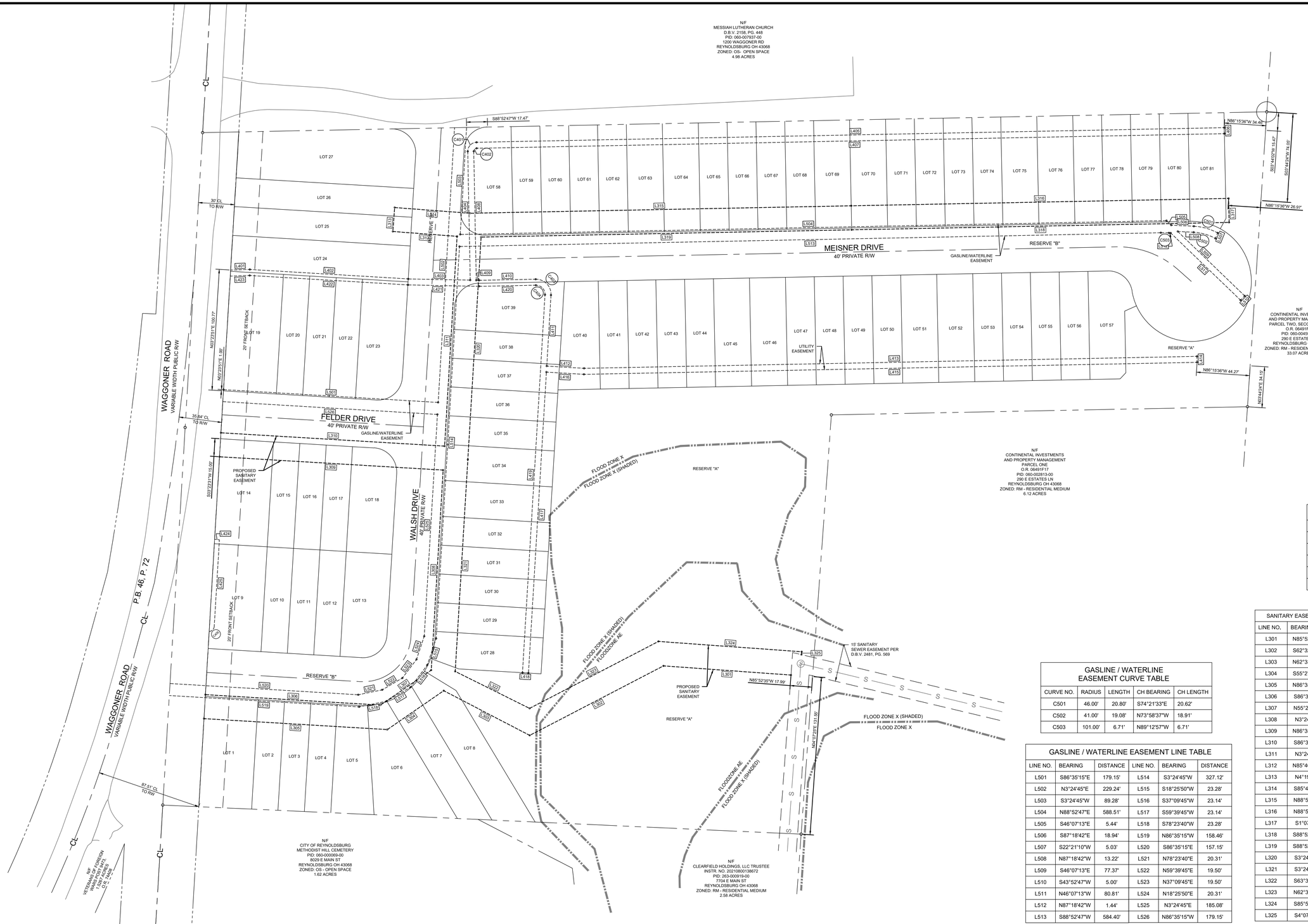
Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510.

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
PLAT
3 OF 4

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Co
Packet Pg. 41



UTILITY EASEMENT CURVE TABLE

CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C401	7.50'	11.78'	N43°52'47"E	10.61'
C402	2.50'	3.93'	S43°52'47"W	3.54'
C403	12.50'	20.62'	S43°51'14"E	18.36'
C404	7.50'	12.37'	N43°51'14"W	11.02'
C405	4.50'	6.54'	N45°03'16"E	5.98'

GASLINE / WATERLINE EASEMENT CURVE TABLE

CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C501	46.00'	20.80'	S74°21'33"E	20.62'
C502	41.00'	19.08'	N73°58'37"W	18.91'
C503	101.00'	6.71'	N89°12'57"W	6.71'

SANITARY EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
L301	N85°52'35"W	106.48'
L302	S62°32'47"W	125.59'
L303	N62°33'13"W	80.72'
L304	S55°27'24"W	57.07'
L305	N86°35'15"W	152.98'
L306	S86°35'15"E	146.11'
L307	N55°27'24"E	51.32'
L308	N3°24'45"E	166.94'
L309	N86°35'15"W	186.64'
L310	S86°35'15"E	186.65'
L311	N3°24'45"E	175.03'
L312	N85°40'24"W	53.67'
L313	N4°19'36"E	20.00'
L314	S85°40'24"E	63.03'
L315	N88°52'47"E	317.52'
L316	N88°52'47"E	314.50'
L317	S1°07'13"E	20.00'
L318	S88°52'47"W	314.50'
L319	S88°52'47"W	308.76'
L320	S3°24'45"W	185.63'
L321	S3°24'45"W	176.80'
L322	S63°35'22"E	69.20'
L323	N62°32'47"E	120.97'
L324	S85°52'35"E	119.63'
L325	S4°07'25"W	2.40'

GASLINE / WATERLINE EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L501	S86°35'15"E	179.15'	L514	S3°24'45"W	327.12'
L502	N3°24'45"E	229.24'	L515	S18°25'50"W	23.28'
L503	S3°24'45"W	89.28'	L516	S37°09'45"W	23.14'
L504	N88°52'47"E	588.51'	L517	S59°39'45"W	23.14'
L505	S46°07'13"E	5.44'	L518	S78°23'40"W	23.28'
L506	S87°18'42"E	18.94'	L519	N86°35'15"W	158.46'
L507	S22°21'10"W	5.03'	L520	S86°35'15"E	157.15'
L508	N87°18'42"W	13.22'	L521	N78°23'40"E	20.31'
L509	S46°07'13"E	77.37'	L522	N59°39'45"E	19.50'
L510	S43°52'47"W	5.00'	L523	N37°09'45"E	19.50'
L511	N46°07'13"W	80.81'	L524	N18°25'50"E	20.31'
L512	N87°18'42"W	1.44'	L525	N3°24'45"E	185.08'
L513	S88°52'47"W	584.40'	L526	N86°35'15"W	179.15'

UTILITY EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
L401	N88°10'52"E	15.98'
L402	S86°35'15"E	132.17'
L403	S88°51'27"E	51.70'
L404	N1°07'13"W	107.20'
L405	N88°52'47"E	623.00'
L406	S1°07'13"E	5.00'
L407	S88°52'47"W	623.00'
L408	S1°07'13"E	107.40'
L409	S88°51'27"E	2.55'
L410	N88°52'47"E	47.00'
L411	S3°24'45"W	59.23'
L412	S86°35'15"E	31.16'
L413	N88°52'47"E	510.68'
L414	S1°07'13"E	5.00'
L415	S88°52'47"W	510.88'
L416	N86°35'15"W	31.36'
L417	S3°24'45"W	251.11'
L418	N86°35'15"W	5.00'
L419	N3°24'45"E	315.35'
L420	S88°52'47"W	47.10'
L421	N88°51'27"W	59.46'
L422	N86°35'15"W	132.04'
L423	S88°10'52"W	16.21'
L424	N86°36'29"W	4.00'
L425	N3°24'45"E	72.32'

POCS SER. #: DESIGN - B035600494-00B
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Professional Seal
STATE OF OHIO
GARY A. SHEFFLER
8480
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Subdivision Plan
(Sanitary and Utility Easement Description)

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510.

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CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

PLAT
4 OF 4

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

N OAKBROOK DRIVE

N/F
MESSIAH LUTHERAN CHURCH
O.R.V. 2158, PG. 448
PID: 060-007937-00

TEMPORARY BARRICADE

8' ASPHALT WALKWAY

4H:1V FILL SLOPE

2H:1V CUT SLOPE

NO OUTLET
STA: 6+20
OFF: 13' R

PAINTED CROSSWALK

STOP SIGN
STA: 0+36.0
OFF: 13' L

STOP BAR

5' WIDE CONCRETE SIDEWALK

MEISNER DRIVE
40' PRIVATE R/W

PC: 5+69.07

PT: 6+25.09

VTX: 6+40.0
EL: 908.43

INT @ STA: 0+00.00
= STA: 5+57.77
EL: 906.90

12" MOUNTABLE CONC. CURB

STREET SIGN (2)
STA: 0+36.0
OFF: 13' R

ADA RAMP (TYP.)

EL: 906.17

STOP & NO LEFT TURN SIGN
STA: 0+30.06
OFF: 13' L

DO NOT ENTER SIGN

WAGGONER ROAD

STREET SIGN (2)
STA: 1+54.0
OFF: 13' L

EL: 902.64

FELDER DRIVE
40' PRIVATE R/W

INT @ STA: 1+90.31
= STA: 4+18.78
EL: 902.94

PAINTED CROSSWALK

STREET SIGN (2)
STA: 0+34.0
OFF: 13' R

STOP SIGN
STA: 1+54.0
OFF: 13' R

EL: 902.10

DETECTABLE WARNING (TYP.)

WALSH DRIVE
40' PRIVATE R/W

8' ASPHALT WALKWAY

STOP SIGN
PEDESTRIAN
CROSSING SIGN
STA: 0+36.15
OFF: 13' L

STOP BAR

DETECTABLE WARNING (TYP.)

PAINTED CROSSWALK

STREET SIGN (2)
STA: 0+26.0
OFF: 13' R

8' ASPHALT WALKWAY

12" MOUNTABLE CONC. CURB

PT: 2+43.74

NO PUBLIC ACCESS SIGN

PRIVATE BASIN ACCESS GATE

PC: 1+80.84

2H:1V CUT SLOPE

5' WIDE TYPE "D" ROCK PROTECTION

STORMWATER MANAGEMENT BASIN
BOTTOM EL: 880.0
WATER SURFACE EL: 888.0

10' WIDE EMBANKMENT
EL: 895.0

3H:1V INTERIOR POND SLOPE

PROPOSED FENCELINE

100 YEAR FLOODPLAIN

PRIVATE 8' ASPHALT BASIN ACCESS

START PROPOSED FENCELINE

100 YEAR FLOODWAY

UNT TO FRENCH RUN

PROPOSED RETAINING WALL
TOP: 903.0'
BOTTOM: 895.0'

PROPOSED FENCELINE

PRIVATE 8' ASPHALT BASIN ACCESS

PROPOSED FENCELINE

NO PUBLIC ACCESS SIGN

PRIVATE BASIN ACCESS GATE

2H:1V FILL SLOPE

END PROPOSED FENCELINE

12" MOUNTABLE CONC. CURB

CONC. PAD FOR MAILBOX CLUSTER - FLUSH WITH SIDEWALK

N/F
CONTINENTAL INVESTMENTS AND PROPERTY MANAGEMENT
PARCEL TWO- SECOND TRACT
O.R. 06491F17
PID: 060-004594-00

FRENCH R

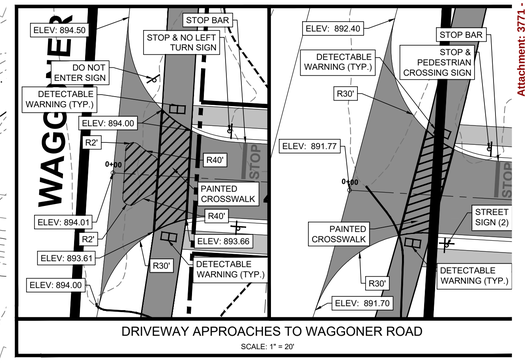
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CONTINENTAL INVESTMENTS AND PROPERTY MANAGEMENT
PARCEL ONE
O.R. 06491F17
PID: 060-002813-00

CAMBRIDGE COURT

ROBIN LANE

N/F
CITY OF REYNOLDSBURG
METHODIST HILL CEMETERY
PID: 060-000069-00

N/F
SUMMER BAYS, INC.
(STR. NO.) 290812050174809
PID: 263-000919-00



DRIVEWAY APPROACHES TO WAGGONER ROAD
SCALE: 1" = 20'

NOTES:
1. THE LOWEST FLOOR ELEVATION, INCLUDING BASEMENTS AND/OR WINDOW OPENINGS SHALL BE AT AN ELEVATION AT OR ABOVE THE FLOOD PROTECTION ELEVATION.
2. UTILITIES SUCH AS ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITIONING EQUIPMENT, ETC. SHALL BE AT AN ELEVATION AT OR ABOVE THE FLOOD PROTECTION ELEVATION.
3. SEE SECTION 1335 OF THE CITY CODE FOR MORE INFORMATION.

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POCS SER. #: DESIGN - B035600494-00B
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Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73395
REGISTERED PROFESSIONAL ENGINEER

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Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

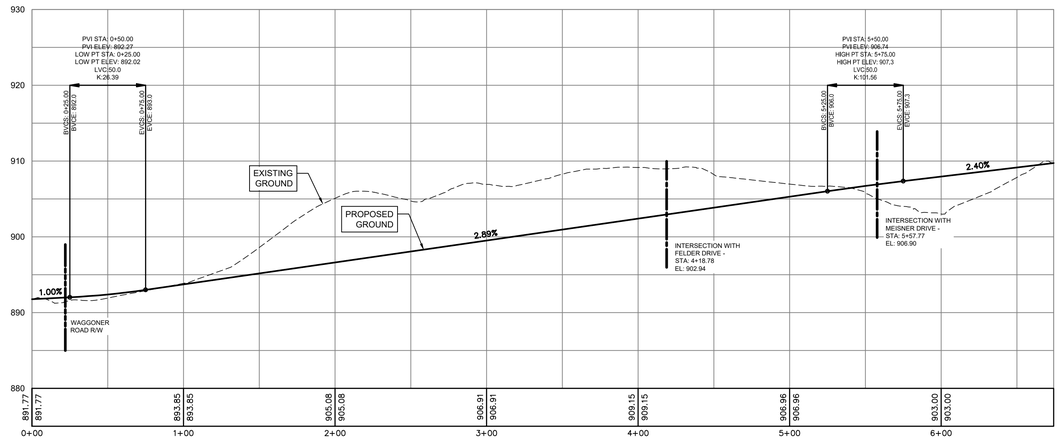
Site / Grading Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C200 - Site Plan.dwg		

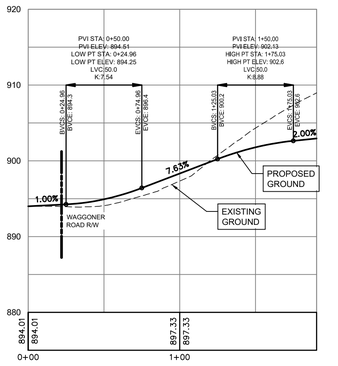
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C200

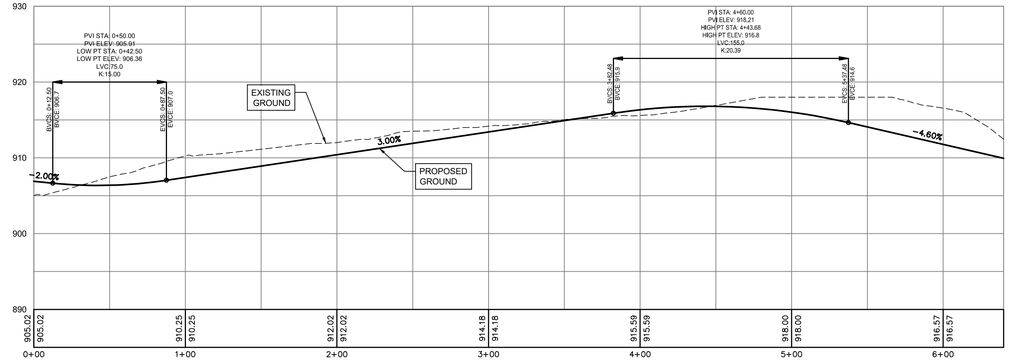
Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)



WALSH DRIVE PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’



FELDER DRIVE PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’



MEISNER DRIVE PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’

NOTE:
1. THE DESIGN SPEED FOR THE PROPOSED WALSH DRIVE, FELDER DRIVE, AND MEISNER DRIVE IS 25 MPH.

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(Feet)
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Street Profiles

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
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CADD#:	3771 - Waggoner Road - C210 - Street Profiles.dwg		

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Sheet No.
C210

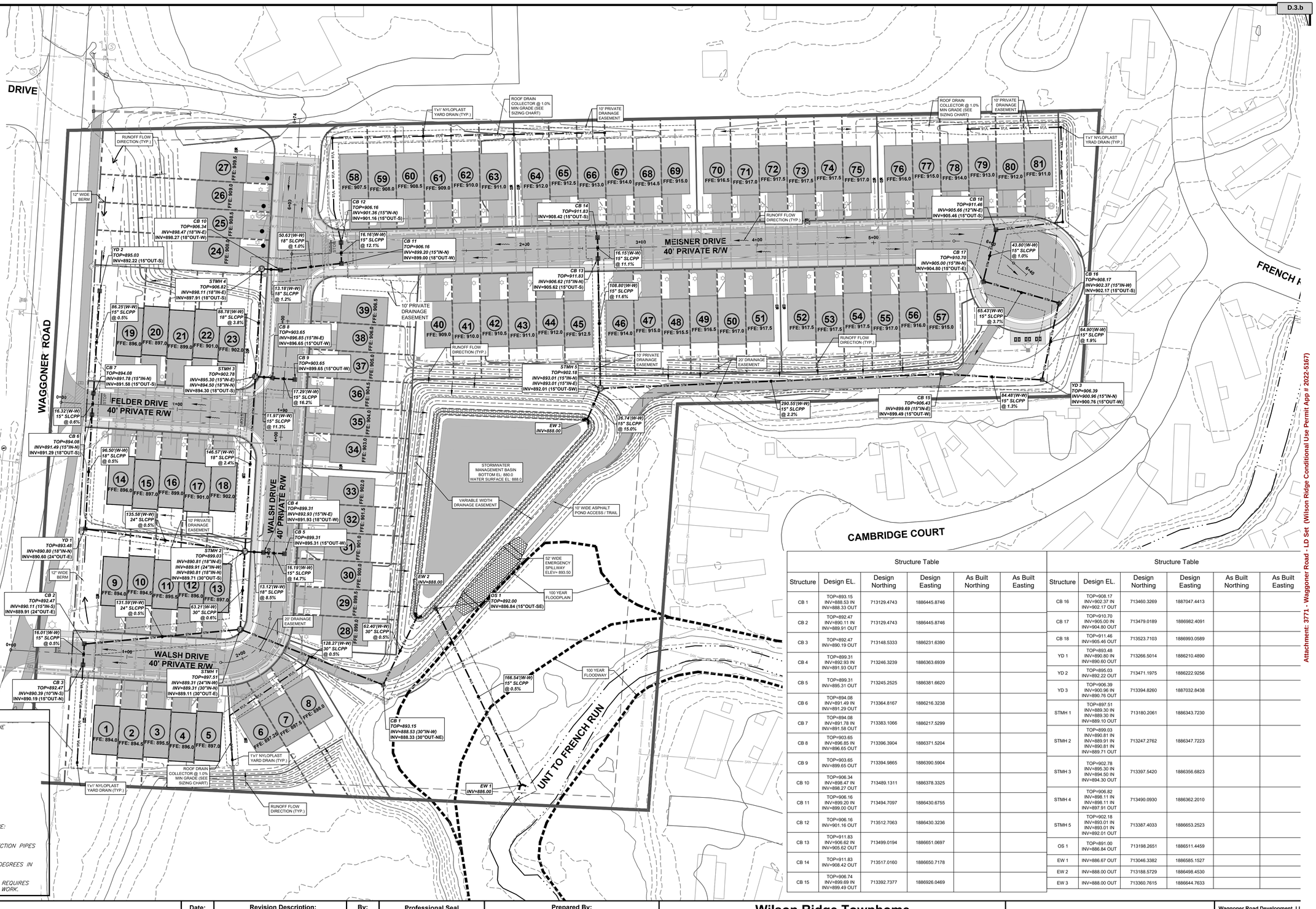
Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Document Path: P:\Projects\Waggoner Road Property\Engineering\Civil\Drawings\3771 - Waggoner Road - C210 - Street Profiles.dwg

Drawing Legend

- PROPOSED BOUNDARY LINE / RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- 1120 TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- W/S PROPOSED WATER SERVICE LINES
- STM PROPOSED STORM SEWER SYSTEM
- ST/L PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- UE PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- G PROPOSED GAS MAIN/SERVICE LINES
- S PROPOSED SANITARY SEWER SYSTEM
- S/L PROPOSED SANITARY LATERALS
- MBE: 1225 MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON

NOTES:
1. CONTRACTOR IS REQUIRED TO FIELD SURVEY THE AS-BUILT LOCATIONS OF THESE STRUCTURES AND PROVIDE UPDATED COORDINATES FOLLOWING CONSTRUCTION.
2. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS. ALL PIPES ENTERING OR EXISTING INLETS SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE INLET.
3. STORM SEWER PIPE MATERIAL (SLCPP) SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS SPECIFICATION 720.10.



Roof Drain Sizing Chart

THE SITE CONTRACTOR SHALL INSTALL ROOF DRAIN COLLECTION PIPES PER THE FOLLOWING MINIMUM CONDITIONS:

ONE (1) SINGLE-FAMILY LOT TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 6" DIAMETER SLCP

TWO TO THREE (2-3) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 8" DIAMETER SCLP

FOUR TO SIX (4-6) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 10" DIAMETER SLCP

SEVEN TO NINE (7-9) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 12" DIAMETER SLCP

TEN TO FIFTEEN (10-15) SINGLE-FAMILY LOTS TRIBUTARY TO COLLECTION PIPE:
MINIMUM - 15" DIAMETER SLCP

THE MINIMUM SLOPE FOR ALL ROOF DRAIN LATERALS AND ROOF DRAIN COLLECTION PIPES SHALL BE 1.0%. THIS REQUIREMENT SHALL BE FOR ALL PIPE SIZES.

ALL PIPING SHALL BE INSTALLED WITH A MAXIMUM DEFLECTION ANGLE OF 5 DEGREES IN BOTH THE HORIZONTAL AND VERTICAL DIRECTION.

ANY DEVIATION OR MODIFICATIONS FROM THE CONDITIONS EXPRESSED HEREIN REQUIRES APPROVAL OF THE OWNER, ENGINEER, AND CITY PRIOR TO PROCEEDING WITH WORK.

Structure Table

Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting
CB 1	TOP=893.15 IN INV=888.53 IN INV=888.33 OUT	713129.4743	1886445.8746		
CB 2	TOP=892.47 INV=890.11 IN INV=889.91 OUT	713129.4743	1886445.8746		
CB 3	TOP=892.47 INV=890.19 OUT	713148.5333	1886231.6390		
CB 4	TOP=899.31 INV=892.93 IN INV=891.93 OUT	713246.3239	1886363.6939		
CB 5	TOP=899.31 INV=895.31 OUT	713245.2525	1886381.6620		
CB 6	TOP=894.08 INV=891.49 IN INV=891.29 OUT	713364.8167	1886216.3238		
CB 7	TOP=894.08 INV=891.78 IN INV=891.58 OUT	713383.1066	1886217.5299		
CB 8	TOP=903.65 INV=896.85 IN INV=896.65 OUT	713396.3904	1886371.5204		
CB 9	TOP=903.65 INV=899.65 OUT	713394.9865	1886390.5904		
CB 10	TOP=906.34 INV=898.47 IN INV=898.27 OUT	713489.1311	1886378.3325		
CB 11	TOP=906.16 INV=899.20 IN INV=899.00 OUT	713494.7097	1886430.6755		
CB 12	TOP=906.16 INV=901.16 OUT	713512.7063	1886430.3236		
CB 13	TOP=911.83 INV=906.62 IN INV=905.62 OUT	713499.0194	1886651.0697		
CB 14	TOP=911.83 INV=908.42 OUT	713517.0160	1886650.7178		
CB 15	TOP=906.74 INV=899.69 IN INV=899.49 OUT	713392.7377	1886926.0469		

Structure Table

Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting
CB 16	TOP=908.17 INV=902.37 IN INV=902.17 OUT	713460.3269	1887047.4413		
CB 17	TOP=910.70 INV=905.00 IN INV=904.80 OUT	713479.0189	1886982.4091		
CB 18	TOP=911.46 INV=905.46 OUT	713523.7103	1886993.0589		
YD 1	TOP=893.48 INV=890.80 IN INV=890.60 OUT	713266.5014	1886210.4890		
YD 2	TOP=895.03 INV=892.22 OUT	713471.1975	1886222.9256		
YD 3	TOP=906.39 INV=900.96 IN INV=900.76 OUT	713394.8260	1887032.8438		
STMH 1	TOP=897.51 INV=889.30 IN INV=889.30 IN INV=889.10 OUT	713180.2061	1886343.7230		
STMH 2	TOP=899.03 INV=890.81 IN INV=889.91 IN INV=890.81 IN INV=889.71 OUT	713247.2762	1886347.7223		
STMH 3	TOP=902.78 INV=895.30 IN INV=894.50 IN INV=894.30 OUT	713397.5420	1886356.6823		
STMH 4	TOP=906.82 INV=898.11 IN INV=898.11 IN INV=897.91 OUT	713490.0930	1886362.2010		
STMH 5	TOP=902.18 INV=893.01 IN INV=893.01 IN INV=892.01 OUT	713387.4033	1886653.2523		
OS 1	TOP=891.00 INV=886.84 OUT	713198.2651	1886511.4459		
EW 1	INV=886.67 OUT	713046.3382	1886585.1527		
EW 2	INV=888.00 OUT	713188.5729	1886498.4530		
EW 3	INV=888.00 OUT	713360.7615	1886644.7633		

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal
STATE OF OHIO GRAHAM LEE FERRY E-73395 REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@SchefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

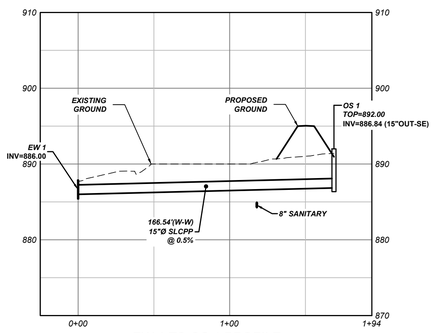
Storm Sewer Plan (Index)

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C300 - Storm Sewer Plan.dwg		

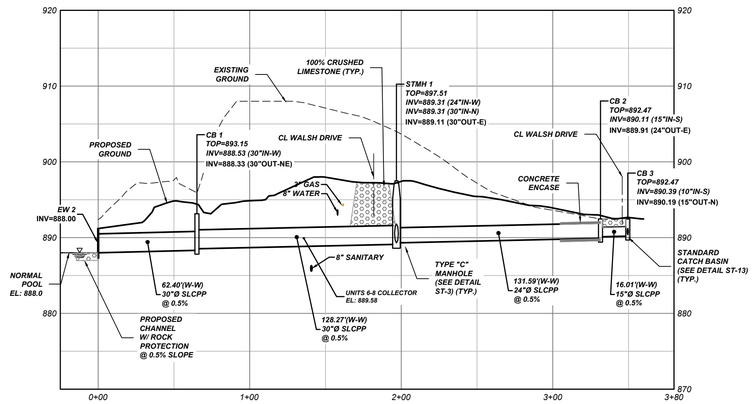
Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C300

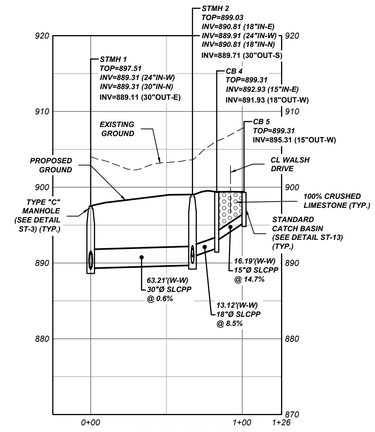
Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)



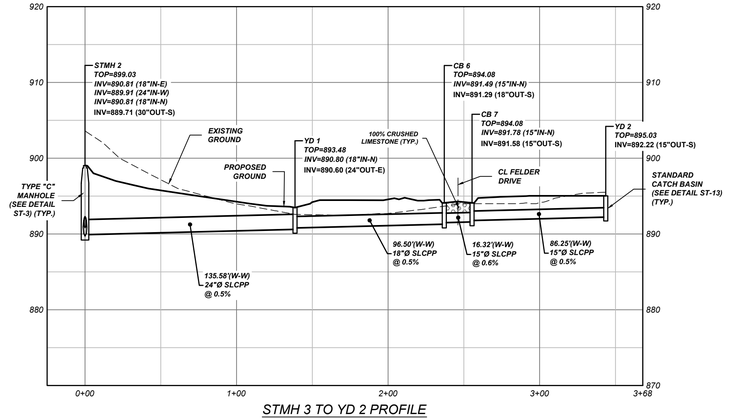
EW 1 TO OS 1 PROFILE
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Vertical: 1" = 10'



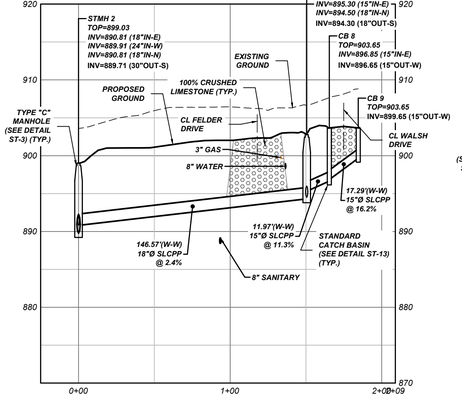
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Vertical: 1" = 10'



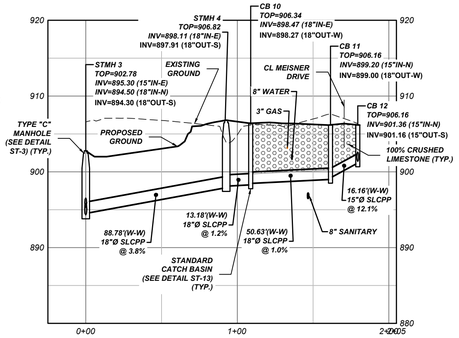
STMH 2 TO CB 5 PROFILE
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Vertical: 1" = 10'



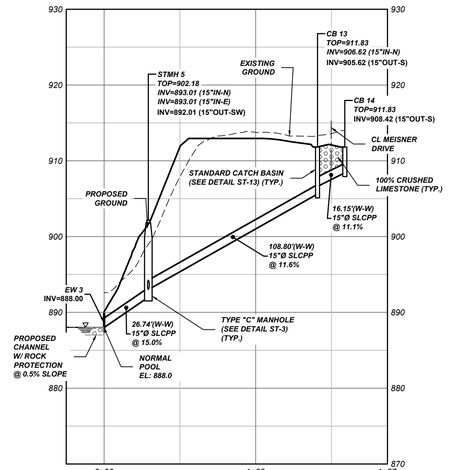
STMH 3 TO YD 2 PROFILE
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Vertical: 1" = 10'



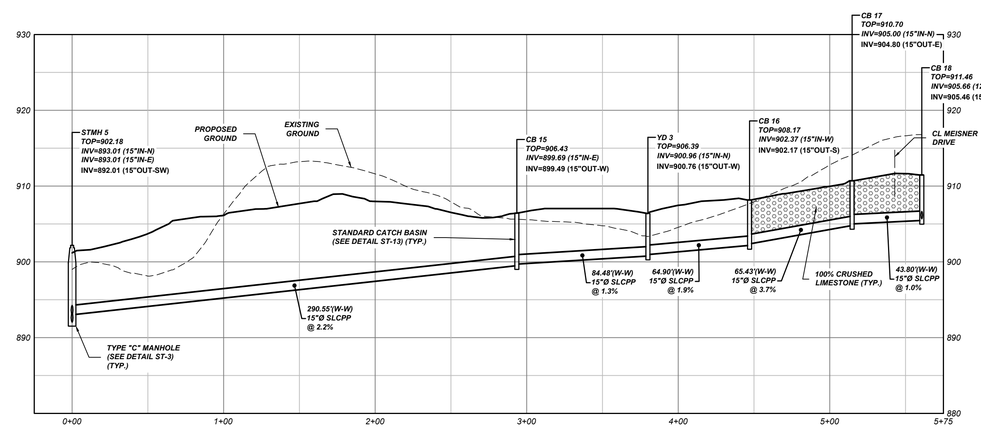
STMH 3 TO CB 9 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



STMH 4 TO CB 12 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



EW 3 TO CB 14 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



STMH 6 TO CB 18 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOTES:

1. SECTIONS OF PIPE UNDER PAVED SURFACES SHALL BE COMPACTED GRANULAR BACKFILL PER ITEM 912 OF THE COLUMBUS CMS.

2. ALL OTHER AREAS SHALL BE COLUMBUS ITEM 911.

3. MINIMUM VERTICAL CLEARANCE BETWEEN OTHER UTILITIES SHALL BE 18 INCHES.

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.
Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

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Professional Seal
STATE OF OHIO
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E-73395
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
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1712 Mount Nebo Road
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Office Phone: 412-219-4509
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Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Storm Sewer Profiles

DRAWING SCALE: AS SHOWN | DESIGNED BY: BUD
DATE ISSUED: 01/15/2021 | REVIEWED BY: GAS
PROJECT JOB#: 3771 | FIELD BOOK #: ---
CADD#: 3771 - Waggoner Road - C310 - Storm Sewer Profiles.dwg

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C310

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Drawing Legend

- PROPOSED BOUNDARY LINE RIGHT-OF-WAYS
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- TOPOGRAPHY CONTOURS (2' INTERVAL)
- PROPOSED ASPHALT WEDGE CURBS
- PROPOSED ROADWAY CENTERLINES
- PROPOSED UTILITY EASEMENTS
- PROPOSED DRAINAGE CHANNELS
- PROPOSED WATER MAINS/HYDRANTS
- PROPOSED WATER SERVICE LINES
- PROPOSED STORM SEWER SYSTEM
- PROPOSED STORM SEWER LATERALS
- PROPOSED BASIN ACCESS ROADS
- PROPOSED ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- PROPOSED GAS MAIN/SERVICE LINES
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED SANITARY LATERALS
- MINIMUM BASEMENT ELEVATION
- EMERGENCY SPILLWAY
- CONCRETE ENDWALL WITH ROCK APRON

NOTES:
1. CONTRACTOR IS REQUIRED TO FIELD SURVEY THE AS-BUILT LOCATIONS OF THESE STRUCTURES AND PROVIDE UPDATED COORDINATES FOLLOWING CONSTRUCTION.
2. COORDINATES SHOWN ARE NAD 83, OHIO SOUTH STATE PLANE, US SURVEY FEET.

DRIVE

WAGGONER ROAD

FELDER DRIVE 40' PRIVATE R/W

WALSH DRIVE 40' PRIVATE R/W

MEISNER DRIVE 40' PRIVATE R/W

FRENCH R

CAMBRIDGE COURT

ROBIN LANE

UNT TO FRENCH RUN

GAS METER FOR UNITS 24-27

8" CAP AND THRUST BLOCKING

PROPOSED 8" C900 WATERLINE

8" TEE & GATE VALVES (3)

GAS METER FOR UNITS 57-62

GAS METER FOR UNITS 63-68

PROPOSED UNDERGROUND ELECTRIC LINE. COORDINATE W/ LOCAL UTILITY COMPANIES

GAS METER FOR UNITS 69-74

GAS SERVICE LINE (TYP.)

ELECTRIC PEDESTAL (TYP.)

GAS METER FOR UNITS 75-80

SMH 10 TOP=915.28 INV=902.39 (8"IN-E) INV=902.19 (8"OUT-W)

SMH 11 TOP=911.43 INV=905.43 (8"OUT-W)

20' SANITARY EASEMENT

45° BEND

FIRE HYDRANT ASSEMBLY (TYPE A SETTING)

SANITARY LATERAL 6"Ø PVC @ 2.08% MIN (TYP.)

SMH 9 TOP=908.12 INV=900.02 (8"OUT-E)

CONNECTION TO EXISTING UTILITY POLE

58.51'(C-C) 8" PVC @ 4.85%

SMH 8 TOP=907.56 INV=897.18 (8"IN-W) INV=897.18 (8"IN-E) INV=896.98 (8"OUT-S)

PROPOSED UNDERGROUND ELECTRIC LINE. COORDINATE W/ LOCAL UTILITY COMPANIES

FIRE HYDRANT ASSEMBLY (TYPE A SETTING)

GAS METER FOR UNITS 19-23

194.87'(C-C) 8" PVC @ 1.23%

8" CAP AND THRUST BLOCKING

GAS SERVICE LINE (TYP.)

8" TEE

8" GATE VALVES (3)

SMH 7 TOP=895.00 INV=890.00 (8"OUT-E)

179.38'(C-C) 8" PVC @ 1.23%

20' SANITARY EASEMENT

3" COPPER WATER SERVICE LINE (TYP.)

ELECTRIC PEDESTAL (TYP.)

GAS METER FOR UNITS 14-18

FIRE HYDRANT ASSEMBLY (TYPE A SETTING)

GAS METER FOR UNITS 9-13

CONNECTION TO EXISTING UTILITY POLE

FIRE HYDRANT ASSEMBLY (TYPE A SETTING)

SANITARY LATERAL 6"Ø PVC @ 2.08% MIN (TYP.)

SMH 3 TOP=897.97 INV=885.57 (8"IN-SW) INV=885.57 (8"IN-N) INV=885.37 (8"OUT-SE)

181.82'(C-C) 8" PVC @ 1.11%

CONNECTION WITH EXISTING GAS LINE. COORDINATE WITH LOCAL GAS CO.

CONNECTION WITH EXISTING WATERLINE. INSTALL TAPPING SLEEVE AND GATE VALVE.

SMH 5 TOP=893.47 INV=887.32 (8"OUT-E)

125.03'(C-C) 8" PVC @ 1.00%

11.25° BENDS (2)

GAS METER FOR UNITS 1-5

59.64'(C-C) 8" PVC @ 0.50%

SMH 4 TOP=896.52 INV=886.07 (8"IN-W) INV=885.87 (8"OUT-NE)

GAS METER FOR UNITS 6-8

CONNECTION TO EXISTING UTILITY POLE

ELECTRIC PEDESTAL (TYP.)

FIRE HYDRANT ASSEMBLY (TYPE A SETTING)

3" COPPER WATER SERVICE LINE (TYP.)

FIRE HYDRANT ASSEMBLY (TYPE A SETTING)

AIR RELIEF VALVE

GAS METER FOR UNITS 52-56

SANITARY LATERAL 6"Ø PVC @ 2.08% MIN (TYP.)

GAS METER FOR UNITS 46-51

ELECTRIC PEDESTAL (TYP.)

PROPOSED UNDERGROUND ELECTRIC LINE. COORDINATE W/ LOCAL UTILITY COMPANIES

GAS METER FOR UNITS 40-45

SMH 6 (INSIDE DROP STRUCTURE) (5'Ø) TOP=902.62 INV=887.79 (8"IN-W) INV=894.59 (8"IN-N) INV=887.59 (8"OUT-S)

GAS METER FOR UNITS 34-39

ELECTRIC PEDESTAL (TYP.)

STORMWATER MANAGEMENT BASIN BOTTOM EL: 880.0 WATER SURFACE EL: 888.0

GAS METER FOR UNITS 28-33

11.25° BENDS (3)

123.22'(C-C) 8" PVC @ 0.67%

81.54'(C-C) 8" PVC @ 0.50%

SMH 2 TOP=891.86 INV=884.96 (8"IN-NW) INV=884.76 (8"OUT-NE)

100 YEAR FLOODPLAIN

SMH 1 (WATER TIGHT LID) TOP=891.00 INV=883.93 (8"IN-SW) INV=883.73 (8"OUT-E)

EX SMH NO. 17 TOP=891.58 INV=883.15 (8"IN-W) INV=882.76 (18"IN-E) INV=882.66 (18"OUT-S)

20' SANITARY EASEMENT

116.80'(C-C) 8" PVC @ 0.50%

100 YEAR FLOODWAY

Structure Table

Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting
EX SMH NO. 17	TOP=891.58 INV=883.15 IN INV=882.76 IN INV=882.66 OUT	----------	----------	713166.7790	1886694.0750
SMH 1	TOP=891.00 INV=883.93 IN INV=883.73 OUT	713175.1782	1886577.5737		
SMH 2	TOP=891.86 INV=884.96 IN INV=884.76 OUT	713118.3711	1886468.2317		
SMH 3	TOP=897.97 INV=885.57 IN INV=885.57 IN INV=885.37 OUT	713155.9532	1886395.8719		
SMH 4	TOP=896.52 INV=886.07 IN INV=885.87 OUT	713122.1351	1886346.7460		
SMH 5	TOP=893.47 INV=887.32 OUT	713129.5774	1888221.9338		
SMH 6	TOP=902.52 INV=887.79 IN INV=894.59 IN INV=887.59 OUT	713337.4486	1886406.6941		
SMH 7	TOP=895.00 INV=890.00 OUT	713348.1258	1886227.6312		
SMH 8	TOP=907.56 INV=897.18 IN INV=897.18 IN INV=896.98 OUT	713531.9748	1886418.2933		
SMH 9	TOP=908.02 INV=900.02 OUT	713536.0115	1886364.9390		
SMH 10	TOP=915.28 INV=902.39 IN INV=902.19 OUT	713538.1919	1886736.2320		
SMH 11	TOP=911.43 INV=905.43 OUT	713544.1451	1887040.6738		

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
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NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

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Professional Seal
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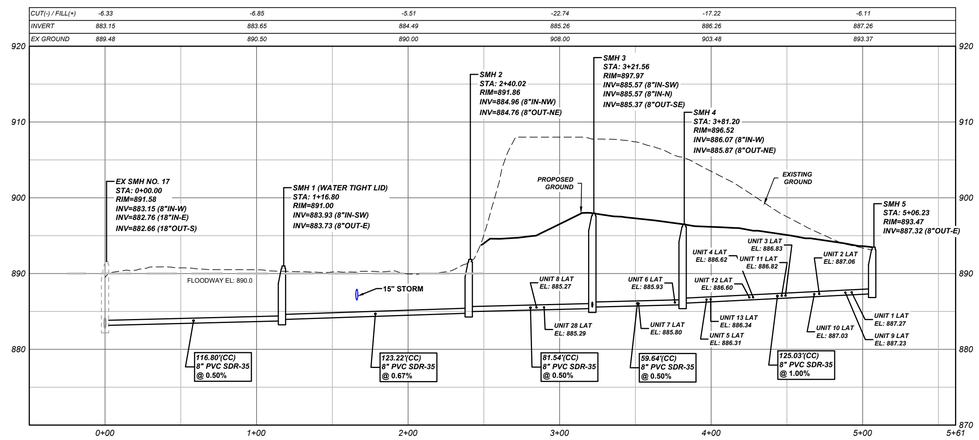
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Sanitary Sewer / Utility Plan (Index)

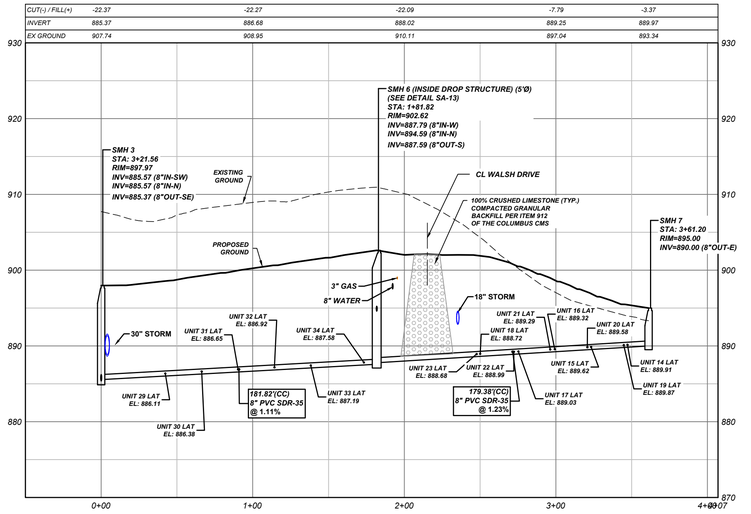
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DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C400 - Sanitary Sewer Plan.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

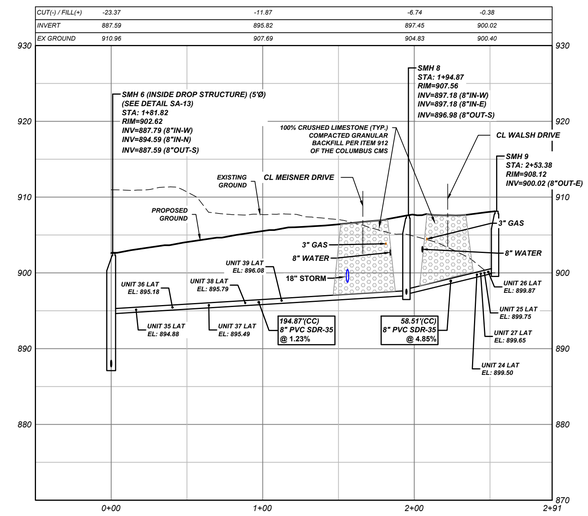
Sheet No.
C400



EX SMH NO. 17 TO SMH 5 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SMH 3 TO SMH 7 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



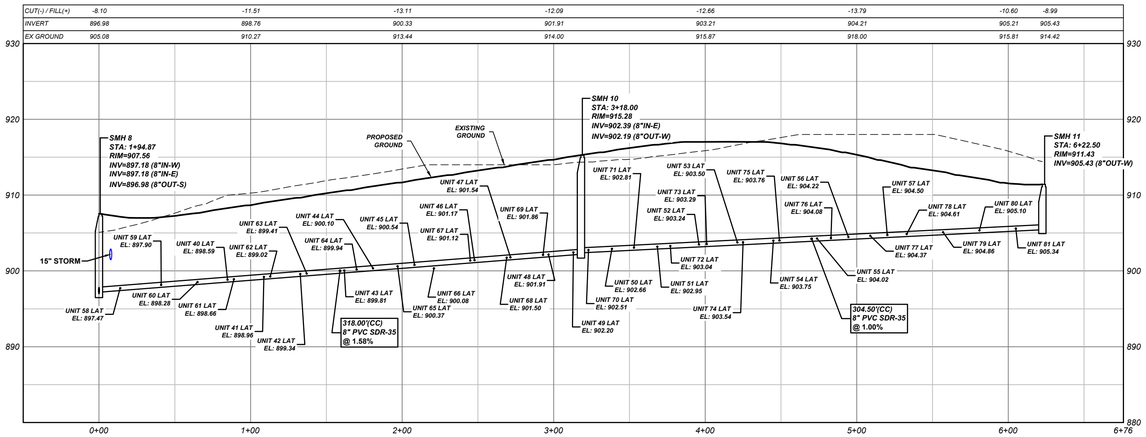
SMH 6 TO SMH 9 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

SANITARY SERVICE LATERALS

Pipe Name	Sta.	Size	Inv. @ Bldg.	Inv @ Main	Length	Slope
UNIT 1	4+92.7	6"	889.00	887.27	14.00	12.35%
UNIT 2	4+71.3	6"	889.50	887.06	14.00	17.41%
UNIT 3	4+49.0	6"	889.50	886.83	14.00	19.05%
UNIT 4	4+27.7	6"	889.00	886.62	14.00	16.99%
UNIT 5	3+97.0	6"	889.00	886.31	14.00	19.22%
UNIT 6	3+76.1	6"	888.25	885.93	12.11	19.17%
UNIT 7	3+52.1	6"	888.50	885.80	14.63	18.45%
UNIT 8	2+84.7	6"	889.00	885.27	18.69	19.97%
UNIT 9	4+88.6	6"	889.00	887.23	48.50	3.65%
UNIT 10	4+68.0	6"	889.50	887.03	48.50	5.09%
UNIT 11	4+46.5	6"	890.50	886.82	48.50	7.59%
UNIT 12	4+25.2	6"	891.00	886.60	48.50	9.08%
UNIT 13	3+99.7	6"	892.00	886.34	49.23	11.50%
UNIT 14	3+47.3	6"	891.00	889.91	14.00	7.78%
UNIT 15	3+23.3	6"	892.00	889.62	14.00	17.03%
UNIT 16	2+99.3	6"	892.00	889.32	14.00	19.14%
UNIT 17	2+75.3	6"	891.50	889.03	14.00	17.66%
UNIT 18	2+50.1	6"	891.25	888.72	14.00	18.10%
UNIT 19	3+44.8	6"	891.00	889.87	45.00	2.51%
UNIT 20	3+20.8	6"	892.00	889.58	45.00	5.37%
UNIT 21	2+96.3	6"	894.00	889.29	45.00	10.47%
UNIT 22	2+72.3	6"	896.00	888.99	45.00	15.59%
UNIT 23	2+47.7	6"	897.00	888.68	45.17	18.41%
UNIT 24	2+41.4	6"	903.00	899.50	26.82	13.06%
UNIT 25	2+46.4	6"	902.50	899.75	14.12	19.47%
UNIT 26	2+48.9	6"	901.25	899.87	8.07	17.06%
UNIT 27	2+43.9	6"	904.50	899.65	32.39	14.98%
UNIT 28	2+89.7	6"	889.50	885.29	22.01	19.11%
UNIT 29	0+42.3	6"	888.50	886.11	14.00	17.05%
UNIT 30	0+66.3	6"	889.00	886.38	14.00	18.68%
UNIT 31	0+90.3	6"	889.25	886.65	14.00	18.57%
UNIT 32	1+14.3	6"	889.50	886.92	14.00	18.41%
UNIT 33	1+38.3	6"	889.75	887.19	14.00	18.31%
UNIT 34	1+73.3	6"	890.25	887.58	14.00	19.10%
UNIT 35	0+16.5	6"	897.00	894.88	14.00	15.12%
UNIT 36	0+40.5	6"	897.50	895.18	14.00	16.57%
UNIT 37	0+64.5	6"	898.00	895.49	14.00	17.96%
UNIT 38	0+88.5	6"	898.00	895.79	14.00	15.82%
UNIT 39	1+12.5	6"	898.50	896.08	14.00	17.26%
UNIT 40	0+84.8	6"	903.00	898.59	48.50	9.10%
UNIT 41	1+08.8	6"	905.00	898.96	48.50	12.46%

SANITARY SERVICE LATERALS

Pipe Name	Sta.	Size	Inv. @ Bldg.	Inv @ Main	Length	Slope
INVERT	1+32.8	6"	905.00	899.34	48.50	11.66%
UNIT 43	1+61.9	6"	906.00	899.81	48.50	12.77%
UNIT 44	1+80.8	6"	907.00	900.10	48.50	14.23%
UNIT 45	2+08.2	6"	906.50	900.54	48.50	12.29%
UNIT 46	2+47.8	6"	909.00	901.17	48.50	16.15%
UNIT 47	2+71.5	6"	910.00	901.54	48.50	17.45%
UNIT 48	2+96.6	6"	910.00	901.91	48.50	16.68%
UNIT 49	3+13.0	6"	911.00	902.20	48.50	18.15%
UNIT 50	3+38.5	6"	911.00	902.66	48.50	17.19%
UNIT 51	3+68.4	6"	911.00	902.95	48.50	16.59%
UNIT 52	3+95.9	6"	912.00	903.24	48.50	18.07%
UNIT 53	4+21.3	6"	912.00	903.50	48.50	17.52%
UNIT 54	4+45.0	6"	912.50	903.75	48.50	18.04%
UNIT 55	4+73.8	6"	912.00	904.02	48.50	16.45%
UNIT 56	4+94.5	6"	911.00	904.22	48.50	13.98%
UNIT 57	5+20.2	6"	910.00	904.50	48.50	11.35%
UNIT 58	0+14.0	6"	900.00	897.47	14.00	18.06%
UNIT 59	0+41.0	6"	900.50	897.90	14.00	18.60%
UNIT 60	0+65.0	6"	900.75	898.28	14.00	17.67%
UNIT 61	0+89.0	6"	901.00	898.66	14.00	16.73%
UNIT 62	1+13.0	6"	901.50	899.02	14.00	17.73%
UNIT 63	1+37.0	6"	902.00	899.41	14.00	18.52%
UNIT 64	1+70.0	6"	902.50	899.94	14.00	18.29%
UNIT 65	1+97.0	6"	903.00	900.37	14.00	18.81%
UNIT 66	2+21.0	6"	902.50	900.08	14.00	17.26%
UNIT 67	2+45.0	6"	903.50	901.12	14.00	17.03%
UNIT 68	2+69.0	6"	904.00	901.50	14.00	17.87%
UNIT 69	2+93.0	6"	904.50	901.86	14.00	18.87%
UNIT 70	3+23.0	6"	905.00	902.51	14.00	17.77%
UNIT 71	3+53.0	6"	905.50	902.81	14.00	19.18%
UNIT 72	3+77.0	6"	905.50	903.04	14.00	17.57%
UNIT 73	4+01.0	6"	906.00	903.29	14.00	19.33%
UNIT 74	4+25.0	6"	906.25	903.54	14.00	19.38%
UNIT 75	4+49.0	6"	906.50	903.76	14.00	19.59%
UNIT 76	4+83.0	6"	906.50	904.08	14.00	17.26%
UNIT 77	5+09.0	6"	907.00	904.37	14.00	18.75%
UNIT 78	5+33.0	6"	907.00	904.61	14.00	17.04%
UNIT 79	5+57.0	6"	907.50	904.86	14.00	18.88%
UNIT 80	5+81.0	6"	907.00	905.10	14.00	13.57%
UNIT 81	6+05.0	6"	906.00	905.34	14.00	4.70%



SMH 8 TO SMH 11 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOTES:

1. SECTIONS OF PIPE UNDER PAVED SURFACES SHALL BE COMPACTED GRANULAR BACKFILL PER ITEM 912 OF THE COLUMBUS CMS.

2. ALL OTHER AREAS SHALL BE COLUMBUS ITEM 911.

3. MINIMUM VERTICAL CLEARANCE BETWEEN OTHER UTILITIES SHALL BE 18 INCHES.

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.
Vertical Scale
10 0 10 20
(Feet)
1 inch = 10 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@SchefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Sanitary Sewer Profiles

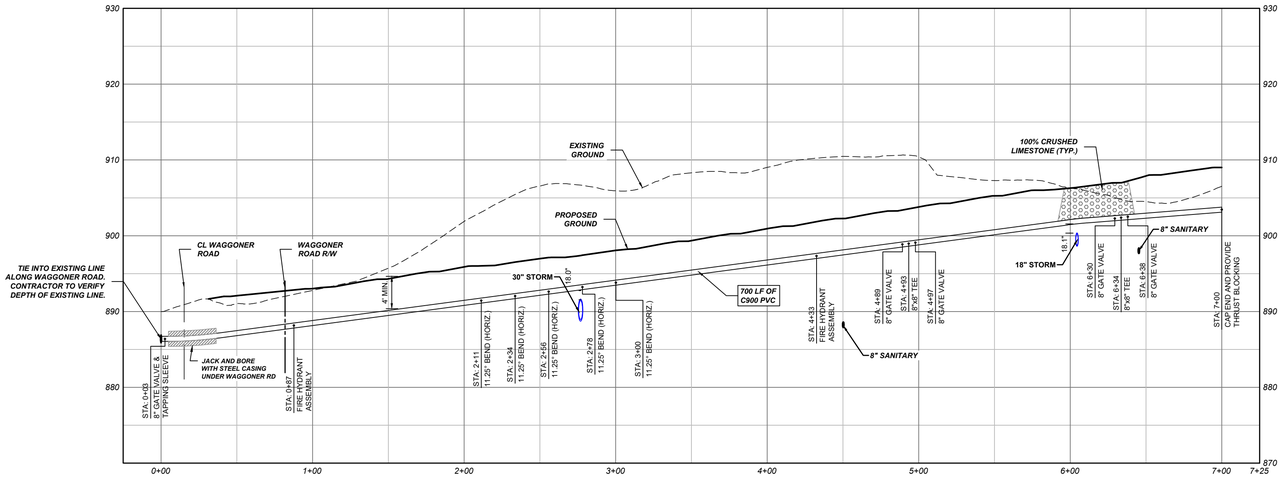
DRAWING SCALE:	AS SHOWN	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C410 - Sanitary Sewer Profiles.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

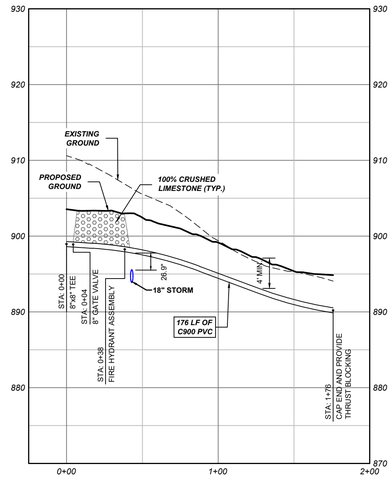
Sheet No.
C410

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

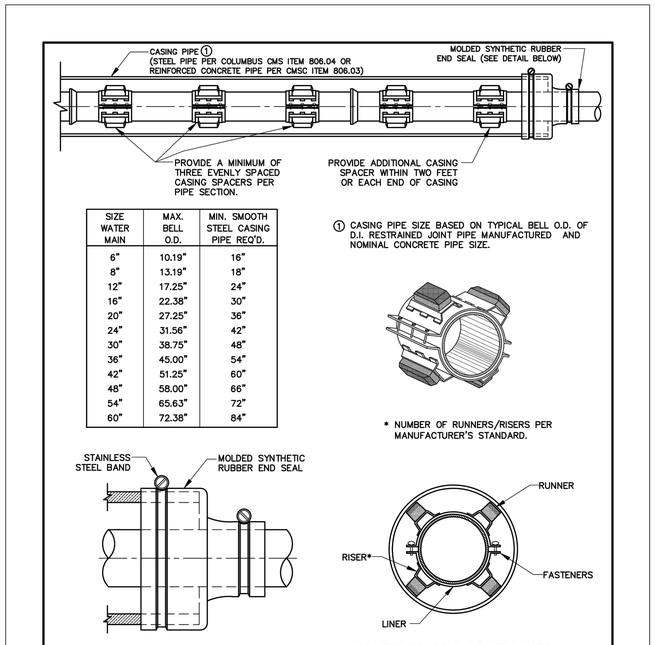
Plotted: Thursday, March 31, 2022 9:37:31 AM By: Brandon Rice Xref: Base Plan.dwg, Boundary.dwg, Topo.dwg, Utilities.dwg, Proposed Waggoner Road Project\Waggoner Road Development\Waggoner Road - LD Set\Sheets\3771 - Waggoner Road - C410 - Sanitary Sewer Profiles.dwg



WALSH DRIVE WATERLINE PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



FELDER DRIVE WATERLINE PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



SIZE WATER MAIN	MAX. BELL O.D.	MIN. SMOOTH STEEL CASING PIPE REQ'D.
6"	10.19"	16"
8"	13.19"	18"
12"	17.25"	24"
16"	22.38"	30"
20"	27.25"	36"
24"	31.56"	42"
30"	38.75"	48"
36"	45.00"	54"
42"	51.25"	60"
48"	58.00"	66"
54"	65.63"	72"
60"	72.38"	84"

① CASING PIPE SIZE BASED ON TYPICAL BELL O.D. OF D.I. RESTRAINED JOINT PIPE MANUFACTURED AND NOMINAL CONCRETE PIPE SIZE.

* NUMBER OF RUNNERS/RISERS PER MANUFACTURER'S STANDARD.

END SEAL

CENTERED AND RESTRAINED CASING SPACER

Approved By:
City Engineer, EMH&T Inc.
City Service Director

STANDARD DIMENSIONS FOR
CASING PIPE, SPACERS, & END SEALS

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-17

MEISNER DRIVE WATERLINE PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'

NOTES:

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Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
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Office Phone: 412-219-4509
Email: Info@SchefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Waterline Profiles

DRAWING SCALE:	AS SHOWN	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C410 - Sanitary Sewer Profiles.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C411

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

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GENERAL NOTES:

1. THE REQUIREMENTS OF THE CITY OF REYNOLDSBURG, TOGETHER WITH THE MOST CURRENT VERSION OF CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) AND THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION (ODOT CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE CITY AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION.
4. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, CONTACT THE DEPARTMENT OF PUBLIC SERVICE (614.322.6810) AND THEIR DESIGNEE IDENTIFIED AT THE PRECONSTRUCTION MEETING TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SEWER, AND STORM, DETENTION/RETENTION PONDS, GRADING, RETAINING WALLS, PAVEMENT IN CITY RIGHT-OF-WAY, ALL SIDEWALKS OR BIKE PATHS IN ANY PUBLIC RIGHT-OF-WAY, AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL ACCEPTANCE MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
5. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY'S DESIGNEE FOR INSPECTION AND REQUEST A FINAL PUNCH-LIST INSPECTION OF THE SITE ONCE ALL ITEMS ON THE APPROVED PLANS HAVE BEEN COMPLETED.
6. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUBCONTRACTOR SHALL ALSO ABIDE BY ALL CITY ORDINANCES AND STATE/FEDERAL LAWS.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS OR NOT. CONTRACTOR MUST GIVE ADEQUATE NOTICE TO THE APPROPRIATE UTILITY COMPANY BEFORE ANY EXCAVATION NEAR A KNOWN UTILITY PER STATE LAW.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES THAT EXIST PER THE APPROVED PLANS. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 (OR 811) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
10. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATION AND MAKE ANY NECESSARY ADJUSTMENTS. THE CITY SHALL APPROVE PLAN UPDATES.
11. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, AGGREGATE, ETC. TO BE UTILIZED FOR DEDICATED PUBLIC UTILITIES OR ROADWAYS MUST BE APPROVED BY THE CITY. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT THE CONTRACTOR'S OWN EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY.
13. CARE SHALL BE EXERCISED WHEN WORKING THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
14. ANY PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO.
15. THE OPEN BURNING OF SITE-CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.
16. ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY BOTH THE CONTRACTOR AND THE INSPECTOR UPON COMPLETION OF CONTRACTOR'S OPERATIONS TO DETERMINE IF THE SITE HAS BEEN CONSTRUCTED TO THE GRADES INDICATED ON THE APPROVED PLANS.
17. OPEN CUTTING OF STREETS SHALL BE PROHIBITED UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICE.
18. UTILITY TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY INCLUDING ALL POINTS TO WITHIN 3'-0" BEHIND THE CURB, ARE TO BE FILLED AND COMPACTED PER CMSC ITEM 912. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER CMSC ITEM 911. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY.
19. STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS GREATER THAN 1'-0" SHALL BE CONSTRUCTED AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.
20. THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.
21. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
22. THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE.
23. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE CAPPED AS REQUIRED BY APPLICABLE (FRANKLIN/LICKING/FAIRFIELD) COUNTY AND OHIO DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND OHIO ENVIRONMENTAL PROTECTION AGENCY, STANDARDS, AND SPECIFICATIONS.
24. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PUBLIC STREETS. EXCEPTION MAY BE GRANTED BY THE CITY OF REYNOLDSBURG WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES EXIST. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SWPPP AND PER THE CURRENT OEPA GENERAL PERMIT FOR CONSTRUCTION STORMWATER REQUIREMENTS, UNDER WHICH THIS PROJECT HAS OBTAINED COVERAGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA GENERAL PERMIT. THE CONTRACTOR MUST REGISTER AS A CO-PERMITTEE FOR THIS PROJECT (WITH THE OEPA) PRIOR TO THE COMMENCEMENT OF EARTH DISTURBING ACTIVITIES. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION AND MAINTENANCE OF THE SWPPP MUST SIGN A CITY FORM ACKNOWLEDGING THEY HAVE REVIEWED AND UNDERSTAND THE CONDITIONS AND REQUIREMENTS OF THE SWPPP PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

GENERAL ROADWAY NOTES

1. ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CMSC ITEM 203, A SOILS REPORT, AND AS DIRECTED BY THE CITY. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.12 OF THE CMSC AND BY ITEM 204, PROOF ROLLING. DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.
2. ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. MUST BE SEALED IN ACCORDANCE WITH CMSC ITEM 423 TYPE II.
3. PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-LL MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ITEM 448 ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN OPTION, THE CONTRACTOR MAY CHOOSE TO INSTALL A 7" CLASS "C" CONCRETE BASE EXTENDING 1'-0" BEYOND EITHER EDGE OF THE EXCAVATION, WITH 2" OF ITEM 448 ASPHALT WEARING COURSE PLACED ON TOP.
4. STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC.
5. CITY STREETS ARE TO BE KEPT CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. A STABILIZED CONSTRUCTION ENTRANCE AS SPECIFIED IN THE PLANS IS TO BE DILIGENTLY MAINTAINED AT ALL SITE ENTRANCES THROUGHOUT THE DAY. PROACTIVE MEASURES MUST BE TAKEN TO RESTORE THESE ITEMS IF INCLEMENT WEATHER IS FORECASTED. IF THE ENTRANCE IS RENDERED INEFFECTIVE BY THE CITY, THE PROJECT WILL BE SHUT DOWN UNTIL A WASH STATION IS IMPLEMENTED AND/OR THE ENTRANCE IS MADE EFFECTIVE.
6. CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING. BRAND CURBS ARE AS FOLLOWS:
   A. S – ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS.
   B. W – ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.
   C. WV – ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS.
   D. WM – ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
   E. SM – ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.
   F. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER THE CONCRETE IS SET.
7. MONUMENT BOXES SHALL BE INSTALLED AT LOCATIONS DESIGNATED ON THE PLAN BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO. BOXES SHALL BE NEENAH R-1968, TYPE 36-B OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT.
8. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS".
9. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE CITY (AND COUNTY/TOWNSHIP IF THEIR ROADS WILL BE USED FOR DETOUR) A MINIMUM OF TWO (2) WEEKS PRIOR TO ANY WORK BEING PERFORMED. OTHERWISE, TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY.
10. TACK COAT (CMSC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE INSPECTOR IF THE LIFTS OF ASPHALT ARE LAIN DOWN WITHIN SEVEN (7) DAYS OF EACH OTHER, THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.
11. STANDARD ELECTRICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS COVERING STREET LIGHTING FOR THE CITY OF COLUMBUS SHALL APPLY.
12. IN THE EVENT EXCAVATION FOR THE STREET IS FROM 0" – 6" BELOW THAT CALLED FOR ON THE PLANS, THE CONTRACTOR SHALL REPLACE THIS EXCAVATED MATERIAL WITH COMPACTED ITEM 304 CRUSHED AGGREGATE AS DIRECTED AND AT NO COST TO THE CITY.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BARRICADE THE STREET IN THE VICINITY OF ALL EXPANSION JOINTS UNTIL SUCH TIME THE STREET IS OPEN TO TRAFFIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GRADES OF THE GUTTERS WITH WATER, PRIOR TO FINAL ACCEPTANCE OF THE STREETS.
15. THE CONTRACTOR SHALL PROVIDE TWO ROOF DRAIN OPENINGS IN THE CURB FOR EACH LOT; EACH OPENING LOCATED NOT MORE THAN 4' IN FROM EACH LOT LINE.
16. ALL SIDEWALKS AND PATHWAYS IN ANY PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY.

GENERAL STORM SEWER NOTES

1. UNLESS OTHERWISE NOTED ON THE PLANS ALL STORM SEWERS SHALL BE AS HEREAFTER SPECIFIED: (1) ALL SIZES OF STORM SEWER LOCATED WITHIN OR ACROSS PROPOSED OR EXISTING PAVEMENT AREAS SHALL BE TYPE B CONDUIT, 706.02, WITH TYPE 2 BEDDING; (2) STORM SEWER LOCATED OUTSIDE PAVEMENT AREAS SHALL BE TYPE C CONDUIT, 706.01, TYPE 2 BEDDING, FOR 15" AND SMALLER AND SHALL BE TYPE C CONDUIT, 706.02, TYPE 2 BEDDING, FOR 18" AND LARGER. THE FOLLOWING MODIFICATIONS TO OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL APPLY: (1) GRANULAR BACKFILL MATERIAL SHALL BE AGGREGATE MEETING GRADATION OF ITEM 304, COMPACTED IN ACCORDANCE WITH ITEM 603.09, AND PLACED WITHIN LIMITS SHOWN ON THE PLAN INCLUDING AROUND ALL INLET STRUCTURES. GRANULAR BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO A PLANE 6" BELOW THE SUBGRADE.
2. FLEXIBLE STORM SEWERS (FOR PUBLIC STORM SEWER ONLY) WHEN APPROVED BY THE CITY ARE SUBJECT TO MANDREL TESTING AND/OR VIDEO INSPECTION AS DIRECTED BY THE CITY. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY (30) DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE STORM LINES HAVE BEEN CONSTRUCTED. MAXIMUM DEFLECTION MUST NOT EXCEED 5% OF THE BASE INSIDE DIAMETER.
3. ALL STORM MANHOLES SHALL BE MARKED WITH A 4" X 4" X 10'-0" PRESSURE TREATED WOODEN POST PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0" PAINTED ORANGE ON 4 SIDES.
4. ALL MAJOR FLOOD ROUTES AND DETENTION BASINS ARE TO BE SURVEYED BY A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OHIO TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLAN. COST OF THIS WORK SHALL BE AT THE EXPENSE OF THE OWNER/APPLICANT. CORRESPONDENCE FROM SAID REGISTERED PROFESSIONAL SURVEYOR SHALL BE PROVIDED TO THE CITY VERIFYING THAT BASINS AND FLOOD ROUTING IS PER PLAN.
5. ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.
6. PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE PER THE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING ST7.
7. STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN ¼" OF PLAN ELEVATION USING STEEL SHIMS.
8. PRE-CAST RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS. STORM MANHOLE TOP OF CASTINGS SHOULD BE SET AT 1-½" ABOVE FINISHED GRADE.
9. OPENINGS MUST BE PROVIDED IN DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS PROVIDED IN THE APPROVED PLANS.
10. AN OPERATION AND MAINTENANCE PLAN FOR DETENTION/RETENTION FACILITIES SHALL BE PROVIDED TO THE SERVICE DEPARTMENT (614.322.6810) AT THE PRECONSTRUCTION MEETING. THE CITY WILL NOT ACCEPT RESPONSIBILITY OF MAINTENANCE FOR DETENTION/RETENTION OR OTHER DRAINAGE FACILITIES UNLESS OTHERWISE APPROVED.

GENERAL WATER NOTES

1. ALL WATER PIPE AND FITTINGS, AND METHODS OF CONSTRUCTION AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHOWN ON THESE PLANS MUST CONFORM TO THE RULES AND REGULATIONS OF THE CITY OF REYNOLDSBURG AND COC, UNLESS THE REQUIREMENTS OF SUCH RULES AND REGULATIONS ARE UPGRADED BY THE FOLLOWING NOTES.
2. ANY ACTIVITY RELATED TO THE USAGE OF THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL FROM THE CITY. WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THE WATER DEPARTMENT FORTY-EIGHT (48) HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL AFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF NOTIFICATION IS REQUIRED PRIOR TO DISTRIBUTION.
3. ALL WATER MAINS 4" – 10" SHALL BE D.I., CL53, AWWA C-151, OR PVC AWWA C-900, CL- 150. ALL WATER MAINS 12" OR LARGER SHALL BE D.I., CL54 OR NSF APPROVED. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE AS DETAILED AND AS DESIGNATED WHERE WATER MAINS OR SERVICES CROSS ROADWAYS, BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL CONSISTENT WITH CMSC ITEM 801.11.
4. ALL WATER MAINS SHALL BE CONSTRUCTED AT A DEPTH OF 4.5 FEET, AS MEASURE FROM THE PROPOSED GRADE TO THE TOP OF PIPE OF THE WATER MAIN, UNLESS OTHERWISE APPROVED OR DIRECTED BY THE ENGINEER. IN CASE OF CONFLICT IN GRADE BETWEEN THE WATER LINE AND STORM SEWERS, THE WATER LINE SHALL BE LOWERED DURING CONSTRUCTION. WATER SERVICE TAPS SHALL NOT TO BE PLACED ON THE LOWERED SECTION OF THE WATER LINE. WATER SERVICE TAPS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY PERMANENT STRUCTURE (I.E., FIRE HYDRANT, STORM SEWER INLET, ETC.).
5. POLY WRAP CONSISTENT WITH AWWA C-105 SHALL BE INCLUDED ON ALL PROPOSED DUCTILE IRON WATER MAINS AND HYDRANT LEADS.
6. ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT MUST CONFORM IN ALL RESPECTS REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4. FITTINGS ARE NOT PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.
7. DEAD-END WATER LINES MUST TERMINATE WITH A GATE VALVE AND FIRE HYDRANT FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED. MAXIMUM LENGTHS ARE SUBJECT TO MODIFICATION BASED ON CITY REVIEW, AND MAY REQUIRE SUBMITTAL OF CALCULATIONS SHOWING ADEQUATE FIRE FLOW AND DAILY TURNOVER. REFER TO REYNOLDSBURG STANDARD DRAWING WA-16 FOR WATER SERVICE DETAILS AT A CUL-DE-SAC.
8. ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH A 4" X 4" X 10'-0" POST WITH 4'-0" PROJECTING ABOVE THE FINISHED GRADE AND THE TOP 1'-0" PAINTED BLUE ON FOUR (4) SIDES.
9. IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND GRAVITY SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECT WATER LINES TO PROVIDE 18 INCHES VERTICAL AND 10'-0" HORIZONTAL CLEARANCE FROM SANITARY AND STORM SEWERS.
11. ALL WATER SERVICE CONNECTIONS SHALL INCLUDE CORPORATION STOPS, SERVICE PIPE, AND EITHER CURB STOPS AND BOXES (FOR 2" AND SMALLER), GATE VALVE AND BOX (FOR 3" TO 8"). WHERE POSSIBLE, THE CURB STOPS AND BOX SHALL BE SET IN THE ROAD RIGHT-OF-WAY 6" FROM THE PROPERTY LINE.
12. ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE (1) COAT OF RUST INHIBITIVE PAINT OR COATING.
13. IF THE TOP OF THE OPERATING NUT IS MORE THAN 48" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM MUST BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 36" OF FINISHED GRADE ELEVATION.
14. FIRE HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE MUELLER COMPANY "CENTURION" 200, NO A421, AMERICAN DARLING MARK 73, OR CLOW MEDALLION, FIRE HYDRANTS.THE HYDRANTS SHALL HAVE A 6-INCH ECHANICAL JOINT INLET CONNECTION, A 4 ½ -INCH MAIN VALVE OPENING, TWO 2½-INCH HOSE NOZZLES, AND ONE 5-INCH STORTZ PUMPER NOZZLE. ALL SIDE NOZZLES SHALL HAVE NATIONAL STANDARD THREADS. HYDRANTS HALL BE FURNISHED WITH A 5-FOOT BURY DEPTH UNLESS OTHERWISE SHOWN ON THE PLANS. HYDRANTS SHALL BE SELF-DRAINING. A DRAINAGE SUMP 2 FEET IN DIAMETER AND 2 FEET DEEP SHALL BE EXCAVATED BELOW EACH HYDRANT AND FILLED WITH COARSE GRAVEL OR STONE, COMPACTED IN PLACE, UNDER AND AROUND THE SHOE OF THE HYDRANT AND TO A LEVEL OF 6 INCHES ABOVE THE WASTE OPENING. NO DRAINAGE SUMP SHALL BE CONNECTED TO A SANITARY SEWER. A HYDRANT WRENCH SHALL BE FURNISHED WITH EACH PROJECT OR FOR EVERY TEN (10) HYDRANTS.
15. ALL NEW FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF ENAMEL PAINT (RUST-OLEUM® ACRYLIC FIRE HYDRANT ENAMEL, 5200 SERIES, OR CITY APPROVED EQUAL). PUBLIC HYDRANTS SHALL BE "SAFETY YELLOW" AND PRIVATE HYDRANTS SHALL BE "GLOSS WHITE" WITH A "MARLIN BLUE" BONNET.
16. ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY ANCHORED TO THE TEE AND BE ANCHOR TYPE FITTINGS.
17. FOR WATER SERVICE TAPS, THE WATER MAIN CONNECTION MUST BE MADE USING A MUELLER H15000, H15008 OR EQUAL CORPORATION STOPS. CONTROL VALVES MUST BE MUELLER H-15200, H15207, OR EQUAL VALVE CURB STOPS (QUARTER TURN ONLY). SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4 FOR ADDITIONAL DETAILS.
18. REFER TO REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-15 FOR TAPPING SLEEVES AND VALVES. NO DIRECT TAPS MUST BE MADE TO ANY ASBESTOS MAINS. 1 ½" AND 2" WATER TAPS ARE TO BE DONE WITH A FORD STYLE FC-202. 3" AND 4" WATER TAPS MUST BE DONE WITH A FORD STYLE FS-202. 6" WATER TAPS AND LARGER MUST BE PERFORMED WITH A FORD FTSS TAPPING SLEEVE, A JCM 432 OR AN APPROVED EQUAL.
19. ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C509. CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16". 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/15/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal

STATE OF OHIO
GRAHAM LEE FERRY
E-73395
REGISTERED PROFESSIONAL ENGINEER

Prepared By:

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ENGINEERING • SURVEYING
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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

General Notes

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C700

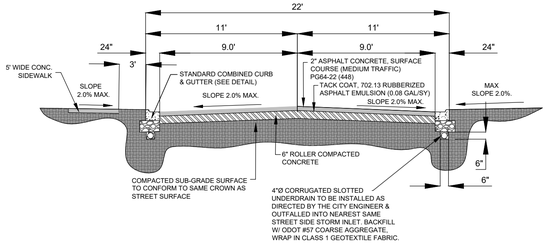
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GENERAL WATER NOTES (CONT'D):

20. VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATCH VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE VB5645 39-50 OR APPROVED EQUAL. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-9 FOR ADDITIONAL DETAILS.
21. WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP SO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION.
22. WATER DISTRIBUTION SYSTEM IMPROVEMENTS MUST BE DESIGNED SUCH THAT THE WORKING PRESSURE SHOULD NOT BE LESS THAN 35 PSI DURING PEAK FLOW CONDITIONS, OR MINIMUM OF 20 PSI DURING PEAK FLOW PLUS FIRE FLOW CONDITIONS. INDIVIDUAL BOOSTER PUMPS FOR THE PURPOSE OF RAISING SUPPLY LINE PRESSURE WILL NOT BE PERMITTED.
23. ALL METERS SPECIFIED FOR THIS PROJECT WILL BE PROVIDED BY AND PURCHASED FROM THE CITY OF REYNOLDSBURG. CONTACT THE CITY OF REYNOLDSBURG WATER/WASTEWATER DIVISION (614.322.4500) FOR ORDERING AND PRICING.
24. METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION. METER PITS UNABLE TO BE PROVIDED WITH A GRAVITY DRAIN MUST BE EQUIPPED WITH A SUMP PUMP. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-29 FOR ADDITIONAL DETAILS.
25. A HYDROSTATIC TEST, AS REQUIRED IN SECTION 4 OF THE STANDARD AWWA SPECIFICATION C-600, SHALL BE APPLIED TO THE WHOLE OR INDIVIDUAL VALVED OFF SECTIONS OF THE MAINS AND FIRE HYDRANT LEADS, EITHER BEFORE OR AFTER THE TRENCH IS BACKFILLED, IN ACCORDANCE WITH SECTION 801.11 OF THE CITY OF REYNOLDSBURG GENERAL WATER MAIN SPECIFICATIONS.
26. ALL WATER MAINS 12" AND LARGER SHALL BE CLEANED BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE. THE POLY PIG SHALL HAVE A MINIMUM DENSITY OF FIVE (5) POUNDS PER CUBIC FOOT, BE COATED WITH A DOUBLE SPIRAL WRAP WITHOUT WIRE BRUSHES OR SCRAPING TOOLS. APPROVED POLY PIGS INCLUDE: PIPELINE PIGGING PRODUCTS MODEL B4, GIRARD MODEL RCC, AND KNAPP MODEL 1-C.
27. THE CONTRACTOR SHALL PREPARE THE MAIN FOR THE INSERTION AND REMOVAL OF THE POLY PIG AT POINTS IDENTIFIED BY THE ENGINEER AS INSERTION PORTS, IF REQUIRED, AND EXIT PORTS. IN GENERAL, THIS WILL CONSIST OF PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR TO INSERT THE POLY PIG AND CONSTRUCT A SANITARY EXIT PORT. WHERE PRACTICAL, THE POLY PIG SHALL BE INSERTED INTO THE FIRST LENGTH OF PIPE DURING THE INITIAL INSTALLATION. AT THE EXIT PORT, THE CONTRACTOR SHALL PREVENT THE BACKFLOW OF PURGED WATER INTO THE MAIN BY THE TEMPORARY INSTALLATION OF MECHANICAL JOINT BENDS AND PIPE JOINTS TO PROVIDE A RISER OUT OF THE PORT. ON LARGER PIPE, ADDITIONAL EXCAVATION OF THE TRENCH MAY SERVE THE SAME PURPOSE. WHERE TRENCH IS USED, THE EXCAVATION SHALL BE LINED WITH POLYETHYLENE. PUMPS AND/OR DITCHES SHALL BE PROVIDED TO PREVENT CONTAMINATED WATER FROM REENTERING THE MAIN. AFTER THE MAIN IS CLEANED TO THE SATISFACTION OF THE CITY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTIONS AND COMPLETE ALL WORK NECESSARY TO SECURE THE SYSTEM PRIOR TO BACKFILLING INSERTION AND EXIT SITES. ADDITIONAL POLY PIG RUNS MAY BE REQUIRED BY THE ENGINEER WHEN WATER PURGED FROM THE MAIN INDICATES THE PRESENCE OF EXCESSIVE DIRT OR DEBRIS.
28. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE WATER MAINS CHLORINATED BY THE COC PER AWWA C-651. THE COST OF CHLORINATION IS THE RESPONSIBILITY OF THE CONTRACTOR
29. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PLAN APPROVAL ISSUED TO THIS PROJECT.

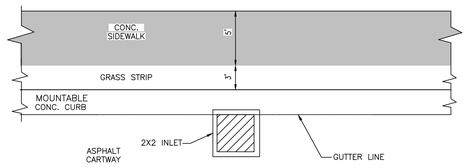
GENERAL SANITARY NOTES:

1. ALL SANITARY SEWERS, MANHOLES AND SERVICES MUST BE TESTED. ALL SANITARY SEWERS MUST BE SUBJECT TO AND PASS THE INFILTRATION OR EXFILTRATION TEST PRIOR TO ACCEPTANCE, INCLUDING VACUUM TESTING OF MANHOLES. AIR TESTS ARE ACCEPTABLE TO THE CITY. LEAKAGE THROUGH THE JOINTS OF THE SEWER SHALL NOT EXCEED THE FOLLOWING ALLOWABLE LIMITS: 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS AND SHORTER PERIODS OF TIME.
2. CLEAN WATER CONNECTIONS PROHIBITED: ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.
3. THE MINIMUM REQUIREMENT FOR SEWER PIPE ON THIS PROJECT MUST BE SDR 35 (SDR-26 IF DEPTH EXCEEDS 20'), ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE WITH ASTM C1784 CELL CLASSIFICATION OF 12454 B OR 12454 C, ASTM F679 PVC SEWER PIPE ASTM CELL CLASSIFICATION 12454, OR CCFRPM, ASTM D3262-TYPE 1, LINER 2, GRADE 3, STIFFNESS 72 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS. PIPE MANUFACTURERS MUST BE ON THE CURRENT COC APPROVED LIST.
4. PIPE FOR ALL 6" SANITARY SERVICES SHALL BE PVC PLASTIC SEWER PIPE, ASTM D-3034, SDR-35. SERVICES ARE SUBJECT TO THE INFILTRATION, EXFILTRATION, OR AIR TEST. ALL SERVICE EXTENSIONS SHALL BE LAID AT A MINIMUM GRADE OF 2.08% AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO THE SERVICES OR MAIN LINE SEWERS UNTIL FULL APPROVAL OF SAID SERVICES AND MAIN LINE SEWER HAS BEEN RECEIVED.
5. ALL PVC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION, IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT VERSION.
6. PUBLIC SANITARY MANHOLE COVERS ARE TO BE CONSISTENT WITH REYNOLDSBURG STANDARD DRAWING SA-8.
7. ALL SANITARY MANHOLES AND LATERAL SERVICES ARE TO BE MARKED WITH A 4"X4"X10'-0" PRESSURE TREATED WOOD POST WITH 4'-0" PROJECTING ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED GREEN ON 4 PORT. ADDITIONALLY A 2"X2" HARDWOOD WYE POLE IS TO BE WIRED TO THE BASE OF EACH 4"X4" POLE AND EXTENDED DOWN TO THE END OF EACH LATERAL SERVICE. COST TO BE INCLUDED IN THE VARIOUS SEWER ITEMS.
8. WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0", A LENGTH OF RISER PIPE AND A 45° BEND MUST BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0" BELOW GRADE. ALL SANITARY LINES AND SERVICES ARE TO BE DESIGNED AND INSTALLED SO AS TO PROVIDE BASEMENT SERVICE. RISER EXTENSIONS SHALL BE A MINIMUM OF THREE (3) FEET IN LENGTH.
9. WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH MUST BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST VERIFY EXISTING TIE-IN MANHOLE FLOW LINE AND TOP-OF-CASTING ELEVATION. MANHOLES ARE TO BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PORT.
11. ALL PIPES MUST BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD CONSTRUCTION DRAWING R1-A.
12. THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SANITARY SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE ENGINEER.
13. SANITARY LATERALS INSTALLED IN A COMMON TRENCH ARE TO BE INSTALLED WITH A MINIMUM 2'-0" CENTER TO CENTER SEPARATION OF PIPES IN A 4'-0" MINIMUM TRENCH WITH A 1'-0" MINIMUM BEDDING AROUND PIPES. PIPE ENDS ARE TO BE FLARED TO A MINIMUM 10'-0" CENTER TO CENTER SEPARATION OF PIPES AT 5'-0" FROM THE PROPERTY LINE.
14. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST PRODUCTS SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PRODUCTS HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEET THEIR SPECIFICATIONS. PRECAST CONCRETE PRODUCTS WITHOUT PROPER IDENTIFICATION OF INSPECTION WILL NOT BE PERMITTED FOR INSTALLATION.
15. WHERE THE SANITARY SEWER CROSSES A PROPOSED OR EXISTING PAVEMENT, THE TRENCH SHALL BE BACKFILLED WITH GRANULAR MATERIAL MEETING THE GRADATION SET FORTH IN ITEM 304, AND COMPACTED IN ACCORDANCE WITH ITEM 603.09, FROM THE BOTTOM OF THE TRENCH TO A PLANE 6" BELOW THE SUBGRADE. THE LIMITS OF PLACEMENT SHALL BE FROM FIVE (5) FEET BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB TO FIVE (5) FEET BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB. ALL OTHER TRENCH BACKFILL SHALL BE COMPACTED TO A SOIL DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED SOIL IN THE AREA. GRANULAR MATERIAL SHALL BE USED ABOVE THE TOP OF THE PIPE TO A SUFFICIENT DEPTH TO ACHIEVE ADEQUATE COMPACTION WITHOUT CRUSHING THE PIPE.
16. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PERMIT TO INSTALL ISSUED FOR THE PROJECT.
17. THE SANITARY SEWER MEETS OR EXCEEDS CITY OF COLUMBUS DESIGN STANDARDS (INCLUDING PER CAPITA FLOW, PEAKING FACTOR, AND I/I ALLOWANCE) AND MATERIAL SPECIFICATIONS.
18. THE CONTRACTOR SHALL TELEVISE AND PROVIDE THE CITY OF REYNOLDSBURG IN A DVD FORMAT THE RECORDINGS DOCUMENTING THE CONDITION OF THE PIPE AFTER MANDREL TESTING. THESE RECORDING MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ACCEPTANCE.



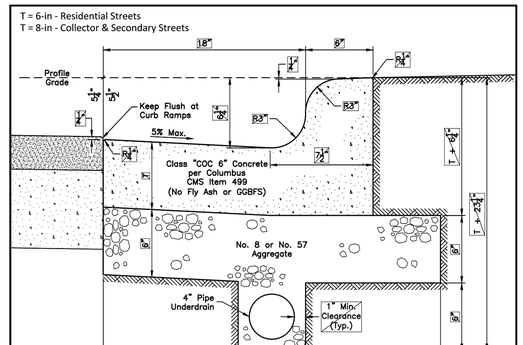
TYPICAL PRIVATE ROADWAY CROSS SECTION

NOT TO SCALE



CURB AND INLET DETAIL

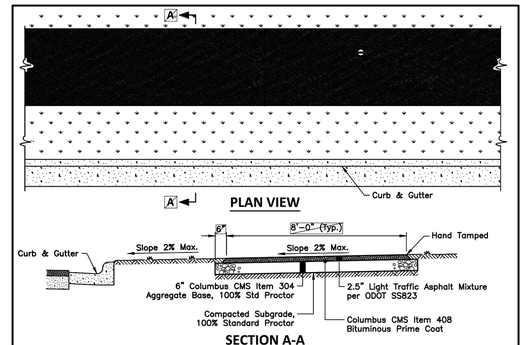
NOT TO SCALE



DETAIL NOTES

1. Curb & gutter shall consist of 1.26 C.F. (6-in) of concrete per linear foot for residential or local streets and 1.59 C.F. (8-in) of concrete for collector or arterial streets.
2. All exposed surfaces of concrete curb & gutter shall have a brush finish and be completely covered with concrete cure and seal, including the backside of curb.
3. 3/4-in expansion joints shall be installed at right angles to the curb line within 5-ft and 10-ft of all immovable structures and at points of curvature. For replacement work, at an existing joint or no closer than 5-ft from an existing joint.
4. Contraction joints shall be saw cut at 10-ft intervals, not less than 2-in deep, and as soon as possible without causing damage to the concrete.
5. Tolerances shall not exceed 1/4-in for section, grade, surface variation, or alignment.
6. The letter "W" shall be imprinted into the curb directly opposite all water service boxes and the letter "M" shall be imprinted opposite all water line valves, including hydrant watch valves. Letters shall be 3-in high/wide with 1/4-in thick bars, imprinted 1/2-in into the face of the curb, 2-1/2-in above the gutter.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**ITEM 609 STANDARD COMBINED CURB & GUTTER (CONTINUOUS)**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-5



DETAIL NOTES

1. An approved soil sterilant shall be applied prior to the placement of base material.
2. All topsoil, or otherwise unsuitable material, shall be removed and replaced with compactable granular load-bearing material. All disturbed areas, including fills, shall be seeded according to CMSC Item 659.
3. All castings within Shared-use path, when unavoidable, shall be set flush with concrete, bolted down, and lids shall be ADA compliant.
4.
5. 2'-0" graded section on each side of bike path shall be clear of obstructions.
6. Vertical clearance to obstructions above path shall be 8'-6". Vertical clearance to traffic signs beside path shall be 7'-0" to bottom of sign.
7. Shared-use paths shall meet the most current specifications of the ADA Accessibility Guidelines (ADAAG).
8. Pavement markings and signage shall conform to the Manual of Uniform Traffic Control Devices (MUTCD).

DESIGN SPEEDS & RADII

DESIGN SPEED (MPH)	MINIMUM RADIUS (FT.)
20 (Min.)	70
25	90
30*	125*

* Shall be used when grade exceeds 4%; however, grades greater than 5% are undesirable.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPCIAL SHARED-USE PATH PAVEMENT DETAIL**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-20

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

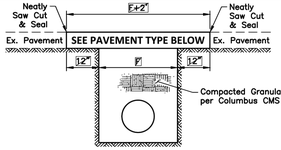
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

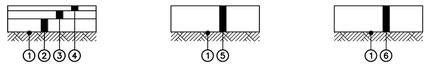
General Notes & Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C701





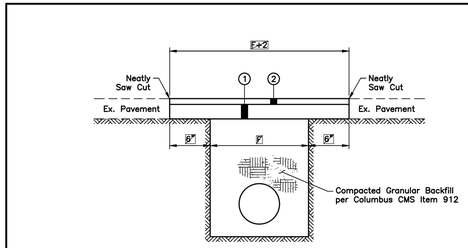
TYPE 3A ASPHALT DRIVEWAYS | **TYPE 3B CONCRETE DRIVEWAYS** | **TYPE 3C GRAVEL DRIVEWAYS**

PAVEMENT SECTION ITEMS
(Specification numbers refer to Columbus CMS)

1. Compacted Subgrade or Utility Trench
2. Item 304 - Aggregate Base, T = 6-in
3. Item 441 - Asphalt Concrete Intermediate Course, Type 2, (448), T = 1.75-in
4. Item 441 - Asphalt Concrete Surface Course, Type 1, (448), PG 64-22, T = 1.25-in
5. Item 452 - Portland Cement Concrete Pavement, T = 6-in (Residential) or T = 8-in (Commercial), "COC 6" or "COC MS"
6. No. 57 Aggregate, T = 6-in, Compacted per Item 203

DETAIL NOTES
1. Trench width, "F", shall be as shown on the applicable pipe trench, bedding, and backfill standard drawings.
2. Unless otherwise specified, payment limit for pavement replacement shall be F + 2-ft.
3. No recycled Portland Cement Concrete will be permitted for the trench backfill.
4. When Low-Strength Mortar Backfill, Type 2 per Columbus CMS Item 613) is used, Item 304, Aggregate Base shall be omitted. Type, 1, 3, & 4 LSMB are not permitted.
5. Trench shall be neatly saw cut prior to pavement replacement and butt joints with existing pavment shall be sealed per Columbus CMS Item 423 (asphalt pavements).
6. When trench is less than 2-ft from and adjacent curb, the pavement replacement limit shall be extended to the curb.
7. Replace any removed traffic markings according to Columbus CMS Item 644 for Type 1A and 1B, and Item 646 for Type 1C.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PAVEMENT REPLACEMENT FOR DRIVEWAYS**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-3

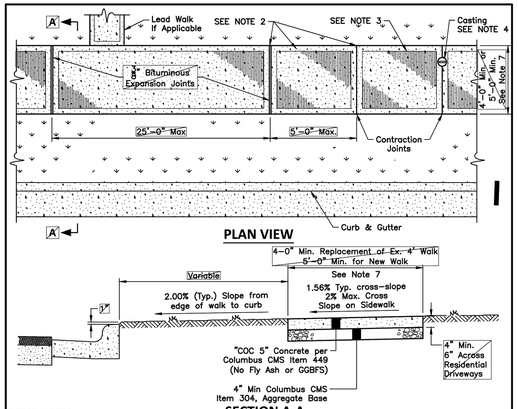


PAVEMENT SECTION ITEMS

1. Item 304 - Aggregate Base, T = 6-in, (or Equal)
2. Item 441 - Asphalt Concrete, Type 1, T = 2-in - OR - Item 405 - Bituminous Cold Mix, T = 2-in

DETAIL NOTES
1. Trench width, "F", shall be as shown on the applicable pipe trench, bedding, and backfill standard drawings.
2. Unless otherwise specified, payment limit for temporary replacement shall be F + 1-ft.
3. No recycled Portland Cement Concrete will be permitted for the trench backfill.
4. When Low-Strength Mortar Backfill (LSMB, per Columbus CMS Item 613) is used, Item 304, Aggregate Base shall be omitted.
5. When trench is less than 2-ft from and adjacent curb, the pavement replacement limit shall be extended to the curb.
6. Temporary pavement shall be placed on the same day that the original pavement is cut.
7. When temporary trench repair impacts pavement markings, contractor shall install temporary pavement markings per 614.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PAVEMENT REPLACEMENT (TEMPORARY)**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-4



DETAIL NOTES
1. Sidewalks shall be constructed according to Columbus CMS Item 608.
2. All joints and edges shall be tooled after broom finish.
3. Sidewalk surface shall have a broom finish and be completely covered with concrete cure and seal.
4. All castings shall be set to proper grade and any grates / lids shall be made ADA compliant.
5. All concrete shall contain 6% + 1% air entrainment.
6. Contraction Joints shall be not less than 2-in in depth.
7. For removal and replacement of existing sidewalk, the width shall match that of the existing walk, or be a minimum of 4 feet in width, whichever is greater. For new sidewalk intallation, the width shall be 5 feet.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPCIAL SIDEWALK DETAIL**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-9

RESIDENTIAL ROADWAY (R-13 & R-14)

Residential roadways may be public or private and are classified as low volume, light duty traffic, with 20 year ADT projections less than 3,500 vehicles per day. Standard typical sections will be per R-13 & R-14, or as directed by the City Engineer.

Residential/Local Streets (R-14) is a 32-ft pavement section with curb and gutter and a 60-ft right-of-way width. This section shall be used where residential streets connect to other residential streets, collector streets, secondary streets, or primary arterials.

Residential/Local Streets (R-13) is a 26-ft pavement section with curb and gutter and a 50-ft right-of-way width. This section shall be used for short one to two block streets, loop drives, or dead end streets with a cul-de-sac where no future extensions are expected.

Residential Pavement Options:
The following pavement options are available for roadways meeting the residential street specifications as stated above. The pavement option shall not vary between parts, phases or sections of a subdivision or development area. All Specifications refer to Columbus CMS latest edition.

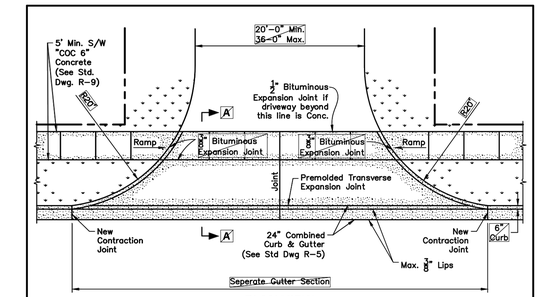
Option 1: Flexible Pavement Section composed of the following:
204 Subgrade Compaction
304 Aggregate Base - 6-in
301 Bituminous Base - 5-in
407 Non-Tracking Tack Coat
441 Asphalt Concrete Intermediate Course, Type 2, (448) - 1.75-in
407 Tack Coat
441 Asphalt Concrete Surface Course, Type 1, (448), PG 64-22 - 1.25-in

Option 2: Composite Pavement Section composed of the following:
305 Portland Cement Concrete Base - 7-in (dowels not required at transverse joints)
407 Tack Coat (702.13 Rubberized Asphalt Emulsion)
441 Asphalt Concrete Intermediate Course, Type 2, (448) - 1.75-in
407 Tack Coat
441 Asphalt Concrete Surface Course, Type 1, (448), PG64-22 - 1.25-in
409 Sawing & Sealing AC Pavement Joints-along centerline and all transverse joints
454 Pressure Relief Joints shall be placed as outlined in CMSC 454.04.

Sub-grade specifications:
The Developer shall be required to submit to the City Engineer for review a traffic study showing a 20 year projection for Average Daily Traffic (ADT) for each of the proposed streets and a soils report showing a California Bearing Ratio (CBR) result for each of the proposed streets with the plan submission. The sub-grade CBR must be 4 or above as established by a Geotechnical Engineer's report. CBR values less than 4 (or which fail a proof roll) will require undercut with granular replacement or soil stabilization in addition to the pavement sections shown below. Sub grade preparation shall be in accordance with ODOT 201, 203 and 204.

Deviations:
If deviation from this standard is requested by a Developer/Engineer, they shall submit a pavement design according to the current ODOT Pavement Design Guide to the City Engineer for review and approval.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-18 Sheet 1/2



DETAIL NOTES
1. Concrete for driveway shall be Columbus "COC 6" or "COC MS", Air Entrained Concrete w/57 Limestone Aggregate and 715 lbs. of cement per C.Y., maximum 4-in slump, broom finish with edge trowel. No Fly Ash or GGBFS in concrete. Contraction joints as shown, sawn not less than 3-in deep.
2. Contractor is responsible for protecting adjacent driveway, sidewalk, underdrain, and street lighting cable and replacement of same if damaged due to Contractor's work.
3. See Sidewalk Detail Drawing R-9 & R-10 for joint spacing and Curb Ramp Drawings R-10A, R-10B, & R-10C for Curb Ramp specifications.
4. The 6-in curbing along the radii shall be considered part of the drive approach.
5. Drive apron, sidewalk across approach, integral or straight curb, and curb & gutter adjacent to street shall be included in the price bid for these items.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**STANDARD ALLEY/ ACCESS DRIVE APPROACH**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: R-12

COLLECTOR (R-15), SECONDARY (R-16), PRIMARY ARTERIAL (R-17)

Collector, Secondary and Primary Arterial streets are identified on the City's Thoroughfare Map adopted April 19, 2003. Standard typical sections will be based on the respective standard drawings.

Collector Streets (R-15) is a 36-ft pavement section with curb and gutter and a 70-ft right-of-way width. This section shall be used on streets identified as collector street on the Thoroughfare Map or as determined by the City.

Secondary Streets (R-16) is a 44-ft pavement section with curb and gutter and an 80-ft right-of-way width. This section shall be used on streets identified as a secondary street on the Thoroughfare Map or as determined by the City.

Primary Arterial Streets (R-17) is a 68-ft pavement section with curb and gutter and a 100-ft right-of-way width. This section shall be used on streets identified as a primary arterial street on the Thoroughfare Map or as determined by the City.

Collector, Secondary and Primary Roadway Pavement Options:
The Developer is required to submit a traffic study showing a 20 year projection for ADT's for each proposed street along with a soils report showing a soaked CBR result with the draft plan submission. The Design Engineer shall submit a pavement design in accordance with the current ODOT Pavement Design Guide to the City Engineer for review and approval.

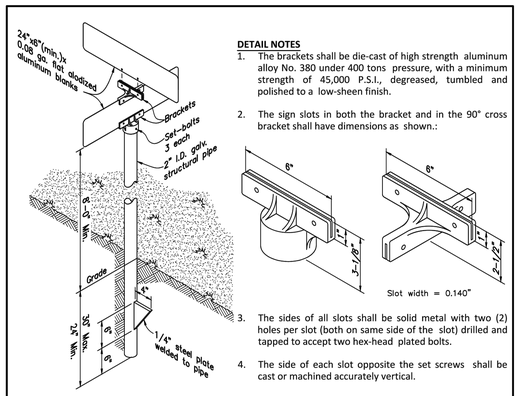
GENERAL PAVEMENT REQUIREMENTS FOR ALL ROADWAYS:

Testing and Acceptance:
Prior to acceptance of pavement, the City Engineer will perform core samples every 200-ft to verify thickness and material compliance. Pavement thickness as stated above or provided by the City Engineer shall be considered a minimum requirement. Maximum acceptable tolerance is 1/2-in for under performance of the entire pavement section thickness and/or any component thereof.
No credit will be given for cores which exceed the minimum requirements.

The City will not accept pavement sections that fail to meet the minimum requirements of thickness and/or are not in conformance with the applicable City of Columbus specifications. Unacceptable pavement sections must be removed and replaced from the lip of curb to lip of curb. All saw cuts must be a neat and straight line cut perpendicular to the direction of travel at each end.

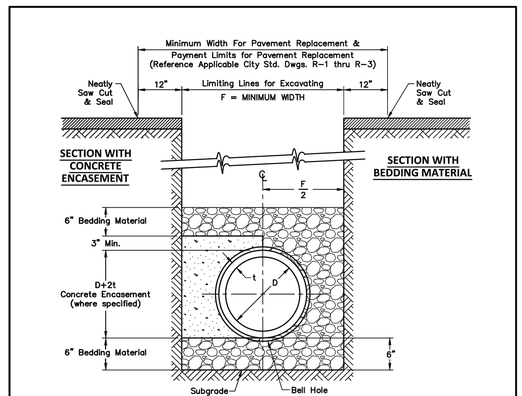
Applicability:
This policy will be applied to all proposed residential developments submitting for plan review.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Date: | Drawing No.: R-18 Sheet 2/2



DETAIL NOTES
1. The brackets shall be die-cast of high strength aluminum alloy No. 380 under 400 tons pressure, with a minimum strength of 45,000 P.S.I., degreased, tumbled and polished to a low-sheen finish.
2. The sign slots in both the bracket and in the 90° cross bracket shall have dimensions as shown.:
3. The sides of all slots shall be solid metal with two (2) holes per slot (both on same side of the slot) drilled and tapped to accept two hex-head plated bolts.
4. The side of each slot opposite the set screws shall be cast or machined accurately vertical.
5. The skirt of the post cap bracket shall be drilled and tapped for three (3) bolts, no two of which shall be spaced less than 90° or more than 135° from each other.
6. Sign facing shall be scotchlite reflective sheeting, green in color with 4-in x 1/2-in street name letters and 2-in x 1/4-in designation letters (such as RD., ST., AVE., BLVD., DR., etc.). All letters shall be silver scotchlite reflective surface.
7. The post shall be set plumb in all directions and the signs at right angles to the post.
8. All street signs shall be installed in locations as shown on the street plans, in accordance with these specifications and prior to acceptance of the streets by the City.
9. The developer may make arrangements with the Street Superintendent to furnish and install the signs. All costs shall be paid by the developer.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**STREET NAME SIGN**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Date: | Drawing No.: R-19



DETAIL NOTES
1. Sections symmetrical about center line.
2. Dimensions are expressed in inches.
3. Encasement to be "COC 6" Concrete, Columbus CMS Item 499.
4. Bedding material to be No. 57 crushed limestone. No recycled concrete will be permitted.
5. Concrete encasement to be used where shown or specified.
6. When in pavement, replacement limits shall be neatly saw cut and sealed per Columbus CMS Item 423.

D-in	F-in	D-in	F-in
6	30	24	48
8	30	27	52
10	30	30	56
12	32	36	64
15	36	42	72
18	40	48	80
21	44	60	96

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPE 1 BEDDING FOR FLEXIBLE SEWER PIPE**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Date: | Drawing No.: SA-1/ST-1

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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Section 7, Township 16, Range 20, Refugee Lands

Site Details

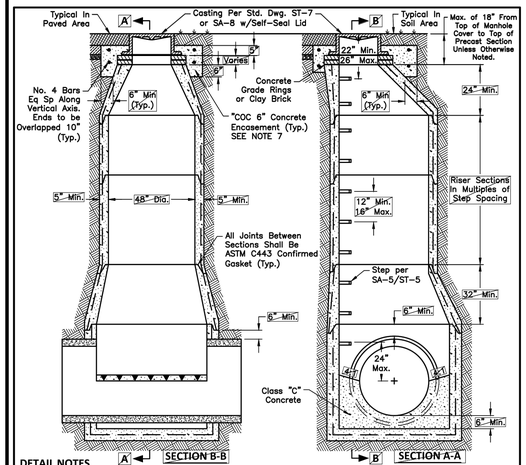
DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C702

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

C:\Users\Ryan Hughes\Desktop\3771 - Waggoner Road - Reynoldsburg, OH\Drawings\Civil\Sheets\3771 - Waggoner Road - Cover Sheet.dwg, 3/29/2022 8:01:37 AM, Ryan Hughes



DETAIL NOTES

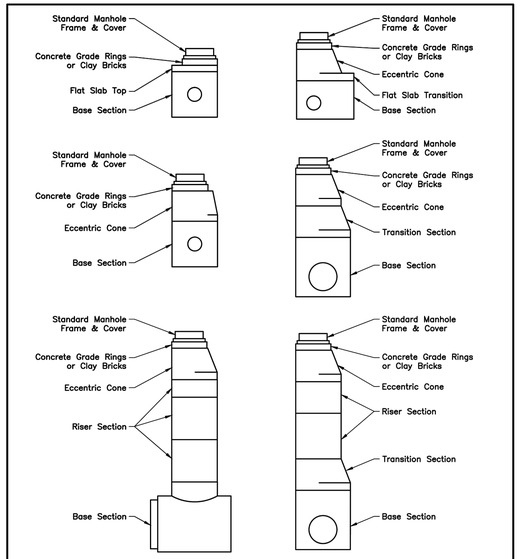
1. Joints and connections shall be per Columbus CMS Item 604.06.
2. Manholes shall be in accordance with ASTM C-478.
3. Precast walls shall have a Min. thickness of 5-in and be sufficiently reinforced to permit shipping and handling without damage.
4. Finish manhole channel according to Standard Drawing SA-5/ST-5.
5. See table for manhole base diameter.
6. Manholes must be set on foundation of crushed No. 57 limestone, 6-in Min. thickness.
7. Only sanitary manholes shall require a concrete collar, unless otherwise specified.

MANHOLE BASE I.D. (INCHES)	MAXIMUM PIPE O.D. STRAIGHT PIPE (INCHES)	MAXIMUM PIPE O.D. RIGHT ANGLE (INCHES)
48	31	25
60	42	32
72	51	38
84	–	44
96	–	50

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPE "C" MANHOLE

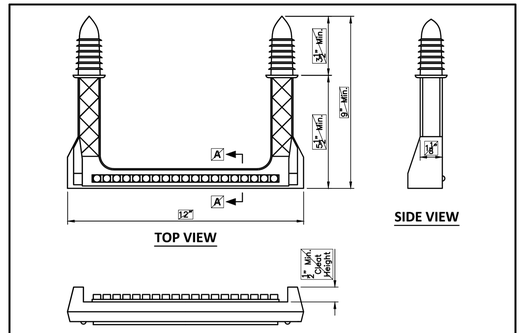
CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: May 2018 | Drawing No.: SA-3/ST-3



Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
PRECAST MANHOLES

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: SA-4/ST-4



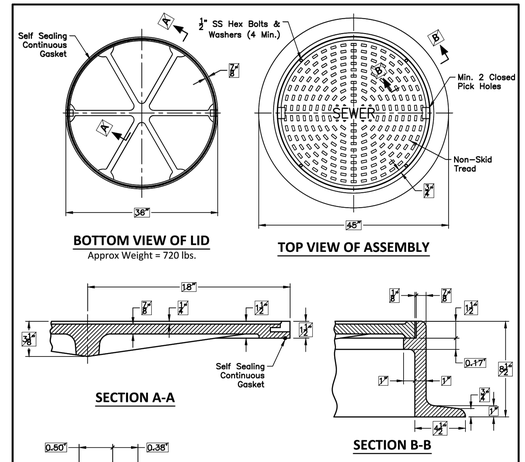
DETAIL NOTES:

1. Steps shall meet the requirements of ASTM C-478, and shall be installed with a uniform vertical spacing of 12-in to 16-in
2. Steps installed in existing structures shall be set in a quick setting non-shrink epoxy.
3. Steps shall conform to material requirements of Columbus CMS 711.31. All steps shall have a depressed tread or 1/2-in minimum cleat height at the ends.
4. The Engineer may require Contractor to test load a maximum of one step per manhole to a proof load of 400 lbs. in direct pull. The equipment and method used shall meet the approval of the engineer. If the selected step fails the pull out test, the remaining steps in that manhole shall also be tested. All steps not passing the pullout test shall be removed and a new step installed and tested to the satisfaction of the Engineer. Cost of testing shall be incidental to the unit price bid for the manhole.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
MANHOLE STEP

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: SA-6/ST-6



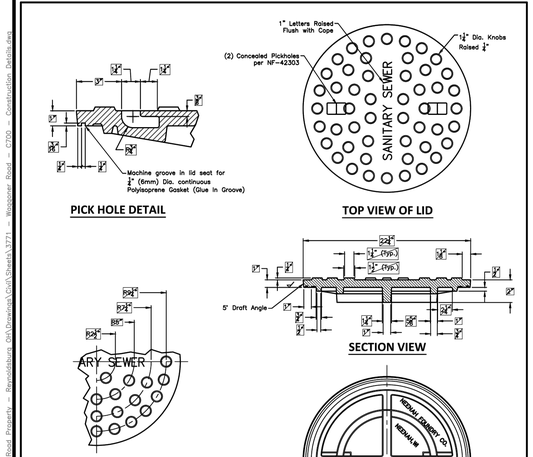
DETAIL NOTES:

1. Frames, grates, and covers shall meet the requirements of Columbus CMS 604.02 and AASHTO M 306.
2. Approximate weight = 240 lbs.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
36-in MANHOLE FRAME & COVER FOR SANITARY MANHOLE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: SA-7

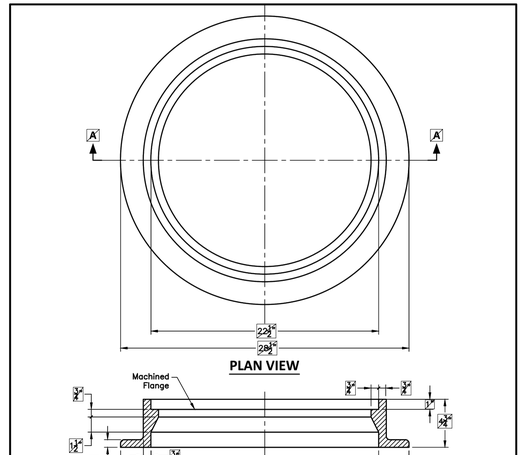


DETAIL NOTES
Material: Cast gray iron ASTM A-48, CLASS 35B
Finish: No paint
Approximate Weight: 126 lbs.
Neenah Spec. No.: NF-17620039 (or Approved Equal)

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
LID FOR TYPE "C" SANITARY MANHOLE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: SA-8

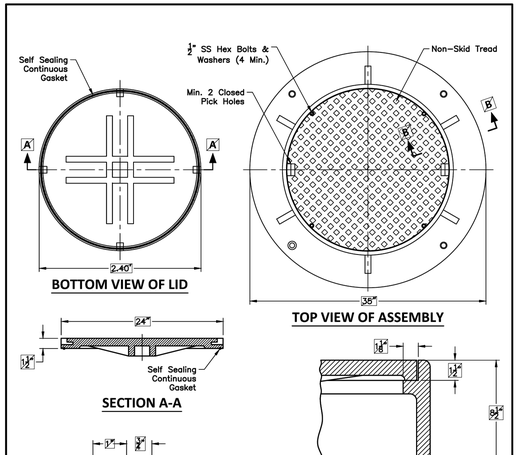


DETAIL NOTES
1. Shall only be used if approved by Engineer.
2. Frames, grates, and covers shall meet requirements of Neenah R-1916 and Neenah 6461/6462.
3. Approximate Weight: 125 lbs.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
MODIFIED HEIGHT MANHOLE FRAME GROUND RIM

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: SA-9

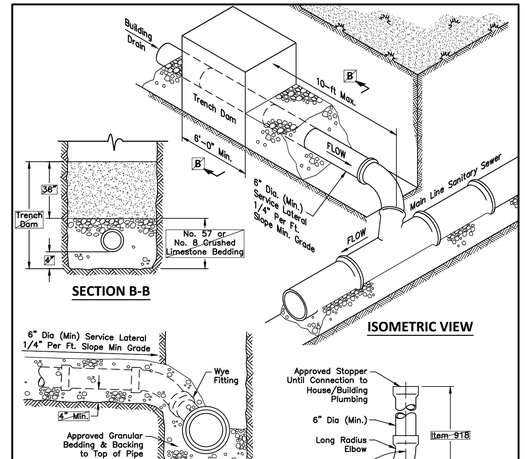


DETAIL NOTES
Frames, grates, and covers shall meet the requirements of CMSC Item 604.02 and AASHTO M 306.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
24-in BOLT-DOWN FRAME & COVER

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: SA-10



DETAIL NOTES
1. Trench dams are required as specified under Columbus CMS 918.04 and shall be constructed to 36-in over the pipe.
2. Sanitary house connection services shall be connected to the existing sewer with the same material fitting or with a compatible adaptor in accordance with Columbus CMS 915 and 918.02.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL SANITARY SERVICE CONNECTION, RISER, AND CLEANOUT

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING
Revised: Nov. 2014 | Drawing No.: SA-11 Sheet 1/2

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

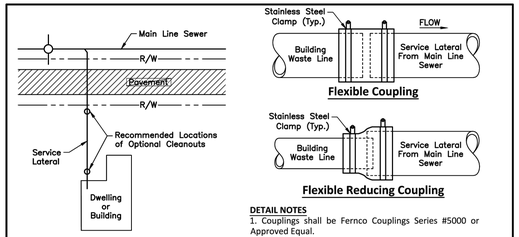
Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C703

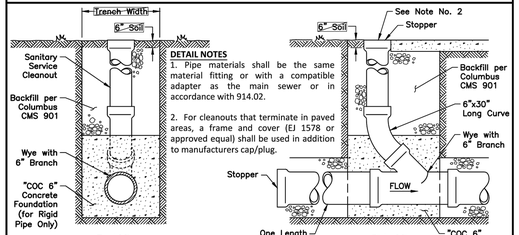
Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)



DETAIL NOTES

1. Couplings shall be Fernco Couplings Series #5000 or Approved Equal.
2. For PVC to PVC Connections, Hard Fittings shall be used.

ALLOWABLE PIPE CONNECTIONS - SANITARY LATERAL TO BUILDING WASTE LINE

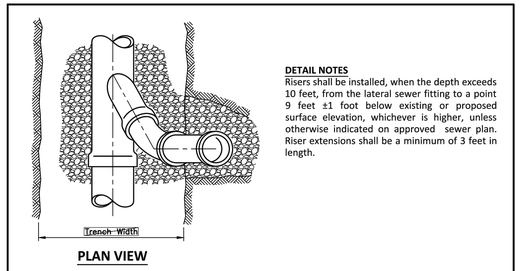


DETAIL NOTES

1. Pipe materials shall be the same material fitting or with a compatible adapter as the main sewer or in accordance with 914.02.
2. For cleanouts that terminate in paved areas, a frame and cover (EJ 1578 or approved equal) shall be used in addition to manufacturers cap/plug.

TYPICAL CLEANOUT

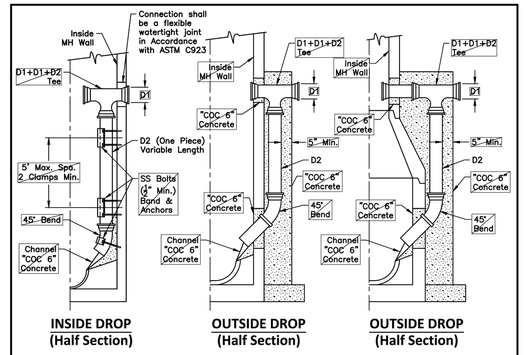
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL SANITARY SERVICE CONNECTION, RISER, AND CLEANOUT**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 — Drawing No.: SA-11 Sheet 2/2



DETAIL NOTES

Risers shall be installed, when the depth exceeds 10 feet, from the lateral sewer fitting to a point 9 feet ±1 foot below existing or proposed surface elevation, whichever is higher, unless otherwise indicated on approved sewer plan. Riser extensions shall be a minimum of 3 feet in length.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL SERVICE RISER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: SA-12

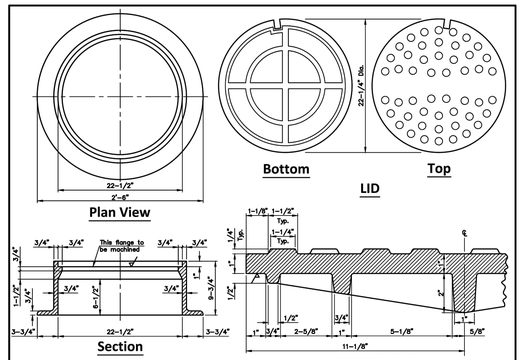


DETAIL NOTES

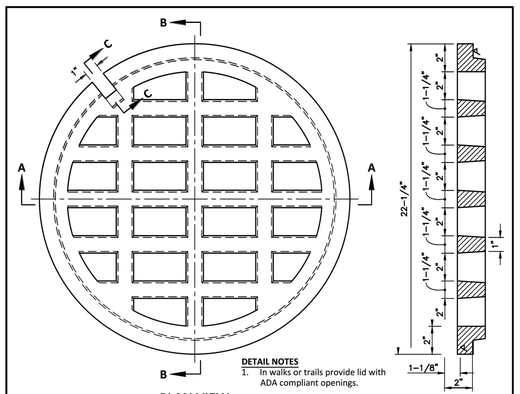
1. Drop is required when invert differential is 24 inches or greater.
2. Height of drop pipe is to be shown on the plans or will be determined at the time of construction.
3. All work and materials required to construct the inside or outside drop shall be included for payment under Columbus CMS Item 604, or Item 901.
4. Unless otherwise required by the plans an outside drop will only be constructed on new manholes.
5. Materials for the tee, drop pipe and bend shall be of one type and be one of the following; Inside Drop: Cast-iron or PVC. Outside Drop: Cast Iron, VCP, or PVC.
6. Outside drop pipes require a 5-in thick (minimum) "COC 6" Concrete encasement on three sides of pipe and shall be tied to manhole wall with 5/8-in Stainless Steel-"U" rods x 5-in long @ 12-inches.
7. Inside drop may be used on new construction provided that 60-in base and riser sections are used.
8. For existing manholes, wall penetrations shall be cored and booted as appropriate.

PIPE DIAMETER	
D1	D2
8"	8"
10"	10"
12"	12"
15"	12"
18"	12"
21"	12"
24"	12"

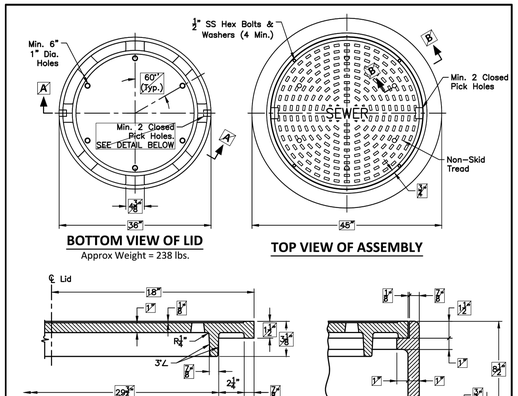
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INSIDE DROP & OUTSIDE DROP FOR MANHOLES**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 — Drawing No.: SA-13



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**24-in CAST IRON FRAME & COVER FOR STORM MANHOLE**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-7



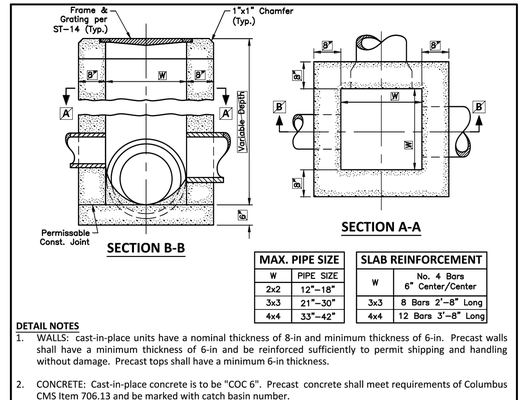
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**GRATED LID FOR STORM MANHOLE**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-8



DETAIL NOTES:

1. Frames, grates, and covers shall meet the requirements of Columbus CMS Item 604.02 and AASHTO M 306.
2. Approximate Weights: Frame 485 lbs., Lid 238 lbs.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**36-in MANHOLE FRAME & COVER FOR STORM MANHOLE**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-9



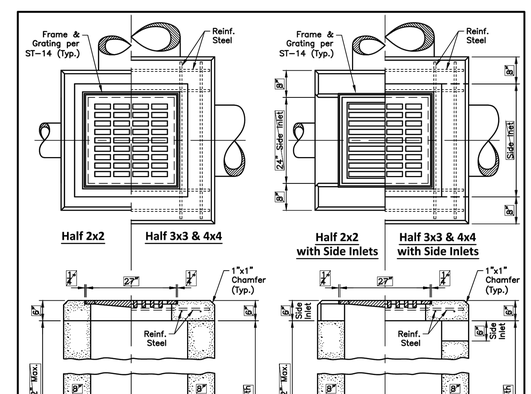
MAX. PIPE SIZE	
W	PIPE SIZE
2x2	12"–18"
3x3	21"–30"
4x4	33"–42"

SLAB REINFORCEMENT	
W	No. 4 Bars 6" Center/Center
3x3	8 Bars 2'-8" Long
4x4	12 Bars 3'-8" Long

DETAIL NOTES

1. WALLS: Precast-in-place units have a nominal thickness of 8-in and minimum thickness of 6-in. Precast walls shall have a minimum thickness of 6-in and be reinforced sufficiently to permit shipping and handling without damage. Precast tops shall have a minimum 6-in thickness.
2. CONCRETE: Cast-in-place concrete is to be "COC 6". Precast concrete shall meet requirements of Columbus CMS Item 706.13 and be marked with catch basin number.
3. PRECAST BASE: If a precast base is used it shall be placed deep enough so that the top 6-in can be adjusted to provide the grate elevation specified in plans or to allow positive drainage.
4. MINIMUM DEPTH: Minimum depth shall be the outside diameter (O.D.) of the outlet pipe plus 4-in.
5. STEPS: Steps shall be provided where depth exceeds 4-ft and shall meet requirements of ST-6.
6. INLETS OVER 12-ft DEPTH: Precast or cast-in-place shall be reinforced with No. 4 bars on 12-in centers. vertical & horizontal 6. Bars shall have 2-in clearance from inside wall face.
7. REINFORCEMENT: Top reinforcing bars shall be No. 4 Bars on 6-in centers. (see Slab Reinforcement Chart).
8. Flowline of a pipe discharging water into a catch basin shall be arranged whenever possible to have the top of such pipe to be at least as high as the top of the outlet pipe.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**STANDARD CATCH BASIN**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 — Drawing No.: ST-13 Sheet 2/2



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**STANDARD CATCH BASIN**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: ST-13 Sheet 1/2

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
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02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal: STATE OF OHIO — GRAHAM LEE FERRY E-73395 — REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@SchefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

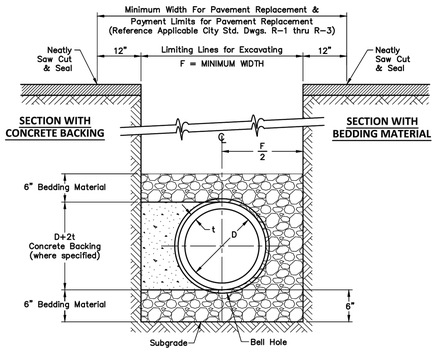
Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C704

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)
Saved: 3/29/2022 3:20:31 PM By: Brad Bauman Printed: 3/29/2022 3:20:37 PM By: Brad Bauman File Name: P:\3700\3771\Civil\Drawings\Construction Details.dwg



DETAIL NOTES

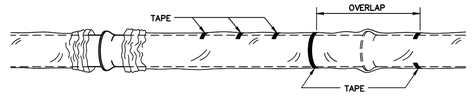
1. Sections symmetrical about center line.
2. Dimensions are expressed in inches.
3. Backing to be "COC 6" Concrete, Columbus CMS Item 905.
4. Bedding material to be No. 57 crushed limestone. No recycled concrete will be permitted.
5. Concrete Backing to be used where shown or specified.
6. When in pavement, replacement limits shall be neatly saw cut and sealed per Columbus CMS Item 423.

D-in	F-in
6	30
8	30
10	30
12	32
16	36
20	44
24	48

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPE I BEDDING FOR FLEXIBLE WATER PIPE (6-in to 10-in) & DUCTILE IRON WATER PIPE (6-in to 24-in)**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Drawing No.: WA-1

MATERIAL SPECIFICATIONS PER AWWA C-105 LINEAR LOW-DENSITY POLYETHYLENE FILM WITH MIN. 8 MIL. THICKNESS, MADE FROM VIRGIN POLYETHYLENE ONLY.

TUBE SIZE REQUIRED									
Pipe Diameter	3"	4"	6"	8"	10"	12"	16"	20"	24"
Min. Flat Tube Width (inches)	14	14	16	20	24	27	34	41	54



THE FOLLOWING METHOD ILLUSTRATES THE PROCEDURE FOR APPLYING POLYETHYLENE:
Cut polyethylene tube to a length approximately two feet longer than the length of the pipe section, slip the tube around the pipe, centering it to provide a one-foot overlap on each adjacent pipe section, and bunching it accordion fashion lengthwise until it clears the pipe ends.

Lower the pipe into the trench and make the pipe joint with the preceding section of pipe. A shallow bell hole must be made at the joints to facilitate installation of the polyethylene tube.

After assembling the pipe joint, make the overlap of the polyethylene tube, pull the bunched polyethylene from the preceding length of pipe, slip it over the end of the new length of pipe and secure it in place. Then slip the end of the polyethylene from the new pipe section over the end of the preceding length of pipe, secure the overlap in place, take up the slack width to make it snug, but not too tight, fit along this barrel of pipe, securing the fold at quarter points.

Repair any rips, punctures, or other damage to the polyethylene with adhesive tape or with a short length of the polyethylene tube cut open, wrapped around the pipe, and secured in place. Proceed with installation of the next section of pipe in the same manner.

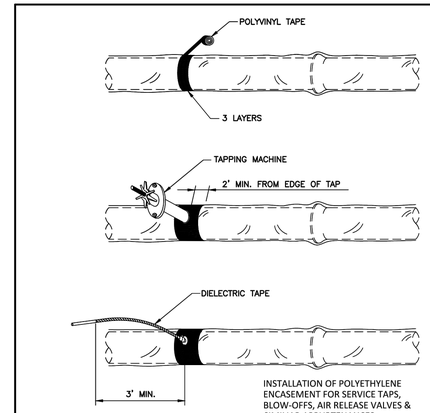
PIPE-SHAPED APPURTENANCES:
Bends, reducers, offsets and other pipe-shaped appurtenances shall be covered in the same manner as the pipe.

JUNCTIONS BETWEEN WRAPPED AND UNWRAPPED PIPE:
Where polyethylene wrapped pipe joins a pipe which is not wrapped, extend the polyethylene tube to cover the unwrapped pipe a distance of at least two feet. Secure the end with circumferential turns of tape.

ODD SHAPED APPURTENANCES:
Valves, tees, crosses and other odd-shaped pieces which cannot be wrapped practically in a tube shall be wrapped with a flat sheet or split length of polyethylene tube. The sheet shall be passed under the appurtenance and brought up around the body. seams shall be made by bringing the edges together, folding over twice, and tapping down. Slack width and overlaps at joints shall be handled as described above. Tape polyethylene securely in place at valve stem and other penetrations.

BACKFILL FOR POLYETHYLENE WRAPPED PIPE:
Backfill material shall be the same as specified for pipe without polyethylene wrapping. Special care should be taken to prevent damage to the polyethylene wrapping when placing backfill, backfill material should be free of cinders, refuse, boulders, rocks, stones or other material that could damage polyethylene.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INSTALLATION OF POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-2

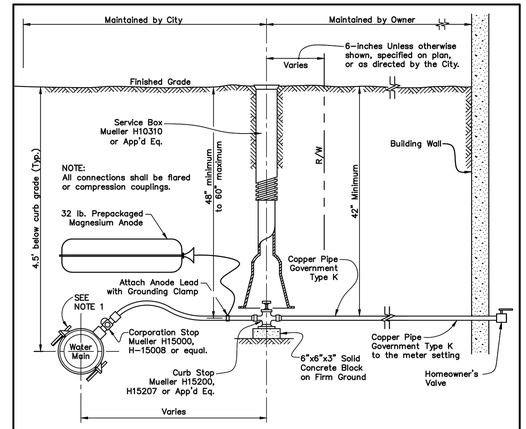


INSTALLATION OF POLYETHYLENE ENCASEMENT FOR SERVICE TAPS, BLOW-OFFS, AIR RELEASE VALVES & SIMILIAR APPURTENANCES

OPENINGS FOR SERVICE TAPS, BLOW-OFFS, AIR RELEASE VALVES AND SIMILIAR APPURTENANCES SHALL BE MADE OF:

1. Wrapping (3) three layers of polyvinyl - compatible adhesive tape completely around the pipe to cover the area where the tapping machine and chain will be mounted, extending a minimum of 2-in beyond the mounting surface.
2. Inspect the entire circumferential area for damage and make any necessary repairs with tape.
3. Mount the tapping machine on the pipe area covered by the tape and make the tap and install the corporation stop directly through the tape and polyethylene.
4. To minimize the possibility of dissimiliar metal corrosion at service connections, wrap the corporation stop and a minimum clear distance of three feet of the copper service with polyethylene or a suitable dielectric tape.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INSTALLATION OF POLYETHYLENE ENCASEMENT FOR SERVICE TAPS, AIR RELEASE VALVES, BLOW-OFFS, & SIMILAR APPURTENANCES**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-3



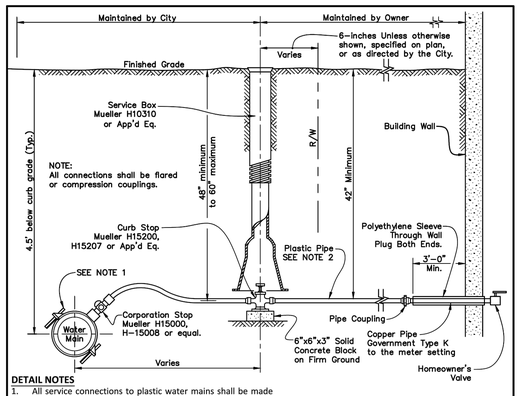
DETAIL NOTES

1. All service connections to plastic water mains shall be made with all stainless steel service saddles meeting the following minimum specifications: Constructed of 304 Stainless Steel Sleeve and Bolts, Neoprene Gasket, CC Threaded Outlets.
2. All services 2-in and under shall be Type "K" Copper meeting the requirements of Columbus CMS Item 805.03.

WORKING PRESSURES

NOMINAL SIZE	WORKING PRESSURE (psi 73.4°F)	LONG-TERM DESIGN STRENGTH (psi)	MINIMUM BURSTING PRES. (psi)
3/4" C.T.S	200	630	630
1" C.T.S	200	630	630
1-1/2" C.T.S	200	630	630
2" C.T.S	200	630	630

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**3/4-in THROUGH 2-in COPPER WATER SERVICE**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Drawing No.: WA-4



DETAIL NOTES

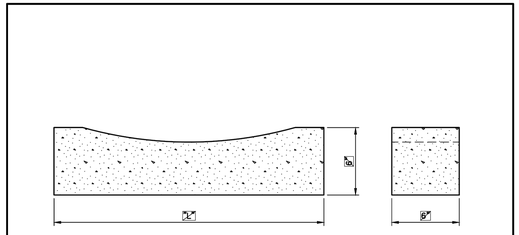
1. All service connections to plastic water mains shall be made with all stainless steel service saddles meeting the following minimum specifications: Constructed of 304 Stainless Steel Sleeve and Bolts, Neoprene Gasket, CC Threaded Outlets.
2. Plastic water service tubing shall be manufactured from high density polyethylene water service tubing, PE3408, manufactured and tested under ASTM D-2737 & D-3350, AWWA C-901 and NSF certified under standards NSF-14 and NSF-61. Furthermore, the polyethylene material from which the tubing is extracted shall have a minimum cell classification of 345444C as per the requirements of ASTM D-3350 and a hydraulic design basis (HDB) of 1,000 psi @ 140°F as certified by the Plastic Pipe Institute (PPI).
3. Contractor shall install HDPE pipe stiffeners at all critical joining locations (corp. stop, curb stop, couplings, and valves).

APPROVED PLASTIC PIPE SUPPLIERS:
1. Driscopipe Ultraline 5100 Water Tubing 3408
2. Endot Premium PE3408
3. Oil Creek Aqua-Jet K44-08 PE3408
4. Silverline Sil-O-Flex CTS PE 3408 SDR 9 PR.200 PSI

WORKING PRESSURES

NOMINAL SIZE	WORKING PRESSURE (psi 73.4°F)	LONG-TERM DESIGN STRENGTH (psi)	MINIMUM BURSTING PRES. (psi)
3/4" C.T.S	200	630	630
1" C.T.S	200	630	630
1-1/2" C.T.S	200	630	630
2" C.T.S	200	630	630

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**3/4-in THROUGH 2-in PLASTIC WATER SERVICE**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Drawing No.: WA-4A

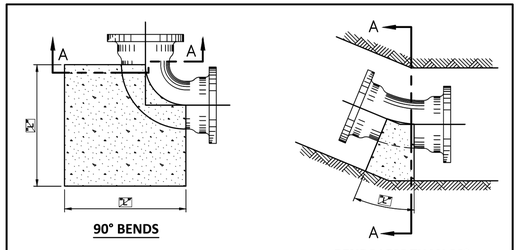


SIZE OF VALVE	"L"	VOLUME CU-FT
6"	17"	0.36
8"	20"	0.42
12"	24"	0.50
16"	30"	0.63
20"	36"	0.75
24"	42"	0.88

DETAIL NOTES

1. All concrete shall be "COC 6" as specified under the City of Columbus CMS.
2. Concrete shalll not cover or obstruct access to installation bolts or assembly bolts nor prevent the removal of same.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**CONCRETE VALVE SUPPORTS**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Drawing No.: WA-5

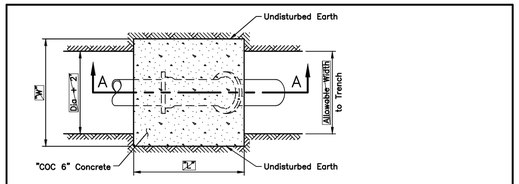


DETAIL NOTES

1. All concrete shall be "COC 6" as specified under the City of Columbus CMS.
2. Steel will be used as required by Engineer.
3. SEE DWG. WA-7 FOR BACKING OF VERTICAL BENDS.
4. Concrete shall not cover or obstruct access to bolts nor prevent removal of same, if mechanical joints are employed.
5. Form inspection by Engineer required prior to pouring concrete.
6. Concrete shall be placed against firm, undisturbed ground.

SIZE OF PIPE	DEGREE OF BEND											
	11.25°			22.5°			45°			90°		
	L	D	Vc.f.	L	D	Vc.f.	L	D	Vc.f.	L	D	Vc.f.
6"	4"	3"	0.1	6"	4"	0.2	10"	4"	0.3	10"	4"	0.3
8"	5"	4"	0.2	9"	5"	0.4	14"	5"	0.6	14"	5"	0.6
12"	8"	6"	0.5	12"	7"	0.7	20"	8"	1.4	18"	9"	1.7
16"	9"	8"	0.7	16"	9"	1.4	24"	12"	2.7	25"	11"	4.0
20"	14"	12"	1.8	24"	14"	3.6	36"	18"	6.8	32"	18"	10.7
24"	18"	16"	3.4	32"	18"	6.7	36"	32"	13.4	41"	26"	25.6

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**CONCRETE BACKING FOR HORIZONTAL BENDS**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Drawing No.: WA-6



DETAIL NOTES

1. Volumes given in cubic feet.
2. Backer to be centered horizontally on bend.
3. Steel will be used as required by the Engineer.
4. All concrete shall be "COC 6" as specified by Columbus CMS.

PIPE SIZE	DEGREE OF BEND															
	11 1/4°				22 1/2°				45°				90°			
	L	W	H	VOL.	L	W	H	VOL.	L	W	H	VOL.	L	W	H	VOL.
3"	12"	18"	12"	1.5	13"	25"	16"	3.0	18"	30"	19"	5.9	25"	30"	24"	10.4
4"	12"	24"	16"	2.6	16"	30"	18"	5.0	22"	36"	24"	11.0	27"	48"	25"	18.7
6"	12"	48"	18"	6.0	15"	43"	36"	13.4	30"	55"	24"	22.9	37"	54"	36"	41.6
8"	12"	63"	24"	10.5	18"	57"	34"	20.2	36"	57"	33"	39.2	47"	60"	46"	75.0
12"	20"	54"	36"	22.6	37"	62"	37"	49.0	48"	62"	51"	87.9	66"	66"	66"	166.4
16"	31"	65"	38"	44.3	60"	65"	39"	88.1	65"	65"	65"	159.2	72"	96"	72"	288.0
20"	45"	70"	40"	72.8	56"	70"	60"	136.2	72"	76"	78"	247.0	86"	108"	84"	451.8
24"	41"	72"	54"	92.3	67"	74"	69"	198.0	88"	84"	84"	359.1	96"	120"	96"	640.0

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**CONCRETE BACKING FOR VERTICAL BENDS (OVER BENDS ONLY)**	STANDARD CONSTRUCTION DRAWING Revised: May 2018 | Drawing No.: WA-7

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

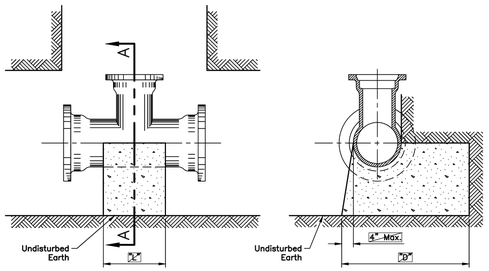
Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C705

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)
Packet Pg. 55



PLAN VIEW **SECTION A-A**

DETAIL NOTES
1. All concrete shall be "COC 6" as specified under the Columbus CMS.
2. Steel will be used as required by Engineer.
3. Concrete shall not cover or obstruct access to bolts, nor prevent removal of same, if mechanical joints are employed.

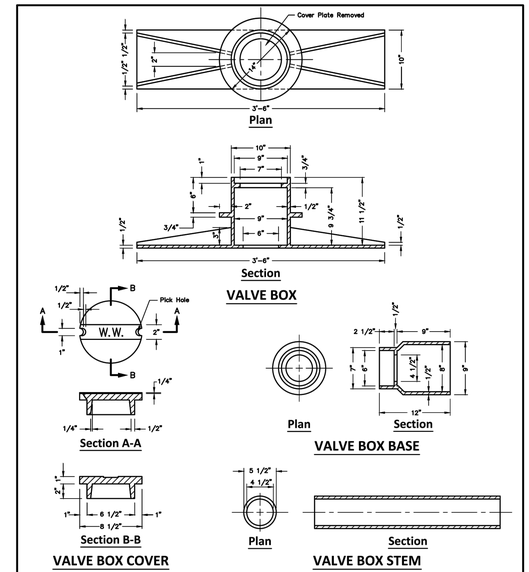
RUN	BRANCH									
	6"		8"		12"		16"		20"	
	L	D	L	D	L	D	L	D	L	D
6"	16"	7"								
8"	14"	8"	18"	12"						
12"	9"	12"	18"	12"	24"	18"				
16"	8"	16"	14"	16"	28"	16"	30"	26"		
20"	8"	20"	10"	20"	22"	20"	36"	22"	36"	42"
24"	8"	24"	9"	24"	19"	24"	33"	24"	62"	24"

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
CONCRETE BACKING FOR TEES

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
May 2018		WA-8



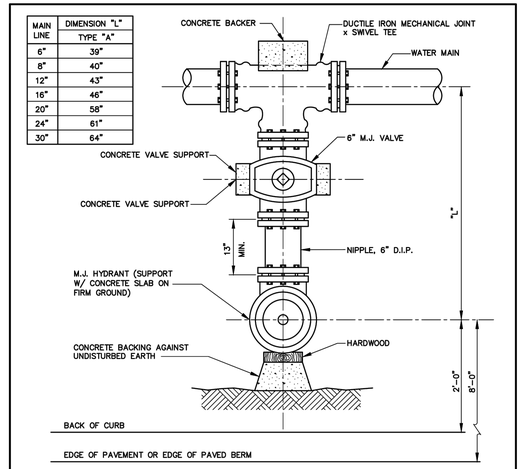
Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
HEAVY DUTY VALVE BOX (TRAFFIC TYPE)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-9

MAIN LINE	DIMENSION "L" TYPE "A"
6"	39"
8"	40"
12"	43"
16"	46"
20"	58"
24"	61"
30"	64"



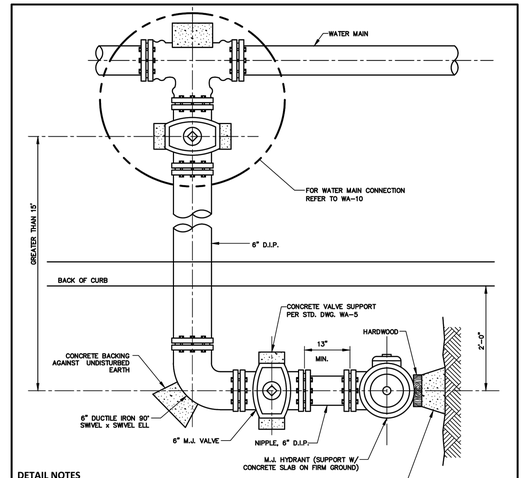
DETAIL NOTES
1. Fire hydrant shall have a maximum bury of 7-ft. modification of the hydrant lead to meet this requirement shall be in that section from the valve to the hydrant as per Standard Detail WA-13.
2. Fire hydrants shall be set a minimum of 6-ft from all driveway openings.
3. Tee used to connect hydrant lead to water main is included in cost of Columbus CMSC Item 809, Fire Hydrant.
4. All new fire hydrants shall have a Storz Permanent Hydrant Adapter with Cap installed on the hydrant outlet. Harrington, Inc. Model HPHA 40 or approved equal.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL TYPE "A" FIRE HYDRANT

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-10



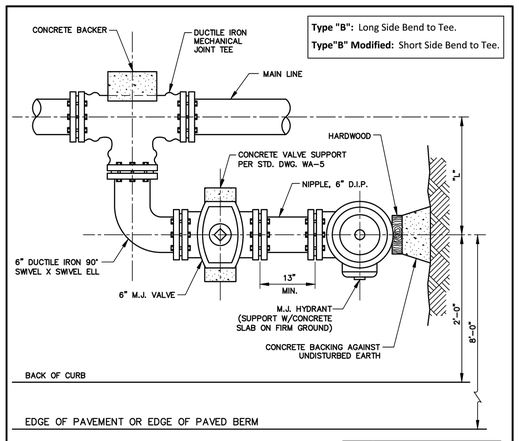
DETAIL NOTES
1. Fire hydrant shall have a maximum bury of 7-ft. modification of the hydrant lead to meet this requirement shall be in that section from the valve to the hydrant as per Standard Detail WA-13.
2. Fire hydrants shall be set a minimum of 6-ft from all driveway openings.
3. Tee used to connect the hydrant lead to water main is included in cost of Columbus CMSC Item 809, Fire Hydrant.
4. All new fire hydrants shall have a Storz Permanent Hydrant Adapter with Cap installed on the hydrant outlet. Harrington, Inc. Model HPHA 40 or approved equal.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL TYPE "A" FIRE HYDRANT SETTINGS (DOUBLE VALVE SET UP IN CURB)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-11



DETAIL NOTES
1. Fire hydrant shall have a maximum bury of 7-ft. Modification of the hydrant lead to meet this requirement shall be in that section from the valve to the hydrant as per Standard Detail WA-13.
2. Fire hydrants shall be set a minimum of 6-ft from all driveway openings.
3. Tee used to connect hydrant lead to water main is included in cost of Columbus CMSC Item 809, Fire Hydrant.
4. All new fire hydrants shall have a Storz Permanent Hydrant Adapter with Cap installed on the hydrant outlet. Harrington, Inc. Model HPHA 40 or approved equal. Water/Wastewater Department.

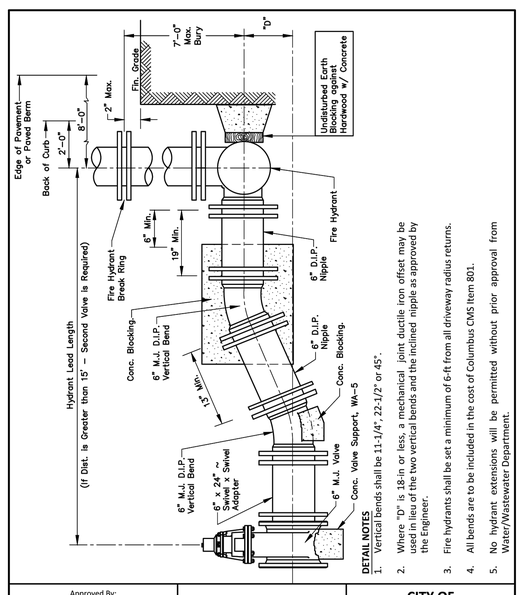
MAIN LINE	DIMENSION "L"	
	TYPE "B"	TYPE "B" MOD.
6"	24"	19"
8"	25"	20"
12"	28"	23"
16"	31"	26"
20"	33"	28"
24"	36"	31"
30"	39"	34"

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL FIRE HYDRANT SETTING TYPE "B" & TYPE "B" MODIFIED FOR MECHANICAL JOINT TEES

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-12



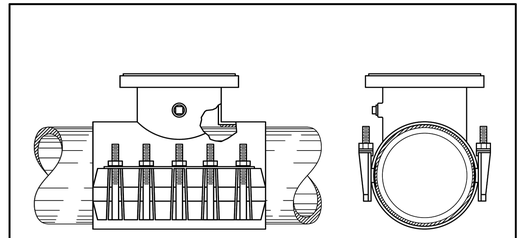
DETAIL NOTES
1. Vertical bends shall be 11-1/4°, 22-1/2° or 45°.
2. Where "D" is 18-in or less, a mechanical joint ductile iron offset may be used in lieu of the two vertical bends and the inclined nipple as approved by the Engineer.
3. Fire hydrants shall be set a minimum of 6-ft from all driveway radius returns.
4. All bends are to be included in the cost of Columbus CMS Item 801.
5. No hydrant extensions will be permitted without prior approval from Water/Wastewater Department.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL FIRE HYDRANT SETTING (TO ELIMINATE EXCESSIVE BURY)

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-13



DETAIL NOTES
Stainless Steel Tapping Sleeves shall be used when tapping PVC C900 or Asbestos-Cement Water Main. Direct taps may be made to Ductile Iron or Cast Iron Water Main if expressly approved by the City.

Tapping Sleeves shall meet or exceed the following minimum specifications:

Shell: 304 Stainless Steel

Lugs: 304 Stainless Steel

Bolts, Nuts, Washers: 304 Stainless Steel

Flange: 304 Stainless Steel

Gasket: Compound for Water Service

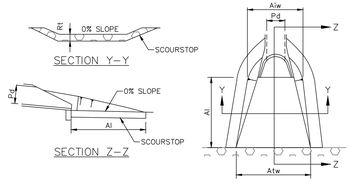
Tapping Sleeves shall be Ford Style FTSS, JCM 432 or equivalent.

Approved By:
City Engineer, EMH&T Inc
City Service Director

STANDARD DIMENSIONS FOR
STAINLESS STEEL TAPPING SLEEVE

CITY OF REYNOLDSBURG, OHIO
STANDARD CONSTRUCTION DRAWING

Revised		Drawing No.
Nov. 2014		WA-15



NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1
SCOURSTOP TRANSITION MAT AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL
NOT TO SCALE

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73395
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Site Details

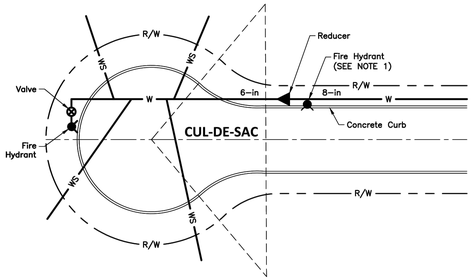
DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C706

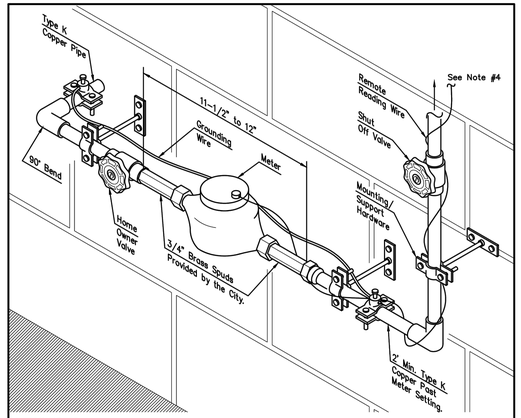
Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Plotted: Mar 30, 2022 - 8:37am By: Brian Bud, PE Drawing Name: C:\Users\bud\Sheffler & Company, Inc\Projects - Documents\3771 - Waggoner Road - Reynoldsburg, OH\Construction Details.dwg



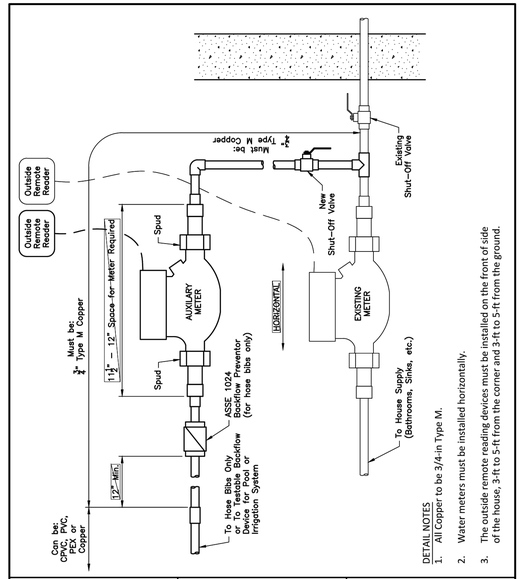
DETAIL NOTES
1. Fire Hydrant to be located at or near the beginning of the curve.
2. Water services shall be constructed in accordance with Standard Construction Drawing WA-4. A maximum of five (5) water services may be installed in the 2-in Water Main.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**WATER SERVICE IN CUL-DE-SACS**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: WA-16



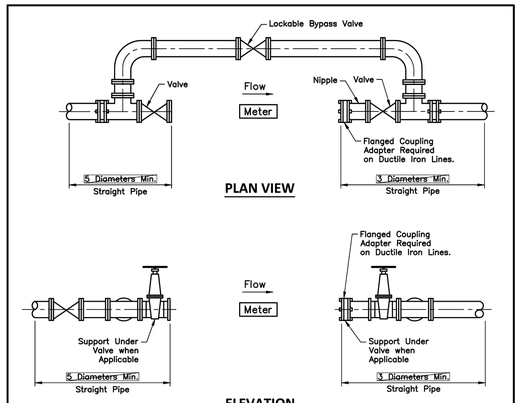
DETAIL NOTES
1. Meter is to be mounted horizontally 2 to 4 feet above floor and securely supported.
2. Remote reading device is to be mounted on the front of the house or on the side of the house within 2 feet on the front of the house 3 to 5 feet above grade. Remote reading device and wire shall be installed by builder.
3. Standard 5/8-in x 3/4-in meter spread shall be 11-1/2-in to 12-in which includes spuds. Larger size meters may be picked up by the plumber from the Water Department. and installed subject to an inspection by the Water/Wastewater Department.
4. Remote reading wire for the touch pad must be protected above the ceiling by being drilled and run through the floor joist or protected in flexible conduit from the ceiling through the bandboard.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INTERIOR METER SETTING FOR WATER METERS 5/8-in TO 1-in**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: WA-25



DETAIL NOTES
1. All Copper to be 3/4-in Type M.
2. Water meters must be installed horizontally.
3. The outside remote reading devices must be installed on the front of side of the house, 3-ft to 5-ft from the corner and 3-ft to 5-ft from the ground.

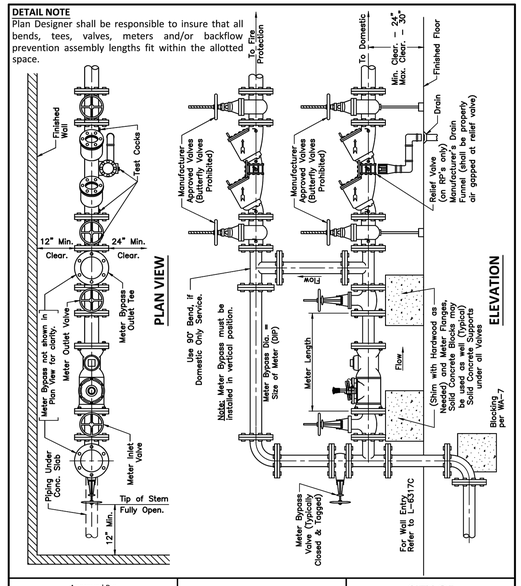
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL AUXILARY METER SETTING**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: WA-25A



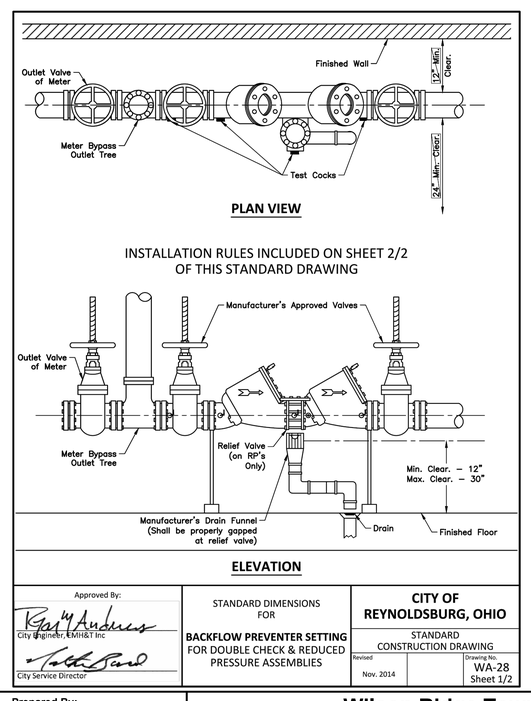
DETAIL NOTES
1. 2-in Meters and Larger Require a 2-in Test Cock on Nipple.
2. Meter setting must be plumbed using either government type K copper, bronze, or ductile iron pipe class 53.
3. The use of reducers or bends will not be permitted through the extents of the meter setting as shown above.
4. If installing backflow device at meter setting, see Reynoldsburg Standard Drawing WA-27.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**INTERIOR METER SETTINGS 1-1/2-in AND LARGER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: WA-26

DETAIL NOTE
Plan Designer shall be responsible to insure that all bends, tees, valves, meters and/or backflow prevention assembly lengths fit within the allotted space.



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL METER SETTING WITH BACKFLOW PREVENTER (INSIDE BUILDING ONLY) 2-in THROUGH 12-in METERS**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: WA-27



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**BACKFLOW PREVENTER SETTING** FOR DOUBLE CHECK & REDUCED PRESSURE ASSEMBLIES	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: WA-28 Sheet 1/2

INSTALLATION RULES
1. Backflow prevention assemblies shall be installed so that the inlet shut-off valve of the backflow preventor is the next piped fitting (including piping) after the water meter, except where a meter bypass, limited area fire system or strainer is needed.
2. Where the meter is located in the pit and the backflow preventor has been approved to be installed in the building, the backflow assembly inlet valve shall be twelve (12) inches from the wall or immediately after the ninety degree bend where the supply enters from the floor.
3. All assemblies are to be installed in a horizontal orientation.
4. Minimum and maximum ground clearance is measured from the floor to the lowest part of the assembly.
5. Each installation shall include properly located test cocks and manufacturer approved tightly closing shutoff valves.
6. No Backflow Prevention Assembly shall be subject to freezing or excessive heat.
7. It is recommended that a floor drain be installed as close as possible to the Assembly.
8. Reduced Pressure Principal Backflow Assemblies shall not be installed in a pit, vault or any area subject to flooding and shall always have an approved Air Gap Assembly.
9. Pressure Vacuum Breakers shall never be subject to back pressure and must be installed a minimum of 12-in above the highest downstream discharge.
10. Lawn Irrigation Systems shall not have any outside exposed tees, drains or hose bibs.
11. Backflow Prevention Assemblies shall prevent the release of on-site pressure to the public distribution water system. Therefore, internal compensation in accordance with the Ohio Plumbing Code shall be considered and made when needed, to relieve any excessive increase in on-site pressure due to hot water heating systems or other heat sources.
12. No Backflow Prevention Assembly shall be bypassed unless the bypass line contains equal backflow protection and the approval of the Water Department.

NOTE:
If there is a reason any of these criteria cannot be met, you will need to contact the Reynoldsburg Water/Wastewater Department at (614) 322-4500.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**BACKFLOW PREVENTER SETTING** INSTALLATION RULES	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 — Drawing No.: WA-28 Sheet 2/2

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Site Details

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---

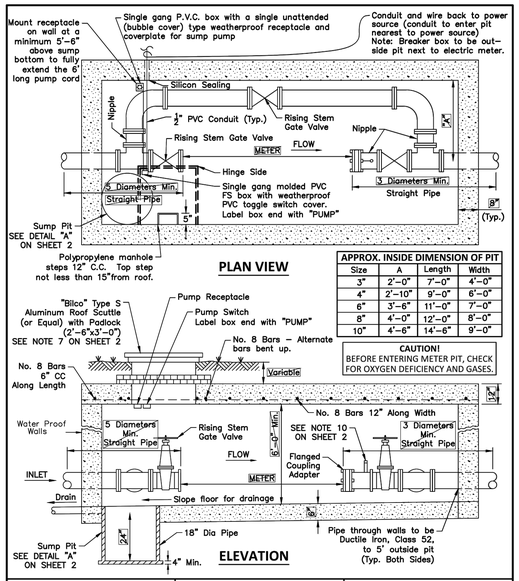
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C707

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Plotted By: Bud Gas | Plot Date: 3/29/2022 | Drawing Path: Z:\Projects\3771 Waggoner Road Property - Reynoldsburg, OH\Drawings\Civil Drawings\3771 - Waggoner Road - CPDD - Construction Details.dwg



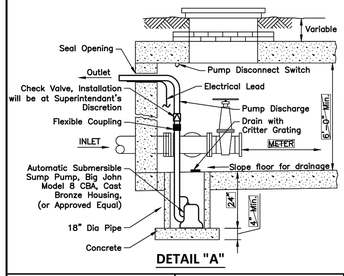
APPROX. INSIDE DIMENSION OF PIT			
Size	A	Length	Width
3"	2'-0"	7'-0"	4'-0"
4"	2'-10"	9'-0"	6'-0"
6"	3'-6"	11'-0"	7'-0"
8"	4'-0"	12'-0"	8'-0"
10"	4'-6"	14'-6"	9'-0"

CAUTION! BEFORE ENTERING METER PIT, CHECK FOR OXYGEN DEFICIENCY AND GASES.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PRECAST CONCRETE METER PIT 3-in METER & LARGER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-29 Sheet 1/2

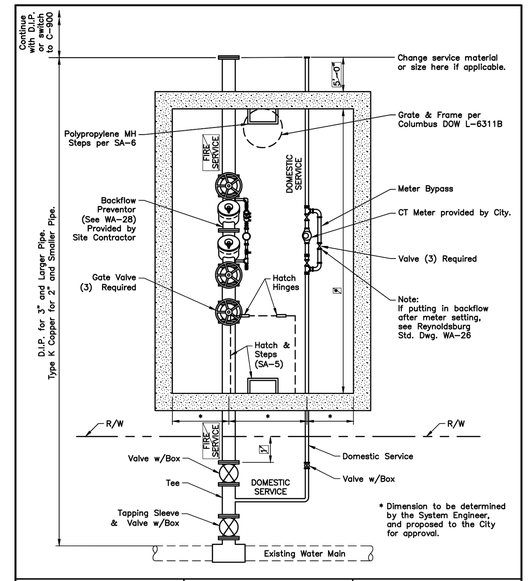
DETAIL NOTES

1. All electrical work shall be in non-metallic conduit and water proof boxes.
2. All devices and fixtures to be mounted on ceiling unless otherwise noted.
3. All exterior conduit junctions are to be sealed with silicon to prevent condensation.
4. All electrical work shall be done by a licensed electrical contractor.
5. All work shall be inspected by the City of Reynoldsburg electrical inspector.
6. If a gravity discharge is provided for drainage, no electricity is required to the meter pit.
7. If pit is in traffic area, use Columbus standard meter pit-manhole tops. Dwg. L-6317 B Note: (Approved hardwood or concrete supports under all valves.)
8. Adequate drainage of pit to storm sewer or free outlet shall be provided. All economically feasible options shall be considered, by the engineer, to achieve gravity drainage. Sump and sump pump will be required if gravity outlet is not available. The use of a Sump Pump shall be approved, in writing, by the Superintendent of Water/Wastewater, City of Reynoldsburg.
9. Meter shall be purchased from the City of Reynoldsburg.
10. A 2-in test tap will be required at two pipe diameters downstream of the meter, to be located off the top of the line. The test will have a brass nipple, 2-in gate valve, and brass plug.

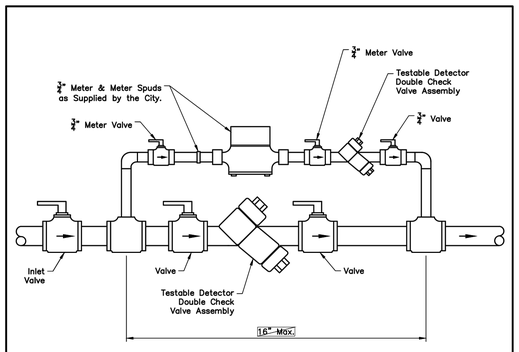


CAUTION! BEFORE ENTERING METER PIT, CHECK FOR OXYGEN DEFICIENCY AND GASES.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**PRECAST CONCRETE METER PIT 3-in METER & LARGER**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-29 Sheet 2/2



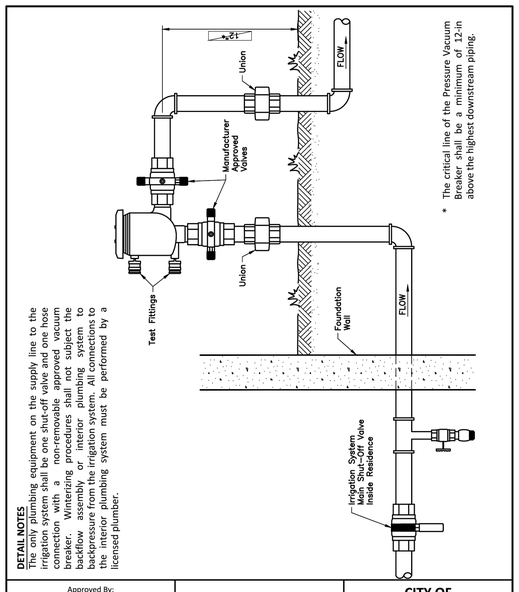
Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**FIRE SERVICE WITH DOMESTIC WATER SERVICE METER SETTING**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-30



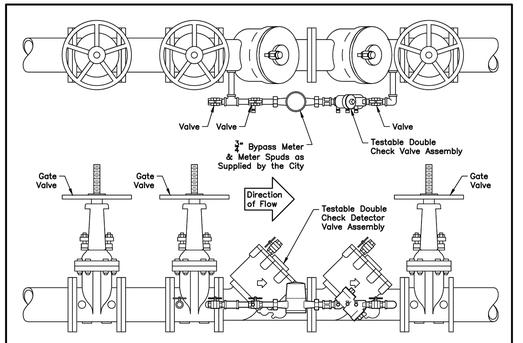
DETAIL NOTES

1. A 3/4-in By-Pass w/Meter shall be required on all Fire only water services 3/4-in through 2-in in size.
2. The meter shall be supplied by the City of Reynoldsburg.
3. A testable detector double check valve approved by the Supt. of Water/ Wastewater shall be installed on the fire service as shown.
4. The check valve shall be the same size as the service.
5. All piping shall be copper or bronze.
6. The above system shall be provided complete, as an assembly, ready for installation of meter provided by the City.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**DOUBLE CHECK DETECTOR ASSMBLY FOR FIRE SERVICE ONLY 3/4-in THROUGH 2-in**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-32



Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**TYPICAL RESIDENTIAL INSTALLATION OF PRESSURE VACUUM BREAKER FOR IRRIGATION SYSTEM**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-33



DETAIL NOTES

1. Bypass Meter will be supplied by the City of Reynoldsburg.
2. Check Valve at Meter shall be a Testable Detector Double Check Valve.
3. The Meter Trim Package shall consist of Copper Tubing & Brass Fittings.
4. Testable Detector Double Check Valves shall be Underwriter's Labratories (UL) and Associated Factory Mutual Approved, and shall comply with all E.P.A rules, regulations and policies.
5. Gate Valves shall be AWWA C509, and shall be resilient wedge with handwheels and outside Screw and Yolk (OS&Y) Construction.
6. Testable Double Check Detector Valve shall be Wilkins Model 950 DA, Watt Series 709 DCDA, Febco Model 806YD DCDA, Ames Model 3000ss or Equivalent.
7. Remote Reading Device shall be mounted 3 to 5 feet above grade at a location approved by the City. Green wire is not to be attached to this device. Remote reading device with wire shall be installed by the builder.

Approved By:	STANDARD DIMENSIONS FOR	CITY OF REYNOLDSBURG, OHIO
City Engineer, EMH&T Inc City Service Director	**DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SERVICE ONLY 3-in THROUGH 10-in**	STANDARD CONSTRUCTION DRAWING Revised: Nov. 2014 | Drawing No.: WA-31

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Site Details

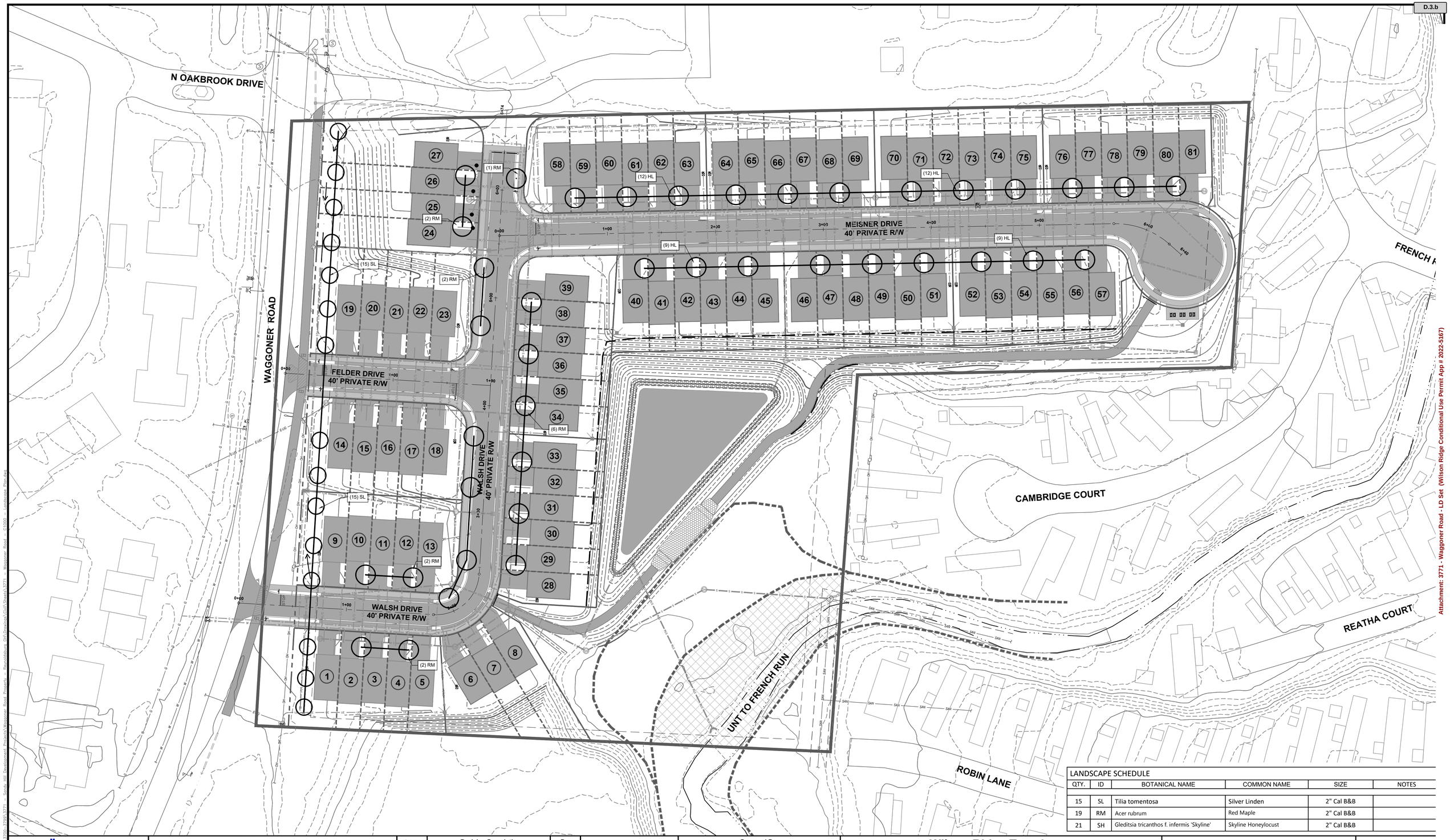
DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg			

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C708

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Plotted By: Bud Gas Date/Time: 4/7/2022 8:39:41 AM Drawing Name: C:\Projects\3771 - Waggoner Road - Reynoldsburg, OH\Construction Drawings\3771 - Waggoner Road - ENGR - Construction Details.dwg



LANDSCAPE SCHEDULE

QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
15	SL	Tilia tomentosa	Silver Linden	2" Cal B&B	
19	RM	Acer rubrum	Red Maple	2" Cal B&B	
21	SH	Gleditsia tricanthos f. infermis 'Skyline'	Skyline Honeylocust	2" Cal B&B	

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POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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NORTH

Horizontal Scale
40 0 40 80
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
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12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
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03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73395
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@SchefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Landscape Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1000 - Landscape Plan.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1000

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)



LANDSCAPE SCHEDULE

QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
6	SS	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal B&B	
2	BT	Nyssa sylvatica	Black Tupelo	2" Cal B&B	
2	SH	Gleditsia tricanthos f. infermis 'Skyline'	Skyline Honeylocust	2" Cal B&B	
2	GB	Ginko biloba	Ginko	2" Cal B&B	Male Only
9	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" Cal B&B	
2	RB	Betula nigra 'Heritage'	Heritage River Birch	2" Cal B&B	
5	CC	Cercis canadensis	Redbud	6' Height	
2	SM	Acer saccharinum	Silver Maple	2" Cal B&B	
9	WD	Cornus florida	White Dogwood	2" Cal B&B	
6	SP	Pinus sylcestris	Scotch Pine	6' Height	
9	SB	Amelanchier canadensis	Serviceberry	2" Cal B&B	
9	NS	Picea abies	Norway Spruce	6' Height	
16	BS	Picea pungens	Blue Spruce	6' Height	
14	CH	Tsuga canadensis	Canadian Hemlock	6' Height	
19	WP	Pinus strobus	White Pine	6' Height	
3	AM	Acer freemanii	Armstrong Maple	2" Cal B&B	
5	LB	Lindera benzoin	Spicebush	2 ½ Gallon Container	
43	AV	Viburum dentatum	Arrowwood Viburnum	2 ½ Gallon Container	
18	CS	Cornus sericea	Redtwig Dogwood	6' Height	
67	TS	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6' Height	

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NORTH

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(Feet)
1 inch = 40 ft.

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GRAHAM LEE FERRY
E-73395
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Builder Planting Option Plan

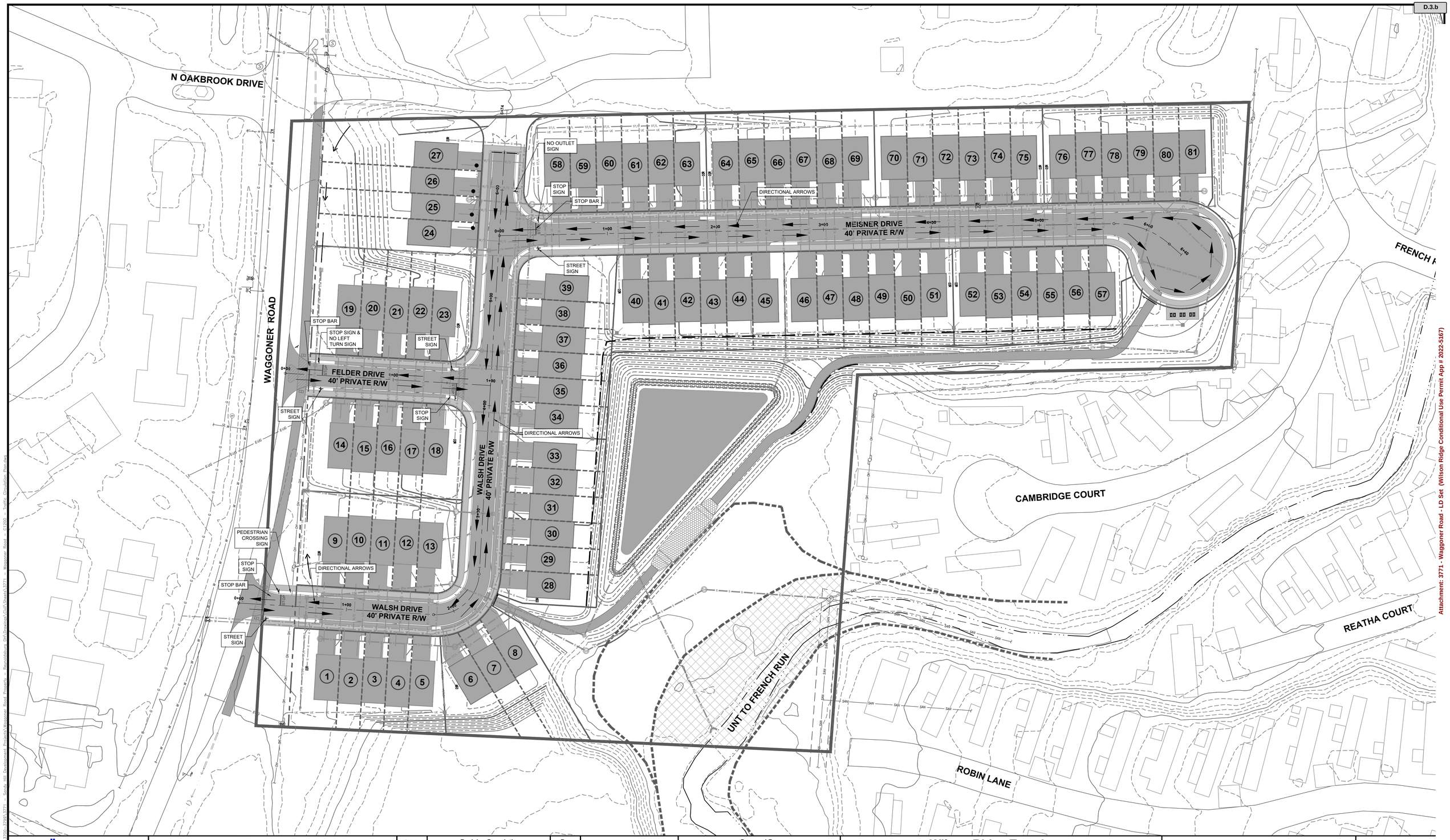
DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1100 - Builder Planting Options.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1100

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Plotting: Oct 13, 2021 - 9:37am Drawing: Z:\3771 Waggoner Road Property\Drawings\Land Development\3771 - Waggoner Road - C1100 - Builder Planting Options.dwg



Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale

40 0 40 80

(Feet)

1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS
03/22/2021	LAND DEVELOPMENT SUBMITTAL #2	RLS
10/14/2021	FINAL SUBMITTAL TO CITY #1	RLS
12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal

STATE OF OHIO
GRAHAM LEE FERRY
E-73395
REGISTERED PROFESSIONAL ENGINEER

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
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Wilson Ridge Townhome Development

Prepared For:

Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Traffic Circulation Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1200 - Traffic Circulation Plan.dwg		

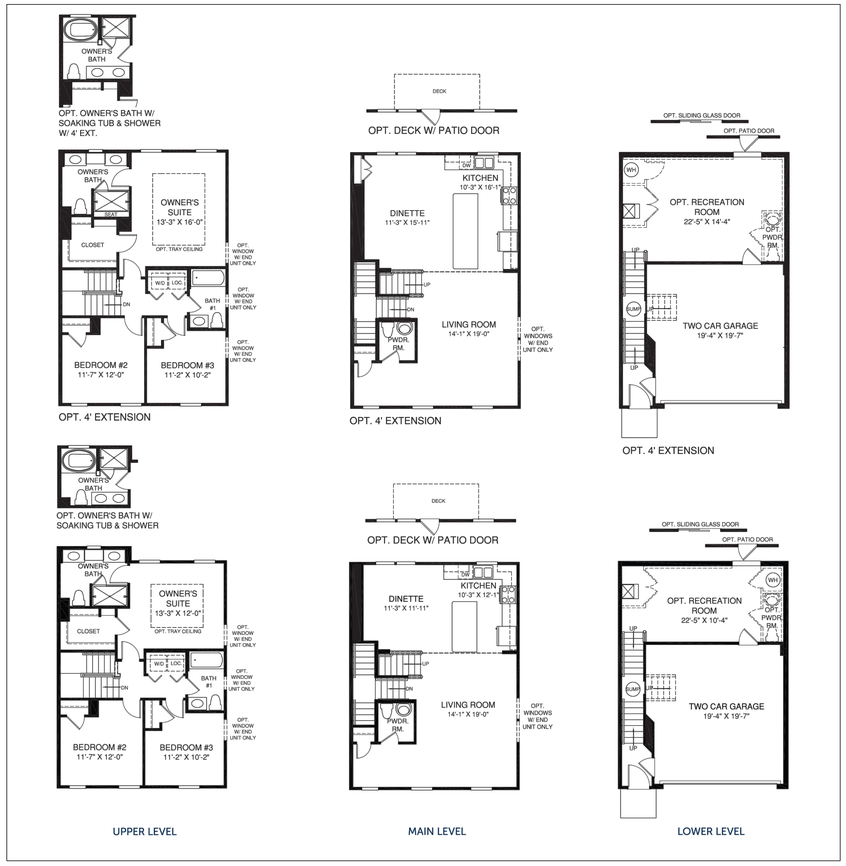
Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

C1200



THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE
FLOOR PLAN

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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12/07/2021	FINAL SUBMITTAL TO CITY #2	RLS
02/17/2022	FINAL SUBMITTAL TO CITY #3	ASB
03/21/2022	FINAL SUBMITTAL TO CITY #4	ASB
04/07/2022	FINAL SUBMITTAL TO CITY #5	ASB

Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
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Prepared By:
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ENGINEERING • SURVEYING
1712 Mount Nebo Road
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Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Building Elevations

DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1300 - Building Elevation.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1300

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

C:\Users\bud\Desktop\Projects\Waggoner Road Property\Development Plans\Waggoner Road - 3771\3771 - Waggoner Road - Building Elevation.dwg, 1/13/2021 8:39:46 AM, bud, Office Plotter, Foundation.pmp

N OAKBROOK DRIVE

WAGGONER ROAD

MEISNER DRIVE
40' PRIVATE R/W

FELDER DRIVE
40' PRIVATE R/W

WALSH DRIVE
40' PRIVATE R/W

WALSH DRIVE
40' PRIVATE R/W

CAMBRIDGE COURT

FRENCH R

UNT TO FRENCH RUN

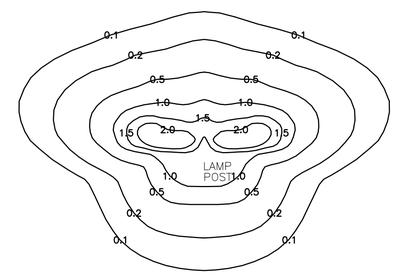
DUSK / DAWN LAMP POST (TYP.)

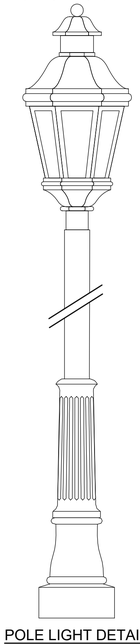
DRIVEWAY LAMP POST (TYP.)

STOP

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81

LIGHTING ISO CONTOURS TYPICAL





POLE LIGHT DETAIL

OHIO811.org Before You Dig

POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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Professional Seal

STATE OF OHIO
GRAHAM LEE FERRY
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REGISTERED PROFESSIONAL ENGINEER

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Wilson Ridge Townhome Development

Prepared For:
Waggoner Road Development, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
Section 7, Township 16, Range 20, Refugee Lands

Lighting Plan

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C1400 - Lighting Plan.dwg		

Waggoner Road Development, LL
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
C1400

Attachment: 3771 - Waggoner Road - LD Set (Wilson Ridge Conditional Use Permit App # 2022-5167)

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 1220 – 1222 Waggoner Road – Conditional Use Permit

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The property is located at 1220-1222 on Waggoner Road. The development was originally granted a Conditional Use permit on February 18th of 2021.

   b. Per section 1109.15 the applicant must start construction on the structure in which the Conditional Use Permit was approved for within 6 months of approval. If the applicant fails to commence construction of the structure within 6 months, the Planning and Zoning Administrator must inform BZBA. A 6 month extension may be given. If construction is not started within a year, the conditional use permit is void. The conditional use permit for this development is void as of February 18th, 2022.

   c. The applicant wishes to apply for a new conditional use permit with the intention of starting construction within the next 6 months. The applicant would then have an additional 6 month extension.

2. **Staff Recommendation**

   a. Staff is supportive of the conditional use understands the applicant has faced challenges over the past year.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Wilson Ridge CU (Wilson Ridge Conditional Use Permit App # 2022-5167)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
7332 East Main Street	060-000134-00; 060-000090-00; 060-000218-00; 060-000200-00; 060-000183-00; 060-000215-00; 060-000065-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): City of Reynoldsburg L&N-Up Alum Creek LLC	
Contact Email:	Contact Phone Number:

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Carter Bean / J. Carter Bean Architect, LLC.	4400 N. High St., Ste. 401, Columbus, OH 43214
Applicant Phone Number:	Applicant Email:
614-595-2285	carter@beanarchitects.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

_____

_____

_____

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: April 28, 2022

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster Development Signage Variance App

J. CARTER BEAN
ARCHITECT

April 28, 2022

Ms. Aerin Ledbetter, Planning and Zoning Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: Signage Variances
Trivium Reynoldsburg Mixed-Use Development
7332 East Main Street
Reynoldsburg, Ohio 43068

Dear Ms. Ledbetter:

This letter is to formally request four (4) variances for the subject project, as related to signage. While we do not have tenant-specific signage at this time, it is our goal to establish parameters for all signage, within which future Tenants shall conform once spaces are assigned.

Our requested variances are as follows:

1. Reynoldsburg Zoning Code Section 1105.03, C., v., Principal Signs, allows for a maximum of two (2) of any combination of acceptable sign type to be permitted per lot.
    a. Since this development is planned to facilitate up to seven (7) tenants, it is critical that each Tenant be allowed to display signage. Therefore, we respectfully ask for the maximum number of signs to be increased to twenty-four (21). This total number would allow for each Tenant to have (2) signs facing the public streets and (1) sign facing the rear parking field (please refer to variance request #2, below). No tenant shall be allowed more than three (3) principal signs allocated as described herein.
    Hardship: Given the current number of signs allowed by Code, only one tenant would be allowed signage. Commercial Tenants very much rely on signage to generate awareness of their business and direct customers. Furthermore, appropriate signage assists EMS personnel when responding to emergencies. The lack of appropriate signage would be detrimental to the proper operation of each business and present a life safety risk during emergency response.

2. Reynoldsburg Zoning Code Section 1105.03, C., v., 1., Wall Sign, intends for signage to face, only, the public way.
    a. Since this development is planned with parking in the rear, we respectfully request that signs also be allowed to face the rear parking field. As described in variance request #1, each Tenant would be allowed one (1) sign facing the rear parking field. Given the natural characteristics of this site, there is a natural stream corridor buffer along the entirety of the rear property line, therefore, these signs will not negatively impact adjacent properties.
    Hardship: Since there will be multiple entrances on the rear, parking field sides of the building, appropriate signage is necessary to guide customers and assists EMS personnel when responding to emergencies. The lack of appropriate signage on the rear of the building would be detrimental to the proper operation of each business and present a life safety risk during emergency response.

4400 NORTH HIGH STREET SUITE 401 COLUMBUS, OHIO 43214 TEL 614.262.BEAN FAX 614.262.2329

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster Development Signage Variance App

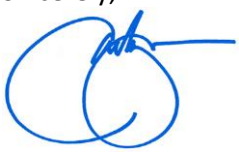
3. Reynoldsburg Zoning Code Section 1105.03, C., v., 1., Wall Sign, permits the total area of each wall sign to be two (2) square feet per lineal foot of building façade or tenant space.
    a. Since this building is planned with multiple Tenant spaces at undetermined, varying widths, we respectfully ask that the total allowable signage area be equally distributed amongst all wall signs, thereby affording equitable opportunity to each Tenant.
    The approved building occupies 160' of frontage along East Main Street and 76' of frontage along Lancaster Avenue. Therefore, we have a total frontage length of 236', resulting in a total allowable sign area of 472 s.f. Given fourteen (14) possible wall sign locations, we would propose that each wall sign be limited to 33 square feet each (472 s.f. / 14). This request conforms to the total allowable sign area contemplated by Code, while distributing evenly among the Tenants. The result will be a more attractive and consistent character throughout the development. If the building is occupied by fewer than seven (7) Tenants, each wall sign shall still be limited to 33 s.f. each.
    Please note: Reynoldsburg Zoning Code applies this calculation specifically to wall signs; projecting signs are in addition to these area limitations.
    Hardship: Because each Tenant will occupy different areas and frontages within the building, current Code calculations would result in less equitable access to provide signage for smaller Tenants having lesser frontage.

4. Reynoldsburg Zoning Code Section 1105.03, C., v., 2. Projecting Sign, allows for each face of a projecting sign to be a maximum of six (6) square feet.
    a. While there are multiple projecting signs anticipated at the lower level of this building which will conform to the allowable six square foot area, there are also projecting signs anticipated at the upper level of the building. For the three (3) projecting signs at the upper level of the building only, we respectfully ask for an area increase to eighteen (18) square feet per face.
    Hardship: Second floor Tenants are at an obvious disadvantage when it comes to signage. While the ground floor projecting signs are anticipated to be secondary to a Tenant's wall signage, the projecting signs for second floor Tenants could act as their primary, or only, sign facing the public roads. Additionally, given the increased height above street level, they would be less legible at smaller size.

For reference regarding these requested variances, please refer to the attached graphic exhibits, which show the proposed locations for Tenant signs. These exhibits contemplate the maximum number of signs allowable by City Code in conjunction with the requested variances, if approved, and at maximum occupancy of seven (7) separate Tenants. If fewer than seven (7) Tenants occupy the building, the maximum number and area of signage, per Tenant, shall not change.

Thank you for your consideration of this request.

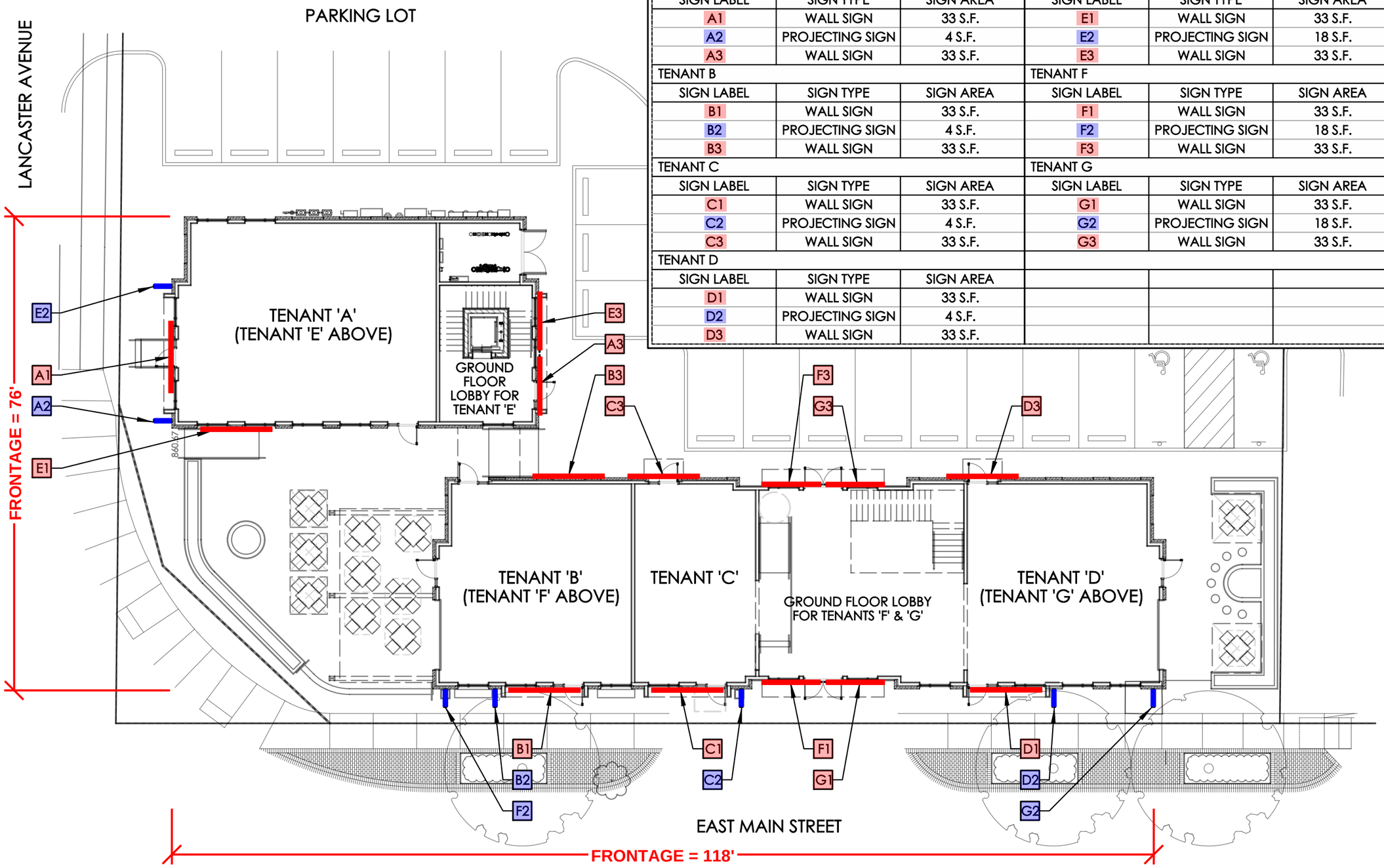
Sincerely,



Carter Bean

4400 NORTH HIGH STREET SUITE 401 COLUMBUS, OHIO 43214 TEL 614.262.BEAN FAX 614.262.2329

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster Development Signage Variance App



SIGN SCHEDULE

TENANT A			TENANT E		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
A1	WALL SIGN	33 S.F.	E1	WALL SIGN	33 S.F.
A2	PROJECTING SIGN	4 S.F.	E2	PROJECTING SIGN	18 S.F.
A3	WALL SIGN	33 S.F.	E3	WALL SIGN	33 S.F.
TENANT B			TENANT F		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
B1	WALL SIGN	33 S.F.	F1	WALL SIGN	33 S.F.
B2	PROJECTING SIGN	4 S.F.	F2	PROJECTING SIGN	18 S.F.
B3	WALL SIGN	33 S.F.	F3	WALL SIGN	33 S.F.
TENANT C			TENANT G		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
C1	WALL SIGN	33 S.F.	G1	WALL SIGN	33 S.F.
C2	PROJECTING SIGN	4 S.F.	G2	PROJECTING SIGN	18 S.F.
C3	WALL SIGN	33 S.F.	G3	WALL SIGN	33 S.F.
TENANT D					
SIGN LABEL	SIGN TYPE	SIGN AREA			
D1	WALL SIGN	33 S.F.			
D2	PROJECTING SIGN	4 S.F.			
D3	WALL SIGN	33 S.F.			

A SIGNAGE SITE PLAN

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

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 0444
FAX 614 262 2329

MAIN & LANCASTER
NE CORNER OF MAIN ST. AND LANCASTER AVE.
REYNOLDSBURG, OHIO

FOR

TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
VARIANCE		APR. 28, 2022

SIGNAGE
SITE PLAN

BEAN# 00000.00

SN-1

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster Development Signage Variance App



SOUTH ELEVATION (E. MAIN ST.)



EAST ELEVATION

J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 BEAN
FAX 614 262 2329

MAIN & LANCASTER

NE CORNER OF MAIN ST. AND LANCASTER AVE.
REYNOLDSBURG, OHIO

FOR

TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET

ISSUE	REVISION	DATE
VARIANCE		APR. 28, 202

SIGNAGE ELEVATIONS

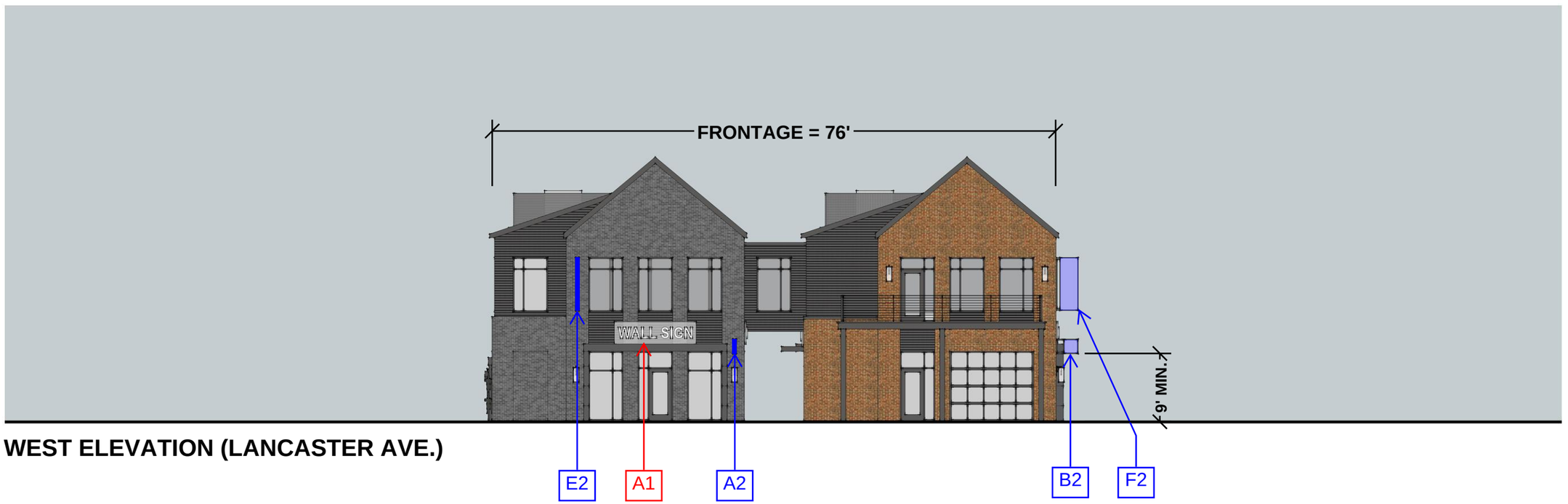
BEAN# 00000.00

SN-2

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster Development Signage Variance



NORTH ELEVATION



WEST ELEVATION (LANCASTER AVE.)

J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 BEAN
FAX 614 262 2329

MAIN & LANCASTER
NE CORNER OF MAIN ST. AND LANCASTER AVE.
REYNOLDSBURG, OHIO
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET

ISSUE	REVISION	DATE
VARIANCE		APR. 28, 202

SIGNAGE ELEVATIONS

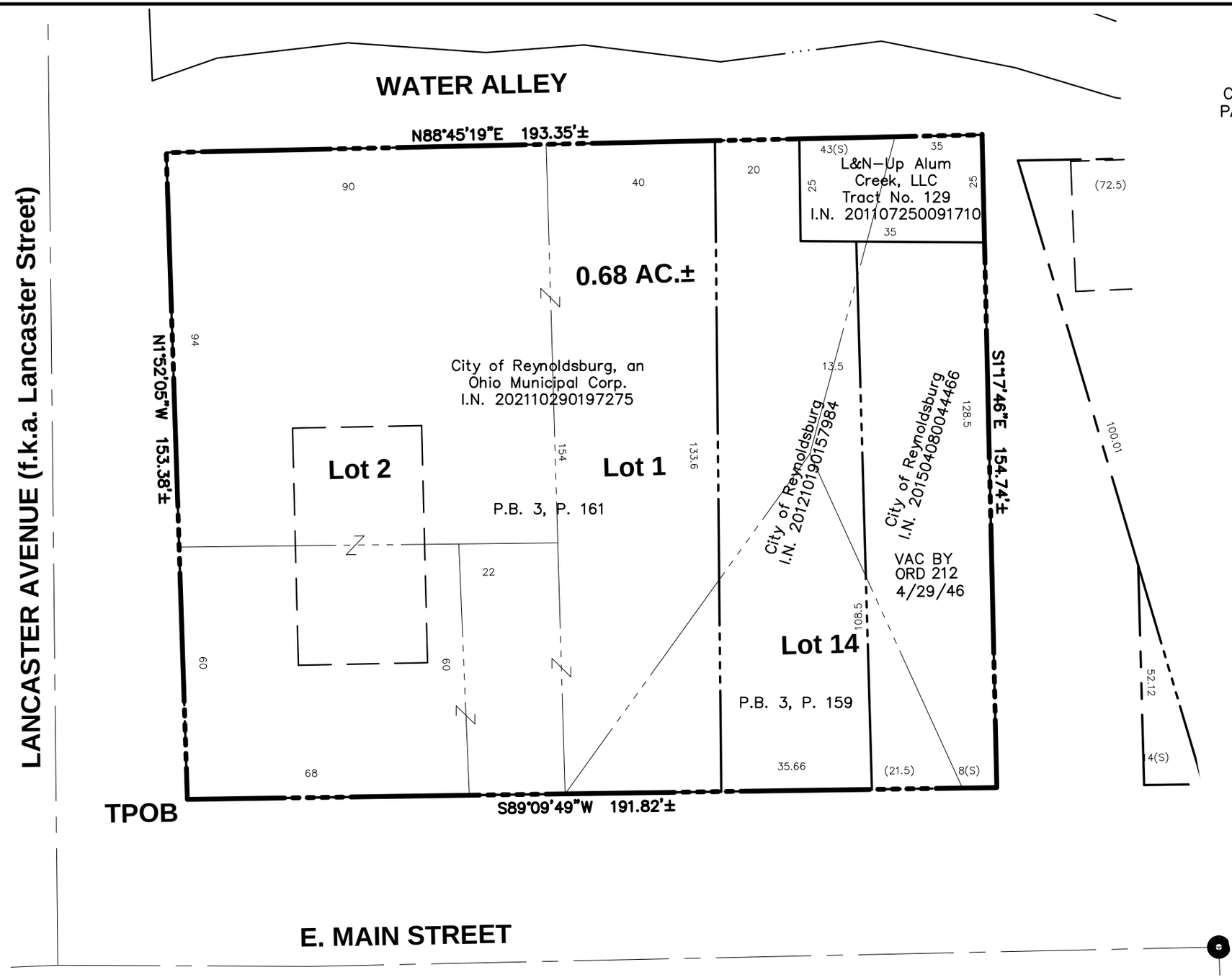
BEAN# 00000.00

SN-3

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster Development Signage Variance

0.68± Acre Zoning Exhibit

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PART OF LOTS 1, 2, 14 AND PART OF A VACATED PORTION OF AN ALLEY



GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

THIS EXHIBIT IS BASED ON INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITOR'S OFFICE AND RECORDER'S OFFICE AND IS NOT TO BE USED FOR THE TRANSFER OF LAND.

DRAWN BY: BCK	JOB NO.: 21-0039-344
DATE: 1/10/2022	CHECKED BY: DRB

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Z:\21-0039-344\DWG\PRODUCTION DRAWINGS\SURVEY\21-0039-344 zoning.dwg Page 1 Jan 10, 2022 - 2:09:33pm bkarshner

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster

Zoning Description
0.68+/- Acres
North of E. Main Street
East of Lancaster Avenue
-1-

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg and being part of Lot 1 and Lot 2 as numbered upon the plat for Diagram of the Town of Franfort of record in Plat Book 3, Page 161 and part of Lot 14 and an Alley (vacated by Oridinance #212 dated 4-29-46) as numbered and dedicated upon the Reynoldsburg Town Plat of record in Plat Book 3, Page 159 and being 0.68+/- acres of land, said 0.68+/- acres being all of that that tract of land as conveyed to the City of Reynoldsburg, an Ohio Municipal Corporation of record in Instrument No. 202110290197275, that tract of land as conveyed to the City of Reynoldsburg of record in Instrument No. 201210190157984, that tract of land as conveyed to the City of Reynoldsburg of record in Instrument No. 201504080044466 and that tract of land described as Tract No. 129 as conveyed to L&N-Up Alum Creek, LLC of record in Instrument No. 201107250091710, said 0.68+/- acres of land more particularly described as follows:

Beginning, at a southwesterly corner of said City of Reynoldsburg, an Ohio Municipal Corporation tract and said Lot 2, said corner also being the right-of-way intersection of the northerly line of E. Main Street (80') and the easterly line of Lancaster Avenue (60')(f.k.a. Lancaster Street);

Thence **N 01° 52' 05" W,** with the westerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract and said Lot 2 and along said easterly right-of-way line, **153.38**+/- **feet** to a common corner thereof, said corner also being in the southerly right-of-way line of Water Alley (18');

Thence **N 88° 45' 19" E,** with a northerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract, said first City of Reynoldsburg tract, said Tract No. 129 and along said southerly right-of-way line, **193.35**+/- **feet** to a northeasterly corner of said Tract No. 129;

Thence **S 01° 17' 46" E,** with an easterly line of said Tract No. 129 and said second City of Reynoldsburg tract, **154.74**+/- **feet** to a southeasterly corner of said second City of Reynoldsburg tract and in the northerly right-of-way line of said E. Main Street (80');

Thence **S 89° 09' 49" W,** with a southerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract, said first and second City of Reynoldsburg tracts and along said northerly right-of-way line **191.82**+/- **feet** to the **True Point of Beginning,** and containing **0.68**+/- **acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on January 10, 2022 and is based on existing records from the Franklin County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for zoning purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Z:\21-0039-344\survey\0.68 ac zoning desc 1-10-22.doc

Attachment: Trivium Reynoldsburg - Signage Variance Request - 4.28.22 (002) (East Main and Lancaster Development Signage Variance App #2022-5138)

Reynoldsburg
OHIO · 1839

Attachment: Staff Report - 7332 E Main St (East Main and Lancaster Development Signage Variance App #2022-5138)

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 7332 E Main Street – Variance Request for Signage

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for 7332 E Main Street was approved on April 7th, 2022. This site is the former Happy Dragon site.

   b. The property is in the Olde Reynoldsburg – Commercial zoning district. The applicant, carter bean is requesting 4 different types of variances for the Development's signage package.

   c. Variance Request #1: To deviate from Section 1105.03, C., v., to allow for more than 2 signs per building.

   d. Variance Request #2: To deviate from Section 1105.03, C., v., 1. to allow for signs on a façade that does not face the public right-of-way.

   e. Variance Request #3: To deviate from Section 1105.03, C., v., 2 to allow for more square footage of signage than allowed.

   f. Variance Request #4: To deviate from Section 1105.03, C., v., 2. to allow for the projecting signs to exceed the maximum allowed are of 6 SF.

2. **Staff Recommendation**

   a. Staff believes these variance requests are reasonable given the size of the building and the amount of tenants who will occupy the space. The intent of the district is to create density and the signage code does not allow for an adequate amount of signage for this dense of a development.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - 7332 E Main St (East Main and Lancaster Development Signage Variance App #2022-5138)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "A" - 6792, 6796, 6800, 6804, 6808 & 6812 Frey Lane	060-009468 through 060-009473

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
NVR, Inc	
Contact Email:	Contact Phone Number:
tcarmody@nvrinc.com	614-207-1764

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

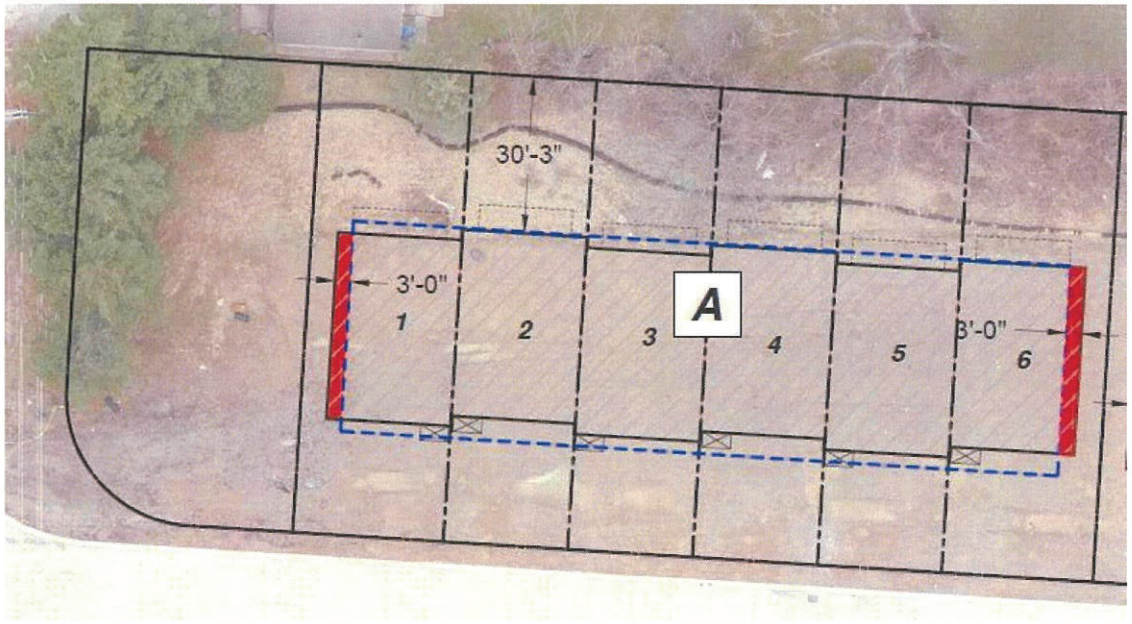
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

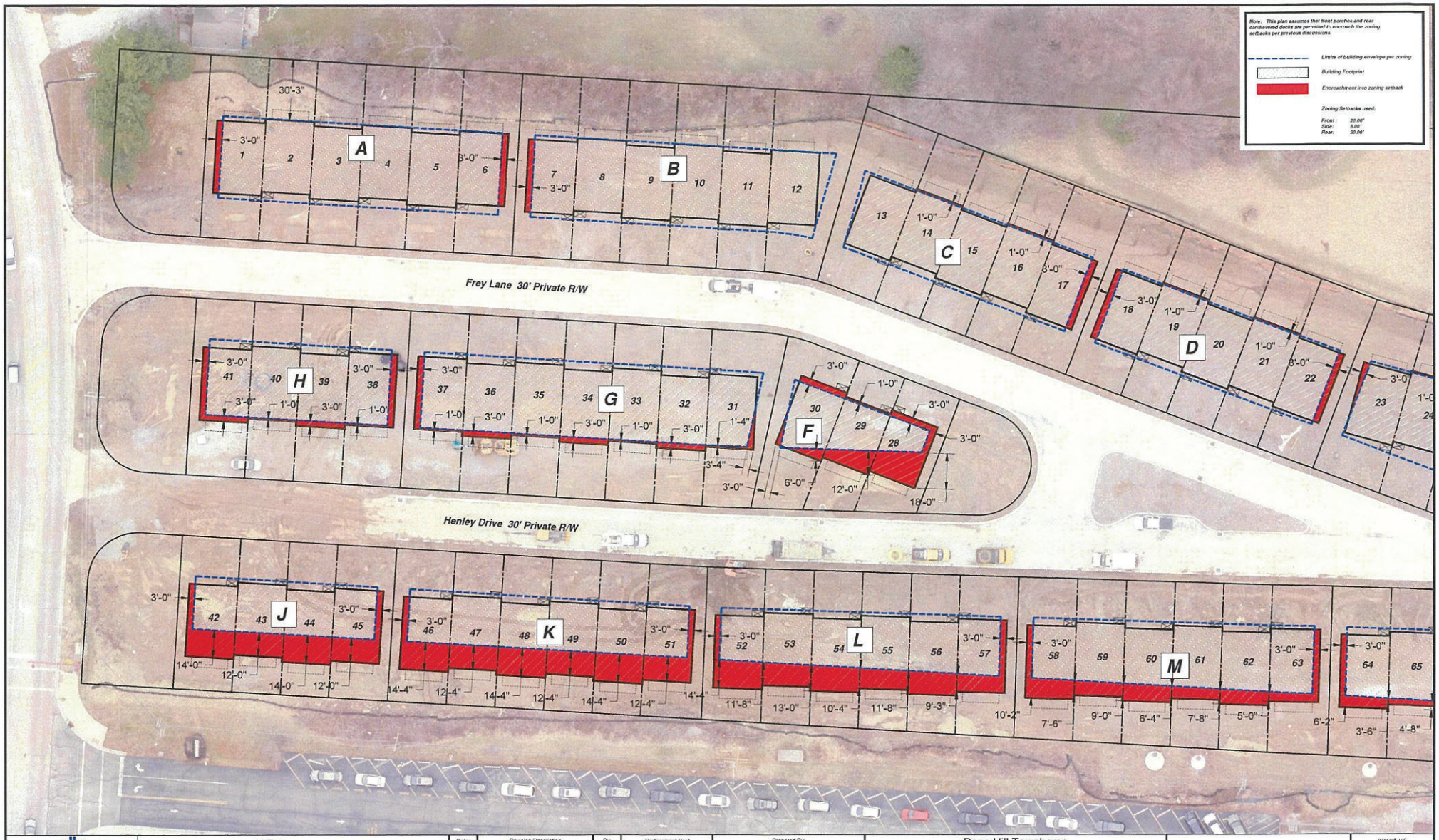
P&Z Admin.: _____ Date: _____

Attachment: Building A (Rosehill Development Building a Variance App # 2022-5145)

VARIANCE REQUEST FOR BUILDING A

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
A	1	6792 Frey Lane	060-009468	Reduce side yard setback from required 8.0 feet to 5.0 feet	None
A	2	6796 Frey Lane	060-009469	None required	None
A	3	6800 Frey Lane	060-009470	None required	None
A	4	6804 Frey Lane	060-009471	None required	None
A	5	6808 Frey Lane	060-009472	None required	None
A	6	6812 Frey Lane	060-009473	Reduce side yard setback from required 8.0 feet to 5.0 feet	None





OHIO811 Before You Dig

Horizontal Scale
1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

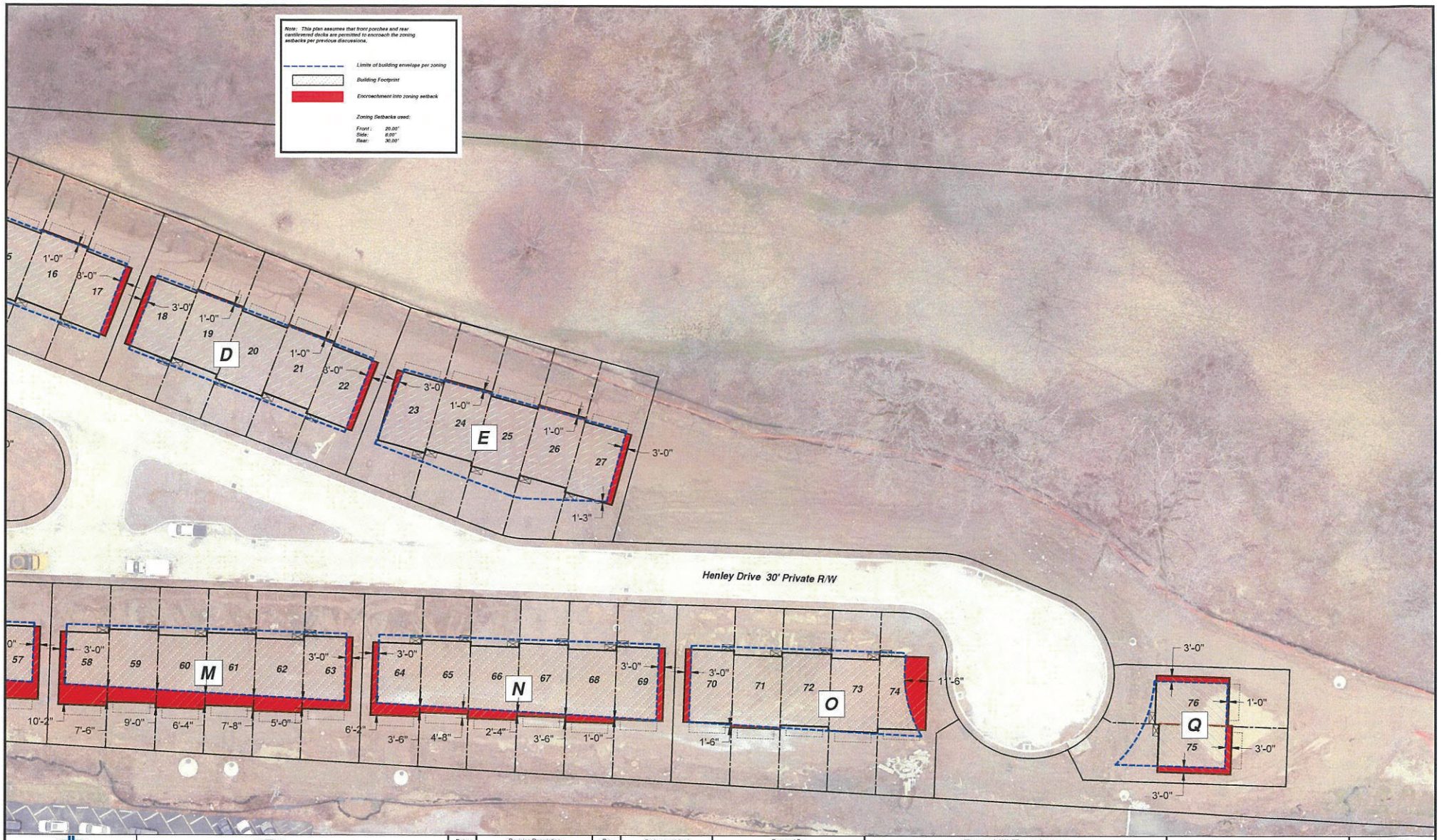
Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S1

Attachment: Building A (Rosehill Development Building a Variance App # 2022-5145)



OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date	Revision Description	By	Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

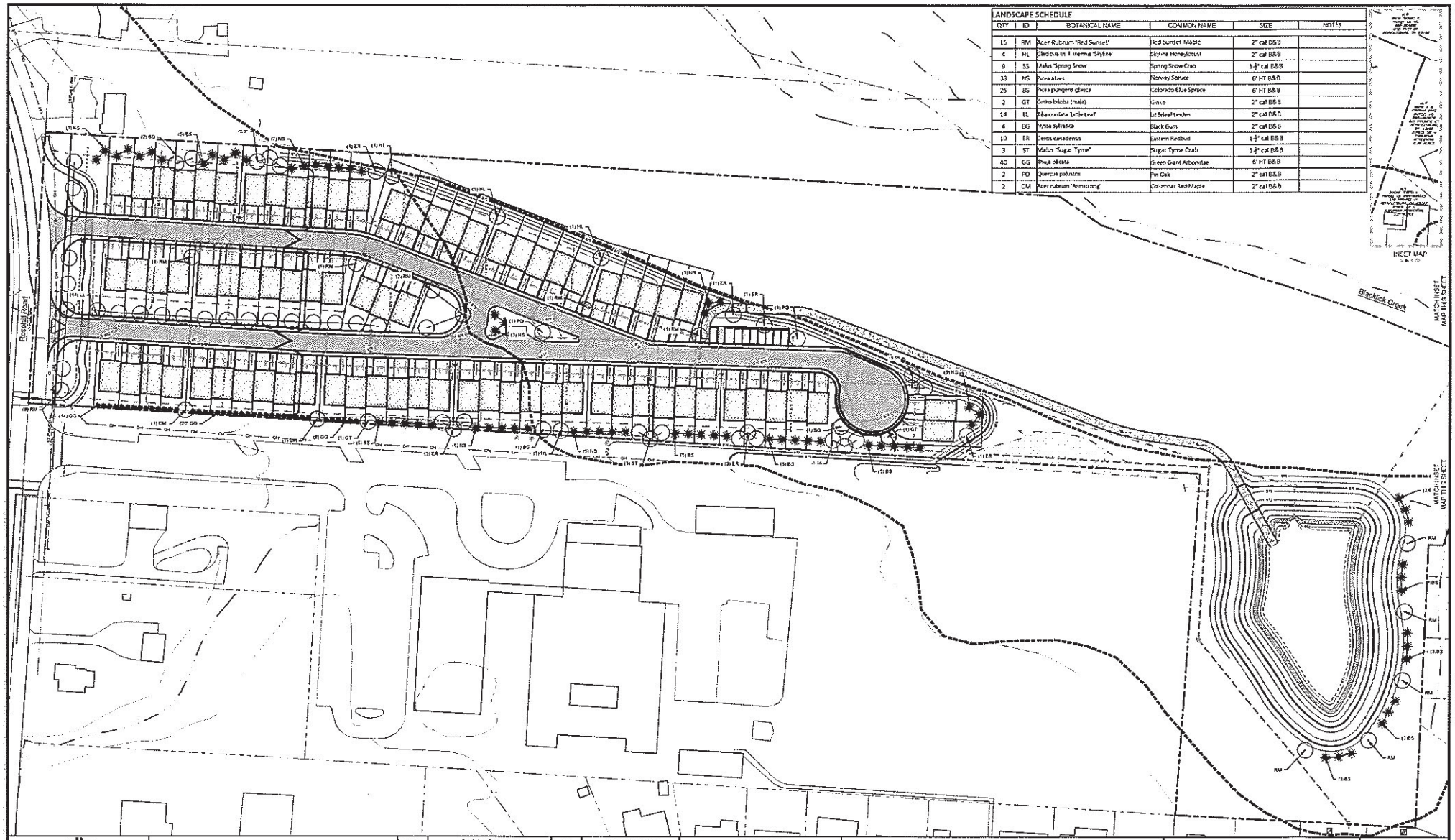
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	—
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S2



Horizontal Scale
1 inch = 50 ft.

Date:	Revision Description:	By:
11/15/2021	LAND DEVELOPMENT SUBMITTAL	ADP
01/31/2022	REVISED PER CONTRACTOR COMMENTS	ADM
02/28/2022	REVISED PER CITY OF REYNOLDSBURG COMMENTS	ADM
03/18/2022	REVISED PER CITY OF REYNOLDSBURG COMMENTS	ADM
05/06/2022	REVISED PER CITY OF REYNOLDSBURG COMMENTS	ADM

Professional Seal: GRAHAM LEE FERRY E-73395 REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

LANDSCAPE PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	BUD
DATE ISSUED:	10/05/2020	REVIEWED BY:	GAS
PROJECT JOB#:	1771	FIELD BOOK #:	—
CADD#:			

Rose Hill, LLC
237 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillsinc.com

Sheet No.
C1000

Attachment: Building A (Rosehill Development Building a Variance App # 2022-5145)

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building a Variance App # 2022-5145)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "B" - 6816, 6820, 6824, 6828, 6832 & 6836 Frey Lane	060-009474 through 060-009479

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

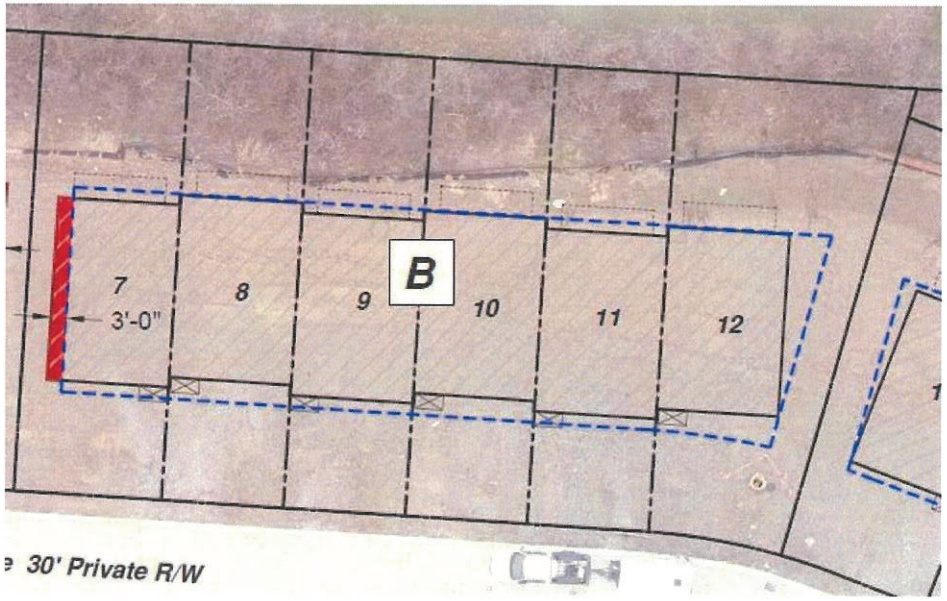
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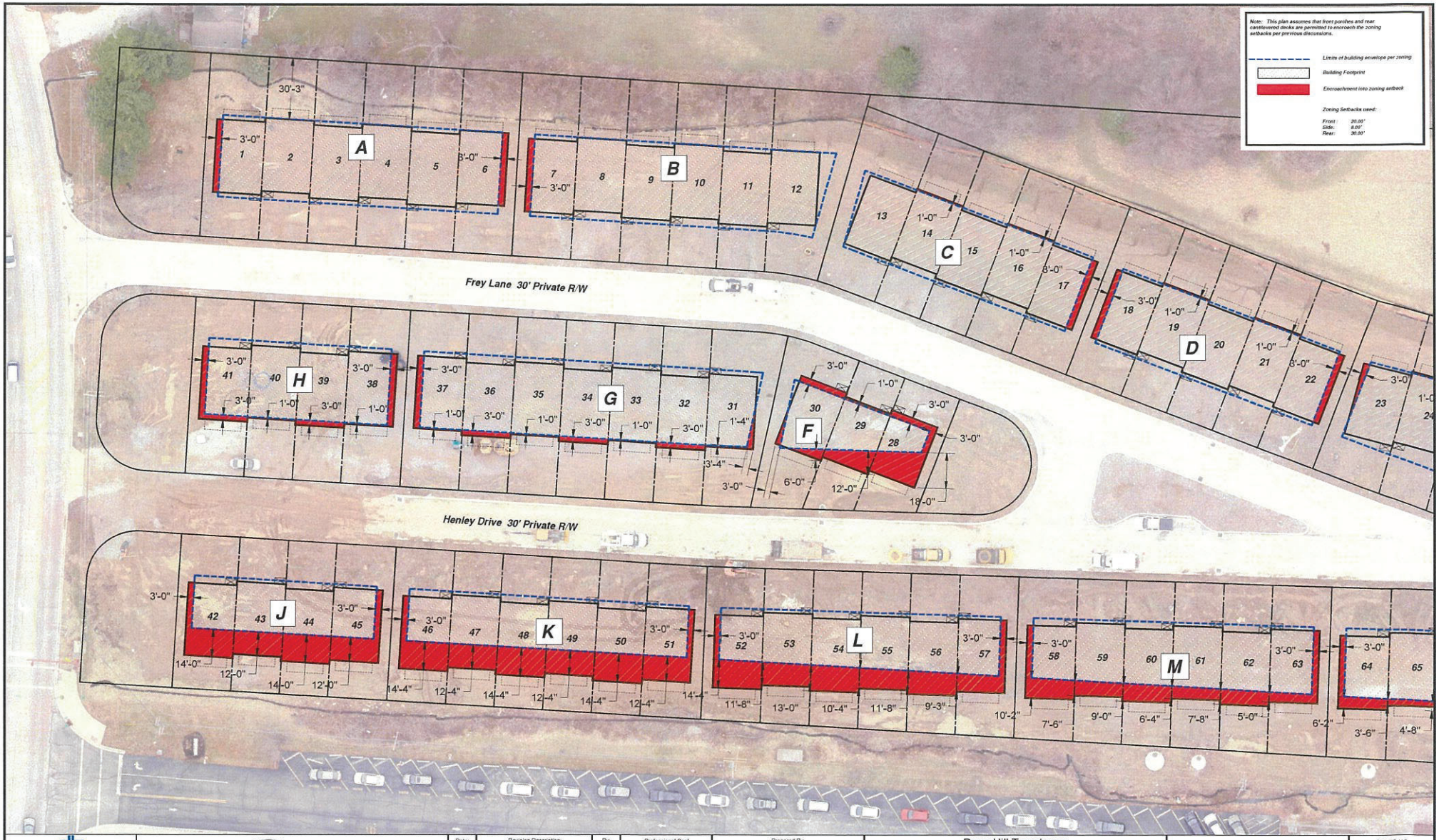
P&Z Admin.: _____ Date: _____

Attachment: Building B (Rosehill Development Building B Variance App # 2022-5146)

VARIANCE REQUEST FOR BUILDING B

Building	*Lot #*	*Street Address*	*Parcel #*	*Variance Request*	*Comment*
B	7	6816 Frey Lane	060-009474	Reduce side yard setback from required 8.0 feet to 5.0 feet	None
B	8	6820 Frey Lane	060-009475	None required	None
B	9	6824 Frey Lane	060-009476	None required	None
B	10	6828 Frey Lane	060-009477	None required	None
B	11	6832 Frey Lane	060-009478	None required	None
B	12	6836 Frey Lane	060-009479	None required	None





OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

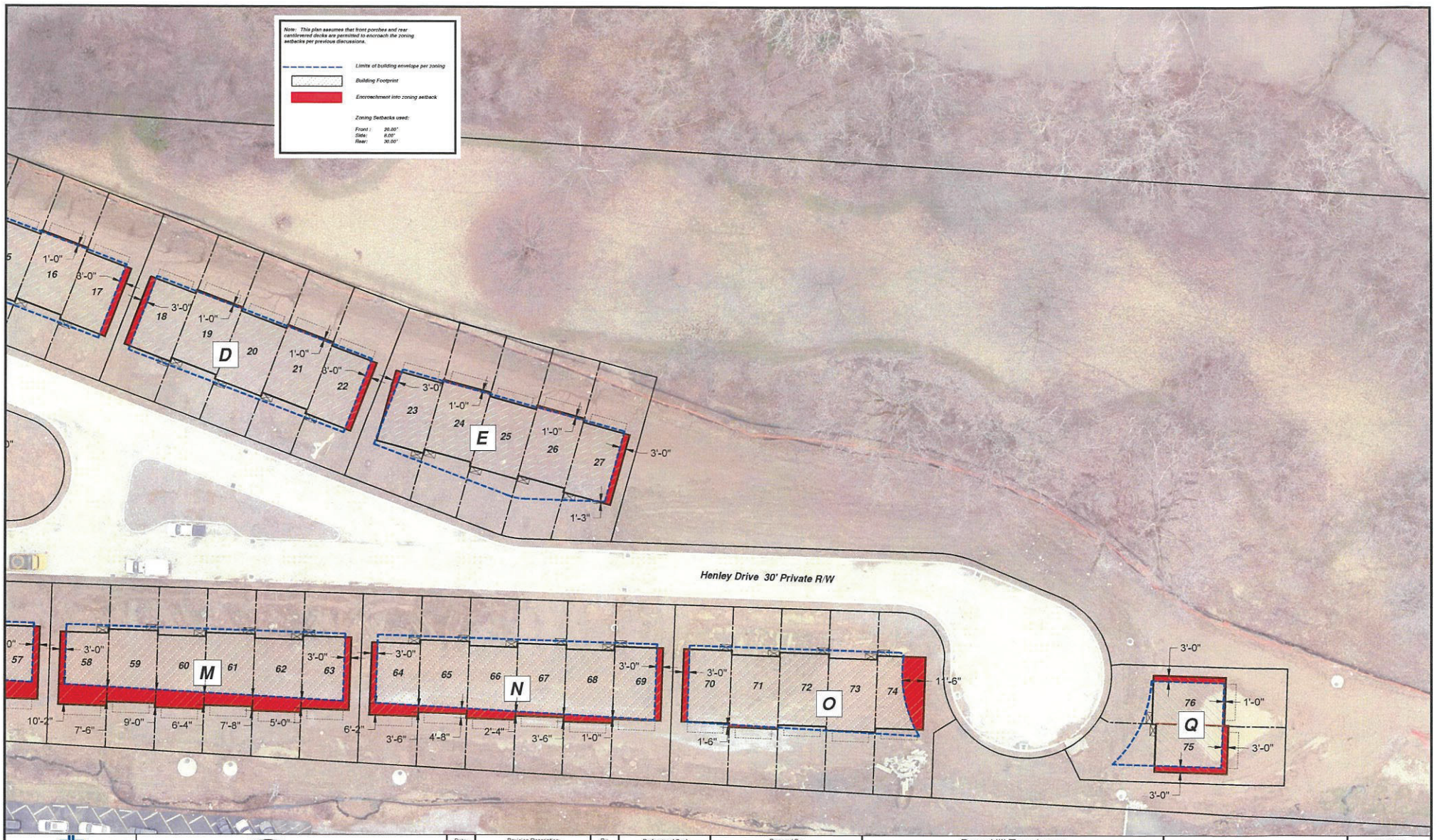
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillinc.com

Sheet No.
S1



OHIO811 Before You Dig

Horizontal Scale
(Feet)
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

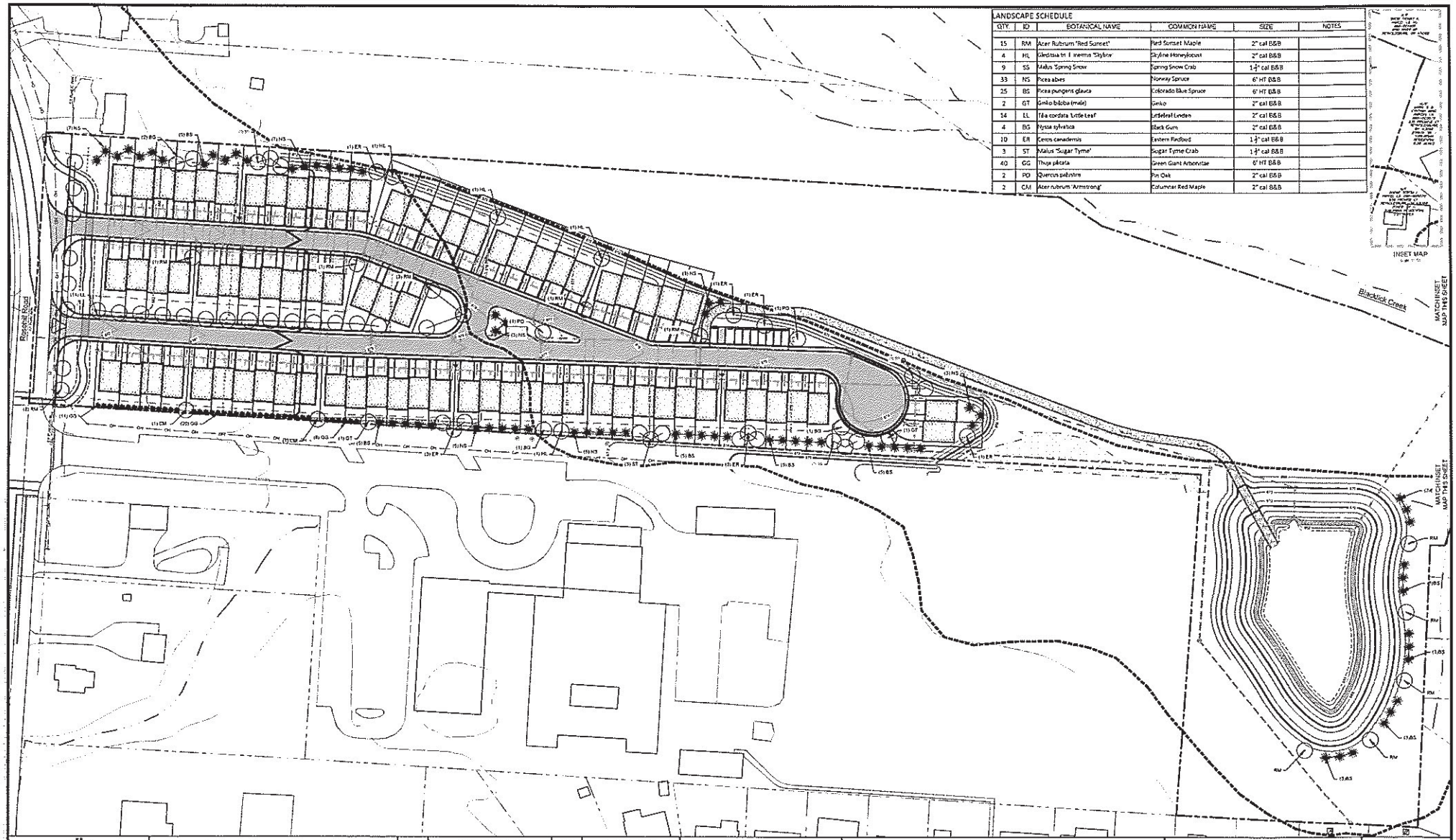
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
john@sandyhillrev.com

Sheet No.
S2


LANDSCAPE SCHEDULE
QTY. | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
15 | RM | Acer Rubrum 'Red Sunset' | Red Sunset Maple | 2" cal B&B
4 | HL | Gleditsia tri. f. inermis 'Skyline' | Skyline Honeylocust | 2" cal B&B
9 | SS | Malus 'Spring Snow' | Spring Snow Crab | 1½" cal B&B
33 | NS | Picea abies | Norway Spruce | 6' HT B&B
25 | BS | Picea pungens glauca | Colorado Blue Spruce | 6' HT B&B
2 | GT | Ginko biloba (male) | Ginko | 2" cal B&B
14 | LL | Tilia cordata 'Little Leaf' | Littleleaf Linden | 2" cal B&B
4 | BG | Nyssa sylvatica | Black Gum | 2" cal B&B
10 | ER | Cercis canadensis | Eastern Redbud | 1½" cal B&B
3 | ST | Malus 'Sugar Tyme' | Sugar Tyme Crab | 1½" cal B&B
40 | GG | Thuja plicata | Green Giant Arborvitae | 6' HT B&B
2 | PO | Quercus palustris | Pin Oak | 2" cal B&B
2 | CM | Acer rubrum 'Armstrong' | Columnar Red Maple | 2" cal B&B
INSET MAP
Rosehill Road
Blacklick Creek
MATCHLINE SEE MAP TH9 SHEET
MATCHLINE SEE MAP TH9 SHEET
Horizontal Scale
1 inch = 50 ft.
Date: | Revision Description: | By:
Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73355
REGISTERED PROFESSIONAL ENGINEER
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4503
Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: SUD
DATE ISSUED: 10/06/2023
REVIEWED BY: GAS
PROJECT JOB#: 3771
FIELD BOOK #: —
CADD#:
Rose Hill, LLC
717 Grove City Road
Slippery Rock, PA 16057
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building B Variance App # 2022-5146)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "C" - 6840, 6844, 6848, 6852 & 6856 Frey Lane	060-009480 through 060-009484

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

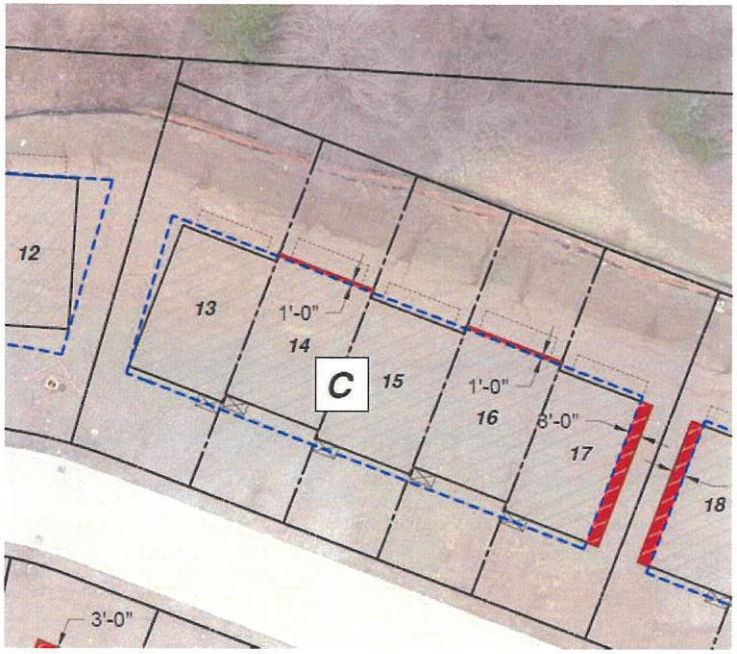
☐ Denied

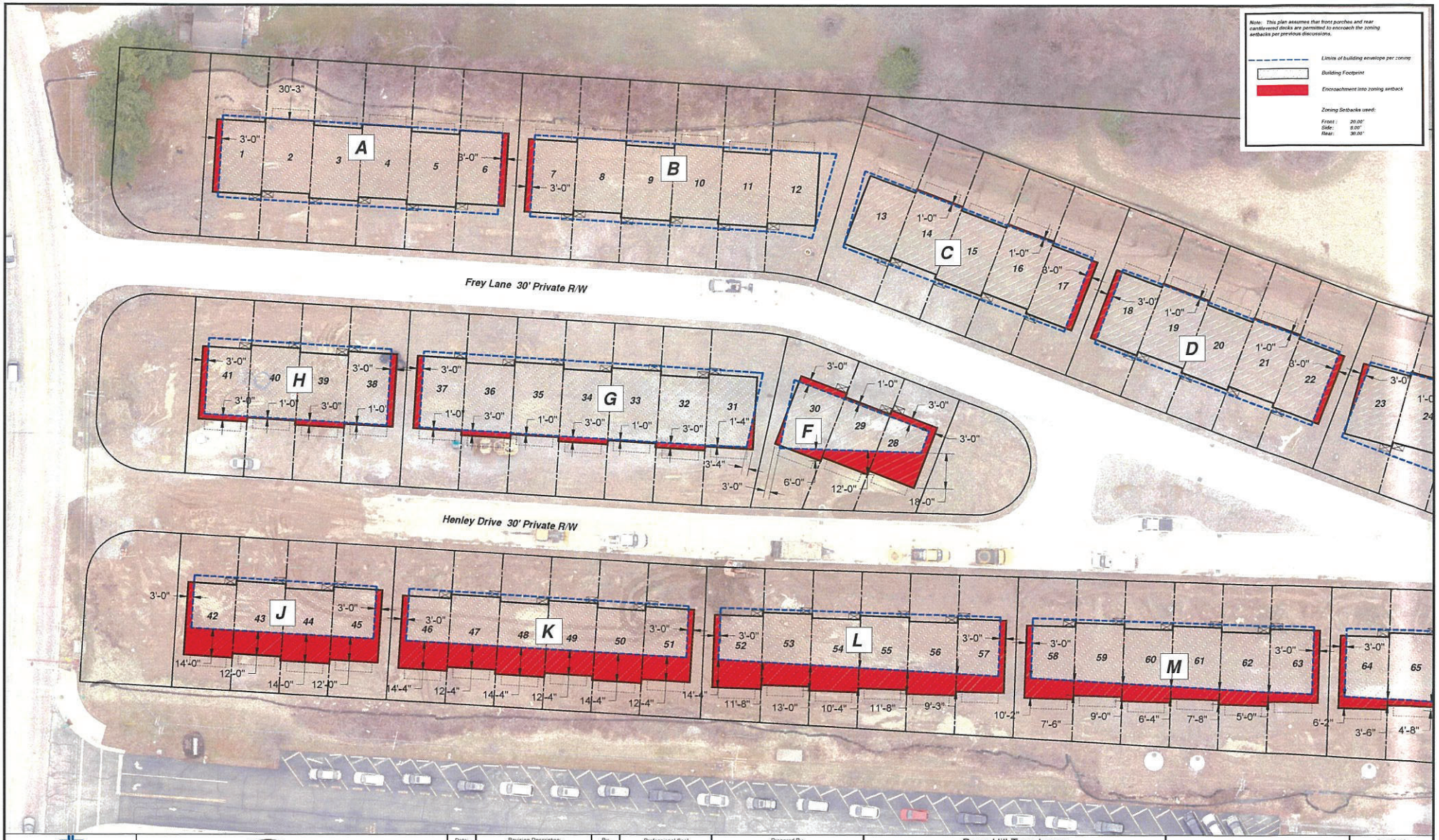
P&Z Admin.: _____ Date: _____

Attachment: Building C (Rosehill Development Building C Variance App # 2022-5147)

VARIANCE REQUEST FOR BUILDING C

Building	*Lot #*	*Street Address*	*Parcel #*	*Variance Request*	*Comment*
C	13	6840 Frey Lane	060-009480	None Required	None
C	14	6844 Frey Lane	060-009481	Reduce rear yard setback from required 30.0 ft to 29.0 ft	Abuts Open Space
C	15	6848 Frey Lane	060-009482	None Required	None
C	16	6852 Frey Lane	060-009483	Reduce rear yard setback from required 30.0 ft to 29.0 ft	Abuts Open Space
C	17	6856 Frey Lane	060-009484	Reduce side yard setback from required 8.0 ft to 5.0 ft	None





OHIO 811 Before You Dig

Horizontal Scale
1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037 — 1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

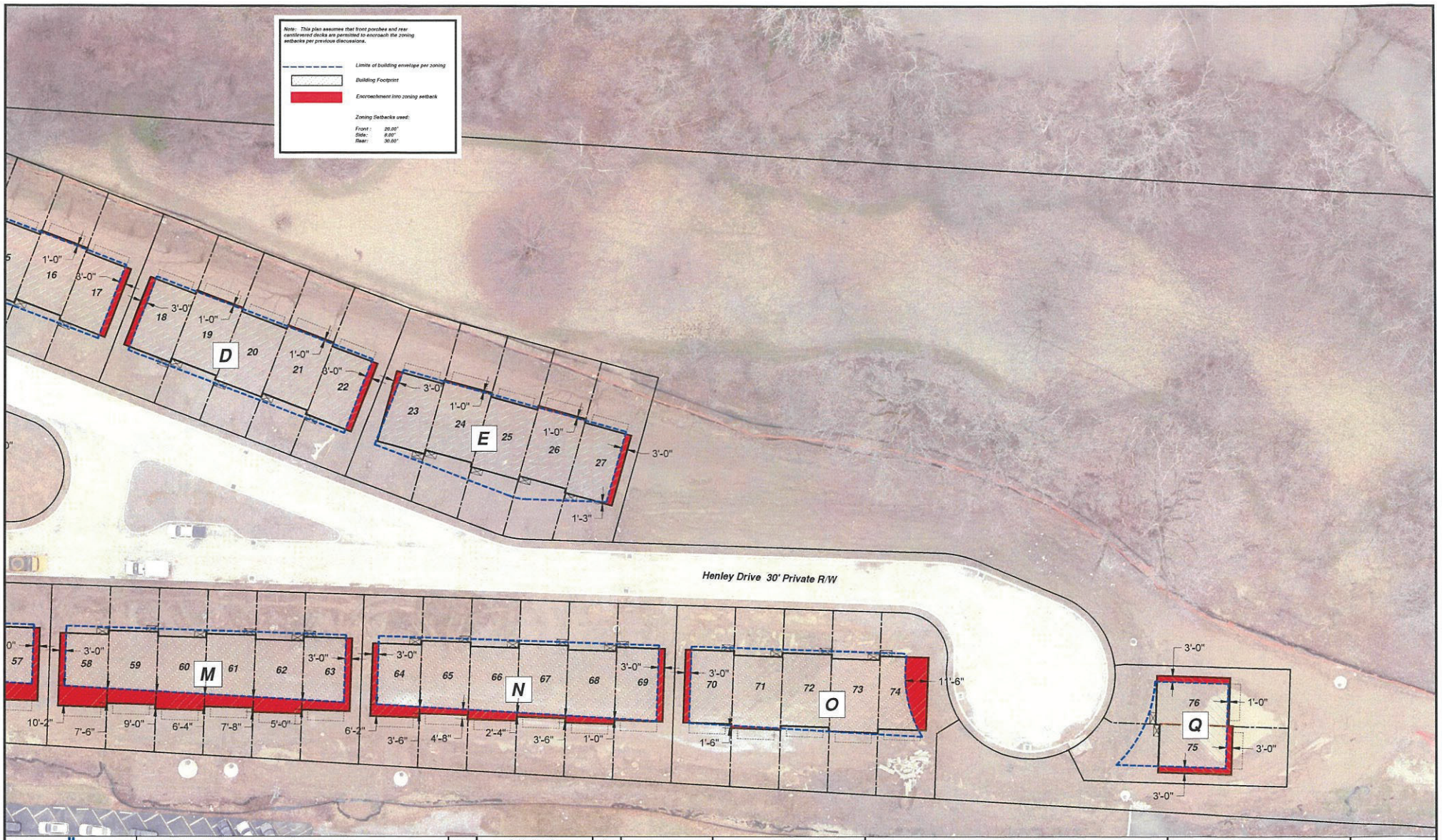
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	—
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
jsloss@sandyhill3dev.com

Sheet No.
S1



OHIO811 Before You Dig

Horizontal Scale
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

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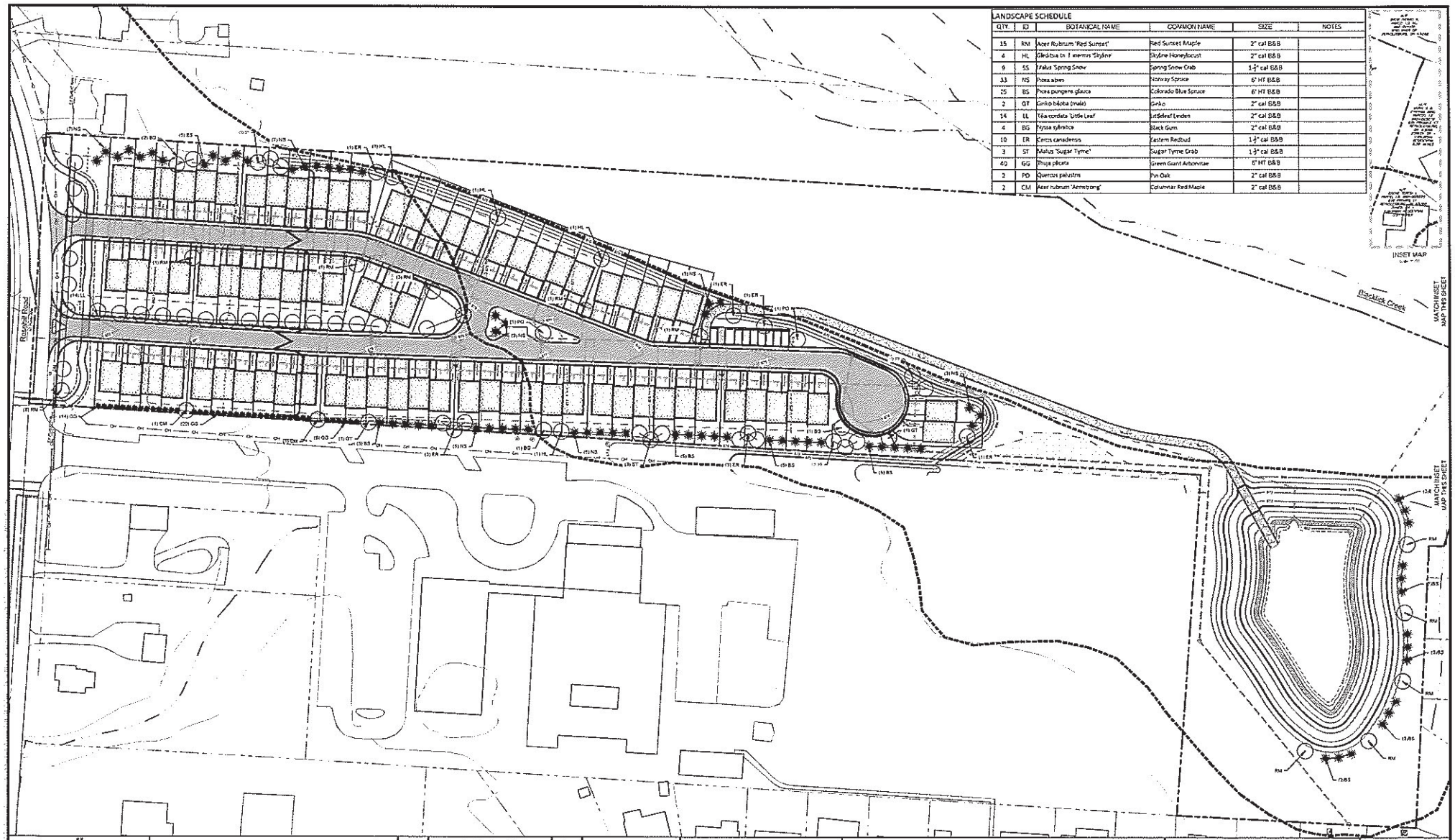
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S2


LANDSCAPE SCHEDULE
QTY. | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
15 | RM | Acer Rubrum 'Red Sunset' | Red Sunset Maple | 2" cal B&B
4 | HL | Gleditsia tr. f. inermis 'Skyline' | Skyline Honeylocust | 2" cal B&B
9 | SS | Malus 'Spring Snow' | Spring Snow Crab | 1½" cal B&B
33 | NS | Picea abies | Norway Spruce | 6' HT B&B
15 | BS | Picea pungens glauca | Colorado Blue Spruce | 6' HT B&B
2 | GT | Ginko biloba (male) | Ginko | 2" cal B&B
14 | LL | Tilia cordata 'Little Leaf' | Littleleaf Linden | 2" cal B&B
4 | BG | Nyssa sylvatica | Black Gum | 2" cal B&B
10 | ER | Cercis canadensis | Eastern Redbud | 1½" cal B&B
3 | ST | Malus 'Sugar Tyme' | Sugar Tyme Crab | 1½" cal B&B
40 | GG | Thuja plicata | Green Giant Arborvitae | 6' HT B&B
2 | PO | Quercus palustris | Pin Oak | 2" cal B&B
2 | CM | Acer rubrum 'Armstrong' | Columnar Red Maple | 2" cal B&B
INSET MAP
Rosehill Road
Backlick Creek
MATCHLINE SEE MAP THIS SHEET
MATCHLINE SEE MAP THIS SHEET
Horizontal Scale
1 inch = 50 ft.
Date: | Revision Description: | By:
11/14/2022 | LAND DEVELOPMENT SUBMITTAL #1 | ADM
2/24/2023 | REVISED PER CONTRACTOR COMMENTS | ADM
4/28/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ADM
6/27/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ADM
8/7/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ADM
Professional Seal
GRAHAM LEE FERRY
E-73305
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-319-4509
Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BUD
DATE ISSUED: 10/06/2020
REVIEWED BY: GAS
PROJECT JOB#: 3771
FIELD BOOK #: —
CADD#:
Rose Hill, LLC
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building C Variance App # 2022-5147)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "D" - 6860, 6864, 6868, 6872 & 6876 Frey Lane	060-009485 through 060-009489

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

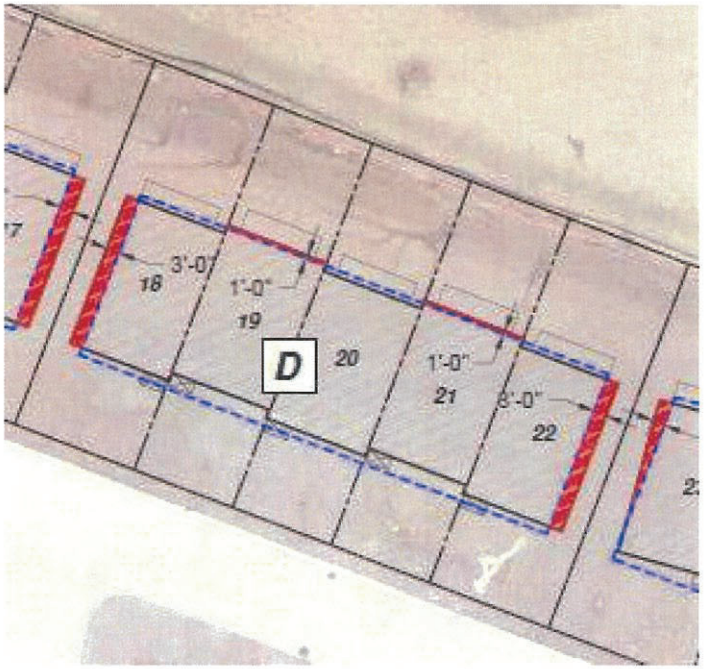
☐ Denied

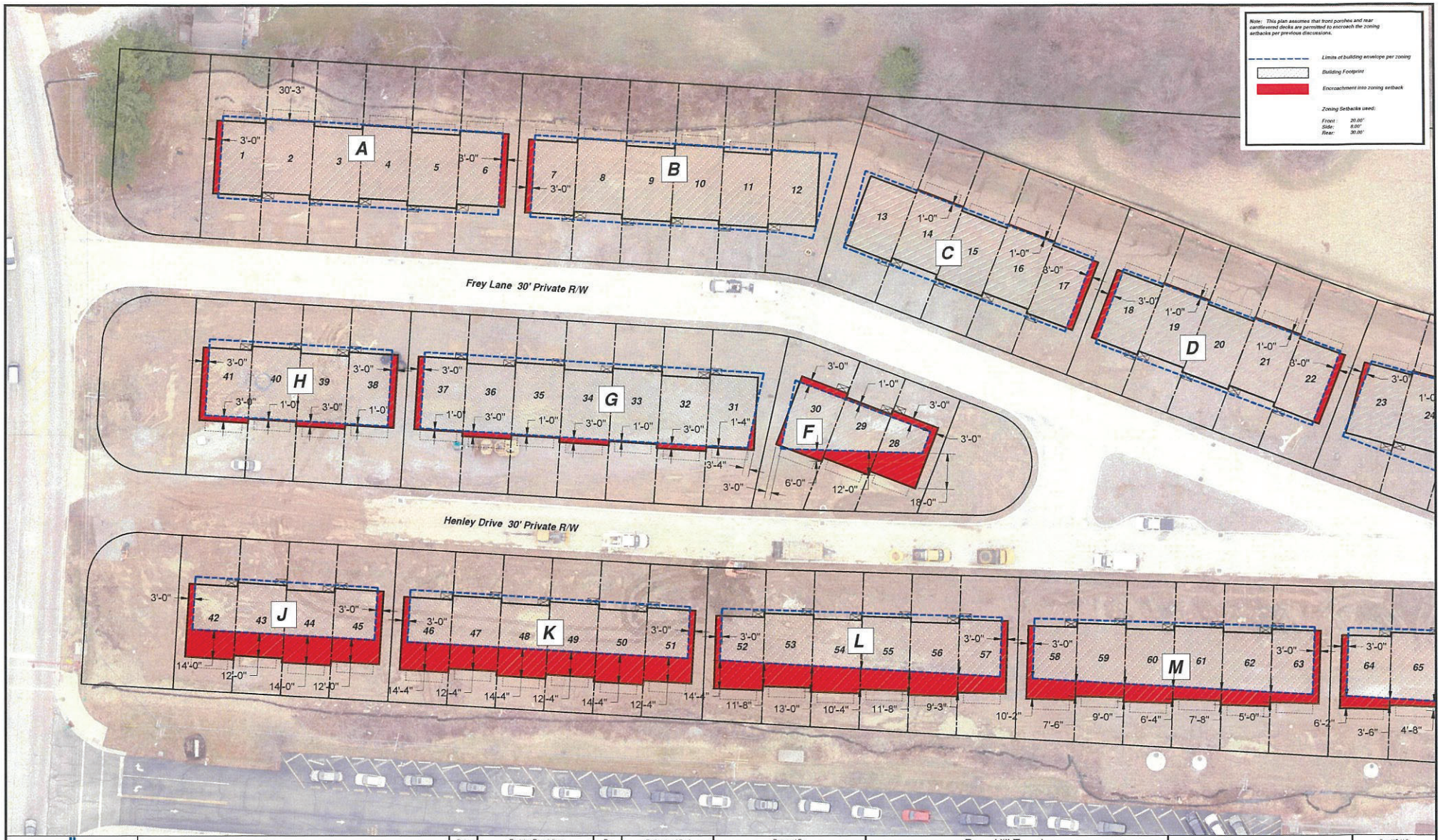
P&Z Admin.: _____ Date: _____

Attachment: Building D (Rosehill Development Building D Variance App # 2022-5148)

VARIANCE REQUEST FOR BUILDING D

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
D	18	6860 Frey Lane	060-009485	Reduce side yard setback from required 8.0 ft to 5.0 ft	None
D	19	6864 Frey Lane	060-009486	Reduce rear yard setback from required 30.0 ft to 29.0 ft	Abuts Open Space
D	20	6868 Frey Lane	060-009487	None Required	None
D	21	6872 Frey Lane	060-009488	Reduce rear yard setback from required 30.0 feet to 29.0 feet	Abuts Open Space
D	22	6876 Frey Lane	060-009489	Reduce side yard setback from required 8.0 feet to 5.0 feet	None





OHIO811 Before You Dig

NORTH

Horizontal Scale
(Feet)
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

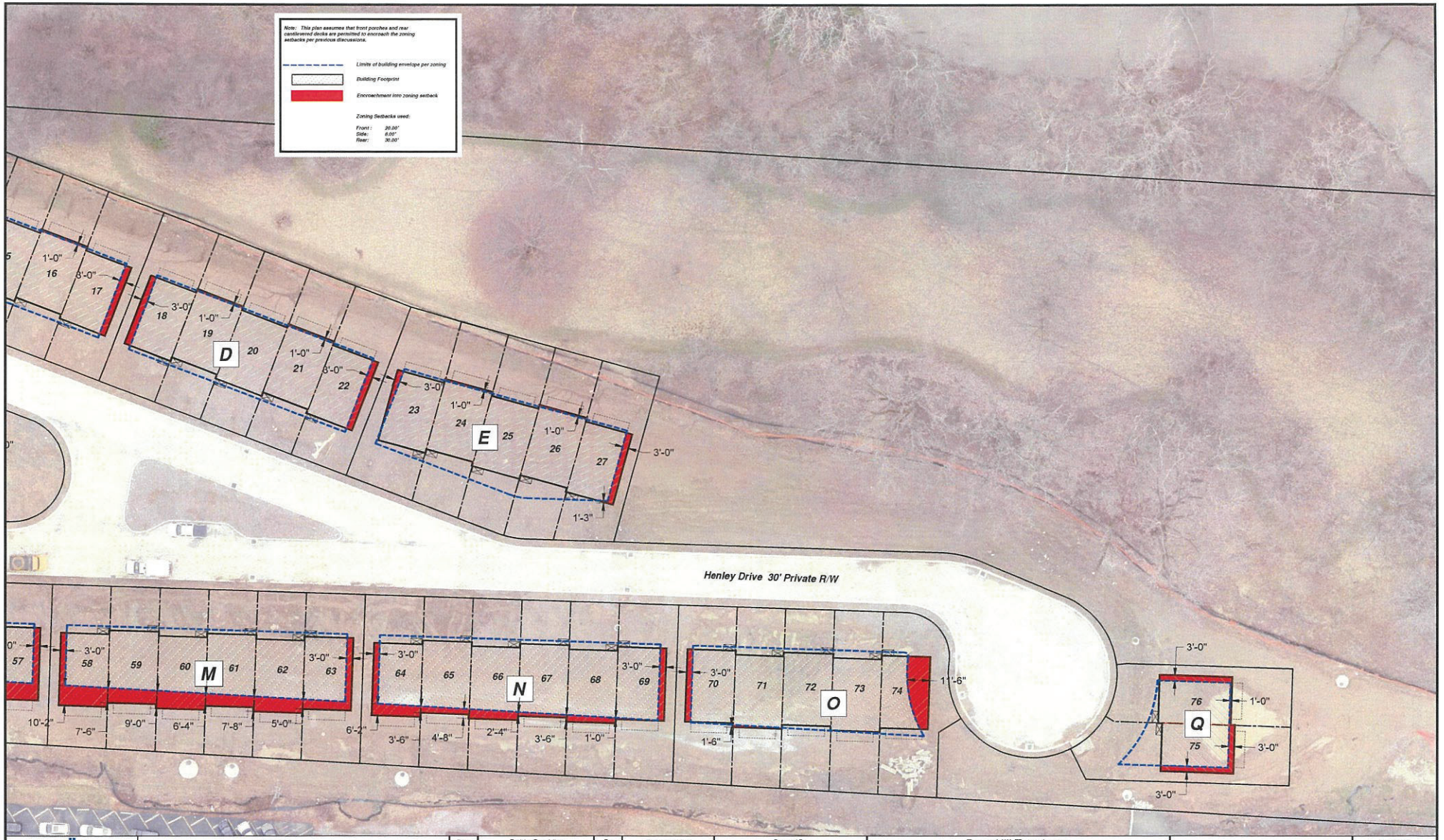
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	---
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillinv.com

Sheet No.
S1



Horizontal Scale
(Feet)
1 inch = 20 ft.

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development
Prepared For: Rose Hill Ohio, LLC
Situate In: City of Reynoldsburg, County of Franklin, State of Ohio

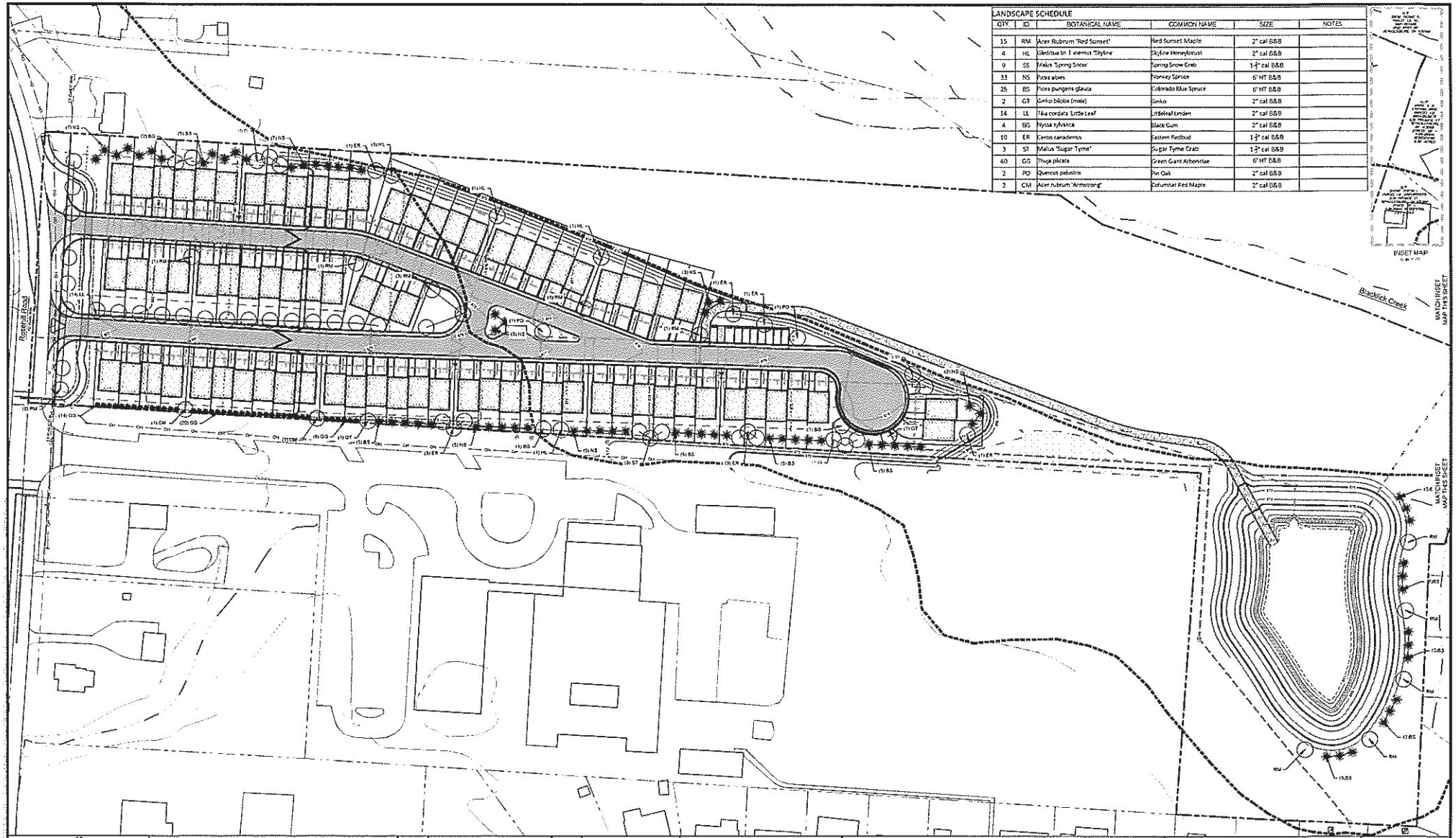
Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	—
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
john@jacobylaw.com

Sheet No.
S2

Attachment: Building D (Rosehill Development Building D Variance App # 2022-5148)



Date:	Revision Description:	By:
11/18/2022	LAND DEVELOPMENT PLAN	AJM
01/31/2023	REVISED PER CONTRACTOR COMMENTS	AJM
02/28/2023	REVISED PER CITY OF REYNOLDSBURG COMMENTS	AJM
07/18/2023	REVISED PER CITY OF REYNOLDSBURG COMMENTS	AJM
10/06/2023	REVISED PER CITY OF REYNOLDSBURG COMMENTS	AJM

Professional Seal: STATE OF OHIO — GRAHAM LEE FERRY — E-73355 — REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-213-4509
Email: Intro@ShefflerCo.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

LANDSCAPE PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	BVD
DATE ISSUED:	10/06/2023	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	—
CADD#:			

Rose Hill, LLC
310 Grove City Road
Slippery Rock, PA 16057
johnr@sandyhillinv.com

Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building D Variance App # 2022-5148)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "E" - 6880, 6884, 6888, 6892 & 6896 Frey Lane	060-009490 through 060-009494

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

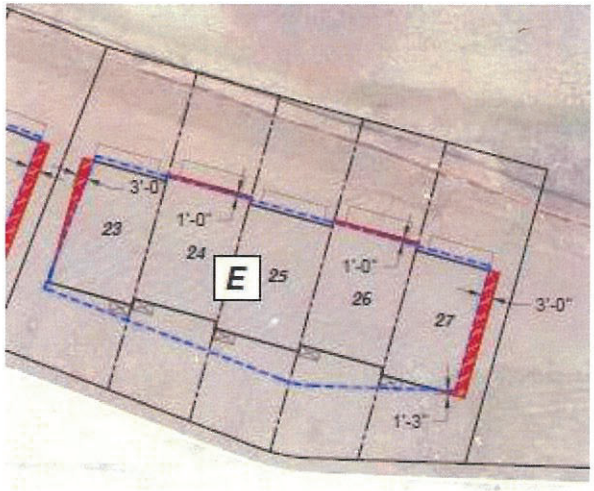
☐ Denied

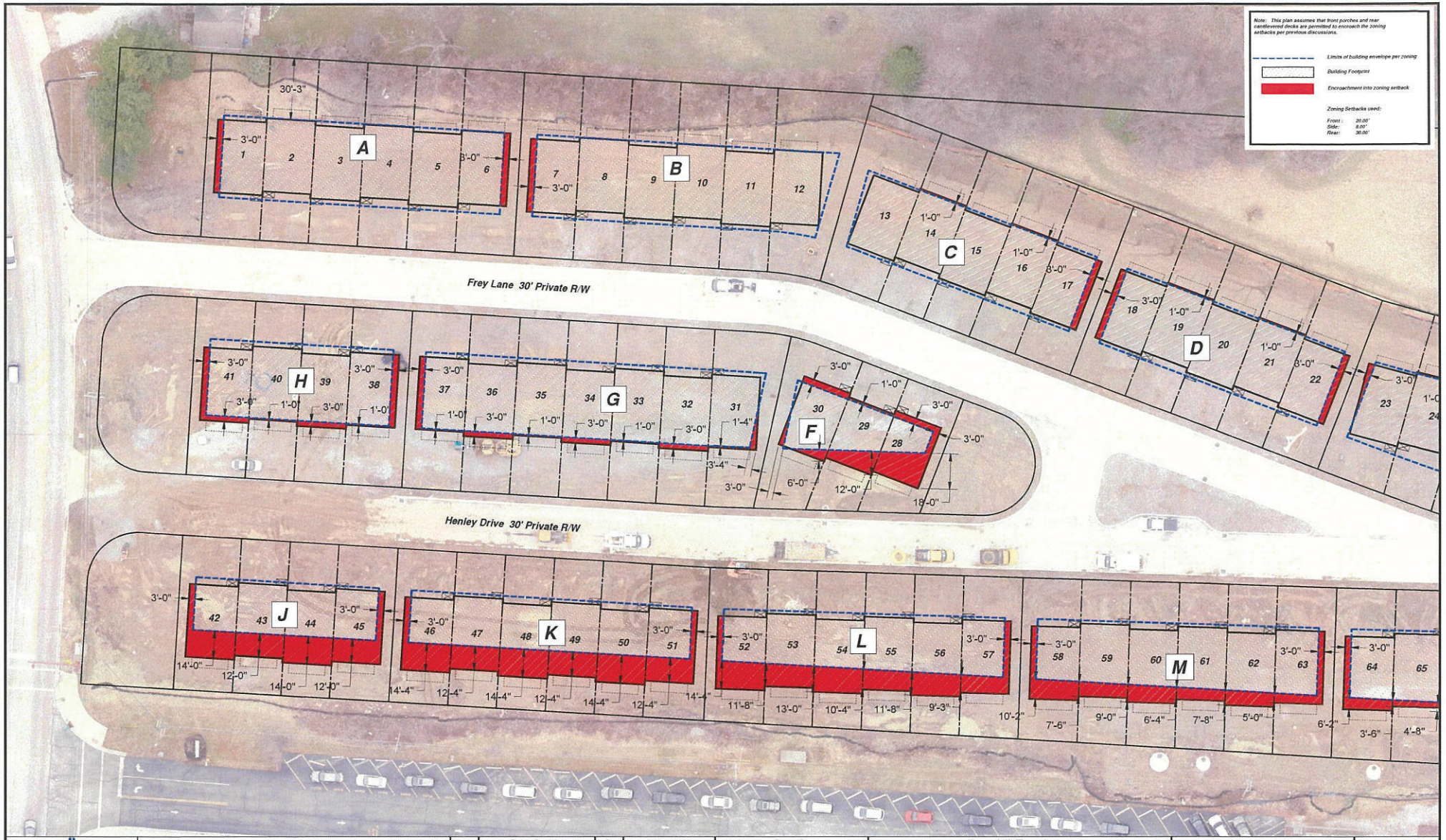
P&Z Admin.: _____ Date: _____

Attachment: Building E (Rosehill Development Building E Variance App # 2022-5149)

VARIANCE REQUEST FOR BUILDING E

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
E	23	6880 Henley Drive	060-009490	Reduce side yard setback from required 8.0 feet to 5.0 feet	None
E	24	6884 Henley Drive	060-009491	Reduce rear yard setback from required 30.0 feet to 29.0 feet	Abuts Open Space
E	25	6888 Henley Drive	060-009492	None Required	None
E	26	6892 Henley Drive	060-009493	Reduce rear yard setback from required 30.0 feet to 29.0 feet	Abuts Open Space
E	27	6896 Henley Drive	060-009494	(A) Reduce side yard setback from required 8.0 feet to 5.0 feet	Abuts Open Space
				(B) Reduce front yard setback from required 20.0 ft to 18.75 ft	None





OHIO811 Before You Dig

Horizontal Scale
(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

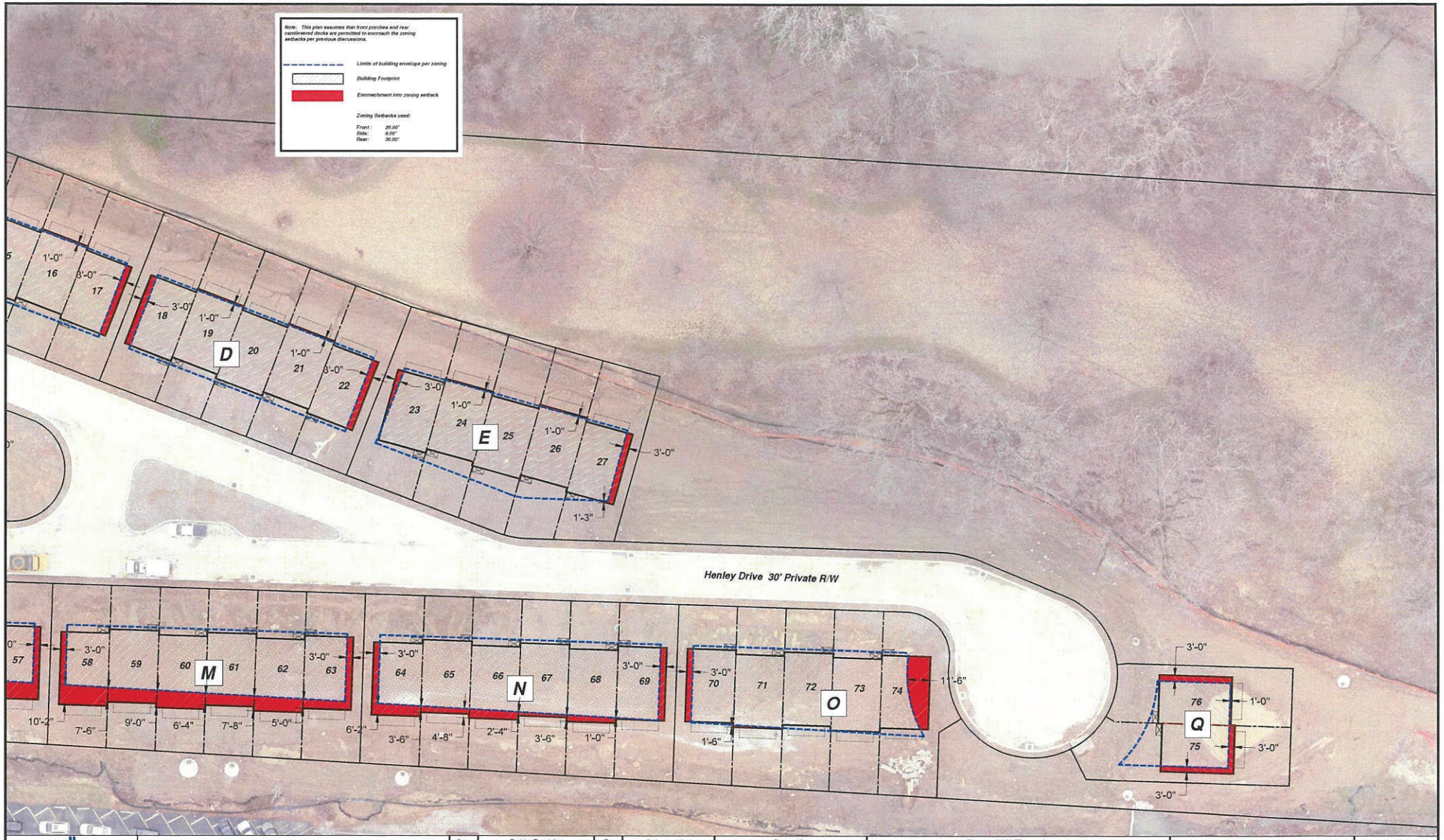
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S1



OHIO811 Before You Dig

Horizontal Scale
(Feet)
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Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

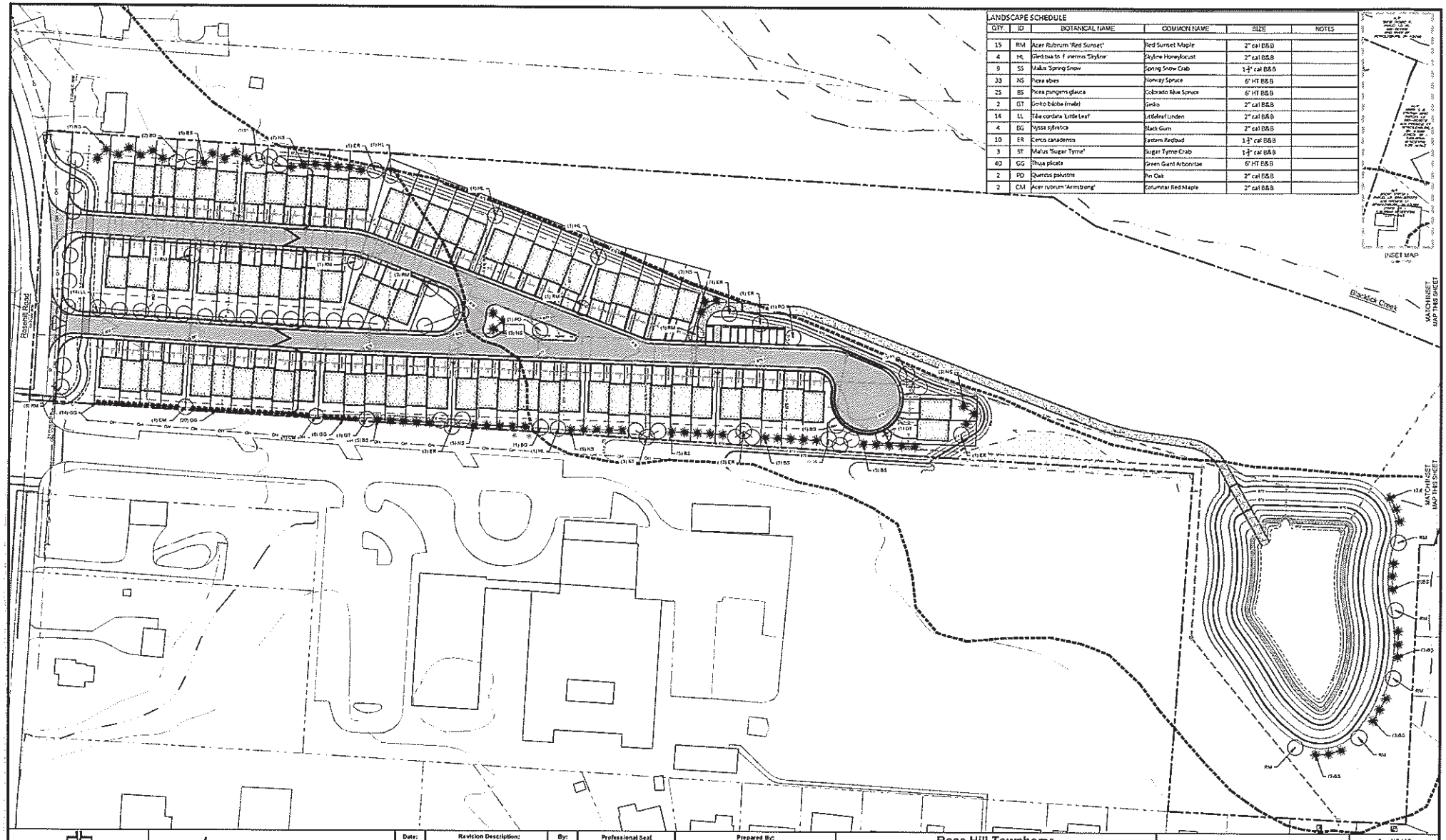
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #:	---
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S2


LANDSCAPE SCHEDULE
QTY. | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
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MATCHLINE MAP THIS SHEET
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Blacklick Creek
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1 inch = 50 ft.
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02/16/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | KJM
03/28/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | KJM
Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73305
REGISTERED PROFESSIONAL ENGINEER
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BJD
DATE ISSUED: 10/06/2022
REVIEWED BY: GAS
PROJECT JOB#: 3771
FIELD BOOK #: —
CADD#:
Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

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Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "F" - 6841, 6837 & 6833 Frey Lane	060-009495 through 060-009497

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

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Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

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Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

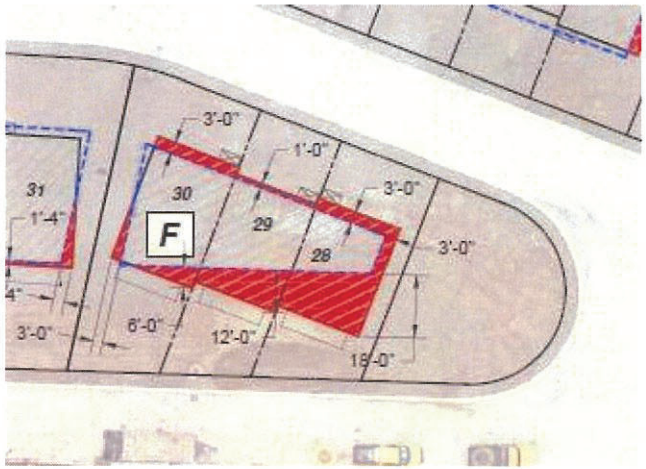
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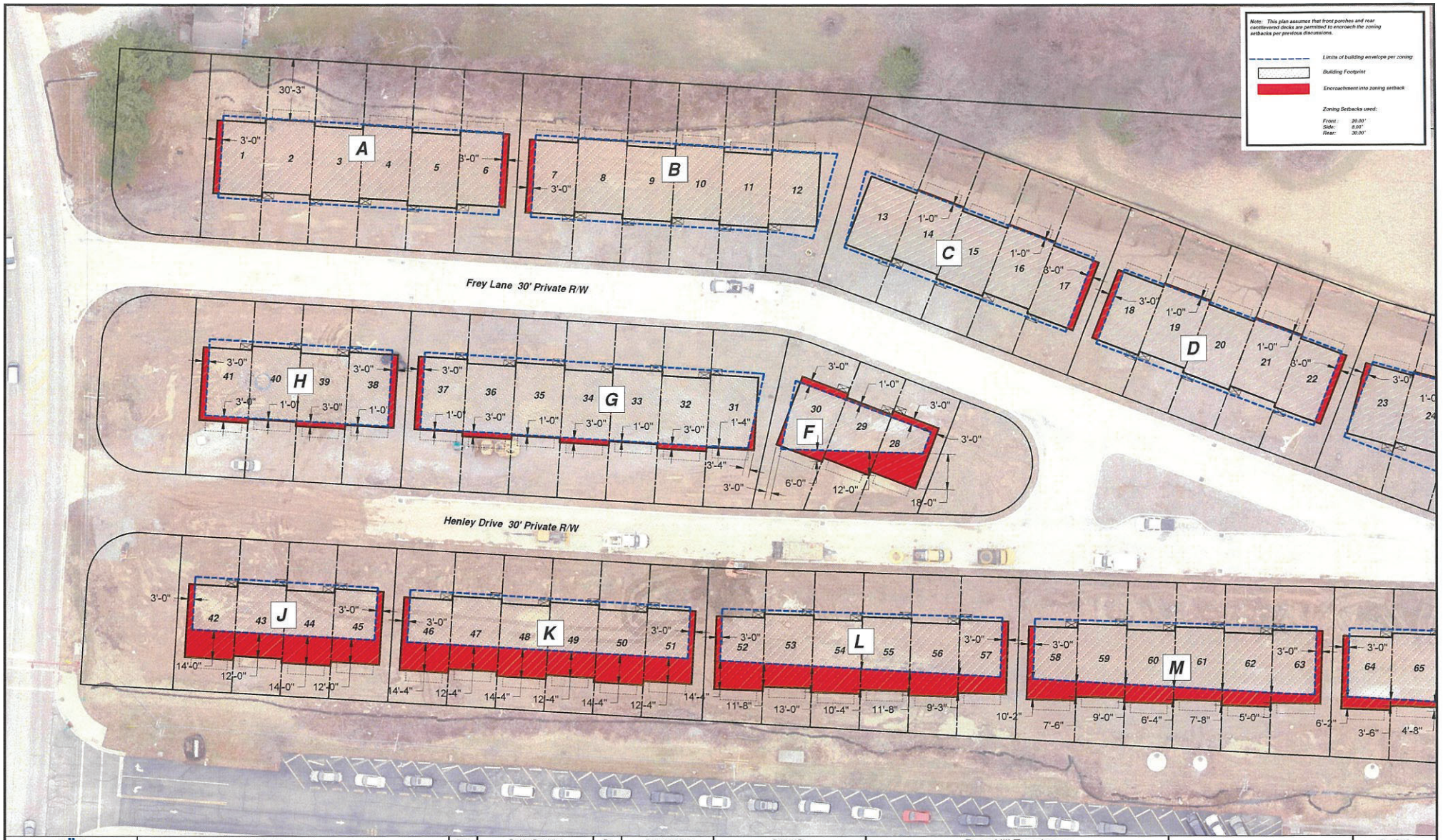
P&Z Admin.: _____ Date: _____

Attachment: Building F (Rosehill Development Building F Variance App # 2022-5150)

VARIANCE REQUEST FOR BUILDING F

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
F	28	6841 Frey Lane	060-009495	(A) Reduce front yard setback from required 20.0 ft to 17.0 ft	None
				(B) Reduce side yard setback from required 8.0 ft to 5.0 ft	Abuts Open Space
				(C) Reduce rear yard setback from required 30.0 ft to 12.0 ft	Rear of Double Frontage Lot
F	29	6837 Frey Lane	060-009496	(A) Reduce front yard setback from required 20.0 ft to 19.0 ft	None
				(B) Reduce rear yard setback from required 30.0 ft to 18.0 ft	Rear of Double Frontage Lot
F	30	6833 Frey Lane	060-009497	(A) Reduce front yard setback from required 20.0 ft to 17.0 ft	None
				(B) Reduce side yard setback from required 8.0 ft to 5.0 ft	None
				(C) Reduce rear yard setback from required 30.0 ft to 24.0 ft	Rear of Double Frontage Lot





OHIO811 Before You Dig

Horizontal Scale
1 inch = 20 ft.

Date	Revision Description	By	Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

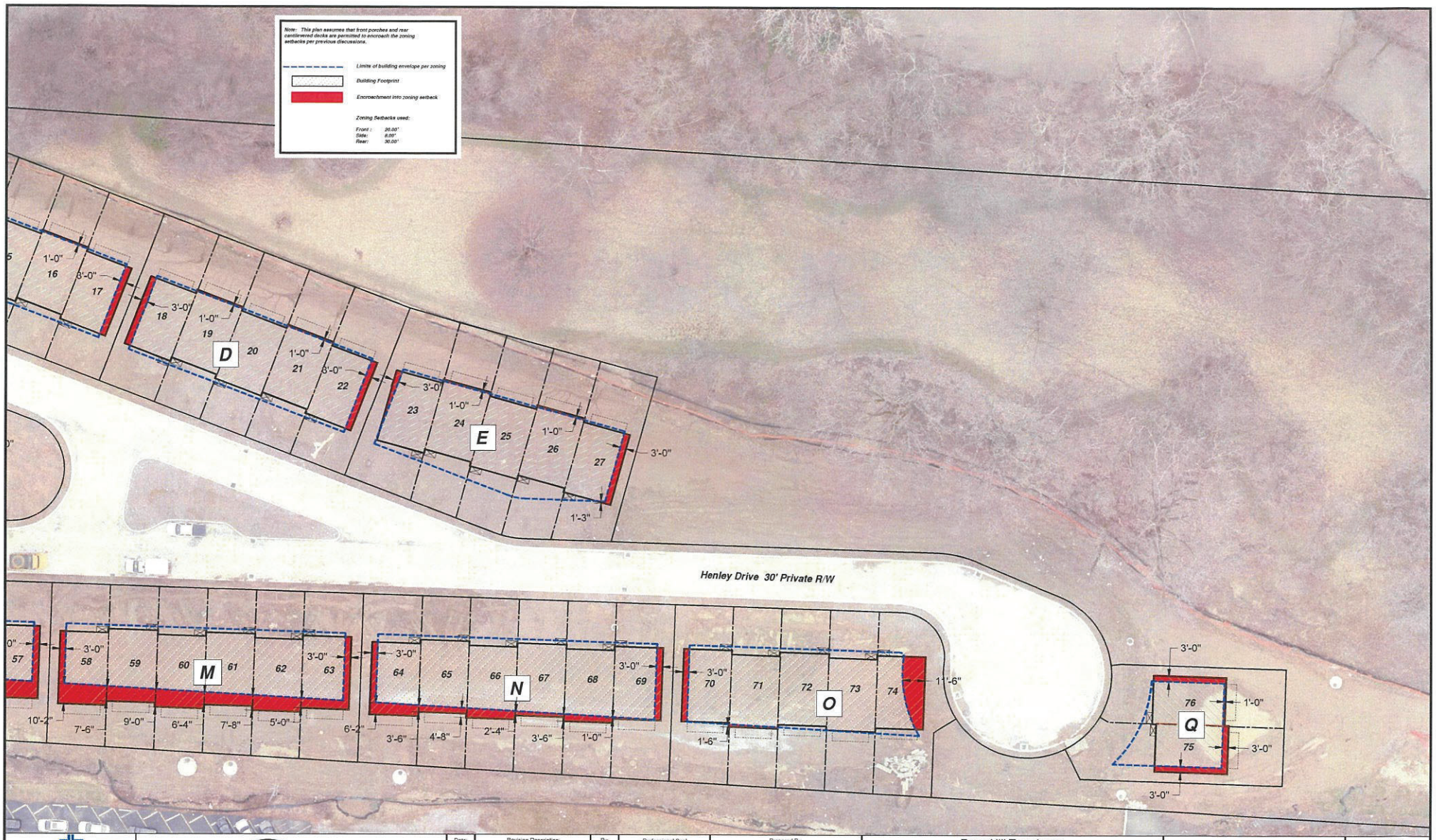
Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillinc.com

Sheet No.
S1

Attachment: Building F (Rosehill Development Building F Variance App # 2022-5150)



OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)

1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

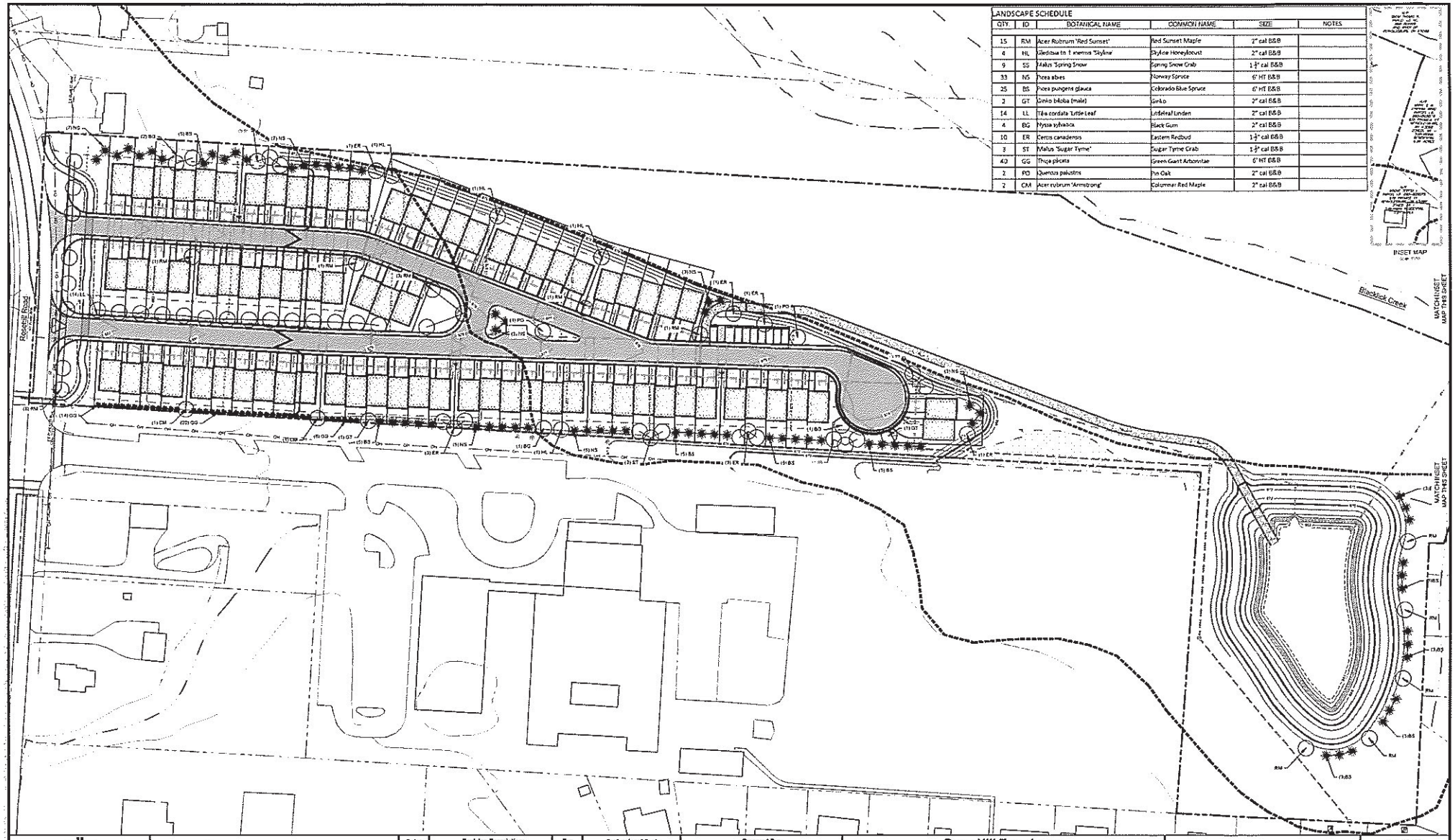
Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #	—
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057

Sheet No.

S2



811 OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
10/19/2020	Land Development Submittal	KJM
01/11/2021	Revised per contractor comments	KJM
01/28/2021	Revised per City of Reynoldsburg comments	KJM
02/16/2021	Revised per City of Reynoldsburg comments	KJM
03/16/2021	Revised per City of Reynoldsburg comments	KJM

Professional Seal: STATE OF OHIO · GRAHAM LEE FERRY · E-73395 · REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4529
Email: info@ShefflerCo.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

LANDSCAPE PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	BJD
DATE ISSUED:	10/19/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3725	FIELD BOOK #:	—
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sunbyhill.com

Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building F Variance App # 2022-5150)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "G" - 6829, 6825, 6821, 6817, 6813, 6809 & 6805 Frey Lane	060-009498 through 060-009504

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

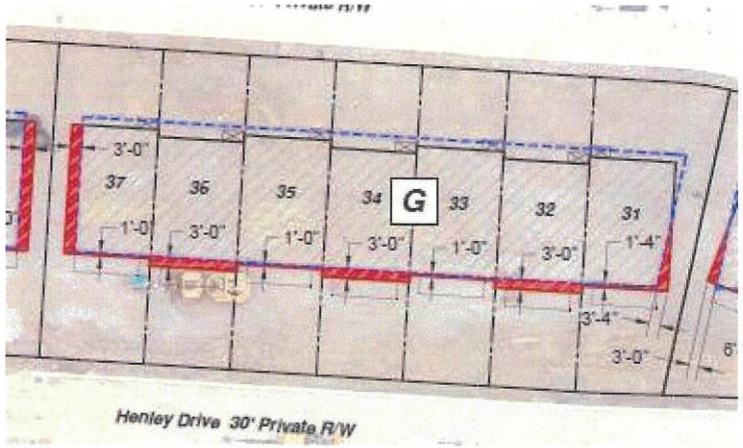
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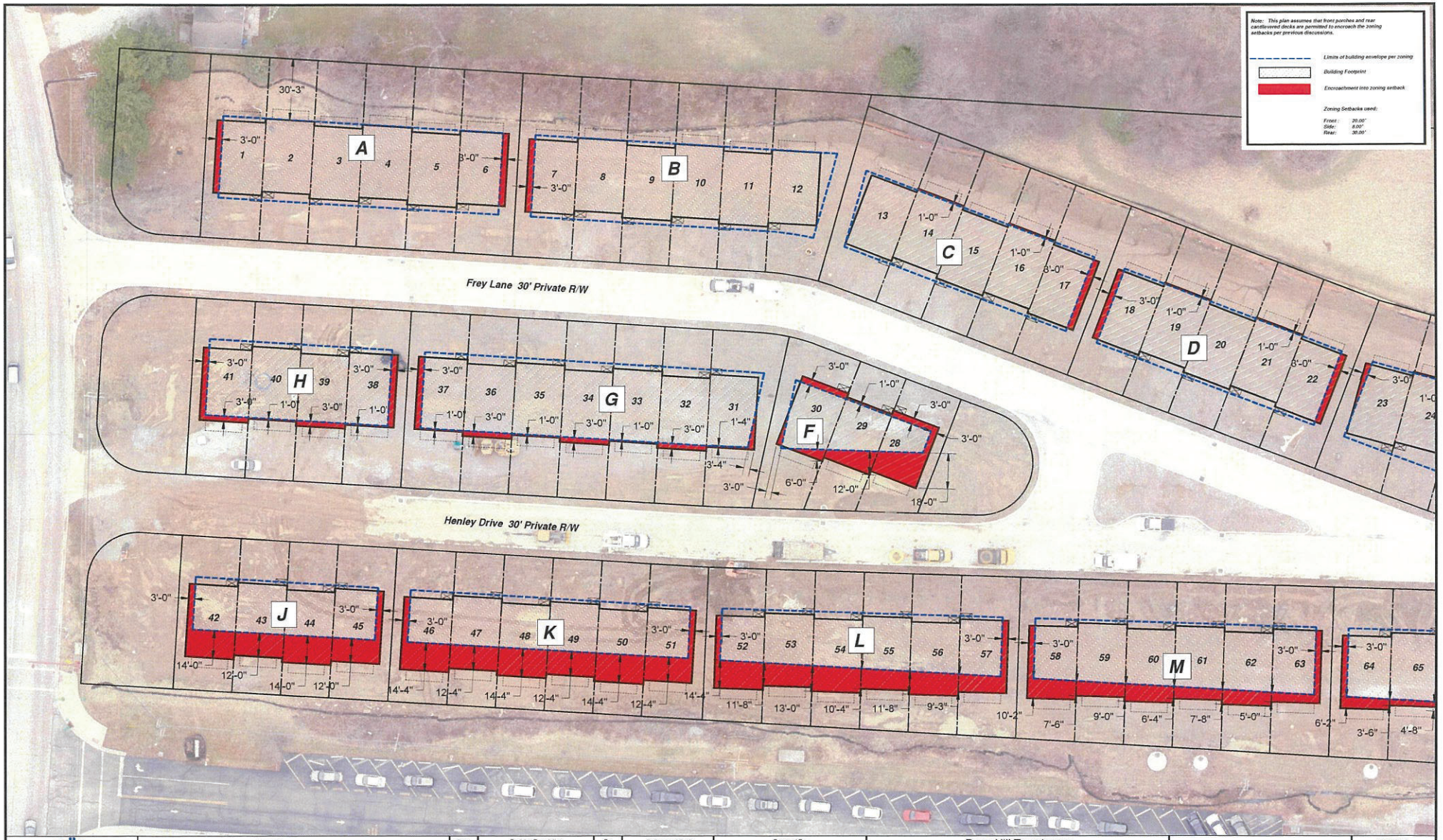
P&Z Admin.: _____ Date: _____

Attachment: Building G (Rosehill Development Building G Variance App # 2022-5151)

VARIANCE REQUEST FOR BUILDING G

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
G	31	6829 Frey Lane	060-009498	(A) Reduce side yard setback from required 8.0 feet to 4.67 feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 28.67 feet	Rear of Double Frontage Lot
G	32	6825 Frey Lane	060-009499	Reduce rear yard setback from required 30.0 feet to 27.0 feet	Rear of Double Frontage Lot
G	33	6821 Frey Lane	060-009500	Reduce rear yard setback from required 30.0 feet to 29.0 feet	Rear of Double Frontage Lot
G	34	6817 Frey Lane	060-009501	Reduce rear yard setback from required 30.0 feet to 27.0 feet	Rear of Double Frontage Lot
G	35	6813 Frey Lane	060-009502	Reduce rear yard setback from required 30.0 feet to 29.0 feet	Rear of Double Frontage Lot
G	36	6809 Frey Lane	060-009503	Reduce rear yard setback from required 30.0 feet to 27.0 feet	Rear of Double Frontage Lot
G	37	6805 Frey Lane	060-009504	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 29.00 feet	Rear of Double Frontage Lot





OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date	Revision Description	By	Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setbacks Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S1



OHIO811 Before You Dig

North

Horizontal Scale

Feet
1 inch = 20 ft.

Date	Revision Description	By	Professional Seal

Prepared By

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For
Rose Hill Ohio, LLC

Situate In
City of Reynoldsburg, County of Franklin, State of Ohio

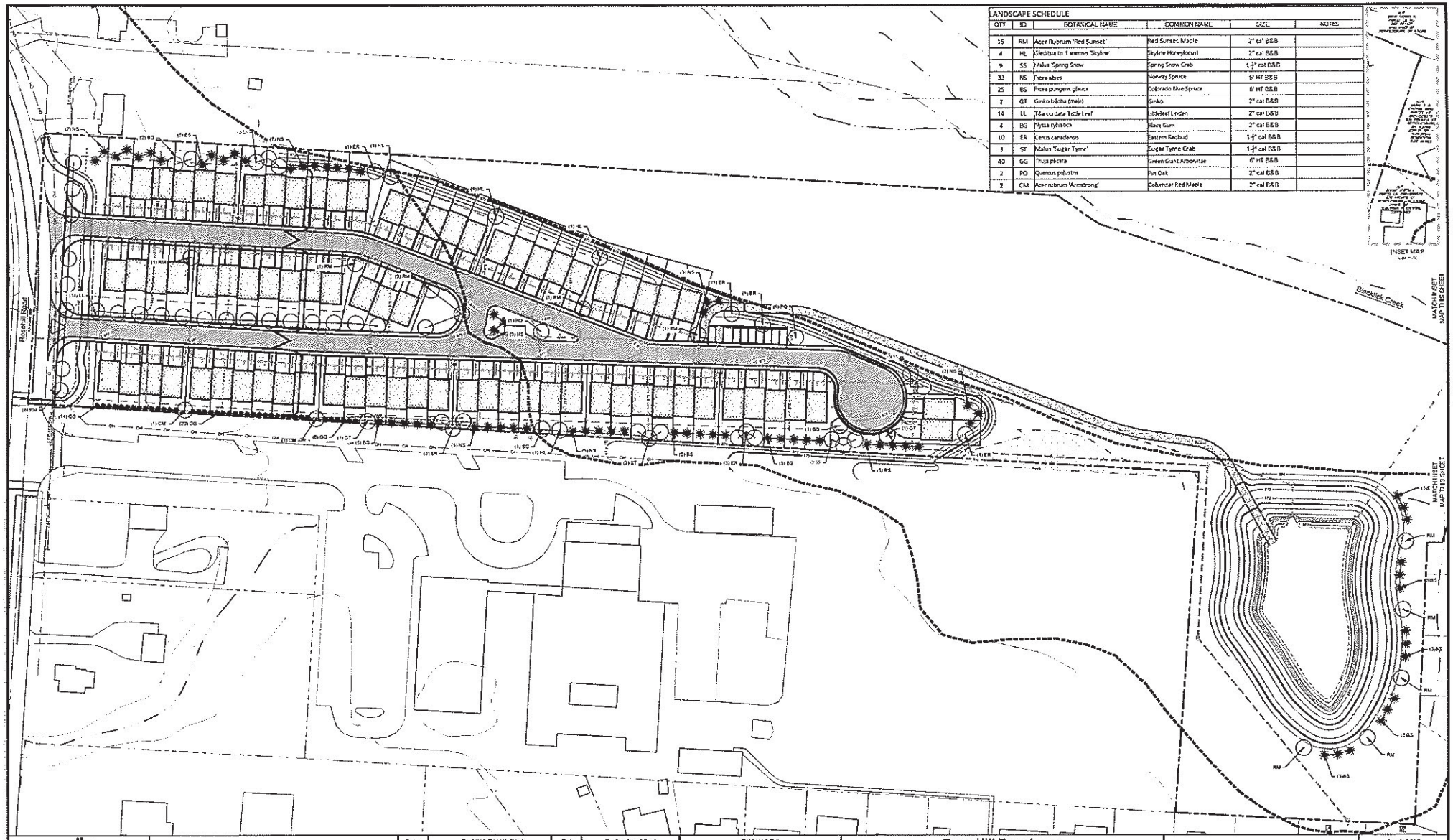
Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	---
CADD#			

Rosehill, LLC
255 Grove City Road
Slippery Rock, PA 16057
jmist@windyhillsw.com

Sheet No.

S2



Before You Dig

NORTH

Horizontal Scale

(Feet)

1 Inch = 50 ft.

Date:	Revision Description:	By:
11/18/2020	LAND DEVELOPMENT PLAN	AJM
01/21/2021	REVISED PER CONTRACTOR COMMENTS	AJM
07/26/2021	REVISED PER CITY OF REYNOLDSBURG COMMENTS	AJM
02/18/2022	REVISED PER CITY OF REYNOLDSBURG COMMENTS	AJM
03/16/2022	REVISED PER CITY OF REYNOLDSBURG COMMENTS	AJM

Professional Seal

GRAHAM LEE FERRY E-73395 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: info@ShefflerCo.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

LANDSCAPE PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	BUD
DATE ISSUED:	10/08/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	—
CADD#:			

Rosehill, LLC
21 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillcorp.com

Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building G Variance App # 2022-5151)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "H" - 6801, 6797, 6793 & 6789 Frey Lane	060-009505 through 060-009508

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

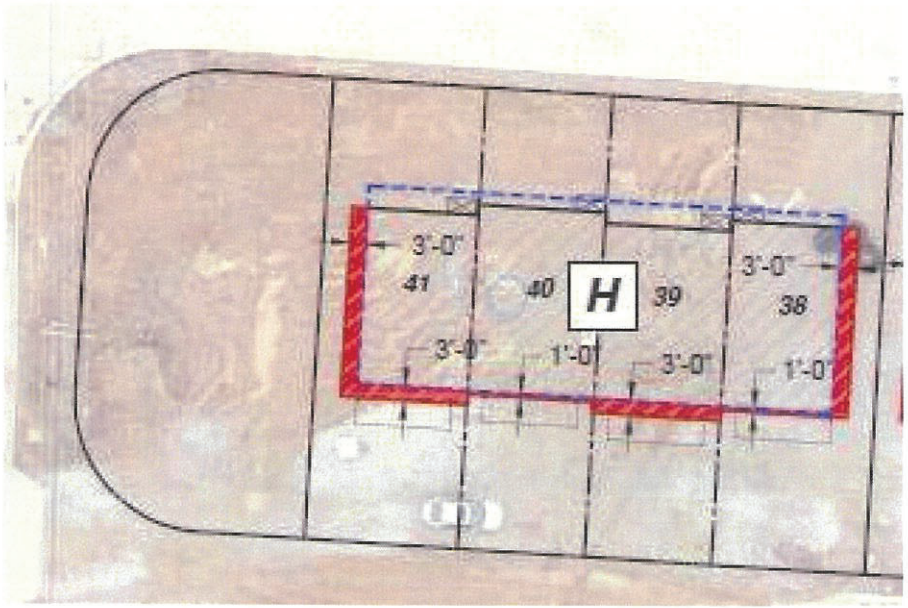
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

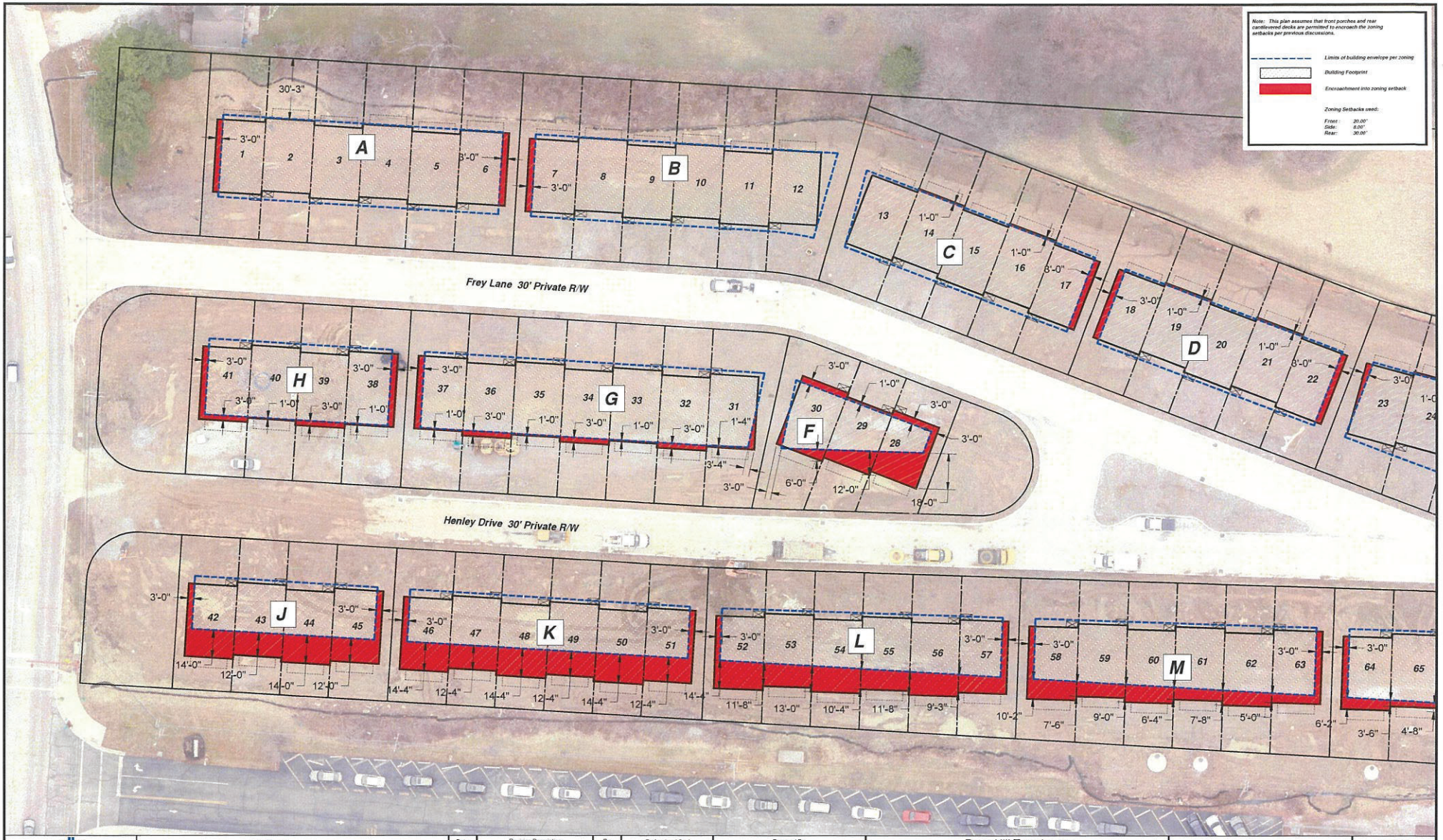
P&Z Admin.: _____ Date: _____

Attachment: Building H (Rosehill Development Building H Variance App # 2022-5159)

VARIANCE REQUEST FOR BUILDING H

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
H	38	6801 Frey Lane	060-009505	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 29.0 feet	Rear of Double Frontage Lot
H	39	6797 Frey Lane	060-009506	Reduce rear yard setback from required 30.0 feet to 27.0 feet	Rear of Double Frontage Lot
H	40	6793 Frey Lane	060-009507	Reduce rear yard setback from required 30.0 feet to 29.0 feet	Rear of Double Frontage Lot
H	41	6789 Frey Lane	060-009508	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	Abuts Open Space
				(B) Reduce rear yard setback from required 30.0 feet to 29.0 feet	Rear of Double Frontage Lot





OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

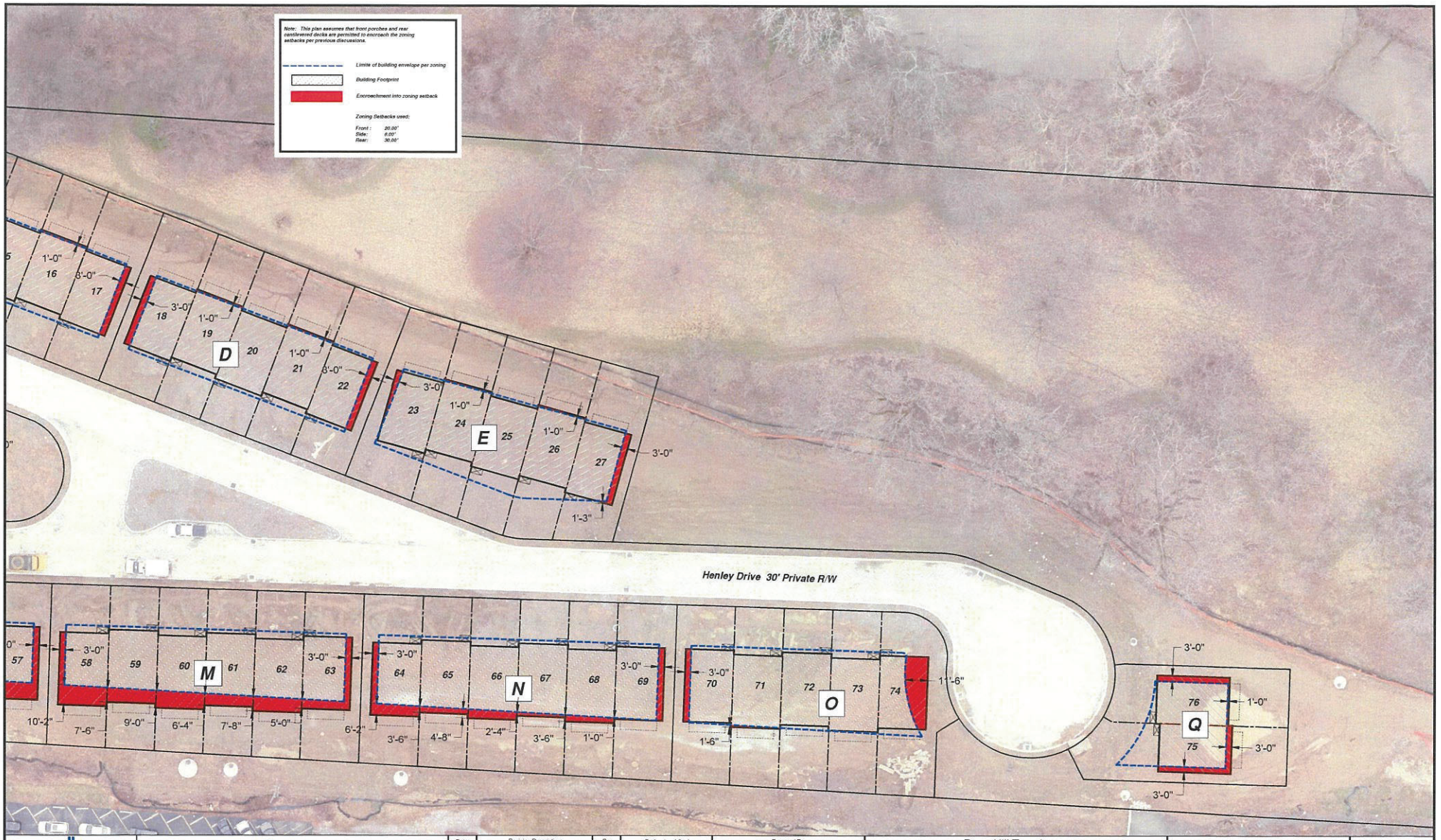
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillinc.com

Sheet No.
S1



OHIO811 Before You Dig

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

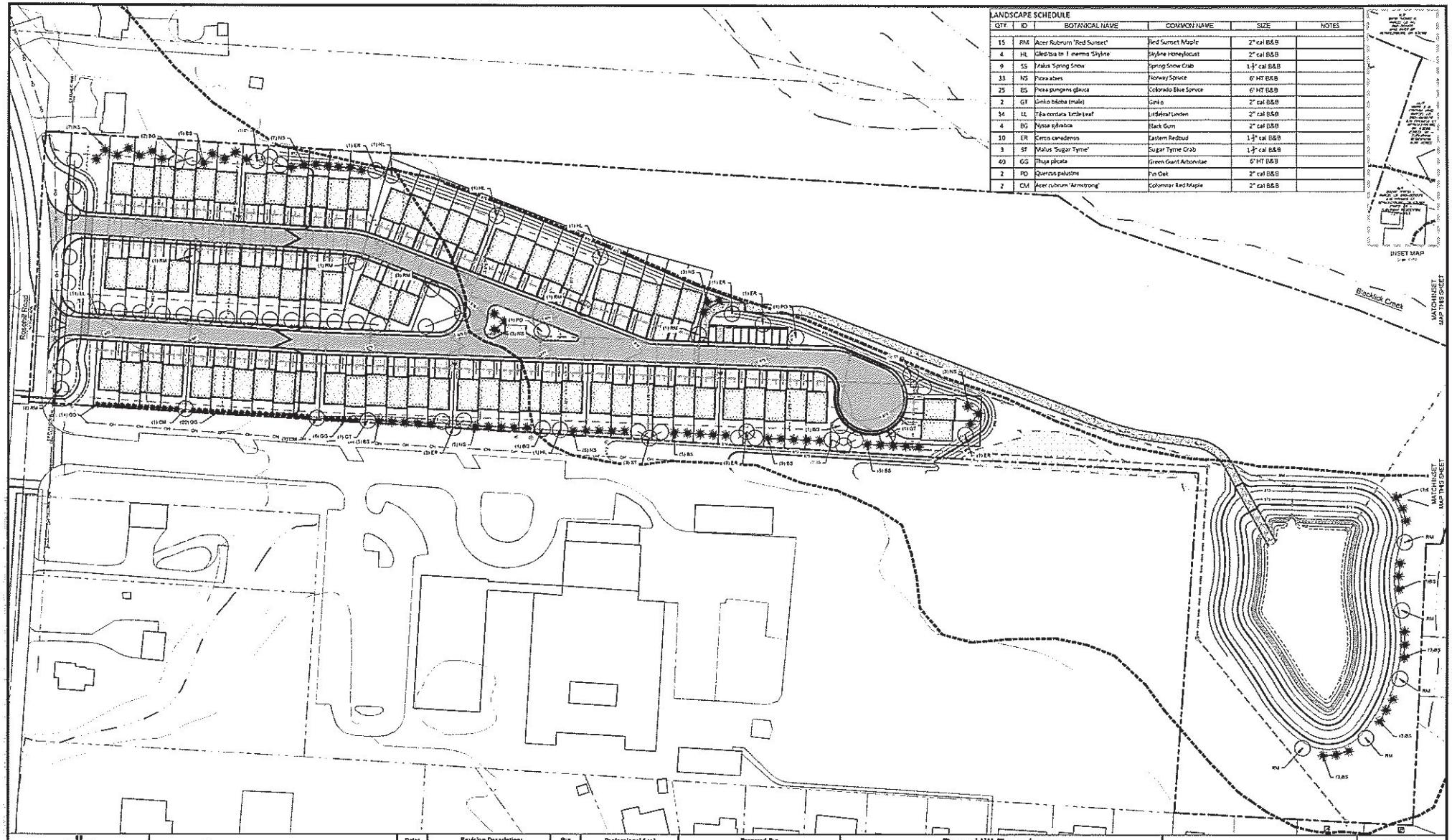
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S2


LANDSCAPE SCHEDULE
QTY. | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
15 | RM | Acer Rubrum 'Red Sunset' | Red Sunset Maple | 2" cal B&B
4 | HL | Gleditsia tr. f. inermis 'Skyline' | Skyline Honeylocust | 2" cal B&B
9 | SS | Malus 'Spring Snow | Spring Snow Crab | 1-¾" cal B&B
33 | NS | Picea abies | Norway Spruce | 6' HT B&B
25 | BS | Picea pungens glauca | Colorado Blue Spruce | 6' HT B&B
2 | GT | Ginko biloba (male) | Ginko | 2" cal B&B
34 | LL | Tilia cordata 'Little Leaf | Littleleaf Linden | 2" cal B&B
4 | BG | Nyssa sylvatica | Black Gum | 2" cal B&B
10 | ER | Cercis canadensis | Eastern Redbud | 1-¾" cal B&B
3 | ST | Malus 'Sugar Tyme' | Sugar Tyme Crab | 1-¾" cal B&B
40 | GG | Thuja plicata | Green Giant Arborvitae | 6' HT B&B
2 | PO | Quercus palustris | Pin Oak | 2" cal B&B
2 | CM | Acer rubrum 'Armstrong' | Columnar Red Maple | 2" cal B&B
INSET MAP
Rosehill Road
Blacklick Creek
MATCHINSET MAP THIS SHEET
MATCHINSET MAP THIS SHEET
Horizontal Scale
1 inch = 30 ft.
Date: | Revision Description: | By:
01/11/2023 | REVISED PER CONTRACTOR COMMENTS | ACM
01/25/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ACM
02/15/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ACM
02/28/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ACM
Professional Seal
GRAHAM LEE FERRY
E-73355
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BJD
DATE ISSUED: 10/09/2023
REVIEWED BY: GAS
PROJECT JOB#: 3771
FIELD BOOK #: —
CADD#:
Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

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   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

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   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building H Variance App # 2022-5159)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "J" - 6791, 6795, 6799 & 6803 Henley Drive	060-009509 through 060-009512

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

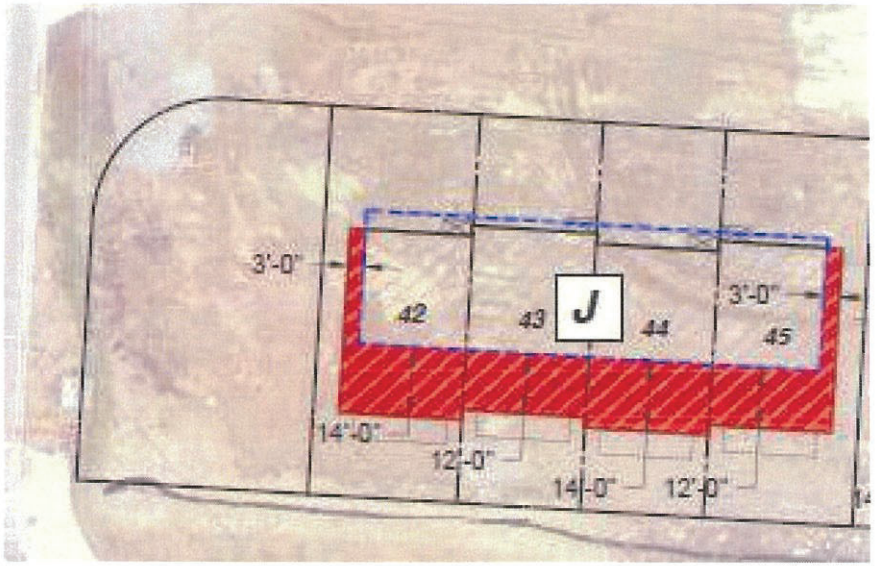
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: Building J (Rosehill Development Building J Variance App # 2022-5152)

VARIANCE REQUEST FOR BUILDING J

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
J	42	6791 Henley Drive	060-009509	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	Abuts Open Space
				(B) Reduce rear yard setback from required 30.0 feet to 16.0 feet	Abuts School Property
J	43	6795 Henley Drive	060-009510	Reduce rear yard setback from required 30.0 feet to 18.0 feet	Abuts School Property
J	44	6799 Henley Drive	060-009511	Reduce rear yard setback from required 30.0 feet to 16.0 feet	Abuts School Property
J	45	6803 Henley Drive	060-009512	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 18.0 feet	Abuts School Property





OHIO811 Before You Dig

Horizontal Scale

Date	Revision Description	By

Professional Seal

Prepared By
Sperdute Land Surveying
A Division of Sheffler & Company
108 Dent Lane, Harmony, PA 16037
1712 Mount Herb Road, Beaver Falls, PA 15143
Office Phone: 724-452-6202
Email: info@sperdutesurveying.com

Rose Hill Townhome Development

Prepared For
Rose Hill Ohio, LLC

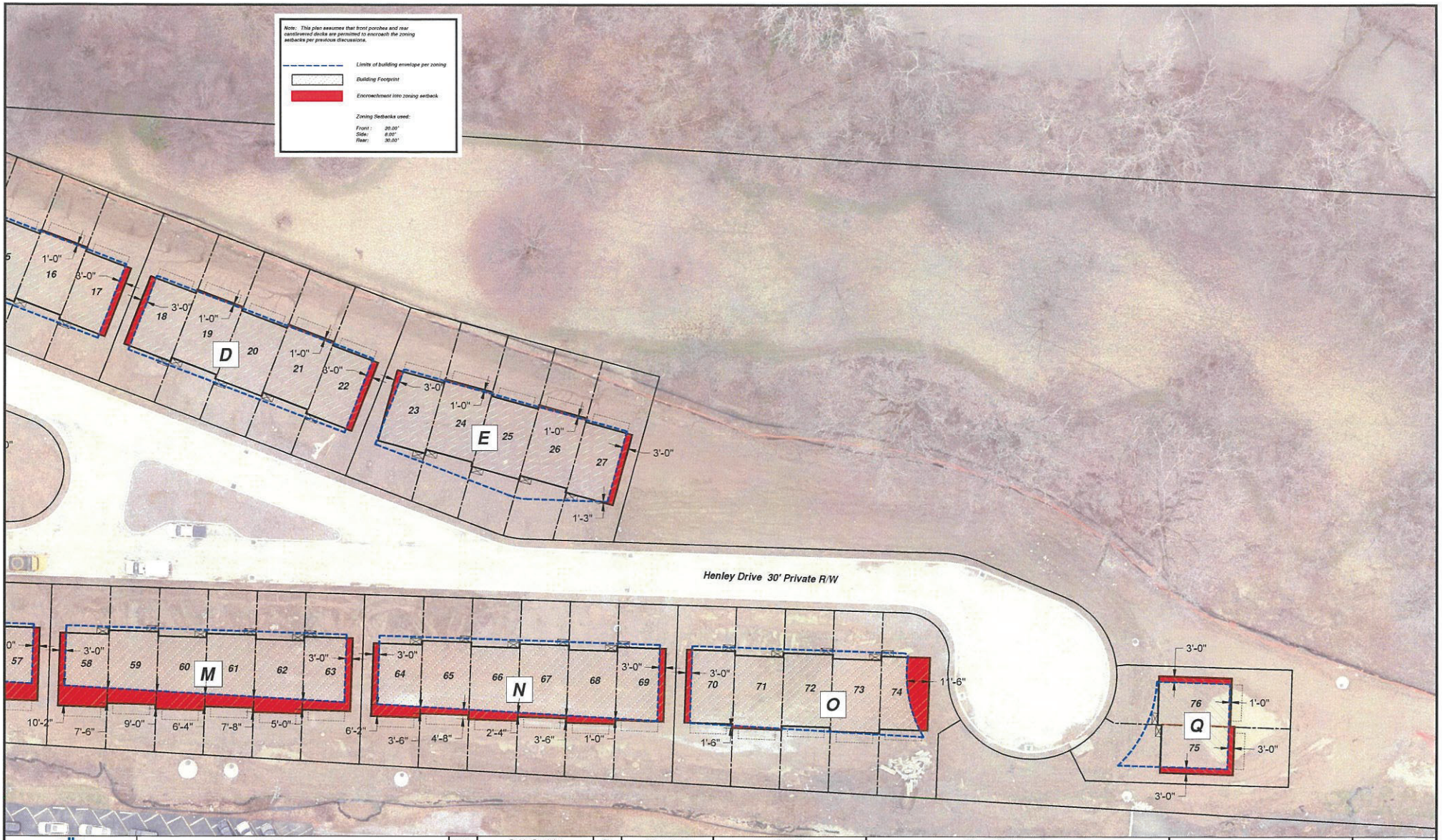
Situate In
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB #	3171	FIELD BOOK #	---
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
john@sandyhilldev.com

Sheet No.
S1



OHIO811 Before You Dig

Horizontal Scale
(Feet)
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

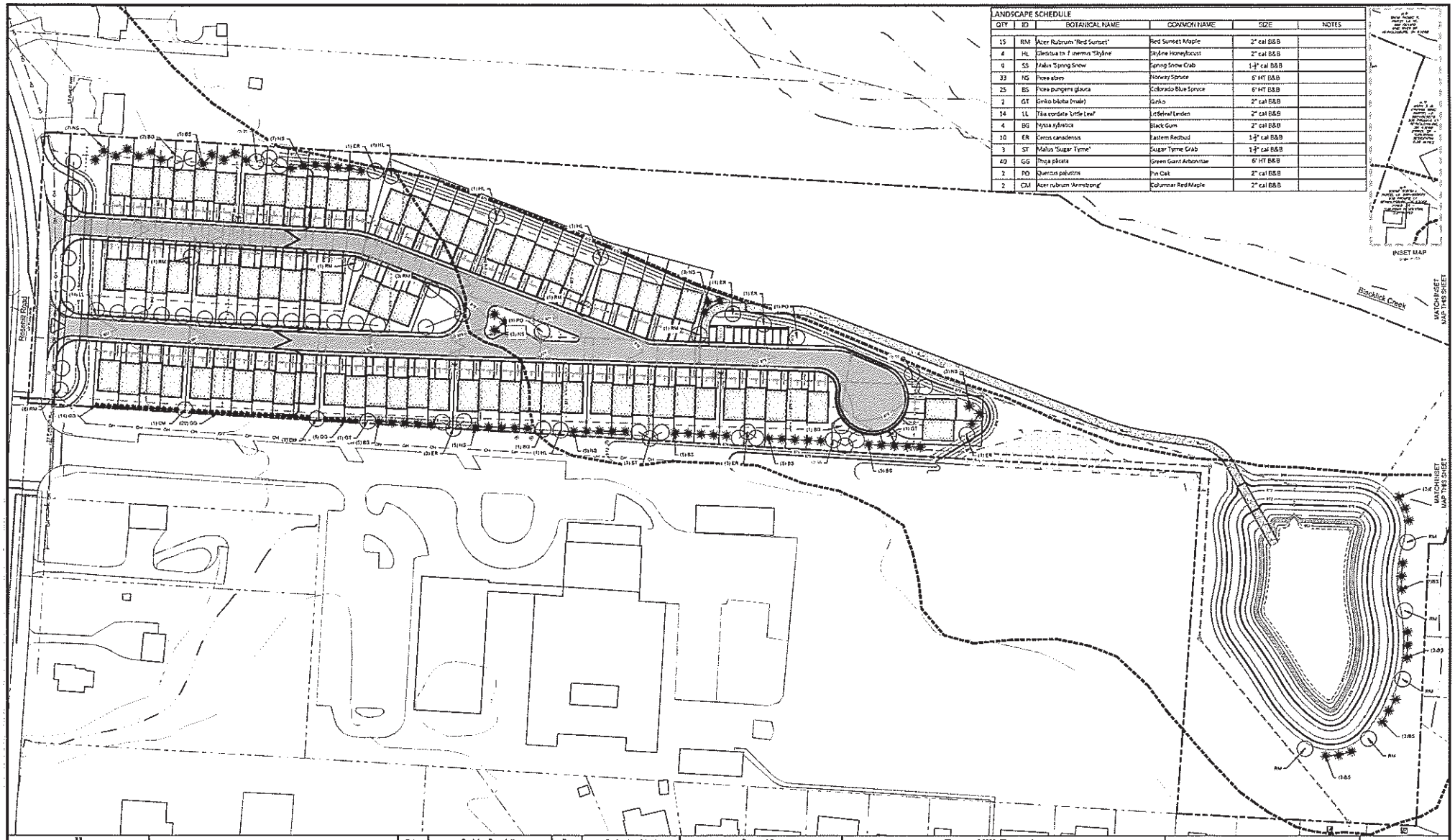
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S2


LANDSCAPE SCHEDULE
QTY | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
15 | RM | Acer Rubrum 'Red Sunset' | Red Sunset Maple | 2" cal B&B
4 | HL | Gleditsia tr. f. inermis 'Skyline' | Skyline Honeylocust | 2" cal B&B
9 | SS | Malus 'Spring Snow' | Spring Snow Crab | 1-½" cal B&B
33 | NS | Picea abies | Norway Spruce | 6' HT B&B
25 | BS | Picea pungens glauca | Colorado Blue Spruce | 6' HT B&B
2 | GT | Ginko biloba (male) | Ginko | 2" cal B&B
14 | LL | Tilia cordata 'Little Leaf' | Littleleaf Linden | 2" cal B&B
4 | BG | Nyssa sylvatica | Black Gum | 2" cal B&B
10 | ER | Cercis canadensis | Eastern Redbud | 1-½" cal B&B
3 | ST | Malus 'Sugar Tyme' | Sugar Tyme Crab | 1-½" cal B&B
40 | GG | Thuja plicata | Green Giant Arborvitae | 6' HT B&B
2 | PO | Quercus palustris | Pin Oak | 2" cal B&B
2 | CM | Acer rubrum 'Armstrong' | Columnar Red Maple | 2" cal B&B
INSET MAP
Rosehill Road
Blacklick Creek
MATCH H/SHT MAP THIS SHEET
Horizontal Scale
1 Inch = 50 ft.
Date: | Revision Description: | By:
Professional Seal
GRAHAM LEE FERRY E-73305 REGISTERED PROFESSIONAL ENGINEER
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road Sewickley, PA 15143
Office Phone: 412-213-4509
Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BJD
DATE ISSUED: 10/08/2020
REVIEWED BY: GAS
PROJECT JOB#: 3771
FIELD BOOK #: —
CADD#:
Rose Hill, LLC
757 Grave City Road
Slippery Rock, PA 16057
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building J Variance App # 2022-5152)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "K" - 6807, 6811, 6815, 6819, 6823 & 6827 Henley Drive	060-009513 through 060-009518

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

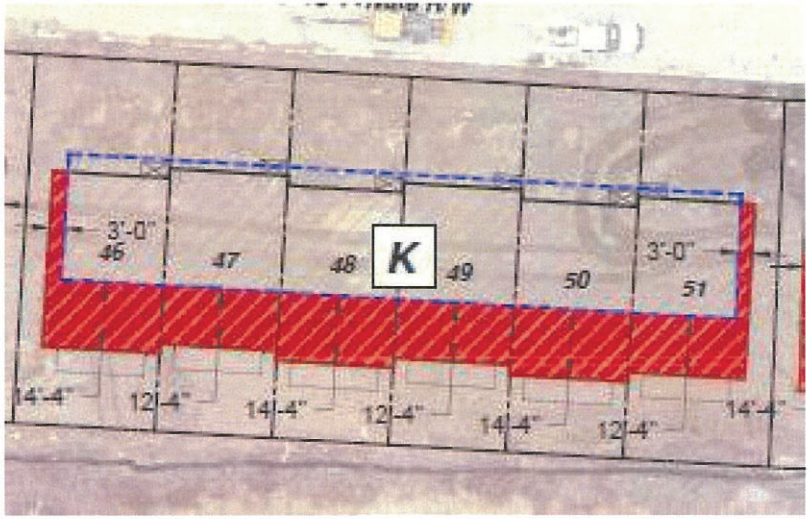
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

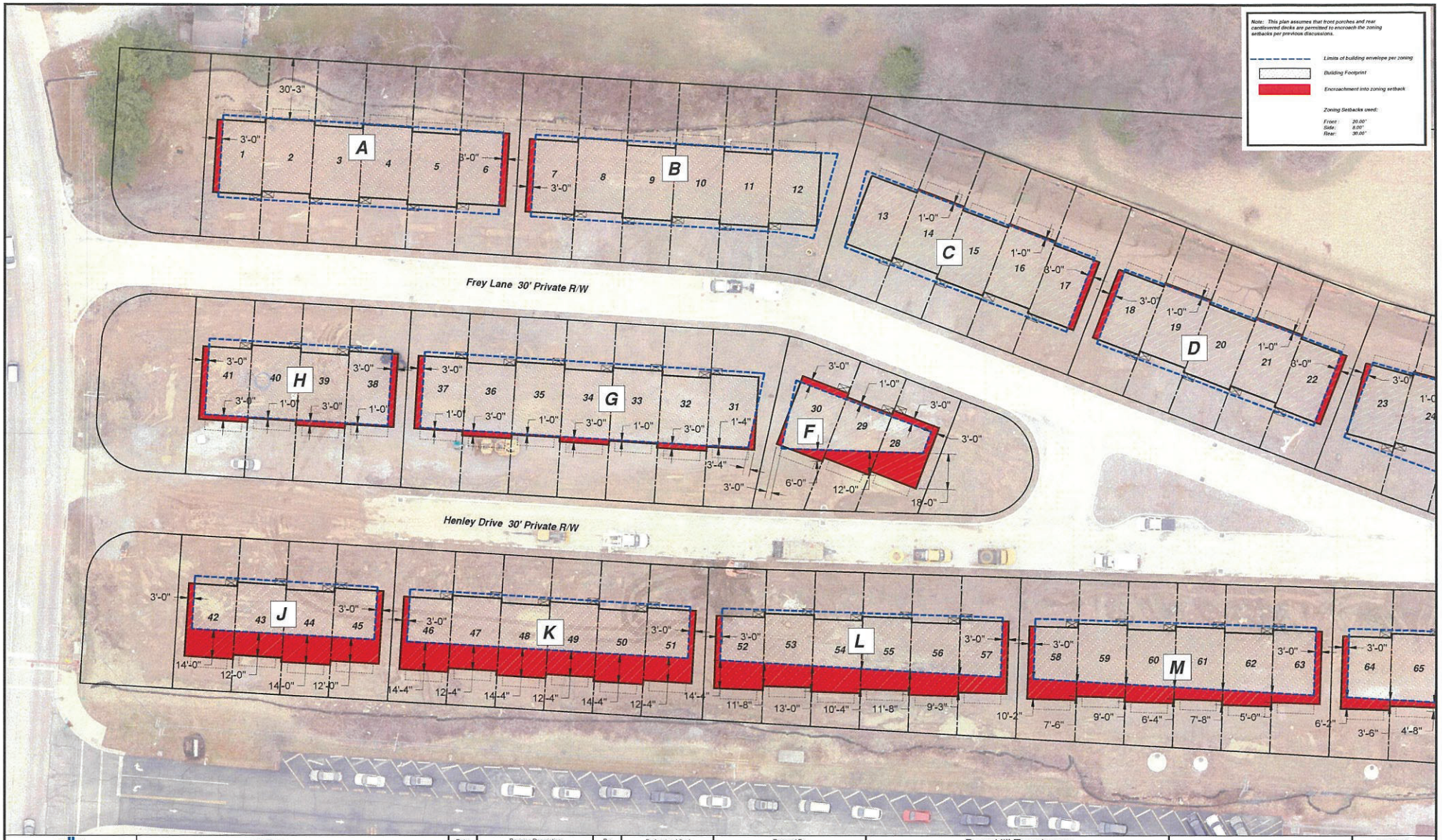
P&Z Admin.: _____ Date: _____

Attachment: Building K (Rosehill Development Building K Variance App # 2022-5153)

VARIANCE REQUEST FOR BUILDING K

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
K	46	6807 Henley Drive	060-009513	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 15.67 feet	Abuts School Property
K	47	6811 Henley Drive	060-009514	Reduce rear yard setback from required 30.0 feet to 17.67 feet	Abuts School Property
K	48	6815 Henley Drive	060-009515	Reduce rear yard setback from required 30.0 feet to 15.67 feet	Abuts School Property
K	49	6819 Henley Drive	060-009516	Reduce rear yard setback from required 30.0 feet to 17.67 feet	Abuts School Property
K	50	6823 Henley Drive	060-009517	Reduce rear yard setback from required 30.0 feet to 15.67 feet	Abuts School Property
K	51	6827 Henley Drive	060-009518	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 17.67 feet	Abuts School Property





OHIO811 Before You Dig

Horizontal Scale
(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:	Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillinv.com

Sheet No.
S1



OHIO811 Before You Dig

NORTH

Horizontal Scale

Date | Revision Description | By | Professional Seal

Prepared By
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

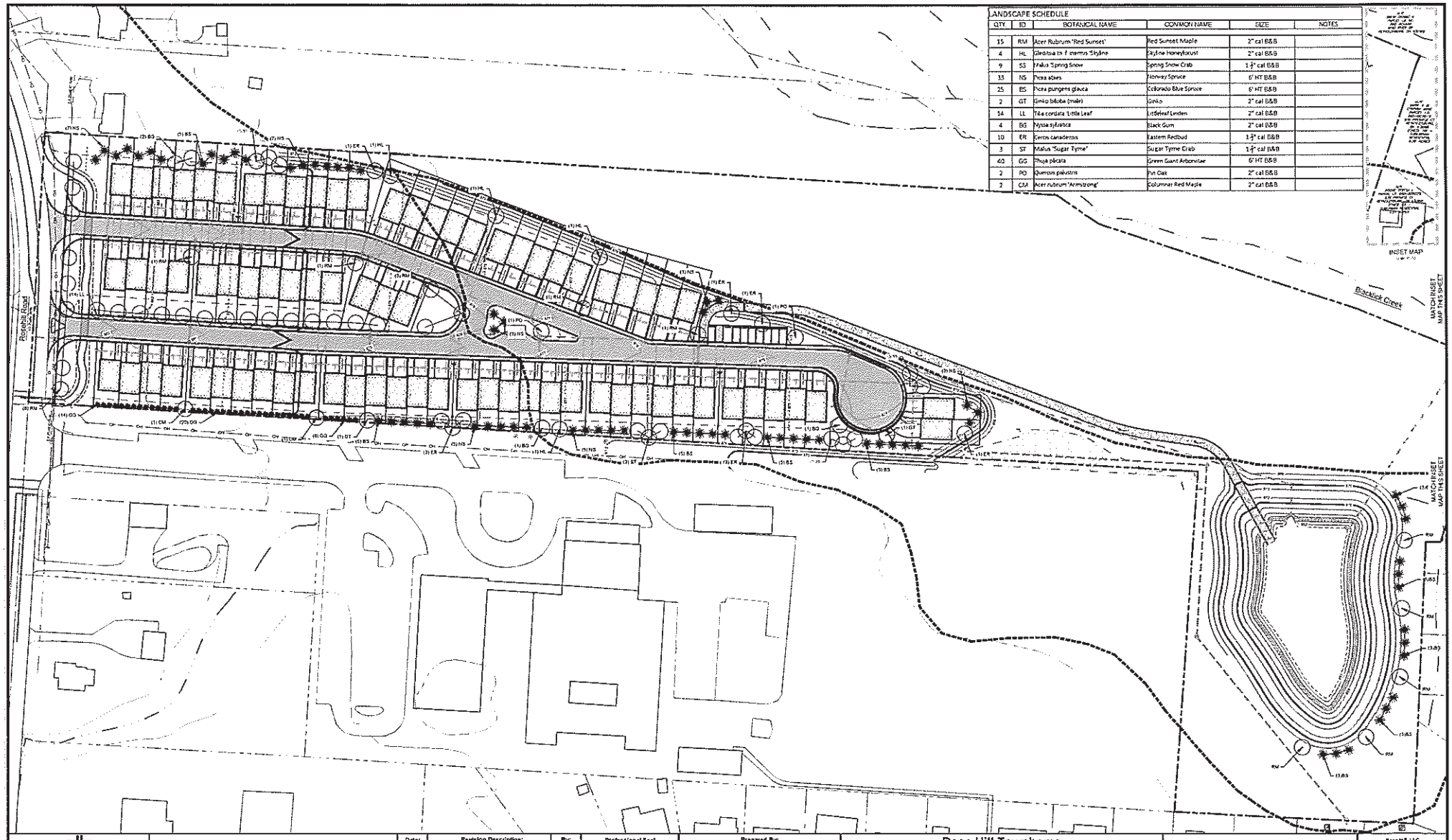
Rose Hill Townhome Development
Prepared For
Rose Hill Ohio, LLC
Situate In
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	---
CADD#			

Rose Hill, LLC
251 Drake City Road
Slippery Rock, PA 16057
johnk@sandkdev.com

Sheet No.
S2


LANDSCAPE SCHEDULE
QTY. | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
15 | RM | Acer Rubrum 'Red Sunset' | Red Sunset Maple | 2" cal B&B
4 | HL | Gleditsia tri. f. inermis 'Skyline' | Skyline Honeylocust | 2" cal B&B
9 | SS | Malus 'Spring Snow' | Spring Snow Crab | 1 1/2" cal B&B
33 | NS | Picea abies | Norway Spruce | 6' HT B&B
25 | BS | Picea pungens glauca | Colorado Blue Spruce | 6' HT B&B
2 | GT | Ginko biloba (male) | Ginko | 2" cal B&B
14 | LL | Tilia cordata 'Little Leaf' | Littleleaf Linden | 2" cal B&B
4 | BG | Nyssa sylvatica | Black Gum | 2" cal B&B
10 | ER | Cercis canadensis | Eastern Redbud | 1 1/2" cal B&B
3 | ST | Malus 'Sugar Tyme' | Sugar Tyme Crab | 1 1/2" cal B&B
40 | GS | Thuja plicata | Green Giant Arborvitae | 6' HT B&B
2 | PO | Quercus palustris | Pin Oak | 2" cal B&B
2 | CM | Acer rubrum 'Armstrong' | Columnar Red Maple | 2" cal B&B
INSET MAP
MATCH INSET MAP THIS SHEET
Rosehill Road
Blacklick Creek
Horizontal Scale
(Feet)
1 Inch = 50 ft.
NORTH
Date: | Revision Description: | By:
11/15/2021 | (WV) ISSUE FOR PLANNING SET | ACM
01/31/2022 | REVISED PER COMMENTS | ACM
02/25/2022 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ACM
03/16/2022 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ACM
03/18/2022 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ACM
Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73385
REGISTERED PROFESSIONAL ENGINEER
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BJD
DATE ISSUED: 10/08/2020
REVIEWED BY: GAS
PROJECT JOB#: 3774
FIELD BOOK #: ---
CADD#:
Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johnk@sandyvalley.com
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building K Variance App # 2022-5153)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "L" - 6831, 6835, 6839, 6843, 6847 & 6851 Henley Drive	060-009519 through 060-009524

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

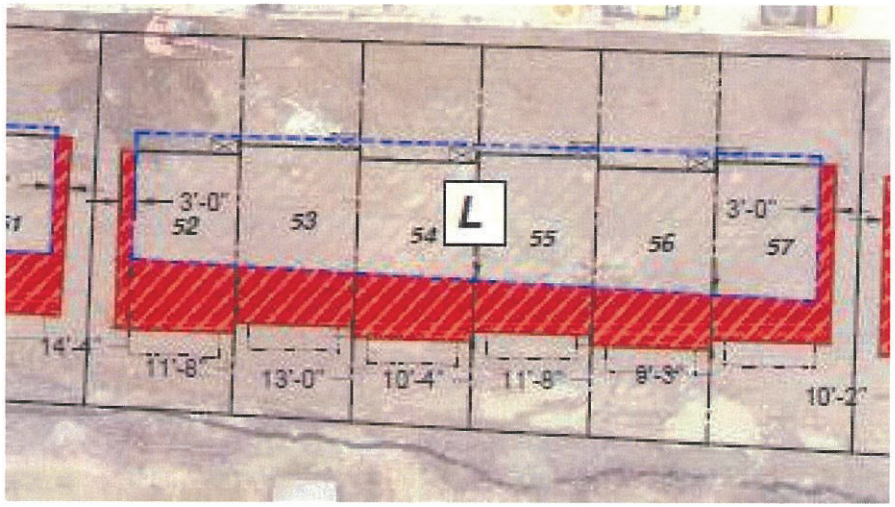
☐ Denied

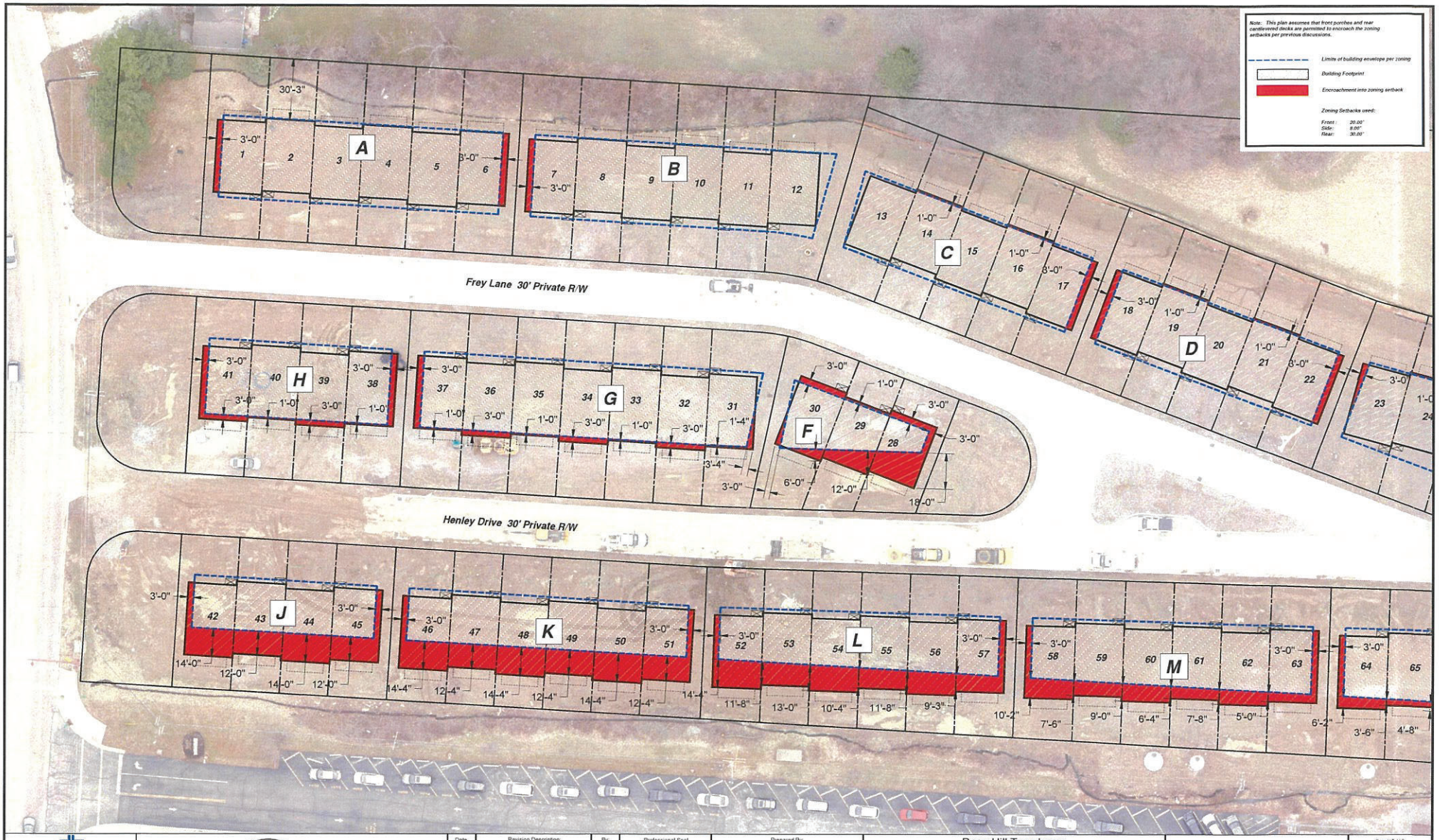
P&Z Admin.: _____ Date: _____

Attachment: Building L (Rosehill Development Building L Variance App # 2022-5154)

VARIANCE REQUEST FOR BUILDING L

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
L	52	6831 Henley Drive	060-009519	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 15.67 feet	Abuts School Property
L	53	6835 Henley Drive	060-009520	Reduce rear yard setback from required 30.0 feet to 18.33 feet	Abuts School Property
L	54	6839 Henley Drive	060-009521	Reduce rear yard setback from required 30.0 feet to 17.00 feet	Abuts School Property
L	55	6843 Henley Drive	060-009522	Reduce rear yard setback from required 30.0 feet to 19.67 feet	Abuts School Property
L	56	6847 Henley Drive	060-009523	Reduce rear yard setback from required 30.0 feet to 18.33 feet	Abuts School Property
L	57	6851 Henley Drive	060-009524	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 20.75 feet	Abuts School Property





OHIO 811 Before You Dig

NORTH

Horizontal Scale
(Feet)
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

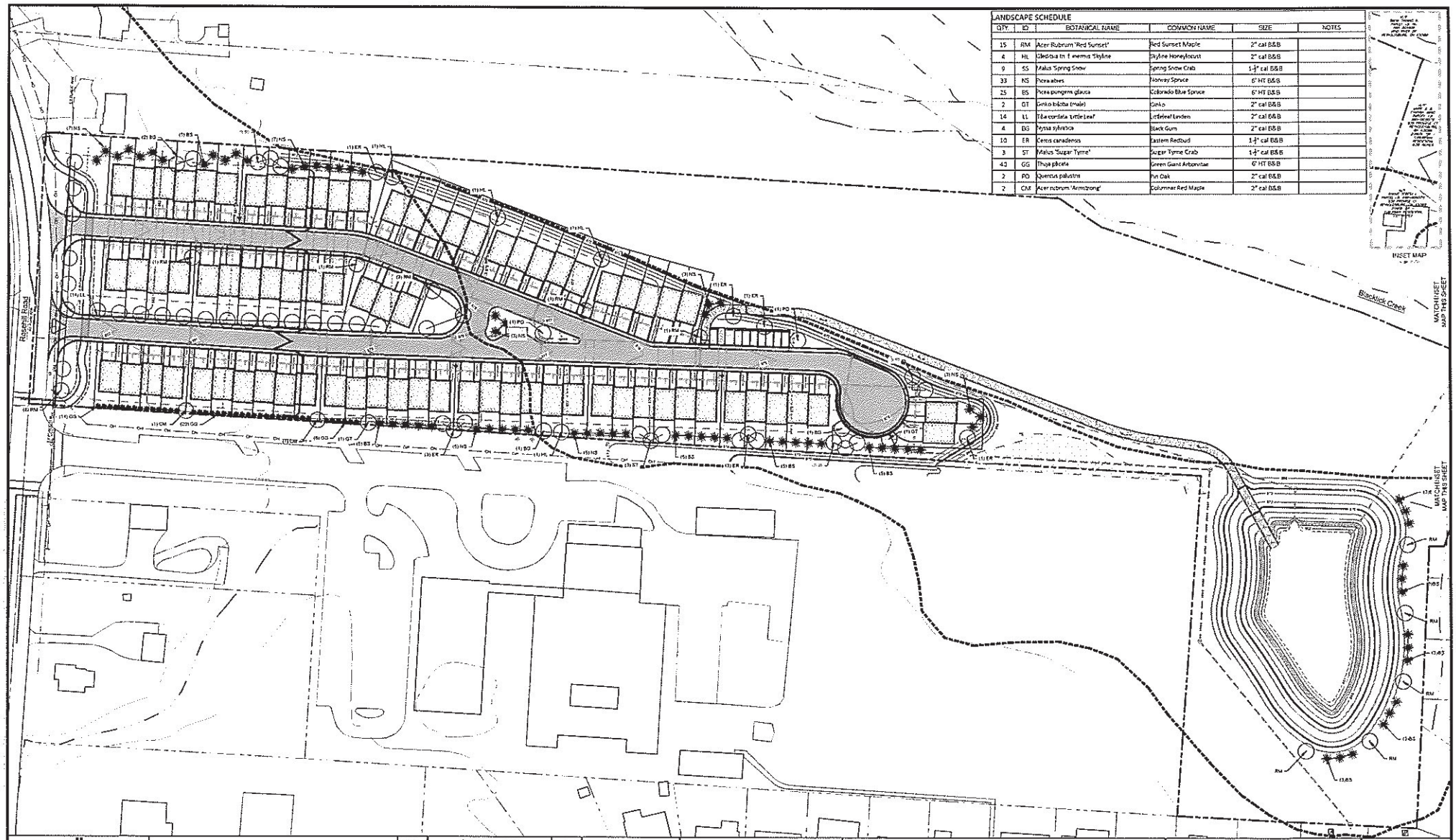
DRAWING SCALE	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#	3771	FIELD BOOK #	---
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S1



OHIO 811 Before You Dig	NORTH	Horizontal Scale (Feet) 1 inch = 20 ft.	Date / Revision Description / By	Professional Seal	Prepared By: Sperdute Land Surveying, A Division of Sheffler & Company, 108 Deer Lane, Harmony, PA 16037; 1712 Mount Nebo Road, Sewickley, PA 15143; Office Phone: 724-452-4352; Email: Info@SperduteSurveying.com	Rose Hill Townhome Development Prepared For: Rose Hill Ohio, LLC Situate In: City of Reynoldsburg, County of Franklin, State of Ohio	Setback Analysis DRAWING SCALE: 1" = 20' DESIGNED BY: JSS DATE ISSUED: 04/20/2022 REVIEWED BY: JSS PROJECT JOB#: 3771 FIELD BOOK #: --- CADD#:	Rose Hill, LLC 257 Genoa City Road Stacey Area, PA 16057 jones@ranchlifedev.com Sheet No. S2


LANDSCAPE SCHEDULE
QTY. | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
15 | RM | Acer Rubrum 'Red Sunset' | Red Sunset Maple | 2" cal B&B
4 | HL | Gleditsia tri f. inermis 'Skyline | Skyline Honeylocust | 2" cal B&B
9 | SS | Malus 'Spring Snow | Spring Snow Crab | 1-½" cal B&B
33 | NS | Picea abies | Norway Spruce | 6' HT B&B
25 | BS | Picea pungens glauca | Colorado Blue Spruce | 6' HT B&B
2 | GT | Ginkgo biloba (male) | Ginko | 2" cal B&B
14 | LL | Tilia cordata 'Little Leaf' | Littleleaf Linden | 2" cal B&B
4 | BG | Nyssa sylvatica | Black Gum | 2" cal B&B
10 | ER | Cercis canadensis | Eastern Redbud | 1-½" cal B&B
3 | ST | Malus 'Sugar Tyme' | Sugar Tyme Crab | 1-½" cal B&B
42 | GG | Thuja plicata | Green Giant Arborvitae | 6' HT B&B
2 | PO | Quercus palustris | Pin Oak | 2" cal B&B
2 | CM | Acer rubrum 'Armstrong' | Columnar Red Maple | 2" cal B&B
INSET MAP
Rosehill Road
Backlick Creek
MATCH INSET MAP THIS SHEET
MATCH INSET MAP THIS SHEET
Horizontal Scale
1 inch = 50 ft.
Date:
Revision Description:
By:
Professional Seal
GRAHAM LEE FERRY E-73355
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-215-4509
Email: Info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BUD
DATE ISSUED: 10/05/2023
REVIEWED BY: GAS
PROJECT JOB#: 3771
FIELD BOOK #: --
CADD#:
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building L Variance App # 2022-5154)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "M" - 6855, 6859, 6863, 6867 & 6871 Henley Drive	060-009525 through 060-009530

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

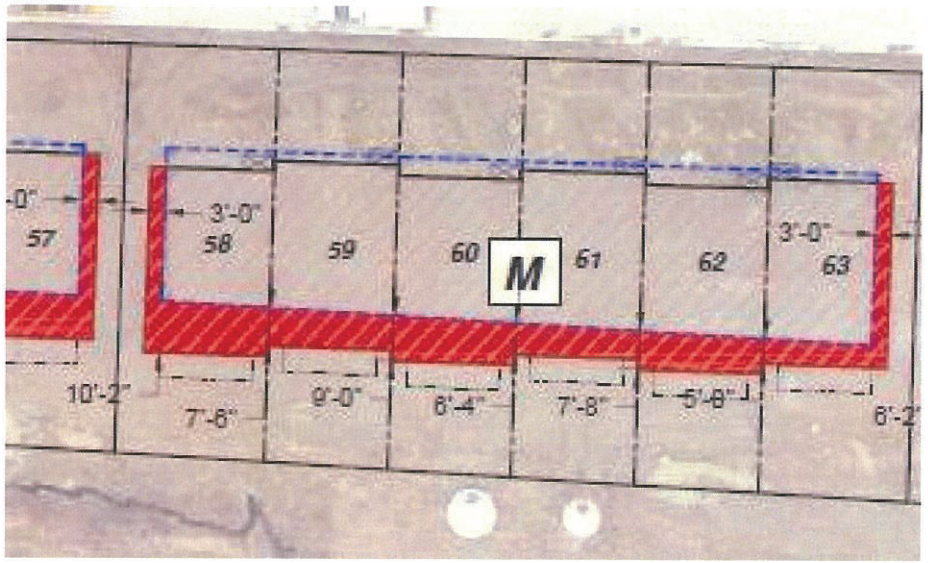
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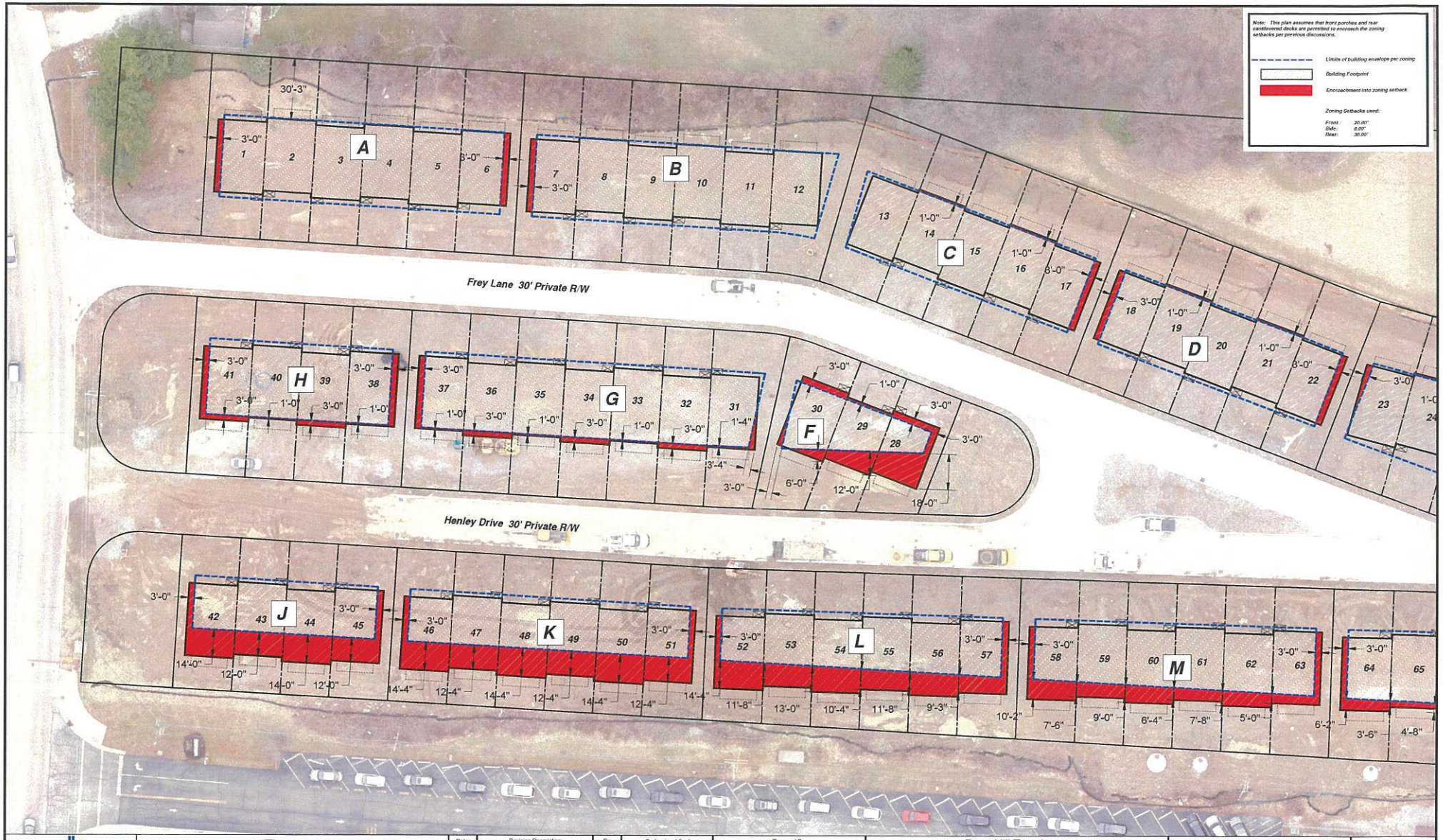
P&Z Admin.: _____ Date: _____

Attachment: Building M (Rosehill Development Building M Variance App # 2022-5155)

VARIANCE REQUEST FOR BUILDING M

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
M	58	6855 Henley Drive	060-009525	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 19.84 feet	Abuts School Property
M	59	6859 Henley Drive	060-009526	Reduce rear yard setback from required 30.0 feet to 22.50 feet	Abuts School Property
M	60	6863 Henley Drive	060-009527	Reduce rear yard setback from required 30.0 feet to 21.0 feet	Abuts School Property
M	61	6867 Henley Drive	060-009528	Reduce rear yard setback from required 30.0 feet to 23.67 feet	Abuts School Property
M	62	6871 Henley Drive	060-009529	Reduce rear yard setback from required 30.0 feet to 22.33 feet	Abuts School Property
M	63	6875 Henley Drive	060-009530	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 25.0 feet	Abuts School Property





OHIO811 Before You Dig

NORTH

Horizontal Scale
(Feet)
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

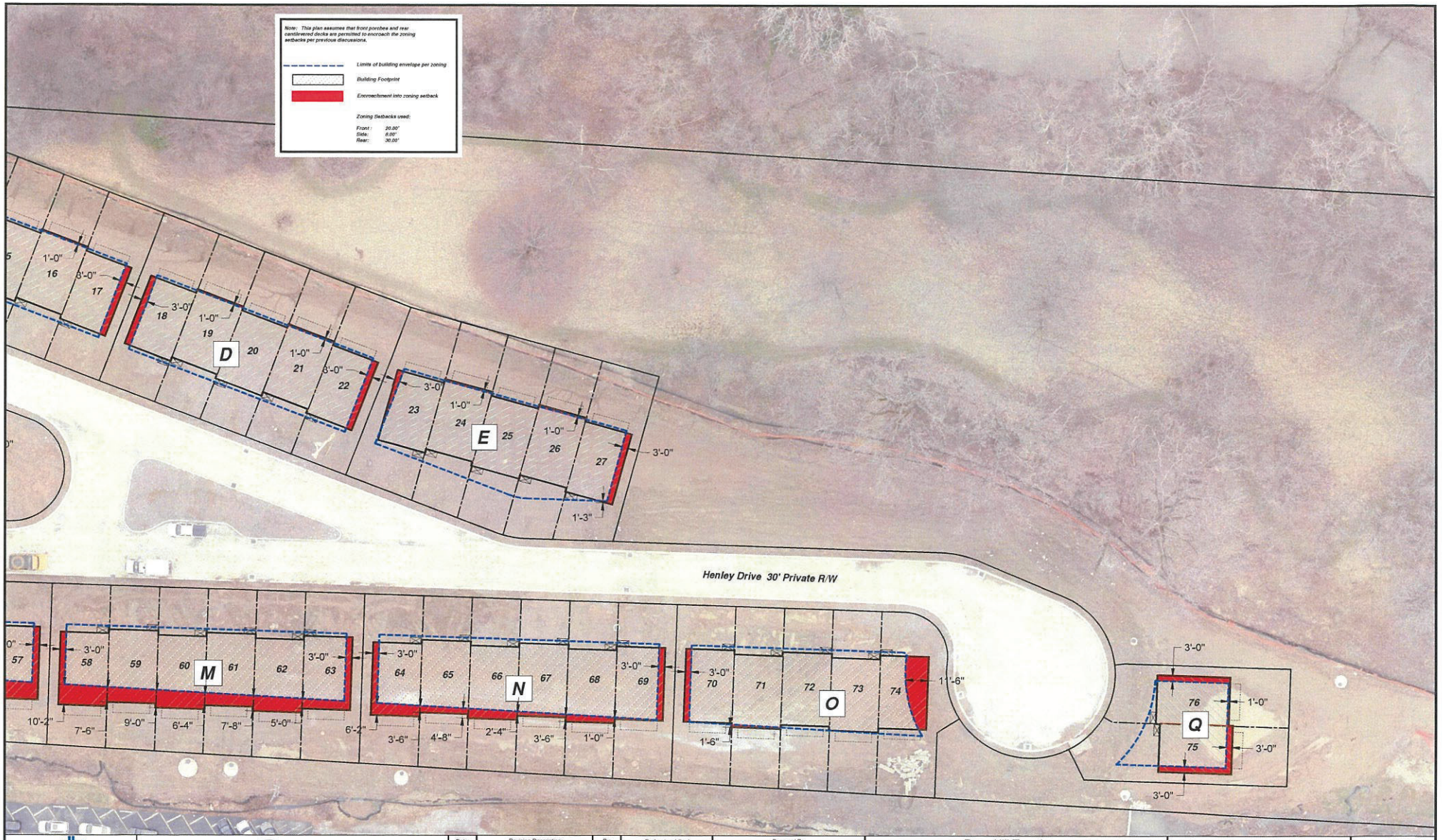
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S1



OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date	Revision Description	By	Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

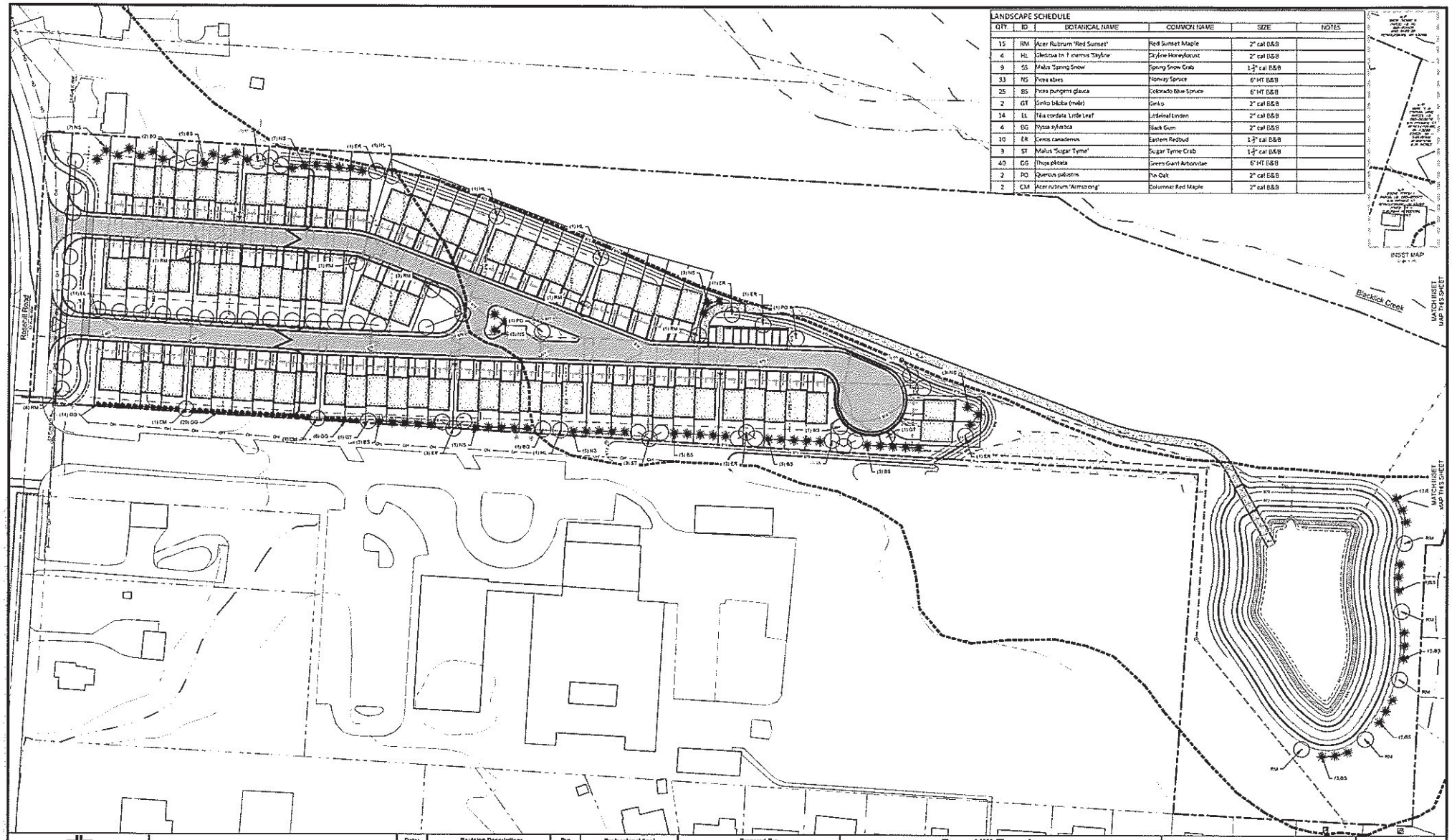
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S2



OHIO811 Before You Dig

NORTH

Horizontal Scale
0 25 50
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
12/16/2020	CHANGED LOCATION OF ONE (1) LOT	KJM
01/11/2021	REVISED PER CONTRACTOR COMMENTS	KJM
01/28/2021	REVISED PER CITY OF REYNOLDSBURG COMMENTS	KJM
02/18/2021	REVISED PER CITY OF REYNOLDSBURG COMMENTS	KJM
03/18/2021	REVISED PER CITY OF REYNOLDSBURG COMMENTS	KJM

Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73305
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: info@ShefflerCo.com

Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

LANDSCAPE PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	BJD
DATE ISSUED:	10/08/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	--
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johnw@sandyhillsinc.com

Sheet No.
C1000

Attachment: Building M (Rosehill Development Building M Variance App # 2022-5155)

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building M Variance App # 2022-5155)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "N" - 6855, 6859, 6863, 6867 & 6871 Henley Drive	060-009531 through 060-009536

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

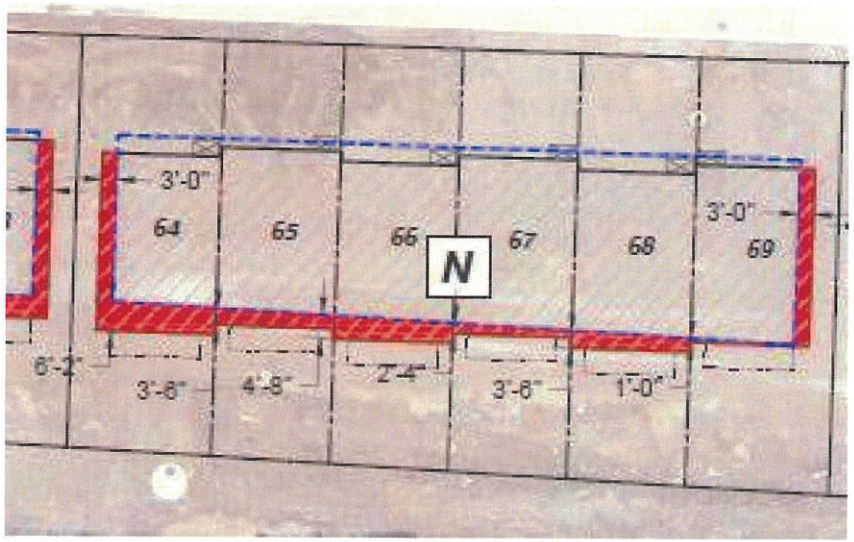
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

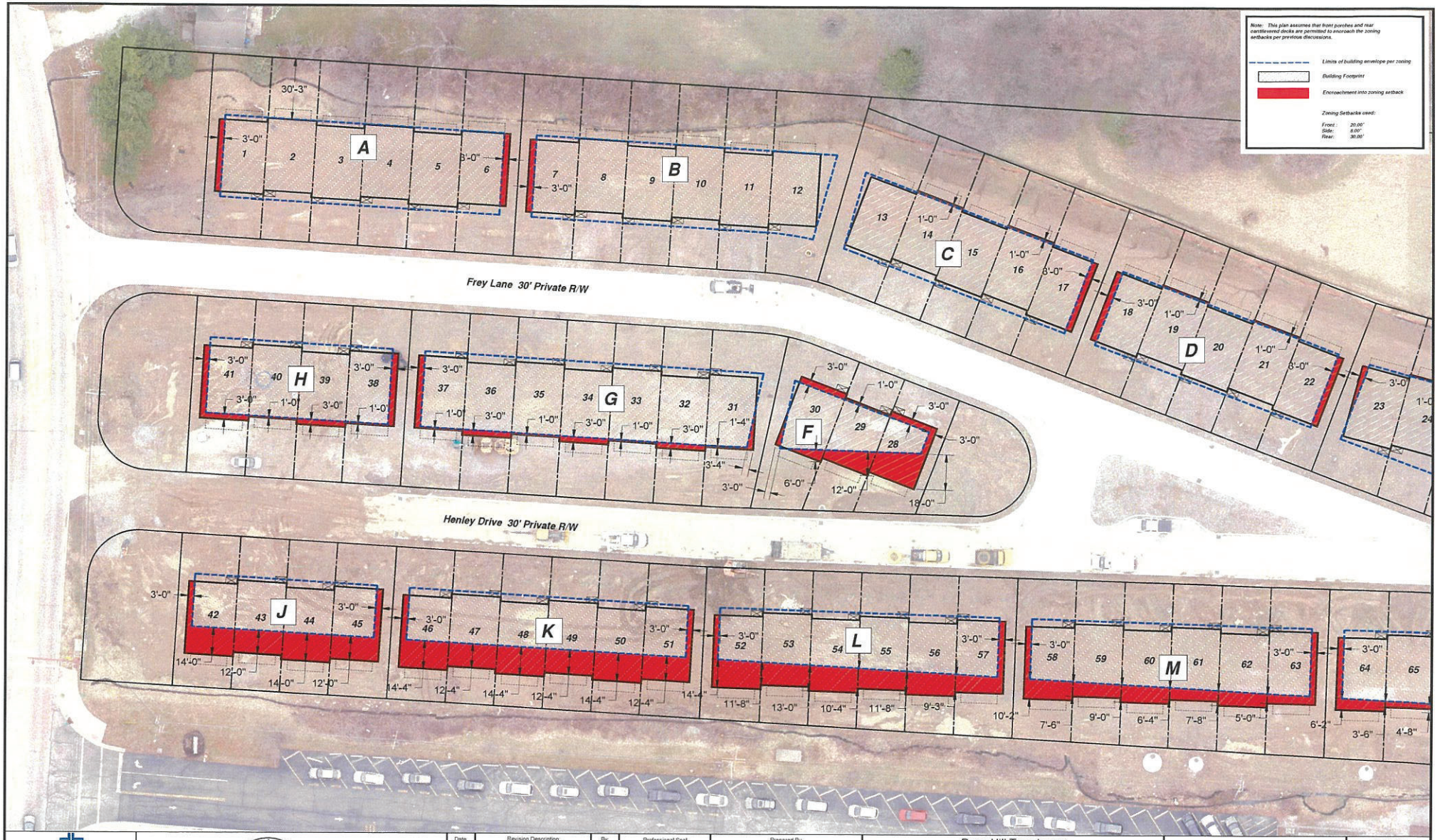
P&Z Admin.: _____ Date: _____

Attachment: Building N (Rosehill Development Building N Variance App # 2022-5156)

VARIANCE REQUEST FOR BUILDING N

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
N	64	6879 Henley Drive	060-009531	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 23.83 feet	Abuts School Property
N	65	6883 Henley Drive	060-009532	Reduce rear yard setback from required 30.0 feet to 26.50 feet	Abuts School Property
N	66	6887 Henley Drive	060-009533	Reduce rear yard setback from required 30.0 feet to 25.33 feet	Abuts School Property
N	67	6891 Henley Drive	060-009534	Reduce rear yard setback from required 30.0 feet to 27.67 feet	Abuts School Property
N	68	6895 Henley Drive	060-009535	Reduce rear yard setback from required 30.0 feet to 26.50 feet	Abuts School Property
N	69	6899 Henley Drive	060-009536	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 29.0 feet	Abuts School Property





OHIO811 Before You Dig

NORTH

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-453-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For
Rose Hill Ohio, LLC

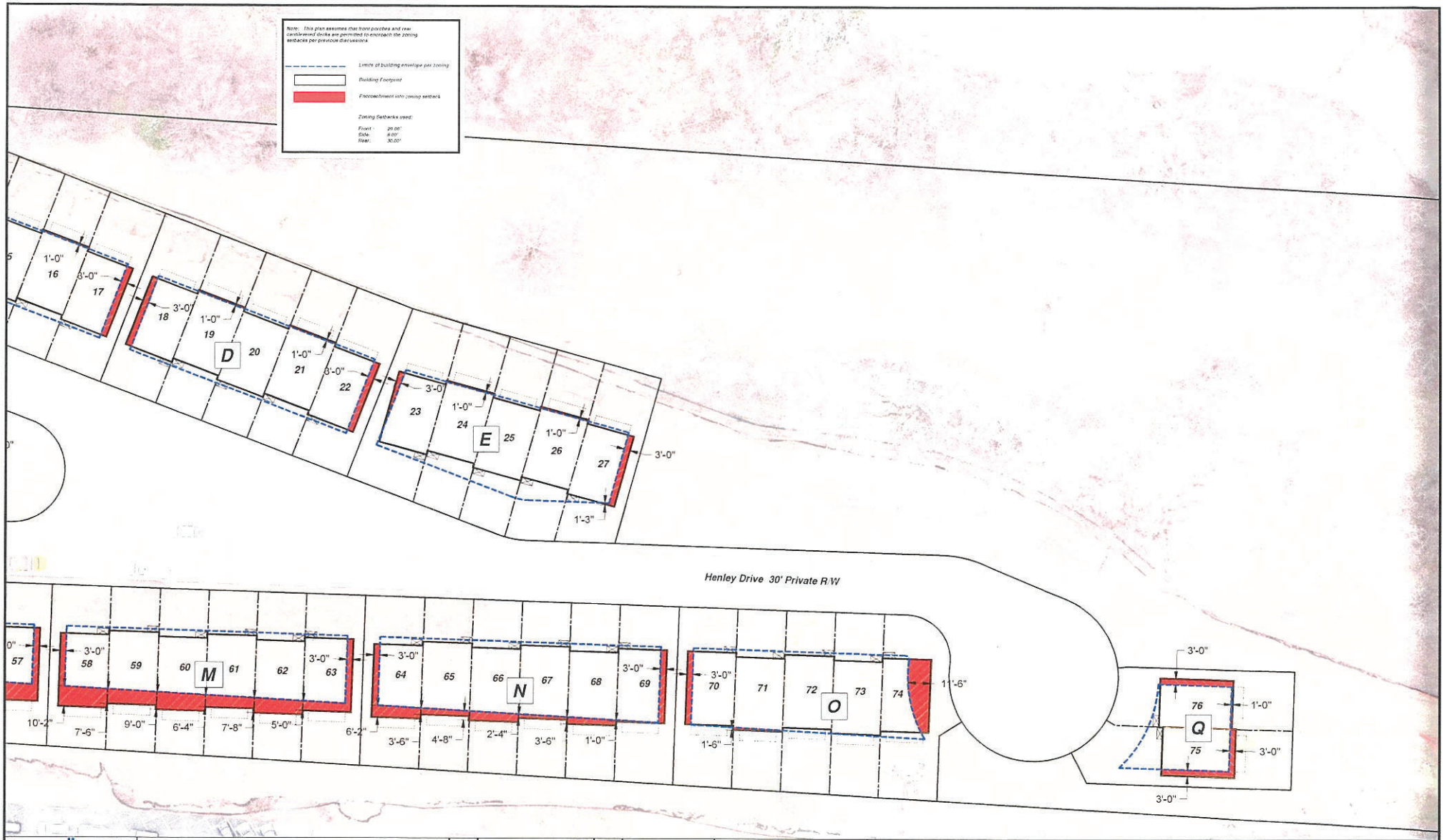
Situate In
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhill-dev.com

Sheet No.
S1



OHIO811 Before You Dig

Horizontal Scale

Feet
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By
Sperdute Land Surveying
A Division of Sheffler & Company
103 Deer Lane, Harmony, PA 16037
1212 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724.453.4302
E-mail: Info@SperduteSurveying.com

Rose Hill Townhome Development

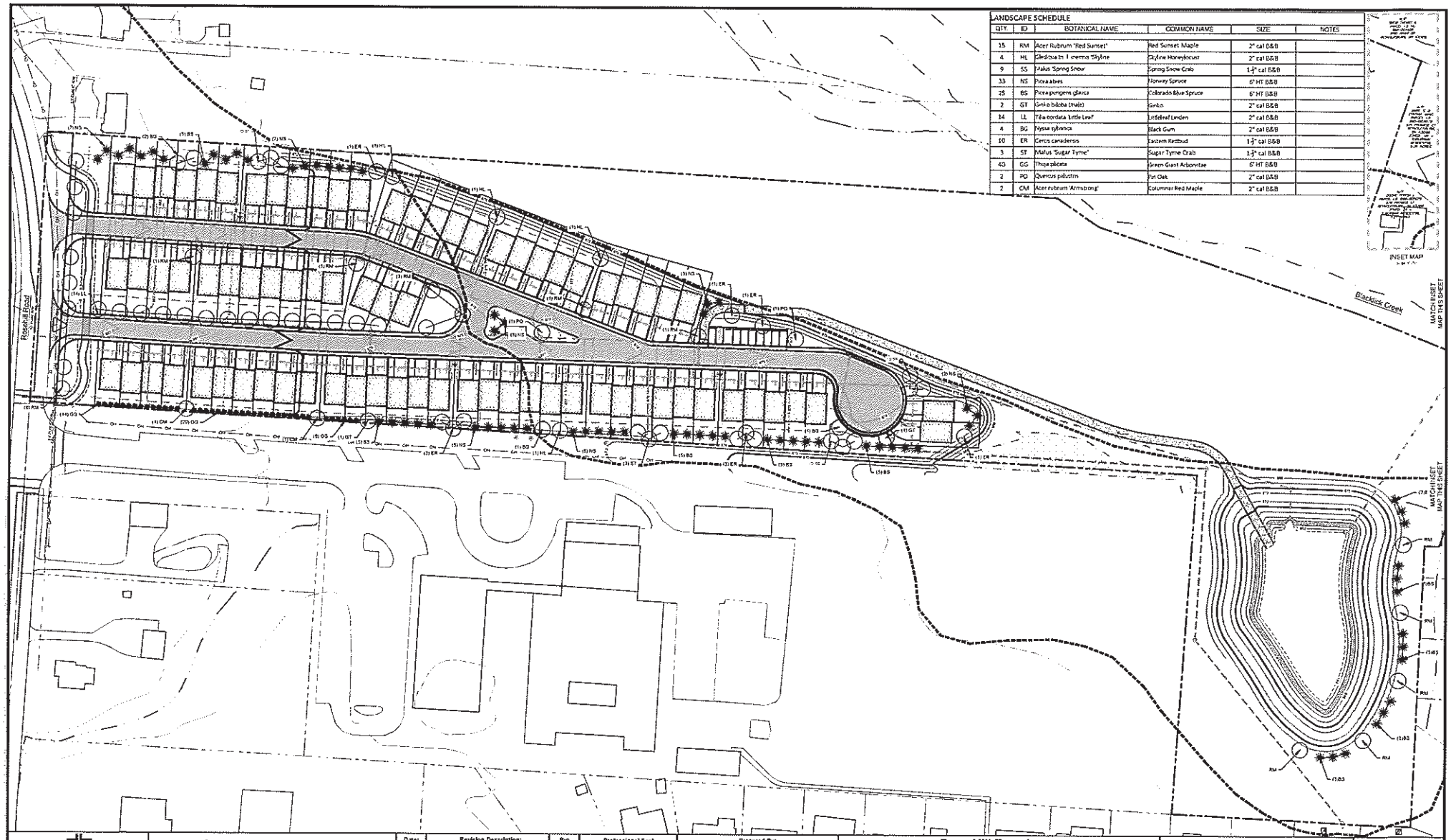
Prepared For
Rose Hill Ohio, LLC

Situate In
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	--
CADD#			

Sheet No.
S2


LANDSCAPE SCHEDULE
QTY. | ID | BOTANICAL NAME | COMMON NAME | SIZE | NOTES
15 | RM | Acer Rubrum 'Red Sunset' | Red Sunset Maple | 2" cal B&B
4 | HL | Gleditsia tr. f. inermis 'Skyline' | Skyline Honeylocust | 2" cal B&B
9 | SS | Malus 'Spring Snow' | Spring Snow Crab | 1-¾" cal B&B
33 | NS | Picea abies | Norway Spruce | 6' HT B&B
25 | BS | Picea pungens glauca | Colorado Blue Spruce | 6' HT B&B
2 | GT | Ginkgo biloba (male) | Ginko | 2" cal B&B
14 | LL | Tilia cordata 'Little Leaf' | Littleleaf Linden | 2" cal B&B
4 | BG | Nyssa sylvatica | Black Gum | 2" cal B&B
10 | ER | Cercis canadensis | Eastern Redbud | 1-¾" cal B&B
3 | ST | Malus 'Sugar Tyme' | Sugar Tyme Crab | 1-¾" cal B&B
40 | GG | Thuja plicata | Green Giant Arborvitae | 6' HT B&B
2 | PO | Quercus palustris | Pin Oak | 2" cal B&B
2 | CM | Acer rubrum 'Armstrong' | Columnar Red Maple | 2" cal B&B
INSET MAP
Rosehill Road
Blacklick Creek
MATCH INSET MAP THIS SHEET
MATCH INSET MAP THIS SHEET
Horizontal Scale
1 inch = 50 ft.
Date: | Revision Description: | By:
11/29/2022 | MKL DEVELOPMENT TOWNHOME (F) | ADM
2/21/2023 | REVISED PER CONTRACTOR COMMENTS | ADM
5/25/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ADM
07/28/2023 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ADM
03/18/2024 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | ADM
Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73205
REGISTERED PROFESSIONAL ENGINEER
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BJD
DATE ISSUED: 10/08/2029
REVIEWED BY: GAS
PROJECT JOB#: 3771
FIELD BOOK #: —
CADD#:
Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building N Variance App # 2022-5156)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "O" - 6903, 6907, 6911, 6915 & 6919 Henley Drive	060-009537 through 060-009541

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

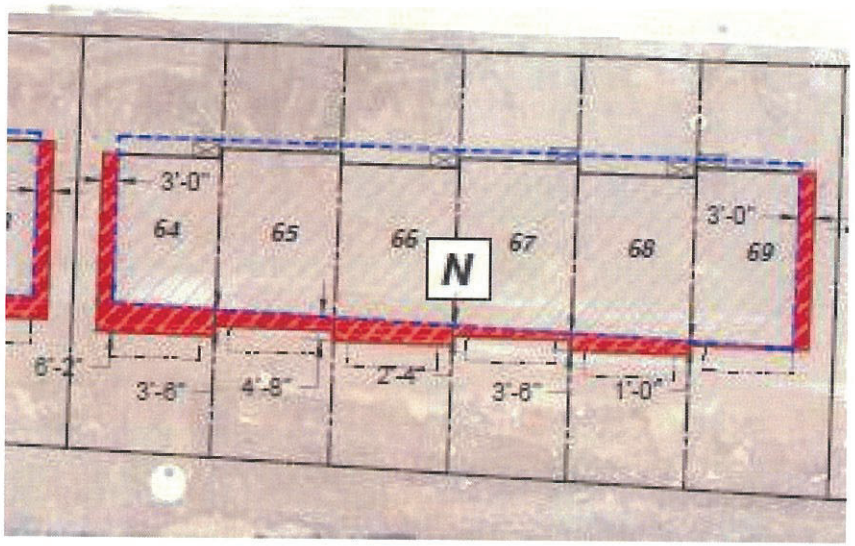
☐ Denied

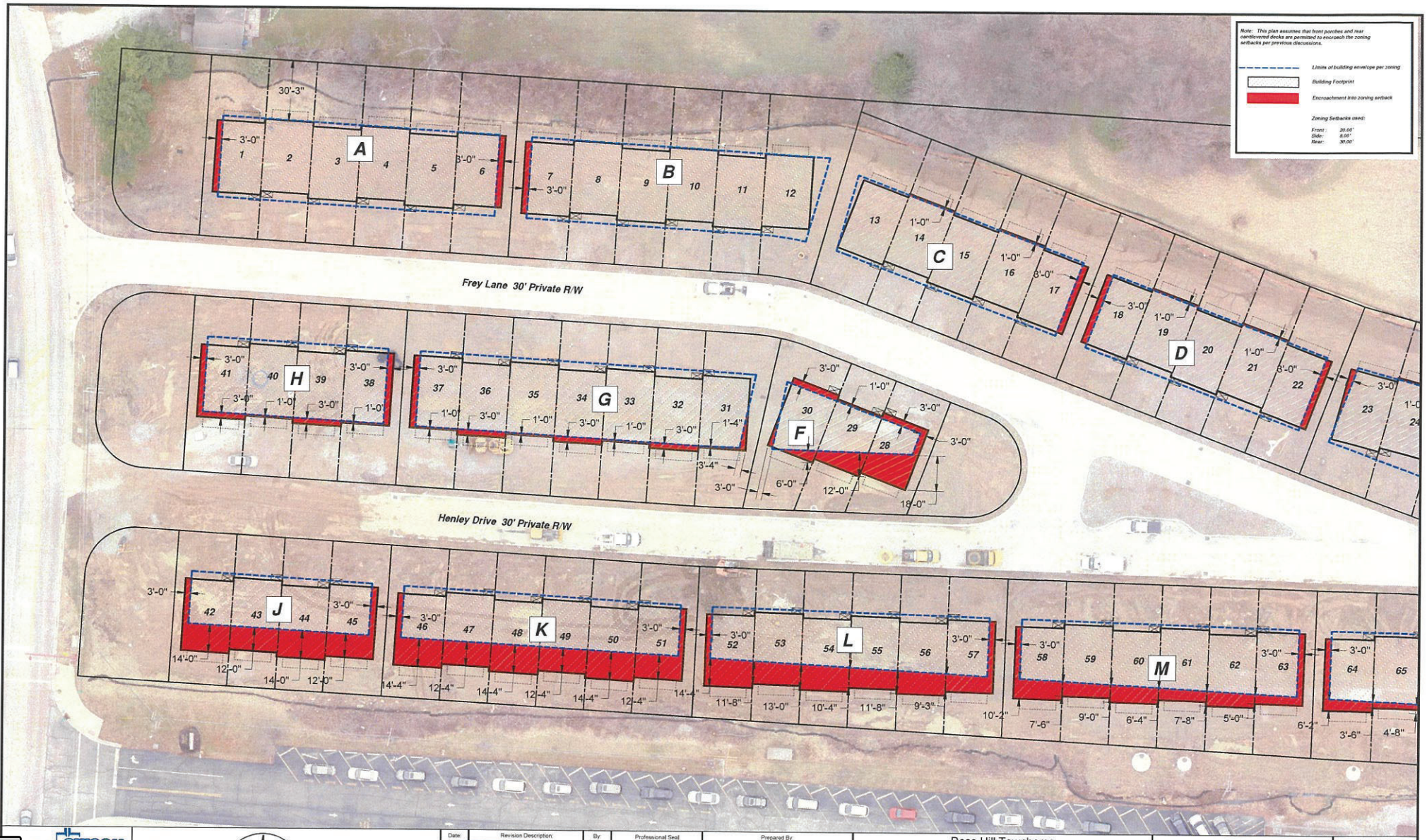
P&Z Admin.: _____ Date: _____

Attachment: Building O (Rosehill Development Building O Variance App # 2022-5157)

VARIANCE REQUEST FOR BUILDING N

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
N	64	6879 Henley Drive	060-009531	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 23.83 feet	Abuts School Property
N	65	6883 Henley Drive	060-009532	Reduce rear yard setback from required 30.0 feet to 26.50 feet	Abuts School Property
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N	69	6899 Henley Drive	060-009536	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	None
				(B) Reduce rear yard setback from required 30.0 feet to 29.0 feet	Abuts School Property





OHIO 811 Before You Dig

Horizontal Scale

1 inch = 20 ft.

Date	Revision Description	By	Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

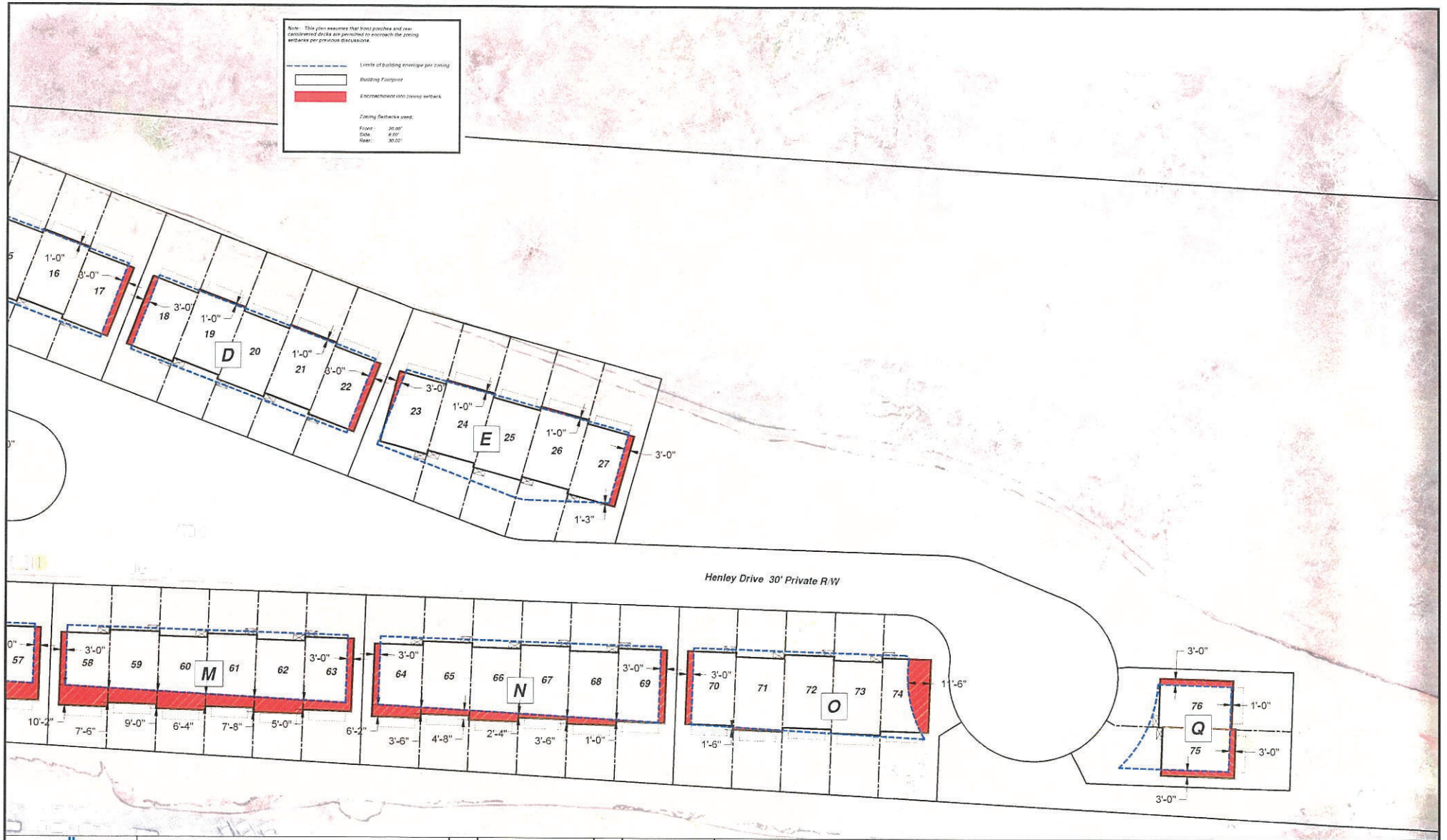
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	---
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.
S1



OHIO811 Before You Dig

Horizontal Scale

Date	Revision Description	By

Professional Seal

Prepared By

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724.453.4352
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For
Rose Hill Ohio, LLC

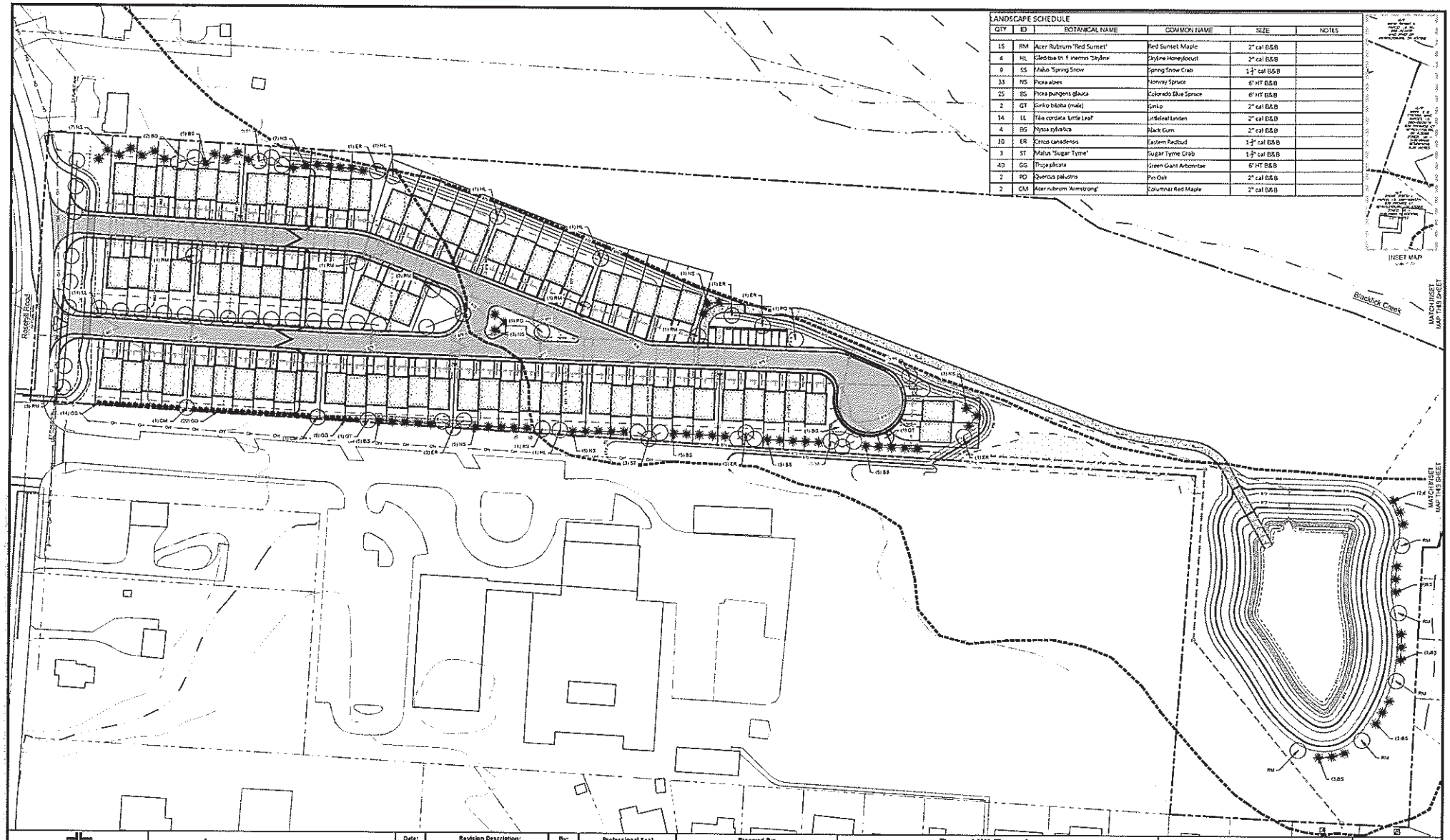
Situated In
City of Reynoldsburg, County of Franklin, State of Ohio

Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	---
CAD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhill-dev.com

Sheet No.
S2



LANDSCAPE SCHEDULE

QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
15	RM	Acer Rubrum 'Red Sunset'	Red Sunset Maple	2" cal B&B	
4	HL	Gled-tsia tn. f. inermis 'Skyline'	Skyline Honeylocust	2" cal B&B	
9	SS	Malus 'Spring Snow	Spring Snow Crab	1½" cal B&B	
33	NS	Picea abies	Norway Spruce	6' HT B&B	
25	BS	Picea pungens glauca	Colorado Blue Spruce	6' HT B&B	
2	GT	Ginko biloba (male)	Ginko	2" cal B&B	
14	LL	Tilia cordata 'Little Leaf'	Littleleaf Linden	2" cal B&B	
4	BG	Nyssa sylvatica	Black Gum	2" cal B&B	
10	ER	Cercis canadensis	Eastern Redbud	1½" cal B&B	
3	ST	Malus 'Sugar Tyme'	Sugar Tyme Crab	1½" cal B&B	
43	GG	Thuja plicata	Green Giant Arborvitae	6' HT B&B	
2	PO	Quercus palustris	Pin Oak	2" cal B&B	
2	CM	Acer rubrum 'Armstrong'	Columnar Red Maple	2" cal B&B	

OHIO811 Before You Dig

NORTH

Horizontal Scale
0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
10/19/2020	ADD OHM COMMENTS (1)	ADM
01/21/2021	REVISED PER CONTRACTOR COMMENTS	ADM
02/25/2021	REVISED PER CITY OF REYNOLDSBURG COMMENTS	ADM
05/18/2021	REVISED PER CITY OF REYNOLDSBURG COMMENTS	ADM
07/16/2021	REVISED PER CITY OF REYNOLDSBURG COMMENTS	ADM

Professional Seal
STATE OF OHIO
GRAHAM LEE FERRY
E-73305
REGISTERED PROFESSIONAL ENGINEER

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: info@ShefflerCo.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

LANDSCAPE PLAN

DRAWING SCALE:	1" = 50'	DESIGNED BY:	BJD
DATE ISSUED:	10/09/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	—
CADD#:			

Rose Hill, LLC
214 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillcorp.com

Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Rosehill Development 750 Rosehill Road – Variance Request for setbacks

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. **Project Summary**

   a. The Major Site Plan for the Rosehill Development was originally approved on November 20th, 2020.

   b. The property is zoned Residential Medium. Section 1103.19 requires the front yard setback to be a minimum of 20 feet, the side yard setback to be a minimum of 8 feet, and the rear yard setback to be a minimum of 30 feet. Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, O, and Q all need variances for at least one side of the building not meeting setback requirements.

   c. The units are fee simple units. Variances are required in order for the development to meet the required setbacks set forth in the zoning code.

2. **Staff Recommendation**

   a. Staff is supportive of the variances and construction of the development has already started.

Please contact the Development Department with any questions or comments.

Attachment: Staff Report - Rosehill (Rosehill Development Building O Variance App # 2022-5157)

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

BOARD OF ZONING & BUILDING APPEALS

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
EXHIBIT BUILDING "Q" - 6935 & 6931 Henley Drive	060-009542 & 060-009543

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Rose Hill Ohio, LLC	
Contact Email:	Contact Phone Number:
jimmys@sandyhilldev.com	412-812-0617

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
N/A	
Contact Email:	Contact Phone Number:
Description of Use:	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Rose Hill Ohio, LLC	257 Grove City Road, Slippery Rock, PA 16057
Applicant Phone Number:	Applicant Email:
412-812-0617	jimmys@sandyhilldev.com

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

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

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

Multi-unit building requiring several variances which are listed on the attached.

☐ Conditional Use Permit ($350): _____

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

Applicant Signature: _____ Date: 4/26/22

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☐ Historic District

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting Date: _____

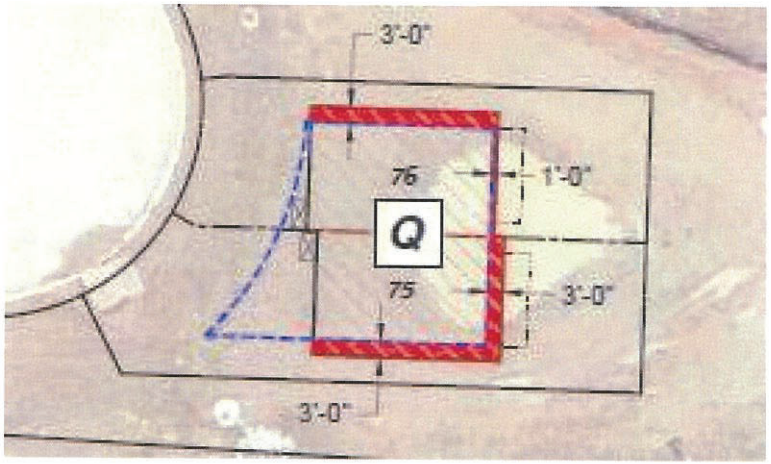
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

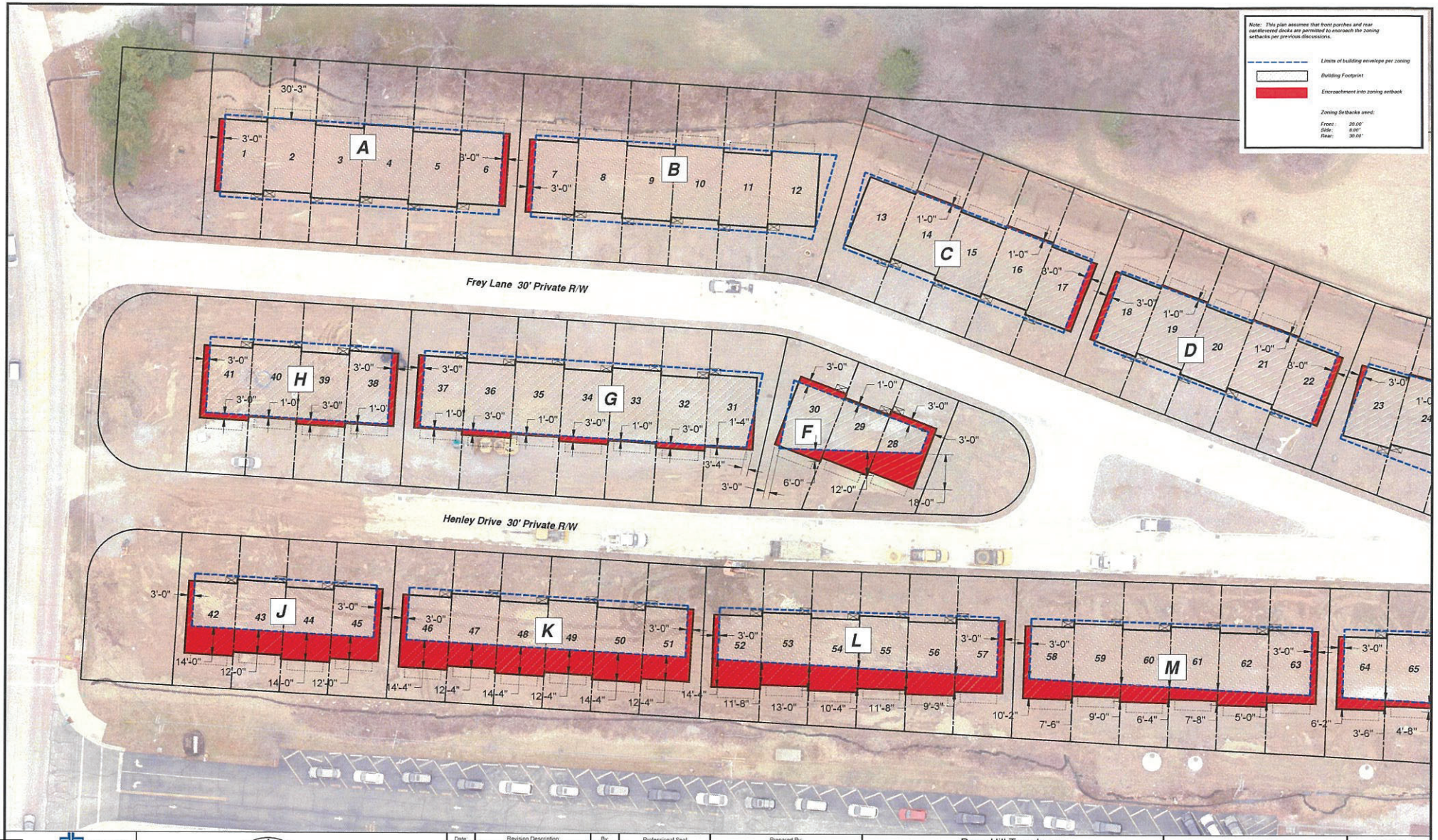
P&Z Admin.: _____ Date: _____

Attachment: Building Q (Rosehill Development Building Q Variance App # 2022-5158)

VARIANCE REQUEST FOR BUILDING Q

Building	Lot #	Street Address	Parcel #	Variance Request	Comment
Q	75	6935 Henley Drive	060-009542	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	Abuts Open Space
				(B) Reduce rear yard setback from required 30.0 feet to 27.0 feet	Abuts Open Space
Q	76	6931 Henley Drive	060-009543	(A) Reduce side yard setback from required 8.0 feet to 5.0 Feet	Abuts Open Space
				(B) Reduce rear yard setback from required 30.0 feet to 29.0 feet	Abuts Open Space





Horizontal Scale
1 inch = 20 ft.

Date	Revision Description	By

Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

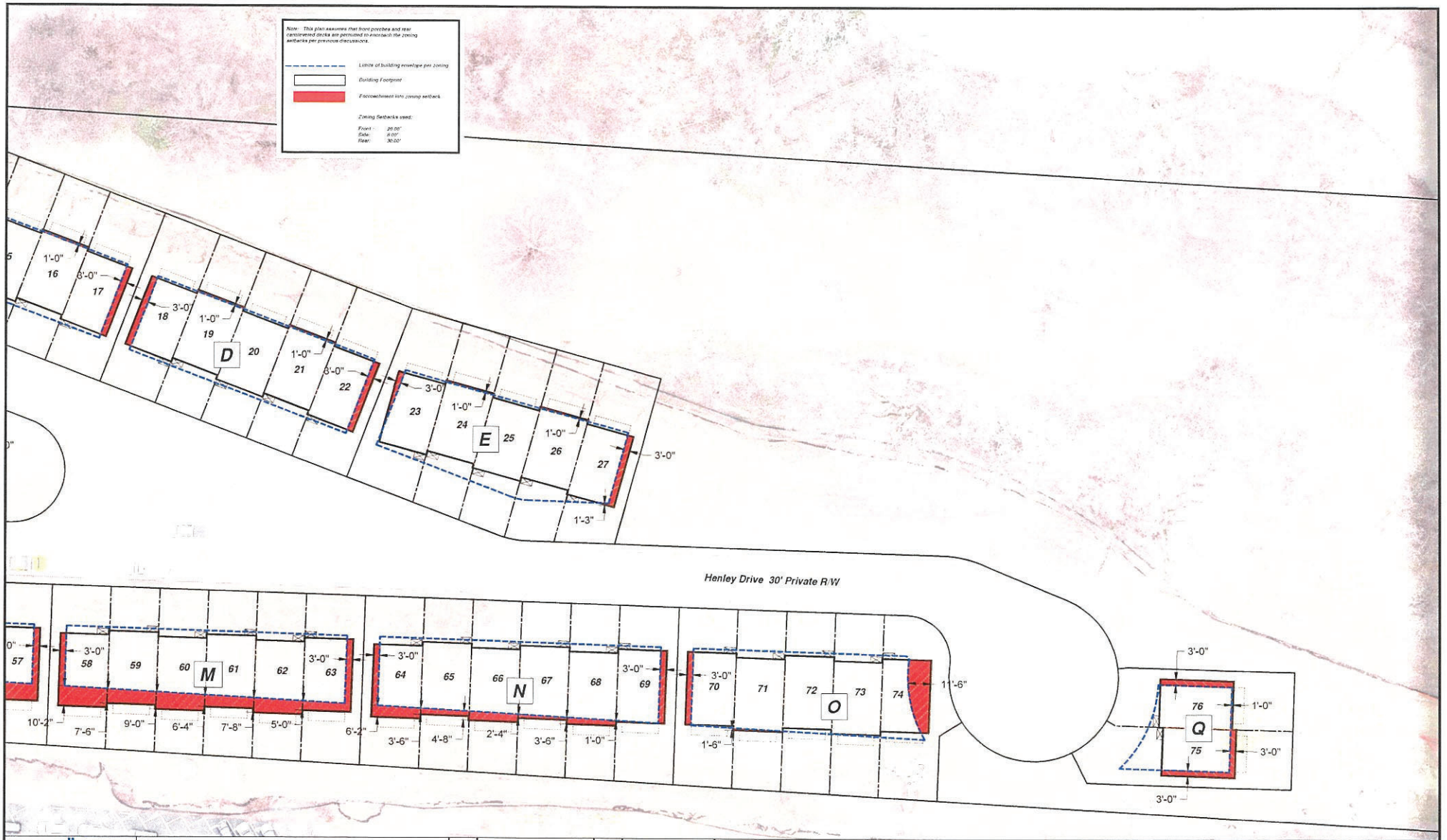
Setbacks Analysis

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JSS
DATE ISSUED:	04/20/2022	REVIEWED BY:	JSS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhillcev.com

Sheet No.
S1

Attachment: Building Q (Rosehill Development Building Q Variance App # 2022-5158)



OHIO811 Before You Dig

North

Horizontal Scale

(Feet)
1 inch = 20 ft.

Date	Revision Description	By	Professional Seal

Prepared By:
Sperdute Land Surveying
A Division of Sheffler & Company
109 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724.453.4362
Email: Info@SperduteSurveying.com

Rose Hill Townhome Development

Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

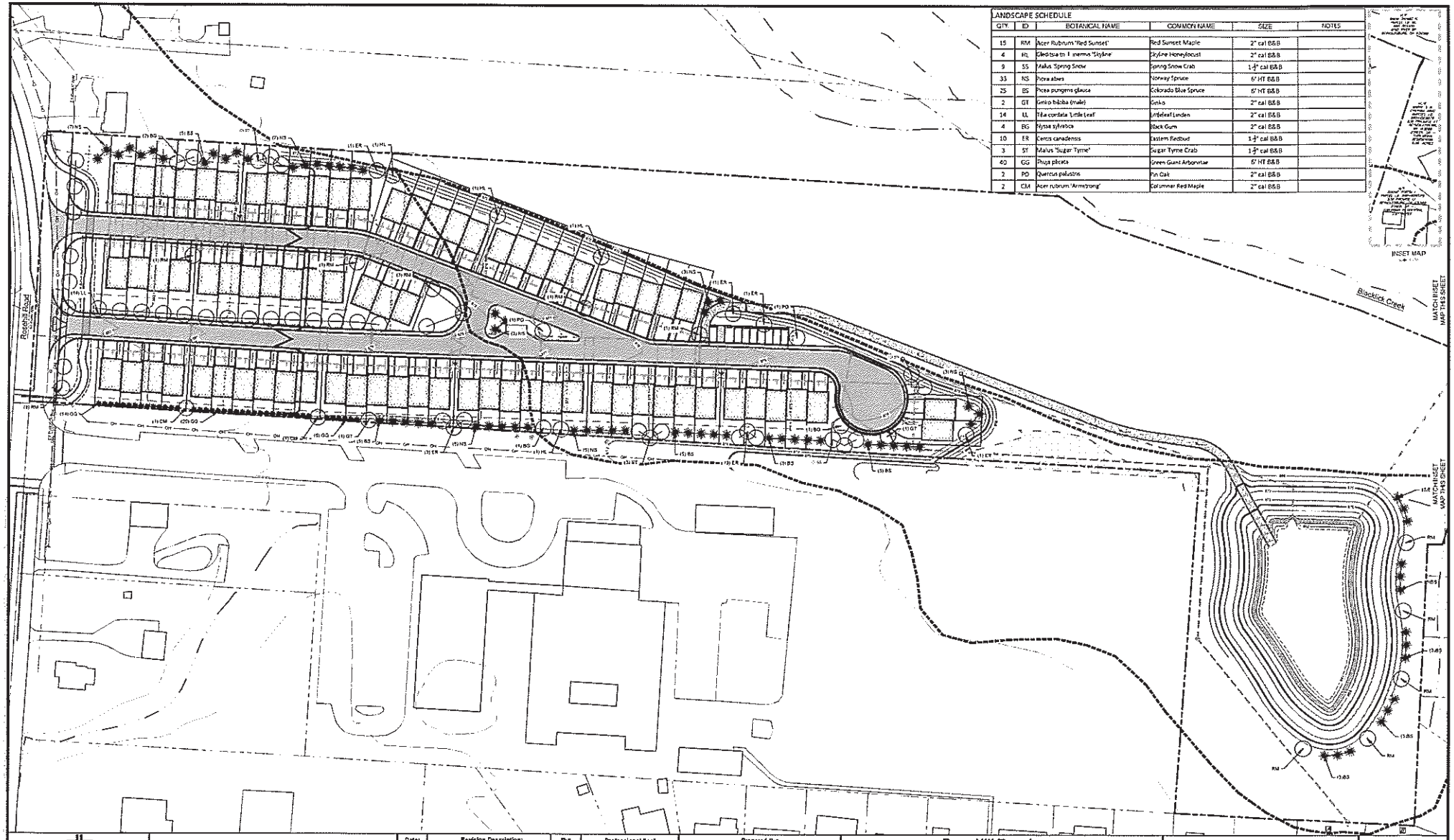
Setback Analysis

DRAWING SCALE	1" = 20'	DESIGNED BY	JSS
DATE ISSUED	04/20/2022	REVIEWED BY	JSS
PROJECT JOB#	3771	FIELD BOOK #	---
CADD#			

Rose Hill, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

S2


LANDSCAPE SCHEDULE
QTY. ID BOTANICAL NAME COMMON NAME SIZE NOTES
15 RM Acer Rubrum 'Red Sunset' Red Sunset Maple 2" cal B&B
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2 PO Quercus palustris Pin Oak 2" cal B&B
2 CM Acer rubrum 'Armstrong' Columnar Red Maple 2" cal B&B
INSET MAP
Rosehill Road
Blacklick Creek
MATCH INSET MAP THIS SHEET
MATCH INSET MAP THIS SHEET
OHIO811 Before You Dig
NORTH
Horizontal Scale
(Feet)
1 Inch = 50 ft.
Date: Revision Description: By:
Professional Seal
GRAHAM LEE FERRY E-73395 REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road Office Phone: 412-213-4509
Sewickley, PA 15143 Email: info@ShefflerCo.com
Rose Hill Townhome Development
Prepared For:
Rose Hill Ohio, LLC
Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio
LANDSCAPE PLAN
DRAWING SCALE: 1" = 50'
DESIGNED BY: BJD
DATE ISSUED: 10/06/2020
REVIEWED BY: GAS
PROJECT JOB#: 3721
FIELD BOOK #: --
CADD#:
Rose Hill, LLC
297 Grove City Road
Slippery Rock, PA 16057
Sheet No.
C1000

Reynoldsburg
OHIO · 1839

May 19th, 2022

Board of Zoning and Building Appeals
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

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Attachment: Staff Report - Rosehill (Rosehill Development Building Q Variance App # 2022-5158)