



Doug Joseph, President
Caleb Skinner, Ward 1
Brett Luzader, Ward 2
Marshall Spalding, Ward 3
Mel Clemens, Ward 4
Barth Cotner, At-Large
Stacie A. Baker, At-Large
Kristin J. Bryant, At-Large

CITY COUNCIL

Committee Meetings Regular Council Meeting

7232 E. Main St
Reynoldsburg, OH 43068
www.ci.reynoldsburg.oh.us

April Beggerow
614-322-6836

Monday, April 9, 2018

Council Chambers

PUBLIC SERVICE AND TRANSPORTATION COMMITTEE MEETING

1. CALL TO ORDER - ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. Public Service and Transportation Committee – Committee Meeting – March 12, 2018

4. NEW LEGISLATION/DISCUSSION ITEMS

- a. ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY NUISANCE COSTS (2017) FOR COLLECTION BY THE FRANKLIN COUNTY AUDITOR.
- b. ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY NUISANCE COSTS (2017) FOR COLLECTION BY THE LICKING COUNTY AUDITOR.
- c. ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE AN INTERNATIONAL DUMP TRUCK AND RELATED EQUIPMENT FOR THE WATER AND WASTEWATER DEPARTMENT AND DECLARING AN EMERGENCY.

5. LEGISLATION FOR THIRD READING

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.07 Temporary Special Land Use of Chapter 1171 General Regulations. (Second Reading 3/26/2018; Option B Approved by Planning Commission 3/08/2018).
- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1151.01 Initiation of Amendments, Section 1151.02 Petition for Zoning District Change with Development Plan, Section 1151.03 Public Hearing and Referral to the Planning Commission, Section 1151.05 Action by Council, Section 1151.06 Amendment of Development Plan, and Section 1151.07 Effect of Approval of Chapter 1151 Amendments. (Second Reading 3/26/2018; Approved by Planning Commission 3/8/2018).
- c. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning Districts of Various City Parks and Other Parcels Owned by the City of Reynoldsburg to S-1 Special District. (Second Reading 3/26/2018; Approved by Planning Commission 3/8/2018).
- d. 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: Changing the Zoning District of a 10.58AC Parcel Known as 7227 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District, and Removing the Parcel from the Historic Overlay District. --- (Second Reading 3/26/2018; Approved by Planning Commission 3/8/2018).
- 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: Changing the Zoning District of a 24.3 Acre Parcel on the West Side of Taylor Road Known as 9366 Taylor Road SW, and 9370 Taylor Road SW, Reynoldsburg, Ohio, from AR-2 Multiple Family Residence District and CC Community Commerce District to PND Planned Neighborhood Development District. (Second Reading 3/26/2018; Planning Commission Recommends Disapproval 3/8/2018).

- f. 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: Changing the Zoning District of a 49.88 Acre Parcel Owned by the State of Ohio on the South Side of E. Main Street, Known as 8895 E. Main Street SW, Reynoldsburg, Ohio, from CO Offices and Institutions District and CS Community Services District to GI General Industry District with Limited Overlay; and Waving the Traffic Study Requirements of Section 1151.02. (Second Reading 3/26/2018; Approved by Planning Commission 3/8/2018).

MINUTES COMMITTEE MEETING
 REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
 March 12, 2018

Ward 2 Councilmember Brett Luzader called the meeting to order at 7:39 PM

PRESENT: Luzader, Baker, Bryant, Skinner

ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

a. Public Service and Transportation Committee – Committee Meeting – February 26, 2018

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

30-18

ORDINANCE TO APPROVE PAYMENT OF SERVICES PERFORMED PRIOR TO THE AUDITOR'S CERTIFICATION OF AVAILABILITY OF FUNDS AND DECLARING AN EMERGENCY --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: Thank you Chairman Luzader and members of Council. This is a housekeeping item. This ordinance is regarding the engineering and appropriation of bid documents for the 2018 Street Program, it was passed in November of 2017 for \$92,418. We received an invoice from EMH&T on January 23rd for \$17,200.00 and the PO was not opened until February 13th. So that makes this a Then & Now.

Mr. Luzader: Are there any questions from the Committee on this item?

Mr. Sampson: The money is in the account, sufficient funds, just a delayed invoice.

Ms. Bryant: I guess I have to wonder why we need to declare an emergency if they're the ones turning in an invoice late.

Mr. Sampson: We can do three reads and 30 days if you prefer. We have a good relationship with our consultant and we want to maintain that relationship and like any other business, they like to get paid within 60-90 days but its up to you Councilwoman Bryant if you prefer that we delay it, if we extend it. Chairman Luzader?

Mr. Luzader: I think this might be for the Auditor or City Attorney, I think this has to be passed within 30 days upon certification of the Auditor doesn't it?

Minutes Acceptance: Minutes of Mar 12, 2018 7:32 PM (Approval of Minutes)

MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
March 12, 2018

Mr. Hood: Yes it has to be passed within 30 days. The Revised Code requires it. A then and now has to be cured w/in 30 days by Councilmatic action. The Auditor does not have authorization to do a then and now for more than \$3,000. This is a bona fide emergency.

Mr. Sampson: Ms. Bryant is that satisfactory?

Ms. Bryant: I would just like to limit the amount of emergencies that we have but understanding with Mr. Hood's explanation...

Mr. Hood: Emergencies absolutely, and then and nows even more so. We don't want to be in the habit of doing these. Absolutely correct.

Mr. Sampson: Let me make a comment, emergencies in the City of Reynoldsburg are a 2 read unless there is a special exception or unless a Council member insists it be passed that evening. Emergencies are still a 2 read. An emergency, I believe, and again, having been on the job for coming on 2 years, that emergencies really aren't what the City of Columbus does, everything is an emergency and it's passed in one evening. I do believe that we do, give our Council and the public the opportunity even on these emergency reads to provide input and ask questions. Emergency is an overstatement in terms of defining what we do in terms of a legislation requiring a quicker passage than 3 reads and 3 reads with 30 days.

Mr. Luzader: This is a bit of an exception because by the time we got it...

Mr. Sampson: I'm just giving a minor tutorial on my experience in other communities and the private sector my experience with Reynoldsburg and how we define emergency reads, they're really not quite emergencies.

Mr. Clemens: This is the City of Reynoldsburg, I agree but I don't agree on just having emergencies just for the heck of it really. If it's an emergency, we have a reason to call it that, that's fine. If it's not an emergency, and it could have been done 2 months ago, to me that's not an emergency. This one you passed is an emergency and I agree with you on that. But I'm a strong believer in an emergency is for the health and welfare of the City of Reynoldsburg..

Mr. Sampson: And I agree Mr. Clemens. That's why I introduced the fireworks in February, so we could have them in July.

Mr. Clemens: I have no problems with this one.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/12/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR EMERGENCY ADOPTION

Minutes Acceptance: Minutes of Mar 12, 2018 7:32 PM (Approval of Minutes)

MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
March 12, 2018

31-18

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE GARLAND COMPANY FOR THE REPLACEMENT AND INSTALLATION OF A NEW ROOF FOR THE MUNICIPAL BUILDING, AND DECLARING AN EMERGENCY. --
- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/12/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

32-18

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE MINI TRACK HOE CX37C AND CRONKHITE MODEL 3300 TRAILER FOR THE WATER AND WASTEWATER DEPARTMENT AND DECLARING IT AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/12/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

38-18

ORDINANCE GRANTING AN EASEMENT TO AEP OHIO TRANSMISSION CO., INC., (0.106 ACRE UNDERGROUND UTILITY EASEMENT) FOR COMMUNICATIONS PURPOSES OVER A 6.815 ACRE CITY-OWNED TRACT KNOWN AS PARCEL #060-007912-00. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/12/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

39-18

ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT WITH PYROTECNICO FOR THE 2018 FIREWORKS DISPLAY. --- Luzader. Public Service and Transportation Committee.

Minutes Acceptance: Minutes of Mar 12, 2018 7:32 PM (Approval of Minutes)

MINUTES COMMITTEE MEETING
 REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
 March 12, 2018

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/12/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

40-18

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/12/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

Minutes Acceptance: Minutes of Mar 12, 2018 7:32 PM (Approval of Minutes)

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

DATE: April 9, 2018**TO: Public Service and Transportation Committee****RE: ORDINANCE AUTHORIZING AND DIRECTING THE CLERK
OF COUNCIL TO CERTIFY NUISANCE COSTS (2017) FOR
COLLECTION BY THE FRANKLIN COUNTY AUDITOR**

Approval:

Completed Brad McCloud	Jed Hood	Completed Stephen Cicak
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Request authorization for the Clerk of Council to send nuisance information to the Franklin County Auditor in accordance with 543.08. The list of unpaid invoices is attached.

2017 Official Franklin County Nuisance Records

Updated 3/20/18

Invoice #	Invoice Date	Inspection Date	Service Date	Service Type	Grass Height Inches	Cubic Yards	Site Address	Parcel #	Owner Name	Address Owner	County	Total Due
001-17TR-FR	2/15/2017	12/28/2016	1/11/2017	TRASH		2	0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 205.00
007-17M-FR	5/8/2017	4/28/2017	5/2/2017	MOWING	22		0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 295.00
010-17M-FR	5/22/2017	5/9/2017	5/9/2017	MOWING	16		1246 HILTON DR	060-003470-00	FREDERICK E & MARY E STRUCKMAN	1246 HILTON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 215.00
011-17M-FR	6/7/2017	5/12/2017	5/17/2017	MOWING	28		6680 RETTON RD	060-002288-00	HHR BORROWER 1 LLC	1603 ORRINGTON AVE; 13th FL, EVANSTON, IL 60201	Franklin	\$ 235.00
012-17M-FR	6/7/2017	5/22/2017	5/24/2017	MOWING	22		1043 PLEASANT DR	060-000501-00	TONI L RATLIFF	1043 PLEASANT DR, REYNOLDSBURG, OH 43068	Franklin	\$ 255.00
014-17M-FR	6/7/2017	5/16/2017	5/22/2017	MOWING	12		1246 HILTON DR	060-003470-00	FREDERICK E & MARY E STRUCKMAN	***RETURNED AND RESENT TO TAX BILL ADDRESS*** PO BOX 372903, KEY LARGO, FL 33037-7903	Franklin	\$ 195.00
015-17M-FR	6/7/2017	5/5/2017	5/23/2017	MOWING	32		6394 RETTON RD	060-004089-00	RICHARD WHEELER	6394 RETTON RD, REYNOLDSBURG, OH 43068	Franklin	\$ 315.00
016-17M-FR	6/7/2017	5/4/2017	5/22/2017	MOWING	28		1047 LANCASTER AVE	060-001029-00	US BANK NA TR	***RETURNED AND RESENT TO TAX BILL ADDRESS*** OCWEN LOAN SERVICING LLC, 1661 WORTHINGTON RD: SUITE 100, WEST PALM BEACH, FL 33409-6493	Franklin	\$ 415.00
017-17M-FR	6/7/2017	5/15/2017	5/22/2017	MOWING	22		6308 RYGATE DR	060-003867-00	WELLS FARGO BANK N A TR	1600 S DOUGLAS RD; STE #200-A, ANAHEIM, CA 92806	Franklin	\$ 245.00
018-17M-FR	6/26/2017	5/26/2017	6/1/2017	MOWING	28		1047 HILLRIDGE RD	060-000868-00	MELANIE K ALDERSON	***RETURNED AND RESENT TO: 6313 RUBY CEDAR CT, N LAS VEGAS, NV 89031-2089	Franklin	\$ 255.00
020-17M-FR	6/26/2017	5/30/2017	6/1/2017	MOWING	17		0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 255.00
021-17M-FR	6/26/2017	5/23/2017	5/24/2017	MOWING	36		LIVINGSTON AVE- VACANT LOT (6940 E LIVINGSTON AVE)	060-001028-00	RUBEN LIVINGSTON AVE/EBNER MURRAY	0105 E 4TH ST; SUITE 300, CINCINNATI, OH 45202	Franklin	\$ 170.00
022-17M-FR	6/26/2017	5/23/2017	5/24/2017	MOWING	36		LIVINGSTON AVE- VACANT LOT	060-001032-00	RUBEN LIVINGSTON AVE/EBNER MURRAY	0105 E 4TH ST; SUITE 300, CINCINNATI, OH 45202	Franklin	\$ 170.00
023-17M-FR	6/26/2017	5/23/2017	6/2/2017	MOWING	20		6672 WOODSEdge DR	060-004524-00	ANTHONY M JOHNSON	6672 WOODSEdge DR, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
024-17M-FR	6/26/2017	5/30/2017	6/3/2017	MOWING	24		6535 ROSELAWN AVE	060-002489-00	ELIZABETH B NUTTER	***RETURNED AND RESENT TO TAX BILL ADDRESS*** ELIZABETH DAWSON, 12055 PALMER RD SW, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
025-17M-FR	6/26/2017	5/31/2017	6/7/2017	MOWING	26		0862 SUNVIEW RD	060-000690-00	KENNETH L PLACE	***RETURNED ~ NFA*** 0862 SUNVIEW RD, REYNOLDSBURG, OH 43068	Franklin	\$ 295.00
027-17M-FR	6/30/2017	6/2/2017	6/7/2017	MOWING	48		7722 E MAIN ST- VACANT LOT (LEGAL DESC 7814 E MAIN ST)	060-006239-00	REYNOLDSBURG INVESTMENT CO.	c/o STEVEN FIREMAN, 1655 OLD LEONARD AVE, COLUMBUS, OH 43219	Franklin	\$ 400.00
029-17M-FR	6/30/2017	5/30/2017	6/9/2017	MOWING	26		1280 ADDISON DR	060-004152-00	BEVERLY J CRUSOE	1280 ADDISON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 395.00
030-17M-FR	6/30/2017	6/12/2017	6/14/2017	MOWING	13		6680 RETTON RD- VACANT LOT	060-002288-00	HHR BORROWER 1 LLC	1603 ORRINGTON AVE; 13th FL, EVANSTON, IL 60201	Franklin	\$ 215.00
032-17M-FR	7/7/2017	6/16/2017	6/21/2017	MOWING	36		BIRCHVIEW DR- VACANT LOT	060-004618-00	RAMANUJAM KANNAN	1725 SUMMERSWEET CIR, LEWIS CENTER, OH 43035	Franklin	\$ 290.00
033-17M-FR	7/7/2017	6/16/2017	6/20/2017	MOWING	14		6332 BRENT CT	060-005850-00	CARMINA ERAMO	6332 BRENT CT	Franklin	\$ 205.00
034-17M-FR	7/7/2017	6/13/2017	6/14/2017	MOWING	11		1043 PLEASANT DR	060-000501-00	TONI L RATLIFF	1043 PLEASANT DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
035-17M-FR	7/7/2017	6/19/2017	6/20/2017	MOWING	14		1071 CARROUSEL DR E	060-001509-00	DON L & KATHY J ROBBINS III	1071 CARROUSEL DR E, REYNOLDSBURG, OH 43068	Franklin	\$ 335.00
036-17M-FR	7/7/2017	6/19/2017	6/20/2017	MOWING	12		6394 RETTON RD	060-004089-00	RICHARD WHEELER	6394 RETTON RD, REYNOLDSBURG, OH 43068	Franklin	\$ 215.00
038-17M-FR	7/12/2017	6/20/2017	6/21/2017	MOWING	17		6535 ROSELAWN AVE	060-002489-00	ELIZABETH B NUTTER	***RETURNED AND RESENT TO TAX BILL ADDRESS*** ELIZABETH DAWSON, 12055 PALMER RD SW, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
040-17M-FR	7/12/2017	6/20/2017	6/21/2017	MOWING	14		1047 LANCASTER AVE	060-001029-00	US BANK NA TR	***RETURNED AND RESENT TO TAX BILL ADDRESS*** c/o OCWEN LOAN SERVICING LLC, 1661 WORTHINGTON RD; SUITE 100, WEST PALM BEACH, FL 33409-6493	Franklin	\$ 255.00

041-17M-FR	7/12/2017	6/13/17 & 6/20/17	6/21/2017	MOWING	16		7514 BROADWYN DR	060-000207-00	THOMAS S & JANICE I GRATZ TR	8071 PALMER RD SW, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
042-17M-FR	7/14/2017	6/22/2017	6/26/2017	MOWING	14		1536 RYGATE DR	060-004081-00	VBANNEX B BORROWER LLC	5550 HUBER RD, HUBER HEIGHTS, OH 45424	Franklin	\$ 195.00
045-17M-FR	7/14/2017	6/20/17 & 6/27/17	6/28/2017	MOWING	15		0666 DEERFIELD CT	060-001640-00	AARON R SALISBURY	***RETURNED BY POST OFFICE STATING NO SUCH STREET. STREET NAME IS CORRECT. RESENT ON 7/28/17*** ***RETURNED BY POST OFFICE ON 8/9/17 STATING NOT DELIVERABLE AS ADDRESSED. NO OTHER BILLING INFORMATION IS AVAILABLE*** 0666 DEERFIELD CT, REYNOLDSBURG, OH 43068	Franklin	\$ 215.00
048-17M-FR	7/14/2017	6/15/17 & 6/22/17	6/26/2017	MOWING	12		7376 WOLLAM AVE	060-000495-00	MICHAEL J BROWN	7376 WOLLAM AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
049-17TR-FR	7/14/2017	6/22/2017	6/28/2017	TRASH		1	8079 GOLDSMITH DR	060-003450-00	LIVCO CO	8079 GOLDSMITH DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
050-17M-FR	7/28/2017	6/28/2017	6/30/2017	MOWING	36		LIVINGSTON AVE- VACANT LOT (6940 E LIVINGSTON AVE)	060-001028-00	RUBEN LIVINGSTON AVE/EBNER MURRAY	0105 E 4TH ST; SUITE 300, CINCINNATI, OH 45202	Franklin	\$ 215.00
051-17M-FR	7/28/2017	6/28/2017	6/30/2017	MOWING	36		LIVINGSTON AVE- VACANT LOT	060-001032-00	RUBEN LIVINGSTON AVE/EBNER MURRAY	0105 E 4TH ST; SUITE 300, CINCINNATI, OH 45202	Franklin	\$ 215.00
052-17M-FR	7/28/2017	6/30/2017	7/3/2017	MOWING	18		0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	***RETURNED ~ NFA*** 0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
055-17M-FR	7/28/2017	7/3/2017	7/10/2017	MOWING	11		1246 HILTON DR	060-003470-00	FREDERICK E & MARY E STRUCKMAN	***RETURNED ~ NFA*** 1246 HILTON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
056-17M-FR	7/28/2017	7/5/2017	7/10/2017	MOWING	11		6535 ROSELAWN AVE	060-002489-00	ELIZABETH B NUTTER	***RETURNED AND RESENT TO TAX BILL ADDRESS*** ELIZABETH DAWSON, 12055 PALMER RD SW, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
059-17M-FR	8/1/2017	7/7/2017	7/10/17 & 7/12/17	MOWING	11		1744 LUCKS RD	060-002592-00	HHR BORROWER 2 LLC	1603 ORRINGTON AVE; 13th FL, EVANSTON, IL 60201	Franklin	\$ 255.00
063-17TR-FR	8/1/2017	7/13/2017	7/17/2017	TRASH		4.5	1566 PARKINSON DR	060-002082-00	EDWARD S & ANNETTE M WHALEN	1566 PARKINSON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 225.00
064-17M-FR	8/1/2017	7/20/2017	7/24/2017	MOWING	13		6672 WOODSEdge DR	060-004524-00	ANTHONY M JOHNSON	6672 WOODSEdge DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
066-17TR-FR	8/2/2017	7/6/17, 7/14/17, 7/17/17	7/18/2017	TRASH		1	2120 BIRCHWOOD DR	060-004629-00	GREGORY DALE CHALFANT TR	5801 E LIVINGSTON AVE, COLUMBUS, OH 43232	Franklin	\$ 175.00
068-17M-FR	8/2/2017	7/17/2017	7/19/2017	MOWING	20		1043 PLEASANT DR	060-000501-00	TONI L RATLIFF	1043 PLEASANT DR, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
069-17M-FR	8/2/2017	7/18/2017	7/19/2017	MOWING	12		1071 CARROUSEL DR E	060-001509-00	DON L & KATHY J ROBBINS III	1071 CARROUSEL DR E, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
073-17M-FR	8/7/2017	7/24/2017	7/26/2017	MOWING	11		2230 PINION PL	060-006102-00	SYLVESTER HESS	8369 MASTER CT, GALLOWAY, OH 43119	Franklin	\$ 175.00
074-17M-FR	8/7/2017	7/24/2017	7/26/2017	MOWING	12		2232 PINION PL	060-006102-00	SYLVESTER HESS	8369 MASTER CT, GALLOWAY, OH 43119	Franklin	\$ 175.00
075-17M-FR	8/7/2017	7/11/17, 7/21/17	7/25/2017	MOWING	15		6535 HELM AVE	060-005576-00	JAMES F NATIONS	6535 HELM AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 215.00
076-17M-FR	8/7/2017	7/14/17, 7/21/17	7/25/2017	MOWING	13		7743 ASTRA CIR	068-000243-00	AH4R PROPERTIES LLC	***RE-SENT WITH CORRECTED PARCEL NUMBER ON 3/5/18*** 30601 AGOURA RD; SUITE 200, AGOURA HILLS, CA 91301	Franklin	\$ 185.00
077-17M-FR	8/8/2017	7/19/2017	7/24/2017	MOWING	16		1391 CARLYLE DR	060-003444-00	MAPLEWOOD PROPERTIES INC	PO BOX 329, ETNA, OH 43018	Franklin	\$ 215.00
079-17M-FR	8/8/2017	7/19/2017	7/24/2017	MOWING	14		6385 SILVERLEAF AVE	060-004249-00	JPMORGAN CHASE BANK NAT'L ASSOC	3415 VISION DR, COLUMBUS, OH 43219	Franklin	\$ 215.00
080-17TT-FR	8/8/2017	7/19/2017	7/26/2017	TREE/TRIM			6385 SILVERLEAF AVE	060-004249-00	JPMORGAN CHASE BANK NAT'L ASSOC	3415 VISION DR, COLUMBUS, OH 43219	Franklin	\$ 255.00
081-17TR-FR	8/8/2017	7/19/2017	7/24/2017	TRASH		1	6385 SILVERLEAF AVE	060-004249-00	JPMORGAN CHASE BANK NAT'L ASSOC	3415 VISION DR, COLUMBUS, OH 43219	Franklin	\$ 175.00
082-17M-FR	8/10/2017	7/26/2017	7/27/2017	MOWING	14		BIRCHVIEW DR- VACANT LOT	060-004618-00	RAMANUJAM KANNAN	1725 SUMMERSWEET CIR, LEWIS CENTER, OH 43035	Franklin	\$ 185.00
083-17M-FR	8/10/2017	7/26/2017	7/28/2017	MOWING	18		LIVINGSTON AVE- VACANT LOT (6940 E LIVINGSTON AVE)	060-001028-00	RUBEN LIVINGSTON AVE/EBNER MURRAY	0105 E 4TH ST; SUITE 300, CINCINNATI, OH 45202	Franklin	\$ 245.00

084-17M-FR	8/10/2017	7/26/2017	7/28/2017	MOWING	18		LIVINGSTON AVE- VACANT LOT	060-001032-00	RUBEN LIVINGSTON AVE/EBNER MURRAY	0105 E 4TH ST; SUITE 300, CINCINNATI, OH 45202	Franklin	\$ 245.00
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085-17M-FR	8/10/2017	7/26/2017	7/27/2017	MOWING	24		7722 E MAIN ST- VACANT LOT (LEGAL DESC 7814 E MAIN ST)	060-006239-00	REYNOLDSBURG INVESTMENT CO.	c/o STEVEN FIREMAN, 1655 OLD LEONARD AVE, COLUMBUS, OH 43219	Franklin	\$ 285.00
088-17M-FR	8/10/2017	7/28/2017	7/31/2017	MOWING	15		6394 RETTON RD	060-004089-00	RICHARD WHEELER	***RETURNED AND RESENT TO "FORWARDING ADDRESS" NOTED ON ENVELOPE*** 351 AMBER LIGHT CIR, DELAWARE, OH 43015-5093	Franklin	\$ 215.00
089-17M-FR	8/10/2017	7/28/2017	7/31/2017	MOWING	18		6308 RYGATE DR	060-003867-00	WELLS FARGO BANK N A TR	1600 S DOUGLAS RD; STE #200-A, ANAHEIM, CA 92806	Franklin	\$ 195.00
093-17M-FR	8/18/2017	8/2/2017	8/4/2017	MOWING	12		7305 SARATOGA AVE	060-001564-00	WHITT R TR DUVAL FAMILY TRUST	PO BOX 329, ETNA, OH 43018	Franklin	\$ 195.00
095-17M-FR	8/18/2017	8/2/2017	8/3/2017	TRASH		14	6340 RIDER RD	060-001296-00	DEANNA D RHODES	***RETURNED ~ NFA*** 6340 RIDER RD, REYNOLDSBURG, OH 43068	Franklin	\$ 305.00
096-17M-FR	8/24/2017	8/3/2017	8/8/2017	MOWING	11		1071 CARROUSEL DR E	060-001509-00	DON L & KATHY J ROBBINS III	***RETURNED ~ NFA*** 1071 CARROUSEL DR E, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
099-17M-FR	8/29/2017	7/28/2017	8/9/2017	MOWING	18		0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	***RETURNED ~ NFA*** 0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 255.00
101-17M-FR	8/29/2017	8/8/2017	8/9/2017	MOWING	15		6438 BIRCHVIEW DR	060-008086-00	JIREH SERVICES INC/MICASA ONE INC	PO BOX 9510, BEXLEY, OH 43209	Franklin	\$ 175.00
102-17M-FR	8/29/2017	8/8/2017	8/9/2017	MOWING	15		6440 BIRCHVIEW DR	060-008086-00	JIREH SERVICES INC/MICASA ONE INC	PO BOX 9510, BEXLEY, OH 43209	Franklin	\$ 175.00
103-17M-FR	8/29/2017	8/9/2017	8/10/2017	MOWING	13		1043 PLEASANT DR	060-000501-00	TONI L RATLIFF	1043 PLEASANT DR, REYNOLDSBURG, OH 43068	Franklin	\$ 215.00
105-17M-FR	8/29/2017	8/9/2017	8/10/2017	MOWING	16		1618 RYGATE DR	060-001347-00	ANTHONY W ROGERS/ANNE H DOUCETTE	1618 RYGATE DR, REYNOLDSBURG, OH 43068	Franklin	\$ 225.00
108-17M-FR	8/29/2017	8/11/2017	8/15/2017	MOWING	17		1246 HILTON DR	060-003470-00	FREDERICK E & MARY E STRUCKMAN	***RETURNED ~ NFA*** 1246 HILTON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
111-17M-FR	9/5/2017	7/31/2017	8/1/2017	MOWING	48		6695 BARTLETT RD	060-002029-00	SCOTT A GUINN	6695 BARTLETT RD, REYNOLDSBURG, OH 43068	Franklin	\$ 245.00
112-17TR-FR	9/5/2017	7/31/2017	8/1/2017	TRASH		2.5	2091 LYNBRIDGE DR	060-005820-00	DANIEL OLZAK	2091 LYNBRIDGE DR, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
113-17MTR-FR	9/5/2017	7/31/2017	8/1/2017	MOWING & TRASH	21	2	6343 BIRCHVIEW DR S	060-005857-00	SUPERIOR LIVING ENTERPRISES LLC	***RETURNED ~ NFA*** 6343 BIRCHVIEW DR S, REYNOLDSBURG, OH 43068	Franklin	\$ 245.00
115-17M-FR	9/8/2017	8/7/2017	8/15/17 & 8/16/17	MOWING	56		1600 LUCKS RD	060-002610-00	CARLA HOLBROOK ROSS	***RETURNED ~ NFA*** 1600 LUCKS RD, REYNOLDSBURG, OH 43068	Franklin	\$ 295.00
116-17M-FR	9/8/2017	8/14/2017	8/15/2017	MOWING	14		6412 BIRCHVIEW DR S	060-005691-00	AKEEM MICHAEL WHEATLEY/MARDEZ DESMOND WHEATLEY	2003 CHESAPEAKE BAY RD, PORTLAND, TX 78374	Franklin	\$ 175.00
118-17M-FR	9/8/2017	8/15/2017	8/16/2017	MOWING	12		6672 WOODSEdge DR	060-004524-00	ANTHONY M JOHNSON	***RETURNED ~ NFA*** 6672 WOODSEdge DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
119-17M-FR	9/8/2017	8/16/2017	8/18/2017	MOWING	12		1764 LUCKS RD	060-002590-00	GARY NOLAN	***RETURNED AND RESENT TO TAX BILL ADDRESS*** 9920 SPICEWOOD PL, PICKERINGTON, OH 43147-9184	Franklin	\$ 175.00
120-17M-FR	9/8/2017	8/16/2017	8/18/2017	MOWING	11		7376 WOLLAM AVE	060-000495-00	MICHAEL J BROWN	7376 WOLLAM AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
123-17M-FR	9/11/2017	8/17/2017	8/18/2017	TRASH		1	6519 BIRCHVIEW DR	060-005660-00	SEAN C LYMON/MICHELLE R ROBINSON- LYMON	6519 BIRCHVIEW DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
124-17M-FR	9/13/2017	8/18/2017	8/21/2017	MOWING	17		6695 BARTLETT RD	060-002029-00	SCOTT A GUINN	6695 BARTLETT RD, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
127-17M-FR	9/13/2017	8/21/2017	8/23/2017	MOWING	20		6394 RETTON RD	060-004089-00	DEUTSCHE BANK NATIONAL TRUST CO TR	***RETURNED ~ NFA*** 1665 PALM BEACH LAKES BLVD; SUITE 5B, WEST PALM BEACH, FL 33401	Franklin	\$ 195.00
129-17M-FR	9/13/2017	8/21/2017	8/24/2017	MOWING	14		0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 215.00
131-17M-FR	9/13/2017	8/22/2017	8/23/2017	MOWING	14		6385 SILVERLEAF AVE	060-004249-00	JPMORGAN CHASE BANK NAT'L ASSOC	3415 VISION DR, COLUMBUS, OH 43219	Franklin	\$ 185.00
132-17M-FR	9/13/2017	8/15/17 & 8/22/17	8/23/2017	MOWING	12		0980 ROSEHILL RD	060-004685-00	RONALD C & HIROKO SNARE TR	0980 ROSEHILL RD, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
135-17M-FR	9/15/2017	8/25/2017	8/28/2017	MOWING	10		1043 PLEASANT DR	060-000501-00	TONI L RATLIFF	1043 PLEASANT DR, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
137-17M-FR	9/15/2017	8/31/2017	9/5/2017	MOWING	18		2242 PINE TREE LN	060-006115-00	ROBERT J HART	8670 HILL RD S, PICKERINGTON, OH 43147	Franklin	\$ 175.00
138-17M-FR	9/15/2017	9/6/2017	9/7/2017	MOWING	12		7514 BROADWYN DR	060-000207-00	THOMAS S & JANICE I GRATZ TR	8071 PALMER RD SW, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
139-17M-FR	9/20/2018	9/5/2017	9/7/2017	MOWING	15		6412 BIRCHVIEW DR S	060-005691-00	AKEEM MICHAEL WHEATLEY/MARDEZ DESMOND WHEATLEY	2003 CHESAPEAKE BAY RD, PORTLAND, TX 78374	Franklin	\$ 175.00

141-17M-FR	9/20/2017	9/5/2017	9/7/2017	MOWING	12		6440 BIRCHVIEW DR N	060-008086-00	DMITRY YAKOVER/SARAH E YAKOVER	0839 VERNON AVE, BEXLEY, OH 43209	Franklin	\$ 175.00
142-17M-FR	9/20/2017	9/5/2017	9/7/2017	MOWING	11		6413 BIRCHVIEW DR S	060-005843-00	CA PROPERTIES ENTERPRISES LLC	6413 S BIRCHVIEW DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00

143-17M-FR	9/20/2017	9/5/2017	9/7/2017	MOWING	14		6414 BIRCHVIEW DR S	060-006026-00	GARY ROSS TAGUE/HEATHER L VAN DEEST	0839 VERNON RD, BEXLEY OH 43206	Franklin	\$ 175.00
144-17M-FR	9/25/2017	9/13/2017	9/15/2017	MOWING	15		0554 SADDLETREE DR	060-006011-00	KING 23 LLC	***RETURNED ~ NFA*** 2625 INDIAN SCHOOL; SUITE 330, PHOENIX, AZ 85016	Franklin	\$ 205.00
146-17M-FR	9/25/2017	9/7/2017	9/8/2017	MOWING	12		1812 PICKERING DR	060-002435-00	ROBERT NIMMO	1812 PICKERING DR, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
147-17TR-FR	9/26/2017	9/12/2017	9/14/2017	TRASH		1	1682 KAISER DR	060-002454-00	DANIELLE N ROQUE/GREGORY S HOSLER	***RETURNED AND RESENT TO:*** 1682 KAISER DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
148-17M-FR	9/26/2017	9/11/2017	9/14/2017	MOWING	21		6535 HELM AVE	060-005576-00	JAMES F NATIONS	6535 HELM AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
150-17M-FR	9/26/2017	9/14/2017	9/15/2017	MOWING	12		1246 HILTON DR	060-003470-00	FREDERICK E & MARY E STRUCKMAN	***RETURNED ~ NFA*** 1246 HILTON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
151-17M-FR	10/4/2017	9/18/2017	9/19/2017	MOWING	22		1885 BALT-REYN RD	060-003834-00	ITHACA III LLC	PO BOX 460389, HOUSTON, TX 77056	Franklin	\$ 225.00
153-17M-FR	10/4/2017	9/19/2017	9/20/2017	MOWING	14		6656 HELM AVE	060-005624-00	CURTIS A STEVENS SR	6656 HELM AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
155-17M-FR	10/4/2017	9/18/2017	9/20/2017	MOWING	18		0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	***RETURNED ~ NFA*** 0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 225.00
160-17M-FR	10/4/2017	9/21/2017	9/22/2017	MOWING	11		6504 RETTON RD	060-002311-00	DANNY B & ADRIENNE M BROWN	6504 RETTON RD, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
161-17M-FR	10/4/2017	9/21/2017	9/22/2017	MOWING	12		0341 INSTONE DR	060-005913-00	MISHA C MCNEIL	3128 EASTHAVEN DR S, COLUMBUS, OH 43232	Franklin	\$ 195.00
165-17M-FR	10/25/2017	9/26/2017	9/27/2017	MOWING	14		0926 HILTON DR	060-003804-00	JOYCE L STANEK	***RETURNED ~ NFA*** 0926 HILTON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
166-17M-FR	10/25/2017	9/26/2017	9/27/2017	MOWING	13		6672 WOODSEdge DR	060-004524-00	ANTHONY M JOHNSON	***RETURNED ~ NFA*** 6672 WOODSEdge DR, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
167-17M-FR	10/25/2017	9/26/2017	9/27/2017	MOWING	13		1071 CARROUSEL DR E	060-001509-00	DON L & KATHY J ROBBINS III	1071 CARROUSEL DR E, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
168-17TR-FR	10/25/2017	9/26/2017	9/27/2017	TRASH		1	1783 ROSEHILL RD	060-003232-00	KENYATA CAMPBELL	1783 ROSEHILL RD, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
169-17M-FR	10/25/2017	9/27/2017	9/29/2017	MOWING	13		1755 LUCKS RD (FRONT YARD ONLY)	060-002677-00	ANNE CHAMANDA LLC	***RETURNED ~ NFA*** 3806 RIVERWATCH LN, COLUMBUS, OH 43221	Franklin	\$ 175.00
170-17M-FR	10/25/2017	9/27/2017	9/29/2017	MOWING	23		1764 LUCKS RD	060-002590-00	GARY NOLAN	***RETURNED AND RESENT TO:*** 9920 SPICEWOOD PL, PICKERINGTON, OH 43147	Franklin	\$ 215.00
171-17M-FR	10/25/2017	9/25/2017	9/27/2017	MOWING	16		6594 LIVINGSTON AVE	060-002429-00	ERIC A & DAWN R DUHS	6594 LIVINGSTON AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
172-17M-FR	10/25/2017	9/25/2017	9/27/2017	MOWING	14		6405 BIRCHVIEW DR N	060-006787-00	STACEY BRYANT	6405 BIRCHVIEW DR N, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
174-17M-FR	10/25/2017	9/22/2017	9/27/2017	MOWING	16		1624 BRICE RD	060-002623-00	DAVID PATRICK & JULIE MARIE MORAIN	6139 DAVIS DR, NEWARK, OH 43056	Franklin	\$ 175.00
175-17MTT-FR	10/27/2017	9/22/17 & 09/29/17	10/9/2017	MOWING & TREE TRIM	14		1459 LANCASTER AVE	060-000009-00	CECIL & PATTY R CANTRELL	***RETURNED AND RESENT TO:*** 92 OAK CANYON DR, PATASKALA, OH 4362-9622	Franklin	\$ 305.00
178-17M-FR	11/1/2017	10/3/2017	10/10/2017	MOWING	40		7722 E MAIN ST- VACANT LOT (LEGAL DESC 7814 E MAIN ST)	060-006239-00	REYNOLDSBURG INVESTMENT CO.	c/o STEVEN FIREMAN, 1655 OLD LEONARD AVE, COLUMBUS, OH 43219	Franklin	\$ 365.00
179-17M-FR	11/1/2017	10/2/2017	10/4/2017	MOWING	12		0645 ROSEHILL RD	060-005240-00	VALERIE L EARLY	0645 ROSEHILL RD, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00
180-17M-FR	11/1/2017	10/3/2017	10/4/2017	MOWING	16		6663 RED FOX RD	060-003324-00	BANK OF NEW YORK MELLON TR	300 BAYPORT DR; SUITE 880, TAMPA, FL 33607	Franklin	\$ 255.00
181-17M-FR	11/1/2017	10/3/2017	10/4/2017	MOWING	12		2270 AYERS RD	060-007255-00	STEPHEN CRABTREE/RACHEL M CHON	2270 AYERS DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
182-17M-FR	11/1/2017	10/3/2017	10/4/2017	MOWING	12		2274 AYERS RD	060-007255-00	STEPHEN CRABTREE/RACHEL M CHON	2270 AYERS DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
183-17M-FR	11/1/2017	10/3/2017	10/4/2017	MOWING	12		2276 AYERS RD	060-007255-00	STEPHEN CRABTREE/RACHEL M CHON	2270 AYERS DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
184-17M-FR	11/1/2017	10/3/2017	10/4/2017	MOWING	12		2272 AYERS RD	060-007255-00	STEPHEN CRABTREE/RACHEL M CHON	2270 AYERS DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
186-17M-FR	11/3/2017	10/24/2017	10/25/2017	MOWING	12		1246 HILTON DR	060-003470-00	FREDERICK E & MARY E STRUCKMAN	***RETURNED ~ NFA*** 1246 HILTON DR, REYNOLDSBURG, OH 43068	Franklin	\$ 175.00
188-17M-FR	11/3/2017	10/17/2017	10/18/2017	MOWING	17		0980 ROSEHILL RD	060-004685-00	RONALD C & HIROKO SNARE TR	***RETURNED AND RESENT TO:*** 8158 WHITE CROSS CT, PICKERINGTON, OH 43147	Franklin	\$ 195.00
189-17M-FR	11/6/2017	10/17/2017	10/18/2017	MOWING	12		6607 MERRINGER AVE	060-005390-00	RALPH P OLIVETI	6607 MERRINGER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 195.00

191-17M-FR	12/1/2017	10/19/2017	11/2/2017	MOWING	14		6394 RETTON RD	060-004089-00	DEUTSCHE BANK NATIONAL TRUST CO TR	***RETURNED ~ NFA*** 1665 PALM BEACH LAKES BLVD: 5B, WEST PALM BEACH, FL 33104-2121	Franklin	\$ 215.00
192-17M-FR	12/1/2017	10/31/2017	11/2/2017	MOWING	12		6656 HELM AVE	060-005624-00	CURTIS A STEVENS SR	6656 HELM AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 185.00
193-17M-FR	12/1/2017	10/31/2017	11/2/2017	MOWING	11		1118 BRIARCLIFF RD	060-001533-00	CHARLES M SOLIS	1118 BRIARCLIFF RD, REYNOLDSBURG, OH 43068	Franklin	\$ 245.00
194-17M-FR	12/1/2017	11/1/2017	11/3/2017	MOWING	16		0945 LANCASTER AVE	060-001327-00	ALBERT G ROGERS III	0945 LANCASTER AVE, REYNOLDSBURG, OH 43068	Franklin	\$ 225.00
195-17M-FR	12/1/2017	11/13/2017	11/14/2017	TRASH		12	7084 ROUNDELAY RD N	060-005148-00	WANDA L TRAGER	7084 ROUNDELAY RD N, REYNOLDSBURG, OH 43068	Franklin	\$ 335.00
196-17M-FR	12/1/2017	11/13/2017	11/14/2017	TRASH		16	2293 AYERS DR	060-006117-00	ROCKIE LYNN BOYD	6527 LARCH CT, REYNOLDSBURG, OH 43068	Franklin	\$ 395.00
197-17TR-FR	12/11/2017	11/3/2017	11/4/2017	TRASH		4	1284 BRICE RD	060-001145-00	JAYNE BENTZEN	0051 SHERMAN HILL RD, WOODBURY, CT 06798	Franklin	\$ 225.00
200-17TR-FR	1/26/2018	12/11/2017	12/12/2017	TRASH		2	6695 BARTLETT RD	060-002029-00	US BANK NATIONAL ASSOCIATION	4801 FREDERICA ST, OWENSBORO, KY 42301	Franklin	\$ 225.00
											TOTAL	\$26,850.00

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

DATE: April 9, 2018**TO: Public Service and Transportation Committee****RE: ORDINANCE AUTHORIZING AND DIRECTING THE CLERK
OF COUNCIL TO CERTIFY NUISANCE COSTS (2017) FOR
COLLECTION BY THE LICKING COUNTY AUDITOR**

Approval:

Completed Brad McCloud	Jed Hood	Completed Stephen Cicak
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Request authorization for the Clerk of Council to send nuisance information to the Licking County Auditor in accordance with 543.08. The list of unpaid invoices is attached.

2017 Official Licking County Nuisance Records

Invoice #	Invoice Date	Inspection Date	Service Date	Service Type	Grass Height Inches	Cubic Yards	Site Address	Parcel #	Owner Name	Billing Address	County	Invoice Amount	Admin Fees	Total Due
009-17M-LK	5/17/2017	5/3/2017	5/4/2017	MOWING	16		0642 TRUHART RD	090-141180-00.084	ROSE M THRASHER	642 TRUHART RD, REYNOLDSBURG, OH 43068	Licking	\$ 90.00	\$ 125.00	\$ 215.00
019-17M-LK	6/26/2017	5/19/2017	6/1/2017	MOWING	24		8006 HARVESTMOON DR	013-027342-00.084	ASHLEY QUALLS/KELLY SMITH	3010 DEEPWOOD DR, REYNOLDSBURG, OH 43068	Licking	\$ 70.00	\$ 125.00	\$ 195.00
053-17M-LK	7/28/2017	7/3/2017	7/8/2017	MOWING	24		8301 GLENCREST DR-VACANT LOT	013-030150-00.016	WESTWARD PARTNERS LLC	97 BEECH RIDGE RD, POWELL, OH 43065	Licking	\$ 80.00	\$ 125.00	\$ 205.00
058-17M-LK	8/1/2017	7/7/2017	7/12/2017	MOWING	12		8243 PRIESTLEY DR	013-030186-00.418	YURI BABIOR	8243 PRIESTLEY DR, REYNOLDSBURG, OH 43068	Licking	\$ 70.00	\$ 125.00	\$ 195.00
062-17M-LK	8/1/2017	7/12/2017	7/17/2017	MOWING	32		0967 BOYNE CT	013-027588-00.233	SANDRA L KLINGENSMITH	0967 BOYNE CT, REYNOLDSBURG, OH 43068	Licking	\$ 90.00	\$ 125.00	\$ 215.00
091-17M-LK	8/18/2017	8/1/2017	8/8/2017	MOWING	12		8791 PATTERSON LOOP	090-141180-00.277	YADAV CHAMLAGAI	8791 PATTERSON LOOP, REYNOLDSBURG, OH 43068	Licking	\$ 70.00	\$ 125.00	\$ 195.00
104-17M-LK	8/28/2017	7/10/17 & 8/9/17	8/10/2017	MOWING	16		8072 FENWAY CIR	013-027342-00.074	DIA SERIGNE ABDOU	8072 FENWAY CIR, REYNOLDSBURG, OH 43068	Licking	\$ 100.00	\$ 125.00	\$ 225.00
106-17M-LK	8/29/2017	8/9/2017	8/10/2017	MOWING	18		1360 RESERVE DR	013-030198-00.008	BRENDA L YOUNG	***RETURNED ~ NFA*** 1360 RESERVE DR, REYNOLDSBURG, OH 43068	Licking	\$ 90.00	\$ 125.00	\$ 215.00
128-17M-LK	9/13/2017	8/21/2017	8/23/2017	MOWING	12		8791 PATTERSON LOOP	090-141180-00.277	YADAV CHAMLAGAI	8791 PATTERSON LOOP, REYNOLDSBURG, OH 43068	Licking	\$ 50.00	\$ 125.00	\$ 175.00
133-17M-LK	9/15/2017	8/23/2017	8/28/2017	MOWING	16		1360 RESERVE DR	013-030198-00.008	BRENDA L YOUNG	***RETURNED ~ NFA*** 1360 RESERVE DR, REYNOLDSBURG, OH 43068	Licking	\$ 50.00	\$ 125.00	\$ 175.00
134-17M-LK	9/15/2017	8/23/2017	8/28/2017	MOWING	17		0967 BOYNE CT	013-027588-00.233	SANDRA L KLINGENSMITH	***RETURNED ~ NFA*** 0967 BOYNE CT, REYNOLDSBURG, OH 43068	Licking	\$ 100.00	\$ 125.00	\$ 225.00
136-17TR-LK	9/15/2017	8/31/2017	9/1/2017	TRASH		1	1214 CRESTVIEW ST	013-030996-00.000	JENNY F VOLL	***RETURNED ~ NFA*** 1214 CRESTVIEW ST, REYNOLDSBURG, OH 43068	Licking	\$ 50.00	\$ 125.00	\$ 175.00
149-17M-LK	9/26/2017	9/14/2017	9/15/2017	MOWING	13		8340 PRIESTLEY DR	013-030180-00.137	AMH 2015-1 BORROWER LLC	30601 AGOURA RD; SUITE 200, AGOURA HILLS, CA 91301	Licking	\$ 50.00	\$ 125.00	\$ 175.00
157-17M-LK	10/4/2017	9/19/2017	9/22/2017	MOWING	14		0967 BOYNE CT	013-027588-00.233	SANDRA L KLINGENSMITH	***RETURNED ~ NFA*** 0967 BOYNE CT, REYNOLDSBURG, OH 43068	Licking	\$ 110.00	\$ 125.00	\$ 235.00
158-17M-LK	10/4/2017	9/21/2017	9/22/2017	MOWING	17		9219 RUSTON LN	090-141180-00.033	NAOMI ZEP	9219 RUSTON LN, REYNOLDSBURG, OH 43068	Licking	\$ 130.00	\$ 125.00	\$ 255.00
162-17M-LK	10/4/2017	9/21/2017	9/22/2017	TRASH		1	8798 PATTERSON LOOP	090-141180-00.304	MARK A FULTZ	8798 PATTERSON LOOP, REYNOLDSBURG, OH 43068	Licking	\$ 50.00	\$ 125.00	\$ 175.00
163-17M-LK	10/24/2017	9/26/2017	9/29/2017	MOWING	17		0777 TUROS CT	013-027294-00.032	CLAUDETTE RICHARDSON-CLINKSCALES	2926 MARINER AVE, YOUNGSTOWN, OH 44505	Licking	\$ 100.00	\$ 125.00	\$ 225.00
187-17TR-LK	11/3/2017	10/10/17 & 10/17/17	10/18/2017	TRASH		7	0930 DIANTHUS CR	013-027588-00.179	AH4R PROPERTIES LLC	30601 AGOURA RD; SUITE 200, AGOURA HILLS, CA 91301	Licking	\$ 90.00	\$ 125.00	\$ 215.00
													TOTAL	\$ 3,690.00

090-14118	2017 M8210000	215	3/7/2018
013-02734	2017 M8210000	195	3/7/2018
013-03015	2017 M8210000	205	3/7/2018
013-03018	2017 M8210000	195	3/7/2018
013-02758	2017 M8210000	215	3/7/2018
090-14118	2017 M8210000	195	3/7/2018
013-02734	2017 M8210000	225	3/7/2018
013-03019	2017 M8210000	215	3/7/2018
090-14118	2017 M8210000	175	3/7/2018
013-03019	2017 M8210000	175	3/7/2018
013-02758	2017 M8210000	225	3/7/2018
013-03099	2017 M8210000	175	3/7/2018
013-03018	2017 M8210000	175	3/7/2018
013-02758	2017 M8210000	235	3/7/2018
090-14118	2017 M8210000	255	3/7/2018
090-14118	2017 M8210000	175	3/7/2018
013-02729	2017 M8210000	225	3/7/2018
013-02758	2017 M8210000	215	3/7/2018

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **April 9, 2018**

TO: **Public Service and Transportation Committee**

RE: **ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE
AN INTERNATIONAL DUMP TRUCK AND RELATED
EQUIPMENT FOR THE WATER AND WASTEWATER
DEPARTMENT AND DECLARING AN EMERGENCY.**

Approval:

Completed Brad McCloud	Completed Jed Hood	Completed Stephen Cicak
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Emergency/Suspension: Emergency

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

Authorize the Mayor to enter into contract with Rush Truck Center, 3950 Parkwest Dr. Columbus Ohio 43228 to purchase dump truck Model # 20184300 SBA 4X2 (MA025) under state bid contract #023-18 Cost \$76,376.52 (see attached for all information).

ARM Tough Equipment (preferred) quote #2212018NB for Dump Truck Body and accessories .(see attachment for details and two other quotes) Cost \$33,900.00 will install the bed and equipment.

Ask to waive competitive bidding for the ARM Tough Equipment three quotes are attached.

The Funds are appropriated from the Water and Wastewater Department 2018 budget; Account number 710.735.5632 Water fund "Motor Vehicle" and 720.736.5632 Wastewater fund "Motor Vehicle.

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

Total cost is \$110,276.52

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February 13, 2018

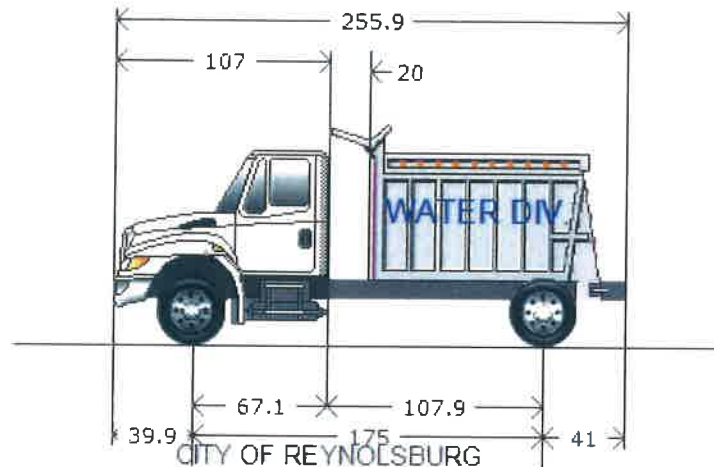
Prepared For:

CITY OF REYNOLDSBURG/ WATER DIV.
 JASON WORLEY
 7806 E. MAIN ST.
 REYNOLDSBURG, OH 43068-
 (614)866 - 3358
 Reference ID: N/A

Presented By:

RUSH TRUCK CENTERS
 Timothy M White
 3950 PARKWEST DR
 COLUMBUS OH 43228 -
 (614)541-4526

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2018 4300 SBA 4X2 (MA025)

APPLICATION:

Construction Dump

MISSION:

Requested GVWR: 35000. Calc. GVWR: 35000

Calc. Start / Grade Ability: 40.69% / 2.82% @ 55 MPH

Calc. Geared Speed: 71.6 MPH

DIMENSION:

Wheelbase: 175.00, CA: 107.90, Axle to Frame: 41.00

ENGINE, DIESEL:

{Cummins B6.7 325} EPA 2017, 325HP @ 2400 RPM, 750 lb-ft Torque @ 1800 RPM, 2600 RPM Governed Speed, 325 Peak HP (Max)

TRANSMISSION, AUTOMATIC:

{Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway

CLUTCH:

Omit Item (Clutch & Control)

AXLE, FRONT NON-DRIVING:

{Meritor MFS-12-122A} I-Beam Type, 12,000-lb Capacity

AXLE, REAR, SINGLE:

{Meritor RS-23-160} Single Reduction, 23,000-lb Capacity, Driver Controlled Locking Differential, 200 Wheel Ends Gear Ratio: 6.83

CAB:

Conventional

TIRE, FRONT:

(2) 11R22.5 Load Range G HSR2 (CONTINENTAL), 498 rev/mile, 75 MPH, All-Position

TIRE, REAR:

(4) 11R22.5 Load Range G HDL2 DL (CONTINENTAL), 491 rev/mile, 75 MPH, Drive

SUSPENSION, RR, SPRING, SINGLE:

Vari-Rate; 31,000-lb Capacity, with 4500 lb Auxiliary Rubber Spring

PAINT:

Cab schematic 100GA

Location 1: 9219, Winter White (Std)

Chassis schematic N/A

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

(0012EKC)

ATTACHMENTS: 0012TSY 0007WZX 0007SCP

<u>Parameter</u>	<u>Value</u>	<u>UOM</u>
Max Accelerator Vehicle Speed	59	MPH
Road Speed Governor Upper Droop	0	MPH
Road Speed Governor Lower Droop	0	MPH
Max Engine Speed No Veh Speed Sensr	2107	RPM
Idle Speed Adjustment Enable	Y, ENABLE FEATURE OR FUNCTION	N/A
Low Idle Speed	750	RPM
Idle Shutdown Enable	N, DISABLE FEATURE OR FUNCTION	N/A
ISD Time Before Shutdown	60.0	MIN
ISD Percent Engine Loading	100	%
ISD With PTO	N, DISABLE FEATURE OR FUNCTION	N/A
ISD Manual Override	N, DISABLE FEATURE OR FUNCTION	N/A
ISD With Parking Brake Set	N, DISABLE FEATURE OR FUNCTION	N/A
ISD Ambient Temperature Override	N, DISABLE FEATURE OR FUNCTION	N/A
ISD Cold Ambient Air Temperature	30	F
ISD Intermediate Ambient Air Temp	40	F
ISD Hot Ambient Air Temperature	81	F
ISD Manual Override Inhibit Zone En	N, DISABLE FEATURE OR FUNCTION	N/A
ISD Hot Ambient Automatic Override	N, DISABLE FEATURE OR FUNCTION	N/A
ISD Engine Coolant Temp Threshold	30	F
Cruise Control Enable	Y, ENABLE FEATURE OR FUNCTION	N/A
CC Maximum Vehicle Speed	59	MPH
CC Save Set Speed	N, DISABLE FEATURE OR FUNCTION	N/A
CC Upper Droop	0.0	MPH
CC Lower Droop	0.0	MPH
CC Auto Resume	N, DISABLE FEATURE OR FUNCTION	N/A
CC Ovrspd Retard Activation Enable	N, DISABLE FEATURE OR FUNCTION	N/A
CC Overspeed for Max Retarder	0.0	MPH
CC Overspeed for Min Retarder	0.0	MPH
Retarder - Min Vehicle Speed	10	MPH
Retarder - Delay Time	0.5	SEC
Retarder - Service Brake Activation	N, DISABLE FEATURE OR FUNCTION	N/A
Remote Accelerator Enable	N, DISABLE FEATURE OR FUNCTION	N/A
Remote Accelerator Mode	1, REMOTE ACCELERATOR PEDAL OR LEVER WITH TRANS VERIFICATION	N/A
PTO Enable	Y, ENABLE FEATURE OR FUNCTION	N/A
PTO In Cab Mode	Y, ENABLE FEATURE OR FUNCTION	N/A
Remote PTO Enable	N, DISABLE FEATURE OR FUNCTION	N/A
Remote Station PTO Enable	N, DISABLE FEATURE OR FUNCTION	N/A
PTO Max Engine Speed	2600	RPM
PTO Min Engine Speed	750	RPM
PTO Maximum Engine Load	800	LB-FT
PTO Max Vehicle Speed	5	MPH
PTO Accelerator Override	N, DISABLE FEATURE OR FUNCTION	N/A
PTO Accel Override Max Engine Speed	2800	RPM
PTO Clutch Override	N, DISABLE FEATURE OR FUNCTION	N/A
PTO Service Brake Override	Y, ENABLE FEATURE OR FUNCTION	N/A
PTO Parking Brake Interlock Mode	0, PTO PRK BRK INT TYPE SET TO NONE	N/A
PTO Transmission Neutral Interlock	N, DISABLE FEATURE OR FUNCTION	N/A
PTO Eng Spd Limit w/VSS Limit	N, DISABLE FEATURE OR FUNCTION	N/A
PTO Ignore Vehicle Speed Sensor	N, DISABLE FEATURE OR FUNCTION	N/A
PTO Resume Switch Speed	950	RPM
PTO Set Switch Speed	950	RPM
PTO Additional Switch Speed	950	RPM
PTO Ramp Rate	250	RPM/SEC
Remote PTO Number of Speed Settings	1	N/A

INTERNATIONAL[®]**Electronic Parameters Summary**
2018 4300 SBA 4X2 (MA025)

February 13, 2018

Remote PTO Speed Setting 1	950	RPM
Remote PTO Speed Setting 2	950	RPM
Remote PTO Speed Setting 3	950	RPM
Remote PTO Speed Setting 4	950	RPM
Remote PTO Speed Setting 5	950	RPM
Remote Station PTO Resume Sw Spd	950	RPM
Remote Station PTO Set Switch Speed	950	RPM
Remote Station PTO Addition Sw Spd	950	RPM
Transmission Driven PTO	N, DISABLE FEATURE OR FUNCTION	N/A
Transmission Driven PTO Type	0, ENGINE DRIVEN STEADY LOAD	N/A
Powertrain Protection Enable	N, DISABLE FEATURE OR FUNCTION	N/A
Max Torque Allow By Axle/Driveshaft	23602	LB-FT
Max Torque in Top Gear Range	2995	LB-FT
Max Torque in Int. Gear Range	2995	LB-FT
Max Torque in Low Gear Range	2995	LB-FT
Max Torque w/o Vehicle Speed	1475	LB-FT
Lowest Gear of Top Gear Range	2.00	N/A
Lowest Gear of Int. Gear Range	3.00	N/A
Lowest Gear of Low Gear Range	6.00	N/A
Engine Protection Shutdown	N, DISABLE FEATURE OR FUNCTION	N/A
Engine Protection Restart Inhibit	Y, ENABLE FEATURE OR FUNCTION	N/A
Trip Information Vehicle Ovrsped1	0	MPH
Trip Information Vehicle Ovrsped2	0	MPH
Maintenance Monitor Enable	N, DISABLE FEATURE OR FUNCTION	N/A
Maintenance Monitor Operating Mode	0, MAINTENANCE MONITOR AUTOMATIC MODE OF OPERATION	N/A
Maintenance Monitor Alert Percent	90	%
Maintenance Monitor Distance	15000	MILES
Maintenance Monitor Fuel	2000	GALLONS
Maintenance Monitor Time	500	HOURS
Maintenance Monitor Interval Factor	1.00	N/A
Master Password	000000	N/A
Adjustment Password	000000	N/A
Reset Password	000000	N/A

These Electronic Parameters have been successfully finalized

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

<u>Code</u>	<u>Description</u>	<u>List</u> (US DOLLAR)
MA02500	Base Chassis, Model 4300 SBA 4X2 with 175.00 Wheelbase, 107.90 CA, and 41.00 Axle to Frame.	\$82,428.00
1CAE	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.125" x 3.580" x 0.312" (257.2mm x 90.9mm x 8.0mm); 460.0" (11684mm) Maximum OAL	\$515.00
1LLE	BUMPER, FRONT Full Width, Aerodynamic, Heavy Duty, Steel	\$105.00
	<u>Includes</u> : BUMPER, FRONT Powder Coated Gray (Argent) Color	
1WEH	WHEELBASE RANGE 134" (340cm) Through and Including 197" (500cm)	\$0.00
2ASC	AXLE, FRONT NON-DRIVING {Meritor MFS-12-122A} I-Beam Type, 12,000-lb Capacity	\$371.00
	<u>Notes</u> : The following features should be considered when calculating Front GAWR: Front Axles; Front Suspension; Brake System; Brakes, Front Air Cam; Wheels; Tires.	
3770	SPRINGS, FRONT AUXILIARY Rubber	\$111.00
3ADC	SUSPENSION, FRONT, SPRING Parabolic, Taper Leaf; 12,000-lb Capacity; with Shock Absorbers	\$184.00
	<u>Includes</u> : SPRING PINS Rubber Bushings, Maintenance-Free	
	<u>Notes</u> : The following features should be considered when calculating Front GAWR: Front Axles; Front Suspension; Brake System; Brakes, Front Air Cam; Wheels; Tires.	
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications	(\$339.00)
	<u>Includes</u> : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SLACK ADJUSTERS, FRONT Automatic (with Air Cam Brakes) : SLACK ADJUSTERS, REAR Automatic (with Air Cam Brakes) : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6	
	<u>Notes</u> : Front and Rear Dust Shields not Included : Rear Axle is Limited to 19,000-LB GAWR with Code 04091 BRAKE SYSTEM, AIR and Code 04NDC BRAKES, REAR, AIR CAM Regardless of Axle/Suspension Ordered : Rear Axle is Limited to 20,000-LB GAWR with Code 04092 BRAKE SYSTEM, AIR and Code 04NCW BRAKES, REAR, AIR CAM Regardless of Axle/Suspension Ordered : Rear Axle is Limited to 23,000-lb GAWR with Code 04091 BRAKE SYSTEM, AIR and Standard Rear Air Cam Brakes Regardless of Axle/Suspension Ordered	
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank	\$30.00
	<u>Includes</u> : DRAIN VALVE Mounted in Wet Tank	
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} Full Vehicle Wheel Control System (4-Channel)	\$1,357.00
4EBD	AIR DRYER {Wabco System Saver 1200} with Heater	\$497.00

INTERNATIONAL[®]

Vehicle Specifications
2018 4300 SBA 4X2 (MA025)

February 13, 2018

<u>Code</u>	<u>Description</u>	<u>List</u> (US DOLLAR)
	<u>Includes</u> : AIR DRYER LOCATION Inside Left Rail, Back of Cab	
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn	\$0.00
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 Spring Brake	\$0.00
4JCJ	BRAKES, FRONT, AIR CAM S-Cam; 16.5" x 5.0"; Includes 20 Sq. In. Long Stroke Brake Chambers	\$0.00
	<u>Notes</u> : Front Axle with 14,000-lb GAWR is Limited to 13,200-lb GAWR when used in Conjunction with 15" BRAKES, FRONT, AIR CAM. : The following features should be considered when calculating Front GAWR: Front Axles; Front Suspension; Brake System; Brakes, Front Air Cam; Wheels; Tires.	
4NDB	BRAKES, REAR, AIR CAM S-Cam; 16.5" x 7.0"; Includes 30/30 Sq.In. Long Stroke Brake Chamber and Spring Actuated Parking Brake	\$0.00
	<u>Notes</u> : The following features should be considered when calculating Front GAWR: Front Axles; Front Suspension; Brake System; Brakes, Front Air Cam; Wheels; Tires.	
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM Capacity	\$69.00
4WBX	DUST SHIELDS, FRONT BRAKE for Air Brakes	\$35.00
4WDM	DUST SHIELDS, REAR BRAKE for Air Brakes	\$70.00
5708	STEERING COLUMN Tilting	\$125.00
5CAL	STEERING WHEEL 2-Spoke, 18" Dia., Black	\$0.00
5PSA	STEERING GEAR {Sheppard M100} Power	\$110.00
7BKY	EXHAUST SYSTEM Single, Horizontal Aftertreatment Device, Frame Mounted Under Right Rail, Back of Cab, Includes Short Horizontal Tail Pipe	\$0.00
7SCP	ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger	\$184.00
7WZX	SWITCH, FOR EXHAUST 3 Position, Momentary, Lighted Momentary, ON/CANCEL, Center Stable, INHIBIT REGEN, Mounted in IP Inhibits Diesel Particulate Filter Regeneration When Switch is Moved to ON While Engine is Running, Resets When Ignition is Turned OFF	\$42.00
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment	\$0.00
	<u>Includes</u> : BATTERY BOX Steel : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Top of Steering Column Cover : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : JUMP START STUD Located on Positive Terminal of Outermost Battery : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted	

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

INTERNATIONAL®

Vehicle Specifications
2018 4300 SBA 4X2 (MA025)

February 13, 2018

<u>Code</u>	<u>Description</u>	<u>List</u> (US DOLLAR)
	: WIRING, CHASSIS Color Coded and Continuously Numbered	
8518	CIGAR LIGHTER Includes Ash Cup	\$18.00
8718	POWER SOURCE Cigar Type Receptacle without Plug and Cord	\$30.00
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type; 12 Volt 160 Amp. Capacity, Pad Mount, with Remote Sense	\$0.00
8HAH	ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Combined Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake Accommodation Package with Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket	\$363.00
8HAU	BODY BUILDER WIRING INSIDE CAB; Includes Sealed Connectors for Tail/Amber, Turn/Marker/Backup/Accessory, Power/Ground, and Stop/Turn	\$302.00
8MKL	BATTERY SYSTEM {International} Maintenance-Free, (3) 12-Volt 1950CCA Total	\$103.00
8NAA	TAIL LIGHT WIRING MODIFIED Includes: Wiring for Standard Lt & Rt Tail Lights; Separate 8.0' of Extra Cable Wiring for Lt & Rt Body Mounted Tail Lights	\$74.00
8RMD	RADIO AM/FM/WB/Clock/3MM Auxiliary Input, with Multiple Speakers	\$368.00
8THB	BACK-UP ALARM Electric, 102 dBA	\$120.00
8TKK	TRAILER AUXILIARY FEED CIRCUIT for Electric Trailer Brake Accommodation/Air Trailer ABS; with 30 Amp Fuse and Relay, Controlled by Ignition Switch	\$79.00
8VAY	HORN, ELECTRIC Disc Style	\$0.00
8VUX	BATTERY BOX Steel, with Plastic Cover, 25" Wide, 2 or 3 Battery Capacity, Mounted Right Side Under Cab	\$0.00
8WCL	HORN, AIR Black, Single Trumpet, Air Solenoid Operated	\$94.00
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time	\$26.00
8WPB	HEADLIGHTS Halogen; Composite Aero Design for Two Light System; Includes Daytime Running Lights	\$58.00
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade	\$70.00
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights	\$42.00
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on	\$22.00
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt; less Thermal Over-Crank Protection	\$0.00
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm	\$0.00
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses	\$0.00
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender	\$25.00
9HBM	GRILLE Stationary, Chrome	\$99.00
9WAY	FRONT END Tilting, Fiberglass, with Three Piece Construction	\$0.00
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100	\$0.00

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

INTERNATIONAL®

Vehicle Specifications
2018 4300 SBA 4X2 (MA025)

February 13, 2018

<u>Code</u>	<u>Description</u>	<u>List</u> (US DOLLAR)
	<u>Includes</u> : PAINT SCHEMATIC ID LETTERS "GA"	
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone	\$0.00
10SLV	PROMOTIONAL PACKAGE Government Silver Package	\$0.00
11001	CLUTCH Omit Item (Clutch & Control)	\$0.00
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection	\$0.00
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines	\$98.00
12EKC	ENGINE, DIESEL {Cummins B6.7 325} EPA 2017, 325HP @ 2400 RPM, 750 lb-ft Torque @ 1800 RPM, 2600 RPM Governed Speed, 325 Peak HP (Max)	\$5,486.00
12EMZ	VENDOR WARRANTY, ENGINE {Cummins} B6.7 Engine, 3-Year Unlimited Miles Standard Warranty	\$250.00
12TSY	FAN DRIVE {Borg-Warner SA85} Viscous Type, Screw On	\$0.00
	<u>Includes</u> : FAN Nylon	
12UYE	RADIATOR Aluminum; 2-Row, Cross Flow, Over Under System, 717 SqIn Louvered, with 313 SqIn Charge Air Cooler. with In-Tank Transmission Cooler	\$0.00
	<u>Includes</u> : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber	
12VBR	AIR CLEANER with Service Protection Element	\$0.00
	<u>Includes</u> : GAUGE, AIR CLEANER RESTRICTION Air Cleaner Mounted	
12VGM	FEDERAL EMISSIONS {Cummins B6.7} EPA, OBD and GHG Certified for Calendar Year 2018	\$350.00
12VXV	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Mobile, Variable Speed; (Range 2 to 20 MPH) Mounted on Steering Wheel	\$0.00
12WPV	OIL PAN 15 Quart Capacity, For Cummins ISB/B6.7 Engines	\$0.00
12WZE	EMISSION COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations	\$0.00
12XAT	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls; with Ignition Switch Control for Cummins ISB/B6.7 or ISL/L9 Engines	\$45.00
13AVR	TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway	\$10,133.00
13WBL	TRANSMISSION SHIFT CONTROL {Allison} Push-Button Type; for Allison 3000 & 4000 Series Transmission	\$0.00
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints	\$203.00
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS); General Purpose Trucks, Construction	\$0.00

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

<u>Code</u>	<u>Description</u>	<u>List</u> (US DOLLAR)
13WYH	TRANSMISSION TCM LOCATION Located Inside Cab	\$141.00
13WYU	SHIFT CONTROL PARAMETERS Allison 3000 or 4000 Series Transmissions, 5th Generation Controls, Performance Programming	\$0.00
13XAL	PTO LOCATION Left Side of Transmission	\$0.00
14ARB	AXLE, REAR, SINGLE {Meritor RS-23-160} Single Reduction, 23,000-lb Capacity, Driver Controlled Locking Differential, 200 Wheel Ends . Gear Ratio: 6.83	\$1,828.00
	<u>Includes</u> : REAR AXLE DRAIN PLUG (1) Magnetic, For Single Rear Axle	
	<u>Notes</u> : The following features should be considered when calculating Rear GAWR: Rear Axles; Rear Suspension; Brake System; Brakes, Rear Air Cam; Brake Shoes, Rear; Special Rating, GAWR; Wheels; Tires. : When Specifying Axle Ratio, Check Performance Guidelines and TCAPE for Startability and Performance	
14VAJ	SUSPENSION, RR, SPRING, SINGLE Vari-Rate; 31,000-lb Capacity, with 4500 lb Auxiliary Rubber Spring	\$269.00
	<u>Notes</u> : The following features should be considered when calculating Rear GAWR: Rear Axles; Rear Suspension; Brake System; Brakes, Rear Air Cam; Brake Shoes, Rear; Special Rating, GAWR; Wheels; Tires.	
15LMS	FUEL/WATER SEPARATOR 12 VDC Electric Heater, Includes Pre-Heater, Includes Water-in-Fuel Sensor, Cummins Supplied on Engine	\$221.00
15SGJ	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), with Quick Connect Outlet, Mounted Left Side, Under Cab	\$52.00
15WDG	DEF TANK 7 U.S. Gal. 26.5L Capacity, Frame Mounted Outside Left Rail, Under Cab	\$0.00
16030	CAB Conventional	\$0.00
	<u>Includes</u> : ARM REST (2) Molded Plastic; One Each Door : CLEARANCE/MARKER LIGHTS (5) Flush Mounted : COAT HOOK, CAB Located on Rear Wall, Centered Above Rear Window : CUP HOLDERS Two Cup Holders, Located in Lower Center of Instrument Panel : DOME LIGHT, CAB Rectangular, Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Console, Center Mounted : GLASS, ALL WINDOWS Tinted : GRAB HANDLE, CAB INTERIOR (1) "A" Pillar Mounted, Passenger Side : GRAB HANDLE, CAB INTERIOR (2) Front of "B" Pillar Mounted, One Each Side : INTERIOR SHEET METAL Upper Door (Above Window Ledge) Painted Exterior Color	
16HBA	GAUGE CLUSTER English with English Electronic Speedometer	\$0.00
	<u>Includes</u> : GAUGE CLUSTER (5) Engine Oil Pressure (Electronic), Water Temperature (Electronic), Fuel (Electronic), Tachometer (Electronic), Voltmeter : ODOMETER DISPLAY, Miles, Trip Miles, Engine Hours, Trip Hours, Fault Code Readout : WARNING SYSTEM Low Fuel, Low Oil Pressure, High Engine Coolant Temp, and Low Battery Voltage (Visual and Audible)	
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission	\$48.00
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel Mounted in Instrument Panel	\$30.00

INTERNATIONAL®

Vehicle Specifications
2018 4300 SBA 4X2 (MA025)

February 13, 2018

<u>Code</u>	<u>Description</u>	<u>List</u> (US DOLLAR)
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster	\$0.00
16HLJ	GAUGE, DEF FLUID LEVEL	\$0.00
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust	\$116.00
	<u>Includes</u> : SEAT BELT 3-Point, Lap and Shoulder Belt Type	
16SDC	GRAB HANDLE (2) Chrome Towel Bar Type with Anti-Slip Rubber Inserts; for Cab Entry, Mounted Left and Right, Each Side at "B" Pillar	\$236.00
16SDE	MIRROR, CONVEX, LOOK DOWN {Lang Mekra} Right Side; 6" x 10 1/4"	\$49.00
16SDT	MIRRORS (2) {Lang Mekra} Styled; Rectangular, Power Both Sides Flat Glass Only, Thermostatically Controlled Heated Heads, Clearance Lights LED, Black Heads, Brackets and Arms, Breakaway Type, 7.09" x 15.75" & Integral Convex Both Sides, 102" Inside Spacing	\$542.00
16SMN	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl	\$368.00
16WBY	ARM REST, RIGHT, DRIVER SEAT	\$39.00
16WCT	AIR CONDITIONER {Blend-Air} with Integral Heater & Defroster	\$923.00
	<u>Includes</u> : HEATER HOSES Premium : HOSE CLAMPS, HEATER HOSE Mubea Constant Tension Clamps : REFRIGERANT Hydrofluorocarbon HFC-134A	
16WJS	INSTRUMENT PANEL Center Section, Flat Panel	\$0.00
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature	\$367.00
16WKY	HVAC FRESH AIR FILTER	\$14.00
16WRZ	CAB INTERIOR TRIM Premium	\$375.00
	<u>Includes</u> : CAB INTERIOR TRIM PANELS Cloth Covered Molded Plastic, Full Height; All Exposed Interior Sheet Metal is Covered Except for the Following: with a Two-Man Passenger Seat or with a Full Bench Seat the Back Panel is Completely Void of Covering : CAB SOUND INSULATION Includes Dash and Engine Cover Insulators : CONSOLE, OVERHEAD Molded Plastic; With Dual Storage Pockets with Retainer Nets, CB Radio Pocket, Speakers, and Reading Lights : COURTESY LIGHT (2) Mounted In Front Map Pocket Left and Right Side : DOOR TRIM PANELS with Cloth Insert on Bolster Driver and Passenger Doors : FLOOR COVERING Rubber, Black : GAUGE, TEMPERATURE, AMBIENT Includes Wiring and Sensor With Display Unit Mounted in Cluster : HEADLINER Soft Padded Cloth : INSTRUMENT PANEL TRIM Molded Plastic with Black Center Section : STORAGE POCKET, DOOR (2) Molded Plastic (Carpet Texture), Full-Length; Driver and Passenger Doors : SUN VISOR (3) Padded Vinyl: 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Vanity Mirror and Toll Ticket Strap, plus 1 Auxiliary Visor (Front Only), Driver Side	
16XWJ	WINDSHIELD WIPER BLADES Snow Type	\$26.00

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

INTERNATIONAL[®]

Vehicle Specifications
2018 4300 SBA 4X2 (MA025)

February 13, 2018

<u>Code</u>	<u>Description</u>	<u>List</u> (US DOLLAR)
27DMB	WHEELS, FRONT DISC; 22.5x8.25 Rims, Non-Polished Aluminum, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs	\$406.00
	<u>Notes</u> : Aluminum Wheels not Painted or Coated : COMPATIBLE TIRE SIZES: 11R22.5, 12R22.5, 255/70R22.5, 255/80R22.5, 265/75R22.5, 275/70R22.5, 275/80R22.5, 295/75R22.5, 295/80R22.5	
28DMB	WHEELS, REAR DUAL DISC; 22.5x8.25 Rims, Non-Polished Aluminum, 10-Stud 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs	\$856.00
	<u>Notes</u> : Aluminum Wheels not Painted or Coated : COMPATIBLE TIRE SIZES: 11R22.5, 12R22.5, 255/70R22.5, 255/80R22.5, 265/75R22.5, 275/70R22.5, 275/80R22.5, 295/75R22.5, 295/80R22.5	
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab behind Driver Seat; Up to 6 Outputs & 6 Inputs, Max. 20 amp. per Channel, Max. 80 amp Total (Includes 1 Switch Pack with Latched Switches)	\$790.00
7372135415	(2) TIRE, FRONT 11R22.5 Load Range G HSR2 (CONTINENTAL), 498 rev/mile, 75 MPH, All-Position	\$198.00
7372135417	(4) TIRE, REAR 11R22.5 Load Range G HDL2 DL (CONTINENTAL), 491 rev/mile, 75 MPH, Drive	\$772.00
	Total of Product Features	\$113,018.00
	Services Section:	
40116	WARRANTY Standard for Durastar 1000/4000 Series, Effective with Vehicles Built January 2, 2015 or Later, CTS-2475P	\$0.00
	Total of Service Features	\$0.00
	Total List Price Including Options:	\$113,018.00

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

INTERNATIONAL[®]

Financial Summary
2018 4300 SBA 4X2 (MA025)

February 13, 2018

<u>Description</u>	(US DOLLAR)	<u>Price</u>
Factory List Prices:		
Product Items	\$113,018.00	
Service Items	\$0.00	
Total Factory List Price Including Options:		\$113,018.00
Freight	\$2,200.00	
Total Freight:		\$2,200.00
Total Factory List Price Including Freight:		\$115,218.00
Less Customer Allowance:		(\$38,841.48)
Total Vehicle Price:		\$76,376.52
Total Sale Price:		\$76,376.52
Total Per Vehicle Sales Price:		\$76,376.52
Net Sales Price:		\$76,376.52

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:**Accepted by Purchaser:**_____
Official Title and Date_____
Firm or Business Name_____
Authorized Signature_____
Authorized Signature and Date

**This proposal is not binding upon the seller without
 Seller's Authorized Signature**

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

Preferred!

					
Quote Date:		2/21/2018			
Quote Expires:		3/8/2018			
Quote #		2212018NBRush Truck Center			
quote by	End User	Customer	Payment	Delivery	due date
Matt Murdoch NB	Reynoldsburg	Rush Truck Center	10 Days after shipment	CPU	ARO 30-45
Qty	SNOW & ICE TRUCK SPECIFICATIONS				Extended price Each
DUMP BODY	ARM SS Medium Duty Dump Box (10') x 30" x 36" Stainless Steel Cross-memberless Cab to Axle Requirement: TBD Sides & Front: 7 Gauge, 304 SS One Piece Formed Sides: 304 SS Smooth one piece formed Floor: 3/16" Brinell 450 Floor Floor Spray: Dump Body Floor Painted Black Tailgate: 7 Gauge 304 SS Tailgate Panel: 2 panel Straight Tailgate with Flame Cut SS Hardware Latching: Air Operated Opening and Latching Tailgate: Single Acting Tailgate & SS tailgate latch system Tailgate Safety: (2) Tailgate Safety door Lock-Chains & Anchors Air Cylinder: Air Cylinder Tailgate Longsills: 6" I-Beam 3/16" Brinell 250 Cab Shield Width: 87" Wide x 24" Projection Cab Shield Projection: 24" Projection SS Cab Shield Light Box: (2) Enclosed corner strobe box Cab Shield Cut outs: 2 front facing LED Class 1 Amber oval Strobes Cab Shield Cut Outs: 2 Side Facing LED Class 1 Amber Oval Strobes Cab Shield Cut Outs: 2 Rear Facing LED Class 1 Amber Oval Strobes Corner Posts: Front & Rear Banjo Eyes: (2) Banjo Eyes on rear, low & high position Rear Post Cut Outs: (1 Set) LED S/T/T light Rear Post Cut Outs: (1 Set) LED Class 1 Amber Oval Strobes Rear Post Cut Outs: (1 Set) LED Back up light Body Prop: Driver Side Ladder: SS Under Body Retractable Ladder Walk Rail: Grip Strut Safety Walk Rail (both sides of body) Board Holders: Front & Rear with 2"x10"x10' Wood Boards Painted Black Shovel Holder: SS Shovel Holder Driver Side- Bolt on- Mid Mount of body Hoist: Mailhot Telescopic Trunnion Mount Double Acting Cylinder Cylinder Mount: 35 Ton Cylinder block & 24 ton Cradle Hoist Spec: NTEA Class 50 Back up Alarm: (1) Back up alarm Fenders: (1 Set) Poly Fenders w/powder coated blk stl mounting fenders Mud Flaps: (1) Set ARM Mud flaps				

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

Quote # 2212018NBRush Truck Center			
SS Flap Brackets: (1 set) SS quick release mud flap brackets Under Body Paint: Painted Black			
ARM CENTRAL HYDRAULIC SYSTEM:			
12-15 → GPM?	Permco two spool valve system, Hoist and Tool Circuit		
	8 GPM Tool Circuit		
	ARM "America 2" Console Stand mounted in cab for dump function control		
	25 Gallon Steel Hydraulic Tank + Oil		
	Tool Circuit hook-ups located Curb Side and Street Side under rear of body		
Tool Circuit "ON-Off" switch located near Curb Side hydraulic hook ups			
PTO and Pump to support Allison 3000 Transmission			
Water Supply:			
Veritech 150G poly tank with SS mounting bracket and SS Top Mount Tool Box			
Tool box is a "through box" with side doors			
DC Powered Water Pump plumbed to hose valves on both sides of the tank			
PINTLE PLATE:			
5/8" Pintle Plate			
Multiple pintle hook mounting positions			
(2) 1" D-Rings with brackets			
(1) 7 Pin Trailer electrical adapter			
(1) 25-Ton Pintle Hook			
(1) Rear ICC light Mounted on Hinge			
All dump systems to require pre-build meeting and customer sign off on final.			
Snow & Ice Package Selection		Cost	Quantity
ARM SNOW & ICE TRUCK PACKAGE with 10 Ft Dump Body:			
As detailed in spec above: C/T Requirements: 84"		\$33,900	1
Optional Equipment			
SS Coal Chute (location to be determined) Per Chute		\$1,000	0
		\$0	
Total		\$33,900	

Truck disclaimer:

Final approval of this quotation is subject to physical review and inspection of the chassis' to be utilized to accomplish above work scope. Other than the items specifically listed in the quotation above, American Road Machinery ("Seller") reserves the right to hold the completion of this order if upon inspection it is found chassis differs in scope than that presented for quotation. All modifications required to move battery boxes, air tanks, axles, DEF tanks, fuel tanks or other chassis items that cause interference with the normal installation of body components will have an added labor and material cost. If such interference issues are found during pre-build inspection of the chassis, American Road Machinery shall estimate chassis modifications at Time and Materials with a fixed labor rate of \$75.00 per hour. The customer will be required to sign and approve a Change Order.

FET & Sales Tax are NOT included in price

An acknowledged Purchase Order and Credit Information must be received before this order will be executed.

ACCEPTED

DATE



THIS QUOTATION IS VALID FOR 30 DAYS

Please sign and return to confirm order

1600 THRAILKILL RD. - P.O. BOX 459
 GROVE CITY, OHIO 43123-0459
 (614) 871-3100 FAX (614) 871-3960
 www.acetruck.com

X _____

QUOTE

Name Jason Worley
Company City of Reynoldsburg
Address 7232 East Main Street
City Reynoldsburg **State** Ohio **Zip** 43068
Phone 614-205-4408 **Fax**
End User

Date: 2/26/2018
Sales Rep: Bill Davie
Order Date:
PO #:

Chassis Information: Make Navistar WB CA/CT 108" CA
Model 2018-9
Model 7300
GVWR

Qty	Description	Unit Price	Total
One	Galion Model 433USS Stainless Steel Dump Body >10' long, 84" wide inside >26" sides, 36" rear height >3/16 AR450 steel floor >7 gauge 304#4SS sides and tailgate >Coal door in tailgate >One step on street side 21.50" of grip strut >Stainless hardware >1/2 cab shield >LED lights >Stainless steel tarp rod on sides of body		
One	Galion Model U850D DA Double Acting Underbody Hoist >One safety body prop		
One	Muncie PTO and Pump Installed on Transmission >25 gallon oil tank with filter, sight and temperature gauge >V080 valve to operate hoist with single lever in cab >Single spool valve to operate rear hydraulics installed on console in cab >Two outlets installed on rear, side of body. One on each side with quick couplers		
One	GVM 120 Gallon Poly Tank >65" long, 42" high, 16" width galvanized steel frame >To be installed on chassis frame between cab and dump body >Electric pump with control box installed in cab >Two outlets on rear of dump body. One on each side with quick couplers		
(Page # 1)			
This order not binding until approved by a company official. All quotations & delivery promises made and orders accepted subject to delays caused by fire, accident, strike or other causes beyond our control. Deliveries delayed by any of the above conditions shall not constitute cause for cancellation of this order. Price subject to change without notice.		SubTotal	
		Freight	
		Taxes	Exempt
		TOTAL	

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)



1600 THRAILKILL RD. - P.O. BOX 459
 GROVE CITY, OHIO 43123-0459
 (614) 871-3100 FAX (614) 871-3860
 www.acetruck.com

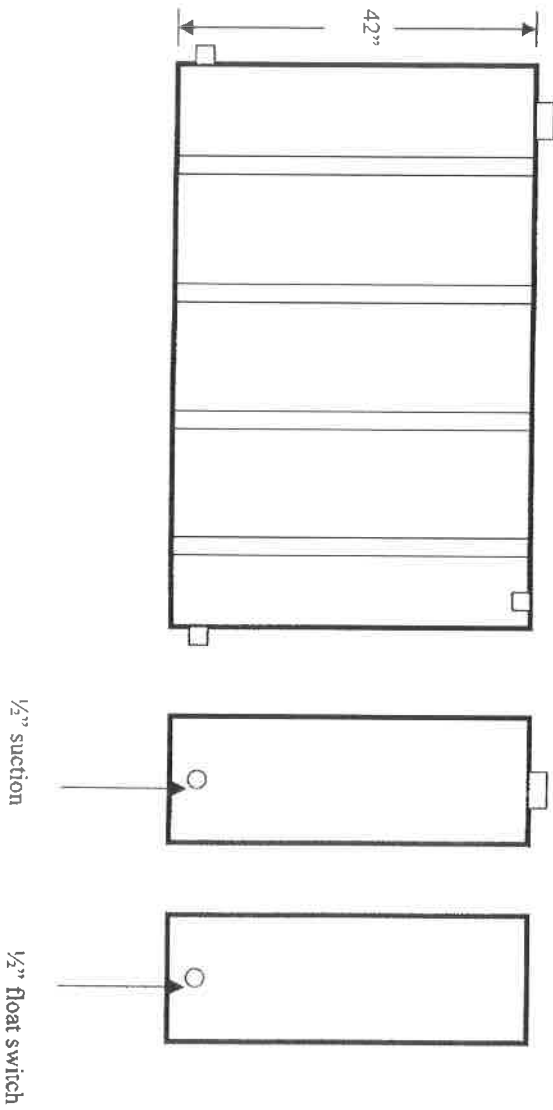
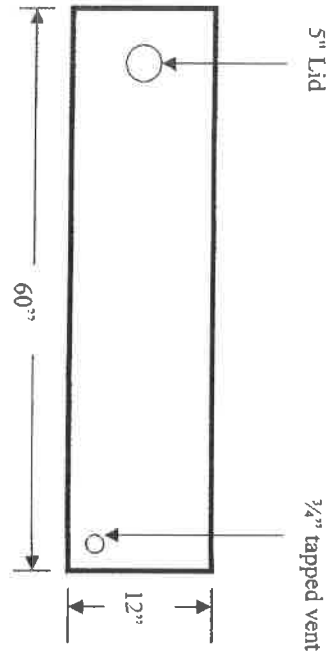
QUOTE

Qty	Description	Unit Price	Total
One	Whelen DOT 404-DOHG Rear Strobe Light Package >Stop-Tail and Turn installed in stainless steel housing on upper, rear of dump body >Amber-Green strobes in housing as well VPCB-65 aluminum light bar installed on chassis cab >RMKEZ light bar mounting bracket >Two Model L-31 HAF LED strobe lights installed on light bar		
One	5/8" x 24" steel hitch plate welded to rear chassis frame >B-40 safety chain eyes welded to plate >DPH-2516 combination 2-5/16" ball / pintle hook >7 way RV trailer light plug Other equipment >10" oak side board, painted black >Two SH675SS stainless shovel holders installed on sides of dump body >Two 9014A strobe lights installed on chassis grille, switch in cab >Fleet Engineer Poly fenders over rear tires All Equipment Installed and Painted		
Note	Engine idle speed can be controlled with cruise control per Tim White		
(Page # 2)			
This order not binding until approved by a company official. All quotations & delivery promises made and orders accepted subject to delays caused by fire, accident, strike or other causes beyond our control. Deliveries delayed by any of the conditions shall not constitute cause for cancellation of this order. Price subject to change without notice.		SubTotal	\$33,682.00
		Freight	
		Taxes	exempt
		TOTAL	\$33,682.00

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

Snow Equipment Sales
(NOT DRAWN TO SCALE)

120 Gallon Rectangle Tank





PENGWYN

City of Reynoldsburg
Water Department

March 8, 2018

Attn: Jason Worley

Subject: Water Department Truck

Jason,

Per your request PENGWYN will supply and install following:

Galion Stainless Steel 10 foot dump body

- Stainless steel shovel holder on each side
- Stainless steel ladder on drivers side
- Stainless steel coal door installed in the middle of the tailgate
- 2x12x10' Oak boards
- Air operated tailgate switch

180 Gallon Frame Mounted Wetting System with hydraulic pump

Emergency lighting Green, Amber, Clear

Frame mounted underbody polished aluminum tool box on passenger side

- Will determine the size of the box based on space allowed on the frame

Clutch pump driven hydraulics to operate bed, hydraulic tools, and wetting pump

- System can operate at 3500 psi and generate 15 gallons of flow per minute which will be plenty for your saw
- Hydraulics will be plumbed to both sides of the bed for hydraulic operations on either side of the truck

TOTAL PRICE \$36,985.00

Jason Borowski
PENGWYN

614-488-2861 office
614-488-0019 fax
614-581-2722 cell

2550 W 5th Ave, Columbus, OH 43204 614-488-2861 1-800-233-7568 (Fax) 614-488-0019

Attachment: Dump Truck info 2018 (Purchase Dump Truck for Water and Waste Department)

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

DATE: April 9, 2018**TO: Public Service and Transportation Committee****RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE
CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.07
Temporary Special Land Use of Chapter 1171 General Regulations.**

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Please see attached document for proposed code revision.

1171.07 TEMPORARY SPECIAL LAND USE.

(a) The Planning & Zoning Administrator shall have the power to grant permits authorizing temporary special land uses for the following types of temporary sales: tent sales, sidewalk sales, or seasonal sales of produce, plants, firewood, or Christmas trees.

(1) Zoning districts where permitted. Temporary special land uses for tent sales, sidewalk sales, or seasonal sales of produce, plants, firewood, or Christmas trees shall only be permitted in the CC Community Commerce District (CC), ~~and the~~ CS Community Services District (CS), ~~and the~~ S-1 Special District.

(2) ~~Application and fee~~ Procedure. Every person, firm or corporation desiring to obtain a temporary special land use permit, as required by this section, shall file an application with the Planning & Zoning Administrator together with an application fee as specified in Table 1155.

(b) ~~The~~ In addition to the general requirements for a zoning certificate applications contained in Section 1143.02, an application for a temporary special land use permit shall be accompanied by plans and specifications as required by the Planning & Zoning Administrator. This includes but is not limited to, plans that show the following:

(1) The shape, location, and dimensions of the lot, including the shape, size, location, and use of all buildings or other structures already on the lot, and the off-street parking layout.

(2) The materials to be utilized in and the shape, size, and location of all buildings and structures to be erected or moved onto the lot, including all tents, tables, stands or display racks.

(3) The anticipated automobile traffic flow to and from the lot and any adjacent thoroughfares, loss of off-street parking space, if any, as well as the anticipated flow of pedestrian traffic upon lot sidewalks.

(c) ~~Time Limitations~~ General Regulations.

(1) A temporary special land use permit for a tent or sidewalk sale shall be effective for no longer than seven (7) days. No more than three (3) temporary special land use permits for tent sales or sidewalk sales shall be issued for a given location within a single calendar year. Temporary special use permits for tent sales or sidewalk sales shall not be issued for any given location for consecutive time periods except in the ~~HD—Historic Commercial Overlay District~~ Subarea.

(2) A temporary special land use permit for the sale of Christmas trees shall be effective for no longer than thirty (30) days. No more than one (1) temporary special land use permit for the sale of Christmas trees shall be issued for any given location within a single calendar year.

(3) ~~A~~ On a lot with an established main use, a temporary special land use permit for seasonal sales of produce, plants, or firewood shall be effective for a period no longer than ninety (90) days. On a lot without an established main use, or that is otherwise vacant, a temporary special land use permit for seasonal sales of produce, plants, or firewood shall be effective for a period of no longer than thirty (30) days. No more than one (1) temporary special

land use permit for seasonal sales of produce, plants, or firewood shall be issued for any given location within a single calendar year.

~~(4) The Board of Zoning and Building appeals shall have the power to vary these periods and add other conditions to an approved permit as deemed necessary by the Planning Administrator or the Board in order to further the goals and principles of the Zoning Code. No temporary special land use shall reduce the parking on a lot by greater than twenty-five percent (25%).~~

~~(d) Regulations~~ Standards for Approval.

(1) A temporary special use land permit shall only be granted if the Planning & Zoning Administrator determines that the proposed use, including the erection of any temporary building or structure, will:

- A. Provide adequate light and ventilation between buildings and structures.
- B. Provide adequate automobile and pedestrian traffic flow.
- C. Provide adequate off-street parking.
- D. ~~Will not~~ Meet the intent of the Zoning Code or otherwise not interfere with the protection of public health, safety, and general welfare.
- E. Not be incompatible with, or otherwise adversely affect, the physical character of the community and, in particular, the surrounding area within a distance of one thousand feet (1,000FT).

~~F. Not temporary special land use shall be permitted if it reduces the parking on a lot by greater than twenty five percent (25%).~~

~~(2) When the proposed temporary special use is to be conducted on an otherwise vacant or unused lot, the use shall comply with all applicable zoning regulations for the district. The Board of Zoning and Building Appeals shall have the power to review and approve temporary special land uses that do not meet the regulations of this section as special exceptions. A temporary special land use permit shall be reviewed according the standards of this section, as well as the standards for all special exceptions contained in Chapter 1145. The Board shall have the power to require such reasonable conditions, including restrictions to times of operations, as are required to meet the intent of this Zoning Code or otherwise protect the public health, safety, and general welfare.~~

(3) Tents and other temporary structures are subject to building permits and other regulation by the Building Division.

~~(4) The Board of Zoning and Building appeals shall have the power to vary the time periods of and add other conditions to an approved permit as deemed necessary by the Planning Administrator or the Board in order to further the intent of the Zoning Code or otherwise protect the public health, safety, and general welfare.~~

Development Department

Eric Snowden

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6829 Phone

ORDINANCE REQUEST

DATE: **April 9, 2018**

TO: **Public Service and Transportation Committee**

RE: **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF REYNOLDSBURG, OHIO: Amending Section
1151.01 Initiation of Amendments, Section 1151.02 Petition for
Zoning District Change with Development Plan, Section 1151.03
Public Hearing and Referral to the Planning Commission, Section
1151.05 Action by Council, Section 1151.06 Amendment of
Development Plan, and Section 1151.07 Effect of Approval of Chapter
1151 Amendments.**

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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1151.01 INITIATION OF AMENDMENTS.

(a) ~~In conformance with the provisions of the City Charter, ordinances or resolutions establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code shall be initiated by a member of Council.~~ The provisions of this Zoning Code or the official Zoning Map may be amended, revised, changed, or repealed to meet changing conditions or to better implement the purpose of the Code. This Chapter is enacted under the provisions of Section 4.11(b) of that City Charter, which gives City Council the power to establish procedures for review of ordinances establishing, amending, revising, changing or repealing zoning classifications, districts, uses, maps or other regulations.

(b) ~~Any person having an interest in property in the City may petition City Council to initiate such ordinance or resolution by making an application to the Planning Administrator. The Planning Administrator shall review the application for compliance with the provisions of this chapter and forward it to the Clerk of Council.~~ One or more owners or lessees of property within the City may file an application with the Planning & Zoning Administrator requesting to change the zoning district of property they own or lease. Such application must be received by the Planning & Zoning Administrator no less than thirty (30) days prior to the regularly scheduled meeting of the Planning Commission in which it will be reviewed. The Planning & Zoning Administrator shall review the application for compliance with the provisions of Section 1151.02 and schedule it for review by the Commission.

(c) ~~The Planning Commission may recommend initiate by motion amendments, revisions, changes, or repeals of zoning districts, uses, regulations, or other provisions of this Zoning Code or the Zoning Map. When the Planning Commission makes an advisory recommendation to City Council, the application requirements and fees shall not apply. The City Council may initiate amendments, revisions, changes or repeals of zoning districts, uses, regulations, or other provisions of this Zoning Code or the official Zoning Map by resolution, which shall then be referred to the Planning Commission for review.~~

1151.02 ~~PETITION~~APPLICATION FOR ZONING DISTRICT CHANGE WITH DEVELOPMENT PLAN.

~~When a person or persons having an interest in a lot or lots in the City petitions City Council one or more owners or lessees of property file an application for an amendment to the Zoning Code which involves changing the zoning district assigned to the lot(s), then such petition shall be made in the following form which shall be known as the development plan, unless such requirements are waived by City Council.~~ application shall be known as a development plan, and contain the following:

- (a) Correct legal description of the lot(s);
- (b) The names and addresses of the owners of lot(s) contiguous or directly across the street from the subject lot(s);
- (c) Existing topography at two foot (2FT) contour intervals of the subject lot(s) and extending at least three hundred feet (300FT) outside of the proposed lot, including lot lines, easements, street rights-of-way, existing structures, trees and landscaping features thereon;
- (d) The proposed vehicular and pedestrian traffic patterns;

- (e) The location of all existing and all proposed structures;
- (f) The proposed assignment of use and subdivision of land including private land and common land;
- (g) Preliminary plans of all structure types;
- (h) Deed restrictions and protective covenants;
- (i) A schedule for construction;
- (j) Traffic impact study;
- (k) Utilities impact study;
- (l) Drainage impact study;
- (m) Such other relevant information as Planning Commission or City Council may require to determine the propriety of initiating the ordinance for district change and consistency with the general purpose of the Zoning Code.
- (n) Fees as established by Chapter 1155.

~~1151.03 PUBLIC HEARING AND REFERRAL TO PLANNING COMMISSION ACTION BY THE PLANNING COMMISSION.~~

~~(a) In conformance with the Charter, subsequent to initiation by a member of Council of an ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code, the presiding officer of Council shall, immediately after the first reading of the ordinance or resolution, set a date for a public hearing before a joint meeting of Council and the Planning Commission, to be held not earlier than fifteen (15) days after the first reading. Upon receipt of a complete application from an owner or lessee of land for a district change, receipt of a resolution of City Council, or the passage of a motion by the Planning Commission to amend, revise, change, or repeal a zoning provision, the Commission shall review the application or proposed amendment and submit recommendations to Council. Before submitting any recommendations to Council, the Commission shall hold at least one public hearing on the application or proposed amendment.~~

~~(b) In order to comply with Section 4.1(a) of City Charter, when the Planning Commission reviews any district change, the Commission shall cause a notice of the public hearing to be to be published one time in a newspaper of general circulation within the City at least seven (7) days prior to the public hearing. When the Commission reviews any district change that involves ten (10) or less parcels of land, the Commission shall mail written notice of the public hearing to the owners of the property within, contiguous to, and directly across the street from the affected parcel or parcels at least seven days prior to the date of the hearing. The Commission shall also cause the property in question to be posted with a notice at least seven (7) days prior to the day of the hearing. The notice shall state the nature of the application and the time and place of the public hearing. Additional notices shall not be required for subsequent public hearings by the Commission or City Council.~~

~~— (b) Immediately after the hearing, a copy of the ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code and, if applicable, the development plan, shall be referred to the Planning Commission.~~

(c) The Planning Commission shall recommend such conditions or amendments with respect to the application or proposed amendment ordinance or resolution and, if applicable, the development plan, as it deems reasonable ~~and, necessary, and consistent with the general purpose of the Zoning Code.~~ Within ~~thirty (30)~~sixty (60) days of referral, the ~~Planning~~ Commission shall return to the Clerk of Council the written recommendations of a majority of the members of the Commission.

1151.05 ACTION BY CITY COUNCIL.

(a) At the next meeting of the City Council subsequent to receiving the recommendations of the Planning Commission, the ~~ordinance or resolution shall be given its second reading~~the Council shall review the application or proposed amendment.

(b) City Council may adopt, deny, or adopt with modifications the recommendations of the Commission. A development plan, along with any conditions or amendments to the ~~petition~~application, shall, upon adoption by Council, become part of the district change and shall be deemed incorporated by reference into legislation amending the ~~district~~official Zoning Map. The development plan, conditions, and amendments shall bind any future development or use of the subject lots.

(c) In accordance with Section 4.11(c) of the City Charter, ~~A~~ concurring vote of at least three fourths ($\frac{3}{4}$) of the membership of City Council shall be necessary to pass any zoning ordinance ~~or resolution~~ which differs from the written recommendations of the Planning Commission, but in no event shall an ordinance ~~or resolution~~ be considered as having passed unless it receives at least a majority vote of the members of Council.

(d) After a proposed district change is denied by City Council, at least twelve (12) months shall elapse before another ~~petition~~application for a district change for the same lot(s) to the same district can be considered.

1151.06 AMENDMENT OF DEVELOPMENT PLAN.

A development plan may be amended following the same procedure and standards for approval of the original district ~~amendment~~change.

1151.07 EFFECT OF APPROVAL.

(a) The development plan as approved by City Council, shall constitute an amendment of the official Zoning Map and a supplement to the Zoning Code as it applies to the land included in the approved ~~district amendment~~application. The approval shall be for a period of two (2) years to allow the approval of a zoning certificate and building permit, if required.

(b) If a zoning certificate or building permit is not acquired within the two (2) year period, the approval shall become void and the lot or parcel shall revert to its last previous zoning district applied, except if an application for time extension is submitted and approved in accordance with Section 1151.08, or if the approved district is a Planned District.

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

DATE: April 9, 2018**TO: Service Department****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: Changing the Zoning Districts of various City parks and
other parcels owned by the City of Reynoldsburg to S-1 Special
District.**

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Please see attached document for legal descriptions and map exhibits of parcels proposed for rezoning and memo from the Planning & Zoning Administrator.



TO: Members of the City Council & Planning Commission

FROM: Eric Snowden, Planning & Zoning Administrator

RE: Rezoning of City-owned Property

DATE: July 12, 2017

Honorable Council Members & Commissioners:

The attached documents are maps and legal descriptions required to change the zoning district of several City-owned properties that currently have various zoning districts applied. These other districts reflect the uses or proposed uses of the properties prior to their acquisition by the City. These parcels are currently maintained by the Department of Parks and Recreation and are portions of the following parks: Civic Park, Huber Park, the Livingston House Historic Site Park, Pine Quarry Park, and the City's Municipal Center/JFK Park. They consist of the following parcels, as more accurately defined in the attached legal descriptions:

Civic Park: 060-004542, 060-004552

Huber Park: 060-008347, 060-008861, 060-008860, 060-008895

Livingston House Park: 060-000947, 060-005565

Pine Quarry Park: 060-009287, 060-008223, 060-007938, 060-007540

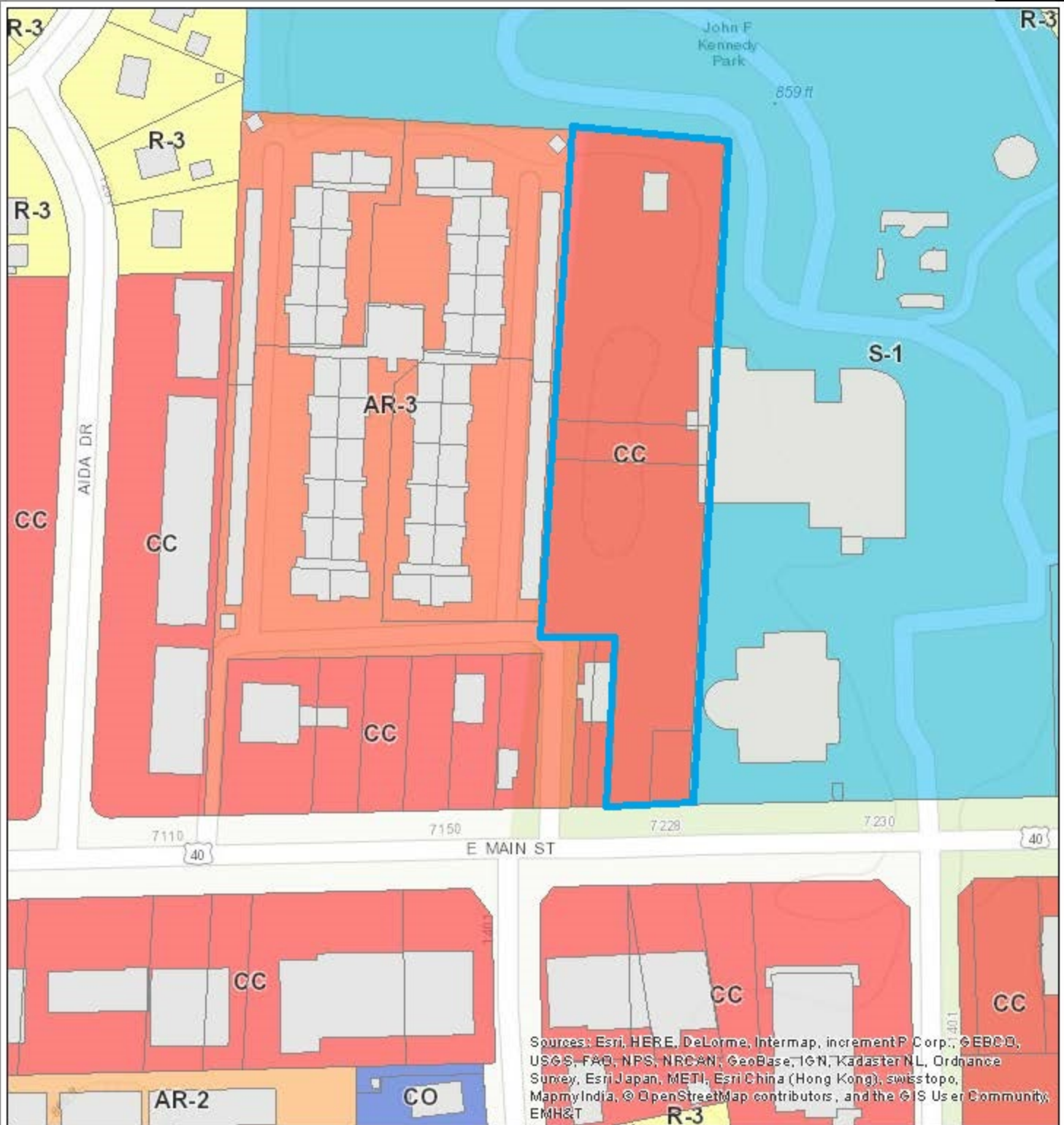
Municipal Center/JFK Park: 060-001129, 060-003880, 060-000252, 060-001129

These parks will be utilized as parkland in perpetuity and therefore, I am recommend that the parcels in question have their zoning districts changed to S-1 Special District. This will make the zoning district consistent with other public facilities in the City. This rezoning will allow the Official zoning map of the City to better reflect the actual use of the property, but will not affect daily operations at the facilities or any future additions to the park facilities.

Respectfully,

Eric Snowden
Planning & Zoning Administrator

CC: Dan Havener,
Donna Bauman
Clerk of Council



Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Municipal Building Site

1 inch = 188 feet

0 95 190 380 Feet



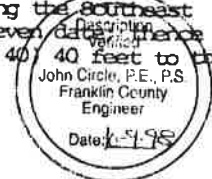
"Exhibit A"

PARCEL I: Being a part of Half-Section 30, Section 18, and a part of Half-Section 7, Section 7 of Township 16, Range 20, Refugee Lands, and bounded and described as follows: Beginning at a point in the East line of the original Paul K. Rosenberg 6.565 acre tract, as conveyed by deed of record in Deed Book 2241 page 103, Recorder's Office, Franklin County, Ohio, and in the West line of the 8.50 acre tract owned by the City of Reynoldsburg as conveyed by deed of record in Deed Book 1950 page 172, Recorder's Office, Franklin County, Ohio said point being South 2° 32' 30" West, 337.64 feet from an iron pin in the Northeast corner of said Rosenberg 6.56 acre tract and the Northwest corner of said City of Reynoldsburg 8.5 acre tract; thence continuing along said line South 2° 32' 30" West, 273.40 feet to a point; thence North 87° 27' 30" West, 40 feet to a point; thence South 2° 20' 30" West, 118.11 feet to a point in the centerline of East Main Street (U.S. Route 40); thence along the centerline of said East Main Street, South 88° 02' 45" West, 41.24 feet to a point; thence North 2° 20' 30" East, 214 feet to a point; thence South 88° 02' 45" West (passing an iron pin at 24 feet) 64 feet to an iron pin at the Northwest corner of a 0.150 acre parcel formerly owned by James E. and Evelyn M. Cover (see Deed Book 2240 page 579 Recorder's Office, Franklin County, Ohio), said iron pin being also in the East line of a 16 foot alley shown on the plat of "A. E. Ford's Unrecorded Addition"; thence along the East line of said 16 foot alley, North 2° 20' 30" East 2.0 feet to an iron pin at the Northeast of the said "A. E. Ford's Unrecorded Addition"; thence along the northerly line of said "A. E. Ford's Unrecorded Addition", South 88° 02' 45" West 15.79 feet to a point; thence North 2° 32' 30" East, 185 feet to a point; thence South 87° 27' 30" East, 161.0 feet to the place of beginning, containing 0.959 acres, more or less.

PARCEL II: Being located in Half Section 7, Section 7, Township 16, Range 20, Refugee Lands, and being 0.148 acre of the John P. King 7.84 acre tract of record in Deed Book 2241 page 103, all references being to records of the Recorder's Office, Franklin County, Ohio and bounded and described as follows: Beginning at an iron pin in the westerly line of the City of Reynoldsburg 8.50 acre tract of record in Deed Book 1950 page 172, at the northeasterly corner of the Kingscourt Medical Center, Inc. 0.959 acre tract; thence along the northerly line of the said 0.959 acre tract, North 87° 27' 30" West, 161.0 feet to an iron pin at the northwesterly corner of the said tract; thence North 2° 32' 30" East, (being the northerly projection of the westerly line of said 0.959 acre tract) 40.00 feet to a point; thence South 87° 27' 30" East (parallel to the northerly line of the said 0.959 acre tract), 161.0 feet to a point in the easterly line of the said John P. King 7.84 acre tract, being also the westerly line of the said City of Reynoldsburg 8.50 acre tract; thence along the said line, South 2° 32' 30" West, 40.0 feet to the place of beginning, containing 0.148 acre, more or less.

TOGETHER WITH an appurtenant easement for ingress and egress over a 40 foot strip of land, as provided for in Indenture dated August 27, 1962 and filed in Deed Book 2440 page 360, Recorder's Office, Franklin County, Ohio, described as follows: Beginning at a point in the North line of the National Road (also known as U. S. Route 40), said point being the Southeast corner of Lot No. 7 of A. E. Ford's Addition to the Village of Reynoldsburg, an unrecorded plat of which addition is filed in the Auditor's Office of Franklin County, Ohio. Said lot being also delineated on tax map book "0" at page "C-106-A" of the Engineer of Franklin County, Ohio; thence North along the easterly

line of said Lot 7, 174 feet to a point; thence East on a line parallel with the said National Road (also known as U. S. Route 40) 40 feet to a point (said point being the Northeast corner of a parcel conveyed to John Paul King by Four C's Inc., of even date); thence South parallel with the easterly lot line of said Lot No. 7, 174 feet to the North line of National Road (also known as U. S. Route 40), said point being the Southeast corner of a parcel conveyed to John Paul King by Four C's, Inc., of even date; thence West along the line of said National Road (also known as U. S. Route 40) 40 feet to the point or place of beginning.



0.106 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 7 & 18, Township 16, Range 20, Refugee Lands and being 0.106 acre of land as conveyed to John P. King of record in Deed Book 2368, Page 64 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the southeasterly corner of that plat entitled "Briarcliff No. 1" of record in Plat Book 28, Page 19, the westerly line of Reynoldsburg Park Condominiums of record in Condominium Plat Book 47, Pages 53 and 59;

thence South 2° 20' 30" West with the easterly line of said "Briarcliff No. 1" extended, the westerly line of said Reynoldsburg Park Condominiums, a distance of 600.00 feet to a point in the centerline of East Main Street (U.S. Route 40);

thence North 88° 02' 45" East with said centerline, a distance of 457.21 feet to a P.K. Nail set at a southeasterly corner of that tract of land as conveyed to Kings Court Medical Center, Inc. of record in Deed Book 2420, Page 218 and being the true point of beginning for this description;

thence with the perimeter of said Kings Court Medical Center tract the following courses:

North 2° 20' 30" East, a distance of 118.11 feet to an iron pin set at a corner thereof;

South 87° 27' 30" East, a distance of 40.00 feet to a southeasterly corner thereof, in the westerly line of that tract of land as conveyed to the Village of Reynoldsburg of record in Deed Book 1950, Page 172;

thence South 2° 32' 30" West with said westerly line, a distance of 115.00 feet to a P.K. Nail set in the centerline of said East Main Street;

thence South 88° 02' 45" West, a distance of 39.71 feet to the true point of beginning and containing 0.106 acre of land, more or less, with 0.052 acre being out of said Section 7 and 0.054 acre being out of said Section 8.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

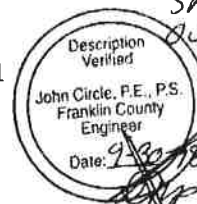
The Basis of Bearing for this description is North 88° 02' 45" East for the centerline of East Main Street (U.S. Route 40) as shown of record in Deed Book 2368, Page 64.

JAM:kd



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John Circle 9.29.98
 Jeffrey A. Miller
 Registered Surveyor No. 7211



0-106-D
SPLIT 0.106 ACS.
OUT OF (060)
2129

11-2-98
BNA

EXHIBIT A

1.100 ACRES

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 7, Township 16, Range 20, Refugee Lands and being 1.100 acres of land as conveyed to John P. King of record in Deed Book 2368, Page 64 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the southeasterly corner of that plat entitled "Briarcliff No. 1" of record in Plat Book 28, Page 19, the westerly line of Reynoldsburg Park Condominiums of record in Condominium Plat Book 47, Pages 53 and 59;

thence North 2° 20' 30" East with the easterly line of said "Briarcliff No. 1", the westerly line of said Reynoldsburg Park Condominiums, a distance of 164.77 feet to the northeasterly corner of said Reynoldsburg Park Condominiums, a southwesterly corner of that tract of land as conveyed to the Village of Reynoldsburg of record in Deed Book 1950, Page 172;

thence South 87° 29' 00" East with the southerly line of said Village of Reynoldsburg tract, a distance of 337.06 feet to a ¾" Iron Pipe with cap inscribed Bird & Bull found at the true point of beginning for this description;

thence South 87° 29' 00" East, continuing with said southerly line, a distance of 161.00 feet to a ¾" iron pipe found at a corner thereof;

thence South 2° 32' 30" West with a westerly line of said Village of Reynoldsburg tract, a distance of 297.64 feet to an iron pin set at the northeasterly corner of that tract of land as conveyed to Kings Court Medical Center, Inc., of record in Deed Book 3140, Page 60;

thence North 87° 27' 44" West, with the northerly line of said Kings Court tract, a distance of 161.00 feet to an iron pin set at the northwesterly corner thereof, in the easterly line of said Reynoldsburg Park Condominiums;

thence North 2° 32' 30" East with said easterly line, a distance of 297.58 feet to the true point of beginning and containing 1.100 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Basis of Bearing for this description is North 88° 02' 45" East for the centerline of East Main Street (U.S. Route 40) as shown of record in Deed Book 2368, Page 64.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



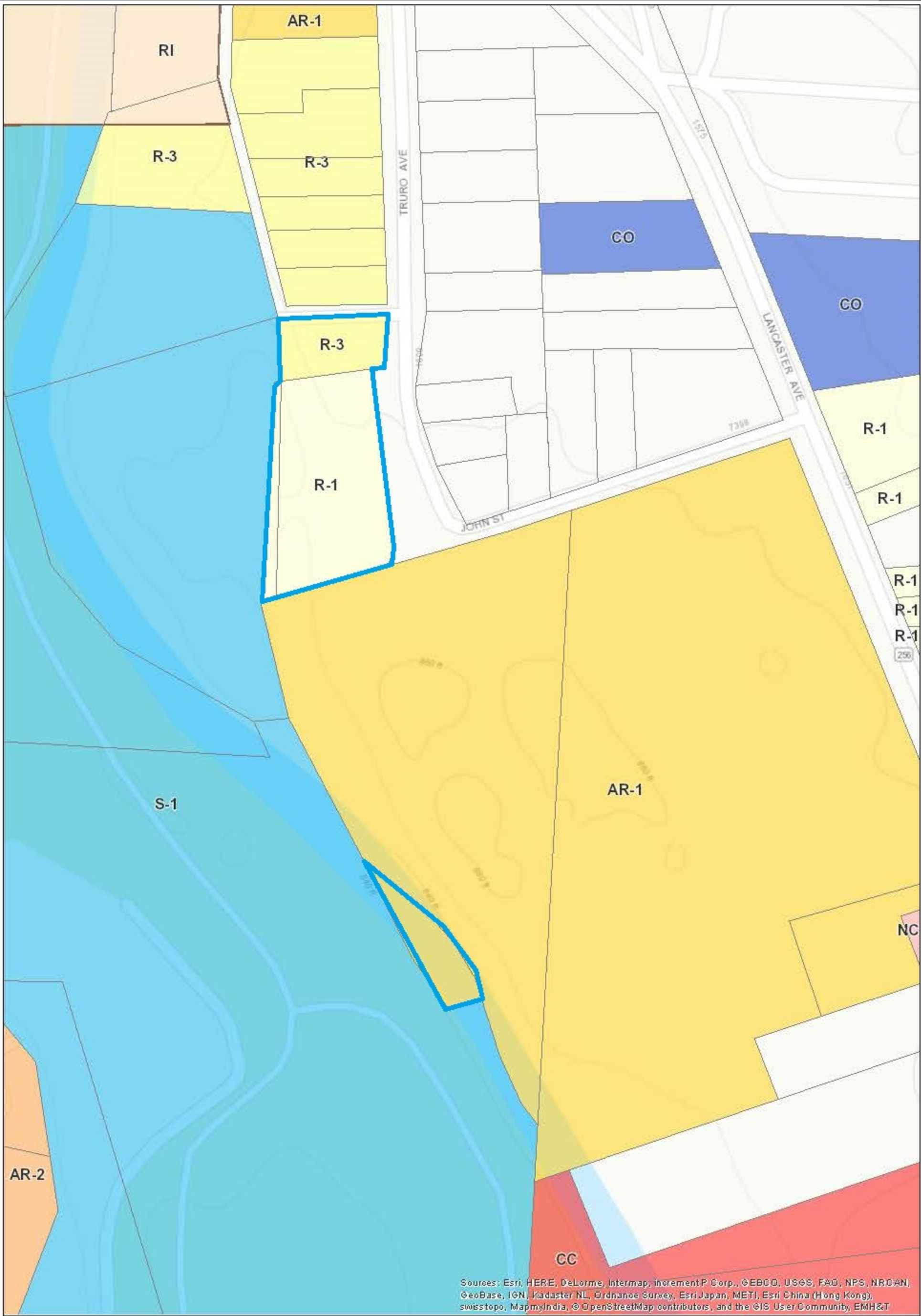
JAM:kd

JKM *April 9-29-98*
 Jeffrey A. Miller
 Registered Surveyor No. 7211



0-106-D
ALL TIME BAL
(060)
1129

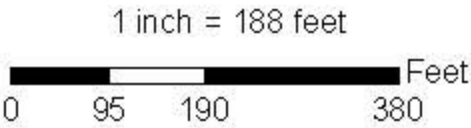
EXHIBIT A



Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Huber Park/Water Plant Site



Attachment: 20171222 City Properties Rezoning Combined (Rezoning - Various Parks and City Facilities)

Exhibit "A"
Legal Description
For File: 52100330

Situated in the State of Ohio, County of Franklin and in the Township of Truro now known as the City of Reynoldsburg:

Beginning at a point on the west line of Truro Avenue. 16 feet south of the southeast corner of Lot 12 of JOHN S. AYER'S FIRST ADDITION in Reynoldsburg as said Lot is delineated and described in Plat Book 10, page 178, Recorder's Office, Franklin County, Ohio, thence south 0 degrees 47' 40" E, along the west line of Truro Avenue 82.8 feet to a point; thence S. 84 degrees 08' W. 160.54 feet to a point; thence N. 7 degrees 12' W. 101.5 feet to a point; thence S 89 degrees 32' E. 171.50 feet to the place of beginning containing 0.33 acres more or less.

Parcel No.: 060-008347-00
Known As: Truro Avenue, Reynoldsburg, OH 43068

0-106E
ALL
(060)
008347



LEGAL DESCRIPTION
0.295 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 18, Township 16, Range 20, Refugee Lands and being part of that 5.36 acre tract conveyed to Robert A. Stapleton and Susan L. Stapleton of record in Official Record 33496I15 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the southerly right-of-way line of John Street with the centerline of Lancaster Avenue (S.R. 256), the northeasterly corner of Tract I as shown in the deed to David L. Windom and Diane W. Brown or record in Official Record 30261C15;

thence South 71° 17' 53" West, with said southerly right-of-way line, the northerly line of said Tract I, a distance of 391.83 feet to an iron pin set marking the northwesterly corner of said Tract I, the northeasterly corner of said 5.36 acre tract;

thence South 03° 34' 50" West, with the westerly line of said Tract I, the easterly line of said 5.36 acre tract, a distance of 749.37 feet to a concrete monument with brass disk found marking the northeasterly corner of Tract II as shown in said deed to Windom\Brown, the southeasterly corner of said 5.36 acre tract;

thence South 73° 56' 53" West, with the northerly line of said Tract II, the southerly line of said 5.36 acre tract, a distance of 98.82 feet to the centerline of Blacklick Creek, the True Point of Beginning;

thence South 73° 56' 53" West, with the northerly line of said Tract II, the southerly line of said 5.36 acre tract, a distance of 55.16 feet to an iron pin set marking a common corner thereof, in an easterly line of that 28.442 acre tract conveyed to the City of Reynoldsburg of record in Deed Book 3498, Page 275;

thence North 35° 34' 12" West, with an easterly line of said 28.442 acre tract, a westerly line of said 5.36 acre tract, a distance of 94.95 feet to an iron pin set marking a common corner thereof;

thence North 26° 23' 26" West, with a westerly line of said 5.36 acre tract, a distance of 175.16 feet to the centerline of said Blacklick Creek;

thence across said 5.36 acre tract with the centerline meanders of said Blacklick Creek, as it exists in August of 2002, the following courses:

South 50° 53' 03" East, a distance of 117.96 feet;

South 41° 29' 10" East, a distance of 80.59 feet;

South 30° 12' 13" East, a distance of 63.78 feet;

LEGAL DESCRIPTION
0.295 ACRE

-2-

South 17° 26' 01" East, a distance of 30.37 feet to the True Point of Beginning and containing 0.295 acre, more or less

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of FCGS Monuments Livingston and Reynoldsburg, established by the Franklin County Engineering Department, using Global Positioning System Procedures and Equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Clark E. White 10/28/02

Clark E. White
Registered Surveyor No. 7868



JCD:cew/aug02

~~0106E
ALL THE
BALANCE
OF
(060)
8766~~

0106E
SPLIT
0.295 Ac
FROM
(060)
8766

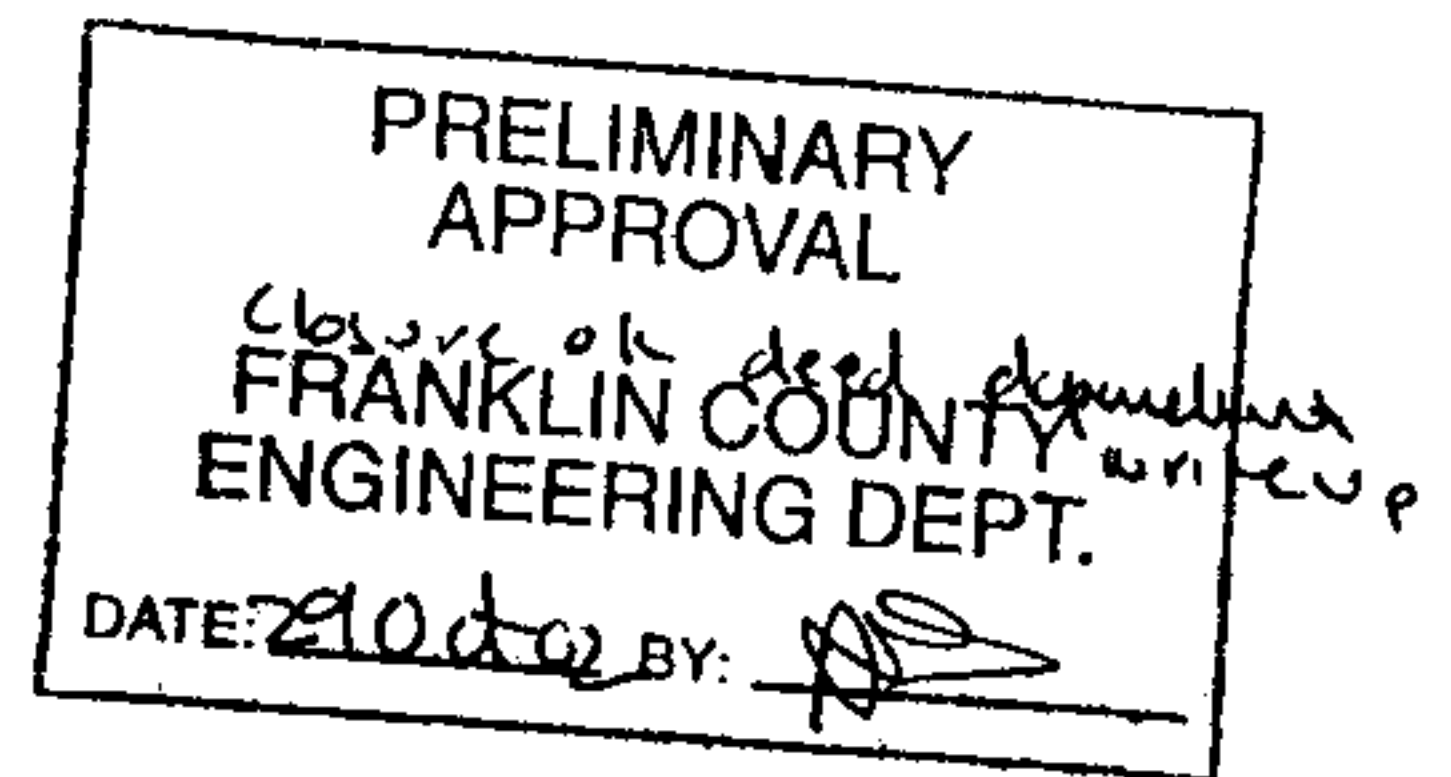
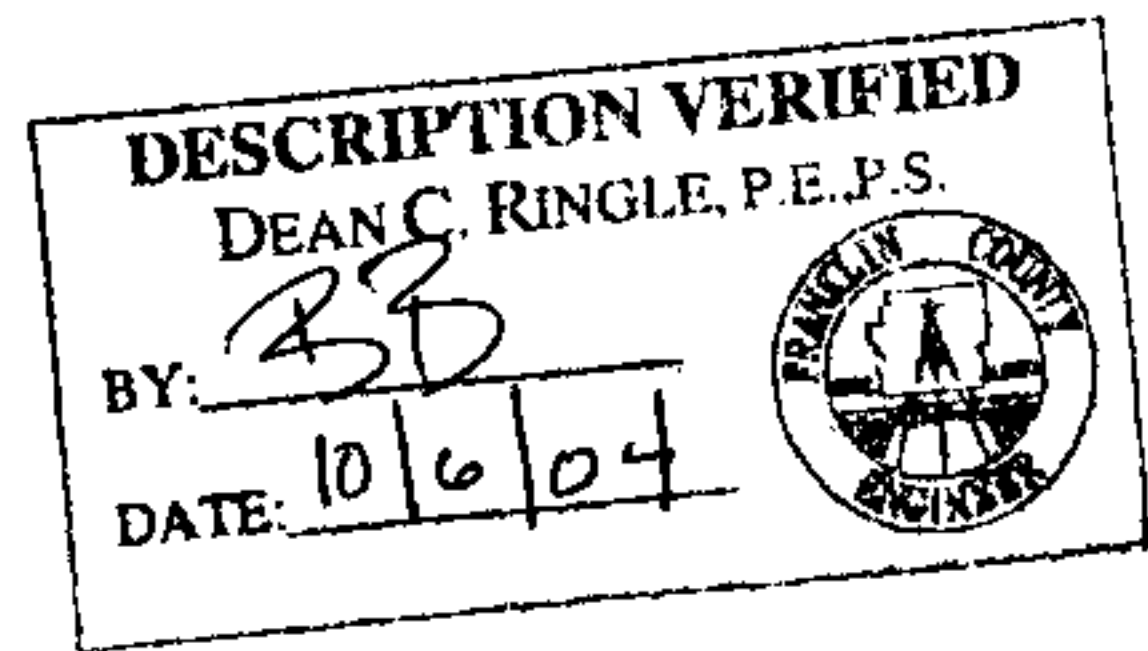


EXHIBIT A

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;

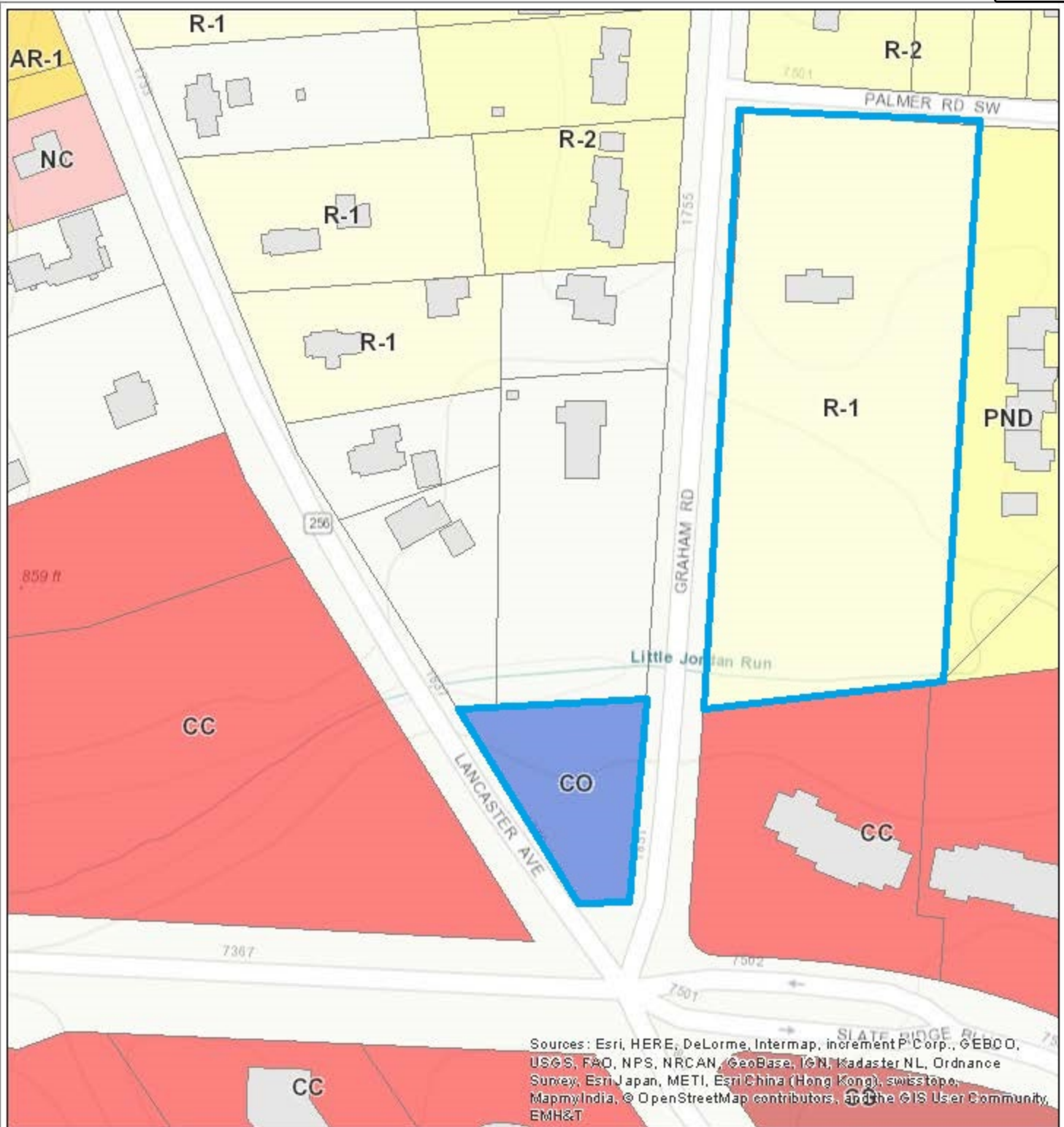
Thence in a Southwesterly direction 24 feet to an iron pin;

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





Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Livingston House Site

1 inch = 188 feet

0 95 190 380 Feet



EXHIBIT "A"

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

Being a part of Half Section 29, Tp. 16, Range 20, Refugee Tract and bounded and described as follows:

Beginning at a railroad spike in the intersection of the center lines of Graham Road and Palmer Road; thence along the center line of Palmer Road, South $87^{\circ} 51'$ East 272 feet to an iron pin; thence South $2^{\circ} 00'$ West (passing an iron pin at 20 feet) 584.78 feet to an iron pin; thence following the general course of a stream, South $81^{\circ} 30'$ West (passing an iron pin at 251.2 feet) 276.63 feet to a nail; thence along the center line of Graham Road, North $2^{\circ} 00'$ East 635.91 feet to the place of beginning, containing 3.811 acres, more or less

14-25-91
O-106-H
ALL OF
947
(060)

LEGAL DESCRIPTION

Note: This legal description is obtained from the most recent transfer of the subject property, February 19, 1991 and does not appear to be accurate based upon the survey provided by the property owner's representatives.

PARCEL VI: Situated in the County of Franklin, Township of Truro and in the State of Ohio:

Commencing at a point in the center of the State Road where the Sprague Road intersects the same; thence north in the center of the State Road to the south bank of Medbery Run; thence east along the south bank of Medbery Run to a point in the Waggoner County Road; thence south in the center of the Waggoner County Road to a point in the center of the Sprague Road; thence west to the place of beginning, containing two acres, more or less.

EXCEPTING THEREFROM: Beginning at the intersection of Livingston Avenue and State Route No. 256 (formerly Baltimore-Reynoldsburg Road), said point being Station 96 plus 53.26 in the centerline of a survey made for the Ohio Department of Transportation in 1971 of Livingston Avenue in Franklin County and also Station 13 plus 61.97 in the centerline of a survey made for the Ohio Department of Transportation in 1971 of State Route No. 256 in Franklin County, said point being the owners' southwesterly property corner, the southeasterly property corner of Edna M. Grierson's 13.836 acre tract of record in Volume 2500, page 368 of the Franklin County Deed Records, the northeasterly property corner of the Humble Oil and Refining Company's 1.844 acre tract of record in Volume 2649, page 629 of the Franklin County Deed Records, and also a property corner of American Urban Corporation 79.354 acre tract of record in Volume 3101, page 518 of Franklin County Deed Records; thence with the owners' westerly property line and the easterly line of the aforementioned Grierson in the centerline of survey of State Route 256, along the line of a circular curve to the right, the radius of which is 5729.58 feet, the delta of which is 00 degree 59 minutes 08 seconds and the chord of which bears north 32 degrees 15 minutes 46 seconds west a distance of 98.55 feet to a point being P.O.C. Station 14 plus 60.53 in the centerline of survey of State Route No. 256, said point being 80.00 feet left of Station 95 plus 95.71 Livingston Avenue; thence north 78 degrees 49 minutes 55 seconds east crossing the easterly right of way line of existing State Route No. 256 at a distance of 32.07 feet, a distance of 82.13 feet to a point in the westerly right of way line of existing Graham Road, said point being 100.73 feet left of Station 96 plus 75.18 Livingston Avenue; thence south 85 degrees 06 minutes 00 seconds east a distance of 30.00 feet to a point in the owners' easterly property line and the westerly property line of the aforementioned American Urban Corporation, said point being in the baseline of a survey made for the Ohio Department of Transportation in 1971 of Graham Road at Station 1 plus 50.00 and also 99.97 feet left of Station 97 plus 05.17 Livingston Avenue; thence with the owners' easterly property line and the westerly line of the aforementioned American Urban Corporation, along the baseline of survey of Graham Road south 04 degrees 54 minutes 00 seconds west a distance of 100.00 feet to a point being the owners' southeasterly property corner and a property corner of the aforementioned American Urban Corporation, said point also being the intersection of the baseline of survey of Graham Road at Station 0 plus 50.00 and the centerline of survey of Livingston Avenue at Station 97 plus 02.64; thence with the owners' southerly property line and a property line of the aforementioned American Urban Corporation in the centerline of survey of Livingston Avenue north 86 degrees 33 minutes 00 seconds west a distance of 49.38 feet to the place of beginning, containing 0.177 acres, more or less, of which the present road occupies 0.129 of an acre, more or less.

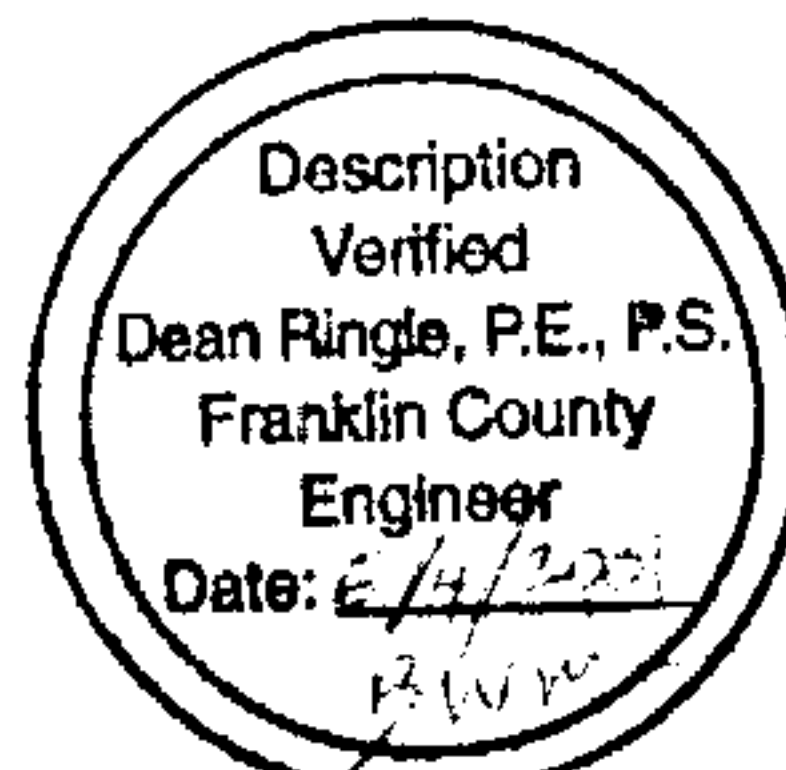
Prior Instruments: Deed Book 2525, page 326
Parcel Number: 60-5565

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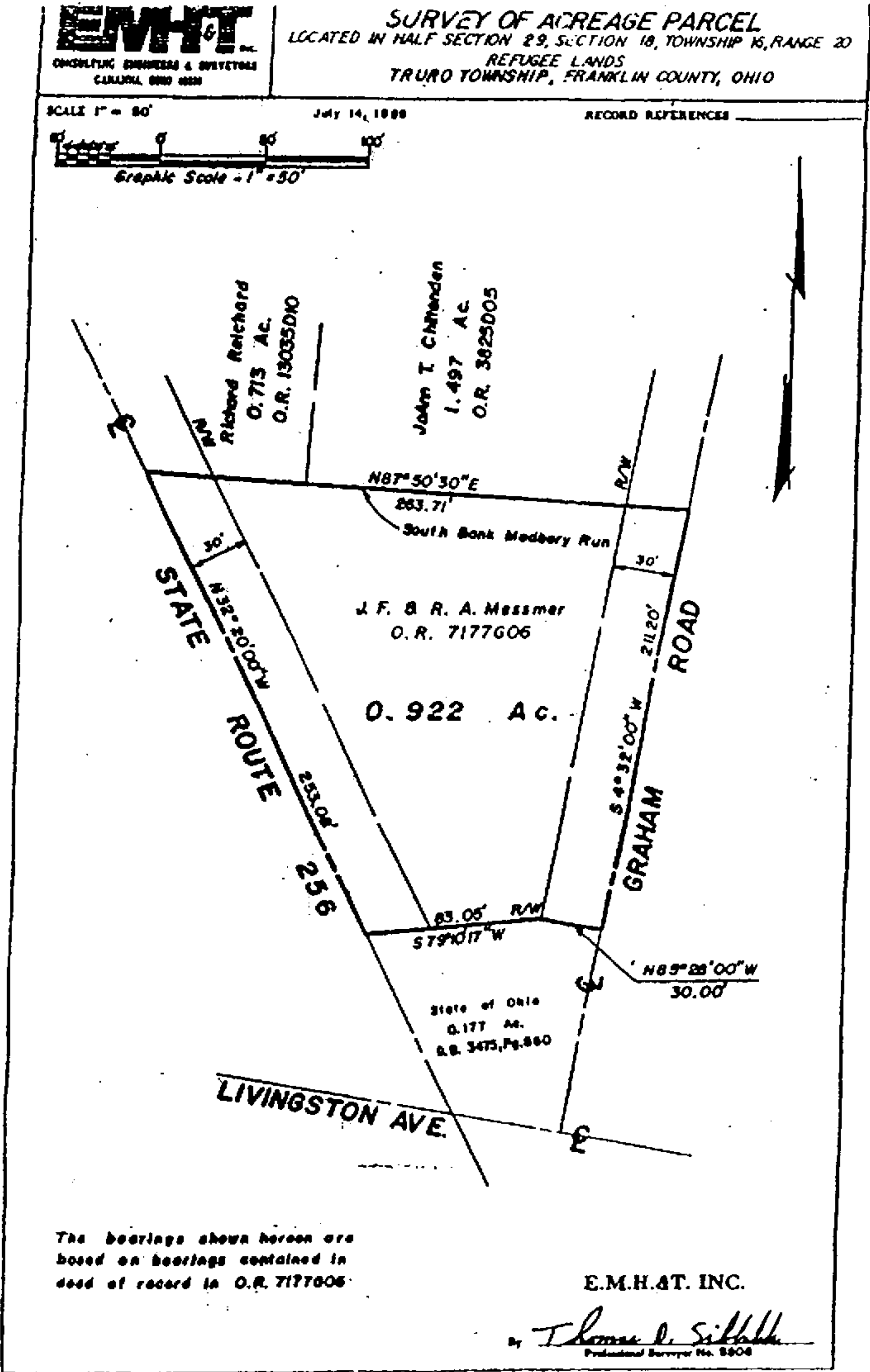
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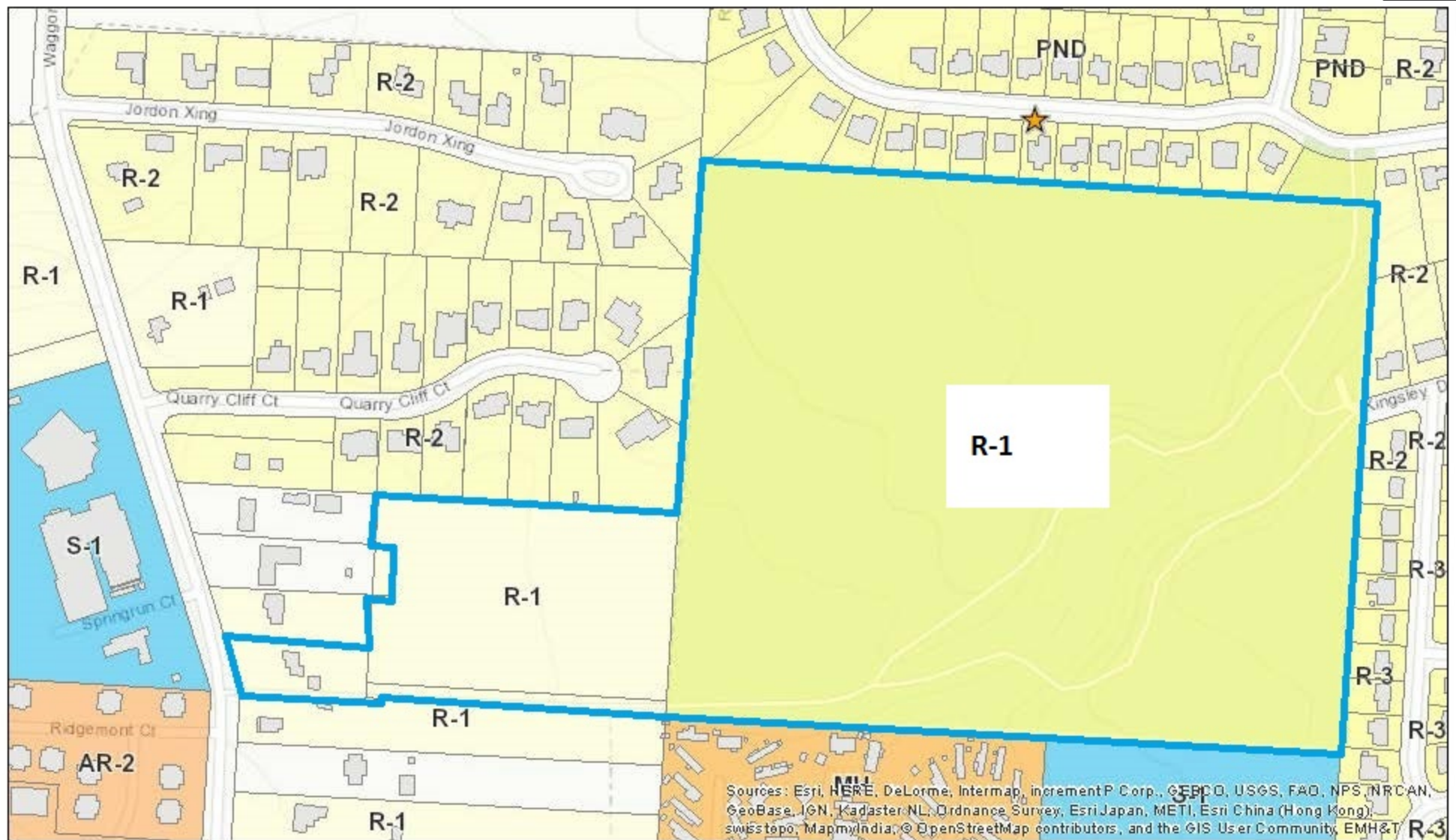
PROPERTY SURVEY PROVIDED BY OWNER'S REPRESENTATIVE



The bearings shown herein are based on bearings contained in deed of record in O.R. 7177006.

E.M.H.T. INC.
Thomas R. Silbaugh
Professional Surveyor No. 5808

21-11-66, 51-834 10d r11



Deed Legal Description (Continued)

IN THE HALF SECTION LINE BETWEEN HALF SECTION 8 AND HALF SECTION 9, BEING ALSO THE NORTHEASTERLY CORNER OF THE 2 ACRE TRACT CONVEYED TO C. A. JR., AND B. C. WILLIAMS BY DEED OF RECORD IN DEED BOOK 2369, PAGE 94, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO; THENCE ALONG THE SOUTHERLY LINE OF THE SAID FRANK P. TAYLOR TRACT, BEING THE NORTHERLY LINE OF THE WILLIAMS TRACT AND THE CENTERLINE OF THE LANE KNOWN AS FORRESTER'S LANE, NORTH 86° 15' WEST, 600.15 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF THE 0.753 ACRE TRACT CONVEYED TO R. H. AND E. F. MYERS BY DEED OF RECORD IN DEED BOOK 1843, PAGE 231, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE ALONG THE EASTERLY LINE OF THE SAID MYERS 0.753 ACRE TRACT AND THE EASTERLY LINES OF THE MOYER 1 ACRE TRACT; THE SIGMAN 1 ACRE TRACT; AND THE TURNER 1 ACRE TRACT, NORTH 4° 04' EAST, (PASSING AN IRON PIN AT 12.05 FEET), 410.05 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF THE 1 ACRE TRACT CONVEYED TO J. A. AND W. M. TURNER BY DEED OF RECORD IN DEED BOOK 1841, PAGE 262, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, BEING IN THE SOUTHERLY LINE OF THE 2.44 ACRE TRACT CONVEYED TO T. B. AND E. F. ENGLEHART BY DEED OF RECORD IN DEED BOOK 2518, PAGE 206, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE, ALONG THE SOUTHERLY LINE OF THE SAID ENGLEHART TRACT, SOUTH 86° 47' 30" EAST, 599.82 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF THE SAID TRACT IN THE AFORESAID HALF SECTION LINE; THENCE ALONG THE SAID HALF SECTION LINE, SOUTH 4° 00' 45" WEST, (PASSING AN IRON PIN AT 390.72 FEET), 415.72 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.687 ACRES, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL HIGHWAYS AND/OR RIGHTS-OF-WAY, IF ANY, OF PREVIOUS RECORD.

EXCEPTING THEREFROM THE FOLLOWING:

BEING A PART OF HALF SECTION 8, TOWNSHIP 16, RANGE 20 OF THE REFUGEE LANDS, CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO, AND BEING PART OF A 5.688 ACRE TRACT OF LAND CONVEYED TO PETER N. CENCI, MARY JANE CENCI AND ROBERT G. NEWPORT AS RECORDED IN VOLUME 18523, PAGE H17 OF THE OFFICIAL RECORDS OF FRANKLIN COUNTY BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND IN THE CENTERLINE OF FORRESTER'S LANE WHERE IT INTERSECTS THE EASTERLY LINE OF HALF SECTION 8, SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF A 5.688 ACRE TRACT OF LAND CONVEYED TO PETER N. CENCI, MARY JANE CENCI AND ROBERT G. NEWPORT AS RECORDED IN VOLUME 18523, PAGE H17 OF THE OFFICIAL RECORDS OF FRANKLIN COUNTY; THENCE SOUTH 89 DEGREES, 51 MINUTES, 31 SECONDS WEST; 600.71 FEET ALONG THE CENTERLINE OF FORRESTER'S LANE TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 5.688 ACRE TRACT; THENCE NORTH 00 DEGREES, 03 MINUTES, 15 SECONDS EAST, 107.71 FEET ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED 5.688 ACRE TRACT TO AN IRON PIN FOUND; THENCE NORTH 00 DEGREES, 11 MINUTES, 25 SECONDS EAST, 101.81 FEET ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED 5.688 ACRE TRACT TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF A 1 ACRE TRACT OF LAND CONVEYED TO CLAUDE M. SIGMAN III AND NANCY A. SIGMAN AS RECORDED IN VOLUME 1852, PAGE 493 OF THE FRANKLIN COUNTY DEED RECORDS, SAID IRON PIN SET ALSO BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES, 11 MINUTES, 25 SECONDS EAST, 100.00 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 1 ACRE TRACT; THENCE NORTH 89 DEGREES, 47 MINUTES, 07 SECONDS EAST, 45.48 FEET TO AN IRON PIN SET FOR A CORNER; THENCE SOUTH 03 DEGREES, 19 MINUTES, 44 SECONDS WEST, 100.19 FEET TO AN IRON PIN SET FOR A CORNER; THENCE SOUTH 89 DEGREES, 47 MINUTES, 07 SECONDS WEST, 40.00 FEET TO THE TRUE PLACE OF BEGINNING CONTAINING 0.098 ACRES SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF PREVIOUS RECORD.

THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE BEARINGS TAKEN FROM THE PLAT OF QUARRY CLIFF AS RECORDED IN VOLUME 66, PAGE 86 OF THE PLAT RECORDS OF FRANKLIN COUNTY.

THE IRON PINS SET IN THE ABOVE DESCRIPTION ARE 5/8" DIAMETER REBAR, 30" LONG WITH YELLOW SURVEYORS IDENTIFICATION CAP.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, BEING LOCATED IN HALF SECTION 8, TOWNSHIP 16, RANGE 20, REFUGEE LANDS AND BEING PART OF THE 5.687 ACRE TRACT CONVEYED TO PETER N. CENCI AND MARY JANE CENCI BY DEED OF RECORD IN OFFICIAL RECORD 18523H17 AND 26374J09, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 5.687 ACRE TRACT,

Deed Legal Description (Continued)

THE NORTHEASTERLY CORNER OF THE CLAUDE A. WILLIAMS JR. 2.0 ACRE TRACT, OF RECORD IN DEED BOOK 2369, PAGE 94, SAID IRON PIN ALSO BEING IN THE EASTERLY LINE OF SAID HALF SECTION 8, THE WESTERLY LINE OF HALF SECTION 9;

THENCE NORTH 86° 15' 00" WEST, ALONG THE NORTHERLY LINE OF THE CLAUDE A. WILLIAMS JR. 2.0 ACRE TRACT, A DISTANCE OF 600.15 FEET TO AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF THE CITY OF REYNOLDSBURG 0.753 ACRE TRACT, OF RECORD IN OFFICIAL RECORD 29727J02;

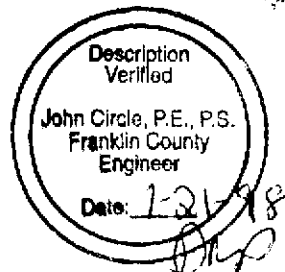
THENCE NORTH 04° 04' 00" EAST, ALONG THE EASTERLY LINE OF SAID CITY OF REYNOLDSBURG 0.753 ACRE TRACT, (PASSING IRON PINS AT 12.50 FEET AND 25.00 FEET), A DISTANCE OF 30.00 FEET TO A POINT;

THENCE SOUTH 86° 15' 00" EAST, BEING 30 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHERLY LINE OF THE PETER N. CENCI AND MARY JANE CENCI 5.687 ACRE TRACT, A DISTANCE OF 600.12 FEET TO AN IRON PIN IN THE WESTERLY LINE OF HALF SECTION 9, THE WESTERLY LINE OF THE CITY OF REYNOLDSBURG TRACT, OF RECORD IN DEED BOOK 3554, PAGE 271;

THENCE SOUTH 4° 00' 45" WEST, ALONG SAID HALF SECTION LINE, THE WESTERLY LINE OF THE CITY OF REYNOLDSBURG TRACT, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.413 ACRE, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

BEARINGS CONTAINED HEREIN ARE BASED ON THE SAME MERIDIAN AS THE EASTERLY LINE OF HALF SECTION 8 (SOUTH 4° 00' 45" WEST) OF RECORD IN OFFICIAL RECORDS 18523H17 AND 26374J09.



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7938

Situated in the State of Ohio, County of Franklin, Township of Truro, being located in Half Section 8, Township 16, Range 20, Refugee Lands and being part of the 2.0 acre tract conveyed to Claude A., Jr. and Barbara C. Williams, by deed of record in Deed Book 2369, Page 94, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found in the centerline of Waggoner Road at the northwesterly corner of said Claude A., Jr. and Barbara C. Williams 2.0 acre tract, the southwesterly corner of the Elias Z. and Maria Viar 0.753 acre tract, of record in Deed Book 3825, Page 250:

thence South 86° 15' 00" East, along the southerly line of said Elias Z. and Maria Viar 0.753 acre tract and the southerly line of the Peter N. Cenci, Mary Jane Cenci and Robert G. Newport 5.687 acre tract, of record in Official Record 18523H17 (passing an iron pin at 283.72 feet), a distance of 333.72 feet to a point;

thence South 84° 21' 40" West, a distance of 50.56 feet to a point;

thence North 86° 15' 00" West, crossing the Claude A., Jr. and Barbara C. Williams 2.0 acre tract, being 8.25 feet southerly, as measured at right angles and parallel with the northerly line of said 2.0 acre tract, a distance of 284.00 feet to a PK Nail set in the centerline of Waggoner Road;

thence North 4° 53' 30" East, along the centerline of Waggoner Road, a distance of 8.25 feet to the point of beginning, containing 0.059 acre, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the easterly line of Half Section 8 (South 4° 00' 45" West), of record in Official Record 18523H17.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By

Thomas D. Sibbalds

Thomas D. Sibbalds

Registered Surveyor No. 5908

TDS:kd

0-106-F

0.059 AC.

SPLIT FROM

263-178



Approved By Mid-Ohio Regional Planning Commission
This approval does not supercede any deed covenant
or condition which imposes a greater restriction.

No Plat Required - Date 3/21/96 By Tim A. Ruckelshaus

NOTE: Subject describing
HEREIN DESCRIBED .059 ACRES
WITH GRASSIE'S ADJACENT
TAX PARCEL # 1103.
Tim Ruckelshaus

SURVEY OF ACREAGE PARCEL
LOCATED IN HALF SECTION 8, TOWNSHIP 18, RANGE 20,

REFUGEE LANDS

TOWNSHIP OF TRURO, FRANKLIN COUNTY, OHIO

Elias Z. & Maria Vaar

0.753 Ac.

D. B. 3625, Pg. 250

Peter N. Cenci, et al (3)

5.687 Ac.

O. R. 18523H17



WAGGONER ROAD

32149820

N 43°30' E
8.25'

P.R. Nail
Iron Pin

P.R. Nail
Set

S 86°15'00" E

N 86°15'00" W

0.059 Ac.

283.72'

313.72'

284.00'

50.86'

S 84°21'40" W

Iron Pin

Iron Pin
Found

Surveyed & Platted

By

EVANS, MECHWART, HAMBLETON, & TILTON INC.

CONSULTING ENGINEERS AND SURVEYORS

170 MILL STREET

GAHANNA, OHIO 43230

614/471-5150

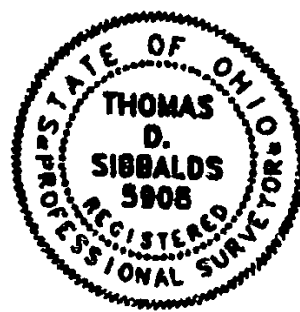
Claude A. Jr. & Barbara C. Williams

2 Ac.

D. B. 2369, Pg. 94

By Thomas D. Sibbalds

Thomas D. Sibbalds
Registered Surveyor No. 5908



SCALE 1" = 30'

MARCH 11, 1998



GRAPHIC SCALE 1" = 30'

NOTE:

The bearings shown hereon are based on the same meridian as the easterly line of Half Section 8 (South 4° 00' 45" West), of record in Official Record 18523H17.

PROPOSED ANNEXATION OF 0.8 ACRE
TO: THE CITY OF REYNOLDSBURG
FROM: TRURO TOWNSHIP, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Truro, being located in Half Section 8, Township 16, Range 20, Refugee Lands and bounded and described as follows:

Beginning at a point in the centerline of Waggoner Road (60 feet in width) at the northwesterly corner of the City of Reynoldsburg 0.753 acre tract, the southwest corner of the M. V. Moyer 1.0 acre tract, said centerline also being the existing City of Reynoldsburg corporation line, as established by Ordinance No. 398.55 and of record in Miscellaneous Record 91, Page 173;

thence easterly, along the southerly line of the M. V. Moyer 1.0 acre tract, a distance of approximately 292 feet to the southeasterly corner of said 1.0 acre tract and being in the westerly line of the Peter N. and Mary J. Cenci 5.687 acre tract, said line also being the existing City of Reynoldsburg corporation line, as established by Ordinance No. 111-92 and of record in Official Record 21416B14;

thence southerly, along said existing corporation line, along said westerly line of the Peter N. and Mary J. Cenci 5.687 acre tract and the westerly line of the City of Reynoldsburg 0.413 acre tract, a distance of approximately 108 feet to the southwesterly corner of said 0.413 acre tract;

thence easterly, continuing along said existing City of Reynoldsburg corporation line, the southerly line of the City of Reynoldsburg 0.413 acre tract, a distance of approximately 50 feet to the northeasterly corner of the City of Reynoldsburg 0.059 acre tract;

thence westerly, along the southerly line of said City of Reynoldsburg 0.059 acre tract, a distance of approximately 335 feet to the southwesterly corner of said tract and being in the centerline of Waggoner Road;

thence northerly, along the centerline of Waggoner Road, the existing City of Reynoldsburg corporation line (Ordinance No. 398-55), a distance of approximately 125 feet to the point of beginning, containing approximately 0.8 acre.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By

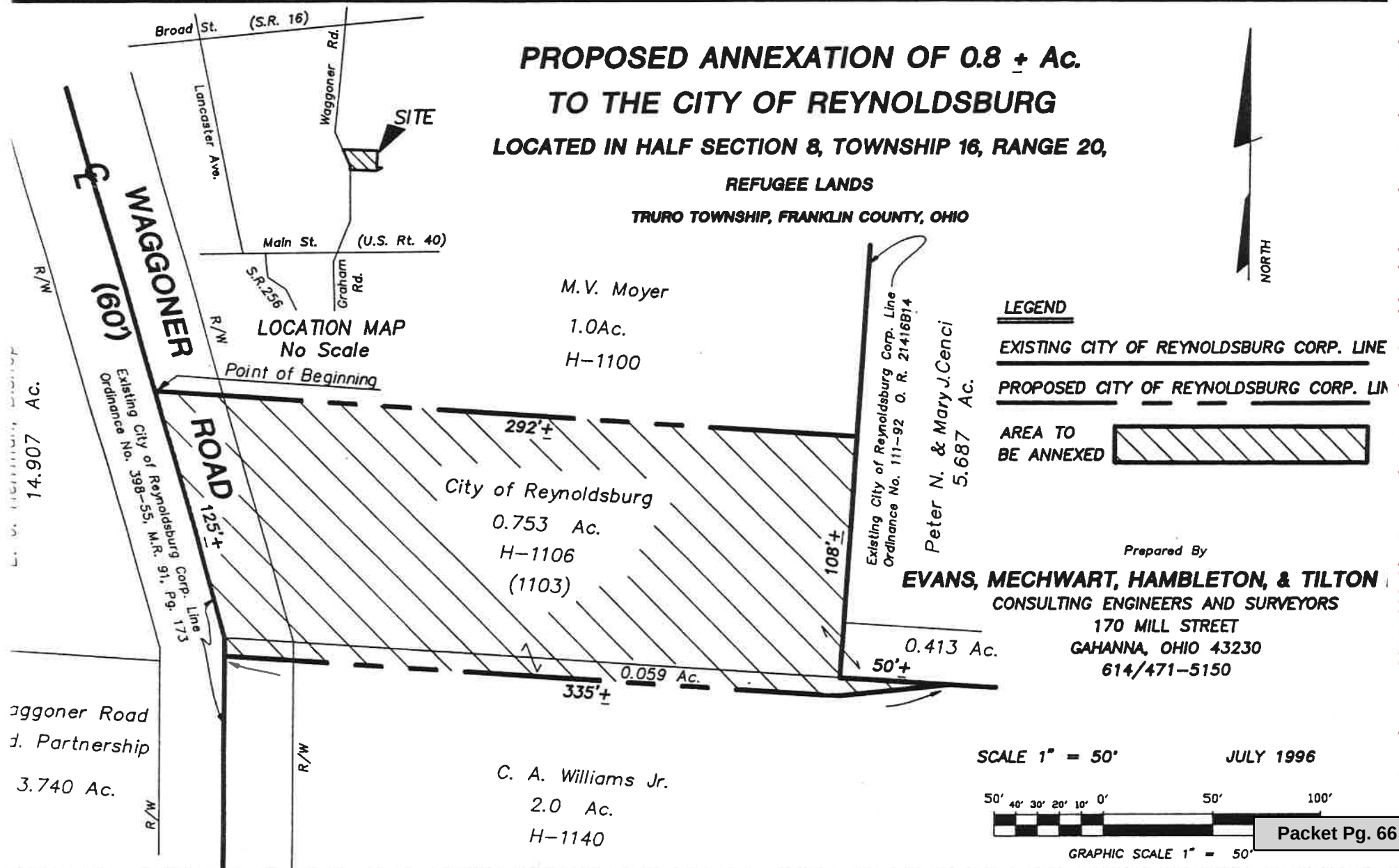


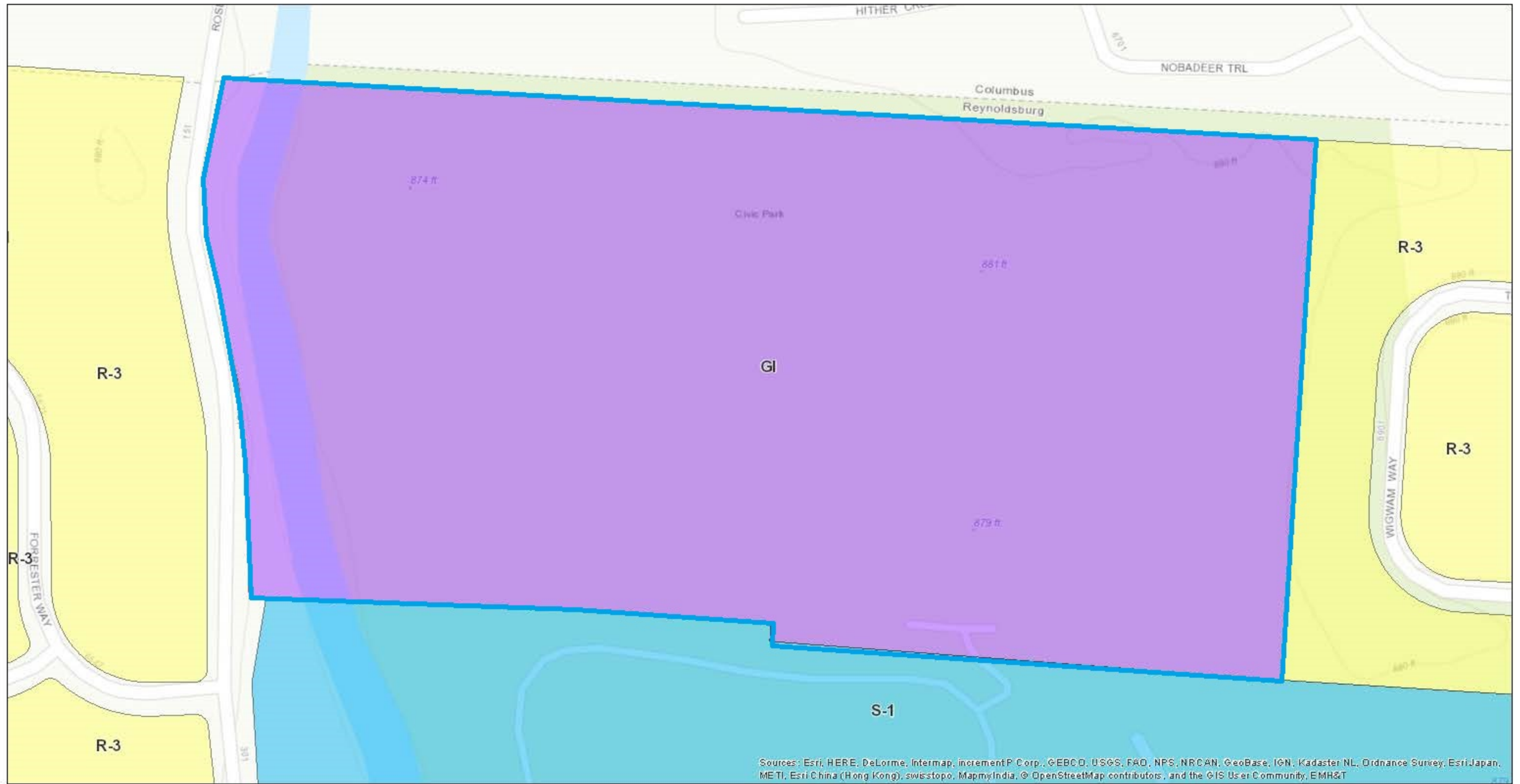
Thomas D. Sibbalds

Registered Surveyor No. 5908

TDS:kd

Attachment: 20171222 City Properties Rezoning Combined (Rezoning - Various Parks and City Facilities)





Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Civic Park Site

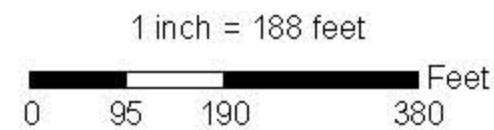


EXHIBIT "A"

TRACT NO. 1:

Being parts of Half Sections 1 and 2, Township 12, Range 21, Refugee Tract, Beginning at a stone in the line between Truro and Jefferson Townships, same being 1346.7 feet West of an iron pin at the Northwest corner of Half Section 1 and the Northeast corner of Half Section 2; thence South 87 deg. East, 3278 feet to a point in the north line of Half Section 1, being the northwest corner of lands owned by Walter V. Havens; thence S. 3 deg. 27 min. W. along said line 794.5 feet to an iron pin, passing an iron pin at 7 feet; thence North 86 deg. 28 min. W. 776.7 feet to an iron pin in the center of an old mill race; thence S. 7 deg. 28 min. W. 132 feet to an iron pin; thence S. 3 deg. 50 min. E. 180.5 feet to a stone, same being the Southeast corner of the 25 acre tract conveyed by James Gruba to said David P. Folts, as per Deed Book 190, page 27, Records of said County; thence N. 87 deg. W. along the South line of said 25 acre tract 2505.5 feet to a stone in Half Section 2, passing an iron pin in the line between Half Section 1 and Half Section 2 at 1168 feet; thence N. 3 deg. 40 min. E. 1103.5 feet to the place of beginning, and containing 77.08 acres of land.

TRACT NO. 2:

060-004562

Being a part of Half Section 1, Township 12, Range 21, Refugee lands, and being 15 acres off the west end of a 118.75 acre tract, as conveyed by John Wolf and wife, to William Ashton, as the same is recorded in Deed Book 79, page 250, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point at the northwest corner of the above mentioned 118.75 acre tract, said point being witnessed by an iron pin which bears S. 1 deg. 15 min. West 17.5 feet; thence, from said beginning point along the north line of said 118.75 acre tract, S. 89 deg. 10 min.

E. 786.95 feet to an iron pin; thence S. 1 deg. 15 min. W., parallel with the west line of said tract, 832 feet to an iron pin in a south line of said tract (passing an iron pin on line at 416 feet); thence, with said south line, N. 88 deg. 56 min. W. 786.95 feet to a stone at a southwest corner of said tract; thence, with the west line of said tract, N. 1 deg. 15 min. E. 828.6 feet to the place of beginning (passing an iron pin on line at 25 feet, and another iron pin on line at 811.1 feet) containing 15 acres.

POOR ORIGINAL

And excluding the following parcel (approximately 61.303 acres)

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Half Sections 1 and 2, Township 12, Range 21, Refugee Lands, and being 61.303 acres of that 77.08 acre tract of land (designated as TRACT NO. 1), as conveyed to Rosehill Investment Associates, by deed of record in Deed Book 3129, Page 477, all references being to those of record in the Recorder's Office, Franklin County, Ohio, said 61.303 acres being more particularly bounded and described as follows:

Beginning at a stone found at a southeasterly corner of said 77.08 acre tract, said stone being located South 89° 11' 34" East, 27.93 feet from the centerline of Rosehill Road, as the same was dedicated upon the plat of "ROSETREE" of record in Plat Book 51, Pages 36 and 37;

thence along a southerly line of said 77.08 acre tract, also being the northerly line of said "ROSETREE", North 89° 11' 34" West, 2506.66 feet to an iron pin found at the southwesterly corner of said 77.08 acre tract, also being the northwesterly corner of Lot No. 83 of said "ROSETREE";

thence along a westerly line of said 77.08 acre tract, also being the easterly lines of the Bonnie J. Miller 7.5 acre tract of record in Deed Book 3213, Page 110, and the Otis B. and Rena C. Harris 10 acre tract of record in Deed Book 2356, Page 409, North 0° 45' 03" East, 445.21 feet to an iron pin found at a northeasterly corner of said 10 acre tract, also being a southeasterly corner of the McNaughten Commons, Ltd., 19.599 acre tract of record in Deed Book 3498, Page 600;

thence along an easterly line of said 19.599 acre tract, North 0° 06' 07" West, 659.74 feet to an iron pin found at the northeasterly corner of said 19.599 acre tract, also being the northwesterly corner of said 77.08 acre tract;

thence along the southerly lines of the Thomas E. Lurie 4.14 acre tract of record in Deed Book 3419, Page 80, the Christian Center 1.79 acre tract of record in Deed Book 3388, Page 358, and the Dorothy C. J. Ickes 1.84, 1.89 and 1.94 acre tracts of record in Deed Book 3342, Page 159, South 89° 00' 36" East, 704.38 feet to an iron pin found at the southeasterly corner of said 1.94 acre tract, also being the southwesterly corner of the James F. and Ida E. Worstar 6.27 acre tract of record in Deed Book 1306, Page 417;

thence along the southerly lines of said 6.27 acre tract, the James F. and Ida E. Worstar 2.72 acre tract of record in Deed Book 1511, Page 239, and the Eugene D. and Phyllis Williams 8.534 acre tract of record in Deed Book 2709, Page 184, South 89° 03' 30" East, 942.53 feet to an iron pin found at the southeasterly corner of said 8.534 acre tract, also being a southwesterly corner of the 20.435 acre tract as conveyed to Schottanstein Trustees by deed of record in Official Record 1073, Page E-13;

thence along the southerly line of said 20.435 acre tract, South 89° 21' 11" East, 720.58 feet to a railroad spike set in the centerline of Rosehill Road;

thence along the centerline of said Rosehill Road, South 7° 34' 06" West, 96.65 feet to a railroad spike set at a point of curvature;

thence along the arc of a curve to the left, (Delta = 22° 23' 02", Radius = 500 feet) a chord bearing and distance of South 3° 37' 25" East, 194.10 feet to a railroad spike set at the point of tangency of said curve;

POOR ORIGINAL

10962F09

thence continuing along said centerline, South 14° 48' 56" East, 192.53 feet to a railroad spike set at a point of curvature;

thence along the arc of a curve to the right, (Delta = 12° 00' 10", Radius = 500 feet) a chord bearing and distance of South 8° 48' 51" East, 104.55 feet to a railroad spike set at the point of tangency of said curve;

thence continuing along said centerline, South 2° 48' 46" East, 217.34 feet to a railroad spike set;

thence North 87° 11' 14" East, 52.33 feet to an iron pin set at a southeasterly corner of said 77.08 acre tract;

thence along an easterly line of said 77.08 acre tract, South 5° 16' 26" West, 132.0 feet to an iron pin set;

thence continuing along said easterly line, South 6° 01' 34" East, 180.50 feet to the place of beginning, containing 61.303 acres of land, more or less, of which 7.579 acres lie between the centerline of the transmission line easement from Mary Belz to Columbus and Southern Ohio Electric Company recorded in Deed Book 2120, page 227, and the northerly property line of the herein described 61.303 acres and/or lie in the right of way for Rosehill Road, leaving a net usable acreage of 53.724 acres of land, more or less.

A SURVEY OF THE ABOVE TRACT WAS MADE BY EDWARD E. MADDY, OHIO REGISTERED SURVEYOR NO. 4965.

POOR ORIGINAL

7113-87

O-106-A
ALL OF
4552
REYNOLDS BUI

Development Department**Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST****DATE: April 9, 2018****TO: Public Service and Transportation 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: Changing the Zoning District of a 10.58AC parcel known as 7227 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District, and removing the parcel from the Historic Overlay District.

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Please see attached document for legal description and map exhibit of parcel proposed for rezoning.

10.571 ACRES

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 30, Section 18, Township 16, Range 20, Refugee Lands, being part of those tracts of land conveyed to Nance Family LLC by deed of record in Instrument Number 201009270125986 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of East Main Street (State Route 40) and Davidson Drive (50 feet wide, Official Record 11890C20);

thence South 01° 07' 33" East, with the centerline of said Davidson Drive, a distance of 336.74 feet to a point;

thence North 88° 52' 27" East, crossing said Davidson Drive, a distance of 25.00 feet to an iron pin set in the easterly right-of-way line of said Davidson Drive, the TRUE POINT OF BEGINNING for this description;

thence North 81° 22' 14" East, crossing said Nance Family LLC tract, a distance of 278.67 feet to an iron pin set;

thence North 12° 41' 04" West, crossing said Nance Family LLC tract, a distance of 82.01 feet to an iron pin set at the southeasterly corner of Lot 1 of the subdivision entitled "Samuel Osborn's Addition", of record in Plat Book 3, Page 160;

thence North 01° 07' 33" West, with the easterly line of said Lot 1, a distance of 150.00 feet to an iron pin set in the southerly line of that 0.133 acre tract conveyed as Parcel 2-WD to the State of Ohio by deed of record in Official Record 32297H09, the southerly right-of-way line of said East Main Street;

thence North 88° 52' 27" East, with said southerly right-of-way line, a distance of 105.49 feet to an iron pin set at the southwesterly corner of that 0.021 acre tract conveyed as Parcel 4-WD to the State of Ohio by deed of record in Instrument Number 199803240066860, in the westerly line of the subdivision entitled "Reynoldsburg Town Plat", of record in Plat Book 3, Page 169, the east bank of Black Lick Creek;

thence partially with the westerly line of said Reynoldsburg Town Plat, the westerly line of that 1.332 acre tract conveyed as Parcel 3 to William C. Stewart III and Marcia Ann Stewart by deed of record in Instrument Number 200211060282525, and with the east bank of Black Lick Creek, the following courses and distances:

South 14° 52' 27" West, a distance of 84.29 feet to an iron pin set;

South 41° 46' 04" East, a distance of 92.39 feet to a 3/4 inch iron pin found;

South 35° 57' 28" East, a distance of 48.01 feet to an iron pin set; and

South 29° 18' 27" East, a distance of 180.39 feet to an iron pin set;

South 39° 29' 06" East, a distance of 20.60 feet to an iron pin set;

South 39° 26' 59" East, a distance of 80.42 feet to an iron pin set;

South 01° 15' 23" East, a distance of 91.22 feet to an iron pin set;

South 05° 13' 03" West, a distance of 90.17 feet to an iron pin set;

South 07° 46' 24" West, a distance of 31.79 feet to an iron pin set;

South 22° 39' 50" West, a distance of 62.12 feet to an iron pin set;

South 17° 55' 50" East, a distance of 132.00 feet to an iron pin set;

South 39° 27' 41" East, a distance of 41.61 feet to an iron pin set; and

South 33° 52' 36" West, a distance of 88.00 feet to an iron pin set at the northeasterly corner of that 9.6 acre tract conveyed to the Village of Reynoldsburg, Ohio by deed of record in Deed Book 2179, Page 40;

10.571 ACRES

-2-

thence South 87° 04' 27" West, with the northerly line of said 9.6 acre tract, a distance of 636.75 feet to an iron pin set in the easterly right-of-way line of said Davidson Drive;

thence with said easterly right-of-way line the following courses and distances:

North 08° 35' 33" West, a distance of 267.51 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of 39° 30' 03", a radius of 169.00 feet, an arc length of 116.51 feet, a chord bearing of North 11° 09' 29" East and chord distance of 114.22 feet to an iron pin set;

North 30° 54' 31" East, a distance of 121.06 feet to an iron pin set at a point of curvature to the left;

with the arc of said curve, having a central angle of 32° 02' 03", a radius of 206.00 feet, an arc length of 115.17 feet, a chord bearing of North 14° 53' 29" East and chord distance of 113.68 feet to an iron pin set; and

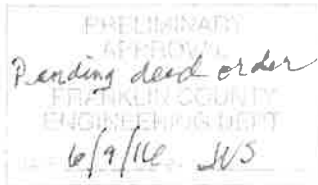
North 01° 07' 33" West, a distance of 93.48 feet to the TRUE POINT OF BEGINNING, containing 10.571 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments REYNOLDSBURG and HOWELL2. A bearing of North 88° 52' 27" East was held for a section of the southerly right-of-way line of East Main Street (U.S. 40).

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey performed in May 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

7 JUNE 16

Date

MAK:mm
10_571 ac 20160536-VS-BNDY-01.doc

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST****DATE: April 9, 2018****TO: Public Service and Transportation 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: Changing the Zoning District of a 24.3 acre parcel on the west side of Taylor Road known as 9366 Taylor Road SW, and 9370 Taylor Road SW, Reynoldsburg, Ohio, from AR-2 Multiple Family Residence District and CC Community Commerce District to PND Planned Neighborhood Development District.

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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See attached application.

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

Application #: 181277
 Permit #:
 Date Submitted: 12/29/17
 Fee Amount: \$1800.00
~~80000005~~
 Paid: ☒

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address: 9366, 9370 Taylor Road SW, 9333 Taylor Chase			FOR DISTRICT CHANGE ONLY
Description of Location: West side of Taylor Road, North of East Main/Kroger			
Parcel ID(s): 200512080038925, 201006090010881, 187-0235			
Number of Lots: 3	Present Zoning: CC/AR-2c	Present Use: single family/agriculture	
Complete Where Applicable: Engineer/Surveyor: EMH&T Builder: Metro Development LLC			
			Proposed Zoning: PND
			Size of Area to be Rezoned: 24.3 acres
			Existing Structures: 3 existing homes 1 condominium foundation to be removed 2 outbuildings
			Proposed Use: Multi-family Apartments with clubhouse and pool

III. PROPERTY OWNER OF RECORD

Property Owner Name(s): Glen Bard Jr, Murphy Development Company/Taylor Chase LLC	Property Owner Address(s): 9370 Taylor Road, Reynoldsburg, Ohio 4442 Professional Pkwy, Groveport, OH 43125
---	---

IV. APPLICANT INFORMATION

Applicant Name: Metro Development LLC / Todd Barris	
Applicant Address: 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082	
Applicant Phone Number: 614-540-2400	Applicant Email: jthomasjr@villagecommunities.com

I. PROJECT TYPE

☒ District Change (Rezoning) (S750 Residential plus \$50 per lot/\$1,000 Non-Residential)	☐ Amendment of Development Plan or Text (\$500)	☐ Major Site Plan (\$500)
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Applicant Signature: [Signature] Date: 12-13-17
 *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:	<u>Zoning Information</u>	<u>Planning Com. Meeting</u>	<u>City Council Meeting</u>
	☐ Historic District	Date: _____	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
	<u>Add'l Approvals Req'd</u>	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	☐ Tabled	☐ Tabled	
	☐ Denied	☐ Denied	
	☐ DRB	P&Z Admin.: _____ Date: _____	
	☐ BZBA	Clerk of Council: _____ Date: _____	

4. Plan Review Fee Schedule

Major Site Plans and Zoning District Changes

Project: Taylor/Main Multi-family Complex Date: 12/20/17

Traffic Studies:

(see Facility Demand Worksheet)

Traffic Access Study \$ 1,000.00

Traffic Impact Study \$ 4,000.00

Regional Traffic Study \$ TBD

Additional fees as determined by section 1155 of the City's Codified Ordinances:

\$ 800.00

Total Plan Review Fee:

\$ 1,800.00

Major Site Plan and Zoning District Change (Rezoning) review fees for traffic studies include one initial and one subsequent submittal if required. Additional submittals for these items are one-half the original fee for each subsequent submittal. Incomplete submittals will not be accepted. Re-submittals required, but not due to direct action of the applicant or applicant's representative, will not be charged additional fees at the City's discretion. Additional submittals, if desired by the applicant, will be one-half the original fee for plan sheet reviews. Plans are to be submitted 30 days prior to hearing date as determined by the Planning & Zoning Administrator.

Twenty (20%) of the fee covers the administrative costs incurred by the City of Reynoldsburg. The remainder of the fee covers the costs associated with the detailed review, either performed by the City or designated representative.



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

Application #: _____

Permit #: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

9366, 9370 Taylor Road SW, 9333 Taylor Chase

FOR DISTRICT CHANGE ONLY

Description of Location:

West side of Taylor Road, North of East Main/Kroger

Proposed Zoning:

PND

Parcel ID(s):

200512080038925, 201006090010881, 187-0235

Size of Area to be Rezoned:

24.3 acres

Number of

Lots: 3

Present Zoning:

CC/AR-2c

Present Use:

single family/agriculture

Existing Structures:

3 existing homes

Complete Where Applicable:

Engineer/Surveyor: EMH&T

Builder: Metro Development LLC

1 condominium foundation to be removed

2 outbuildings

Proposed Use:

Apartments with clubhouse and pool

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Glen Bard Jr,
Murphy Development Company/Taylor Chase LLC

Property Owner Address(s):

9370 Taylor Road, Reynoldsburg, Ohio
4442 Professional Pkwy, Groveport, OH 43125

IV. APPLICANT INFORMATION

Applicant Name:

Metro Development LLC

Applicant Address:

470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082

Applicant Phone Number:

614-540-2400

Applicant Email:

jthomasjr@villagecommunities.com

I. PROJECT TYPE



District Change (Rezoning)

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

Applicant Signature:

Date: 12-13-17

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

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ I 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: _____

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**Taylor Road and Main Street
Proposed Apartment Community
Metro Development LLC**

CHAPTER 1183

Planned Neighborhood Development District

1183.01 Purpose.	1183.04 Use regulations and
1183.02 Development plan	development standards.
requirements and review	1183.05 Standards for development
procedures.	plan review.
1183.03 Site plan review.	1183.06 Existing planned
	developments.
	1183.07 Fees.

1183.01 PURPOSE.

(a) The purpose of the Planned Neighborhood Development District is to permit comprehensively planned residential developments approved by City Council and the Planning Commission using more flexible zoning guidelines and site design criteria than permitted in traditional districts.

(b) The suspension of traditional zoning provisions is intended to: encourage creative, high quality site design practices in the development of residential areas; encourage the creation and preservation of attractive and useful open spaces; promote compatibility with and complement existing developments; protect adjoining properties from adverse impacts; promote safe and efficient pedestrian, bicycle, and vehicular movement; promote efficient layout of infrastructure; and promote protection or enhancement of natural and historic resources. It is not the purpose of the planned development provisions to permit reduction in traditional lot sizes without mitigating amenities or quality design which justify such reduction to the benefit of the residents and the community as a whole.

(c) In place of enforcing the traditional zoning provisions, City Council and the Planning Commission may exercise control through standards, design criteria,

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conditions, and agreements appropriate for the particular site, its surroundings, and proposed uses, and sufficient to ensure effective and complete implementation of the development consistent with the development plan. (Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.)

1183.02 DEVELOPMENT PLAN REQUIREMENTS AND REVIEW PROCEDURES.

The owner of a lot or lots seeking approval of a Planned Neighborhood Development District shall initiate such proposal according to the provisions for zoning amendments established in this Zoning Code and in the Charter. The following requirements and procedures shall apply to a petition for a Planned Neighborhood Development District and shall be in addition to the requirements for an application for a zoning district change with development plan as provided in Chapter 1151.

- (a) Required Content of Development Plan. The applicant proposing a Planned Neighborhood Development District shall submit the information described below which, together with any other information, agreements, statements, or commitments required by the Planning Commission or City Council, shall constitute the development plan for the proposed Planned Neighborhood Development District.
- (1) Completed application form. **See attached application**
 - (2) Name, address, and phone number of the owner of the lot or lots and, if applicable, of the owner's designated agent.

Glenn Bard Jr., 9370 Taylor Road, Reynoldsburg, Ohio. (614) 554-2999

Murphy Development Company/Taylor Chase LLC, 4442 Professional Pkwy, Groveport, OH 43125. (614) 836-4403

- (3) A list of the names and addresses of the owners (as appearing on the County Auditor's tax list) of all lots located within, contiguous to, and directly across the street from the property which is the subject of the application. **See attached Property Owners List, Tab2, Exhibit A-1**
- (4) Legal description of the property, including a survey of the existing lot or lots to be included in the Planned Neighborhood Development District. **See attached Legal Description and Survey, Tab 3, Exhibit B-1 and B-2**
- (5) A description of the current zoning district(s) and the existing uses of the subject lot or lots. **The site is currently zoned CC along Taylor Road frontage and AR-2c in the rear. Currently is being used for single family and agricultural uses. There is also a foundation for a condominium that**

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was never constructed on the north portion of the lot. All structures and foundation will be removed from the site.

- (6) Plan drawings and narrative descriptions of:
- A. The existing conditions of the site, including topography, soils, wetlands, streams and ditches, water bodies, retention facilities, other significant natural resources or features, historic or archaeological resources; ***See existing conditions plan, Tab 4, Exhibit C-1***
 - B. The proposed topography, water features, drainage features and improvements, and the treatment of significant natural, historic, or archaeological resources; a general plan for landscaping the entrances, major roads and major open spaces; a concept plan for the landscaping of individual structures; ***See Sanitary Sewer Impact Study (Exhibit E-2, Tab 6) and Storm Water Impact Study (Exhibit E-1, Tab 6) for storm water, and concept landscape plans (Exhibit D-1 to D-1.2, Tab 5). Detailed plans for grading and utilities, as well as landscape will be provided at time of major site plan review***
 - C. The proposed locations and approximate dimensions of lots to be platted in the district, including a statement of the minimum widths and depths of proposed lots for dwelling; ***This will be one lot***
 - D. The nature and locations of the proposed use or uses to be established in the district; ***See Development plan for locations of proposed structures (Exhibit C-2, Tab 4). Apartment Residential uses, clubhouse with pool, and garages are proposed.***
 - E. The number and locations of structures, the number of dwelling units in each area of the proposed district, the number of dwelling units per structure, the approximate floor area proposed for each use and structure, and locations and approximate dimensions of any planned accessory uses such as outbuildings, pools, recreation structures, or parking structures; sketch or draft elevations of the proposed building(s) indicating maximum heights, anticipated style and materials of existing surfaces and other building features; the approximate or minimum dimensions of yards and setbacks; ***See Development Plan for structure locations, Exhibit C-2, Tab 4. There are 6- 2 story buildings with 16 units each building, containing 8- 1 bedroom and 8- 2 bedroom units, and 6-3 story buildings with 24 units, all 2 bedrooms. 1 bedroom units will be approximately 675 square feet, and 2 bedroom units will be approximately 933 square feet. There will be a clubhouse, a pool area, 9- 6 car garages and one 12 car garage, a trash compactor enclosure, a mail kiosk, and a water meter building.***

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See architectural elevations for materials, colors, and dimensions, Exhibit G-1, Tab 8. Refer to Development Plan for approximate setbacks, Exhibit C-1, Tab 4.

- F. The locations and approximate acreage(s) of common open space(s), and reserves; **Refer to Open Space plan for open space areas, Exhibit D-2, Tab 5.**
 - G. The approximate locations, dimensions, and capacities of proposed public and private streets, significant curb cuts and intersections with public streets, parking and loading areas, numbers of parking spaces, facilities for pedestrians and bicycles, and the general concept for landscaping these facilities; **All interior streets shall be private, Refer to Development Plan for curb cuts and parking areas, Exhibit C-2, Tab 4. Refer to concept landscape plans for parking landscape, Exhibit D-1, Tab 5. Detailed landscape plans will be submitted with Major Site plan submittal**
 - H. The approximate locations, dimensions, and capacities of proposed water lines, sanitary sewers, storm sewers, other major storm water facilities; **See Sanitary Sewer Impact Study and Storm Water Impact Study, Exhibits E-1 and E-2, Tab 6**
 - I. A description of any variances to the Subdivision Regulations which may be necessary for the design and installation of improvements in the proposed district. **No variances are requested from the subdivision regulations as this will be one lot.**
- (7) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots, with the zoning districts of adjacent lots, and with the Land Use Plan and other plans of the City, including an evaluation of the impacts on adjoining lots and neighborhoods of traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and descriptions or illustrations of any measures designed to mitigate the impacts of the proposed uses. **Apartment Residential uses are compatible with the surrounding land uses, and serve as a natural transition from lower density uses such as single family homes and condominiums to more intense retail and office uses. Apartment residential uses generate less traffic and school age children than traditional single family uses. Storm water will be designed to meet all local and federal standards for volume and water quality.**
- (8) A statement of the benefits anticipated to occur to the City and to the neighborhoods abutting the proposed development, including, as applicable, increased landscaping, dedicated or preserved open spaces, dedication of city parkland or school sites, or other benefits. **The**

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city and neighborhoods will benefit from the preservation of open space on site and increased buffering to the west and north than the previously approved plans for condominiums. The development will be landscaped and professionally maintained. Additionally, the treed area and stream area will be preserved. The developer is also open to dedicating the open space to the Northwest of this site to the city for parkland if the City so desires.

- (9) A narrative addressing each of the provisions set forth in 1183.04 Use Regulations and Development Standards. ***See Section 1183.04***
- (10) A narrative addressing any proposed condominium or homeowners associations or other forms of organization proposed to own, manage, control or regulate all or parts of the development. ***There are no Associations***
- (11) Anticipated time schedule for construction of the improvements and buildings, included any anticipate phases of development. ***This project will be developed as one phase and take 12- 18 months to complete***
- (12) Such other information as the Planning Commission shall deem necessary to make a determination of the compliance of the proposed development and uses with the applicable standards and regulations.

- (b) Submittal, Review, Public Hearing, Recommendation, Action on District Change. Application submittal, review, public hearing, recommendation by the Planning Commission, and action by City Council shall be as required for district changes in Chapter 1151.

(Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.)

1183.03 SITE PLAN REVIEW.

Subsequent to approval of the district change for a Planned Neighborhood Development District, the applicant shall submit an application for major site plan review in accordance with the provisions of Chapter 1143. Major site plan review may be conducted for the entire site or for any phase of the site as deemed appropriate by the Planning Commission.

(Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.)

1183.04 USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following shall be the minimum standards required for development in a Planned Neighborhood Development District. Additional requirements and conditions may be established by the Planning Commission and by City Council for approval of the district and the development plans. Such requirements and conditions may include but are not limited to: approved uses; width, height, yard requirements; density; arrangement and spacing

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of buildings and other structures; signs; parking; vehicular, pedestrian and bicycle circulation; landscaping; the construction of public improvements; and preservation of natural features or historic structures. Varied requirements and conditions may be applied to different areas of the development. (a) Permitted Uses. The following uses may be permitted, as approved in the development plan, in a Planned Development District:

- (1) Single family dwellings;
- (2) Two-family dwellings;
- (3) Multiple family dwellings;
- (4) Public uses, semipublic uses, public service facility, accessory uses, essential services;
- (5) Residential care facility;
- (6) Non-commercial recreational uses, structures, and facilities, such as pools, tennis courts, playgrounds, and other similar uses provided for the use of residents of the development or for general public use.

The Planning Commission and City Council shall determine the appropriateness of each proposed use and feature of the development plan, giving consideration to the standards established in Section 1183.05 and any other considerations deemed significant in determining the appropriate uses and character of development for the proposed district. The Commission and City Council shall have the authority to deny approval for any proposed use which it determines to be inappropriate due to potential impacts, incompatibility with the surroundings, or other similar reasons.

Multi Family and non- commercial recreational uses are proposed and are permitted uses if approved.

- (b) Density of Dwelling Units. The maximum density of dwelling units for both the overall Planned Neighborhood Development District and for each of its areas shall be as approved in the development plan, except that the density of dwellings in the district shall not exceed five (5) units per acre and density shall not exceed ten (10) units per acre in any part of the district. In making a determination of the number of dwellings to be permitted in the district, consideration shall be given to the compatibility of the proposed dwelling density and the characteristics of the proposed lots and structures with the existing and projected surrounding dwelling density, lots, and structures. ***The development will be approximately 9.88 du/ac***
- (c) Required Open Space and Protection of Features. Historic structures and sites, natural features such as watercourses, wetlands, rock outcroppings, trees, and other vegetation shall be identified in the development plan. The development plan and detailed development plan shall indicate design of planned improvements in a manner which protects, enhances, and appropriately incorporates such features into the overall design. The Planning

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Commission or City Council may approve, amend, or deny the proposed treatments of such features. Compliance with the requirements for the dedication of public areas, reserves or of other fees or considerations, and the provisions of Chapter 1180 shall be minimum requirements for the approval of a Planned Neighborhood Development District. ***There are approximately 13.5 acres of open space, or 55% of the site, which includes a potential park land dedication of approximately 7.2 acres, as well as protection of existing trees and stream along the southern portion of the site. See open space plan Exhibit D-2, Tab 5.***

- (d) Parking. The detailed development plan shall comply with the parking requirements of this Zoning Code, except that the Planning Commission may vary such requirements where a finding is made that the provisions are excessive or inappropriate for the use proposed or that the provisions are satisfied by alternative methods clearly documented in the major site plan. ***The code requires one garage space per multifamily unit (240 garages). The plan proposes 66 garage parking spaces. A minimum of 2 total parking spaces per unit, including garages and surface parking, will be complied with. The code also limits driveways from residential developments to 8' width and non-residential developments to 30' width. The plan proposes a boulevard style entry and will exceed those requirements.***
- (e) Lot and Yard Dimensions, Building Spacing.
 - (1) Lot and yard dimensions shall be as established in the detailed development plan, except that no lot designed for a single family dwelling shall have a width of less than sixty-five feet (65FT) or a depth of less than one hundred ten feet (110FT). ***No single family is proposed- approximate setbacks are on the Development plan Exhibit C-2, Tab 4 and will be clearly defined at submission of Major Site Plan review.***
 - (2) In locations where the Planned Neighborhood Development District abuts other zoning districts, the minimum area and widths of yards and setbacks within the proposed Planned Development District shall be no less than the minimums required for such abutting districts unless specifically varied by approval of the Planning Commission. ***Setbacks meet or exceed requirements.***
 - (3) In review of lot and yard dimensions and the spacing of buildings, the Planning Commission shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy-efficient siting, the relationships of building sites to circulation patterns, and the customary use of space surrounding dwellings for outdoor activities and facilities such as patios and decks.

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- (f) Variances to the Subdivision Regulations. To the extent specifically provided in the Subdivision Regulations, the Planning Commission may vary the requirements for improvements as determined necessary and appropriate for the design and development of the Planned Development District.
(Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.) ***No variances are requested as this shall be developed as one lot***

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1187.06 SPECIAL PROVISIONS FOR AR-1, AR-2, AND AR-3 MULTIPLE FAMILY RESIDENCE DISTRICTS.

- (a) Purpose. Due to the unique challenges presented by multi-family dwellings, the purpose of this section is to provide design requirements that are applicable to all dwellings located in the AR-1, AR-2 and AR-3 multi-family residence districts. These regulations shall be in addition to the appearance standards for all dwellings listed in Section 1187.07.
- (b) Building Massing. The maximum number of dwelling units in all AR districts shall be four (4) per building. ***The plan proposes a mixture of 16 unit and 24 unit buildings***
- (c) Building Design. Multi-family residential structures shall incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances through the use of courtyards, balconies, offset planes and levels, deeply recessed or projecting windows, sloping roofs, and landscaped yards. Building entrances to multi-family dwelling units shall convey a sense of individual identity for each dwelling unit. ***See elevations for architectural character, Tab 8, Exhibit G-1***
- (d) Site Design. For multi-family developments, areas for the storage of items and equipment used for maintenance of the property should be stored in an area that is integrated into the design of the building. The use of freestanding storage sheds shall be avoided. ***Outdoor storage will not be allowed***
- (e) Open Space. Each multi-family residential development shall include open space areas, provided and maintained for recreational use as follows:
 - (1) Common open space shall be easily accessible and of sufficient size to be usable by residents. The minimum area for open space shall be thirty percent (30%) of the lot or parcel. ***See open space plan Tab 5, Exhibit D-2***
 - (2) Landscaping shall be integrated into the architectural scheme so as to accent and enhance appearance of the multi-family development. See concept landscape plans. ***Final landscape plans will be submitted with Major Site Plan review.***
- (f) Lighting. In addition to the general lighting regulations for all site plans, pedestrian walkways shall be illuminated unless they are otherwise illuminated by parking lot lighting. ***Lighting plans will be developed and submitted with Major Site Plan review***

1187.07 RESIDENTIAL APPEARANCE STANDARDS.

Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 9366/9370 Taylor Road SW, Metro Dev)

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- (a) Purpose. The purpose of this section is to provide design requirements that are applicable to all dwellings located in residential districts. These requirements are designed to increase the quality of neighborhoods, to promote positive architectural appearance within residential areas, to encourage design flexibility and creativity, and to establish an interesting, aesthetically pleasing residential environment. It is also the intent of this section to promote durable, quality materials that will allow residential neighborhoods to endure and mature for future generations in the City. These requirements are minimum appearance requirements applicable to all dwellings in all districts, including Planned Neighborhood Development District, except as may be specifically approved by a development plan in that district. These guidelines shall also apply in the Historic Overlay District to the extent that they do not conflict with any adopted historic design guidelines.
- (b) Applicability. New buildings and structures, exterior remodeling and exterior changes of or to an existing building for which compliance with this Zoning Code is required shall be subject to review for compliance with the design standards in this section. However, the following buildings, physical improvements, and site developments are not subject to these standards:
- (1) Interior design and interior modifications to buildings or structures.
 - (2) Remodeling projects that do not involve changes in the architectural style of the building or structure, such as window and door openings, handrails, and stairways.
- (c) General Provisions.
- (1) The height and bulk of any proposed building and structure on the site should be in scale and in proportion with surrounding structures and not dominate the site or neighborhood. The exterior finish shall not have exposed rough lumber and shall have a minimum of a stucco application, wood or vinyl siding or similar material. ***Siding will be a mixture of vinyl, precast stone, and asphalt shingles. 2 story units are proposed adjacent the existing single family to the west and are at a significant setback, whereas the 3 story buildings are located adjacent Taylor Road to create a streetscape. Refer to Exhibit G-1, Tab 8 for architectural elevations***
 - (2) All required site plans shall meet or exceed the minimum development standards (i.e., setbacks, open space, lighting standards, minimum parking and loading spaces, and landscaping requirements) established in this Zoning Code. ***Major Site Plan review will address all these issues in detail***
 - (3) Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing

12.20.17

environment; and shall be harmonious and compatible with existing development in the area. **See architectural elevations Tab 8, Exhibit G-1**

- (4) New development or remodeling shall be designed in such a way as to upgrade the appearance and quality of the area.
- (5) No continuous wall is allowed to extend for more than forty feet (40FT) without a recess or change in plane. At least twenty-five percent (25%) of the front facade of any new single or two-family dwelling shall be clad in natural material.
- (6) New accessory structures or building additions shall match the existing bulk, color, roof design, architectural treatment, and materials of the main structure on the site. **None proposed**
- (7) All utility lines and conduit lines shall be incorporated into the building and not permitted on the exterior of any building. **Development shall comply**
- (8) Window and door security gates or guards shall not be installed on the exterior of the structure. (Ord. 83-16. Passed 9-12-16.) **Development shall comply.**

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Exhibit "A-1" – Surrounding Property Owners

Exhibit “B-1. B-2, B-3” – Zoning Legal Description, Zoning Exhibit,

Exhibit “C-, C-2, C-3” –Existing Conditions Plan, Development Plan, and Illustrative Plan

Exhibit "D-1 through D-2" – Concept Landscape Plan, Landscape Details, Landscape Buffer Sections, and Open Space Plan.

Exhibit “E-1 and E-2” – Storm Water Impact Study and Sanitary Sewer Impact Study

Exhibit “F-1” – Traffic Analysis

Exhibit "G-1" – Architectural Elevations/Character

INNIS, WILLIAM H
1140 SANDERLING DR
REYNOLDSBURG OH 43068

DERUSE, RANDALL D
1175 SANDERLING DR
REYNOLDSBURG OH 43068

SAPP, JOANNE
1182 SANDERLING DR
REYNOLDSBURG OH 43068

YOUNG, BEULAH M-TR
1422 RESERVE DR
REYNOLDSBURG OH 43068

BARD, GLENN O-JR
9880 YANKEETOWN
CHENOWETH RD
MOUNT STERLING OH 43143

MURPHY DEVELOPMENT
CO/TAYLOR CHASE LLC,
4442 PROFESSIONAL PKWY
GROVEPORT OH 43125

MURPHY DEV CO/TAYLOR
CHASE LLC,
4442 PROFESSIONAL PKWY
GROVEPORT OH 43125

PACZULA, TERESA
8476 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

KROGER CO,
1014 VINE ST FL 7
CINCINNATI OH 45202

AH4R PROPERTIES LLC,
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

JONES, CRAIG A
1390 RESERVE DR
REYNOLDSBURG OH 43068

POKHREL, KRISHNA P
1220 RESERVE DR
REYNOLDSBURG OH 43068

CRAWFORD, JUSTIN E
1350 RESERVE DR
REYNOLDSBURG OH 43068

CURTIS, DAVID K
1400 RESERVE DR
REYNOLDSBURG OH 43068

HUMAGAI, DEVANDRA
1290 RESERVE DR
REYNOLDSBURG OH 43068

GREGORY, RONALD
1171 SANDERLING DR
REYNOLDSBURG OH 43068

STEPHENS, CONSTANCE J
8482 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

DUFFEY, MAYNARD J
1240 RESERVE DR
REYNOLDSBURG OH 43068

ELLIS, WANDA J
1320 RESERVE DR
REYNOLDSBURG OH 43068

BOLYARD, CHESTER L
1340 RESERVE DR
REYNOLDSBURG OH 43068

BOYLE III, LEO B
1380 RESERVE DR
REYNOLDSBURG OH 43068

TUBBS, MARK W
8431 MORNING DEW DR
REYNOLDSBURG OH 43068

STANLEY, CHARLES N
8421 MORNING DEW DR
REYNOLDSBURG OH 43068

BOYD III, LUTHER T
8412 GLENCREST DR
REYNOLDSBURG OH 43068

PURSELL, LAUREN M
1250 RESERVE DR
REYNOLDSBURG OH 43068

WHITE, WILLIAM D
8485 MORNINGDEW DR
REYNOLDSBURG OH 43068

PIPER, KELLY C
1179 SANDERLING DR
REYNOLDSBURG OH 43068

SMITH, NOLA J
1190 SANDERLING DR
REYNOLDSBURG OH 43068

YOUNG, BEULAH M-TR
1422 RESERVE DR
REYNOLDSBURG OH 43068

IRISH, MATTHEW C-CO-TR
1167 SANDERLING DR
REYNOLDSBURG OH 43068

FERGUSON, RONALD W
1194 SANDERLING DR
REYNOLDSBURG OH 43068

KNORR, CHRISTOPHER J
8411 MORNINGDEW DR
REYNOLDSBURG OH 43068

SHAW, JESSICA
8441 MORNINGDEW DR
REYNOLDSBURG OH 43068

CASSIDY, MATTHEW S
1230 RESERVE DR
REYNOLDSBURG OH 43068

DANKO, JOHN
1260 RESERVE DR
REYNOLDSBURG OH 43068

KLINE, KAREN
1310 RESERVE DR
REYNOLDSBURG OH 43068

HARRIS, RONALD P
1330 RESERVE DR
REYNOLDSBURG OH 43068

GRIMES, LINDA F
1370 RESERVE DR
REYNOLDSBURG OH 43068

SEALSCOTT, TIFFANY M
1280 RESERVE DR
REYNOLDSBURG OH 43068

MCCOY, JERALD R
8475 MORNING DEW DR
REYNOLDSBURG OH 43068

MOORE TR, ERMA C
1410 RESERVE DR
REYNOLDSBURG OH 43068

WATSON, IRAN E
1210 RESERVE DR
REYNOLDSBURG OH 43068

KASSAYE, HAILEYESUS T
1300 RESERVE DR
REYNOLDSBURG OH 43068

DUNIGAN NAGEL, BARBARA E
1186 SANDERLING DR
REYNOLDSBURG OH 43068

SEARLES, KEVIN T
8457 MORNINGDEW DR
REYNOLDSBURG OH 43068

HARTSELL, ROBBIE K
1270 RESERVE DR
REYNOLDSBURG OH 43068

SLEEPER, RAYMOND J-JR
8489 WILLET LN
REYNOLDSBURG OH 43068

FOSTER, LISA
8458 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

RINEHART, BETTY J
8483 WILLET LN UNIT 9-8483
REYNOLDSBURG OH 43068

INTSIFUL, MONIKA
8464 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

DEMISSIE, ASTER G
8451 MORNING DEW DR
REYNOLDSBURG OH 43068

SIGMAN, RICHARD W
8465 MORNING DEW DR
REYNOLDSBURG OH 43068

GRAY, CHARLES R
8422 GLENCREST DR
REYNOLDSBURG OH 43068

HAMMOND, THAAH K
PO BOX 371
REYNOLDSBURG OH 43068

ALBERT, DANIEL J
9197 TAYLOR RD
REYNOLDSBURG OH 43068

SHIRLEY, RONALD E
9227 TAYLOR RD
REYNOLDSBURG OH 43068

BAUMAN, JOSEPH-TR
9154 MINK RD
PATASKALA OH 43062

ENYART, JON A
8507 WILLET LN
REYNOLDSBURG OH 43068

LUCIUS, JOYCE A
8501 WILLET LN
REYNOLDSBURG OH 43068

WEBB, HENRIETTA L
1134 SANDERLING DR
REYNOLDSBURG OH 43068

BATDORFF, DAN M
1151 SANDERLING DR
REYNOLDSBURG OH 43068

HUNTER, JAY MARTIN
1155 SANDERLING DR
REYNOLDSBURG OH 43068

COBB, DOROTHY J
1178 SANDERLING DR
REYNOLDSBURG OH 43068

CASE, BENNETT A-TR
1143 SANDERLING DR
REYNOLDSBURG OH 43068

PARSONS, SANDRA I
1127 SANDERLING DR
REYNOLDSBURG OH 43068

BOSH, STEPHEN T
1139 SANDERLING DR
REYNOLDSBURG OH 43068

PASQUINELLI, ELMO A
1163 SANDERLING DR
REYNOLDSBURG OH 43068

CHAVE, KAY A
1159 SANDERLING DR
REYNOLDSBURG OH 43068

UMINSKI, PAUL EDWARD
1131 SANDERLING DR
REYNOLDSBURG OH 43068

KELLY, RICHARD W
1147 SANDERLING DR
REYNOLDSBURG OH 43068

MCKEE, DONNA J
1135 SANDERLING DR
REYNOLDSBURG OH 43068

24.3 ACRES

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, located in Section 8, Township 16, Range 20, Refugee Lands being part of that 17.283 acre tract conveyed to Murphy Development/Taylor Chase LLC by deed of record in Instrument Number 200512080038925, those 1.648 acre and 6.725 acre tracts conveyed to Glen O. Bard Jr. by deeds of record in Official Record 187, Page 235, Official Record 778, Page 756 and Instrument Number 201006090010881 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being described as follows:

BEGINNING at the northwesterly corner of said 17.283 acre tract and the northeasterly corner of Lot 67 of that subdivision entitled "Reserve at Reynoldsburg Section 2, Part 1" of record in Plat Book 16, Page 354, being the southerly line of Lot 99 of that subdivision entitled "Stony Ridge Section 3" of record in Plat Book 13, Page 369;

Thence South 86° 20' 55" East, with the southerly line of said "Stony Ridge Section 3", a distance of 450.35 feet to a point;

Thence South 03° 25' 55" West, with the easterly line of said 17.283 acre tract and the westerly line of "Taylor Chase Condominium First Amendment" by deed of record in Instrument Number 200611170033548, a distance of 157.45 feet to a northeasterly corner of "Taylor Chase Condominium Second Amendment" by deed of record in Instrument Number 200704060008731;

Thence North 86° 07' 05" West, with the northerly line of said of "Taylor Chase Condominium Second Amendment", a distance of 135.38 feet to a northwesterly corner thereof;

Thence South 04° 17' 05" West, with the westerly line of said "Taylor Chase Condominium Second Amendment" and partly with the westerly line of "Taylor Chase Condominium Sixth Amendment" by deed of record in Instrument Number 201704180007921, a distance of 173.24 feet to a point;

Thence North 85° 42' 55" West, with the northerly line of said "Taylor Chase Condominium Sixth Amendment", a distance of 15.00 feet to a point;

Thence South 03° 39' 05" West, with the westerly line of said "Taylor Chase Condominium Sixth Amendment", a distance of 137.54 feet to a point;

Thence South 86° 20' 55" East, with the southerly line of said "Taylor Chase Condominium Sixth Amendment", a distance of 164.75 feet to a point;

Thence North 03° 52' 00" East, with the westerly line of said 6.725 acre tract, the easterly line of said "Taylor Chase Condominium Sixth Amendment" a distance of 10.50 feet to a point in the southerly line of "Taylor Chase Condominium Third Amendment" by deed of record in Instrument Number 20080220003719;

Thence South 86° 20' 55" East, with the southerly line of said Taylor Chase Condominium Third Amendment", the southerly line of "Taylor Chase Condominium" by deed of record in Instrument Number 200609200027540, a distance of 325.00 feet to a point in the westerly right of way line of Taylor Road;

Thence with the westerly right of way line of said Taylor Road, the easterly line of said 6.725 and 1.648 acre tracts, the following courses and distances:

South 03° 52' 00" West, a distance of 962.80 feet to a point;

South 13° 19' 44" West, a distance of 60.83 feet to a point; and

South 03° 52' 00" West, a distance of 104.05 feet to a northeasterly corner of that 8.877 acre tract conveyed to Kroger Company by deed of record in Instrument Number 200402260006620;

Thence North 86° 08' 41" West, with the northerly line of said 8.877 acre tract and the northerly line of that 1.567 acre tract conveyed to Beulah M. Young, Trustees by deed of record in Instrument Number 201107060012423, a distance of 780.38 feet to a point in the easterly line of Lot

24.3 ACRES**-2-**

11 of that subdivision entitled “Reserve at Reynoldsburg Section 1” of record in Plat Book 16, Page 239;

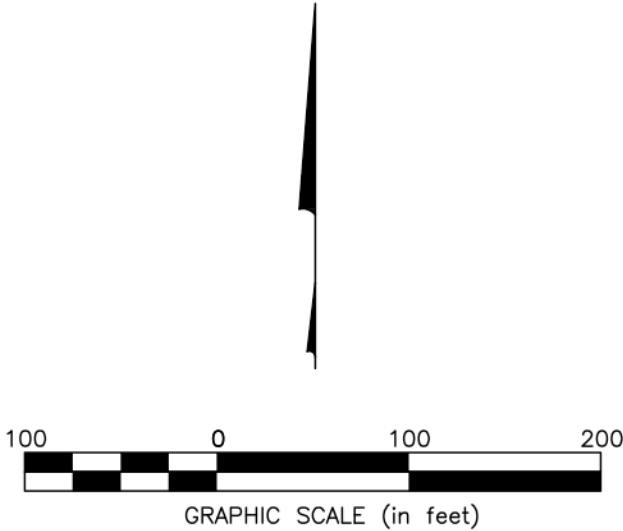
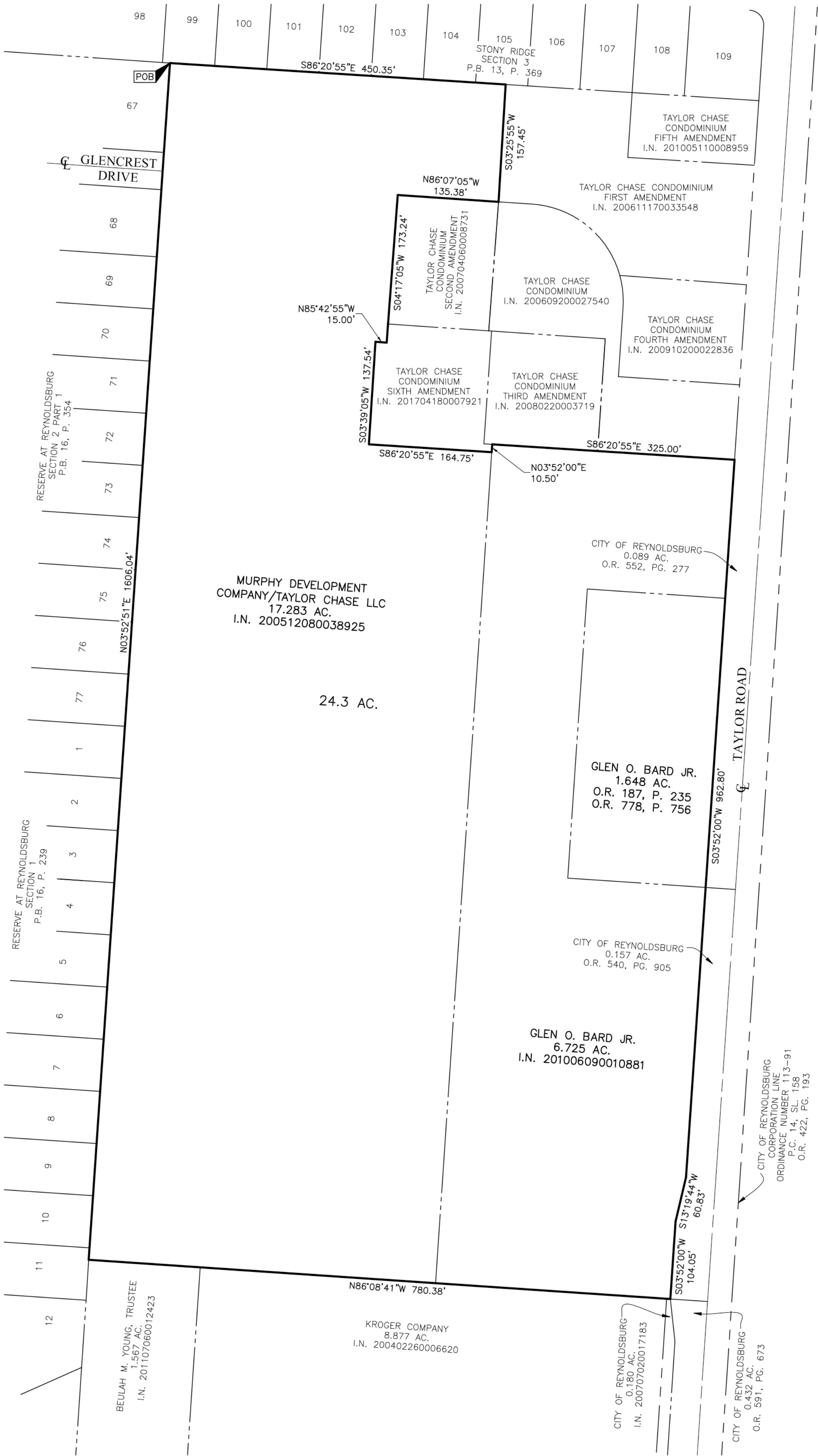
Thence North 03° 52' 51" East, the easterly line of said “Reserve at Reynoldsburg Section 1” the easterly line of said “Reserve at Reynoldsburg Section 2, Part 1”, a distance of 1606.04 feet to the POINT OF BEGINNING, containing 24.3 acres, more or less.

EVANS, MECHWART, HAMBELTON & TITLON, INC.

JCD:tmd
24_3 AC 20171345-VS-ZONE

Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 9366/9370 Taylor Road SW, Metro Dev)

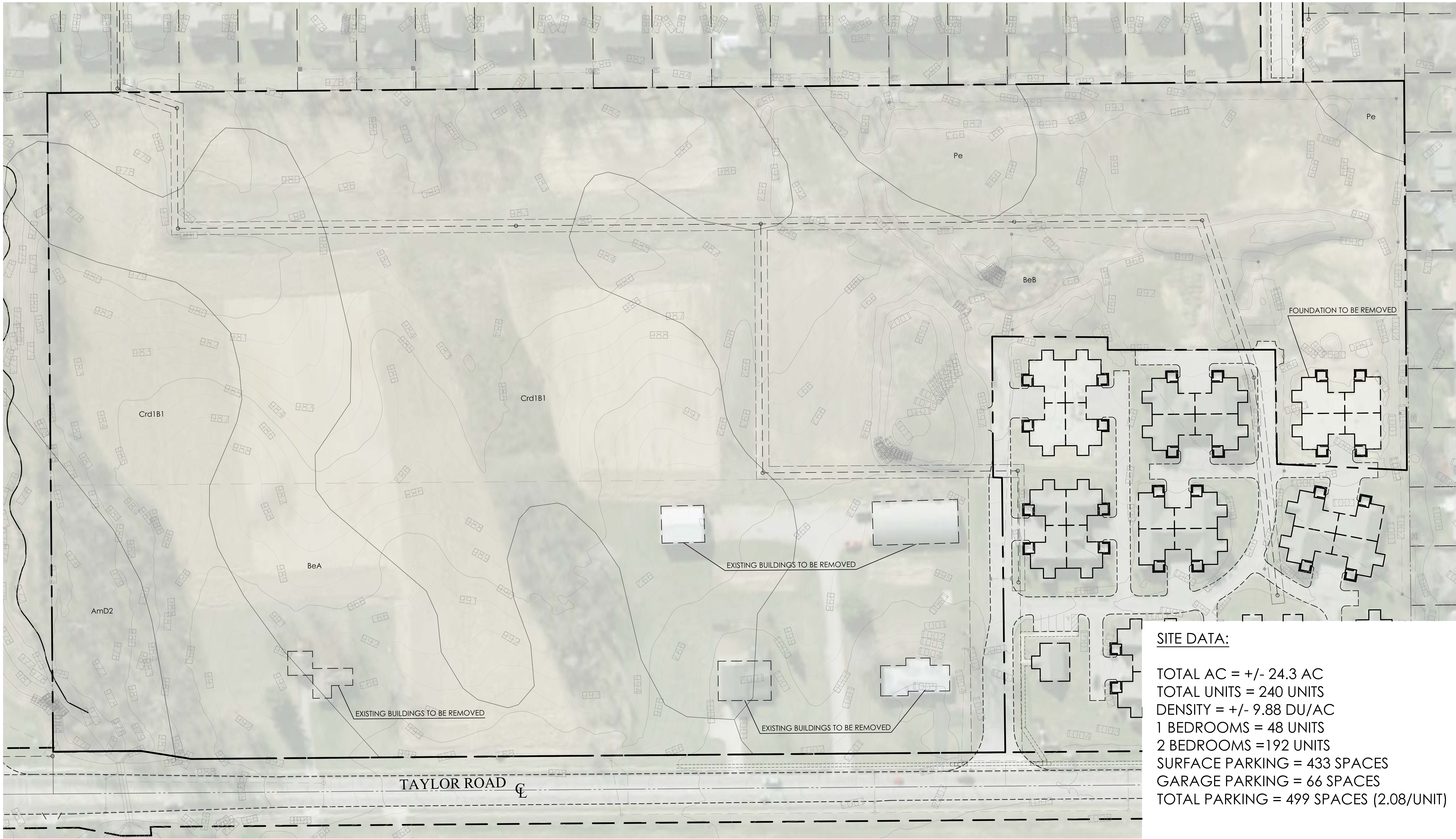
ZONING EXHIBIT
SECTION 8, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO



EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Date: November 14, 2017
		Scale: 1" = 100'
		Job No: 2017-1345
		Sheet: B-2
REVISIONS		
MARK	DATE	DESCRIPTION

J:\2017\1345\DWG\CASHEETS\EXHIBITS\20171345-VS-ZONE.DWG plotted by DROMA, THERESA on 11/14/2017 9:09:36 AM
xref:

Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93669370 Taylor Road SW, Metro Dev)



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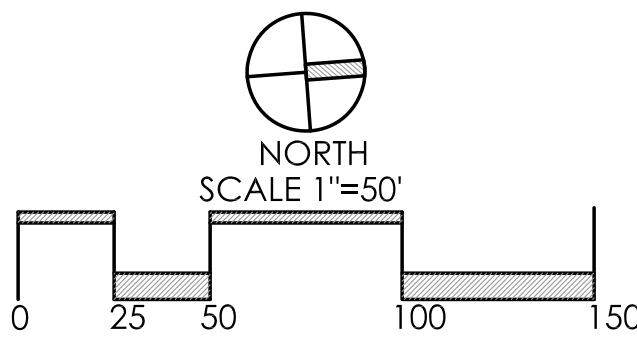
TOTAL AC = +/- 24.3 AC
 TOTAL UNITS = 240 UNITS
 DENSITY = +/- 9.88 DU/AC
 1 BEDROOMS = 48 UNITS
 2 BEDROOMS = 192 UNITS
 SURFACE PARKING = 433 SPACES
 GARAGE PARKING = 66 SPACES
 TOTAL PARKING = 499 SPACES (2.08/UNIT)

EXISTING CONDITIONS PLAN

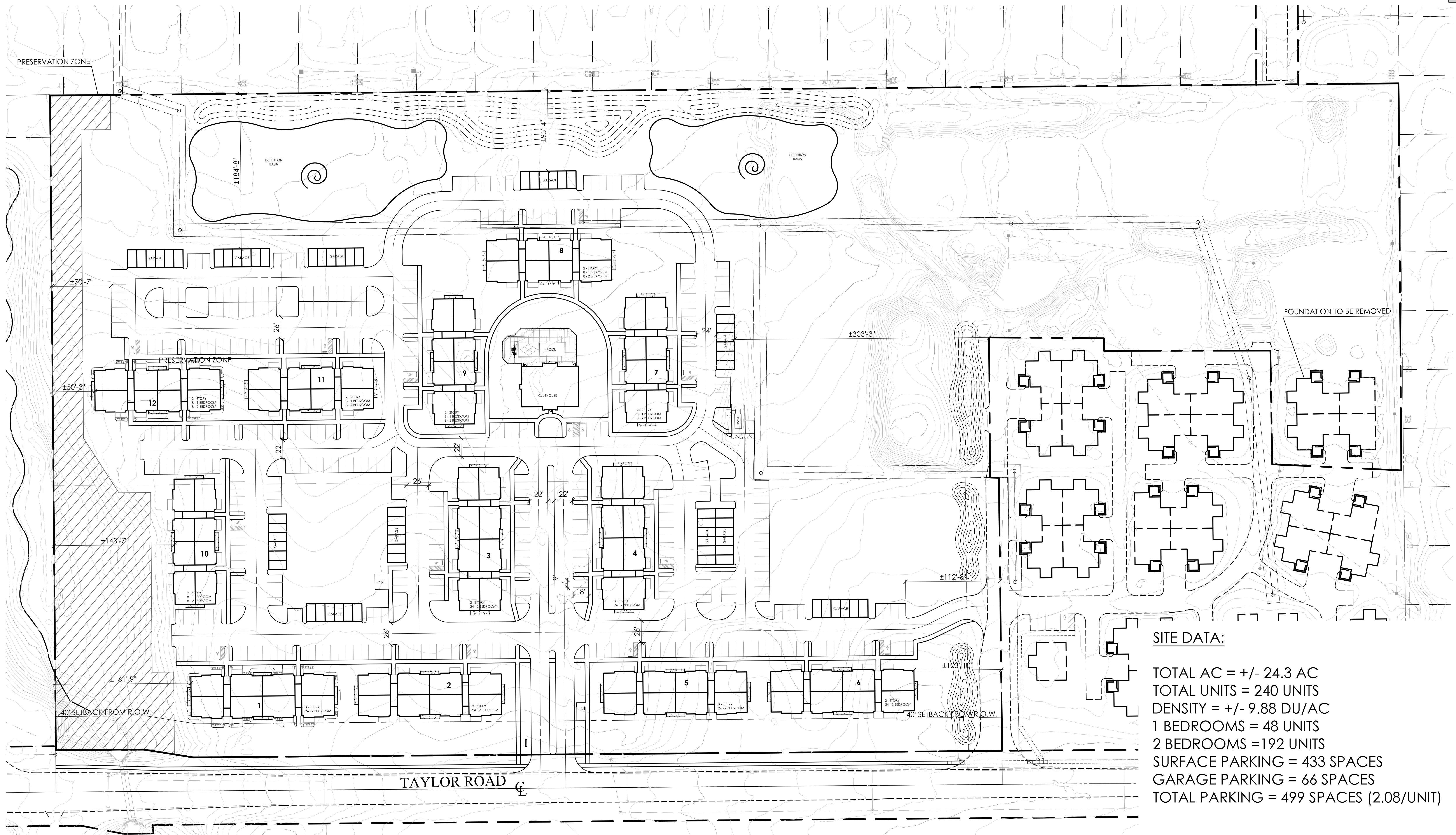
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 12-20-2017

EXHIBIT C-1



Faris Planning & Design
 LAND PLANNING g LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com



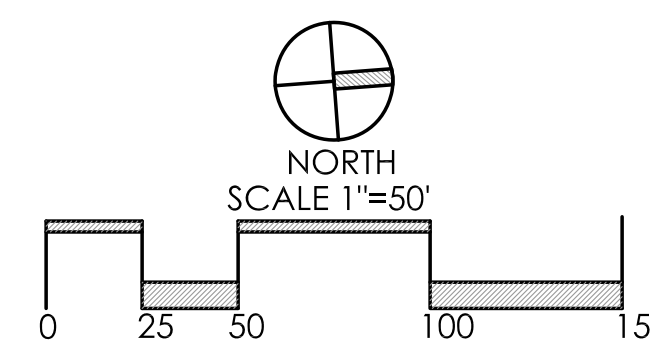
DEVELOPMENT PLAN

EXHIBIT C-2

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

DATE: 12-20-2017



Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43211
p (614) 487-1964 www.farisplanninganddesign.com



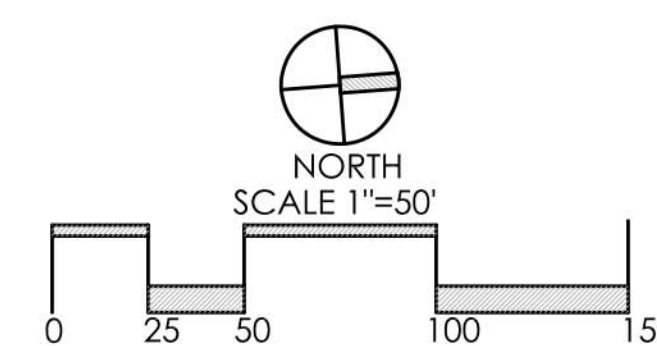
ILLUSTRATIVE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

DATE: 12-20-2017

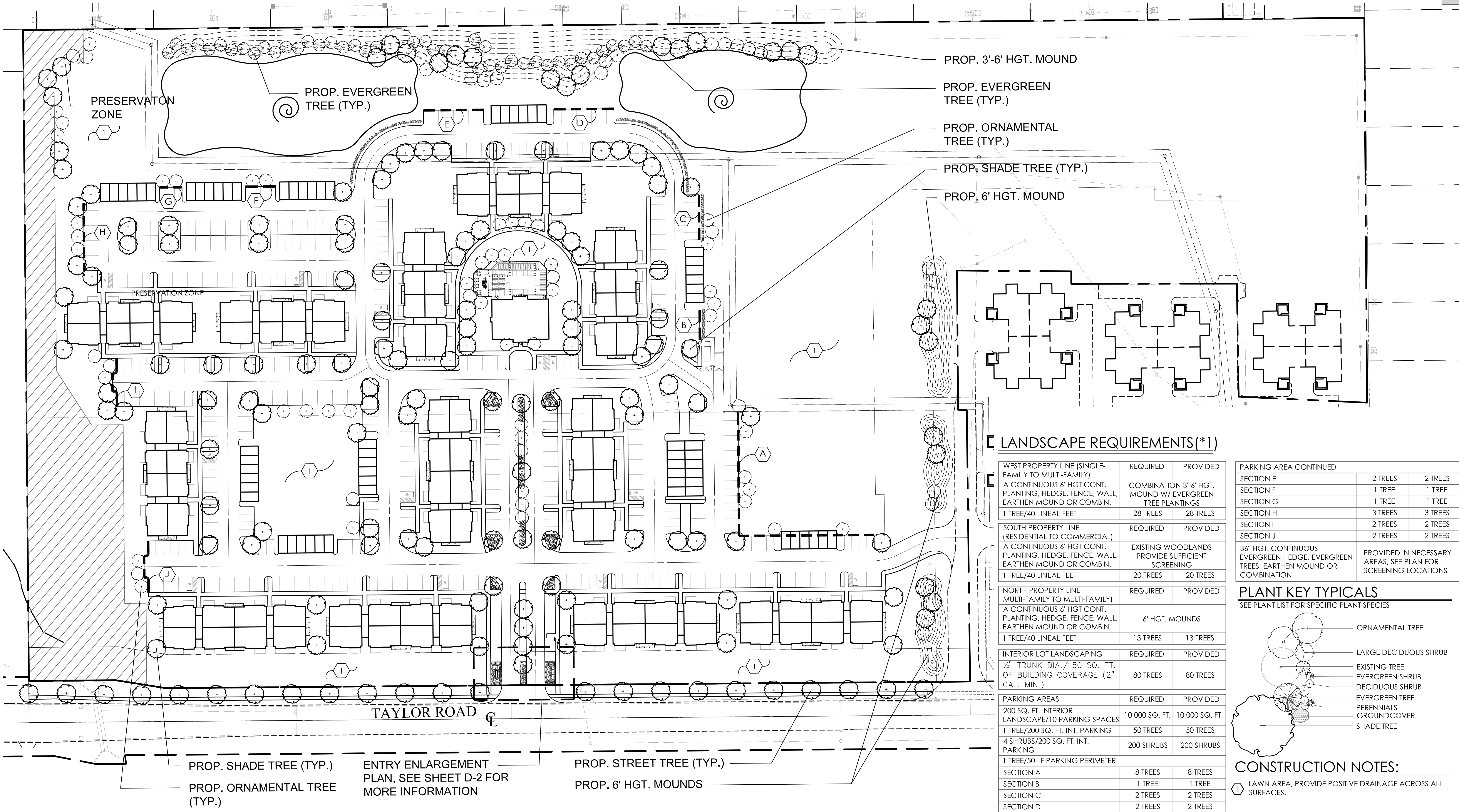
EXHIBIT C-3



Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE

243 N. 5th Street Columbus, OH 43211
p (614) 487-1964 Suite 401 www.farisplanninganddesign.com



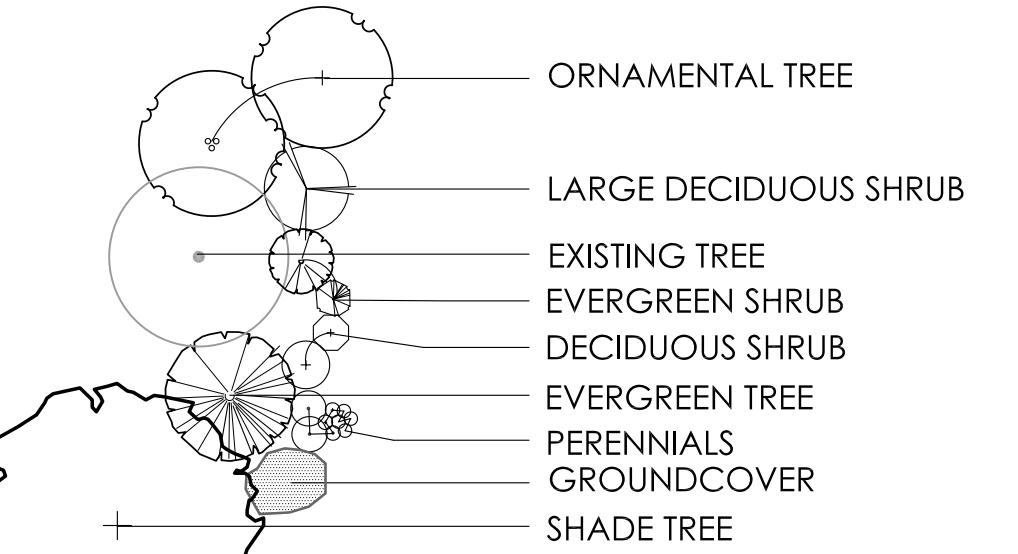
LANDSCAPE REQUIREMENTS(*1)

WEST PROPERTY LINE (SINGLE-FAMILY TO MULTI-FAMILY) A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN. 1 TREE/40 LINEAL FEET	REQUIRED COMBINATION 3'-6' HGT. MOUND W/ EVERGREEN TREE PLANTINGS 28 TREES	PROVIDED 28 TREES
SOUTH PROPERTY LINE (RESIDENTIAL TO COMMERCIAL) A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN. 1 TREE/40 LINEAL FEET	REQUIRED EXISTING WOODLANDS PROVIDE SUFFICIENT SCREENING 20 TREES	PROVIDED 20 TREES
NORTH PROPERTY LINE (MULTI-FAMILY TO MULTI-FAMILY) A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN. 1 TREE/40 LINEAL FEET	REQUIRED 6' HGT. MOUNDS 13 TREES	PROVIDED 13 TREES
INTERIOR LOT LANDSCAPING 1/2" TRUNK DIA./150 SQ. FT. OF BUILDING COVERAGE (2" CAL. MIN.)	REQUIRED 80 TREES	PROVIDED 80 TREES
PARKING AREAS 200 SQ. FT. INTERIOR LANDSCAPE/10 PARKING SPACES 1 TREE/200 SQ. FT. INT. PARKING 4 SHRUBS/200 SQ. FT. INT. PARKING 1 TREE/50 LF PARKING PERIMETER	REQUIRED 10,000 SQ. FT. 50 TREES 200 SHRUBS	PROVIDED 10,000 SQ. FT. 50 TREES 200 SHRUBS
SECTION A	8 TREES	8 TREES
SECTION B	1 TREE	1 TREE
SECTION C	2 TREES	2 TREES
SECTION D	2 TREES	2 TREES

PARKING AREA CONTINUED		
SECTION E	2 TREES	2 TREES
SECTION F	1 TREE	1 TREE
SECTION G	1 TREE	1 TREE
SECTION H	3 TREES	3 TREES
SECTION I	2 TREES	2 TREES
SECTION J	2 TREES	2 TREES
36" HGT. CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND OR COMBINATION	PROVIDED IN NECESSARY AREAS, SEE PLAN FOR SCREENING LOCATIONS	

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

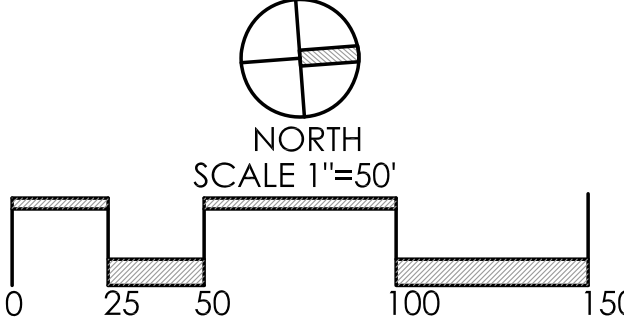
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

OVERALL LANDSCAPE PLAN CONCEPT

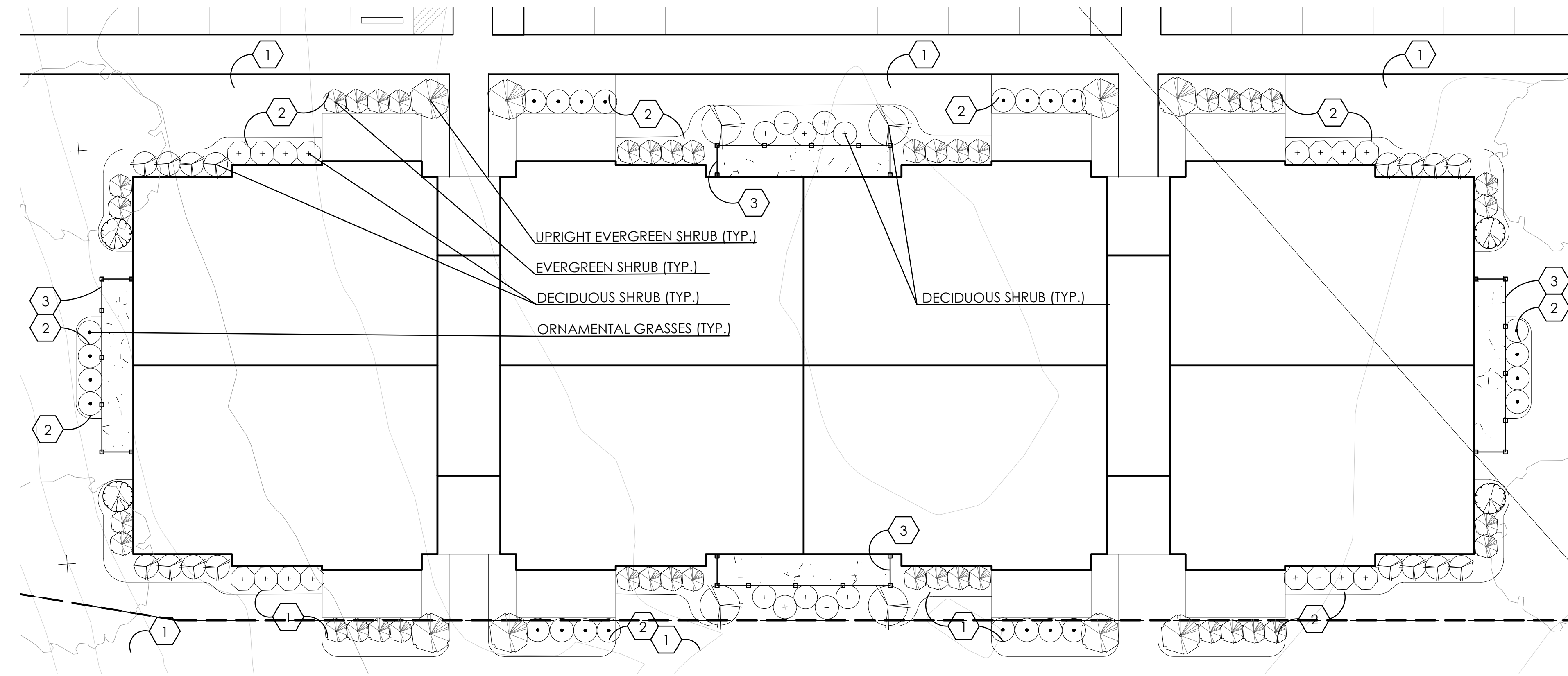
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

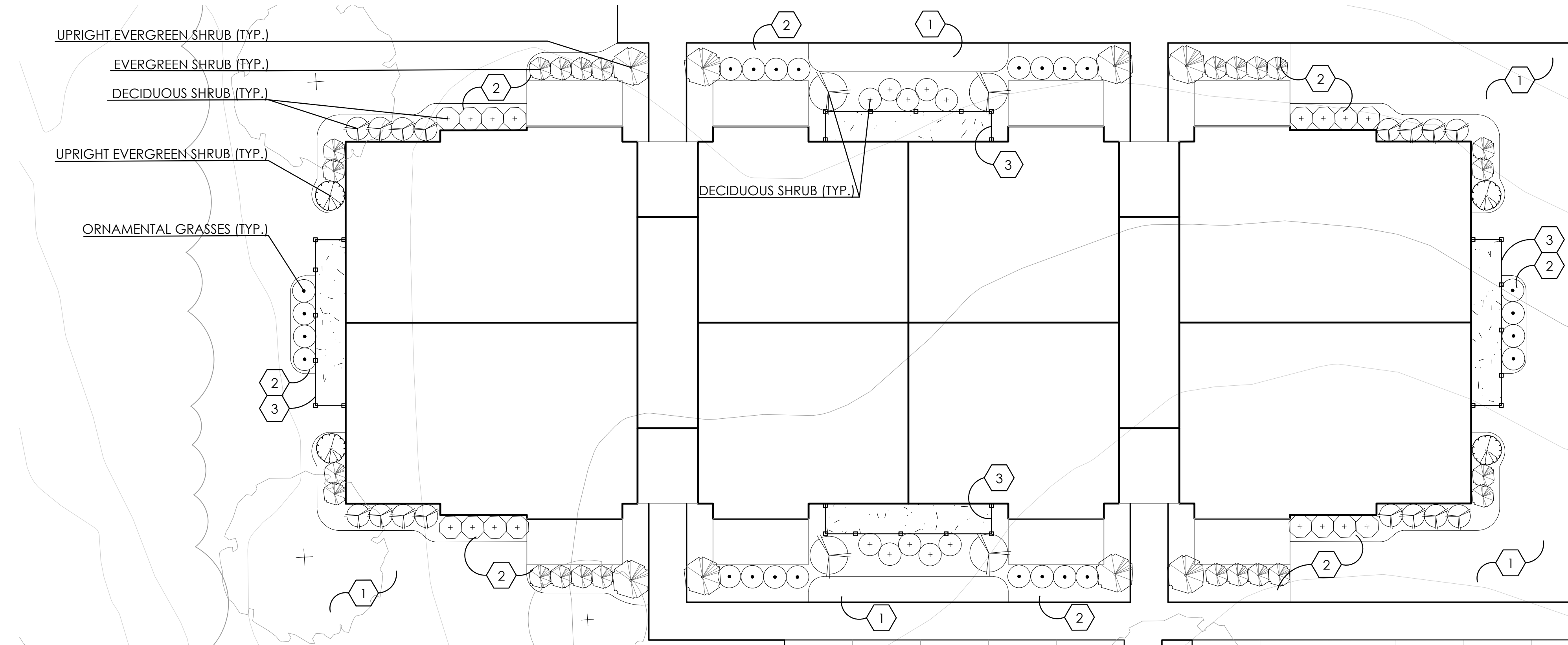
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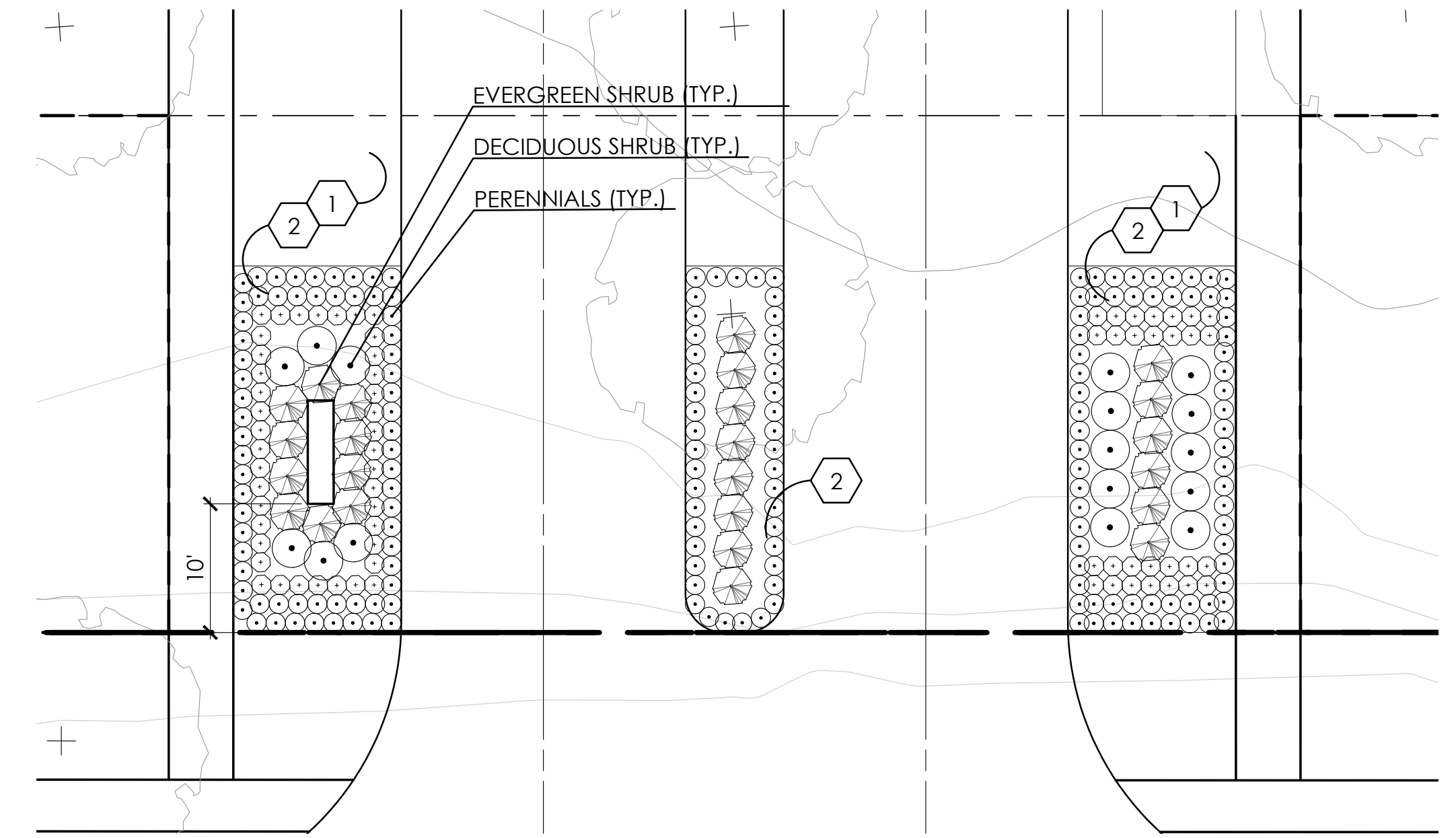
Faris Planning & Design
LAND PLANNING g LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43211
p (614) 487-1964 www.farisplanninganddesign.com



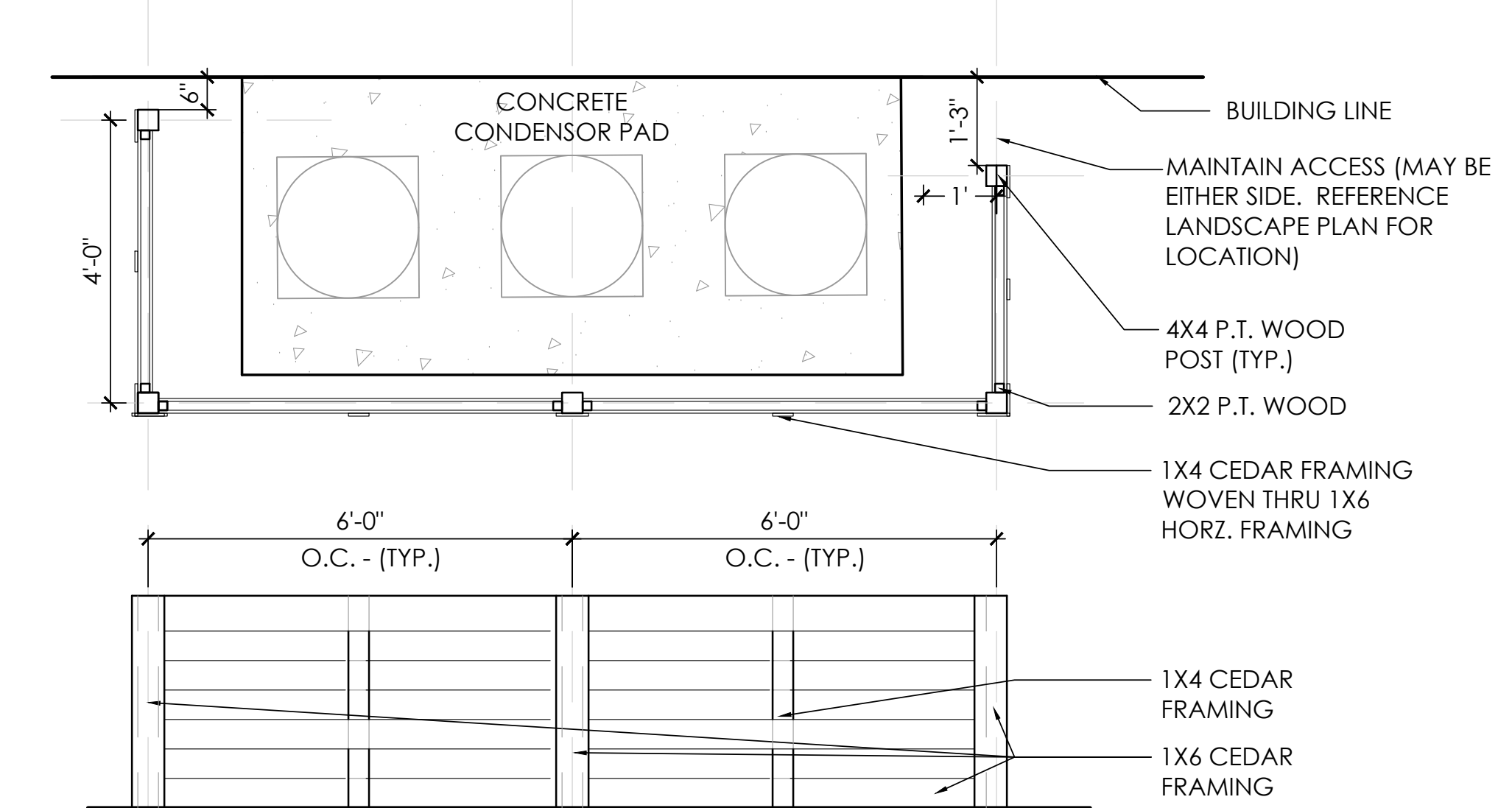
1 TYPICAL 3-STORY BUILDING PLANTING
SCALE: 1"=10'



2 TYPICAL 2-STORY BUILDING PLANTING
SCALE: 1"=10'



3 ENTRY FEATURE PLANTING
SCALE: 1"=10'

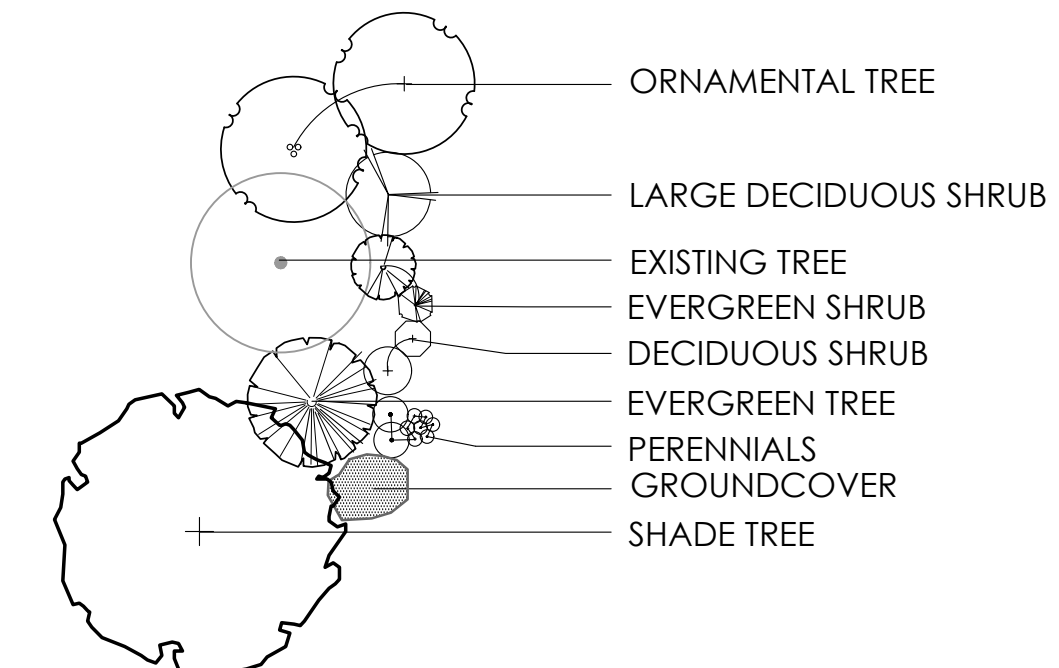


NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

4 A/C CONDENSOR SCREENING FENCE
N.T.S.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

- 1** LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2** LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3** A/C CONDENSER AREA WITH SCREENING FENCE. SEE DETAIL 4, THIS SHEET, AND ARCHITECT'S PLANS.

TYPICAL BUILDING PLANTINGS & ENTRY FEATURE CONCEPT

TAYLOR ROAD & E. MAIN STREET

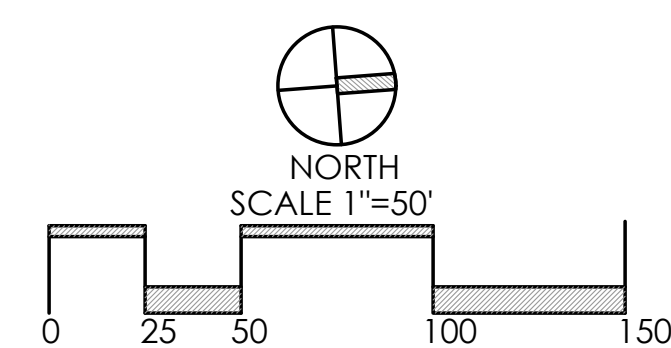
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

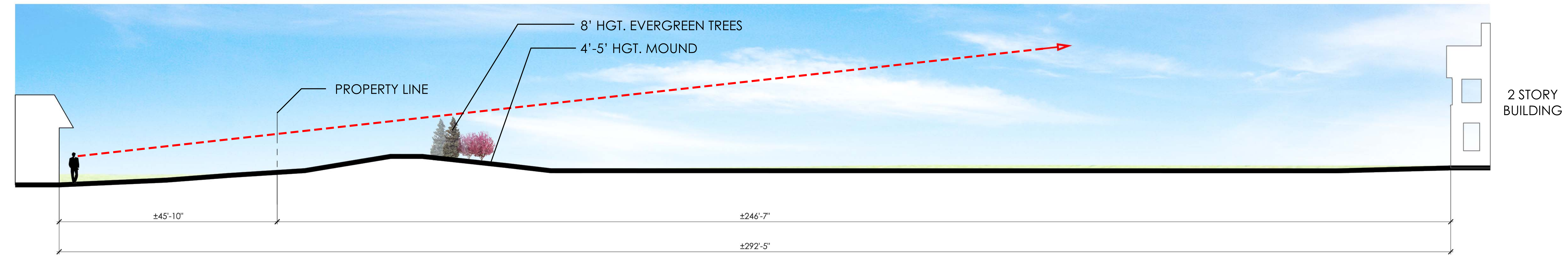
EXHIBIT D-1.1

Faris Planning & Design

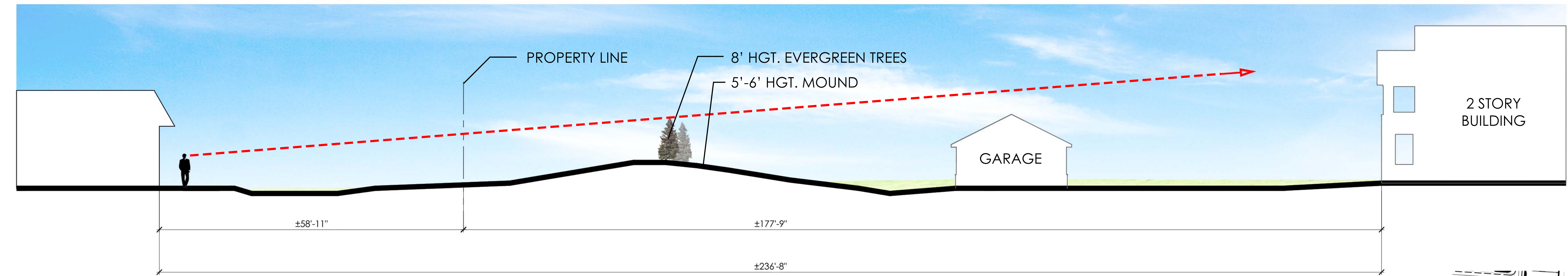
LAND PLANNING
243 N. 5th Street
p (614) 487-1964

LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com

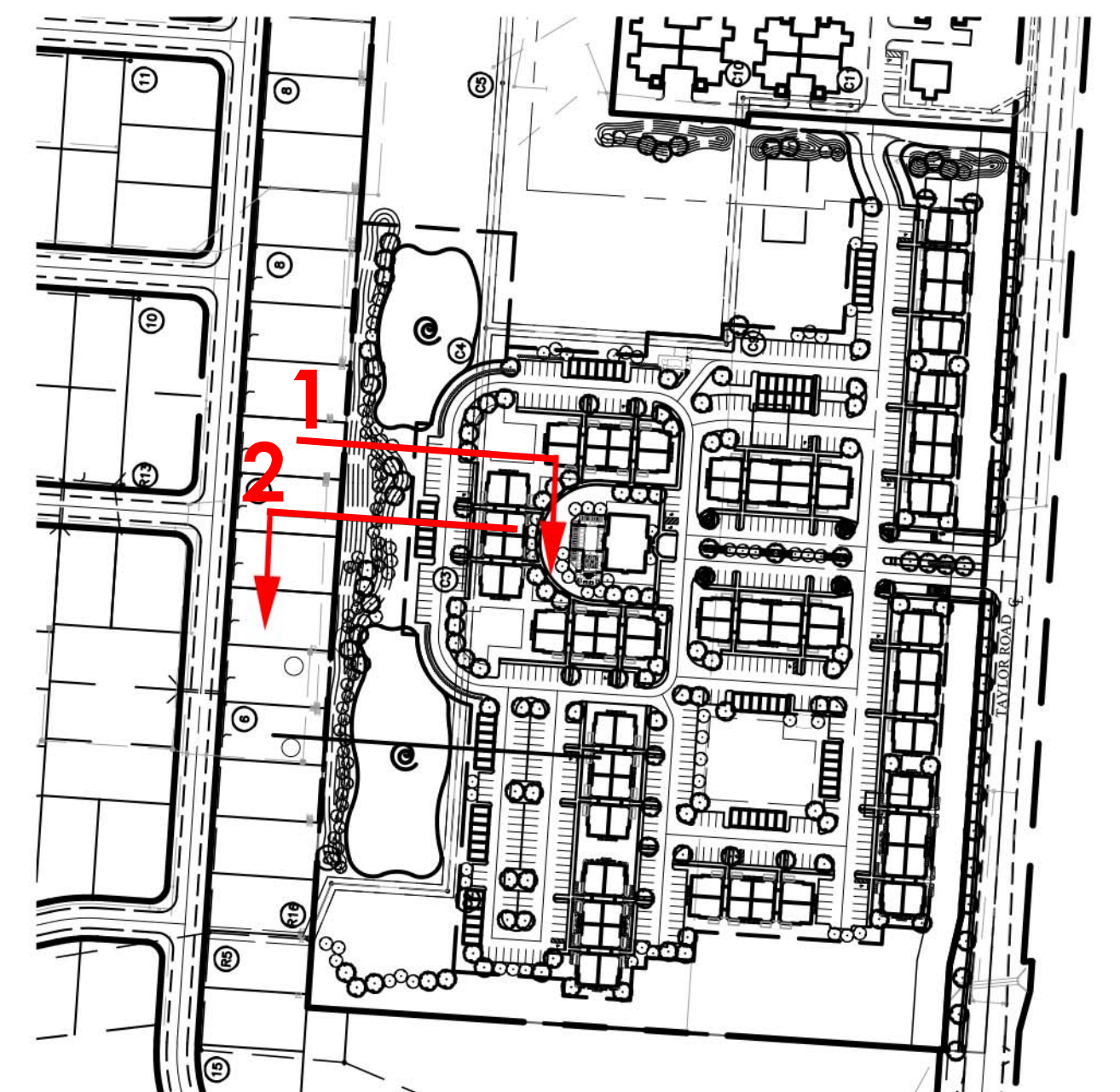




1 LANDSCAPE BUFFER SECTION ONE
SCALE: 1"=10'



2 LANDSCAPE BUFFER SECTION TWO
SCALE: 1"=10'



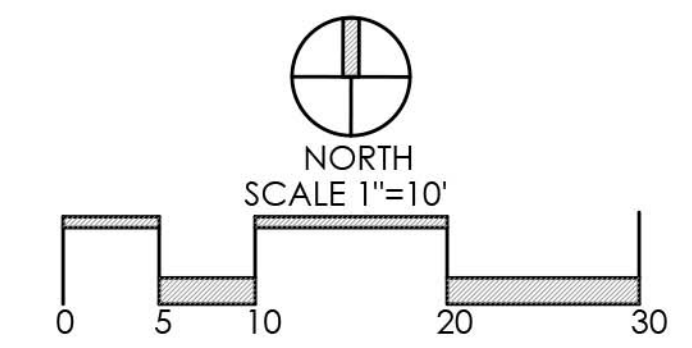
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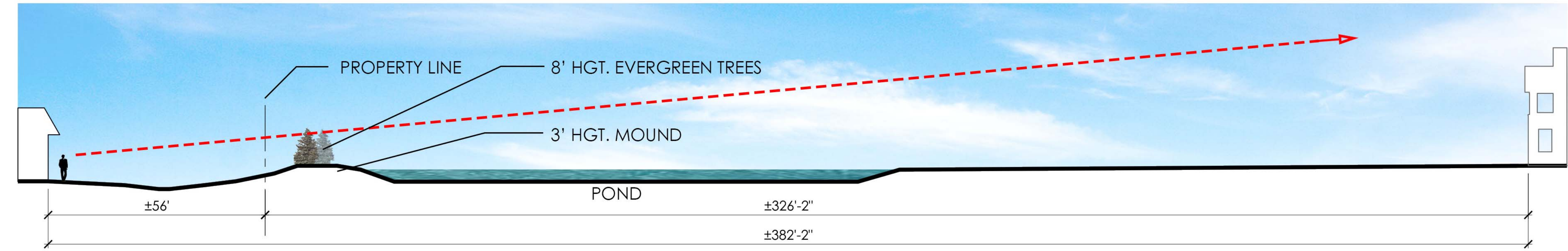
LANDSCAPE BUFFER SECTIONS

TAYLOR ROAD & E. MAIN STREET

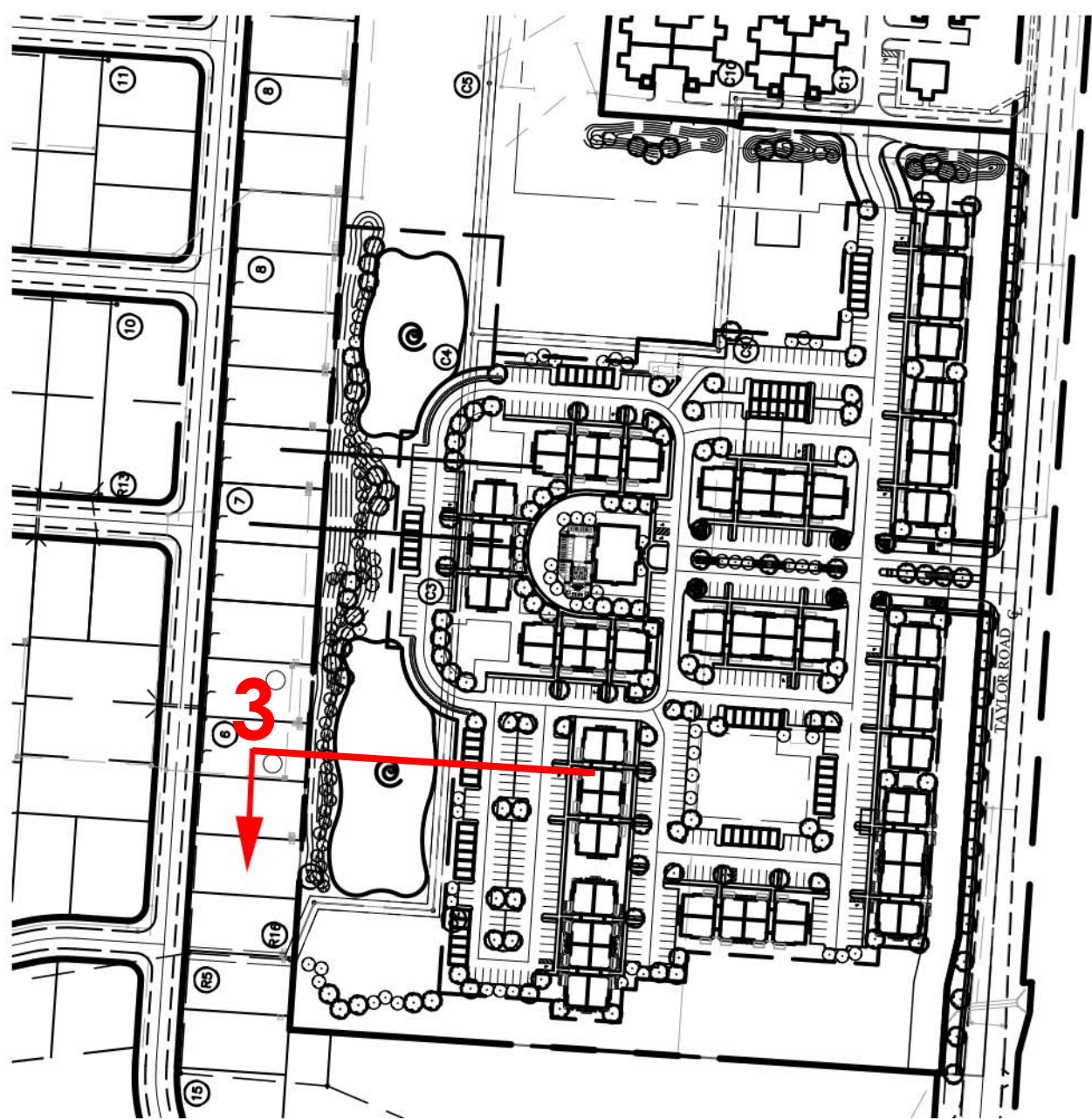
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT D-1.2





1 LANDSCAPE BUFFER SECTION THREE
SCALE: 1"=16'



2 SECTION KEY MAP
SCALE: 1"=200'

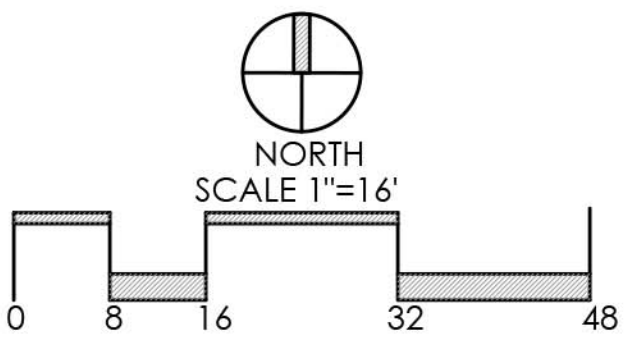
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

LANDSCAPE BUFFER SECTIONS

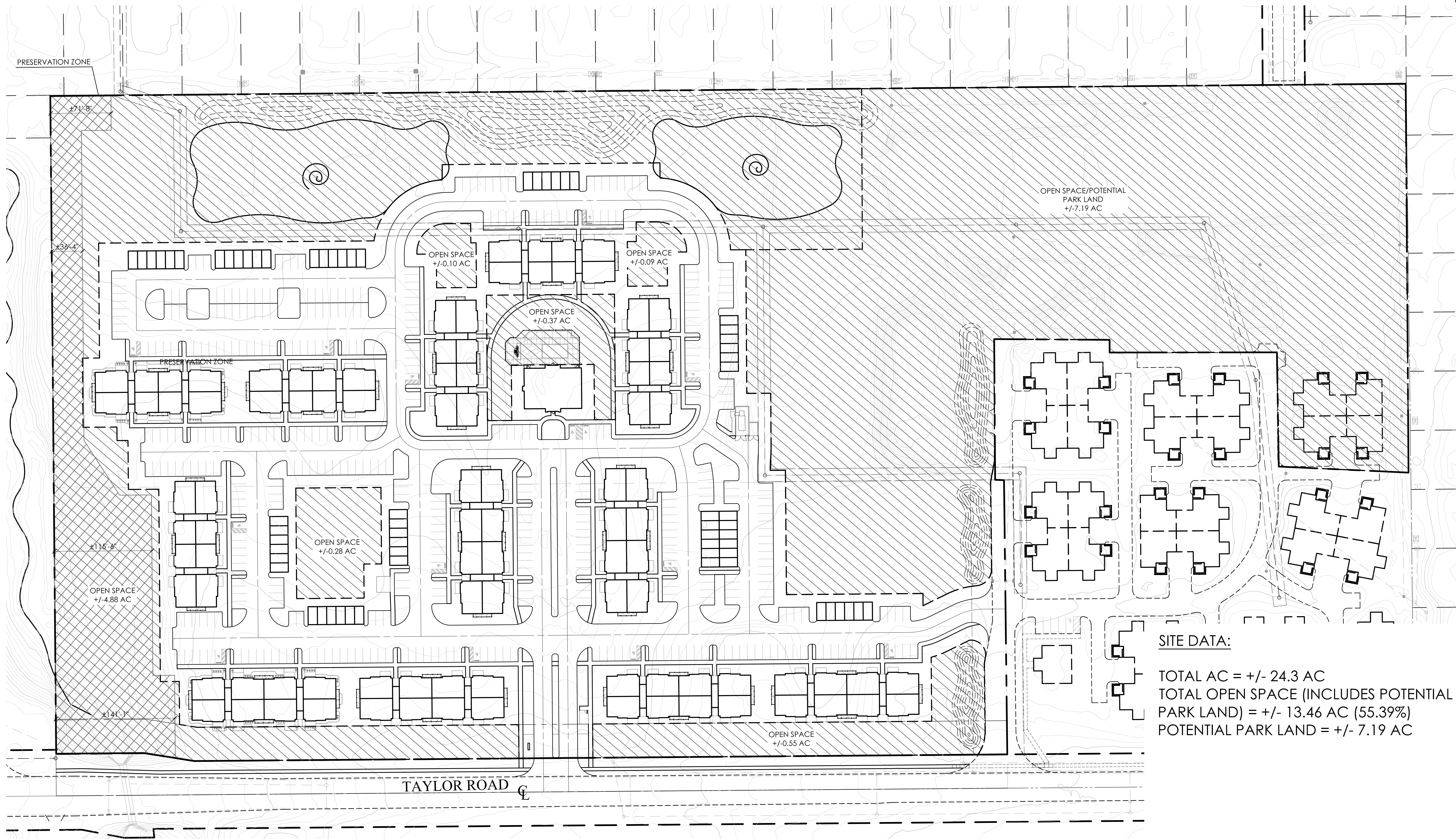
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT D-1.3



Faris Planning & Design
LAND PLANNING
243 N. 5th Street
p (614) 487-1964
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com
LANDSCAPE ARCHITECTURE

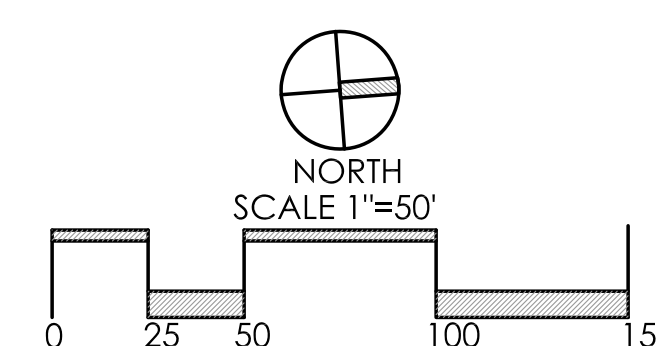


OPEN SPACE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 12-20-2017

EXHIBIT D-2



Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43211
 p (614) 487-1964 www.farisplanninganddesign.com

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, 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? 72,000 gpd
- b. How much pressure is required? min. 35 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? 96,000 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).

1774 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>129</u> AM	<u>110</u> AM	<u>129</u> AM
<u>160</u> PM	<u>129</u> PM	<u>160</u> PM

- c. USE FOR ZONING DISTRICT CHANGES: 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?

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

 X No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

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

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

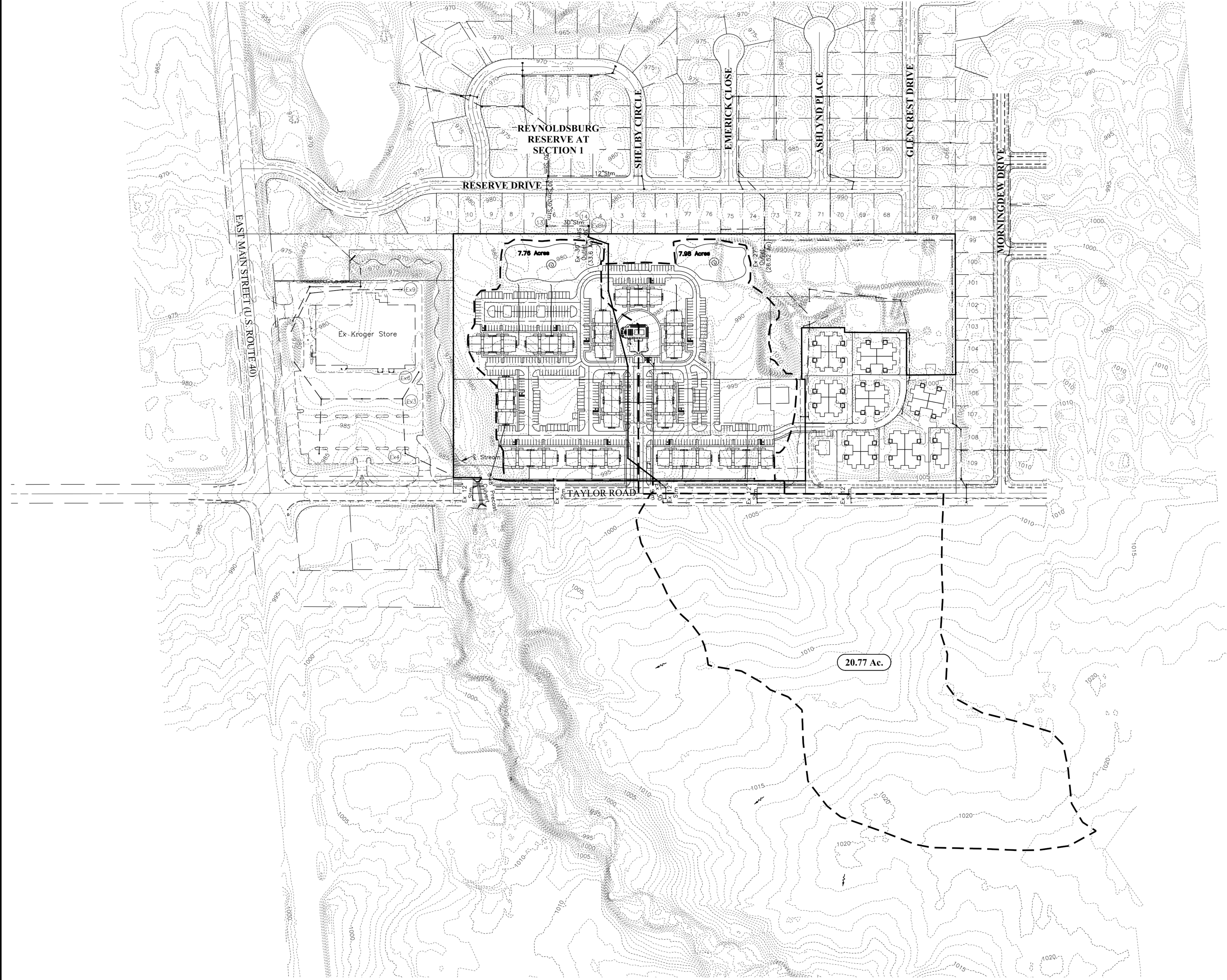
 There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- 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.


Applicant's Signature

12-19-17
Date



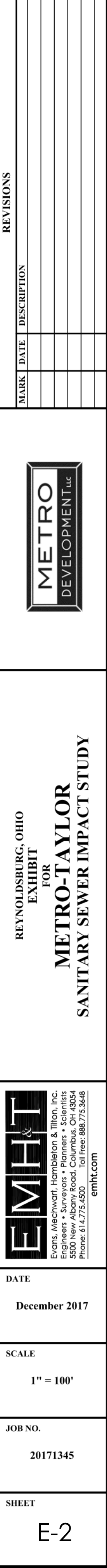
This project will utilize wet detention basins on the west side of the development to meet Ohio EPA water quality and City peak flow rate requirements. The basins will discharge to existing catch basins along the rear lot line of properties along Reserve Drive that were sized to take in the majority of the development and offsite areas east of Taylor Road. Offsite area shown east of Taylor Road currently flow through the site within an existing swale that connects to a catch basin on one of the lots along Reserve Drive. This swale will be piped and continue to directly convey offsite flows to the existing catch basin.

[illegible]

REYNOLDSBURG, OHIO
EXHIBIT
FOR
METRO-TAYLOR
DRAINAGE IMPACT STUDY



DATE
December 2017
SCALE
1" = 150'
JOB NO.
20171345
SHEET





SANITARY SEWER COMPUTATION SHEET

Project: **Taylor Road Multi-family**
 Job No.: **2017-1345**

Date: 12/12/17

By: **RH**Checked: **initials**

Revised:

SHT
1

Average Sanitary Flow: 0.0002 cfs per person @ 130 gpd

infiltration: 0.0030 cfs per acre

Peak Factor: **Columbus**

M.H. #	Struc. Index	Station	Area (Acres)		Population			Rates of Flow (C.F.S.)					Sewer Data (n = 0.013)						Inverts		
			Trib.	Total	Per Ac.	Incr.	Total	Avg	PF	Peak	Infil	Design	Length	Size	Slope %	V fps.	Q cfs.	Q %Full	In	Out	TC
C5	MH4		6.95		18	125.1	125.1	0.025	3.5	0.088	0.021	0.11							31.27	31.27	0.00
Manhole Type C			0.00	6.95	18								299.74	8	0.62%	2.7	1.0	11.4%			
AA-S102																					
C4		19+55.95	1.94		18	196.9	322.0	0.065	3.5	0.23	0.045	0.27							29.31	29.41	0.00
			6.00	14.89	27								289.59	8	0.57%	2.6	0.9	29.7%			
C3		16+66.36	5.49		27	148.2	470.3	0.095	3.5	0.33	0.061	0.39							27.56	27.66	0.00
			0.00	20.38	27								401.07	8	0.42%	2.2	0.8	49.9%			
C2		12+65.29	0.00		27	0.0	470.3	0.095	3.5	0.33	0.061	0.39							25.78	25.88	0.00
			0.00	20.38	27								154.59	8	2.89%	5.9	2.1	19.0%			
C1		11+10.70	0.00		27	0.0	470.3	0.095	3.5	0.33	0.061	0.39							21.21	21.31	0.00
			0.00	20.38	27								71.48	8	9.61%	10.8	3.8	10.4%			
R16		10+39.22	0.00		11	0.0	470.3	0.095	3.5	0.33	0.061	0.39							14.24	14.34	0.00
			0.00	20.38	11								120.00	8	0.50%	2.5	0.9	45.8%			
R5		9+19.22	9.56		11	227.4	697.6	0.140	3.5	0.49	0.126	0.62							13.54	13.64	0.00
			12.22	42.16	10								253.08	8	1.10%	3.6	1.3	48.6%			
R4		6+66.14	0.00		11	0.0	697.6	0.140	3.5	0.49	0.126	0.62							10.66	10.76	0.00
			0.00	42.16	11								140.06	8	1.40%	4.1	1.4	43.1%			
R3		5+26.08	20.71		11	227.8	925.4	0.186	3.5	0.65	0.189	0.84							8.54	8.70	0.00
			0.00	62.87	11								185.67	10	0.60%	3.1	1.7	49.4%			
R2		3+40.41	0.00		11	0.0	925.4	0.186	3.5	0.65	0.189	0.84							7.33	7.43	0.00
			0.00	62.87	11								179.26	10	3.30%	7.3	4.0	21.0%			
R1		1+61.15	0.00		11	0.0	925.4	0.186	3.5	0.65	0.189	0.84							0.74	1.41	0.00
			0.00	62.87	11								161.15	18	0.40%	3.8	6.7	12.6%			
X4		0+00.00	0.00		11	0.0	925.4	0.186	3.5	0.65	0.189	0.84							0.00	0.10	0.00
			0.00	62.87	11								0.00	18	0.16%	2.4	4.2	19.9%			

9366 & 9370 Taylor Road Traffic Access Study

Prepared For:

Metro Development

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

December 2017

SSI Project #: 720501

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9366 & 9370 Taylor Road Traffic Access Study

Prepared For:

Metro Development
470 Olde Worthington Road, Suite 100
Westerville, OH

Telephone: (614) 540-2400

Prepared By:

Smart Services, Inc.
1900 Crown Park Court, Suite E
Columbus, OH 43235

Telephone: (614) 914-5543
e-mail: tstanhope@smartservices-inc.com

Under the direction of:



Registered Engineer No. E-64507, Ohio

12-08-2017

Date



December 2017

TABLE OF CONTENTS

Background	1
Existing Conditions	1
Projected Site Traffic	1
2018 and 2028 Traffic	5
Traffic Analyses	5
Conclusions	5

APPENDIX

General Correspondence
Traffic Counts
Referenced Exhibits
Turn Lane Warrant Graphs

BACKGROUND

Metro Development, LLC is proposing to develop a site with approximately 240 multi-family units in a combination of two and three story buildings. The site is located on the west side of Taylor Road between Main Street (US 40) and Taylor Chase Drive. Figure 1 shows the location of the site. One full access is proposed on Taylor Road. In addition, there is also access to Taylor Chase Drive in the development to the north which also has access to Taylor Road. The permitting agency for the access on Taylor Road is the City of Reynoldsburg. Figure 2 shows the proposed site layout.

Per Section 3A of the *Reynoldsburg Development Handbook*, a traffic access study (TAS) is required if peak hour trip ends are between 50-200 trip ends. The scope of the TAS is contained in a Memo of Understanding (MOU) that was submitted to the City Engineer on November 20, 2017. A copy of the MOU is in the Appendix.

EXISTING CONDITIONS

Taylor Road is a three-lane section (including a center two-way left turn lane) at the site access. The speed limit is 35 MPH. As part of the project, peak hour (7-9 AM and 4-6 PM) turning movement counts were taken at Taylor Road & the Kroger Access. The volumes on the north leg of the intersection were the basis of the existing through traffic at the site access.

PROJECTED SITE TRAFFIC

Trip Generation

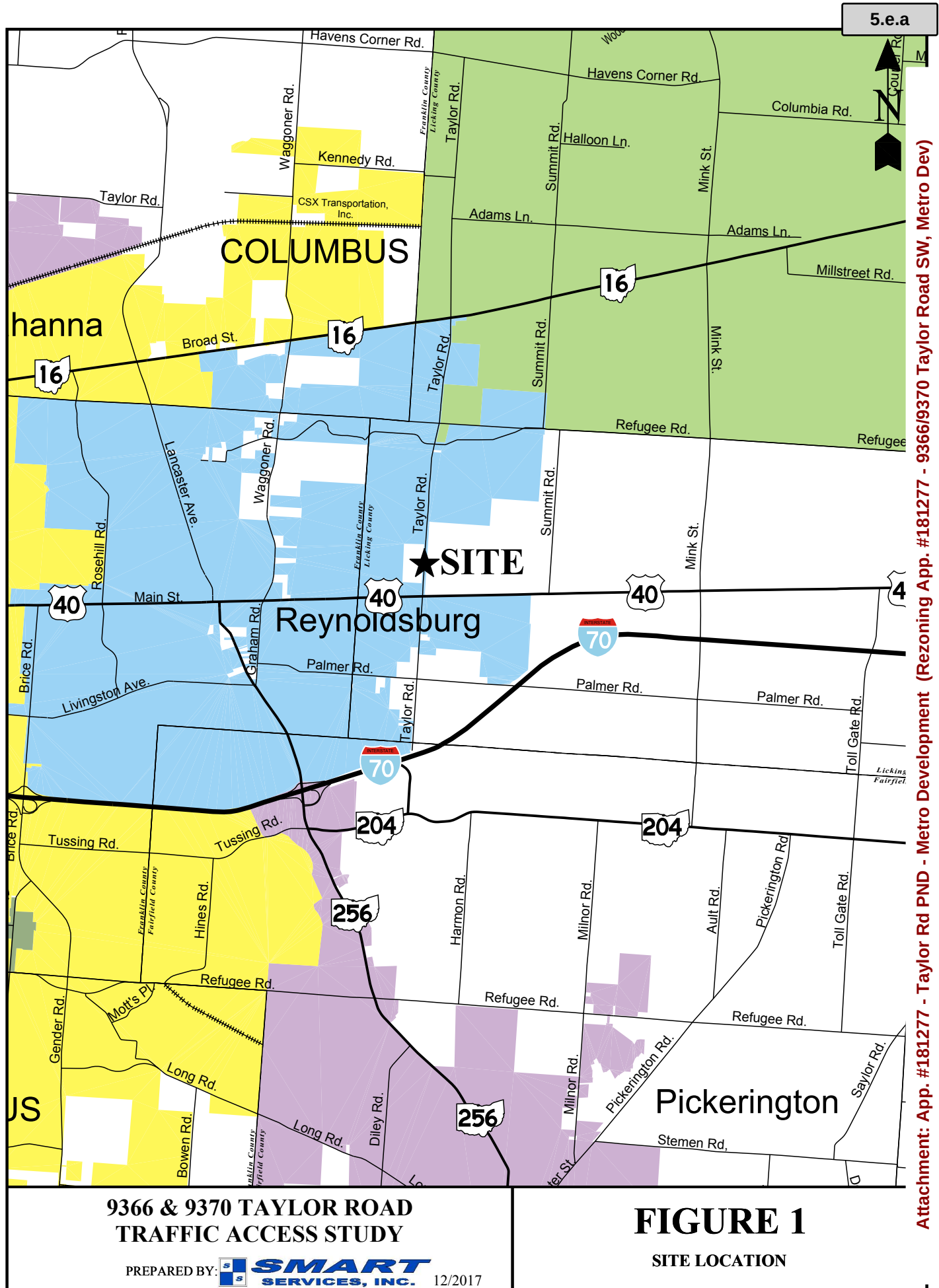
The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation, 10th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. The proposed land use is represented by “Multifamily Housing (Low-Rise)” ITE Code #220. Table 1 shows a summary of the site generated traffic.

Trip Distribution

The distribution of traffic was based upon the existing counts going away from the site in the AM peak hour (AM). The AM peak hour provides the best representation of where people work relative to where they live. The following is the resulting distribution (The volume basis is in parentheses):

- 62% to/from the south on Taylor Road (601)
- 38% to/from the north on Taylor Road (376)

Although there is a small percentage of the traffic that would use the connection to Taylor Chase Drive to access the site, all traffic was assumed to use the proposed access for the purposes of this study.



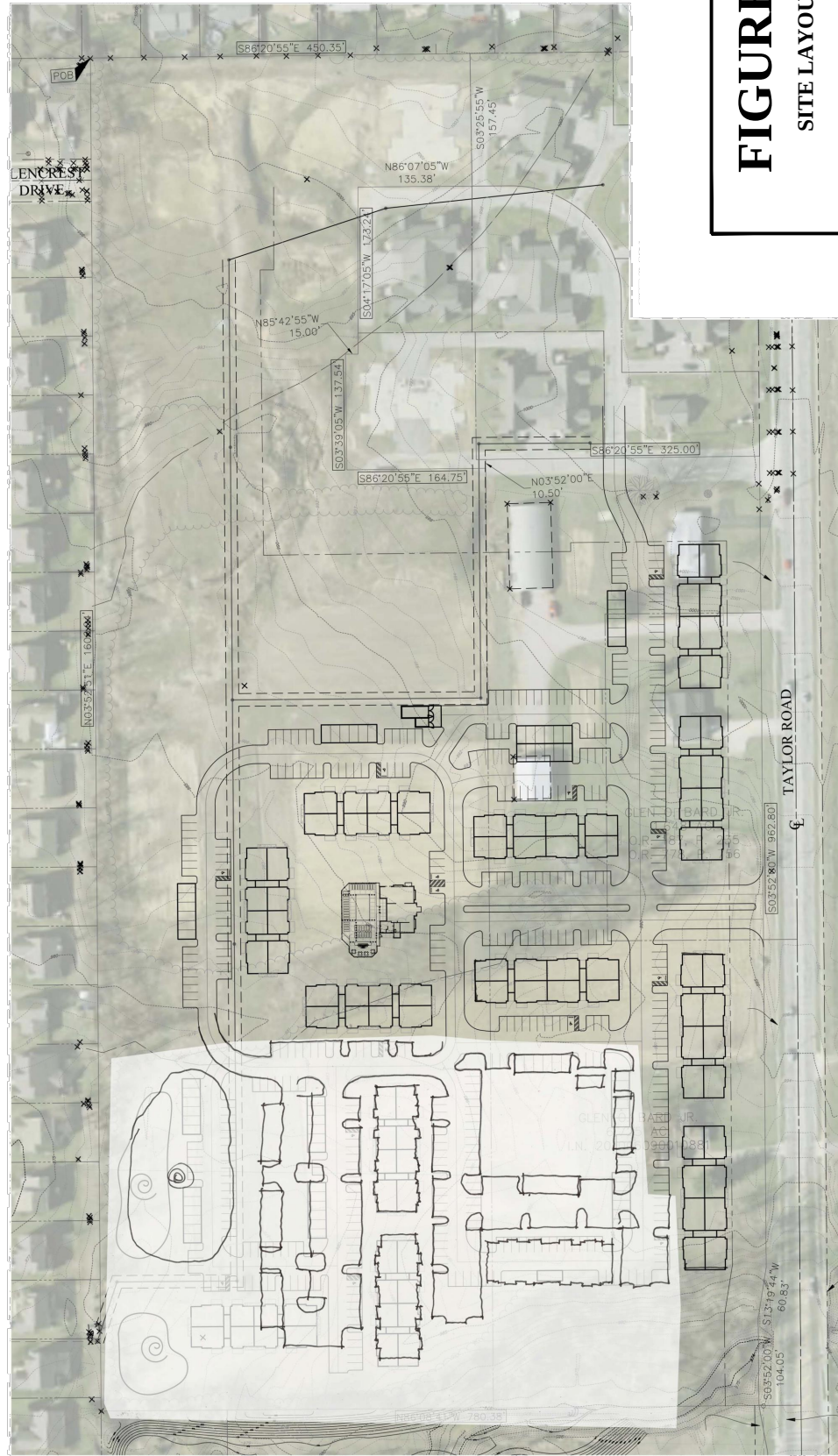
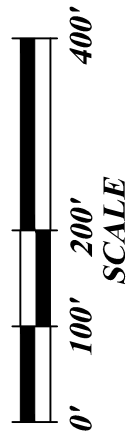


FIGURE 2

SITE LAYOUT

**9366 & 9370
TAYLOR ROAD
TRAFFIC ACCESS
STUDY 12/2017**

PREPARED BY:



Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 10th Edition</i>	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
1	Multifamily Housing (Low-Rise) (ITE Code #220) Ind. Variable (X) = 240 Dwelling Units	Daily	Weekday	☐	T=7.56(X)-40.86	1774	50%	887	50%	887
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	ln(T)=0.95ln(X)-0.51	110	23%	25	77%	85
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	ln(T)=0.89ln(X)-0.02	129	63%	81	37%	48
				☐						
TOTALS			Daily	☒		1774		887		887
			AM Peak			110		25		85
			PM Peak			129		81		48

9366 & 9370 Taylor Road Traffic Access Study - 12/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

2018 AND 2028 TRAFFIC

A 10-year horizon is required for the traffic study. Opening day is assumed to be 2018, therefore the design year is 2028. A linear annual growth rate was obtained from the Mid-Ohio Regional Planning Commission (MORPC). Table 2 shows the growth rate and the corresponding factors applied to the 2017 traffic count.

Segment	Linear Annual Growth Rate	2017 to 2018 Factor	2017 to 2028 Factor
Taylor Road	1.20%	1.012	1.132

TABLE 2 – 2017 Based Growth Factor Summary

Figure 3 shows the components of the 2018 ‘Build’ traffic. Figure 4 shows the components of the 2028 ‘Build’ traffic.

TRAFFIC ANALYSES

Turn Lane Warrants

Since a two-way left turn lane exists in front of the site, a left turn lane warrant analysis is not necessary. The procedure to determine whether a right turn lane is warranted is according to the *State Highway Access Management Manual (SHAMM)* published by the Ohio Department of Transportation (ODOT). The posted speed limit of 35 MPH was used for the analysis. The results show that a right turn lane is not warranted. The graph from the *SHAMM* is in the Appendix.

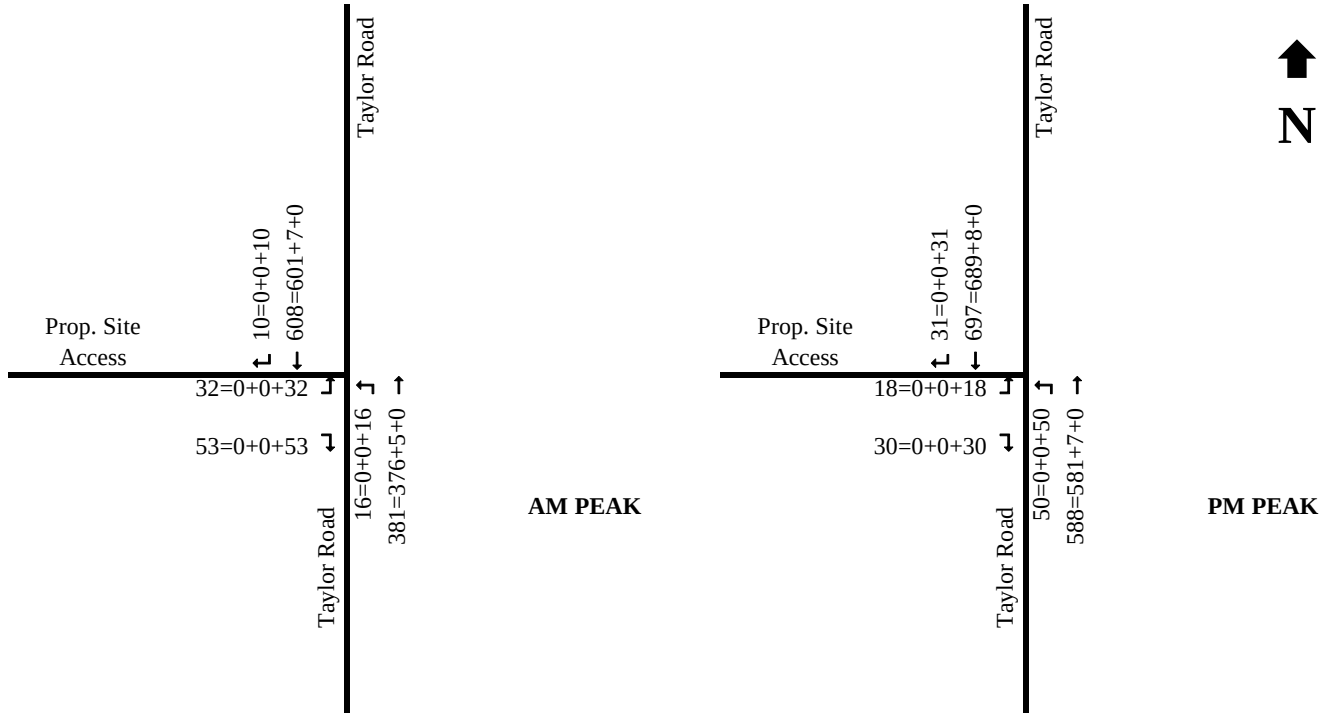
CONCLUSIONS

2018 and 2028 ‘No Build’ and ‘Build’ volumes were developed for use in a right turn lane warrant analysis. The following is a summary of the conclusions for each analysis condition:

2018/2028 ‘Build’

- Taylor Road & Prop. Site Access
 - Since there is an existing two-way left turn lane, accommodation for the northbound left turn lane is provided.
 - A southbound right turn lane is not warranted.

The conclusion of the study is that no improvements are associated with the development of the site.

**LEGEND**

A=B+C+D

A = 2018 'BUILD'

B = EXISTING (2017)

C = GROWTH

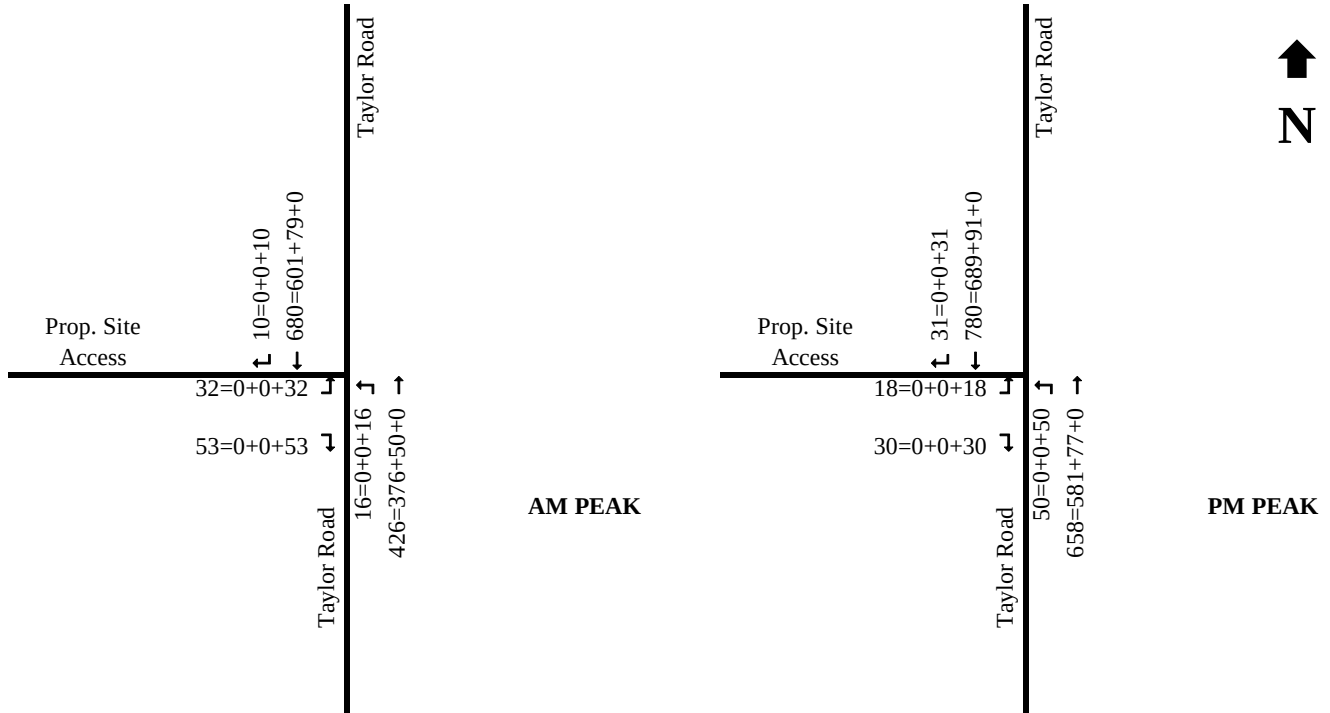
D = SITE TOTAL

9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

 PREPARED BY:  12/2017

FIGURE 3

2018 'BUILD'

**LEGEND**

A=B+C+D

A = 2028 'BUILD'

B = EXISTING (2017)

C = GROWTH

D = SITE TOTAL

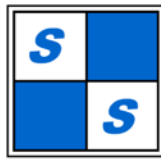
9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

 PREPARED BY:  12/2017

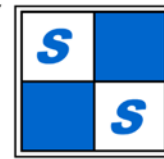
FIGURE 4

2028 'BUILD'

APPENDIX



SMART
SERVICES, INC.
 Surveying ♦ Environmental ♦ Traffic ♦ CA/CM
 An Ohio DBE/EDGE Certified Firm



November 20, 2017

Mr. Ryan Andrews, PE
 City Engineer – City of Reynoldsburg
 EMH&T
 5500 New Albany Road
 Columbus, OH 43054

Re: 9366 & 9370 Taylor Road Traffic Access Study MOU
 City of Reynoldsburg, Licking County, Ohio

Dear Mr. Andrews:

Please consider this letter as a Memo of Understanding (MOU) for the traffic study required for the subject site. The subject site is located on the west side of Taylor Road between Main Street (US 40) and Taylor Chase Drive. The site is proposed to be developed with 240 multi-family units in a combination of two and three-story buildings. One full access is proposed on Taylor Road. In addition, there is also access to Taylor Chase Drive in the development to the north which also has access to Taylor Road. The permitting agency for the access on Taylor Road is the City of Reynoldsburg.

Per Section 3A of the *Reynoldsburg Development Handbook*, a traffic access study is required if peak hour trip ends are between 50-200 trip ends. The attached trip generation calculations indicate that the site will generate between 50 and 200 peak hour trips which would require a Traffic Access Study (TAS). The following is the scope of the TAS:

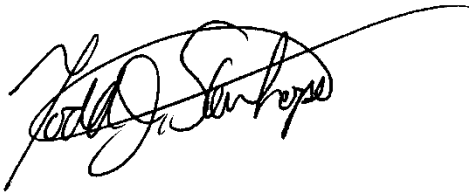
- The study area will be limited to the proposed site access on Taylor Road.
- The time of analysis will be the weekday AM Peak hour (one hour between 7 and 9 AM) and the PM Peak hour (one hour between 4 and 6 PM).
- A new peak-hour link count will be provided on Taylor Road between the Kroger Access and Taylor Chase Drive.
- Trip Generation - Site traffic will be computed using *Trip Generation Manual, 10th Edition* published by ITE. The land use Multifamily Housing (Low-Rise) ITE Code #220 will be used to represent the site.
- Trip distribution will be determined after the data is collected.
- Design Year Traffic Development – A 10-year design horizon is required. Opening Day is assumed to be 2018. Therefore, the design year is 2028. Annual growth rates for Taylor Road will be obtained from the Mid-Ohio Regional Planning Commission (MORPC). The schedule for the study may not allow a response from MORPC, so if that is the case a growth rate assumption will need to be worked out with the City.

- Analyses
 - A right turn lane warrant analyses will be performed at the site access. A two-way left turn lane already exists on Taylor Road so a left turn lane is not necessary
 - The length of any warranted turn lanes will be calculated using the method in Section 400 of the *ODOT L&D Manual*.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed.

If you have any questions, please contact me. Thank you!

Sincerely,
SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

cc: E. Snowden – City of Reynoldsburg
J. Thomas, Jr. – Metro Development

City of Reynoldsburg

Approved: _____ Date: _____

Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 10th Edition</i>	Entering		Exiting	
						%	Total Trips	%	Total Trips
1	Multifamily Housing (Low-Rise) (ITE Code #220) Ind. Variable (X) = 240 Dwelling Units	Daily	Weekday	☐	$T=7.56(X)-40.86$	50%	887	50%	887
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	$\ln(T)=0.95\ln(X)-0.51$	23%	25	77%	85
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	$\ln(T)=0.89\ln(X)-0.02$	63%	81	37%	48
		AM Peak	AM Peak Hour of Generator	☒	$\ln(T)=0.94\ln(X)-0.29$	28%	36	72%	93
		PM Peak	PM Peak Hour of Generator	☐	$T=0.66(X)+1.41$	59%	94	41%	66

- 11/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : Taylor Road & Kroger Driveway AM Peak 11-16-2017
Site Code :
Start Date : 11/16/2017
Page No : 1

Groups Printed- All Vehicles

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
07:00 AM	144	13	157		5	70	75		5	2	7	239
07:15 AM	125	9	134		5	79	84		8	5	13	231
07:30 AM	128	8	136		6	106	112		3	6	9	257
07:45 AM	164	10	174		3	102	105		3	6	9	288
Total	561	40	601		19	357	376		19	19	38	1015
08:00 AM	115	11	126		2	77	79		8	1	9	214
08:15 AM	104	6	110		10	75	85		7	5	12	207
08:30 AM	108	13	121		8	81	89		8	2	10	220
08:45 AM	106	7	113		7	65	72		4	3	7	192
Total	433	37	470		27	298	325		27	11	38	833
Grand Total	994	77	1071		46	655	701		46	30	76	1848
Approch %	92.8	7.2			6.6	93.4			60.5	39.5		
Total %	53.8	4.2	58		2.5	35.4	37.9		2.5	1.6	4.1	

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
07:00 AM	144	13	157		5	70	75		5	2	7	239
07:15 AM	125	9	134		5	79	84		8	5	13	231
07:30 AM	128	8	136		6	106	112		3	6	9	257
07:45 AM	164	10	174		3	102	105		3	6	9	288
Total Volume	561	40	601		19	357	376		19	19	38	1015
% App. Total	93.3	6.7			5.1	94.9			50	50		
PHF	.855	.769	.864		.792	.842	.839		.594	.792	.731	.881

Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : Taylor Road & Kroger Driveway PM Peak 11-16-2017
Site Code :
Start Date : 11/16/2017
Page No : 1

Groups Printed- All Vehicles

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
04:00 PM	105	16	121		9	126	135		24	9	33	289
04:15 PM	123	24	147		17	122	139		26	6	32	318
04:30 PM	150	23	173		12	109	121		24	12	36	330
04:45 PM	155	27	182		15	117	132		36	18	54	368
Total	533	90	623		53	474	527		110	45	155	1305
05:00 PM	153	17	170		13	128	141		25	14	39	350
05:15 PM	133	23	156		16	100	116		31	10	41	313
05:30 PM	158	23	181		9	129	138		15	9	24	343
05:45 PM	142	22	164		28	130	158		24	18	42	364
Total	586	85	671		66	487	553		95	51	146	1370
Grand Total	1119	175	1294		119	961	1080		205	96	301	2675
Approch %	86.5	13.5			11	89			68.1	31.9		
Total %	41.8	6.5	48.4		4.4	35.9	40.4		7.7	3.6	11.3	

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 04:45 PM												
04:45 PM	155	27	182		15	117	132		36	18	54	368
05:00 PM	153	17	170		13	128	141		25	14	39	350
05:15 PM	133	23	156		16	100	116		31	10	41	313
05:30 PM	158	23	181		9	129	138		15	9	24	343
Total Volume	599	90	689		53	474	527		107	51	158	1374
% App. Total	86.9	13.1			10.1	89.9			67.7	32.3		
PHF	.948	.833	.946		.828	.919	.934		.743	.708	.731	.933

From: [Hwashik Jang](#)
To: [Todd Stanhope](#)
Cc: [Nick Gill](#); ["Andrews, Ryan"](#); [Eric Snowden](#); [Joe Thomas ,Jr.](#); [Zhuojun Jiang](#)
Subject: RE: Growth Rate Request - Taylor Road
Date: Tuesday, December 05, 2017 9:39:21 AM

Todd,

We have completed processing growth rate request on Taylor Rd study area.
 Please use an overall **1.2%** linear annual growth rate for the study segment.

Note: This is planning level analysis based on MORPC regional travel demand model.

If you have any questions, please let me know.

Thanks,

Hwashik

Hwashik Jang | hjang@morpc.org | MORPC
 Tel 614.233.4145 | Fax 614.233.4245

From: Todd Stanhope [mailto:tstanhope@smartservices-inc.com]
Sent: Monday, November 20, 2017 12:02 PM
To: Zhuojun Jiang <zjiang@morpc.org>
Cc: Nick Gill <ngill@morpc.org>; Hwashik Jang <hjang@morpc.org>; 'Andrews, Ryan' <randrews@emht.com>; Eric Snowden <esnowden@ci.reynoldsburg.oh.us>; Joe Thomas ,Jr. <jthomasjr@villagecommunities.com>
Subject: Growth Rate Request - Taylor Road

Zhuojun

We are performing a traffic access study for the above site that has access on Taylor Road.
 Please provide a growth rate for Taylor Road between the Kroger Driveway and Taylor Chase Drive (north of Main Street). Below is MORPC's requested information about the study:

1. Traffic Data upon which you would be applying these growth rates (preferably 24 hour counts). **As part of the project, AM and PM peak hour turning movement counts were taken at the intersection of Taylor Road & Kroger Driveway. The count report is attached.**
2. Open Year & Design Year, for this study: **2018 and 2028**
3. Roadway network assumptions: Any roadway assumptions/changes in the vicinity, such as change in number of lanes or roadway alignments, etc: **None anticipated.**
4. Land use assumptions: General info on proposed site location & development, such as: site

map, Trip Generation (excel file, preferably). The subject site is located on the west side of Taylor Road between the Kroger Driveway and Taylor Chase Drive. Trip generation for the 240 apartment units will be calculated as part of the study and is not available at this time.

5. Project Review Contact Person: Ryan Andrews will be reviewing the study for the City of Reynoldsburg. His e-mail address is in the cc: line.

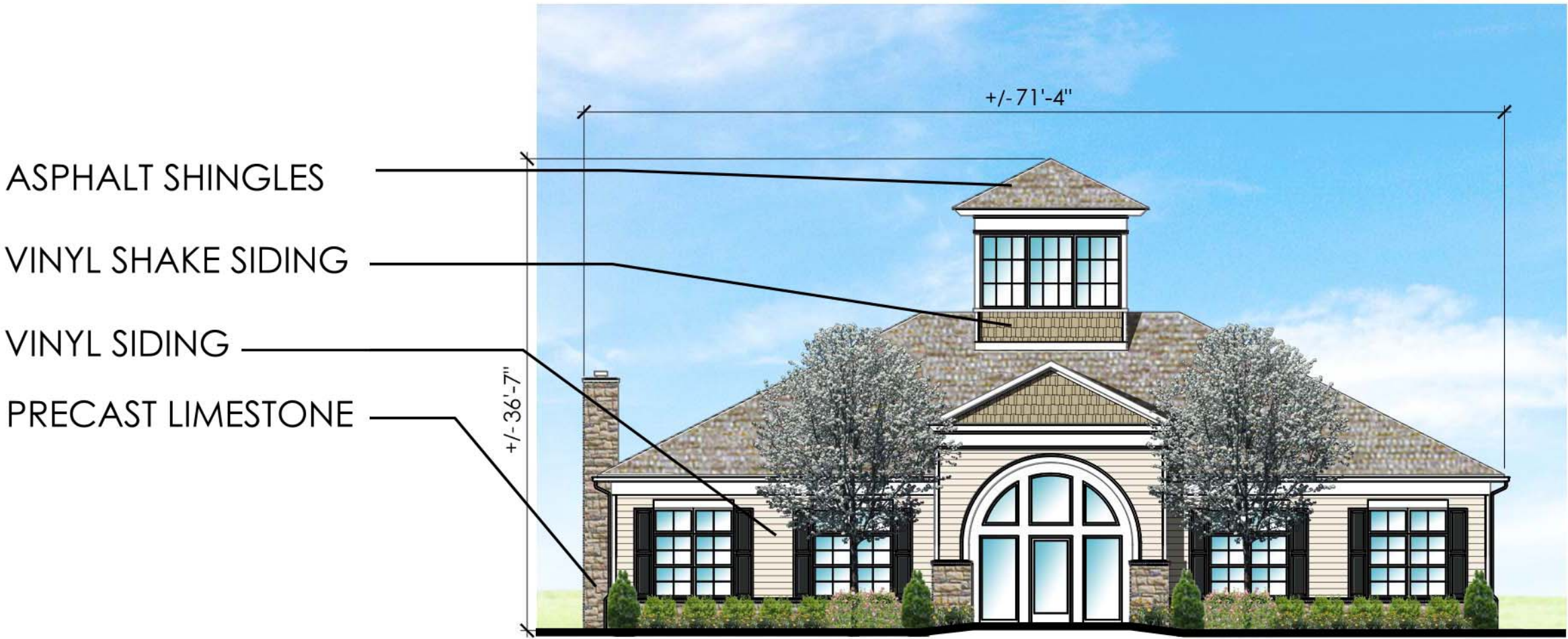
Thank you!

Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Smart Services, Inc. (Columbus Office)

A DBE / EDGE Certified Business

1900 Crown Park Court, Suite E
Columbus, Ohio 43235
Ph: 614-914-5543
www.SmartServices-Inc.com



1 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



2 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



4 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'

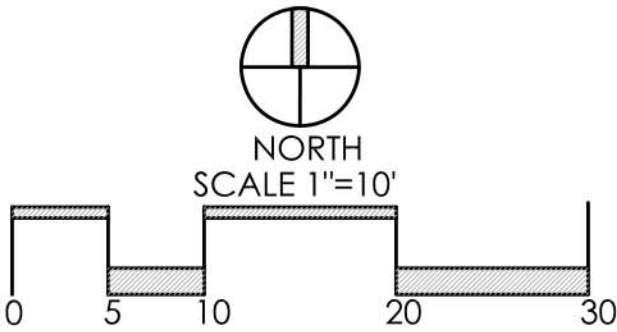
CLUBHOUSE ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT G-1

Faris Planning & Design



LAND PLANNING g LANDSCAPE ARCHITECTURE
243 N. 5th Street Columbus, OH 43211
p (614) 487-1964 Suite 401 www.farisplanninganddesign.com



1 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 1 BED/1 BATH & FRONT ELEVATION
SCALE: 1"=10'



2 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & REAR ELEVATION
SCALE: 1"=10'



3 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & SIDE ELEVATION
SCALE: 1"=10'

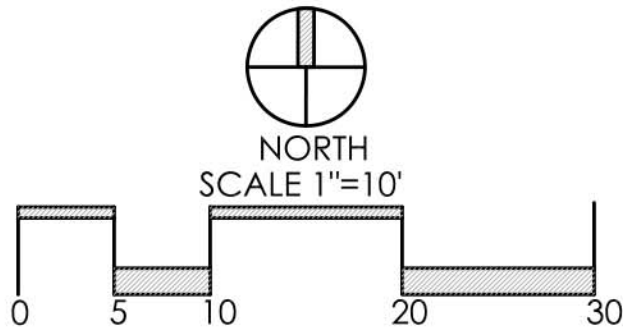


4 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & SIDE ELEVATION
SCALE: 1"=10'

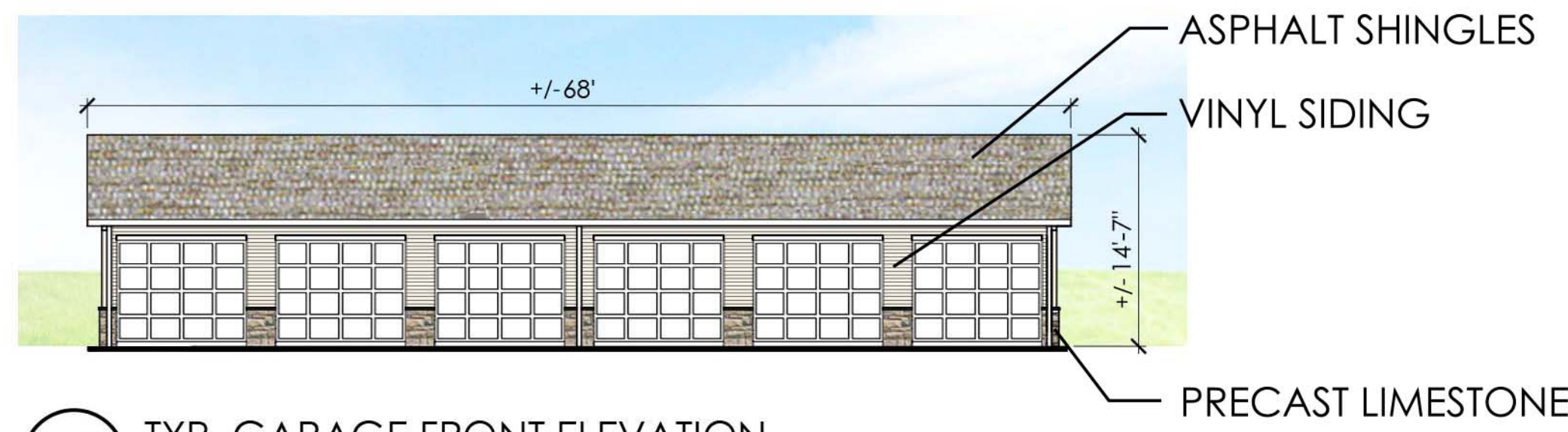
2 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

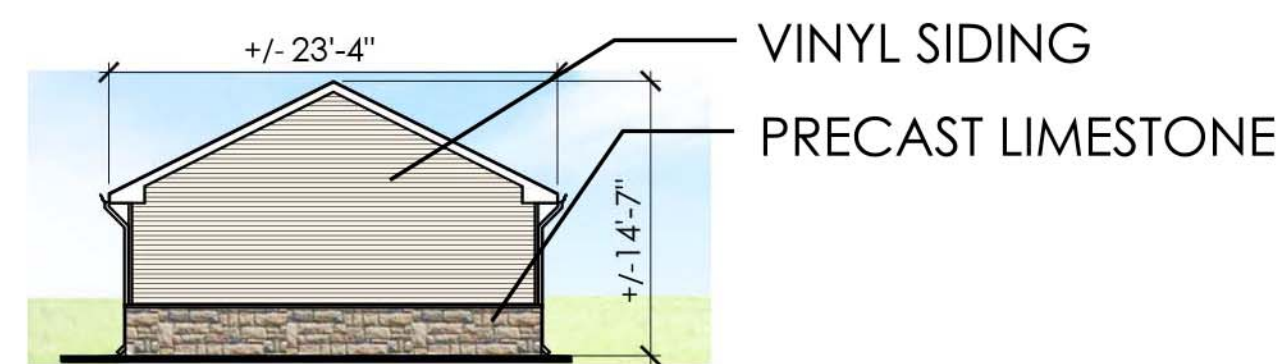
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017



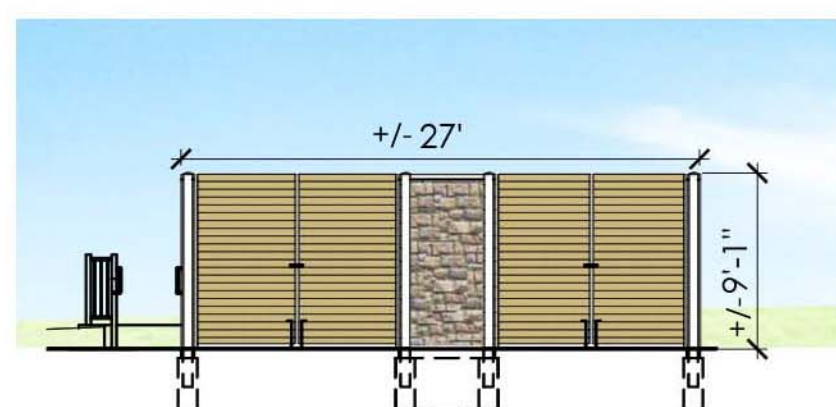
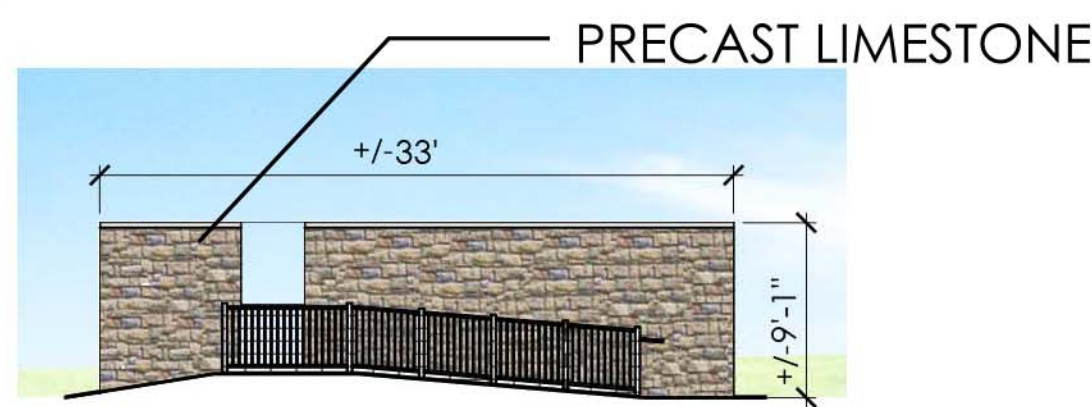
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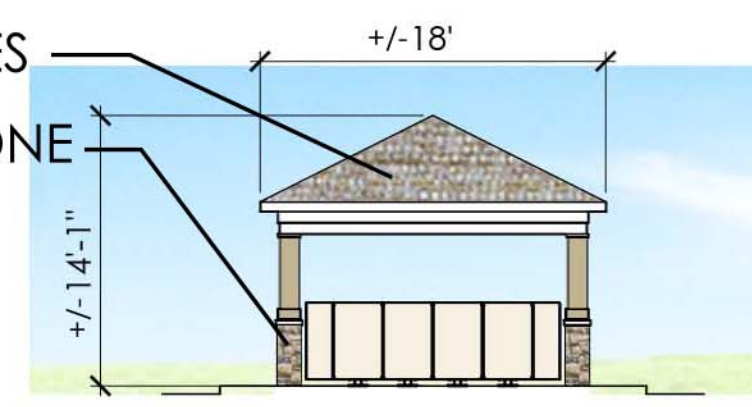
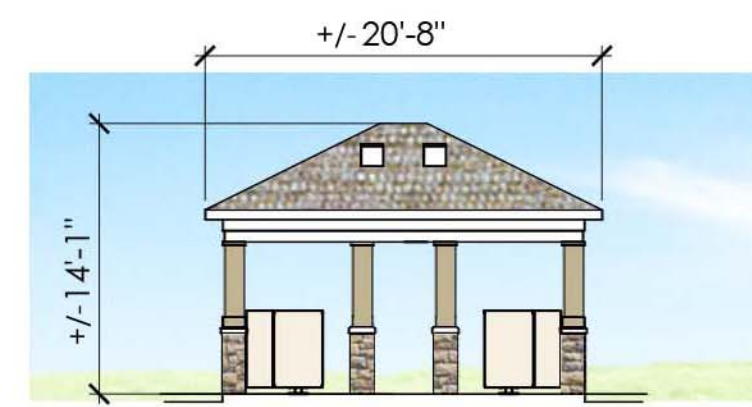
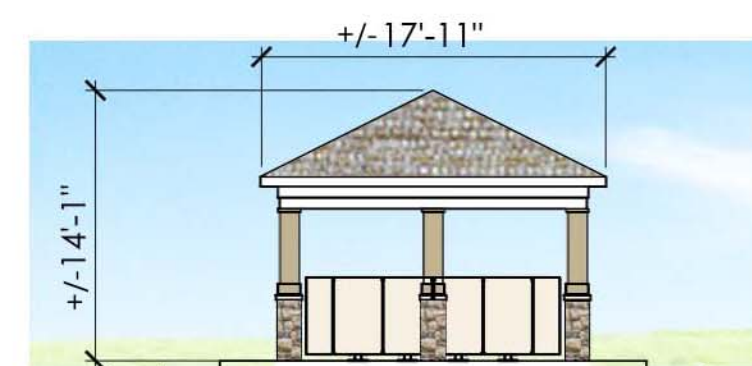
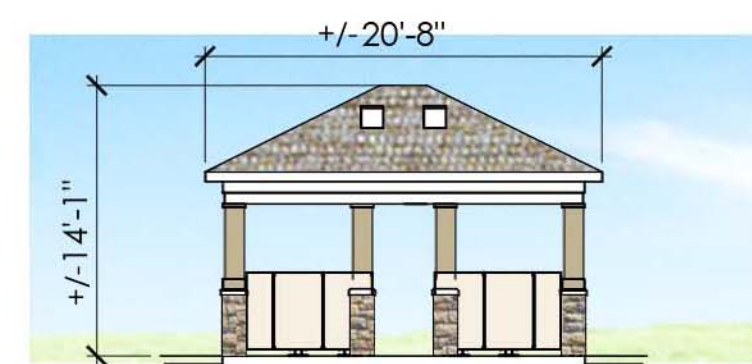
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'

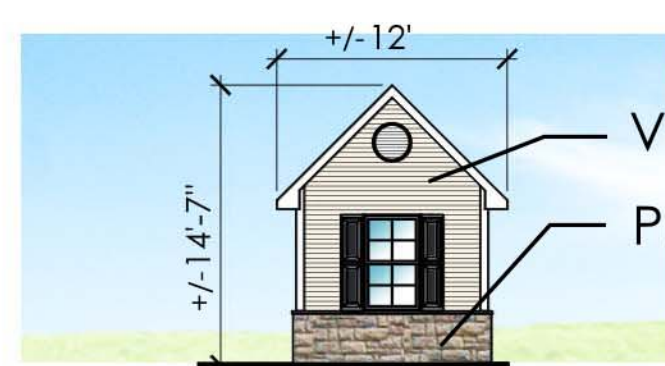
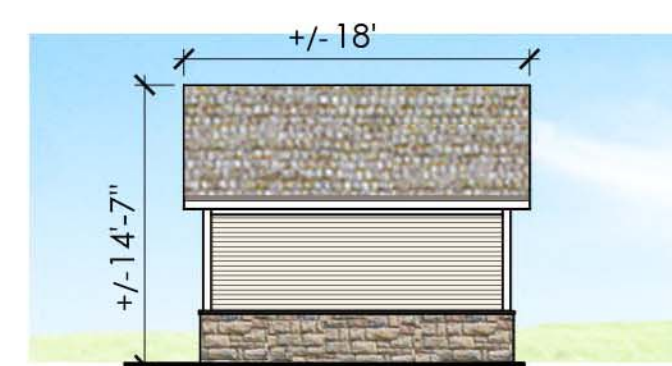


7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'

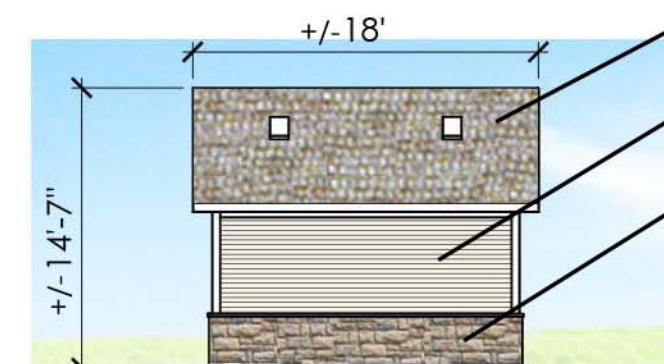
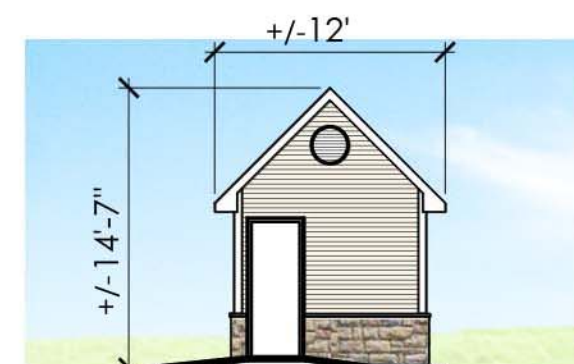


ASPHALT SHINGLES
PRECAST LIMESTONE

8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



VINYL SIDING
PRECAST LIMESTONE



ASPHALT SHINGLES
VINYL SIDING
PRECAST LIMESTONE

9 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



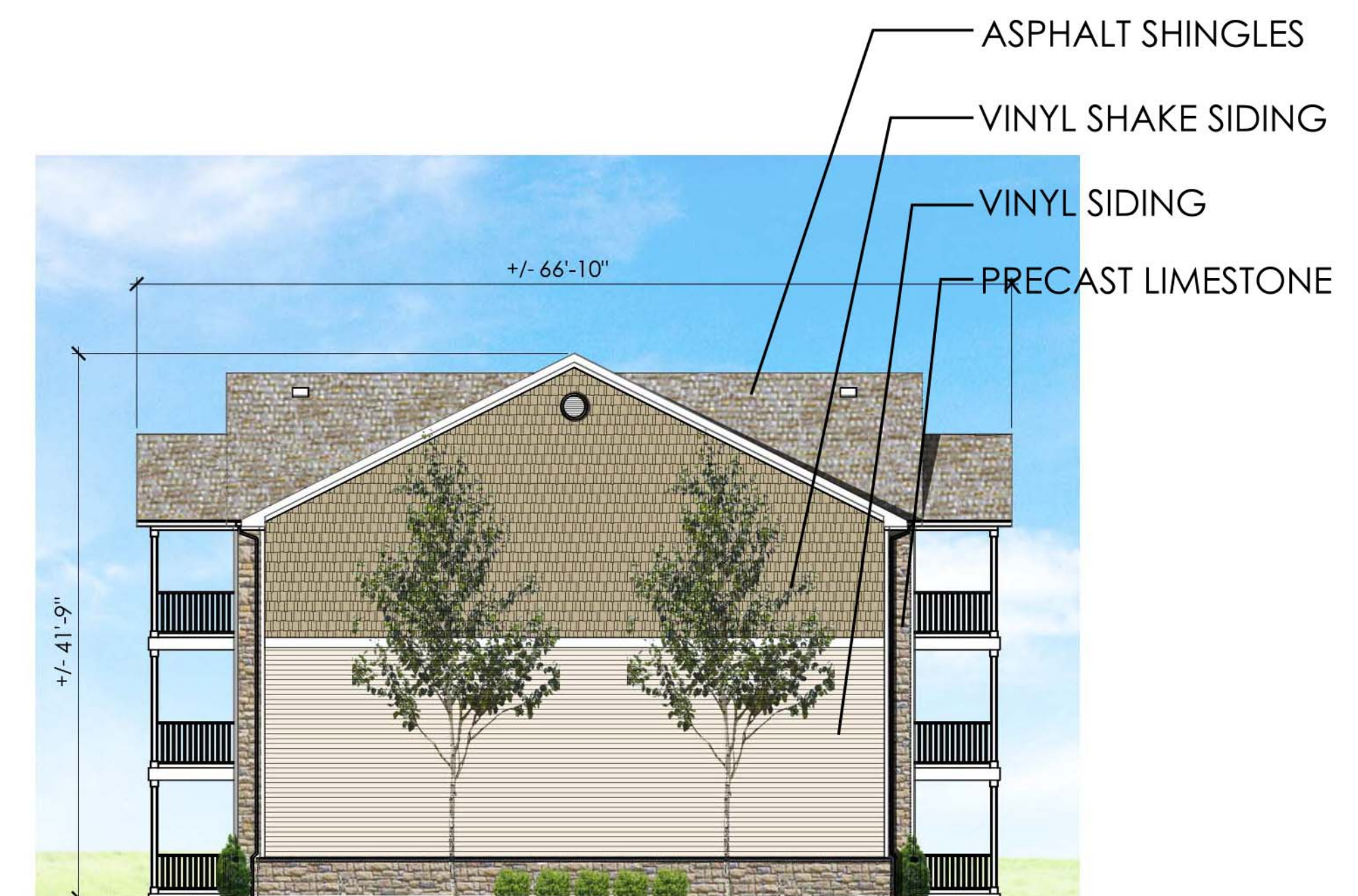
1 3 STORY BUILDING - 2 BED/2 BATH & FRONT ELEVATION
SCALE: 1"=10'



2 3 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION
SCALE: 1"=10'



3 3 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION
SCALE: 1"=10'



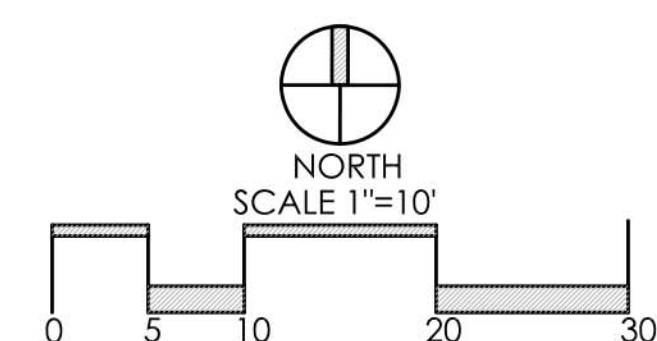
4 3 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION
SCALE: 1"=10'

Attachment: App. #181277 - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

3 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017



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January 18, 2018

Mr. Eric Snowden
Planning & Zoning Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

Subject: Metro Development on Taylor Road - Traffic Access Study Review
Reynoldsburg, Ohio

Dear Mr. Snowden,

This letter summarizes our review of the traffic analysis for the planned Metro Development on Taylor Road dated December, 2017. The planned apartment site is at 9366 & 9370 Taylor Road on the west side of the street north of the E. Main Street/Taylor Road intersection on undeveloped land in the city of Reynoldsburg, Ohio. Our comments are as follows:

1. We concur with the Traffic access study in terms of the trip generation and trip distribution, which assigns site traffic to Taylor Road via a single, full-movement driveway serving the site. The application of the traffic growth rate is correct as well as the volume calculations used in the turn lane warrant analysis section of the report. We concur with the turn lane warrant results that no right turn lane is warranted.
2. The east side of Taylor Road along the site frontage generally is undeveloped. Since the northbound left turns are reasonable in volume, we recommend the center lane pavement on Taylor Road remain striped as a two-way left turn lane along the site frontage. At the site driveway, a portion of this striping should be removed to allow turns to/from Taylor Road.
3. Future development along the east side of Taylor Road in this area should be served by a site drive that aligns with the planned Metro Development site drive intersection.

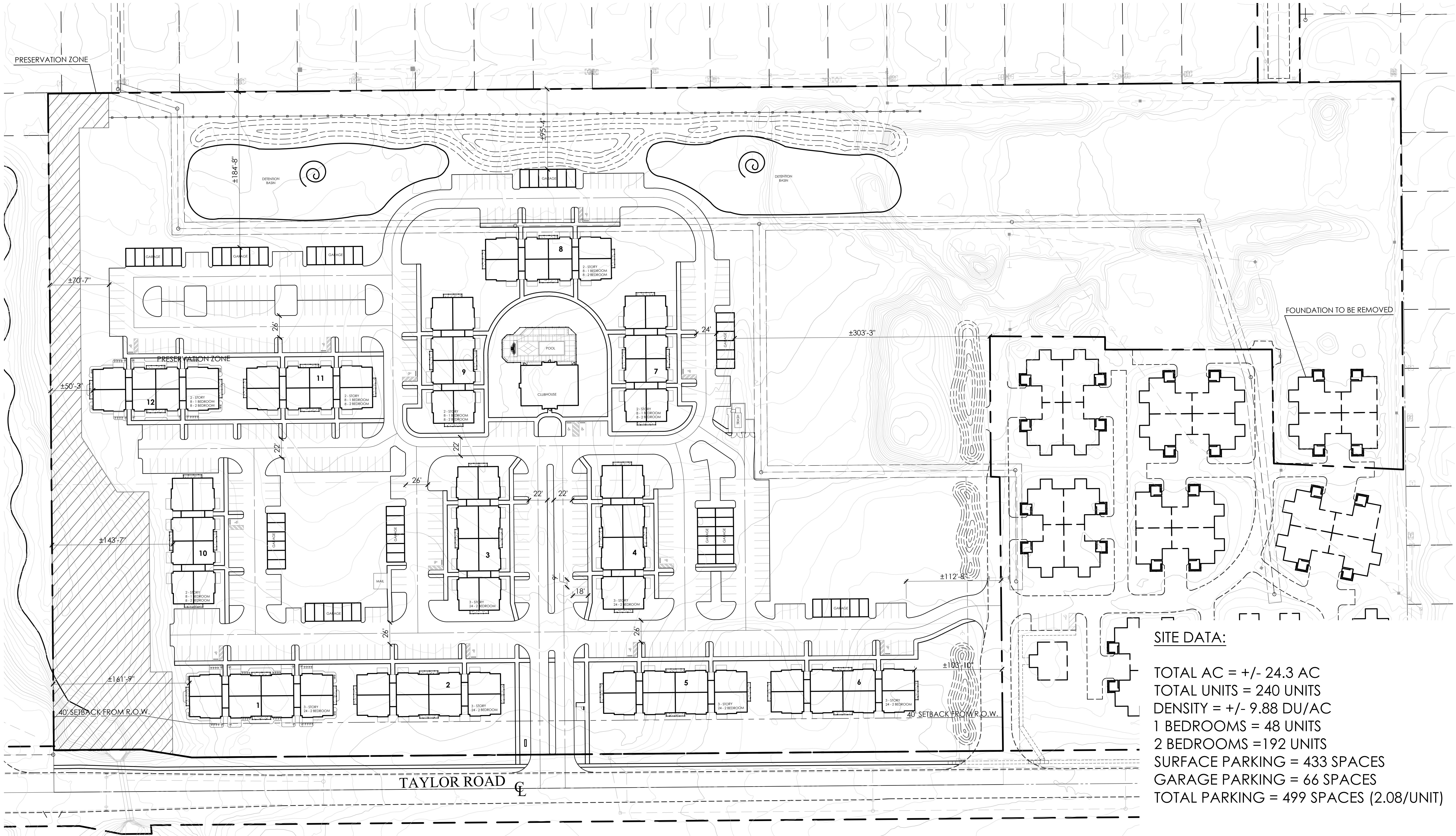
If you have questions or comments, please contact me directly at your convenience at (614) 775-4650.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Douglas A. Bender', is written over a light blue horizontal line.

Douglas A. Bender, PE, PTOE
Senior Traffic Engineer

Cc: Ryan Andrews, EMH&T



SITE DATA:

TOTAL AC = +/- 24.3 AC
TOTAL UNITS = 240 UNITS
DENSITY = +/- 9.88 DU/AC
1 BEDROOMS = 48 UNITS
2 BEDROOMS = 192 UNITS
SURFACE PARKING = 433 SPACES
GARAGE PARKING = 66 SPACES
TOTAL PARKING = 499 SPACES (2.08/UNIT)

DEVELOPMENT PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

EXHIBIT C-2



SITE DATA:

TOTAL AC = +/- 24.3 AC
 TOTAL UNITS = 240 UNITS
 DENSITY = +/- 9.88 DU/AC
 1 BEDROOMS = 48 UNITS
 2 BEDROOMS = 192 UNITS
 SURFACE PARKING = 433 SPACES
 GARAGE PARKING = 66 SPACES
 TOTAL PARKING = 499 SPACES (2.08/UNIT)

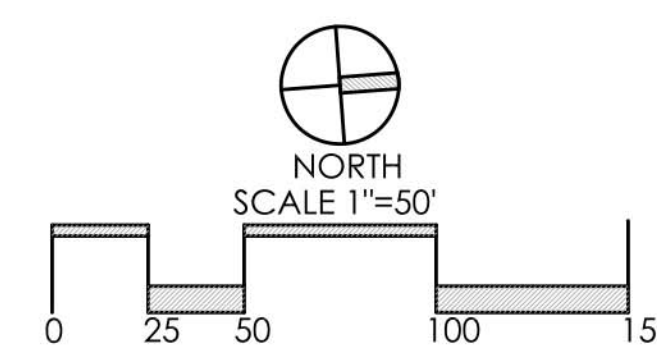
Attachment: 20180222 Main-Taylor Apts - Metro Development - Revised Plans (Rezoning App. #181277 - 93669370 Taylor Road SW, Metro Dev)

ILLUSTRATIVE PLAN

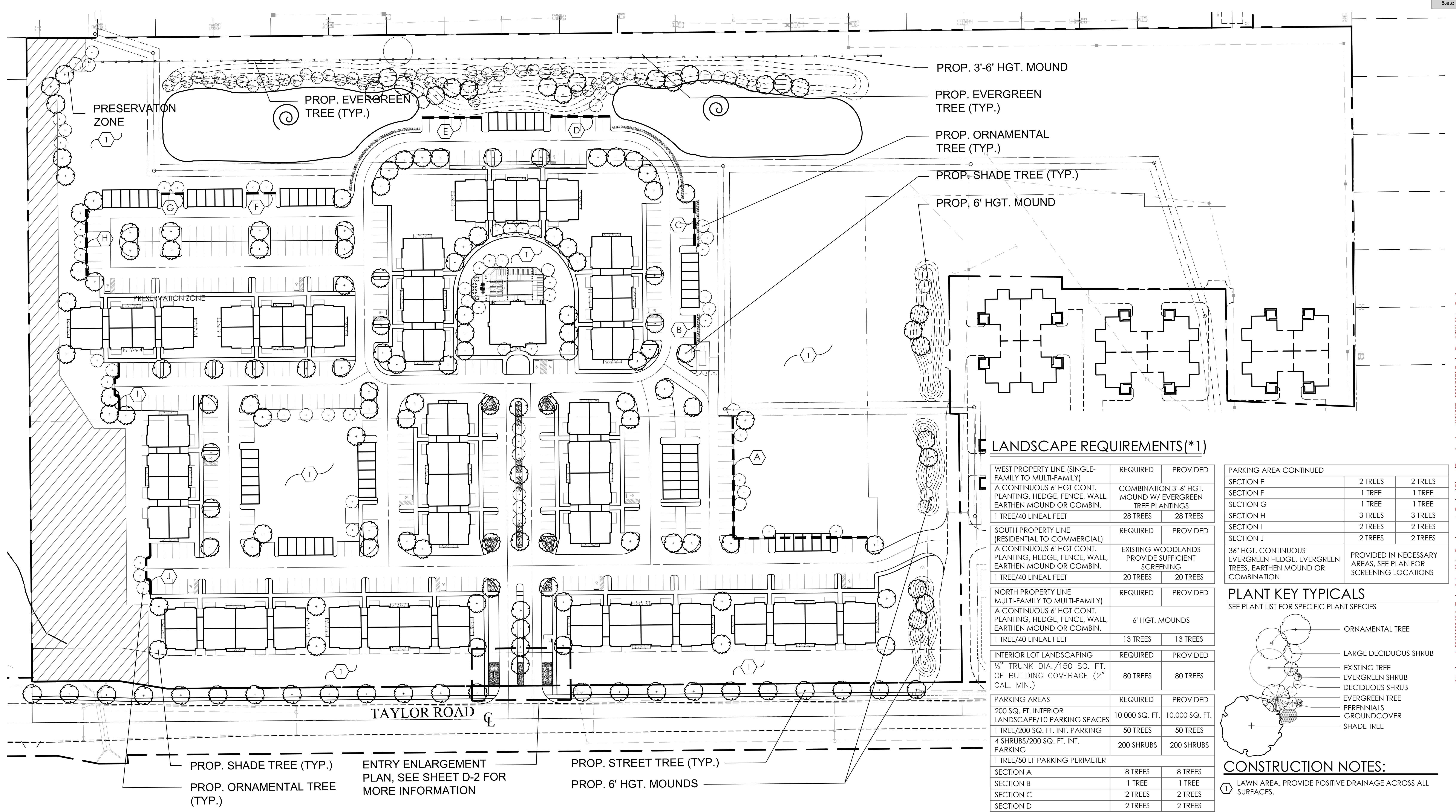
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 2.20.18

EXHIBIT C-3



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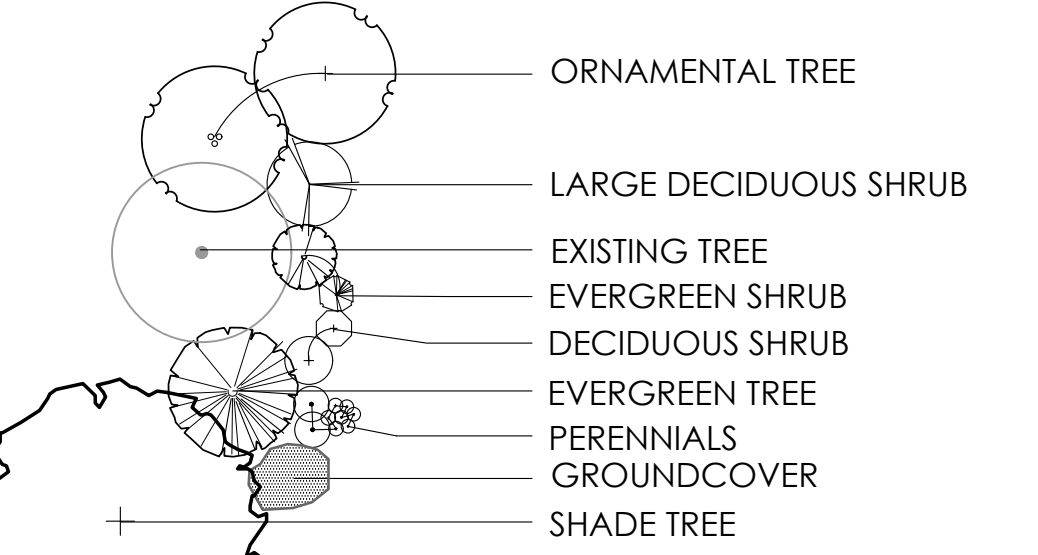


LANDSCAPE REQUIREMENTS(*1)

WEST PROPERTY LINE (SINGLE-FAMILY TO MULTI-FAMILY)	REQUIRED	PROVIDED
A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN.	COMBINATION 3'-6' HGT. MOUND W/ EVERGREEN TREE PLANTINGS	
1 TREE/40 LINEAL FEET	28 TREES	28 TREES
SOUTH PROPERTY LINE (RESIDENTIAL TO COMMERCIAL)	REQUIRED	PROVIDED
A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN.	EXISTING WOODLANDS PROVIDE SUFFICIENT SCREENING	
1 TREE/40 LINEAL FEET	20 TREES	20 TREES
NORTH PROPERTY LINE (MULTI-FAMILY TO MULTI-FAMILY)	REQUIRED	PROVIDED
A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN.	6' HGT. MOUNDS	
1 TREE/40 LINEAL FEET	13 TREES	13 TREES
INTERIOR LOT LANDSCAPING	REQUIRED	PROVIDED
1/2" TRUNK DIA./150 SQ. FT. OF BUILDING COVERAGE (2" CAL. MIN.)	80 TREES	80 TREES
PARKING AREAS	REQUIRED	PROVIDED
200 SQ. FT. INTERIOR LANDSCAPE/10 PARKING SPACES	10,000 SQ. FT.	10,000 SQ. FT.
1 TREE/200 SQ. FT. INT. PARKING	50 TREES	50 TREES
4 SHRUBS/200 SQ. FT. INT. PARKING	200 SHRUBS	200 SHRUBS
1 TREE/50 LF PARKING PERIMETER		
SECTION A	8 TREES	8 TREES
SECTION B	1 TREE	1 TREE
SECTION C	2 TREES	2 TREES
SECTION D	2 TREES	2 TREES

PARKING AREA CONTINUED		
SECTION E	2 TREES	2 TREES
SECTION F	1 TREE	1 TREE
SECTION G	1 TREE	1 TREE
SECTION H	3 TREES	3 TREES
SECTION I	2 TREES	2 TREES
SECTION J	2 TREES	2 TREES
36" HGT. CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND OR COMBINATION	PROVIDED IN NECESSARY AREAS. SEE PLAN FOR SCREENING LOCATIONS	

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



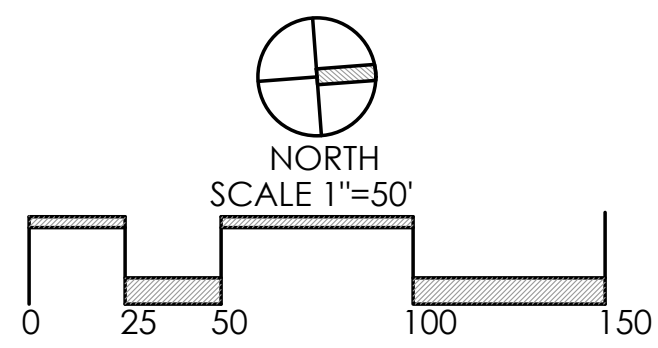
CONSTRUCTION NOTES:

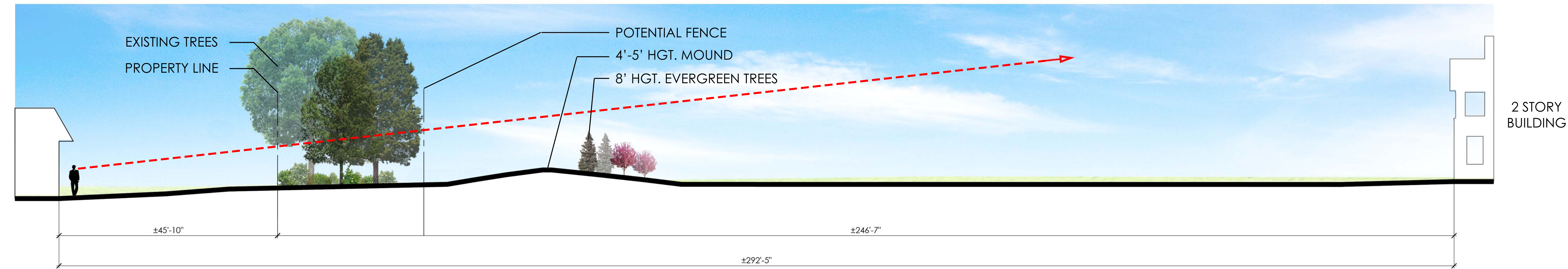
1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

OVERALL LANDSCAPE PLAN CONCEPT
TAYLOR ROAD & E. MAIN STREET

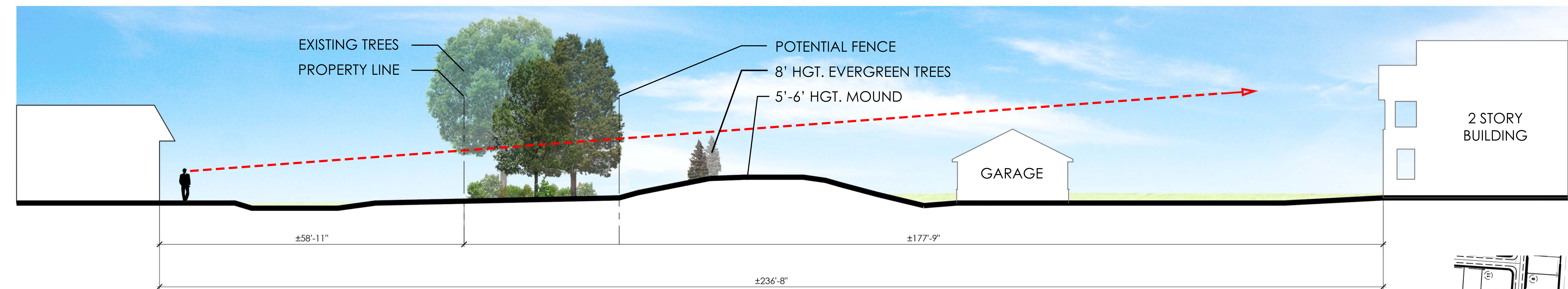
PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

EXHIBIT D-1

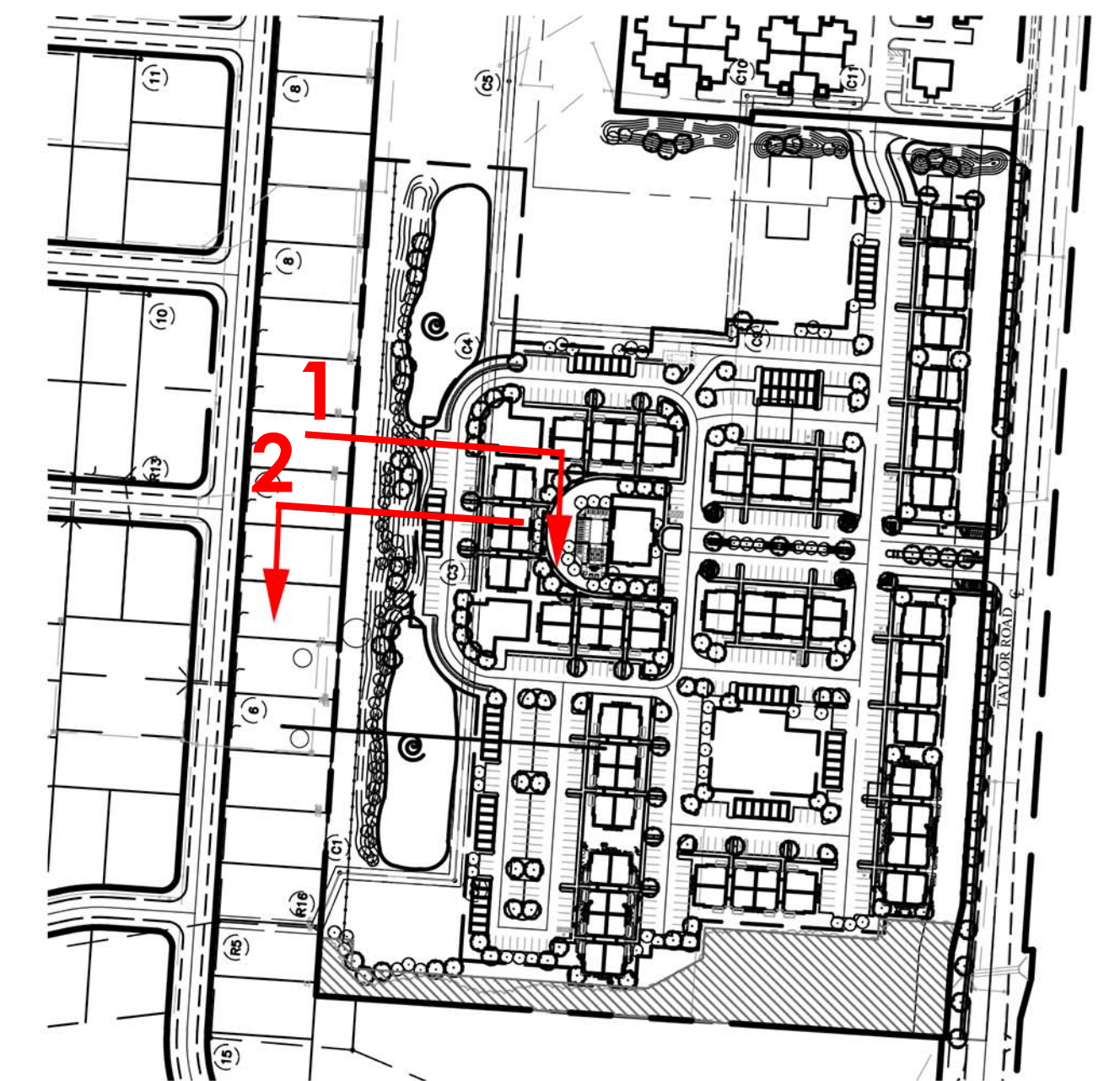




1 LANDSCAPE BUFFER SECTION ONE
SCALE: 1"=10'



2 LANDSCAPE BUFFER SECTION TWO
SCALE: 1"=10'



3 SECTION KEY MAP
SCALE: 1"=200'

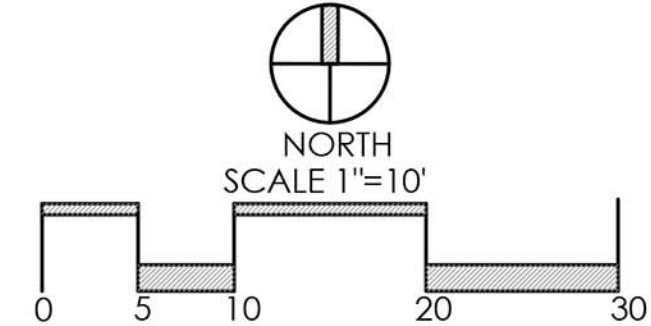
LANDSCAPE BUFFER SECTIONS

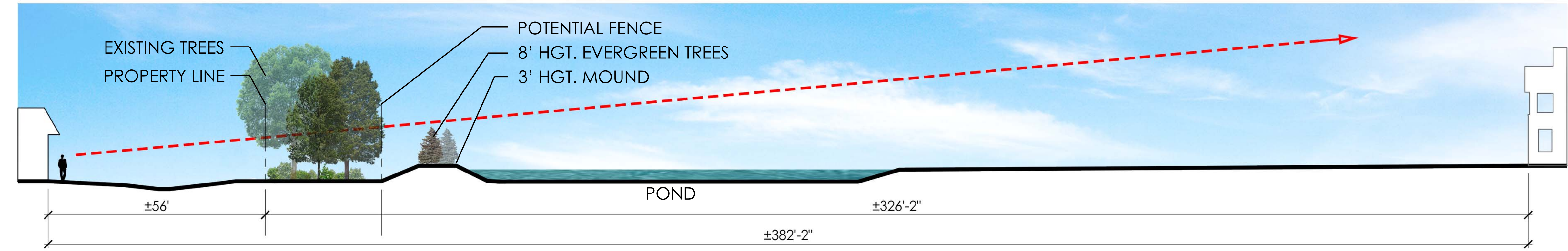
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

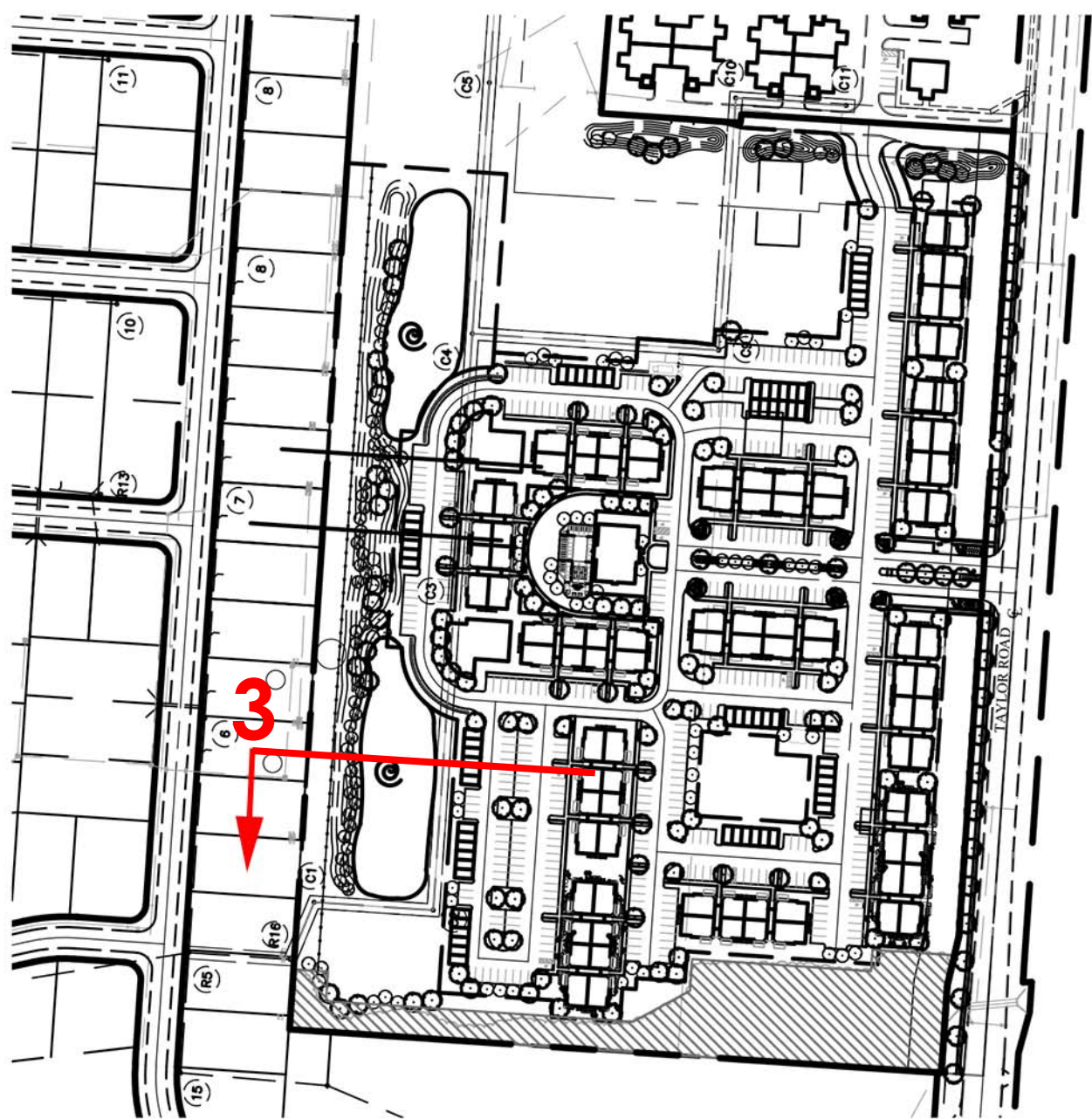
EXHIBIT D-1.2

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1 LANDSCAPE BUFFER SECTION THREE
SCALE: 1"=16'



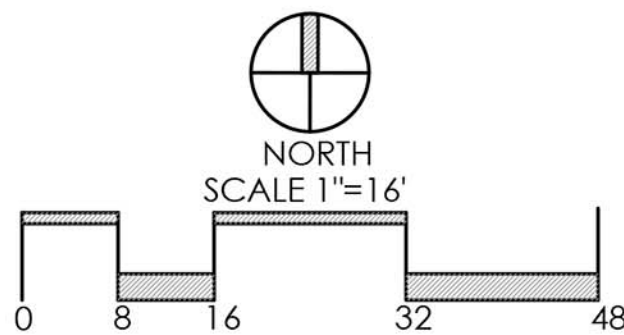
2 SECTION KEY MAP
SCALE: 1"=200'

LANDSCAPE BUFFER SECTIONS

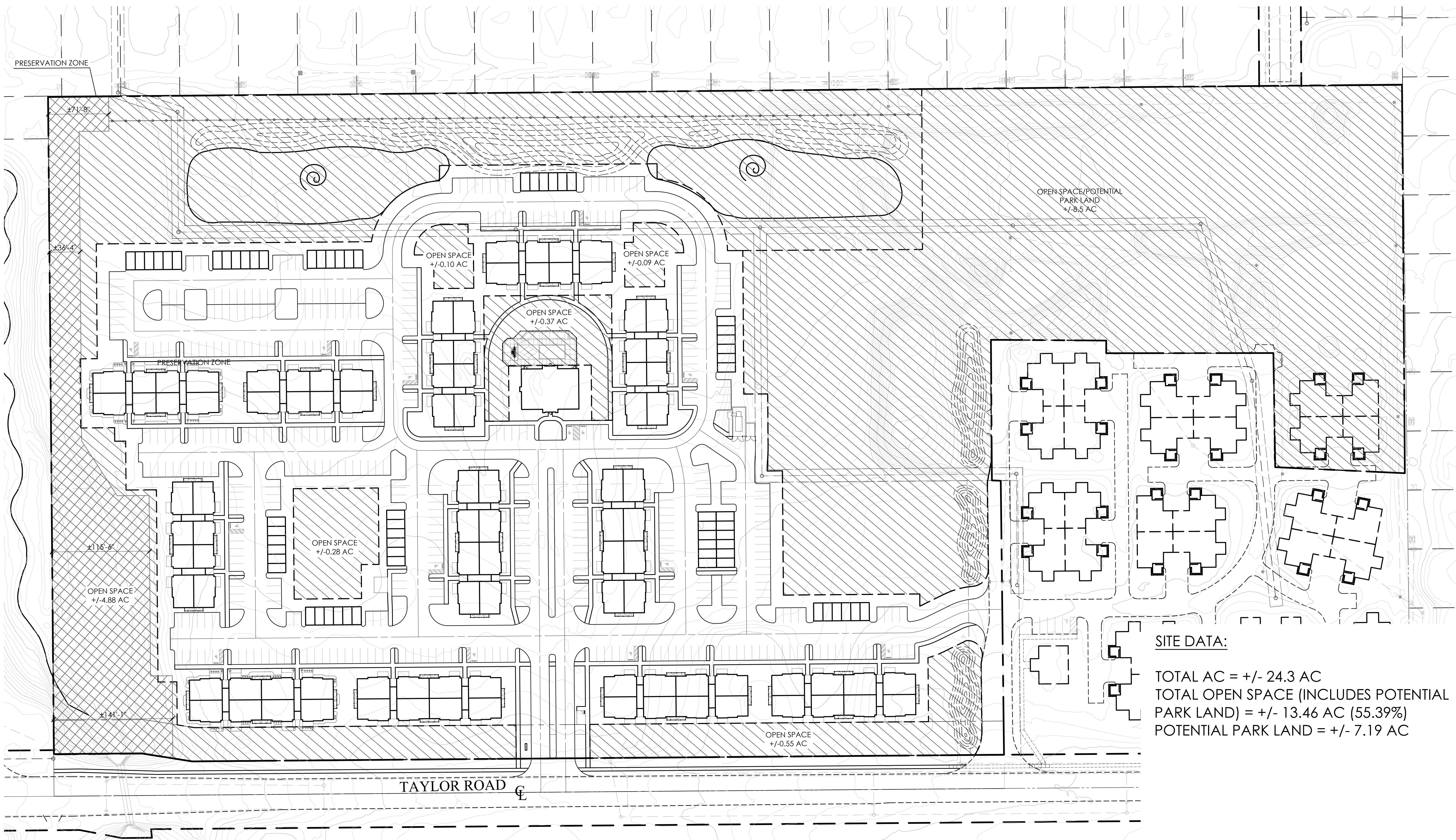
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

EXHIBIT D-1.3



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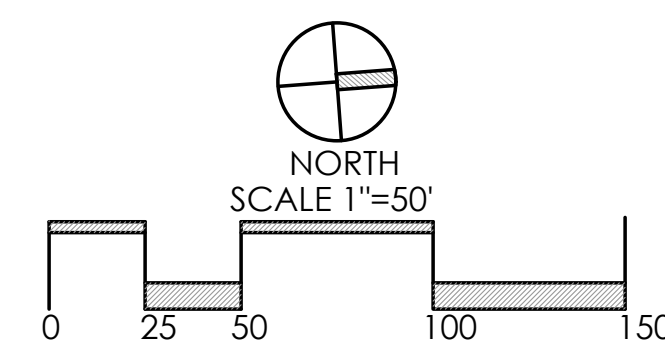


OPEN SPACE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

EXHIBIT D-2



Faris Planning & Design

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Development Department

Eric Snowden

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6829 Phone

ORDINANCE REQUEST

DATE: **April 9, 2018**

TO: **Public Service and Transportation 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: Changing the Zoning District of a 49.88 acre parcel owned by the State of Ohio on the south side of E. Main Street, known as 8895 E. Main Street SW, Reynoldsburg, Ohio, from CO Offices and Institutions District and CS Community Services District to GI General Industry District with Limited Overlay; and waving the traffic study requirements of Section 1151.02.**

Approval:

Skipped Brad McCloud	Completed Jed Hood	Stephen Cicak
-------------------------	-----------------------	---------------

See attached application.



CITY OF REYNOLDSBURG

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

Application #: _____

Permit #: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

8659 & 8665 East Main Street

Description of Location:

12,400 SF Storage and Maintenance Bldg on 10.6ac

Parcel ID(s):

013-027330-00001 & 013-027618-00000

Number of
Lots:

2

Present Zoning:

CS Co

Present Use:

Fire Academy Storage Facility

Complete Where Applicable:

Engineer/Surveyor: Kabil Associates, Joshua Funk, EIT

Builder: State of Ohio

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

G1 - General Industry district

Size of Area to be Rezoned:

10.60 ac & 29.28 ac

Existing Structures:

fence, old concession stand
freight door mail trailer,
transformers, utility manholes
electrical boxes

Proposed Use:

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

The State of Ohio

Property Owner Address(s):

4200 Surface Rd, Columbus OH 43228

IV. APPLICANT INFORMATION

Applicant Name:

SA Joshua Funk, EIT with Kabil Associates

Applicant Address:

5900 Sharon Woods Blvd, Columbus OH 43229

Applicant Phone Number:

614-299-6707

Applicant Email:

I. PROJECT TYPE



District Change (Rezoning)

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

Applicant Signature: _____

Date: 11-18-2017

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

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ 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: _____

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

8665 (Parcel 1) & 8659 (Parcel 2) EAST MAIN
STREET, REYNOLDSBURG, OHIO 43068

ZONING DISTRICT CHANGE FROM CS (Parcel 1) & CO
(Parcel 2) TO GI

DECEMBER, 2017

To: The City of Reynoldsburg Department of Development

Prepared by: Joshua M. Funk, EIT
with



Kabil Associates, Inc.

Engineers Architects Planners

5900 Sharon Woods Boulevard Columbus, Ohio 43229

Phone: (614) 899-6707

Fax: (614) 899-7503

I. Statement of Purpose

- A. The City of Reynoldsburg Department of Development has formally requested the rezoning the parcels subject in this document for the purposes of: getting the property zoned appropriately for its current intended use and to clean up the City's Zoning Map of legacy zoning districts as it pertains to the parcels subject to this document.

The City of Reynoldsburg requested that the site be rezoned after being informed by the State of proposed plans to erect a 13,000 square foot Maintenance & Forensic Storage Facility. Upon the city understanding the site's intended use, the City Zoning Commission then realized that the site was not currently zoned appropriately for those intended uses. The state has agreed to rezone the site to comply with said zoning concerns that have been brought forward by the City of Reynoldsburg Zoning Commissioner.

II. Ownership, Location and Size

- A. The property is owned by the State of Ohio. The Ohio Department of Commerce, Division of State Fire Marshall occupy this property.
- B. The property is located on the southeast end of the City of Reynoldsburg. It is situated south of East Main Street and approximately 1055 feet east of the intersection of Taylor Road and East Main Street.
- C. Parcel 1 is a 29.28 acres property.
- D. Parcel 2 is a 20.60 acre property.
- E. Parcel 1's tax identification number is: 013-027330-00.001. The extent of the boundaries of the parcel are provided in the attached legal description and survey exhibit.
- F. Parcel 2's tax identification number is: 013-027618-00.000. The extent of the boundaries of the parcel are provided in the attached legal description and survey exhibit.

III. Justification for Rezoning to GI statement

- A. After carefully analyzing the various zoning district options, rezoning the two parcel's to General Industry (GI) makes the most sense both in terms of the current intended use and the permitted use per the Planning and Zoning Code. Specifically fits into the Permitted use category of " Research, development and testing faculties." Reference Table 1175.01 of the City of Reynoldsburg Zoning and Planning Manual, District Regulations, GI General Industry District Permitted Uses and Structures table.

IV. Proposed Vehicular and Pedestrian Patterns

- A. There is not an anticipated increase in either vehicular or pedestrian traffic, post construction of proposed Maintenance and Storage Facility.

V. Deed Restrictions and Covenants

- A. A title search of the subject parcels was performed for the purposes of this rezoning application and no deed restriction or covenants were uncovered.

VI. Schedule of Construction

- A. New Maintenance and Forensic Storage Facility to break ground April 1, 2018.

VII. Facility's Utilities Demands

A. Water:

1. There are two bathroom facilities in the proposed building. Each bathroom contains one toilet and a sink. One of the bathrooms has a shower. In addition, there are two emergency showers and one drinking fountain. The majority of the facilities water demands is estimated to come from the toilets. The total water demand for the building is estimated to be 467 gpd. The required water pressure is estimated to be 50 psi

B. Sanitary:

1. Since 100% of the building's water demand drains into the sanitary sewer, the total anticipated sanitary flow is 467 gpd.

VIII. Drainage Impact Study

- A. The building is proposed to be constructed atop an existing gravel parking lot; therefore, no impervious area will be added and there will be no increase in run-off from the new building, post construction. There are already existing storm facilities located on site designed to handle current and necessary demands for the proposed Maintenance and Forensic Storage Facility.

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, 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? 467 gpd

b. How much pressure is required? 50 psi

* Fire Demand is 760

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?

467 gpd

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

3. Traffic:

a. Definitions: NA - New Mainten. & Storage Build is not expected to add additional traffic to existing site.

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.

- 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).

unchanged ADT

Generator Peak	Adjacent Street Peak	Peak Hour
_____AM	_____AM	_____AM
_____PM	_____PM	_____PM

- c. USE FOR ZONING DISTRICT CHANGES: 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?

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

_____ No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

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

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

_____ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- 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.

Applicant's Signature

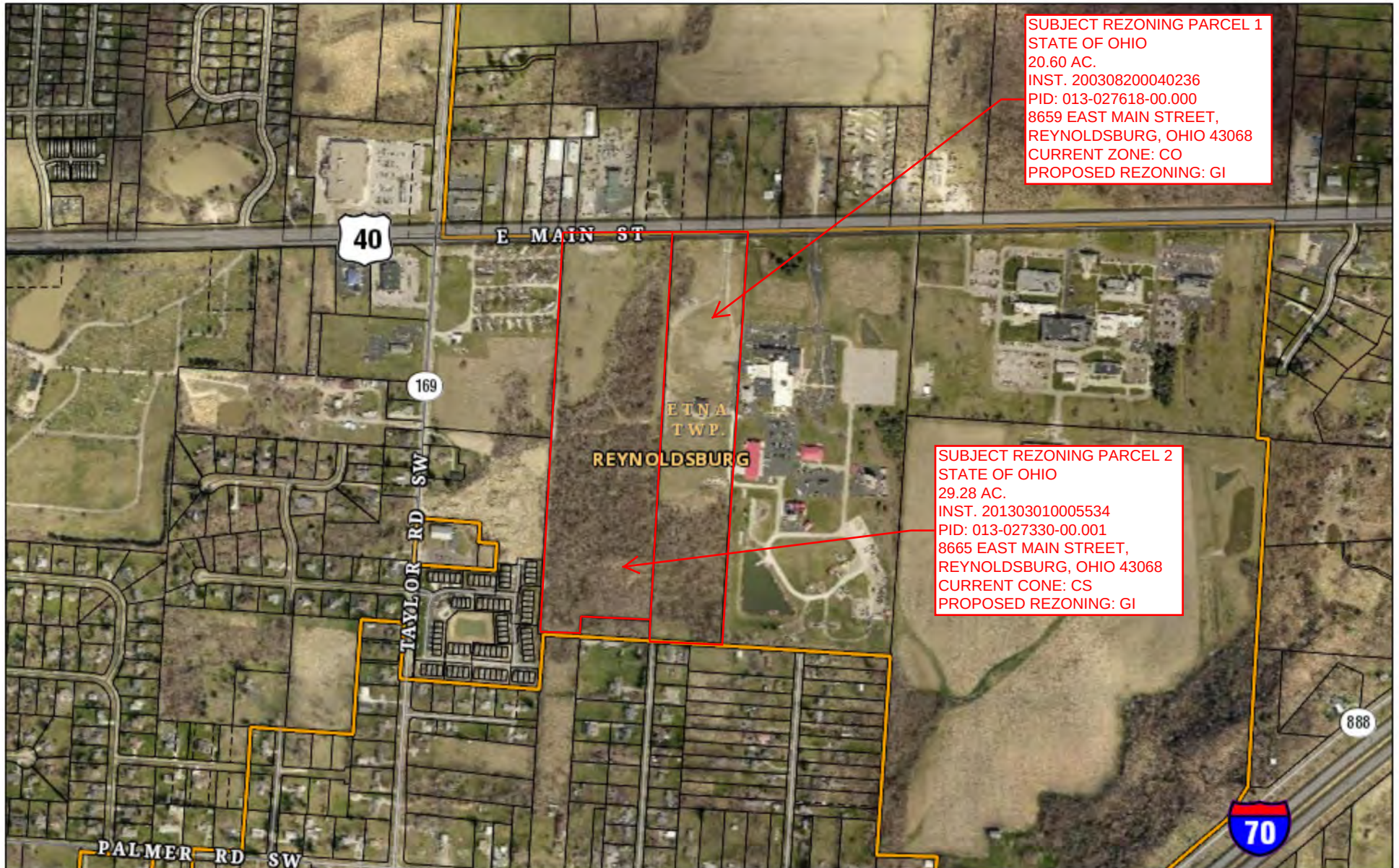
Joshua M. Funk, EIT

Date

12/27/2017

OnTrac Property Map

5.f.a



SUBJECT REZONING PARCEL 1
STATE OF OHIO
20.60 AC.
INST. 200308200040236
PID: 013-027618-00.000
8659 EAST MAIN STREET,
REYNOLDSBURG, OHIO 43068
CURRENT ZONE: CO
PROPOSED REZONING: GI

SUBJECT REZONING PARCEL 2
STATE OF OHIO
29.28 AC.
INST. 201303010005534
PID: 013-027330-00.001
8665 EAST MAIN STREET,
REYNOLDSBURG, OHIO 43068
CURRENT ZONE: CS
PROPOSED REZONING: GI

December 14, 2017

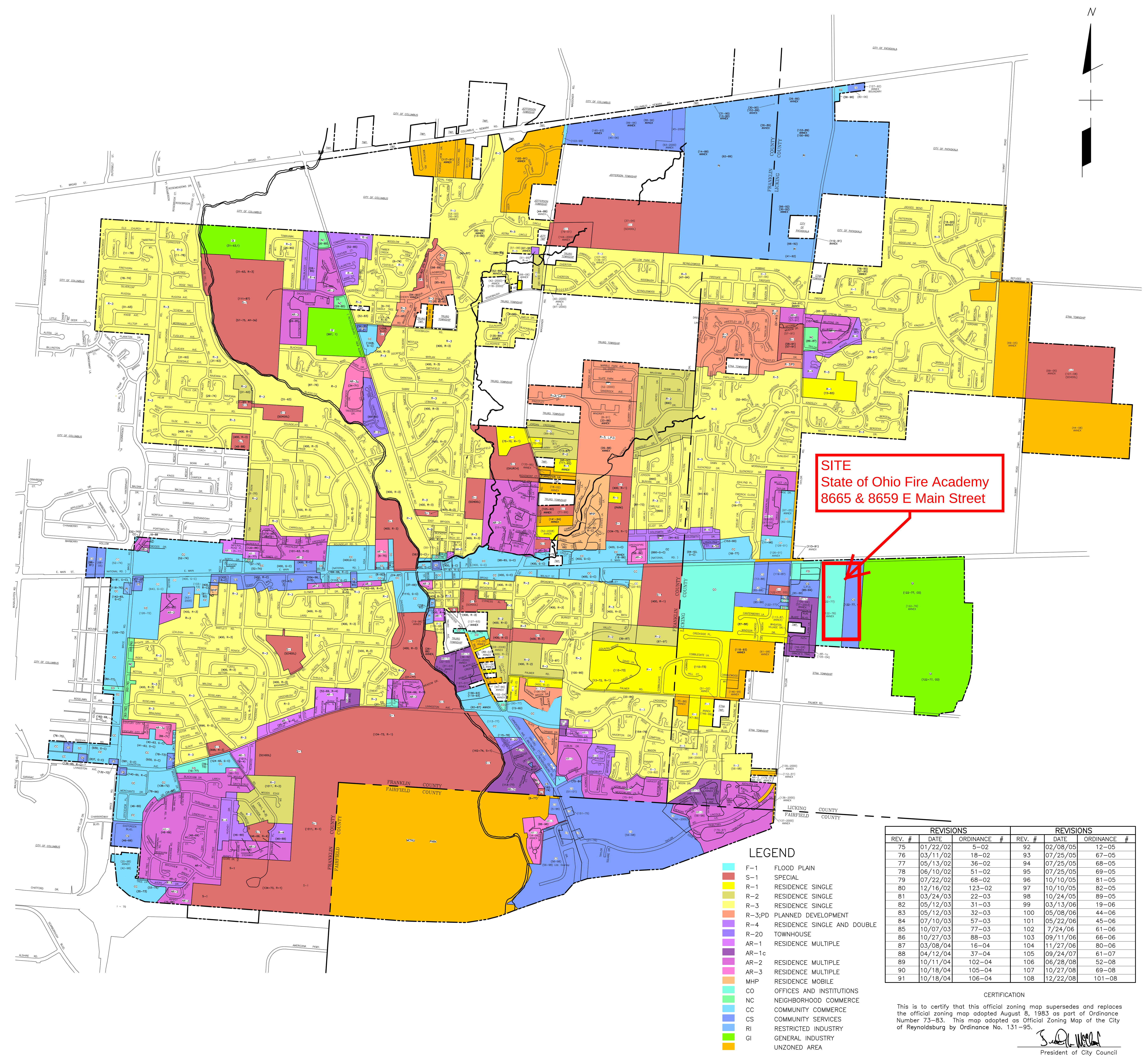


LICKING COUNTY TAX MAP

Licking County Auditor GIS

Packet Pg. 153

Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire



SITE
State of Ohio Fire Academy
8665 & 8659 E Main Street

- LEGEND**
- F-1 FLOOD PLAIN
 - S-1 SPECIAL
 - R-1 RESIDENCE SINGLE
 - R-2 RESIDENCE SINGLE
 - R-3 RESIDENCE SINGLE
 - R-3;PD PLANNED DEVELOPMENT
 - R-4 RESIDENCE SINGLE AND DOUBLE
 - R-20 TOWNHOUSE
 - AR-1 RESIDENCE MULTIPLE
 - AR-1c RESIDENCE MULTIPLE
 - AR-2 RESIDENCE MULTIPLE
 - AR-3 RESIDENCE MULTIPLE
 - MHP RESIDENCE MOBILE
 - CO OFFICES AND INSTITUTIONS
 - NC NEIGHBORHOOD COMMERCE
 - CC COMMUNITY COMMERCE
 - CS COMMUNITY SERVICES
 - RI RESTRICTED INDUSTRY
 - GI GENERAL INDUSTRY
 - UNZONED AREA

REVISIONS			REVISIONS		
REV. #	DATE	ORDINANCE #	REV. #	DATE	ORDINANCE #
75	01/22/02	5-02	92	02/08/05	12-05
76	03/11/02	18-02	93	07/25/05	67-05
77	05/13/02	36-02	94	07/25/05	68-05
78	06/10/02	51-02	95	07/25/05	69-05
79	07/22/02	68-02	96	10/10/05	81-05
80	12/16/02	123-02	97	10/10/05	82-05
81	03/24/03	22-03	98	10/24/05	89-05
82	05/12/03	31-03	99	03/13/06	19-06
83	05/12/03	32-03	100	05/08/06	44-06
84	07/10/03	57-03	101	05/22/06	45-06
85	10/07/03	77-03	102	7/24/06	61-06
86	10/27/03	88-03	103	09/11/06	66-06
87	03/08/04	16-04	104	11/27/06	80-06
88	04/12/04	37-04	105	09/24/07	61-07
89	10/11/04	102-04	106	06/28/08	52-08
90	10/18/04	105-04	107	10/27/08	69-08
91	10/18/04	106-04	108	12/22/08	101-08

CERTIFICATION

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted August 8, 1983 as part of Ordinance Number 73-83. This map adopted as Official Zoning Map of the City of Reynoldsburg by Ordinance No. 131-95.

ATTEST: *Nancy C. Freyer*
Clerk of City Council

APPROVED: *Robert M. Freyer*
Mayor

President of City Council

City of Reynoldsburg Development Department

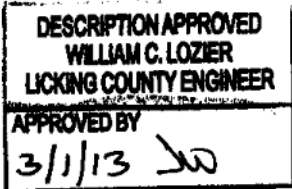
Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

Description of Public Access to Subject Area.

The subject's neighborhood is generally considered to be within the City of Reynoldsburg. The subject is located on the Southeastern side of the city. The primary accesses to/from Reynoldsburg is via: Interstate 70, located approximately 2.4 miles south of the subject, and Route 40 (East Main Street) which the subject fronts. East Main Street connects to Interstate 270 approximately 3.7 miles west of the subject. Interstate 70 interchanges with Interstate 270 approximately 6.0 miles southwest from the subject. Overall, regional access is considered to be excellent.

Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)



201303010005534

Pgs: 4 \$44.00 T20130005600
03/01/2013 2:51PM MEPTLC TITLE
Bryan A. Long
Licking County Recorder



1620RB00200000013000

TRANSFERRED
Date MARCH 1, 2013
Michael L. Smith
Licking County Auditor TH

SEC.319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY TH EXA.

GENERAL WARRANTY DEED**Ohio Rev. Code §5302.05**

MARIE K. GOODROE, Unmarried, PAUL A. DIANA, Married, and PATRICIA F. DIANA, Wife of the Grantor, signing to release her dower interests only, of Licking County, Ohio, *for valuable consideration paid, grant with general warranty covenants, to the State of Ohio and its successors and assigns, for the use and benefit of the Ohio Department of Commerce, Division of the State Fire Marshal, whose tax mailing address is 4200 Surface Road, Columbus, Ohio 43228, the following REAL*

PROPERTY:

Situated in the State of Ohio, County of Licking, Township of Etna, and in the City of Reynoldsburg:

SEE ATTACHED EXHIBIT "A"
(Legal Description)

Property Address: 8655 East Main Street and 8665 East Main Street, Reynoldsburg, Ohio 43068

Parcel No.: 013-027330-00.000 and Parcel No.: 013-027594-00.000

Subject to: zoning ordinances, easements and restrictions of record, and taxes and assessments due and payable after delivery of this deed.

Prior Instrument Reference Numbers: 201105230009680 and 201105230009679 of the Official Deed Records of Licking County, Ohio

Patricia F. Diana, wife of Paul A. Diana, Grantor, releases all rights of dower therein.

Marie K. Goodroe
MARIE K. GOODROE

Paul A. Diana
PAUL A. DIANA

Patricia F. Diana
PATRICIA F. DIANA, Signing to
release her dower interests only.

State of Ohio

County of Franklin

ss:

BE IT REMEMBERED, that on this 28th day of February, 2013, before me, the subscriber, a Notary Public, in and for said county, personally came **MARIE K. GOODROE, Unmarried, PAUL A. DIANA, Married, and PATRICIA F. DIANA, Wife of PAUL A. DIANA**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on this day and year aforesaid.

Linda L. Moore
NOTARY PUBLIC



Linda L. Moore
Notary Public, State of Ohio
My Commission Expires 10-14-2015

This instrument prepared by:
Patrick F. Mangan
Attorney at Law
2999 E. Dublin-Granville Road, Suite 220
Columbus, Ohio 43231

Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

EXHIBIT A
**DESCRIPTION OF A 29.280 ACRE TRACT
 LYING SOUTH OF EAST MAIN STREET
 AND EAST OF TAYLOR ROAD**

Situate in the State of Ohio, County of Licking, Township of Etna, City of Reynoldsburg, lying in Sections 9 and 16, Township 16, Range 20, Refugee lands, and being part of the 16.69 acre tract of land (Parcel No. 013-027330-00.000) conveyed to Marie K. Goodroe and Paul A. Diana, of record in Instrument Number 201105230009680 and part of the 13.56 acre tract of land (Parcel No. 013-027594-00.000) conveyed to Marie K. Goodroe and Paul A. Diana, of record in Instrument Number 201105230009679, records of the Recorder's Office, Licking County, Ohio and being bounded and more particularly described as follows:

Beginning at an iron pin set at the northwesterly corner of Lot 12-A of RESUBDIVISION OF GOINGS ALLOTMENT, of record in Plat book 15, Page 373 and the northeasterly corner of the 6.06 acre tract of land conveyed to Dezso Kovacs, of record in Deed Book 767, Page 534, and in the southerly line of said 13.56 acre tract;

Thence North 89° 23' 09" West, a distance of 230.96 feet, passing a 3/4 inch iron pin capped "EMH&T" found at a distance of 199.53 feet, along the line common to said 13.56 and 6.06 acre tracts and the 16.849 acre tract of land conveyed to Wheaton Village Investors, LLC, of record in Instrument Number 201211090026629, to a 3/4 inch iron pin found at a common corner of said 13.56 and 16.849 acre tracts;

Thence North 00° 23' 36" East, a distance of 2169.56 feet, passing a 3/4 inch iron pin found at a distance of 1067.25 feet and an iron pin set at a distance of 2120.42 feet, along the lines common to said 13.56 and 16.849 acre tracts and the 17.010 acre tract of land conveyed to John A. Shepard, of record in Official Record 669, Page 742, to the common corner of said 13.56 and 17.010 acre tracts, being in the original centerline of East Main Street (U.S. 40, width varies) as shown on ODOT plan LIC-40-(0.00)-(6.13);

Thence North 85° 28' 00" East, a distance of 19.14 feet, along the original centerline of said East Main Street and the northerly line of said 13.56 acre tract, to a point;

Thence North 85° 33' 00" East, a distance of 583.46 feet, along the original centerline of said East Main Street and the northerly lines of said 13.56 and 16.69 acre tracts, to the northerly common corner of said 16.69 acre tract and the 20.60 acre tract of land conveyed to State of Ohio, of record in Instrument Number 200308200040236;

Thence South 00° 27' 35" West, a distance of 2112.77 feet, passing a 5/8 inch rebar found at a distance of 40.25 feet, along the line common to said 16.69 and 20.60 acre tracts, to an iron pin set;

Thence North 89° 23' 09" West, a distance of 366.92 feet, across said 16.69 and 13.56 acre tracts, to an iron pin set in said 13.56 acre tract;

Thence South 00° 27' 35" West, a distance of 110.00 feet, continuing across said 13.56 acre tract, to the **Point of Beginning**, containing 29.280 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record. Of said 29.280 acres, 13.452 acres lie within Parcel No. 013-027594-00.000 and 15.828 acres lie within Parcel No. 013-027330-00.000, 12.341 acres lie within Section 9 and 16.939 acres lie within Section 16. ✓

The bearings in the above description are based on the bearing of North 85° 33' 00" East for the original centerline of U.S. 40 as shown on plan LIC-40-(0.00)-(6.13), and of record in Instrument Numbers 201105230009679 and 201105230009680, Recorder's Office, Licking County, Ohio.

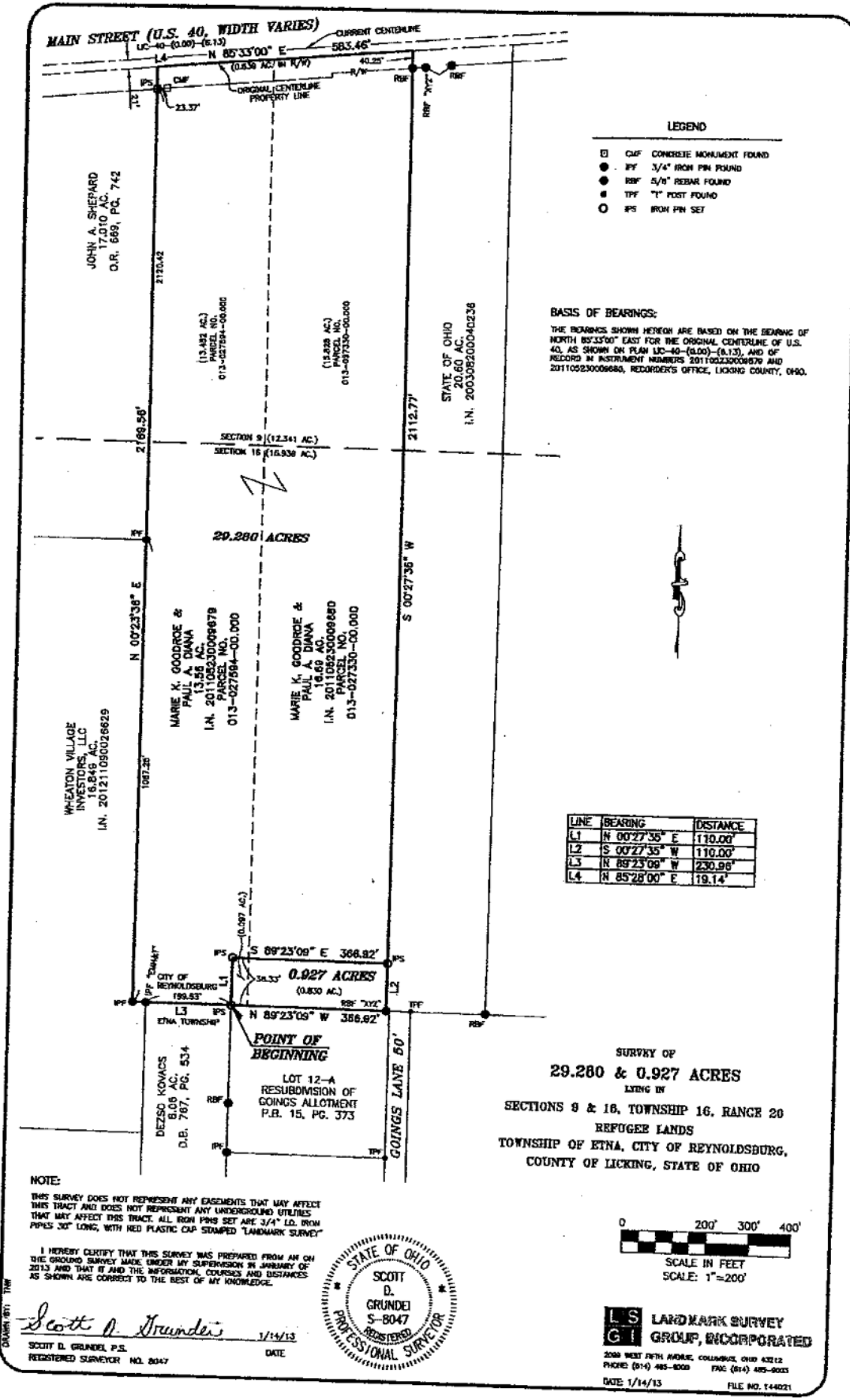
All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in January of 2013.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 2/14/13
 Scott D. Grundei, P.S. Date
 Registered Surveyor No. 8047



Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

Instr: 200308200040236 08/20/2003
 Pages: 2 F: \$28.00 11:31AM
 Bryan A. Long T2003082000405
 Licking County Recorder BXR08 GALL

General Warranty Deed* By A Corporation

Rainbow Development Corporation, an Ohio Corporation (Grantor), for reasonable consideration paid, grants with general warranty covenants, to the **State of Ohio, for the use and benefit of the State Fire Marshal** (Grantee), whose tax mailing address is: 4200 Surface Road, Columbus, Ohio 43228, the following **REAL PROPERTY**:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as: 8659 East Main Street, Reynoldsburg, Ohio 43068
 PPN: 13-027618-00-000

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restrictions of record, if any.

Prior Instrument Reference: **Deed Book 769, Page 326** of the Deed Records of Licking County, Ohio.

IN EXECUTION WHEREOF, the Grantor has caused its corporate name to be subscribed hereto by Solly L. Yassenoff, President, thereunto duly authorized by resolution of its Board of Directors, this 15th day of August, 2003.

SEC.319.202 COMPLIED WITH
 J. TERRY EVANS, AUDITOR
 BY [Signature] EX-a

RAINBOW DEVELOPMENT CORPORATON, an
 Ohio corporation

By: [Signature]

S.L. Yassenoff, President

STATE OF OHIO,
 COUNTY OF FRANKLIN, SS

BE IT REMEMBERED, That on this 15th day of August, 2003 before me, the subscriber, a Notary Public in and for said state, personally came S.L. Yassenoff, President of the Grantor in the foregoing deed, and acknowledged the signing thereof to be his and its voluntary act and deed, pursuant to authority of its Board of Directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



SONYA G. FREEMAN
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES MAY 9, 2006

[Signature]
 - (Notary)

This instrument prepared by: John D. Jolley, Esq., Dinsmore & Shohl, LLP
 175 South Third Street, Suite 1000, Columbus, OH 43215

*See Sections 5402.05 and 5302.06 Ohio Revised Code.
 50004v10157-96

TRANSFERRED
 Date August 20, 2003
[Signature]
 Licking County Auditor

Lab Gallant Box

Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

POOR COPY

Exhibit "A"

Legal Description
20.60 Acres

Situate in the State of Ohio, County of Licking, Township of Etna, being a part of the Southwest Quarter of Section 9 and a part of the Northwest Quarter of Section 16, Township 16, Range 20, Refugee Tract, being a part of a 49 acre, more or less, tract, as conveyed by Deed Volume 434, Page 305, also being a 20.60 acre parcel conveyed to New Main, Inc. by deed of record in Deed Volume 613, Page 606, and further conveyed to Rainbow Theatres, Inc. by an Affidavit with "Exhibit A", of Record in Deed Volume 769, Page 321, all on file in the Recorder's Office, Licking County, Ohio and being more particularly described as follows:

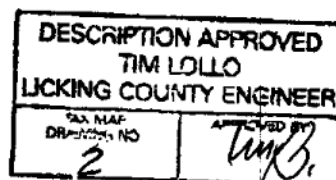
Beginning at the northeast corner of said 49 acre tract, said northeast corner being in the centerline of the former location of old U.S. Route 40, said northeast corner being 21.0 feet southerly of and at right angles to Highway Survey Station 43 + 85.11 in the 1951 Survey of Existing U.S. Route 40; thence

South 0° 30' West along the easterly line of said 49 acre tract, passing a concrete highway right of way monument at 74.33 feet, and crossing the line between said Section 9 and said Section 16 at 958.25 feet, more or less, a total distance of 2258.25 feet to an iron pipe at the southeast corner of said 49 acre tract; thence,

North 89° 22' West along the southerly line of said 49 acre tract, a distance of 400.17 feet to an iron pipe; thence,

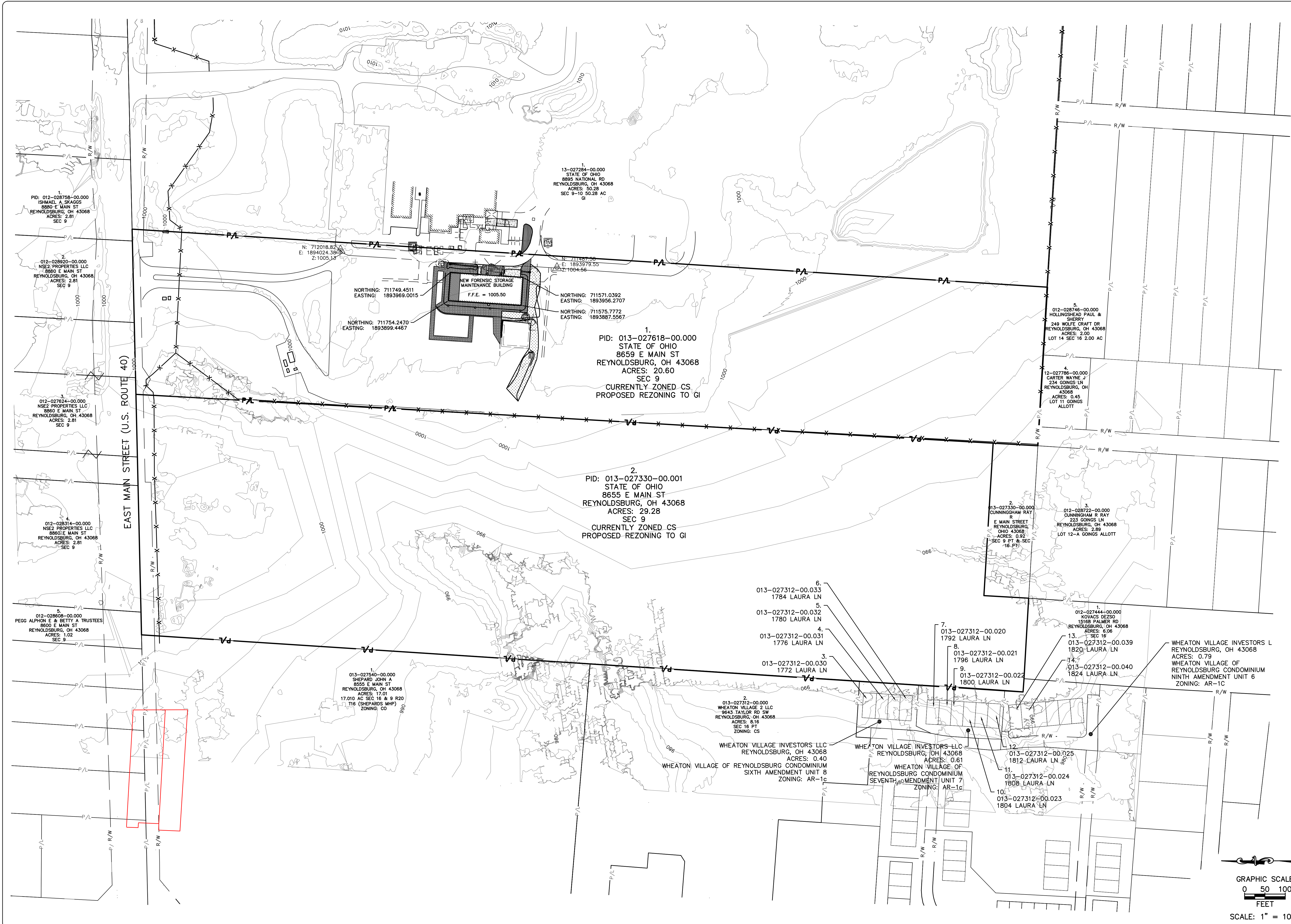
North 0° 30' East crossing the line between said Section 16 and said Section 9, at 1300.0 feet, more or less, and passing an iron pipe in the southerly right of way line of Existing U.S. Route 40 at 2182.49 feet, a total distance of 2222.65 feet to a point in the centerline of the former location of Old U.S. Route 40, said point also being in the northerly line of said 49 acre tract; thence,

North 85° 33' East along the northerly line of said 49 acre tract and along the centerline of the former location of Old U.S. Route 40, a distance of 401.93 feet to the place of beginning, containing 20.60 acres, more or less, subject, however to all legal rights of way and easements.



Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

\\DISKSTATION\DATA\KAM W\2017\17742 File Academy\COM 17001 Forensic Storage (Braun & Steidl)\01 Drawings\02 CON\11 Survey\Resizing\17742_Resizing Doc.dwg
PLOTTED: 12/18/2017 4:28:44 PM

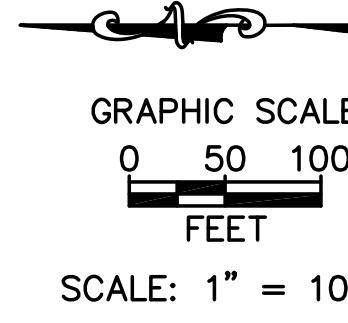


BRAUN & STEIDL
architects
Columbus
Akron
234 N. Fifth Street Columbus, OH 43215 - 614.224.9555 fax
614.224.1506

**IMPROVEMENT OF
FORENSIC STORAGE
MAINTENANCE STRUCTURE**
8895 E. Main Street, Reynoldsburg, Ohio, 43068
Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

OCT 25, 2017	
PRELIMINARY DESIGN DEVELOPMENT	
Sheet Issue Date:	12/18/17
Designed:	JMF
Drafted:	KABIL
Checked:	SPS
Revisions:	
No.	Date
Description	

REZONING EXHIBIT
EX - 01
17507



Copyright © 2017
Braun & Steidl Architects

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

PROPOSED REZONED PROPERTIES

1. PID: 013-027618-00.000
STATE OF OHIO
8659 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 20.60
SEC 9
2. PID: 013-027330-00.001
STATE OF OHIO
8655 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 29.28
SEC 9

NORTH SIDE OF PROPERTY

1. PID: 012-028758-00.000
ISHMAEL A SKAGGS
8880 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
2. 012-028920-00.000
NSE2 PROPERTIES LLC
8860 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
3. 012-027624-00.000
NSE2 PROPERTIES LLC
8860 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
4. 012-028314-00.000
NSE2 PROPERTIES LLC
8860 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
5. 012-028608-00.000
PEGG ALPHON E & BETTY A TRUSTEES
8600 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 1.02
SEC 9

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

WEST SIDE OF PROPERTY

1. 013-027540-00.000
SHEPARD JOHN A
8555 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 17.01
17.010 AC SEC 16 & 9 R20 T16 (SHEPARDS MHP)
2. 013-027312-00.000
WHEATON VILLAGE 2 LLC
9643 TAYLOR RD SW
REYNOLDSBURG, OH 43068
Acres: 8.16
SEC 16 PT
3. 013-027312-00.030
WHEATON VILLAGE INVESTORS LLC
1772 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1772
4. 013-027312-00.031
WHEATON VILLAGE INVESTORS LLC
1776 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1776
5. 013-027312-00.032
WHEATON VILLAGE INVESTORS LLC
1780 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1780
6. 013-027312-00.033
WHEATON VILLAGE INVESTORS LLC
1784 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1784
7. 013-027312-00.020
WHEATON VILLAGE INVESTORS LLC
1792 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT-7-1792

8. 013-027312-00.021
WHEATON VILLAGE INVESTORS LLC
1796 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT 7-1796
9. 013-027312-00.022
WHEATON VILLAGE INVESTORS LLC
1800 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT 7-1800
10. 013-027312-00.023
WHEATON VILLAGE INVESTORS LLC
1804 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT - 7-1804
11. 013-027312-00.024
WHEATON VILLAGE INVESTORS LLC
1808 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM UNIT 7-1808
12. 013-027312-00.025
WHEATON VILLAGE INVESTORS LLC
1812 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT 7-1812
13. 013-027312-00.039
WHEATON VILLAGE INVESTORS LLC
1820 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM NINTH AMENDMENT UNIT 6-1820
14. 013-027312-00.040
WHEATON VILLAGE INVESTORS LLC
1824 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM NINTH AMENDMENT UNIT 6-1824

SOUTH SIDE OF THE PROPERTY

1. 012-027444-00.000
KOVACS DEZSO
15168 PALMER RD
REYNOLDSBURG, OH 43068
Acres: 6.06
SEC 16
2. 013-027330-00.000
CUNNINGHAM RAY R
E MAIN STREET
REYNOLDSBURG, OHIO 43068
ACRES: 0.92
SEC 9 PT & SEC 16 PT
3. 012-028722-00.000
CUNNINGHAM R RAY
223 GOINGS LN
REYNOLDSBURG, OH 43068
Acres: 2.89
LOT 12-A GOINGS ALLOTT
4. 12-027786-00.000
CARTER WAYNE J
234 GOINGS LN
REYNOLDSBURG, OH 43068
Acres: 0.45
LOT 11 GOINGS ALLOTT
5. 012-028746-00.000
HOLLINGSHEAD PAUL & SHERRY
249 WOLFE CRAFT DR
REYNOLDSBURG, OH 43068
Acres: 2.00
LOT 14 SEC 16 2.00 AC

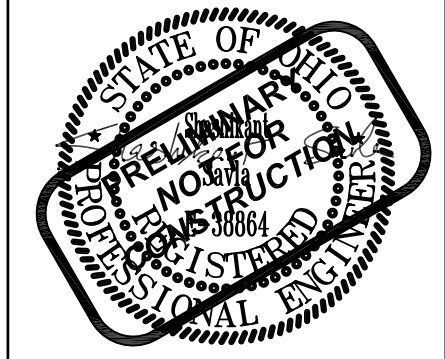
EAST SIDE OF THE PROPERTY

1. 13-027284-00.000
STATE OF OHIO
8895 NATIONAL RD
REYNOLDSBURG, OH 43068
Acres: 50.28
SEC 9-10 50.28 AC

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707





IMPROVEMENT OF
FORENSIC STORAGE
MAINTENANCE STRUCTURE
8895 E. Main Street, Reynoldsburg, Ohio, 43068
Attachment: App. #181311 - State Fire Marshal - G1 (Rezoning App. #181311 - Rezoning - State Fire Marshal)

OCT 25, 2017
PRELIMINARY DESIGN
DEVELOPMENT

Sheet Issue Date:	12/18/17	
Designed:	JMF	
Drafted:	KABIL	
Checked:	SPS	
Revisions:		
No.	Date	Description

PLOT, GRADING UTILITY
PLAN (BEFORE
REMOVAL OF EXISTING
MAINTENANCE BLDG)

C-301
17507

EDGE OF PAVEMENT					
POINT #	NORTHING	EASTING	ELEVATION	RADIUS	LENGTH
1	711690.3458	1893989.5873	1,005.24	10.00	15.66
2	711691.1159	1893979.6170	1,005.24	10.00	
3	711681.1412	1893978.9060	1,005.24		12.85
4	711682.0547	1893966.0905	1,005.50		8.00
5	711674.0750	1893965.5216	1,005.50		12.85
6	711673.1719	1893978.1901	1,005.25	10.00	15.76
7	711663.1972	1893977.4791	1,004.83	10.00	
8	711662.4301	1893987.4496	1,004.52		3.11
9	711659.3288	1893987.2110	1,004.51		22.68
10	711660.9416	1893964.5854	1,005.50		4.00
11	711656.9518	1893964.3010	1,005.50		22.68
12	711655.3397	1893986.9153	1,004.50		29.03
13	711626.3788	1893984.8949	1,004.46		22.72
14	711628.0226	1893962.2368	1,005.50		4.00
15	711624.0041	1893961.9524	1,005.50		22.72
16	711622.3842	1893984.6779	1,004.48		0.70
17	711621.6837	1893984.6398	1,004.49	5.00	7.94
18	711621.9549	1893979.6472	1,004.39	5.00	
19	711616.9676	1893979.2917	1,004.87		17.85
20	711618.2329	1893961.5410	1,005.50		41.02
21	711577.3205	1893958.6246	1,005.50		14.63
22	711576.2801	1893973.2199	1,005.30	25.00	24.36
23	711551.3433	1893971.4423	1,004.70		
24	711563.8800	1893993.0717	1,005.05		

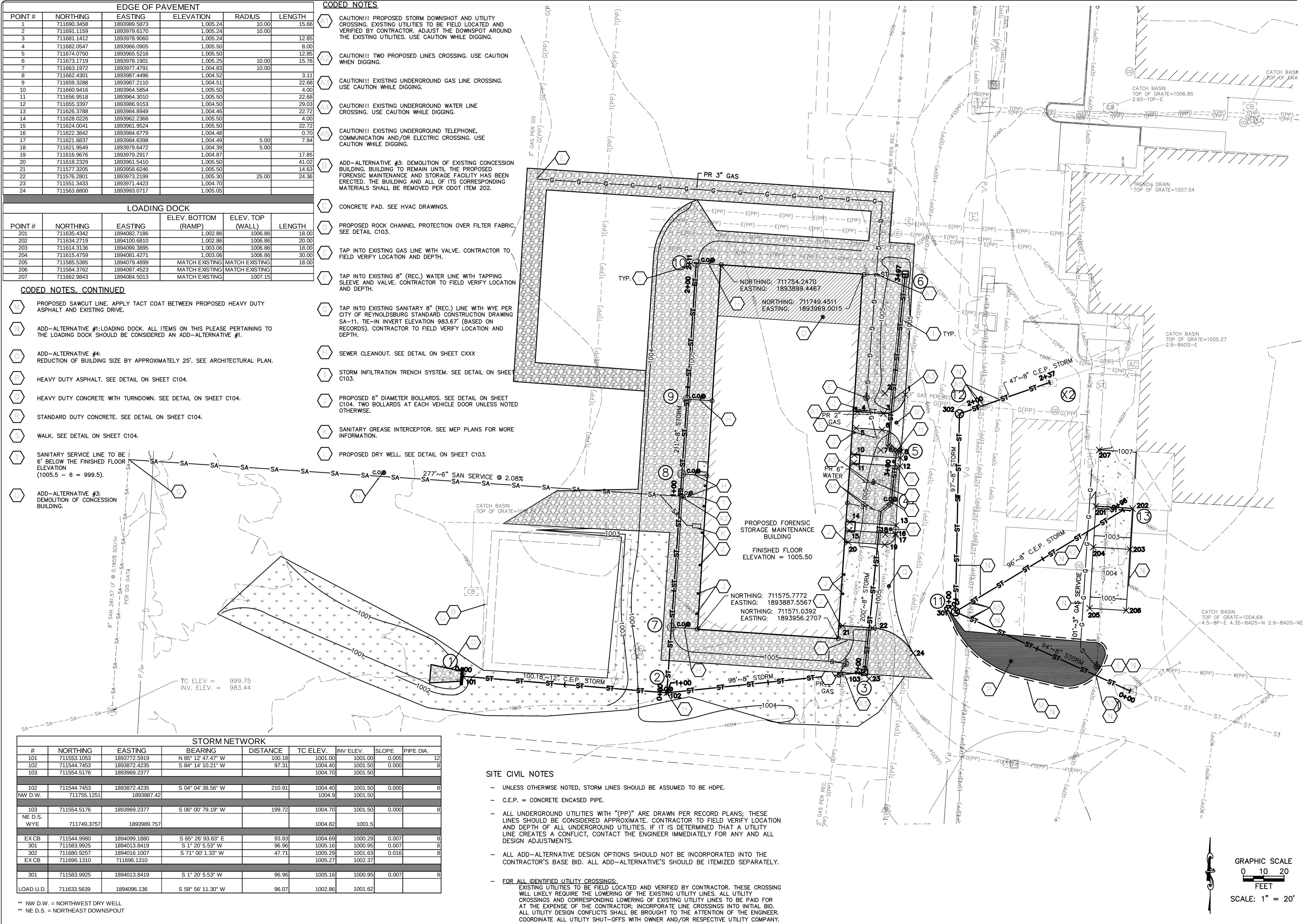
LOADING DOCK					
POINT #	NORTHING	EASTING	ELEV. BOTTOM (RAMP)	ELEV. TOP (WALL)	LENGTH
201	711635.4342	1894082.7186	1,002.86	1006.86	18.00
202	711634.2719	1894100.6810	1,002.86	1006.86	20.00
203	711614.3136	1894099.3895	1,003.06	1006.86	18.00
204	711615.4759	1894081.4271	1,003.06	1006.86	30.00
205	711585.5385	1894079.4899	MATCH EXISTING	MATCH EXISTING	18.00
206	711584.3762	1894097.4523	MATCH EXISTING	MATCH EXISTING	
207	711662.9843	1894084.5013	MATCH EXISTING	1007.15	

CODED NOTES, CONTINUED

- (A) PROPOSED SAWCUT LINE. APPLY TACT COAT BETWEEN PROPOSED HEAVY DUTY ASPHALT AND EXISTING DRIVE.
- (H) ADD-ALTERNATIVE #1: LOADING DOCK. ALL ITEMS ON THIS PLEASE PERTAINING TO THE LOADING DOCK SHOULD BE CONSIDERED AN ADD-ALTERNATIVE #1.
- (B) ADD-ALTERNATIVE #4: REDUCTION OF BUILDING SIZE BY APPROXIMATELY 25'. SEE ARCHITECTURAL PLAN.
- (C) HEAVY DUTY ASPHALT. SEE DETAIL ON SHEET C104.
- (D) HEAVY DUTY CONCRETE WITH TURNDOWN. SEE DETAIL ON SHEET C104.
- (E) STANDARD DUTY CONCRETE. SEE DETAIL ON SHEET C104.
- (F) WALK. SEE DETAIL ON SHEET C104.
- (G) SANITARY SERVICE LINE TO BE 6" BELOW THE FINISHED FLOOR ELEVATION (1005.5 - 6 = 999.5).
- (I) ADD-ALTERNATIVE #3: DEMOLITION OF CONCESSION BUILDING.

CODED NOTES

- (A) CAUTION!!! PROPOSED STORM DOWNSHOT AND UTILITY CROSSING. EXISTING UTILITIES TO BE FIELD LOCATED AND VERIFIED BY CONTRACTOR. ADJUST THE DOWNSHOT AROUND THE EXISTING UTILITIES. USE CAUTION WHILE DIGGING.
- (A) CAUTION!!! TWO PROPOSED LINES CROSSING. USE CAUTION WHEN DIGGING.
- (A) CAUTION!!! EXISTING UNDERGROUND GAS LINE CROSSING. USE CAUTION WHILE DIGGING.
- (A) CAUTION!!! EXISTING UNDERGROUND WATER LINE CROSSING. USE CAUTION WHILE DIGGING.
- (A) CAUTION!!! EXISTING UNDERGROUND TELEPHONE, COMMUNICATION AND/OR ELECTRIC CROSSING. USE CAUTION WHILE DIGGING.
- (B) ADD-ALTERNATIVE #3: DEMOLITION OF EXISTING CONCESSION BUILDING. BUILDING TO REMAIN UNTIL THE PROPOSED FORENSIC MAINTENANCE AND STORAGE FACILITY HAS BEEN ERECTED. THE BUILDING AND ALL OF ITS CORRESPONDING MATERIALS SHALL BE REMOVED PER ODOT ITEM 202.
- (C) CONCRETE PAD. SEE HVAC DRAWINGS.
- (D) PROPOSED ROCK CHANNEL PROTECTION OVER FILTER FABRIC. SEE DETAIL C103.
- (E) TAP INTO EXISTING GAS LINE WITH VALVE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- (F) TAP INTO EXISTING 8" (REC.) WATER LINE WITH TAPPING SLEEVE AND VALVE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- (G) TAP INTO EXISTING SANITARY 8" (REC.) LINE WITH WYE PER CITY OF REYNOLDSBURG STANDARD CONSTRUCTION DRAWING SA-11. TIE-IN INVERT ELEVATION 983.67" (BASED ON RECORDS). CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- (H) SEWER CLEANOUT. SEE DETAIL ON SHEET CXXX
- (I) STORM INFILTRATION TRENCH SYSTEM. SEE DETAIL ON SHEET C103.
- (J) PROPOSED 6" DIAMETER BOLLARDS. SEE DETAIL ON SHEET C104. TWO BOLLARDS AT EACH VEHICLE DOOR UNLESS NOTED OTHERWISE.
- (K) SANITARY GREASE INTERCEPTOR. SEE MEP PLANS FOR MORE INFORMATION.
- (L) PROPOSED DRY WELL. SEE DETAIL ON SHEET C103.



SITE CIVIL NOTES

- UNLESS OTHERWISE NOTED, STORM LINES SHOULD BE ASSUMED TO BE HDPE.
- C.E.P. = CONCRETE ENCASED PIPE.
- ALL UNDERGROUND UTILITIES WITH "(PP)" ARE DRAWN PER RECORD PLANS; THESE LINES SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES. IF IT IS DETERMINED THAT A UTILITY LINE CREATES A CONFLICT, CONTACT THE ENGINEER IMMEDIATELY FOR ANY AND ALL DESIGN ADJUSTMENTS.
- ALL ADD-ALTERNATIVE DESIGN OPTIONS SHOULD NOT BE INCORPORATED INTO THE CONTRACTOR'S BASE BID. ALL ADD-ALTERNATIVE'S SHOULD BE ITEMIZED SEPARATELY.
- FOR ALL IDENTIFIED UTILITY CROSSINGS:
EXISTING UTILITIES TO BE FIELD LOCATED AND VERIFIED BY CONTRACTOR. THESE CROSSING WILL LIKELY REQUIRE THE LOWERING OF THE EXISTING UTILITY LINES. ALL UTILITY CROSSINGS AND CORRESPONDING LOWERING OF EXISTING UTILITY LINES TO BE PAID FOR AT THE EXPENSE OF THE CONTRACTOR. INCORPORATE LINE CROSSINGS INTO INITIAL BID. ALL UTILITY DESIGN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. COORDINATE ALL UTILITY SHUT-OFFS WITH OWNER AND/OR RESPECTIVE UTILITY COMPANY.

STORM NETWORK								
#	NORTHING	EASTING	BEARING	DISTANCE	TC ELEV.	INV ELEV.	SLOPE	PIPE DIA.
101	711553.1053	1893772.5919	N 85° 12' 47.7" W	100.18	1001.00	1001.00	0.005	12
102	711544.7453	1893872.4235	S 84° 14' 10.21" W	97.31	1004.40	1001.50	0.000	8
103	711554.5176	1893960.2377			1004.70	1001.50		
102	711544.7453	1893872.4235	S 04° 04' 38.56" W	210.91	1004.40	1001.50	0.000	8
NW D.W.	711755.1251	1893887.42			1004.9	1001.50		
103	711554.5176	1893969.2377	S 06° 00' 79.19" W	199.72	1004.70	1001.50	0.000	8
NE D.S. WYE	711749.3757	1893989.757			1004.82	1001.5		
EX CB	711544.9980	1894099.1890	S 65° 26' 93.83" E	93.83	1004.69	1000.29	0.007	8
301	711583.9925	1894013.8419	S 1° 20' 5.53" W	96.96	1005.16	1000.95	0.007	8
302	711680.9257	1894016.1007	S 71° 00' 1.33" W	47.71	1005.29	1001.63	0.016	8
EX CB	711696.1310	711696.1310			1005.27	1002.37		
301	711583.9925	1894013.8419	S 1° 20' 5.53" W	96.96	1005.16	1000.95	0.007	8
LOAD U.D.	711633.5639	1894096.136	S 58° 56' 11.30" W	96.07	1002.86	1001.62		

** NW D.W. = NORTHWEST DRY WELL
** NE D.S. = NORTHEAST DOWNSPOUT

GRAPHIC SCALE
0 10 20
FEET

SCALE: 1" = 20'

LIMITED OVERLAY TEXT

8895 EAST MAIN STREET

ZONING DISTRICT CHANGE FROM CO OFFICES AND INSTITUTIONS DISTRICT
AND CS COMMUNITY SERVICES DISTRICT, TO GI GENERAL INDUSTRY
DISTRICT WITH LIMITED OVERLAY

February 7, 2018

A. Location and Size

1. The parcel is located on the south side of E. Main Street, approximately 662FT east of Taylor Road.
2. The area to be rezoned consists of a 29.091 acre parcel known as PID #013-027330-00.01, and a 20.3409 acre parcel known as PID #013-027618. The exact boundaries of the parcels are provided for in the attached legal description.
3. The total property area is approximately 49.4319 acres.

B. Permitted Uses & Special Exceptions

1. Those uses listed as special exceptions in the GI General Industry District by Section 1175.01 and Table 1175.01 of the Zoning Code of the City of Reynoldsburg, shall remain special exceptions.
2. Those uses listed as permitted uses in the GI General Industry District by Section 1175.01 and Table 1175.01 of the Zoning Code of the City of Reynoldsburg shall be considered permitted uses, except that the uses, "Adult Entertainment Business", and "Sexually Oriented Business" shall be considered special exceptions.