



AGENDA

**PLANNING COMMISSION
THURSDAY, APRIL 1, 2021 6:00 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – March 4, 2021
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. Application #2021-5020; 1220-1222 South Waggoner Road; Applicant JAS Builders, LLC; Major Site Plan (Wilson Ridge Townhomes)

D. NEW BUSINESS

E. OTHER BUSINESS

F. ADJOURNMENT

Reynoldsburg

OHIO • 1839

MINUTES

PLANNING COMMISSION THURSDAY, MARCH 4, 2021 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Hicks (Remote), Furst (Remote), Benner (Remote)
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – December 3, 2020

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application #2021-5020; 1220-1222 South Waggoner Road; Applicant JAS Builders, LLC; Major Site Plan (Wilson Ridge Townhomes)

Mr. Zollars: New businesses, one item application 2020- 5020. Staff sum this up for us, then we'll turn it over to for Questions and comments.

Ms. Wheeler: This first case is for 1220-1222 South Waggoner Road application number 2021-5020. This is in the suburban residential zone on three parcels. The applicant is requesting planning commission approval of a major site plan for the construction of a new residential development on approximately nine acre site. The project will consist of 80 town home units, and the development did receive conditional use approval at the last board of zoning and building appeals meeting on February 18th. With that, if the applicant wants to add anything or tell us more about the project please proceed.

Mr. Zollars: Yeah, whoever is speaking on behalf of the applicant, if you would state

Minutes Acceptance: Minutes of Mar 4, 2021 6:00 PM (APPROVAL OF MINUTES)

your name and company and address that would be helpful, please.

Mr. Spagnola: Hey guys, this is John Spagnola with JAS Builders 257 Grove City Road, Slippery Rock Pa. Ed Moore is going to be giving the presentation for our company. He's the engineer that designed the plan with Bud Sheffler. I'm here also to answer any questions anyone may have. So I'll turn it over to Ed.

Mr. Moore: All right. I'll share my screen here. Can I get permission to share the screen? Awesome. Good evening, everybody. Thanks for your time tonight again my name is Ed Moore with Sheffler and Company 1712 Mount Nebo Road, Sewickley, Pennsylvania, 15143. For everyone who is new to the project, I'll give a quick overview some of the key points and then we'll just open it up for some discussion. The site itself is located on the eastern side of South Waggoner Road, just south of the Messiah Lutheran Church. Property itself is approximately nine acres and as mentioned, Zoned S.R. Suburban Residential. The current plan is shown in front of you proposes 80 town home units. There are three new streets into the development. Each street is planned to be privately owned. There are two access points on the South Waggoner and one to the church property to the north. All of the new streets will have sidewalks on both sides. We're also proposing an eight foot wide asphalt path trail along the front of the property, as well as at the back of the property running just on the eastern side of the detention base and up to the new cul-de-sac. As far as there'll be a small mailbox cluster at the cul-de-sac for all the residents to get their mail, there'll be no individual mailboxes, they'll all be in the cluster at the cul-de-sac. All the proposed development are outside of the existing floodway to the stream, to the southeast, I should say. There will also be a single central storm water management basin, will be used to control any increase in storm water runoff. See the new landscaping we're proposing on the perimeter of the project. While it's not final, we're still working on some of the details for that. But you can see the landscape that's proposed here. Each lot itself will have a dawn to dusk lamp post and there will be some lights at the intersection of the main roads as well for lighting. We do have some slides of the townhome units and what those will look like. I believe those were included in your packets when we made our submission. So I guess with that, unless, John, you have something to add, we can just open it up to questions from here.

Mr. Zollars: OK, Commissioners, Mr. Hicks do you want to go first?

Mr. Hicks: Thank you, Mr. Chairman. I appreciate that. I want to thank everyone here tonight. So I had a few questions, I was going to pull up my notes here. A few questions in regards to the plan, I think we have some technical things. In respect to the landscape plan, just reviewing what's being proposed in the landscape plan. I don't see any landscaping along Waggoner Road and I don't see any street trees along the interior private roads. Those are a little bit concerning. And then my third comment on the landscape plan is that it's basically just two species of red, maple and blue spruce or some sort of evergreen, but there's not like a variety of species. Just working in the industry, it just seems like I think we learn from some of the

blights of ash, some of those things and try to mix up the species of the different trees in them and the community so that if there's ever something that takes out one particular species, that the particular development wouldn't get kind of wiped out all the trees. So I think those were my comments on the landscape plan. I had a question in regard to the setback on Waggoner Road. Obviously, one of the biggest issues with folks that live on Waggoner Road is the traffic. The city has been taking the initiative to come up with a plan to be able to improve Waggoner Road over a number of years and multiple phases in order to address a lot of those problems. And I just want to make sure, because I don't see anything on the drawings that says what the setback is from whatever the new property line will be on that part of the parcel from Waggoner Road. So if you guys if anybody could address that, I would appreciate it just to make sure that it meets our code in regards to that would be a front yard setback.

Mr. Moore: Absolutely, we did review your guy's proposed Waggoner road expansion and did the design in accordance with that.

Mr. Hicks: So that'll probably involve the dedication of right of way in order to accommodate that. Whatever that new property line will be, your front property line, we would need to know what the front yard building set back would be.

Mr. Bowsher: Well, it's a little hard to sort of understand because we don't have the final engineering done currently right now, Mr. Hicks, so to understand sort of know where that is going to eventually be, you know, we're about a year away from being able to fully do that right now. With the current setback, it is in compliance to all zoning measures for front yard setbacks.

Mr. Hicks: I would just say to approve something that within a year we know is going to become a nonconforming issue. So, you know, that doesn't impact all the units. It's just probably three townhouse units along there, maybe, maybe just two. But I just want to make sure that's being addressed here. I'm not crazy about having two separate curb cuts. I think we've covered this on a different proposal and Planning Commission member Benner and I have discussed this just having two different curb cuts along Waggoner road and both of them being full access. I don't even think the last one that we had was full access. And that kind of ties into the traffic study. Well, the traffic letter that we received that didn't calculate the number of trips. Seeing enough of these calculations and the traffic study trips, my only comment would be it appears based upon the number of units that your unit count be below what's going to be required for a traffic access study for city use requirements. All the other submissions that we've had before this, there were actual counts still provided for that. So I didn't see those, unless I missed those. I would like you to also please address that. And then my final comment would just be building elevation's specifically side elevations. I believe we got some side elevations and I think their expectation would be that there would be some upgraded elevations for the buildings that face Waggoner. Those are obviously very close to Waggoner Road, very visible and as of right now, have absolutely no landscaping in front of

them. And we would want to see that those would be high quality in order to ensure that they look nice on Waggoner Road. So those are all of my comments trying to be as concise as possible and that will be it. Thank you, Mr. Chairman.

Mr. Zollars: Thanks, Mr. Hicks. I have a question. So on this screen we're looking at and I don't remember the name of the road that would be you turn left at the church and go down the hill. You know what road I'm talking about? I can't remember the name of it. Where is that on here? Is that like just past the red line on the top left corner? Is that the drive, that road going down that hill there? Yeah, right, right over to your left across Waggoner.

Mr. Bowsher: Mr. Zollars, what you're talking about is a private drive that's here for the church. So this line that goes up, that's shown on their plans as conceptual. I believe the mayor and myself got information from the church that said they do not want to have the connectivity that's to the north up there. So this was addressed in the BZBA meeting as well as what if the connectivity could not be made, then the adjustment in engineering would be that they would just have a couple of parking spots up there and it would just be a stub off there to allow for those unions to have access to the other residential streets, but not a connection point from one parcel to the next. If you're talking about what's over to the West Side, that's just a private drive into a condominium and apartment complex.

Mr. Zollars: Right, OK. But further north, the development, the housing development on the west side, down the hill, that driveway. Where I'm going with this is there's going to be driveways entering and exiting Waggoner. And then we're adding two more curb cuts on Waggoner. Is the county and everyone that's going to do the Waggoner road redevelopment going to play to this card or we're going to get ourselves in trouble because we don't know what that Waggoner road correction is going to be?

Mr. Bowsher: Well, so as far as the Waggoner road *inaudible* so and if you're talking about lane width we discussed this in BZBA. So they're not going to be building the multiuse trail because we don't want to have them put something in that we're going to tear up just like we did with MI. They will be giving us the dollar amount that would be placed in improving said improvements. And when we go and do Waggoner Road, we would put that in. So there was a total amount that we worked with MI. I will also work with this developer as well at the same time. There's ample enough room on both sides, basically from Priestly, south. There's actually a lot more right away and less coordination than what we'll have to do Priestly to broad. So there is ample space that's here. In fact, there's already existing right away for us to redo the entire road and expand it to where we need to. The problem in lies with us having to expand to bring in the multiuse trail on the east side and the sidewalk on the west side. So that is where our additional right away ask will be coming from to make sure that we're providing those pedestrian amenities that we have heard and listened to the residents here on Waggoner Road time and time again say that is needed for the safety concerns and we absolutely agree. So it's a

must, but that's where those right away adjustments are coming from.

Mr. Furst: Gentleman just to speak to as well, because I was at the BZBA meeting, the developer has agreed to a zero dollar grant additional right away if it's necessary to make those Waggoner Road improvements. But also, Mr. Bowsher kind of dovetailing with Mr. Hicks point about the landscaping, is it outside of the question that we could maybe get the city to commit to planting some trees, at least along the Waggoner Road when you do those developments? Because that's typically kind of how that road is landscaped.

Mr. Bowsher: I think that's a fair point. I think also discussing that with the developer today on if they're willing to add additional landscaping, sort of buffer for that.

Mr. Furst: Well, I wouldn't want to. The problem is, I wouldn't want to plant trees once again, like the path you'd have to tear up to widen the road.

Mr. Bowsher: No, I totally agree. I guess what I was getting towards is, number one, which it doesn't look like they have a lot there. So if we're asking them to put that there, that's fine. Then we'll work with them to come up with a dollar amount. So that could be planted there after those road improvements were done.

Mr. Zollars: Mr. Benner, do you have any questions?

Mr. Benner: I do very quickly. Mr. Hicks mentioned the traffic count that he did not see, and I too didn't see it. I see a letter saying the information has been attached to this letter, but the information wasn't provided in the packet, or at least I didn't see it. Do we have any further idea of when that count was done?

Mr. Furst: Yeah, that was pre pandemic ODOT data. It was in the BZBA packet actually. I think max trip count was 280.

Mr. Benner: Is there an opportunity for us to get that attachment? Does anybody have it?

Mr. Spagnola Ed if you have access to that can you share on the screen, please?

Mr. Moore: I can check, I don't think I do. I know it was a one page document that we submitted, but I don't think I have it here where I could share the screen. I think we submitted it during the original submission.

Mr. Bowsher: Emily, do you have it?

Ms. Wheeler: I'm looking for it. I guess we could pull it from the BZBA packet and share from there.

Mr. Bowsher: It also should be known to and I think Mr. Hicks had asked for it an

email earlier this week, but this developer also utilize the traffic counts for the pre covid apartment complex that was denied on this site a couple of years back with obviously significant more trip counts with significant more units. So that was factored into their decision making when drafting their analysis.

Mr. Zollars: While we're looking for that, can someone tell me the height of these buildings?

Mr. Sheffler: Tom, I believe you're on here, right?

Mr. Carmody: Yeah, I don't know. I'd have to confirm that. I don't know right offhand.

Mr. Brown: Yeah, this is Jason with Ryan Homes. I will try to dive into that exact dimension.

Mr. Moore: I do know that they're; I know the reason you ask that question. I do know that we proposed this same building at Rosehill and they are under the height requirement for Reynoldsburg.

Mr. Zollars: Ok, that's what I was wondering for.

Mr. Sheffler: I found the trip count sheet. I'll try and either share my screen or e-mail. Ed, I'll e-mail it to you. You can share your screen.

Mr. Moore: These are just the basic, I guess, basic counts that we, we actually received this from traffic engineer we normally work with. It was basically you plug in the number of units and it spits out some of these trip counts.

Mr. Benner: So this is kind of a cut and paste thing, it doesn't have anything to do with the actual traffic on Waggoner Road.

Mr. Moore: Yeah, we didn't do actual counts to come up with this equation these numbers.

Mr. Benner: I don't think that anyone who lives anywhere near here doesn't expect that this is going to be a traffic problem. Whether the cookie cutter chip counts, regardless of what they say. I actually live here and see it every day. And traffic backs up on Waggoner Road North. Almost all the way to the not to church north of you, but another church about another half mile up. So traffic is a concern.

Mr. Spagnola Mr. Benner, we did also review a traffic study done by the apartment complex that was potentially going to go in here a few years ago, and our trip counts were going to be significantly less than that. Also it did not go over the peak or whatever it was to get the access study. It says Aliana on here, I apologize. It's my daughter's Zoom thing. I couldn't figure out how to change it.

Mr. Zollars: Good question, Mr. Benner. Mr. Hicks, you have anything else other than you said you had landscaping, you have other questions?

Mr. Hicks: Well, I mean, just to close out traffic. I just want to make sure that these calculations and I've seen how this calculation is done before. It's based on the land use type. So this is a specific housing type and it's got a specific value so that's how they calculate that. The city, my understanding has requirements in regards to how many trips you're going to create, kind of determines how much of an in depth of a traffic study you have to perform. And it appears that Mr. Bowsher, anybody wants to chime in, case on off here it appears that these number of trips are going to be low enough there would not warrant a traffic access study or like a full blown traffic study, regional traffic study. So I just want to make sure that this information is being added to the record as part of this submission, so that everybody's aware that this work has been performed and that it's been addressed. The landscaping thing. You know, I think it's appropriate, especially with the character of the houses along Waggoner Road, Waggoner Road is for better, for worse, sort of a rural feeling road with a significant amount of landscaping and trees on either side of it. And I think as folks are coming out of the downtown or old Reynoldsburg area, that we need to start addressing that. This is the first property that I think it would be very appropriate to have trees along Waggoner road. So I think it kind of gets to the root of some of my questions or just our concerns. I would say, about the submittal is that you effectively have three full access curb cuts, assuming that you're able to obtain permission from the church to the north and the proximity of the units to Waggoner Road and then the lack of landscaping along Waggoner road and then the architecture along Waggoner Road. I think in order to get my support for this particular site plan, I think those things need to be addressed. So just to reiterate, I think traffic it seems like you've done the calculations, but I don't know if that necessarily warrants three full access curb cuts along that road. I don't know if that's comprehensively helping address our problems in regards to the traffic that everybody lives up and down that road has to deal with.

Mr. Furst: Mr. Bowsher, you did say that the mayor had reached out to the church and they would not be making that connection to the church property, is that correct?

Mr. Bowsher: Correct.

Mr. Spagnola So what we'll do there is turn that into like a little hammerhead area with some parking stalls, we just put that on there on the original rendering prior to us getting any information back from the church.

Mr. Cullinan: I guess, with that regard, how does the fire department feel with one access?

Mr. Bowsher: There would still be two accesses. It just wouldn't be the third.

Mr. Cullinan: So there be the two very close together accesses on Waggoner Road.

Mr. Bowsher: And then not the one up to the north up into the private drive.

Mr. Zollars: What is on units twenty four, five, six and seven, what's that? Is that all green space between the back of those building? Or I guess. What would that be? I don't know what's twenty seven, twenty fourth or twenty seven facing Waggoner. Would that be the back of the building?

Mr. Moore: These units right here, right?

Mr. Zollars: That's all grass.

Mr. Moore: That's correct. Yes.

Mr. Zollars: OK. Is that just grass or are you going to do any anything special in there? Any dog park or anything at all?

Mr. Bowsher: That's a pretty good sizable slope that's there. It's kind of already exist now. So those will be kind of sitting up on a hill. So those trees, probably when they come in, there's probably going to be a lot of visibility there. So doing some sort of park like amenity outside of grass would probably be kind of difficult with that slope. Actually at the site and the reason why it's laid out this way and why we had that apartment complex that came in, because this is a challenging site. Obviously the storm water management area from walking through the site, it sits all the way down very low grade. You can see the trail that they had on sort of the back end. It's got to take a pretty decent grade that's down there. They're keeping that where it is. So the homes will be on a similar grade, pretty flattened even and build up sort of on a plateau. And then it kind of meanders back down towards Waggoner Road. So a lot of this really won't even be seen from the road.

Mr. Zollars: OK, thanks.

Mr. Furst: To Mr. Hicks concerns about the landscaping. John, would you be amenable to working with the city about coming to some sort of solution about finding some trees along Waggoner Road?

Mr. Spagnola: We will. We definitely will. What we proposed here was just a proposed landscaping plan. When we go through engineering, we'll tweak this up and we'll add some landscaping along Waggoner Road.

Mr. Sheffler: And whatever proposed landscaping we come up with, obviously, Andrew, we can talk about the fee in lieu of and, you know, work with your construction schedule.

Mr. Bowsher: Of course. I mean, once we get fully into the engineering and you

understand sort of those costs, the same thing that we did with MI during their process came up with a fee structure, we would just make sure that would be equivalent. Obviously that was based on some of their linear footage on Waggoner Road. You'll obviously have significantly less. Obviously, their development is three hundred fifty four homes and you're 80. So it kind of goes into the calculation.

Mr. Zollars: I have a question, one of the things that Mr. Hicks addressed was the front look of the Waggoner Road facing properties. Any early thoughts from the developer on what to do to modify, enhance that a little bit?

Mr. Spagnola You're getting the landscaping package.

Mr. Zollars: No. Steven what word did you use?

Mr. Hicks: The building elevation's. I think we had a supplemental email that came through with some additional building elevations, but exactly, you know, which elevation would be applicable to that area wasn't clear. And there certainly a lot of variety. I'd hate to see an essentially a three story wall of vinyl all along Waggoner road. And I'm there's some different options that you guys have in regards to facades and coverings to include things like stone and windows and shutters.

Mr. Brown: This Jason Brown with Ryan Homes. As you mentioned, we certainly have several of those options. So once we kind of finalize the landscaping plan to see what fits, I'm looking at several options right now. Broken up by three, four or five windows on one example with both siding stone or vertical board and baton shake shingles. So we have plenty of those options to choose from. So I think it just whatever look matches over there, we can certainly solve that on those three, four or five elevations that are along Waggoner.

Mr. Benner: That's exactly what we were asking for, and I think that addresses that particular issue.

Mr. Zollars: Yeah, I'm fine with that, Mr. Furst are you good with that commitment?

Mr. Furst: Yeah.

Mr. Cullinan: Yeah, just an email going out to us to kind of look at it.

Mr. Zollars: OK, any other comments from the presenters? Staff, you have anything you want to add or comment on? Commissioner, is anything from you?

Mr. Hicks: Mr. Chairman, I think just try to communicate exactly what I think needs to happen in order to warrant support for the project. You know, I hate having to sort of just conditionally approve things when we get a little bit more complex than just like one single thing or maybe two single things. So, I mean, my preference here would be to just table this proposal and give the opportunity for the development

team to modify the landscape plan to address the building, set back issue on the front there and to address the elevations. I certainly know that delays 30 days on a project are challenging. But, you know, without much scrutiny there is and how many people drive up and down Waggoner road in this area of the city every day. I think it's more important that we get this right than to just expedite this. I'm supportive of the use and supportive of the product that's going to go there. Ryan's a good company, has a great product. I think this is the right fit for this spot in the city. But I think that there are some pretty significant details here that need to get worked out first before we approve this and pass it along to city staff to enforce. So my preference would be to table this submission tonight and ask if the developers could go to work to make some adjustments in order to address these issues and bring it back to us next month.

Mr. Zollars: Comments on Mr. Hicks statement, anybody?

Mr. Furst: Mr. Hicks, could you just so everybody's clear. Could you lay out exactly what you would like them to do if we were going to vote to table that this evening?

Mr. Hicks: Yeah, I think one of the biggest things that I understand that the Waggoner road improvements, we're still working on exactly what the right away dedication would be. But I really don't feel comfortable approving a project that will turn right around within a year or two and become a nonconforming use because the front yard setback is not sufficient. So I think that there's two of those lots that need to be examined and maybe they work, maybe they don't. I think that needs to be addressed. I think there needs to be additional landscaping, some variety in the landscaping, landscaping along Waggoner Road to make it more appropriate to fit in with the rest of the development that's along Waggoner Road. I think we need to finalize what the access situation is. I know that you're saying you could just hammerhead that going into the church, but we need to get that issue resolved and it needs to be concluded that that's just going to end right there, be a hammerhead rather than be a third access. Within the two access, one of them probably should be a right and right out. I've tried to work on projects and other municipalities, and if I brought them three full curb cuts, it normally doesn't work. Maybe two works, but maybe one of them is limited access. I would like some maybe the city engineer EMH&T to provide some input on that. The elevations, I think you already have the elevation's available what Ryan Homes traditionally does. I think you pick some of the nicer ones to put alongside elevations there along Waggoner road. Then I think I feel more comfortable about it fitting in with our existing code and within that existing community.

Mr. Zollars: Fellow commissioners, any feedback, pushback?

Mr. Cullinan: I agree with Mr. Hick's comments, especially the three full access curb cuts on the short stretch of Waggoner.

Mr. Zollars: I agree with that.

Mr. Benner: Mr. Chairman. There's only going to be two right? Curb cuts. I keep hearing three, but the one was denied. So we're really only looking at two. I like the idea of right in, right out. I don't have an issue with that. I guess at this point than maybe asking us commissioners how we feel. How if we table this, how is this going to affect the developer? Any comments from the developer?

Mr. Spagnola Yeah, I mean, we can definitely work through your issues. I mean, obviously our preference wouldn't be the table, but we understand if that would need to be. And, you know, we could work through the access points and the landscaping and get you guys some firm shots on the renderings and get it back out to you.

Mr. Zollars: I appreciate that.

Mr. Benner: Well, I would just say in that case to Mr. Hicks would like to make a motion. I think it's time.

Mr. Hicks: Mr. Chairman, I'd like to make a motion that we tabled the application. To our next regularly scheduled or special meeting. Next meeting.

Mr. Benner: I'll second that.

Mr. Zollars: OK, very good. We have a first and second comment? Any additional comments, I should say. OK, staff, could you read the roll, please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes, Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	TABLED [UNANIMOUS]	Next: 4/1/2021 6:00 PM
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Keith Benner	
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 4, 2021 6:00 PM (APPROVAL OF MINUTES)

Received


CITY OF REYNOLDSBURG

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

JAN 21 2021

Reynoldsburg Building Division

App # Case#: 2021-5020
Date Submitted: 1/21/21
Fee Amount: \$ 500.00

☒ Paid: CK

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
1220-1222 South Waggoner Road
Description of Location:

Parcel ID#(s):
060-008195,060-009282,060-000208

Number of Lots: 80 Present Zoning: SR Present Use: Residential

Complete Where Applicable:

Engineer/Surveyor: Sheffler EngineeringBuilder/Developer: Ryan Homes / JAS Builders**FOR DISTRICT CHANGE ONLY**

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Wilson Ridge, LLC / Wilson Ridge II, LLC

Property Owner Address(s):
12224 Woodsfield Circle,
Pickerington, OH 43147

III. APPLICANT INFORMATION

Applicant Name:
JAS Builders, LLC
Applicant Phone Number:
724-426-1965

Applicant Address:
257 Grove City Road, Slippery Rock, PA 16057
Applicant Email:
johns@sandyhilldev.com

☐ Property Owner☐ Business Owner/Tenant☒ Contractor☒ Architect/Engineer**PROJECT INFORMATION**

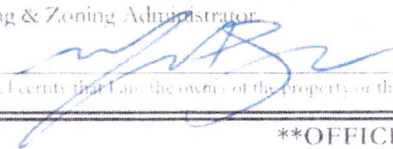
☐ District Change (Rezoning)
\$750 Residential plus \$50 per lot. \$1,000 Non-Residential

☐ Amendment of
Development Plan or Text
\$500

☒ Major Site Plan
\$500

Description of Project: We are proposing a single family attached development. All units will be fee simple lots listed for sale.We are proposing a single family attached development. All units will be fee simple lots listed for sale.

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

Applicant Signature: Date: 1-5-21

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

☐ BZBA**Planning Com Meeting**Date: 3/4/2021☐ Approved by Board☐ Approved by Commission☐ Filed☐ Denied**City Council Meeting**

Date: _____

☐ Approved by Board☐ Approved by Commission☐ Filed☐ Denied

P&Z Action: _____

Date: _____

Checklist Complete: _____

Date: _____

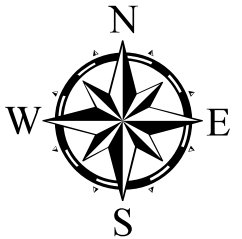
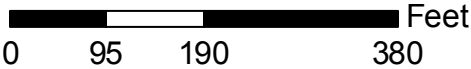


Printed Date: 2/11/2021

The City of Reynoldsburg Utility GIS

Map Title

1 inch = 188 feet



Attachment: Aerial (App #2021-5020, 1220-1222 South Waggoner Road, JAS Builders, LLC)

January 13, 2021

Mr. Andrew Bowsher
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068

**RE: Wilson Ridge
S. Waggoner Road Townhome Development
Traffic Summary Narrative**

Dear Mr. Bowsher:

We have prepared a trip count evaluation for the new townhome development, to be located along S. Waggoner Road, and that information has been attached to this letter.

It is also in our experience that a development of this size would not require any offsite public improvements such as turning lanes or signalization.

As you can see on the proposed site plans, we are proposing two access points onto S. Waggoner Road and another access into the adjacent church property. All three access points will be full-access, 2-way directional traffic. There will not be any restrictions of turning movements.

If you should need any additional information please contact this office.

Respectfully Submitted,
Sheffler & Company, Inc.



Edward M. Moore

Attachment: 2021-01-13 Traffic Summary to City (App #2021-5020, 1220-1222 South Waggoner Road, JAS Builders, LLC)

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS

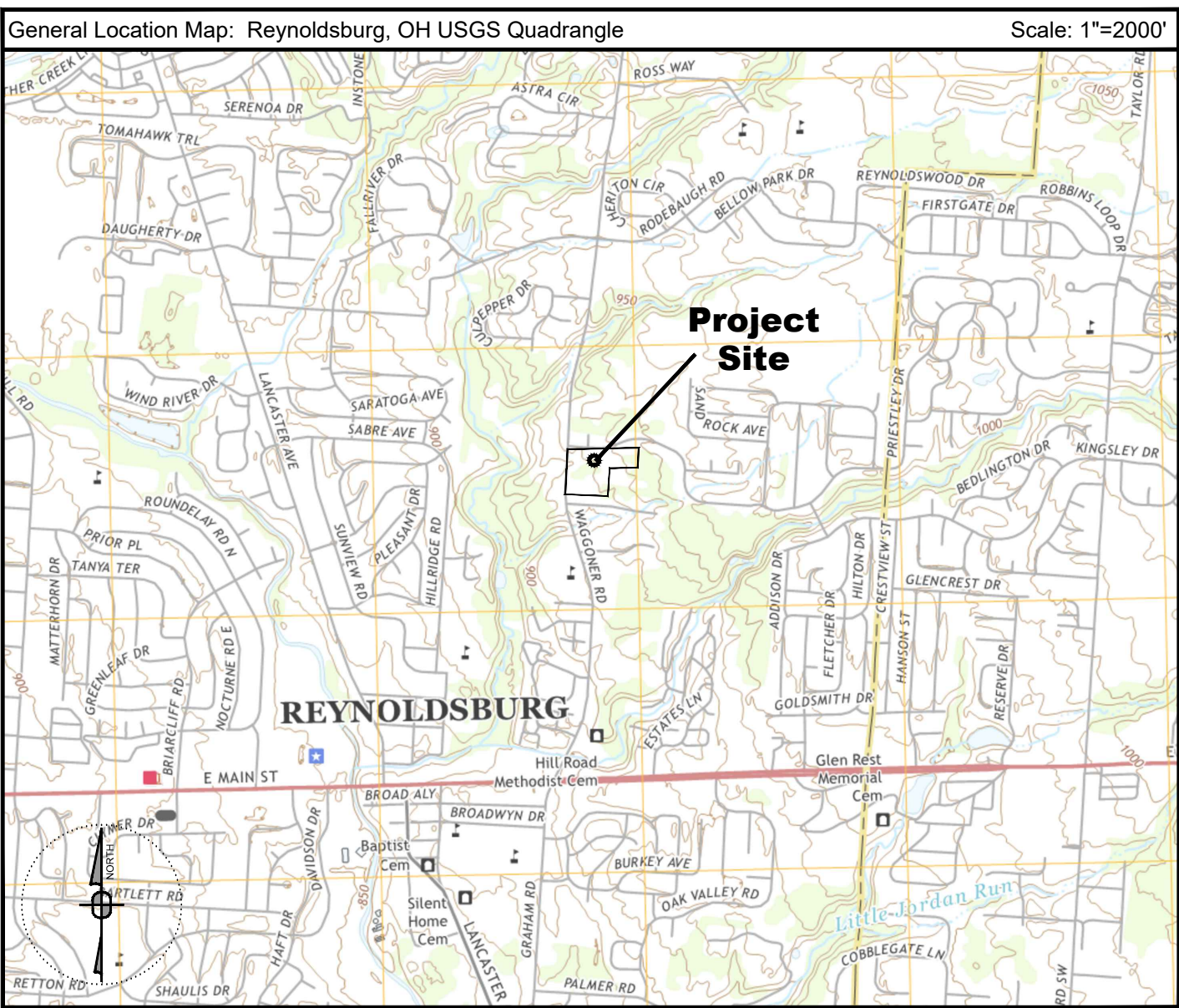
WILSON RIDGE
TOWNHOME DEVELOPMENT

City of Reynoldsburg, County of Franklin, State of Ohio

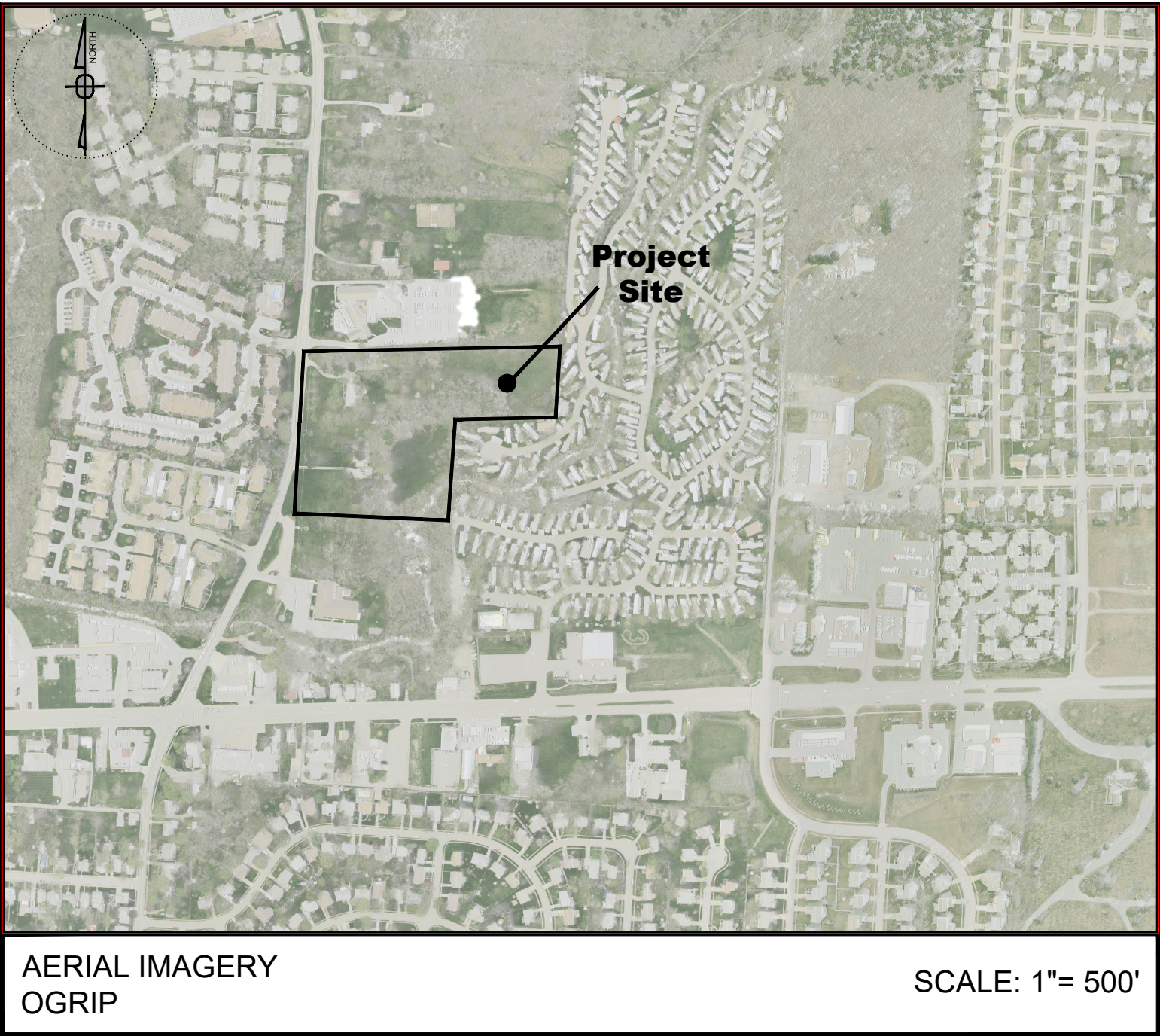
Prepared For:

JAS Builders, LLC

SITE LOCATION MAP



SITE LOCATION MAP



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

Preliminary Submission Date: January 13, 2021

DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	Title Sheet
C100	Existing Conditions Survey
REC-1	Wilson Ridge Townhome Subdivision Plan (Index)
REC-2	Wilson Ridge Townhome Subdivision Plan
REC-3	Wilson Ridge Townhome Subdivision Plan (Drainage Easements)
REC-4	Wilson Ridge Townhome Subdivision Plan (Sanitary & Utility Easements)
C200	Site / Grading Plan
C210	Street Profiles
C300	Storm Sewer Plan
C310	Storm Sewer Profiles
C400	Sanitary Sewer / Utility Plan
C410	Sanitary Sewer Profiles
C700-C707	General Notes & Site Details
C1000	Landscape Plan
C1100	Traffic Circulation Plan
C1200	Building Elevations
C1300	Lighting Plan

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

Prepared By:



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

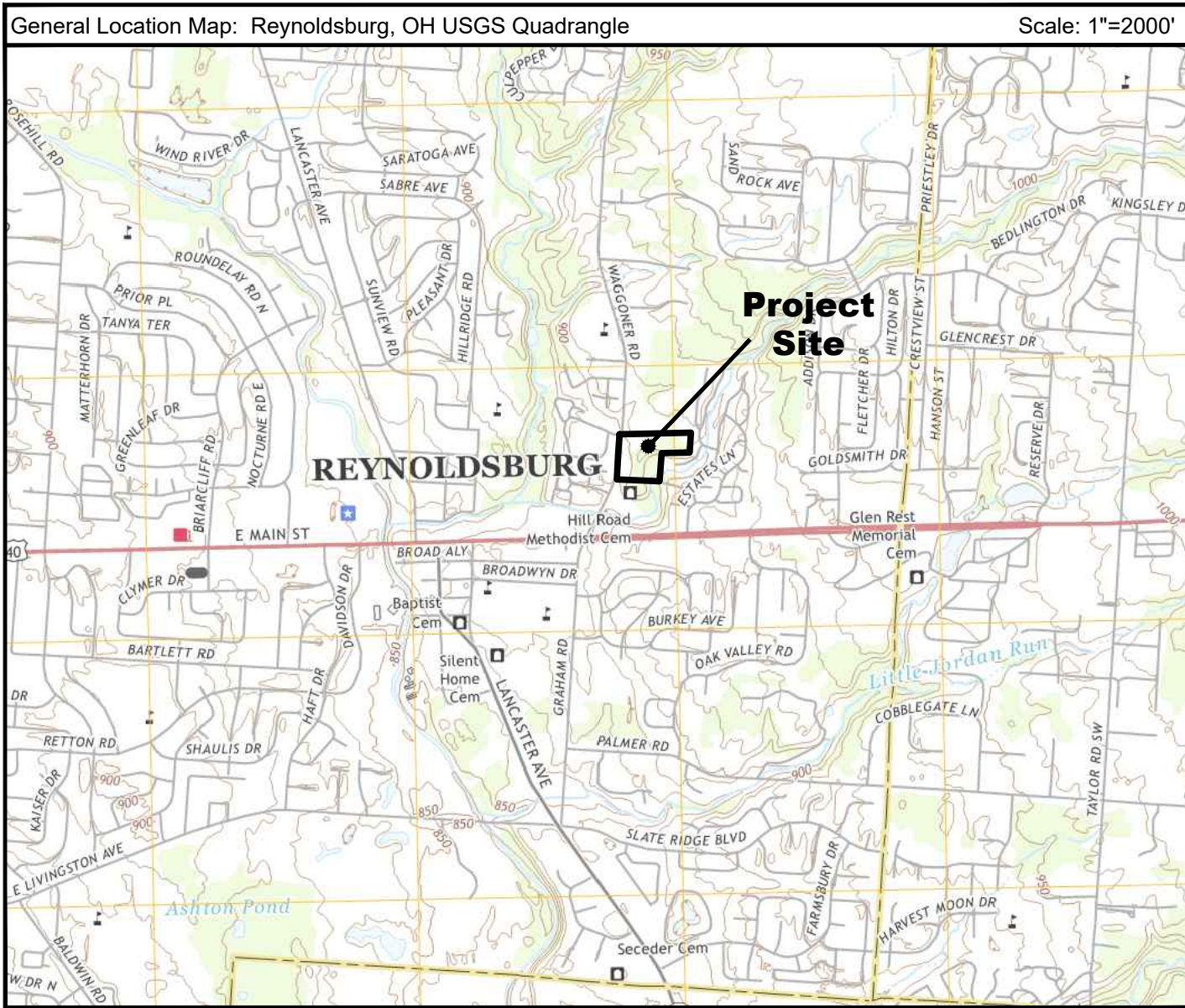


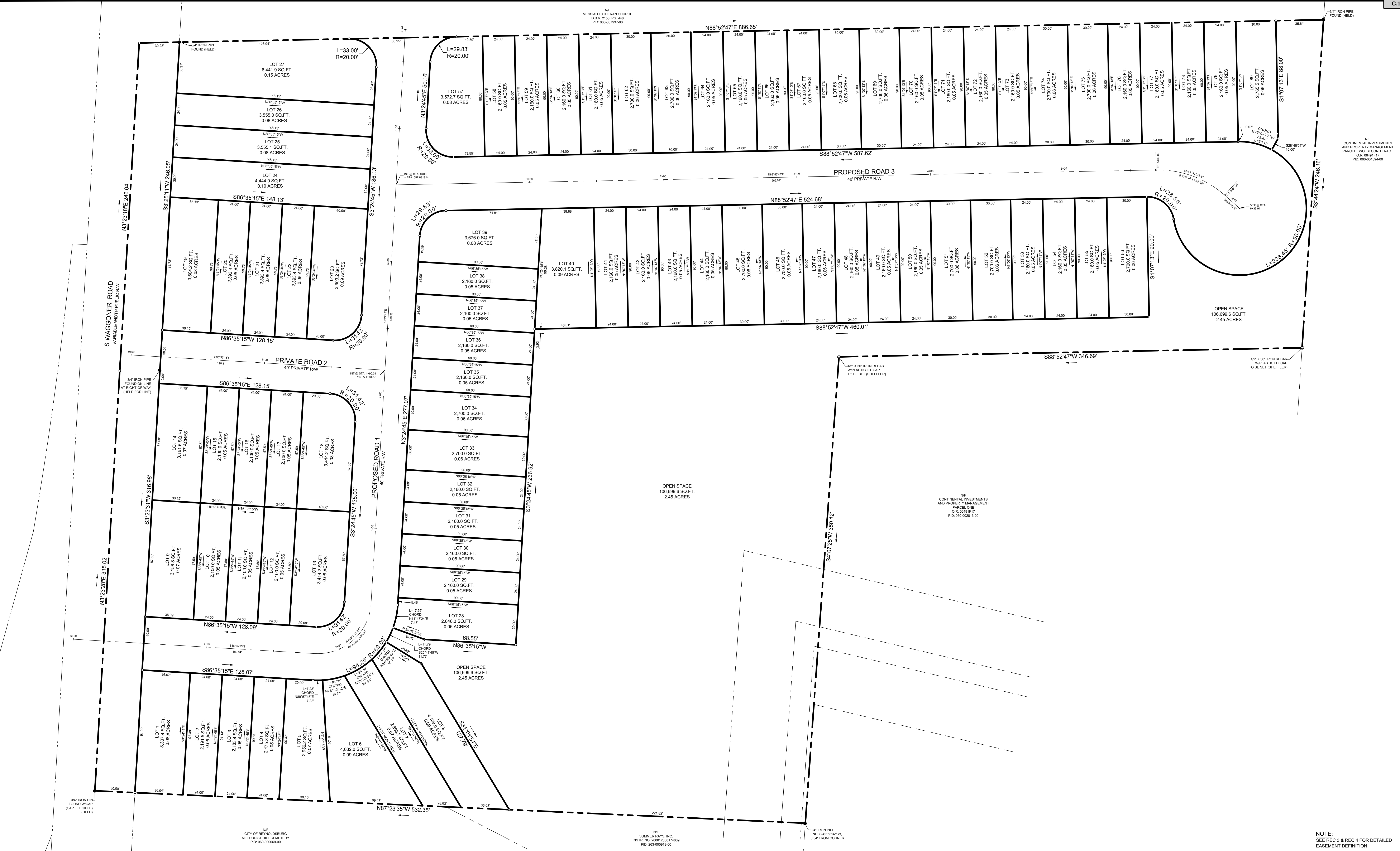
General Notes:

1. MENDHAM SHOWN COASTLINE IS BASED ON GRID NORTH FROM GPS OBSERVATIONS CONDUCTED IN THE OHIO SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS AND PLANS OF RECORD.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN EXPOSED BY THE CONTRACTOR. THEREFORE, THE UTILITIES PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL BE RESPONSIBLE IF THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOWN MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION OF THE PROJECT.
3. VERTICAL CONTROL, SHOWN HEREON IS NAD 83 BASED UPON FIELD OBSERVATIONS FOR GPS OBSERVATIONS ALONG WITH LEAPD CONTROL DATA PROVIDED BY THE CONTRACTOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION PROVIDED FOR THE AREA OUTSIDE OF THE SURVEYED AREA.
4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT REPRESENTS LINES WITHIN PLATTED AREAS OF OTHER AREAS. AREAS OF FLOOD HAZARD ARE SHOWN BY THE FLOODLINE AND ARE FLOODWAY ARE AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 38040C0303C, BEARING AN EFFECTIVE DATE OF 09/01/2015. OTHER AREAS OF FLOOD HAZARD ARE DETERMINED TO BE OUTSIDE OF ITS 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE A DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS. ZONE B DENOTES AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SOAKLE MILE. ZONE C DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. ZONE D DENOTES AREAS OF 1% ANNUAL CHANCE FLOOD DETERMINED, & FLOODWAY AREAS IN ZONE A DENOTE THE CHANNEL OF A STREAM FLOOD OR AN ADJACENT FLOODPLAIN AREAS THAT MUST BE FLOODED TO PREVENT FLOODING OF AREAS OUTSIDE OF THE FLOODPLAIN. FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HAZARD.
5. THIS PLAN WAS PREPARED FOR THE BENEFIT OF A CURRENT LAND TITLE REPORT.

Packet Pg. 17

Registered Surveyor No.

Packet Pg. 18



POCS SER. #: DESIGN - B035600494-00B
DIG - B035600498-00B

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

Horizontal Scale

1 inch = 30 ft.

North Arrow

Date:	Revision Description:	By:	Professional Seal:	Prepared By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		

Wilson Ridge Townhome Subdivision Plan (Lot Subdivision Detail)	
Prepared For:	JAS Builders, LLC
Situate In:	City of Reynoldsburg, County of Franklin, State of Ohio

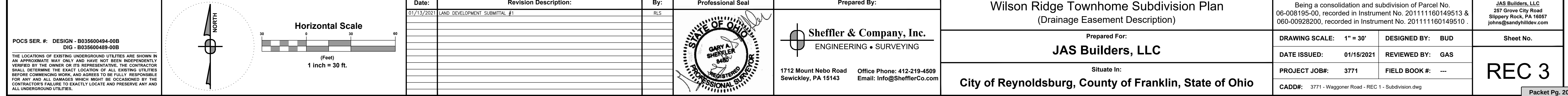
Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510.	
DRAWING SCALE:	1" = 30'
DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021
REVIEWED BY:	GAS
PROJECT JOB#:	3771
FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg

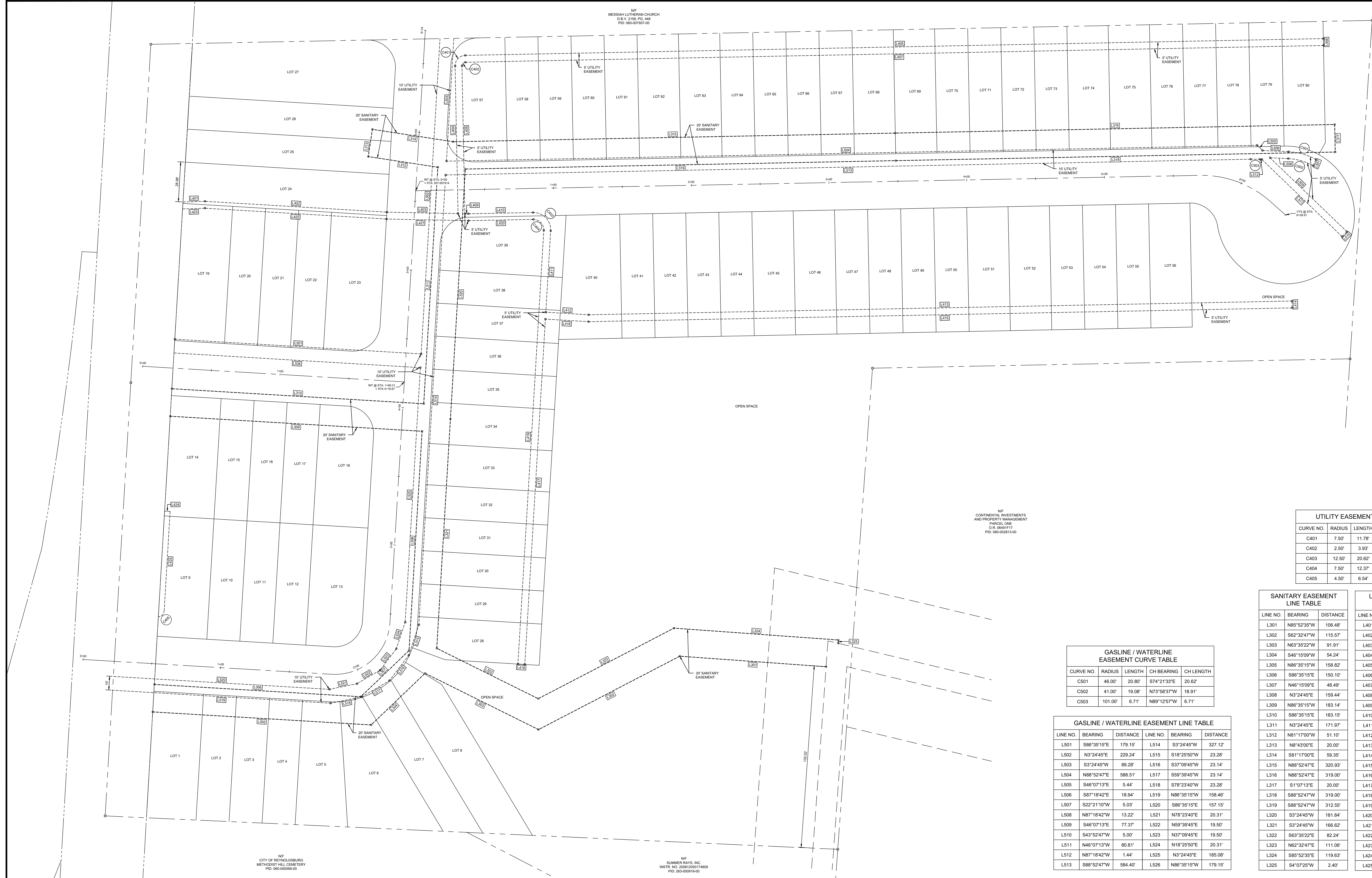
JAS Builders, LLC 257 Grove City Road Shippery Rock, PA 16087 johns@sandyhilldev.com	
Sheet No.	REC 2

NOTE:
SEE REC 3 & REC 4 FOR DETAILED EASEMENT DEFINITION

Attachment: 3771 - Wilson Ridge - LD set - 01-13-2021 (App #2021-5020, 1220-1222 South Waggoner Road, JAS Builders, LLC)

Packet Pg. 19



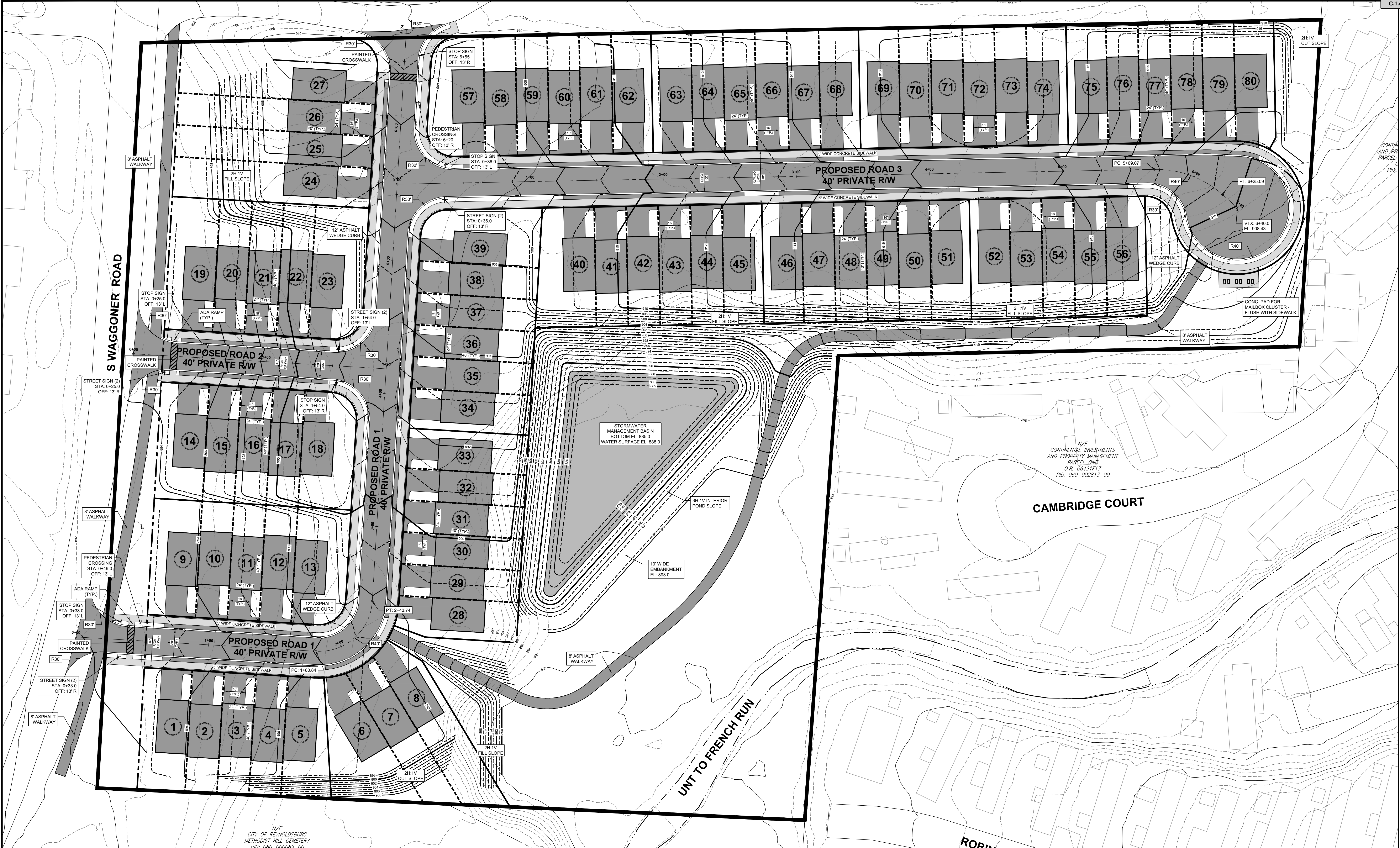


CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C401	7.50'	11.78'	N43°52'47"E	10.61'
C402	2.50'	3.93'	S43°52'47"W	3.54'
C403	12.50'	20.62'	S43°51'14"E	18.36'
C404	7.50'	12.37'	N43°51'14"W	11.02'
C405	4.50'	6.54'	N45°03'16"E	5.98'

SANITARY EASEMENT LINE TABLE			UTILITY EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L301	N85°52'35"W	106.48'	L401	N88°10'52"E	15.98'
L302	S62°32'47"W	115.57'	L402	S86°35'15"E	132.17'
L303	N63°35'22"W	91.91'	L403	S88°51'27"E	51.70'
L304	S46°15'09"W	54.24'	L404	N107°13'17"W	107.20'
L305	N86°35'15"W	158.82'	L405	N88°52'47"E	623.00'
L306	S86°35'15"E	150.10'	L406	S1°07'13"E	5.00'
L307	N46°15'09"E	48.49'	L407	S86°52'47"W	623.00'
L308	N3°24'45"E	159.44'	L408	S1°07'13"E	107.40'
L309	N86°35'15"W	183.14'	L409	S88°51'27"E	2.55'
L310	S86°35'15"E	183.15'	L410	N88°52'47"E	47.00'
L311	N3°24'45"E	171.97'	L411	S3°24'45"W	59.23'
L312	N81°17'00"W	51.10'	L412	S86°35'15"E	31.16'
L313	N85°43'00"E	20.00'	L413	N88°52'47"E	510.68'
L314	S81°17'00"E	59.35'	L414	S1°07'13"E	5.00'
L315	N88°52'47"E	320.93'	L415	N88°52'47"W	510.88'
L316	N88°52'47"E	319.00'	L416	N86°35'15"E	31.36'
L317	S1°07'13"E	20.00'	L417	S3°24'45"W	251.11'
L318	S86°52'47"W	319.00'	L418	N86°35'15"E	5.00'
L319	S88°52'47"W	312.55'	L419	N3°24'45"E	315.35'
L320	S3°24'45"W	181.84'	L420	S88°52'47"W	47.10'
L321	S3°24'45"W	166.62'	L421	N88°51'27"W	59.46'
L322	S63°35'22"E	82.24'	L422	N86°35'15"W	132.04'
L323	N62°32'47"E	111.06'	L423	S86°10'52"W	16.21'
L324	S85°52'35"E	119.63'	L424	N86°36'29"W	4.00'
L325	S4°07'25"W	2.40'	L425	N3°24'45"E	72.32'

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

GASLINE / WATERLINE EASEMENT LINE TABLE						
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	
L501	S86°35'15"E	179.15	L514	S3°24'45"W	327.12	
L502	N3°24'45"E	229.24'	L515	S18°25'50"W	23.28"	
L503	S3°24'45"W	89.28	L516	S37°09'45"W	23.14'	
L504	N88°52'47"E	588.51'	L517	S59°39'45"W	23.14'	
L505	S46°07'13"E	5.44'	L518	S78°23'40"W	23.28"	
L506	S87°18'42"E	18.94'	L519	N86°35'15"W	158.46'	
L507	S22°21'10"W	5.03'	L520	N88°35'15"E	157.15'	
L508	N67°18'42"W	13.22'	L521	N78°23'40"E	20.31"	
L509	S46°07'13"E	77.37'	L522	N59°39'45"E	19.50'	
L510	S34°52'47"W	5.00'	L523	N37°09'45"E	19.50'	
L511	N46°07'13"W	80.81'	L524	N18°25'50"E	20.31"	
L512	N67°18'42"W	1.44'	L525	S3°24'45"E	185.08'	
L513	S88°52'47"W	588.40'	L526	N86°35'15"W	179.15'	





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

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Horizontal Scale

1 inch = 30 ft.

DATE: 01/13/2021

Revision Description: LAND DEVELOPMENT SUBMITTAL #1

By: RLS

Professional Seal

STATE OF OHIO

GRAHAM LEE FERRY E-73395

REGISTERED PROFESSIONAL ENGINEER

Prepared By:

Sheffler & Company, Inc.

ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Development

Prepared For:

JAS Builders, LLC

Situate In:

City of Reynoldsburg, County of Franklin, State of Ohio

Site / Grading Plan

DRAWING SCALE: 1" = 30'

DESIGNED BY: BUD

DATE ISSUED: 01/15/2021

REVIEWED BY: GAS

PROJECT JOB#: 3771

FIELD BOOK #: ---

CADD#: 3771 - Waggoner Road - C200 - Site Plan.dwg

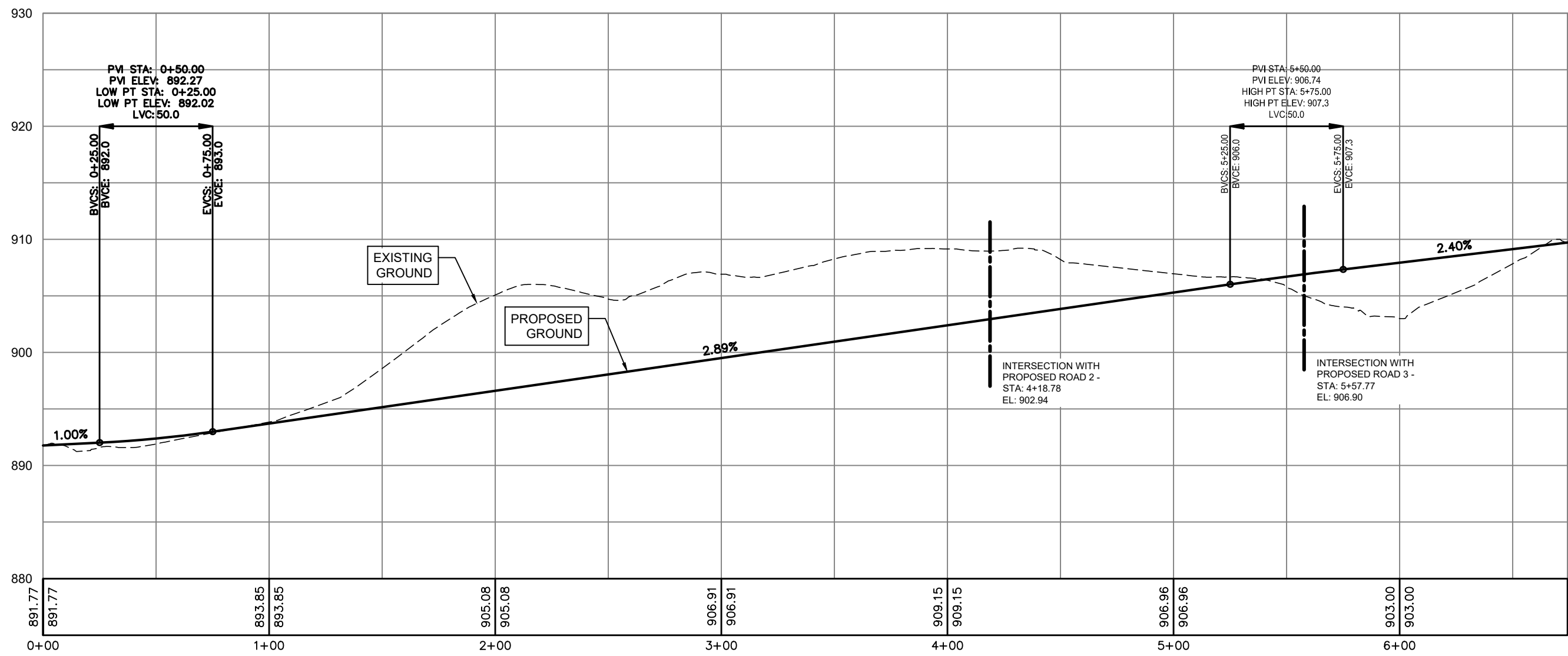
JAS Builders, LLC

257 Grove City Road
Shippery Rock, PA 16087
johns@sandyhilldev.com

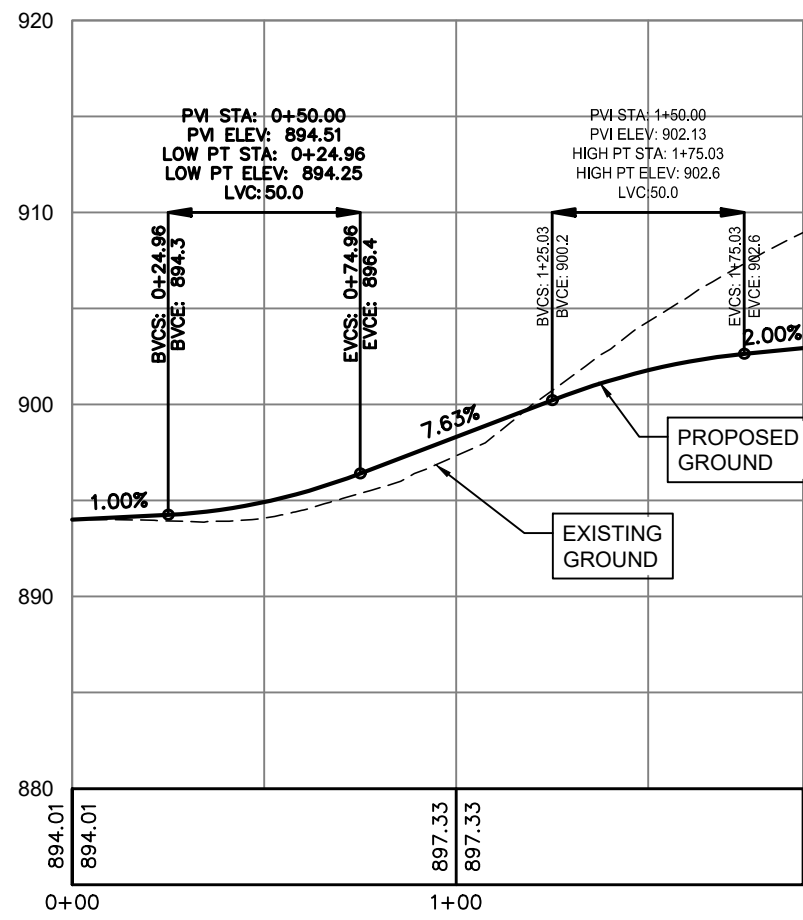
Sheet No.

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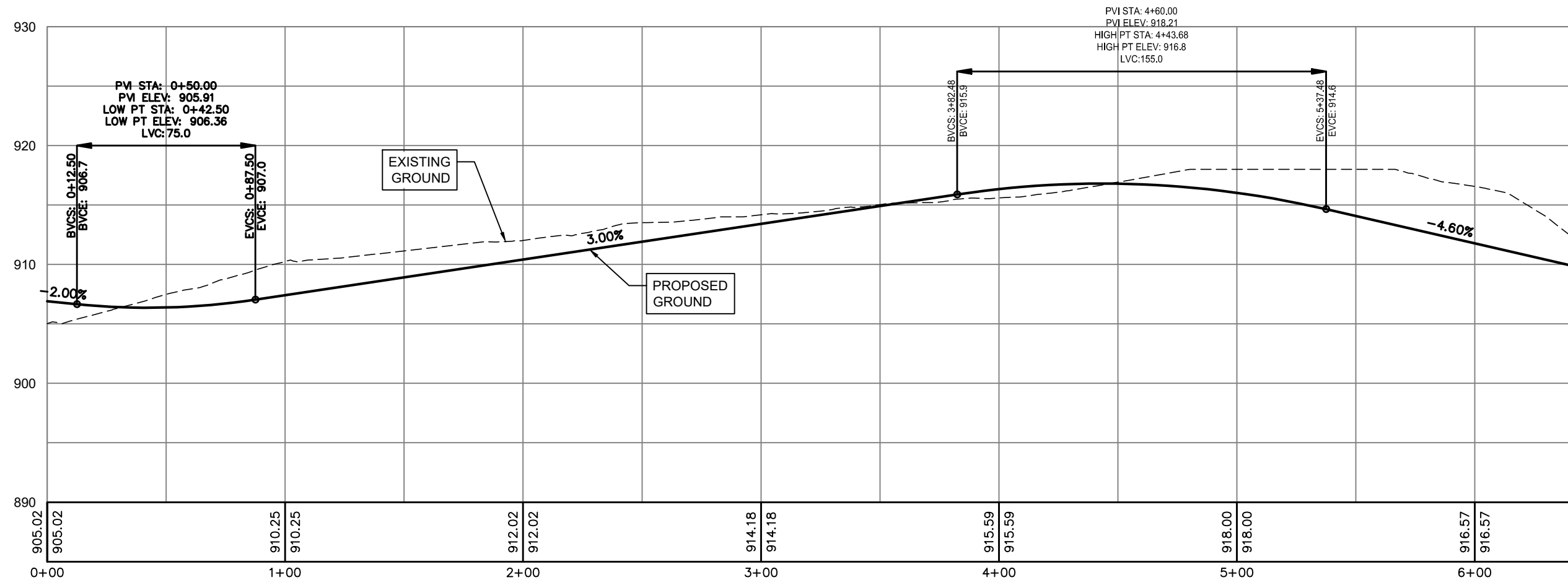
Packet Pg. 22



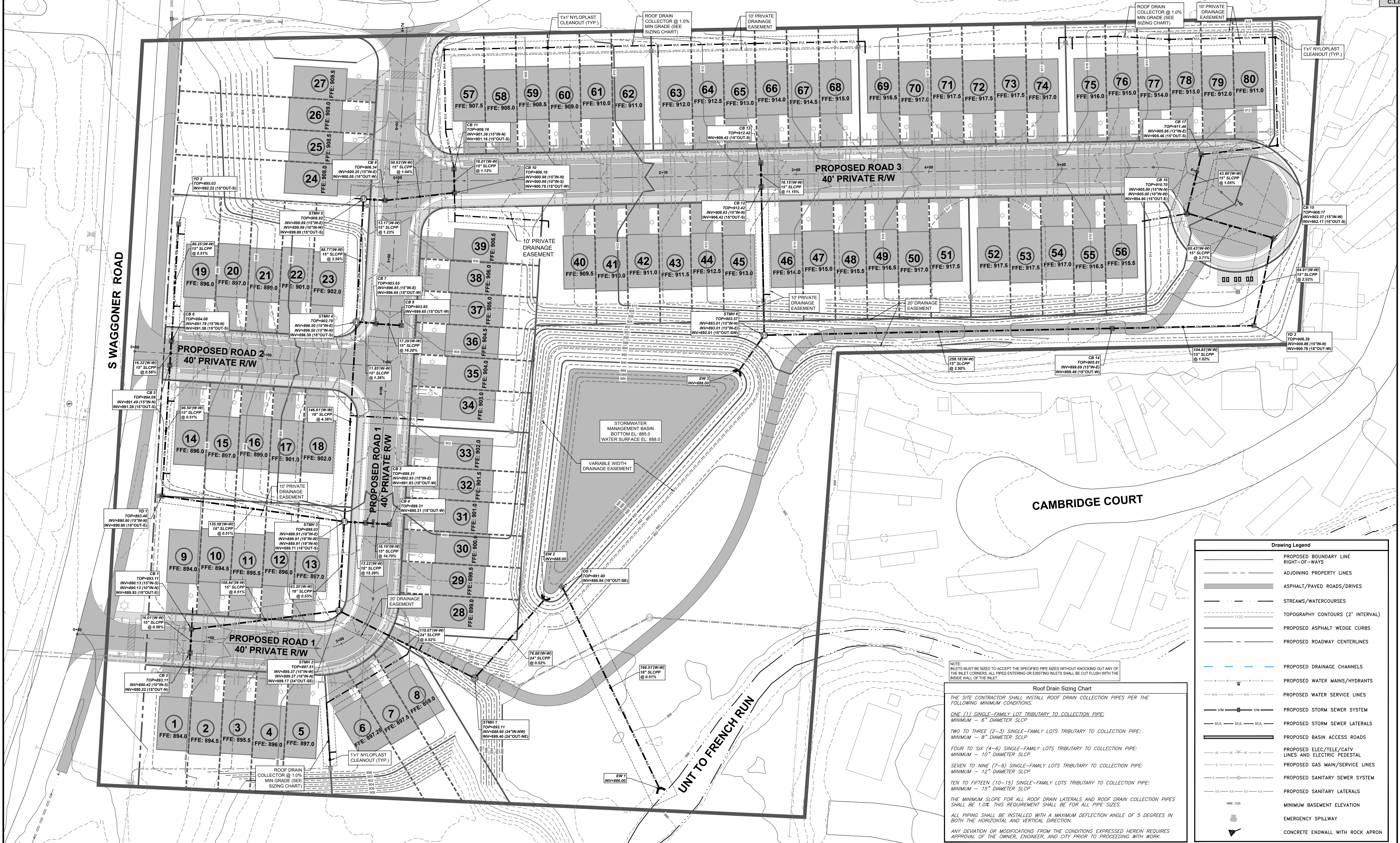
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Vertical: 1" = 10'



Proposed Road 2 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



Proposed Road 3 PROFILE
Scale- Horizontal: 1" = 50'
Vertical: 1" = 10'



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

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NORTH

Horizontal Scale

1 inch = 30 ft.

Date:	Revision Description:	By:	Professional Seal:	Prepared By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
JAS Builders, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Storm Sewer Plan (Index)

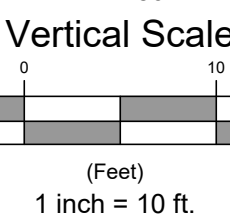
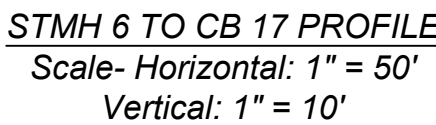
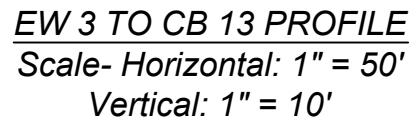
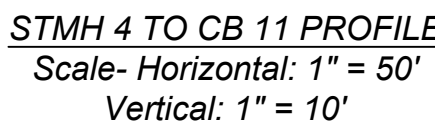
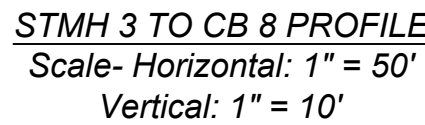
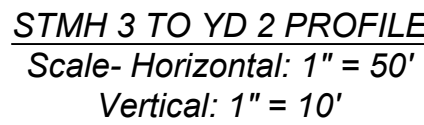
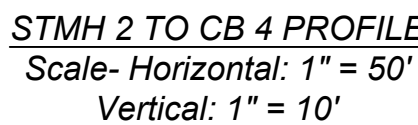
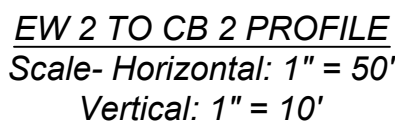
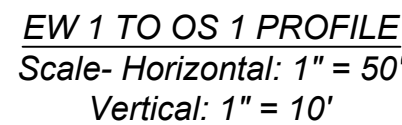
DRAWING SCALE:	1" = 30'	DESIGNED BY:	BUD
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---
CADD#:	3771 - Waggoner Road - C300 - Storm Sewer Plan.dwg		

JAS Builders, LLC
257 Grove City Road
Shipply Rock, PA 16087
johns@sandyhilldev.com

Sheet No.
C300

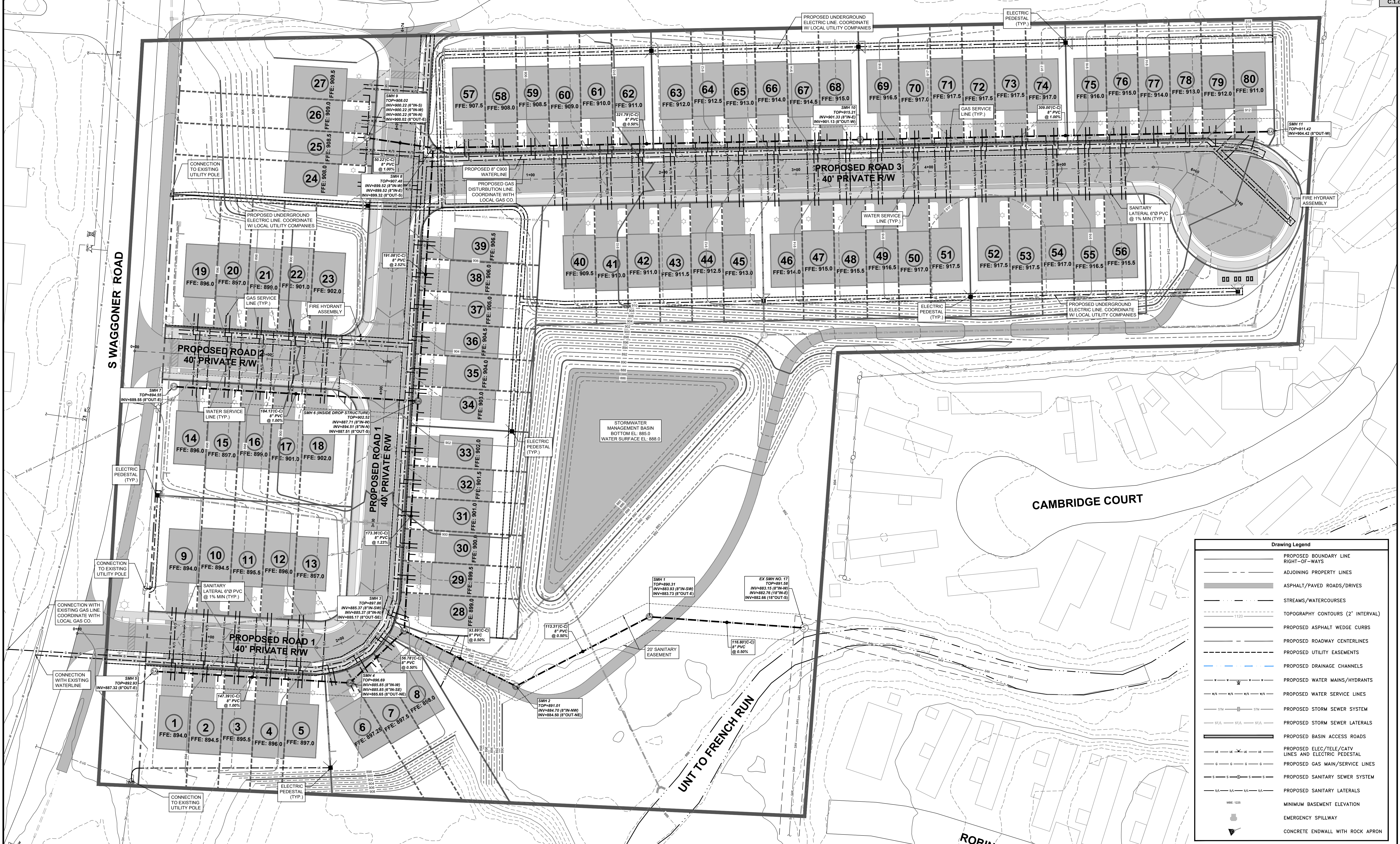
Attachment: 3771 - Wilson Ridge - LD set - 01-13-2021 (App #2021-5020, 1220-1222 South Waggoner Road, JAS Builders, LLC)

Packet Pg. 24

[illegible]

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

Packet Pg. 25



POCS SER. #: DESIGN - B035600494-00B
DIG - B035600498-00B

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Horizontal Scale

1 inch = 30 ft.

Date: 01/13/2021

Revision Description: LAND DEVELOPMENT SUBMITAL #1

By: RLS

Professional Seal

Graham Lee Ferry E-73395

Prepared By: Sheffler & Company, Inc.

ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Development

Prepared For: JAS Builders, LLC

Situate In: City of Reynoldsburg, County of Franklin, State of Ohio

Sanitary Sewer / Utility Plan

DRAWING SCALE: 1" = 30'

DATE ISSUED: 01/15/2021

PROJECT JOB#: 3771

CADD#: 3771 - Waggoner Road - C400 - Sanitary Sewer Plan.dwg

DESIGNED BY: BUD

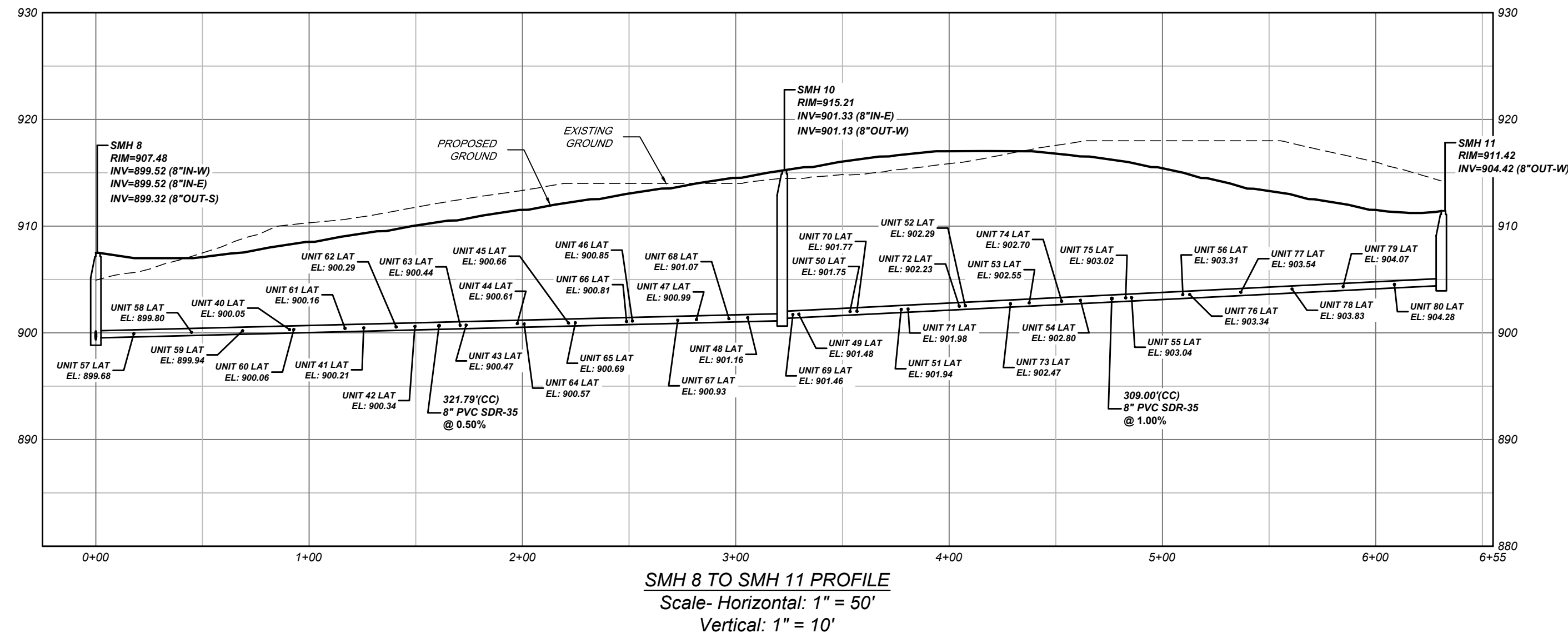
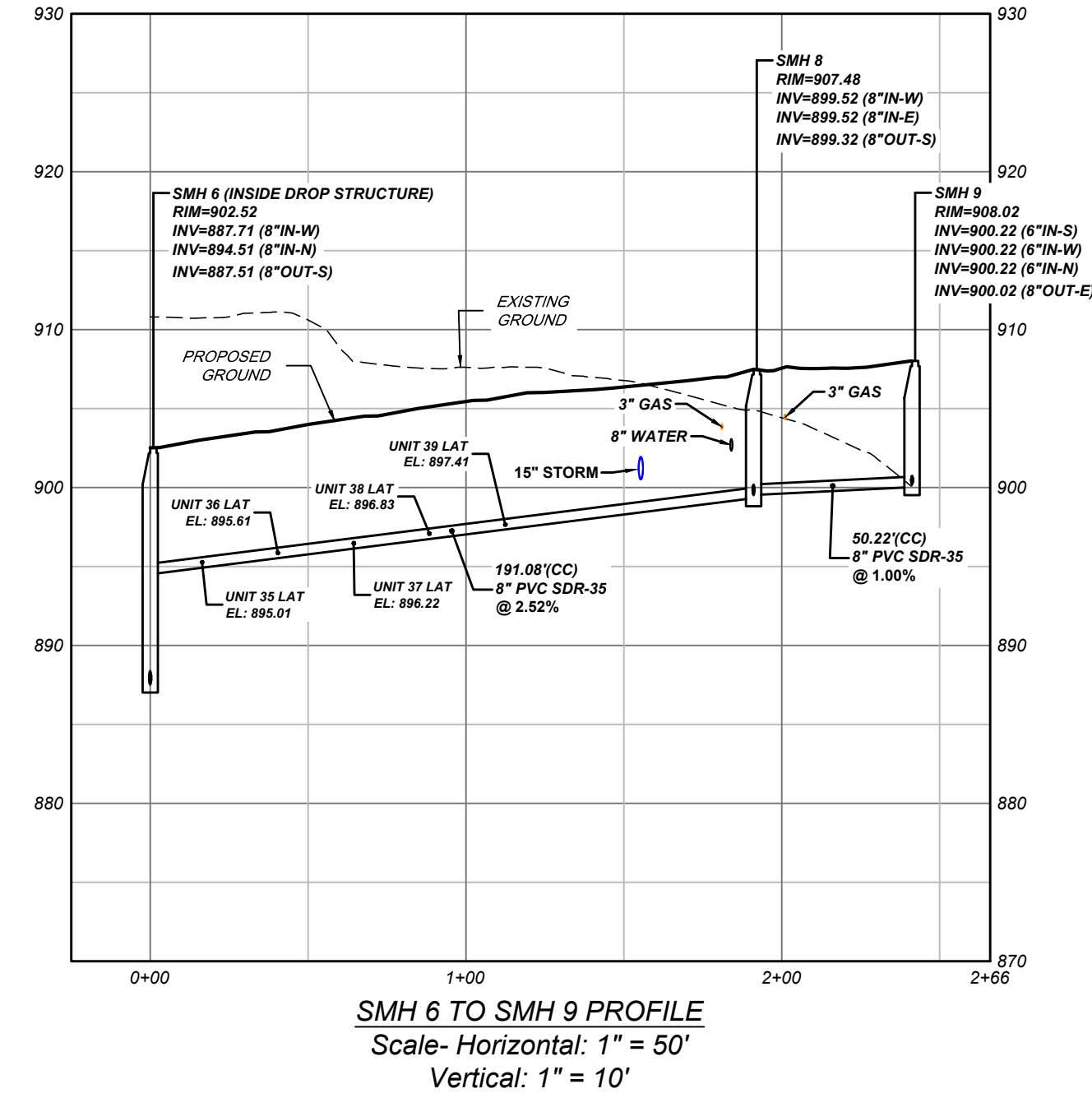
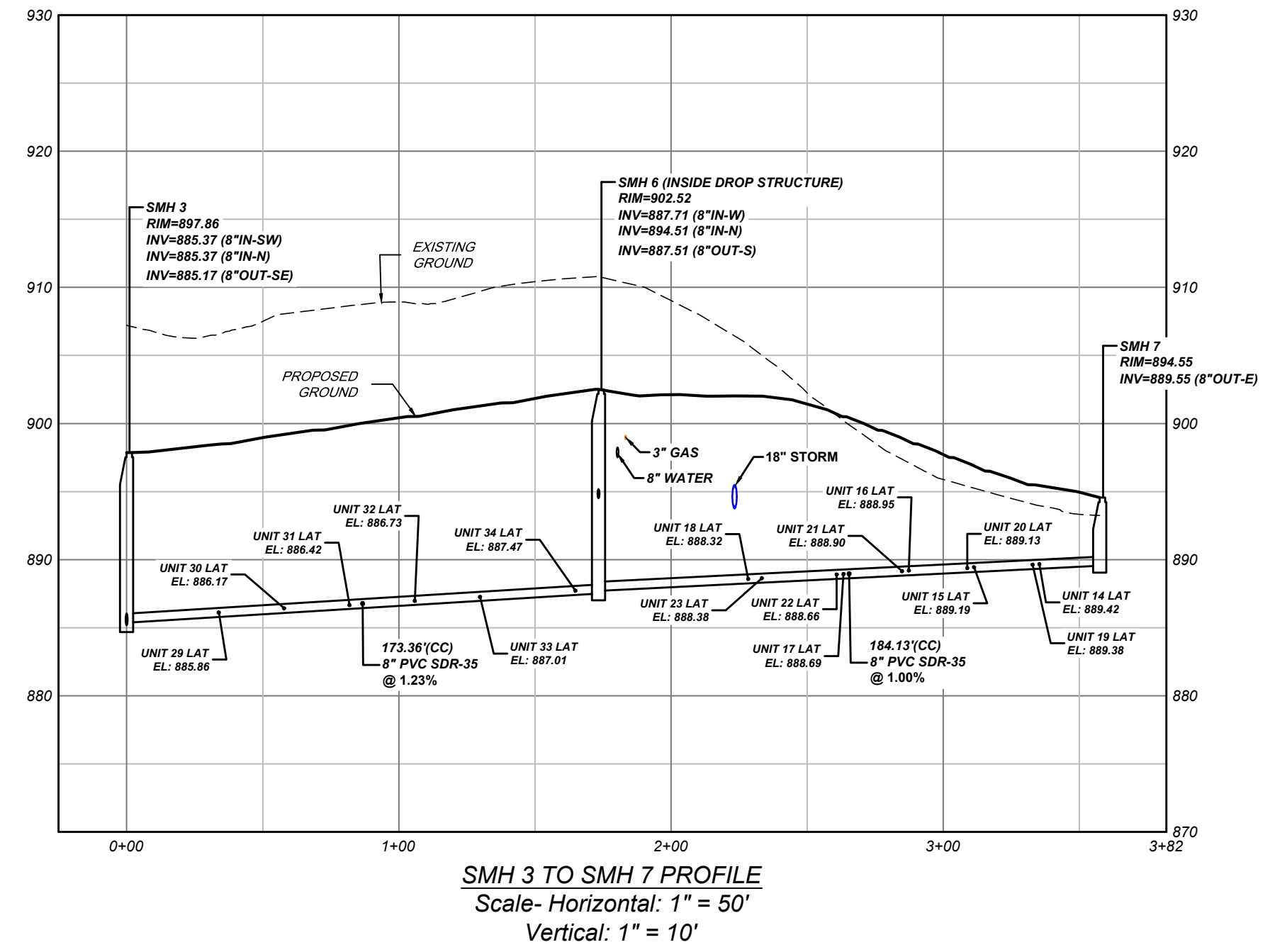
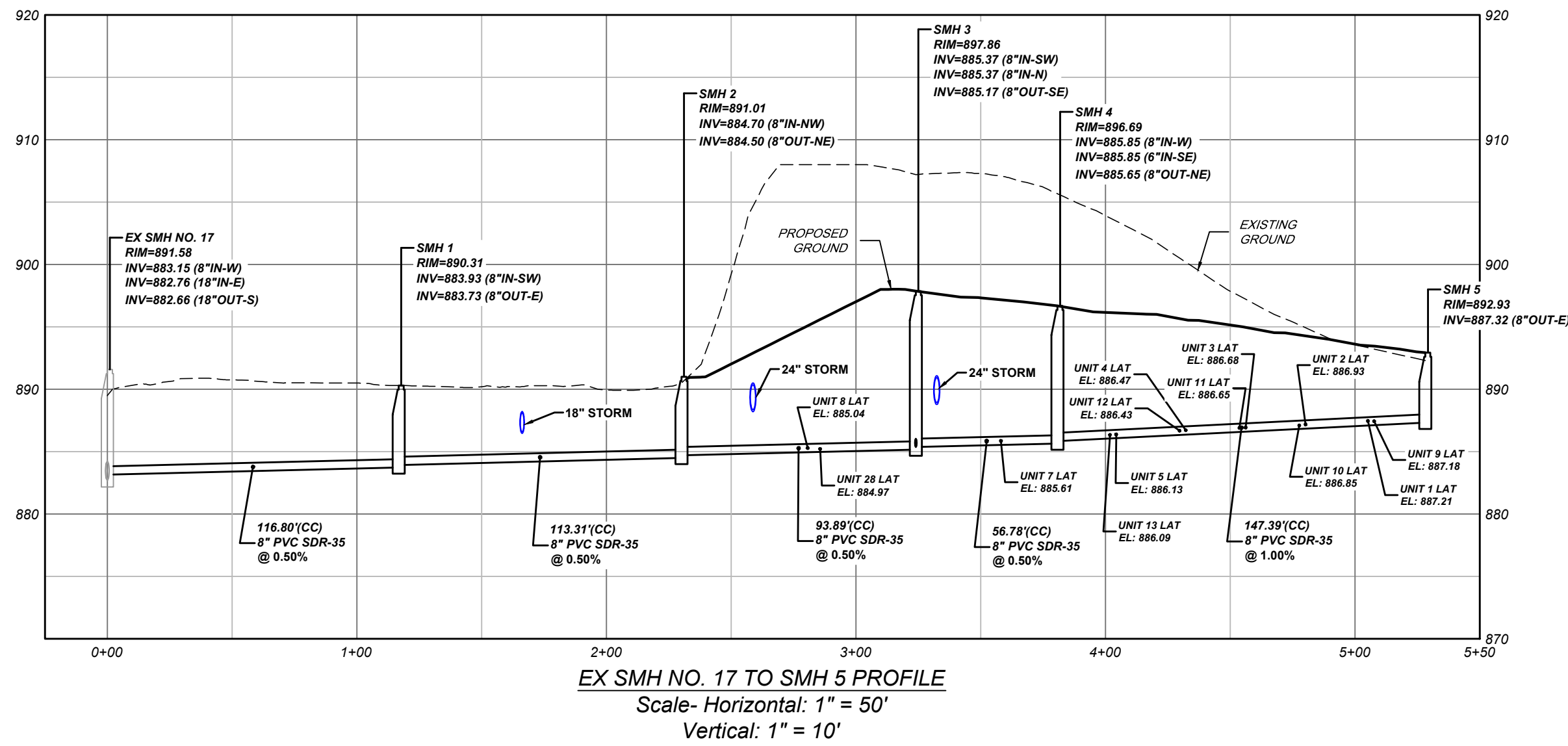
REVIEWED BY: GAS

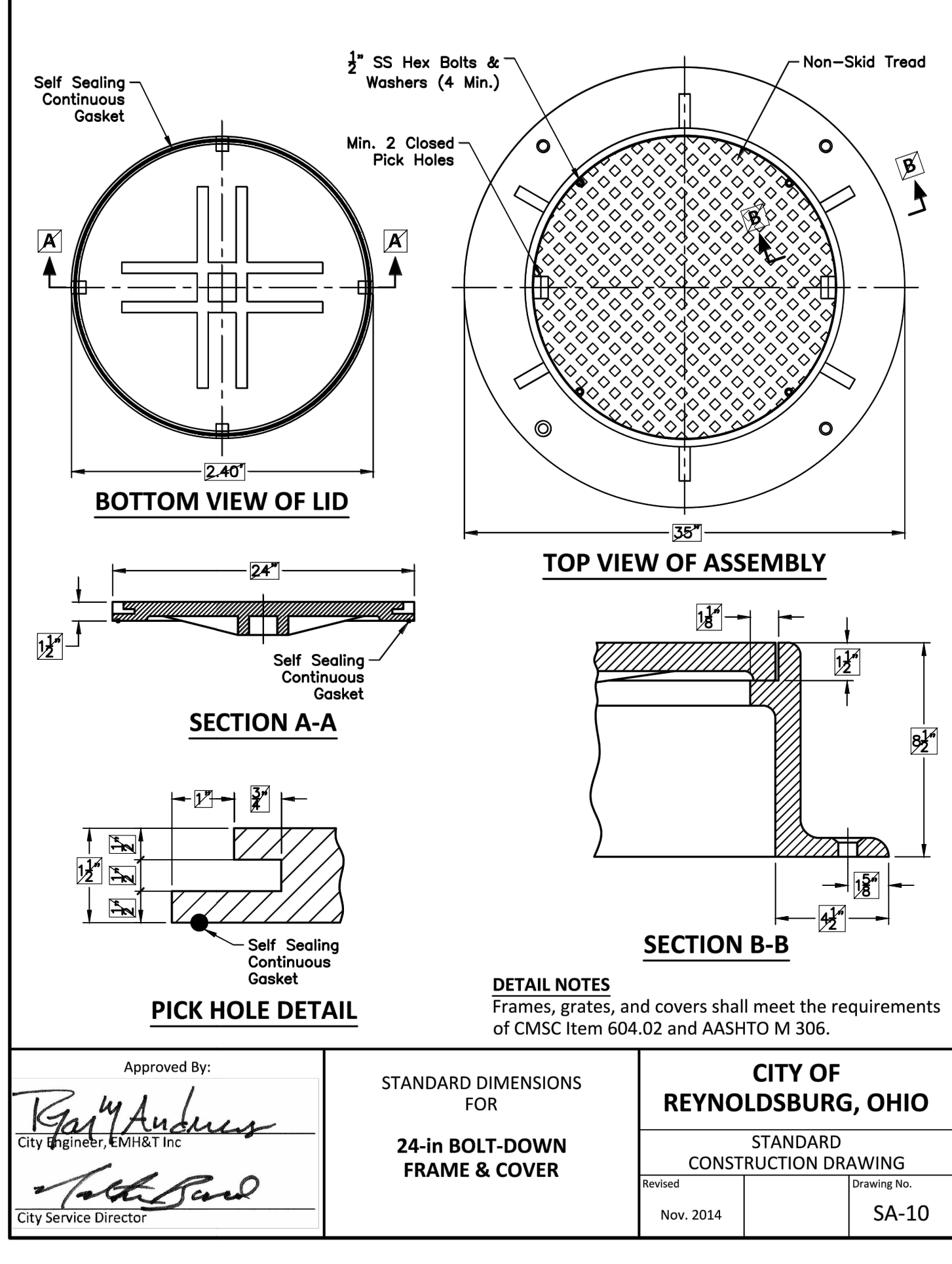
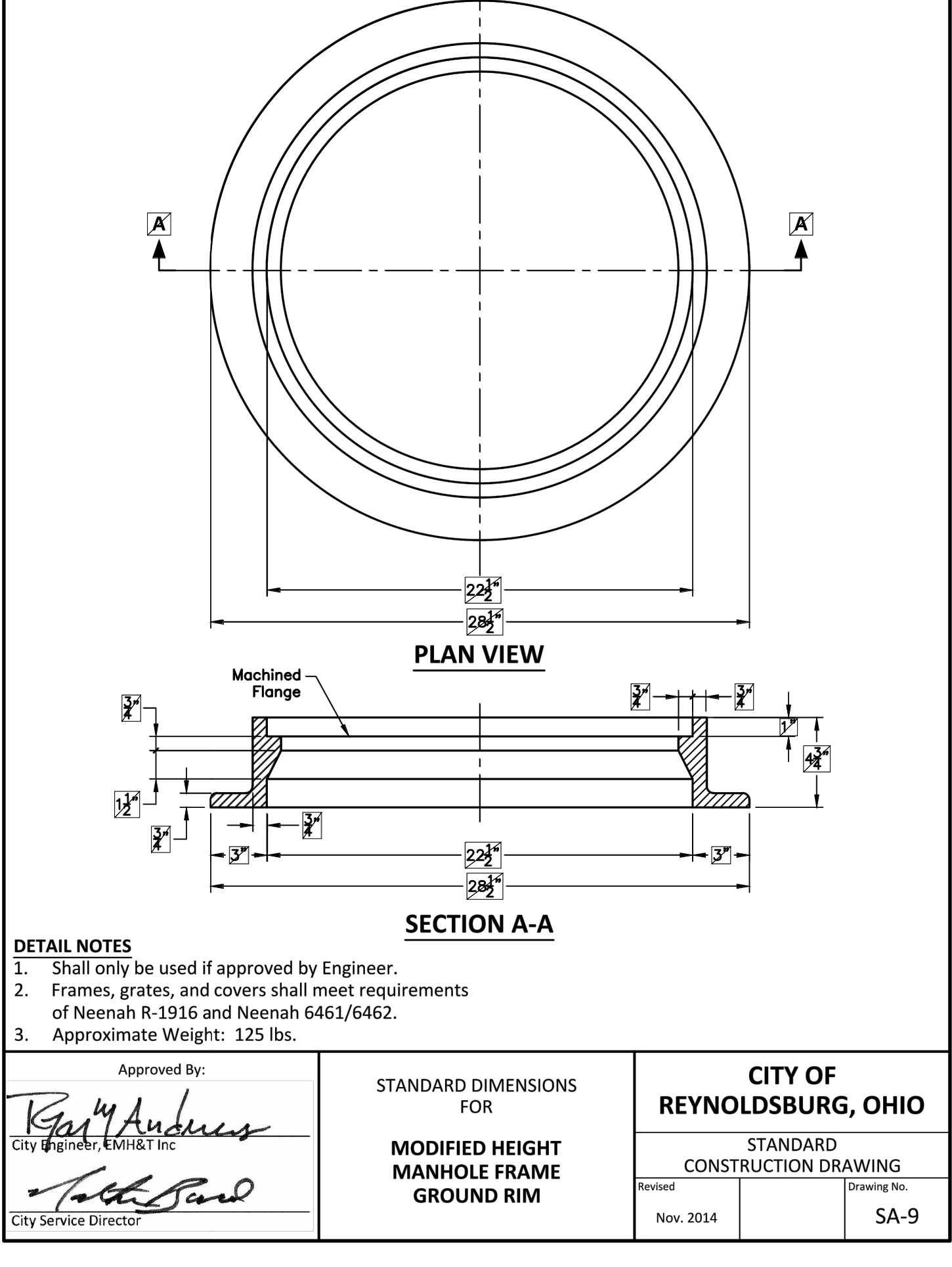
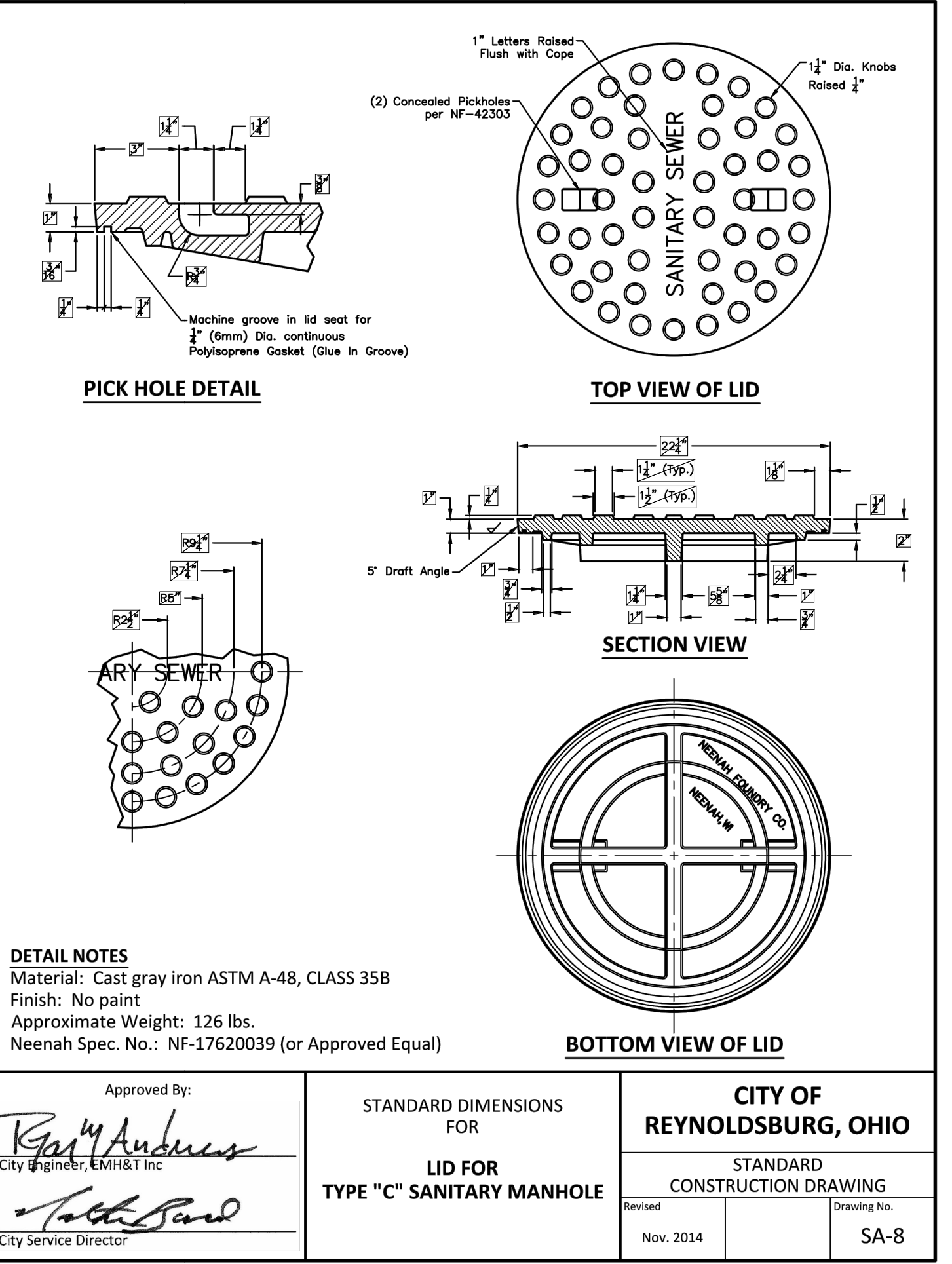
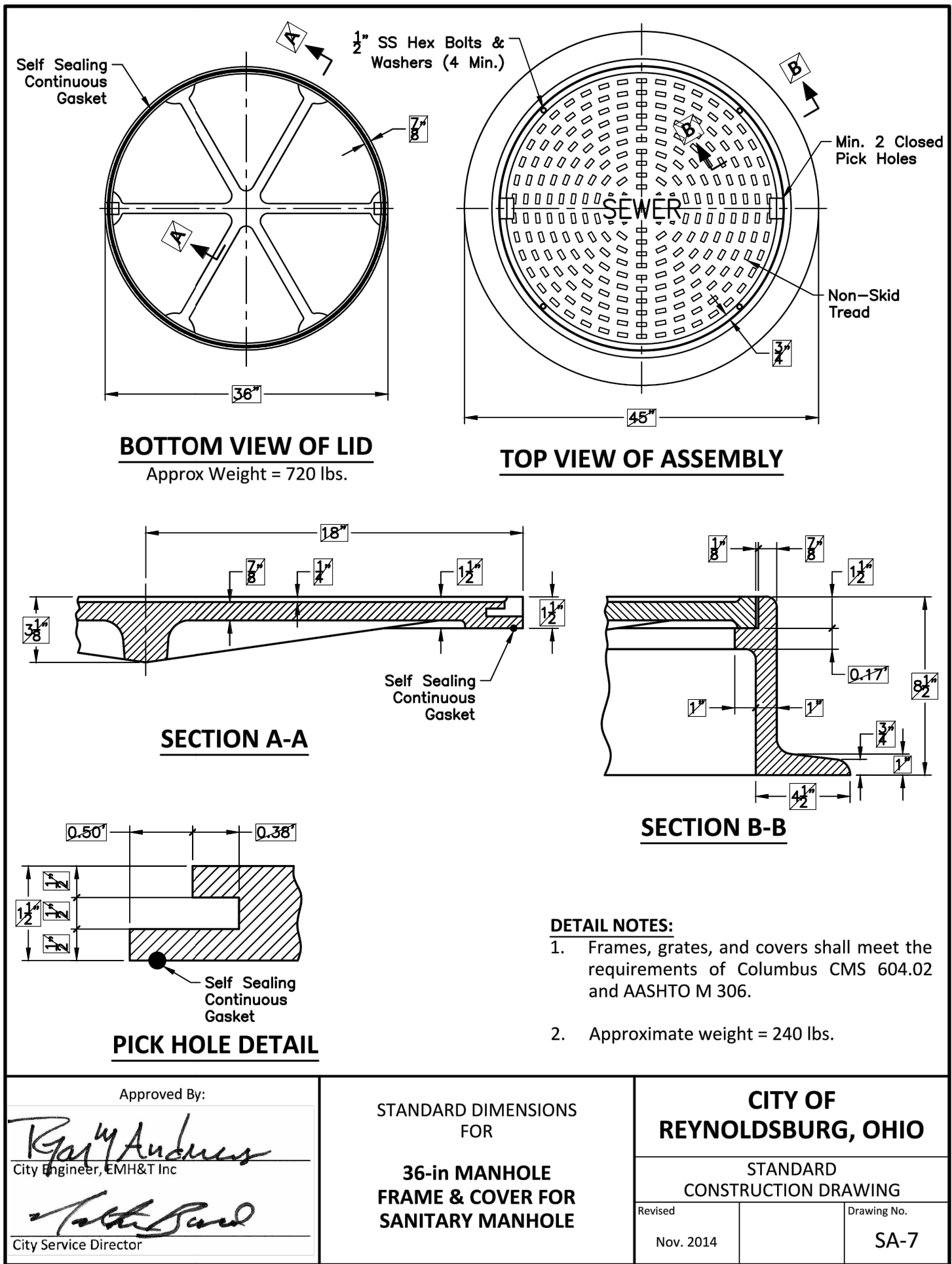
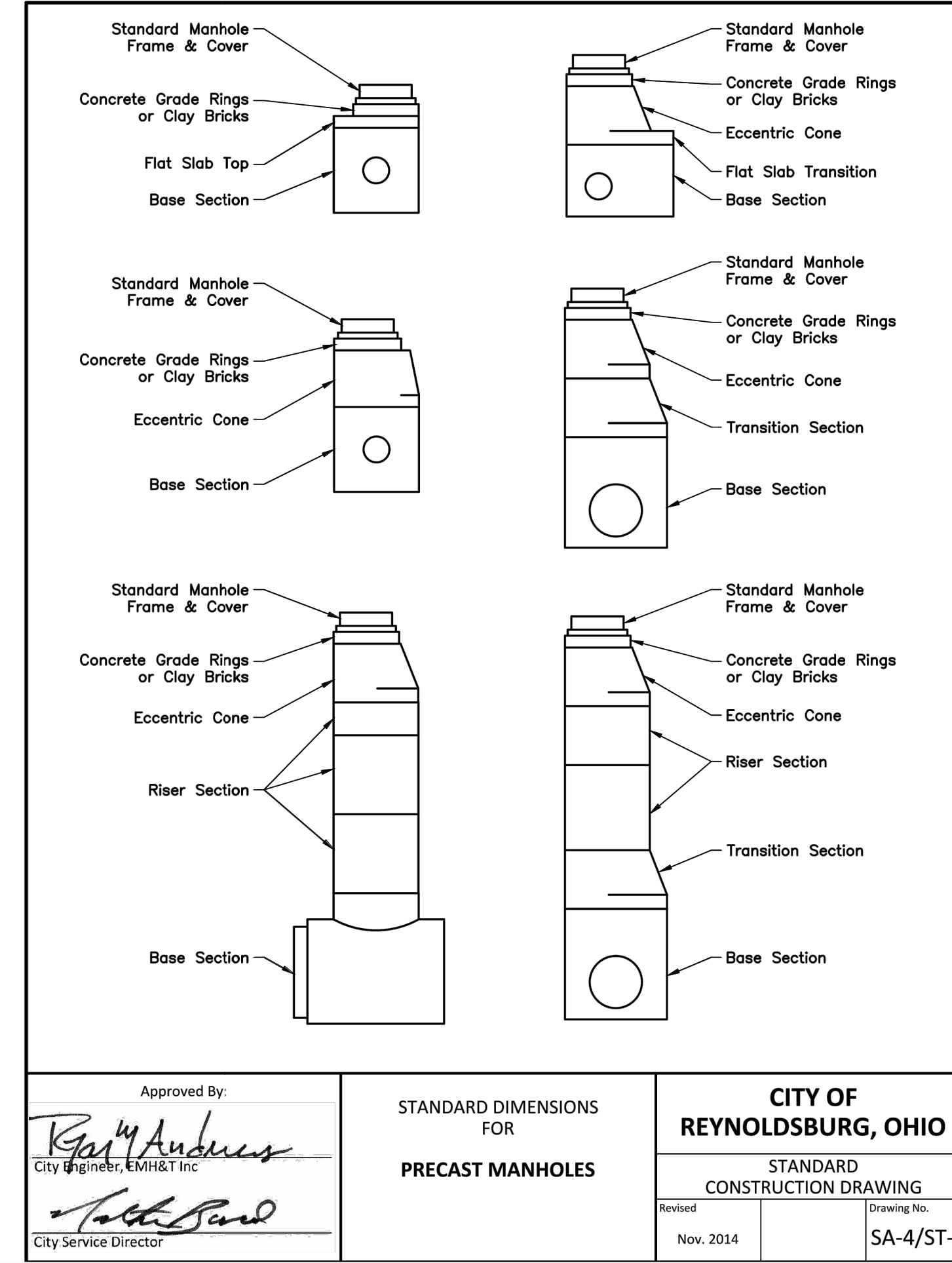
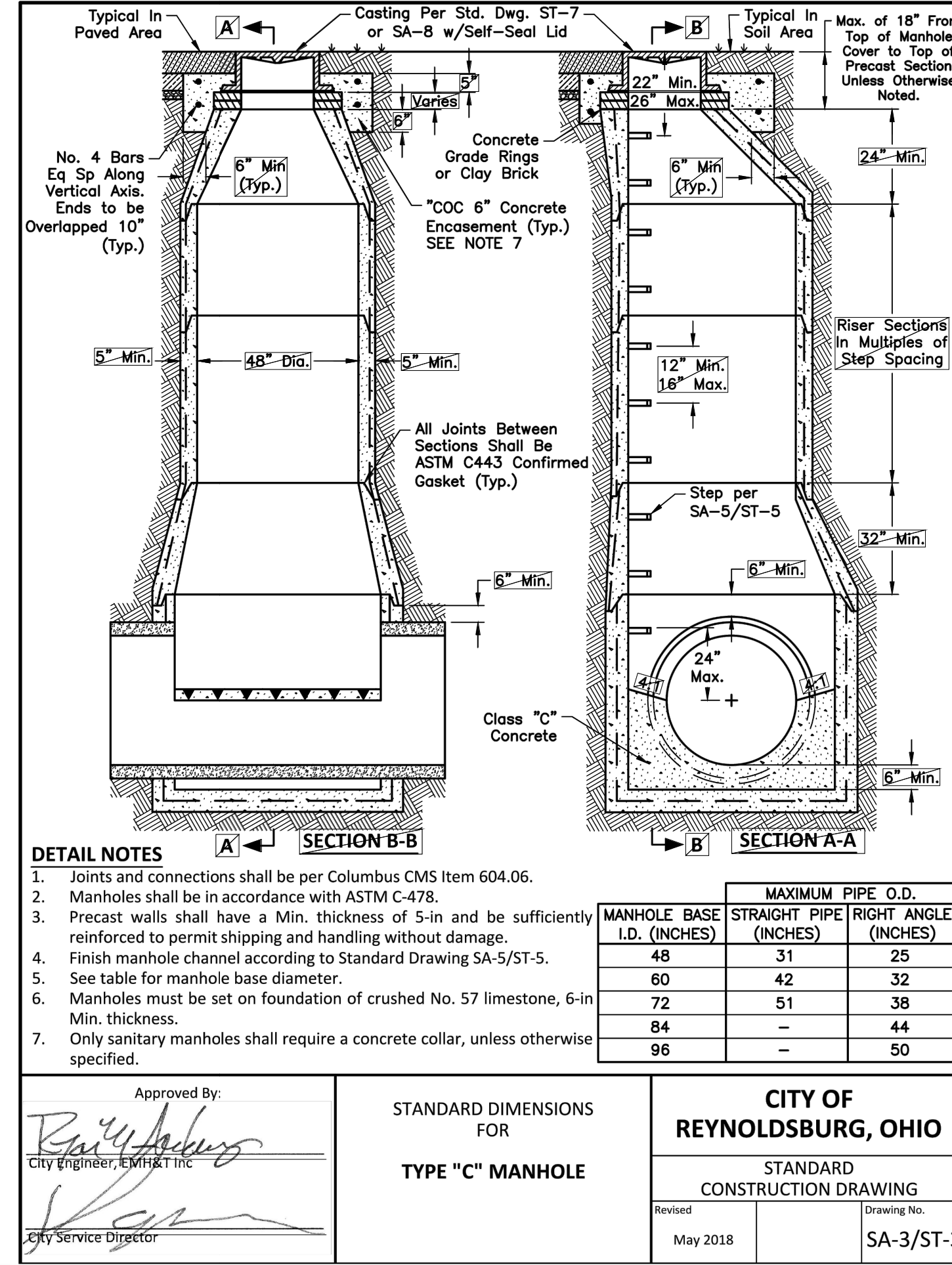
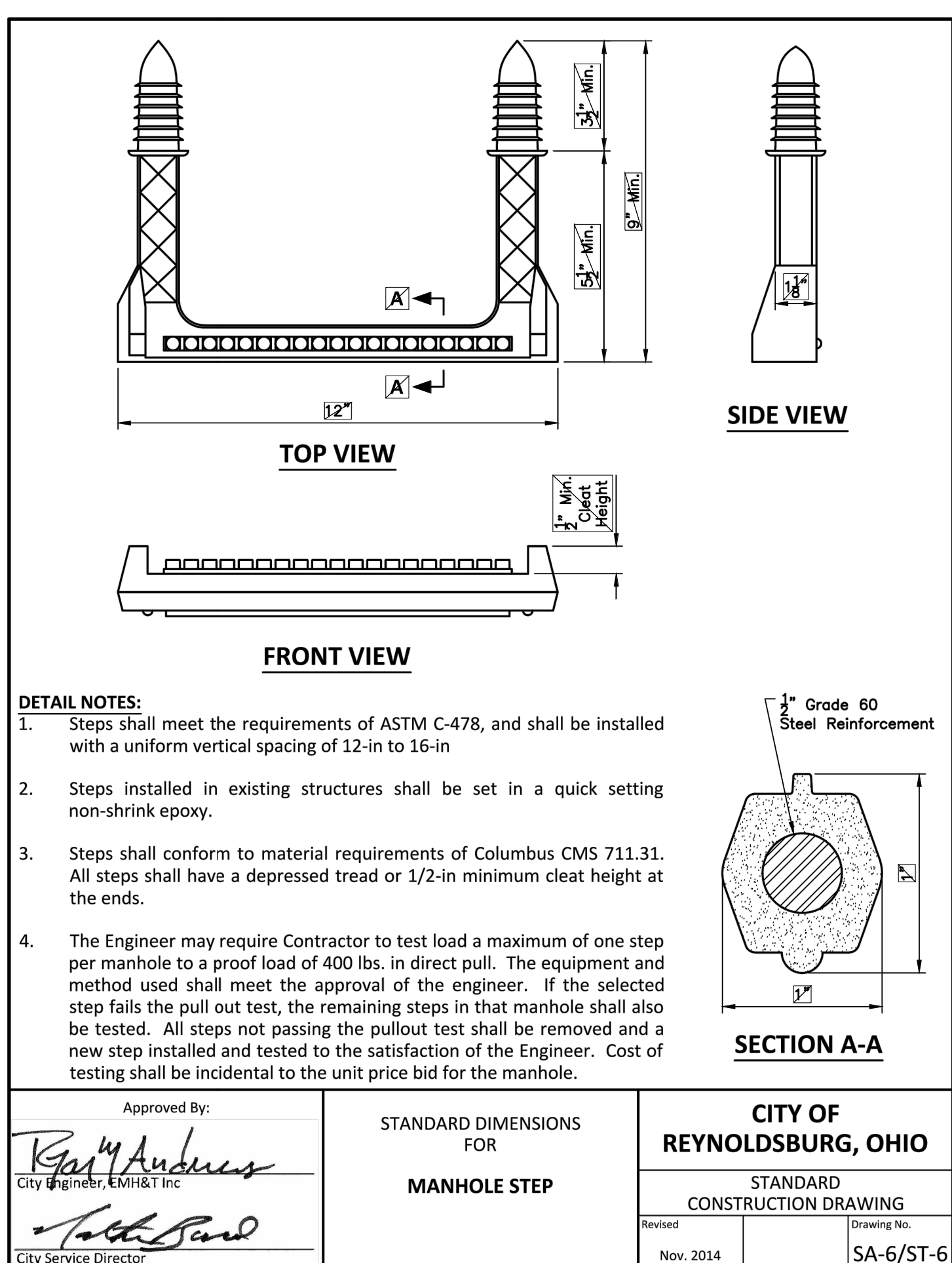
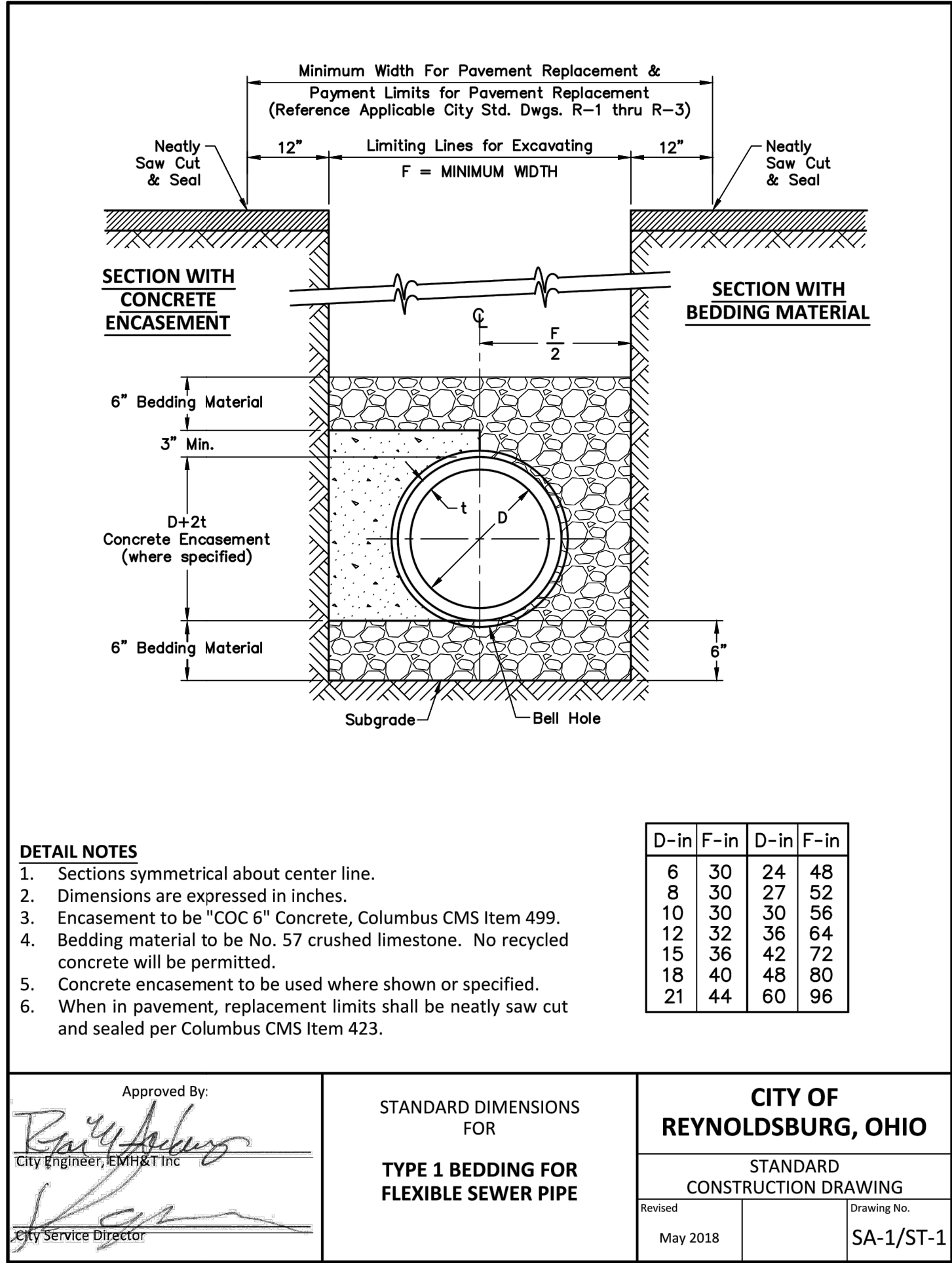
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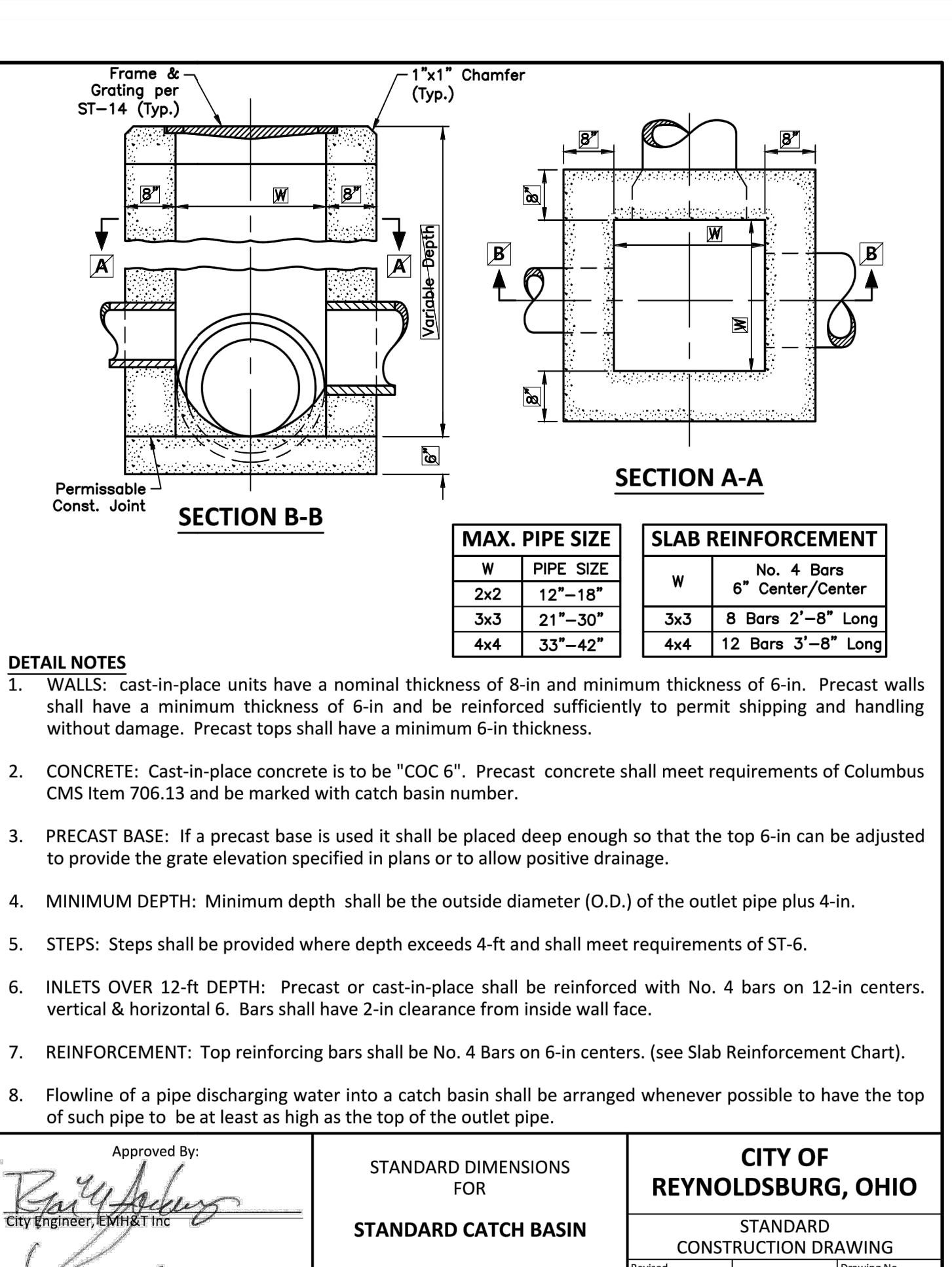
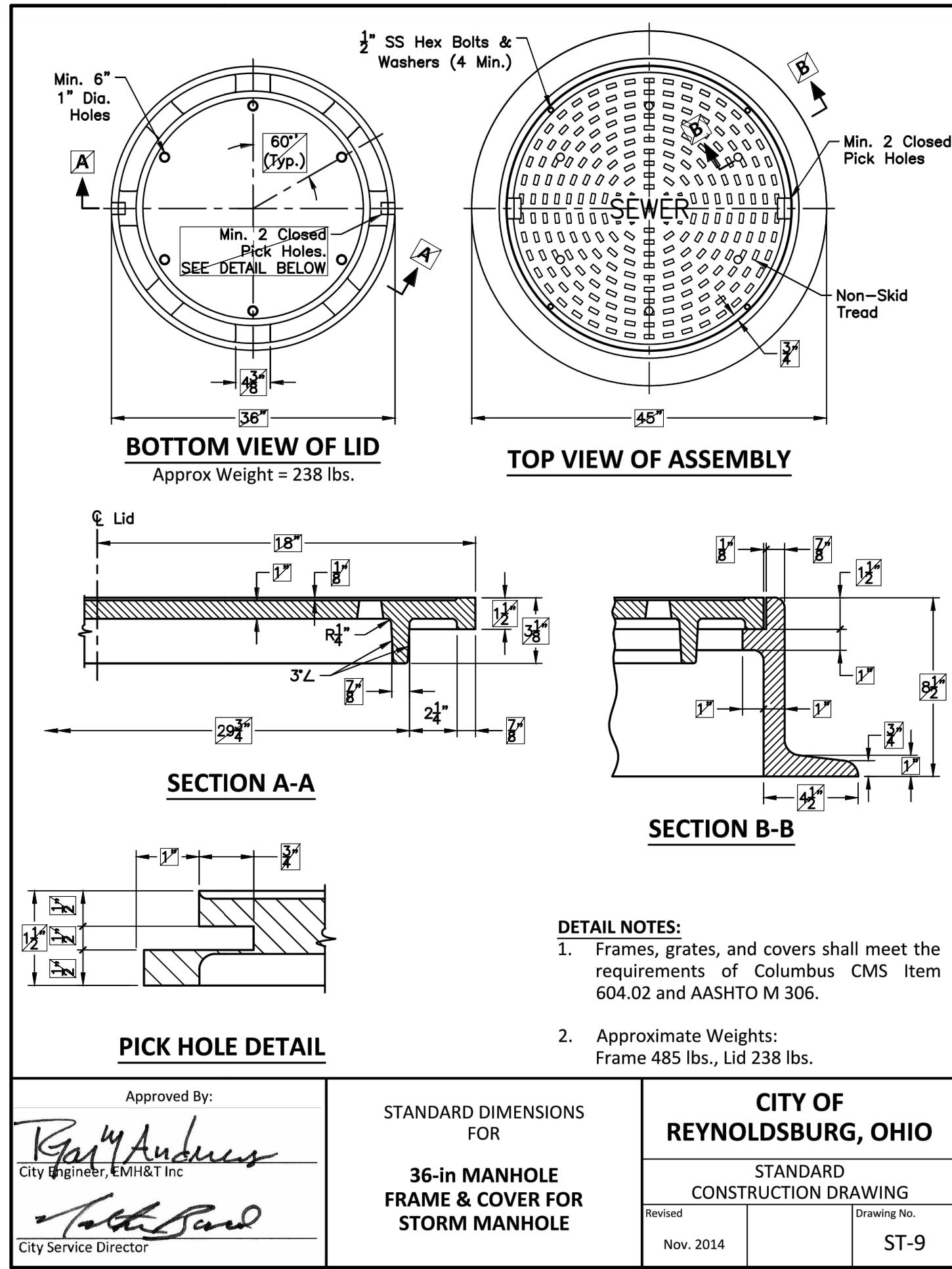
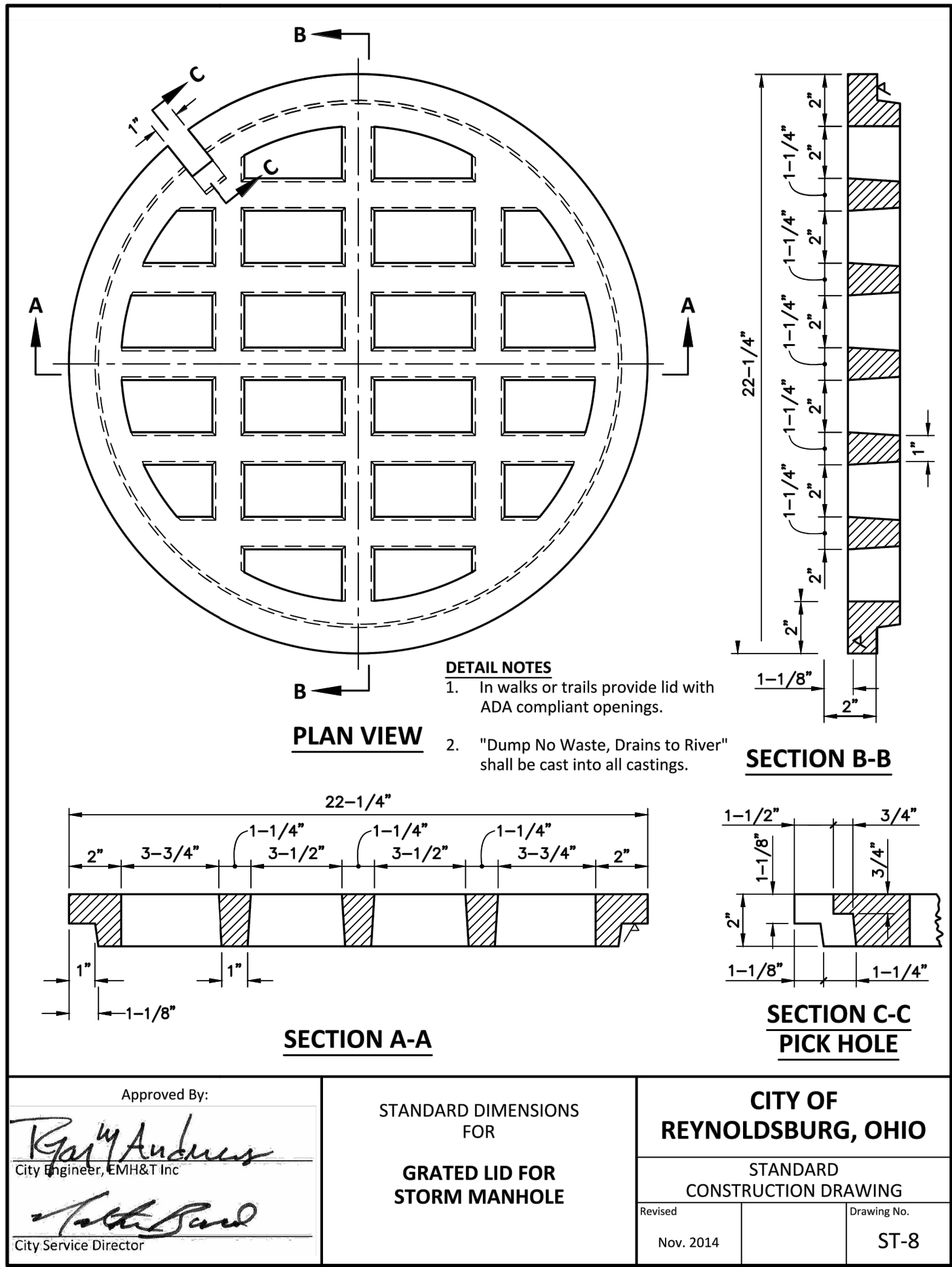
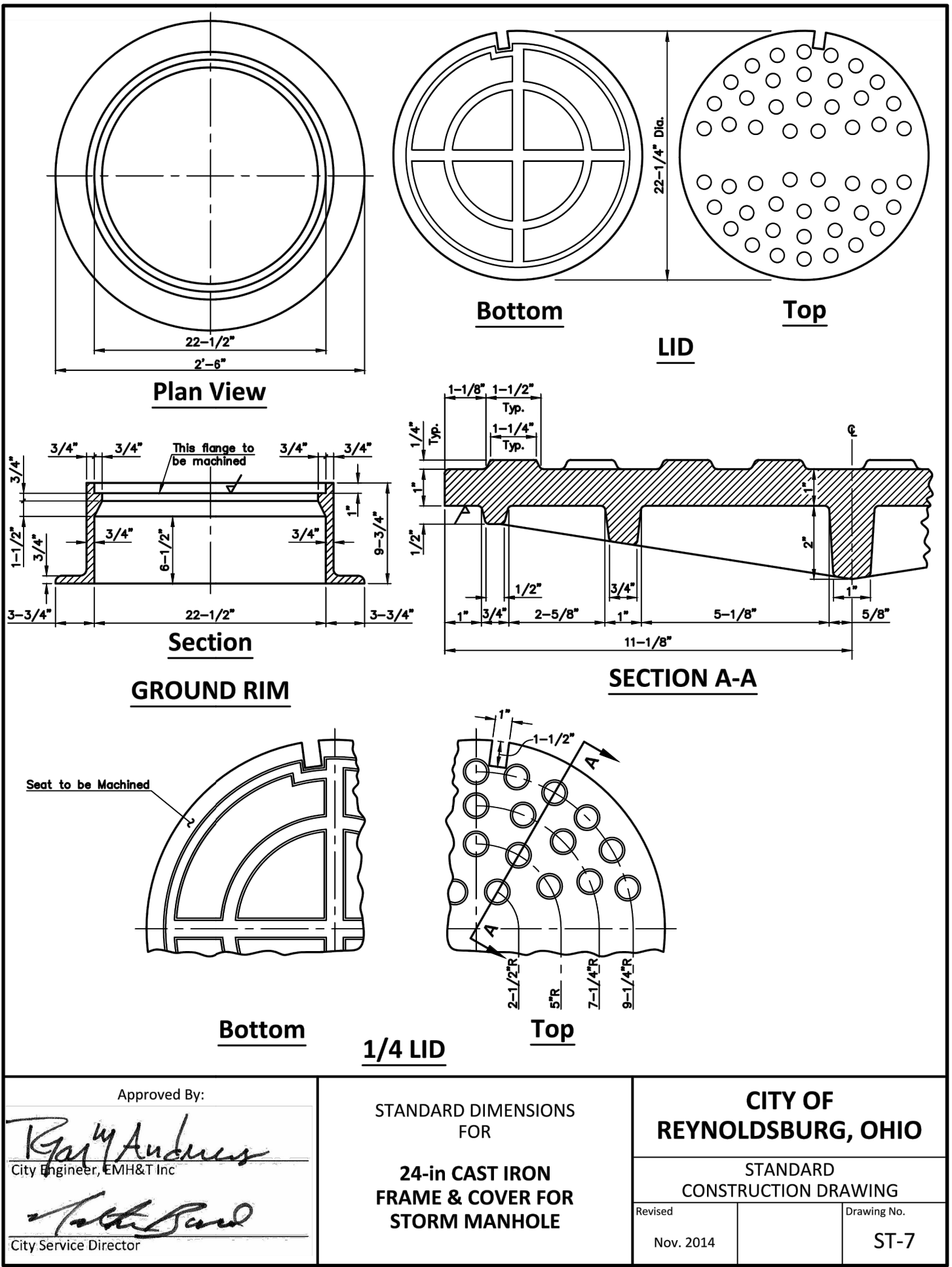
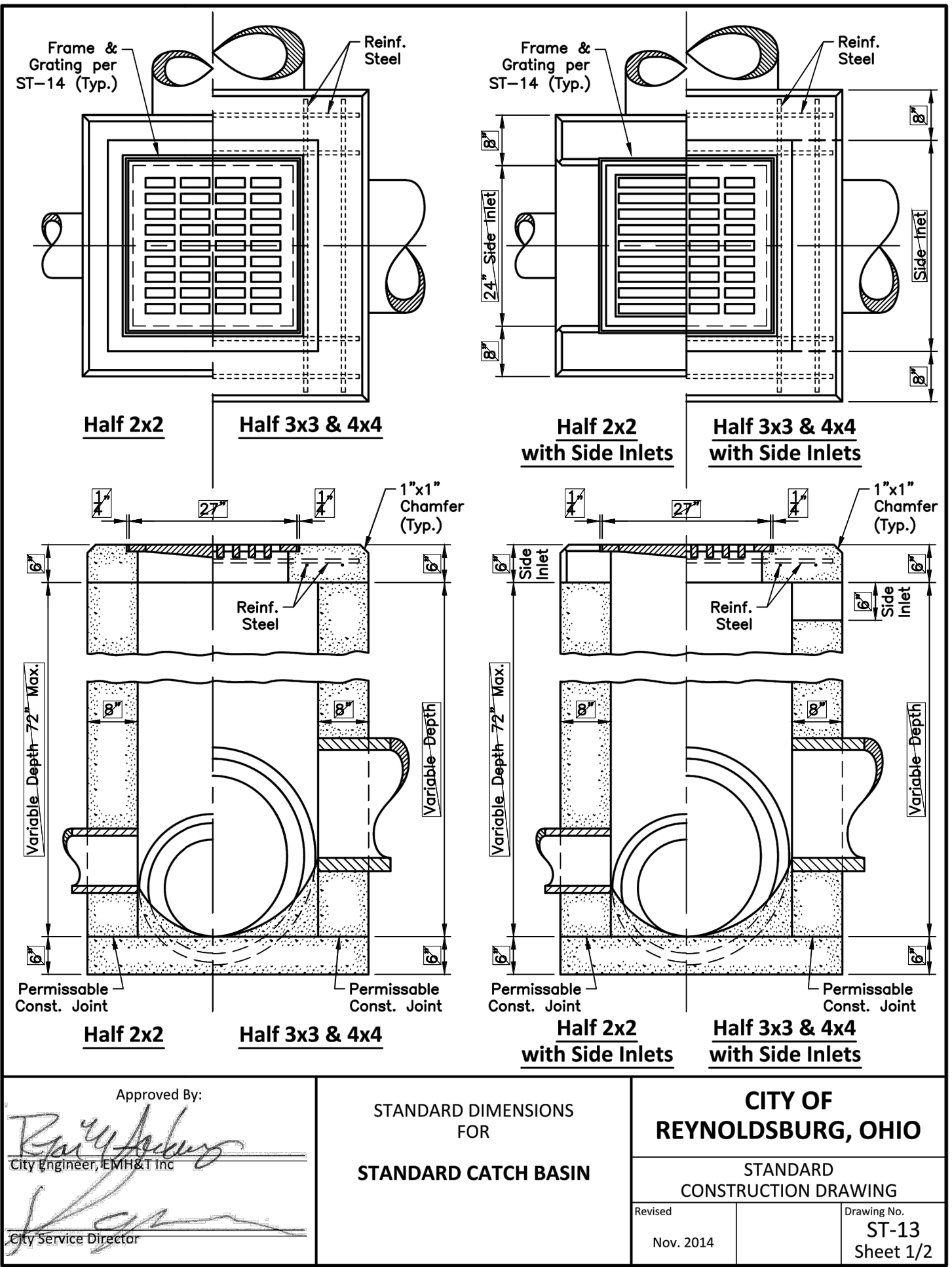
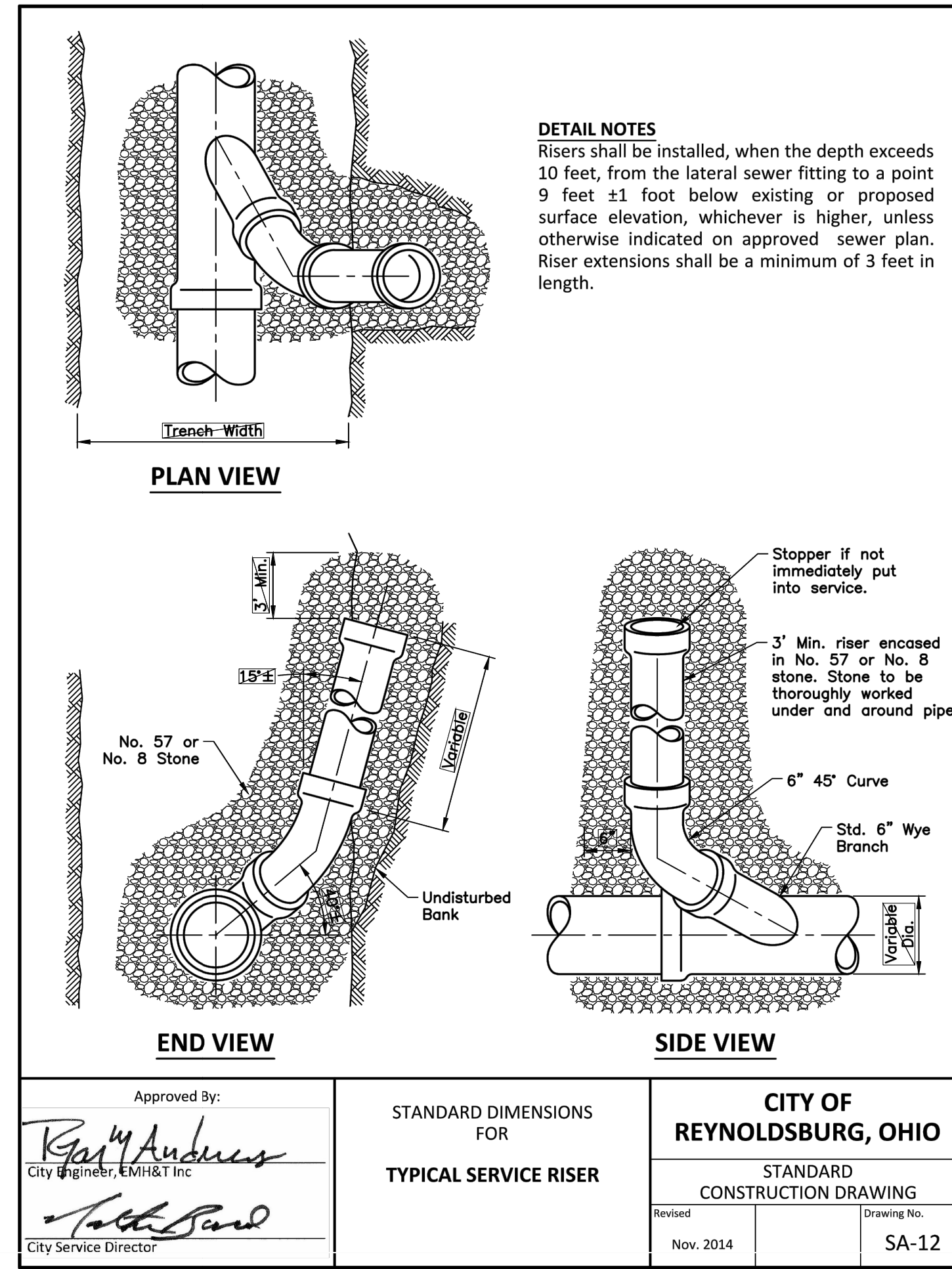
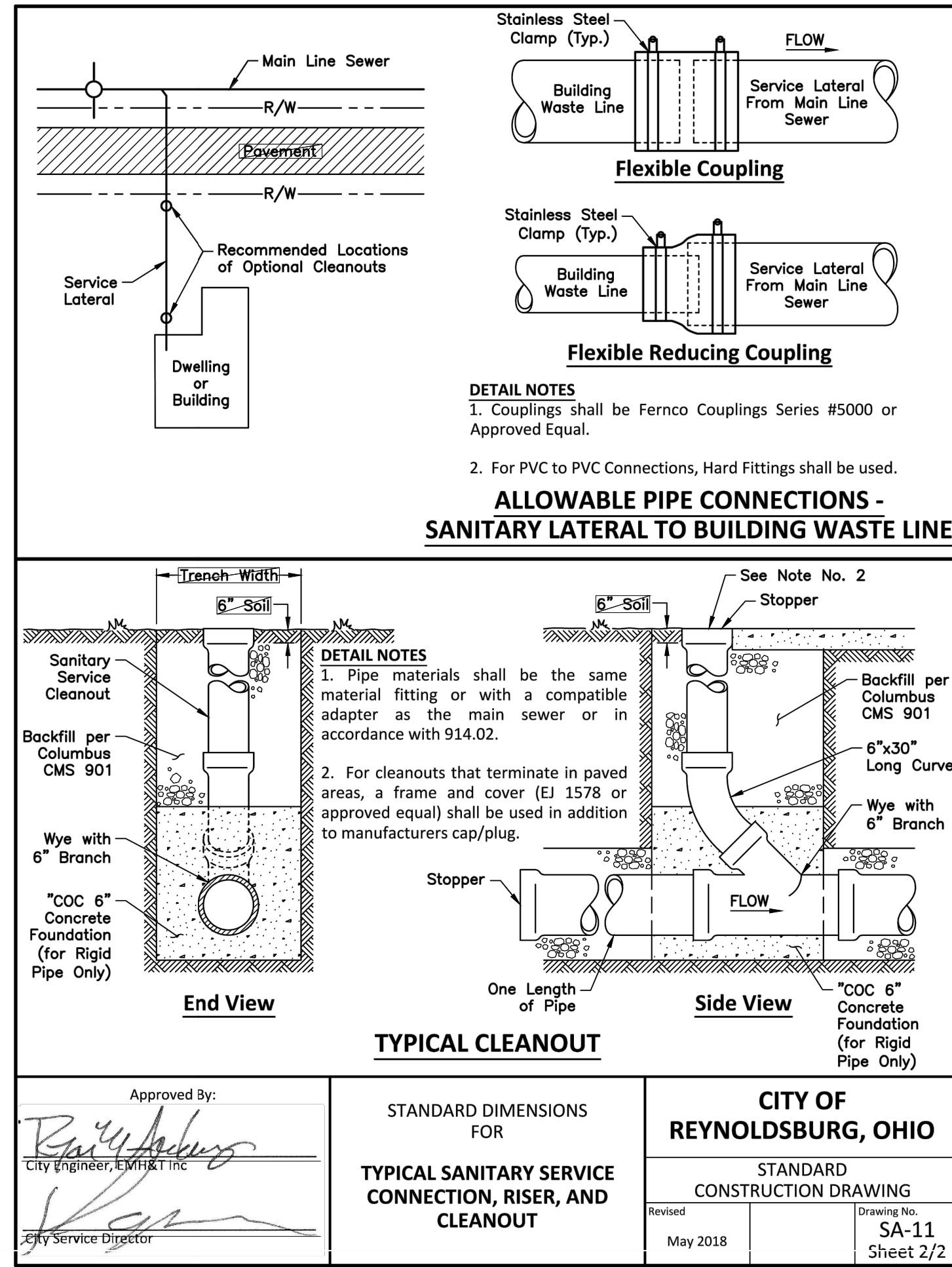
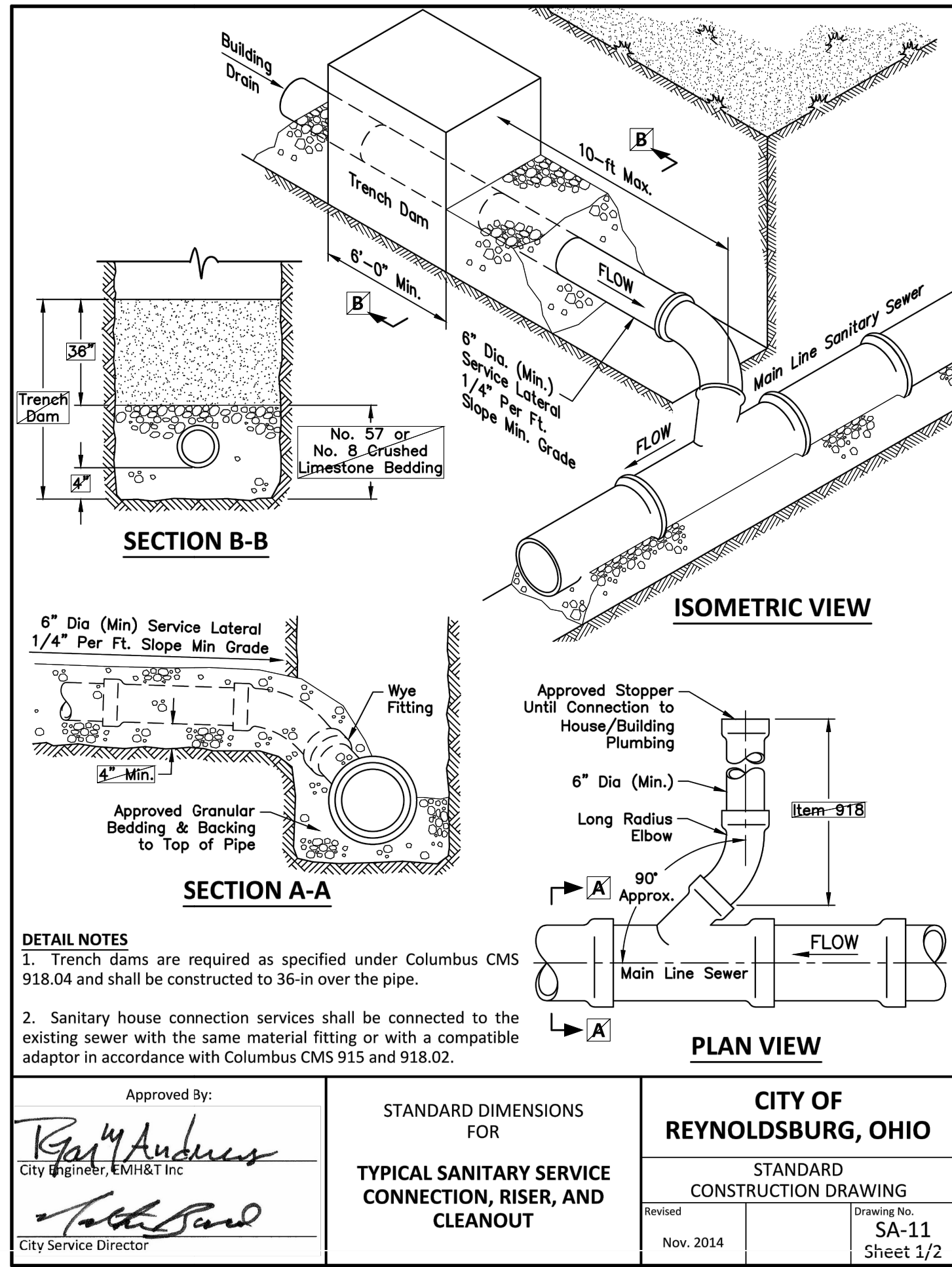
JAS Builders, LLC

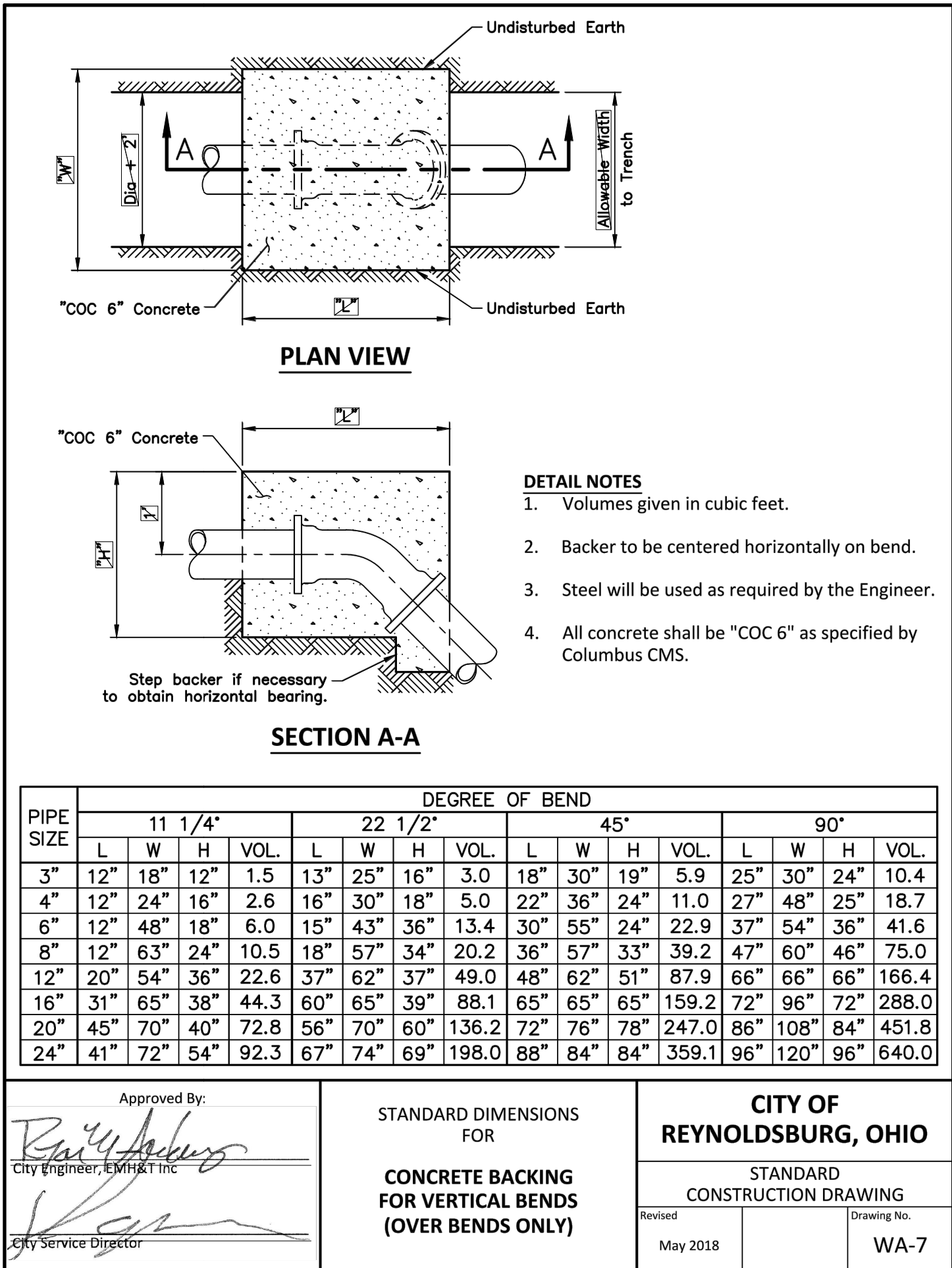
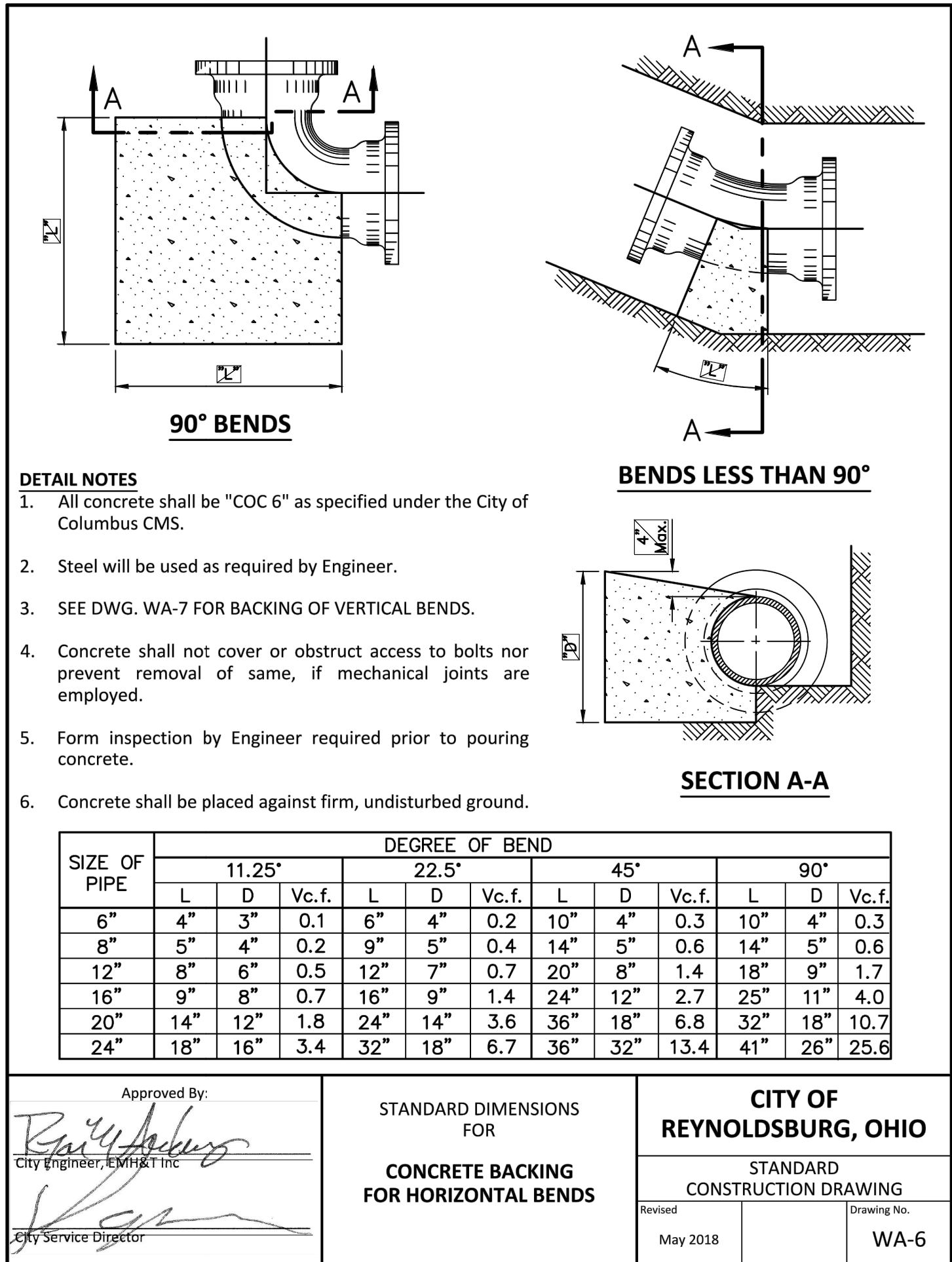
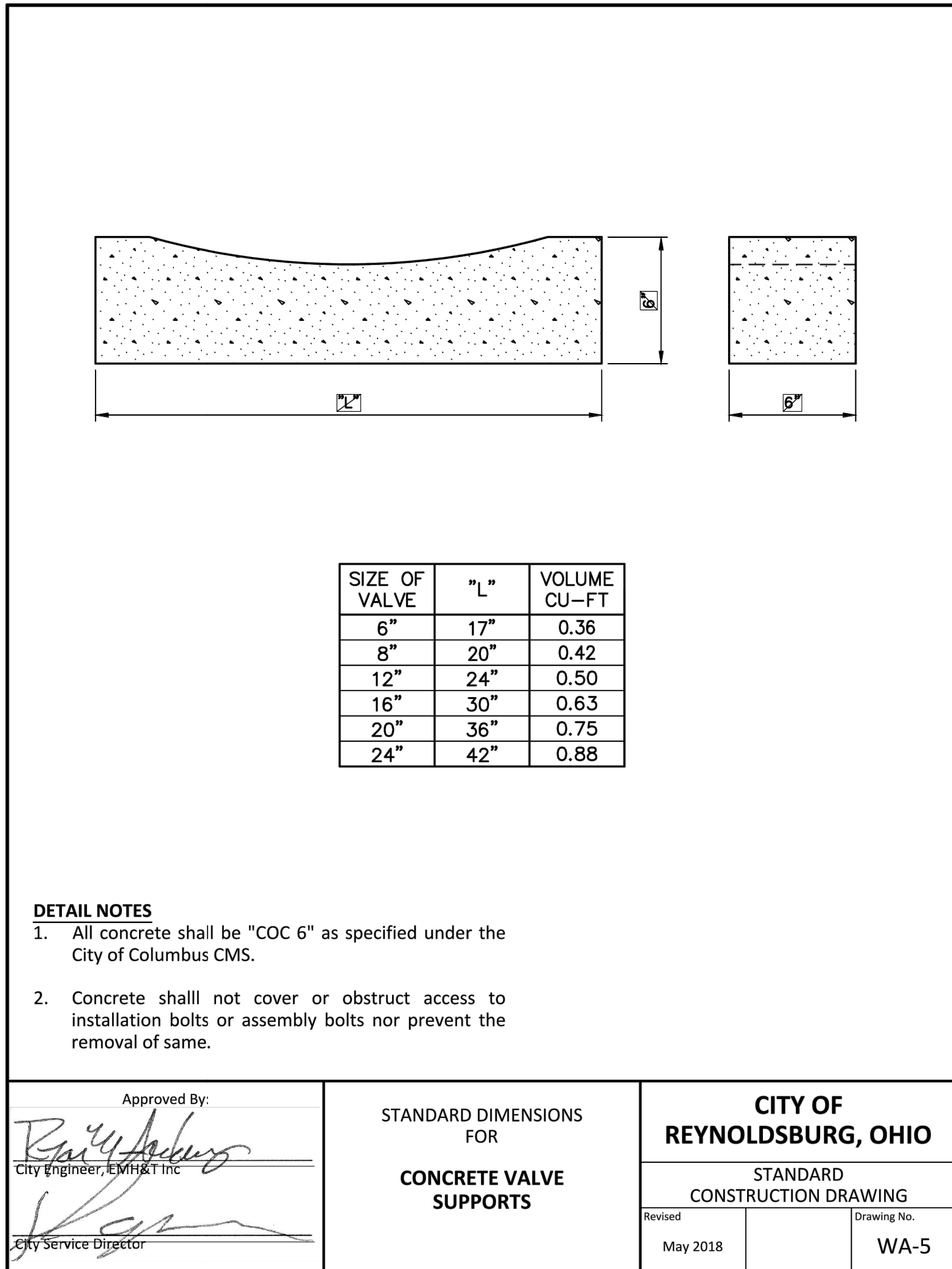
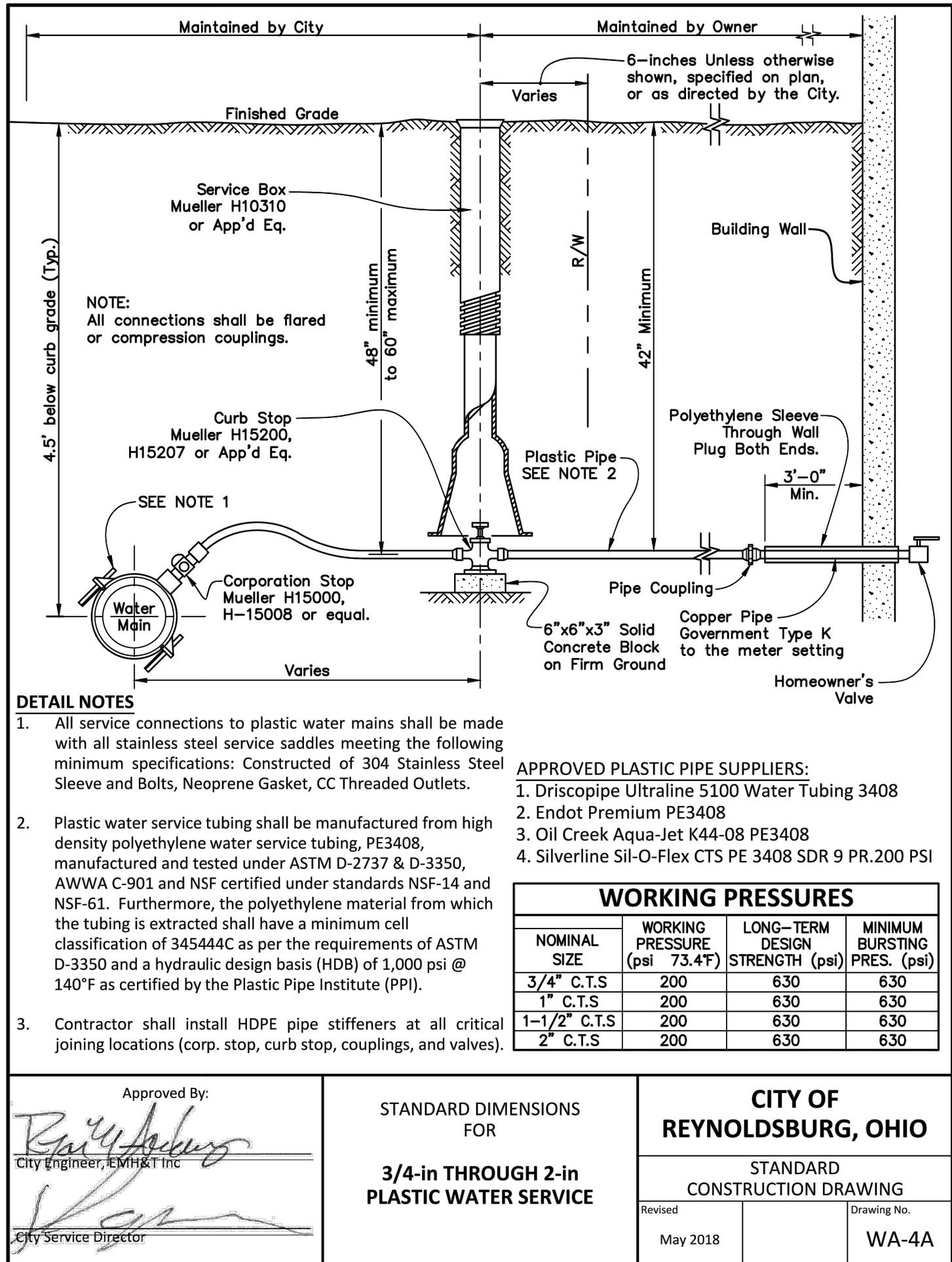
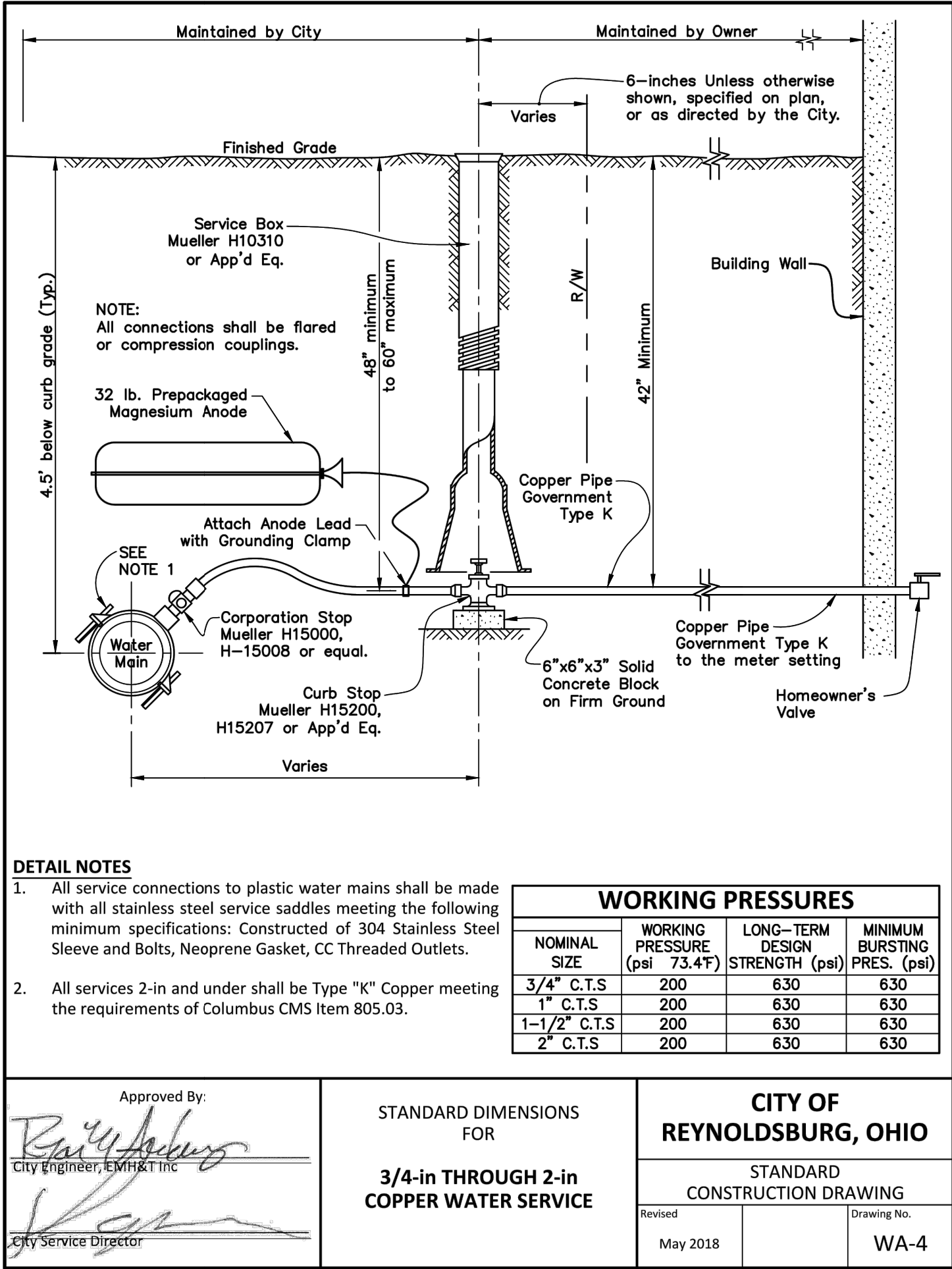
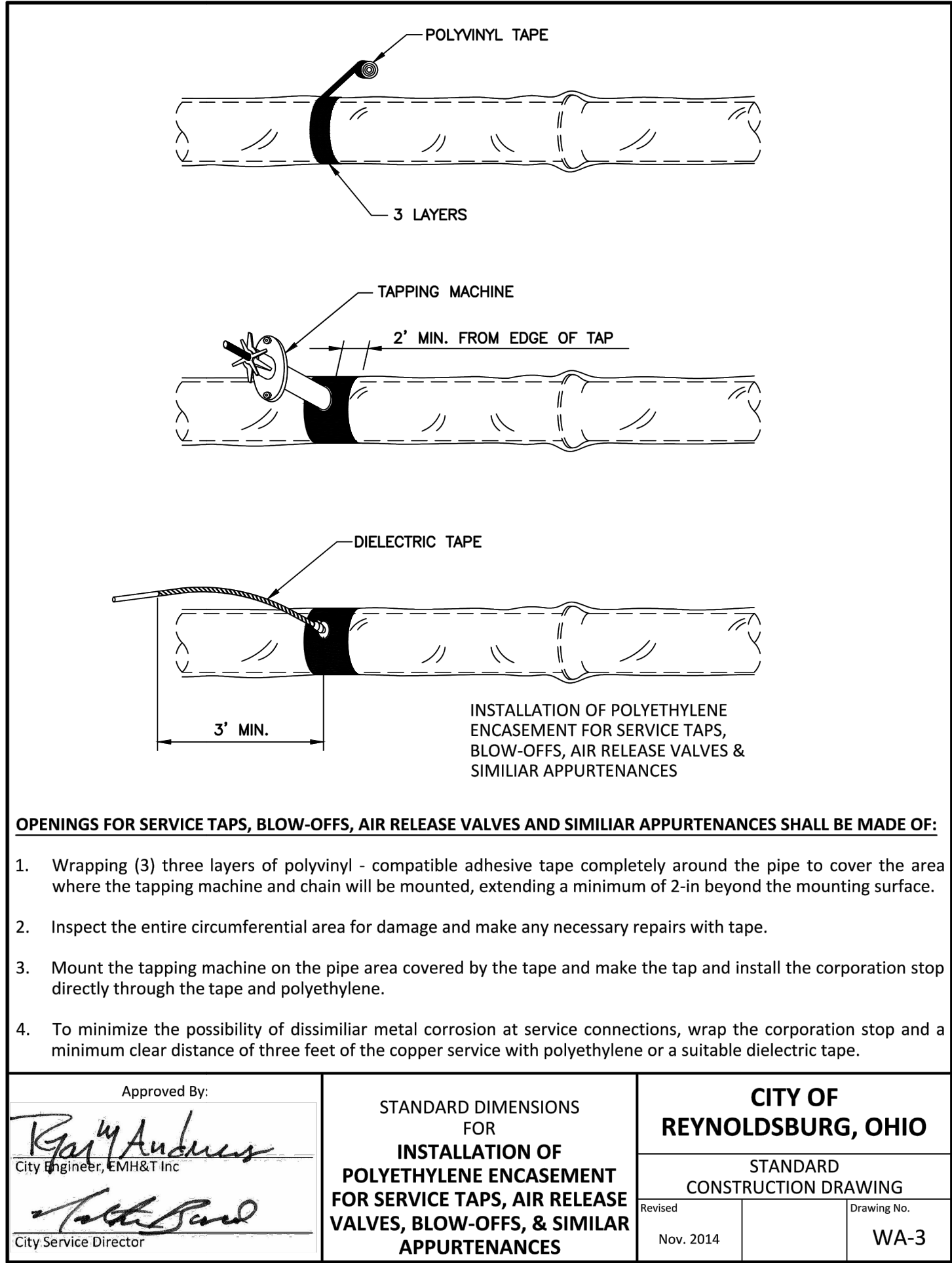
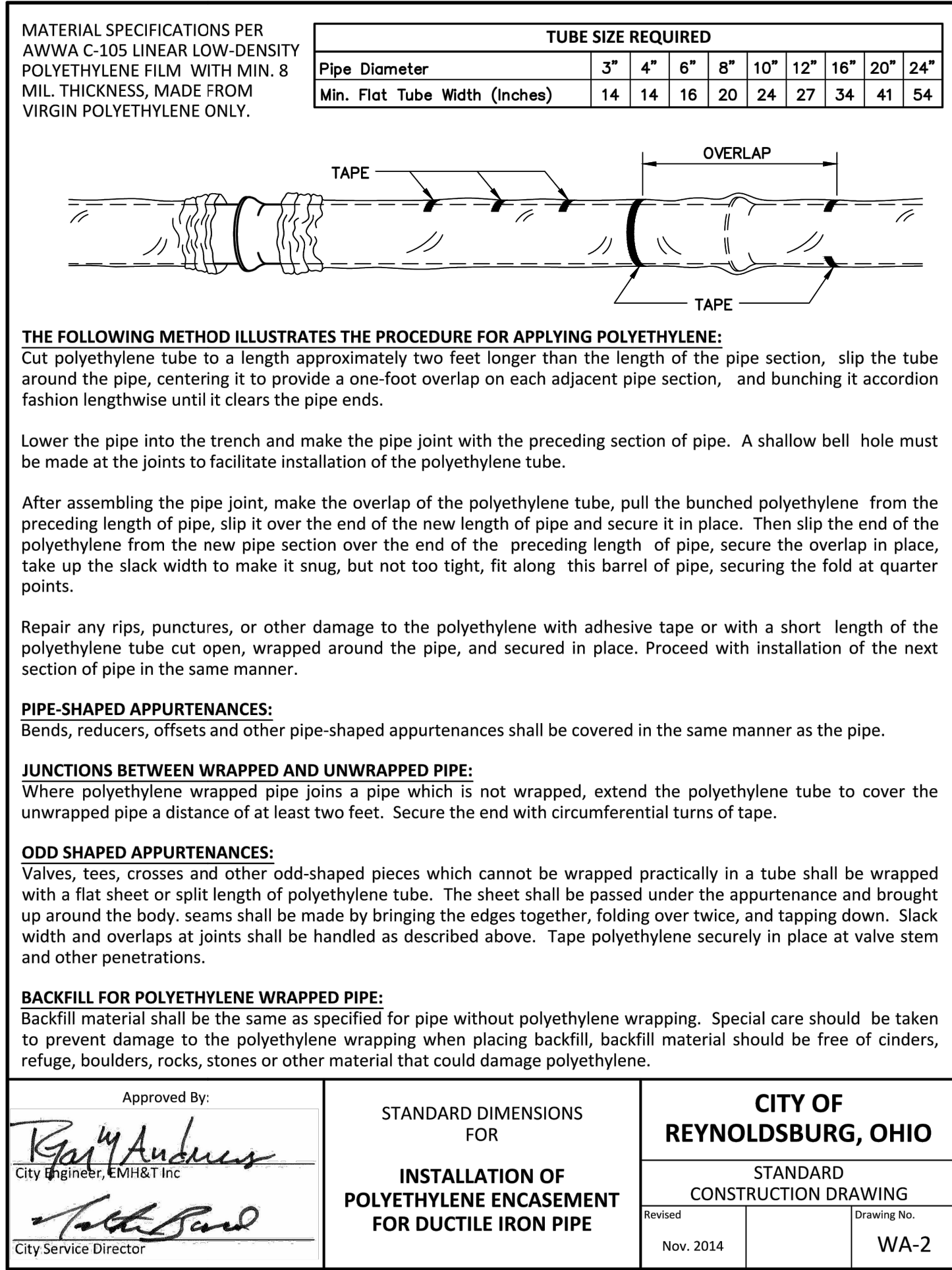
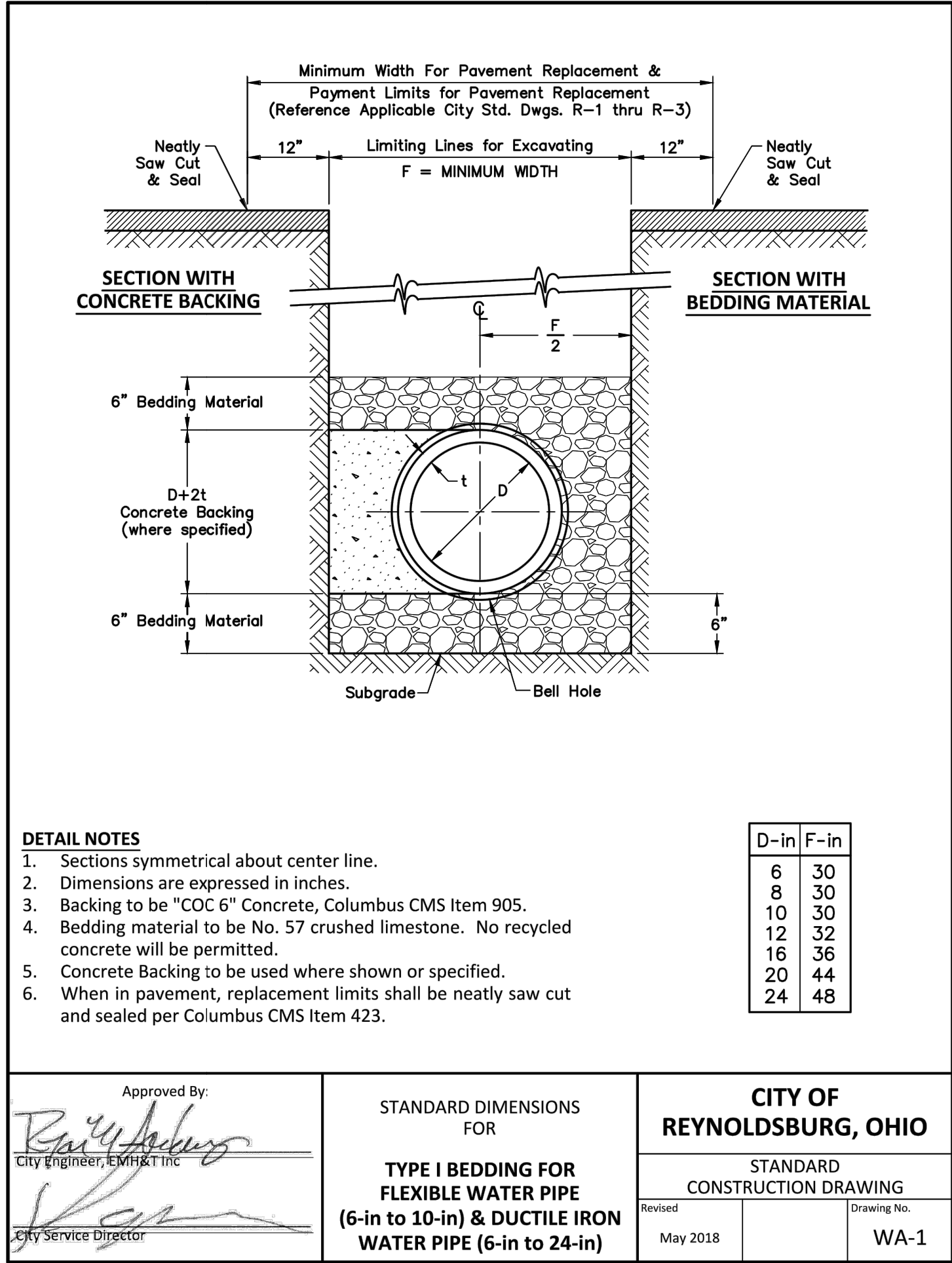
257 Grove City Road
Shippery Rock, PA 16087
johns@sandyhilldev.com

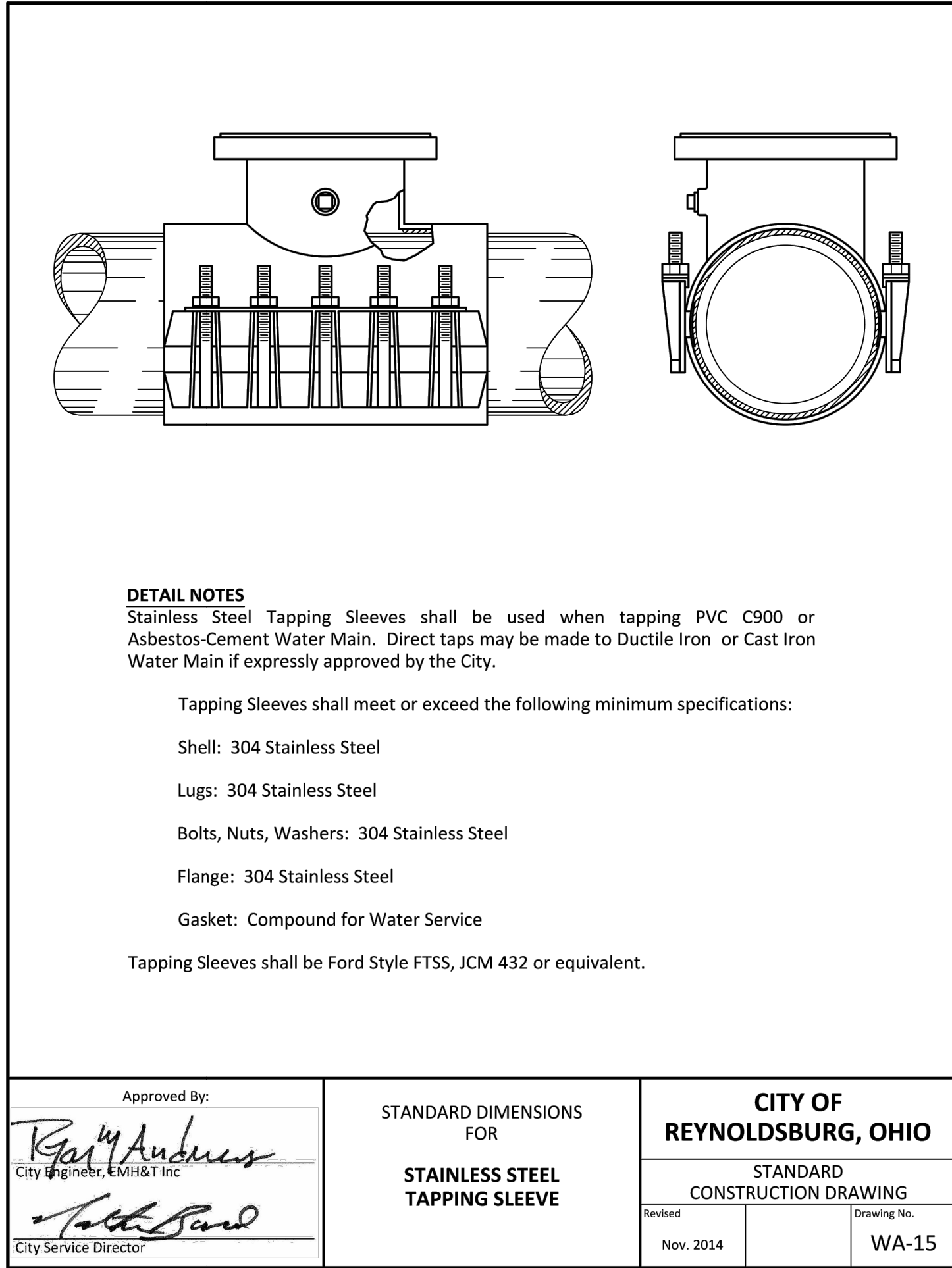
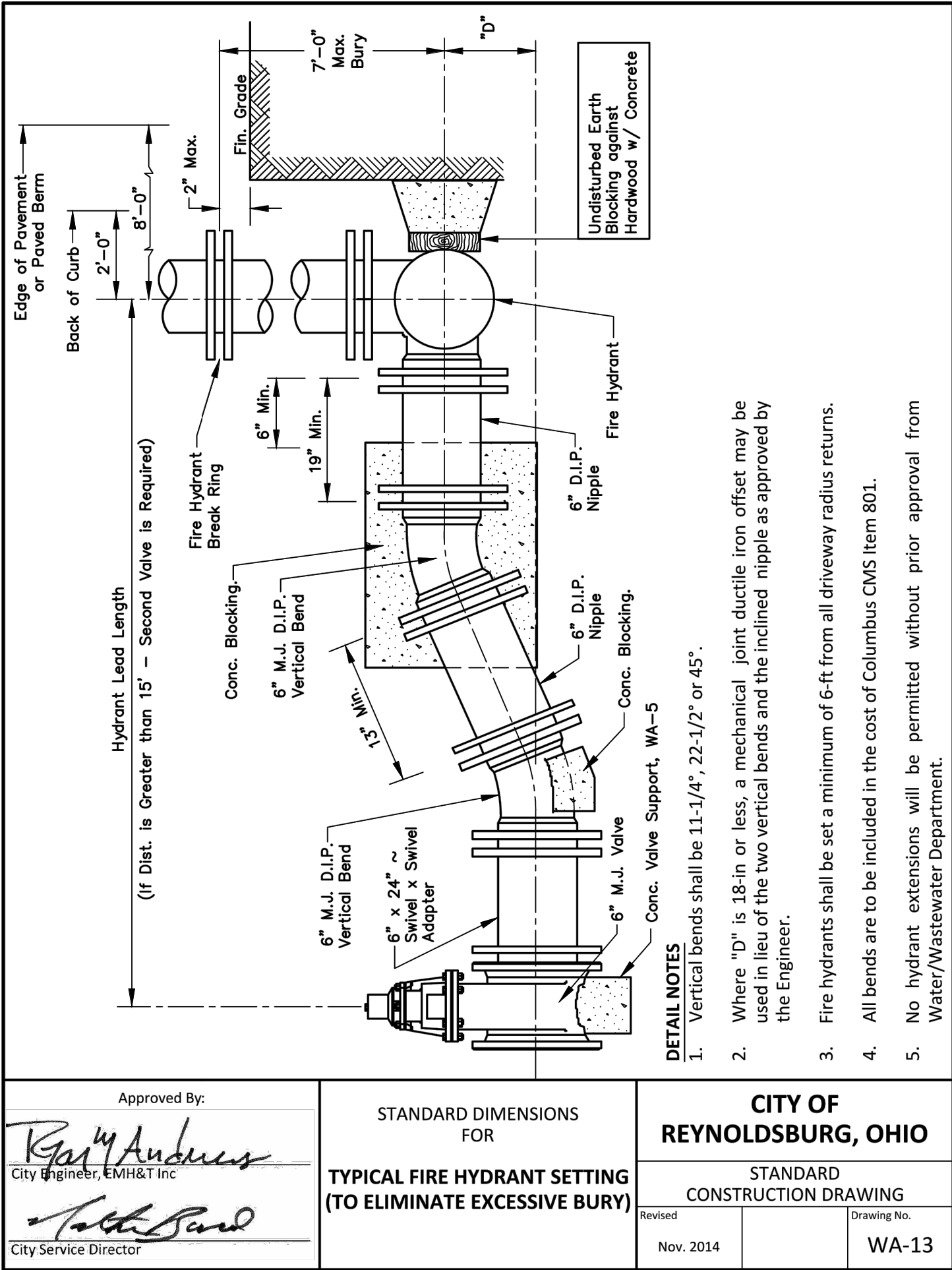
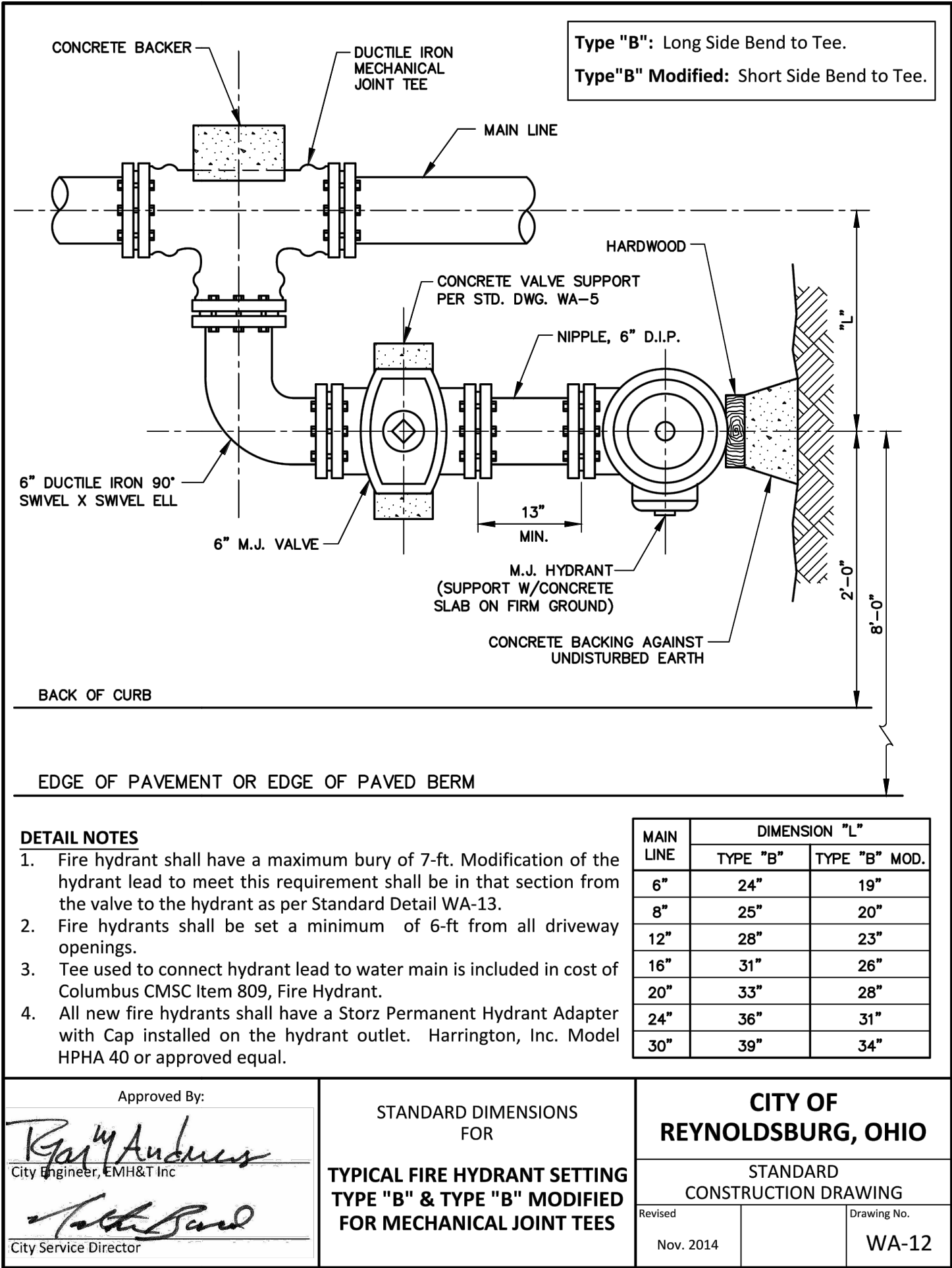
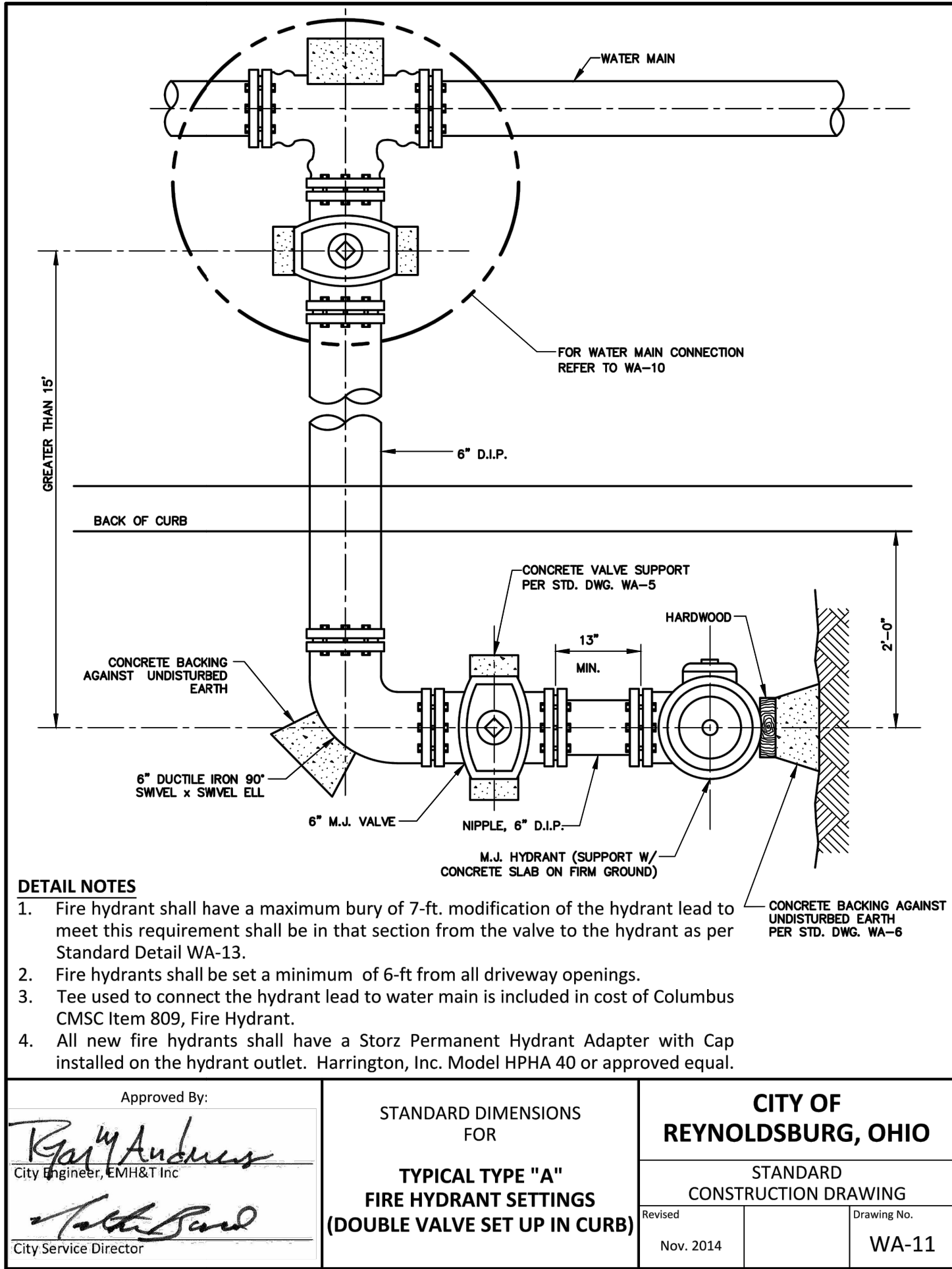
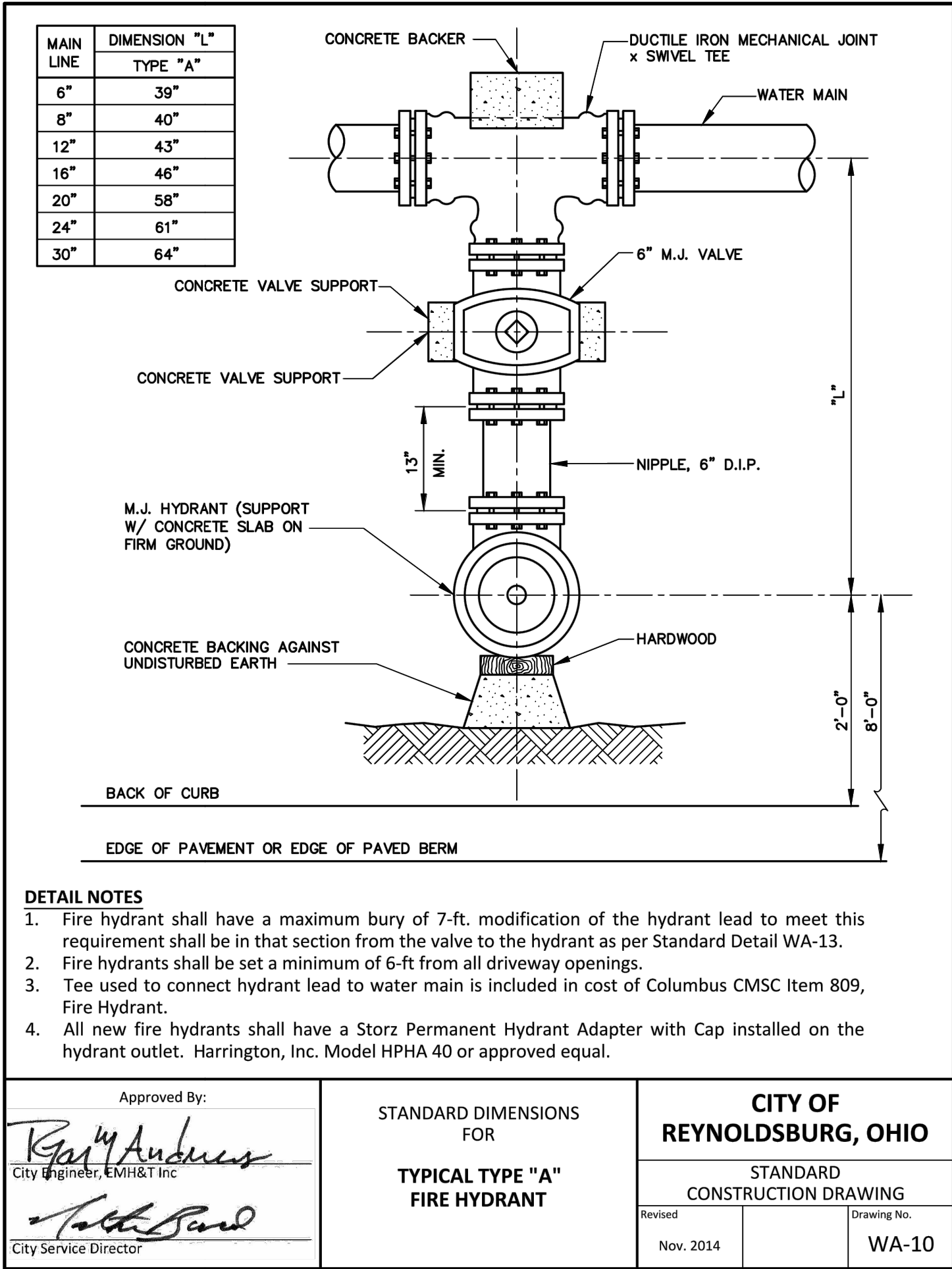
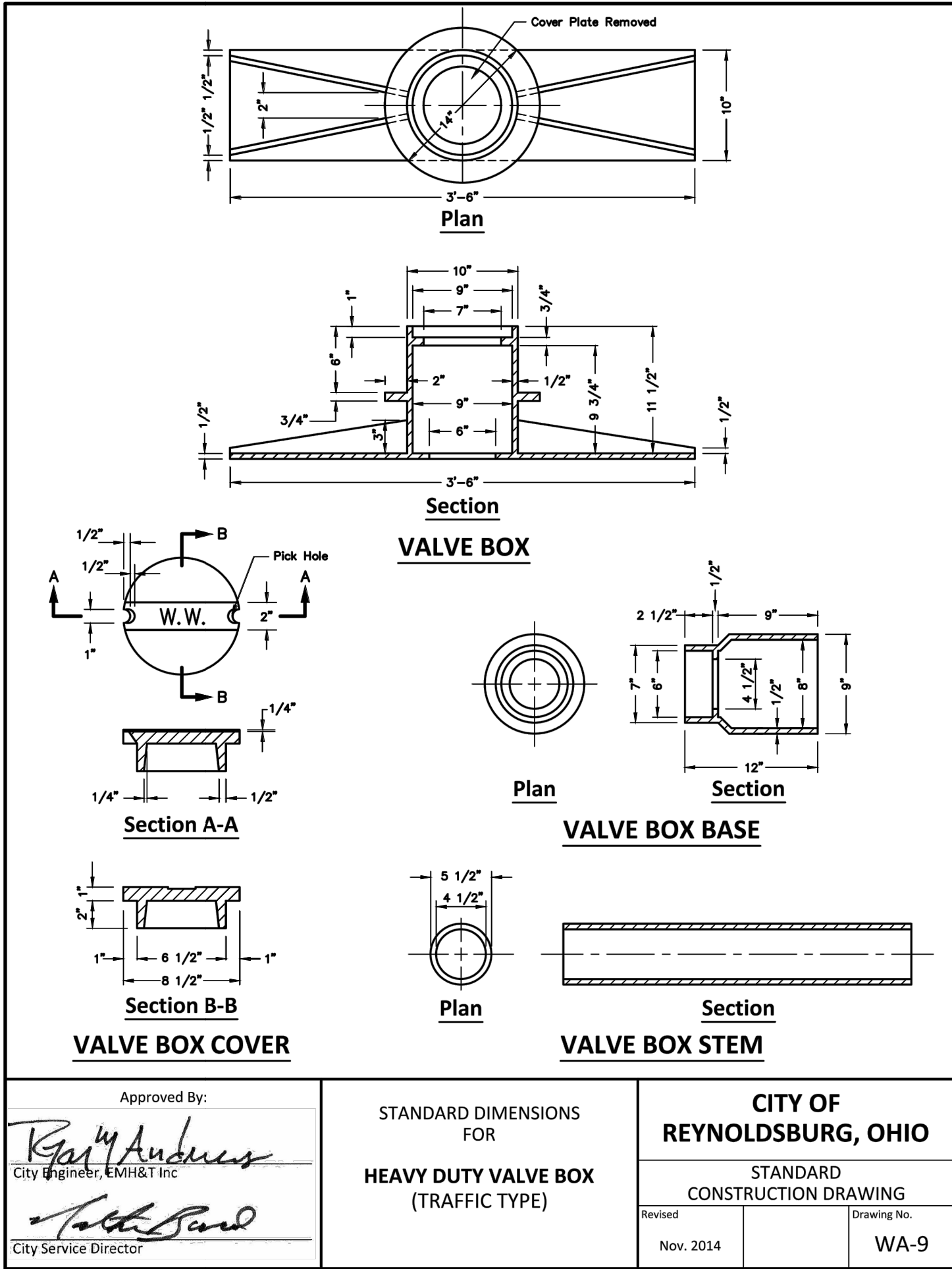
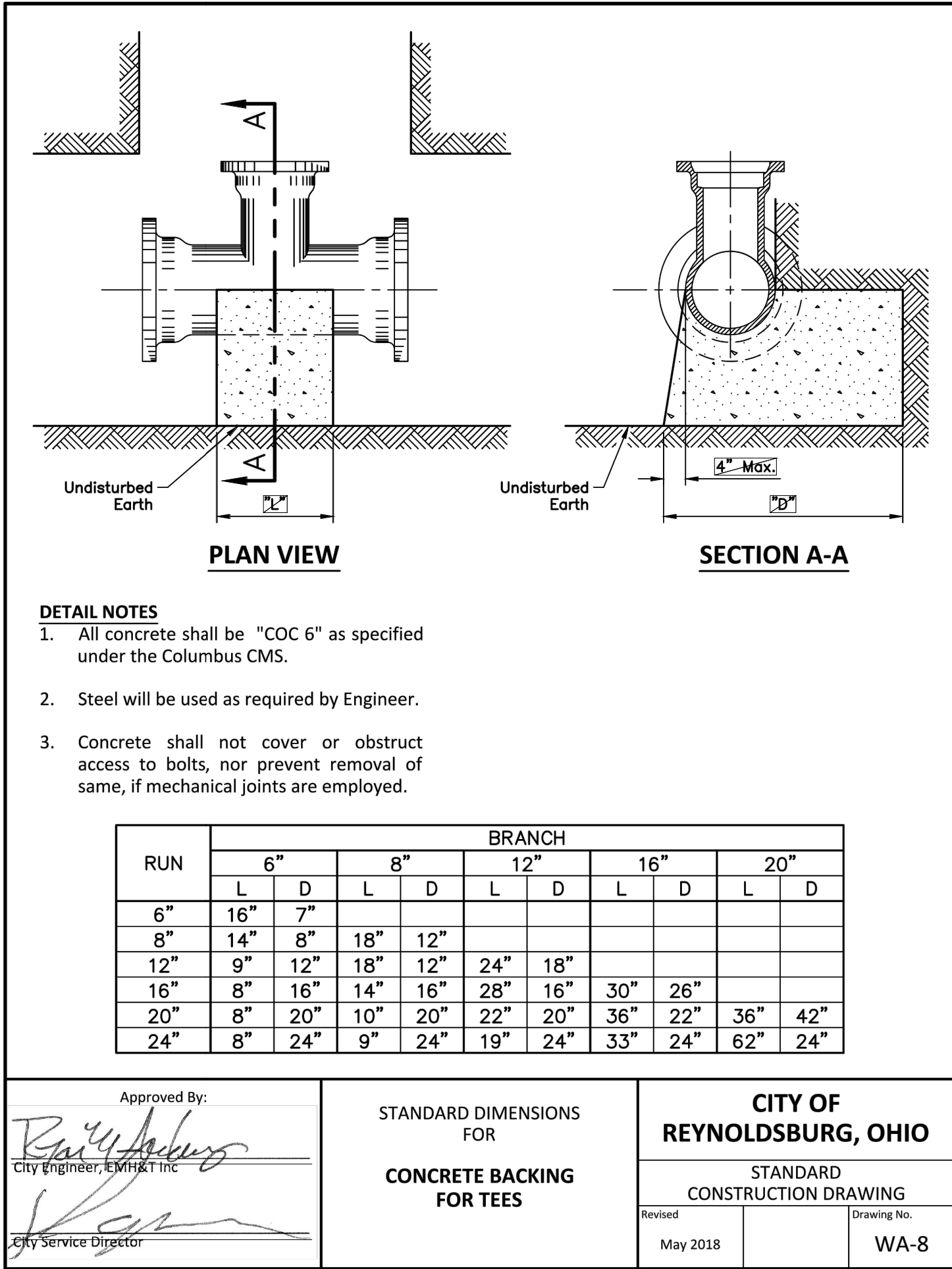
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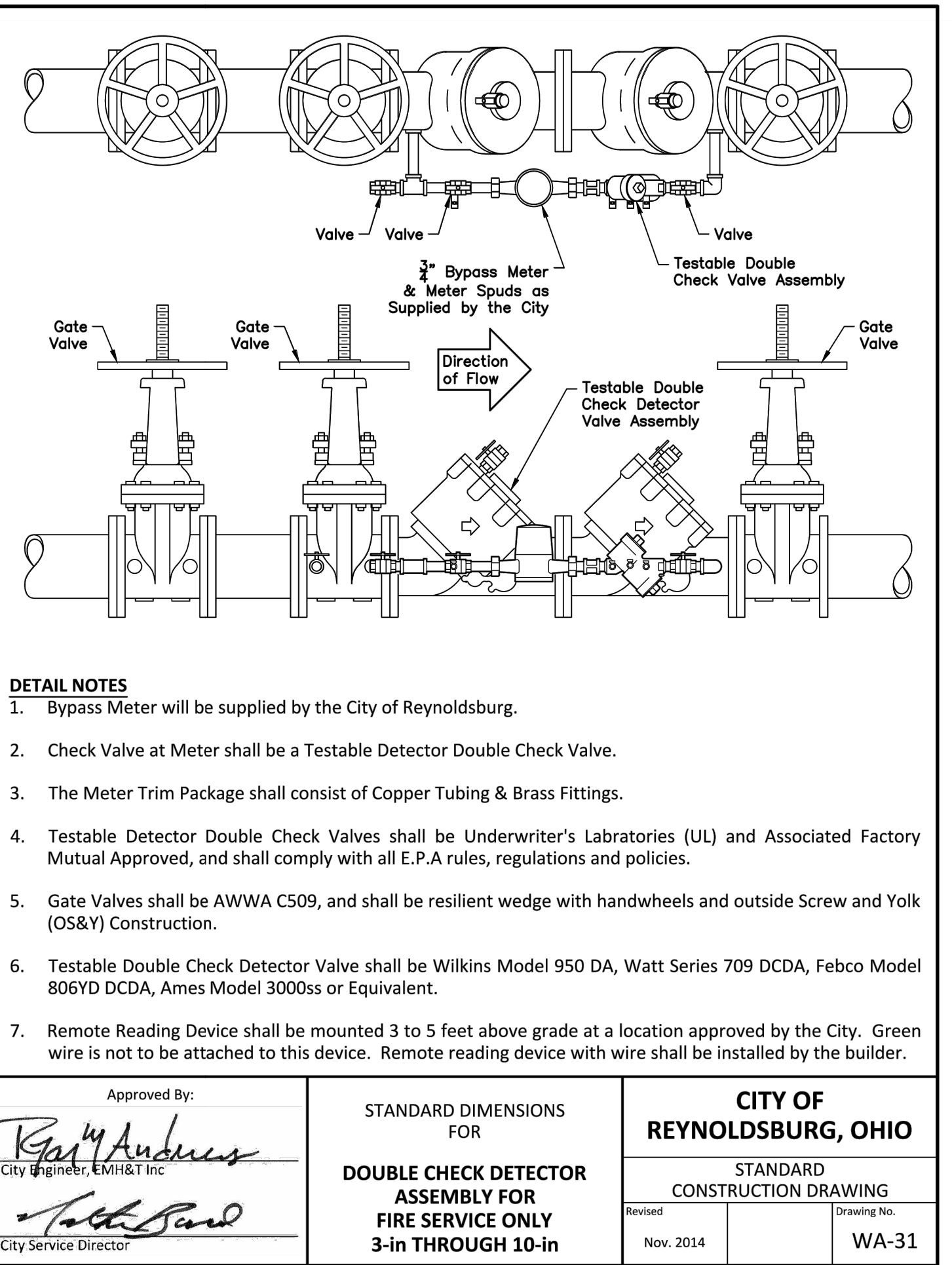
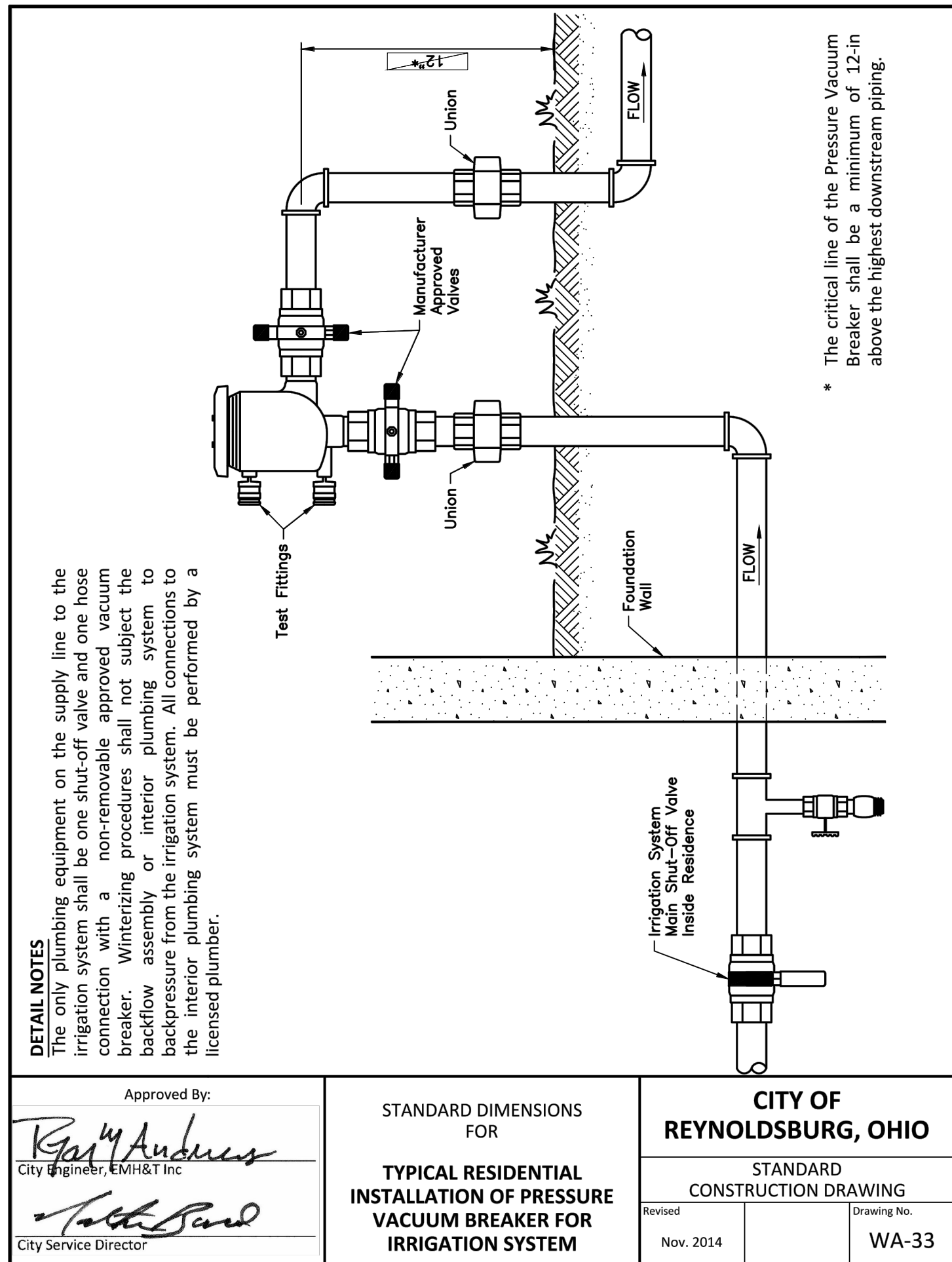
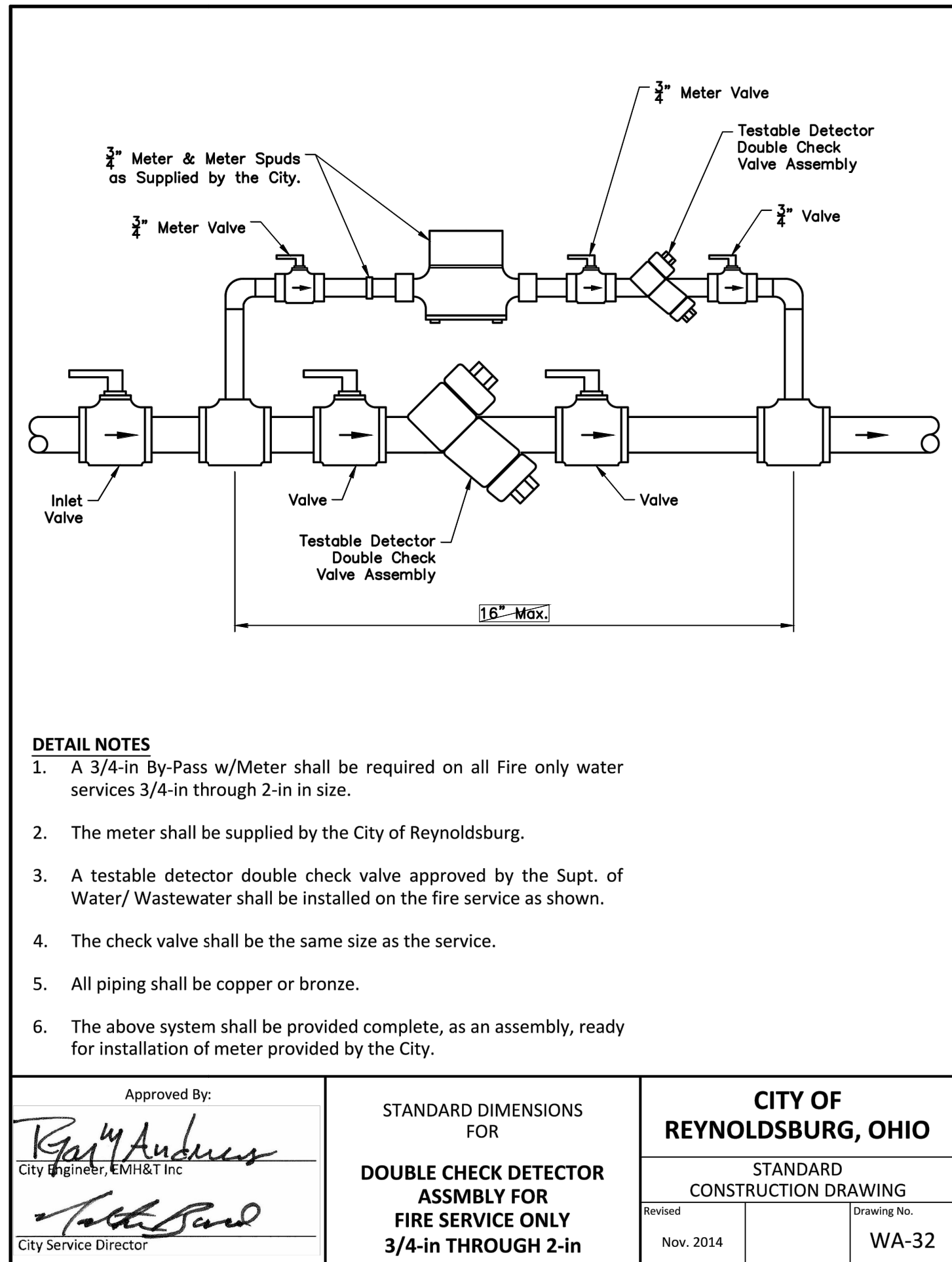


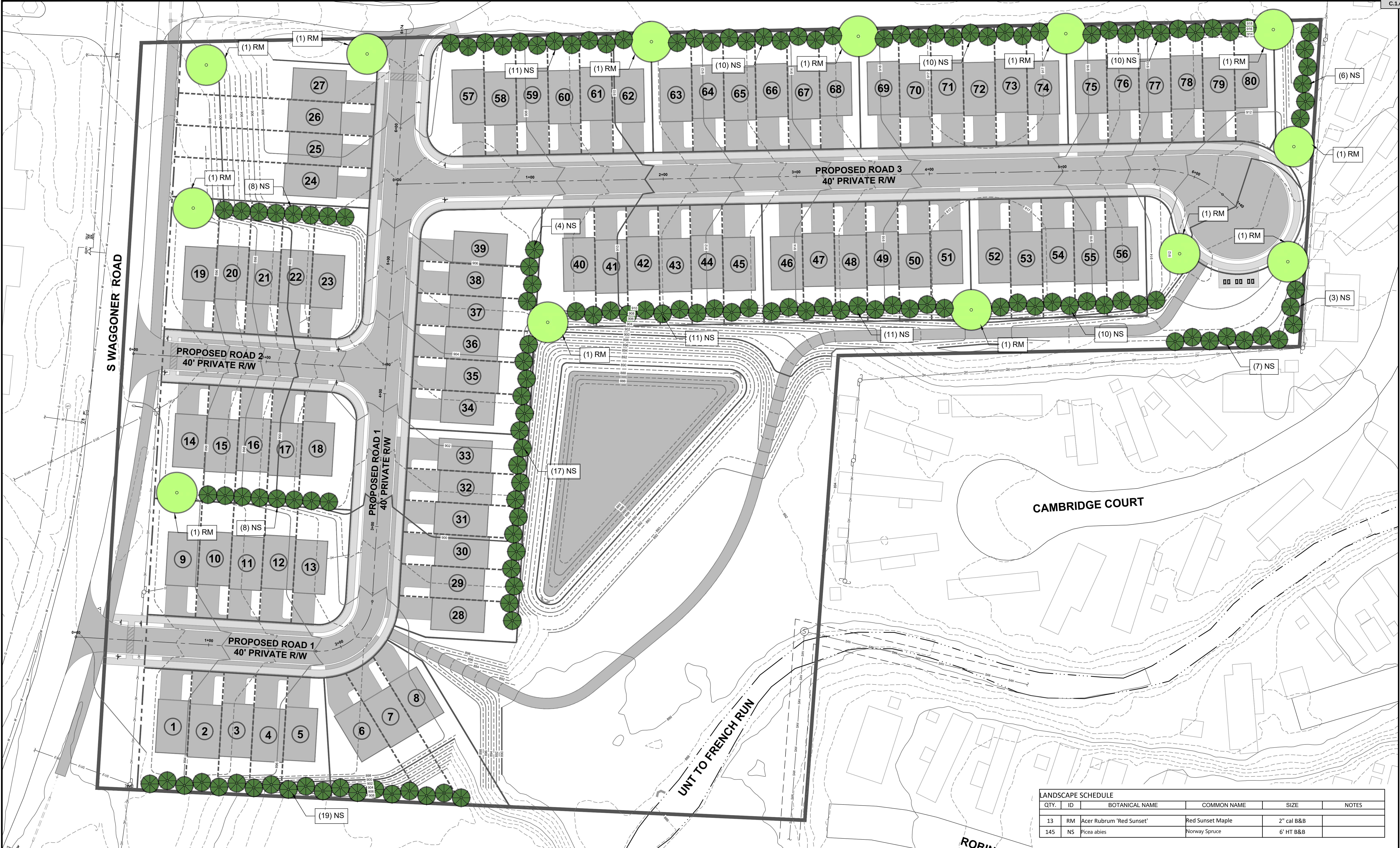












LANDSCAPE SCHEDULE					
QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
13	RM	Acer Rubrum 'Red Sunset'	Red Sunset Maple	2" cal B&B	
145	NS	Picea abies	Norway Spruce	6' HT B&B	

POCS SER. #: DESIGN - B035600484-00B
DIG - B035600489-00B

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

NORTH

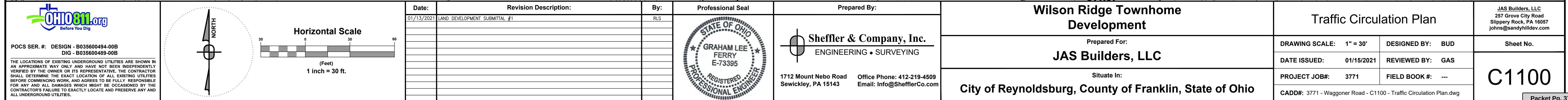
Horizontal Scale

1 inch = 30 ft.

Date:	Revision Description:	By:	Professional Seal:	Prepared By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

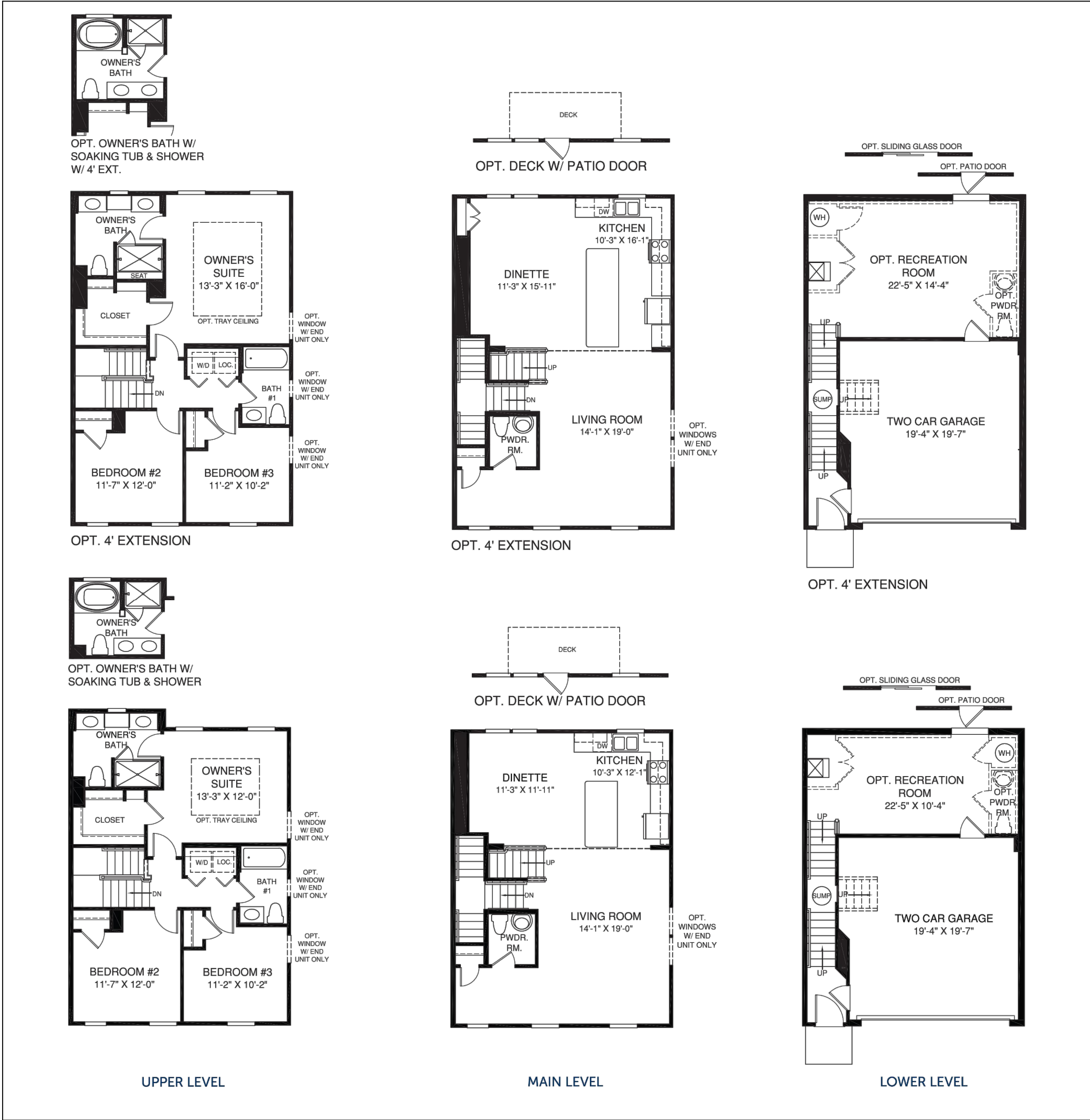
Wilson Ridge Townhome Development		Landscape Plan		JAS Builders, LLC 257 Grove City Road Shippery Rock, PA 16087 johns@sandyhilldev.com	
Prepared For: JAS Builders, LLC		DRAWING SCALE: 1" = 30'		DESIGNED BY: BUD	
Situatue In: City of Reynoldsburg, County of Franklin, State of Ohio		DATE ISSUED: 01/15/2021		REVIEWED BY: GAS	
		PROJECT JOB#: 3771		FIELD BOOK #: ---	
		CADD#: 3771 - Waggoner Road - C1000 - Landscape Plan.dwg		Sheet No. C1000	

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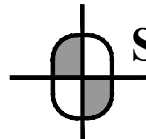




THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE
FLOOR PLAN

 Before You Dig POCS SER. #: DESIGN - B035600494-00B DIG - B035600489-00B THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		Date:	Revision Description:	By:	Professional Seal	Prepared By:	Wilson Ridge Townhome Development		Building Elevations		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16087 johns@sandyhilldev.com		
		01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		 Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com	Prepared For: JAS Builders, LLC		DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD	Sheet No.
									DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS	C1200
									PROJECT JOB#:	3771	FIELD BOOK #:	---	
									Situatue In:	City of Reynoldsburg, County of Franklin, State of Ohio		CADD#:	3771 - Waggoner Road - C1200 - Building Elevation.dwg

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 POCS SER. #: DESIGN - B035600494-00B DIG - B035600489-00B THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	 	Date:	Revision Description:	By:	Professional Seal	Prepared By:	Wilson Ridge Townhome Development Prepared For: JAS Builders, LLC Situata In: City of Reynoldsburg, County of Franklin, State of Ohio	Lighting Plan		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16057 johns@sandyhilldev.com
		01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		 Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com		DRAWING SCALE: 1" = 30' DESIGNED BY: BUD DATE ISSUED: 01/15/2021 REVIEWED BY: GAS PROJECT JOB#: 3771 FIELD BOOK #: --- CADD#: 3771 - Waggoner Road - C1300 - Lighting Plan.dwg	Sheet No. C1300	Packet Pg. 39

February 22, 2021

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 1220-1222 South Waggoner Road (Parcel ID Nos. 060-008195, 060-009282, 060-000208) – Major Site Plan #2021-5020 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located at 1220-1222 South Waggoner Road (Parcel ID Nos. 060-008195, 060-009282, 060-000208) and is within the Suburban Residential (SR) Zone.
- b. The applicant, John Spagnolo of JAS Builders, LLC, is requesting Planning Commission approval of a Major Site Plan for the construction of a new residential development on a ~9-acre site. The project will consist of 80 townhome units with attached garages. There are two existing single-family homes on the site.
- c. The development received Conditional Use approval at the Board of Zoning and Building Appeals meeting held on February 18th.

2. Zoning Review (Section 1103.17)

- a. The property is within the Suburban Residential (SR) Zone. The proposed use ('Dwelling - Attached Single-Family') is listed as a conditional use in SR.
- b. The proposed development complies with the SR Zone in terms of building height, lot coverage, and setback requirements. The SR Zone does not have a density requirement. The proposal calls for ~9 units an acre.
- c. The suggested building typology for 'Dwelling - Attached Single-Family' encourages rear garage access as well as private open space for each unit, though these are illustrative rather than regulatory features. Additionally, the City's Comprehensive Plan encourages pedestrian-friendly features for infill development such as walking paths and/or trail connectivity.
- d. The required parking for the townhomes is 1 enclosed and 1 unenclosed off-street parking space. Each townhome unit will have a 2-car garage, as well as driveway parking. The applicant has met the parking requirement.
- e. Access to the site and all units will be from dual drives along Waggoner Road, as well as an access drive to the adjacent church property. All access points

will be 2-way directional. The applicant has included a trip count evaluation with the submittal, as well as traffic summary.

- f. Screening between residentially-zoned properties is not required, however the proposed development calls for landscaped screening along the perimeter of the lot, including a row of maple/spruce trees.
 - g. To address surface water drainage, the proposal also calls for a stormwater basin along the rear of the property.
 - h. Separate zoning sign permits will need to be submitted for all site signage.
3. **Staff Recommendation**
- a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

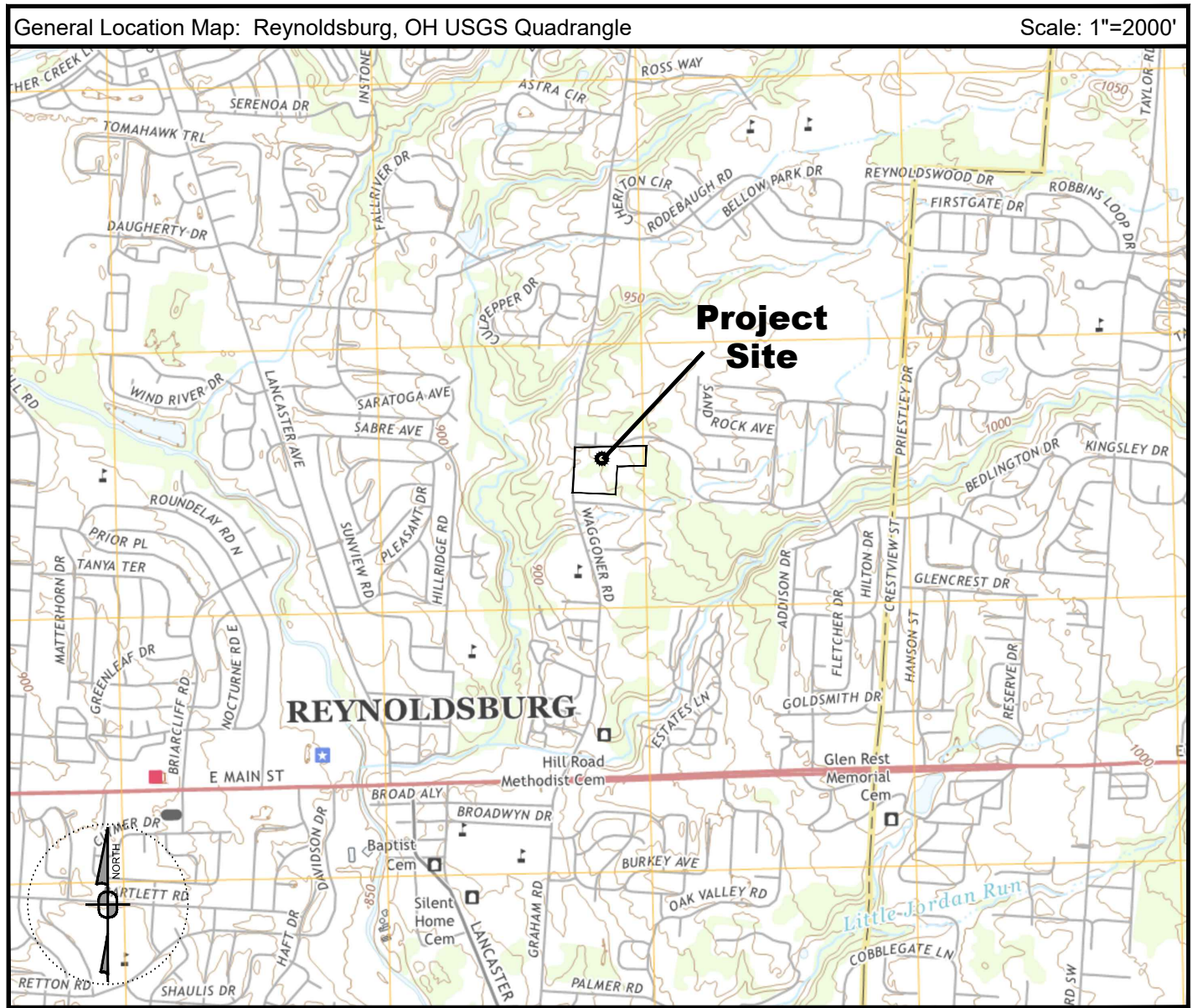
If you have any questions or comments, please feel free to contact us.

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS

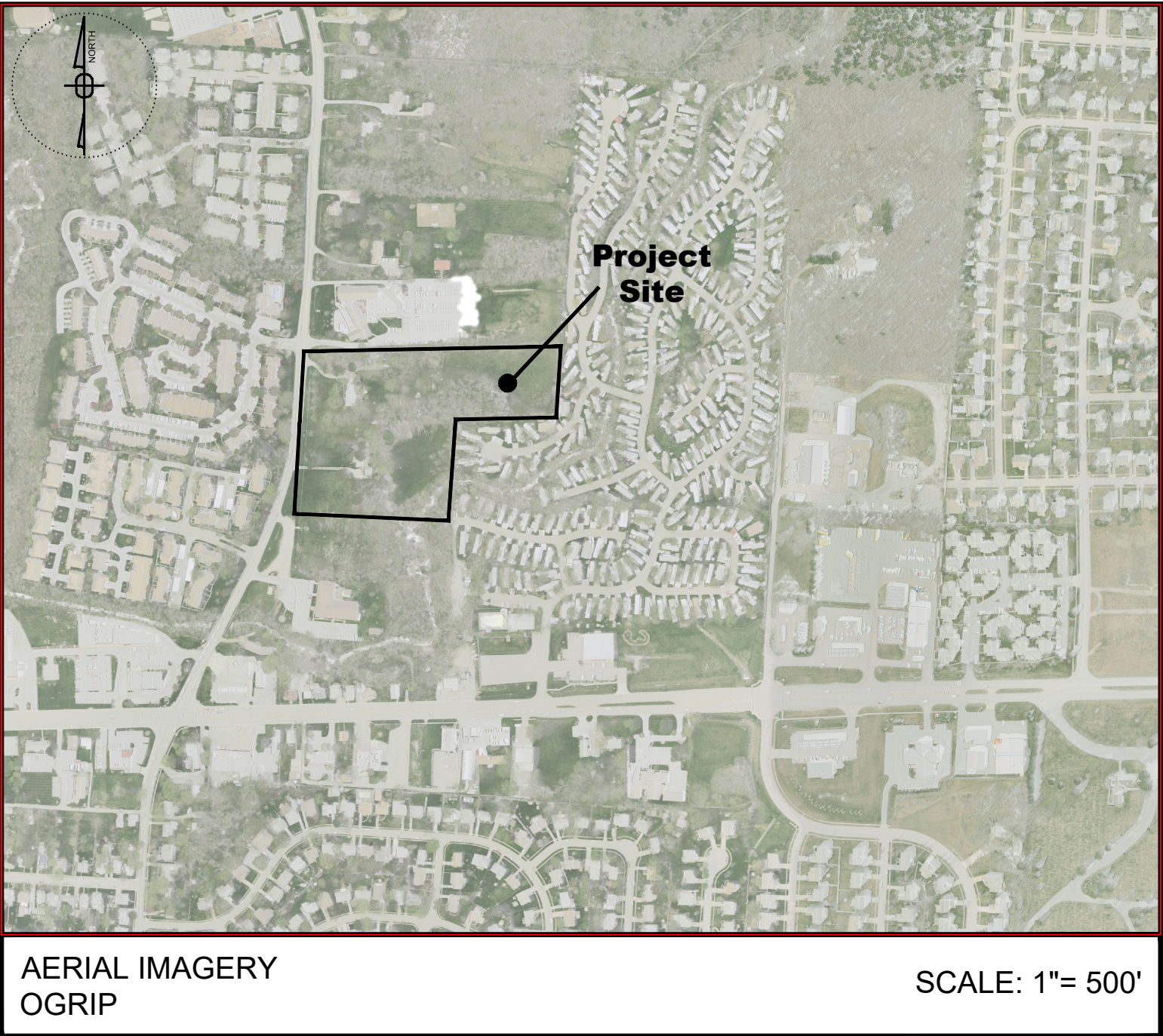
WILSON RIDGE
TOWNHOME DEVELOPMENT

Plot, Grade & Utility plan

VICINITY MAP



SITE LOCATION MAP



City of Reynoldsburg, County of Franklin, State of Ohio

Prepared For:

JAS Builders, LLC

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

Preliminary Submission Date: January 13, 2021
Preliminary Resubmission Date: March 22, 2021

APPROVED BY:

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

NOTES:

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

Prepared By:



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

DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	Title Sheet
C100	Existing Conditions Survey
REC-1	Wilson Ridge Townhome Subdivision Plan (Index)
REC-2	Wilson Ridge Townhome Subdivision Plan
REC-3	Wilson Ridge Townhome Subdivision Plan (Drainage Easements)
REC-4	Wilson Ridge Townhome Subdivision Plan (Sanitary & Utility Easements)
C200	Site / Grading Plan
C210	Street Profiles
C300	Storm Sewer Plan
C310	Storm Sewer Profiles
C400	Sanitary Sewer / Utility Plan
C410	Sanitary Sewer Profiles
C700-C707	General Notes & Site Details
C1000	Landscape Plan
C1100	Builder Planting Options
C1200	Traffic Circulation Plan
C1300	Building Elevations
C1400	Lighting Plan

Graham Lee Ferry, PE No. E-73395 Date

Gary A. Sheffler, PS No. 8480 Date

EQUIVALENT RESIDENTIAL UNITS

1 EQUIVALENT RESIDENTIAL UNIT (ERU) = 2,530 SQ. FT.
1 - 22'x42' UNIT = 924 SQ. FT., 1 - 24'x40' UNIT = 960 SQ. FT.
20 - 22'x42' UNIT = 18,480 SQ. FT.
61 - 24'x40' UNIT = 58,560 SQ. FT.
WILSON RIDGE ERU's = 30.45 ERU

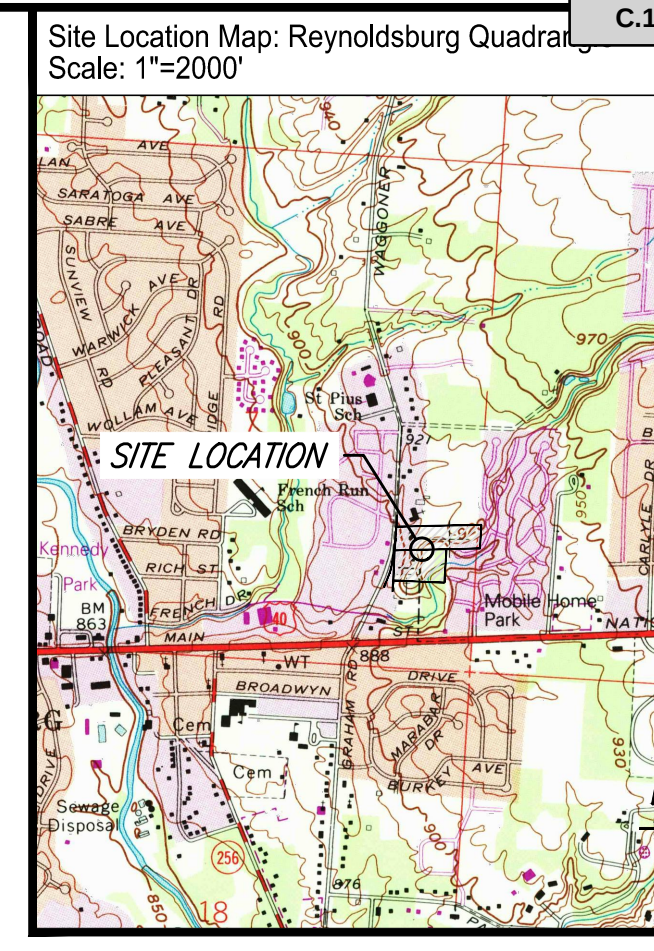
IMPERVIOUS AREA

PRE-DEVELOPMENT IMPERVIOUS AREA = XXXX ACRES
POST-DEVELOPMENT IMPERVIOUS AREA = XXXX ACRES

BENCHMARKS

1. BENCHMARK 1 -
2. BENCHMARK 2 -

C000



ZONING INFORMATION:

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

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

ZONING DISTRICT: (SR) SUBURBAN RESIDENTIAL
MAX. BUILDING HEIGHT: 35 FEET MAXIMUM
MIN. LOT AREA: N/A
MIN. LOT WIDTH: 50 FEET
MIN. LOT DEPTH: 100 FEET
MIN. LOT FRONTAGE: 50 FEET
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 8 FEET MIN., 20 FEET MIN. AGGREGATE
MIN. REAR YARD: 30 FEET
MAX. LOT COVERAGE: 80% INCLUDING IMPERVIOUS AREAS

ZONING INFORMATION WAS OBTAINED FROM:
THE CITY OF REYNOLDSBURG
WEBSITE: www.ci.reynoldsburg.oh.us/departments/development/zoning-information.asp
ZONING ADMINISTRATOR
EMILY WHEELER, ZONING ADMINISTRATOR
CITY OF REYNOLDSBURG
7325 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829

UTILITY SERVICE INFORMATION:

TELEPHONE:	ELECTRIC COMPANY:
CHARTER COMMUNICATIONS	AEP OHIO (USIC)
FIBER OPTIC:	CABLE:
BLACK & VEATCH	WIDE OPEN WEST-COLUMBUS
FIBER OPTIC:	GAS:
MCI	COLUMBIA GAS OF OHIO
	COLUMBUS DIVISION
	SANITARY SEWER:
	FRANKLIN COUNTY ENGINEERS

WATER: CITY OF REYNOLDSBURG
WATER/WASTEWATER DEPT.

General Notes:

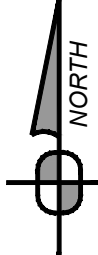
1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN THE OHIO SOUTH STATE PLANE. ALL INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS AND PLANS OF RECORD.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION, ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY WALL CONSTRUCTION PROJECTS.
3. VERTICAL CONTROL SHOWN HEREON IS NAVD 88 BASED UPON FIELD OBSERVATIONS PER GPS OBSERVATIONS ALONG WITH LIDAR CONTOUR DATA OBTAINED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIIP) FOR THE AREA OUTSIDE OF THE SURVEYED AREA.
4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, FLOOD ZONE X, FLOOD ZONE AE, AND THE FLOOD ZONE AE FLOODWAY AREA, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 33040C038K, BEARING AN EFFECTIVE DATE OF 06/17/2008. ZONE X, OTHER AREAS DENOTES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE AE DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. ZONE AE DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASIC FLOOD ELEVATIONS HAVE BEEN DETERMINED, & FLOODWAY AREAS IN ZONE AE DENOTE THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND TITLE REPORT.



Know what's below.
Call before you dig.

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

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



Horizontal Scale

0 40' 80'

(Feet)

1 inch = 40 ft.

Date:	Revision Description:	By:	Professional Seal:	Prepared By:
01/05/2021	ORIGINAL SUBMITTAL	MNR		 ENGINEERING • SURVEYING
				1712 Mount Nebo Road Sewickley, PA 15143
				Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

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

Prepared For:
JAS Builders, LLC

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

Existing Conditions Survey

DRAWING SCALE:	DRAWN BY:
1"=40'	MNR

DATE ISSUED:	REVIEWED BY:
01/05/21	GAS

PROJECT JOB#:	FIELD BOOK #:
3771	3771

CADD#: 3771-Waggoner Rd-Ex. Cond. Plan.dwg

JAS Builders, LLC
Attn: John Spagnolo
257 Grove City Road
Slippery Rock, PA 16057
Phone: 412-841-9657

Sheet No.

C100

Packet Pg. 43

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Section 7, Township 16, Range 20, and containing 9.07 acres of land, more or less, all of that tract of land conveyed to the JAS BUILDERS, LLC, by deed of record in Deed Book _____, Page _____, all references being to those of record in the Recorders Office, Franklin County, Ohio.

The undersigned, JAS BUILDERS, LLC, by JOHN SPAGNOLO, JR., Member, owner of the land plotted herein, duly authorized in the premises by action of the respective Board of Directors, do hereby certify the attached plot correctly represents the WILSON RIDGE TOWNHOME DEVELOPMENT, a subdivision of Lots 1 thru 80, inclusive, do hereby accept this plot of same and dedicate to public use as such, all or part of, the Avenue, Drives, Courts and Place shown hereon and not heretofore dedicated.

Easements are reserved, where indicated on the plot, for the construction, operation and maintenance of all public utilities, above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands, and for storm water drainage.

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

WITNESS JAS BUILDERS, LLC
By, JOHN SPAGNOLO, JR. Member

STATE OF OHIO }
COUNTY OF FRANKLIN } ss:

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

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

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

Approved this ____ day of _____, 20____, Chairman, Planning Commission Reynoldsburg, Ohio

Approved this ____ day of _____, 20____, City Engineer Reynoldsburg, Ohio

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

Clerk Reynoldsburg, Ohio Mayor Reynoldsburg, Ohio

Transferred this ____ day of _____, 20____, Auditor Franklin County, Ohio

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

Recorded this ____ day of _____, 20____, Deputy Recorder Franklin County, Ohio

SURVEY CERTIFICATION

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

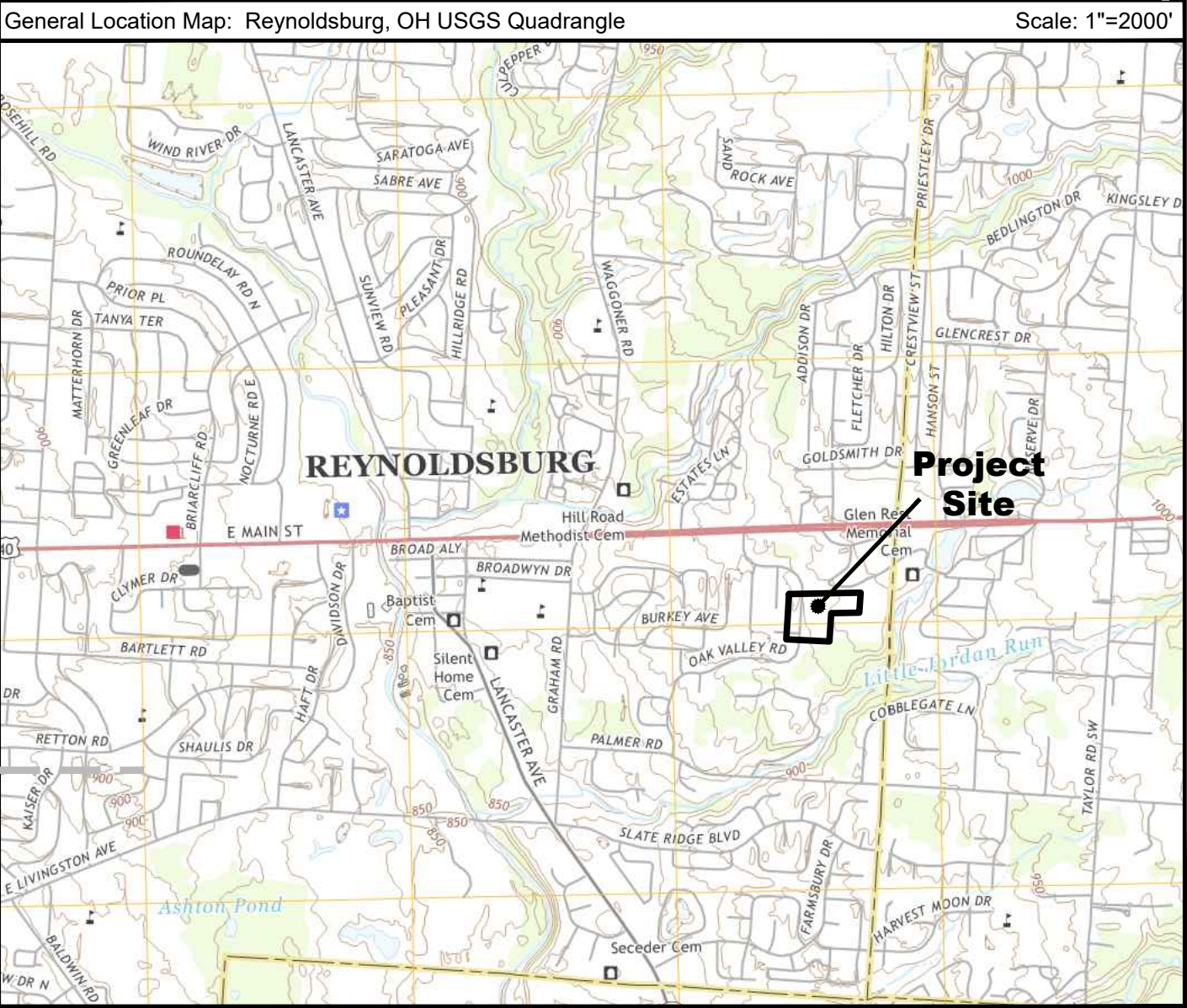
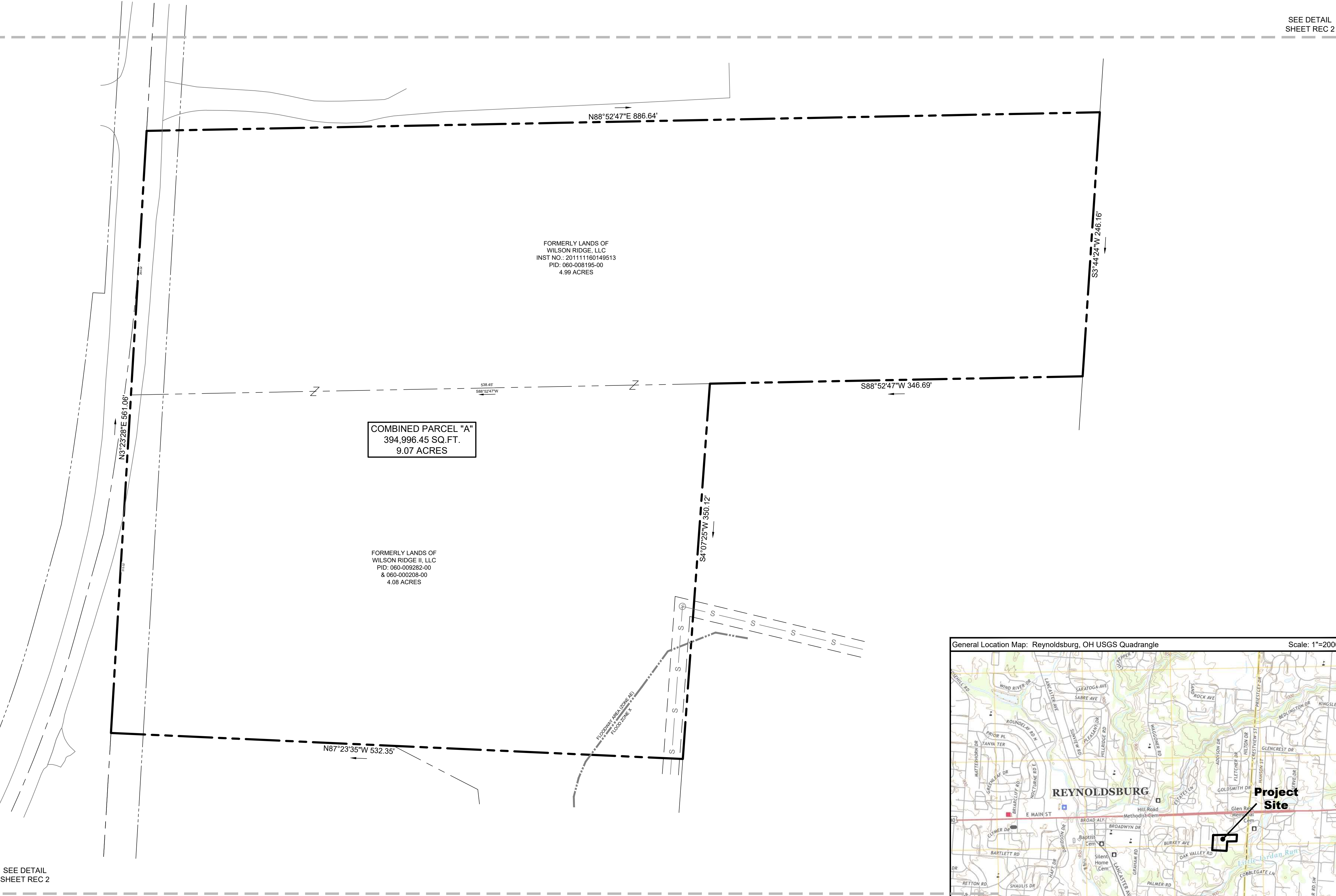
By _____ Gary A. Sheffler, P.L.S. No. 8480

LEGEND:

- 1/2" IRON PIN
- ⊙ 3/4" IRON PIN
- 1/2" IRON REBAR W/ PLASTIC I.D. CAP

General Notes:

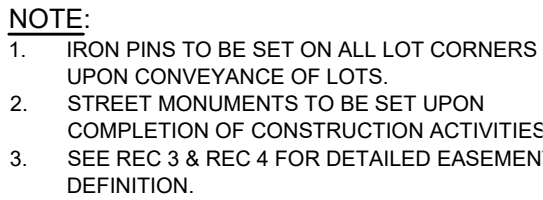
1. BASIS OF BEARINGS. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN THE OHIO SOUTH STATE PLANE MAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS AND PLANS OF RECORD.
2. BY GRAPHIC PLOTTING ONLY. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X. OTHER AREAS FLOOD ZONE X, FLOOD ZONE AE AND THE FLOOD ZONE AE FLOODWAY AREA, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 38049C0338K, BEARING AN EFFECTIVE DATE OF 09/17/2008. ZONE X OTHER AREAS DENOTES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. ZONE AE DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FLOODWAY AREAS IN ZONE AE DENOTE THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.



POCS SER. #: DESIGN - B035600494-00B DIG - B035600489-00B THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	Horizontal Scale (Feet) 1 inch = 50 ft.	Date: 01/13/2021 Revision Description: LAND DEVELOPMENT SUBMITTAL #1	By: RLS	Professional Seal: GARY A. SHEFFLER, P.L.S. No. 8480, Registered Professional Surveyor, State of Ohio	Prepared By: Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road, Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com	Wilson Ridge Townhome Subdivision Plan (Existing Parcel Consolidation)	Being a consolidation and subdivision of Parcel No. 06-008195-00, recorded in Instrument No. 201111160149513 & 060-00928200, recorded in Instrument No. 201111160149510.		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16057 johns@sandyhildev.com
						Prepared For: JAS Builders, LLC	DRAWING SCALE: 1" = 50'	DESIGNED BY: BUD	Sheet No.
						Situate In: City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands	DATE ISSUED: 01/15/2021	REVIEWED BY: GAS	REC 1
							PROJECT JOB#: 3771	FIELD BOOK #: ---	

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

Packet Pg. 44

Packet Pg. 45



NF
CONTINENTAL INVESTMENTS
AND PROPERTY MANAGEMENT
PARCEL TWO, SECOND TRACT
O.R. 06491F17
PID: 060-000919-00

NF
CONTINENTAL INVESTMENTS
AND PROPERTY MANAGEMENT
PARCEL ONE
O.R. 06491F17
PID: 060-000919-00

NF
SUMMER RAYS, INC.
INSTR. NO. 200812050174809
PID: 263-000919-00

15' SANITARY
SEWER EASEMENT PER
D.B.V. 2681, PG. 569

FLOOD HAZARD (ZONE AE)
FLOOD ZONE

NF
CITY OF REYNOLDSBURG
METHODIST HILL CEMETERY
PID: 060-00089-00

NF
CONTINENTAL INVESTMENTS
AND PROPERTY MANAGEMENT
PARCEL TWO, SECOND TRACT
O.R. 06491F17
PID: 060-000919-00

DRAINAGE EASEMENT CURVE TABLE

CURVE NO.	RADIUS	LENGTH	CH BEARING	CH LENGTH
C101	21.00'	12.80'	N10°43'25"W	12.60'
C102	11.00'	16.43'	N49°31'32"E	14.95'
C504	21.00'	8.99'	S81°58'24"W	8.92'
C505	23.00'	33.33'	S0°24'46"W	30.49'

DRAINAGE EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L101	S86°35'15"E	10.23'	L127	S88°52'47"W	5.00'	L153	S3°24'45"W	50.57'	L179	N88°52'47"E	98.69'	L206	S64°14'55"W	20.00'
L102	S3°24'45"W	92.27'	L128	S1°07'13"E	12.33'	L154	S63°35'22"E	55.87'	L180	N12°20'44"E	50.36'	L207	N25°45'05"W	161.31'
L103	S11°37'11"W	2.00'	L129	S86°35'15"E	60.96'	L155	N26°24'38"E	2.80'	L181	N73°57'50"W	57.77'	L208	S41°55'21"W	192.63'
L104	S3°24'45"W	16.34'	L130	S3°24'45"W	10.00'	L156	S69°49'58"E	4.10'	L182	N16°02'10"E	4.03'	L209	N63°35'22"W	57.27'
L105	S1°50'11"W	2.00'	L131	N86°35'15"W	70.20'	L157	S86°35'15"E	6.43'	L183	S80°30'07"W	22.22'	L210	S68°58'06"W	67.07'
L106	S3°24'45"W	92.79'	L132	N1°07'13"W	11.16'	L158	S26°24'38"W	5.76'	L184	N1°07'13"W	10.11'	L211	S3°29'15"E	44.64'
L107	S81°59'32"E	123.53'	L133	S83°37'56"W	46.58'	L159	S63°35'22"E	33.93'	L185	N80°30'07"E	13.97'	L212	S66°30'45"W	10.00'
L108	N3°24'45"E	144.71'	L134	N86°35'15"W	8.02'	L160	N41°39'31"E	61.88'	L186	N14°14'09"E	46.56'	L213	S41°39'31"W	80.19'
L109	N3°24'45"E	102.72'	L135	S3°24'45"W	72.72'	L161	N6°43'53"E	34.02'	L187	N83°14'19"E	61.79'	L214	N3°29'15"W	50.71'
L110	S86°35'15"E	26.30'	L136	S86°35'15"E	3.92'	L162	N6°43'53"E	34.49'	L188	N1°07'13"W	71.89'	L215	S88°52'47"E	66.75'
L111	N83°37'56"E	41.68'	L137	S71°08'29"E	2.00'	L163	N6°43'53"E	34.49'	L189	S88°52'47"W	75.70'	L216	N63°35'22"W	49.55'
L112	N1°07'13"W	8.78'	L138	S86°35'15"E	28.16'	L164	N6°43'53"E	34.49'	L190	N86°38'27"W	38.41'	L217	S82°52'07"W	100.57'
L113	N88°52'47"E	5.10'	L139	S3°24'45"W	20.00'	L165	N6°43'53"E	32.29'	L191	S88°52'47"W	39.01'	L218	S3°24'45"W	9.50'
L114	N12°56'55"W	28.06'	L140	N86°35'15"W	28.16'	L166	S87°40'50"E	39.66'	L192	N1°07'13"W	10.00'	L219	N86°35'15"W	5.00'
L115	N1°07'13"W	67.53'	L141	N71°08'29"W	2.00'	L167	S87°56'53"E	33.27'	L193	N88°52'47"E	39.40'	L220	S3°24'45"W	11.00'
L116	N88°52'47"E	83.00'	L142	N86°35'15"W	3.92'	L168	S87°24'42"E	33.11'	L194	S86°35'15"E	38.41'	L221	N63°35'22"W	10.00'
L117	N88°52'47"E	156.00'	L143	S3°24'45"W	55.53'	L169	S87°40'50"E	17.07'	L195	N88°52'47"E	85.30'	L222	N3°24'45"E	11.00'
L118	N88°52'47"E	78.00'	L144	S86°35'15"E	35.00'	L170	N78°03'24"E	5.31'	L196	S1°07'13"E	90.95'	L223	N86°35'15"W	5.00'
L119	S1°07'13"E	10.00'	L145	S3°24'45"W	10.00'	L171	N1°07'13"W	108.97'	L197	S83°14'19"W	53.27'	L224	N3°24'45"E	18.00'
L120	S88°52'47"W	78.00'	L146	N86°35'15"W	35.00'	L172	S88°52'47"W	5.00'	L198	S14°14'09"W	34.28'	L225	S86°35'15"E	5.00'
L121	S88°52'47"W	156.00'	L147	S3°24'45"W	65.00'	L173	N1°07'13"W	28.00'	L199	S73°57'50"E	67.25'	L226	N3°24'45"E	11.00'
L122	S88°52'47"W	73.00'	L148	S86°35'15"E	6.00'	L174	N88°52'47"E	20.00'	L200	S12°20'44"W	84.89'	L227	S86°35'15"E	10.45'
L123	S1°07'13"E	56.50'	L149	S86°35'15"E	28.00'	L175	S88°52'47"E	28.00'	L201	S88°52'47"E	114.47'	L228	N82°52'07"E	96.17'
L124	S12°56'55"E	29.12'	L150	S3°24'45"W	20.00'	L176	S88°52'47"W	5.00'	L202	S88°52'47"W	286.38'	L229	N3°24'45"E	54.67'
L125	N88°52'47"E	4.68'	L151	N86°35'15"W	28.00'	L177	S1°07'13"E	101.64'	L203	S23°07'55"W	12.74'	L230	N81°59'32"W	133.56'
L126	S1°07'13"E	18.00'	L152	N86°35'15"W	6.00'	L178	N88°52'47"E	267.85'	L204	S25°45'05"E	166.91'	L231	N23°07'55"E	16.44'

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

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

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Subdivision Plan
(Drainage Easement Description)

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

Prepared For:
JAS Builders, LLC

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

DRAWING SCALE:	1" = 40'	DESIGNED BY:	BUD	Sheet No.
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS	
PROJECT JOB#:	3771	FIELD BOOK #:	---	
CADD#:	3771 - Waggoner Road - REC 1 - Subdivision.dwg			

REC 3

Packet Pg. 46



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

SANITARY EASEMENT LINE TABLE			UTILITY EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L301	N85°52'35"W	106.48'	L401	N88°10'52"E	15.98'
L302	S62°32'47"W	115.57'	L402	S86°35'15"E	132.17'
L303	N63°35'22"W	91.91'	L403	S88°51'27"E	51.70'
L304	S46°15'09"W	54.24'	L404	N1°07'13"W	107.20'
L305	N86°35'15"W	158.82'	L405	N88°52'47"E	623.00'
L306	S86°35'15"E	150.10'	L406	S1°07'13"E	5.00'
L307	N46°15'09"E	48.49'	L407	S88°52'47"W	623.00'
L308	N3°24'45"E	159.44'	L408	S1°07'13"E	107.40'
L309	N86°35'15"W	183.14'	L409	S88°51'27"E	2.55'
L310	S86°35'15"E	183.15'	L410	N88°52'47"E	47.00'
L311	N3°24'45"E	171.97'	L411	S3°24'45"W	59.23'
L312	N81°17'00"W	51.10'	L412	S86°35'15"E	31.16'
L313	N8°43'00"E	20.00'	L413	N88°52'47"E	510.68'
L314	S81°17'00"E	59.35'	L414	S1°07'13"E	5.00'
L315	N88°52'47"E	320.93'	L415	S88°52'47"W	510.88'
L316	N88°52'47"E	319.00'	L416	N86°35'15"W	31.38'
L317	S1°07'13"E	20.00'	L417	S3°24'45"W	251.11'
L318	S88°52'47"W	319.00'	L418	N86°35'15"W	5.00'
L319	S88°52'47"W	312.55'	L419	N3°24'45"E	315.35'
L320	S3°24'45"W	181.84'	L420	S88°52'47"W	47.10'
L321	S3°24'45"W	166.62'	L421	N88°51'27"W	59.46'
L322	S63°35'22"E	82.24'	L422	N86°35'15"W	132.04'
L323	N62°32'47"E	111.06'	L423	S88°10'52"W	16.21'
L324	S85°52'35"E	119.63'	L424	N86°36'29"W	4.00'
L325	S4°07'25"W	2.40'	L425	N3°24'45"E	72.32'

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

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

Horizontal Scale

40 0 40 80

(Feet)

1 inch = 40 ft.

Date: 01/13/2021

Revision Description: LAND DEVELOPMENT SUBMITTAL #1

By: RLS

Professional Seal

GARY A. SHEFFLER
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

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

Prepared For:
JAS Builders, LLC

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

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

DRAWING SCALE: 1" = 40'

DESIGNED BY: BUD

DATE ISSUED: 01/15/2021

REVIEWED BY: GAS

PROJECT JOB#: 3771

FIELD BOOK #: ---

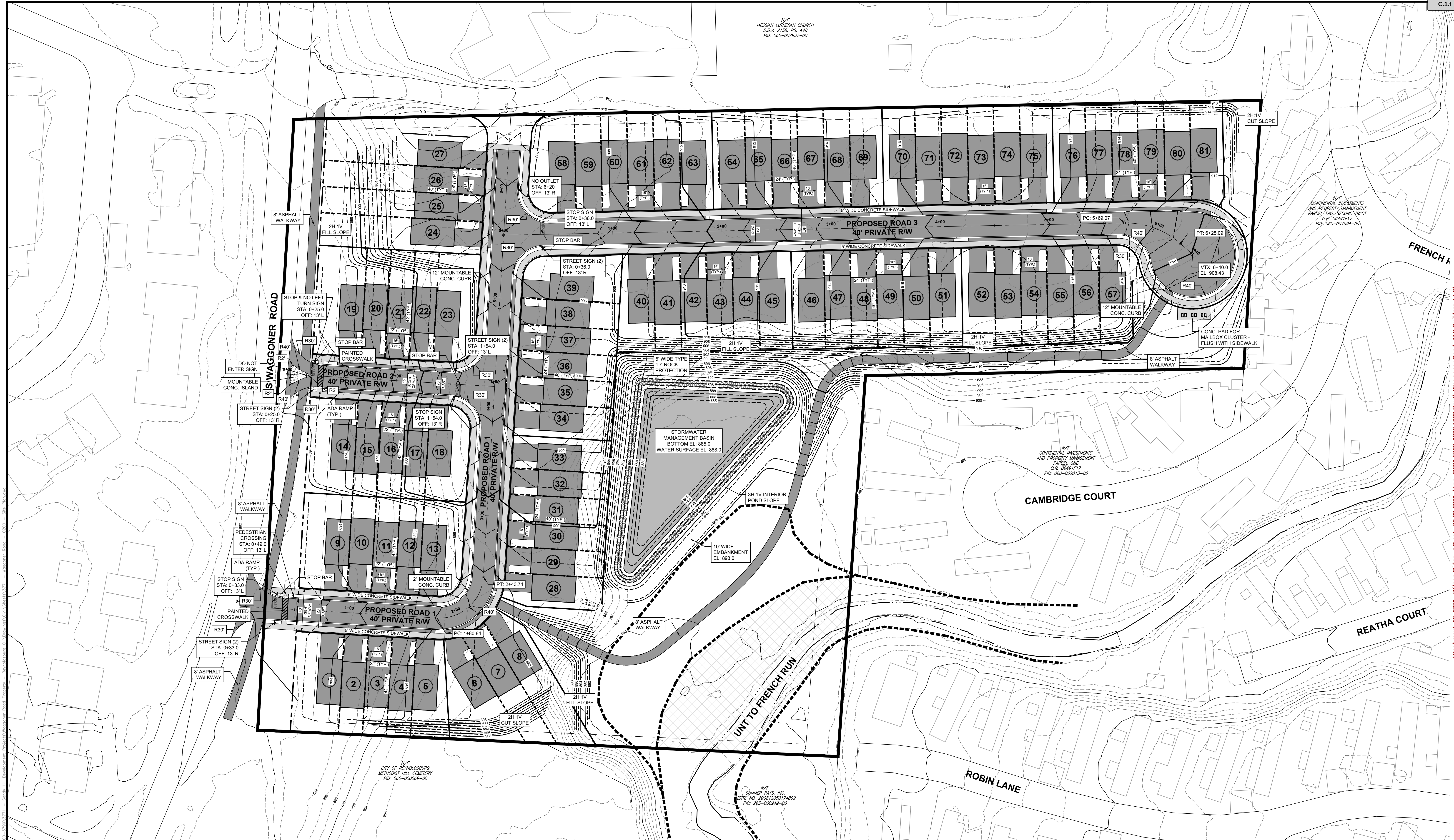
CADD#: 3771 - Waggoner Road - REC 1 - Subdivision.dwg

JAS Builders, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

Sheet No.

REC 4

Packet Pg. 47



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

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

NORTH

Horizontal Scale

1 inch = 40 ft.

Date:	Revision Description:	By:	Professional Seal	Prepared By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:

JAS Builders, LLC

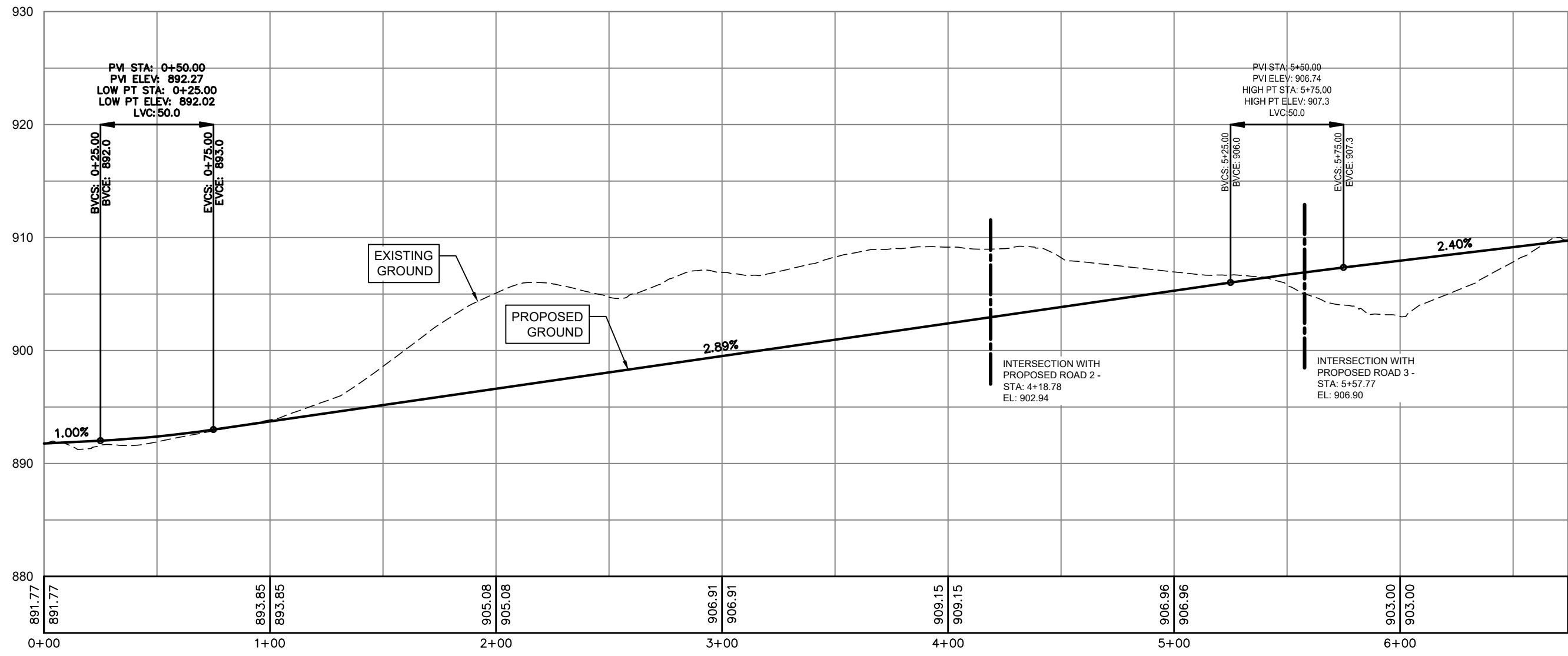
Situate In:

City of Reynoldsburg, County of Franklin, State of Ohio

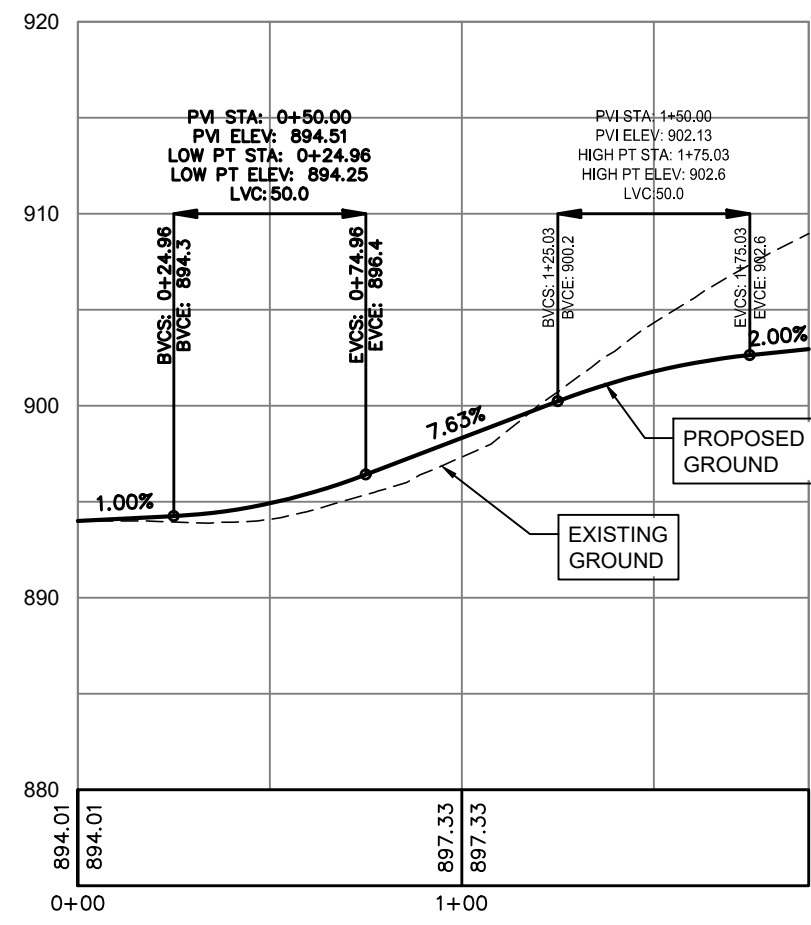
Section 7, Township 16, Range 20, Refugee Lands

Site / Grading Plan		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16057 johns@sandyhilldev.com Sheet No.
DRAWING SCALE: 1" = 40'	DESIGNED BY: BUD	
DATE ISSUED: 01/15/2021	REVIEWED BY: GAS	
PROJECT JOB#: 3771	FIELD BOOK #: ---	
CADD#: 3771 - Waggoner Road - C200 - Site Plan.dwg		C200

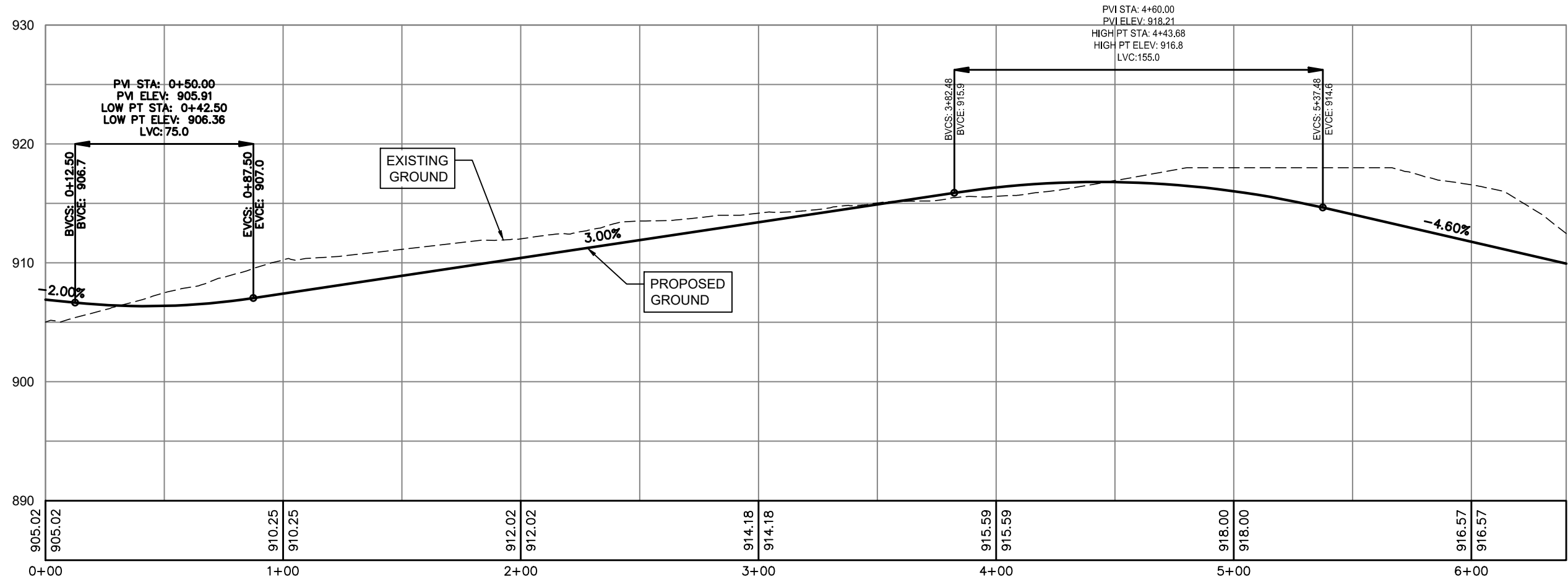
Packet Pg. 48



Proposed Road 1 PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’



Proposed Road 2 PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’



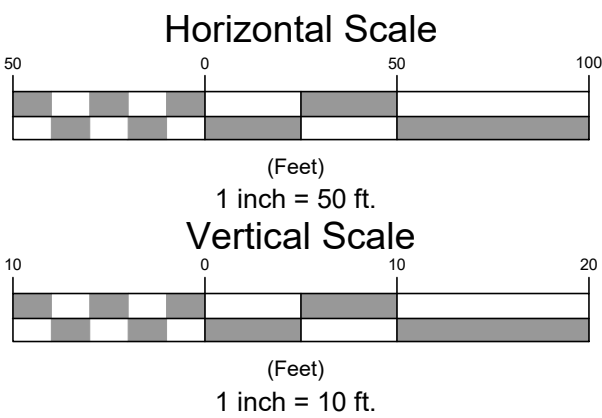
Proposed Road 3 PROFILE
Scale– Horizontal: 1” = 50’
Vertical: 1” = 10’

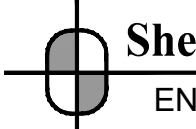
\\shefflerco\shared\Projects\Wilson Ridge\Drawings\Civil\Sheet\3771 - Street Profiles.dwg - Reynoldsburg - 04\Drawings\Civil\Sheet\3771 - Waggoner Road - C210 - Street Profiles.dwg - Sandy Hill Development - Project\Waggoner Road - Property - 3771 - Wilson Ridge - 03-22-2021 (App #2021-5020, 1220-1222 South Waggoner Road, JAS Builders, LLC)



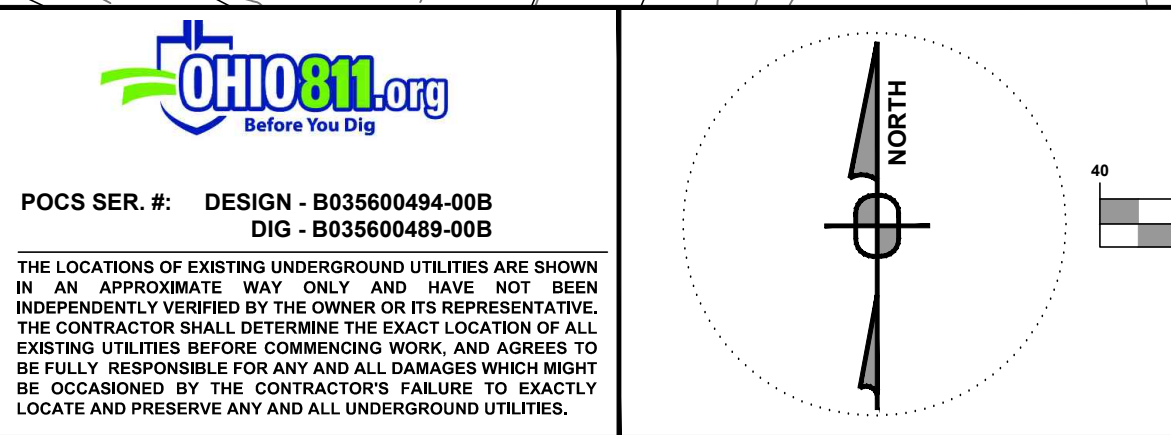
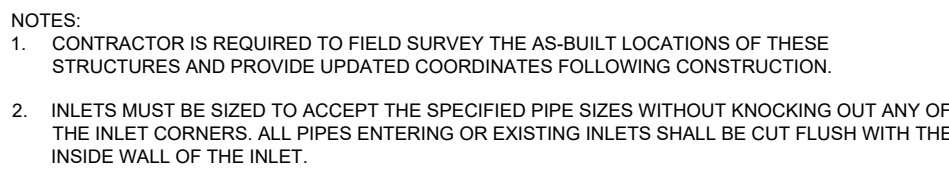
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING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



Date:	Revision Description:	By:	Professional Seal	Prepared By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		 ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

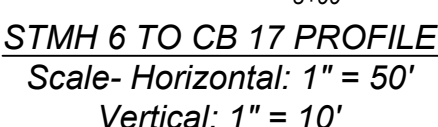
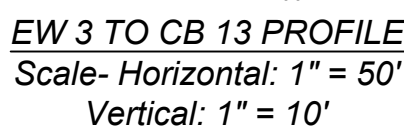
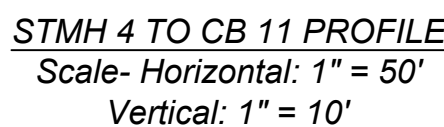
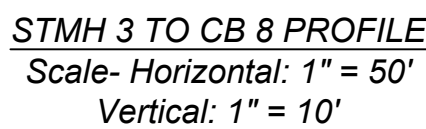
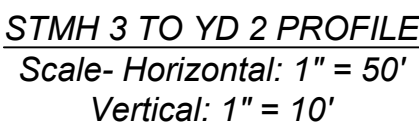
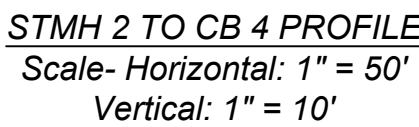
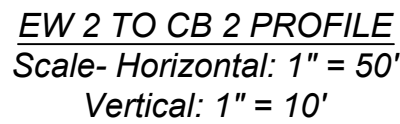
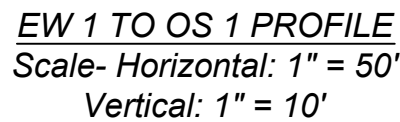
Wilson Ridge Townhome Development		Street Profiles		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16057 johns@sandyhilldev.com
Prepared For: JAS Builders, LLC		DRAWING SCALE: AS SHOWN	DESIGNED BY: BUD	Sheet No.
Situate In: City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands		DATE ISSUED: 01/15/2021	REVIEWED BY: GAS	C210
		PROJECT JOB#: 3771	FIELD BOOK #: ---	
		CADD#: 3771 - Waggoner Road - C210 - Street Profiles.dwg		
				Packet Pg. 4.



Structure Table						Structure Table					
Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting	Structure	Design EL.	Design Northing	Design Easting	As Built Northing	As Built Easting
CB 1	TOP=893.11 INV=890.13 IN INV=889.93 OUT	713166.5014	1886232.7104			CB 16	TOP=910.70 INV=905.00 IN INV=904.80 OUT	713479.0189	1886982.4091		
CB 2	TOP=893.11 INV=890.22 OUT	713148.5333	1886231.6390			CB 17	TOP=911.48 INV=905.46 OUT	713523.7103	1886993.0589		
CB 3	TOP=899.31 INV=892.93 IN INV=891.93 OUT	713246.3239	1886363.6939			YD 1	TOP=893.48 INV=890.80 IN INV=890.60 OUT	713266.5014	1886210.4890		
CB 4	TOP=899.31 INV=895.31 OUT	713245.2525	1886381.6620			YD 2	TOP=895.03 INV=892.22 OUT	713471.1975	1886222.9256		
CB 5	TOP=894.08 INV=891.49 IN INV=891.29 OUT	713364.8167	1886216.3238			YD 3	TOP=906.39 INV=900.96 IN INV=890.76 OUT	713394.8260	1887032.8438		
CB 6	TOP=894.08 INV=891.78 IN INV=891.58 OUT	713383.1066	1886217.5299			STMH 1	TOP=893.11 INV=888.60 IN INV=888.40 OUT	713129.4743	1886445.8746		
CB 7	TOP=903.65 INV=896.85 IN INV=896.65 OUT	713396.3904	1886371.5204			STMH 2	TOP=897.51 INV=889.37 IN INV=889.17 OUT	713180.2061	1886343.7230		
CB 8	TOP=903.65 INV=899.65 OUT	713394.9865	1886390.5904			STMH 3	TOP=899.03 INV=889.91 IN INV=889.91 IN INV=889.91 IN INV=889.71 OUT	713247.2762	1886347.7223		
CB 9	TOP=906.34 INV=900.25 IN INV=900.05 OUT	713489.1311	1886378.3325			STMH 4	TOP=902.78 INV=896.50 IN INV=896.50 IN INV=896.30 OUT	713397.5420	1886356.6823		
CB 10	TOP=906.16 INV=900.98 IN INV=900.78 OUT	713494.7097	1886430.6755			STMH 5	TOP=906.82 INV=899.89 IN INV=899.69 OUT	713490.0930	1886362.2010		
CB 11	TOP=906.16 INV=901.16 OUT	713512.7063	1886430.3236			STMH 6	TOP=902.18 INV=893.01 IN INV=893.01 IN INV=892.01 OUT	713387.4033	1886653.2523		
CB 12	TOP=911.83 INV=906.62 IN INV=905.62 OUT	713499.0194	1886651.0697			OS 1	TOP=891.00 INV=886.84 OUT	713198.2651	1886511.4459		
CB 13	TOP=911.83 INV=908.42 OUT	713517.0160	1886650.7178			EW 1	INV=886.00 OUT	713046.3382	1886585.1527		
CB 14	TOP=905.81 INV=899.69 IN INV=899.49 OUT	713392.7377	1886926.0469			EW 2	INV=888.00 OUT	713188.5729	1886498.4530		
CB 15	TOP=908.17 INV=902.37 IN INV=902.17 OUT	713460.3269	1887047.4413			EW 3	INV=888.00 OUT	713360.7615	1886644.7633		

Date:	Revision Description:	By:	Professional Seal	Prepared By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		 Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development		Storm Sewer Plan (Index)		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16057 johns@sandyhilldev.com
Prepared For: JAS Builders, LLC		DRAWING SCALE: 1" = 40'	DESIGNED BY: BUD	Sheet No.
		DATE ISSUED: 01/15/2021	REVIEWED BY: GAS	
Situate In: City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands		PROJECT JOB#: 3771	FIELD BOOK #: ---	C300 Packet Pg. 5
		CADD#: 3771 - Waggoner Road - C300 - Storm Sewer Plan.dwg		

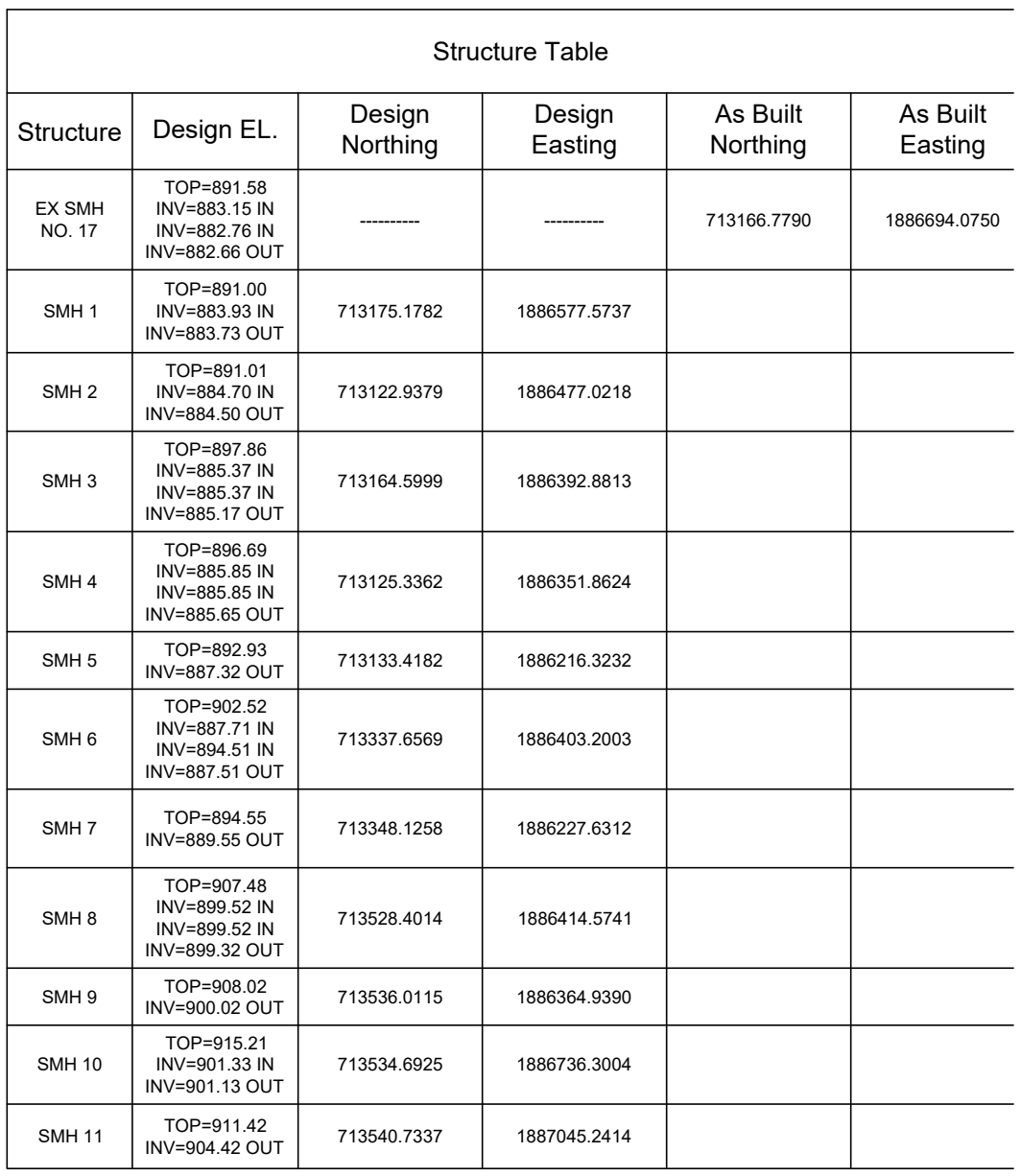
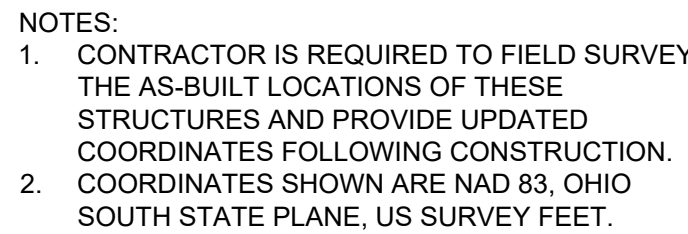


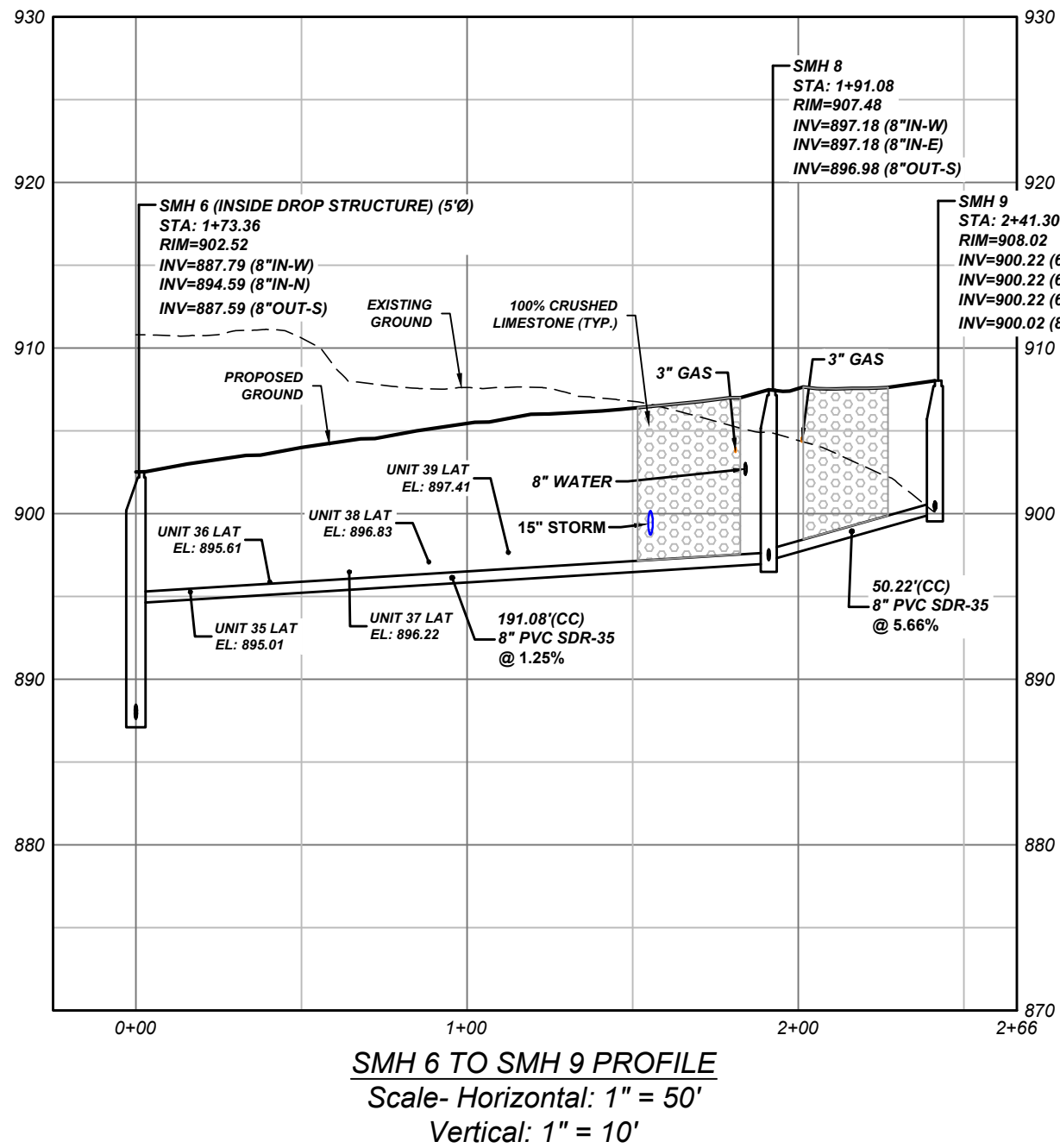
Professional Seal

A circular professional seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "GRAHAM LEE FERRY" and the license number "E-73395".

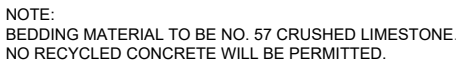
1712 Mount Nebo Road Office Phone: 412-219-4509
Sewickley, PA 15143 Email: Info@ShefflerCo.com

Packet Pg. 51

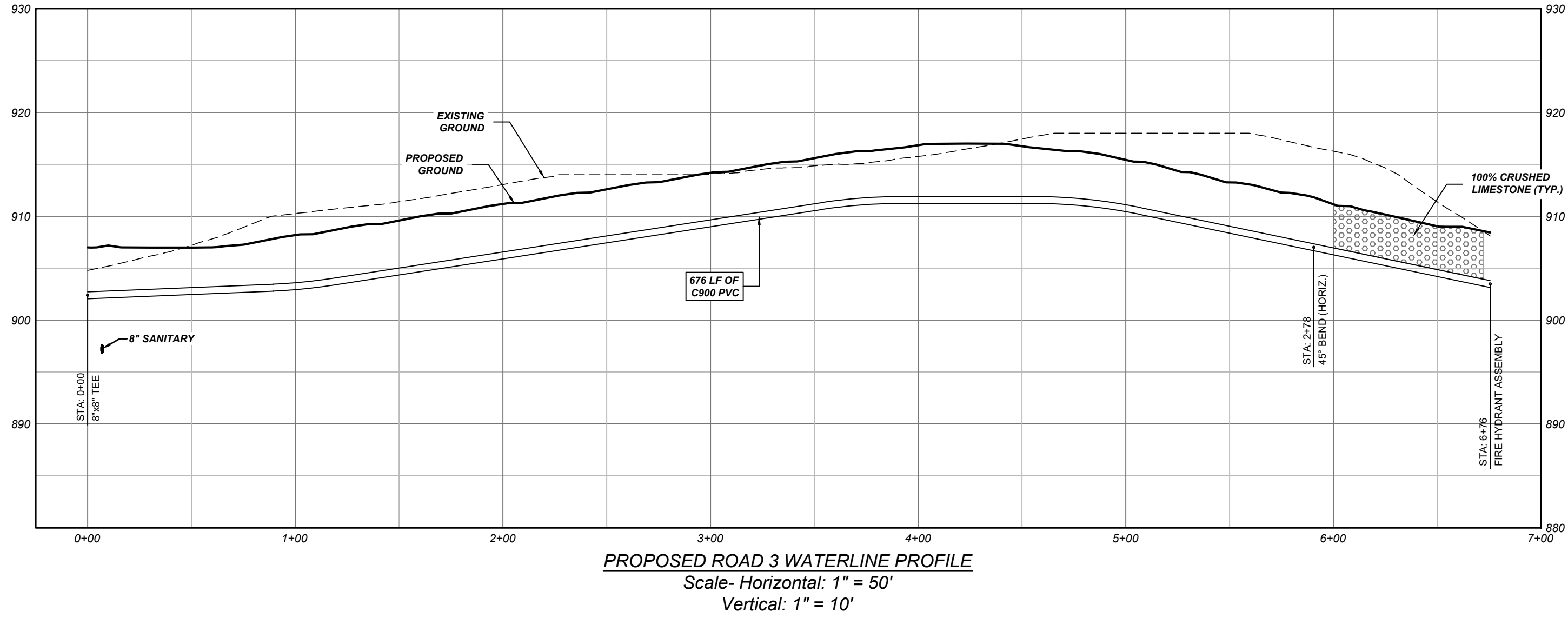
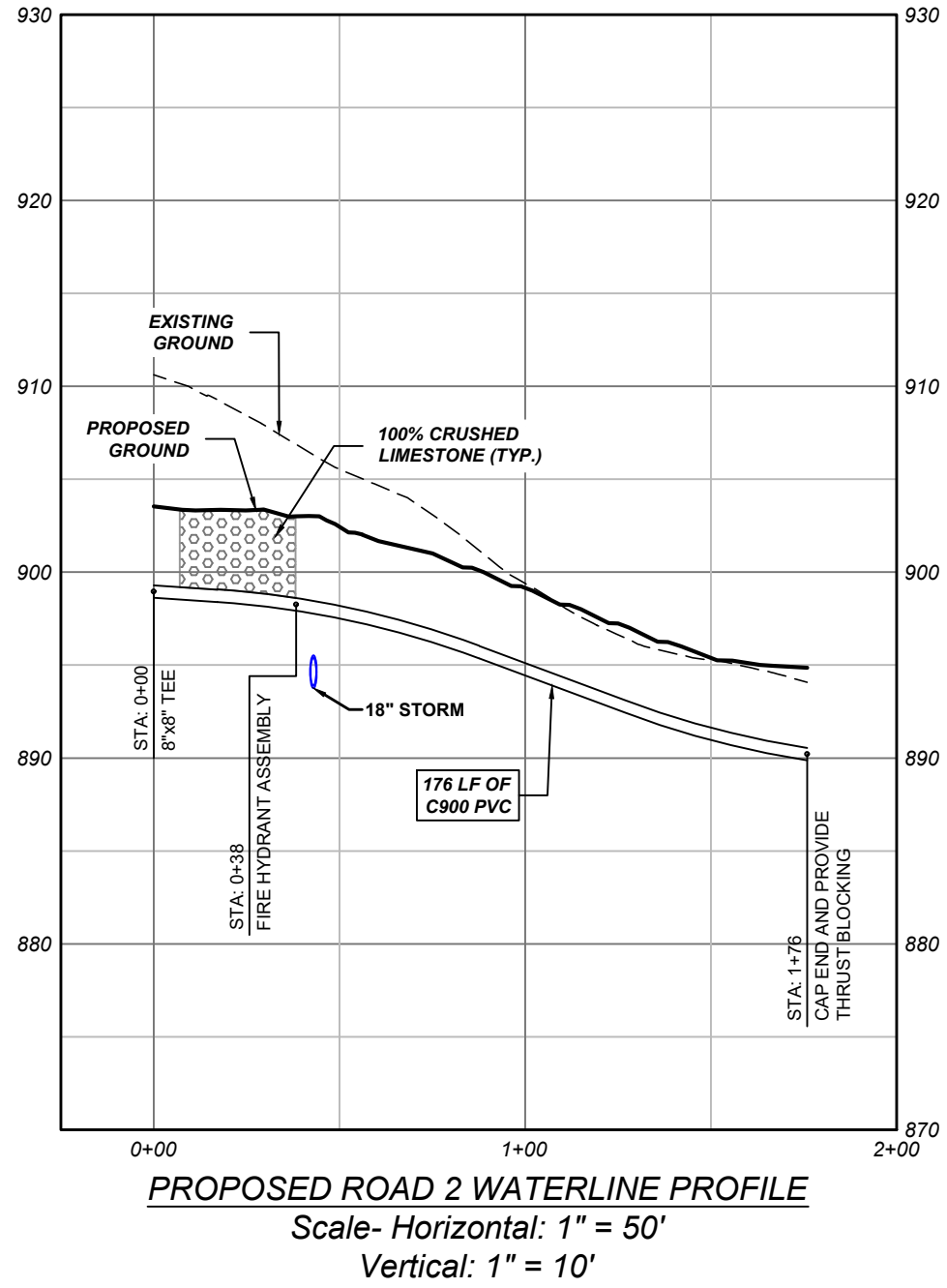
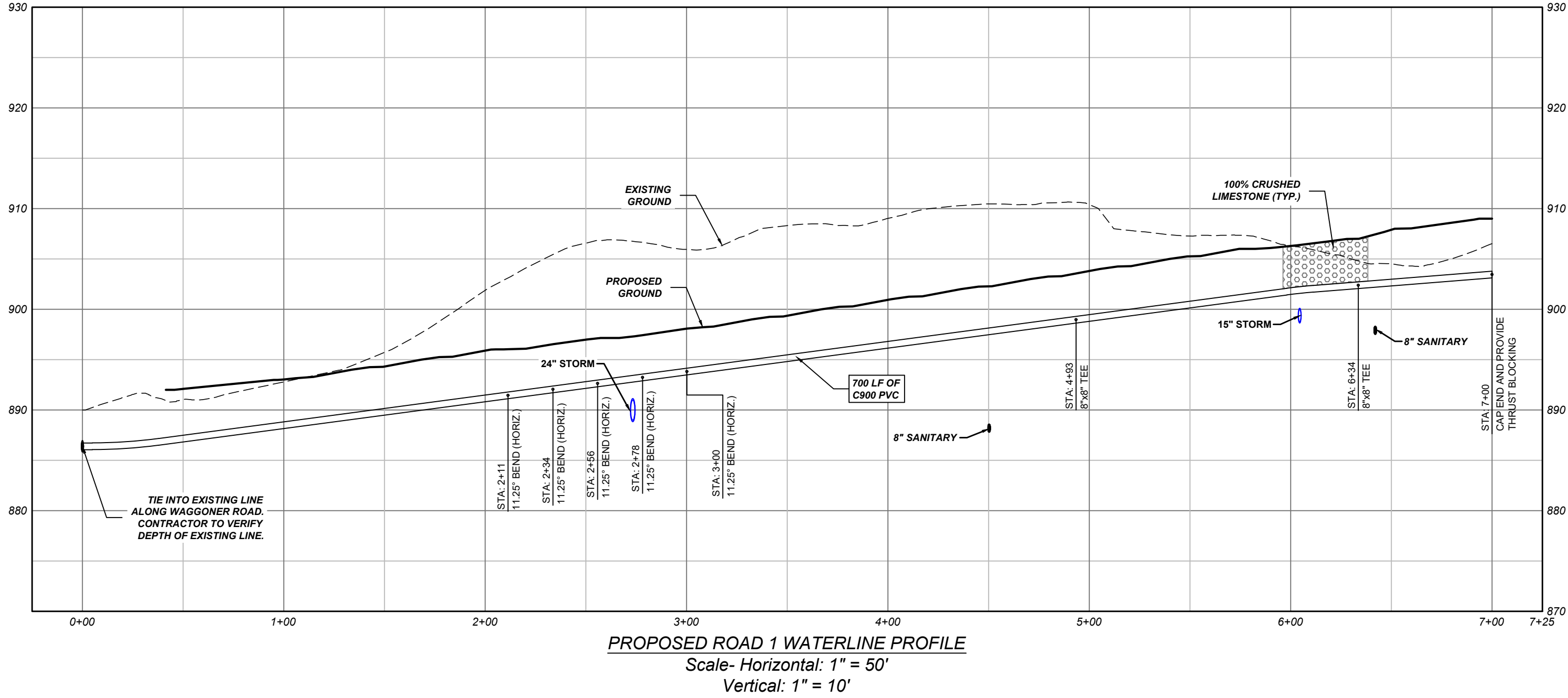




SANITARY SERVICE LATERALS						
Pipe Name	Sta.	Size	Inv. @ Bldg.	Inv. @ Main	Length	Slope
UNIT 42	1+36.6	6"	904.35	898.95	45.00	12.00%
UNIT 43	1+65.7	6"	904.71	899.31	45.00	12.00%
UNIT 44	1+84.6	6"	904.92	899.52	45.00	12.00%
UNIT 45	2+12.0	6"	905.30	899.90	45.00	12.00%
UNIT 46	2+51.6	6"	905.82	900.42	45.00	12.00%
UNIT 47	2+75.3	6"	906.08	900.68	45.00	12.00%
UNIT 48	3+00.4	6"	906.36	900.96	45.00	12.00%
UNIT 49	3+16.8	6"	906.58	901.18	45.00	12.00%
UNIT 50	3+42.3	6"	907.15	901.75	45.00	12.00%
UNIT 51	3+72.2	6"	907.34	901.94	45.00	12.00%
UNIT 52	3+99.7	6"	907.69	902.29	45.00	12.00%
UNIT 53	4+25.1	6"	907.95	902.55	45.00	12.00%
UNIT 54	4+48.8	6"	908.20	902.80	45.00	12.00%
UNIT 55	4+77.6	6"	908.44	903.04	45.00	12.00%
UNIT 56	4+98.3	6"	911.00	903.19	45.00	19.59%
UNIT 57	5+24.0	6"	912.00	903.43	45.00	16.83%
UNIT 58	0+17.8	6"	897.58	897.47	5.00	2.08%
UNIT 59	0+44.8	6"	897.89	897.79	5.00	2.08%
UNIT 60	0+68.8	6"	898.20	898.10	5.00	2.08%
UNIT 61	0+92.8	6"	898.51	898.40	5.00	2.08%
UNIT 62	1+16.8	6"	898.81	898.71	5.00	2.08%
UNIT 63	1+40.8	6"	899.11	899.01	5.00	2.08%
UNIT 64	1+70.8	6"	899.48	899.38	5.00	2.08%
UNIT 65	2+00.8	6"	899.85	899.74	5.00	2.08%
UNIT 66	2+24.8	6"	900.19	900.08	5.00	2.08%
UNIT 67	2+48.8	6"	900.45	900.35	5.00	2.08%
UNIT 68	2+72.8	6"	900.74	900.64	5.00	2.08%
UNIT 69	2+96.8	6"	901.07	900.97	5.00	2.08%
UNIT 70	3+26.8	6"	901.56	901.46	5.00	2.08%
UNIT 71	3+56.8	6"	901.87	901.77	5.00	2.08%
UNIT 72	3+80.8	6"	902.08	901.98	5.00	2.08%
UNIT 73	4+04.8	6"	902.34	902.23	5.00	2.08%
UNIT 74	4+28.8	6"	902.57	902.47	5.00	2.08%
UNIT 75	4+52.8	6"	902.81	902.70	5.00	2.08%
UNIT 76	4+83.8	6"	903.13	903.02	5.00	2.08%
UNIT 77	5+12.8	6"	903.44	903.34	5.00	2.08%
UNIT 78	5+36.8	6"	903.65	903.54	5.00	2.08%
UNIT 79	5+60.8	6"	903.93	903.83	5.00	2.08%
UNIT 80	5+84.8	6"	904.18	904.07	5.00	2.08%
UNIT 81	6+08.8	6"	904.38	904.28	5.00	2.08%



C410

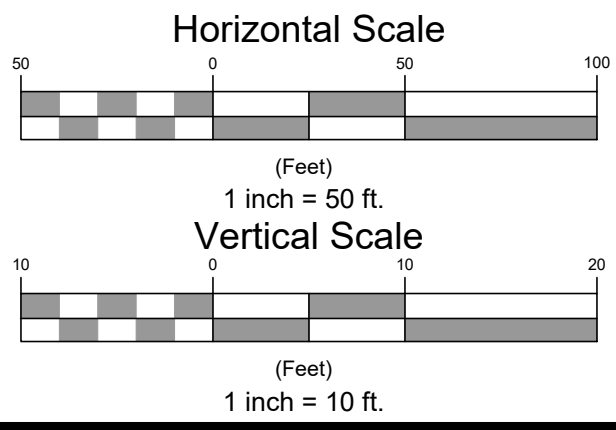


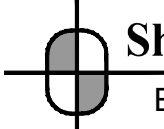
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Wilson Ridge Townhome Development		Waterline Profiles		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16057 johns@sandyhilldev.com
Prepared For: JAS Builders, LLC		DRAWING SCALE: AS SHOWN	DESIGNED BY: BUD	Sheet No.
Situat in: City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands		DATE ISSUED: 01/15/2021	REVIEWED BY: GAS	C411
CADD#: 3771 - Waggoner Road - C410 - Sanitary Sewer Profiles.dwg		PROJECT JOB#: 3771	FIELD BOOK #: ---	

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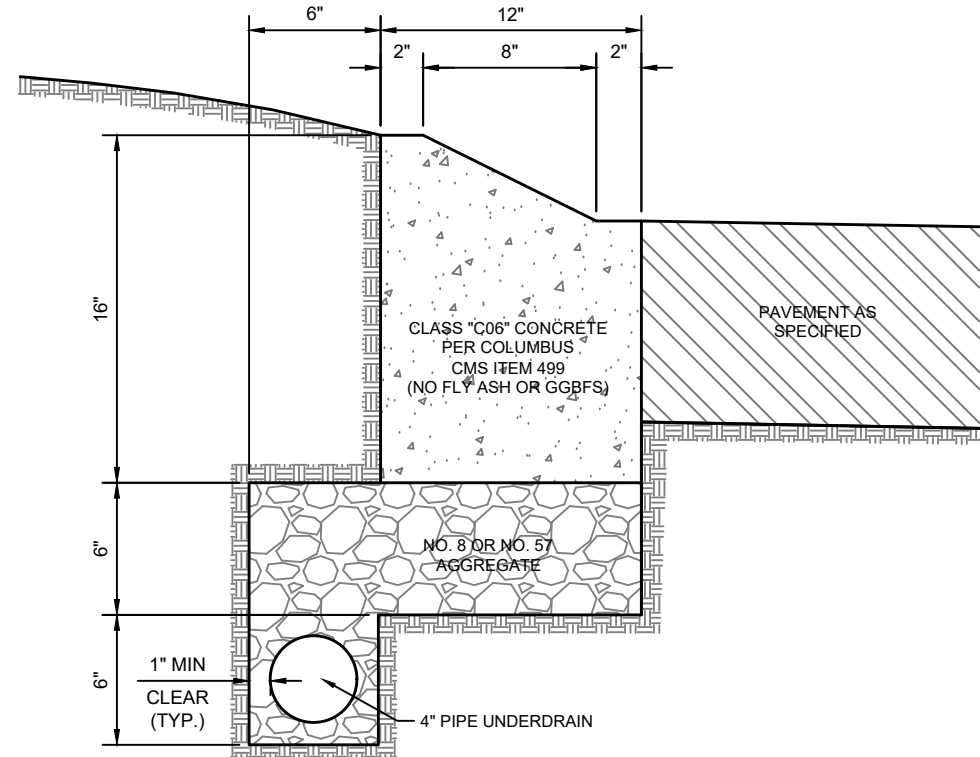
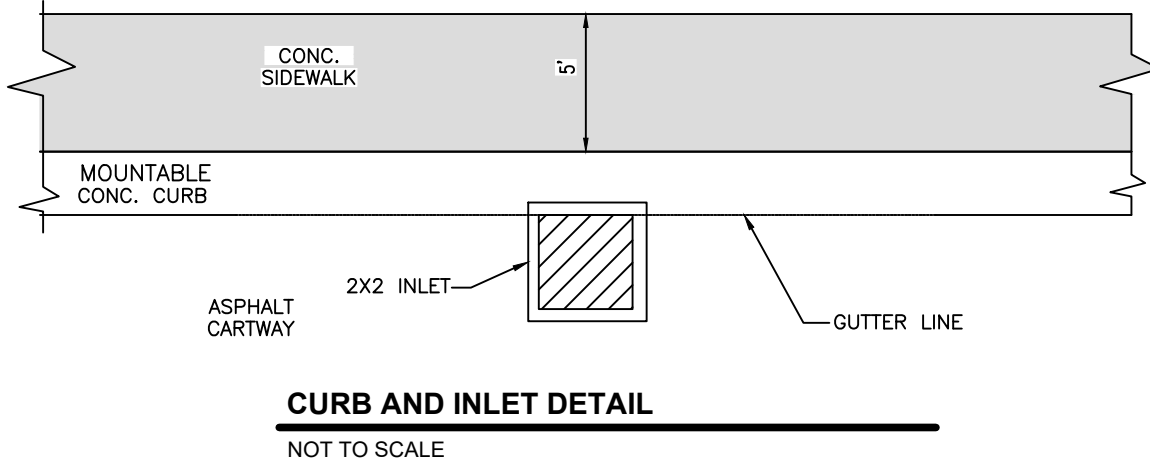
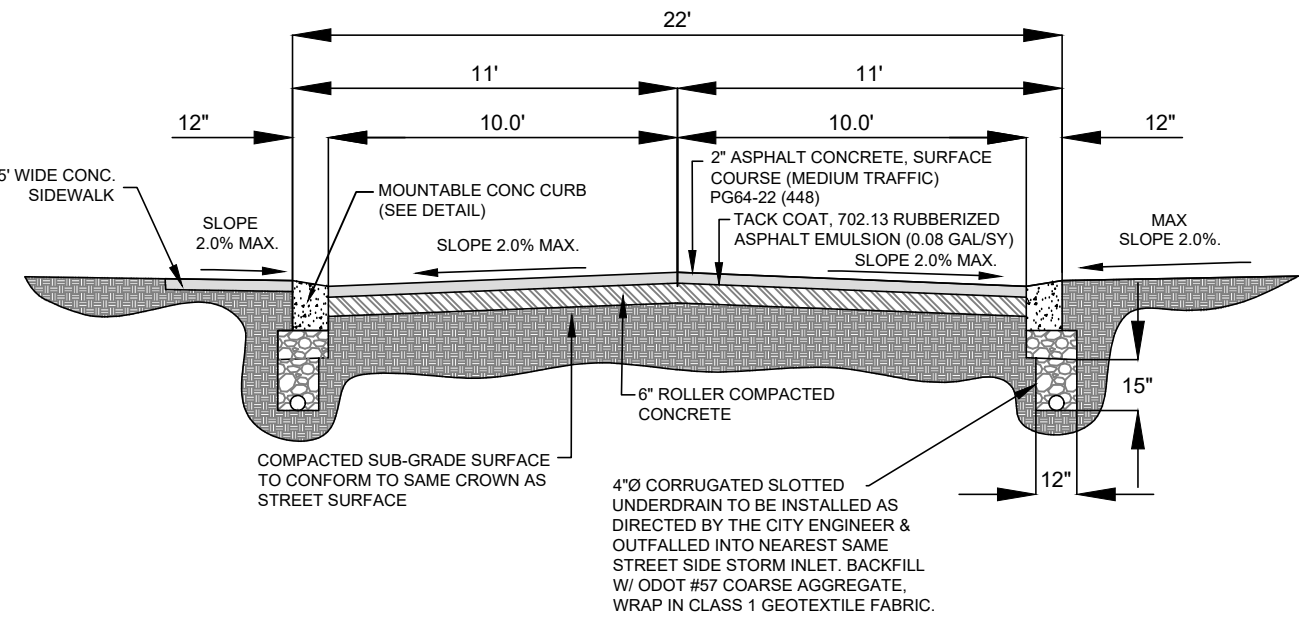
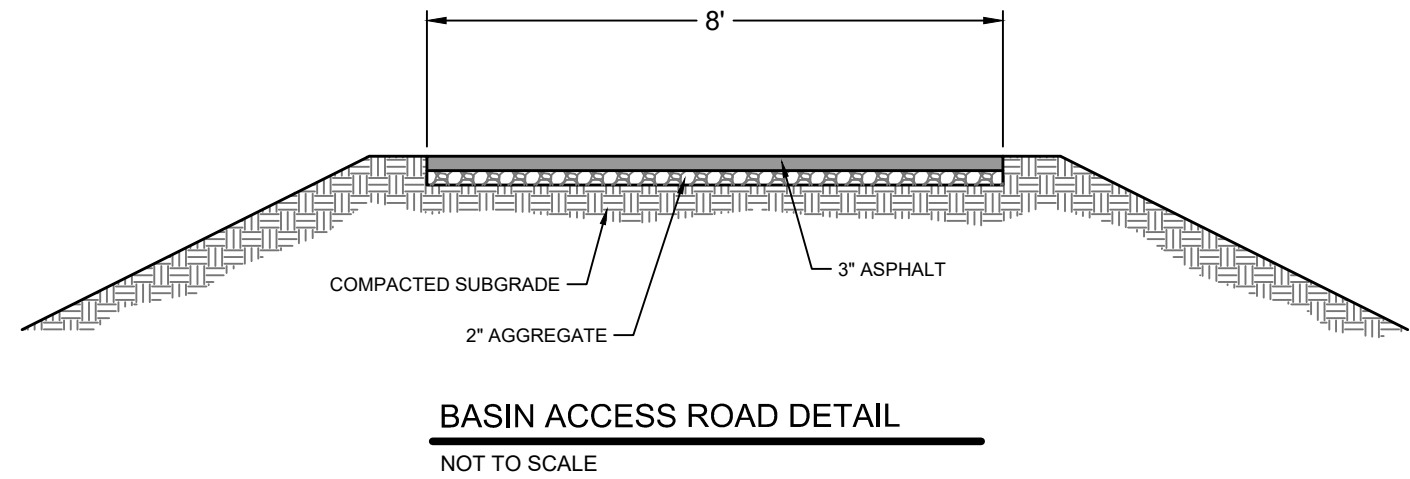
GENERAL WATER NOTES (CONT'D):

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

GENERAL SANITARY NOTES:

1. ALL SANITARY SEWERS, MANHOLES AND SERVICES MUST BE TESTED. ALL SANITARY SEWERS MUST BE SUBJECT TO AND PASS THE INFILTRATION OR EXFILTRATION TEST PRIOR TO ACCEPTANCE, INCLUDING VACUUM TESTING OF MANHOLES. AIR TESTS ARE ACCEPTABLE TO THE CITY. LEAKAGE THROUGH THE JOINTS OF THE SEWER SHALL NOT EXCEED THE FOLLOWING ALLOWABLE LIMITS: 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS AND SHORTER PERIODS OF TIME.
2. CLEAN WATER CONNECTIONS PROHIBITED: ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.
3. THE MINIMUM REQUIREMENT FOR SEWER PIPE ON THIS PROJECT MUST BE SDR 35 (SDR-26 IF DEPTH EXCEEDS 20'). ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE WITH ASTM C1784 CELL CLASSIFICATION OF 12454 B OR 12454 C, ASTM F679 PVC SEWER PIPE ASTM CELL CLASSIFICATION 12454, OR CCFRPM, ASTM D3262-TYPE 1, LINER 2, GRADE 3, STIFFNESS 72 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS. PIPE MANUFACTURERS MUST BE ON THE CURRENT COC APPROVED LIST.
4. PIPE FOR ALL 6" SANITARY SERVICES SHALL BE PVC PLASTIC SEWER PIPE, ASTM D-3034, SDR-35. SERVICES ARE SUBJECT TO THE INFILTRATION, EXFILTRATION, OR AIR TEST. ALL SERVICE EXTENSIONS SHALL BE LAID AT A MINIMUM GRADE OF 2.08% AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO THE SERVICES OR MAIN LINE SEWERS UNTIL FULL APPROVAL OF SAID SERVICES AND MAIN LINE SEWER HAS BEEN RECEIVED.
5. ALL PVC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION, IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS. CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT VERSION.
6. PUBLIC SANITARY MANHOLE COVERS ARE TO BE CONSISTENT WITH REYNOLDSBURG STANDARD DRAWING SA-8.
7. ALL SANITARY MANHOLES AND LATERAL SERVICES ARE TO BE MARKED WITH A 4"X4"X10'-0" PRESSURE TREATED WOOD POST WITH 4'-0" PROJECTING ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED GREEN ON 4 PORT. ADDITIONALLY A 2"X2" HARDWOOD WYE POLE IS TO BE WIRED TO THE BASE OF EACH 4"X4" POLE AND EXTENDED DOWN TO THE END OF EACH LATERAL SERVICE. COST TO BE INCLUDED IN THE VARIOUS SEWER ITEMS.
8. WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0", A LENGTH OF RISER PIPE AND A 45° BEND MUST BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0" BELOW GRADE. ALL SANITARY LINES AND SERVICES ARE TO BE DESIGNED AND INSTALLED SO AS TO PROVIDE BASEMENT SERVICE. RISER EXTENSIONS SHALL BE A MINIMUM OF THREE (3) FEET IN LENGTH.
9. WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH MUST BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST VERIFY EXISTING TIE-IN MANHOLE FLOW LINE AND TOP-OF-CASTING ELEVATION. MANHOLES ARE TO BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PORT.
11. ALL PIPES MUST BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD CONSTRUCTION DRAWING R1-A.
12. THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SANITARY SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE ENGINEER.

13. SANITARY LATERALS INSTALLED IN A COMMON TRENCH ARE TO BE INSTALLED WITH A MINIMUM 2'-0" CENTER TO CENTER SEPARATION OF PIPES IN A 4'-0" MINIMUM TRENCH WITH A 1'-0" MINIMUM BEDDING AROUND PIPES. PIPE ENDS ARE TO BE FLARED TO A MINIMUM 10'-0" CENTER TO CENTER SEPARATION OF PIPES AT 5'-0" FROM THE PROPERTY LINE.
14. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST PRODUCTS SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PRODUCTS HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEET THEIR SPECIFICATIONS. PRECAST CONCRETE PRODUCTS WITHOUT PROPER IDENTIFICATION OF INSPECTION WILL NOT BE PERMITTED FOR INSTALLATION.
15. WHERE THE SANITARY SEWER CROSSES A PROPOSED OR EXISTING PAVEMENT, THE TRENCH SHALL BE BACKFILLED WITH GRANULAR MATERIAL MEETING THE GRADATION SET FORTH IN ITEM 304, AND COMPACTED IN ACCORDANCE WITH ITEM 603.09, FROM THE BOTTOM OF THE TRENCH TO A PLANE 6" BELOW THE SUBGRADE. THE LIMITS OF PLACEMENT SHALL BE FROM FIVE (5) FEET BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB TO FIVE (5) FEET BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB. ALL OTHER TRENCH BACKFILL SHALL BE COMPACTED TO A SOIL DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED SOIL IN THE AREA. GRANULAR MATERIAL SHALL BE USED ABOVE THE TOP OF THE PIPE TO A SUFFICIENT DEPTH TO ACHIEVE ADEQUATE COMPACTION WITHOUT CRUSHING THE PIPE.
16. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PERMIT TO INSTALL ISSUED FOR THE PROJECT.
17. THE SANITARY SEWER MEETS OR EXCEEDS CITY OF COLUMBUS DESIGN STANDARDS (INCLUDING PER CAPITA FLOW, PEAKING FACTOR, AND I/I ALLOWANCE) AND MATERIAL SPECIFICATIONS.
18. THE CONTRACTOR SHALL TELEVIEW AND PROVIDE THE CITY OF REYNOLDSBURG IN A DVD FORMAT THE RECORDINGS DOCUMENTING THE CONDITION OF THE PIPE AFTER MANDREL TESTING. THESE RECORDING MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ACCEPTANCE.



- NOTE:
1. Curb & gutter shall consist of 1:1.7 C.F. concrete per linear foot.
2. All exposed surfaces of concrete curb & gutter shall have a brush finish and be completely covered with concrete cure and seal including the backside of curb.
3. 3/4-in expansion joints shall be installed at right angles to the curb line within 5-ft and 10-ft of all immovable structures and at points of curvature. For replacement work at an existing joint or no closer than 5-ft from and existing joint.
4. Contraction joints shall be saw cut at 10-ft intervals, not less than 2 in deep, and as soon as possible without causing damage to the concrete.
5. Tolerances shall not exceed 1/4-in for section, grade, surface variation, or alignment.

MOUNTABLE CURB DETAIL

NOT TO SCALE



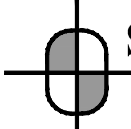
POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS



Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Development		General Notes & Site Details		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16057 johns@sandyhilldev.com
Prepared For: JAS Builders, LLC		DRAWING SCALE: N.T.S.	DESIGNED BY: BUD	Sheet No.
DATE ISSUED: 01/15/2021		REVIEWED BY: GAS	C701	
PROJECT JOB#: 3771		FIELD BOOK #: ---		
Situate In: City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands		CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg		Packet Pg. 56

PAVEMENT SECTION ITEMS (Specification numbers refer to Columbus CMS) ① Compacted Subgrade or Utility Trench ② Item 304 - Aggregate Base, T = 6-in ③ Item 441 - Asphalt Concrete Intermediate Course, Type 2, (448), T = 1.75-in ④ Item 441 - Asphalt Concrete Surface Course, Type 1, (448), PG 64-22, T = 1.25-in ⑤ Item 452 - Portland Cement Concrete Pavement, T = 6-in (Residential) or T = 8-in (Commercial), "COC 6" or "COC MS" ⑥ No. 57 Aggregate, T = 6-in, Compacted per Item 203		
DETAIL NOTES 1. Trench width, "F", shall be as shown on the applicable pipe trench, bedding, and backfill standard drawings. 2. Unless otherwise specified, payment limit for pavement replacement shall be F + 2-ft. 3. No recycled Portland Cement Concrete will be permitted for the trench backfill. 4. When Low-Strength Mortar Backfill, Type 2 (LSMB, Type 2 per Columbus CMS Item 613) is used, Item 304, Aggregate Base shall be omitted. Type, 1, 3, & 4 LSMB are not permitted. 5. Trench shall be neatly saw cut prior to pavement replacement and butt joints with existing pavement shall be sealed per Columbus CMS Item 423 (asphalt pavements). 6. When trench is less than 2-ft from and adjacent curb, the pavement replacement limit shall be extended to the curb. 7. Replace any removed traffic markings according to Columbus CMS Item 644 for Type 1A and 1B, and Item 646 for Type 1C.		
Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR PAVEMENT REPLACEMENT FOR DRIVEWAYS Revised Date Drawing No. May 2018 R-3	CITY OF REYNOLDSBURG, OHIO STANDARD CONSTRUCTION DRAWING Revised Date Drawing No. May 2018 R-3

PAVEMENT SECTION ITEMS ① Item 304 - Aggregate Base, T = 6-in, (or Equal) ② Item 441 - Asphalt Concrete, Type 1, T = 2-in - OR - Item 405 - Bituminous Cold Mix, T = 2-in		
DETAIL NOTES 1. Trench width, "F", shall be as shown on the applicable pipe trench, bedding, and backfill standard drawings. 2. Unless otherwise specified, payment limit for temporary replacement shall be F + 1-ft. 3. No recycled Portland Cement Concrete will be permitted for the trench backfill. 4. When Low-Strength Mortar Backfill (LSMB, per Columbus CMS Item 613) is used, Item 304, Aggregate Base shall be omitted. 5. When trench is less than 2-ft from and adjacent curb, the pavement replacement limit shall be extended to the curb. 6. Temporary pavement shall be placed on the same day that the original pavement is cut. 7. When temporary trench repair impacts pavement markings, contractor shall install temporary pavement markings per 614.		
Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR PAVEMENT REPLACEMENT (TEMPORARY) Revised Date Drawing No. May 2018 R-4	CITY OF REYNOLDSBURG, OHIO STANDARD CONSTRUCTION DRAWING Revised Date Drawing No. May 2018 R-4

DETAIL NOTES 1. Sidewalks shall be constructed according to Columbus CMS Item 608. 2. All joints and edges shall be tooled after broom finish. 3. Sidewalk surface shall have a broom finish and be completely covered with concrete cure and seal. 4. All castings shall be set to proper grade and any grates / lids shall be made ADA compliant. 5. All concrete shall contain 6% + 1% air entrainment. 6. Contraction Joints shall be not less than 2-in in depth. 7. For removal and replacement of existing sidewalk, the width shall match that of the existing walk, or be a minimum of 4 feet in width, whichever is greater. For new sidewalk installation, the width shall be 5 feet.		
Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR TYPICAL SIDEWALK DETAIL Revised Date Drawing No. May 2018 R-9	CITY OF REYNOLDSBURG, OHIO STANDARD CONSTRUCTION DRAWING Revised Date Drawing No. May 2018 R-9

PLAN VIEW		
SECTION A-A		
DETAIL NOTES 1. Concrete for driveway shall be Columbus "COC 6" or "COC MS", Air Entrained Concrete w/57 Limestone Aggregate and 715 lbs. of cement per C.Y., maximum 4-in slump, broom finish with edge trowel. No Fly Ash or GGBFS in concrete. Contraction joints as shown, sawn not less than 3-in deep. 2. Contractor is responsible for protecting adjacent driveway, sidewalk, underdrain, and street lighting cable and replacement of same if damaged due to Contractor's work. 3. See Sidewalk Detail Drawing R-9 & R-10 for joint spacing and Curb Ramp Drawings R-10A, R-10B, & R-10C for Curb Ramp specifications. 4. The 6-in curbing along the radii shall be considered part of the drive approach. 5. Drive apron, sidewalk across approach, integral or straight curb, and curb & gutter adjacent to street shall be included in the price bid for these items.		
Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR STANDARD ALLEY/ ACCESS DRIVE APPROACH Revised Date Drawing No. May 2018 R-12	CITY OF REYNOLDSBURG, OHIO STANDARD CONSTRUCTION DRAWING Revised Date Drawing No. May 2018 R-12

COLLECTOR (R-15), SECONDARY (R-16), PRIMARY ARTERIAL (R-17) Collector, Secondary and Primary Arterial streets are identified on the City's Thoroughfare Map adopted April 19, 2003. Standard typical sections will be based on the respective standard drawings. Collector Streets (R-15) is a 36-ft pavement section with curb and gutter and a 70-ft right-of-way width. This section shall be used on streets identified as collector street on the Thoroughfare Map or as determined by the City. Secondary Streets (R-16) is a 44-ft pavement section with curb and gutter and an 80-ft right-of-way width. This section shall be used on streets identified as a secondary street on the Thoroughfare Map or as determined by the City. Primary Arterial Streets (R-17) is a 68-ft pavement section with curb and gutter and a 100-ft right-of-way width. This section shall be used on streets identified as a primary arterial street on the Thoroughfare Map or as determined by the City. Collector, Secondary and Primary Roadway Pavement Options: The Developer is required to submit a traffic study showing a 20 year projection for ADT's for each proposed street along with a soils report showing a soaked CBR result with the draft plan submission. The Design Engineer shall submit a pavement design in accordance with the current ODOT Pavement Design Guide to the City Engineer for review and approval. GENERAL PAVEMENT REQUIREMENTS FOR ALL ROADWAYS: Testing and Acceptance: Prior to acceptance of pavement, the City Engineer will perform core samples every 200-ft to verify thickness and material compliance. Pavement thickness as stated above or provided by the City Engineer shall be considered a minimum requirement. Maximum acceptable tolerance is 1/2-in for under performance of the entire pavement section thickness and/or any component thereof. No credit will be given for cores which exceed the minimum requirements. The City will not accept pavement sections that fail to meet the minimum requirements of thickness and/or are not in conformance with the applicable City of Columbus specifications. Unacceptable pavement sections must be removed and replaced from the lip of curb to lip of curb. All saw cuts must be a neat and straight line cut perpendicular to the direction of travel at each end. Applicability: This policy will be applied to all proposed residential developments submitting for plan review.		
Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS Revised Date Drawing No. Nov. 2014 R-18 Sheet 2/2	CITY OF REYNOLDSBURG, OHIO STANDARD CONSTRUCTION DRAWING Revised Date Drawing No. Nov. 2014 R-18 Sheet 2/2

DETAIL NOTES 1. The brackets shall be die-cast of high strength aluminum alloy No. 380 under 400 tons pressure, with a minimum strength of 45,000 P.S.I., degreased, tumbled and polished to a low-sheen finish. 2. The sign slots in both the bracket and in the 90° cross bracket shall have dimensions as shown.: 3. The sides of all slots shall be solid metal with two (2) holes per slot (both on same side of the slot) drilled and tapped to accept two hex-head plated bolts. 4. The side of each slot opposite the set screws shall be cast or machined accurately vertical. 5. The skirt of the post cap bracket shall be drilled and tapped for three (3) bolts, no two of which shall be spaced less than 90° or more than 135° from each other. 6. Sign facing shall be scotchlite reflective sheeting, green in color with 4-in x 1/2-in street name letters and 2-in x 1/4-in designation letters (such as RD., ST., AVE., BLVD., DR., etc.). All letters shall be silver scotchlite reflective surface. 7. The post shall be set plumb in all directions and the signs at right angles to the post. 8. All street signs shall be installed in locations as shown on the street plans, in accordance with these specifications and prior to acceptance of the streets by the City. 9. The developer may make arrangements with the Street Superintendent to furnish and install the signs. All costs shall be paid by the developer.		
Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR STREET NAME SIGN Revised Date Drawing No. Nov. 2014 R-19	CITY OF REYNOLDSBURG, OHIO STANDARD CONSTRUCTION DRAWING Revised Date Drawing No. Nov. 2014 R-19

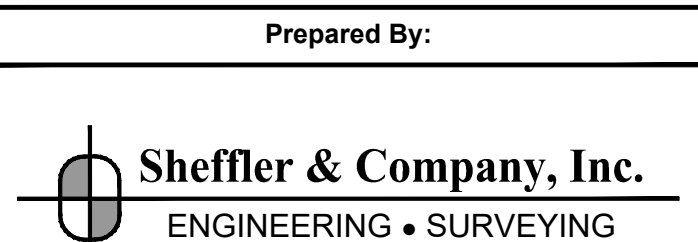
RESIDENTIAL ROADWAY (R-13 & R-14) Residential roadways may be public or private and are classified as low volume, light duty traffic, with 20 year ADT projections less than 3,500 vehicles per day. Standard typical sections will be per R-13 & R-14, or as directed by the City Engineer. Residential/Local Streets (R-14) is a 32-ft pavement section with curb and gutter and a 60-ft right-of-way width. This section shall be used where residential streets connect to other residential streets, collector streets, secondary streets, or primary arterials. Residential/Local Streets (R-13) is a 26-ft pavement section with curb and gutter and a 50-ft right-of-way width. This section shall be used for short one to two block streets, loop drives, or dead end streets with a cul-de-sac where no future extensions are expected. Residential Pavement Options: The following pavement options are available for roadways meeting the residential street specifications as stated above. The pavement option shall not vary between parts, phases or sections of a subdivision or development area. All Specifications refer to Columbus CMS latest edition. Option 1: Flexible Pavement Section composed of the following: 204 Subgrade Compaction 304 Aggregate Base - 6-in 301 Bituminous Base - 5-in 407 Non-Tracking Tack Coat 441 Asphalt Concrete Intermediate Course, Type 2, (448) - 1.75-in 407 Tack Coat 441 Asphalt Concrete Surface Course, Type 1, (448), PG 64-22 - 1.25-in Option 2: Composite Pavement Section composed of the following: 305 Portland Cement Concrete Base - 7-in (dowels not required at transverse joints) 407 Tack Coat (702.13 Rubberized Asphalt Emulsion) 441 Asphalt Concrete Intermediate Course, Type 2, (448) - 1.75-in 407 Tack Coat 441 Asphalt Concrete Surface Course, Type 1, (448), PG64-22 - 1.25-in 409 Sawing & Sealing AC Pavement Joints-along centerline and all transverse joints 454 Pressure Relief Joints shall be placed as outlined in CMSC 454.04. Sub-grade specifications: The Developer shall be required to submit to the City Engineer for review a traffic study showing a 20 year projection for Average Daily Traffic (ADT) for each of the proposed streets and a soils report showing a California Bearing Ratio (CBR) result for each of the proposed streets with the plan submission. The sub-grade CBR must be 4 or above as established by a Geotechnical Engineer's report. CBR values less than 4 (or which fail a proof roll) will require undercut with granular replacement or soil stabilization in addition to the pavement sections shown below. Sub grade preparation shall be in accordance with ODOT 201, 203 and 204. Deviations: If deviation from this standard is requested by a Developer/Engineer, they shall submit a pavement design according to the current ODOT Pavement Design Guide to the City Engineer for review and approval.		
Approved By: City Engineer, EMH&T Inc. City Service Director	STANDARD DIMENSIONS FOR PAVEMENT DESIGN SPECIFICATIONS FOR PUBLIC AND PRIVATE STREETS Revised Date Drawing No. May 2018 R-18 Sheet 1/2	CITY OF REYNOLDSBURG, OHIO STANDARD CONSTRUCTION DRAWING Revised Date Drawing No. May 2018 R-18 Sheet 1/2



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

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Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS



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

Wilson Ridge Townhome Development

Prepared For:

JAS Builders, LLC

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

Site Details

DRAWING SCALE: N.T.S.

DESIGNED BY: BUD

DATE ISSUED: 01/15/2021

REVIEWED BY: GAS

PROJECT JOB#: 3771

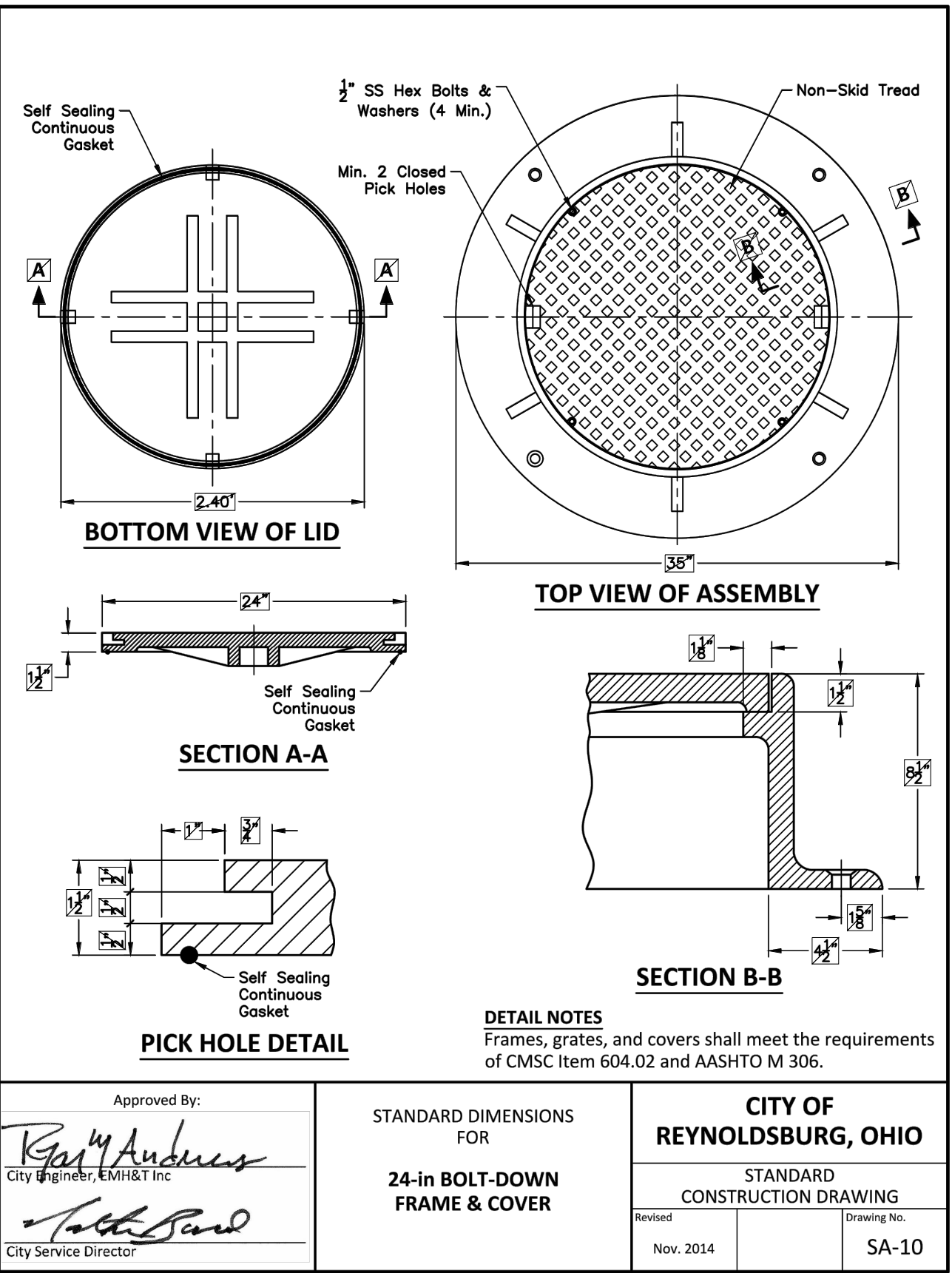
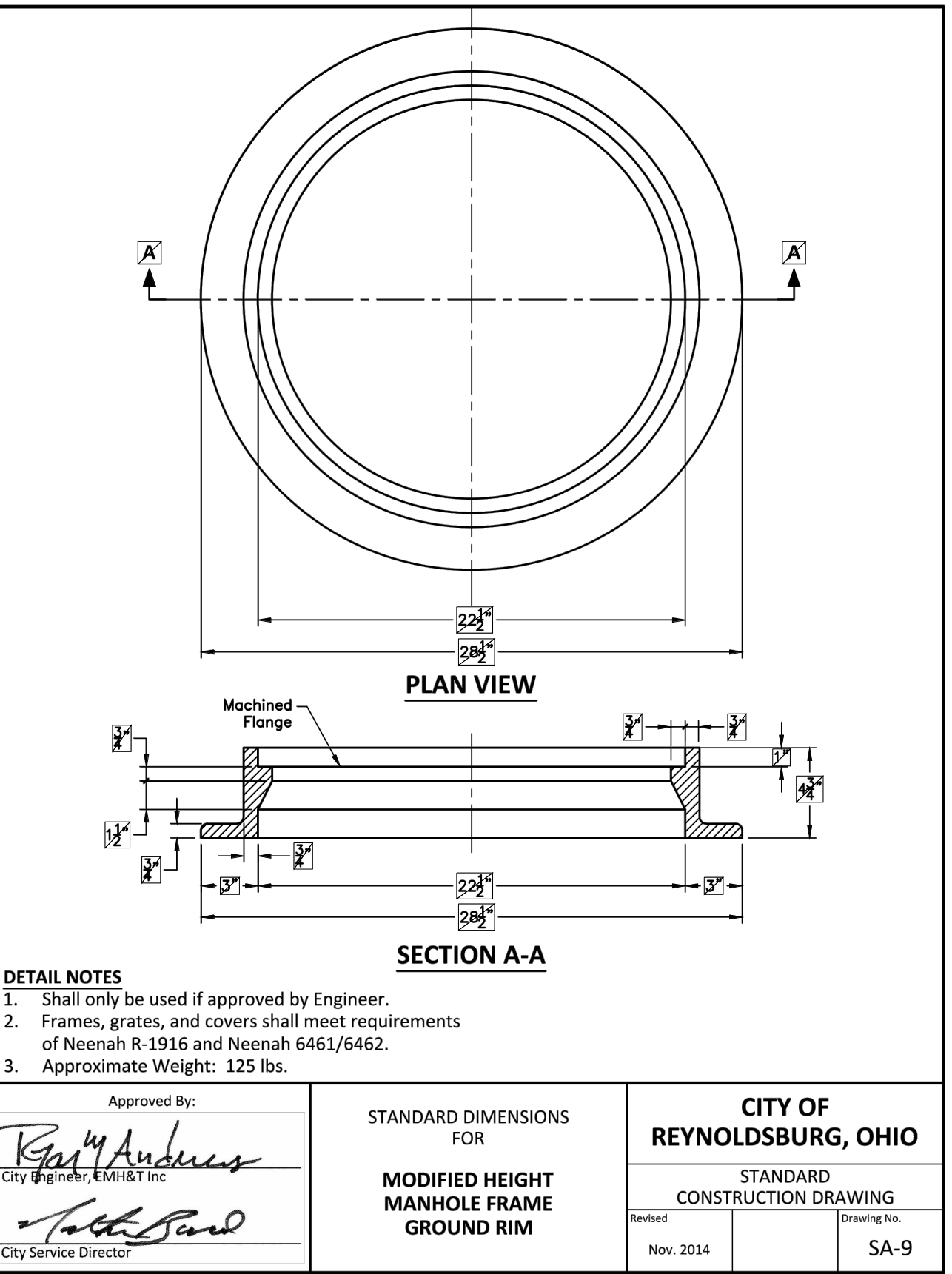
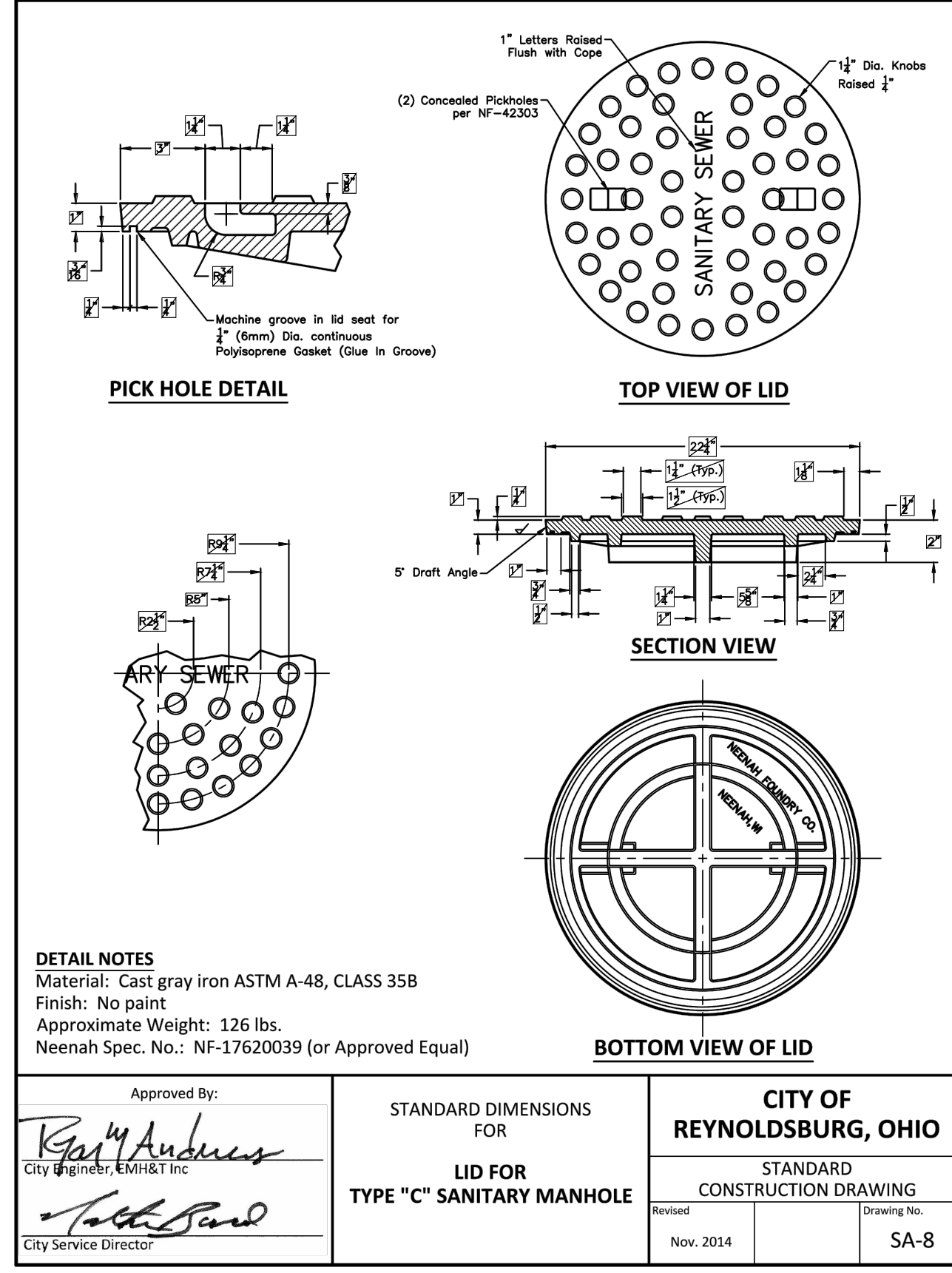
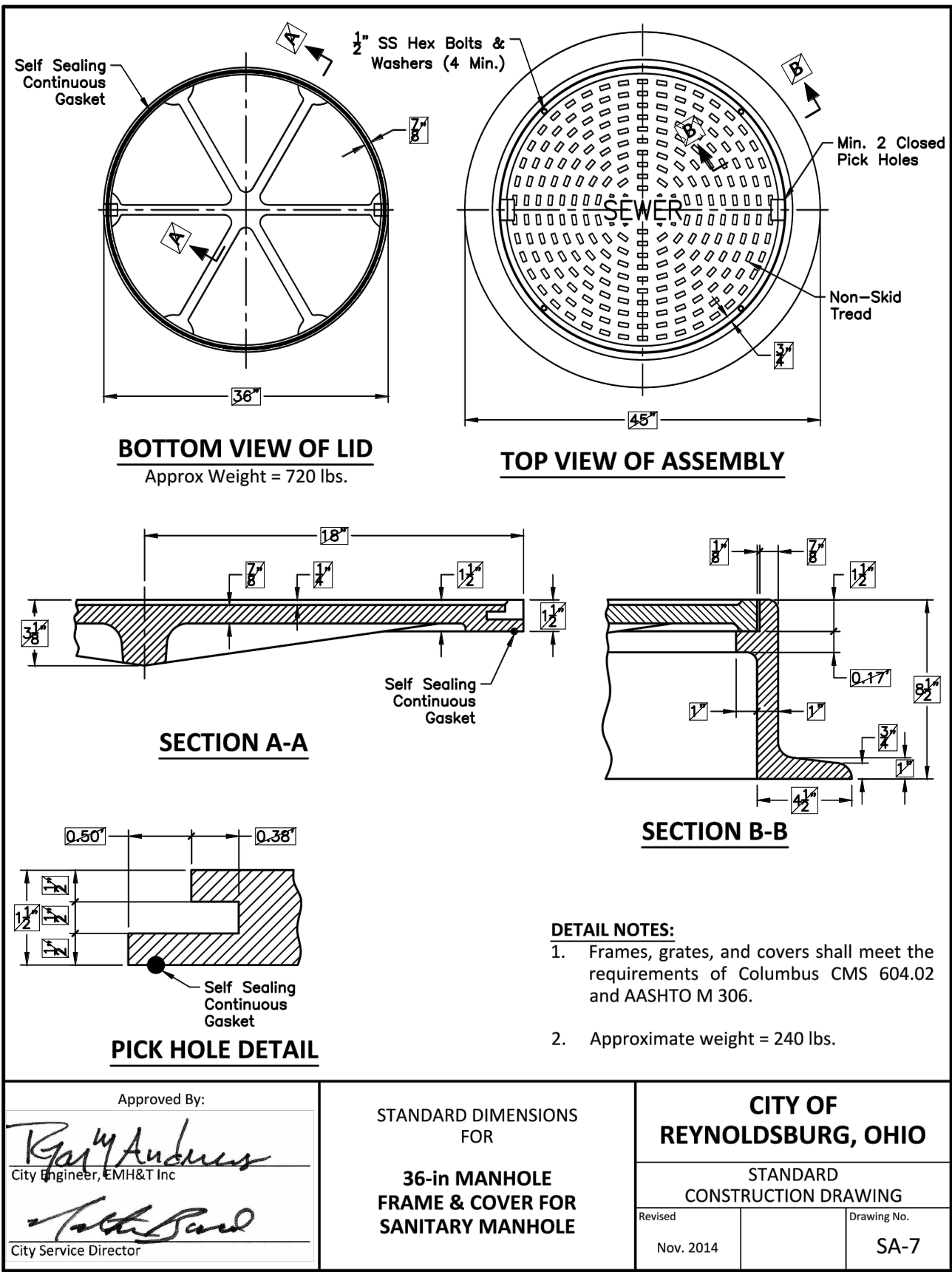
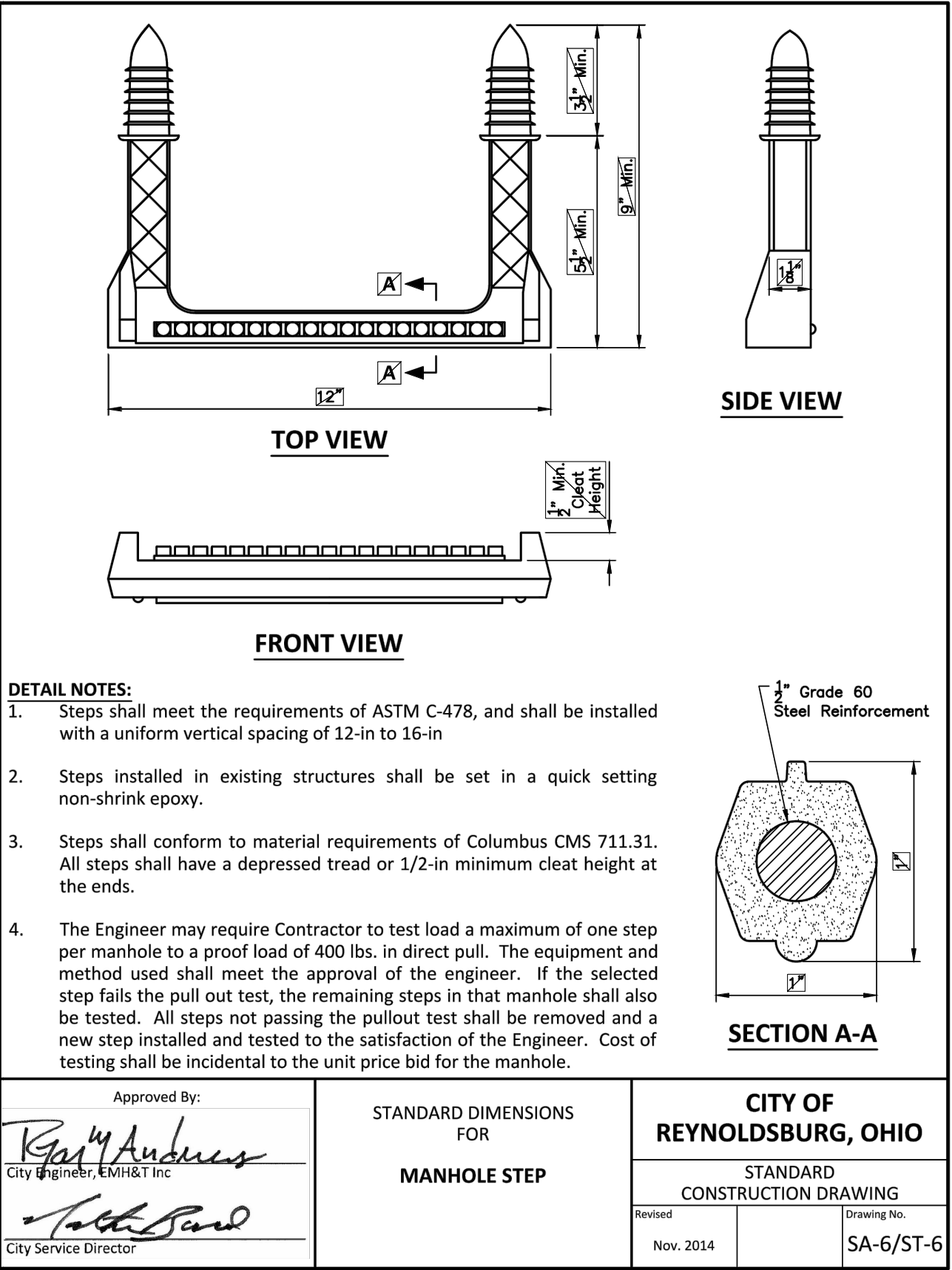
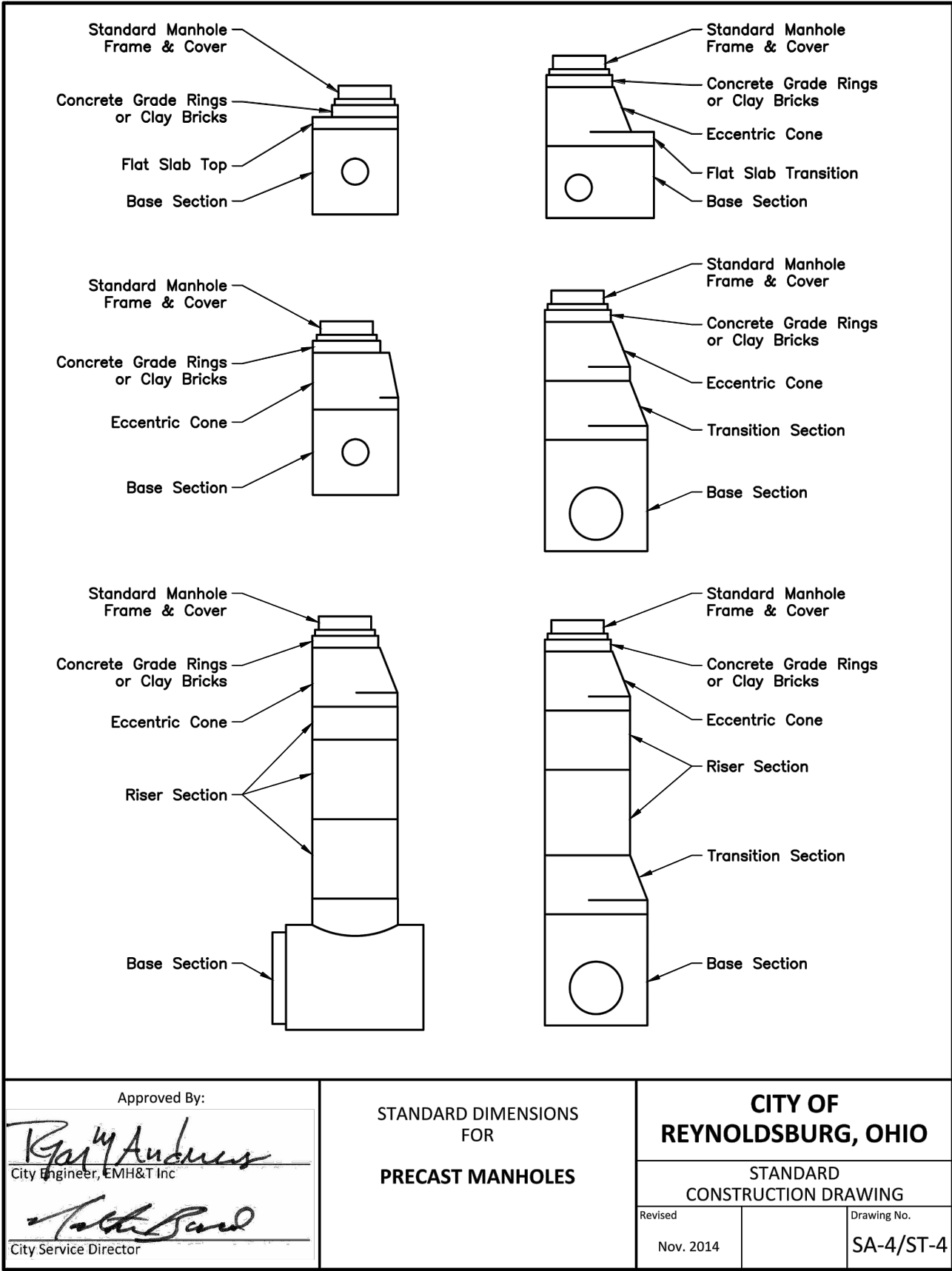
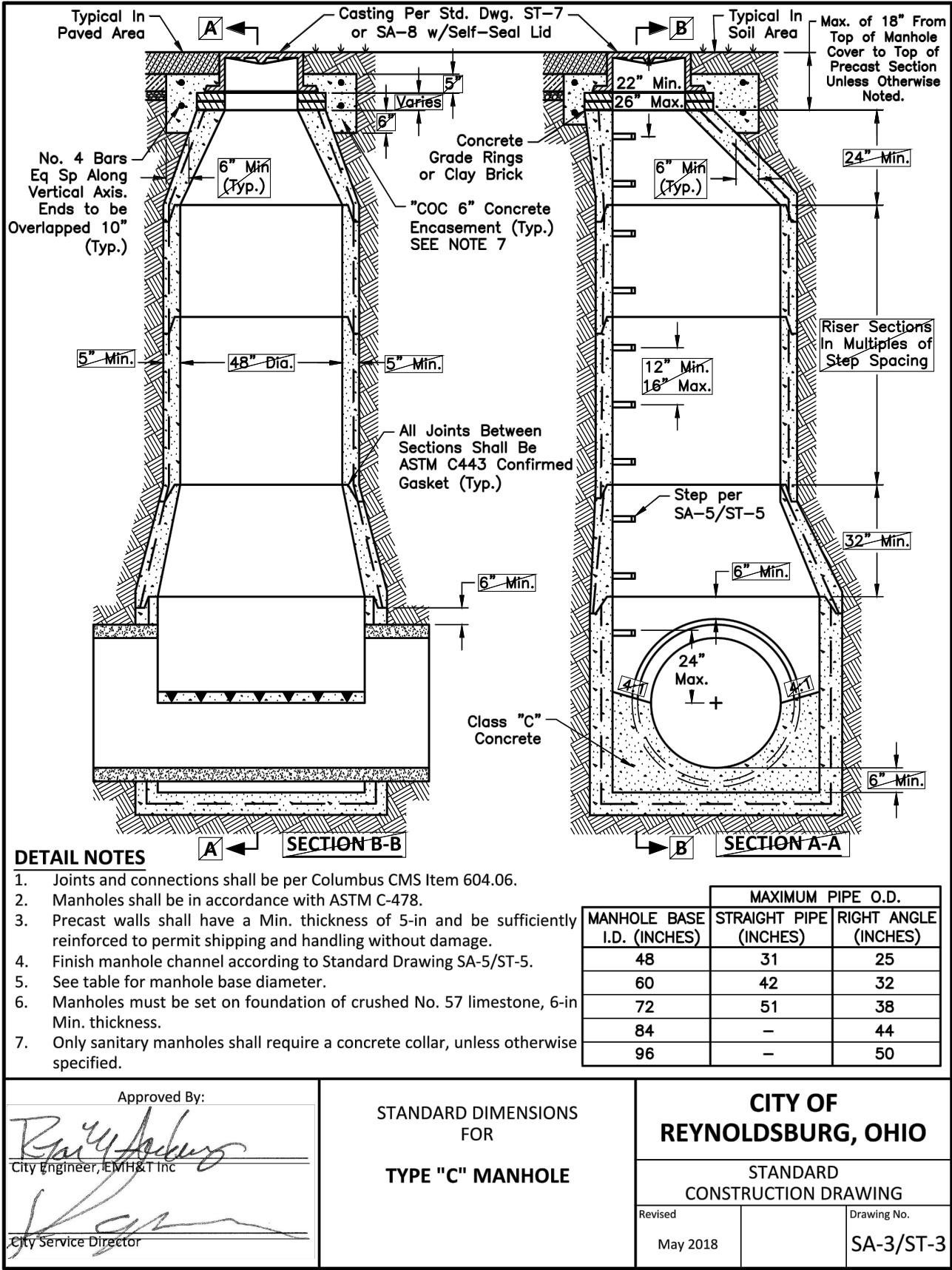
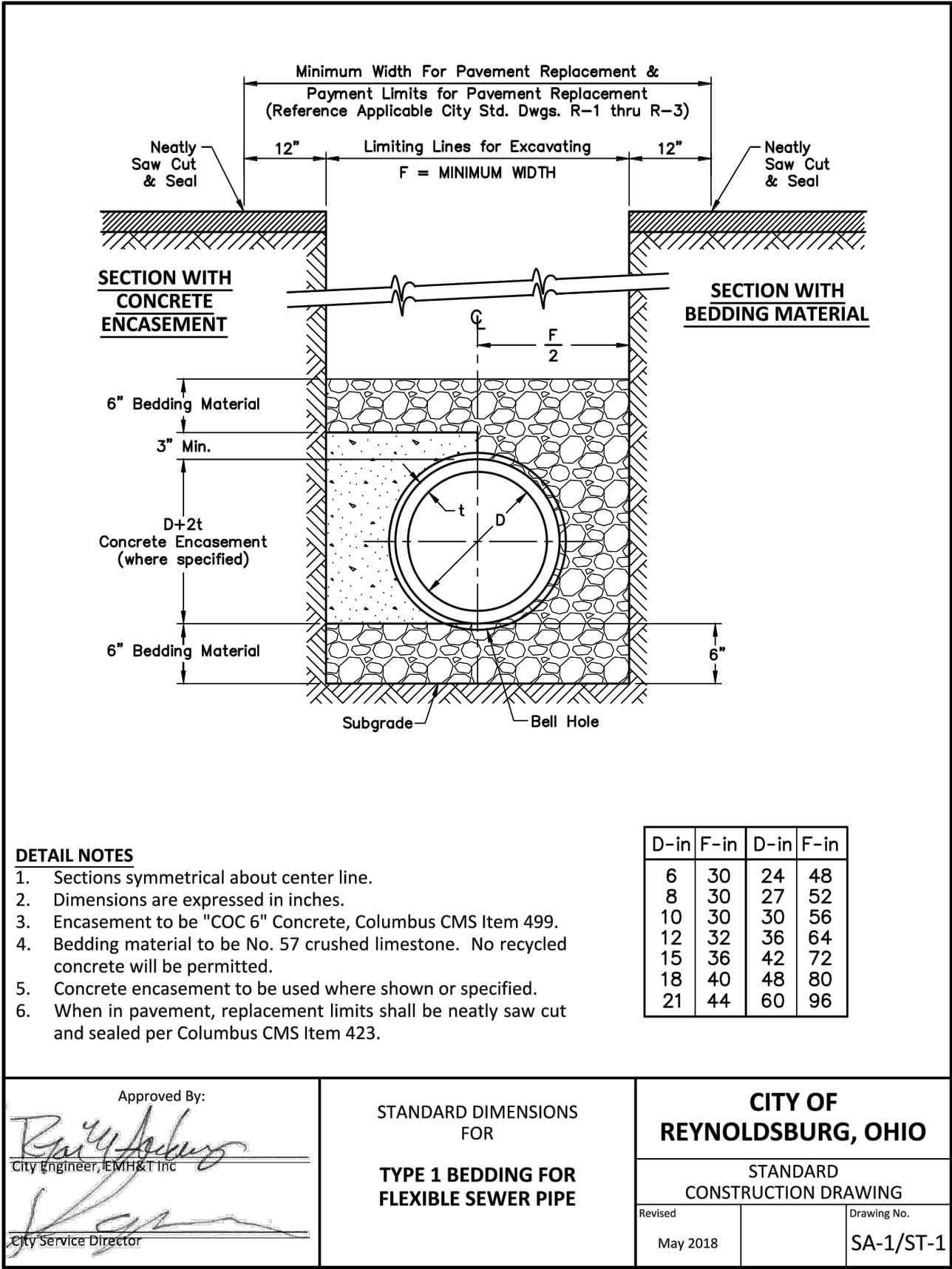
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CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg

JAS Builders, LLC
257 Grove City Road
Slippery Rock, PA 16067
johns@sandyhilldev.com

Sheet No.

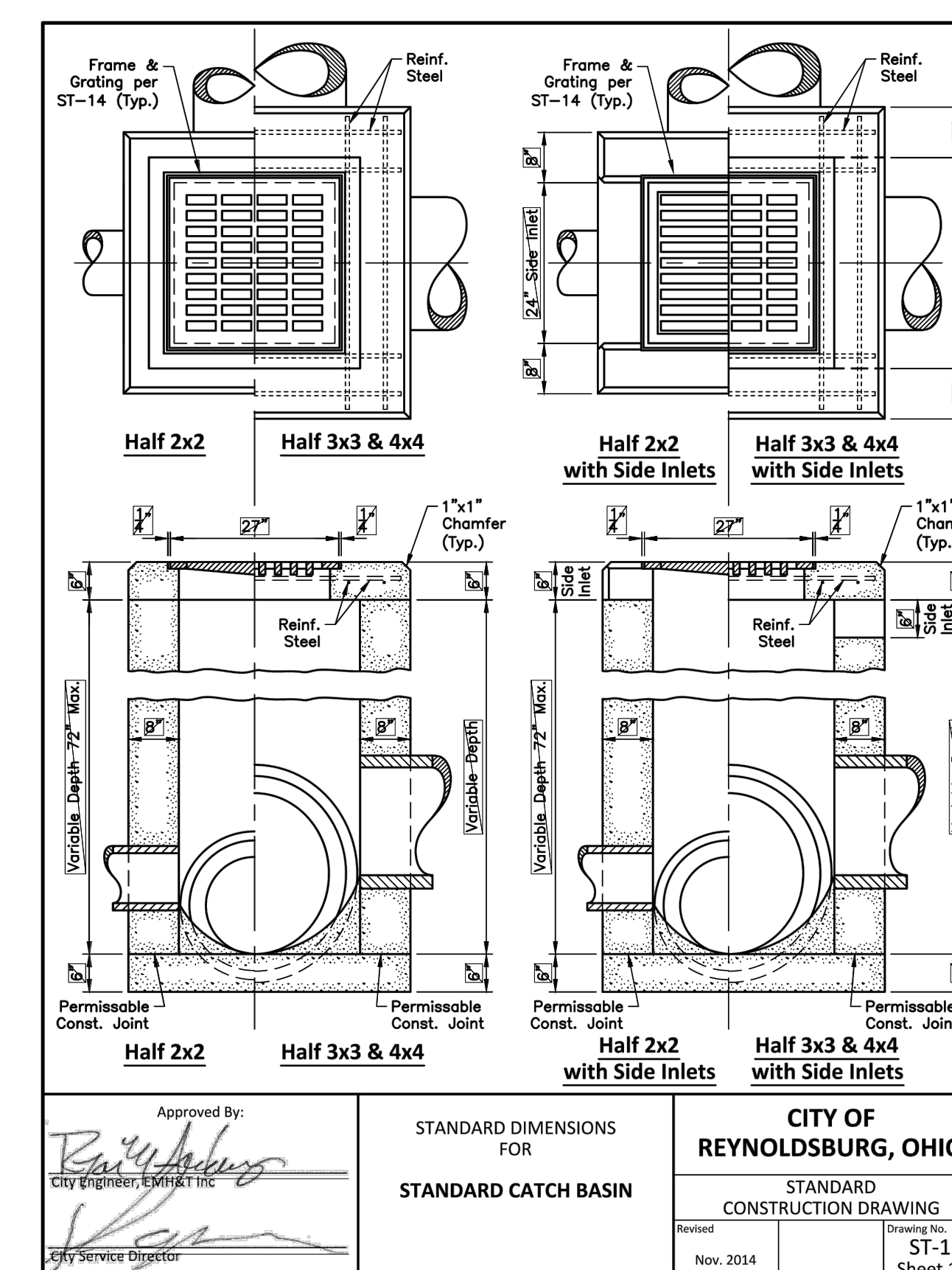
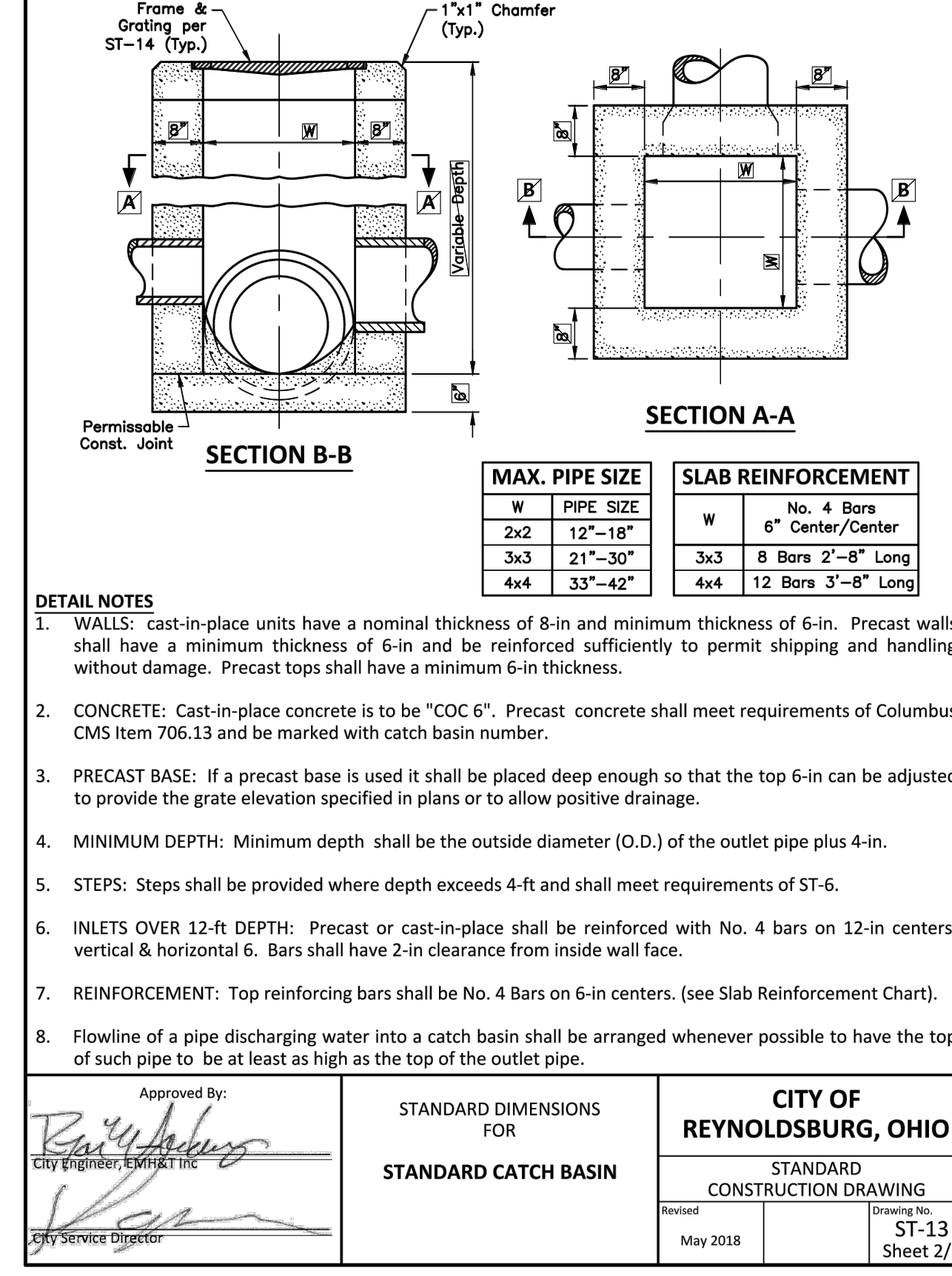
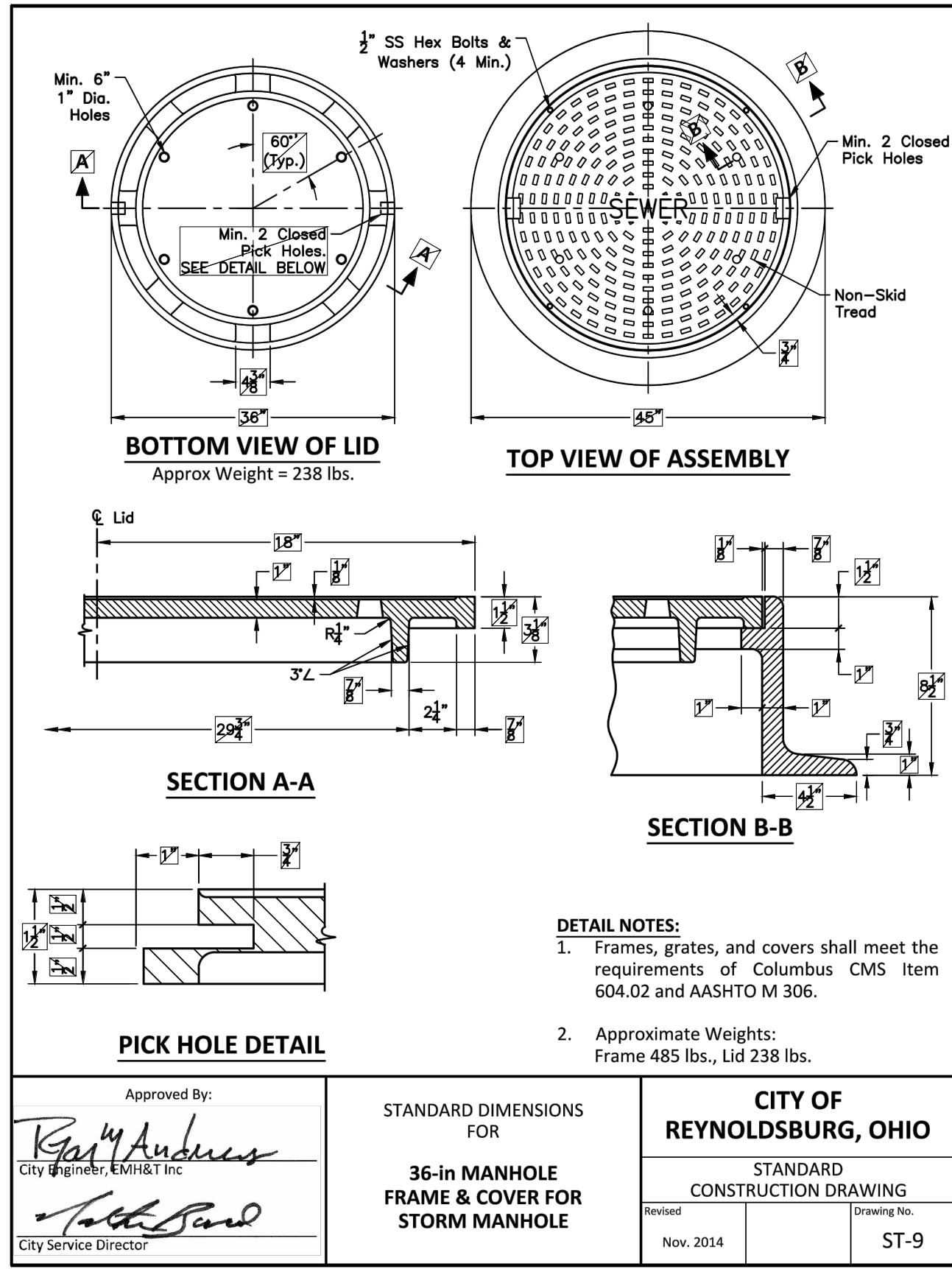
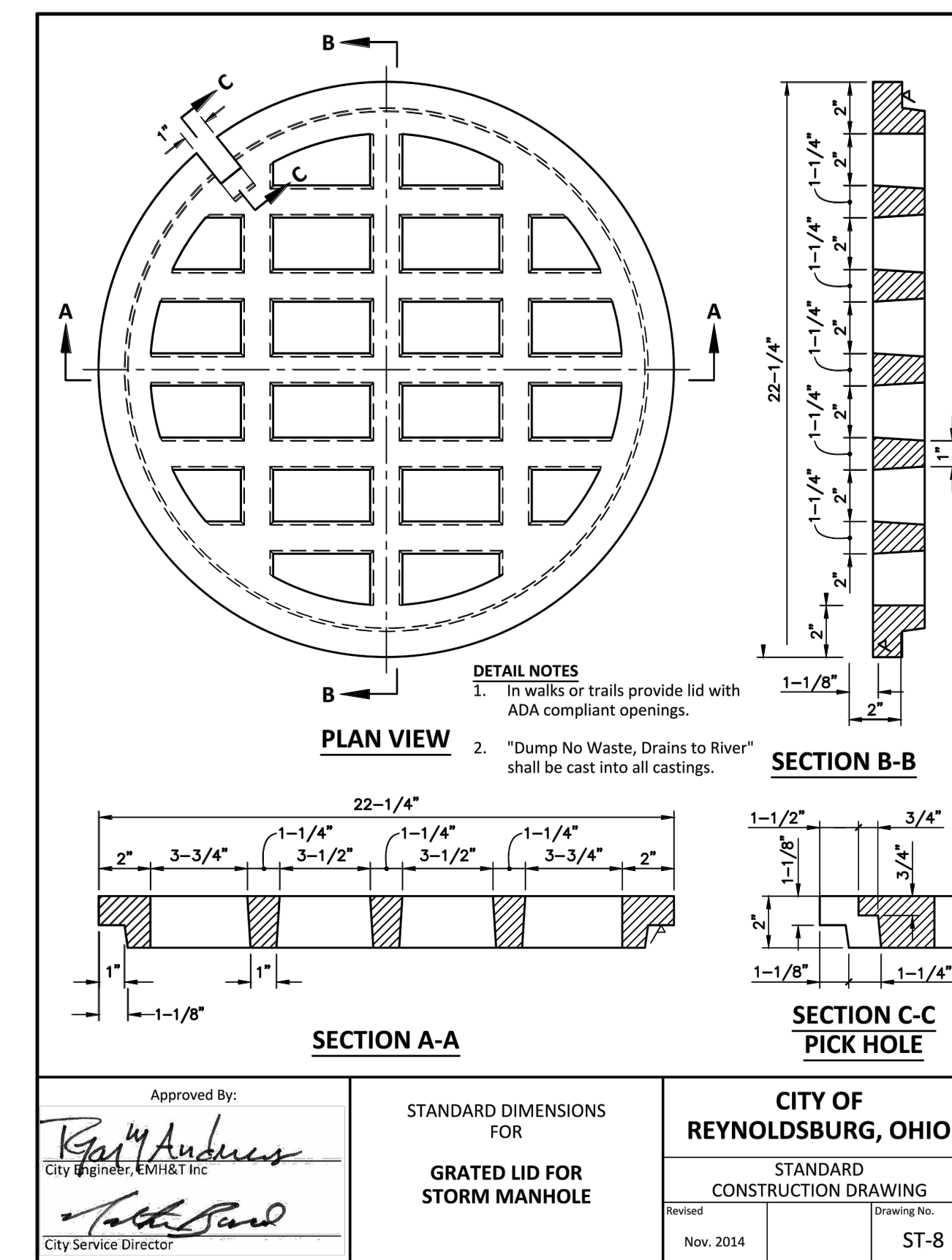
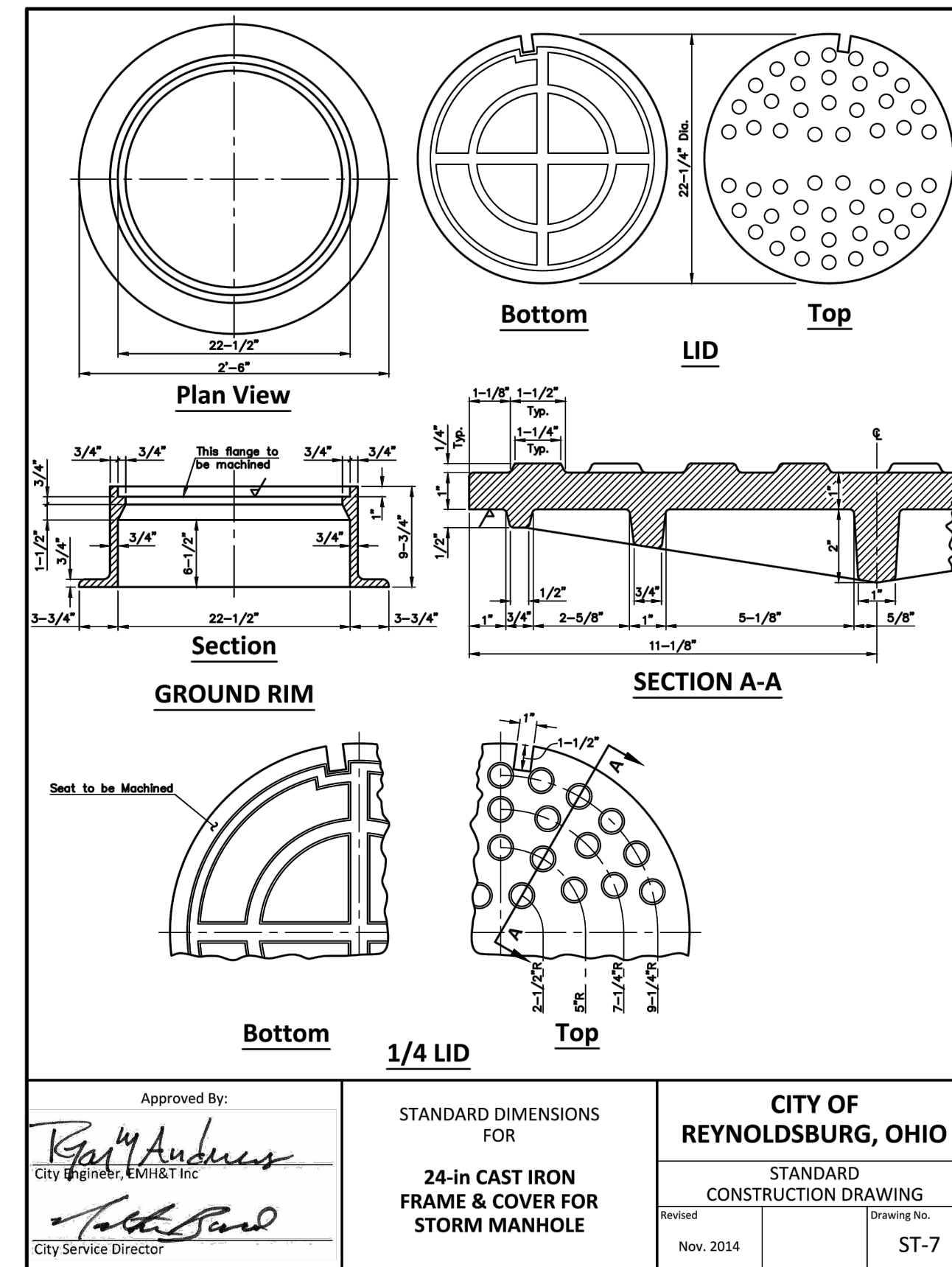
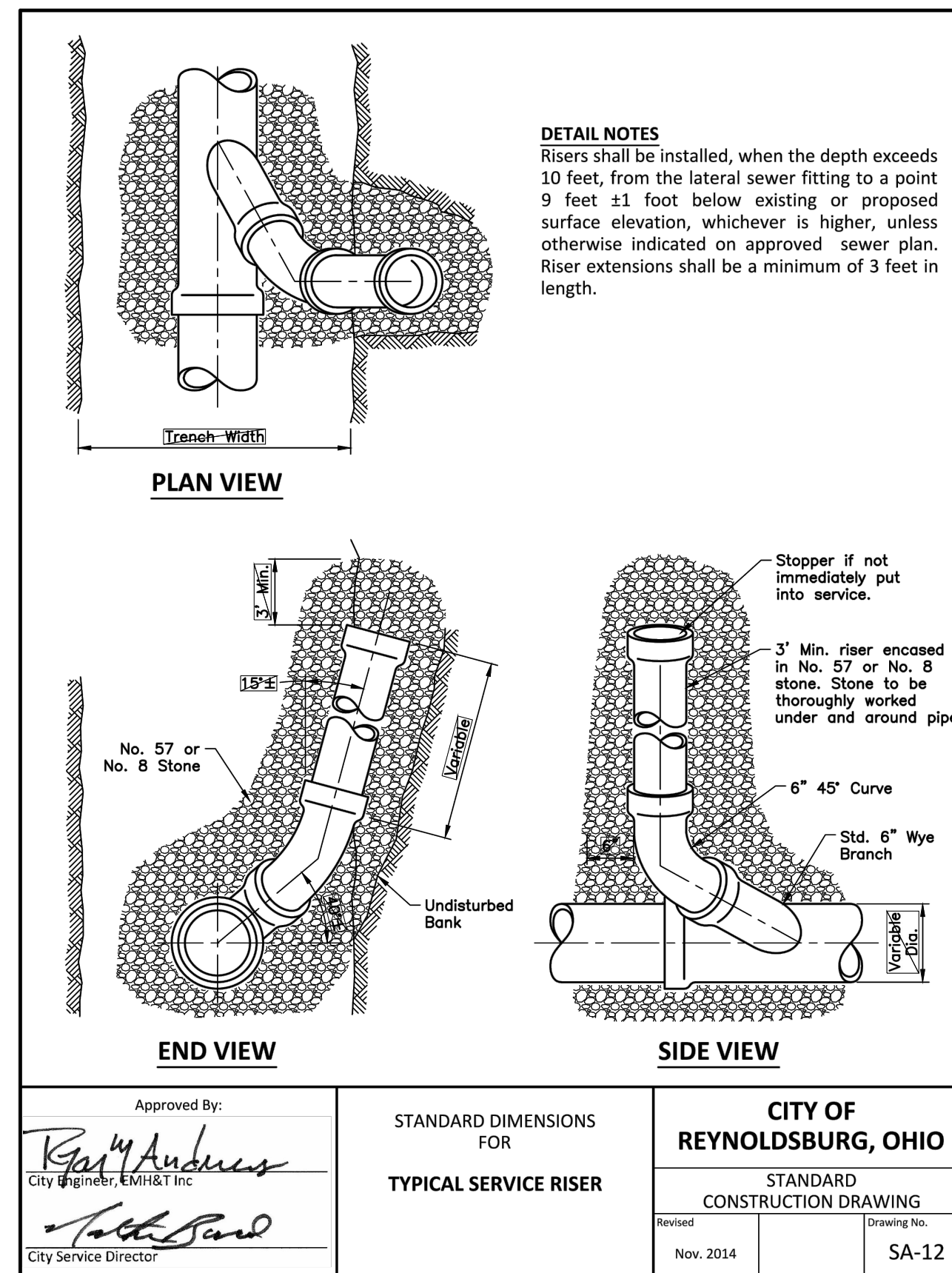
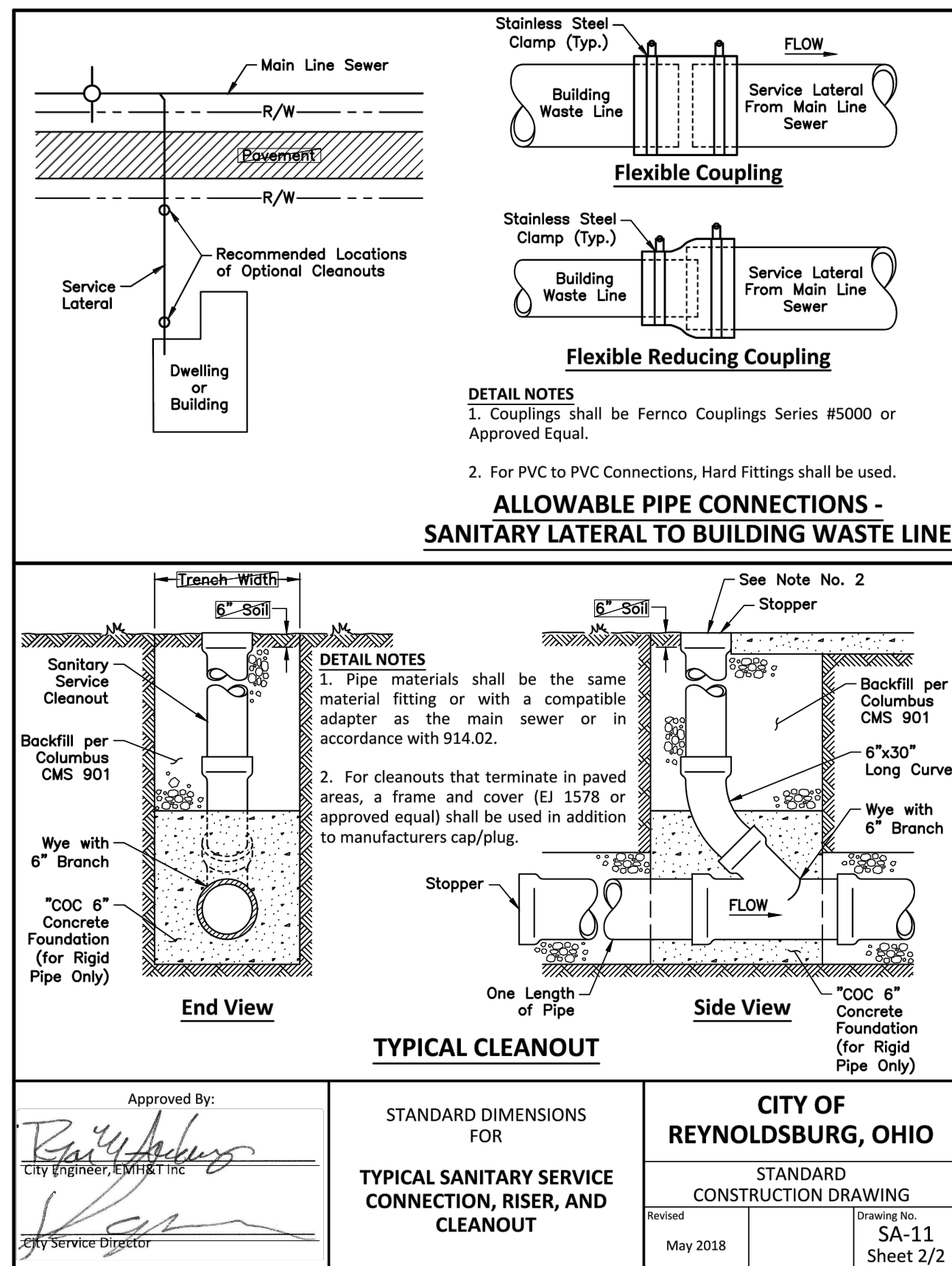
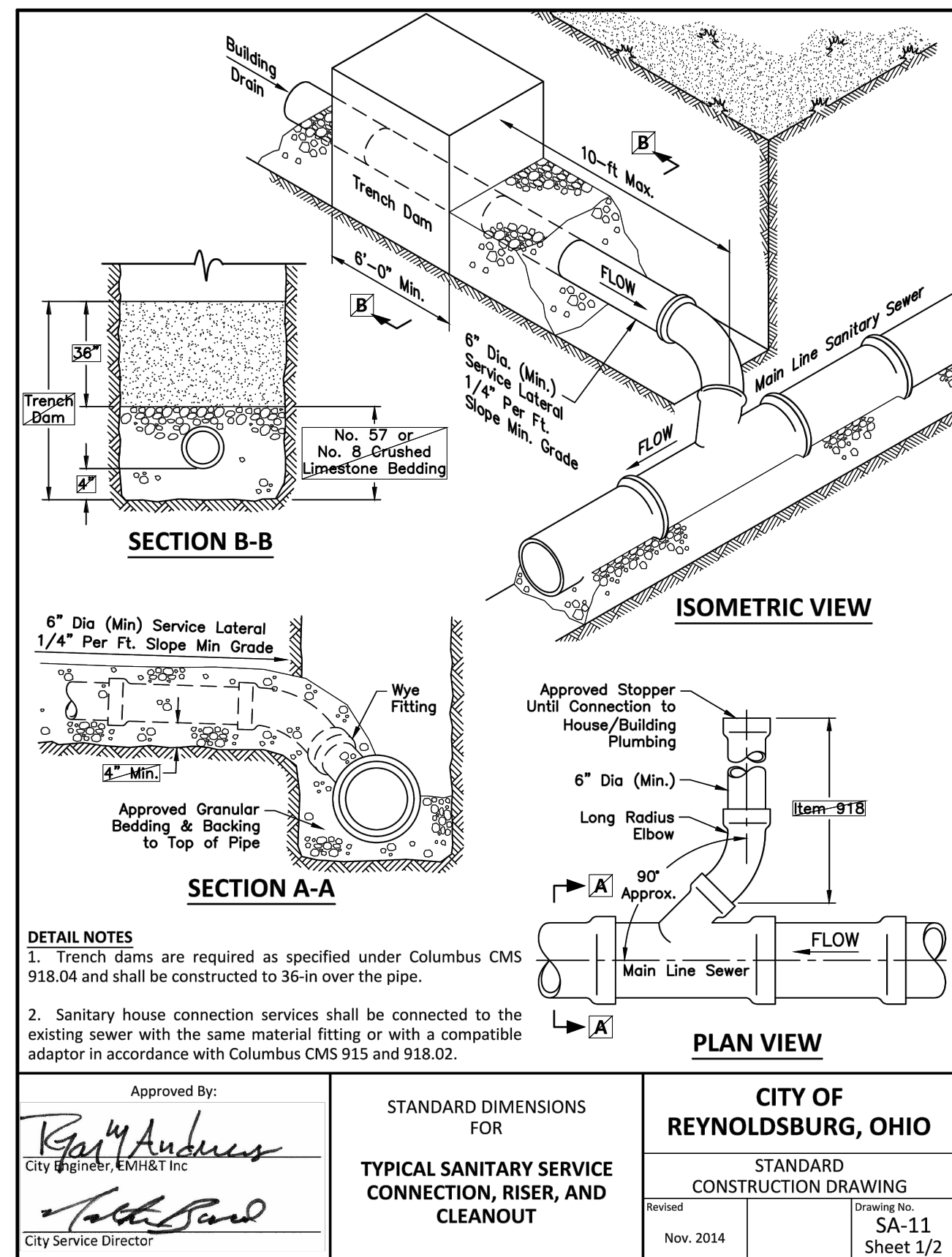
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Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS

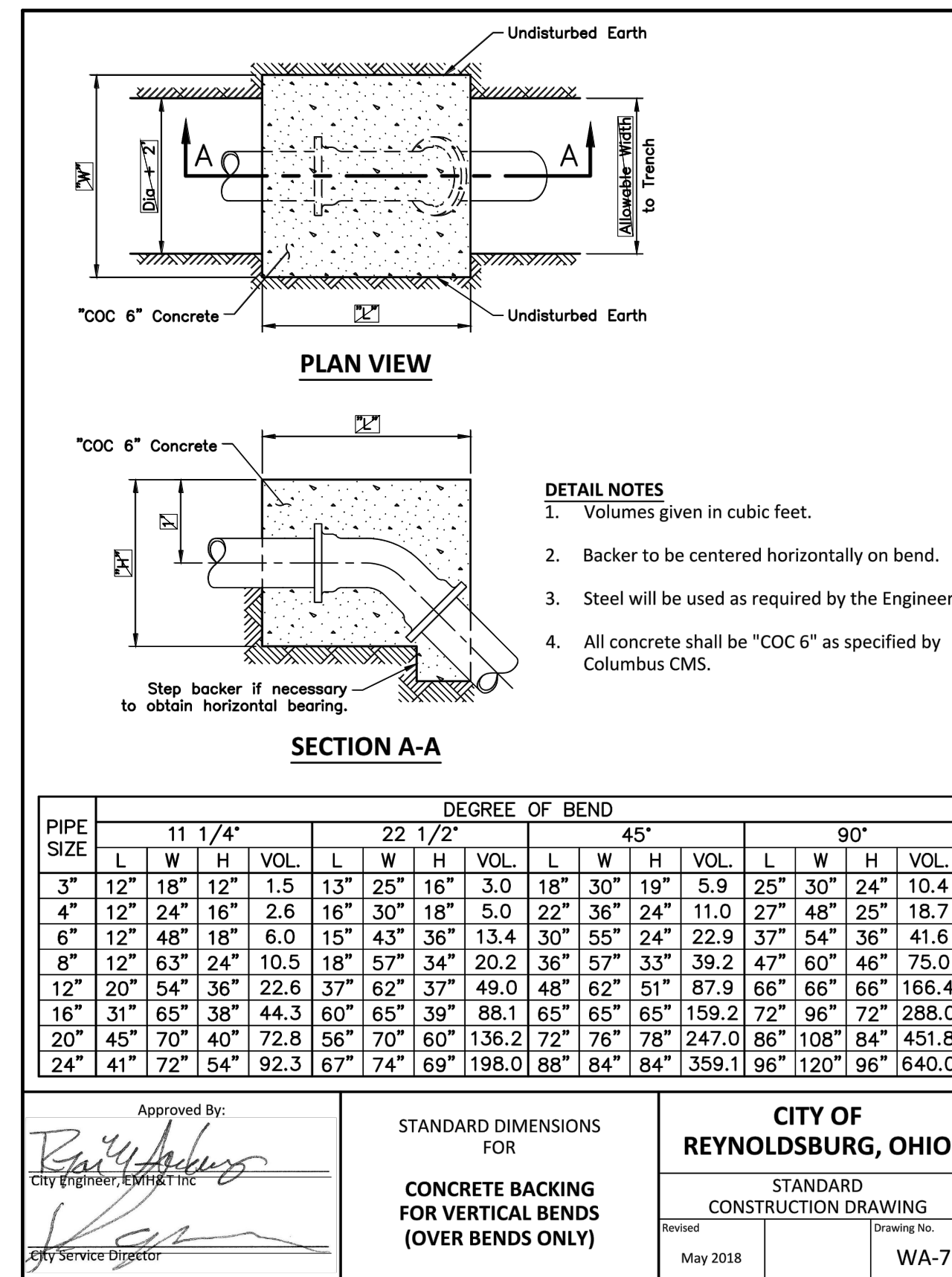
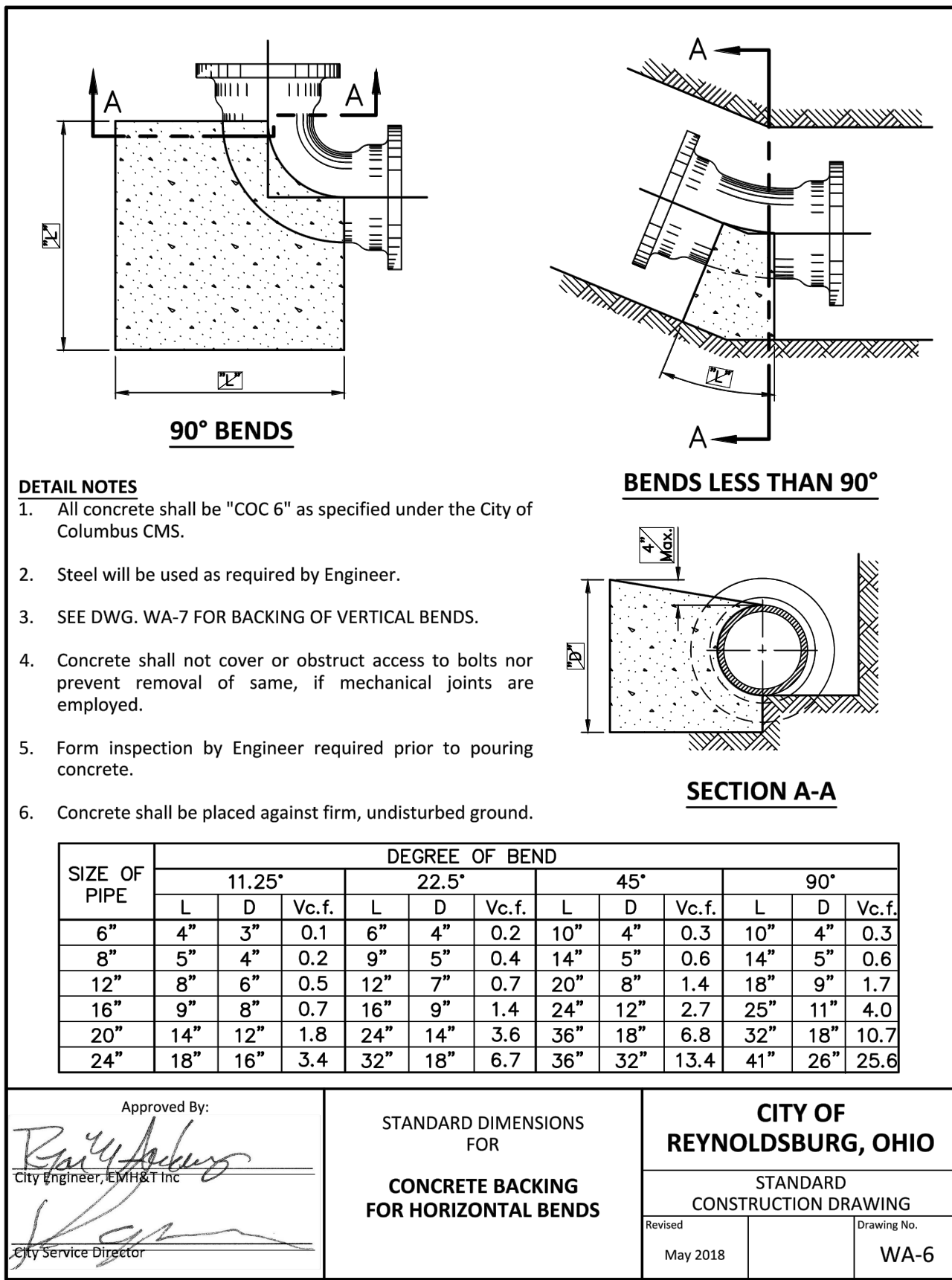
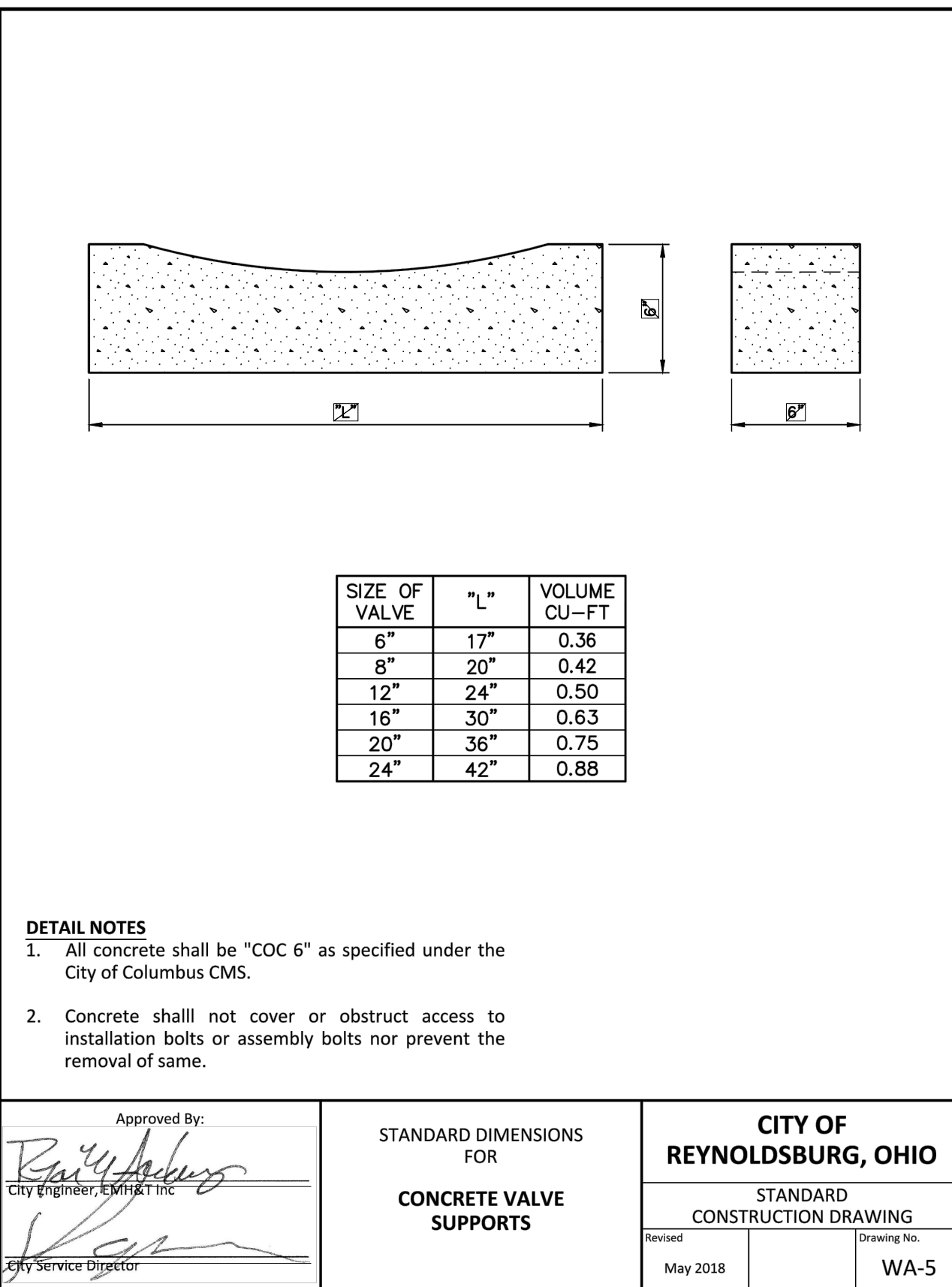
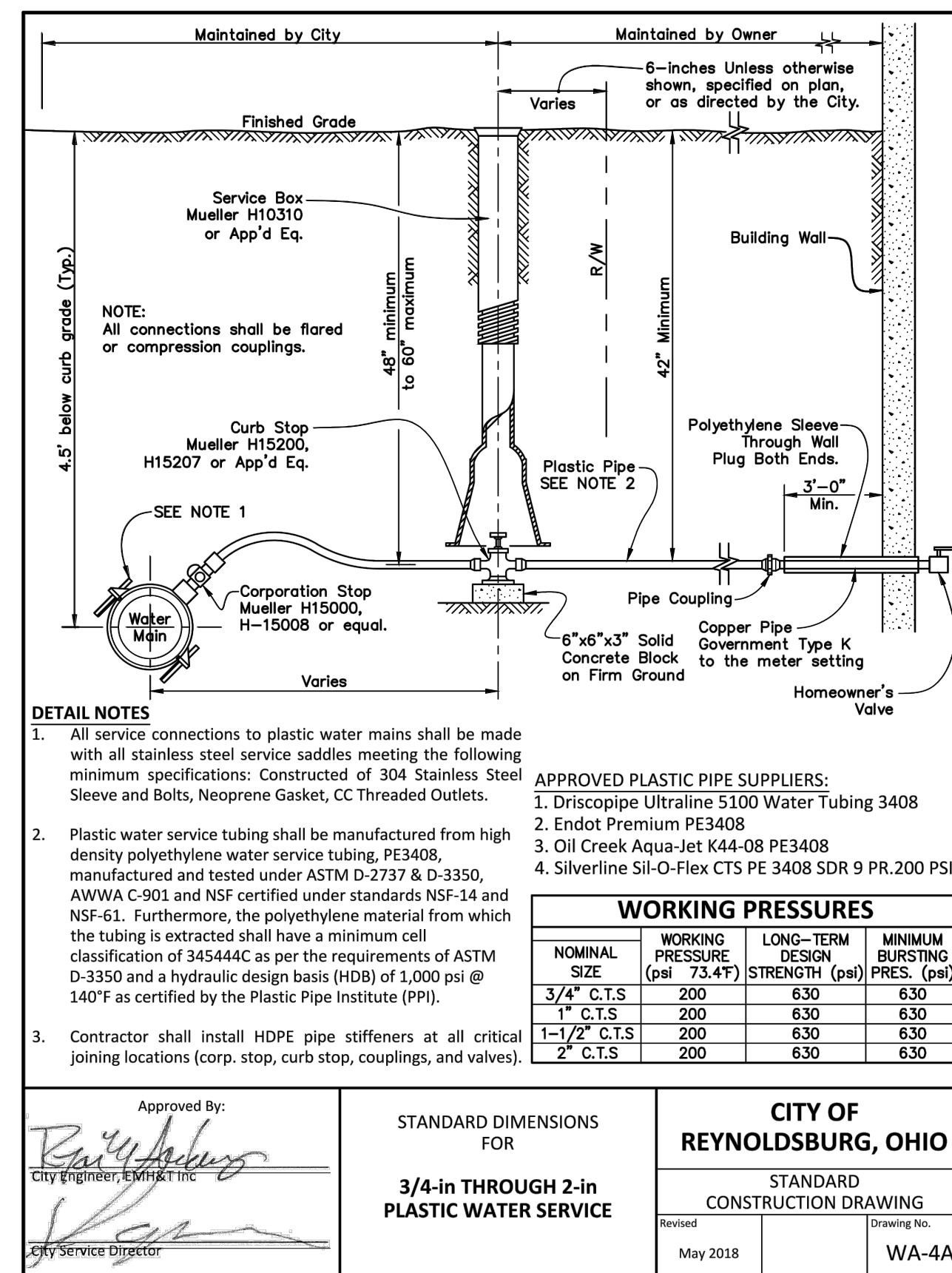
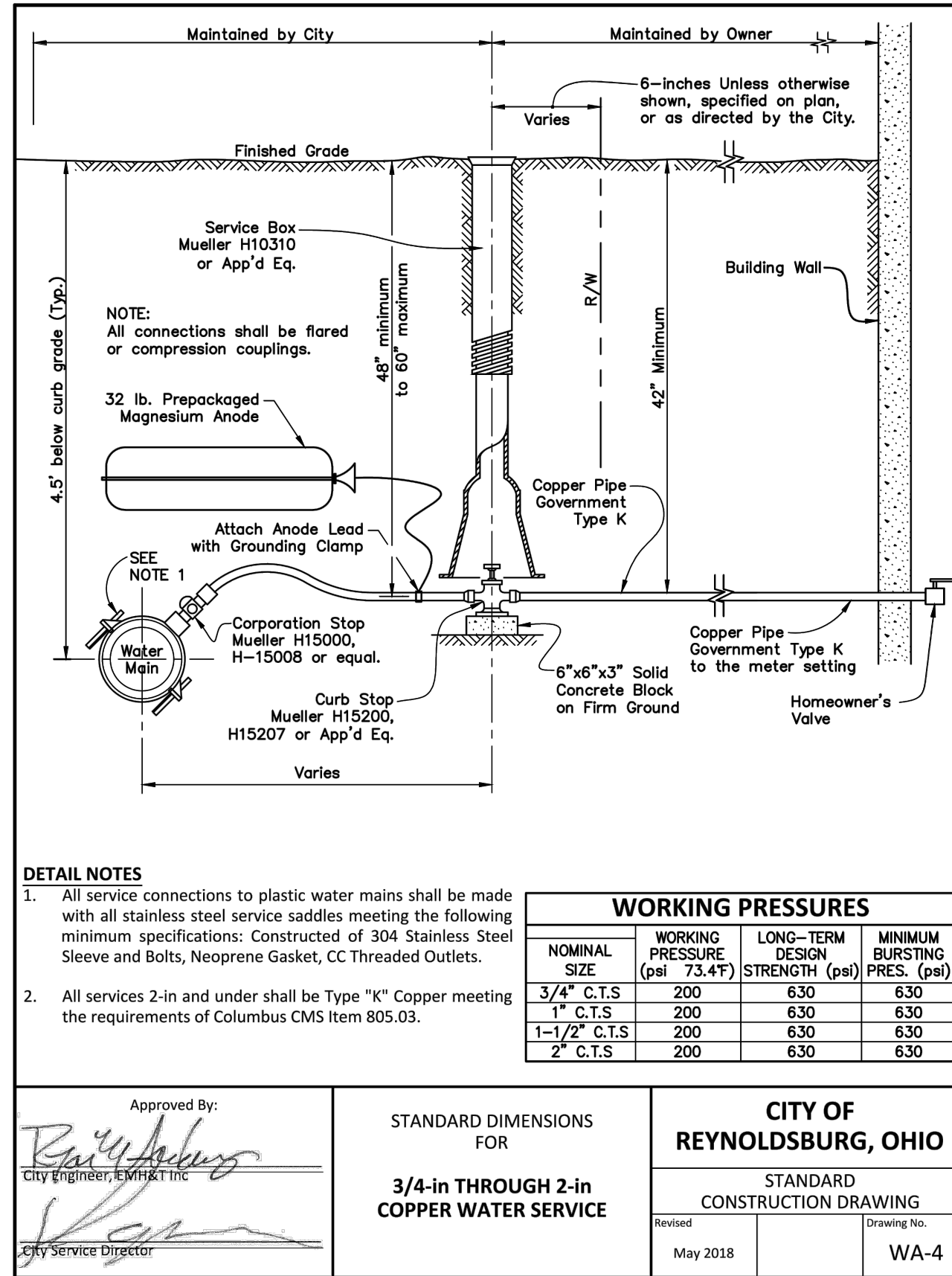
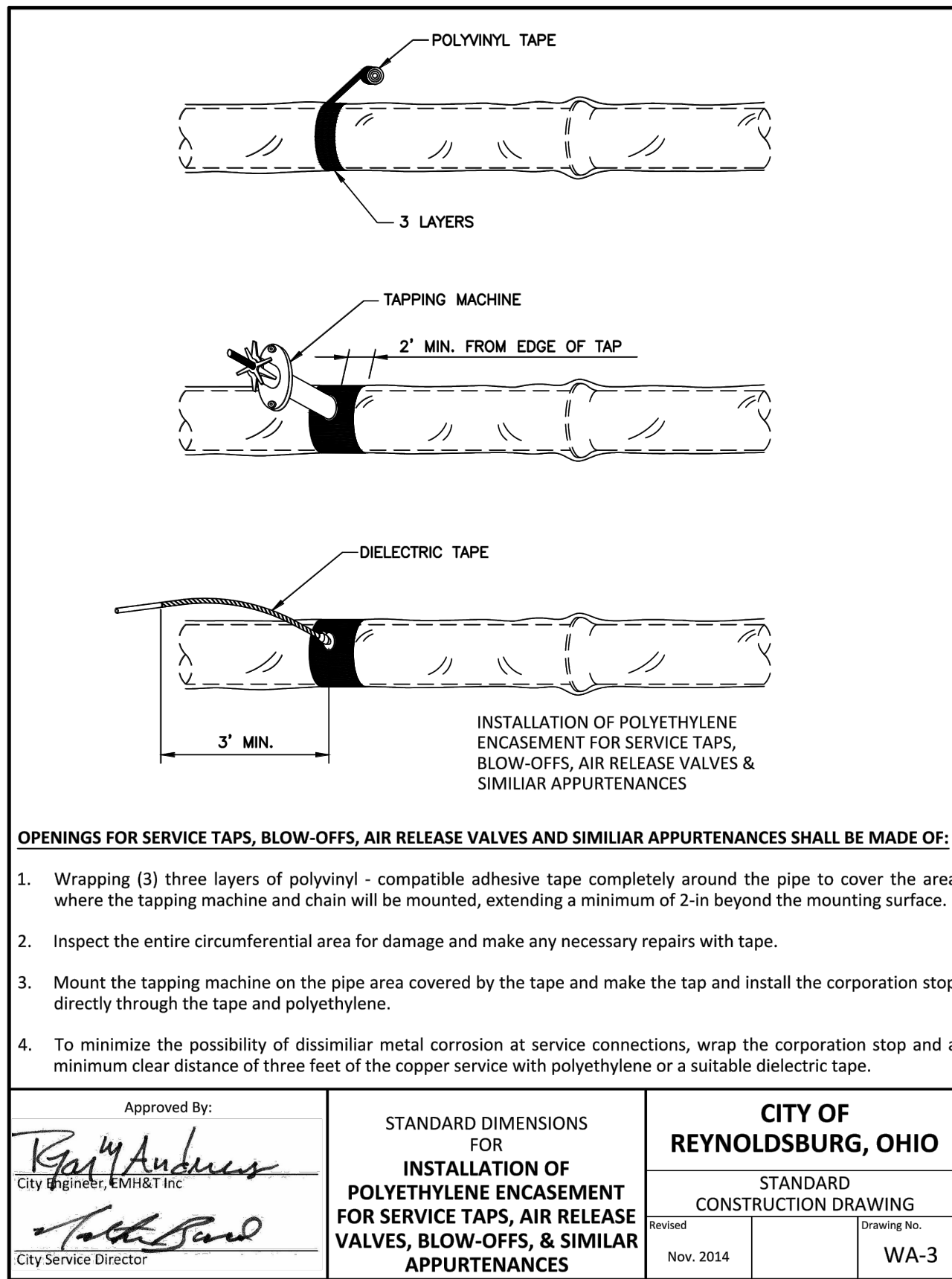
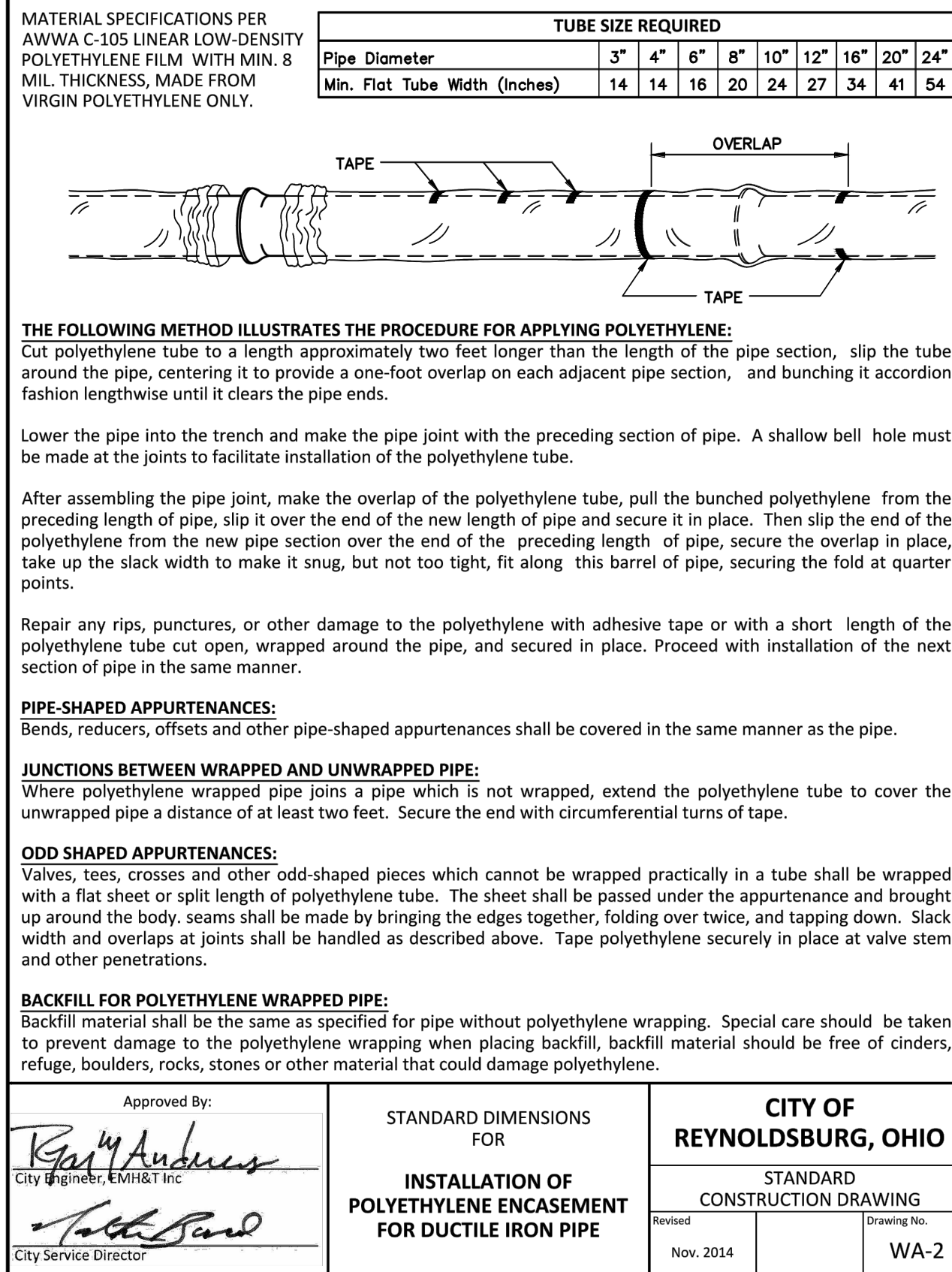
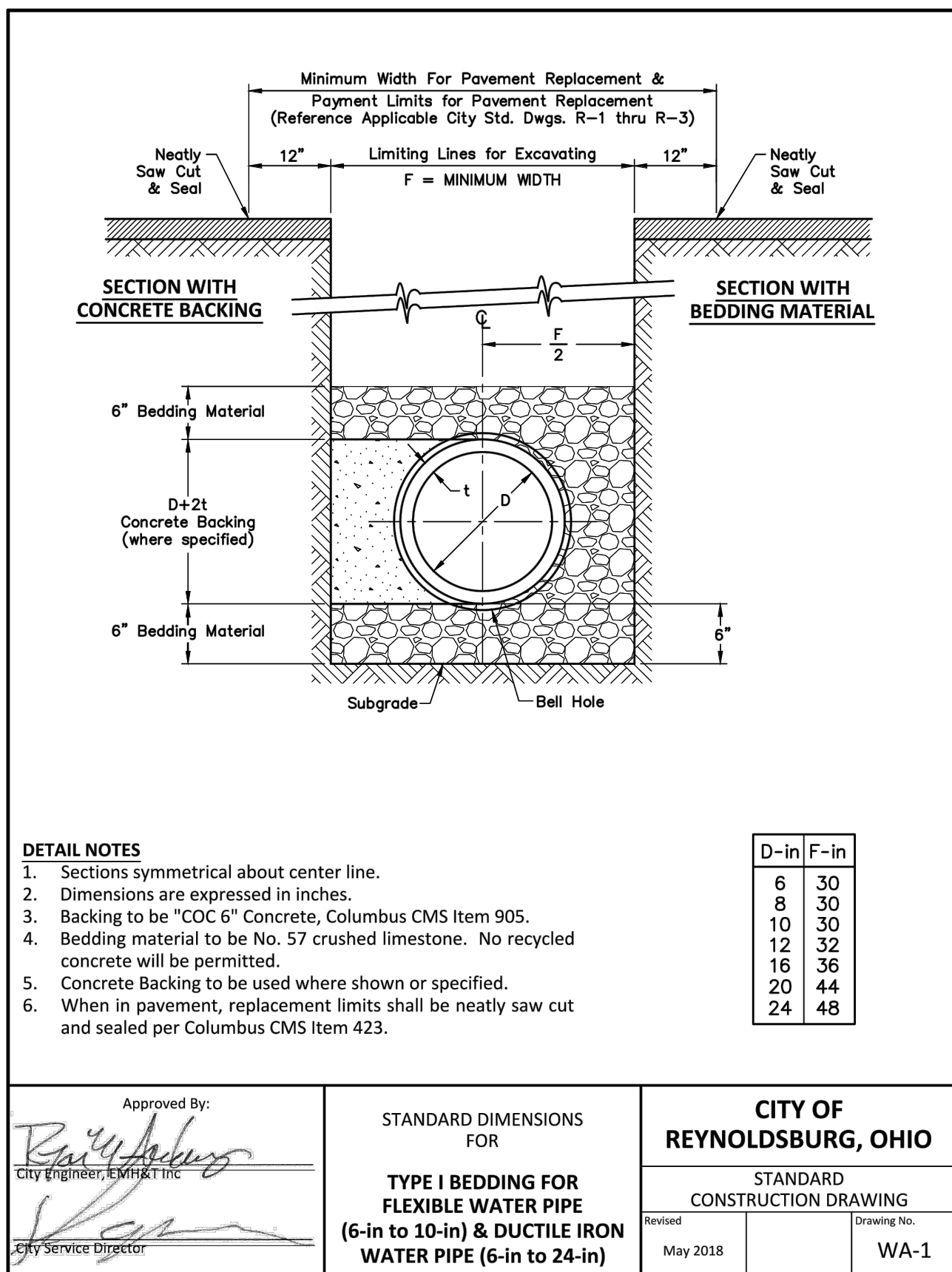
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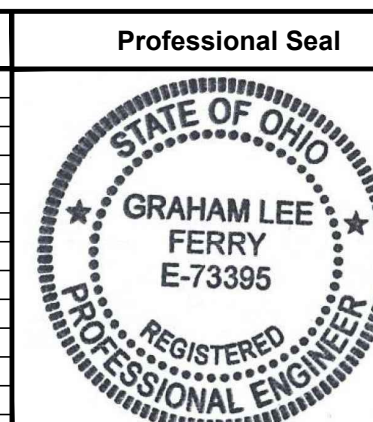


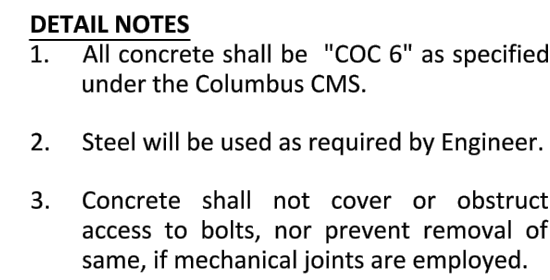
Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS





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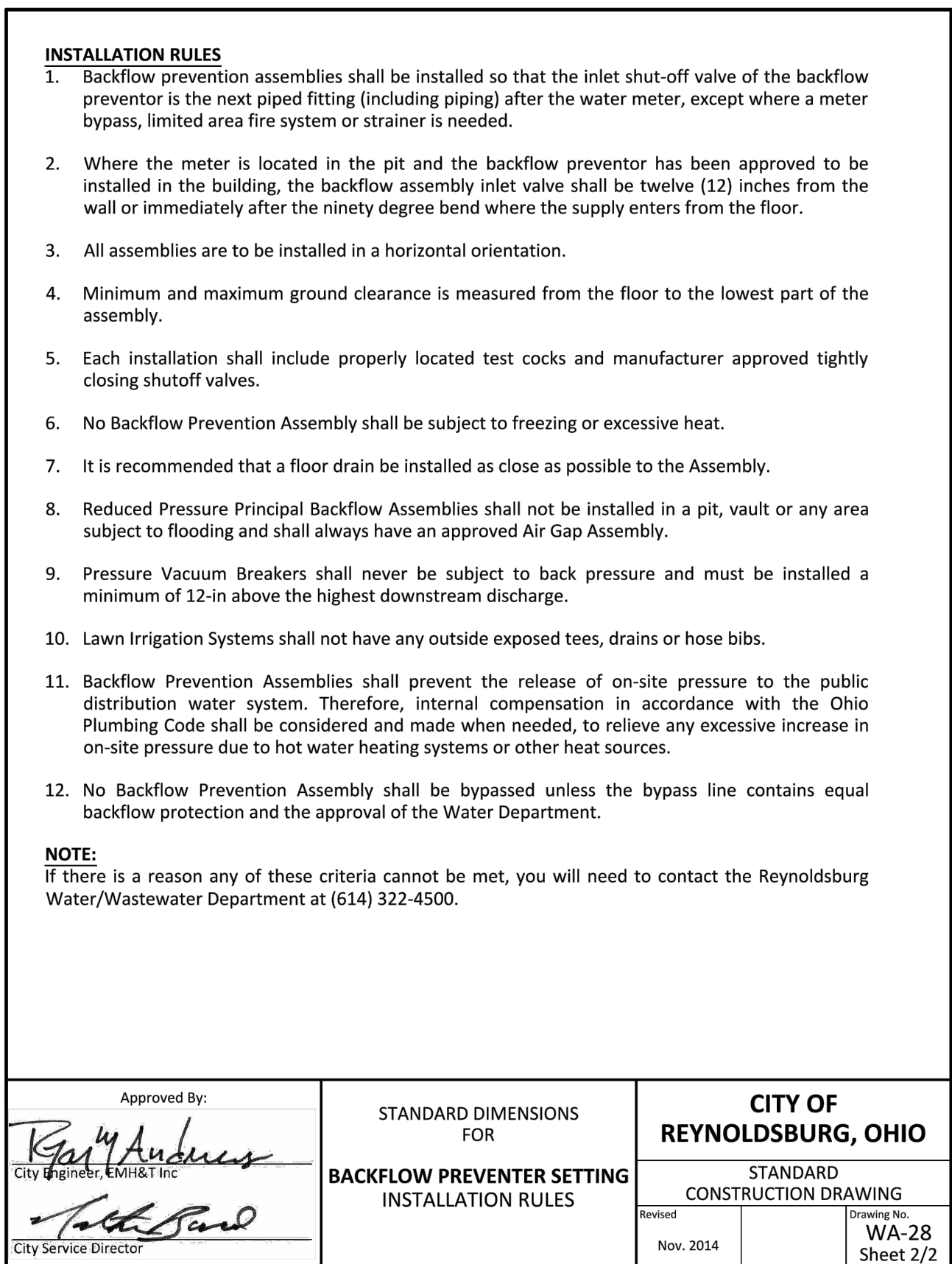
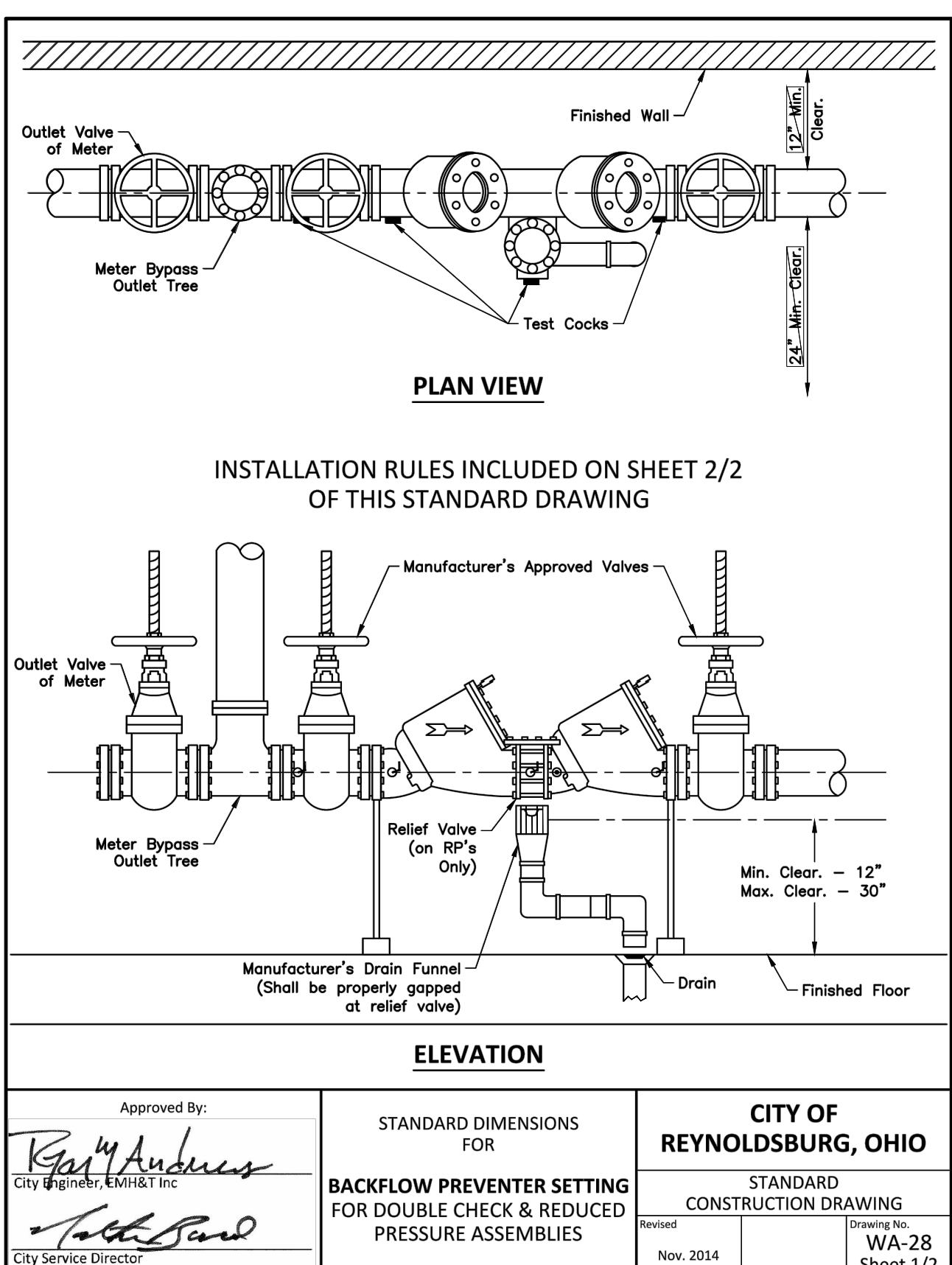
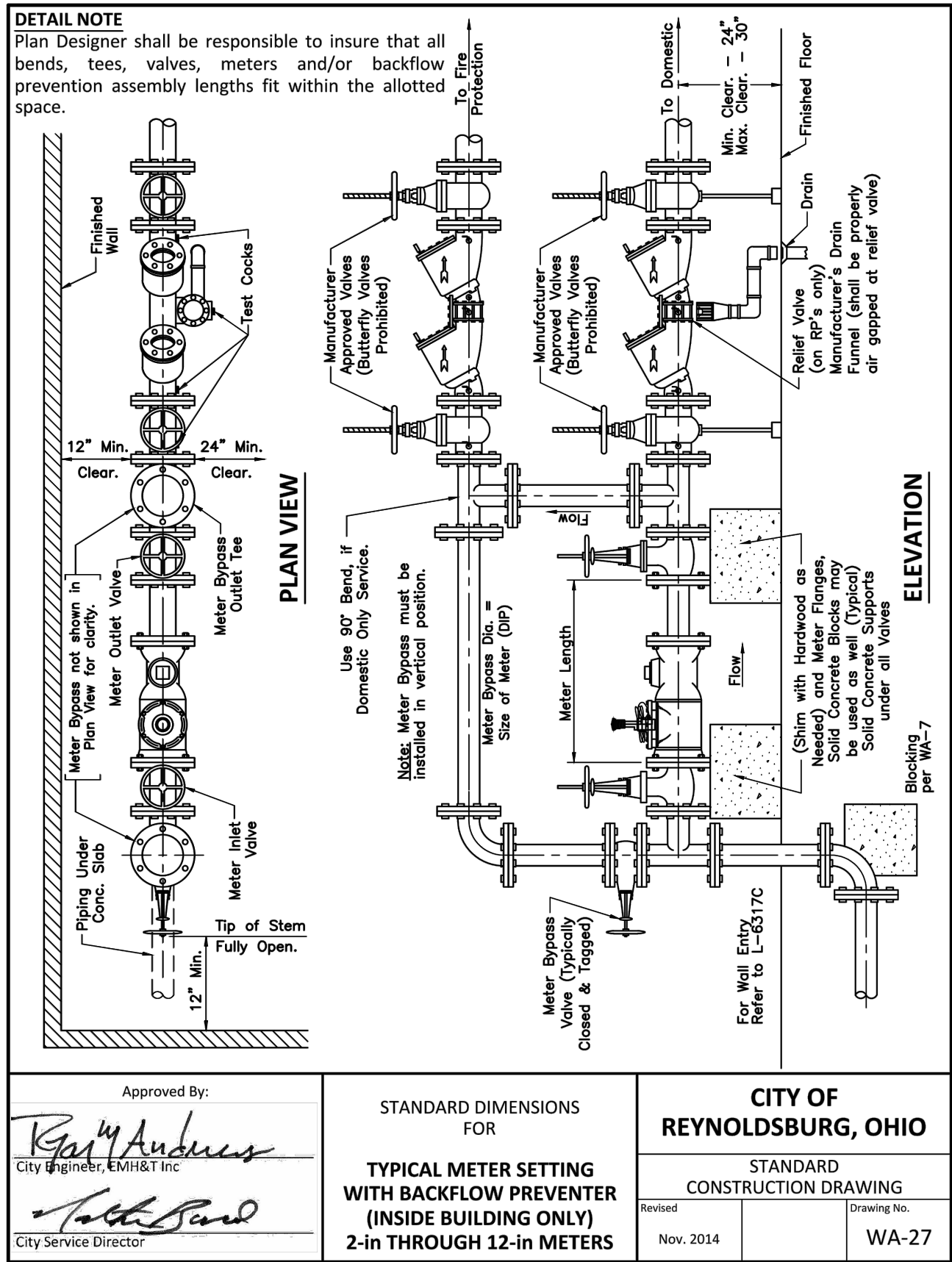
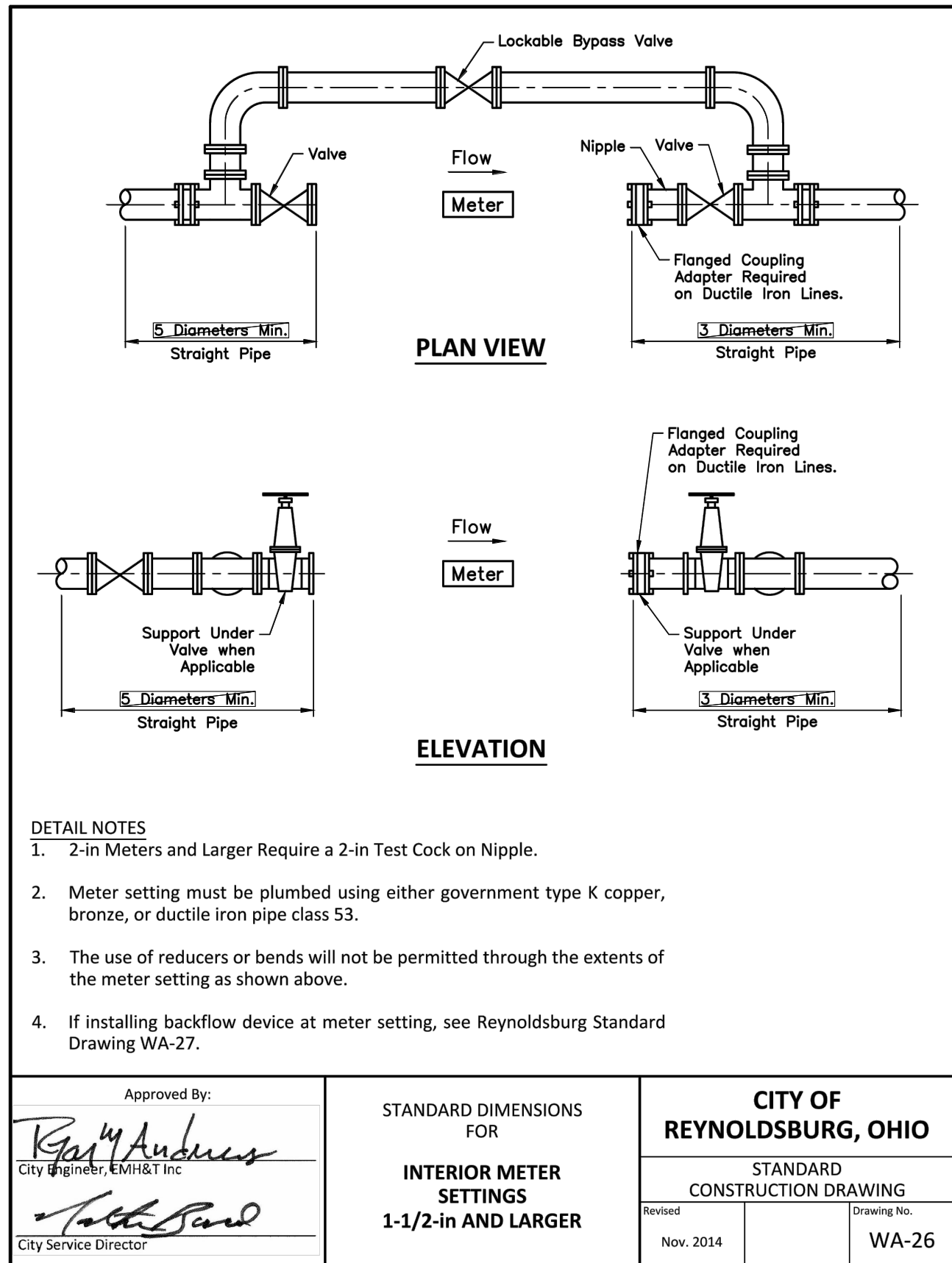
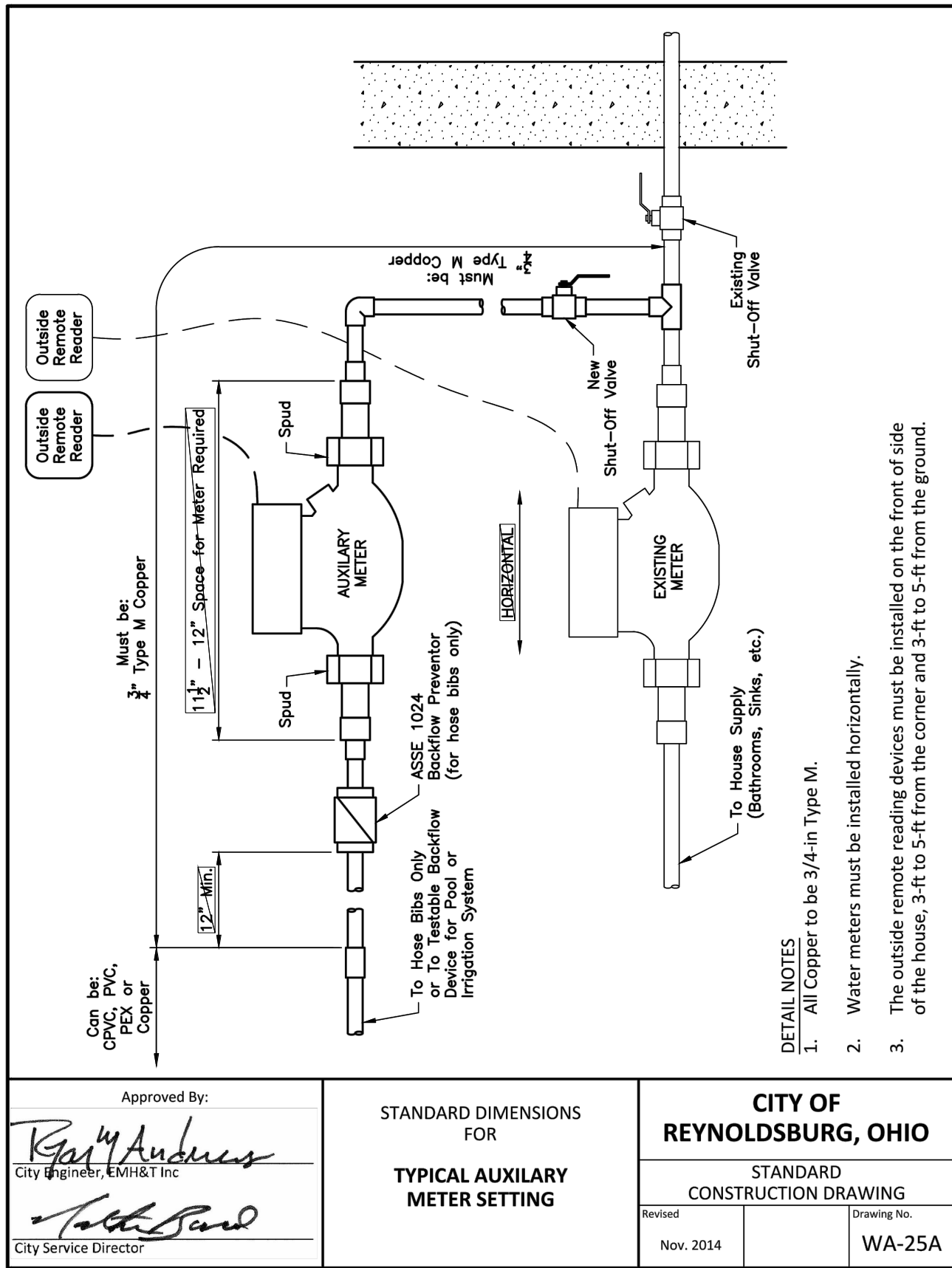
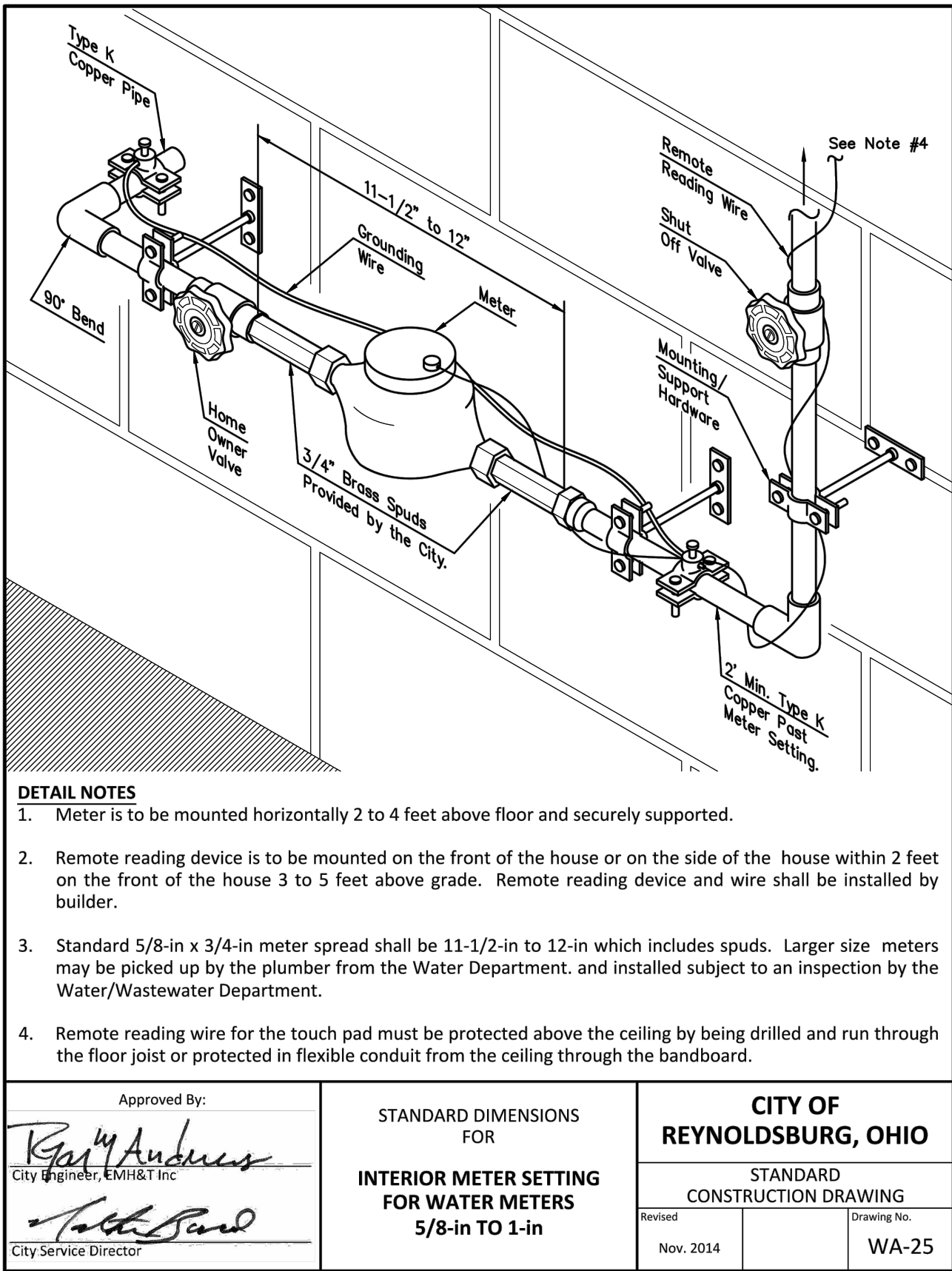
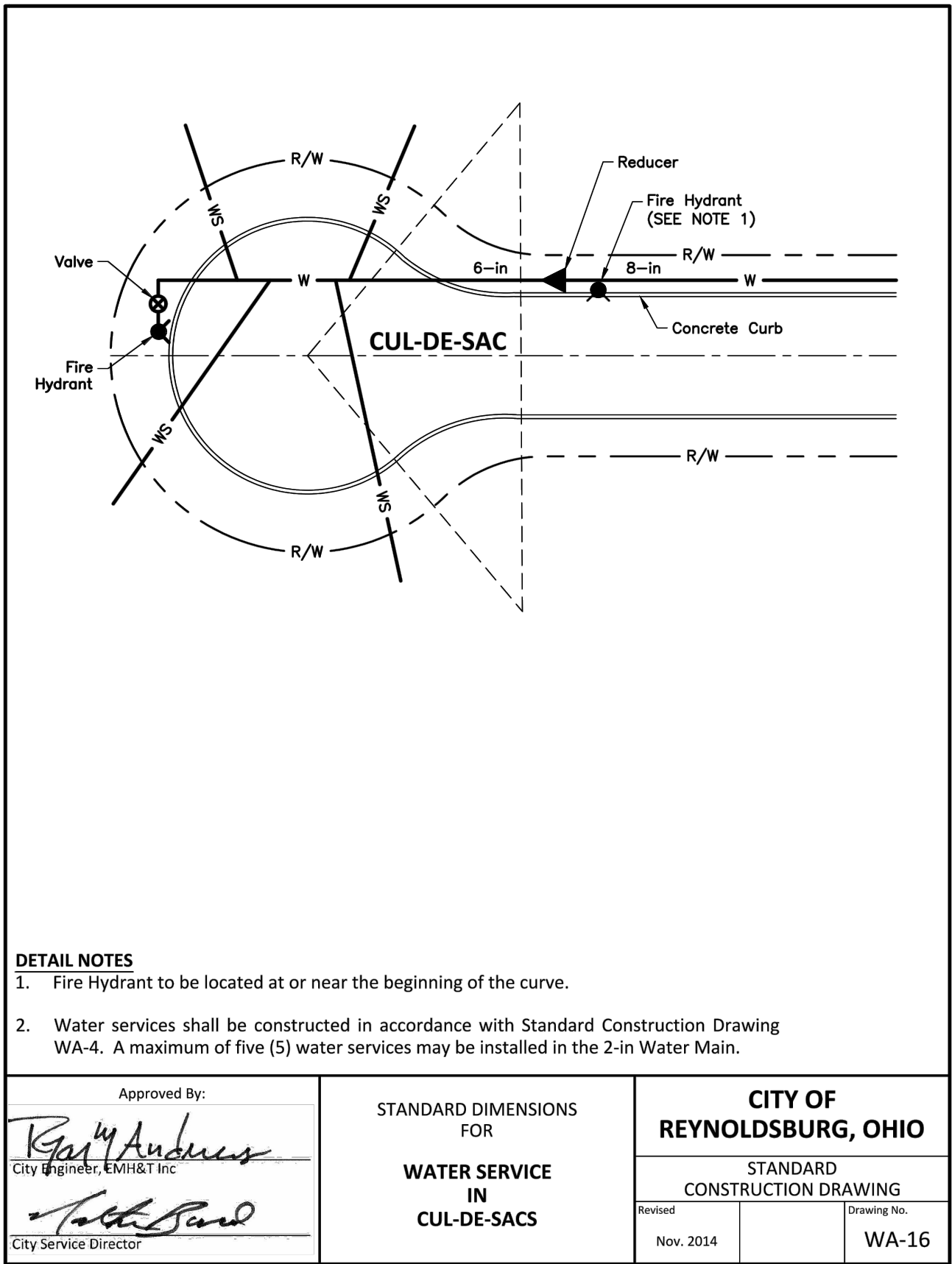




RUN	BRANCH									
	6"		8"		12"		16"		20"	
	L	D	L	D	L	D	L	D	L	D
6"	16"	7"								
8"	14"	8"	18"	12"						
12"	9"	12"	18"	12"	24"	18"				
16"	8"	16"	14"	16"	28"	16"	30"	26"		
20"	8"	20"	10"	20"	22"	20"	36"	22"	36"	42"
24"	8"	24"	9"	24"	19"	24"	33"	24"	62"	24"

Professional Seal

A circular professional seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "GRAHAM LEE FERRY" and the license number "E-73395".



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

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

Date:	Revision Description:	By:	Professional Seal	Prepared By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS		ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Wilson Ridge Townhome Development

Prepared For:
JAS Builders, LLC

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

Site Details

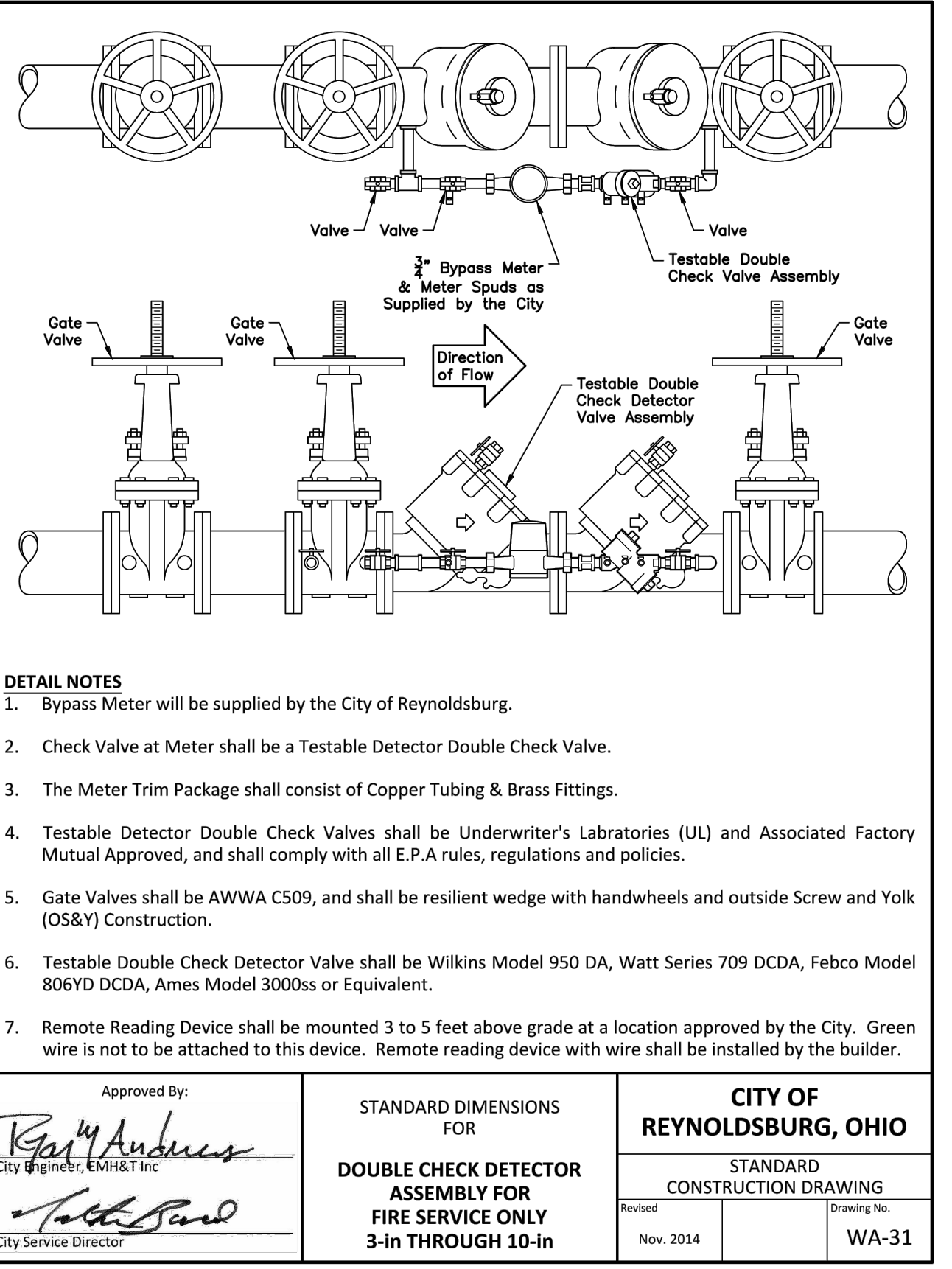
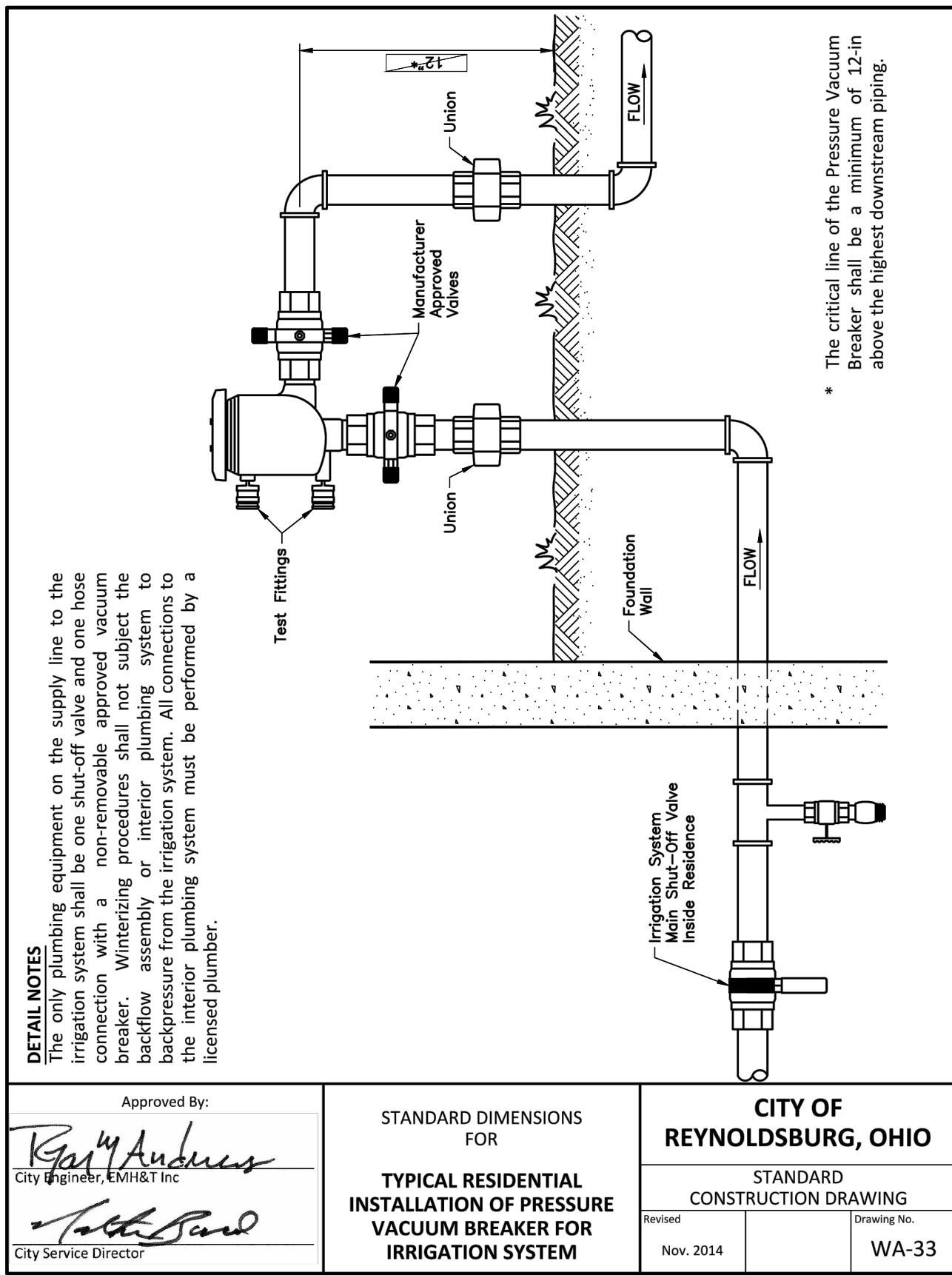
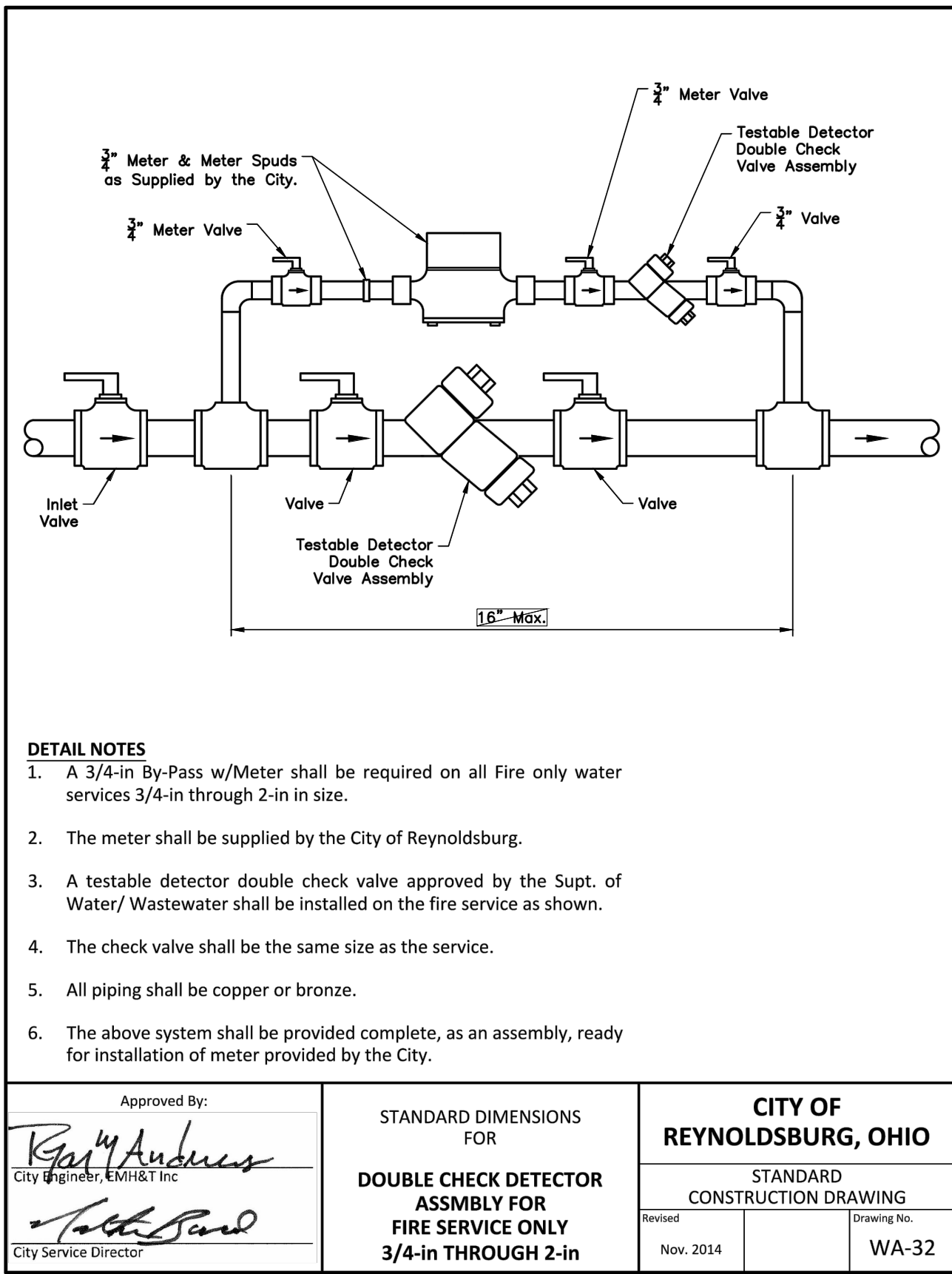
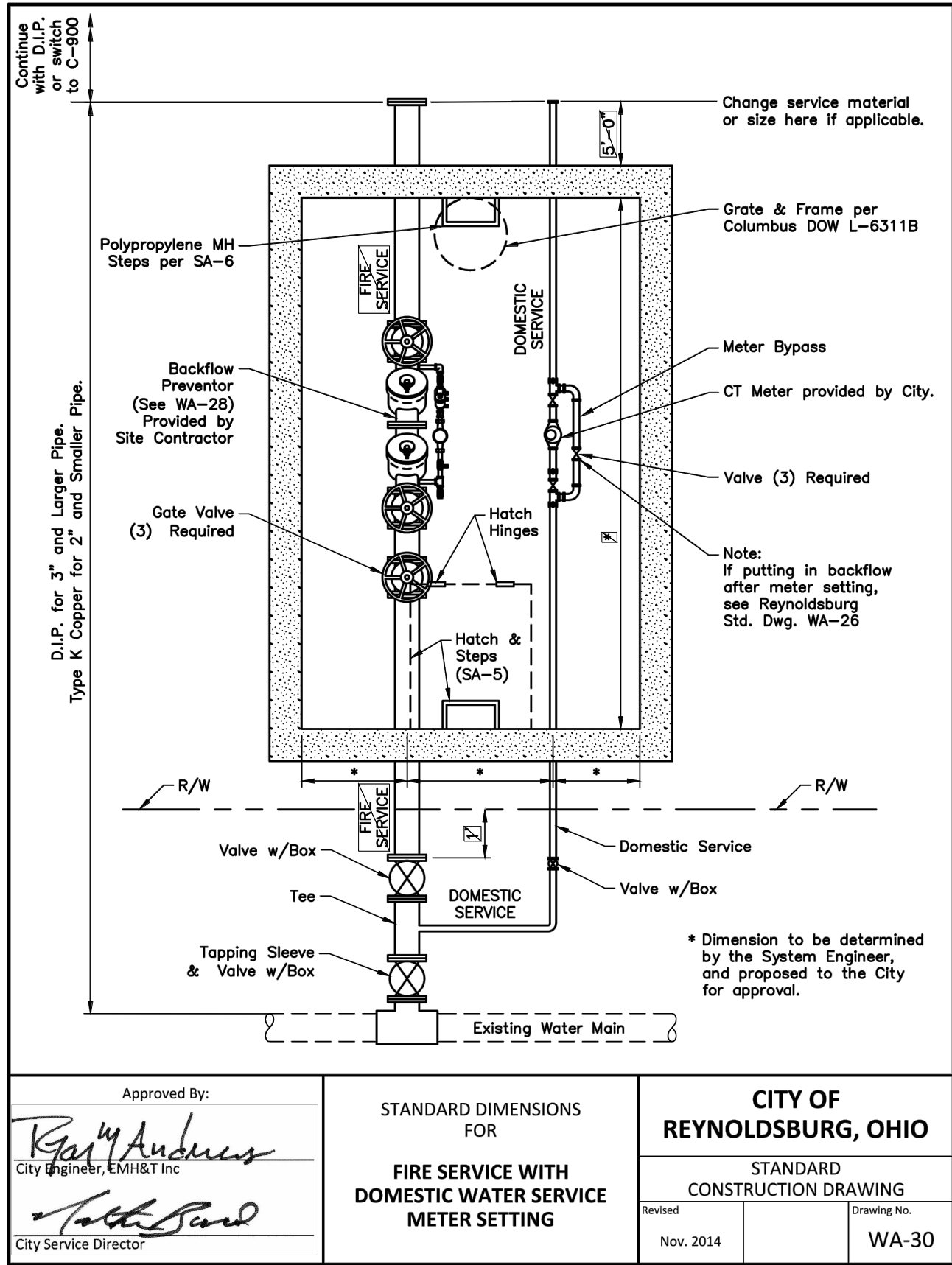
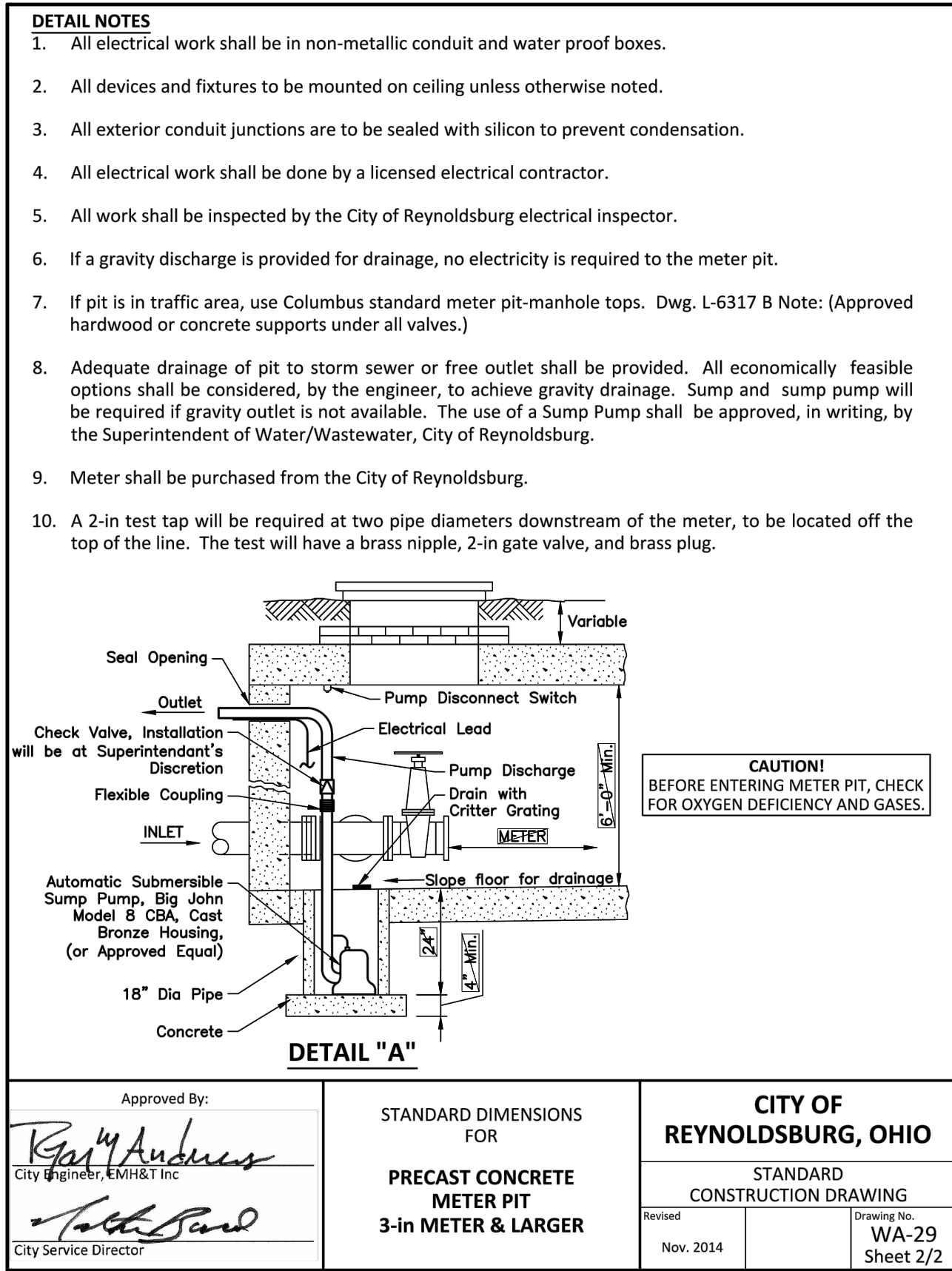
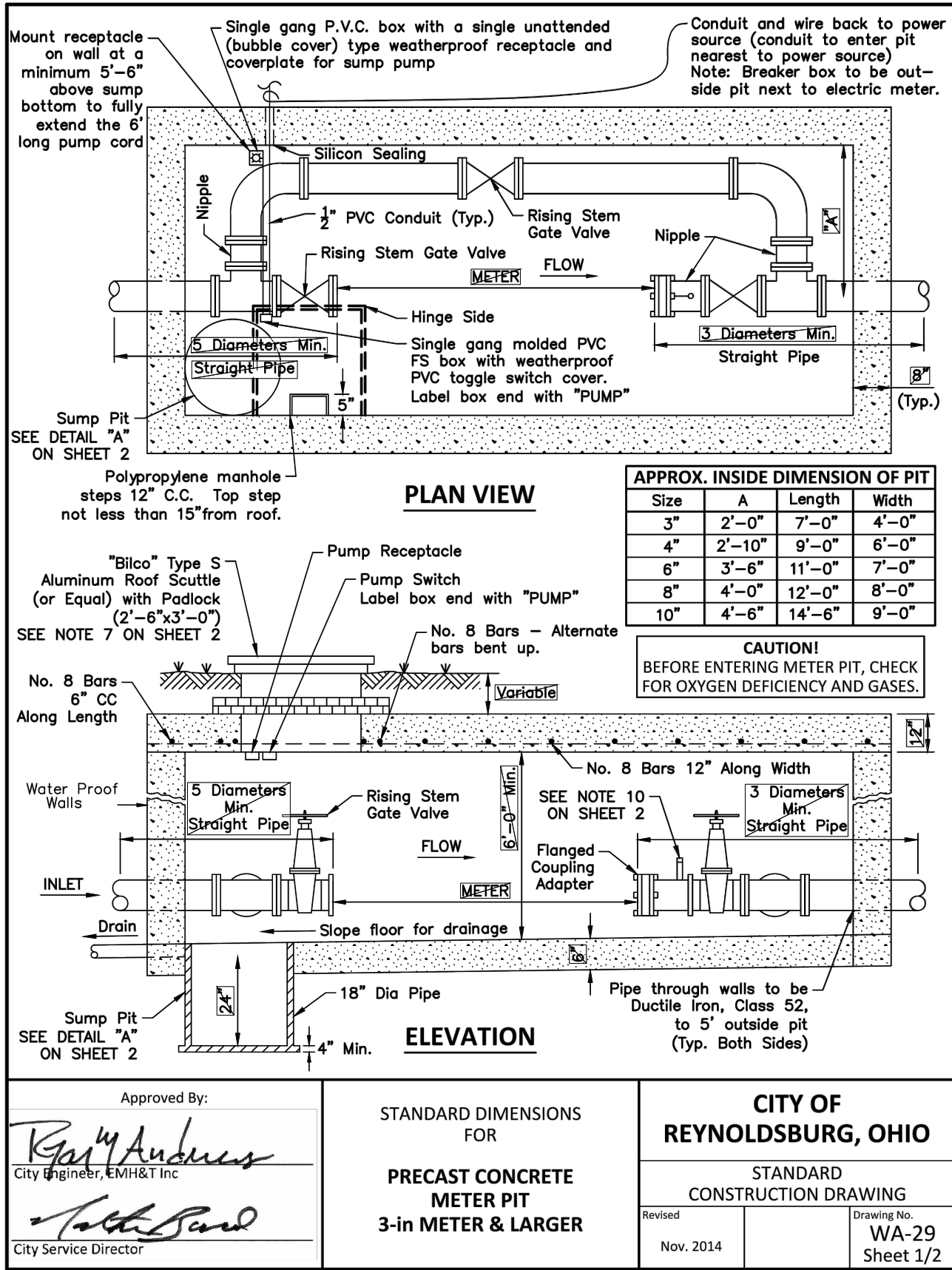
DRAWING SCALE:	N.T.S.	DESIGNED BY:	BUD	Sheet No.
DATE ISSUED:	01/15/2021	REVIEWED BY:	GAS	
PROJECT JOB#:	3771	FIELD BOOK #:	---	
CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg				

JAS Builders, LLC
257 Grove City Road
Slippery Rock, PA 16057
johns@sandyhilldev.com

C707

Packet Pg. 62

Attachment: 00_3771 - Wilson Ridge - LD set - 03-22-2021 (App #2021-5020, 1220-1222 South Waggoner Road, JAS Builders, LLC)



OHIO811.org
Before You Dig

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

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

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS

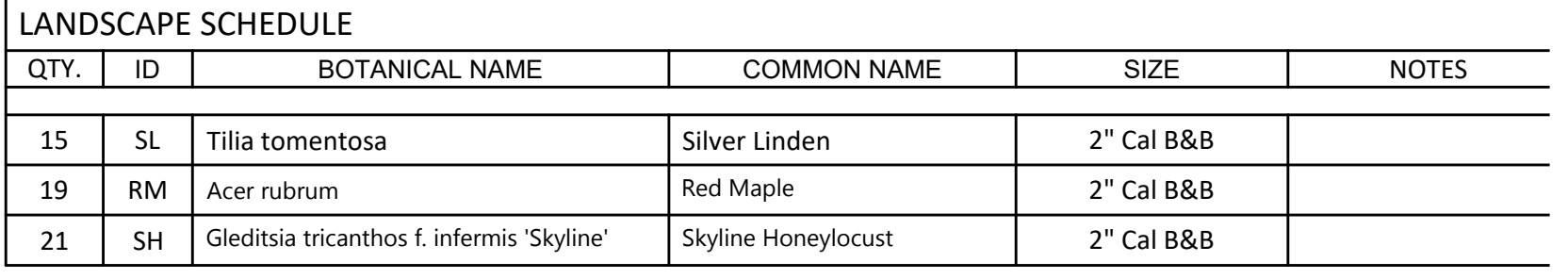


Sheffler & Company, Inc.
ENGINEERING • SURVEYING

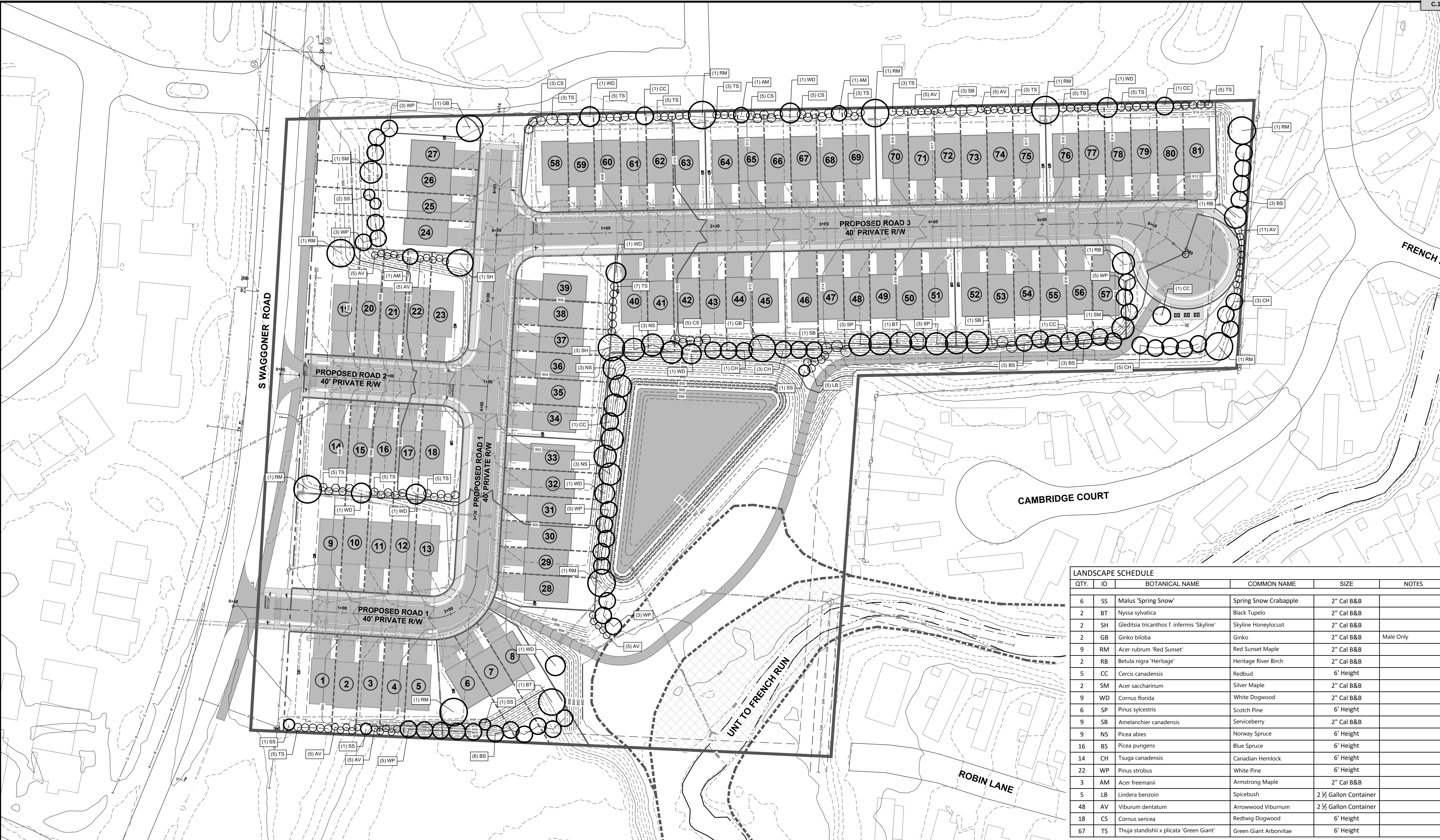
1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Development	Site Details		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16067 johns@sandyhildev.com	
	Prepared For:			
	JAS Builders, LLC			
	Situate In:			
City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands		DRAWING SCALE: N.T.S.	DESIGNED BY: BUD	Sheet No.
		DATE ISSUED: 01/15/2021	REVIEWED BY: GAS	
		PROJECT JOB#: 3771	FIELD BOOK #: ---	
		CADD#: 3771 - Waggoner Road - C700 - Construction Details.dwg		



 POCS SER. #: DESIGN - B035600494-00B DIG - B035600489-00B THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		Date: 01/13/2021	Revision Description: LAND DEVELOPMENT SUBMITTAL #1	By: RLS		Prepared By:  Sheffler & Company, Inc. ENGINEERING • SURVEYING	Wilson Ridge Townhome Development Prepared For: JAS Builders, LLC Situate In: City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands	Landscape Plan		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16067 johns@sandyhilldev.com				
													DRAWING SCALE: 1" = 40' DESIGNED BY: BUD	Sheet No.
													DATE ISSUED: 01/15/2021 REVIEWED BY: GAS	C1000
													PROJECT JOB#: 3771 FIELD BOOK #: ---	
Packet Pg. 64														



LANDSCAPE SCHEDULE				
QTY.	ID	BOTANICAL NAME	COMMON NAME	NOTES
6	SS	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal B&B
2	BT	Nyssa sylvatica	Black Tupelo	2" Cal B&B
2	SH	Gleditsia tricanthos f. infermis 'Skyline'	Skyline Honeylocust	2" Cal B&B
2	GB	Ginko biloba	Ginko	2" Cal B&B Male Only
9	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" Cal B&B
2	RB	Betula nigra 'Heritage'	Heritage River Birch	2" Cal B&B
5	CC	Cercis canadensis	Redbud	6' Height
2	SM	Acer saccharinum	Silver Maple	2" Cal B&B
9	WD	Cornus florida	White Dogwood	2" Cal B&B
6	SP	Pinus sylvestris	Scotch Pine	6' Height
9	SB	Amelanchier canadensis	Serviceberry	2" Cal B&B
9	NS	Picea abies	Norway Spruce	6' Height
16	BS	Picea pungens	Blue Spruce	6' Height
14	CH	Tsuga canadensis	Canadian Hemlock	6' Height
22	WP	Pinus strobus	White Pine	6' Height
3	AM	Acer freemanii	Armstrong Maple	2" Cal B&B
5	LB	Lindera benzoin	Spicebush	2 1/2 Gallon Container
48	AV	Viburnum dentatum	Arrowwood Viburnum	2 1/2 Gallon Container
18	CS	Cornus sericea	Redtwig Dogwood	6' Height
67	TS	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6' Height

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NORTH

Horizontal Scale

(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Development

Prepared For:

JAS Builders, LLC

Situate In:

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

Enhancement Plan

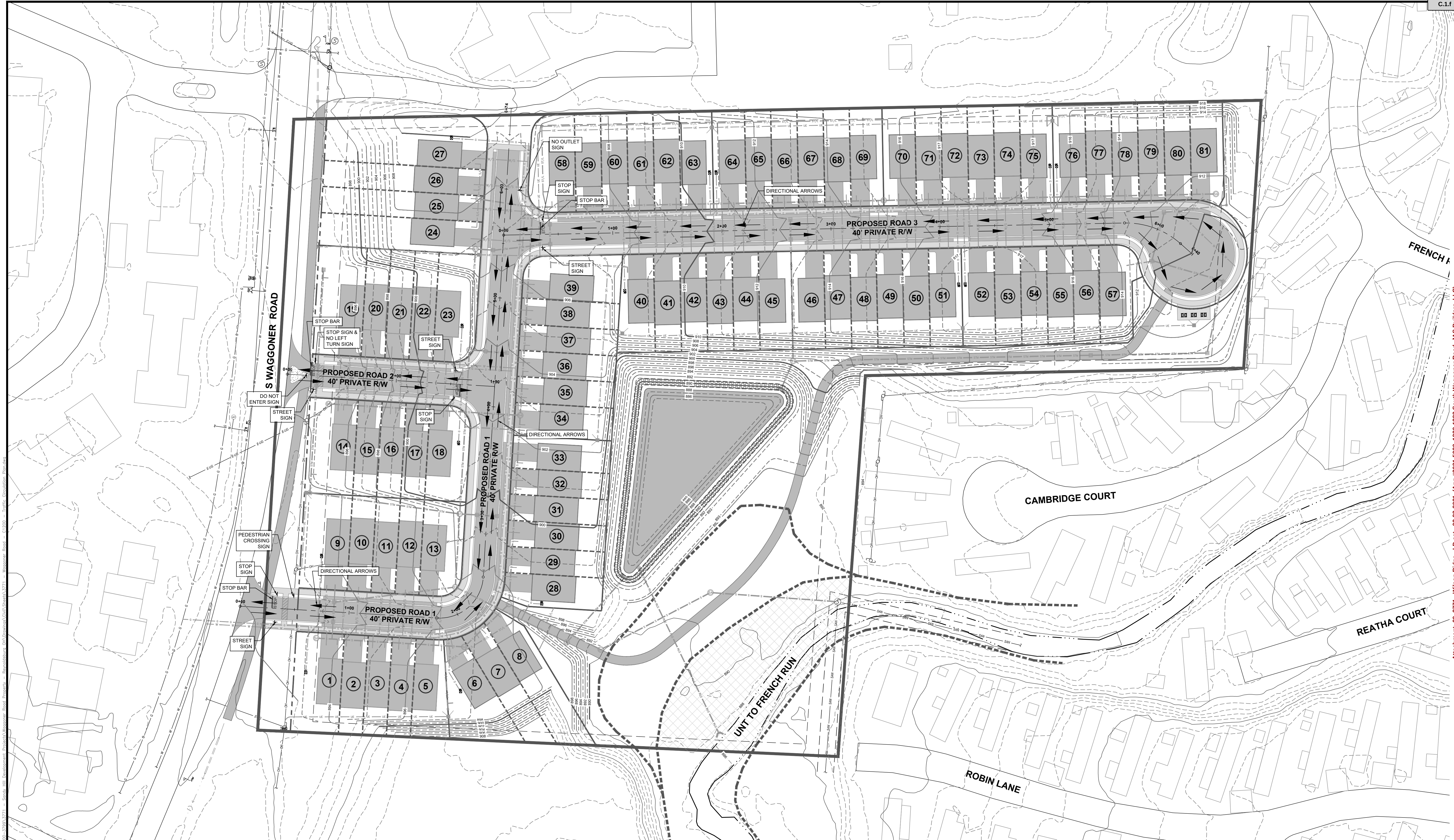
DRAWING SCALE: 1" = 40'	DESIGNED BY: BUD
DATE ISSUED: 01/15/2021	REVIEWED BY: GAS
PROJECT JOB#: 3771	FIELD BOOK #: ---
CADD#: 3771 - Waggoner Road - C1100 - Enhancement Plan.dwg	

JAS Builders, LLC
257 Grove City Road
Slippery Rock, PA 16067
johns@sandyhilldev.com

Sheet No.

C1100

Packet Pg. 65



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

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

NORTH

Horizontal Scale

1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Development

Prepared For:

JAS Builders, LLC

Situate In:

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

Traffic Circulation Plan

DRAWING SCALE: 1" = 40'	DESIGNED BY: BUD
DATE ISSUED: 01/15/2021	REVIEWED BY: GAS
PROJECT JOB#: 3771	FIELD BOOK #: ---
CADD#: 3771 - Waggoner Road - C1200 - Traffic Circulation Plan.dwg	

JAS Builders, LLC
257 Grove City Road
Slippery Rock, PA 16067
johns@sandyhilldev.com

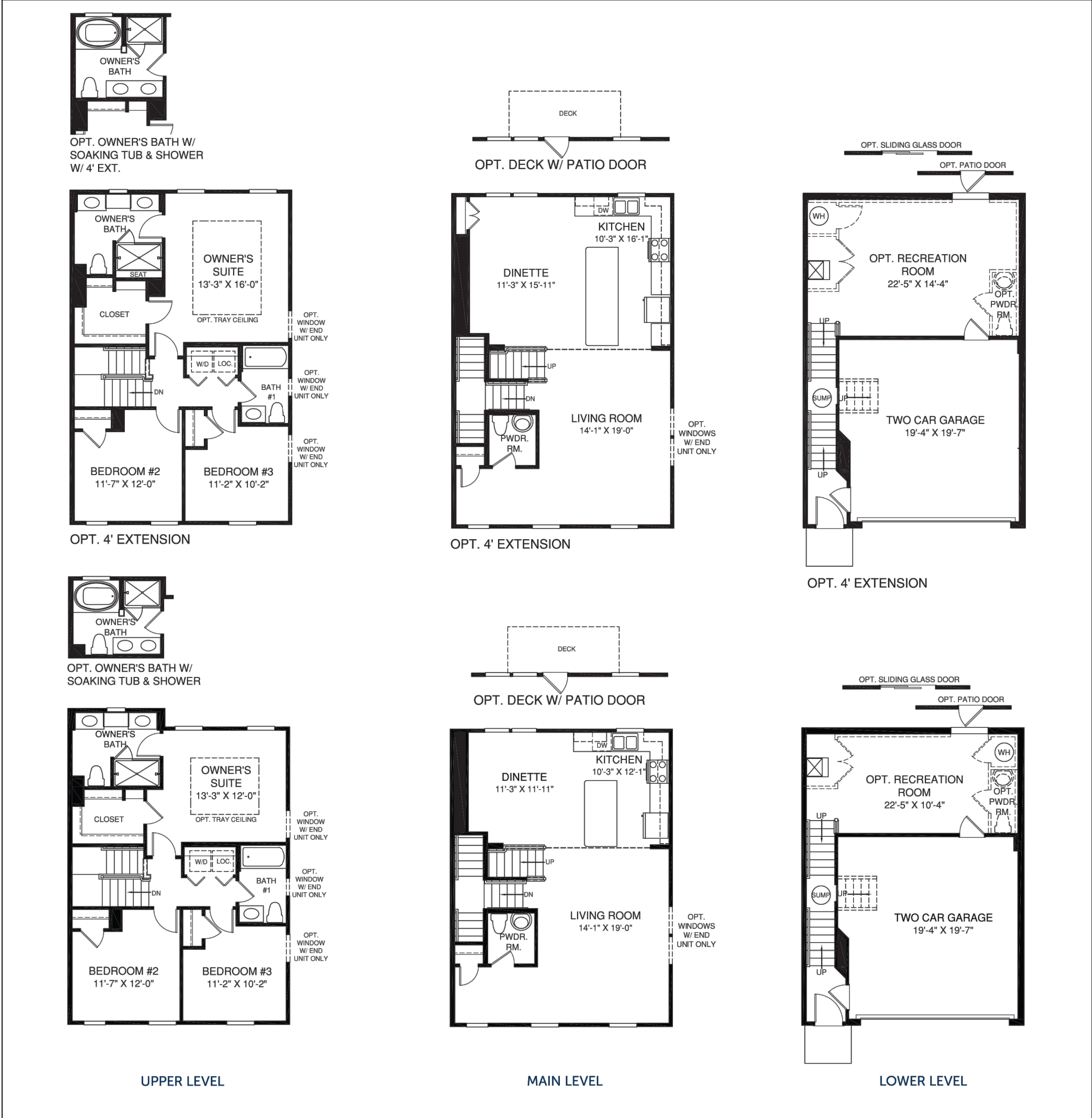
Sheet No.

C1200

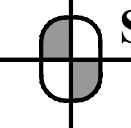
Packet Pg. 66

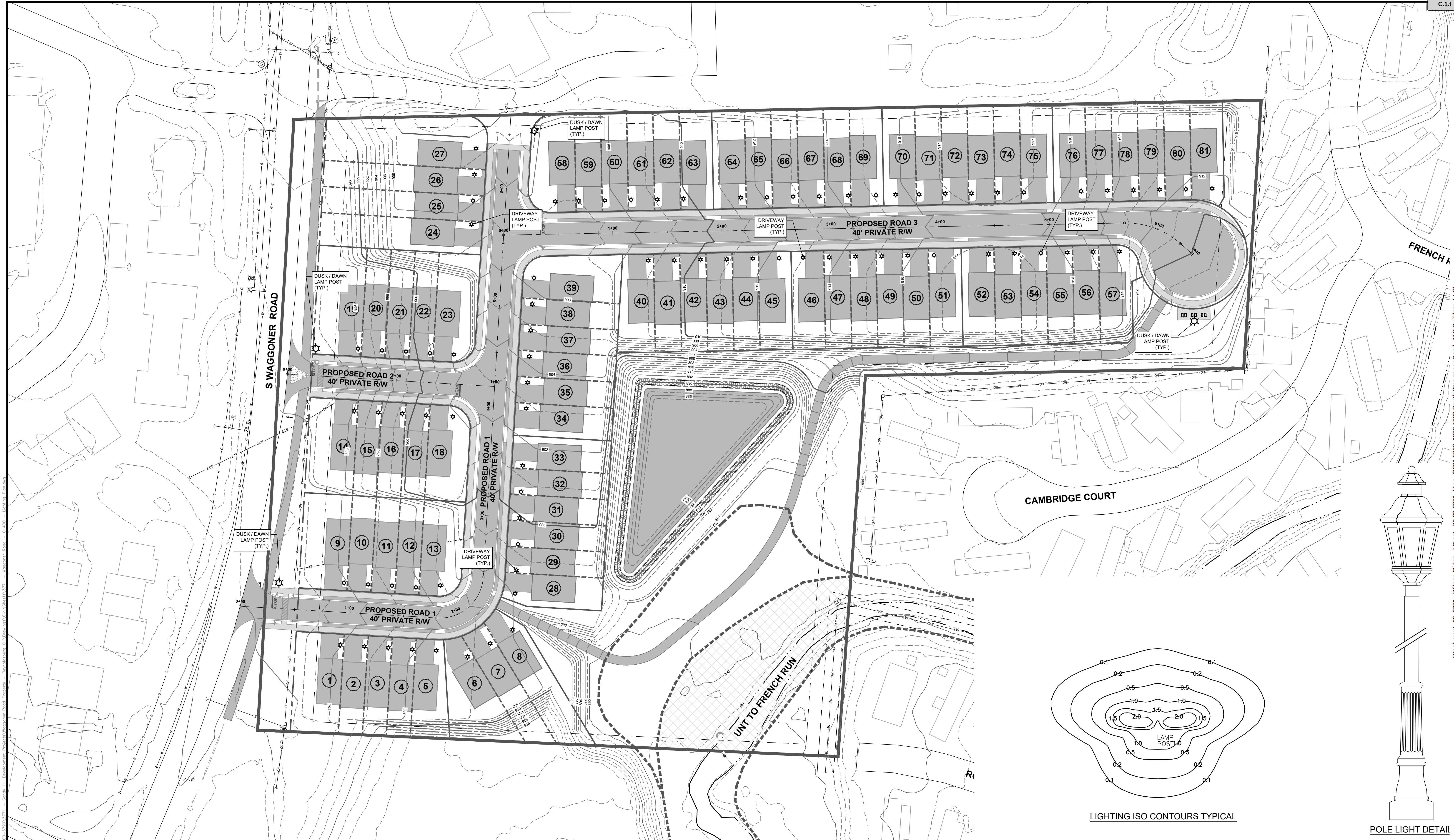


THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE
FLOOR PLAN

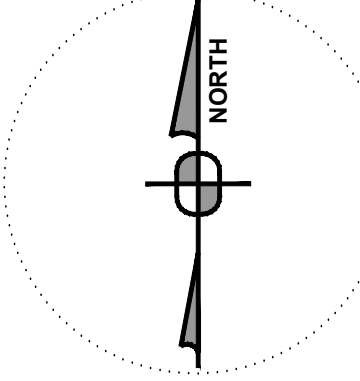
 POCS SER. #: DESIGN - B035600494-00B DIG - B035600489-00B THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		Date:01/13/2021	Revision Description:LAND DEVELOPMENT SUBMITTAL #1	By:RLS	Professional Seal	Prepared By:	Wilson Ridge Townhome Development	Building Elevations		JAS Builders, LLC 257 Grove City Road Slippery Rock, PA 16067 johns@sandyhilldev.com
						 ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com	Prepared For:	DRAWING SCALE: N.T.S.		Sheet No.
							JAS Builders, LLC	DATE ISSUED: 01/15/2021	DESIGNED BY: BUD	C1300
							Situate In:	REVIEWED BY: GAS	FIELD BOOK #: ---	
							City of Reynoldsburg, County of Franklin, State of Ohio Section 7, Township 16, Range 20, Refugee Lands	PROJECT JOB#: 3771	CADD#: 3771 - Waggoner Road - C1300 - Building Elevation.dwg	



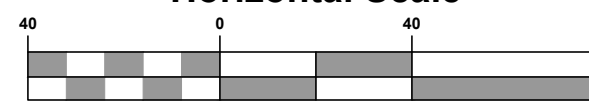


POCS SER. #: DESIGN - B035600494-00B
DIG - B035600489-00B

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Horizontal Scale



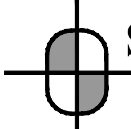
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
01/13/2021	LAND DEVELOPMENT SUBMITTAL #1	RLS

Professional Seal



Prepared By:



Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Wilson Ridge Townhome Development

Prepared For:

JAS Builders, LLC

Situate In:

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

Lighting Plan	
DRAWING SCALE: 1" = 40'	DESIGNED BY: BUD
DATE ISSUED: 01/15/2021	REVIEWED BY: GAS
PROJECT JOB#: 3771	FIELD BOOK #: ---
CADD#: 3771 - Waggoner Road - C1400 - Lighting Plan.dwg	

JAS Builders, LLC
257 Grove City Road
Slippery Rock, PA 16067
johns@sandyhilldev.com

Sheet No.

C1400

Packet Pg. 68

TRIP GENERATION

County: Franklin
Municipality: City of Reynoldsburg
State: Ohio
Location: South Waggoner Road

Land Use Code: 220
Description: Multifamily Housing (Low-Rise)

Number of dwelling units: 80
X = # of dwelling units

Page: 31 **ADT**

Equation: $T = 7.56 (X) - 40.86$
 $T = 564$ ADT
50% entering = 282
50% exiting = 282

Page: 32 **AM Peak Hour (adjacent street between 7 and 9 a.m.)**

Equation: $\ln(T) = 0.95 \ln(X) - 0.51$
 $T = 39$ AM Peak
23% entering = 9
77% exiting = 30

Page: 33 **PM Peak Hour (adjacent street between 4 and 6 p.m.)**

Equation: $\ln(T) = 0.89 \ln(X) - 0.02$
 $T = 48$ PM Peak
63% entering = 30
37% exiting = 18

Page: 37 **Saturday (peak hour of generator)**

Equation: $T = 1.08 (X) - 33.24$
 $T = 53$ SAT Peak
*50% entering = 27
*50% exiting = 26

*-Directional Distribution Not Available; Assumed Distribution

Attachment: Trip Count Worksheet (1) (App #2021-5020, 1220-1222 South Waggoner Road, JAS Builders, LLC)