



City Council  
Monday May 8, 2017

Regular Meeting:      Following Committee Meetings

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*

REYNOLDSBURG City Council  
*Regular Meeting*  
Council Chambers, 7323 East Main Street  
May 8, 2017

1. Call to Order
2. Roll Call
3. Invocation - Councilman Chris Long
4. Pledge of Allegiance
5. Approval of Minutes
  - a. City Council – Special Meeting – April 24, 2017
  - b. City Council – Regular Meeting – April 24, 2017
6. Approval of Agenda
7. Community Comments and Requests
8. Communications
9. Reports
10. LEGISLATION FOR EMERGENCY ADOPTION
  - a. RESOLUTION AUTHORIZING PARTICIPATION IN ODOT WINTER CONTRACT (018-18) AND DECLARING AN EMERGENCY. (First Reading 4/24/2017). --- Long. Safety Committee.
  - b. ORDINANCE AUTHORIZING MAYOR TO PURCHASE ONE BOOSTER VARIABLE SPEED PUMPING SYSTEM; APPROPRIATING THE FUNDS THEREFORE; AND DECLARING AN EMERGENCY. (First Reading 4/24/2017). --- Cotner. Finance Committee.
11. LEGISLATION FOR FIRST READING
  - a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1305 Permits and Fees. --- Long. Safety Committee.
  - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 741.05 Waiver of Chapter 741 Solicitors. --- Long. Safety Committee.
  - c. 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. --- Luzader. Service Committee.

REYNOLDSBURG City Council  
*Regular Meeting*  
Council Chambers, 7323 East Main Street  
May 8, 2017

- d. 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. --- Luzader. Service Committee.
- e. 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. --- Luzader. Service Committee.
- f. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN AGREEMENT WITH VERIFIED VOLUNTEERS (By Sterling Talent Solutions). --- Cotner. Finance Committee.

12. LEGISLATION FOR SECOND READING

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.06 Accessory Use; Accessory Structures of Chapter 1171 General Requirements. (First Reading 2/13/2017, Planning Commission 4/6/2017).
- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1127.12 Utility and Traffic Studies of the Chapter 1127 Standards. (First Reading 2/13/2017, Planning Commission 4/6/2017).
- c. ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. -- Computer Department. (First Reading 4/24/2017). --- Cotner. Finance Committee.
- d. ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. - Service Department. (First Reading 4/24/2017). --- Cotner. Finance Committee.

REYNOLDSBURG City Council  
*Regular Meeting*  
Council Chambers, 7323 East Main Street  
May 8, 2017

13. LEGISLATION FOR THIRD READING

- a. 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). --- Luzader. Service Committee.
- b. ORDINANCE ACCEPTING A RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC. (Second Reading 4/24/2017). --- Luzader. Service Committee.
- c. ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE FRANKLIN COUNTY AUDITOR. (Second Reading 4/24/2017). --- Cotner. Finance Committee.
- d. ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE LICKING COUNTY AUDITOR. (Second Reading 4/24/2017). --- Cotner. Finance Committee.
- e. ORDINANCE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000. (Second Reading 4/24/2017). --- Cotner. Finance Committee.

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ADJOURNMENT

MINUTES SPECIAL MEETING  
REYNOLDSBURG CITY COUNCIL  
April 24, 2017

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

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

ABSENT:

Motions

COMMITTEE RE-ORGANIZATION

Mr. Joseph: This is the configuration that I just basically reversed Committee assignments for Councilmen Clemens and Luzader since Mr. Luzader has been recommended as the new Chair. Questions?

Mr. Skinner: Thank you and Mel you may know this, but you understand that on Finance you're not going to be on Finance any more, you understand that?

Mr. Clemens: Yes, I do.

Mr. Skinner: Ok. That's it.

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                               |
| <b>MOVER:</b>    | Stephen Cicak, Ward I                                    |
| <b>SECONDER:</b> | Mel Clemens, Ward IV                                     |
| <b>AYES:</b>     | Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding |

Adjournment

\_\_\_\_\_  
Doug Joseph, President of Council

\_\_\_\_\_  
April L. Beggerow, Clerk of Council

Minutes Acceptance: Minutes of Apr 24, 2017 7:30 PM (Approval of Minutes)

MINUTES REGULAR MEETING  
REYNOLDSBURG CITY COUNCIL  
April 24, 2017

President Doug Joseph called the meeting to order at 7:48 PM

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

ABSENT:

Invocation - Councilman Barth Cotner

Approval of Minutes

a. City Council – Regular Meeting – April 10, 2017

Minutes stand approved.

Approval of Agenda

Mr. Joseph: We're going to add to item 13 a discussion Appointment of a Public Employee.  
All Voted Aye to Amend the Agenda by Voice Vote.

Community Comments and Requests

Parker Gutman 6969 Tanya Terrace: I am a freshmen in the Bell Academy at the Livingston Campus. This year on May 9 from 5-8 pm we are going to be doing an Art Fair. We're going to be having the students from the campus imputing different artwork such as drawings up to songs and from that night we're going to have it just for them we're going to put the artwork on display and we'll have them sing their songs and what I'm asking for you guys is to come along and invite your family and friends and every single person to come. It would be awesome to have as many people as we can to support these fellows as they put up their artwork as they hopefully go into a career like this. I have fliers for all of you and I can answer any questions you might have especially for you in the audience I'll be outside after the meeting is over. Thank you.

Mr. Joseph: Any questions from Council?

Mr. Cicak: Parker, are you raising any money for anything?

Mr. Gutman: Not that I'm aware of.

Mr. Cicak: Ok.

Mr. Joseph: Any other questions or comments? Thank you.

Communications

CLERK OF COURT REPORT

The Clerk of Court report was read into the minutes.

Minutes Acceptance: Minutes of Apr 24, 2017 8:00 PM (Approval of Minutes)

MINUTES REGULAR MEETING  
REYNOLDSBURG CITY COUNCIL  
April 24, 2017

Reports

Report on the West Licking Fire Board by Councilman Spalding:

Since the last time that we met, the West Licking Fire Board has bought 3 acres of land at the corner of Morse and Mink and they're going to be putting a fire station there that will service Jersey Township. It will also bring services closer to our area and will be set up with an ambulance and pumper but will also fold over into New Albany as well and so it is a new venture for them to put something up in the Jersey Township area. When the Chiefs showed the map, that was the area that seemed to be the less served (Jersey Township), so by putting the fire station there, it will boost it up to where it will get at least an equal level of service as the other areas that they take care of.

Mr. Joseph: Any questions? Thank you.

LEGISLATION FOR FIRST READING

RESOLUTION AUTHORIZING PARTICIPATION IN ODOT WINTER CONTRACT (018-18) AND DECLARING AN EMERGENCY. --- Long. Safety Committee.

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:30 PM</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.

|                |                                   |                                |
|----------------|-----------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO PUBLIC HEARING</b> | <b>Next: 5/22/2017 7:30 PM</b> |
|----------------|-----------------------------------|--------------------------------|

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.

|                |                                   |                                |
|----------------|-----------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO PUBLIC HEARING</b> | <b>Next: 5/22/2017 7:30 PM</b> |
|----------------|-----------------------------------|--------------------------------|

ORDINANCE AUTHORIZING MAYOR TO PURCHASE ONE BOOSTER VARIABLE SPEED PUMPING SYSTEM; APPROPRIATING THE FUNDS THEREFORE; AND DECLARING AN EMERGENCY. --- Cotner. Finance Committee.

Minutes Acceptance: Minutes of Apr 24, 2017 8:00 PM (Approval of Minutes)

MINUTES REGULAR MEETING  
REYNOLDSBURG CITY COUNCIL  
April 24, 2017

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:45 PM</b> |
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ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. -- COMPUTER DEPARTMENT. --- Cotner. Finance Committee.

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:45 PM</b> |
|----------------|------------------------------|-------------------------------|

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. - SERVICE DEPARTMENT. --- Cotner. Finance Committee.

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:45 PM</b> |
|----------------|------------------------------|-------------------------------|

LEGISLATION FOR SECOND READING

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; PLANNING COMMISSION 4/6/2017). --- Clemens. .

Mr. Luzader: I would like this to stand for its second reading but before we do that I believe Mr. Snowden has some more information for us.

Mr. Snowden: Gentlemen thank you. This second reading is coming from the Planning Commission and I'll just briefly update you. The Planning Commission reviewed this at their April meeting and recommended approval of the district amendment requests. One of the conditions that the Planning Commission suggested is that the area of the site that the applicant is not proposing any construction on be placed within a preservation area. I can talk to you more in depth as to what that means at your request. I've also followed up with our City Engineer who has been reviewing a traffic study. The applicant has received a partial traffic approval for their deceleration lane and portions of their ingress/egress there onto Broad Street from the City of Columbus, that's under their jurisdiction so their Engineering Department reviews that. Our Engineer is still reviewing Waggoner Road and they have not provided me with a report but I followed up with them and I would expect that before your next Committee and Third reading. The applicant and their engineer are here if you have any additional questions of them or myself, we're here for you.

Mr. Long: So if we designate a portion of that property as a natural area and 20 years down the road UDF closes, will that revert back to a full plot that will be built on or will that be defined as a natural preserve.

Minutes Acceptance: Minutes of Apr 24, 2017 8:00 PM (Approval of Minutes)

MINUTES REGULAR MEETING  
REYNOLDSBURG CITY COUNCIL  
April 24, 2017

Mr. Snowden: Councilman Long that is an excellent question. A preservation area is a portion of the lot which a portion of which no development will occur. It can be done in several, it's part of chapter 1180 of our Zoning code and can be done in one of several ways. It can be placed by City Council at the re-zoning phase, it can also be placed and reviewed by the Planning Commission at the Major Site Plan phase of development. It is only for a portion of the lot which is going to have to have a legal description and be designated on the development plan or the Major Site Plan. The advantage to having Council... it's only for that portion, it won't revert to cover that entire site. It will only be for the portion that it is placed on. The advantage to having Council place it on as part of this phase is that it is part of the re-zoning and we would do what we call a text revision in order to change that. Basically not changing from the planned commercial but changing the Development Plan.

Mr. Long: So it is flexible.

Mr. Snowden: Absolutely, the last comment I would make is that the advantage of putting it on the major site plan phase is that Planning Commission, the key is you don't want make it too large that if a building or some detail had to change, that you would then have to re-zone just to change some minor detail. So that is something that Council is going to have to make the decision on.

Mr. Sampson: A quick comment. Mr. Snowden is that portion above or below the flood plain?

Mr. Snowden: Mr. Sampson, to answer, thank you sir... to answer your question, the portion of the development, the area that is being discussed for preservation area is not specifically within the flood plain but is upstream and very closely adjacent to areas that are in the flood plain. So the flood plain ordinance, F-1 and all of those that John administers as a Flood Plain administrator doesn't specifically apply but it's immediately upstream from those areas.

Mr. Joseph: Other questions? Ok..

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:33 PM</b> |
|----------------|------------------------------|-------------------------------|

ORDINANCE ACCEPTING A RECORDED DEED (1.25 ACRE PROPERTY) FROM JOHN TRURO HOLDINGS, LLC. (FIRST READING 4/10/2017). --- Clemens. Service Committee.

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|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:33 PM</b> |
|----------------|------------------------------|-------------------------------|

ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE FRANKLIN COUNTY AUDITOR. (FIRST READING 4/10/2017). --- Cotner. Finance Committee.

Minutes Acceptance: Minutes of Apr 24, 2017 8:00 PM (Approval of Minutes)

MINUTES REGULAR MEETING  
REYNOLDSBURG CITY COUNCIL  
April 24, 2017

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:45 PM</b> |
|----------------|------------------------------|-------------------------------|

ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE LICKING COUNTY AUDITOR. (FIRST READING 4/10/2017). --- Cotner. Finance Committee.

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:45 PM</b> |
|----------------|------------------------------|-------------------------------|

ORDINANCE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000. (FIRST READING 4/10/2017). --- Cotner. Finance Committee.

|                |                              |                               |
|----------------|------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COMMITTEE</b> | <b>Next: 5/8/2017 7:45 PM</b> |
|----------------|------------------------------|-------------------------------|

LEGISLATION FOR THIRD READING

**37-17**

ORDINANCE TO AMEND THE "CITY OF REYNOLDSBURG, OHIO PERSONNEL POLICY AND PROCEDURE MANUAL" ADOPTED BY ORDINANCE NO. 14-03 PASSED MARCH 10, 2003 AND AS SUBSEQUENTLY AMENDED (VARIOUS SECTIONS). (SECOND READING 4/10/2017). --- Cotner. Finance Committee.

Motion to amend to the redraft date of April 24, 2017 made by Councilman Cotner. 2nd by Councilman Skinner

Clerk called the vote as follows: Spalding Aye, Clemens Aye, Cotner Aye, Long Aye, Skinner Aye, Cicak Aye, Luzader Aye, Motion carries ordinance amended.

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                               |
| <b>MOVER:</b>    | Barth R. Cotner, At Large                                |
| <b>SECONDER:</b> | Brett Luzader, Ward II                                   |
| <b>AYES:</b>     | Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding |

Executive Session to Discuss Pending or Imminent Court Action

MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS PENDING OR IMMINENT COURT ACTION AND APPOINTMENT OF PUBLIC EMPLOYEE

In Executive Session: All elected officials and the Clerk of Council

Entered Executive session at 8:02 p.m.

Minutes Acceptance: Minutes of Apr 24, 2017 8:00 PM (Approval of Minutes)

MINUTES REGULAR MEETING  
REYNOLDSBURG CITY COUNCIL  
April 24, 2017

Returned from Executive session at 8:38 p.m.

Clerk called the roll:

Spalding: Present

Clemens: Present

Cotner: Present

Long: Present

Skinner: Present

Cicak: Present

Luzader: Present

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                               |
| <b>MOVER:</b>    | Chris Long, At Large                                     |
| <b>SECONDER:</b> | Marshall Spalding, Ward III                              |
| <b>AYES:</b>     | Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding |

Adjournment

\_\_\_\_\_  
Doug Joseph, President of Council

\_\_\_\_\_  
April L. Beggerow, Clerk of Council

Minutes Acceptance: Minutes of Apr 24, 2017 8:00 PM (Approval of Minutes)

**Street/Stormwater Department****Keith Kundtz****614-322-5800 Phone****ORDINANCE REQUEST**

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**DATE:**           **May 8, 2017****TO:**             **Safety Committee****RE:**             RESOLUTION AUTHORIZING PARTICIPATION IN ODOT WINTER  
CONTRACT (018-18) AND DECLARING AN EMERGENCY. (First  
Reading 4/24/2017).

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Emergency/Suspension:       Emergency

Reason For Emergency:       Financial needs of the City's government

ODOT requires that the resolution be passed and sent to them no later than Wednesday, May 10th, 2017. If this is not passed by then, we will be unable to participate in their winter salt delivery.

**Keith Kundtz**

**Street/Storm Water Superintendent**

City Of Reynoldsburg

7806 East Main Street

Reynoldsburg, Ohio 43068

(614)322-5800

KKUNDTZ@ci.reynoldsburg.oh.us

## MEMORANDUM

-----  
Date: April 11, 2017

To: Reynoldsburg City Council Members

Re: Resolution for ODOT Road Salt Purchasing Program  
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April 7, 2017 I received notice for us to submit our requested tons for the 2017/2018 ODOT salt bid. In order for the city to be eligible to participate in ODOT's program, a resolution must be passed and sent to them no later than Wednesday, May 10th. We request that this resolution be passed as an emergency no later than the May 8<sup>th</sup> council meeting.

We currently have 2300 tons on hand and on average use 2000 tons per season. I plan to submit our bid for 1500 tons; this will allow us to replenish our supply as it's used during the 2017/2018 season.

No appropriation is needed for this legislation. Salt will be purchased with funds in the Street Department budget. I will speak to this item during the April 24th Finance Committee meeting. Please let me know if you have any questions.

Thank you.

Attachment: May 2017 ODOT salt bid (1725 : ODOT Winter Contract (018-18) for Road Salt)

## RESOLUTION AUTHORIZING PARTICIPATION IN THE ODOT WINTER CONTRACT (018-18) FOR ROAD SALT

**WHEREAS**, the (City of Reynoldsburg, Franklin County) (hereinafter referred to as the “Political Subdivision”) hereby submits this written agreement to participate in the Ohio Department of Transportation’s (ODOT) annual winter road salt bid (018-18) in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT winter road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the winter road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT’s signing of the winter road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT winter road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision’s participation in the winter road salt contract; and
- d. The Political Subdivision hereby requests through this participation agreement a total of (1,500) fifteen hundred tons of Sodium Chloride (Road Salt) of which the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its above-requested salt quantities from its awarded salt supplier during the contract’s effective period of October 1, 2017 through April 30, 2018; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT winter salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Thursday, June 1, 2017. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: [Contracts.Purchasing@dot.ohio.gov](mailto:Contracts.Purchasing@dot.ohio.gov) by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision’s participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision’s participation agreement and/or a Political Subdivision’s request to rescind its participation agreement.

**NOW, THEREFORE**, be it ordained by the following authorized person(s) that this participation agreement for the ODOT winter road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT winter salt contract:

|  |                                            |
|--|--------------------------------------------|
|  | (Authorized Signature) _____ Approval Date |
|  | (Authorized Signature) _____ Approval Date |
|  | (Authorized Signature) _____ Approval Date |
|  | (Authorized Signature) _____ Approval Date |
|  | (Authorized Signature) _____ Approval Date |

**THIS RESOLUTION MUST BE UPLOADED TO THE WINTER SALT PARTICIPATION WEBSITE  
BY NO LATER THAN WEDNESDAY, MAY 10, 2017.**

PLEASE NOTE: THE DEPARTMENT WILL NOT ACCEPT TYPED SIGNATURES. PARTICIPATION AGREEMENTS SUBMITTED WITH TYPED SIGNATURES WILL BE INVALID AND INELIGIBLE FOR APPROVAL. YOU CANNOT SUBMIT A WORD DOCUMENT VERSION OF THIS PARTICIPATION AGREEMENT. NO EXCEPTIONS.

Attachment: Mandatory Resolution for 018-18 Winter Road Salt Contract (1725 : ODOT Winter Contract (018-18) for Road Salt)

**Service Department****Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**


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**DATE:** May 8, 2017

**TO:** Barth Cotner, At Large Finance Committee

**RE:** ORDINANCE AUTHORIZING MAYOR TO PURCHASE ONE BOOSTER VARIABLE SPED PUMPING SYSTEM; APPROPRIATING THE FUNDS THEREFORE; AND DECLARING AN EMERGENCY. (First Reading 4/24/2017).

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Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: Irrigation of the Main Street Landscaping.

Prefabricated, self-contained enclosed Variable speed (VFD) **7.5 HP** horizontal centrifugal pump station with piping, valves, enclosure and base painted (**sandstone**). Controls will be an operator interface with software programming written specifically for this project. A formed and reinforced base platform and enclosure with lockable lid contains all manifolding, pumps, motors and control panels (disconnect mounted externally) to provide an integral unit ready for easy installation, anchored to a concrete pad. See Attached.

Pricing not to exceed \$27,000.

Requesting waive competitive bidding.



## PROVEN PUMPING SOLUTIONS FOR LANDSCAPE



Attachment: watertronics\_landscape\_capabilities\_2015 (1731 : Booster Variable Speed Pumping System)

PUMP STATION INNOVATION FOR OVER 30 YEARS



## THE LEADER IN LANDSCAPE IRRIGATION FOR OVER 30 YEARS

Watertronics, A Lindsay Company, provides a wide range of product offerings to fit all your project needs. With our roots in the Landscape market, we understand the many issues affecting turf irrigation today, from budget constraints to design considerations. With over 7,000 installations worldwide, we have the experience and expertise to design, build, and support your pump station -- today and for years to come.

### Why Watertronics?

Deeply rooted in Landscape irrigation, Watertronics understands and supports the unique needs of this market. Our products set the standard for reliability and longevity, including the following differentiators that set us apart.

- Dynamic pump testing at full-flow and pressure prior to shipment.
- Engineered documentation provided to support all layers of the design process.
- Optional patented Electronic Butterfly Valve (EBV) works in conjunction with the VFD and provide 100% backup pressure regulation in the event of a VFD fault.
- In-house UL 508 panel shop – complete UL packaged pump stations also available.
- All control panels meet or exceed FCC part 15 for emitted or conducted noise.
- In-house paint department with state-of-the-art two part epoxy primer and paint provides the ultimate in longevity and durability.
- Control software and logic developed in house by our own engineers.

### Innovative Pumping Solutions for Landscape Irrigation

WaterMax Self Enclosed Pump Station  
 BlackMax Submersible Pump Station  
 Custom Horizontal Centrifugal  
 Custom Vertical Turbine  
 SkyHarvester Water Harvesting Systems



### BENEFITS

- Arrives as a factory-assembled unit for fast installation.
- Pre-tested and certified for site-specific conditions.
- Advanced Controls save time and labor.
- Precise pressure regulation promotes uniform water application.
- Immediate water and energy savings up to 25%.



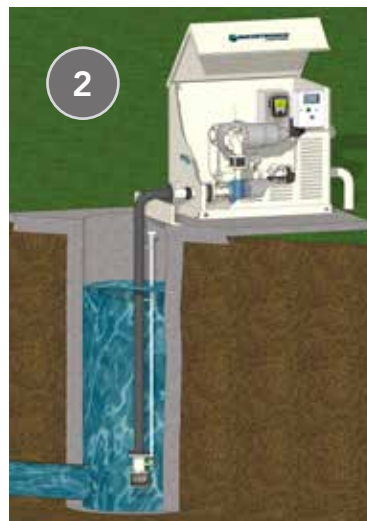
From 10 - 1,000 GPM, with or without filtration, **WaterMax** solves all your Landscape Irrigation challenges.

### Why WaterMax?

Whether you are pumping from a reservoir or boosting a city water supply, the WaterMax Series has the pump station for you. WaterMax is known for its best-in-class efficiency and durability by those who specify it, and it is preferred for its ease of use by those who operate it in the field.

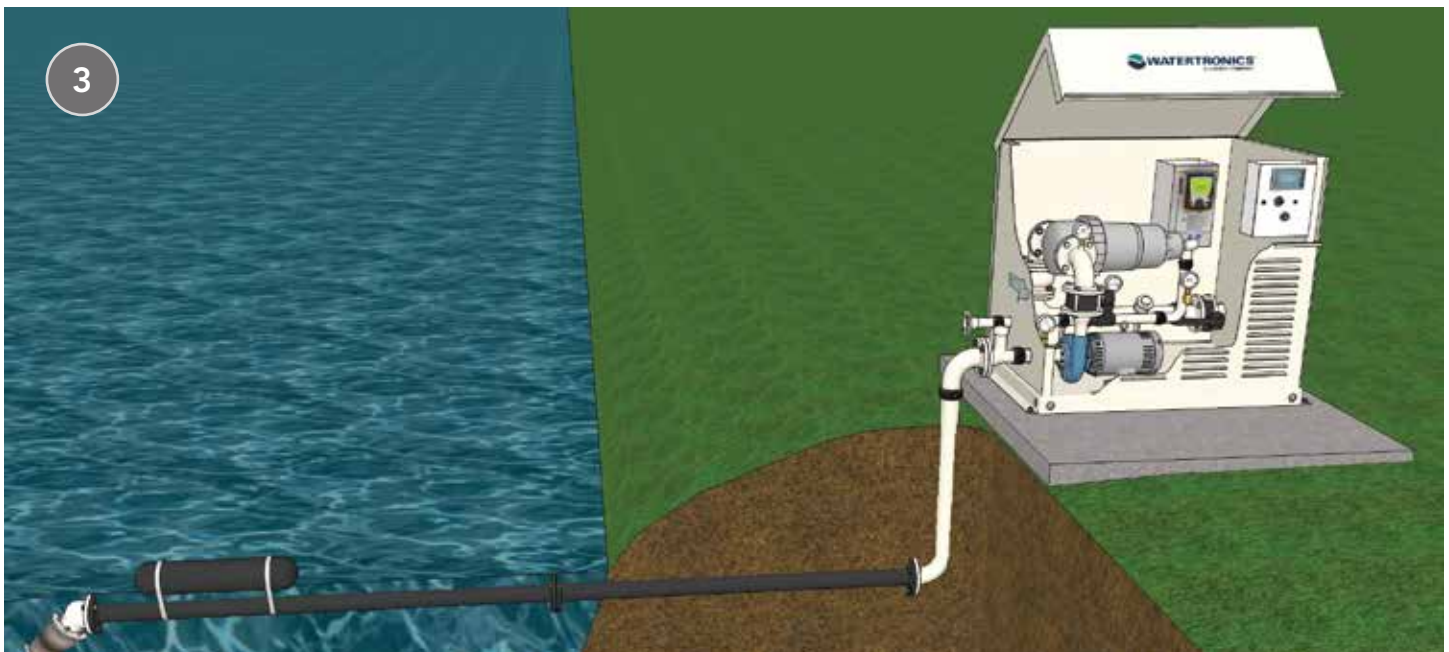
- Four field-proven configurations to choose from.
- Precise pressure regulation with VFD control.
- Fully-assembled unit with three easy points of connection for fast installation and startup.
- Fully customized stations available; no project too complex.
- Enclosures available in stainless steel, aluminum, or powder-coated to meet your specified requirements.

## TYPICAL APPLICATIONS FOR WATERMAX PUMP STATIONS



### WATERMAX

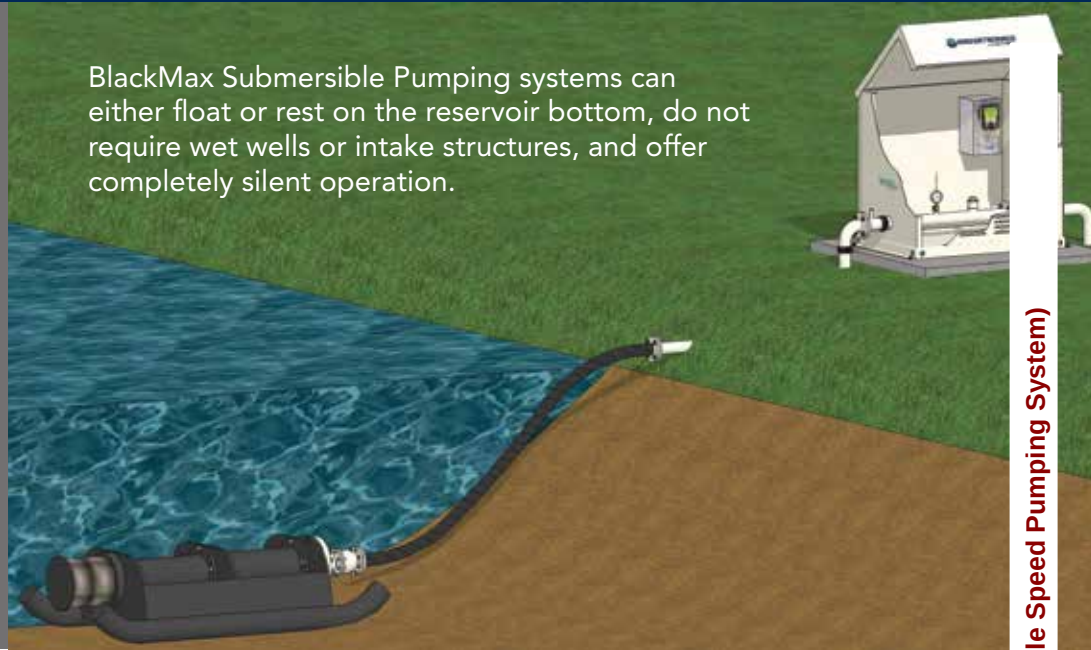
1. CITY WATER BOOSTER WITH INTEGRATED RPZ
2. SUCTION LIFT FROM A WET WELL
3. SUCTION LIFT FROM A POND WITH FLOATING HDPE SUCTION LINE



## BLACKMAX

- Installed in lakes & rivers
- HDPE sled construction
- Optional self-flushing intake screen
- Optimal solution for high lift scenarios

BlackMax Submersible Pumping systems can either float or rest on the reservoir bottom, do not require wet wells or intake structures, and offer completely silent operation.



The WaterMax Series offers four size platforms with fully custom options available. Simply provide us with your flow and pressure requirements, and we will provide you with the right WaterMax for the job.

|                                               | WaterMax 3000 | WaterMax 5000 | WaterMax 7000      | WaterMax 9000 |
|-----------------------------------------------|---------------|---------------|--------------------|---------------|
| <b>Flow</b>                                   | 0 – 80 GPM    | 0 – 400 GPM   | 0 – 800 GPM        | 0 – 1000 GPM  |
| <b>Single-Pump (hp)</b>                       | Max 7.5       | Max 30        | Max 60             | Max 60        |
| <b>Multiple-Pump (hp)</b>                     | No            | No            | Max 60/15 or 25/25 | Max 50/50     |
| <b>Auto Inlet filtration</b>                  | No            | Yes           | Yes                | Yes           |
| <b>Auto Discharge filtration</b>              | No            | Yes           | Yes                | Yes           |
| <b>Footprint</b>                              | 21" x 33"     | 34" x 50"     | 42" x 69"          | 55" x 90"     |
| <b>Enclosure Height</b>                       | 27 9/16"      | 38 5/8"       | 47 5/8"            | 55 5/8"       |
| <b>Pump Station Heater</b>                    | ✓             | ✓             | ✓                  | ✓             |
| <b>AccuDrive</b>                              | ✓             | ✓             | ✓                  | ✓             |
| <b>AccuVision</b>                             |               | ✓             | ✓                  | ✓             |
| <b>VirtualVision</b>                          |               | ✓             | ✓                  | ✓             |
| <b>Floating HDPE suction lines</b>            | ✓             | ✓             | ✓                  | ✓             |
| <b>Integration of RPZ</b>                     |               | ✓             | ✓                  | ✓             |
| <b>Automatic prime (on suction lift only)</b> |               | ✓             | ✓                  | ✓             |

### Three Control Platforms Available

|                                                       | AccuDrive | AccuVision | VirtualVision |
|-------------------------------------------------------|-----------|------------|---------------|
| <b>Single-pump</b>                                    | ✓         | ✓          | ✓             |
| <b>Multi-pump</b>                                     |           | ✓          | ✓             |
| <b>Auto intake Screen</b>                             |           | ✓          | ✓             |
| <b>Auto discharge filter</b>                          |           | ✓          | ✓             |
| <b>Low Level Alarm</b>                                | ✓         | ✓          | ✓             |
| <b>Reservoir level controls with floats</b>           | ✓         | ✓          | ✓             |
| <b>Reservoir level controls with level transducer</b> |           | ✓          | ✓             |
| <b>Flow Sensor Display &amp; Totalizer</b>            | ✓         | ✓          | ✓             |
| <b>Watervision Telemetry available</b>                |           |            | ✓             |
| <b>Building Management System Compatible</b>          | ✓         | ✓          | ✓             |
| <b>VFD Pressure Regulation</b>                        | ✓         | ✓          | ✓             |
| <b>PSI start</b>                                      | ✓         | ✓          | ✓             |
| <b>Flow start</b>                                     | ✓         | ✓          |               |
| <b>24-volt start</b>                                  | ✓         | ✓          | ✓             |
| <b>EBV Backup Pressure Regulation</b>                 |           |            | ✓             |

**AccuDrive** - Custom VFD with Watertronics proprietary software

**AccuVision** - PLC controlled system with multi-line LED operator interface

**VirtualVision** - PLC controlled system with full-color touchscreen operator interface

### WATERTRONICS WARRANTY

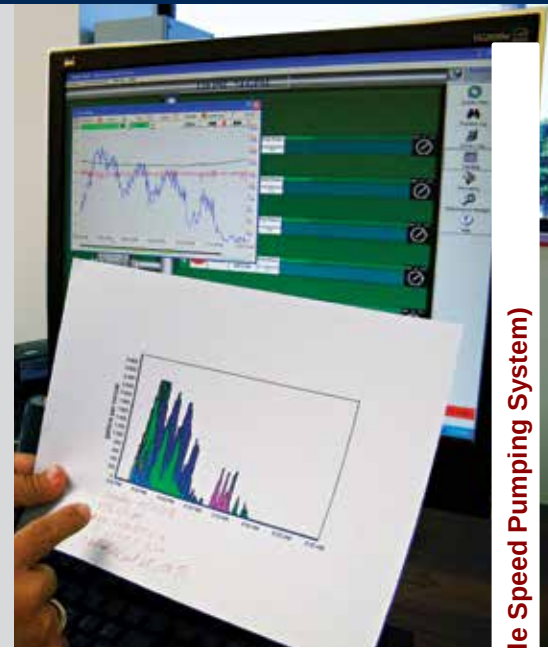
Watertronics provides a one-year full blanket warranty that covers all parts, components, and labor with a Certified Watertronics Service Partner.

### SINGLE-POINT RESPONSIBILITY

# WATERVISION

## REMOTE MONITORING FOR YOUR WATERTRONICS PUMP STATION.

- PC or Cloud-based platforms.
- Receive alerts for alarm conditions, water level, and pump status to your phone.
- Graphing of historical data helps visualize water usage & more.
- Ability to manage data from multiple properties or systems.
- Radio, hard-wire, Ethernet, or cellular connections available.
- All Watertronics Control Platforms are Building Management System compatible.



## CUSTOM PUMPING SOLUTIONS

Engineered specifically for your site, Watertronics offers a Vertical Turbine and Horizontal Centrifugal pump system solution for small-to-large-scale irrigation requirements. Your pump station arrives pre-engineered and factory tested, ready for quick installation and start-up. With proven reliability and pumping efficiency, Watertronics offers a cost-effective solution that's fully customized to meet your needs.



Vertical Turbine and Horizontal Centrifugal Pump Stations - from a single pump to multiple pumps, these user-friendly systems are custom built for optimum efficiency and durability.



Custom Composite Enclosures are corrosion-free, offer superior impact resistance and great sound attenuation.



The SkyHarvester product line provides a single-source solution for water harvesting systems at new or existing building sites. Most systems collect rainwater from building rooftops or parking lots for use in landscape irrigation.

### A complete SkyHarvester system includes:

- Tank pre-filter to clean the water of debris at the source.
- Above or below ground storage tank with capacity ranging from 3,000 to 1 million gallons.
- Pre-packaged engineered Watertronics pump station.
- UL-508 Motor Control Panel with intuitive touch screen operator interface.
- The ability to control up to three replenishment water sources.
- Optional automatic discharge filtration & water treatment.



## WHY WATERTRONICS?

For more than 30 years, Watertronics®, a Lindsay Company, has been designing and manufacturing custom pumping solutions for the golf, landscape, municipal, and agriculture markets. It's our mission to provide the most reliable pumping systems available. Our engineering expertise and advanced software applications have distinguished our pumping systems as the industry standard for reliability, ease of use, and energy efficiency.



### WORLDWIDE PUMP SERVICE NETWORK

Our PSN Service Partners employ over 200 certified technicians worldwide with extensive training and experience servicing pumping systems. They specialize in servicing pumps, motors, controls, valves, filtration, chemical injection and telemetry.

Beyond Watertronics pumping systems, PSN Service Partners provide service and parts sales to any customer, regardless of their pump station's age, configuration or brand.

Through our PSN Service Partners, we support more than 7,000 Watertronics pump stations in operation throughout the world.

For more information on how Watertronics® pumping solutions can benefit your landscape project, or to contact a regional sales manager in your area, please visit [www.watertronics.com](http://www.watertronics.com)



1-800-356-6686 • [www.watertronics.com](http://www.watertronics.com)

INT'L (+1) 262-367-5000



**Lean, Clean and Green.** Lindsay Corporation is committed to developing environmental awareness and implementing sustainable practices to reduce the use of and protect energy, water, and all other resources.



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WT LANDSCAPE BRO 100 0414

**Building Department****John Paszke****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

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**DATE:**           **May 8, 2017****TO:**             **Safety Committee****RE:**             ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE  
CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1305 Permits  
and Fees.

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This is a revised fee schedule for the Building Department. It is to repeal/replace Chapter 1305 of the Reynoldsburg Code.

CHAPTER 1305  
Permits and Fees

|                                                                                                                          |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <del>1305.01 Plans examination fees.</del>                                                                               | <del>1305.10 Heat pump fees.</del>                                      |
| <del>1305.02 Building permit fees;<br/>new building and additions.</del>                                                 | <del>1305.11 Refrigeration permit fees.</del>                           |
| <del>1305.03 Building permit fees;<br/>alterations/additions.</del>                                                      | <del>1305.12 Electrical permit fees.</del>                              |
| <del>1305.04 Fees for inspections.</del>                                                                                 | <del>1305.13 Steam and hot water heating<br/>permit fees.</del>         |
| <del>1305.05 Reinspection fees.</del>                                                                                    | <del>1305.14 Fire protection systems.</del>                             |
| <del>1305.06 Building permit fees;<br/>industrialized units, prefabricated assemblies<br/>and relocated buildings.</del> | <del>1305.15 Certificate of occupancy fees.</del>                       |
| <del>1305.07 Building permit fees;<br/>rehabilitation.</del>                                                             | <del>1305.16 Demolition permit fees.</del>                              |
| <del>1305.08 Plumbing permit fees.</del>                                                                                 | <del>1305.17 Permit fees for moving<br/>buildings and structures.</del> |
| <del>1305.09 Warm air heating and<br/>ventilation permit fees.</del>                                                     | <del>1305.18 Contractor's registration.</del>                           |
|                                                                                                                          | <del>1305.19 Granting and revoking of permits.</del>                    |
|                                                                                                                          | <del>1305.20 Exemptions.</del>                                          |
|                                                                                                                          | <del>1305.21 State fees.</del>                                          |

CROSS REFERENCES

Zoning certificates, use and special exception use permits; fees—see P. & Z. Ch. 1143

Fee for fence—see Building 1351.03

Swimming pool permit; fees—see BLDG. 1363.06

~~1305.01 PLANS EXAMINATION FEES.~~

- ~~(a) Minimum residential plans examination fee (unless noted otherwise) — \$15.00~~
- ~~(b) One family dwelling that has an approved master plan. — \$50.00~~
- ~~(c) Two family and three family dwellings that have an approved master plan. — \$35.00 per unit~~
- ~~(d) New residential accessory structures — \$20.00~~
- ~~(e) Additions and alterations to residential buildings, garages and accessory structures — \$25.00~~
- ~~(f) Residential structures above three (3) families accessory structures, and all other buildings not stated in 1305.01(a) thru (d) covered under the Ohio building code will be the fee charged Reynoldsburg by the contracted Plan Reviewer, plus a fifty percent (50%) Architectural Administration fee, plus a seventy five dollar (\$75.00) processing fee.~~
- ~~(g) New residential garages, accessory structures, decks, additions and alterations to residential buildings, garages, accessory structures, and decks that are sent to the contracted Plan Reviewer will be the fee charged Reynoldsburg by the contracted plan reviewer plus a twenty dollar (\$20.00) processing fee.~~
- ~~(h) one, two and three family dwellings that are sent to the contracted Plan Reviewer will be the fee charged Reynoldsburg by the contract plan reviewer plus a twenty dollar (\$20.00) processing fee.~~
- ~~(i) A nonrefundable application fee for structures above three (3) families: one hundred and fifty dollars (\$150.00). This fee will be applied to the plans examination and building permit fees at time of issuance.~~

(Ord. 54-95. Passed 5-8-95; Ord. 144-95. Passed 12-18-95; Ord. 123-04. Passed 12-13-04.)

~~1305.02 BUILDING PERMIT FEES; NEW BUILDING AND ADDITIONS.~~

~~(a) Building permits for new buildings and additions to existing buildings shall be issued to include only the work shown on the approved plans or specifications.~~

~~(b) Minimum building permit fee (unless noted otherwise). — \$35.00~~

~~(c) Building fees for new buildings and additions to existing buildings shall be based on the following schedule:~~

|                                                                                                                                                                                                                             |                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <del>(1) Residential 1, 2, 3 family</del>                                                                                                                                                                                   | <del>\$300.00 per residence</del>                                           |
| <del>(2) Residential multi-family</del>                                                                                                                                                                                     | <del>\$200.00 per unit</del>                                                |
| <del>(3) Basement finish</del>                                                                                                                                                                                              | <del>\$50.00</del>                                                          |
| <del>(4) Residential garages, pole buildings,<br/>storage buildings over 200 feet</del>                                                                                                                                     | <del>\$75.00</del>                                                          |
| <del>(5) Residential storage buildings 101 to 200 square feet</del>                                                                                                                                                         | <del>\$35.00</del>                                                          |
| <del>(6) Residential storage buildings 100 square feet or less</del>                                                                                                                                                        | <del>\$10.00</del>                                                          |
| <del>(7) Wood decks</del>                                                                                                                                                                                                   | <del>\$50.00</del>                                                          |
| <del>(8) Commercial/other buildings</del>                                                                                                                                                                                   | <del>\$200.00 plus \$5.00 each 100 sq. ft.</del>                            |
| <del>(9) Roof structures, Patio covers, gazebo's, pergolas, car ports</del>                                                                                                                                                 | <del>\$50.00</del>                                                          |
| <del>(10) Driveways for which separate permits are required<br/>because the driveways are not constructed at the same<br/>time as, and under the permits originally issued for the<br/>building associated with them.</del> | <del>\$40.00</del>                                                          |
| <del>(11) Tents that are regulated by the Ohio Building Code</del>                                                                                                                                                          | <del>\$50.00 for the first tent plus \$25.00 each<br/>additional tent</del> |
| <del>(12) Antenna Tower/Satellite Dish over 8 feet in height</del>                                                                                                                                                          | <del>\$40.00 Residential/\$150.00 Commercial</del>                          |
| <del>(13) Temporary construction office trailers</del>                                                                                                                                                                      | <del>\$75.00</del>                                                          |
| <del>(14) Wall signs/projected signs</del>                                                                                                                                                                                  | <del>\$50.00 per sign</del>                                                 |
| <del>(15) Ground signs</del>                                                                                                                                                                                                | <del>\$100.00 per sign</del>                                                |

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04.)

~~1305.03 BUILDING PERMIT FEES; ALTERATIONS/ADDITIONS.~~

~~(a) Building permits for alterations/additions of existing buildings shall be issued to include only the work shown on the approved plans or specifications.~~

~~(b) Building permit fees for alterations/additions shall be assessed according to the following schedule:~~

|                                                   |                                                                                |
|---------------------------------------------------|--------------------------------------------------------------------------------|
| <del>(1) One, two and three family dwelling</del> | <del>\$150.00 per dwelling</del>                                               |
| <del>(2) All other buildings</del>                | <del>\$200.00 plus \$20.00 for each 1,000 sq. ft<br/>or fraction thereof</del> |

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04.)

~~1305.04 FEES FOR INSPECTIONS.~~~~(a) The minimum fee for inspections shall be thirty dollars (\$30.00) unless noted otherwise).~~~~(b) An inspection fee of seventy-five dollars (\$75.00) is required to inspect a building for the purpose of checking for compliance with, or changing the use of, an existing building when no work is proposed which would otherwise require a building permit.~~~~(c) In situations that require annual inspections and building inspection for licensing by the State or the City, an inspection fee of one hundred dollars (\$100.00) is required.~~~~(d) The permit fee to secure a building structure or site shall be fifty dollars (\$50.00). The inspection fee required for each ninety days shall be twenty-five dollars (\$25.00).~~~~(e) Inspections requested by contractors shall be made during regular working hours. Inspections requested by contractors after regular working hours (at the discretion of the Building Official) shall be one hundred dollars (\$100.00) for the first hour plus fifty dollars (\$50.00) each additional hour. Base fee shall be paid prior to inspection.~~~~(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04; Ord. 05-16. Passed 2-8-16.)~~~~1305.05 REINSPECTION FEES.~~~~(a) In the event that work covered by any permit or inspection required by the Building Code is not installed or completed, or both, in accordance with the Code, thereby requiring one or more reinspections, the Building Official shall assess a fee for each reinspection.~~~~(b) This reinspection fee shall be seventy-five dollars (\$75.00) for each reinspection required to achieve Code compliance.~~~~(c) The Building Official may waive the requirement for a reinspection fee if it is determined that failure to complete or install the work according to the Code was caused by circumstances beyond the control of the contractor.~~~~(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04; Ord. 05-16. Passed 2-8-16.)~~~~1305.06 BUILDING PERMIT FEES; INDUSTRIALIZED UNITS, PREFABRICATED ASSEMBLIES AND RELOCATED BUILDINGS.~~~~—Building permit fees for industrialized units, prefabricated assemblies and relocated buildings shall be assessed according to the following schedule:~~

- |                                                                                 |                                  |
|---------------------------------------------------------------------------------|----------------------------------|
| <del>(a) Industrialized units approved by the Board of Building Standards</del> | <del>\$150.00 per unit</del>     |
| <del>(b) Prefabricated assemblies as approved by the State of Ohio</del>        | <del>\$150.00 per assembly</del> |
| <del>(c) Relocated buildings</del>                                              | <del>\$150.00 per building</del> |

~~(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04.)~~

~~1305.07 BUILDING PERMIT FEES; REHABILITATION.~~

~~(a) Building permits for rehabilitation of existing buildings shall be required whenever any of the following conditions apply:~~

~~—(1) The proposed work will not involve any change, rearrangement or other modification in the construction or exit facilities, or the movement of any partitions from one location to another.~~

~~—(2) Only interior or exterior repair work, or both, is to be done, and the work is due to, and usually involving, one or more of the mechanical or electrical systems.~~

~~—(3) The work to be done shall be to restore the building exactly to its original design and shape, and shall involve only the removal and replacement in kind of structural or nonstructural members, or both, damaged by factors including, but not limited to fire, storm, termites or vandalism.~~

~~—(4) Permits are not required for re-roofing or application of siding.~~

~~—(b) Submission of a list of approved specifications indicating the work to be done shall be sufficient to obtain a building permit for rehabilitation. In the case of structural damage, drawings shall be submitted by a structural engineer or architect for review and approval.~~

~~—(c) If changed circumstances cause alteration of a building to be necessary or desirable after rehabilitation work has begun, a building permit for the alteration shall be required in addition to the building permit for rehabilitation already issued.~~

~~—(d) Building permit fees for rehabilitation of existing buildings shall be assessed as follows, except that the permit fee for rehabilitation of any building condemned by the Building Inspector shall be two hundred dollars (\$200.00):~~

|                                                   | Fee                                               |
|---------------------------------------------------|---------------------------------------------------|
| <del>(1) One, two or three family dwellings</del> | <del>\$100.00 per dwelling</del>                  |
| <del>(2) All other buildings</del>                | <del>-\$150.00 plus 20.00 per 1,000 sq. ft.</del> |

~~(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04.)~~

~~1305.08 PLUMBING PERMIT FEES.~~

~~(a) Plumbing permits shall be required as follows: For all buildings, a separate plumbing permit shall be required for each certified address.~~

~~—(b) Plumbing permit fees will be the fee charged Reynoldsburg by the contract plumbing inspection provider.~~

~~—(c) Permits for private sewage disposal system shall be obtained from Franklin County Board of Health.~~

~~(Ord. 54-95. Passed 5-8-95; Ord. 169-97. Passed 12-22-97; Ord. 135-01. Passed 11-13-01; Ord. 123-04. Passed 12-13-04.)~~

~~1305.09 WARM AIR HEATING AND VENTILATION PERMIT FEES.~~

~~—(a) Warm air heating and ventilation permits shall be required as follows:~~

~~—(1) For all other buildings a separate warm air heating and ventilation permit shall be required for each certified address.~~

~~—(2) Alterations shall require a permit for each floor, except those floors that are occupied by a single tenant shall require only one permit.~~

~~—(3) Whenever a repair of a warm air heating device necessitates replacement of a heat exchanger or burner assembly, a minimum fee shall be required.~~

~~—(b) The minimum warm air heating and ventilation permit fee shall be forty dollars (\$40.00) (unless noted otherwise).~~

~~—(c) Warm air heating and ventilating permit fees shall be assessed according to the following schedule:~~

|                                                                    | Fee                         |
|--------------------------------------------------------------------|-----------------------------|
| <del>(1) Residential heating, new and existing buildings.</del>    | <del>\$50.00 per unit</del> |
| <del>(2) Nonresidential heating, new and existing buildings.</del> | <del>\$50.00 per unit</del> |

~~—(3) Ventilation permit fees for all types of ventilation systems, including but not limited to fans with no ducting systems, and makeup air systems shall be assessed according to the total CFM installed and the following schedule, except as excluded in subsection (c)(3) hereof:~~

~~—(d) Warm air heating and ventilation permits shall be required for alteration or extension of supply and return ducts where heating and ventilating systems are existing. Permit fees for the duct work shall be assessed according to the following schedule:~~

| Duct Outlets       | Fee                                                                              |
|--------------------|----------------------------------------------------------------------------------|
| <del>1–10</del>    | <del>\$40.00</del>                                                               |
| <del>11–30</del>   | <del>\$60.00</del>                                                               |
| <del>over 30</del> | <del>\$60.00 plus \$12.50 each additional 10 openings or fraction thereof.</del> |

~~—(e) Warm air heating and ventilation permits shall be required for gas or oil conversion burners and the fees for such permits shall be fifty dollars (\$50.00).~~

~~—(f) Warm air heating and ventilation permits shall be required for infrared heaters and the fees for such permits shall be fifty dollars (\$50.00).~~

~~—(g) Warm air heating and ventilation permits shall be required for stokers and shall be assessed according to the following schedule:~~

| Pounds/hr. of Feed | Fee                                                                                             |
|--------------------|-------------------------------------------------------------------------------------------------|
| <del>1–30</del>    | <del>\$50.00</del>                                                                              |
| <del>over 30</del> | <del>\$50.00 plus \$10.00 for each additional 10 pounds/hour of feed or fraction thereof.</del> |

~~(h) Warm air heating and ventilation permits shall be required for commercial clothes dryers and the fee for such permits shall be one hundred fifty dollars (\$150.00).~~

~~(i) Warm air heating and ventilation permits shall be required for incinerators and crematories and the fees for such permits shall be one hundred fifty dollars (\$150.00).~~

~~(j) Warm air heating and ventilation permits shall be required for solar warm air heating systems and the fees for such permits shall be fifty dollars (\$50.00) per unit.~~

~~(k) Warm air heating and ventilation permits shall be required for retrofit automatic flue dampers on warm air heating devices and domestic hot water heaters and the fee for such permits shall be assessed at twenty-five dollars (\$25.00) per unit.~~

~~(l) Warm air heating and ventilating permits shall be required for wood or coal burning stoves connected to a central heating system and the fee for such permits shall be assessed at fifty dollars (\$50.00) per unit.~~

~~(m) The permit fee for a permit to install a nonelectric heating device not interconnected or not to be interconnected with central heating systems such as prefabricated fireplaces, masonry fireplaces shall be fifty dollars (\$50.00). This permit shall be subject to regular heating inspection procedures.~~

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04.)

#### ~~1305.10 HEAT PUMP FEES.~~

~~(a) Heat pump permits shall be required as follows: For all buildings, a separate permit shall be required for each certified address.~~

~~(b) The minimum heat pump permit fee shall be fifty dollars (\$50.00) (unless noted otherwise).~~

~~(c) For the purpose of this section, all heat pumps include heating, air conditioning, humidification, air cleaning and ventilation devices attached to the heat pump.~~

~~(c) Whenever repair of any heat pump necessitates replacement of a major component, a permit shall be required and the fee shall be twenty-five dollars (\$25.00) for each unit repaired.~~

~~(d) Heat pump permit fees shall be assessed as follows:~~

~~—(1) Residential heat pumps, new and existing buildings.~~

|                               |                  |
|-------------------------------|------------------|
| One dwelling unit             | Fee              |
| Two dwelling units            | \$100.00         |
| Three dwelling units          | \$150.00         |
| Multiple family dwellings     | \$225.00         |
| (2) Nonresidential heat pumps | \$75.00 per unit |
| (3) Hotel/Motel               | \$75.00 per unit |
|                               | \$25.00 per unit |

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-13-04.)

~~1305.11 REFRIGERATION PERMIT FEES.~~~~—(a) Refrigeration permits shall be required as follows:~~~~—(1) For all other buildings, a separate refrigeration permit shall be required for each certified address.~~~~—(2) Whenever repair of environmental or product refrigeration systems necessitates replacement of component parts.~~~~—(b) The minimum refrigeration permit shall be fifty dollars (\$50.00) (unless noted otherwise).~~~~—(c) For all refrigeration permit calculations, 12,000 BTU shall be equal to one ton of refrigeration or one horsepower.~~~~—(d) Refrigeration permit fees for environmental refrigeration systems shall be assessed as follows:~~

|                                                                                |                             |
|--------------------------------------------------------------------------------|-----------------------------|
|                                                                                | Fee                         |
| <del>(1) Residential refrigeration, new building and existing buildings.</del> | <del>\$50.00 per unit</del> |

|                                                                          |                             |
|--------------------------------------------------------------------------|-----------------------------|
| <del>(2) Nonresidential refrigeration, new and existing buildings.</del> | <del>\$50.00 per unit</del> |
|--------------------------------------------------------------------------|-----------------------------|

~~(3) Refrigeration systems include all condensing units, evaporators and refrigeration accessories. Replacement of condensing units shall be assessed fees in accordance with this schedule and include the electrical inspection on the final connection, not to exceed five feet beyond equipment.~~~~—(e) Refrigeration permit fees for cooling tower systems shall be assessed according to the schedule:~~

|                    |                                                                                      |
|--------------------|--------------------------------------------------------------------------------------|
| <del>Tons—</del>   | <del>Fee</del>                                                                       |
| <del>0-50</del>    | <del>\$75.00</del>                                                                   |
| <del>over 50</del> | <del>\$75.00 plus \$25.00 for each additional<br/>100 tons or fraction thereof</del> |

~~(f) Refrigeration permit fees for evaporative cooler systems shall be assessed according to the following schedule:~~

|                       |                                                                                      |
|-----------------------|--------------------------------------------------------------------------------------|
| <del>CFM</del>        | <del>Fee</del>                                                                       |
| <del>0-4,000</del>    | <del>\$75.00</del>                                                                   |
| <del>over 4,000</del> | <del>75.00 plus \$25.00 for each additional<br/>5,000 CFM or fraction thereof.</del> |

~~—(g) Refrigeration permit fees for installation of product refrigeration systems shall be assessed according to the following schedule:~~

|                                   |                                                                                               |
|-----------------------------------|-----------------------------------------------------------------------------------------------|
| <del>BTU/hr.</del>                | <del>Fee</del>                                                                                |
| <del>0-12,000</del>               | <del>\$ 50.00</del>                                                                           |
| <del>12,001-120,000</del>         | <del>\$ 80.00</del>                                                                           |
| <del>120,001-360,000</del>        | <del>\$105.00</del>                                                                           |
| <del>over 360,000 (30 tons)</del> | <del>\$105.00 plus \$3.00 for each additional<br/>12,000 BTU (ton) or fraction thereof.</del> |

~~—Refrigeration systems include all condensing units, evaporators and refrigeration accessories. The permit shall describe devices installed and capacities of each device and the fee shall be based upon the total installed BTU/hour. One evaporator shall be included with each condensing unit listed as a device on the permit schedule. A fee of two dollars (\$2.00) for each additional evaporator listed on the same permit shall be assessed. A heat reclamation coil in conjunction with refrigeration system shall be assessed a fee of thirty dollars (\$30.00).~~

~~—(h) Refrigeration permit fees for alteration of environmental or product refrigeration systems shall be assessed as set forth in subsection (g) hereof.~~

~~—(i) Refrigeration permit fees for repair of commercial environmental or product refrigeration systems shall be the minimum permit fee for each unit repaired.~~

~~—(j) Refrigeration permits shall be required for solar refrigeration systems and such permits shall be based on 400 BTU per square foot of solar panel assessed according to the schedule for installation of such systems as set forth in subsection (d)(2) hereof.~~

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04.)

#### 1305.12 ELECTRICAL PERMIT FEES.

~~(a) Electrical permits shall be required as follows: For all other buildings, separate permits shall be required for each certified address.~~

~~—(b) The minimum fee for an electrical permit shall be assessed according to the following schedule: (unless noted otherwise)~~

|                                                           | Fee                |
|-----------------------------------------------------------|--------------------|
| <del>(1) Residential buildings/accessory structures</del> | <del>\$35.00</del> |
| <del>(2) All other buildings</del>                        | <del>\$75.00</del> |

~~(c) Electrical permit fees shall be assessed according to the following schedule:~~

~~—(1) Residential electrical, new building.~~

|                                          | Fee                         |
|------------------------------------------|-----------------------------|
| <del>One dwelling unit</del>             | <del>\$100.00</del>         |
| <del>Two dwelling units</del>            | <del>\$170.00</del>         |
| <del>Three dwelling units</del>          | <del>\$250.00</del>         |
| <del>Multiple family dwellings</del>     | <del>\$75.00 per unit</del> |
| <del>Residential Temporary Service</del> | <del>\$50.00</del>          |

~~—(2) Nonresidential electrical, new and existing buildings: residential, existing buildings.~~

~~——— Fixtures, or outlets, snap switches, receptacles, motors, appliances, sign outlets, and plug mold per section~~

|                                                                                               | Fee                       |
|-----------------------------------------------------------------------------------------------|---------------------------|
| <del>0—1,000</del>                                                                            | <del>\$.75 each</del>     |
| <del>over 1,000</del>                                                                         | <del>\$.55 each</del>     |
| <del>Electrical service and standby generators</del>                                          | <del>\$.20 per amp.</del> |
| <del>Subpanels, safety switches, disconnects, other than at main distribution equipment</del> | <del>\$5.00 each</del>    |
| <del>Nonresidential temporary service</del>                                                   | <del>\$75.00</del>        |

(d) Electrical permit fees for baseboard or radiant heating shall be based on the total wattage for each room being figured as a device assessed according to the following schedule:

| Watts         | Fee                                                                        |
|---------------|----------------------------------------------------------------------------|
| 0-1,500       | \$35.00                                                                    |
| 1,501-14,650  | \$50.00                                                                    |
| 14,651-29,300 | \$60.00                                                                    |
| 29,301-58,600 | \$65.00                                                                    |
| 58,601-87,900 | \$75.00                                                                    |
| over 87,900   | \$75.00 plus \$10.00 for each additional 30,000 watts or fraction thereof. |

(e) Electric permit fees for unit heaters, infrared heaters, electric heaters and electric cabinet heaters without ductwork shall be assessed according to the schedule in subsection (d) hereof.

(f) Electrical inspection fees for mobile home parks shall be assessed at fifty dollars (\$50.00) per mobile home site and shall be for the inspection of the electrical distribution system and the service to each mobile home.

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04.)

#### ~~1305.13 STEAM AND HOT WATER HEATING PERMIT FEES.~~

(a) Steam and hot water permits shall be required as follows: For all other buildings, a separate steam and hot water permit shall be required for each certified address.

(b) The minimum fee for a steam and hot water heating permit shall be forty dollars (\$40.00) (unless noted otherwise). Whenever modification of a steam or hot water boiler necessitates revision of the safety control sequence, a minimum permit fee shall be assessed.

(c) Steam and hot water heating permit fees for new and replacement boilers connected to a system shall be assessed according to the following schedule:

| BTU/hr. Input   | Watts         | Fee                                                                                      |
|-----------------|---------------|------------------------------------------------------------------------------------------|
| 0-5,000         | 0-1,500       | \$40.00                                                                                  |
| 5,001-100,000   | 1,501-29,300  | \$50.00                                                                                  |
| 100,001-200,000 | 29,301-58,600 | \$60.00                                                                                  |
| 200,001-300,000 | 58,601-87,900 | \$70.00                                                                                  |
| over 300,000    | over 87,900   | \$70.00 plus \$2.50 for each additional watts BTU/hour input 30,000 or fraction thereof. |

(d) Steam and hot water heating permit fees for heating fixtures or devices to be attached to steam or hot water boilers shall be assessed according to the following schedule:

|                                | Fee      |
|--------------------------------|----------|
| First fixture or device        | \$ 30.00 |
| Additional fixtures or devices | \$ 3.00  |

~~(e) Steam and hot water heating permit fees for heating fixtures or devices described in subsection (d) hereof includes but are not limited to the following:~~

|                                    |                                     |                                         |
|------------------------------------|-------------------------------------|-----------------------------------------|
| <del>Unit vents</del>              | <del>Cabinet water heaters</del>    | <del>Ceiling radiator</del>             |
| <del>Console heaters</del>         | <del>Cabinet heaters</del>          | <del>Snow melting per 300 sq. ft.</del> |
| <del>Ovens</del>                   | <del>Hot water unit blowers</del>   | <del>Domestic coil in boiler</del>      |
| <del>Air handling unit</del>       | <del>Water and steam coil</del>     | <del>Vulcanizing machine</del>          |
| <del>Offset pressing machine</del> | <del>Clothes pressing machine</del> | <del>Puff iron set</del>                |
| <del>Cleaning machine</del>        | <del>Pressing machine</del>         | <del>Spot board</del>                   |
| <del>Solvent still</del>           | <del>Air compressors</del>          | <del>Vacuum machine</del>               |

~~—(f) Steam and hot water heating permits shall be required for dual-fuel burners where equipment is or has been existing on boilers but was installed and fired with one fuel on the original permit. This permit shall be for installation and firing with the standby or second fuel and the fee for such permit shall be assessed according to the schedule in subsection (c) hereof.~~

~~—(g) Steam and hot water heating permits for boilers with variable input burners shall be assessed on the maximum inputs.~~

~~—(i) Steam and hot water heating permits shall be required for stokers and the fees for such permits shall be assessed according to the following schedule:~~

| <del>Pounds/hr. Feed</del> | <del>Fee</del>                                                                                      |
|----------------------------|-----------------------------------------------------------------------------------------------------|
| <del>0-30</del>            | <del>\$75.00</del>                                                                                  |
| <del>over 30</del>         | <del>\$75.00 plus \$10.00 for each additional 10 pounds of feed per hour or fraction thereof.</del> |

~~(j) Steam and hot water heating permits shall be required for retrofit automatic fire dampers on boilers and the fee for such permits shall be assessed at forty dollars (\$40.00) per unit.~~

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04.)

#### ~~1305.14 FIRE PROTECTION SYSTEMS.~~

~~—(a) Fire protection system permits shall be required as follows: For all buildings, a separate fire protection system permit shall be required for each certified address.~~

~~—(b) The minimum fee for a fire protection system shall be fifty dollars (\$50.00) (unless noted otherwise).~~

~~—(c) Only a State certified contractor shall be issued a permit to install a line voltage fire detection, alarm system and fire suppression systems.~~

~~—(d) Fire protection permit fees for fire detection and alarm systems shall be assessed according to the following schedule:~~

~~Battery powered automatic household fire warning devices. Fire detection and alarm systems in all occupancies, outlets, detectors, alarms, horns, audible signaling appliances, loudspeakers, manual fire alarm boxes or similar devices for fire detection and alarm systems.~~

|                     | Fee                    |
|---------------------|------------------------|
| 0-1,000 fixtures    | \$40.00 plus 1.50 each |
| Over 1,000 fixtures | Additional .75 each    |

~~(e) Fire protection permit for automatic fire suppression systems.~~

~~(1) Fire protection permits shall be required for automatic fire suppression systems as follows:~~

~~A. Construction of accessory on-site water supply and fire pump buildings or structures shall require separate building permits and fees, in addition to fire protection permits and fees.~~

~~B. The water supply piping inside the building shall be included in the fire protection (aboveground).~~

~~C. The water supply piping from the main water line to the building shall be required to have a separate permit (underground).~~

~~(2) Fire protection permit fees for automatic fire suppression systems shall be assessed according to the following schedule:~~

|                                                                                           | Fee                                  |
|-------------------------------------------------------------------------------------------|--------------------------------------|
| A. Standpipe                                                                              | \$10.00                              |
| B. Aboveground water supply piping                                                        | \$100.00                             |
| C. Underground water supply piping                                                        | \$50.00                              |
| D. Installation of new automatic fire suppressing system or alteration of existing system | \$75.00 plus 2.00 per sprinkler head |
| E. Fire suppression systems in hoods                                                      | \$50.00 per hood                     |

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04.)

#### ~~1305.15 CERTIFICATE OF OCCUPANCY FEES.~~

~~(a) Certificate of occupancy fees shall be assessed according to the following schedule:~~

|                                                                    |          |
|--------------------------------------------------------------------|----------|
| Residential Certificate of occupancy permits (temporary and final) | \$75.00  |
| All other buildings, temporary certificate of occupancy            | \$75.00  |
| Final certificate of occupancy                                     | \$100.00 |

~~(b) No new building or structure shall be used or occupied and no change in the existing type of occupancy classification of a building or portion thereof shall be made until the Building Inspector has issued a certificate of occupancy.~~

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04.)

~~1305.16 DEMOLITION PERMIT FEES.~~

(a) ~~Demolition permit fees shall be required for any work in conjunction with the demolition of any portion of an existing building or structure and the fees shall be assessed according to the following:~~

|                       | Fee      |
|-----------------------|----------|
| Residential buildings | \$50.00  |
| All other buildings   | \$100.00 |

(b) ~~No permit to remove or raze a building or accessory structure shall be granted until notice of the application therefore has been given to the owners of the lots adjoining the lot upon which the building or accessory structure is to be moved, and to the owners of wires or other impediments the removal of which will be necessary; nor until a bond of not less than one thousand dollars (\$1,000.00) has been filed with the Safety/Service Director to indemnify the city for damages.~~

(Ord. 123-04. Passed 12-18-04).

~~1305.17 PERMIT FEES FOR MOVING BUILDINGS AND STRUCTURES.~~

~~The fees for moving buildings or structures from one lot to another shall be as follows: Buildings or structures eight feet or less in width and not exceeding 200 square feet, do not require a permit.~~

| Building or Structures     | Fees     |
|----------------------------|----------|
| 200 – 2,000 square feet    | \$100.00 |
| 2,001 – 10,000 square feet | 150.00   |
| over 10,000 square feet    | 200.00   |

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04.)

~~1305.18 CONTRACTOR'S REGISTRATION.~~

~~(a) Contractor's registration shall be required by any contractor who may work in the City. All registrations expire December 31 of the year issued and must be renewed by January 31 of the following year. Contractors entering the City must apply prior to working their first jobs. Before issuance of a contractor's registration, each registrant shall furnish proof and maintain at all times a bond of not less than ten thousand dollars (\$10,000) with good and sufficient surety approved by the Building Official, conditioned to reimburse any person from all damages resulting from any act on the part of such registrant, his agents, or employees contrary to the provisions of said chapter or any other ordinance of the City or any omission on his part to perform any duties required within. Where a contractor has more than one registration, the ten thousand dollar (\$10,000) bond will be sufficient for all registrations. In addition thereto, each license shall furnish proof of premises operations liability insurance with a minimum combined bodily injury and property damage limit of five hundred thousand (\$500,000.00) or equivalent. The City also requires a thirty day notice of cancellation. All bonds and are to run from January 1 through December 31.~~

~~—All contractors must comply with all applicable building codes and Codified Ordinances of the City.~~

~~—The Building Official may revoke a contractor's registration if the work for which the permit is granted does not comply with applicable building codes or the construction specification requirements enforced by the City.~~

~~—The fee for registration is seventy-five dollars (\$75.00).~~

~~—(b) The following contractors must have a license from the State of Ohio, and proof of bonding and insurance in order to obtain a City contractor's registration:~~

~~—(1) Heating, ventilation and air conditioning contractor.~~

~~—(2) Refrigeration contractor.~~

~~—(3) Hydronics contractor.~~

~~—(4) Electrical contractor.~~

~~—(5) Plumbing contractor.~~

~~—(c) The following contractors must provide proof of bonding and insurance to obtain a City contractor's registration including but not limited to:~~

~~(1) General contractor.~~

~~(2) Concrete contractor.~~

~~(3) Home improvement contractor.~~

~~(4) Sign contractor.~~

~~(5) Asphalt contractor.~~

~~(6) Swimming pool contractor.~~

~~(7) Low voltage contractor.~~

~~(8) Fire protection.~~

~~—(d) The following contractors must register with the City. No bond will be required if they are working for a registered and bonded general or home improvement contractor and provide the City with proof of employment. If they are working for a home owner, they will need to provide proof of bonding and insurance including but not limited to:~~

~~(1) Concrete footing contractor.~~

~~(2) Excavation contractor.~~

~~(3) Grading contractor.~~

~~(4) Landscape contractor.~~

~~(5) Masonry contractor.~~

~~(6) Drainage contractor.~~

~~(7) Framing contractor.~~

~~(8) Siding contractor.~~

~~(9) Roofing contractor.~~

~~(10) Insulation contractor.~~

~~(e) General contractors shall list every subcontractor on each job. General contractors that intend to do work that would normally be done by a subcontractor shall obtain the annual license for that trade in addition to the general license. Framing, masonry, drainage, siding, roofing and insulation are considered normal functions of the general contractor. The general contractor may not perform subcontract functions unless he has a general contract for the entire building.~~

~~(f) The fee for starting work without registering a contractor shall be twice the regular registration fee.~~

(The effective date of Ordinance No. 152-94 as it applies to proof of bonding and insurance shall be January 1, 1995; and as it applies to all contractors requiring licensure or certification with the State of Ohio and/or the City of Columbus, the effective date the licenses must be in effect shall be July 1, 1995.)

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04; Ord. 05-16. Passed 2-8-16.)

#### ~~1305.19 GRANTING AND REVOKING OF PERMITS.~~

- ~~—(a) Permits Required. A permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs (maintenance). Approvals from all other city departments shall be obtained before a permit will be granted.~~
- ~~—(b) Any person wanting to do any work which, requires a permit shall pay the required fees to the Building Inspector at the time the permit is issued.~~
- ~~—The applicant shall reimburse the City for expenses involved for any plan review or other contracted consultant services required to satisfy needs for the issuance of a building or use permit. Building permits shall not be issued until these expenses and/or fees have been paid.~~
- ~~—(c) Any owner, contractor, or authorized agent who desires to obtain a permit shall first make application to the Building Inspector. Each application for a permit shall be filed with the Building Inspector. The application shall be signed by the owner or his agent. The building permit application shall contain a general description of the proposed work, site address, applicants address and any other information pertaining to the permit.~~
- ~~—(d) When a permit is granted, there shall be no refund after the fee has been deposited into City accounts.~~
- ~~—(e) A permit shall be revoked if after six months the work for which the permit is granted has not continuously progressed toward completion.~~
- ~~—(f) Application for which no permit is issued within 180 days of filing shall be deemed expired. Reapplication shall include resubmittal of plans and fees. One extensions of time for a period of not more than 90 days shall be permitted to be allowed by the Building Inspector for the application, provided the extension is requested in writing and justifiable cause is demonstrated.~~
- ~~—(g) A person holding an unexpired permit shall be permitted to apply for a one time 180 days extension, provided the person shows good and satisfactory reasons beyond control that the work cannot be commenced within the 180 day period from the original permit issue date. No additional fee is required for this one time extension.~~
- ~~(h) A permit which has expired for 180 days or less shall be permitted to be renewed provided no changes have been made in the original plans and specifications for such work. The renewal fee shall be one half the amount required for a new permit. Permits which have been expired for greater than 180 days require a new application and payment of the full permit fee.~~
- ~~—(i) If a permit has been revoked for noncompliance, a new permit shall be obtained if the work is to be corrected and completed by another party.~~
- ~~—(j) The fee for work started without a permit shall be twice the regular fee.~~

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04; Ord. 05-16. Passed 2-8-16.)

~~1305.20 EXEMPTIONS.~~

~~(a) The Building Code shall be applicable to the buildings owned and occupied by the City, its departments and divisions; and the City shall comply with all Building Code requirements; provided, however, that the City shall be exempt from payment of fees relating to work performed solely by City employees upon City-owned buildings, structures and sites. Fees which may be exempt in such limited circumstances include those normally assessed for permits, certificates, inspections and appeals. Work performed for the City by any other person, firm or corporation shall comply fully with all Building Code requirements including payment of all applicable fees.~~

~~—(b) The provisions of subsection (a) hereof also apply to the counties of Franklin, Fairfield and Licking, the State of Ohio, the United States of America, the Truro Township Trustees, the Metropolitan Park Board and the Reynoldsburg Board of Education.~~

(Ord. 54-95. Passed 5-8-95; Ord. 123-04. Passed 12-18-04.)

~~1305.21 STATE FEES.~~

~~All construction permits issued for work regulated by the Ohio Building Code will be assessed a State fee of 3%.~~

(Ord. 123-04. Passed 12-18-04.)

## **CHAPTER 1305**

### **Permits and Fees**

|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| <u>1305.01 Plan Review Fees</u>         | <u>1305.07 Demolition Permits</u>               |
| <u>1305.02 Residential Fee Schedule</u> | <u>1305.08 Re-inspections</u>                   |
| <u>1305.03 Commercial Fee Schedule</u>  | <u>1305.09 Contractor Registration</u>          |
| <u>1305.04 Plumbing Permits</u>         | <u>1305.10 Granting and Revoking of Permits</u> |
| <u>1305.05 Permit Addresses</u>         | <u>1305.11 Exemptions</u>                       |
| <u>1305.06 Certificate of Occupancy</u> | <u>1305.12 State Fees</u>                       |

#### **1305.01 PLAN REVIEW FEES**

##### **1. Residential Plan Review Fees performed in-house**

**New Single Family Dwelling - \$75.00 (for initial review and 1 re-submittal)**

**New Two and Three Family Dwellings - \$50.00 per unit (for initial review and 1 re-submittal)**

**Alterations, Additions, and Accessory Structures - \$40.00 (for initial review and 1 re-submittal)**

**Plan Revision - \$25.00**

**\*\*A non-refundable residential application deposit in the amount of \$50.00 is required at the time of the application submittal. The deposit will be applied toward the plan examination and permit fees at the time of issuance.**

##### **2. Residential Plan Review Fees performed by a contracted plan reviewer**

**One, Two and Three Family Dwellings – will be the plan review fee charged to the City of Reynoldsburg by the contracted plan reviewer, plus a \$20.00 processing fee.**

**Alterations, Additions, and Accessory Structures - will be the plan review fee charged to the City of Reynoldsburg by the contracted plan reviewer, plus a \$20.00 processing fee.**

**\*\*A non-refundable residential application deposit in the amount of \$50.00 is required at the time of the application submittal. The deposit will be applied toward the plan examination and permit fees at the time of issuance.**

##### **3. Commercial Plan Review Fees performed by a contracted plan reviewer**

**All Buildings, Accessory Structures and Residential Structures above three (3) family covered by the Ohio Building Code – will be the plan review fee charged to the City of Reynoldsburg by the contracted plan reviewer, plus a \$75.00 processing fee.**

\*\*A non-refundable application deposit is required in the amount of \$200.00 at the time of the application submittal. The deposit will be applied toward plan examination and permit fees at the time of issuance.

**Note:** The fees listed above do not include the State of Ohio 1% fee for residential or the State of Ohio 3% fee for commercial.

## **1305.02 RESIDENTIAL FEE SCHEDULE**

**All permits for work regulated by the Residential Code of Ohio.**

**Permits for new buildings, additions/alterations to existing buildings shall be issued to include only the work shown on the approved plans or specifications.**

### **Residential Building Permit Fees**

**New Structures** (One, Two & Three Family Dwellings) - \$300.00 plus \$8.00 per 100 square feet of living square footage per residence

**Additions, Garages and Accessory structures** - \$75.00 plus \$8.00 per 100 square feet

**Alterations, Renovations, Screened/Enclosed porches, Basement finishes** – \$75.00 plus \$7.00 per 100 square foot

**Decks** -- \$75.00

**Minor Building Work\*** -- \$50.00

**Demolition Permits** -- \$100.00

### **Residential Electrical Permit Fees**

**New Electrical** (One, Two & Three Family Dwellings, Room Additions, Garages and Accessory structures) - \$50.00 plus \$4.00 per 100 square foot

**Alterations, Renovations, Screened/Enclosed porches, Basement finishes** – \$50.00 plus \$3.00 per 100 square foot

**Electrical Service upgrade, Temporary Electric, Generators** - \$50.00

**Minor Electrical Work\*** - \$50.00

**Residential HVAC Permit Fees**

**New HVAC (One, Two & Three Family Dwellings, Room Additions, Garages and Accessory structures) - \$50.00 plus \$4.00 per 100 square foot**

**Alterations, Renovations, Screened/Enclosed porches, Basement finishes – \$50.00 plus \$3.00 per 100 square foot**

**Replacement of Furnace, A/C, Heat pump, Air Handler, Ventilation or Water Heater - \$50.00 per unit**

**Gas Piping - \$50.00**

**Fireplace - \$50.00**

**Minor HVAC Work\* - \$50.00**

**Residential Plumbing Permit Fees**

**\*\* Permit fees are determined by Franklin County Public Health. All permitting is completed by the City of Reynoldsburg**

**Residential Swimming Pool Permit Fees**

**Above Ground pool - \$50.00**

**In-Ground pool - \$100.00**

**Miscellaneous Residential Fees**

**Certificate of Occupancy - \$75.00**

**Temporary Certificate of Occupancy - \$125.00**

**Building Inspection Card Replacement - \$50.00**

**Inspection fee (to secure a building structure or site) - \$75.00**

**Re-inspection fee - \$50.00**

**Special Inspections (inspections required/requested other than during regular business hours) - \$100.00 per hour**

**Extension of a permit (which has expired for 180 days or less) – fee is one-half the amount required for a new permit**

Work started without a permit – Twice the regular permit fees.

Industrialized units, Pre-fabricated assemblies, relocated building(s) - \$150.00 per unit/building  
Temporary/Construction Office Trailer - \$75.00 per trailer

Antenna Tower/Satellite Dish Over 8 feet in height - \$50.00

Note: The fees listed here do not include the State of Ohio 1% fees.

\*Consultation with the Building Division is required to determine Minor Work.

### **1305.03 COMMERCIAL FEE SCHEDULE**

All permits issued for work regulated by The Ohio Building Code.

Permits for new buildings, additions/alterations to existing buildings shall be issued to include only the work shown on the approved plans or specifications.

#### **Commercial Building Permit Fees**

New Shell Buildings – \$200.00 plus \$4.00 per 100 square foot

New Structures with finished interiors and Additions - \$200.00 plus \$7.00 per 100 square feet

Alterations, Renovations, and Tenant Finishes– \$200.00 plus \$4.00 per 100 square foot

Decks - \$100.00

Demolition Permit -- \$200.00

Tents (regulated by the Ohio Building Code) - \$50.00 for the first tent, \$25.00 for each additional tent

#### **Commercial Electrical Permit Fees**

New Electrical Shell Buildings - \$100.00 plus \$3.00 per square foot

New Electrical with finished interiors/Additions - \$100.00 plus \$5.00 per 100 square foot

Electrical Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$3.00 per 100 square foot

Low voltage permit - \$75.00 plus \$2.00 per 100 square foot

Electrical Service upgrade, Temporary Electric, Generators - \$75.00

Electric Pole-Base Lighting - \$100.00 plus \$25.00 per pole

Minor Electrical Work\* - \$75.00

**Commercial HVAC Permit Fees**

New HVAC Shell Buildings - \$100.00 plus \$3.00 per square foot

New HVAC with finished interiors/Additions - \$100.00 plus \$5.00 per 100 square foot

HVAC Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$3.00 per 100 square foot

Replacement of Furnace, A/C, Heat pump, Air Handler, Ventilation, Cooling Systems, Boilers or Water Heater - \$75.00 per unit

Kitchen Exhaust Hood, Refrigeration or Walk-in Coolers - \$75.00

Gas Piping - \$75.00

Fireplace - \$75.00

Minor HVAC Work\* - \$75.00

**Fire Suppression Permit Fees**

New Fire Suppression Shell Buildings - \$100.00 plus \$2.00 per square foot

New Fire Suppression with finished interiors/Additions - \$100.00 plus \$3.00 per 100 square foot

Fire Suppression Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$2.00 per 100 square foot

Kitchen Hood Suppression System - \$100.00

Minor Fire Suppression Work - \$75.00

**Fire Alarm Permit Fees**

New Fire Alarm Shell Buildings - \$100.00 plus \$2.00 per square foot

New Fire Alarm with finished interiors/Additions - \$100.00 plus \$3.00 per 100 square foot

Fire Alarm Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$2.00 per 100 square foot

Minor Fire Suppression Work - \$75.00

**Commercial Plumbing Permit Fees**

\*\* Permit fees are determined by Franklin County Public Health. All permitting is completed by the City of Reynoldsburg

**Commercial Sign Permit Fees**

Wall Signs, Projected Signs, Awning/Canopy - \$50.00 each

Ground Sign or Pole - \$100.00 each

**Commercial Swimming Pool Permit Fee**

Pools - \$150.00

**Miscellaneous Commercial Fees**

Certificate of Occupancy - \$100.00

Temporary Certificate of Occupancy - \$150.00

Building Inspection Card Replacement - \$50.00

Inspection fee (to secure a building structure or site or for the purpose of checking for compliance with, or changing the Use Group as defined by the OBC of an existing building with no work proposed which would require a plan approval) - \$75.00

Re-inspection fee - \$75.00

Special Inspections (inspections required/requested other than during regular business hours) - \$100.00 per hour minimum of three (3) hours

Extension of a permit (which has expired for 180 days or less) – fee is one-half the amount required for a new permit

Work started without a permit – Twice the regular permit fees

Industrialized units, Pre-fabricated assemblies, relocated building(s) - \$150.00 per unit/building

Temporary/Construction Office Trailer - \$75.00 per trailer

New Communication Tower - \$1,500.00

Communication Tower modification - \$500.00

Note: The fees listed here do not include the State of Ohio 3% fees.

\*Consultation with the Building Division is required to determine Minor Work.

### **1305.04 PLUMBING PERMIT**

1. Plumbing permits shall be required as follows:
  - a. For all buildings, a separate plumbing permit shall be required for each certified address.
2. Plumbing permit fees will be the fee charged the City of Reynoldsburg by the contracted plumbing inspection provider.
3. Permits for private sewage disposal systems shall be obtained from Franklin County Public Health.

### **1305.05 PERMIT ADDRESSES**

For all permits excluding plumbing, a separate permit shall be required for each certified address, unless otherwise directed by the Chief Building Official.

### **1305.06 CERTIFICATE OF OCCUPANCY**

1. No new building, or structure shall be used or occupied and no change in the existing type of occupancy classification of a building or portion thereof shall be made until the Chief Building Official has issued a certificate of occupancy.
2. A separate certificate of occupancy shall be required for each certified address.

### **1305.07 DEMOLITION PERMIT**

1. A demolition permit shall be required for any work in conjunction with the demolition of any portion of an existing building or structure.
2. No permit to remove or raze a building or accessory structure shall be granted until notice of the application therefore has been given to the owners of the lots adjoining the lot upon which the building or accessory structure is to be moved, and to the owners of wires or other impediments the removal of which will be necessary; not until a bond of not less than ten thousand dollars (\$10,000.00) has been filed with the Service Director to indemnify the City for damages.

### **1305.08 RE-INSPECTIONS**

1. In the event that work covered by any permit or inspection required by the Building Code is not installed or completed, or both, in accordance with the Building Code, thereby requires one or more re-inspections, the building inspector shall assess a fee for each re-inspection.

2. The building inspector may waive the requirement for a re-inspection fee if it is determined that failure to complete or install the work according to the Building Code was caused by circumstance beyond the control of the contractor/owner.

### **1305.09 CONTRACTOR REGISTRATION**

1. Contractor Registration shall be required by any contractor who may work in the city. All registrations expire on December 31<sup>st</sup> of the year issued. Contractors entering the city must apply prior to working their first job. Before the issuance of a contractor's registration, each registrant shall furnish proof of premises operations liability insurance with a minimum combined bodily injury and property damage limit of five hundred thousand (\$500,000.00) listing the city as the certificate holder or equivalent. The city also requires a thirty day notice of cancellation. All contractors must comply with all applicable building codes and codified ordinances of the City of Reynoldsburg. The Service Director of the city may revoke a contractor's registration if the work for which the permit is granted does not comply with applicable building codes or the construction specification requirements enforced by the City of Reynoldsburg.
2. A \$10,000.00 bond will be required for any work approved by the Building Division occurring in the city right-of-way.
3. The following contractors must have a license from the State of Ohio, and proof of insurance in order to obtain a City of Reynoldsburg contractor's registration including but not limited to:
  - a. Heating, ventilation, and air conditioning contractor
  - b. Refrigeration contractor
  - c. Hydronics contractor
  - d. Electrical contractor
  - e. Plumbing contractor
  - f. Fire Protection contractor
4. The following contractors must provide proof of insurance in order to obtain a City of Reynoldsburg contractor's registration including but not limited to:
  - a. General contractor
  - b. Concrete contractor
  - c. Home Improvement contractor
  - d. Sign contractor
  - e. Asphalt contractor
  - f. Swimming pool contractor
  - g. Low voltage contractor
  - h. Excavation contractor
  - i. Landscape contractor
  - j. Masonry contractor
  - k. Framing contractor

- l. Siding contractor
  - m. Roofing contractor
  - n. Insulation contractor
5. General contractors shall list every subcontractor on each job. General contractors that intend to do work that would normally be done by a subcontractor shall obtain a registration for that trade in addition to the general license. Framing, masonry, drainage, siding, roofing, and insulation are considered normal functions of the general contractor. The general contractor may not perform subcontract functions unless he has a general contract for the entire building.
  6. The fee for starting work without registering as a contractor shall be twice the regular registration fee.

### **1305.10 GRANTING AND REVOKING OF PERMITS**

1. Permit Required. A permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs (maintenance). Approval from all city departments shall be obtained before a permit will be granted.
2. Any person wanting to do any work which requires a permit shall pay the required fees to the City of Reynoldsburg, Building Division at the time the permit is issued. The applicant shall reimburse the city for expenses involved for any plan review or other contracted consultant services required to satisfy needs for the issuance of a permit. Permits shall not be issued until these expenses and or fees have been paid.
3. Any owner, contractor or authorized agent who desires to obtain a permit shall first make application to the Chief Building Official. Each application for a permit shall be filed with the Chief Building Official. The application shall be signed by the owner or his/her agent. The permit application shall contain a general description of the proposed work, site address, applicants address and any other information pertaining to the permit.
4. When a permit is issued, there shall be no refund after the fees have been deposited into the City of Reynoldsburg accounts.
5. A permit shall be revoked if after six (6) months the work for which the permit is granted has not continuously progressed toward completion.
6. Application for which no permit is issued within one hundred eighty (180) days of filing shall be deemed expired. Reapplication shall include resubmittal of plans and fees. One extension of time for a period of not more than ninety (90) days shall be permitted to be allowed by the Chief Building Official for the application, provided the extension is requested in writing and justifiable cause is demonstrated.
7. A person holding an unexpired permit shall be permitted to apply for a one-time one hundred eighty (180) day extension provided the person shows good and satisfactory reasons beyond

control that the work cannot be commenced within the one hundred eighty (180) day period from the original permit issue date. No additional fee is required for this one-time extension.

8. A permit which has expired for one hundred eighty (180) days or less shall be permitted to be renewed provided no changes have been made in the original plans and specifications and provided no code changes have taken place. The renewal fee shall be one-half (1/2) the amount required for a new permit. Permits which have been expired for greater than one hundred eighty (180) days require a new application and payment of the full permit fee.
9. If a permit has been revoked for noncompliance, a new permit shall be obtained if the work is to be corrected and completed by another party.
10. The fee for work started without a permit shall be twice the regular permit fee.

### **1305.11 EXEMPTIONS**

1. The building code shall be applicable to the buildings owned and occupied by the City, its departments and divisions; and the City shall comply with all building code requirements. The City shall be exempt from payment of fees relating to work performed solely by City employees upon City-owned buildings, structures or sites. Fees which may be exempt in such limited circumstances include those normally assessed for permits, certificates, inspections, and appeals. Work performed for the City by any other person, firm, or corporations shall comply fully with all building code requirements including payment of all applicable fees.
2. The provisions of subsection (1) hereof also apply to the counties of Fairfield, Franklin, and Licking, the State of Ohio, the United States of America, the Truro Township Trustees, the Metropolitan Park Board, and the Reynoldsburg Board of Education.

### **1305.12 STATE FEES**

1. All construction permits issued for work regulated by The Ohio Building Code will be assessed a State Fee of 3%.
2. All construction permits issued for work regulated by the Residential Code of Ohio will be assessed a State Fee of 1%.



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

---

**DATE:** May 8, 2017

**TO:** Safety Committee

**RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 741.05 Waiver of Chapter 741 Solicitors.

---

See the attached document for details of proposed text amendment and staff memo.



**TO: Members of the City Council**

**FROM: Eric Snowden, Planning & Zoning Administrator**

**RE: Revisions to Chapter 741**

**DATE: April 25, 2017**

Council Members:

In conjunction with a review of Codified Ordinances conducted by the Development and Public Service departments, it has come to my attention that there is an error in Section 741.05 that needs to be corrected. Chapter 741 prescribes regulations for solicitors wishing to operate with the City. Permits are processed and issued by the Department of Public Service and the regulations can also be enforced by the Division of Police.

Upon review of Section 741.05, I have observed that a sentence has been broken between subsections (a) and (b) of this section, creating two incomplete sentences. Upon review of the original ordinance that revised the section to the current revision, Ord. 43-07, passed by Council on 6-11-2007, I have determined that the format in which the ordinance was revised and sent for codification in 2007 caused this error. Since the codification was subsequently approved, the ordinance needs to be revised by action of Council. The attached text revision corrects the error, while making no other changes to regulations or procedures governing solicitors.

Please do not hesitate to contact me if you have any additional questions.

Respectfully,

Eric Snowden  
Planning & Zoning Administrator

CC: Dan Havener,  
Bill Sampson

Attachment: 20170425 Section 741.05 (1748 : Amendment to Zoning Code - Section 741.05)

## 741.05 WAIVER.

(a) The permit fee may be waived by the Service Director if the applicant is a charitable organization. As used in this section, “charitable organization” means an organization that has received from the internal revenue service a currently valid ruling or determination letter recognizing the tax-exempt status of the organization pursuant to Internal Revenue Code 501(c)(3).

~~—(b) If the applicant is a charitable organization. As used in this section, “charitable organization” means an organization that has received from the internal revenue service a currently valid ruling or determination letter recognizing the tax-exempt status of the organization pursuant to Internal Revenue Code 501(c)(3).~~

(eb) If the application for a waiver is denied, the applicant may appeal the Service Director’s denial to Council. Reversal of the Service Director’s denial and granting a waiver requires a two-thirds vote of the entire Council.

**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.

**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: 4/19/17Fee Amount: \$ 250.00
☒ Paid: 2234

### PLANNING COMMISSION APPLICATION

#### II. PROPERTY INFORMATION

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

#### III. PROPERTY OWNER OF RECORD

|                                                   |                                                                           |
|---------------------------------------------------|---------------------------------------------------------------------------|
| Property Owner Name(s):<br>Charles W. Warner, Jr. | Property Owner Address(s):<br>5900 Sawmill Rd., Ste 110, Dublin, OH 43017 |
|---------------------------------------------------|---------------------------------------------------------------------------|

#### IV. APPLICANT INFORMATION

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

#### I. PROJECT TYPE

|                                                                                                                               |                                                                          |                                                    |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> District Change (Rezoning)<br>(S750 Residential plus \$50 per lot/S1,000 Non-Residential) | <input type="checkbox"/> Amendment of Development Plan or Text<br>(S500) | <input type="checkbox"/> Major Site Plan<br>(S500) |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------|

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: | <b>Zoning Information</b>                  | <b>Planning Com. Meeting</b>                    | <b>City Council Meeting</b>                     |
|                   | <input type="checkbox"/> Historic District | Date: _____                                     | Date: _____                                     |
|                   | <input type="checkbox"/> CC Overlay        | <input type="checkbox"/> Approved as Submitted  | <input type="checkbox"/> Approved as Submitted  |
|                   | <b>Add'l Approvals Req'd</b>               | <input type="checkbox"/> Approved w/ Conditions | <input type="checkbox"/> Approved w/ Conditions |
|                   | <input type="checkbox"/> DRB               | <input type="checkbox"/> Tabled                 | <input type="checkbox"/> Tabled                 |
|                   | <input type="checkbox"/> BZBA              | <input type="checkbox"/> Denied                 | <input type="checkbox"/> 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

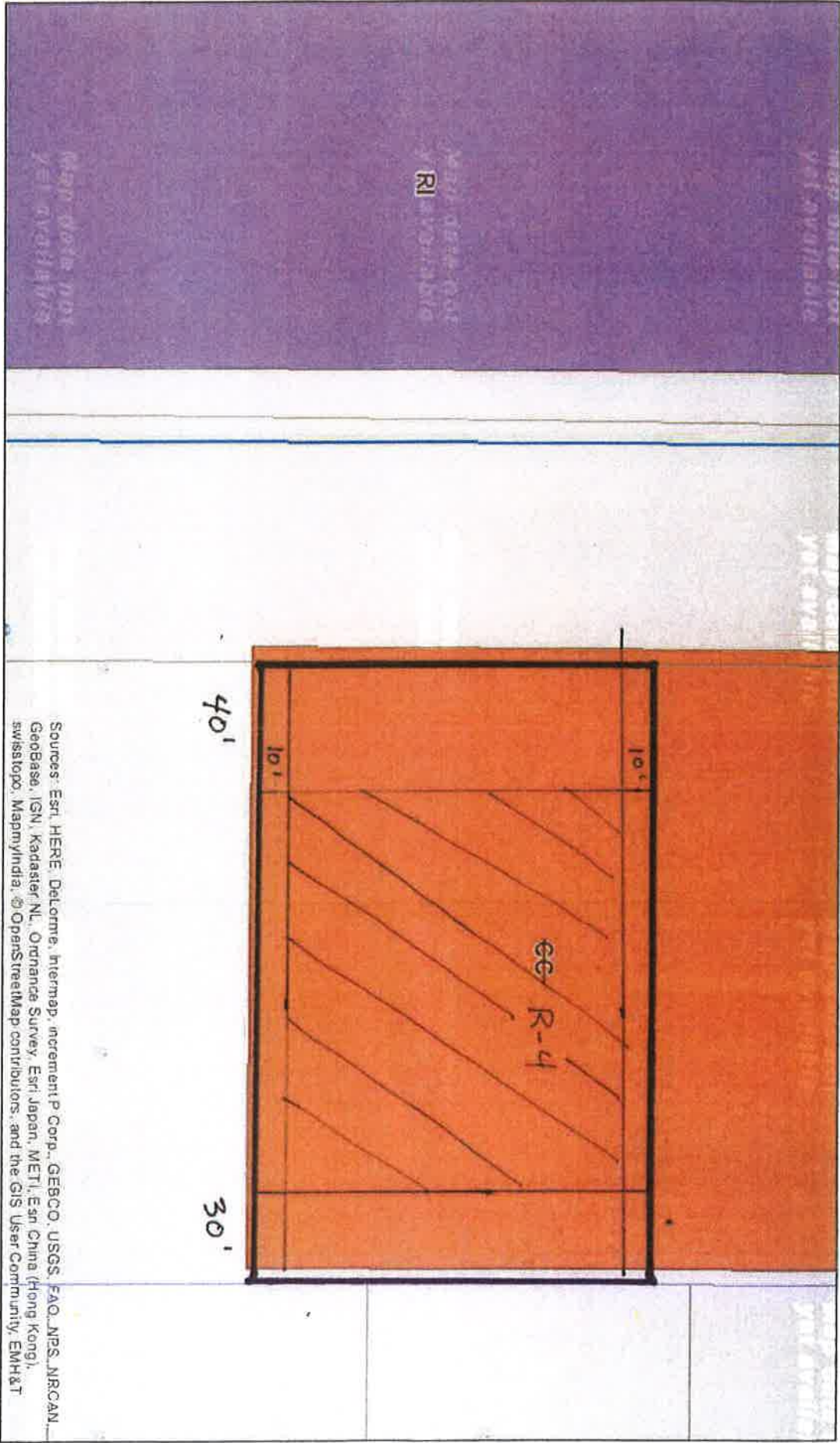
Tina Bailey  
100 Annette Drive  
Reynoldsburg, Ohio 43068

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

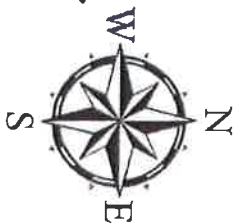
# The City of Reynoldsburg Utility GIS

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  
By: William G. Weber  
Notary Public State of Ohio

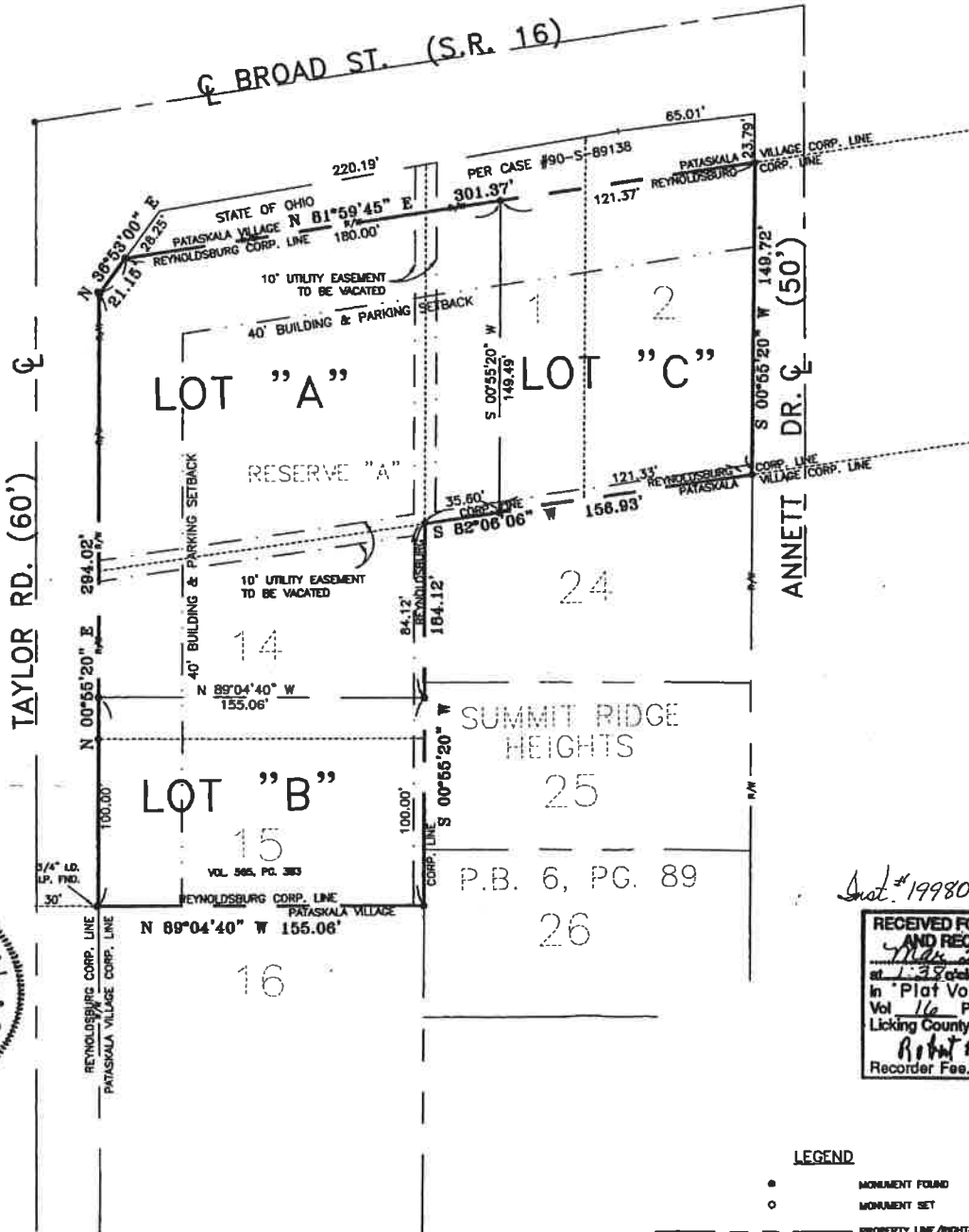
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

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  
By: William G. Weber  
Notary Public State of Ohio



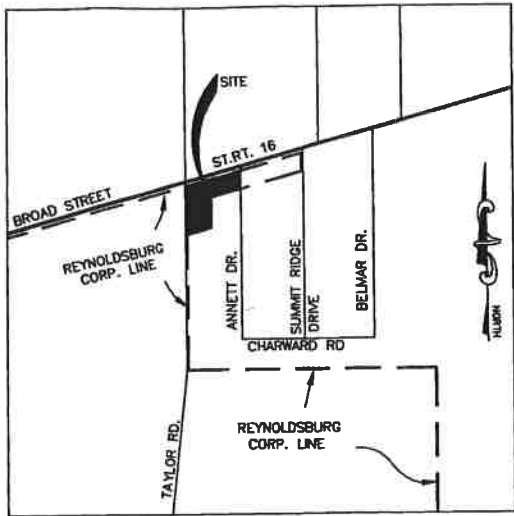
**LEGEND**

- 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  
By: Robert E. Weber  
Chairman, Planning Commission  
Reynoldsburg, Ohio

Approved this 26 day of MARCH 1998  
By: Robert E. Weber  
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

By: Nancy C. Frazier City Clerk  
By: Robert M. Frazier Mayor  
Reynoldsburg, Ohio

Accepted for plotting this 26 day of March 1998.  
By: George D. Buchanan, Jr.  
Auditor  
Licking County, OH

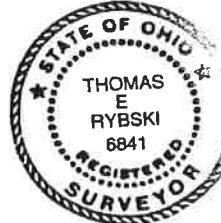
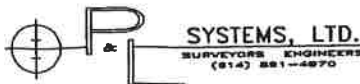
Filed for record this 26 day of March 1998.

Recorded this 26 day of March 1998.  
By: Robert E. Weber  
Recorder  
Licking County, OH

Fee \$ 21.40

Plat Book 16 Pages 36

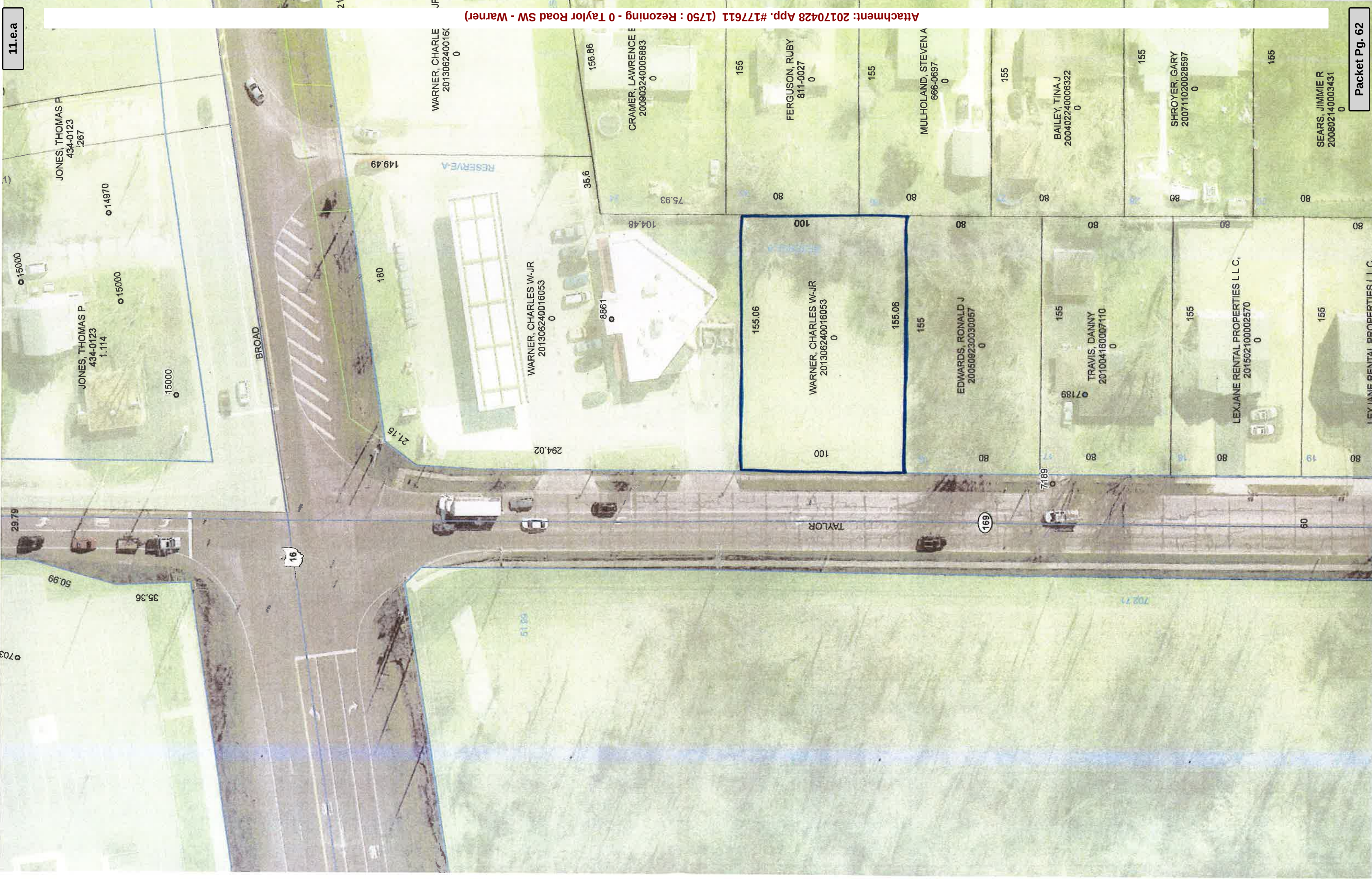
Surveyed & Plotted  
By



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-21.11 3-25-98

Attachment: 20170428 App. #177611 (1750 : Rezoning - 0 Taylor Road SW - Warner)



**Human Resources Dept.****Sandra Boller****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6868 Phone****ORDINANCE REQUEST**

---

**DATE:** May 8, 2017

**TO:** Finance Committee

**RE:** ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN  
AGREEMENT WITH VERIFIED VOLUNTEERS ( BY STERLING  
TALENT SOLUTIONS).

---

Request authorization for the Mayor to enter into a contract with Verified Volunteers and waive competitive bidding. (See attached)

# Verified Volunteers & Sterling Talent Solutions Set-Up Form



# Sterling Talent Solutions

## Getting started is easy!

1. Completing this form is the next step in setting up your volunteer and/or employment screening accounts.
2. Please complete this Credentialing & Account Information Application, End User Certification, and Service Agreement.
  - You may fill in most of this form in your browser by clicking on the form fields. (You may need to download Adobe Acrobat Reader version 5 or later at: <http://get.adobe.com/reader>)
3. Have an authorized user physically fill in and sign the signature blocks at the end of the Credentialing & Account Information Application, at the end of the End User Certification, and the top and bottom of the Service Agreement. 4 physical signatures in total. These signature fields are identified within the document by red "Sign Here" flags.
4. Have an authorized user physically initial pages 17 & 19. The initial fields are identified by red "Sign Here" flags.
5. Send the completed agreements (we do not need the Notice to Consumers) to Verified Volunteers for activation via one of the two methods below:

- Email to: [newaccounts@verifiedvolunteers.com](mailto:newaccounts@verifiedvolunteers.com) or
- Fax to: 855-326-1862

## Fax Cover Sheet (only fill out if returning document via fax)

Send To

From

Email or Fax

Organization

# of Pages

Phone

In the event we need to contact you, please provide the following contact information.

Phone

Best time to be reached

## Your Checklist:

(make sure you complete all of the below before submitting)

- ✓ I filled out the Credentialing and Account Information form.
- ✓ I checked off the Permissible Purpose sections (B & C).
- ✓ I completed the Bank Reference and Trade Reference section (D).
- ✓ I entered my Organization Name at the top of the End User Agreement.
- ✓ I physically signed the 4 red signature blocks in the forms.
- ✓ I have attached proof of my 501c3 exempt status.

## Questions?

Contact Verified Volunteers toll free at: 1-855-326-1860

Upon our receipt of the completed and signed Agreement, you will be contacted if additional information is needed to establish your account.

We look forward to building a community of Verified Volunteers.

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

## Credentialing and Account Information



**Sterling**  
Talent Solutions

### ■ Section A: Organization Information

Legal Name of Organization

DBA ( Other Names You Do Business By )

Legal Street Address (No PO Boxes)

City / State / ZIP

Phone (xxx) xxx-xxxx

Fax (xxx) xxx-xxxx

Organization's Website URL

Billing Contact

Email

Billing Address

City / State / ZIP

Phone (xxx) xxx-xxxx

Fax (xxx) xxx-xxxx

Years in Business

Years

Months

If organization has been in business for one year or less, two of the following must be obtained and attached to application: (1) copy of utility bill or telephone bill in the business name, (2) copy of lease or proof of property ownership, (3) copy of bank statement addressed to the end user, (4) proof of commercial insurance

### ■ Section B: Permissible Purpose for Access to Verified Volunteers Background Checks

- ☐ For volunteer screening purposes
- ☐ For other permissible purpose (please describe)

### ■ Section C: Permissible Purpose for Access to Sterling Talent Solutions Background Checks

- ☐ For employment screening purposes    ☐ For tenant screening purposes    ☐ For student screening purposes
- ☐ For other permissible purpose (please describe)

To learn more, contact:

1-855-326-1860 (Option 1) info@verifiedvolunteers.com

www.verifiedvolunteers.com

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Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)

## Credentialing and Account Information



**Sterling**  
Talent Solutions

### ■ Section D: References

#### Bank Reference

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| Name                 | Phone                |                      |
| <input type="text"/> | <input type="text"/> |                      |
| Address              |                      |                      |
| <input type="text"/> |                      |                      |
| City                 | State                | ZIP                  |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Contact Name         | Date Account Opened  |                      |
| <input type="text"/> | <input type="text"/> |                      |

We need this information for credentialing purposes to ensure you are a bona fide entity. The information entered here is not associated in any way with your payment to Verified Volunteers.

#### Trade Reference

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| Name                 | Phone                |                      |
| <input type="text"/> | <input type="text"/> |                      |
| Address              |                      |                      |
| <input type="text"/> |                      |                      |
| City                 | State                | ZIP                  |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Contact Name         | Doing Business Since |                      |
| <input type="text"/> | <input type="text"/> |                      |

A trade reference is any vendor or business you regularly pay for services.

### ■ Section E: Primary Authorized User Information for your Verified Volunteers Account

|                                                                           |                      |                      |
|---------------------------------------------------------------------------|----------------------|----------------------|
| Primary Authorized User Name                                              |                      | Title                |
| <input type="text"/>                                                      |                      | <input type="text"/> |
| Contact Phone (xxx) xxx-xxxx                                              | Fax (xxx) xxx-xxxx   | Email                |
| <input type="text"/>                                                      | <input type="text"/> | <input type="text"/> |
| Requested Username/Login (alpha/numeric, 6-20 characters, case sensitive) |                      |                      |
| <input type="text"/>                                                      |                      |                      |

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

## Credentialing and Account Information



**Sterling**  
Talent Solutions

### ■ Section F: Additional Authorized User(s) Information for your Verified Volunteers Account

Additional Authorized User Name

Title



Phone (xxx) xxx-xxxx

Email



Requested Username/Login (alpha/numeric, 6-20 characters, case sensitive)

Additional Authorized User Name

Title



Phone (xxx) xxx-xxxx

Email



Requested Username/Login (alpha/numeric, 6-20 characters, case sensitive)

### ■ Section G: Primary Authorized User Information for your Employee (Sterling Talent Solutions) Account

Leave blank if not signing up for employee screening or if the primary user for your employee (Sterling) account is the same as the primary user you listed for your Verified Volunteers account.

Primary Authorized User Name

Title



Contact Phone (xxx) xxx-xxxx

Email



Requested Username/Login (alpha/numeric, 6-20 characters, case sensitive)

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

## Credentialing and Account Information



**Sterling**  
Talent Solutions

### ■ Section H: Additional Authorized User(s) Information for your Employee (Sterling) Account

Leave blank if not signing up for employee screening or if the additional authorized users for your employee (Sterling) account are the same as the additional authorized users you listed for your Verified Volunteers account.

Additional Authorized User Name

Title



Phone (xxx) xxx-xxxx

Email



Requested Username/Login (alpha/numeric, 6-20 characters, case sensitive)

Additional Authorized User Name

Title



Phone (xxx) xxx-xxxx

Email



Requested Username/Login (alpha/numeric, 6-20 characters, case sensitive)

Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)

To learn more, contact:

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1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

# Verified Volunteers & Sterling Talent Solutions Set-Up Form



## Section I: Additional Information

### Organization Information

1. Organization name to be listed on Verified Volunteers badge:
2. Number of volunteers:  Number to be screened annually:
3. Number of employees (if applicable):  Number to be screened annually (if applicable):
4. ☐ Yes, please send me an email notification when the report is complete. Please direct these emails to the following email address:
- ☐ Only send me an email notification when a report is designated "Consider." Please direct these emails to the following email address:
- ☐ No, I do not need email notifications at this time.

### Volunteer Payment Options for Background Checks

|                                            | Complete Package                                                                                          |                                                                                                           |                                                                                                           |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Volunteers Pays (fill in the percentage)   | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      |
| Organization Pays (fill in the percentage) | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      |
| Total                                      | 100%                                                                                                      | 100%                                                                                                      | 100%                                                                                                      |
|                                            | <input type="checkbox"/> Volunteer is asked to make a contribution to help offset the cost of the check † | <input type="checkbox"/> Volunteer is asked to make a contribution to help offset the cost of the check † | <input type="checkbox"/> Volunteer is asked to make a contribution to help offset the cost of the check † |

### Volunteer Payment Options for Repository Fees

|                                            | Complete Package                                                                                          |                                                                                                           |                                                                                                           |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Volunteers Pays (fill in the percentage)   | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      |
| Organization Pays (fill in the percentage) | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      | <input type="text"/>                                                                                      |
| Total                                      | 100%                                                                                                      | 100%                                                                                                      | 100%                                                                                                      |
|                                            | <input type="checkbox"/> Volunteer is asked to make a contribution to help offset the cost of the check † | <input type="checkbox"/> Volunteer is asked to make a contribution to help offset the cost of the check † | <input type="checkbox"/> Volunteer is asked to make a contribution to help offset the cost of the check † |

† If Volunteer pays 100% of the background check, contribution question will not be asked even if it is set to Yes. If the contribution flag is Yes and the Organization is paying any portion of the check, then the contribution question will be asked and the amount that may be contributed is displayed (up to, but not exceeding the total cost of the background check).

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

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## Verified Volunteers & Sterling Talent Solutions Set-Up Form



# Sterling

Talent Solutions

### ■ Section J: Credit Reports (only if ordering Credit Reports)

Do you have an Investigation License?

( If Yes, please provide a copy with this application )

☐ Yes

☐ No

Estimated number of credit reports you will order monthly:

Do you already have a credit reporting  
software package?

☐ Yes

☐ No

If Yes, what is the name?:

Does your industry require a business license?

( If Yes, please provide a copy with this application )

☐ Yes

☐ No

If ordering credit reports and operating out of a residence, please attach a copy of a Yellow Page listing in the organization name or a phone bill.

Letter of Intent for Credit Reports: Please provide a separate letter of intent on organization letterhead that must be signed by an officer or authorized manager.

The letter must include the following:

1. Nature of business
2. Its intended use for the service
3. Anticipated monthly volume
4. Intent on whether it anticipates its access to be primarily local, regional, or national.

Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)

To learn more, contact:

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[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

## Credentialing and Account Information



**Sterling**  
Talent Solutions

### Authorization

I/We certify that I/We will use the credit information/consumer/investigative report for no other purpose other than what is stated in the Permissible Purpose/Appropriate Use Section on this application and for the type of business listed on this application. I/We will not resell the report to any third party. I/We understand that if my/our system is used improperly by company personnel, or if my/our access codes are made available to any unauthorized personnel due to carelessness on the part of any employee of my/our company, I/We may be held responsible for financial losses, fees or monetary charges that may be incurred and that my/our access privilege may be terminated.

I agree that a fax or photocopy of this authorization is to be considered and accepted with the same authority as the original. The person signing must be authorized by your organization to sign on its behalf. Please print this form out and physically sign the document in the Signature box.

☐ I am attaching a copy of our 501c3 tax exempt status.

☐ I agree to the terms and conditions of this agreement.

Physical Signature

Date mm/dd/yyyy

Authorized By ( Print or Type Name )

Title

Phone (xxx) xxx-xxxx

Email

Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)

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**Sterling**  
Talent Solutions

## End User Certification

In compliance with the Federal Fair Credit Reporting Act, as amended (the "FCRA"),

"End User" hereby certifies to Verified Volunteers that it understands and will comply with End User's obligations under the FCRA, as set forth below.

1. End User certifies that all of its orders for information products from Verified Volunteers shall be made, and the resulting reports shall be used, for the following Fair Credit Reporting Act, 15 U.S.C. § 1681, et seq., permissible purposes only:
  - a. Section 604(a)(2). As instructed by the consumer in writing.
  - b. Section 604(a)(3)(B). For employment/volunteer purposes including evaluating a consumer for employment/volunteering, promotion, reassignment, or retention as an employee/volunteer, where the consumer has given prior written permission.
2. End User, unless End User elects to utilize Verified Volunteers' Electronic Signature product, will ensure that prior to procurement or causing the procurement of a consumer report or investigative consumer report (collectively the "report") for employment/volunteer purposes as required by law:
  - a. A clear and conspicuous disclosure has been made in writing to the consumer prior to the report being procured or caused to be procured, in a document that consists of only the disclosure that a consumer report will be obtained for employment/volunteer purposes. This disclosure will satisfy all requirements identified in the Fair Credit Reporting Act, as well as any applicable state or local laws; and
  - b. The consumer has authorized in writing the procurement of the report by the End User.
3. Further, End User, unless End User elects to utilize Verified Volunteers' Electronic Signature product, will additionally ensure that prior to procurement or causing the procurement of an investigative consumer report for employment/volunteer purposes as required by law:
  - a. A clear and conspicuous disclosure has been made in writing to the consumer prior to the report being procured or caused to be procured, in a document that consists of only the disclosure as set forth in 2a) above, and that an investigative consumer report including information as to the consumer's character, general reputation, personal characteristics and/or mode of living will be obtained for employment/volunteer purposes; and
  - b. Such disclosure contains a statement advising the consumer of his/her right to request a complete and accurate statement regarding the nature and scope of the requested investigative consumer report and his/her right to request a copy of the rights of the consumer under the FCRA, a copy of which is attached hereto ("Summary of Consumer Rights"). If the consumer makes such a request in a reasonable amount of time, End User agrees to provide the name and address of the outside agency to whom requests for any of these reports has been made. This information shall be provided no later than five days after the date on which the request for such disclosure was received from the consumer or such report was first requested, whichever is the latter.
4. Additionally, to the extent End User is requesting Verified Volunteers to provide ICORI information. End User also affirms that:
  - a. End User notified the consumer in writing of, and received permission via a separate authorization for Verified Volunteers to obtain and provide CORI information to End User;
  - b. End User is in compliance with all federal and state credit reporting statutes;
  - c. End User will not misuse any CORI information provided in violation of federal or state equal employment opportunity laws or regulations; and
  - d. End User will provide Verified Volunteers with a statement of the annual salary of the position for which the subject is screened.
5. Additionally to the extent End User requests any reports covered by the California Investigative Consumer Reporting Agencies Act ("ICRA"), California Civil Code Sections 1786 et seq., and/or the Consumer Credit Reporting Agencies Act ("CCRAA"), California Code Sections 1785.1, et seq., which require consent from the consumer, End User also affirms that:
  - a. it will request and use information products solely for permissible purpose(s) identified under California Civil Code Sections 1785.11 and 1786.12; and
  - b. it will provide a clear and conspicuous disclosure in writing to the consumer, which discloses solely:
    - i. that an investigative Information Products may be obtained;
    - ii. the permissible purpose of the investigative Information Products;
    - iii. the End User's name, mailing address, website address, and toll-free telephone number;
    - iv. that the report will include information on the consumer's character, general reputation, personal characteristics, and mode of living;
    - v. the nature and scope of the investigation to be performed, including a summary of the provisions of California Civil Code Section 1786.22;
    - vi. the consumer's right to inspect Verified Volunteers' files about the subject by providing proper identification and Verified Volunteers will provide the subject with trained personnel and explanation of any codes to help understand those files; and
    - vii. a box that the consumer may check to request a copy of the report and if the consumer checks that box, a copy of the report will be sent to the consumer within three business days after End User receives the report, along with the name, address, and telephone number of the person at End User who issued the report and how to contact him/her.
  - c. End User also certifies that under all applicable circumstances, it will comply with California Civil Code Sections 1785.20 and 1786.40 if the taking of adverse action is a consideration, which shall include, but may not be limited to, advising the consumer against whom an adverse action has been taken that the adverse action was based in whole or in part upon information contained in the Information Product, informing the consumer in writing of the End User's name, address, and telephone number, and provide the consumer of a written notice of his/her rights under the ICRA and CCRAA.
  - d. End User also will comply with all other requirements under applicable California law, including, but not limited to, any statutes, regulations, and rules governing the procurement, use and/or disclosure of any information products, including, but not limited to, the ICRA and CCRAA.

To learn more, contact:

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[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

## End User Certification



## Notice to Users of Consumer Reports: Obligations of Users under the FCRA

6. In using a report for employment/volunteer purposes, before taking any adverse action based in whole or in part on the report, the End User shall provide to the consumer or authorize Verified Volunteers on behalf of the End User to provide to the consumer to whom the report relates:

- a. A copy of the report; and
- b. A copy of the Summary of Consumer Rights and any applicable state summary of rights; and
- c. Provide the individual with a reasonable opportunity of time to correct any erroneous information contained in the report (and provide Verified Volunteers' name and contact information) and if the individual is ultimately disqualified, provide an Adverse Action letter, including the statutorily required notices identified in Section 615 of the Fair Credit Reporting Act.

End User confirms that it must inform Verified Volunteers if any requested report is not to be used for employment/volunteer purposes.

End User confirms that it will not use the information contained in a report in violation of any applicable federal, state or local equal employment opportunity or other law, rule, regulation, code or guideline, including, but not limited to the Fair Credit Reporting Act and Title VII of the Civil Rights Act of 1964. End User accepts full responsibility for complying with all such laws and using the information products it receives from Verified Volunteers in a legally acceptable fashion. To that end, End User agrees to comply with and provide all statutorily required notices in Section 615 of the Fair Credit Reporting Act or other state laws when using information products. End User accepts full responsibility for any and all consequences of use and/or dissemination of those products.

End User agrees to have reasonable procedures for the fair and equitable use of background information and to secure the confidentiality of private information. End User agrees to take precautionary measures to protect the security and dissemination of all consumer report or investigative consumer report information including, for example, restricting terminal access, utilizing passwords to restrict access to terminal devices, and securing access to, dissemination and destruction of electronic and hard copy reports.

As a condition of entering into this Agreement, End User certifies that it has in place reasonable procedures designed to comply with all applicable local, state, and federal laws. End User also certifies that it will retain any information it receives from Verified Volunteers for a period of five years from the date the report was received, and will make such reports available to Verified Volunteers upon request. This certification is incorporated into and made part of the Agreement, if applicable.

End User understands that the credit bureaus require specific written approval before the following persons, entities and/or businesses may obtain credit reports: private detectives, private detective agencies, private investigative companies, bail bondsmen, attorneys, law firms, credit counseling firms, security services, members of the media, resellers, financial counseling firms, credit repair clinics, pawn shops (except companies that do only Title pawn), check cashing companies (except companies that do only loans, no check cashing), genealogical or heir research firms, dating services, massage or tattoo services, business that operate out of an apartment, individuals seeking information for their own private use, adult entertainment services of any kind, companies that locate missing children, companies that handle third party repossession, companies seeking information in connection with time shares, subscription companies, individuals involved in spiritual counseling or persons or entities that are not an End User or decision maker.

End User also confirms that while it might provide Verified Volunteers with copies of consent forms or related documents in order to provide Verified Volunteers with information necessary to provide its services, Verified Volunteers is not required to maintain copies of such documents and any obligations to retain such documents under federal or state law remain solely with End User. However, should End User elect to utilize Verified Volunteers' Electronic Signature product, Verified Volunteers will maintain electronic copies of consent forms. End User agrees to indemnify and hold harmless Verified Volunteers, its predecessors, successors and assigns, and their current and former officers, directors, volunteers, agents and independent contractors, both individually and in their official capacities from any liability and attorneys' fees incurred due to End User's violation of any of the terms of this Certification or failure to comply with applicable law.

End User also confirms that information obtained through a Social Security Number trace will not be used directly to disqualify employees/volunteers from employment or volunteering or from continued volunteerism.

End User also confirms that it shall not use Social Security Number trace results in any way, directly or indirectly, for the purpose of making employment decisions. End user will not resell this data or use it for marketing purposes. End User also confirms that it will not use Social Security Number trace information in any way that would violate the privacy obligations or any other terms and provisions of the Gramm-Leach-Bliley Act (15 U.S.C 6801 et seq.) or the Federal Drivers Privacy Protection Act (16 U.S.C., Section 2721 et seq.) or any other similar state or local statute, rule or regulation.

End User hereby acknowledges receipt of the Summary of Consumer Rights and receipt of "Notice to Users of Consumer Reports: Obligations of Users under the FCRA", also attached hereto.

Authorized Signature

Organization/End User

Date mm/dd/yyyy

Name/Title

Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)

To learn more, contact:

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# End User Certification



## Notice to Users of Consumer Reports: Obligations of Users under the FCRA

All users of consumer reports must comply with all applicable regulations, including regulations promulgated after this notice was first prescribed in 2004. Information about applicable regulations currently in effect can be found at the Consumer Financial Protection Bureau's website, [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

The Fair Credit Reporting Act (FCRA), 15 U.S.C. §1681-1681y, requires that this notice be provided to inform users of consumer reports of their legal obligations. State law may impose additional requirements. The text of the FCRA is set forth in full at the Bureau of Consumer Financial Protection's website at [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore). At the end of this document is a list of United States Code citations for the FCRA. Other information about user duties is also available at the Bureau's website. Users must consult the relevant provisions of the FCRA for details about their obligations under the FCRA.

The first section of this summary sets forth the responsibilities imposed by the FCRA on all users of consumer reports. The subsequent sections discuss the duties of users of reports that contain specific types of information, or that are used for certain purposes, and the legal consequences of violations. If you are a furnisher of information to a consumer reporting agency (CRA), you have additional obligations and will receive a separate notice from the CRA describing your duties as a furnisher.

### I. OBLIGATIONS OF ALL USERS OF CONSUMER REPORTS

#### A. Users Must Have a Permissible Purpose

Congress has limited the use of consumer reports to protect consumers' privacy. All users must have a permissible purpose under the FCRA to obtain a consumer report. Section 604 contains a list of the permissible purposes under the law. These are:

1. As ordered by a court or a federal grand jury subpoena, Section 604(a)(1)
2. As instructed by the consumer in writing, Section 604(a)(2)
3. For the extension of credit as a result of an application from a consumer, or the review or collection of a consumer's account, Section 604(a)(3)(A)
4. For employment purposes, including hiring and promotion decisions, where the consumer has given written permission, Sections 604(a)(3)(B) and 604(b)
5. For the underwriting of insurance as a result of an application from a consumer, Section 604(a)(3)(C)
6. When there is a legitimate business need, in connection with a business transaction that is initiated by the consumer, Section 604(a)(3)(F)(i)
7. To review a consumer's account to determine whether the consumer continues to meet the terms of the account, Section 604(a)(3)(F)(ii)
8. To determine a consumer's eligibility for a license or other benefit granted by a governmental instrumentality required by law to consider an applicant's financial responsibility or status, Section 604(a)(3)(D)
9. For use by a potential investor or servicer, or current insurer, in a valuation or assessment of the credit or prepayment risks associated with an existing credit obligation, Section 604(a)(3)(E)
10. For use by state and local officials in connection with the determination of child support payments, or modifications and enforcement thereof, Sections 604(a)(4) and 604(a)(5)

In addition, creditors and insurers may obtain certain consumer report information for the purpose of making "prescreened" unsolicited offers of credit or insurance. Section 604(c). The particular obligations of users of "prescreened" information are described in Section VII below.

#### B. Users Must Provide Certifications

Section 604(f) prohibits any person from obtaining a consumer report from a consumer reporting agency (CRA) unless the person has certified to the CRA the permissible purpose(s) for which the report is being obtained and certifies that the report will not be used for any other purpose.

#### C. Users Must Notify Consumers When Adverse Actions Are Taken

The term "adverse action" is defined very broadly by Section 603. "Adverse actions" include all business, credit, and employment actions affecting consumers that can be considered to have a negative impact as defined by Section 603(k) of the FCRA – such as denying or canceling credit or insurance, or denying employment or promotion. No adverse action occurs in a credit transaction where the creditor makes a counteroffer that is accepted by the consumer.

##### 1. Adverse Actions Based on Information Obtained From a CRA

If a user takes any type of adverse action as defined by the FCRA that is based at least in part on information contained in a consumer report, Section 615(a) requires the user to notify the consumer. The notification may be done in writing, orally, or by electronic means. It must include the following:

- The name, address, and telephone number of the CRA (including a toll-free telephone number, if it is a nationwide CRA) that provided the report.
- A statement that the CRA did not make the adverse decision and is not able to explain why the decision was made.
- A statement setting forth the consumer's right to obtain a free disclosure of the consumer's file from the CRA if the consumer makes a request within 60 days.
- A statement setting forth the consumer's right to dispute directly with the CRA the accuracy or completeness of any information provided by the CRA.

##### 2. Adverse Actions Based on Information Obtained From Third Parties Who Are Not Consumer Reporting Agencies

If a person denies (or increases the charge for) credit for personal, family, or household purposes based either wholly or partly upon information from a person other than a CRA, and the information is the type of consumer information covered by the FCRA, Section 615(b)(1) requires that the user clearly and accurately disclose to the consumer his or her right to be told the nature of the information that was relied upon if the consumer makes a written request within 60 days of notification. The user must provide the disclosure within a reasonable period of time following the consumer's written request.

##### 3. Adverse Actions Based on Information Obtained From Affiliates

If a person takes an adverse action involving insurance, employment, or a credit transaction initiated by the consumer, based on information of the type covered by the FCRA, and this information was obtained from an entity affiliated with the user of the information by common ownership or control, Section 615(b)(2) requires the user to notify the consumer of the adverse action. The notice must inform the consumer that he or she may obtain a disclosure of the nature of the information relied upon by making a written request within 60 days of receiving the adverse action notice. If the consumer makes such a request, the user must disclose the nature of the information not later than 30 days after receiving the request. If consumer report information is shared among affiliates and then used for an adverse action, the user must make an adverse action disclosure as set forth in I.C.1 above.

To learn more, contact:

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## End User Certification

### Notice to Users of Consumer Reports: Obligations of Users under the FCRA

#### D. Users Have Obligations When Fraud and Active Duty Military Alerts are in Files

When a consumer has placed a fraud alert, including one relating to identity theft, or an active duty military alert with a nationwide consumer reporting agency as defined in Section 603(p) and resellers, Section 605A(h) imposes limitations on users of reports obtained from the consumer reporting agency in certain circumstances, including the establishment of a new credit plan and the issuance of additional credit cards. For initial fraud alerts and active duty alerts, the user must have reasonable policies and procedures in place to form a belief that the user knows the identity of the applicant or contact the consumer at a telephone number specified by the consumer; in the case of extended fraud alerts, the user must contact the consumer in accordance with the contact information provided in the consumer's alert.

#### E. Users Have Obligations When Notified of an Address Discrepancy

Section 605(h) requires nationwide CRAs, as defined in Section 603(p), to notify users that request reports when the address for a consumer provided by the user in requesting the report is substantially different from the addresses in the consumer's file. When this occurs, users must comply with regulations specifying the procedures to be followed, which will be issued by the Consumer Financial Protection Bureau and the banking and credit union regulators. The Consumer Financial Protection Bureau regulations will be available at [www.consumerfinance.gov/learnmore/](http://www.consumerfinance.gov/learnmore/).

#### F. Users Have Obligations When Disposing of Records

Section 628 requires that all users of consumer report information have in place procedures to properly dispose of records containing this information. The Consumer Financial Protection Bureau, the Securities and Exchange Commission, and the banking and credit union regulators have issued regulations covering disposal. The Consumer Financial Protection Bureau regulations may be found at [www.consumerfinance.gov/learnmore/](http://www.consumerfinance.gov/learnmore/).

#### II. CREDITORS MUST MAKE ADDITIONAL DISCLOSURES

If a person uses a consumer report in connection with an application for, or a grant, extension, or provision of, credit to a consumer on material terms that are materially less favorable than the most favorable terms available to a substantial proportion of consumers from or through that person, based in whole or in part on a consumer report, the person must provide a risk-based pricing notice to the consumer in accordance with regulations prescribed by the Consumer Financial Protection Bureau. Section 609(g) requires a disclosure by all persons that make or arrange loans secured by residential real property (one to four units) and that use credit scores. These persons must provide credit scores and other information about credit scores to applicants, including the disclosure set forth in Section 609(g)(1)(D) ("Notice to the Home Loan Applicant").

#### III. OBLIGATIONS OF USERS WHEN CONSUMER REPORTS ARE OBTAINED FOR EMPLOYMENT PURPOSES

##### A. Employment Other Than in the Trucking Industry

If the information from a CRA is used for employment purposes, the user has specific duties, which are set forth in Section 604(b) of the FCRA. The user must:

- Make a clear and conspicuous written disclosure to the consumer before the report is obtained, in a document that consists solely of the disclosure, that a consumer report may be obtained.
- Obtain from the consumer prior written authorization. Authorization to access reports during the term of employment may be obtained at the time of employment.

- Certify to the CRA that the above steps have been followed, that the information being obtained will not be used in violation of any federal or state equal opportunity law or regulation, and that, if any adverse action is to be taken based on the consumer report, a copy of the report and a summary of the consumer's rights will be provided to the consumer.
- Before taking an adverse action, the user must provide a copy of the report to the consumer as well as the summary of consumer's rights (The user should receive this summary from the CRA.) A Section 615(a) adverse action notice should be sent after the adverse action is taken.

An adverse action notice also is required in employment situations if credit information (other than transactions and experience data) obtained from an affiliate is used to deny employment, Section 615(b)(2). The procedures for investigative consumer reports and volunteer misconduct investigations are set forth below.

##### B. Employment in the Trucking Industry

Special rules apply for truck drivers where the only interaction between the consumer and the potential employer is by mail, telephone, or computer. In this case, the consumer may provide consent orally or electronically, and an adverse action may be made orally, in writing, or electronically. The consumer may obtain a copy of any report relied upon by the trucking company by contacting the company.

#### IV. OBLIGATIONS WHEN INVESTIGATIVE CONSUMER REPORTS ARE USED

Investigative consumer reports are a special type of consumer report in which information about a consumer's character, general reputation, personal characteristics, and mode of living is obtained through personal interviews by an entity or person that is a consumer reporting agency. Consumers who are the subjects of such reports are given special rights under the FCRA. If a user intends to obtain an investigative consumer report, Section 606 requires the following:

- The user must disclose to the consumer that an investigative consumer report may be obtained. This must be done in a written disclosure that is mailed, or otherwise delivered, to the consumer at some time before or not later than three days after the date on which the report was first requested. The disclosure must include a statement informing the consumer of his or her right to request additional disclosures of the nature and scope of the investigation as described below, and the summary of consumer rights required by Section 609 of the FCRA. (The summary of consumer rights will be provided by the CRA that conducts the investigation.)
- The user must certify to the CRA that the disclosures set forth above have been made and that the user will make the disclosure described below.
- Upon the written request of a consumer made within a reasonable period of time after the disclosures required above, the user must make a complete disclosure of the nature and scope of the investigation.
- This must be made in a written statement that is mailed or otherwise delivered, to the consumer no later than five days after the date on which the request was received from the consumer or the report was first requested, whichever is later in time.

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)



## End User Certification

### Notice to Users of Consumer Reports: Obligations of Users under the FCRA

#### V. SPECIAL PROCEDURES FOR EMPLOYMENT INVESTIGATIONS

Section 603(x) provides special procedures for investigations of suspected misconduct by a volunteer or for compliance with Federal, state or local laws and regulations or the rules of a self-regulatory organization, and compliance with written policies of the employer. These investigations are not treated as consumer reports so long as the employer or its agent complies with the procedures set forth in Section 603(x), and a summary describing the nature and scope of the inquiry is made to the volunteer if an adverse action is taken based on the investigation.

#### VI. OBLIGATIONS OF USERS OF MEDICAL INFORMATION

Section 604(g) limits the use of medical information obtained from consumer reporting agencies (other than payment information that appears in a coded form that does not identify the medical provider). If the information is to be used for an insurance transaction, the consumer must give consent to the user of the report or the information must be coded. If the report is to be used for employment purposes – or in connection with a credit transaction (except as provided in regulations issued by the banking and credit union regulators) – the consumer must provide specific written consent and the medical information must be relevant. Any user who receives medical information shall not disclose the information to any other person (except where necessary to carry out the purpose for which the information was disclosed, or a permitted by statute, regulation, or order).

#### VII. OBLIGATIONS OF USERS OF “PRESCREENED” LISTS

The FCRA permits creditors and insurers to obtain limited consumer report information for use in connection with unsolicited offers of credit or insurance under certain circumstances. Sections 603(1), 604(c), 604(e), and 614(d). This practice is known as “prescreening” and typically involves obtaining a list of consumers from a CRA who meet certain preestablished criteria. If any person intends to use prescreened lists, that person must (1) before the offer is made, establish the criteria that will be relied upon to make the offer and grant credit or insurance, and (2) maintain such criteria on file for a three-year period beginning on the date on which the offer is made to each consumer. In addition, any user must provide with each written solicitation a clear and conspicuous statement that:

- Information contained in a consumer's CRA file was used in connection with the transaction.
- The consumer received the offer because he or she satisfied the criteria for credit worthiness or insurability used to screen for the offer.
- Credit or insurance may not be extended if, after the consumer responds, it is determined that the consumer does not meet the criteria used for screening or any applicable criteria bearing on credit worthiness or insurability, or the consumer does not furnish required collateral. The consumer may prohibit the use of information in his or her file in connection with future prescreened offers of credit or insurance by contacting the notification system established by the CRA that provided the report.
- The statement must include the address and toll-free telephone number of the appropriate notification system.

In addition, the Consumer Financial Protection Bureau has established the format, type size, and manner of the disclosure required by Section 615(d), with which users must comply. The regulation is 12 CFR 1022.54.

#### VIII. OBLIGATIONS OF RESELLERS

##### A. Disclosure and Certification Requirements

Section 607(e) requires any person who obtains a consumer report for resale to take the following steps:

1. Disclose the identity of the end-user to the source CRA.
2. Identify to the source CRA each permissible purpose for which the report will be furnished to the end-user.
3. Establish and follow reasonable procedures to ensure that reports are resold only for permissible purposes, including procedures to obtain:
  - the identify of all end-users;
  - certifications from all users of each purpose for which reports will be used; and
  - certifications that reports will not be used for any purpose other than the purpose(s) specified to the reseller. Resellers must make reasonable efforts to verify this information before selling the report.

##### B. Reinvestigations by Resellers

Under Section 611(f), if a consumer disputes the accuracy or completeness of information in a report prepared by a reseller, the reseller must determine whether this is a result of an action or omission on its part and, if so, correct or delete the information. If not, the reseller must send the dispute to the source CRA for reinvestigation. When any CRA notifies the reseller of the results of an investigation, the reseller must immediately convey the information to the consumer.

##### C. Fraud Alerts and Resellers

Section 605A(f) requires resellers who receive fraud alerts or active duty alerts from another consumer reporting agency to include these in their reports.

#### IX. LIABILITY FOR VIOLATIONS OF THE FCRA

Failure to comply with the FCRA can result in state government or federal government enforcement actions, as well as private lawsuits. Sections 616, 617, and 621. In addition, any person who knowingly and willfully obtains a consumer report under false pretenses may face criminal prosecution, Section 619.

The Consumer Financial Protection Bureau website, [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore), has more information about the FCRA.

##### Citations for FCRA Sections in the US Code, 15 U.S.C. § 1681 et seq.:

|              |             |             |                 |                   |                 |                   |                 |
|--------------|-------------|-------------|-----------------|-------------------|-----------------|-------------------|-----------------|
| Section 603  | Section 605 | Section 618 | Section 628     | 15 U.S.C. 1681c-1 | 15 U.S.C. 1681j | 15 U.S.C. 1681r   | 15 U.S.C. 1681x |
| Section 604  | Section 610 | Section 619 | Section 627     | 15 U.S.C. 1681c-2 | 15 U.S.C. 1681d | 15 U.S.C. 1681s   | 15 U.S.C. 1681y |
| Section 606  | Section 611 | Section 620 | Section 629     | 15 U.S.C. 1681d   | 15 U.S.C. 1681f | 15 U.S.C. 1681s-1 |                 |
| Section 605A | Section 612 | Section 621 | Section 629     | 15 U.S.C. 1681e   | 15 U.S.C. 1681h | 15 U.S.C. 1681s-2 |                 |
| Section 605B | Section 613 | Section 622 | 15 U.S.C. 1681  | 15 U.S.C. 1681f   | 15 U.S.C. 1681e | 15 U.S.C. 1681i   |                 |
| Section 606  | Section 614 | Section 623 | 15 U.S.C. 1681a | 15 U.S.C. 1681g   | 15 U.S.C. 1681h | 15 U.S.C. 1681i   |                 |
| Section 607  | Section 615 | Section 624 | 15 U.S.C. 1681b | 15 U.S.C. 1681h   | 15 U.S.C. 1681p | 15 U.S.C. 1681v   |                 |
| Section 608  | Section 616 | Section 625 | 15 U.S.C. 1681c | 15 U.S.C. 1681i   | 15 U.S.C. 1681q | 15 U.S.C. 1681w   |                 |

Para informacion en español, visite [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)



## End User Certification

### A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. For more information, including information about additional rights, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Incomplete, inaccurate, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-567-8688.
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

| TYPE OF BUSINESS:                                                                                                                                                                                                                                                                                             | CONTACT:                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates;                                                                                                                                                                                             | a. Consumer Financial Protection Bureau<br>1700 G Street NW Washington, DC 20552                                                                                       |
| b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the Bureau;                                                                                                                                                                                    | b. Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357                                                                       |
| 2. To the extent not included in item 1 above:                                                                                                                                                                                                                                                                |                                                                                                                                                                        |
| a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks                                                                                                                                                                                                   | a. Office of the Comptroller of the Currency<br>Customer Assistance Group 1301 McKinney Street Suite 3450 Houston, TX 77010-9050                                       |
| b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and insured state branches of foreign banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act | b. Federal Reserve Consumer Help Center<br>P.O. Box 1200 Minneapolis, MN 55480                                                                                         |
| c. Nonmember insured banks, insured state branches of foreign banks, and insured state savings associations                                                                                                                                                                                                   | c. FDIC Consumer Response Center<br>1100 Walnut Street, Box #11 Kansas City, MO 64106                                                                                  |
| d. Federal Credit Unions                                                                                                                                                                                                                                                                                      | d. National Credit Union Administration Office of Consumer Protection (OCCP) Division of Consumer Compliance and Outreach (OCCO) 1775 Duke Street Alexandria, VA 22314 |
| 3. Air carriers                                                                                                                                                                                                                                                                                               | Asst. General Counsel for Aviation Enforcement & Proceedings<br>Department of Transportation 1200 New Jersey Avenue, SE Washington, DC 20590                           |
| 4. Creditors Subject to Surface Transportation Board                                                                                                                                                                                                                                                          | Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street SW Washington, DC 20423                                                  |
| 5. Creditors Subject to Packers and Stockyards Act                                                                                                                                                                                                                                                            | Nearest Packers and Stockyards Administration area supervisor                                                                                                          |
| 6. Small Business Investment Companies                                                                                                                                                                                                                                                                        | Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, SW 8th Floor Washington, DC 20416                      |
| 7. Brokers and Dealers                                                                                                                                                                                                                                                                                        | Securities and Exchange Commission 100 F Street NE Washington, DC 20549                                                                                                |
| 8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations                                                                                                                                                                                  | Farm Credit Administration<br>1501 Farm Credit Drive McLean, VA 22102-5090                                                                                             |
| 9. Retailers, Finance Companies, and All Other Creditors Not Listed Above                                                                                                                                                                                                                                     | FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357         |

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

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# Service Agreement

## Service Agreement

Verified Volunteers, a division of Sterling Infosystems Inc. ("Verified Volunteers"), and the client named below ("Client") agree that Verified Volunteers shall make available to Client volunteer and pre-employment screening services ("Services") subject to this Service Agreement ("Agreement"). The Effective Date of this Agreement is as set forth below Verified Volunteers' signature. In consideration of the mutual obligations set forth in this Agreement, each party agrees to the terms and conditions below and represents that this Agreement is executed by its duly authorized representative:

### Verified Volunteers

Signature:

Print Name:

Title:

Date:

Client:

Signature:

Print Name:

Title:

Date:

### 1. Services

- Verified Volunteers shall make available to Client the services listed on Attachment A attached hereto at the prices set forth on such Attachment. Verified Volunteers and Client agree that Client's orders for background checks hereunder are expected to commence on or about \_\_\_\_\_ (the "Commencement Date"). Any twelve (12) month period starting on the Commencement Date or anniversary thereof is referred to as a "Contract Year".
- The initial term of this Agreement shall commence on the Effective Date or such other date as the parties may agree in writing, and continue for a term of thirty-six (36) months after the Commencement Date. Thereafter this Agreement shall automatically renew for additional twelve (12) month terms unless either party gives notice of its intent not to renew at least thirty (30) days prior to the end of the initial term or renewal term, as applicable: provided that Verified Volunteers shall not commence the provision of Services until Client has completed and executed the End User Certification and Credentialing Application in the form determined by Verified Volunteers, the terms of which are incorporated by reference herein, and the Credentialing Application has been approved. The initial term and any renewal period constitute "the Term" of this Agreement.
- During the Term, Verified Volunteers shall be Client's exclusive provider of volunteer screening services, including without limitation verifications and motor vehicle and criminal background searches.

### 2. Invoicing and Payment

- Verified Volunteers will invoice Client monthly and payment shall be due within thirty (30) days of the date of invoice. A late payment charge equal to the lesser of 1½% per month or the highest lawful rate may be applied to any outstanding balances until paid.
- Verified Volunteers reserves the right to revise its pricing for Services upon thirty (30) days written notice. In addition, Client acknowledges that Verified Volunteers' pricing on Attachment A is based on Client's projected annual volume (which may be measured in number of volunteers screened and/or the amounts payable to Verified Volunteers) as set forth on such Attachment. In the event Client's actual volume, by one or more measure on Attachment A, as of the end of a Contract Year is less than 90% of such projected volume, Verified Volunteers may revise its pricing upon written notice to Client. Notwithstanding the foregoing, in the event state or local government fees payable by Sterling in connection with the provision of Services increase during the Term, Verified Volunteers may pass along such price increase to Client upon notice.

- Client will pay any applicable taxes relating to this Agreement, other than taxes based on Verified Volunteers' income and franchise-related taxes.

### 3. Restrictions on Use

- Client will obtain and use any Consumer Report or Investigative Consumer Report, as those terms are defined in the Fair Credit Reporting Act ("FCRA"), solely for the purpose(s) designated by the Client in the Credentialing Application and in accordance with the End User Certification signed by the Client. Client will not provide any part of the Services to others, whether directly or indirectly, through incorporation in a database, report or otherwise.  
  
Client will use the Services only in compliance with all applicable local, state, federal and international laws, rules, regulations or requirements, including, but not limited to the FCRA and the Fair and Accurate Credit Transactions Act ("FACTA") and applicable state and local laws and regulations.

### 4. Confidentiality

- Client shall not disclose any background screening reports provided by Verified Volunteers hereunder except as permitted by this Agreement or required by law, provided that Client is not prohibited from disclosing such report to the subject of such report.
- Each party ("Recipient") will treat all information provided by the other party ("Discloser") that Discloser designates in writing to be confidential in the same manner as Recipient treats its own confidential information. Discloser represents and warrants that it has all necessary legal rights, title, consents and authority to disclose such confidential information to Recipient. Confidential information shall not include information that (i) is or becomes a part of the public domain through no act or omission of Recipient; (ii) was in Recipient's lawful possession prior to Discloser's disclosure to Recipient; (iii) is lawfully disclosed to Recipient by a third party with the right to disclose such information and without restriction on such disclosure; or (iv) is independently developed by Recipient without use of or reference to the confidential information. Client shall not disclose the negotiated pricing or terms of this Agreement to any third party.

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

# Service Agreement



## Service Agreement

### 5. Disclaimers

- a. Client acknowledges that the depth of information collected by Verified Volunteers varies among sources and Verified Volunteers cannot act as an insurer or guarantor of the accuracy, reliability or completeness of the data. Client shall be responsible for determining that its use of the Services complies with all applicable federal, state or local laws, rules or regulations, including but not limited to FCRA and FACTA.
- B. EXCEPT AS EXPLICITLY SET FORTH IN THIS AGREEMENT, ALL SERVICES ARE PROVIDED ON AN "AS IS," "AS AVAILABLE" BASIS. OTHER THAN AS EXPLICITLY STATED IN THIS AGREEMENT, (1) VERIFIED VOLUNTEERS DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND (2) VERIFIED VOLUNTEERS DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR-FREE AND DISCLAIMS ANY WARRANTY OR REPRESENTATION REGARDING AVAILABILITY OF A SERVICE, SERVICE LEVELS OR PERFORMANCE.

### 6. Limitation of Liability

- A. NEITHER PARTY WILL BE LIABLE FOR ANY INCIDENTAL, SPECIAL, PUNITIVE, EXEMPLARY, INDIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND, REGARDLESS OF WHETHER OR NOT THE OTHER PARTY WAS AWARE OR SHOULD HAVE BEEN AWARE OF THE POSSIBILITY OF SUCH DAMAGES.
- B. EACH PARTY'S MAXIMUM LIABILITY ARISING OUT OF OR RELATING TO THIS AGREEMENT, REGARDLESS OF THE CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, BREACH OF WARRANTY OR OTHERWISE), WILL NOT EXCEED THE TOTAL AMOUNT PAID AND PAYABLE BY CLIENT HEREUNDER DURING THE 12-MONTH PERIOD IMMEDIATELY PRECEDING THE DATE ON WHICH SUCH LOSS, DAMAGE, INJURY, CLAIM, COST OR EXPENSE OCCURRED.
- c. Notwithstanding anything to the contrary, the exclusions and limitations set forth in Section 6a and Section 6b above shall not apply with respect to breach of Section 3 or 4.

### 7. Termination

- a. Verified Volunteers may immediately suspend Services, in whole or in part, under this Agreement without notice (i) upon Client's failure to pay amounts when due, (ii) if Client files bankruptcy or reorganization or fails to discharge an involuntary petition within sixty (60) days after filing date, or (iii) if Verified Volunteers reasonably believes that its provision, or Client's use, of the Services shall violate the FCRA or other applicable law. In the event of material breach of this Agreement by Client or Verified Volunteers, the non-breaching party may terminate this Agreement if such breach is not cured within forty-five (45) days of written notice of breach; provided that if such breach is not capable of being cured the non-breaching party may terminate this Agreement upon written notice.
- b. The provisions set forth in Sections 4, 5, 6, 7.b, 8 and 9 will survive the termination of this Agreement.

### 8. Choice of Law; Disputes

- a. This Agreement is governed by and construed in accordance with the laws of the State of New York, without regard to choice of law provisions. Any disputes arising out of this Agreement that cannot be resolved by the parties will be brought in state or federal court located in New York County, New York.

### 9. Miscellaneous

- a. This Agreement, addenda, exhibits and/or schedules (including the End User Certification and Credentialing Application) constitute the entire agreement between Verified Volunteers and Client regarding the Services. All prior agreements, both oral and written, between the parties on the matters contained in this Agreement are expressly cancelled and superseded by this Agreement. In no event shall any terms or conditions included on any form of Client purchase order apply to the relationship between Verified Volunteers and Client hereunder, unless such terms are expressly agreed to by the parties in writing. Any amendments or waivers relating to this Agreement must be in writing signed by the party, or parties, to be charged therewith.
- b. This Agreement binds and inures to the benefit of the parties and their successors and permitted assigns, except that neither party may assign this Agreement without the prior written consent of the other party; however, Verified Volunteers may assign the Agreement to any of its affiliated companies or in connection with a merger or consolidation involving Verified Volunteers (so long as the assignment is to the newly merged or consolidated entity) or the sale of substantially all of Verified Volunteers' assets (so long as the assignment is to the acquirer of such assets).
- c. Verified Volunteers may reach out directly to volunteers to assist them in the ordering process, and may, on occasion, communicate with volunteers to promote those elements of our platform that build out the Verified Volunteers community, including, but not limited to, our Fast-Pass sharing and recruiting elements.

## Service Agreement


**Sterling**  
Talent Solutions

**Attachment A: Verified Volunteers Product & Service Pricing**
**For Volunteers**

Expected Annual Spend (in \$) per Contract Year :

CLIENT INITIAL :

Expected Annual Volume (in number of volunteers screened) per Contract Year :



| NEW ORDER SERVICES                                                                | BASE PRICE |
|-----------------------------------------------------------------------------------|------------|
| Complete Package                                                                  | \$33       |
| Social Security Trace                                                             |            |
| Nationwide Criminal Database Search with primary source validation                |            |
| Department of Justice National Sex Offender Registry (DRU Sjodin/NSOPW)           |            |
| Government Sanctions/Watch List (OFAC)                                            |            |
| County/state searches from last seven year's address history (based on SSN Trace) |            |
| Arrest Direct Database Search with primary source validation                      |            |
| Alias/maiden name searches across the above (based on SSN Trace)                  |            |
| Monthly Updates using the Nationwide Database Search (for the first year)         |            |
| Advanced Package                                                                  |            |
| Social Security Trace                                                             |            |
| Nationwide Criminal Database Search with primary source validation                |            |
| Department of Justice National Sex Offender Registry (Dru Sjodin/NSOPW)           |            |
| Government Sanctions/Watch List (OFAC)                                            |            |
| Current County/state of residence                                                 |            |
| Monthly Updates using the Nationwide Database Search (for the first year)         |            |
| A la Carte Items                                                                  |            |
| Managed Adverse Action - Optional                                                 | \$4        |
| One Time Activation/Implementation/Training Fee                                   | \$500      |

NOTE: Pricing excludes fees charged by state, county and motor vehicle repositories.

To learn more, contact:

1-855-326-1860 (Option 1) info@verifiedvolunteers.com

www.verifiedvolunteers.com

## Service Agreement


**Sterling**  
Talent Solutions

## Attachment A: Our Products &amp; Services

## For Volunteers

| FAST-PASS / SHARED SERVICES        | BASE PRICE |
|------------------------------------|------------|
| Fast-Pass Shared Criminal Packages | FREE       |

| REBATES                                                                | REBATE       |
|------------------------------------------------------------------------|--------------|
| Rebates from Fast-Pass Sharing by Volunteers with Other Organizations* | up to \$4.00 |

\*Received when your organization has paid for a portion of the original background check and the volunteer has purchased the Fast-Pass (unlimited sharing subscription). Rebates of \$2.00 are given for the first two shares marked "Eligible" by other organizations.

Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)



# Service Agreement

## Attachment A: Our Products & Services

## For Employee Applicants

**Expected Annual Spend (in \$) per Contract Year :**

CLIENT INITIAL :

**Expected Annual Volume (in number of employees screened) per Contract Year :**

## NEW ORDER SERVICES

**BASE PRICE**

NOTE: Pricing excludes any fees charged by state, county, and motor vehicle repositories, and employment and education vendor providers.

**To learn more, contact:**

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1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

www.verifiedvolunteers.com

Packet Pg. 82

**Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)**

## Service Agreement


**Sterling**  
Talent Solutions

## Signatures

## VERIFIED VOLUNTEERS

Date:

Signature:

Printed Name:

Printed Title:

Organization Name:

Date:

Signature:

Printed Name:

Printed Title:

\*Please note that all facsimile signatures are acceptable as binding.

Attachment: Verified Volunteers (1741 : Contract with Verified Volunteers)

To learn more, contact:

1-855-326-1860 (Option 1) [info@verifiedvolunteers.com](mailto:info@verifiedvolunteers.com)

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[www.verifiedvolunteers.com](http://www.verifiedvolunteers.com)

**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 1171.06 Accessory use; accessory structures of Chapter 1171 General Requirements. (First Reading 2/13/2017, Planning Commission 4/6/2017).

---

See the attached document for details of proposed text amendment and staff report.



## REYNOLDSBURG PLANNING & ZONING DIVISION

### STAFF REPORT: CODIFIED ORDINANCE AMENDMENT

**CODE SECTION:** Section 1171.06(d) – Temporary Portable Storage Units

**BACKGROUND:** Staff becomes periodically aware of provisions of the Planning & Zoning Code that require revision. City staff has reviewed the regulations for portable temporary storage, as well as solicited feedback from customers experiencing challenges with the current regulations. Section 1171.06(d) of the Code needs to be revised.

### SUMMARY OF MAJOR REVISIONS:

#### Overview:

Chapter 1171 prescribes general regulations that apply to all lots and structures, including regulations for temporary portable storage units in Section 1171.06(d). The original regulations for temporary portable storage units were enacted in 2006, and have undergone several minor revisions. The purpose and intent of the regulations are to prevent excessive numbers of portable storage units and restrict the length of time they can be stored on a lot. This prevents unsightly accumulations of rubbish throughout the City.

The current regulations require a zoning certificate any time a temporary portable storage unit is in a residential district and provides only a limited number of exceptions in commercial districts. City Staff have found these regulations lack the needed flexibility to accommodate the use of these storage units, and are unclear regarding the ability of the BZBA to grant exceptions.

#### Duration:

The current regulations require a permit for every use of a temporary storage unit on a residential lot. Staffs experience indicates that this is not necessary and that the time taken issuing permits and writing violations for use of temporary portable storage units is disproportionate to the problems caused. Review of permitting data shows that the majority of temporary portable storage units are removed within seven days. Staff proposes to create a seven day period where no permit is required. This will allow many residents to utilize a storage unit for a limited time without the burden of securing a permit.

Current regulations allow Staff to issue up to two 14 day permits for use of temporary portable storage units. This means a unit may be on site for total of 28 days in a year. Staff proposes to change the permit length to 21 days. This makes the permit duration for temporary portable storage units the same length as temporary signs and

banners. In conjunction with the 7 day non-permit period, the total will still not exceed the current duration of 28 days.

**Exceptions:**

The current regulations allow BZBA to approve exceptions to the duration and number of unit requirements, but are unclear as to how this is to be reviewed. Staff has clarified that this will be reviewed by the Board as a special exception in all districts. Staff also proposes some additional considerations for the Board to review in conjunction with a special exception use permit review of that type.

In order to better accommodate large construction projects, Staff proposes to empower the Planning & Zoning Administrator and Building Official to make decisions regarding the number and duration of such units for projects that require a building permit. The Planning & Zoning Administrator and Building Official collaborate daily with construction project managers that are active in the City. Therefore, they are in the best position to allow or disallow additional temporary portable storage units for these.

## CHAPTER 1131 - Definitions

~~Portable Temporary~~ **Portable Storage Units**. A transportable unit designed and used for the temporary storage of building materials, household goods, commercial goods, waste, or other ~~such~~similar materials.

## CHAPTER 1171 – General RequirementsRegulations

## 1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

(d) Portable Temporary Storage Units. A zoning certificate shall be obtained from the Zoning Officer prior to the placement of a portable temporary storage unit on a property. No more than one unit is permitted on a property at any given time the duration of which shall not exceed a period of fourteen days. The unit must be placed on a hard surface (not grass), and must be on the property for which it is being used. The use of these units shall be limited to no more than twice in any twelve month period. Permission to exceed these limitations may be granted by the Board of Zoning and Building Appeals. A portable temporary storage unit is not permitted as a permanent accessory structure regardless of the proposed location of the unit on a parcel.

——— (1) Calamity exception. If the portable temporary storage unit is being used to store personal property as a result of a major calamity (e.g. fire flood or other event whm-e there is significant property damage) the Board of Zoning and Building Appeals may extend these time periods.

——— (2) Approved construction project. If the portable temporary storage unit is being used to store materials as part of an approved construction project in a commercial or industrial district, the portable temporary storage unit may remain onsite as long as there is a valid open building permit obtained through the City of Reynoldsburg.

(d) Temporary Portable Storage Units. Temporary portable storage units may be considered a temporary accessory use when they are placed on a lot for the purposes of storing items on that lot. No temporary portable storage unit may be placed on a lot in a manner inconsistent with this section. Temporary portable storage units are not permitted as permanent accessory structures and shall be subject to the following regulations:

(1) Location. Temporary portable storage units must be placed on the lot for which they are storing items and must be placed on a permanent surface such as a driveway or parking lot. On non-residential lots, the Planning & Zoning Administrator may require relocation of any temporary portable storage unit that restricts vehicle access to a site.

(2) Duration. One (1) temporary portable storage unit may be placed on a lot for a period of up to seven (7) consecutive days, once per calendar year without a zoning certificate. Upon review and approval of a zoning certificate, this period may be extended to a period of up to twenty-one (21) additional days.

(3) Exceptions for construction project. Temporary portable storage units may be placed on any lot with an active building permit. The Building Official and Planning & Zoning Administrator may make a determination as to the number and location of placement of the temporary portable storage units warranted for the project, and shall have the power to order removal of any unwarranted units. Such approvals shall not require a zoning certificate and shall expire upon the completion of the project, upon expiration of the zoning certificate, or expiration of the building permit.

(4) Additional Exceptions. The Board of Zoning and Building Appeals may grant approvals to exceed these regulations as a special exception in all districts. In addition to the standards for approval found in Section 1145.09 of the Zoning Code, the Board shall also consider the following:

A. Calamity. That a major calamity (e.g. fire, flood or other event where there is significant property damage) exists at the site and that the additional units or additional time are required to store property from the site as a result of that calamity.

B. Necessity. That the placement of additional storage units or the granting of additional time is necessary and germane to the operation of the main use.

C. Public purpose. That the placement of additional storage units or the granting of additional time serves a public purpose for the City or another public authority.

**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 1127.12 Utility  
and Traffic Studies of the Chapter 1127 Standards. (First Reading  
2/13/2017, Planning Commission 4/6/2017).

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This ordinance will amend a section of the Subdivision Regulations that contains an incorrect word choice referring to another chapter of the Zoning Code. See attached document for the proposed text amendment.

## 1127.12 UTILITY AND TRAFFIC STUDIES.

Utility and traffic studies may be required by the City Engineer to facilitate proper master or large scale planning of the City's infrastructure prior to the submission of public or private construction plans. Fees for review of such traffic or utility studies shall be in accordance with ~~Section~~Chapter 1155 of the Zoning Code.

**Police Department****James O'Neill****7240 E. Main Street****Reynoldsburg OHIO 43068****614-322-6947 Phone****ORDINANCE REQUEST****DATE: May 8, 2017****TO: Finance Committee****RE: ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. (First Reading 4/24/2017).**

The following items are no longer in use or functioning and need to be removed from the fixed asset list:

**Computer  
Fixed Asset  
Disposal List**

| <b>MANUFACTURER</b> | <b>MODEL</b> | <b>Serial Number</b> | <b>ASSET TAG (Red)</b> | <b>ASSET TAG (Blue)</b> |
|---------------------|--------------|----------------------|------------------------|-------------------------|
| DELL                | Optiplex 740 | GGGXQD1              | 01898                  | C00129                  |
| DELL                | XPS M1210    | J1S1HC1              | 02221                  | C00245                  |
| PANASONIC           | CF-51        | CF-51ABLDKAM         | 02138                  | C00089                  |
| PANASONIC           | CF-30        | CF-30FCS75AM         | 02253                  | none                    |
| PANASONIC           | CF-29        | CF-29NBLGZBM         | 02176                  | C00246                  |
| PANASONIC           | CF-30        | CF-30FCS75AM         | 02254                  | C00249                  |

**Service Department****Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

---

**DATE:**           **May 8, 2017****TO:**             **Finance Committee****RE:**             ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT  
FROM THE CITY'S FIXED ASSET LIST. (First Reading 4/24/2017).

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The Building Department requests the following items be removed from the Fixed Asset List and be auctioned off.

Asset Tag# 2055 (Unit 104) 2003 GMC Sonoma 1GTCS14H638259448

Asset Tag# 2056 (Unit 106) 2003 GMC Sonoma 1GTCS14H438224861

**Building Department**

City Of Reynoldsburg  
7232 East Main Street  
Reynoldsburg, Ohio 43068

# MEMORANDUM

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Date: April 12, 2017

To: Reynoldsburg City Council Members

Re: Resolution to remove two vehicles from the asset list

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The Building Department asks for approval to remove two vehicles from the asset list and auction them off on (govdeals.com). These two trucks were recently replaced with SUV's and no longer have a useful purpose for the city. We recently started using GovDeals (essentially eBay for government) to properly remove and repurpose vehicles, equipment, furniture, etc. from our asset list. This on line auction site is strictly for government agencies to list on but anyone can bid on the items. This nationally used site has been very profitable for many agencies that would have simply scraped old stuff. On their web site are many success stories from agencies near and far that have been using this auction for several years.

Attachment: trucks to be auctioned (1727 : Remove Equipment & Vehicles from Fixed Asset List)

**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).

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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;

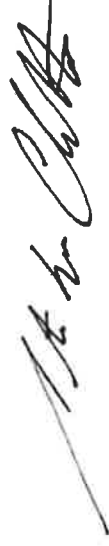
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

**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.

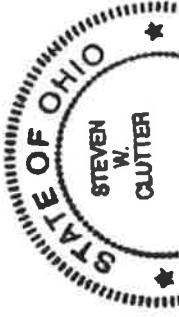
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



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)

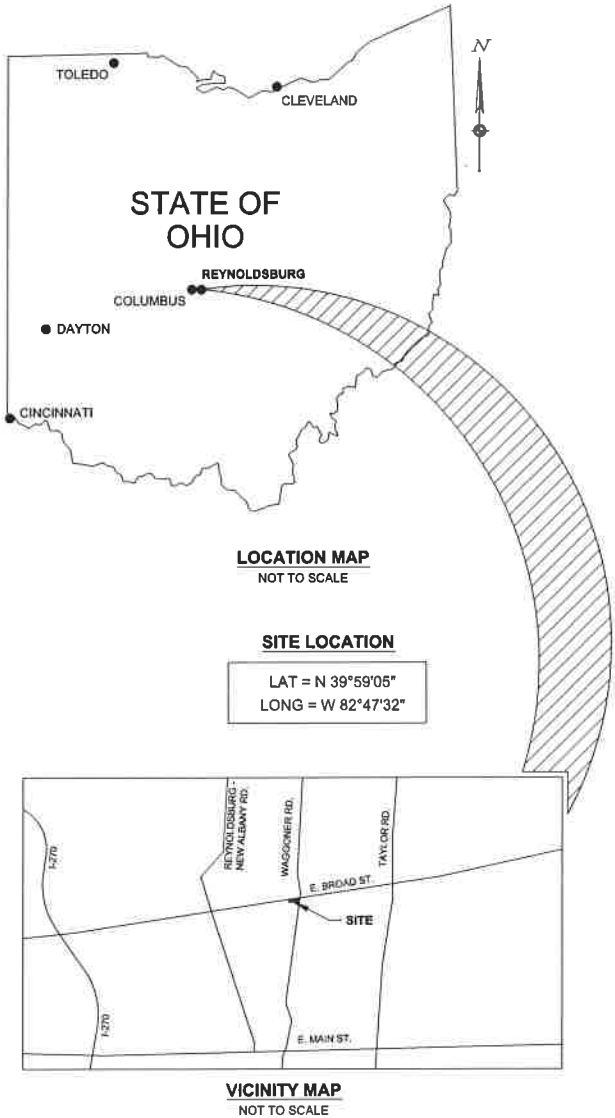
# UNITED DAIRY FARMERS

## 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<br>067-000068-00<br>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.<br>REYNOLDSBURG, OHIO 43068                                                                                        |                         |                                                                                                                                                                                                                                                                                                 |
| PROPERTY AREA:   | 6.43 AC. (280,090 SF)                                                                                                                             |                         |                                                                                                                                                                                                                                                                                                 |
| ZONING:          | CPD - COMMERCIAL PLANNED DEVELOPMENT                                                                                                              |                         |                                                                                                                                                                                                                                                                                                 |
| ADJACENT ZONING: | NORTH: CITY OF COLUMBUS - COMMERCIAL<br>SOUTH: UN-ZONED RESIDENTIAL<br>EAST: CS - COMMUNITY SERVICES<br>WEST: JEFFERSON TWP - RESTRICTED SUBURBAN |                         |                                                                                                                                                                                                                                                                                                 |

SITE REQUIREMENTS:

|                              |                                                                                                                                                                                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SETBACKS:           | FRONT YARDS - 40', REAR YARD - 60'<br>LEFT YARD - 60'                                                                                                                                                                                               |
| PARKING SETBACKS:            | FRONT YARD - 15', REAR YARD - 15'<br>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:<br><br>(1) SPACE PER 200 S.F. OF RETAIL FLOOR AREA<br>4456 SF x (1/200) = 22 SPACES<br><br>(1) SPACE PER 2 FUEL DISPENSER ISLANDS<br>8 ISLANDS x (1/2) = 4 SPACES<br><br>TOTAL PARKING REQUIRED = 26 SPACES |

SITE ANALYSIS:

|                        |                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------|
| PROPOSED BUILDING AREA | UDF CONVENIENCE STORE: 5,076± S.F.                                                                                  |
| PARKING PROVIDED:      | PARKING DIMENSIONS: VARIES<br>(2) ADA PARKING SPACES<br>(31) STANDARD CAR PARKING SPACES<br>33 TOTAL PARKING SPACES |
| BUILDING COVERAGE:     | MAXIMUM ALLOWED: N/A<br>PROPOSED: 2.03% (5,078 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.

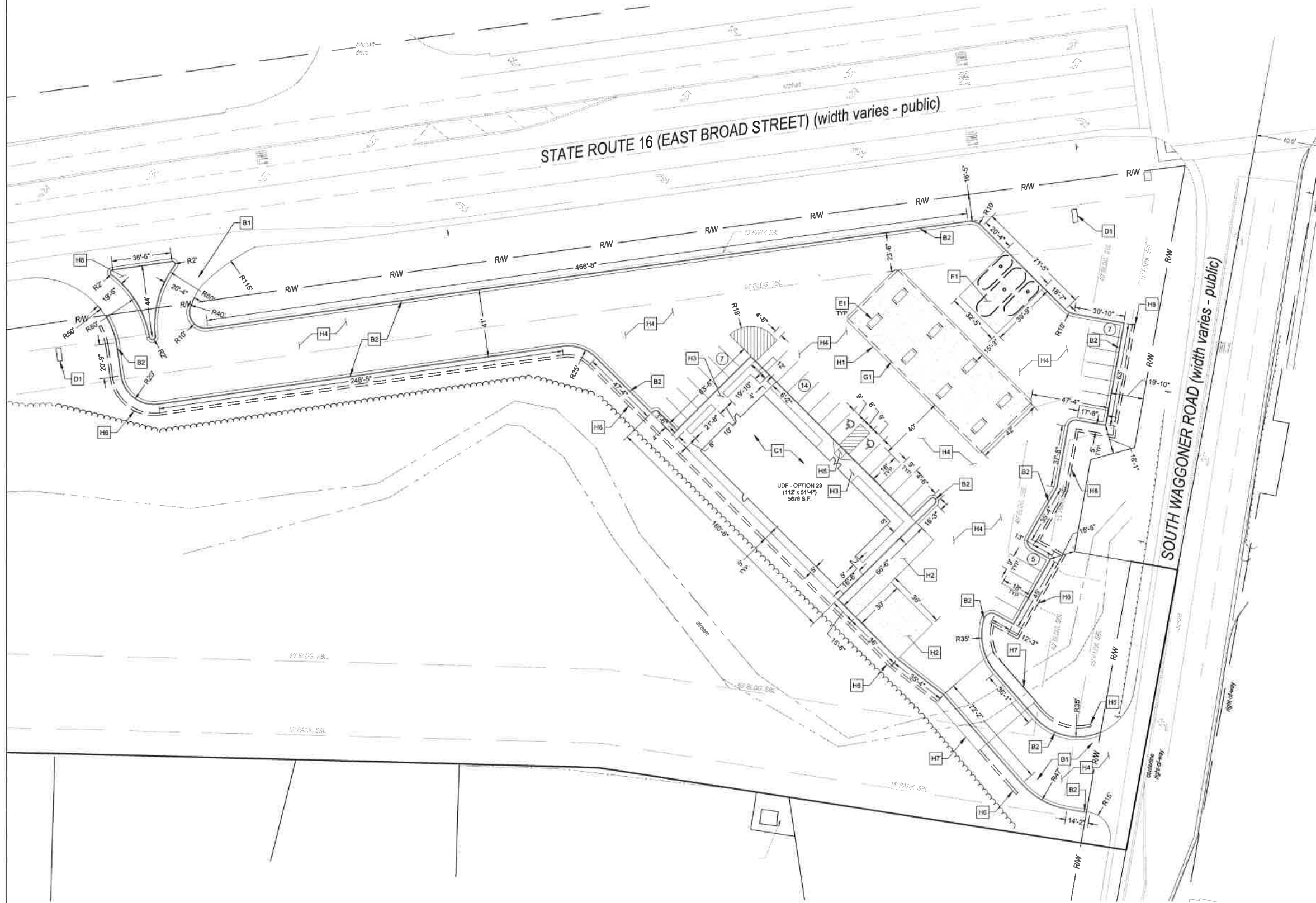


COVER SHEET

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 |             |  |
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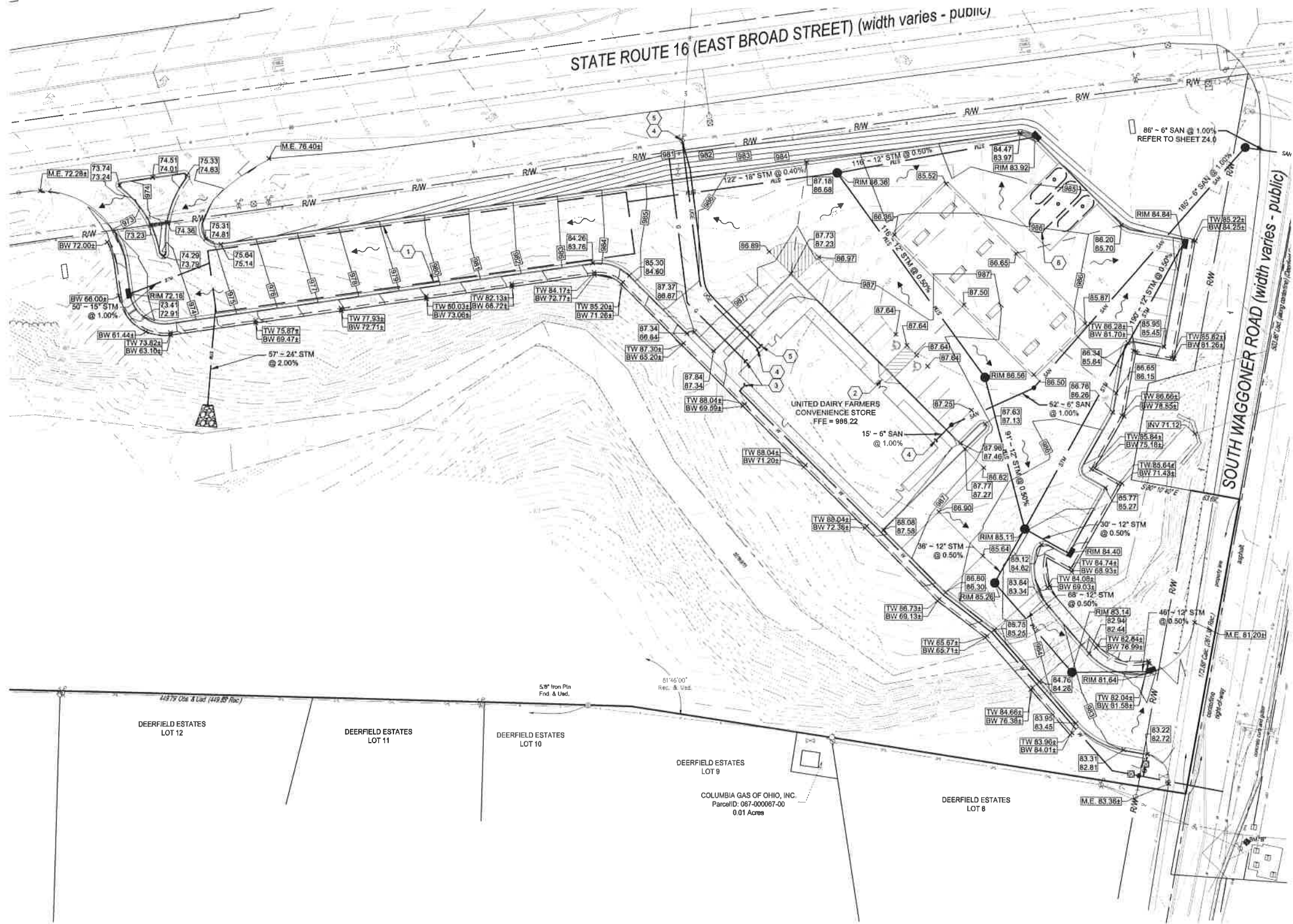
United Dairy Farmers

SITE PLAN

UNITED DAIRY FARMERS

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

|           |              |
|-----------|--------------|
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| 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

NOT FOR CONSTRUCTION

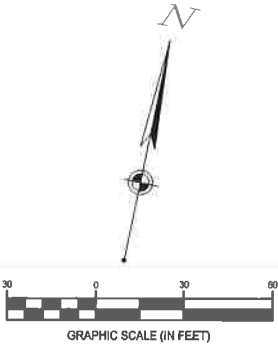
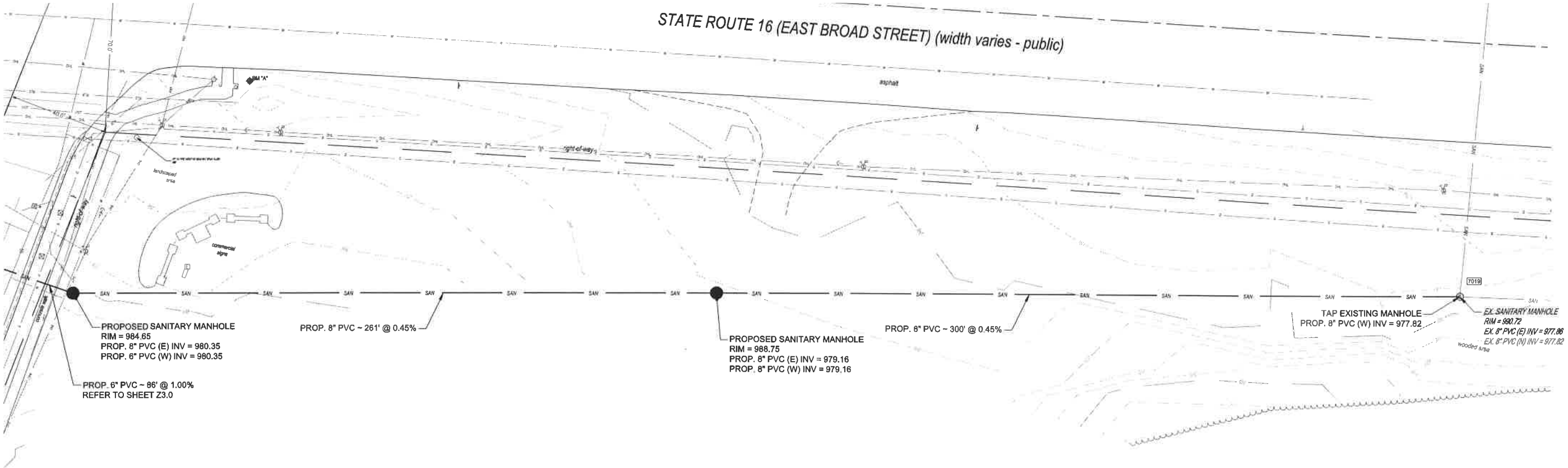


GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

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

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| ISSUE:       |           |
| ZONING PLANS |           |
| DATE:        | 1/13/2017 |
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| DRAWN:       | CAK       |
| CHECKED:     | NRH       |
| SHEET NO.    |           |
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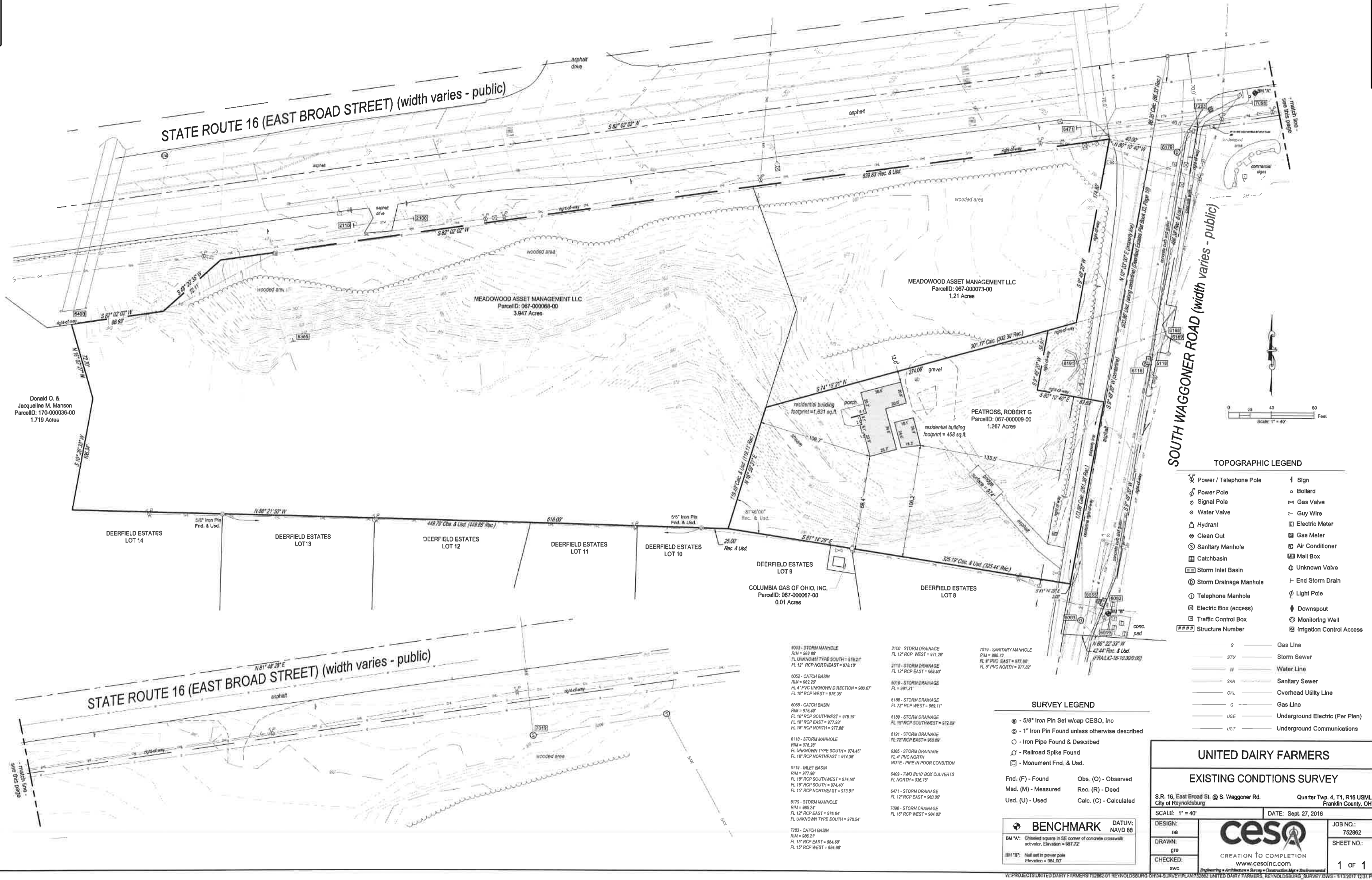
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**United Dairy Farmers**

**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**



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

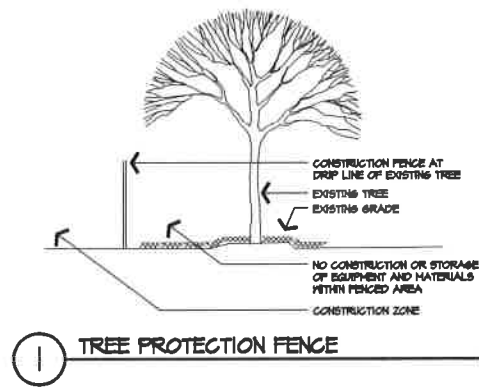
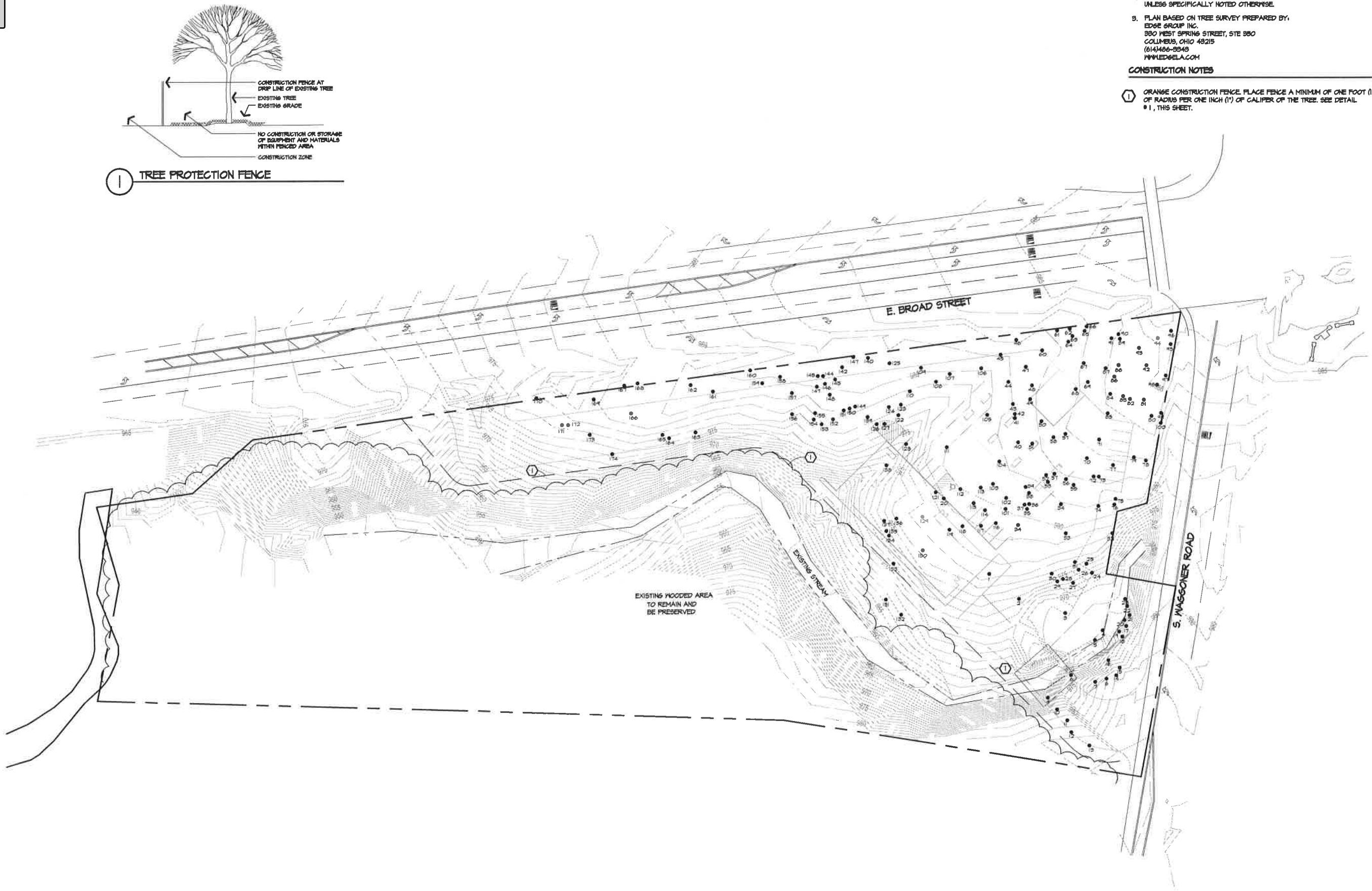
PROJECT NO.  
Date 01/06/2017  
Revisions

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

**L1.01**

- 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          | 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<br>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                            |        |

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

| 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 FIRM, THE PLANTER, AND THE USER OF THE PLANS 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

SEAL  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT TITLE

**UDF**  
REYNOLDSBURG, OH

CLIENT

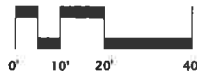
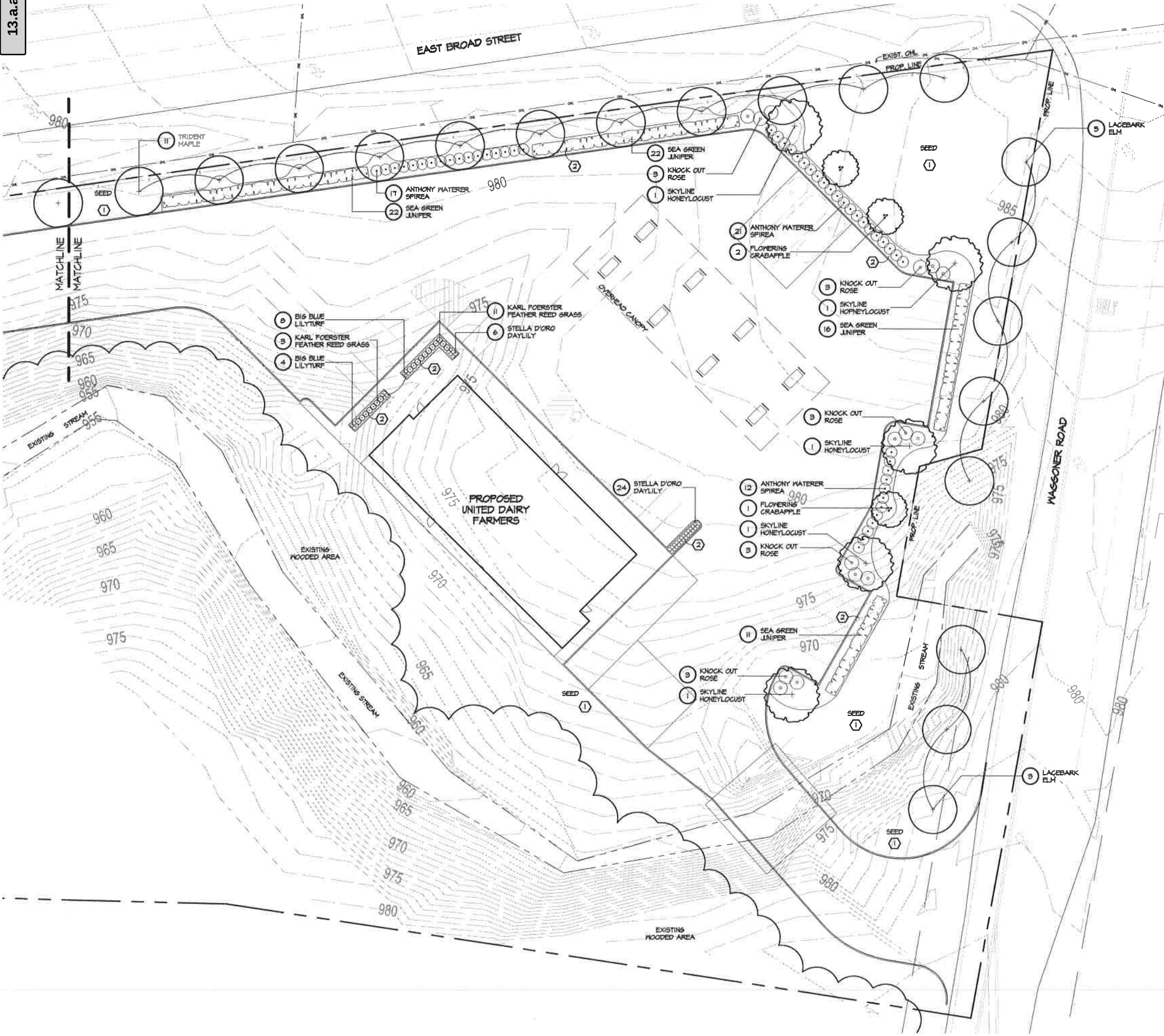
PROJECT NO.  
Date 01/06/2017  
Revisions

Sheet Title

**PLANTING PLAN  
EAST**

Sheet Number

**L2.01**



- THE FIELD, THE PLANT MATERIALS 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.

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

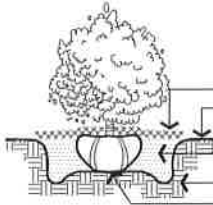
**PLANTING PLAN**  
**WEST**

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.

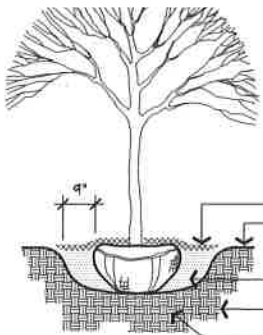


HARDWOOD BARK MULCH  
FINISH GRADE  
BACKFILL PLANTING MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

**1 SHRUB PLANTING**  
NTS

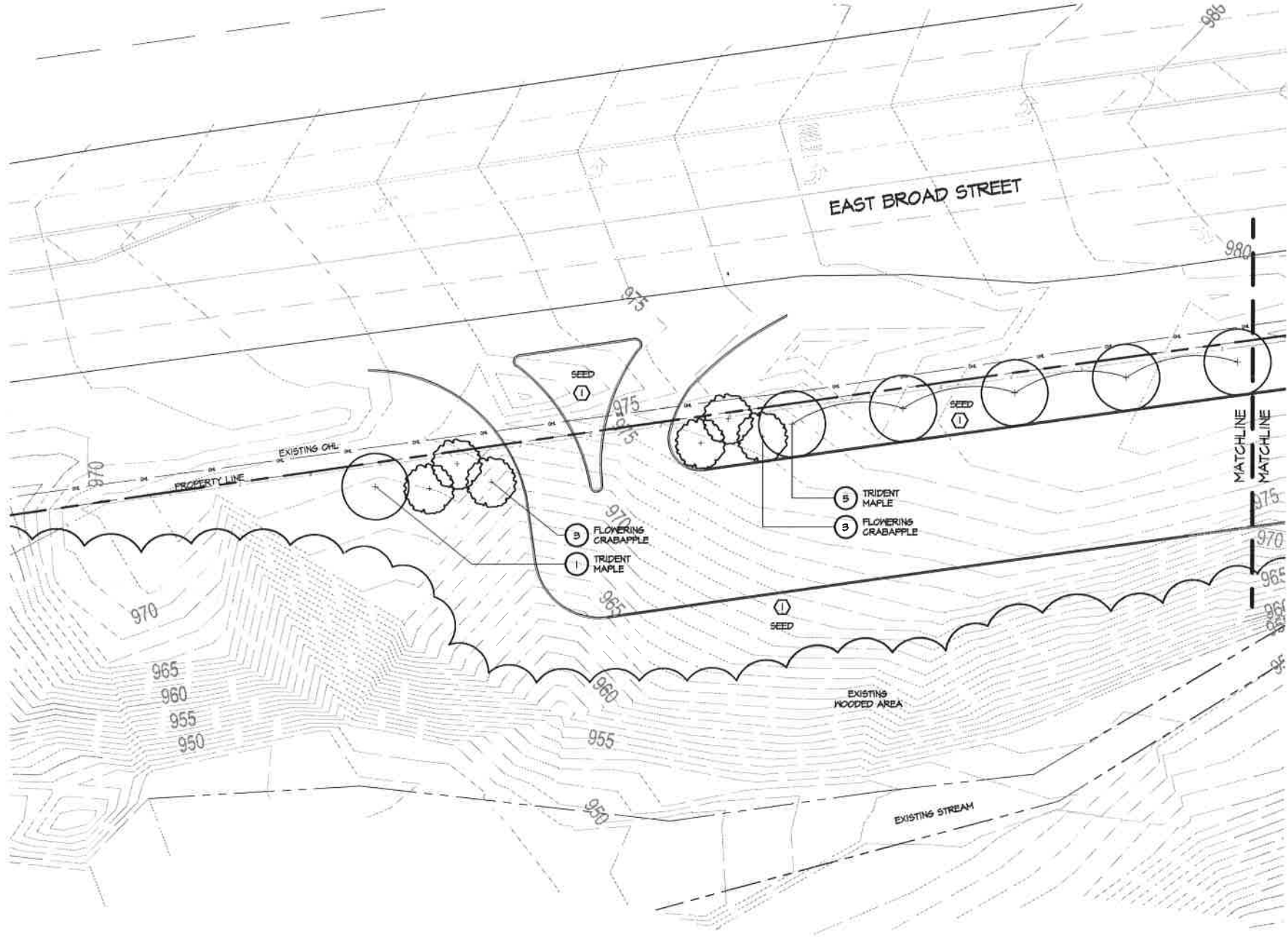
NOTES:

- 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.



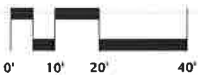
HARDWOOD BARK MULCH  
FINISH GRADE  
BACKFILL PLANTING MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

**2 TREE PLANTING**  
NTS



PLANT MATERIALS LIST

| QTY.             | COMMON NAME                      | BOTANICAL NAME                                            | SIZE         | ROOT  | REMARKS     |
|------------------|----------------------------------|-----------------------------------------------------------|--------------|-------|-------------|
| TREES            |                                  |                                                           |              |       |             |
| 8                | LACEBARK ELM                     | <i>Ulmus parvifolia</i>                                   | 2 1/2" Cal.  | B&B   |             |
| 5                | SKYLINE HONEYLOCUST              | <i>Gleditsia triacanthos f. inermis 'Skyline' SKYLINE</i> | 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 'Anthony Waterer'</i>                 | 24" Hgt.     | Cont. |             |
| 15               | KNOCK OUT ROSE                   | <i>Rosa 'Radrazz' KNOCK OUT</i>                           | 18"-24" Hgt. | Cont. |             |
| 71               | SEA GREEN JUNIPER                | <i>Juniperus chinensis 'Sea Green'</i>                    | 24" Hgt.     | Cont. |             |
| PERENNIALS       |                                  |                                                           |              |       |             |
| 12               | BIG BLUE LILLYTUF                | <i>Lil'ope muscari</i>                                    | 1 Gal.       | Cont. |             |
| 14               | KARL FOERSTER FEATHER REED GRASS | <i>Calamagrostis acutiflora Karl Foerster</i>             | 1 Gal.       | Cont. |             |
| 80               | STELLA D'ORO DAYLILY             | <i>Heimerocallis 'Stella de Oro'</i>                      | 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  
SCALE: N.T.S.



1 REAR ELEVATION  
SCALE: N.T.S.

**4**  
**K**  
**ARCHITECTURE**  
**+ DESIGN**  
555 Canal Street  
Cincinnati, Ohio 45203  
Tel: (513) 455-5000  
Fax: (513) 455-5008  
Webpage: www.4karchitecture.com  
Email: info@4karchitecture.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.

|                |                                     |                               |
|----------------|-------------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO BOARD/COMMISSION</b> | <b>Next: 4/6/2017 6:00 PM</b> |
|----------------|-------------------------------------|-------------------------------|

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).

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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: Tim Ky

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;

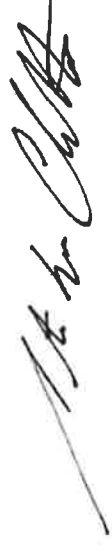
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

**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.

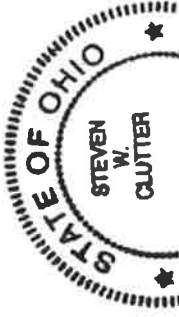
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



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)

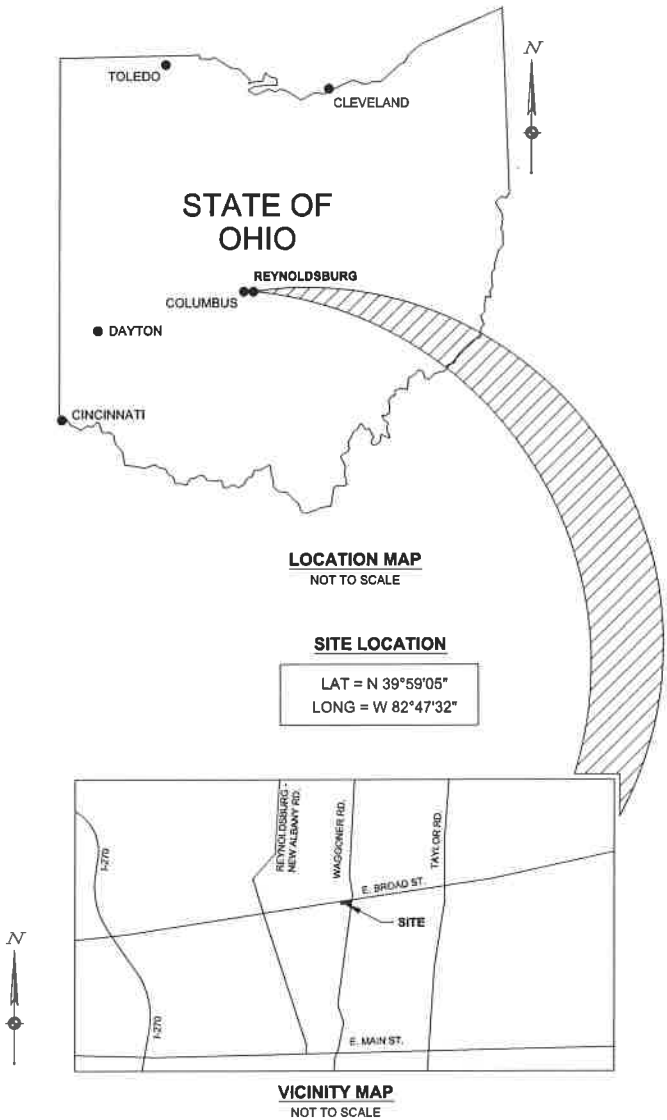
# UNITED DAIRY FARMERS

## FUELING STATION & CONVENIENCE STORE

## REYNOLDSBURG,

## FRANKLIN COUNTY, OHIO

# ZONING PLANS



**PROPERTY DATA:**

|                  |                                                                                                                                                   |                         |                                                                                                                                                                                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL OWNER:    | UNITED DAIRY FARMERS, INC.                                                                                                                        | PROPOSED USE:           | FUELING STATION & CONVENIENCE STORE                                                                                                                                                                                                                                                             |
| PARCEL ID:       | 067-000009-00<br>067-000068-00<br>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.<br>REYNOLDSBURG, OHIO 43068                                                                                        |                         |                                                                                                                                                                                                                                                                                                 |
| PROPERTY AREA:   | 6.43 AC. (280,090 SF)                                                                                                                             |                         |                                                                                                                                                                                                                                                                                                 |
| ZONING:          | CPD - COMMERCIAL PLANNED DEVELOPMENT                                                                                                              |                         |                                                                                                                                                                                                                                                                                                 |
| ADJACENT ZONING: | NORTH: CITY OF COLUMBUS - COMMERCIAL<br>SOUTH: UN-ZONED RESIDENTIAL<br>EAST: CS - COMMUNITY SERVICES<br>WEST: JEFFERSON TWP - RESTRICTED SUBURBAN |                         |                                                                                                                                                                                                                                                                                                 |

**SITE REQUIREMENTS:**

|                              |                                                                                                                                                                                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SETBACKS:           | FRONT YARDS - 40', REAR YARD - 60'<br>LEFT YARD - 60'                                                                                                                                                                                               |
| PARKING SETBACKS:            | FRONT YARD - 15', REAR YARD - 15'<br>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:<br><br>(1) SPACE PER 200 S.F. OF RETAIL FLOOR AREA<br>4456 SF x (1/200) = 22 SPACES<br><br>(1) SPACE PER 2 FUEL DISPENSER ISLANDS<br>8 ISLANDS x (1/2) = 4 SPACES<br><br>TOTAL PARKING REQUIRED = 26 SPACES |

**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<br>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             |

**SITE ANALYSIS:**

|                        |                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------|
| PROPOSED BUILDING AREA | UDF CONVENIENCE STORE: 5,076± S.F.                                                                                  |
| PARKING PROVIDED:      | PARKING DIMENSIONS: VARIES<br>(2) ADA PARKING SPACES<br>(31) STANDARD CAR PARKING SPACES<br>33 TOTAL PARKING SPACES |
| BUILDING COVERAGE:     | MAXIMUM ALLOWED: N/A<br>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.

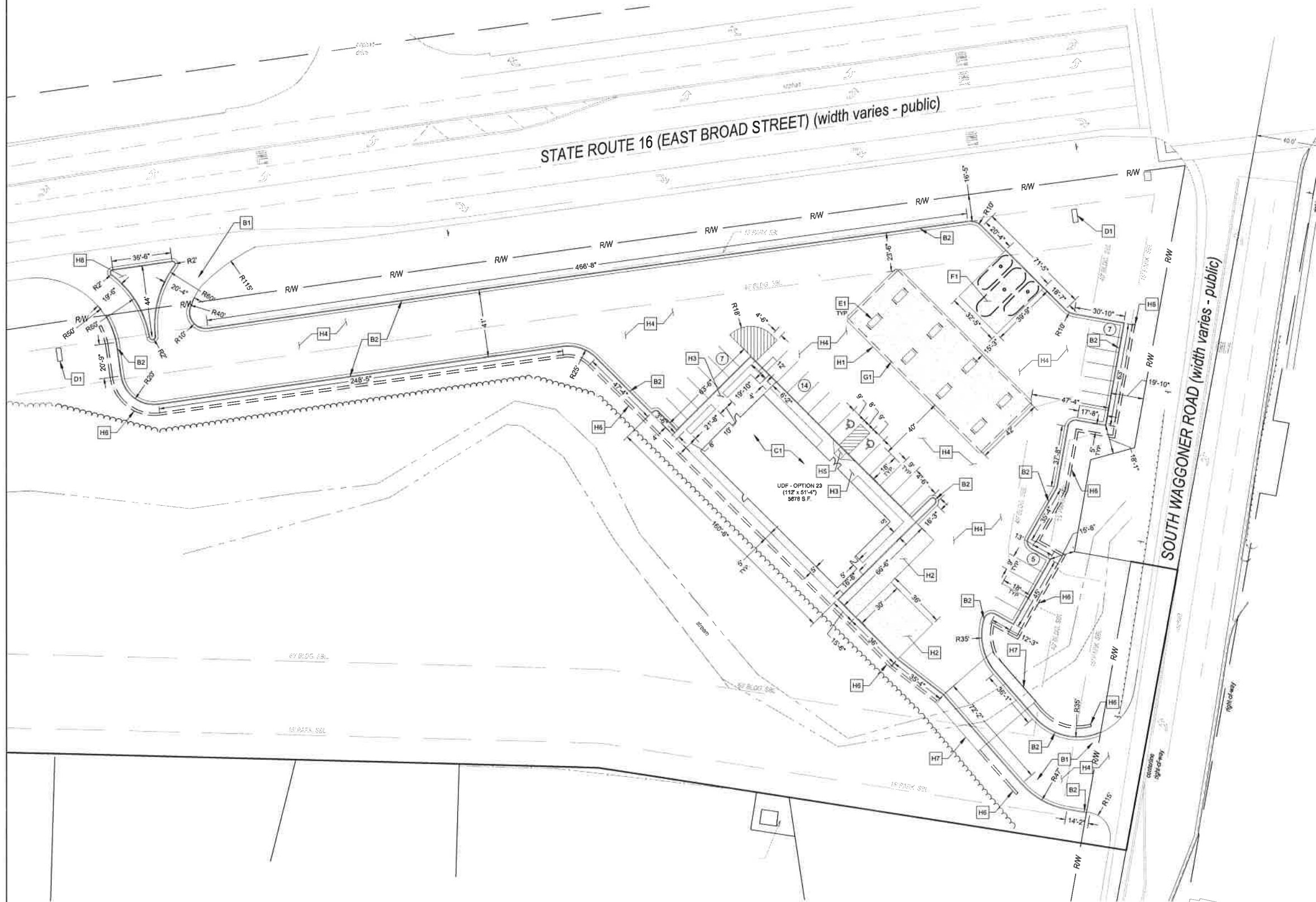


COVER SHEET

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

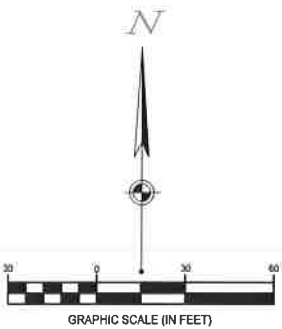
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.

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 |
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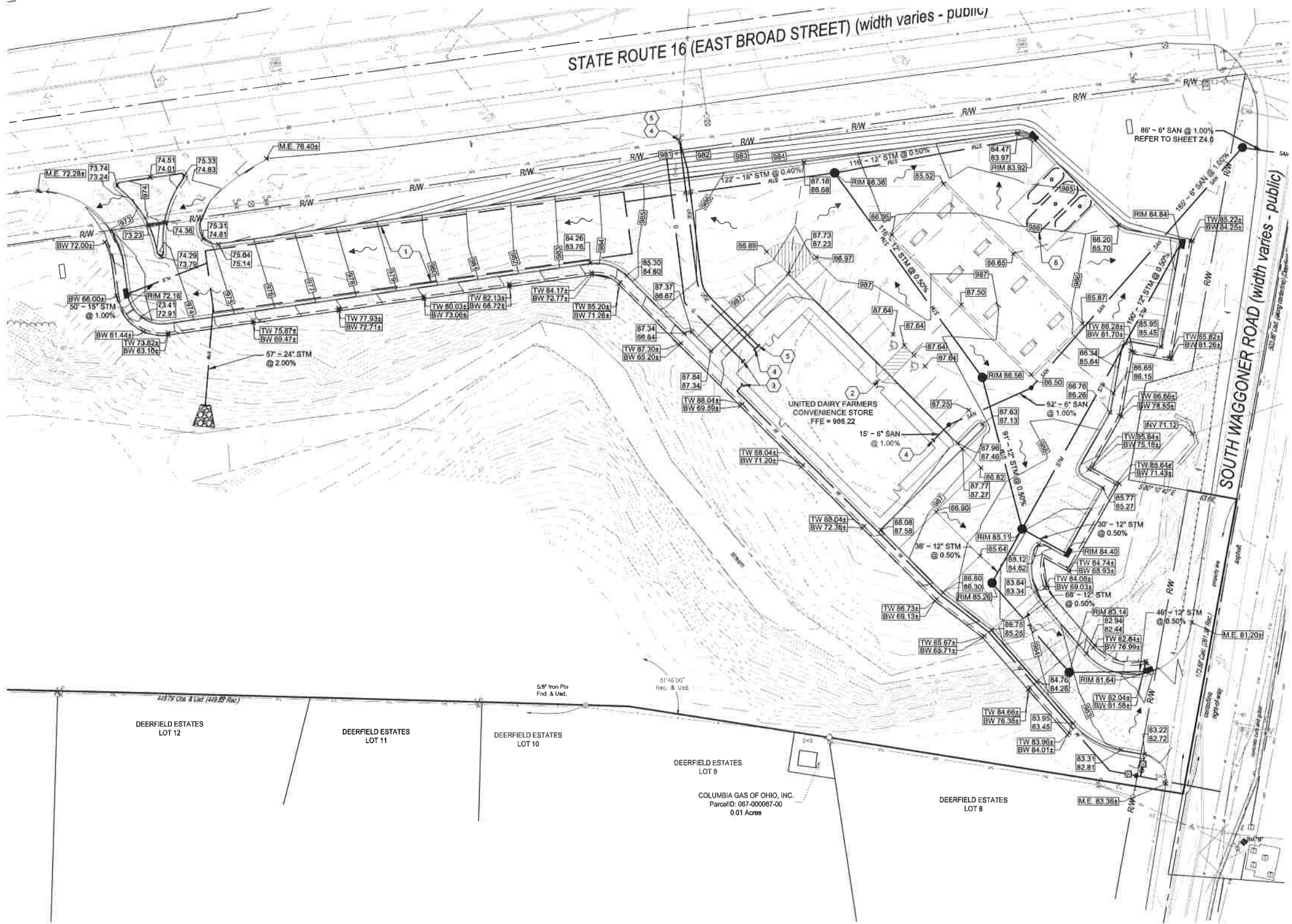
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SITE PLAN

UNITED DAIRY FARMERS

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

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| 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

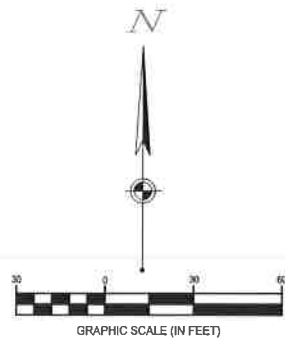
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
- PIPES 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

|              |           |
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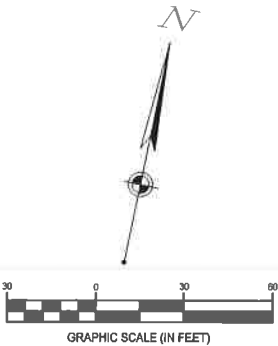
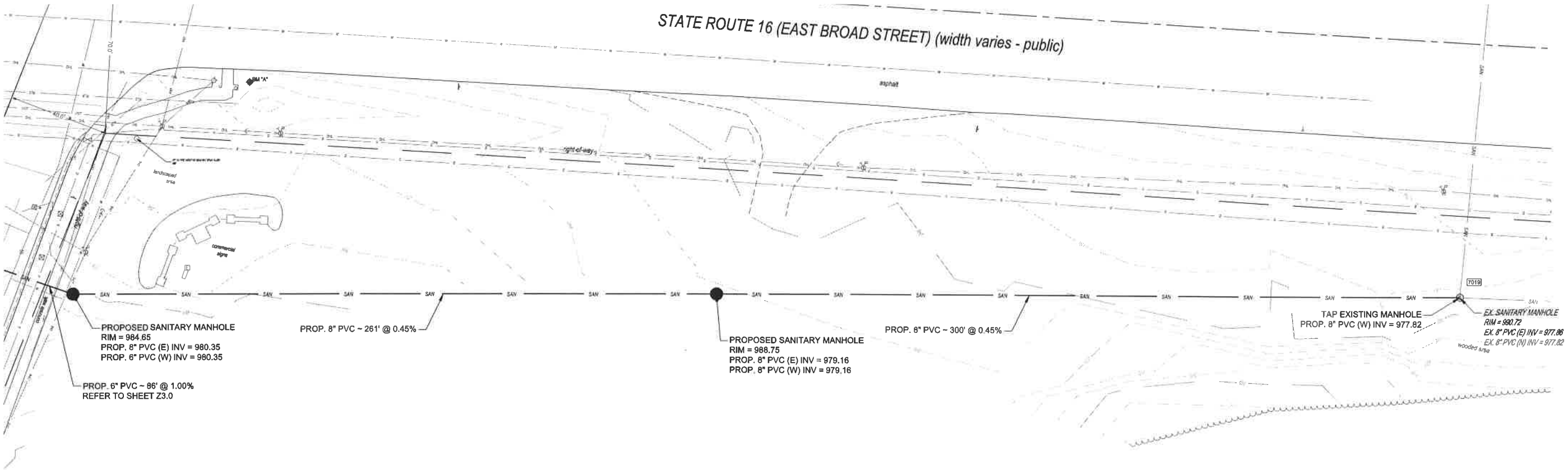


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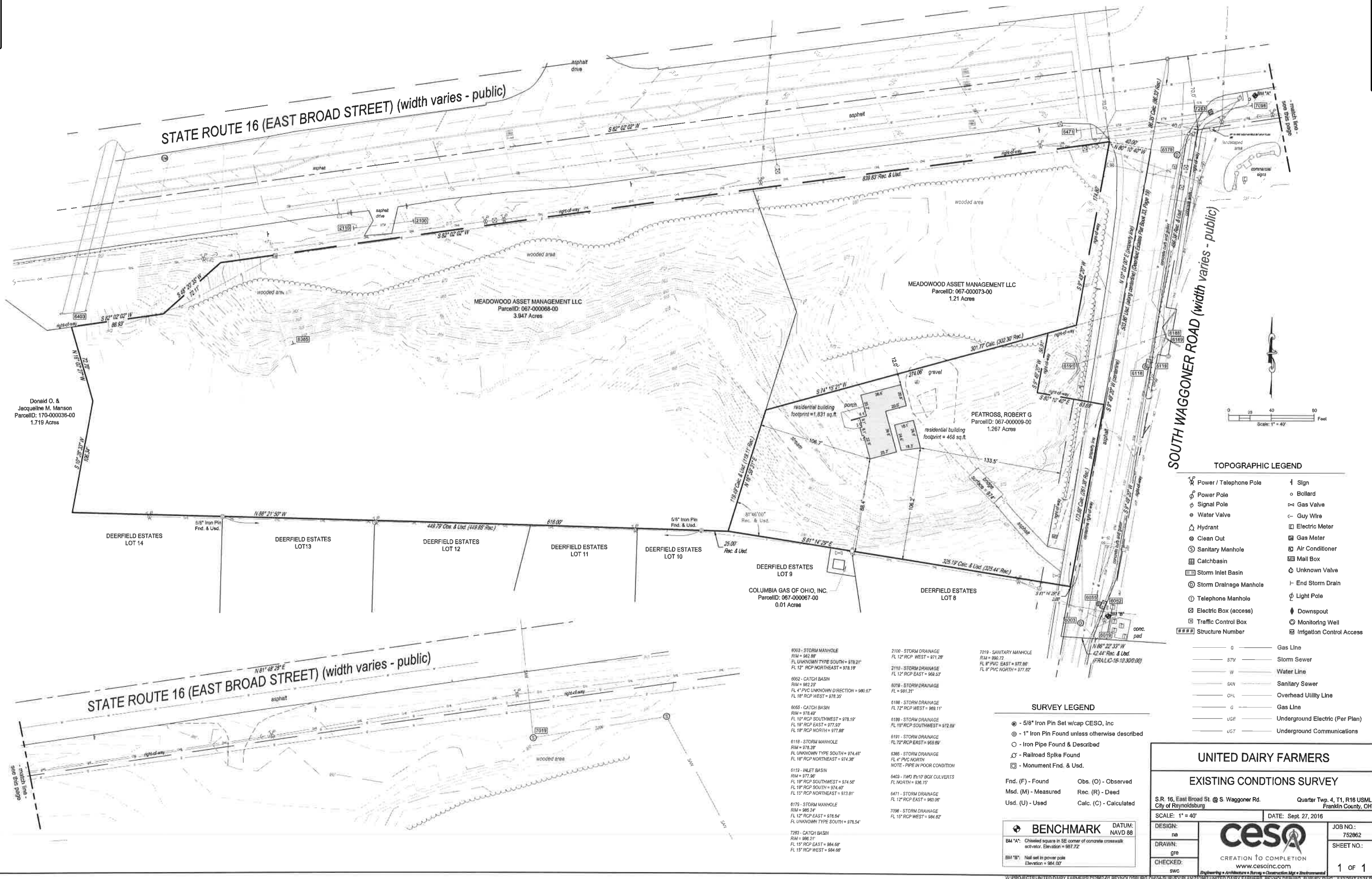
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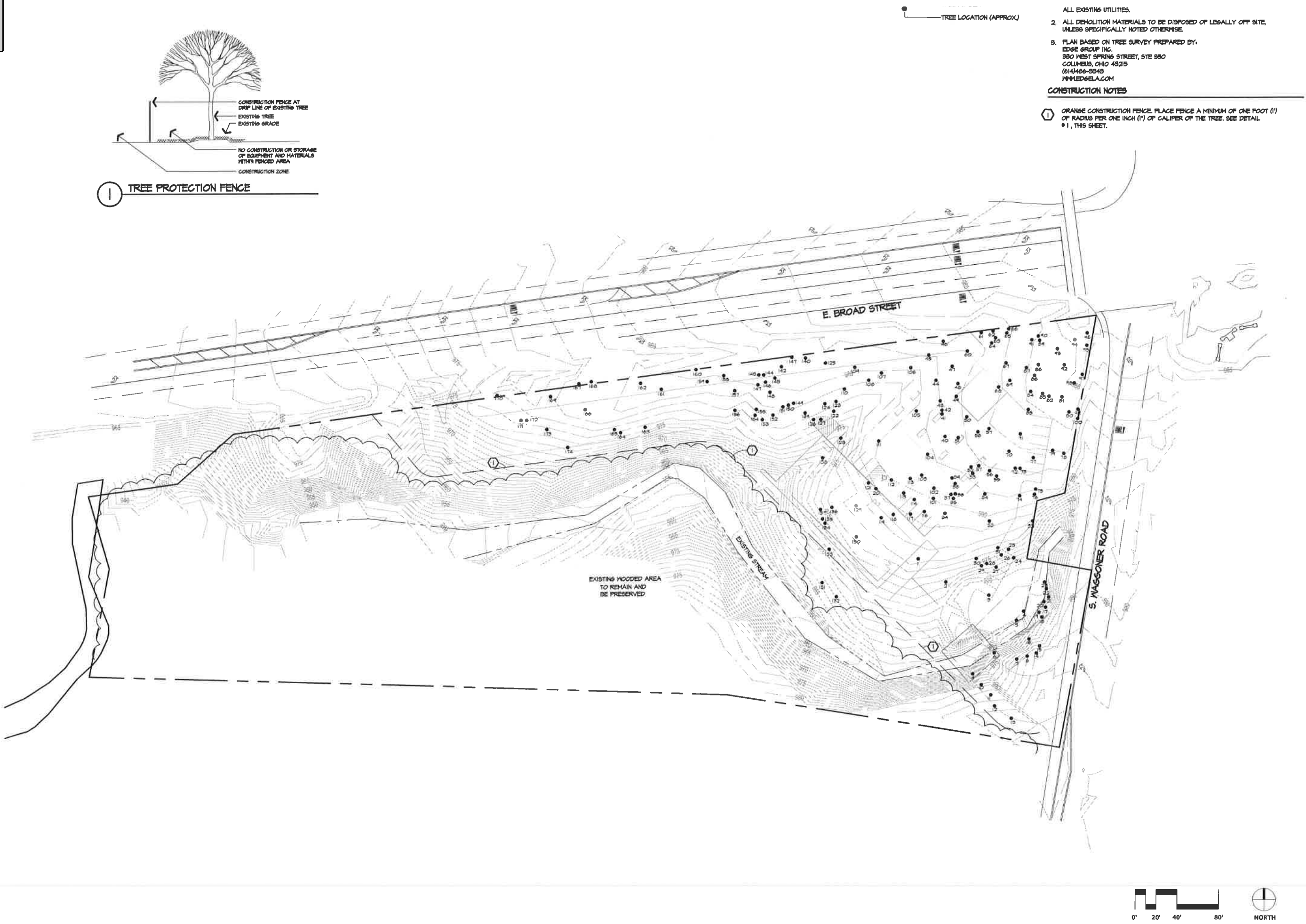
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**United Dairy Farmers**

**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  
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SHEET NO.  
Z4.0





- 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.EDGE-ELA.COM

CONSTRUCTION NOTES

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

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

CONSULTANTS

SEAL  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT TITLE

**UDF**  
REYNOLDSBURG, OH

CLIENT

|             |            |
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| PROJECT NO. |            |
| Date        | 01/06/2017 |
| Revisions   |            |
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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<br>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

SEAL

**PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT TITLE

**UDF**  
REYNOLDSBURG, OH

CLIENT

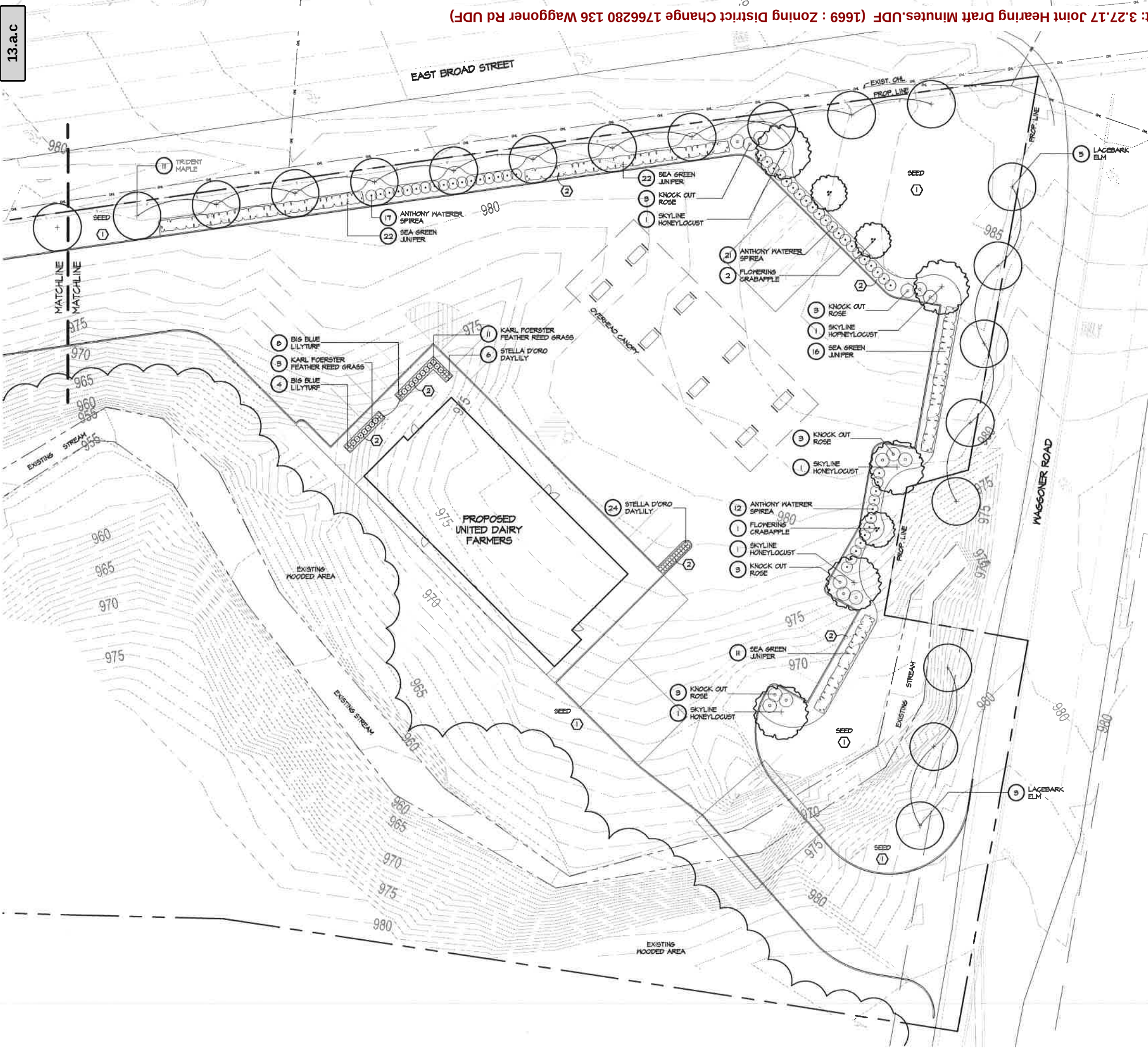
PROJECT NO.  
Date 01/06/2017  
Revisions

Sheet Title

**PLANTING PLAN**  
**EAST**

Sheet Number

**L2.01**



- 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 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.

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

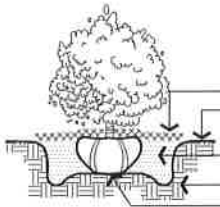
**PLANTING PLAN**  
**WEST**

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.

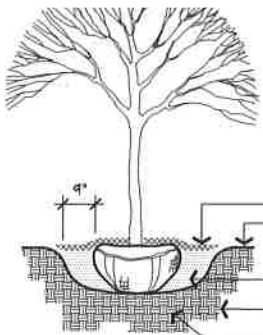


HARDWOOD BARK MULCH  
FINISH GRADE  
BACKFILL PLANTING MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

**1 SHRUB PLANTING**  
NTS

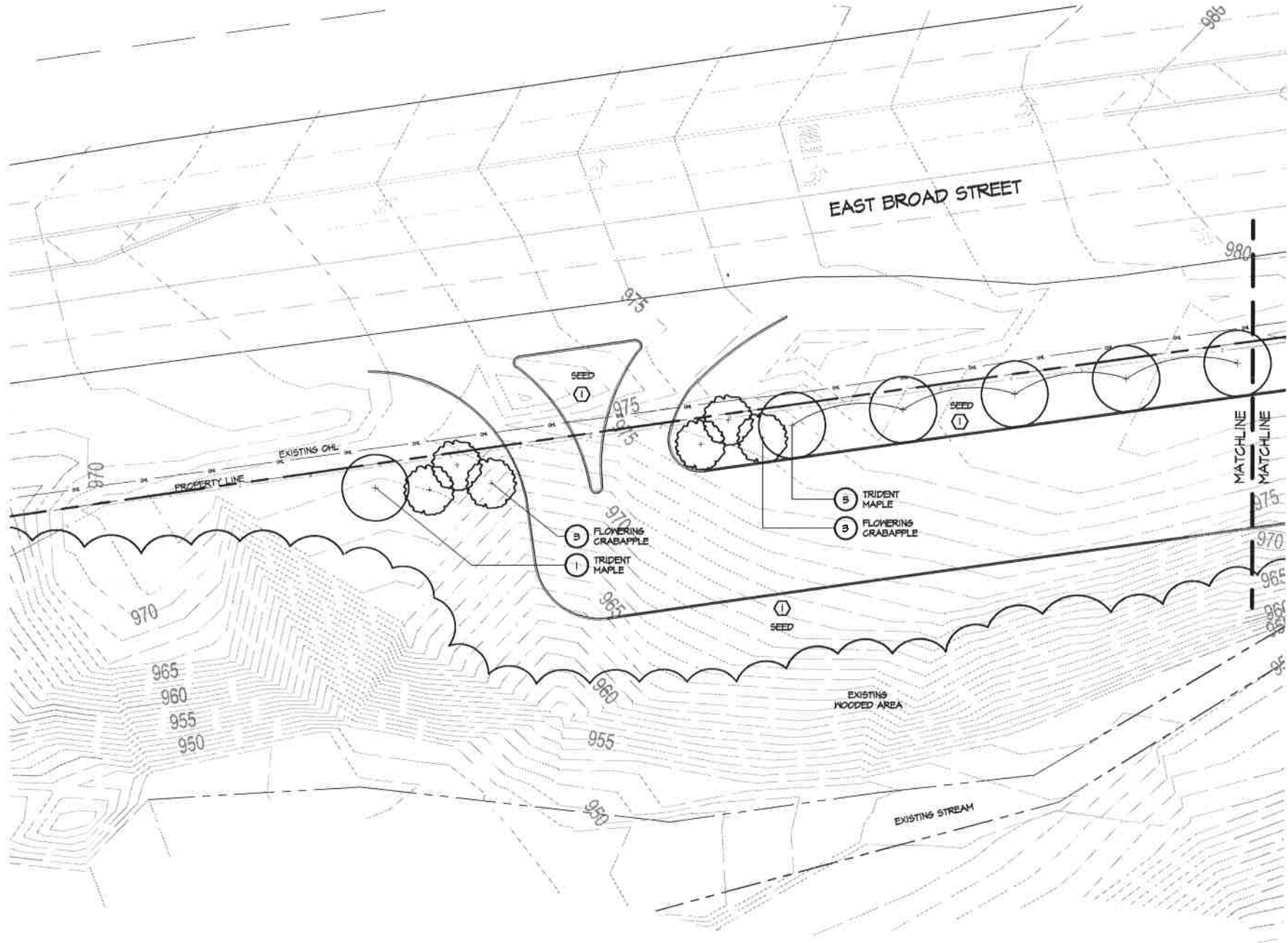
NOTES:

- 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.



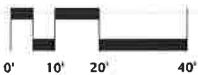
HARDWOOD BARK MULCH  
FINISH GRADE  
BACKFILL PLANTING MIX  
EXISTING SOIL  
UNDISTURBED SOIL OR COMPACTED BACKFILL

**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 LILLYTURF               | 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

**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, 18<sup>th</sup> Floor  
 Columbus, OH 43215  
 (614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto: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         |
| <b>Total Fees:</b>      | <b>\$36.00</b> |
| <b>Amount Paid:</b>     | <b>\$36.00</b> |
| <b>Amount Due:</b>      | <b>\$0.00</b>  |

**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<br>FRANKLIN COUNTY AUDITOR |          | MAR 10 2017<br>CLARENCE E. MINGO II<br>AUDITOR<br>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 27<sup>th</sup> 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 27<sup>th</sup> 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)

**Service Department****Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

---

|              |                                                                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DATE:</b> | <b>May 8, 2017</b>                                                                                                                                                                |
| <b>TO:</b>   | <b>Finance Committee</b>                                                                                                                                                          |
| <b>RE:</b>   | <b>Ordinance Authorizing and Directing the Clerk of Council to Certify Grass and Weed Cutting Costs (2016) for Collection by the Franklin County. (Second Reading 4/24/2017).</b> |

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Request authorization for the Clerk of Council to send grass and weed assessment information to the Franklin County Auditor in accordance with 543.08. The list of unpaid invoices is attached.

## 2016 Official Franklin County Nuisance Records For Assessment

Updated 3/28/17

| Invoice #  | Invoice Date            | Inspection Date | Service Date | Service Type | Grass Height Inches | Cubic Yards | Site Address                                      | Parcel #      | Owner Name                                                                                  | Address Owner                                                                                    | County   | Total Due |
|------------|-------------------------|-----------------|--------------|--------------|---------------------|-------------|---------------------------------------------------|---------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| 003-16M-FR | 5/27/2016               | 4/27/2016       | 4/29/2016    | Mowing       | 16                  |             | 6540 Birchview Dr                                 | 060-004617-00 | Ramanujam Kannan                                                                            | 1725 Summersweet Cir, Lewis Center, OH 43035                                                     | Franklin | \$ 165.00 |
| 007-16M-FR | 6/1/2016                | 5/5/2016        | 5/6/2016     | Mowing       | 11                  |             | 1246 Hilton Dr                                    | 060-003470-00 | Frederick E & Mary E Struckman                                                              | ***RETURNED AND REVISED***<br>PO Box 372903, Key Largo, FL 33037-7903                            | Franklin | \$ 135.00 |
| 011-16M-FR | 6/1/2016                | 5/6/2016        | 5/9/2016     | Mowing       | 16                  |             | 7294 Saddletree Ct                                | 060-006006-00 | Jason A Barrett                                                                             | 0935 Beverly Dr, Bucyrus, OH 44820                                                               | Franklin | \$ 155.00 |
| 013-16M-FR | 8/30/2016               | 5/10/2016       | 5/13/2016    | Mowing       | 24                  |             | 6510 Firethorn Ave                                | 060-004277-00 | ***RETURNED AND REVISED***<br>PAJ Enterprises, LLC                                          | ***RETURNED AND REVISED***<br>100 N Tatum Blvd, Suite D-100, Phoenix, AZ 85028                   | Franklin | \$ 165.00 |
| 016-16M-FR | 6/1/2016                | 5/10/2016       | 5/12/2016    | Mowing       | 26                  |             | 7130 Wind River Dr                                | 060-004307-00 | Kenneth A Boggs                                                                             | ***RETURNED AND REVISED***<br>304 Mandy Rose Trace, Stockbridge, GA 30281                        | Franklin | \$ 135.00 |
| 019-16M-FR | 6/1/2016                | 5/11/2016       | 5/12/2016    | Mowing       | 26                  |             | 7722 E Main St                                    | 060-006239-00 | Reynoldsburg Investment Co.                                                                 | c/o Steven Fireman, 1655 Old Leonard Ave, Columbus, OH 43219                                     | Franklin | \$ 240.00 |
| 020-16M-FR | 6/1/2016                | 5/11/2016       | 5/13/2016    | Mowing       | 17                  |             | 0241 Rosehill Rd                                  | 060-006518-00 | ***REVISIED***<br>Wells Fargo Bank, NA Trustee for Green Tree Mortgage Loan Trust 2005-HE-1 | ***REVISIED***<br>7360 South Kyrene Rd, Tempe, Arizona 85283                                     | Franklin | \$ 145.00 |
| 023-16M-FR | 6/10/2016               | 5/13/2016       | 5/16/2016    | Mowing       | 26                  |             | 7266 Doverwood Ct                                 | 060-005881-00 | Katherine M Kimball                                                                         | 7266 Doverwood Ct, Reynoldsburg, OH 43068                                                        | Franklin | \$ 165.00 |
| 024-16M-FR | 6/10/2016               | 5/13/2016       | 5/17/2016    | Mowing       | 30                  |             | Livingston Ave~Vacant<br>6940 Livingston Ave      | 060-001028-00 | Ruben Livingston Ave Properties LLC                                                         | 105 E 4th St; Suite 300, Cincinnati, OH 45202                                                    | Franklin | \$ 240.00 |
| 027-16M-FR | 6/20/2016               | 5/16/2016       | 5/18/2016    | Mowing       | 27                  |             | 6547 Rocky Den Rd                                 | 060-003370-00 | Karensa L Mallory                                                                           | 6547 Rocky Den Rd, Reynoldsburg, OH 43068                                                        | Franklin | \$ 225.00 |
| 028-16M-FR | 6/20/2016               | 5/16/2016       | 5/18/2016    | Mowing       | 22                  |             | 6610 Rosedale Ave                                 | 060-005353-00 | Connie L Gillenwater                                                                        | ***RETURNED AND REVISED***<br>PO Box 522, Idaho City, ID 83631                                   | Franklin | \$ 175.00 |
| 030-16M-FR | 6/20/2016               | 5/17/2016       | 5/19/2016    | Mowing       | 40                  |             | 7378 Lebanon Ave                                  | 060-000798-00 | Barbara L Duffy/Heather D Golden                                                            | 7378 Lebanon Ave, Reynoldsburg, OH 43068 *RETURNED NFA*                                          | Franklin | \$ 165.00 |
| 035-16M-FR | 6/20/2016               | 5/24/2016       | 5/28/2016    | Mowing       | 16                  |             | 1246 Hilton Dr                                    | 060-003470-00 | Frederick E & Mary E Struckman                                                              | ***RETURNED AND REVISED***<br>PO Box 372903, Key Largo, FL 33037-7903                            | Franklin | \$ 125.00 |
| 038-16M-FR | *REVISIED*<br>8/17/2016 | 6/1/2016        | 6/2/2016     | Mowing       | 24                  |             | 1554 Haft Dr                                      | 060-002168-00 | ***RETURNED AND REVISED***<br>SunTrust Mortgage Inc                                         | ***RETURNED AND REVISED***<br>4425 Ponce DeLeon Blvd, 5th Fl, Ste 301, Coral Gables, FL 33146    | Franklin | \$ 125.00 |
| 039-16M-FR | 7/6/2016                | 5/23/2016       | 6/3/2016     | Mowing       | 30                  |             | 1367 Rosehill Dr                                  | 060-002015-00 | Stephen F Billeg                                                                            | 1367 Rosehill Rd, Reynoldsburg, OH 43068                                                         | Franklin | \$ 245.00 |
| 040-16M-FR | 7/6/2016                | 6/1/2016        | 6/2/2016     | Mowing       | 40                  |             | 1801 Steckel Rd                                   | 060-002736-00 | Kathleen A Borth                                                                            | 4914 Augusta Woods Ct, Westerville, OH 43082                                                     | Franklin | \$ 165.00 |
| 042-16M-FR | 7/6/2016                | 6/8/2016        | 6/9/2016     | Mowing       | 30                  |             | 7961 E Oak Valley Rd                              | 060-000970-00 | James L & Dorothy A Bates                                                                   | PO Box 451, Reynoldsburg, OH 43068                                                               | Franklin | \$ 226.25 |
| 047-16M-FR | 7/8/2016                | 6/9/2016        | 6/17/2016    | Mowing       | 11                  |             | 7266 Doverwood Ct                                 | 060-005881-00 | Katherine M Kimball                                                                         | 7266 Doverwood Ct, Reynoldsburg, OH 43068                                                        | Franklin | \$ 125.00 |
| 050-16M-FR | 7/8/2016                | 6/16/2016       | 6/20/2016    | Mowing       | 20                  |             | Livingston Ave~Vacant Lot<br>6940 Livingston Ave  | 060-001028-00 | Ruben Livingston Ave Properties LLC                                                         | 105 E 4th St; Suite 300, Cincinnati, OH 45202                                                    | Franklin | \$ 175.00 |
| 053-16M-FR | 7/8/2016                | 6/16/2016       | 6/20/2016    | Mowing       | 28                  |             | 1600 Lucks Rd                                     | 060-002610-00 | Carla Holbrook Ross                                                                         | 1600 Lucks Rd, Reynoldsburg, OH 43068 *RETURNED NFA*                                             | Franklin | \$ 195.00 |
| 055-16M-FR | 7/8/2016                | 6/9/2016        | 6/17/2016    | Mowing       | 13                  |             | 7987 Marble Park Ave                              | 060-008776-00 | Abie Cham                                                                                   | 7987 Marble Park Ave, Reynoldsburg, OH 43068                                                     | Franklin | \$ 125.00 |
| 056-16M-FR | 7/8/2016                | 6/9/2016        | 6/17/2016    | Mowing       | 11                  |             | 0938 Noyes Dr                                     | 060-003797-00 | JP Morgan Chase Bank N A                                                                    | 3415 Vision Dr, Columbus, OH 43219                                                               | Franklin | \$ 135.00 |
| 057-16M-FR | 7/8/2016                | 6/16/2016       | 6/17/2016    | Mowing       | 18                  |             | 8160 Rodebaugh Rd                                 | 060-008856-00 | Trinity Home Builders LLC                                                                   | 2700 E Dublin-Granville Rd, Columbus, OH 43231                                                   | Franklin | \$ 125.00 |
| 058-16M-FR | 7/8/2016                | 6/16/2016       | 6/17/2016    | Mowing       | 18                  |             | 8200 Rodebaugh Rd                                 | 060-008852-00 | Trinity Home Builders LLC                                                                   | 2700 E Dublin-Granville Rd, Columbus, OH 43231                                                   | Franklin | \$ 125.00 |
| 061-16M-FR | 7/8/2016                | 6/21/2016       | 6/24/2016    | Mowing       | 15                  |             | 8089 Jonson Dr                                    | 060-003626-00 | Brenda Hoy                                                                                  | 8089 Jonson Dr, Reynoldsburg, OH 43068                                                           | Franklin | \$ 145.00 |
| 066-16M-FR | 7/19/2016               | 6/22/2016       | 6/24/2016    | Mowing       | 14                  |             | 1265 N Rosehill Rd                                | 060-001053-00 | Morgan B Heflin TR                                                                          | 280 Farmington Dr, Columbus, OH 43213                                                            | Franklin | \$ 135.00 |
| 070-16M-FR | 7/19/2016               | 6/2/2016        | 6/27/2016    | Mowing       | 26                  |             | 1513 Marvin Dr                                    | 060-002227-00 | Daniel J and Sherry Eck                                                                     | 1513 Marvin Dr, Reynoldsburg, OH 43068                                                           | Franklin | \$ 125.00 |
| 073-16M-FR | 7/19/2016               | 6/30/2016       | 7/6/2016     | Mowing       | 21                  |             | 6510 Firethorn Ave                                | 060-004277-00 | ***RETURNED AND REVISED***<br>PAJ Enterprises, LLC                                          | ***RETURNED AND REVISED***<br>11010 N Tatum Blvd: Suite D-100, Phoenix, AZ 85028                 | Franklin | \$ 155.00 |
| 074-16M-FR | 7/19/2016               | 6/30/2016       | 7/1/2016     | Mowing       | 27                  |             | 6391 Slack Rd                                     | 060-002768-00 | ***REVISIED***<br>PHH Mortgage Corporation                                                  | ***REVISIED***<br>1 Mortgage Way, Mount Laurel, NJ 08054                                         | Franklin | \$ 245.00 |
| 081-16M-FR | 8/2/2016                | 7/7/2016        | 7/12/2016    | Mowing       | 38                  |             | 8070 Bunyan Dr                                    | 060-003619-00 | James M & Diana Habash                                                                      | 8070 Bunyan Dr, Reynoldsburg, OH 43068                                                           | Franklin | \$ 205.00 |
| 083-16M-FR | 8/3/2016                | 7/11/2016       | 7/12/2016    | Mowing       | 18                  |             | 1366 Carlyle Dr                                   | 060-003541-00 | LIVCO Inc/Walnut Management                                                                 | 1366 Carlyle Dr, Reynoldsburg, OH 43068                                                          | Franklin | \$ 125.00 |
| 084-16M-FR | 8/1/2016                | 7/11/2016       | 7/18/2016    | Mowing       | 36                  |             | 7722 E Main St                                    | 060-006239-00 | Reynoldsburg Investment Co.                                                                 | c/o Steven Fireman, 1655 Old Leonard Ave, Columbus, OH 43219                                     | Franklin | \$ 280.00 |
| 092-16M-FR | 8/8/2016                | 7/19/2016       | 7/25/2016    | Mowing       | 24                  |             | 6547 Rocky Den Rd                                 | 060-003370-00 | Karensa L Mallory                                                                           | ***RETURNED-NFA***<br>6547 Rocky Den Rd, Reynoldsburg, OH 43068                                  | Franklin | \$ 205.00 |
| 096-16M-FR | 8/10/2016               | 7/25/2017       | 7/27/2016    | Mowing       | 28                  |             | Lancaster Ave~Intersection at<br>5 way~Vacant Lot | 060-007440-00 | Jerry & Maria T Ong                                                                         | ***REVISIED AND SENT TO TAX ADDRESS***<br>401 N Michigan Ave; Suite 1300, Chicago, IL 60611-4255 | Franklin | \$ 200.00 |
| 098-16M-FR | 8/10/2016               | 7/25/2016       | 7/26/2016    | Mowing       | 16                  |             | 1367 Rosehill Rd                                  | 060-002015-00 | Stephen F Billeg                                                                            | 1367 Rosehill Rd, Reynoldsburg, OH 43068                                                         | Franklin | \$ 165.00 |

Attachment: Copy of 2016 Official Nuisance Franklin County (1706 : Certify Grass and Weed Cutting

|            |            |            |                        |        |       |  |                     |               |                                                                                            |                                                                |          |           |
|------------|------------|------------|------------------------|--------|-------|--|---------------------|---------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------|-----------|
| 100-16M-FR | 8/26/2016  | 8/4/2016   | 8/5/2016               | Mowing | 17    |  | 6510 Firethorn Ave  | 060-004277-00 | PAJ Enterprises, LLC                                                                       | 11010 N Tatum Blvd; Suite D-100, Phoenix, AZ 85028             | Franklin | \$ 135.00 |
| 103-16M-FR | 8/29/2016  | 8/1/2016   | 8/5/2016               | Mowing | 13    |  | 1366 Carlyle Dr     | 060-003541-00 | LIVCO Inc/Walnut Management                                                                | 4525 Harbor Blvd, Columbus, OH 43232                           | Franklin | \$ 125.00 |
| 107-16M-FR | 9/7/2016   | 8/10/2016  | 8/11/2016              | Mowing | 16    |  | 1084 Hillridge Rd   | 060-000482-00 | Robert E Garnow                                                                            | 1084 Hillridge Rd, Reynoldsburg, OH 43068                      | Franklin | \$ 145.00 |
| 110-16M-FR | 9/8/2016   | 8/10/2016  | 8/16/2016              | Mowing | 24    |  | 7429 Donald Ave     | 060-000456-00 | Selene Finance LP                                                                          | 9990 Richmond Ave; Suite 4005, Houston, TX 77042               | Franklin | \$ 145.00 |
| 114-16M-FR | 9/12/2016  | 8/18/2016  | 8/18/2016              | Mowing | 21    |  | 1858 Steckel Rd     | 060-002769-00 | US Bank National Association TR                                                            | 5B 1665 Palm Beach Lakes Blvd, West Palm Beach, FL 33401       | Franklin | \$ 135.00 |
| 116-16M-FR | 9/12/2016  | 8/3/2016   | 8/8/2016               | Mowing | 11    |  | 7164 Feather Ct     | 060-006937-00 | John E Francis                                                                             | 7166 Feather Ct, Reynoldsburg, OH 43068                        | Franklin | \$ 135.00 |
| 118-16M-FR | 9/13/2016  | 8/3/2016   | 8/8/2016               | Mowing | 15    |  | 7163 Tomahawk Tr    | 060-006940-00 | Kenneth D Meeks/Elizabeth A Stasny                                                         | 7163 Tomahawk Tr, Reynoldsburg, OH 43068                       | Franklin | \$ 125.00 |
| 119-16M-FR | 9/13/2016  | 8/3/2016   | 8/8/2016               | Mowing | 14    |  | 7165 Tomahawk Tr    | 060-006940-00 | Kenneth D Meeks/Elizabeth A Stasny                                                         | 7165 Tomahawk Tr, Reynoldsburg, OH 43068                       | Franklin | \$ 125.00 |
| 124-16M-FR | 9/14/2016  | 8/12/2016  | 8/16/2016              | Mowing | 19    |  | 6391 Slack Rd       | 060-002768-00 | ***REVISED***<br>PHH Mortgage Corporation                                                  | 1 Mortgage Way, Mount Laurel, NJ 08054                         | Franklin | \$ 175.00 |
| 129-16M-FR | 9/16/2016  | 8/23/2016  | 8/25/2016              | Mowing | 16    |  | 1246 Hilton Dr      | 060-003470-00 | Frederick E & Mary E Struckman                                                             | PO Box 372903, Key Largo, FL 33037-7903                        | Franklin | \$ 155.00 |
| 130-16M-FR | 9/16/2016  | 8/23/2016  | 8/25/2016              | Mowing | 15    |  | 1367 Rosehill Rd    | 060-002015-00 | Stephen F Billeg                                                                           | 1367 Rosehill Rd, Reynoldsburg, OH 43068                       | Franklin | \$ 165.00 |
| 134-16M-FR | 9/16/2016  | 8/26/2016  | 8/30/2016              | Mowing | 24    |  | 1467 Lancaster Ave  | 060-000009-00 | Cecil & Patty R Cantrell                                                                   | 92 Oak Canyon Dr, Pataskala, OH 43062-9622                     | Franklin | \$ 165.00 |
| 137-16M-FR | 9/21/2016  | 8/11/2016  | 8/25/2016              | Mowing | 14/57 |  | 6437 Firethorn Ave  | 060-004302-00 | Jennifer L Hallowes                                                                        | 6437 Firethorn Ave, Reynoldsburg, OH 43068                     | Franklin | \$ 175.00 |
| 141-16M-FR | 9/27/2016  | 9/1/2016   | 9/6/2016               | Mowing | 16    |  | 7166 Anne Ct        | 060-006847-00 | William G & Tracy L Robson                                                                 | 7166 Anne Ct, Reynoldsburg, OH 43068                           | Franklin | \$ 125.00 |
| 142-16M-FR | 9/27/2016  | 9/1/2016   | 9/6/2016               | Mowing | 13    |  | 7179 Anne Ct        | 060-006841-00 | Meda Roopa                                                                                 | 131 Parkwood Dr, Ashland, OH 44805                             | Franklin | \$ 135.00 |
| 143-16M-FR | 9/27/2016  | 9/1/2016   | 9/6/2016               | Mowing | 12    |  | 7155 Feather Ct     | 060-006927-00 | Ayana D Lewis                                                                              | 7155 Feather Ct, Reynoldsburg, OH 43068                        | Franklin | \$ 125.00 |
| 145-16M-FR | 9/27/2016  | 9/1/2016   | 9/6/2016               | Mowing | 15    |  | 7163 Tomahawk Tr    | 060-006940-00 | Kenneth D Meeks/Elizabeth A Stasny                                                         | 7163 Tomahawk Tr, Reynoldsburg, OH 43068                       | Franklin | \$ 125.00 |
| 147-16M-FR | 9/27/2016  | 9/1/2016   | 9/6/2016               | Mowing | 19    |  | 7266 Doverwood Ct   | 060-005881-00 | Katherine M Kimball                                                                        | 7266 Doverwood Ct, Reynoldsburg, OH 43068                      | Franklin | \$ 135.00 |
| 153-16M-FR | 10/4/2016  | 9/6/2016   | 9/8/2016               | Mowing | 21    |  | 6964 Bartlett Rd    | 060-002085-00 | Steven B & Sandra L Fitterer                                                               | ***RETURNED-NFA***<br>6964 Bartlett Rd, Reynoldsburg, OH 43068 | Franklin | \$ 165.00 |
| 154-16M-FR | 10/4/2016  | 9/6/2016   | 9/8/2016               | Mowing | 13    |  | 7090 Bartlett Rd    | 060-002201-00 | Steven L Windle                                                                            | ***RETURNED-NFA***<br>7090 Bartlett Rd, Reynoldsburg, OH 43068 | Franklin | \$ 125.00 |
| 156-16M-FR | 10/4/2016  | 9/6/2016   | 9/8/2016               | Mowing | 13    |  | 1084 Hillridge Rd   | 060-000482-00 | Robert E Garnow                                                                            | 1084 Hillridge Rd, Reynoldsburg, OH 43068                      | Franklin | \$ 125.00 |
| 159-16M-FR | 10/5/2016  | 9/8/2016   | 9/12/2016              | Mowing | 22    |  | 1555 Marvin Dr      | 060-002233-00 | CTH Group LLC                                                                              | ***RETURNED-NFA***<br>691 E Dublin Rd, Columbus, OH 43229      | Franklin | \$ 125.00 |
| 161-16M-FR | 10/11/2016 | 9/13/2016  | 9/16/2016              | Mowing | 24    |  | 7378 Lebanon Ave    | 060-000798-00 | Barbara L Duffy/Heather D Golden                                                           | ***RETURNED-NFA***<br>7378 Lebanon Ave, Reynoldsburg, OH 43068 | Franklin | \$ 175.00 |
| 162-16M-FR | 10/11/2016 | 9/13/2016  | 9/16/2016              | Mowing | 19    |  | 1367 Rosehill Rd    | 060-002015-00 | Stephen F Billeg                                                                           | ***RETURNED-NFA***<br>1367 Rosehill Rd, Reynoldsburg, OH 43068 | Franklin | \$ 145.00 |
| 166-16M-FR | 10/12/2016 | 9/19/2016  | 9/21/2016              | Mowing | 16    |  | 7384 Wollam Ave     | 060-000494-00 | Laura A Oberst                                                                             | 7384 Wollam Ave, Reynoldsburg, OH 43068                        | Franklin | \$ 145.00 |
| 167-16M-FR | 10/12/2016 | 9/19/2016  | 9/21/2016              | Mowing | 16    |  | 7376 Wollam Ave     | 060-000495-00 | Michael J Brown                                                                            | 7376 Wollam Ave, Reynoldsburg, OH 43068                        | Franklin | \$ 165.00 |
| 178-16M-FR | 10/14/2016 | 9/23/2016  | 9/27/2016              | Mowing | 12    |  | 6504 Retton Rd      | 060-002311-00 | Danny B & Adrienne M Brown                                                                 | 6504 Retton Rd, Reynoldsburg, OH 43068                         | Franklin | \$ 200.00 |
| 180-16M-FR | 10/14/2016 | 9/23/2016  | 9/26/2016              | Mowing | 17    |  | 6391 Slack Rd       | 060-002768-00 | PHH Mortgage Corporation                                                                   | 1 Mortgage Way, Mount Laurel, NJ 08054                         | Franklin | \$ 175.00 |
| 182-16M-FR | 10/14/2015 | 9/23/2016  | 9/27/2016              | Mowing | 14    |  | 0241 Rosehill Rd    | 060-006518-00 | ***REVISED***<br>Wells Fargo Bank, NA Trustee for Green Tree Mortgage Loan Trust 2005-HE-1 | ***REVISED***<br>7360 South Kyrene Rd, Tempe, Arizona 85283    | Franklin | \$ 165.00 |
| 185-16M-FR | 10/25/2016 | 9/29/2016  | 10/7/2016              | Mowing | 12    |  | 0445 Hawthorne Pl   | 060-005311-00 | Tilahun Negussie                                                                           | ***RETURNED-NFA***<br>445 Hawthorne Pl, Reynoldsburg, OH 43068 | Franklin | \$ 135.00 |
| 186-16M-FR | 10/25/2016 | 9/29/2016  | 10/7/2016              | Mowing | 12    |  | 7079 Roundelay Rd S | 060-001369-00 | Jerry K Jr & Angel R Hatfield                                                              | 7079 Roundelay Rd S, Reynoldsburg, OH 43068                    | Franklin | \$ 125.00 |
| 187-16M-FR | 10/26/2016 | 9/26/2016  | 10/7/2016              | Mowing | 22    |  | 0926 Lancaster Ave  | 060-000552-00 | Joshua J Reed                                                                              | 926 Lancaster Ave, Reynoldsburg, OH 43068                      | Franklin | \$ 205.00 |
| 190-16M-FR | 10/26/2016 | 10/3/2016  | 10/4/2016              | Mowing | 12    |  | 1246 Hilton Dr      | 060-003470-00 | Frederick E & Mary E Struckman                                                             | PO Box 372903, Key Largo, FL 33037-7903                        | Franklin | \$ 145.00 |
| 191-16M-FR | 10/26/2016 | 10/7/2016  | 10/12/2016             | Mowing | 16    |  | 1170 Carrousel Dr E | 060-001491-00 | Violet A Bonner                                                                            | ***REVISED***<br>11891 Peatmoss Rd, Utica, OH 43080-9573       | Franklin | \$ 225.00 |
| 195-16M-FR | 11/9/2016  | 10/14/2016 | 10/18/2016             | Mowing | 13    |  | 7429 Donald Ave     | 060-000456-00 | Selene Finance LP                                                                          | 9990 Richmond Ave; Suite 4005, Houston, TX 77042               | Franklin | \$ 145.00 |
| 196-16M-FR | 11/9/2016  | 10/17/2016 | 10/18/2016             | Mowing | 11    |  | 1001 Sunview Rd     | 060-000593-00 | Kathy Marcum/Kathy A Marcum                                                                | 1001 Sunview Rd, Reynoldsburg, OH 43068                        | Franklin | \$ 135.00 |
| 205-16M-FR | 12/16/2016 | 11/10/2016 | 11/18/16 &<br>11/22/16 | Mowing | 16    |  | 0869 Brian Dr       | 060-000706-00 | Shirley J Endicott                                                                         | 869 Brian Dr, Reynoldsburg, OH 43068                           | Franklin | \$ 205.00 |

Attachment: Copy of 2016 Official Nuisance Franklin County (1706 : Certify Grass and Weed Cutting

| TRASH REMOVAL |            |            |            |       |  |    |                     |               |                                                                                                   |                                                                                                                                      |          |              |
|---------------|------------|------------|------------|-------|--|----|---------------------|---------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|
| 03-16T-FR     | 10/12/2016 | 9/27/2016  | 9/28/2016  | Trash |  | 1+ | 6613 Livingston Ave | 060-004125-00 | ***RETURNED AND RE-MAILED***<br>Big Red Real Estate LLC c/o BEACON<br>PROPERTY MANAGEMENT COMPANY | ***RETURNED AND RE-MAILED***<br>1891-1899 Redwood St, Reynoldsburg, OH 43068<br>c/o Attn: Artrice 807 E Broad St, Columbus, OH 43205 | Franklin | \$ 125.00    |
| 05-16T-FR     | 10/25/2016 | 10/3/2016  | 10/4/2016  | Trash |  | 6  | 6613 Livingston Ave | 060-004125-00 | Big Red Real Estate LLC c/o BEACON<br>PROPERTY MANAGEMENT COMPANY                                 | 1891-1899 Redwood St, Reynoldsburg, OH 43068<br>c/o Attn: Artrice 807 E Broad St, Columbus, OH 43205                                 | Franklin | \$ 235.00    |
| 07-16T-FR     | 11/9/2016  | 10/4/2016  | 10/12/2016 | Trash |  | 9  | 1110 Briarcliff Rd  | 060-001534-00 | David D Cleesattle/Eleanor R Barrett                                                              | ***REVISED***<br>8712 N Magnolia Ave; SPC 160, Santee, CA 92071-4547                                                                 | Franklin | \$ 215.00    |
| 08-16T-FR     | 11/9/2016  | 10/18/2016 | 10/19/2016 | Trash |  | 5  | 6613 Livingston Ave | 060-004125-00 | Big Red Real Estate LLC c/o BEACON<br>PROPERTY MANAGEMENT COMPANY                                 | 1891-1899 Redwood St, Reynoldsburg, OH 43068<br>c/o Attn: Artrice 807 E Broad St, Columbus, OH 43205                                 | Franklin | \$ 145.00    |
| 12-16T-FR     | 12/16/2016 | 11/14/2016 | 12/7/2016  | Trash |  | 5  | 0604 Hunt Valley Dr | 060-005285-00 | Adrienne Shields                                                                                  | 604 Hunt Valley Dr, Reynoldsburg, OH 43068                                                                                           | Franklin | \$ 275.00    |
|               |            |            |            |       |  |    |                     |               |                                                                                                   |                                                                                                                                      | TOTAL    | \$ 12,561.25 |

**Service Department****Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

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|              |                                                                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DATE:</b> | <b>May 8, 2017</b>                                                                                                                                                                               |
| <b>TO:</b>   | <b>Finance Committee</b>                                                                                                                                                                         |
| <b>RE:</b>   | <b>Ordinance Authorizing and Directing the Clerk of Council to Certify<br/>Grass and Weed Cutting Costs (2016) for Collection by the Licking<br/>County Auditor. (Second Reading 4/24/2017).</b> |

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Request authorization for the Clerk of Council to send grass and weed assessment information to the Licking County Auditor in accordance with 543.08. The list of unpaid invoices is attached.

2016 Official Licking County Nuisance Records For Assessment

| Invoice #     | Invoice Date | Inspection Date | Service Date | Service Type | Grass Height Inches | Cubic Yards | Site Address         | Parcel #          | Owner Name                            | Billing Address                                                      | County  | Total Due   |
|---------------|--------------|-----------------|--------------|--------------|---------------------|-------------|----------------------|-------------------|---------------------------------------|----------------------------------------------------------------------|---------|-------------|
| 06-16M-LK     | 6/1/2016     | 4/29/2016       | 5/2/2016     | Mowing       | 21                  |             | 8895 Taylor Woods Dr | 013-027588-00.201 | Michael & Jennifer D Andis            | ***RETURNED AND REVISED***<br>103 Hampton Ln, Reynoldsburg, OH 43068 | Licking | \$ 135.00   |
| 17-16M-LK     | 5/27/2016    | 5/4/2016        | 5/12/2016    | Mowing       | 26                  |             | 1060 Taylor Mills Dr | 013-027612-00.041 | Nick R King & Yan Xu                  | 7429 Pincrest Dr, Blacklick, OH 43004                                | Licking | \$ 250.00   |
| 18-16M-LK     | 6/1/2016     | 5/9/2016        | 5/10/2016    | Mowing       | 11                  |             | 8947 Trinity Cir     | 013-027294-00.186 | Woldegiorgis Bereket                  | 8947 Trinity Cir, Reynoldsburg, OH 43068                             | Licking | \$ 135.00   |
| 26-16M-LK     | 6/20/2016    | 5/16/2016       | 5/20/2016    | Mowing       | 28                  |             | 8430 Kingsley Dr     | 013-030186-00.225 | Husam Shalash                         | 10007 Oriole Ct, Miamisburg, OH 45342                                | Licking | \$ 125.00   |
| 34-16M-LK     | 6/20/2016    | 5/18/2016       | 5/19/2016    | Mowing       | 25                  |             | 1262 Hanson St       | 013-030744-00.000 | US Construction Development Group LLC | 3136 Dragonfly St, Glendale, CA 91206                                | Licking | \$ 145.00   |
| 52-16M-LK     | 7/8/2016     | 6/9/2016        | 6/20/2016    | Mowing       | 27                  |             | 8375 Lucerne Dr      | 013-030180-00.239 | Jeffrey Nelson/Michae J Robinson      | 8375 Lucerne Dr, Reynoldsburg, OH 43068 *RETURNED NFA*               | Licking | \$ 195.00   |
| 59-16M-LK     | 7/8/2016     | 6/9/2016        | 6/17/2016    | Mowing       | 14                  |             | 8614 Priestley Dr    | 013-030186-00.337 | Timothy M Gholston                    | 8279 Clear Path Dr, Reynoldsburg, OH 43068                           | Licking | \$ 135.00   |
| 71-16M-LK     | 7/19/2016    | 6/16/2016       | 7/6/2016     | Mowing       | 23                  |             | 9219 Ruston Ln       | 090-141180-00.033 | Naomi Zep                             | 9219 Ruston Ln, Reynoldsburg, OH 43068                               | Licking | \$ 125.00   |
| 75-16M-LK     | 8/2/2016     | 6/21/2016       | 7/7/2016     | Mowing       | 15                  |             | 1262 Hanson St       | 013-030744-00.000 | US Construction Development Group LLC | 3136 Dragonfly St, Glendale, CA 91206                                | Licking | \$ 125.00   |
| 82-16M-LK     | 8/3/2016     | 7/11/2016       | 7/14/2016    | Mowing       | 14                  |             | 1141 Starlight Dr    | 013-030186-00.140 | Denise E & Edwin McCreary             | 1141 Starlight Dr, Reynoldsburg, OH 43068                            | Licking | \$ 125.00   |
| 101-16M-LK    | 8/26/2016    | 8/1/2016        | 8/5/2016     | Mowing       | 19                  |             | 8425 Reynoldswood Dr | 013-027414-00.170 | Wells Fargo Bank NA                   | 3176 Stateview Blvd, MAC# X7801-013-(FC), Fort Mill, SC 29715        | Licking | \$ 165.00   |
| 111-16M-LK    | 9/8/2016     | 8/10/2016       | 8/11/2016    | Mowing       | 14                  |             | 9167 Jackies Bend    | 090-141180-00.275 | Martha & Fred Boateng                 | 9167 Jackies Bend, Reynoldsburg, OH 43068                            | Licking | \$ 125.00   |
| 115-16M-LK    | 9/12/2016    | 8/16/2016       | 8/18/2016    | Mowing       | 22                  |             | 8375 Lucerne Dr      | 013-030180-00.239 | Jeffrey Nelson/Michae J Robinson      | 8375 Lucerne Dr, Reynoldsburg, OH 43068                              | Licking | \$ 165.00   |
| 122-16M-LK    | 9/13/2016    | 8/2/2016        | 8/11/2016    | Mowing       | 20                  |             | 8614 Priestley Dr    | 013-030186-00.337 | Timothy M Gholston                    | ***REVISED***<br>8614 Priestley Dr, Reynoldsburg, OH 43068           | Licking | \$ 125.00   |
| 126-16M-LK    | 9/14/2016    | 8/12/2016       | 8/16/2016    | Mowing       | 13                  |             | 2138 Claystone Pl    | 013-027342-00.112 | Shashina M & Stephen Watkins          | 2138 Claystone Pl, Reynoldsburg, OH 43068                            | Licking | \$ 125.00   |
| 127-16M-LK    | 9/14/2016    | 8/12/2016       | 8/16/2016    | Mowing       | 16                  |             | 8072 Fenway Cir      | 013-027342-00.074 | Dia Serigne Abdou                     | 8072 Fenway Cir, Reynoldsburg, OH 43068                              | Licking | \$ 165.00   |
| 136-16M-LK    | 9/16/2016    | 8/29/2016       | 8/30/2016    | Mowing       | 15                  |             | 8310 Glencrest Dr    | 013-030150-00.017 | Westward Partners LLC                 | 97 Beech Ridge Dr, Powell, OH 43065                                  | Licking | \$ 135.00   |
| 189-16M-LK    | 10/26/2016   | 10/3/2016       | 10/5/2016    | Mowing       | 13                  |             | 2056 Clay Stone Pl   | 013-027342-00.011 | Collie L Brown Jr                     | ***RETURNED-NFA***<br>2056 Clay Stone Pl, Reynoldsburg, OH 43068     | Licking | \$ 125.00   |
| 200-16M-LK    | 11/17/2016   | 10/26/2016      | 10/27/2016   | Mowing       | 16                  |             | 9219 Ruston Ln       | 090-141180-00.033 | Naomi Zep                             | 9219 Ruston Ln, Reynoldsburg, OH 43068                               | Licking | \$ 165.00   |
| 201-16M-LK    | 11/17/2016   | 10/26/2016      | 10/27/2016   | Mowing       | 12                  |             | 8791 Patterson Loop  | 090-141180-00.277 | Yadav Chamlagai                       | 8791 Patterson Loop, Reynoldsburg, OH 43068                          | Licking | \$ 125.00   |
| 203-16M-LK    | 11/17/2016   | 10/28/2016      | 11/1/2016    | Mowing       | 12                  |             | 8072 Fenway Cir      | 013-027342-00.074 | Dia Serigne Abdou                     | 8072 Fenway Cir, Reynoldsburg, OH 43068                              | Licking | \$ 165.00   |
| TRASH REMOVAL |              |                 |              |              |                     |             |                      |                   |                                       |                                                                      |         |             |
|               |              |                 |              |              |                     |             |                      |                   |                                       |                                                                      |         |             |
|               |              |                 |              |              |                     |             |                      |                   |                                       |                                                                      | Licking | \$ 75.00    |
| 11-16T-LK     | 11/17/2016   | 10/27/2016      | 11/4/2016    | Trash        |                     | 1+          | 9219 Ruston Ln       | 090-141180-00.033 | Naomi Zep                             | 9219 Ruston Ln, Reynoldsburg, OH 43068                               | Licking | \$ 125.00   |
| 13-16T-LK     | 12/29/2016   | 12/9/2016       | 12/9/2016    | Trash        |                     | 3.5         | 0940 Quaint Ct       | 013-027588-00.053 | Maria De Jesus & Luis Angel Serna     | 940 Quaint Ct, Reynoldsburg, OH 43068                                | Licking | \$ 145.00   |
| TOTAL         |              |                 |              |              |                     |             |                      |                   |                                       |                                                                      |         | \$ 3,425.00 |

**Mayor's Office****Brad McCloud****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

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**DATE:**           **May 8, 2017****TO:**             **Finance Committee****RE:**             ORDINANCE TO AMEND ORDINANCE 94-12 PASSED DECEMBER  
17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS  
EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000.  
(Second Reading 4/24/2017).

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**Requesting Ordinance 84-13 passed on November 25, 2013 that waives competitive bidding for various exempted contracts and expenditures over \$10,000 with attached changes (see attached).**

ORDINACE NO. 84-13PASSED ON: November 25, 2013

ORDINACE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000 WITH ADDING FRANKLIN COUNTY PUBLIC HEALTH.

BE IT ORDAINDE BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That Council does hereby waive competitive bidding for the following vendors:

|                                           |                                                              |
|-------------------------------------------|--------------------------------------------------------------|
| Schonhardt and Associates                 | <del>Spring/Embarq Communications</del>                      |
| <del>Franklin Count Public Health</del>   | <del>SumocoSpeedway</del>                                    |
| Limbach Controls Group                    | <del>Xerox Accela</del>                                      |
| Columbia Gas of Ohio                      | <del>SBC/AT &amp;T</del>                                     |
| Sensus                                    | <del>Bob McDorman Chevrolet</del>                            |
| Verizon Wireless                          | <del>Dave Gill Pontiac</del>                                 |
| <del>Pace Analytical Services, Inc.</del> | Taylor Chevrolet                                             |
| Ricart Mega Mall                          | <del>Viper Protection Services</del> <u>Silco Fire &amp;</u> |
| <del>Security</del>                       | <u>Jeffrey R. Bing Cement</u>                                |
| Statewide Ford                            | <u>M P Dory</u>                                              |
| Honda East                                | <u>Franklin Soil &amp; Water</u>                             |
| Pyrotecnico                               | <u>Hapco Aluminum</u>                                        |
| <u>American Mechanical Group</u>          | <u>HD Supply Waterworks, LTD.</u>                            |
| <u>Franklin County (all agencies)</u>     | <u>Licking County (all agencies)</u>                         |
| <u>Fairfield County (all agencies)</u>    | <u>State of Ohio (all agencies)</u>                          |
| <u>REM Communications</u>                 | <u>New World Systems</u>                                     |
| <u>American Legal Publishing</u>          | <u>Willis of Ohio</u>                                        |
| <u>Kirch Group Technologies</u>           |                                                              |

SECTION 2. That Ordinance 94.12 passed December 17, 2012 be and is hereby amended and replaced.

SECTION 3. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

\_\_\_\_\_  
Doug Joseph, President of Council

ATTEST: \_\_\_\_\_  
April L. Beggerow, Clerk of Council

Attachment: waive competitive bid (1712 : Amend Ordinance 84-13 Competitive Bid)

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Bradley L. McCloud, Mayor