



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY MAY 8, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE SAFETY
COMMITTEE MEETING**

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

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – April 24, 2017
4. Discussion
 - a. Liquor Permit Request- Moran Foods LLC Db. Save-A-Lot #675-4668
 - b. Liquor Permit Request- Mi Fonda Cristo Rey LLC - 1909 Baltimore Reynoldsburg Road
 - c. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 Taylor Road SW, Reynoldsburg, Ohio, from CC Community Commerce District to R-4 Single and Two-Family Residence District, Applicant, Charles W. Warner, Jr.
 - d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 913.02 Plot Plan Requirement of Chapter 913 Private Roadways.
 - e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1193.07 Design Standards of Chapter 1193 Historic Overlay District.
 - f. ORDINANCE ACCEPTING a RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC. (Second Reading 4/24/2017).
 - g. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (Second Reading 4/24/2017; Planning Commission 4/6/2017).



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY APRIL 24, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands as approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – April 10, 2017

Minutes stand as approved.

4. Discussion

a. Motion to Appoint Brett Luzader as Chairman of the Service Committee

Mr. Luzader: I would like to ask Mr. Clemens if he would serve as Vice Chairman.

Mr. Clemens: Yes I would.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Stephen Cicak, Ward I
AYES:	Clemens, Cicak, Luzader, Spalding

b. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (First Reading 4/24/2017).

Mr. Snowden: Thank you Chairman Luzader, members of the Committee and Council. In 2012, Council enacted a provision in Chapter 1187 that among other things required a 75% natural material requirement within AR Zoning Districts for specific multi family dwellings in this case. What I'm proposing is to kind of extend the logic of that and when I'm proposing here on this ordinance would revise this section to state that the 75% natural material requirement will apply to any multi family dwelling, not just multi family dwellings

Minutes Acceptance: Minutes of Apr 24, 2017 7:33 PM (Approval of Minutes)

in AR districts. That would mean a multi family dwelling that was approved, for example as part of a planned district unless Council chose in the re-zoning text of that planned district to reduce that standard. So that's the baseline that's going to be for planned districts as well. Secondly, I've better defined what natural materials are and you can see that language, specifically listing the materials. If there is a material in there that someone is particularly not fond of, that's fine, we can discuss that, that's just an example, there were multiple definitions within the code. What I like is that this is a good step forward for this section, there are 2 other locations where traditional natural materials are defined, one for the Historic District and one for the Commerical overlay which is basically Main Street/Brice Road. What I'd like to do, in time is work with Council and have one definition in the definitions section that makes it more consistent on what materials Council believes to be traditional. But in this case, this is a good step forward and it makes the provisions that Council was applying just in the AR Districts to apply throughtout for any Planned Development and anywhere where a multi-family dwelling may be constructed. Ok?

Mr. Luzader: Any questions for Mr. Snowden from Committee or members of Council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/24/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (First Reading 4/24/2017).

Mr. Snowden: Thank you Mr. Chairman, members of Council. These are 2 sections of our Planned Development, one in the Planned Neighborhood District Chapter and one in the Planned Commercial Development District Chapter. This ordinance, all it does is clarify the language that we're using to refer to the plans and how the plans are reviewed. For example, in a Planned District and in any re-zoning, Council reviews a Development Plan with the re-zoning ordinance. Once that development plan is reviewed, the Planning Commission will then review a major site plan for that ordinance. There was some varying nomenclature that had been adopted over the years, I'm simply clarifying these 2 sections that they read properly and reference those 2 items correctly. Re-zonings for regular districts and Planned Development come with a Development Plan from the applicant to the Council and Planning Commission, Major Site Plans which are reviewed once re-zoning is complete are reviewed by Planning Commission and I'm just clarifying the nomenclature.

Mr. Luzader: Any questions for Mr. Snowden from the Committee? Council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/24/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. ORDINANCE ACCEPTING a RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC. (Second Reading 4/24/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/24/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

Clerk of Council**April Beggerow****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6836 phone****Memo**

DATE: May 8, 2017**TO: Service Committee****CC:****RE: Liquor Permit Request- Moran Foods LLC dba. Save-A-Lot #675-4668**

Liquor Permit Request #61433920315 filed on 1/17/2017 for C1 C2 and D6

-Not new, just a change in ownership.

Clerk of Council**April Beggerow****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6836 phone****Memo**

DATE: May 8, 2017**TO: Service Committee****CC:****RE: Liquor Permit Request- Mi Fonda Cristo Rey LLC - 1909 Baltimore
Reynoldsburg Road**

New Liquor Permit Request #5897150 filed 4/12/2017 due back 5/22/2017 Mi Fonda Cristo Rey LLC, 1909 Baltimore Reynoldsburg Road Karina Solis Sorjuana CEO.

D1 Application

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

5897150		NEW		MI FONDA CRISTO REY LLC 1909 BALTIMORE REYNOLDSBURG RD REYNOLDSBURG OH 43068	
PERMIT NUMBER		TYPE			
ISSUE DATE					
04 12 2017					
FILING DATE					
D1		PERMIT CLASSES			
25	220	B	B52174		
TAX DISTRICT		RECEIPT NO.			

FROM 04/19/2017

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 04/19/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/22/2017

IMPORTANT NOTICEPLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.REFER TO THIS NUMBER IN ALL INQUIRIES **B NEW 5897150**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF REYNOLDSBURG CITY COUNCIL
7232 EAST MAIN STREET
REYNOLDSBURG OHIO 43068

5897150 PERMIT NBR
MI FONDA CRISTO REY LLC
1909 BALTIMORE REYNOLDSBURG RD
REYNOLDSBURG OH 43068

 SORJUANA KARINA SOLIS 04/17/2017 ACTIVE CEO MNMB5%V5%

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

Attachment: 2017-04-12 Mi Fonda Cristo Rey LLC (1736 : Liquor Permit Request)

Planning Commission**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: May 8, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 0 Taylor Road SW, Reynoldsburg, Ohio, from CC
Community Commerce District to R-4 Single and Two-Family
Residence District, Applicant, Charles W. Warner,**

Request for zoning district change. Please see attached application.



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

Application #: 177611
Permit #:
Date Submitted: 4/19/17
Fee Amount: \$ 250.00
☒ Paid: 2234

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address: Taylor Road SW, Pataskala, Ohio 43062			FOR DISTRICT CHANGE ONLY
Description of Location: Intersection of Taylor Rd. and E. Broad Street			
Parcel ID(s): 087-151182-00.000			
Number of Lots: 1	Present Zoning: CC	Present Use: Undeveloped vacant ground	
Complete Where Applicable: Engineer/Surveyor: Builder:			
			Proposed Zoning: R-4
			Size of Area to be Rezoned: .35 +/- acres
			Existing Structures: Vacant ground
			Proposed Use: Residential

III. PROPERTY OWNER OF RECORD

Property Owner Name(s): Charles W. Warner, Jr.	Property Owner Address(s): 5900 Sawmill Rd., Ste 110, Dublin, OH 43017
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IV. APPLICANT INFORMATION

Applicant Name: Charles W. Warner, Jr.	
Applicant Address: 5900 Sawmill Road, Suite 110, Dublin, Ohio 43017	
Applicant Phone Number: 614.761.2050	Applicant Email: chuck1@chuckwarner.com

I. PROJECT TYPE

☒ District Change (Rezoning)
 (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)
 ☐ Amendment of Development Plan or Text
 (\$500)
 ☐ Major Site Plan
 (\$500)

Applicant Signature: By: [Signature] Date: 4/19/17
 By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

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

City Council Meeting

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

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

OnTrac Summary Information For The 2016 Tax Year



Parcel Number: 087-151182-00.000

Owner: WARNER CHARLES W JR

Address: TAYLOR RD SW PATASKALA 43062

Tax District: 087 REYNOLDSB.C-LK HGHTS LSD-WLJFD

2016 Rates: 84.41000 (Full) / 73.59670 (Effective)

Land Use: 400 Commercial vacant land

Class: Commercial

Legal Description: SUMMIT RIDGE HT LOT B

Mailing Address: WARNER CHARLES W JR

5900 SAWMILL RD STE 110

DUBLIN OH 43017

Market Land Value: \$72,000

Market Improvement Value: \$

Total Market Value: \$72,000

Sale Date: 6/21/2013

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number: 99999

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No

Legal Description

Situated in the State of Ohio, County of Licking, City of Reynoldsburg: Being all of Lot B pursuant to the Resubdivision of a Portion of Lots 1, 2, and Reserve A, and all of Lots 14 and 15 of Summit Ridge Heights as referenced in Instrument No. 200403310010975 as recorded in the Office of the Recorder, Licking County, Ohio.

Warner.lgl

PROPERTY OWNER:

Charles Warner, Jr.
5900 Sawmill Road, Suite 110
Dublin, Ohio 43017

APPLICANT:

Charles Warner, Jr.
5900 Sawmill Road, Suite 110
Dublin, Ohio 43017

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Ruby Ferguson
66 Annette Drive
Reynoldsburg, Ohio 43068

Distribution Land Corp
2 Limited Parkway
Columbus, Ohio 43230

Danny Travis
12977 Havens Corner Road
Pataskala, Ohio 43062

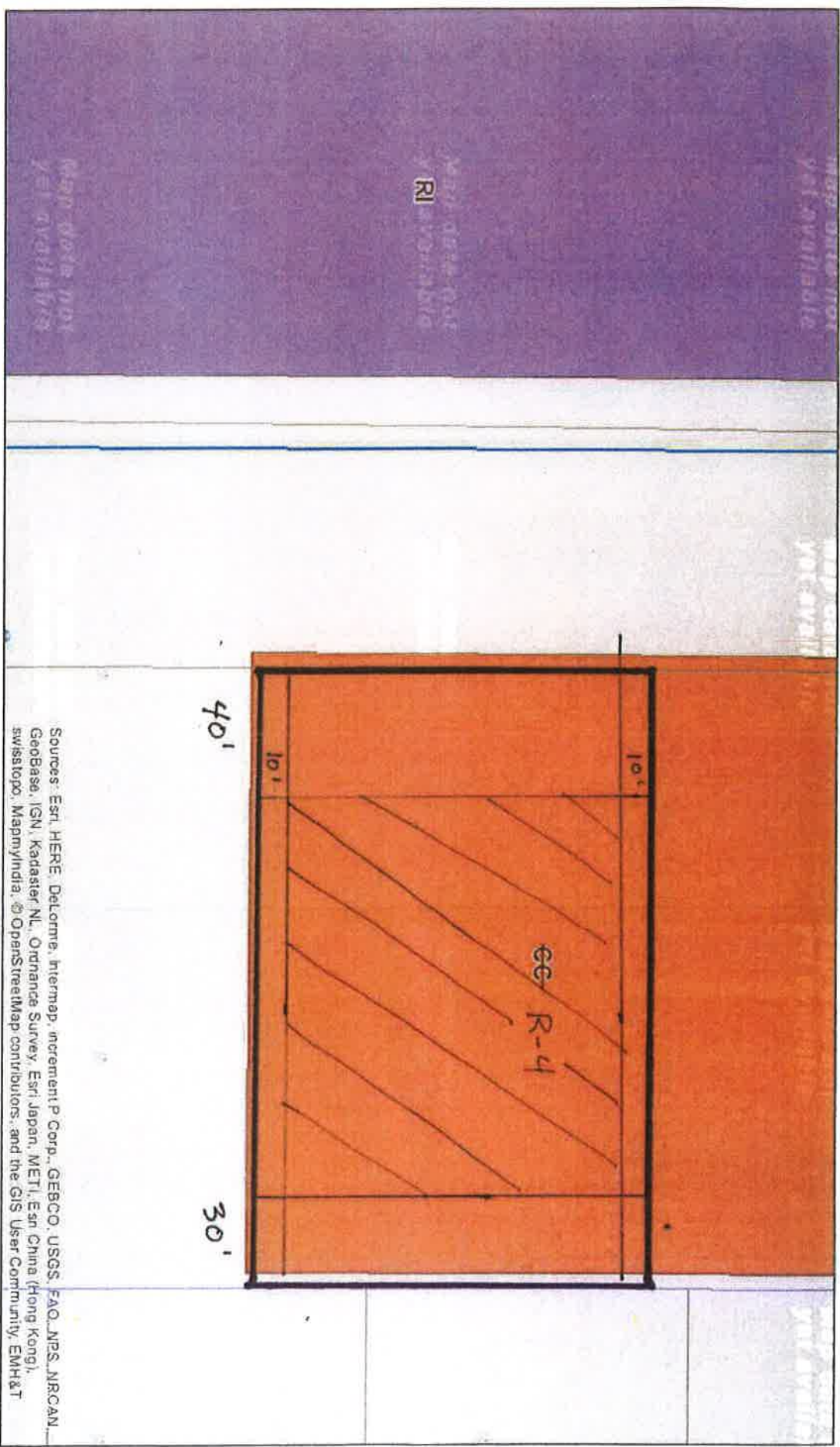
Tina Bailey
100 Annette Drive
Reynoldsburg, Ohio 43068

Steven and Kimberly Mulholand
84 Annette Drive
Reynoldsburg, Ohio 43068

Lawrence and Kathryn Cramer
48 Annette Drive
Reynoldsburg, Ohio 43068

Gary and Carla Shroyer
13457 Morse Road
Pataskala, Ohio 43062

Ronald Edwards
5368 Central College Road
Westerville, Ohio 43081



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, EMH&T

Printed Date: 3/27/2017

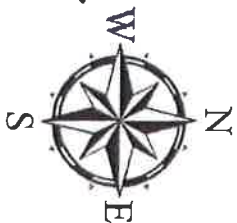
The City of Reynoldsburg Utility GIS

Map Title

1 inch = 47 feet - Proposed Zoning Setbacks



R-4



AND ALL OF LOTS 14 AND 15 OF SUMMIT RIDGE HEIGHTS

PLAT BOOK PAGE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plot are based on the easterly right-of-way line of Taylor Maxwell Road, having the record bearing of N 00 degrees 55 minutes 20 seconds E, as shown on the plot entitled "Summit Ridge Heights" of record in Plat Book 6, Page 89, Recorder's Office, Licking County, Ohio.

SOURCE OF DATA: The sources of recorded survey data are the records of the Licking County, Ohio Recorder, referenced in the text of this plot.

IRON PINS: Where indicated, unless otherwise noted, are to be set, and are three quarter (3/4) inch inside diameter, 30 inches long, iron pipes with plastic caps placed in the tops, inscribed "P & L SYST. P.S. 6841".

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set, and are three quarter (3/4) inch inside diameter, 30 inches long, iron pipes with plastic caps placed in the tops, inscribed "P & L SYST. P.S. 6841".

Situated in the State of Ohio, County of Licking, Township of Lima, City of Reynoldsburg, and in Section 3, Township 1 North, Range 15 West, United States Military Lands, containing 1.675 acres of land, more or less, being land conveyed to Charles and Marjorie Warner by deed of record in Deed Book 565, Page 383, Licking County Recorder's Office, being all of Lots 1, 2, 14, 15, and Reserve "A", as the same are designated and delineated on the subdivision plat entitled "Summit Ridge Heights" of record in Plat Book 6, Page 89, Recorder's Office, Licking County, Ohio, excepting therefrom 0.154 acres of land appropriated by the State of Ohio in Case Number 90-S-89138 in the Common Pleas Court of Licking County, Ohio.

The undersigned, Charles W. Warner Jr. and Marjorie L. Warner, owners of the lands platted herein, duly authorized in the premises, do hereby certify that the attached plat correctly represents their "RESUBDIVISION OF A PORTION OF LOTS 1, 2, AND RESERVE "A", AND ALL OF LOTS 14 AND 15 OF SUMMIT RIDGE HEIGHTS", a subdivision containing three lots delineated as "A", "B", and "C", and do hereby accept this plat of same.

In Witness Whereof, Charles W. Warner Jr., has hereunto set his hand this 25 day of March 1998.

In Witness Whereof, Marjorie L. Warner, has hereunto set her hand this 25 day of March 1998.

Signed and acknowledged
in the presence of:

By: Charles W. Warner Jr.
Charles W. Warner, Jr.
By: Marjorie L. Warner
Marjorie L. Warner

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Charles W. Warner, Jr. who acknowledged the signing of the foregoing instrument to be his voluntary act and deed, for the uses and purposes expressed therein.

In Witness Whereof, I have thereunto set my hand and affixed my official seal this 25 day of

March 1998.

WILLIAM G. WEBER
Notary Public, State of Ohio
My Commission Expires 4-22-01

William G. Weber
Notary Public
State of Ohio

STATE OF OHIO
COUNTY OF FRANKLIN ss:

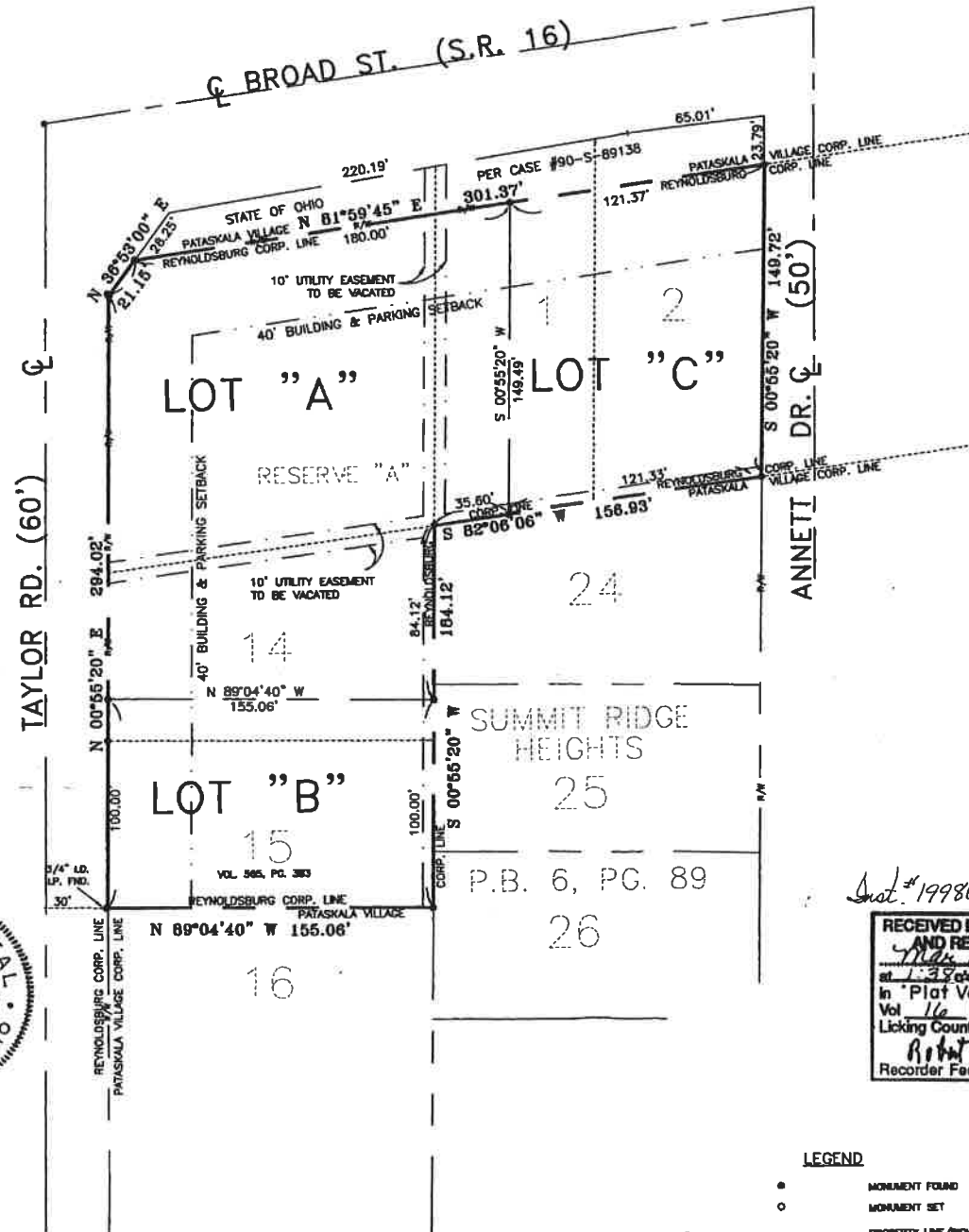
Before me, a Notary Public in and for said State, personally appeared Marjorie L. Warner, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed, for the uses and purposes expressed therein.

In Witness Whereof, I have thereunto set my hand and affixed my official seal this 25 day of

March 1998.

WILLIAM G. WEBER
Notary Public, State of Ohio
My Commission Expires 4-22-01

William G. Weber
Notary Public
State of Ohio



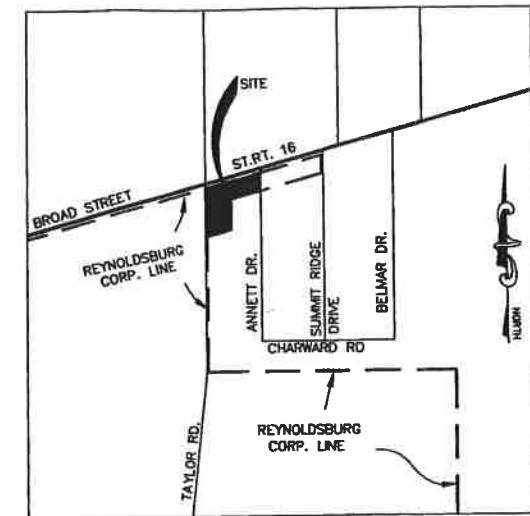
LEGEND

- MONUMENT FOUND
- MONUMENT SET
- PROPERTY LINE/RIGHT-OF-WAY



SCALE: 1" = 60'

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER



LOCATION MAP
NOT TO SCALE

Approved this 25 day of MARCH 1998

Robert E. Warner
Chairman, Planning Commission
Reynoldsburg, Ohio

Approved this 26 day of MARCH 1998

Robert E. Warner
Professional Engineer
Reynoldsburg, Ohio

Approved and accepted this 22nd day of December 1997, by the Council for the City of

Reynoldsburg, Ohio, Ordinance Number 187-97

Nancy C. Frazier
City Clerk
Reynoldsburg, Ohio

Robert M. Frazier
Mayor
Reynoldsburg, Ohio

Accepted for plotting this 26 day

George D. Buchanan, Jr.
Auditor
Licking County, OH

of March 1998.

Filed for record this 26 day

of March 1998.

Recorded this 26 day of

March 1998.

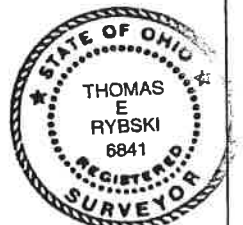
Robert E. Warner
Recorder
Licking County, OH

Fee \$ 21.40

Plat Book 16 Pages 36

Surveyed & Plotted
By

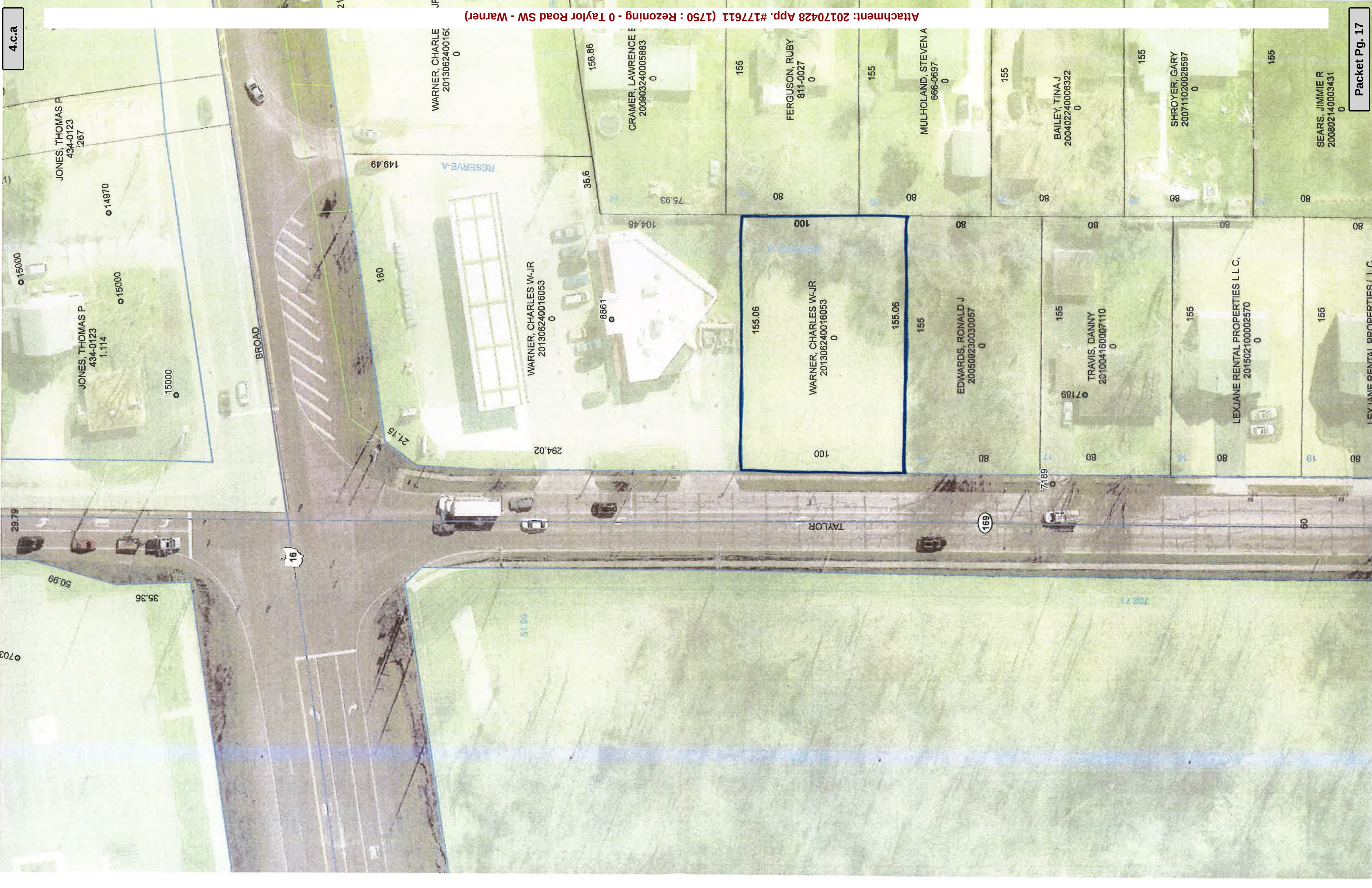
P & L
SYSTEMS, LTD.
SURVEYORS & ENGINEERS
(614) 881-4870



This plat was prepared by P & L Systems, Ltd., from record information, and from an actual site survey of the premises in December, 1996, and October, 1997, and is correct to the best of my knowledge and belief. All dimensions are in feet and decimal parts thereof.

T. D. L. L.

3-25-98



Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **May 8, 2017****TO:** **Service Committee****RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg,
Ohio: Amending Section 913.02 Plot Plan Requirement of Chapter 913
Private Roadways.

See the attached document for details of proposed text amendment.

913.02 ~~PLOT PLAN REQUIREMENTS~~ SITE PLAN APPROVAL REQUIRED.

No person shall construct any private roadway unless such private roadway is shown upon a ~~plot plan as required by Title Three of the Planning and Zoning Code.~~ a site plan that has been reviewed and approved according to the provisions of Chapter 1143 of the Zoning Code.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: May 8, 2017**TO: Service Committee****RE: Ordinance to Amend the Code of Ordinances of the City of
Reynoldsburg, Ohio: Amending Section 1193.07 Design Standards of
Chapter 1193 Historic Overlay District.**

See the attached document for details of proposed text amendment.

1193.07 DESIGN STANDARDS.

(j) ~~Fences, with or without masonry piers, shall be decorative and within the Historic Overlay District shall be constructed of ornamental metal tubes or solid metal bars~~the following materials: ornamental iron or metal, stone, or brick. Fences may be constructed of wood or vinyl that gives the appearance of painted wood within the Historic Neighborhood Overlay Subarea. Fences may not exceed a height of four feet (4FT). Chain link or unfinished metal fences are not permitted anywhere within the district. The maximum height for both front and rear fences shall be four feet (4FT). Lots or parcels with the base zoning of S-1 Special District shall be exempt from these regulations but shall be subject to the fence regulations of Section 1171.06.

City Attorney's Office**Jed Hood****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: **May 8, 2017****TO:** **Service Committee****RE:** ORDINANCE ACCEPTING A RECORDED DEED (1.25 acre property)
FROM JOHN TRURO HOLDINGS, LLC. (Second Reading 4/24/2017).

Included is the Recorded Deed which includes parcels 060-008860-00 and 060-008861-00 located off of Truro Avenue. Received from John Truro Holdings, LLC.

HURTUK & DAROFF CO., LLP
Attorneys at Law

Parkland Terrace
6120 Parkland Boulevard, Suite 100
Cleveland, Ohio 44124
Tel: 440.605.6660
Fax: 440.605.6666
www.hurtukdaroff.com

VIA FEDEX AND EMAIL

March 17, 2017

Jed Hood
Reynoldsburg City Attorney
7232 E. Main Street
Reynoldsburg, Ohio 43068

RE: Approximately 1.25-acre Property on Truro Avenue in Reynoldsburg, Ohio ("Property")

Dear Jed:

For your records, enclosed please find the original, recorded Limited Warranty Deed conveying the Property from John Truro Holdings, LLC to the City of Reynoldsburg.

If you should have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Lauren M. May, Esq.

Enclosure

cc: Ed Hurtuk (w/ encl. via e-mail)
Jim Frey (w/encl. via e-mail)

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)



Instrument Number: 201703100033530
Recorded Date: 03/10/2017 12:46:12 PM



Daniel J. O'Connor
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Transaction Number: T20170016841
Document Type: DEED
Document Page Count: 3

Submitted By (Walk-In):
 AMERICA LAND TITLE AFFILIATES LLC

Walk-In

Return To (Mail Envelope):
 AMERICA LAND TITLE AFFILIATES LLC

Mail Envelope

First Grantor:
 JOHN TRURO HOLDINGS LLC

First Grantee:
 REYNOLDSBURG CITY OF

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$8.00
Total Fees:	\$36.00
Amount Paid:	\$36.00
Amount Due:	\$0.00

Instrument Number: 201703100033530
Recorded Date: 03/10/2017 12:46:12 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

3,4

Conveyance		TRANSFERRED
Mandatory-	65.00	
Permissive-	65.00 JT	
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR		MAR 10 2017 CLARENCE E. MINGO II AUDITOR FRANKLIN COUNTY, OHIO

4257

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOHN TRURO HOLDINGS, LLC**, an Ohio limited liability company ("Grantor"), for valuable consideration paid, hereby grants with limited warranty covenants to **THE CITY OF REYNOLDSBURG**, an Ohio political subdivision ("Grantee"), whose tax mailing address is 7232 E. Main Street, Reynoldsburg, Ohio 43068, all such right, title and interest of Grantor in and to the real property, with appurtenances thereunto belonging, situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Permanent Parcel Nos.: 060-008860-00 and 060-008861-00

America Land Title Affiliates, LLC

Property Address: Truro Avenue, Reynoldsburg, Ohio

File No. 5910

Prior Deed Reference: Instrument No. 200303070068688 of the Official Records of Franklin County, Ohio

Subject to conditions, covenants, easements, limitations, reservations and restrictions of record, if any, zoning ordinances, if any, and real estate taxes and assessments, both general and special, which are a lien but not yet due and payable.

(signature appears on following page)

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

Grantor caused this Deed to be executed as of the 27th day of February, 2017.

GRANTOR:

JOHN TRURO HOLDINGS, LLC,
an Ohio limited liability company

By: [Signature]
Name: Glen A. Digger
Title: General manager

STATE OF OHIO)
) SS
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me on this 27th day of February, 2017 by Glen A. Digger, the General manager of John Truro Holdings, LLC, an Ohio limited liability company, on behalf of said limited liability company.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

[Signature]
Notary Public

Name: Natalie C. Timmons
My commission expires: 9/4/2020

This Instrument Prepared By:

Lauren May, Esq.
Hurtuk & Daroff Co., LLP
Parkland Terrace
6120 Parkland Boulevard, Suite 100
Cleveland, Ohio 44124

J:\Redwood Acquisition LLC\Reynoldsburg - Truro Ave (John Truro Holdings)\Closing Documents\Limited Warranty Deed v2.doc

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

EXHIBIT A

PARCEL I:

Situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, and bounded and described as follows:

Beginning at an iron pin 106.6 feet South of the Southeast corner of Lot 12 of John S. Ayers' First Addition to Reynoldsburg, as said lot is delineated and described in Plat Book 10, Page 178, Recorder's Office, Franklin County, Ohio;

Thence due South 47 feet to an iron pin;

Thence in a Southeasterly direction 227 feet to an iron pin;

Thence in a Southwesterly direction 25 feet to an iron pin;

Thence West 186 feet to an iron pin;

Thence North 340 feet to an iron pin in the South line of land belonging to John S. Ayers;

Thence East 151 feet to the Place of Beginning, containing 1.25 acres, more or less.

O-106-E
All of
(060)
008860

PARCEL II:

Situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, and bounded and described as follows:

Beginning at an iron pin located at the Northwest corner of a 1-1/4 acre tract now owned by Grantees and conveyed to them by John S. Ayers and Mary Ayers, his wife, by deed dated September 30, 1927 and recorded in D.B. 918, Page 475;

Thence South on the West line of said 1-1/4 acre tract 340 feet to an iron pin at the Southwest corner of said 1-1/4 acre tract;

Thence in a Southwesterly direction 24 feet to an iron pin;

Thence North 342 feet to an iron pin;

Thence East 9 feet 7 inches to the Place of Beginning, containing 1/10th of an acre, more or less..

O-106-E
All of
(060)
008861



Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

Planning Commission**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: May 8, 2017**TO:****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 137 Waggoner Road, Reynoldsburg, Ohio, from R-1
Single Family Residence District to PCD Planned Commercial
Development District, Applicant, United Dairy Farmers. (Second
Reading 4/24/2017; Planning Commission 4/6/2017).**

Application for a zoning district change.



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

Application #: 176280

Permit #:

Date Submitted: 4/17/17

Fee Amount: \$100.00

☒ Paid: 000563264

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

Description of Location:

Southwest corner of Broad Street & Waggoner Road

Parcel ID(s):

067-000068-00, 067-000073-00, 067-000009-00

Number of

Lots: 3

Present Zoning:

R-1

Present Use:

Residential & Undeveloped

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder: _____

FOR DISTRICT AMENDMENT ONLY

Proposed Zoning:

(CPD) Commercial Planned Development

Size of Area to be Rezoned:

6.424 acres

Existing Structures:

residential structure 468 square feet

residential structure 1831 square feet

Proposed Use:

United Dairy Farmers C-Store and Gas Pumps

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross
Meadowood Asset Management, LLC

Property Owner Address(s):

137 South Waggoner Road Reynoldsburg, OH 43068
200 Public Sq STE 4020 Cleveland, OH 44114

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Phone Number:

513-396-8744

Applicant Email:

tkling@udfinc.com

I. PROJECT TYPE



District Amendment (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)



**Amendment of
Development Plan or Text**
(\$500)



Major Site Plan
(\$500)

Applicant Signature: Timothy

DIRECTOR OF REAL ESTATE

Date:

12.29.16

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

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

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

City Council Meeting

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

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

REZONING TEXT

SOUTHWEST CORNER OF WAGGONER ROAD AND EAST BROAD STREET

FROM R-1 TO CPD

January 21, 2017

A. Location and Size

1. The property is located at the southwest corner of Waggoner Road and East Broad Street.
2. The total property area is approximately 6.42 acres.
3. The rezoning area consists of Parcel ID numbers 067-000068-00, 067-000073-00, and 067-000009-00.

B. Permitted Uses & Special Exceptions

1. Those uses listed as permitted in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be permitted uses.
2. Those used listed as special exceptions, in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be special exceptions.

C. Height Limitations

1. The maximum height of structures shall be as set forth in Reynoldsburg City Zoning Code Chapter 1175.05 for the CS – Community Service District.

D. Setbacks

1. The setbacks for buildings and parking shall be as follows:
 - a. East Broad Street – Parking 15 Feet, Building 40 Feet
 - b. Waggoner Road – Parking 15 Feet, Building 40 Feet
 - c. Western Property Line – Parking 15 Feet, Building 60 Feet
 - d. Southern Property Line – Parking 15 Feet, Building 60 Feet
2. Accessory structure (canopy)
 - a. East Broad Street – 40 Feet
 - b. Waggoner Road – 40 Feet
 - c. Western Property Line – 60 Feet
 - d. Southern Property Line – 60 Feet

E. Landscaping

1. Landscaping shall be as set forth in Chapter 1180 of the Zoning Code.

F. Lighting

1. All parking lot lighting shall comply with the requirements of Chapter 1182 of the Zoning Code with the following exceptions.
 - a. The maximum level of lighting may exceed 3 footcandles (FC) in areas needed for safety of moving vehicles such as those areas around the fueling canopy.

G. Parking and Loading

1. Parking and loading requirements shall be as set forth in Chapter 1179 of the Zoning Code.

H. Access /Curbcuts

1. Site access and curbcuts for Waggoner Road shall be as approved by the City Engineer.
2. Site access and curbcuts for East Broad Street shall be as approved by the City of Columbus.

I. Waste and Refuse

1. All waste, refuse, and recycling shall be containerized and screened from view in a manner consistent with Chapter 1180 of the Zoning Code.

J. Signage

1. Signage shall be compliant with the Chapter 1181 of the Zoning Code.
2. The Design Review Board may approve additional signage in a manner consistent with comprehensive sign plan review.

K. Architecture

1. All roof-top mechanicals shall be reasonably screened from ground level view adjacent to the building being served.
2. All buildings shall be constructed with the same level of finish on any side that is visible from a roadway. No plain concrete block shall be permitted.
3. All buildings shall have a gabled or hipped roof, a sloped roof that exceeds a 4-12 pitch or a flat roof with a perimeter parapet.

**ADJACENT PROPERTY OWNERS INFORMATION
UNITED DAIRY FARMERS PLANNING COMMISSION APPLICATION
SOUTHWEST CORNER OF EAST BROAD STREET AND WAGGONER ROAD**

170-000036

Donald & Jacqueline Manson
7539 East Broad Street
Blacklick, OH 43004-9703

Lot 8 Deerfield Estates – 7692 Deer Park Way

067-000017

Lawrence W Clemens IV
214 Flint Ridge Drive
Columbus, OH 43230

Tax Bill: US Bank Home Mortgage
6053 S. Fashion Square Dr STE 99
Salt Lake City, UT 84107-5439

Lot 9 Deerfield Estates – 7680 Deer Park Way

067-000018

Tom Battin
7680 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Corelogic
2500 Westfield Dr STE 120
Elgin, IL 60124-7836

Lot 9 Rear Deerfield Estates – 7680 Deer Park Way Rear

067-000067

Columbia Gas of Ohio, Inc
200 Civic Center Drive
815 Walton Parkway
New Albany, OH 43054-8233

Lot 10 Deerfield Estates – 7666 Deer Park Way

067-000019

David & Mardel Ramey
76 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Chase Home Finance, LLC
1500 Solana Blvd Bldg 1
Roanoke TX 76262-1720

Lot 11 Deerfield Estates – 7654 Deer Park Way
 067-000020
 Ann & Thomas Gaus
 7654 Deer Park Way
 Reynoldsburg, OH 43068

Lot 12 Deerfield Estates – 7636 Deer Park Way
 067-000021
 Amadio Comoretto & Caterina Comoretto
 7636 Deer Park Way
 Reynoldsburg, OH 43068

Lot 13 Deerfield Estates – 7620 Deer Park Way
 067-000022
 Catherine Hall & Rita Smith
 7620 Deer Park Way
 Reynoldsburg, OH 43068

Lot 14 Deerfield Estates – 7600 Deer Park Way
 067-000023
 Robin Baumgardner-Miller & Douglas Baumgardner
 7600 Deer Park Way
 Reynoldsburg, OH 43068

Tax Bill: US Bank Home Mortgage
 6053 S Fashion Square Dr STE 99
 Salt Lake City, UT 84107-5439

Shoppes of East Broad – 8097 East Broad Street
 067-000069
 DN – Reynoldsburg, LLC
 6610 Chatsworth Street NW
 Canton, OH 44718-3849

Meijer Stores – 8000 & 7930 East Broad Street
 515-254556
 Meijer Stores LP
 2929 Walker Avenue NW
 Grand Rapids, MI 49544-6402

Tax Bill: Attn: Property Tax Dept

Walgreen's – 7900 East Broad Street
515-258120
7900 E Broad, LLC
71 South Wacker Drive #2760
Chicago, IL 60606-4666

Speedway – 7860 East Broad Street
515-258140
Speedway SuperAmerica, LLC
539 S. Main Street
Findlay, OH 45840-3229

Grace Brethren Church – 7550 East Broad Street
440-292479
East Side Grace Brethren Church
1401 Kings Highway
Winona Lake, IN 46590-1520

January 5, 2017

**6.4244 Acre Parcel
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

South 09°49'20" West, a distance of **174.80 feet**;

South 74°15'21" West, a distance of **27.71 feet**;

South 09°49'20" West, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald. O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

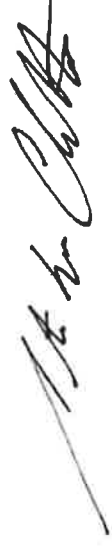
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

North 82°02'02" East, a distance of **86.93 feet**;

North 48°20'35" East, a distance of **72.11 feet**;

North 82°02'02" East, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

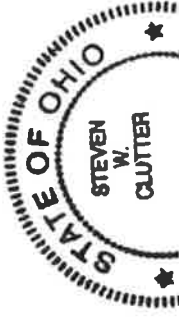
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



Steven W. Clutter, Ohio P.S. #7655
CESO, Inc.
395 Springside Drive, Akron, OH 44333 (330) 665-0660

01/05/2017

Date



Attachment: 20170208 App. 176280 - UDF Rezoning (1669 : Zoning District Change 1766280 136 Waggoner Rd UDF)

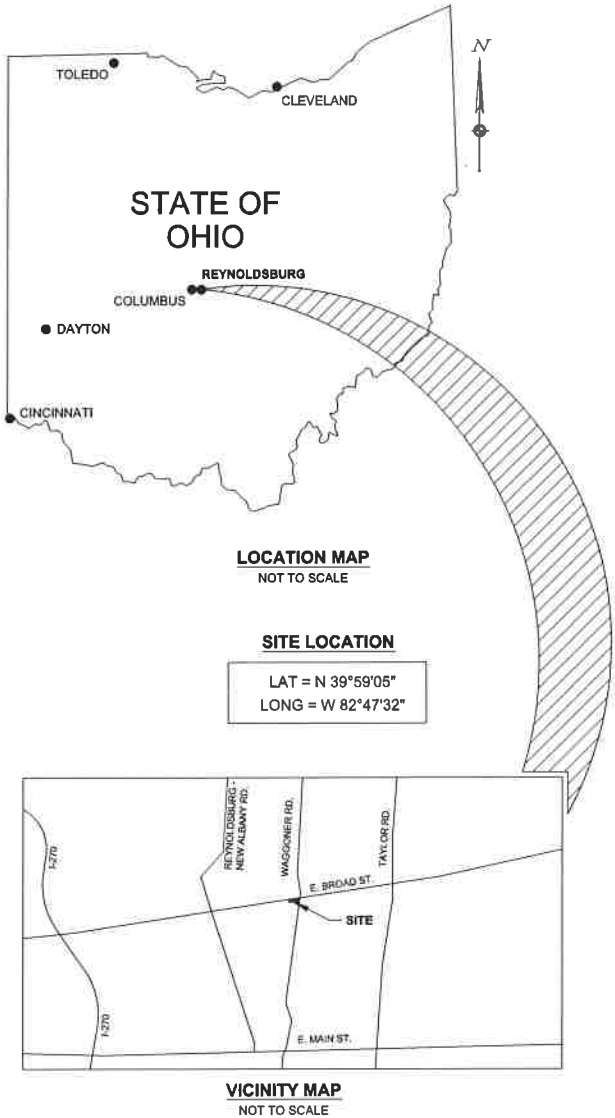
UNITED DAIRY FARMERS

FUELING STATION & CONVENIENCE STORE

REYNOLDSBURG,

FRANKLIN COUNTY, OHIO

ZONING PLANS



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
Z1.0	COVER SHEET
Z2.0	SITE PLAN
Z3.0	GRADING AND UTILITY PLAN
Z4.0	SANITARY MAIN EXTENSION PLAN
SURVEY	
1 OF 1	EXISTING CONDITIONS SURVEY
LANDSCAPE	
L1.01	TREE PRESERVATION & REMOVAL PLAN
L1.02	TREE PRESERVATION & REMOVAL PLAN
L2.01	PLANTING PLAN - EAST
L2.02	PLANTING PLAN - WEST

PROPERTY DATA:

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

SITE REQUIREMENTS:

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

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,076± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (31) STANDARD CAR PARKING SPACES 33 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

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

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

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829
CONTACT: ERIC SNOWDEN

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

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

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

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

CONTACT: NICK HERSHBERGER
PH: (330) 396-5696
EMAIL: HERSHBERGER@CESOINC.COM

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

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614)845-1694
CONTACT: DANIEL BLECHSCHMIDT

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

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

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6787 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

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

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

STANDARD DRAWINGS

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

REVISIONS	NO.	DATE	DESCRIPTION
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NOT FOR
CONSTRUCTION

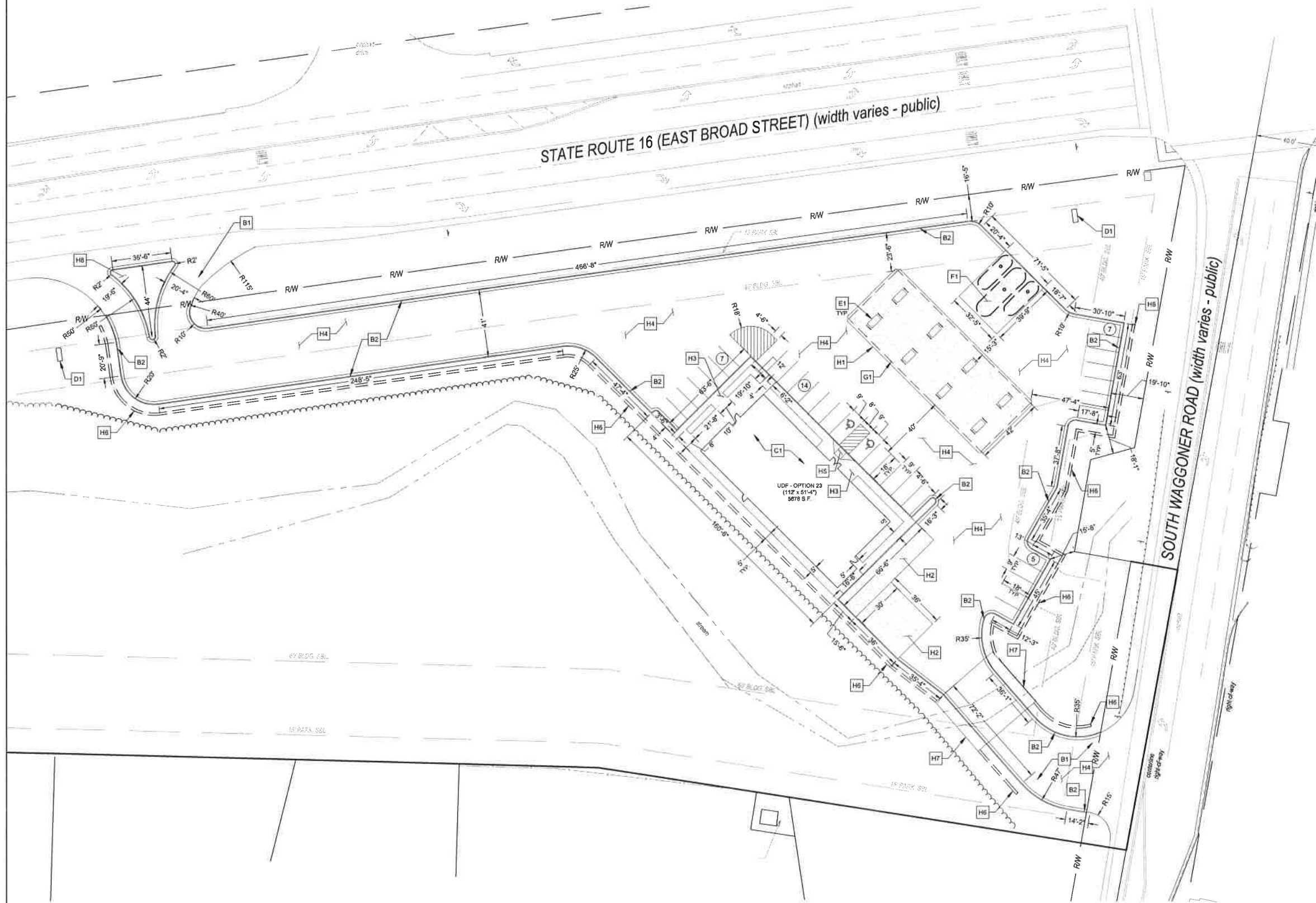


COVER SHEET

UNITED DAIRY FARMERS

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

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z1.0	



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

A. GENERAL NOTES

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

B. SITE WORK

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

C. BUILDING

- UDF ICE CREAM PARLOR AND CONVENIENCE STORE

D. EXTERIOR APPEARANCE

- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN

E. DISPENSERS

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

F. UNDERGROUND STORAGE TANKS

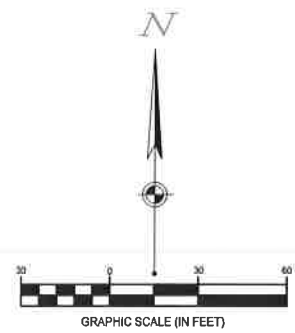
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.

G. CANOPY

- 114' x 42' FUELING CANOPY.

H. YARD

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



REVISIONS	
NO.	DATE

NOT FOR CONSTRUCTION

ceso
CREATION TO COMPLETION
www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgt • Environmental

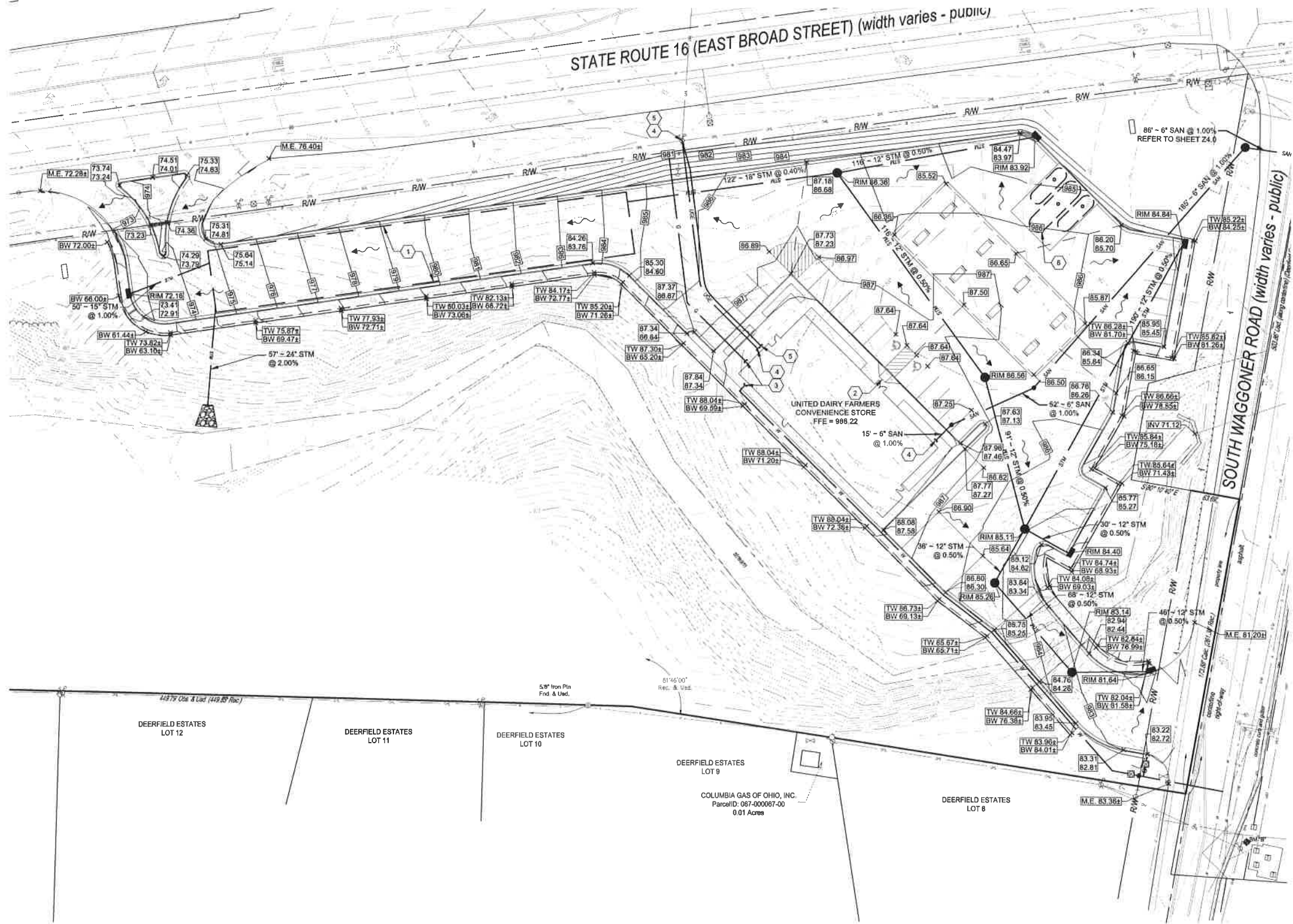
United Dairy Farmers

SITE PLAN

UNITED DAIRY FARMERS

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

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	Z2.0



REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	RIDGE LINE
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	GAS SERVICE
	TELEPHONE SERVICE
	WATER VALVE
	WATER METER
	STORM STANDARD MANHOLE
	STORM CURB INLET
	STORM ENDWALL
	SANITARY STANDARD MANHOLE
	SANITARY CLEANOUT
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	RIM
	TOP OF CASTING ELEVATION
	RIP RAP
	FLOW ARROW

PRELIMINARY STORM CALCULATIONS

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

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.67 AC.
CN = 67
Q1 = 0.28 CFS

PROPOSED:

IMPERVIOUS AREA = 1.63 AC.
GRASS AREA = 1.04 AC.
CN = 91
Q1 = 1.43 CFS (510% INCREASE, 100-YEAR CRITICAL STORM)

EX. 1-YEAR VOLUME = 2,950 CF
PROP. 100-YEAR VOLUME = 39,801 CF
DETENTION VOLUME NEEDED = 36,850 CF

(3) 96" PIPES
UNDERGROUND DETENTION FOOTPRINT = 245' L x 36' W

PRELIMINARY EARTHWORK:

CUT = 90 CY
FILL = 27,825 CY
NET = 27,545 CY

GENERAL GRADING NOTES

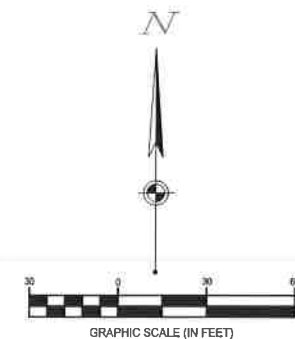
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR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

GENERAL UTILITY NOTES:

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

CODED NOTES

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



GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

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

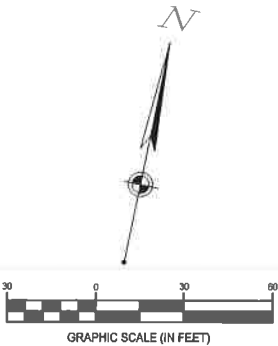
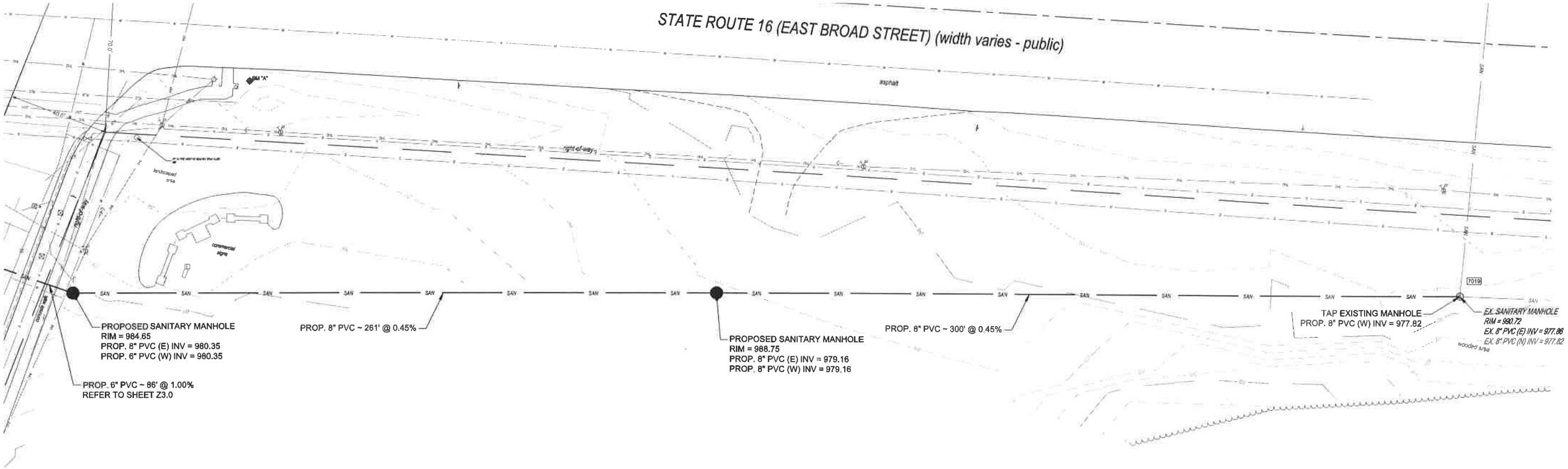
ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z3.0	



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REVISIONS	DATE	DESCRIPTION



REVISIONS	DESCRIPTION
NO.	DATE

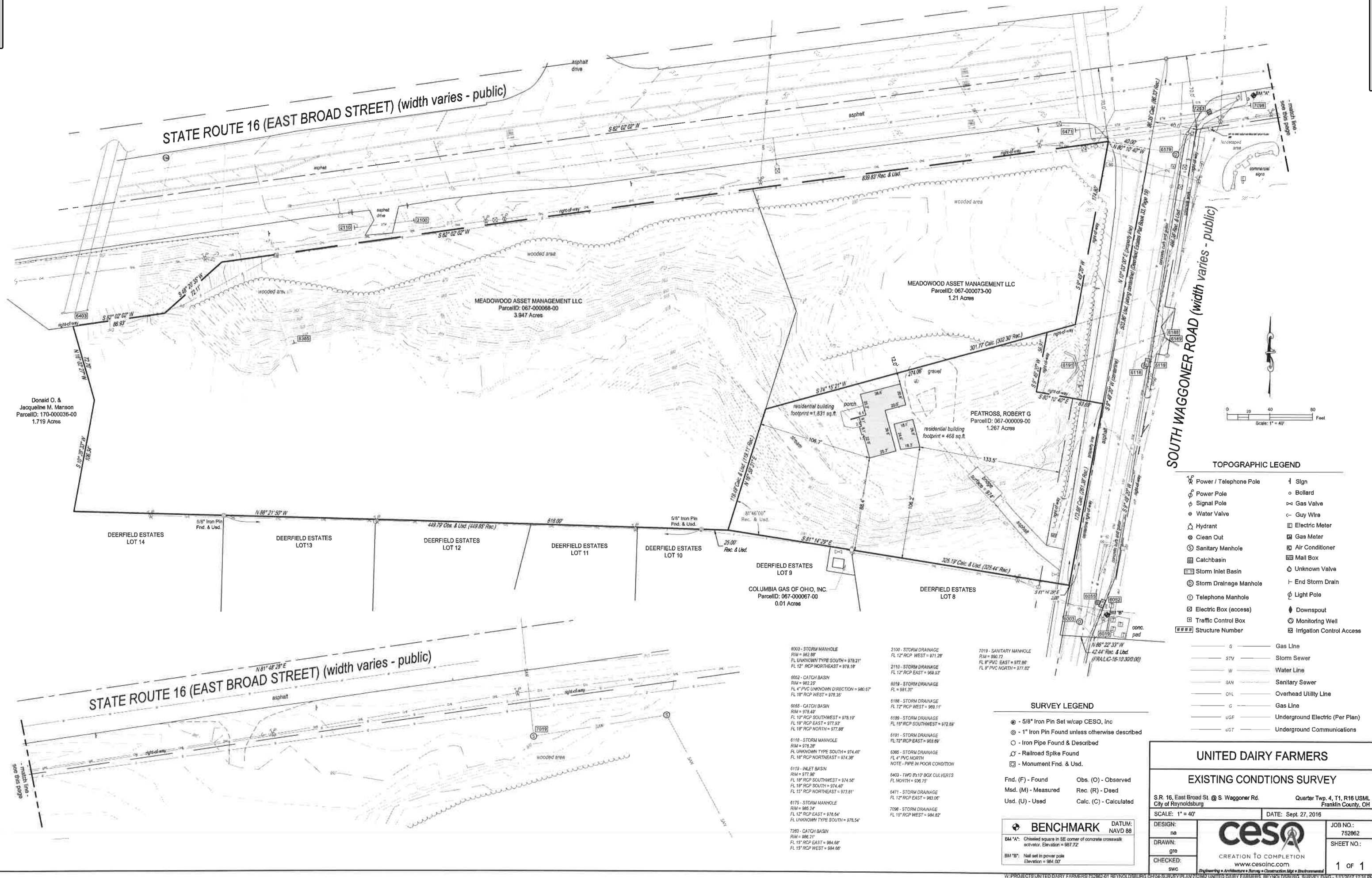
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United Dairy Farmers

SANITARY MAIN EXTENSION PLAN
UNITED DAIRY FARMERS
E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:
ZONING PLANS
DATE:
1/13/2017
JOB NO.: 752862
DESIGN: CAK
DRAWN: CAK
CHECKED: NRH
SHEET NO.
Z4.0



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COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

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NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

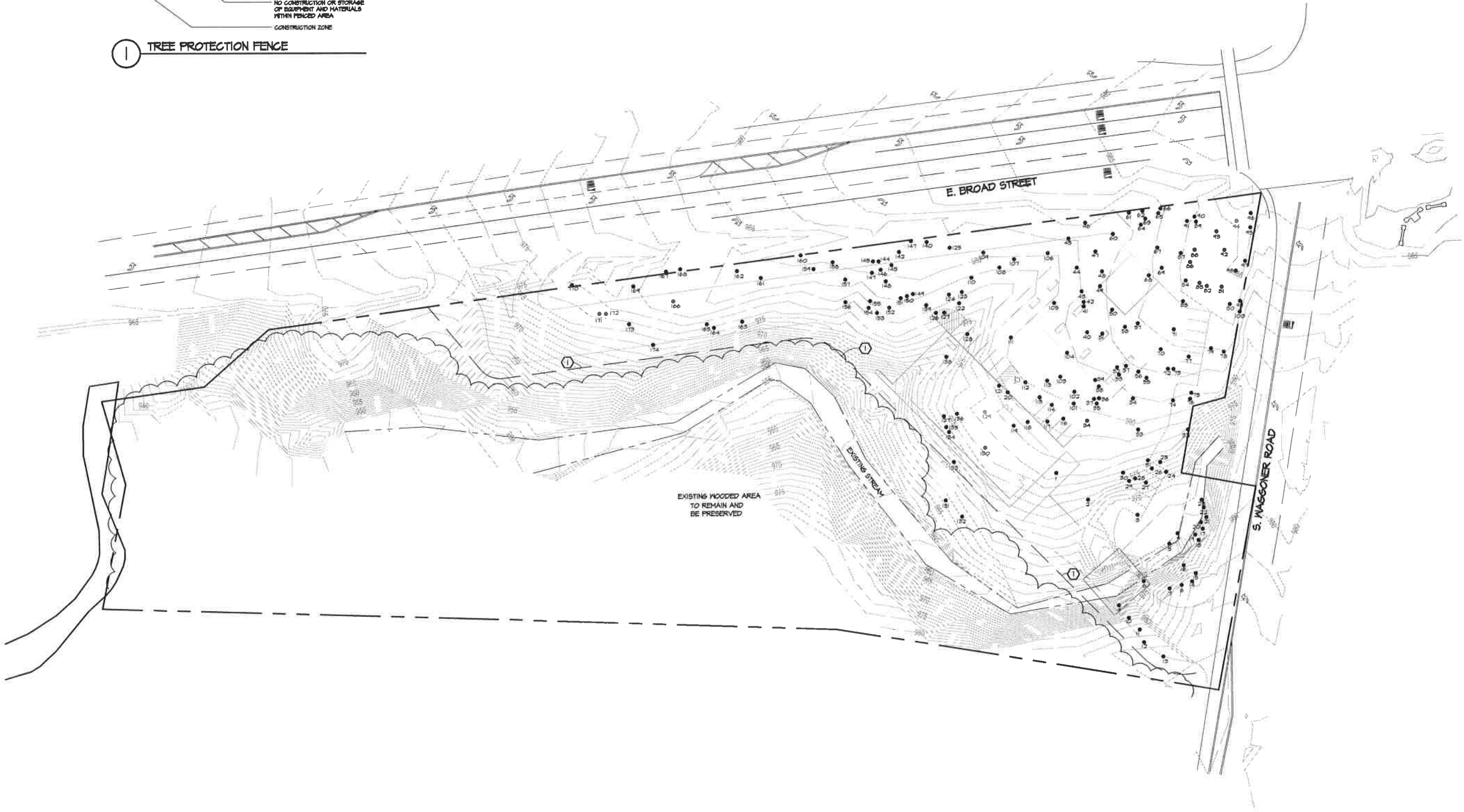
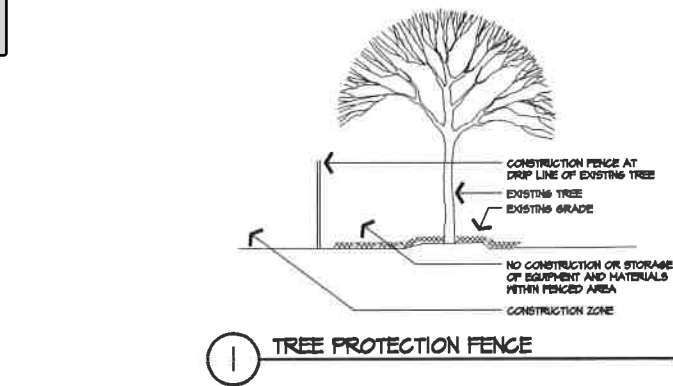
PROJECT NO.
Date 01/06/2017
Revisions

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

L1.01

- ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
330 WEST SPRING STREET, STE 350
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGEA.COM
- CONSTRUCTION NOTES**
- ① ORANGE CONSTRUCTION FENCE. PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL # 1, THIS SHEET.

TREE LOCATION (APPROX)



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

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

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

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

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

18

MAJOR TREE REMOVED INDICATED BY TONE.

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

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COLUMBUS, OHIO 43215
614-486-3343

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PROJECT TITLE

UDF
REYNOLDSBURG, OH

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PROJECT NO.
Date 01/06/2017
Revisions

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

L1.02

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

CONSTRUCTION NOTES

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

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Sheet Title

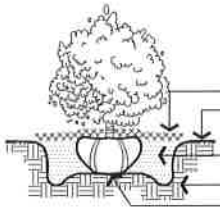
PLANTING PLAN
WEST

Sheet Number

L2.02

NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

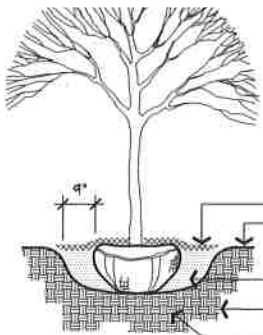


HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

1 SHRUB PLANTING
NTS

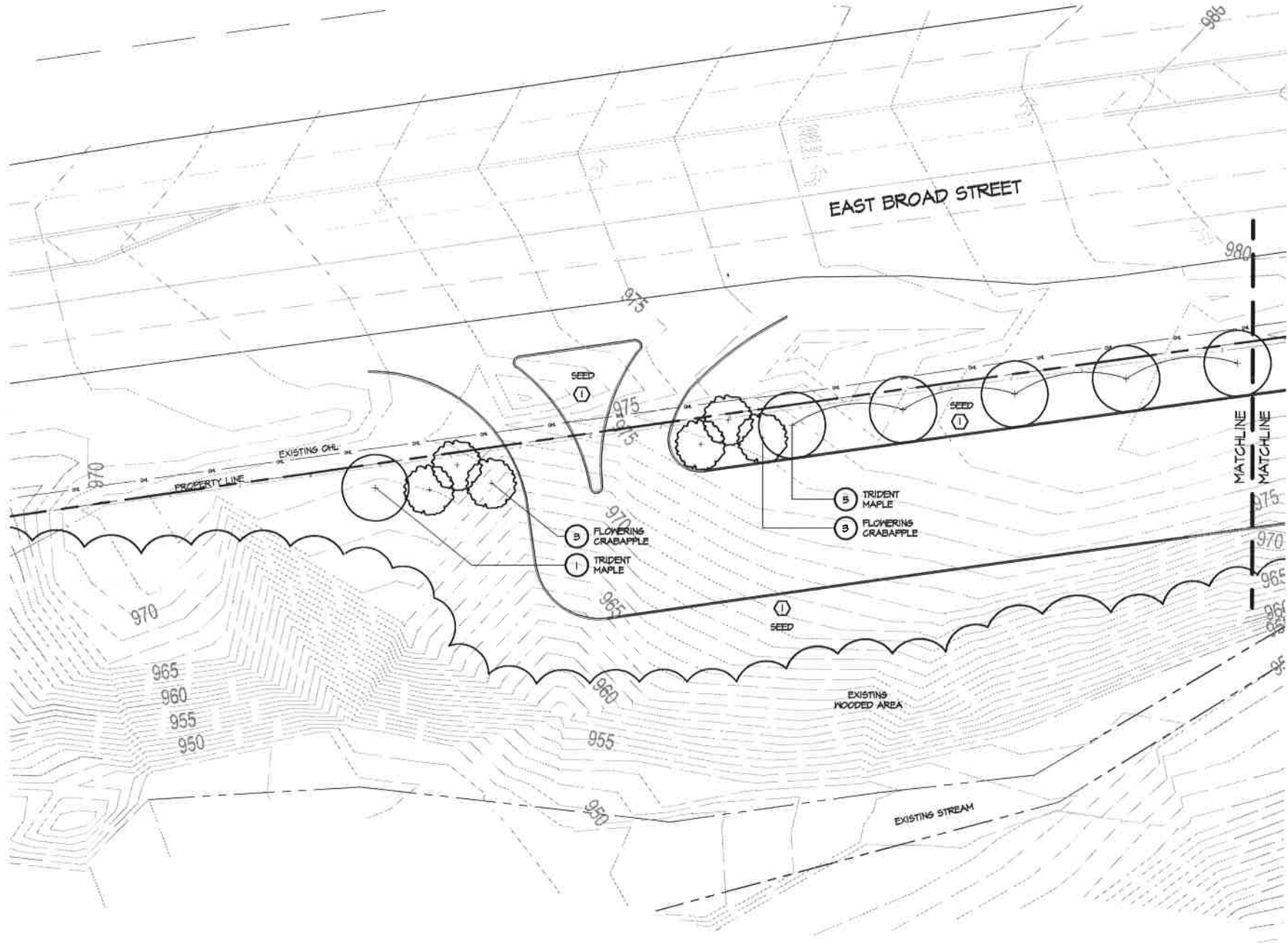
NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



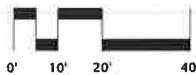
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 TREE PLANTING
NTS



PLANT MATERIALS LIST

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





UNITED DAIRY FARMERS

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

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

ISSUE DATE: 10/07/2016

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





UNITED DAIRY FARMERS

OPTION 1

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





4 FRONT ELEVATION
SCALE: N.T.S.



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



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: N.T.S.



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

NEW CONVENIENCE
STORE FOR:
UNITED DAIRY
FARMERS



REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: J.L. M.J.
Scale: AS NOTED
Job No.: 16-2570

A001

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, District Amendment, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 800 gpd
- b. How much pressure is required? min. 70 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement?
- 800 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. **Traffic Access Study:** This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. **Traffic Impact Study:** An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. **Regional Traffic Analysis:** This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2604 ADT for site

Generator Peak	Adjacent Street Peak	Peak Hour
<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM
<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM

- c. Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

 X Yes, Traffic Impact Study or Regional Traffic analysis is required.

 No, Traffic Access Study Required.

- d. Check the following as applicable to the site development:

 X District Amendment

 There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

 X There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Christine Hilbert
Applicant's Signature

2-8-2017
Date



City of Reynoldsburg
STAFF REPORT
 March 27, 2017

New Business

**137 S. Waggoner Road/7619 E. Board Street – United Dairy Farmers –
 District Change (Rezoning)**

Application: #176280 – Zoning District Change (Rezoning)

Location: Property is located on the southwest corner of E. Broad Street and Waggoner Road.

Request: Request to change the zoning district for the site from R-1 Single Family Residence District to PCD Planned Commercial Development District.

Existing Zoning: R-1 Single Family Residence District

Proposed Zoning: Planned Commercial Development District

Current Use: Vacant Land

Applicant: United Dairy Farmers

BACKGROUND INFORMATION

Proposal

The applicant is requesting that the Council and Commission review and approve a zoning district change in order to construct a commercial building, gasoline fueling canopy, and related site improvements.

Existing Site & Context

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

CONSIDERATIONS

1151.04 STANDARDS FOR PROPOSED DISTRICT CHANGES.

The Planning Commission and City Council shall give consideration to the following standards in making recommendations and taking action with regard to proposed district changes:

- (a) The compatibility of the proposed zoning district and the features of the proposed development plan with the characteristics of the site and of the surrounding areas;*
- (b) The potential impacts of the proposed uses of the district in terms of traffic, storm water, utility demand, noise, and other impacts;*
- (c) The impacts of the proposed district and development plan on the health, safety, welfare, and morals of the community;*
- (d) The compatibility of the proposed district and development plan with the elements of local plans applicable to the area, to surrounding zoning districts, and to existing and planned land uses.*

1184.05 STANDARDS FOR DEVELOPMENT AND SITE PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Commercial Development District, its development plan, or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the standards of Section 1151.04, Section 1103.12 and the following characteristics of the proposed development:

- (1) The comprehensive nature and design of the development plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.*
- (2) The suitability of the site proposed for zoning as a Planned Commercial Development District, including its location, size, width, relationship to existing development in the community and in abutting communities, natural features, relationship to the Land Use Plan, and such other characteristics as the Planning Commission and City Council may deem important.*
- (3) The anticipated effects of the proposed development upon the City and upon adjoining and proximate neighborhoods and properties, including the impacts of traffic, stormwater, noise, lighting, utilities, aesthetic values and other impacts.*
- (4) The adequacy of planned roads, drives, parking, and loading areas to meet the projected demand for such facilities and to integrate with existing and planned facilities in the City.*
- (5) The adequacy of planned pedestrian and bicycle facilities to meet the demand for such facilities, to integrate with existing and planned facilities in the City, and to promote use of such transportation modes.*
- (6) The suitability of the location, dimensions, access to streets and utilities of each proposed lot within the district, given the nature of the use or uses proposed on each such lot, including the potential for future expansion of proposed structures.*
- (7) The adequacy of utilities to serve the proposed development and the suitability of the proposed utility design within the district and in relation to the utility plans of the City and its utility providers.*
- (8) The proper orientation and relationship of the proposed elements of the development with natural and historic features and resources both on and off site, the degree to which the development has been designed to protect and enhance such features and resources, and the measures taken to mitigate negative impacts on such features and resources both on and off site.*
- (9) The relationships of the architectural and site design characteristics among the areas of the development and with surrounding properties.*

(10) *The nature and extent of proposed landscaping, existing vegetation and land forms to be altered or retained, and of proposed screening.*

(11) *The suitability of the proposed separations between uses and buildings, including any proposed setbacks or yards, given the nature of the use or uses so controlled and the relationships and impacts of one (1) use upon another.*

(12) *The suitability of the total acreage and total floor area proposed for each type of use, and the number and bulk of buildings proposed for each type of use.*

(13) *The suitability of proposed property owner/tenant agreements, deed restrictions, protective covenants, and other legal statements or devices intended to provide for the future use, ownership, operation and maintenance of areas of the planned development and its improvement.*

(14) *The projected traffic impacts, loading requirements, and the likely number of employees.*

(15) *The ability of each proposed phase of the development, or of any group of phases, to meet the standards established in this chapter.*

(16) *Compliance with the use regulations and development standards of this chapter, and, to the extent possible, determination of compliance with all other applicable local, State, and Federal laws and regulations. In instances in which variances to existing regulations have been requested, such as to the Subdivision Regulations, the Commission shall consider the suitability of such variance and its impact on the proposed development.*

STAFF REVIEW

Land Usage

The site is zoned R-1 per Section 1161.07 of the Zoning Code. This is probably consistent with its previous zoning in Jefferson Township. The development pattern along East Broad Street consists of similar, auto-centric uses. This type of use should be located at the intersection of two arterials streets. Waggoner Road is designated as a minor arterial street per the City of Reynoldsburg Thoroughfare Plan. The City of Columbus 1993 Thoroughfare Plan designates E. Broad Street and a major arterial street.

Site Configuration

The applicant has provided a conceptual development plan that includes a 5678SF commercial building, along with 8 fuel pumps and underground fuel storage tanks. The fuel pumps will be covered by a detached canopy to protect customers from the elements while fueling.

Building Architecture & Landscaping

The applicant has provided a conceptual building rendering showing a 1 story commercial building. The proposed building materials consist of wood plank and stone. The proposed fuel pump canopy consists of similar materials. The conceptual site plan indicates general compliance with the landscape and buffering regulations, including parking perimeter plantings and service structure screening. Since the applicant will only be developing a portion of the proposed site, Staff would like to continue discussions about the possibility of including a preservation area in the concept plan.

Utilities

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The applicant will have to provide detailed utility plans for review by City staff in conjunction with their major site plan and plot-grade-utility reviews. The applicant indicated that their site will be served by an underground stormwater basin. It will

be the responsibility of the City Engineer to determine if the size of the basin is adequate per the Stormwater Manual of the City.

Traffic & Parking

The applicant provided a preliminary traffic impact study which is currently undergoing its required review by the City Engineer. A copy of the study was also forwarded to the City of Columbus Traffic Management Division. The proposed site plan provides a right-in/right-out access drive on E. Broad Street and proposes full access onto Waggoner Road. The City Engineer will determine if these access points are adequate and appropriate given the configuration of existing public streets. This report will be updated when that information is available.

The applicant's development plan indicated compliance with the parking requirements of Table 1179 of the Zoning Code for entire site when including the parking spaces located at the gasoline pumps.

Administrative

In conformance with Chapter 1151 of the Zoning Code, applicants for district change are required to submit a development plan, which becomes part of the rezoning text. The applicant has submitted a narrative statement and rezoning text which has been reviewed and revised by Staff and approved by the applicant. A copy of the revised text was attached to proposed ordinance.

If this application for district change is approved, this development will be the only legal use. Any deviations from that plan in the future would require rezoning.

STAFF RECOMMENDATION

The members should apply the standards for review of district changes contained in Section 1151.04 of the Zoning Code and determine if the proposed use is compatible with the site. Staff feels that proposed development can be supported by the City's services and infrastructure and is consistent with the development pattern of the area. Staff recommends that this application be forwarded to the Planning Commission for additional review and recommendations.

NEXT STEPS

Provided the combined Council-Commission approves the application, the next steps are as follows:

1. The application will be referred to the Planning Commission, which shall have thirty (30) days to provide recommendations back to City Council.
2. Assuming approval of this application for a district change, the applicant should submit an application for major site plan review by the Planning Commission and a certificate of appropriateness from the Design Review Board.

3. Following the approval of a major site plan and certificate of appropriateness, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for plot-grade-utility review and approval.
4. Following the approval of a major site plan and certificate of appropriateness, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review. The Building Division cannot issue permits until after the zoning certificate is issued.

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

President Doug Joseph called the meeting to order at 7:30 PM

PRESENT: Joseph, Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding, McKenzie

ABSENT:

Approval of Agenda

Agenda stands as approved.

Public Hearing

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 137 WAGGONER ROAD, REYNOLDSBURG, OHIO, FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO PCD PLANNED COMMERCIAL DEVELOPMENT DISTRICT, APPLICANT, UNITED DAIRY FARMERS. (FIRST READING 2/27/2017). --- Clemens. .

Mr. Snowden: Thank you Council President Joseph and other Members of City Council, this is address 137 S. Waggoner/7619 E. Broad, United Dairy Farmers, for District Change. It is Application #176280. Existing zoning R-1, proposed zoning Planned Commercial Development District. Current Use is vacant land. The applicant is requesting that the combined Council and Commission review and approve a Zoning District change in order to construct a commercial building, gasoline/fuel canopy, related site improvements. Existing context: It is a 6.424 acre site, with three separate parcels. Neighboring parcels in the City of Reynoldsburg to the east are in the CS zoning district, to the north across Broad St, in the City of Columbus, they are zoned commercial, to the southwest the property is adjacent to single family dwellings in the R-1 district in the City. This type of Land Use, which is an auto centric land use, should be located at the intersection of two arterial streets. That is typically an ideal location. Waggoner Road is a minor arterial per our Thoroughfare Plan, the City of Columbus 1993 Thoroughfare Plan designates E. Broad Street as a major arterial. It is a 5768SF commercial building with 8 fuel pumps in the underground storage tanks. Fuel pumps are going to be covered by a detached canopy. The Applicant provided, as required by the Planned Development Chapter, a conceptual building rendering showing a one story commercial building, proposed materials wood plank and stone, and they have also shown the proposed fuel canopy. I did a quick review of the site for compliance with the Landscaping and Buffering Regulations. Generally they are meeting those, including service structures. Utilities, you can read my comments about what will need to happen with our engineer. Traffic and parking, we have a Traffic Impact Study that was required and was sent out to the City Engineer several weeks ago for review. The review is ongoing. Columbus Traffic management Division was also provided a copy of that study. In the Site Plan they are proposing a right in/right out access on E. Broad St., full access on Waggoner. The Engineer is going to determine whether the access points they are showing are going to be adequate, and we will update the report at that time. I reviewed the Site Development Concept Plan for the parking requirements of Chapter 1179, and they are meeting those requirements when you account for the spaces that are located at the pumps, and that counts in their parking

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

count, given the Use. As I have stated with Planned Developments that we have done in the past, the District change, and the Development Plan and zoning text are going to become part of the Zoning as it applies to this property. I have reviewed and revised a rezoning texts that you should find in your packet. I can provide additional copies. If this application for district change is approved, this development will be the only legal use. Any deviations from that plan in the future will require rezoning, again that is the beauty of a Planned District, we have control to work with the applicant. With that, I recommend the Members apply the Standards for Review contained in Section 1151.04 of the Zoning Code, and determine if the proposed use is compatible with the site. It can be supported given the infrastructure. We will wait for the final details from our engineer on the traffic, but I recommend you forward this application to the Planning Commission for additional review and recommendations. The items that the applicant would need to complete in order to get development approval for the full project are listed under Items 1-4 in the "Next Steps" of the report. The applicant is here tonight and I think they have some things they would like to show the Members and discuss their project further. I will be available for any additional questions.

Council President Joseph: Any questions at this point? Ok, you may make your presentation.

Mr. Kling: My name is Tim Kling. I am the Director of Real Estate for United Dairy Farmers. Good evening and thank you for hearing our case tonight. We brought a couple of renderings with us tonight and you can see those on your screens as well. We are excited to present a second location in the City of Reynoldsburg. We have one on Main Street. We have been looking to expand our presence and to serve the Reynoldsburg market a little better. We came across this site 8-10 months ago. While it has its challenges due to the topography, we felt it was a good location. You can see on the rendering, our new prototypical building. It is a residential character, kind of a craftsman style. We have an indoor parlor and also include an outdoor seating/patio area. That is part of the ice cream parlor side of things. Besides that, inside we have expanded food offerings as well as the coffee and other typical convenience store type items. I have with me this evening, Nick Herschberger, to answer questions regarding engineering.

Council President Joseph: Any questions or comments from anyone in the audience? Eric, if you would come up and address this.

Mr. Snowden: The revision was done the week after the first reading to the Zoning text. That was a formatting thing. I like to keep all the rezoning text in the same format so that when I pass those along to our successors, they make sense and are in the same order. But, nothing has come out against it, to date. The applicant filled out their use in the City of Columbus' terminology. Planned Commercial Development is what is in our Zoning Code. They are just using a common naming convention that other cities use.

(Inaudible Unknown Speaker.)

Mr. Snowden: Please clarify your question.

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

Unknown Speaker: *(Inaudible)*, so I am wondering if a project in this same category, should be used for all three of those things.

Mr. Snowden: No. The intent of the Planned Commercial and Planned Neighborhood, is that such development are going to meet all of those requirements. That is the concept behind getting rid of things like the Use table, the Setback Requirements. It is basically asking for the applicant to show us the proposed project and what you want to do. In this case, UDF has written in the rezoning text, which is what you saw, what their setbacks will be. They have some additional requirements with the fuel center and its use, such as the canopy, where the canopy is located, the lighting and how the canopy is lit, which is brighter than the normal exterior lighting regulations would be. All those items are incorporated into the rezoning text and that is what is approved along with the Site Plan. That is the concept behind the Planned Development.

Dr. McKenzie: *(Inaudible.)*

Mr. Snowden: Dr. McKenzie, anywhere from an entire shopping center done with the Planned Development, all the way down to this project for example. The reason that I recommended this to the Applicant, they could have applied for the CS Zoning District where a gasoline station is a permitted use or a special exception, but with a Planned Development the City, Staff, Planning Commission, have more control over how the Landscape Plan is approved, and the required setbacks. Otherwise, what you would do is re-zone to CS and go through and get a whole bunch of variances for them to do the project in a way that makes sense to the site and the use. It is scalable, but that language in there is designed to promote creative site design in general.

Council President Joseph: Any other questions? Seeing none, we will send this to the April 6th Planning Commission meeting.

RESULT:	REFERRED TO BOARD/COMMISSION	Next: 4/6/2017 6:00 PM
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Adjournment

Doug Joseph, President of Council

April L. Beggerow, Clerk of Council

Attachment: 3.27.17 Joint Hearing Draft Minutes.UDF (1669 : Zoning District Change 1766280 136 Waggoner Rd UDF)

Planning Commission

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

ORDINANCE REQUEST

DATE: March 27, 2017

TO:

RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (First Reading 2/27/2017).

Application for a zoning district change.



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

Application #: 176280

Permit #:

Date Submitted: 4/17/17

Fee Amount: \$100.00

☒ Paid: 000563264

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

Description of Location:

Southwest corner of Broad Street & Waggoner Road

Parcel ID(s):

067-000068-00, 067-000073-00, 067-000009-00

Number of

Lots: 3

Present Zoning:

R-1

Present Use:

Residential & Undeveloped

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder: _____

FOR DISTRICT AMENDMENT ONLY

Proposed Zoning:

(CPD) Commercial Planned Development

Size of Area to be Rezoned:

6.424 acres

Existing Structures:

residential structure 468 square feet

residential structure 1831 square feet

Proposed Use:

United Dairy Farmers C-Store and Gas Pumps

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross
Meadowood Asset Management, LLC

Property Owner Address(s):

137 South Waggoner Road Reynoldsburg, OH 43068
200 Public Sq STE 4020 Cleveland, OH 44114

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Phone Number:

513-396-8744

Applicant Email:

tkling@udfinc.com

I. PROJECT TYPE



District Amendment (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)



Amendment of
Development Plan or Text
(\$500)



Major Site Plan
(\$500)

Applicant Signature: Timothy

DIRECTOR OF REAL ESTATE

Date: 12.29.16

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

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

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

City Council Meeting

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

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

REZONING TEXT

SOUTHWEST CORNER OF WAGGONER ROAD AND EAST BROAD STREET

FROM R-1 TO CPD

January 21, 2017

A. Location and Size

1. The property is located at the southwest corner of Waggoner Road and East Broad Street.
2. The total property area is approximately 6.42 acres.
3. The rezoning area consists of Parcel ID numbers 067-000068-00, 067-000073-00, and 067-000009-00.

B. Permitted Uses & Special Exceptions

1. Those uses listed as permitted in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be permitted uses.
2. Those used listed as special exceptions, in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be special exceptions.

C. Height Limitations

1. The maximum height of structures shall be as set forth in Reynoldsburg City Zoning Code Chapter 1175.05 for the CS – Community Service District.

D. Setbacks

1. The setbacks for buildings and parking shall be as follows:
 - a. East Broad Street – Parking 15 Feet, Building 40 Feet
 - b. Waggoner Road – Parking 15 Feet, Building 40 Feet
 - c. Western Property Line – Parking 15 Feet, Building 60 Feet
 - d. Southern Property Line – Parking 15 Feet, Building 60 Feet
2. Accessory structure (canopy)
 - a. East Broad Street – 40 Feet
 - b. Waggoner Road – 40 Feet
 - c. Western Property Line – 60 Feet
 - d. Southern Property Line – 60 Feet

E. Landscaping

1. Landscaping shall be as set forth in Chapter 1180 of the Zoning Code.

F. Lighting

1. All parking lot lighting shall comply with the requirements of Chapter 1182 of the Zoning Code with the following exceptions.
 - a. The maximum level of lighting may exceed 3 footcandles (FC) in areas needed for safety of moving vehicles such as those areas around the fueling canopy.

G. Parking and Loading

1. Parking and loading requirements shall be as set forth in Chapter 1179 of the Zoning Code.

H. Access /Curbcuts

1. Site access and curbcuts for Waggoner Road shall be as approved by the City Engineer.
2. Site access and curbcuts for East Broad Street shall be as approved by the City of Columbus.

I. Waste and Refuse

1. All waste, refuse, and recycling shall be containerized and screened from view in a manner consistent with Chapter 1180 of the Zoning Code.

J. Signage

1. Signage shall be compliant with the Chapter 1181 of the Zoning Code.
2. The Design Review Board may approve additional signage in a manner consistent with comprehensive sign plan review.

K. Architecture

1. All roof-top mechanicals shall be reasonably screened from ground level view adjacent to the building being served.
2. All buildings shall be constructed with the same level of finish on any side that is visible from a roadway. No plain concrete block shall be permitted.
3. All buildings shall have a gabled or hipped roof, a sloped roof that exceeds a 4-12 pitch or a flat roof with a perimeter parapet.

**ADJACENT PROPERTY OWNERS INFORMATION
UNITED DAIRY FARMERS PLANNING COMMISSION APPLICATION
SOUTHWEST CORNER OF EAST BROAD STREET AND WAGGONER ROAD**

170-000036

Donald & Jacqueline Manson
7539 East Broad Street
Blacklick, OH 43004-9703

Lot 8 Deerfield Estates – 7692 Deer Park Way

067-000017

Lawrence W Clemens IV
214 Flint Ridge Drive
Columbus, OH 43230

Tax Bill: US Bank Home Mortgage
6053 S. Fashion Square Dr STE 99
Salt Lake City, UT 84107-5439

Lot 9 Deerfield Estates – 7680 Deer Park Way

067-000018

Tom Battin
7680 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Corelogic
2500 Westfield Dr STE 120
Elgin, IL 60124-7836

Lot 9 Rear Deerfield Estates – 7680 Deer Park Way Rear

067-000067

Columbia Gas of Ohio, Inc
200 Civic Center Drive
815 Walton Parkway
New Albany, OH 43054-8233

Lot 10 Deerfield Estates – 7666 Deer Park Way

067-000019

David & Mardel Ramey
76 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Chase Home Finance, LLC
1500 Solana Blvd Bldg 1
Roanoke TX 76262-1720

Lot 11 Deerfield Estates – 7654 Deer Park Way
 067-000020
 Ann & Thomas Gaus
 7654 Deer Park Way
 Reynoldsburg, OH 43068

Lot 12 Deerfield Estates – 7636 Deer Park Way
 067-000021
 Amadio Comoretto & Caterina Comoretto
 7636 Deer Park Way
 Reynoldsburg, OH 43068

Lot 13 Deerfield Estates – 7620 Deer Park Way
 067-000022
 Catherine Hall & Rita Smith
 7620 Deer Park Way
 Reynoldsburg, OH 43068

Lot 14 Deerfield Estates – 7600 Deer Park Way
 067-000023
 Robin Baumgardner-Miller & Douglas Baumgardner
 7600 Deer Park Way
 Reynoldsburg, OH 43068

Tax Bill: US Bank Home Mortgage
 6053 S Fashion Square Dr STE 99
 Salt Lake City, UT 84107-5439

Shoppes of East Broad – 8097 East Broad Street
 067-000069
 DN – Reynoldsburg, LLC
 6610 Chatsworth Street NW
 Canton, OH 44718-3849

Meijer Stores – 8000 & 7930 East Broad Street
 515-254556
 Meijer Stores LP
 2929 Walker Avenue NW
 Grand Rapids, MI 49544-6402

Tax Bill: Attn: Property Tax Dept

Walgreen's – 7900 East Broad Street
515-258120
7900 E Broad, LLC
71 South Wacker Drive #2760
Chicago, IL 60606-4666

Speedway – 7860 East Broad Street
515-258140
Speedway SuperAmerica, LLC
539 S. Main Street
Findlay, OH 45840-3229

Grace Brethren Church – 7550 East Broad Street
440-292479
East Side Grace Brethren Church
1401 Kings Highway
Winona Lake, IN 46590-1520

January 5, 2017

**6.4244 Acre Parcel
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

South 09°49'20" West, a distance of **174.80 feet**;

South 74°15'21" West, a distance of **27.71 feet**;

South 09°49'20" West, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald. O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

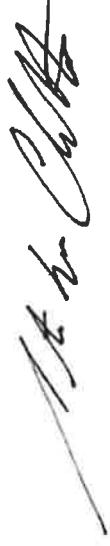
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

North 82°02'02" East, a distance of **86.93 feet**;

North 48°20'35" East, a distance of **72.11 feet**;

North 82°02'02" East, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

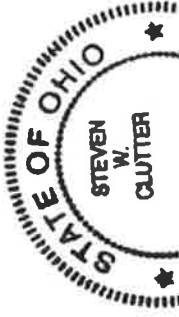
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



Steven W. Clutter, Ohio P.S. #7655
CESO, Inc.
395 Springside Drive, Akron, OH 44333 (330) 665-0660

01/05/2017

Date



Attachment: 3.27.17 Joint Hearing Draft Minutes.UDF (1669 : Zoning District Change 1766280 136 Waggoner Rd UDF)

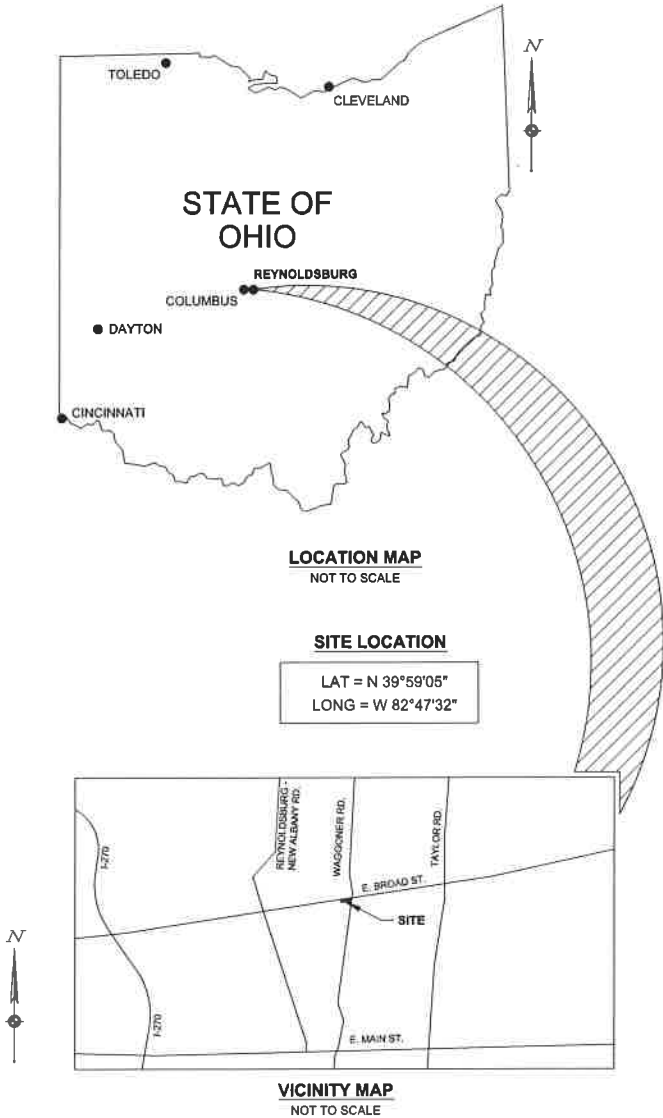
UNITED DAIRY FARMERS

FUELING STATION & CONVENIENCE STORE

REYNOLDSBURG,

FRANKLIN COUNTY, OHIO

ZONING PLANS



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
Z1.0	COVER SHEET
Z2.0	SITE PLAN
Z3.0	GRADING AND UTILITY PLAN
Z4.0	SANITARY MAIN EXTENSION PLAN
SURVEY	
1 OF 1	EXISTING CONDITIONS SURVEY
LANDSCAPE	
L1.01	TREE PRESERVATION & REMOVAL PLAN
L1.02	TREE PRESERVATION & REMOVAL PLAN
L2.01	PLANTING PLAN - EAST
L2.02	PLANTING PLAN - WEST

PROPERTY DATA:

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

SITE REQUIREMENTS:

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

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,076± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (31) STANDARD CAR PARKING SPACES 33 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

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

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

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829
CONTACT: ERIC SNOWDEN

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

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

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

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

CONTACT: NICK HERSHBERGER
PH: (330) 396-5696
EMAIL: HERSHBERGER@CESOINC.COM

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

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614)845-1694
CONTACT: DANIEL BLECHSCHMIDT

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

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

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6787 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

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

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

STANDARD DRAWINGS

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

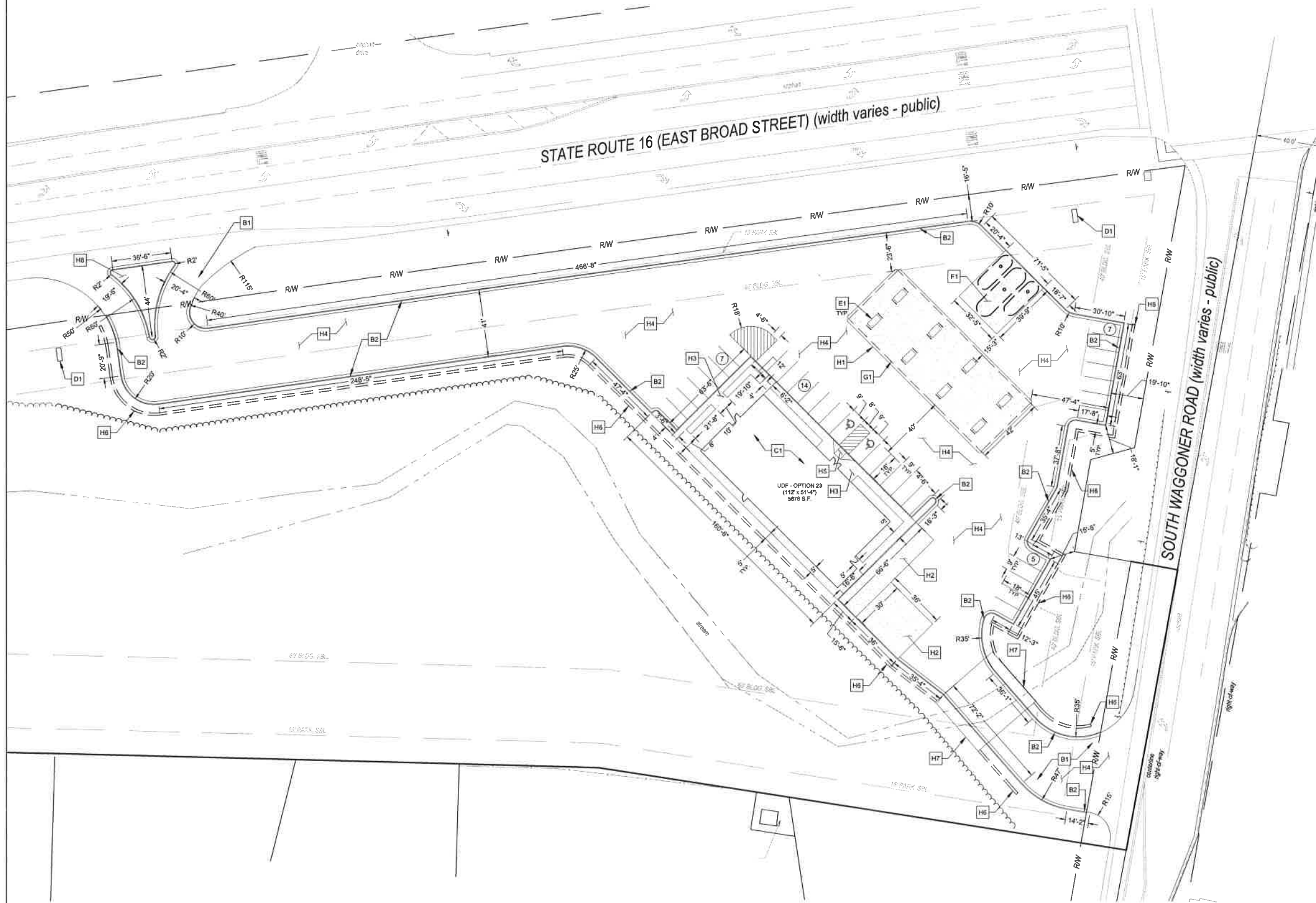


COVER SHEET

UNITED DAIRY FARMERS

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

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z1.0	



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

A. GENERAL NOTES

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

B. SITE WORK

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

C. BUILDING

- UDF ICE CREAM PARLOR AND CONVENIENCE STORE

D. EXTERIOR APPEARANCE

- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN

E. DISPENSERS

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

F. UNDERGROUND STORAGE TANKS

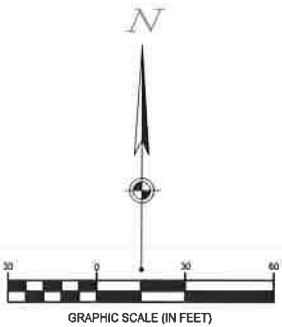
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.

G. CANOPY

- 114' x 42' FUELING CANOPY.

H. YARD

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



REVISIONS		DESCRIPTION
NO.	DATE	

NOT FOR CONSTRUCTION

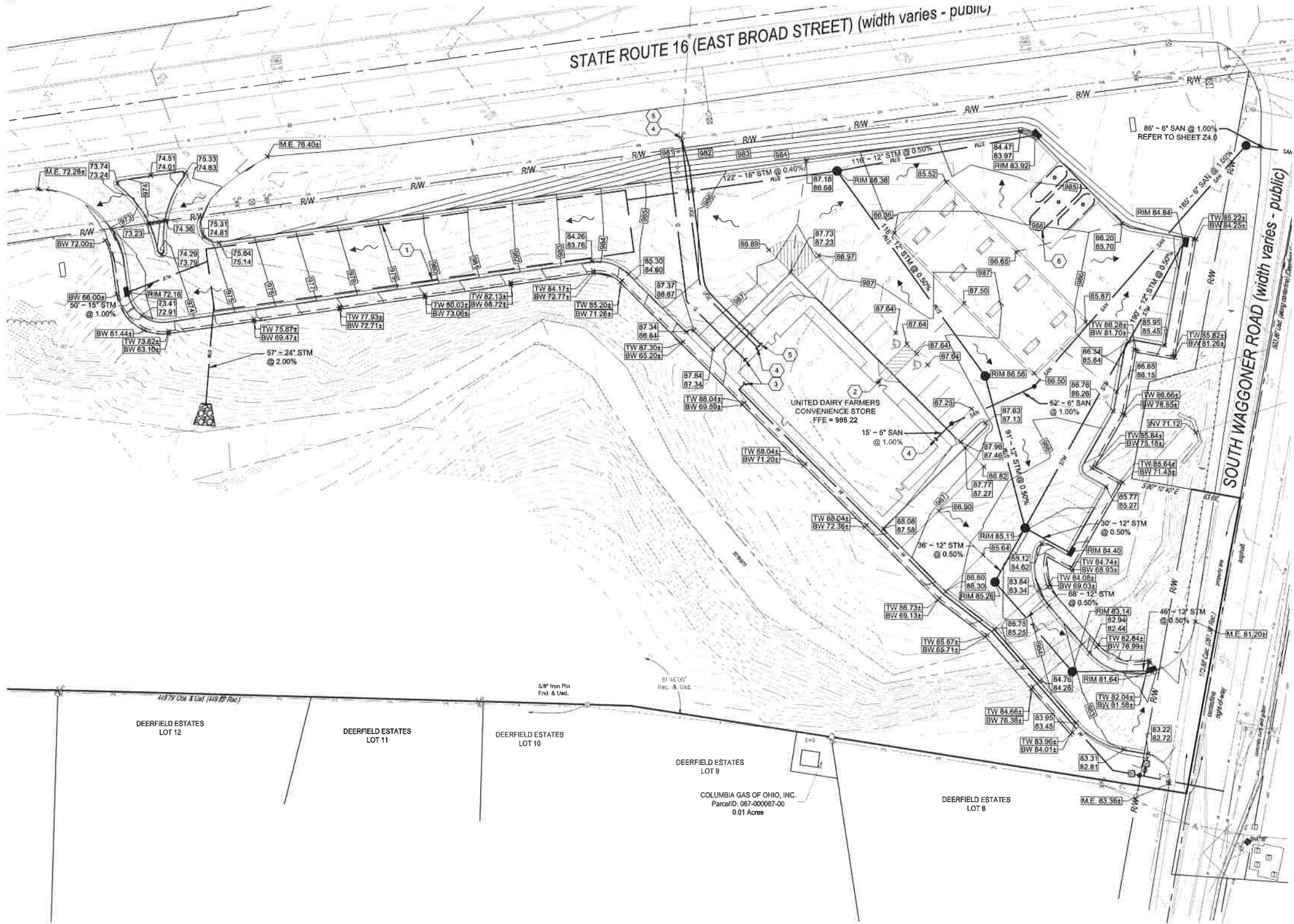
CREATION TO COMPLETION
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SITE PLAN

UNITED DAIRY FARMERS

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

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	Z2.0



REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	RIDGE LINE
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	GAS SERVICE
	TELEPHONE SERVICE
	WATER VALVE
	WATER METER
	STORM STANDARD MANHOLE
	STORM CURB INLET
	STORM ENDWALL
	SANITARY STANDARD MANHOLE
	SANITARY CLEANOUT
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	RIM
	TOP OF CASTING ELEVATION
	RIP RAP
	FLOW ARROW

PRELIMINARY STORM CALCULATIONS

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

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.67 AC.
CN = 67
Q1 = 0.28 CFS

PROPOSED:

IMPERVIOUS AREA = 1.63 AC.
GRASS AREA = 1.04 AC.
CN = 91
Q1 = 1.43 CFS (510% INCREASE, 100-YEAR CRITICAL STORM)

EX. 1-YEAR VOLUME = 2,950 CF
PROP. 100-YEAR VOLUME = 39,801 CF
DETENTION VOLUME NEEDED = 36,850 CF

(3) 96" PIPES
UNDERGROUND DETENTION FOOTPRINT = 245' L x 36' W

PRELIMINARY EARTHWORK:

CUT = 90 CY
FILL = 27,825 CY
NET = 27,545 CY

GENERAL GRADING NOTES

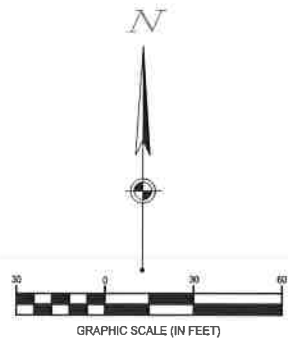
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR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

GENERAL UTILITY NOTES:

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

CODED NOTES

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



GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

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

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z3.0	

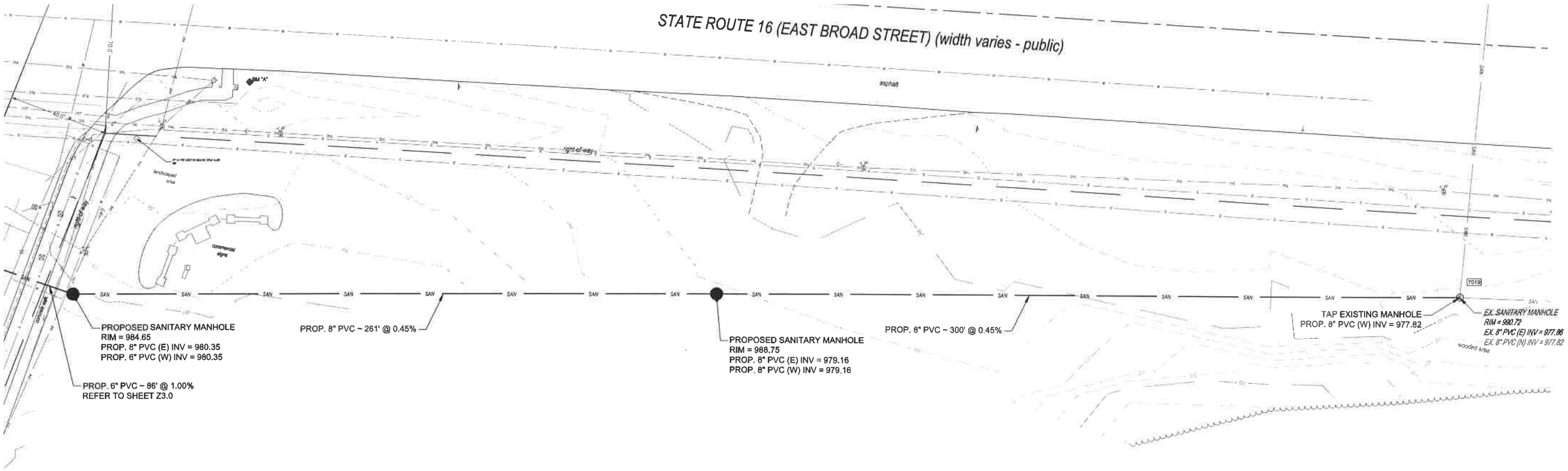


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REVISIONS	NO.	DATE	DESCRIPTION



PROP. 6" PVC ~ 86' @ 1.00%
REFER TO SHEET Z3.0

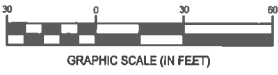
PROP. 8" PVC ~ 261' @ 0.45%

PROPOSED SANITARY MANHOLE
RIM = 988.75
PROP. 8" PVC (E) INV = 979.16
PROP. 8" PVC (W) INV = 979.16

PROP. 8" PVC ~ 300' @ 0.45%

TAP EXISTING MANHOLE
PROP. 8" PVC (W) INV = 977.82

EX. SANITARY MANHOLE
RIM = 980.72
EX. 8" PVC (E) INV = 977.86
EX. 8" PVC (W) INV = 977.82



SANITARY MAIN EXTENSION PLAN

UNITED DAIRY FARMERS

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

ISSUE:
ZONING PLANS
DATE:
1/13/2017
JOB NO.: 752862
DESIGN: CAK
DRAWN: CAK
CHECKED: NRH
SHEET NO.
Z4.0



NOT FOR
CONSTRUCTION

REVISIONS	DESCRIPTION
NO.	DATE



TOPOGRAPHIC LEGEND

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

- | | | |
|---|-----|---------------------------------|
|  | G | Gas Line |
|  | STW | Storm Sewer |
|  | W | Water Line |
|  | SAN | Sanitary Sewer |
|  | OWL | Overhead Utility Line |
|  | G | Gas Line |
|  | UGE | Underground Electric (Per Plan) |
|  | UGT | Underground Communications |

UNITED DAIRY FARMERS

EXISTING CONDITIONS SURVEY

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

SCALE: 1" = 40'	DATE: Sept. 27, 2016
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DESIGN:	0000	JOB NO:
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na 752862

DRAWN:	CCSO	SHEET NO:
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gre +

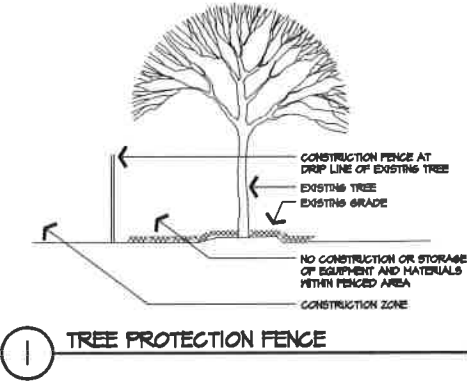
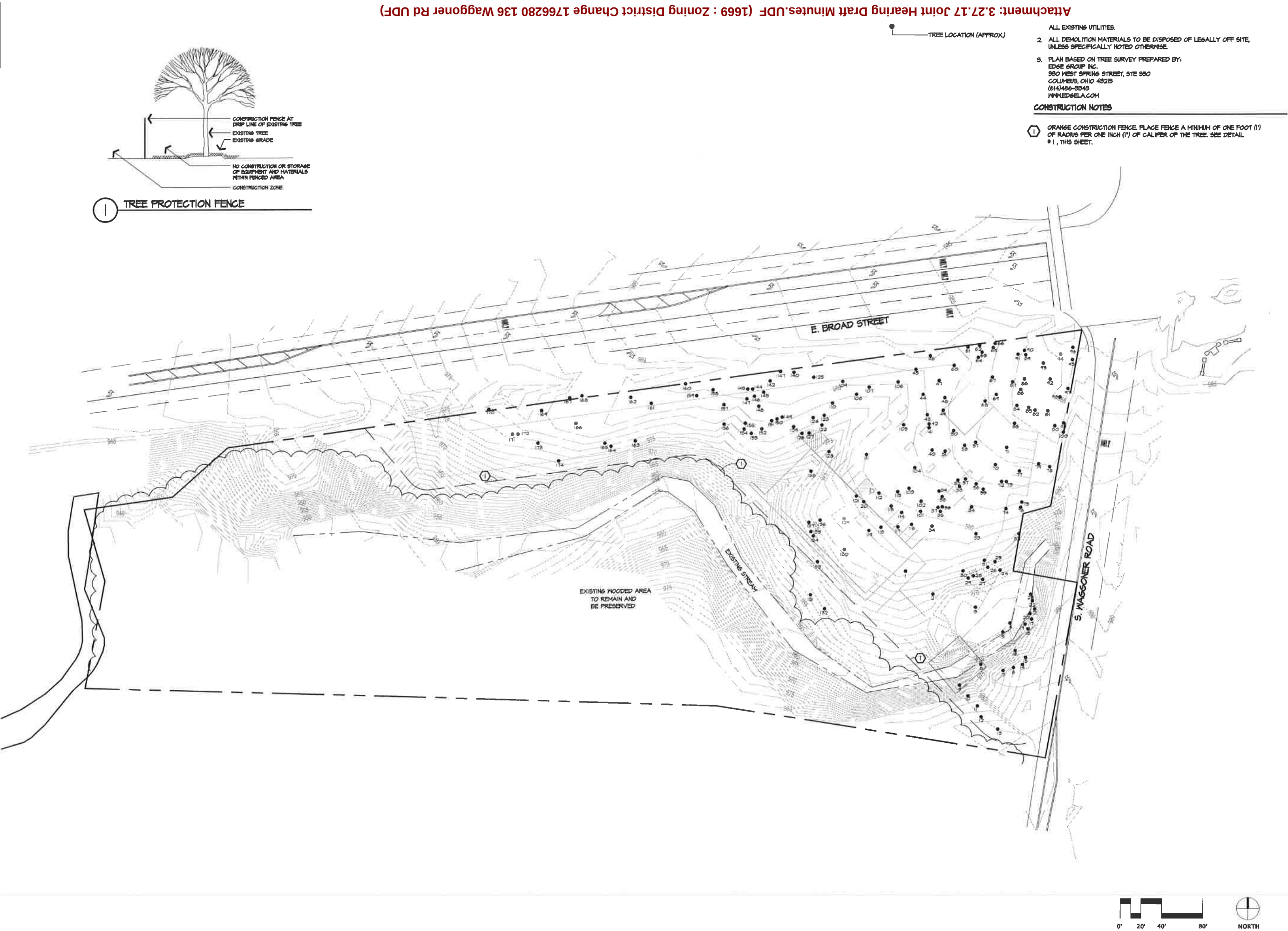
CHECKED:	CREATION TO COMPLETION	1 - 1
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SWC www.cesoinc.com Engineering • Architecture • Survey • Construction Mgt • Environmental

OPR04-SURVEY-PLAN-752882 UNITED DAIRY FARMERS, REYNOLDSBURG SURVEY.DWG - 1/13/2017 12:31 PM

	BENCHMARK	DATUM: NAVD 88
	BM "A": Chiseled square in SE corner of concrete crosswalk activator. Elevation = 987.72	
	BM "B": Nail set in power pole Elevation = 984.00'	

W:\PROJECTS\UNITED DAIRY FARMERS\10882-01 HEYNOLDSBURG OHIO\ASURVEY\PLANS\802 UNITED DAIRY FARMERS HEYNOLDSBURG SURVEY.DWG - 1/11/2017 1:41 PM



- ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
330 WEST SPRING STREET, STE 330
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGEA.COM
- CONSTRUCTION NOTES**
- ① ORANGE CONSTRUCTION FENCE. PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL # 1, THIS SHEET.

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE
UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

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

L1.01

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

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

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

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

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

18

MAJOR TREE REMOVED INDICATED BY TONE.

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

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

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

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

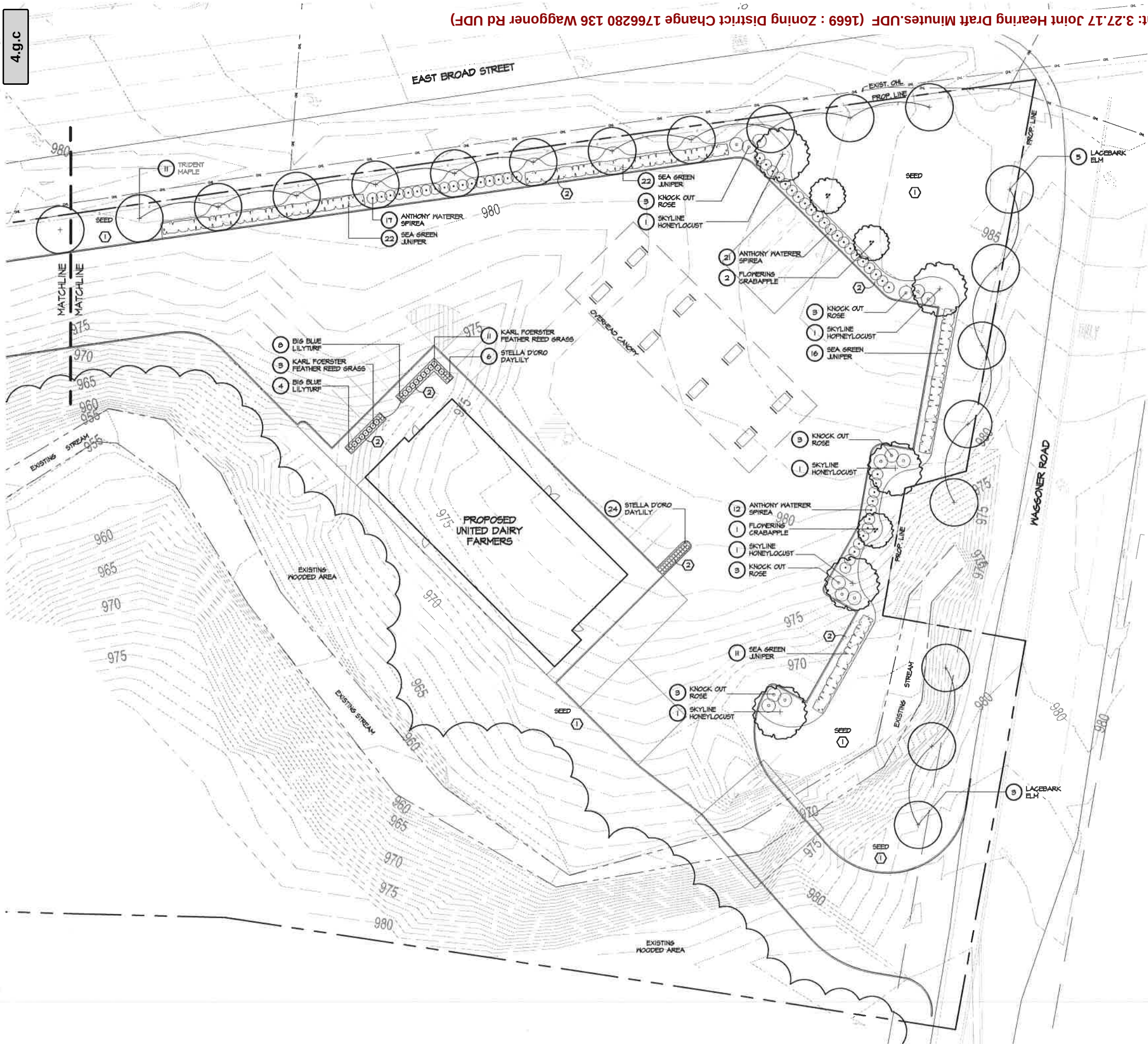
L1.02

GENERAL NOTES

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

CONSTRUCTION NOTES

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



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

CONSULTANTS

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PROJECT TITLE

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REYNOLDSBURG, OH

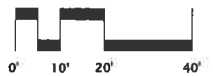
CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

PLANTING PLAN
EAST
Sheet Number

L2.01



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

CONSTRUCTION NOTES

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

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

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

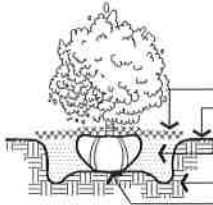
PLANTING PLAN
WEST

Sheet Number

L2.02

NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

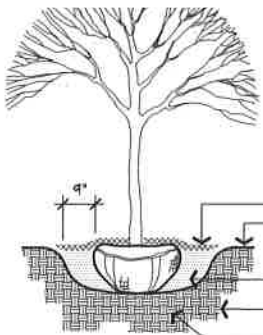


HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

1 SHRUB PLANTING
NTS

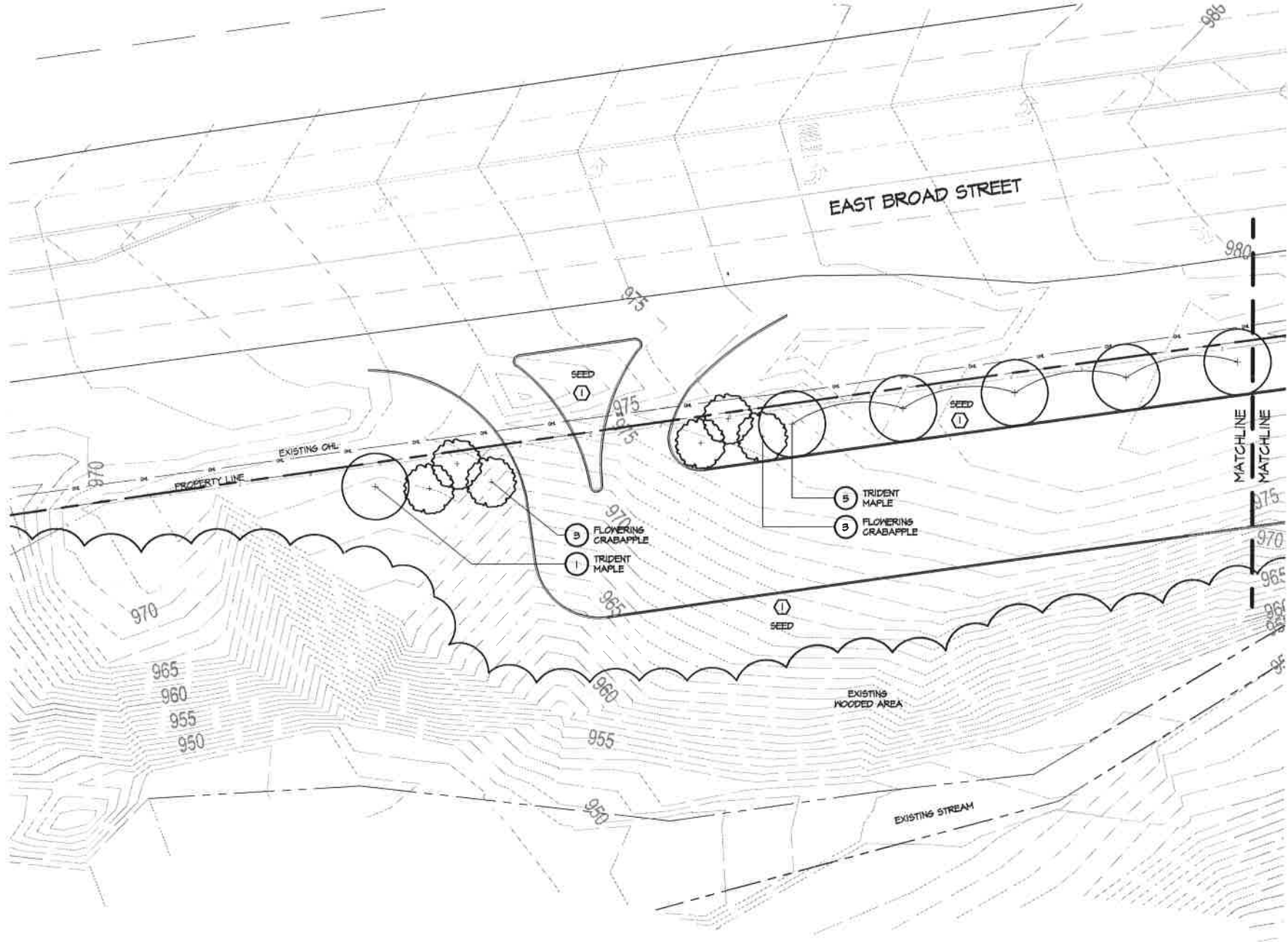
NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



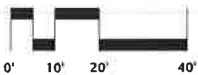
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 TREE PLANTING
NTS



PLANT MATERIALS LIST

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





UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017 10:29AM
FILENAME : 16-20XX -UDF Landscape Renderings.dwg
ISSUE DATE: 10/07/2016

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





UNITED DAIRY FARMERS

OPTION 1

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





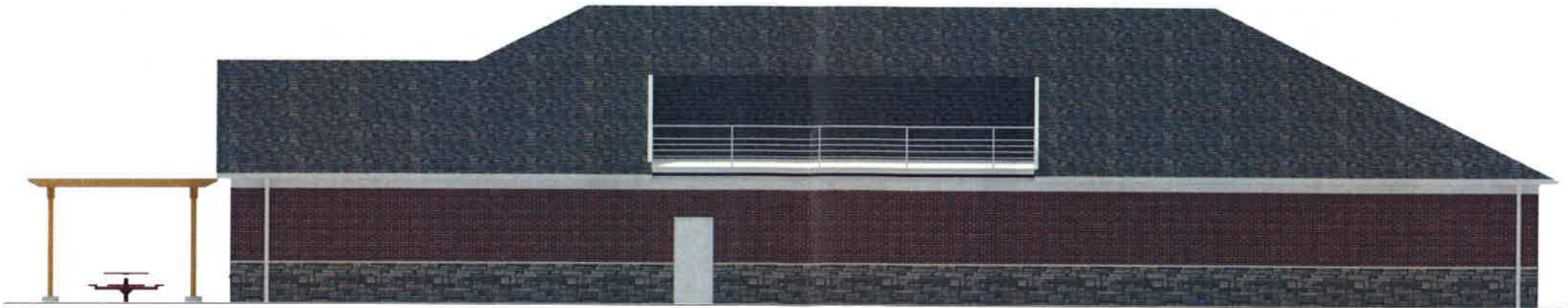
4 FRONT ELEVATION
SCALE: N.T.S.



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



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: N.T.S.



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

NEW CONVENIENCE
STORE FOR:
UNITED DAIRY
FARMERS



REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: J.L. M.J.
Scale: AS NOTED
Job No.: 16-2570

A001

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, District Amendment, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 800 gpd
- b. How much pressure is required? min. 70 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement?
- 800 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2604 ADT for site

Generator Peak	Adjacent Street Peak	Peak Hour
<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM
<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM

- c. Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

 X Yes, Traffic Impact Study or Regional Traffic analysis is required.

 No, Traffic Access Study Required.

- d. Check the following as applicable to the site development:

 X District Amendment

 There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

 X There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Christine Hilbert

Applicant's Signature

2-8-2017

Date