



**AGENDA**

**DESIGN REVIEW BOARD  
THURSDAY, AUGUST 3, 2017 7:00 PM**

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

**A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Design Review Board – Regular – July 6, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

**B. PUBLIC COMMENT**

**C. UNFINISHED BUSINESS**

1. Application 178060; 137 S. Waggoner Rd & 7619 E. Broad Street, Applicant United Dairy Farmers- Tim Kling- Major Site Plan.

**D. NEW BUSINESS**

1. Application #178752; 7995 E. Main Street; Winking Lizard Tavern; Applicant: James Callam; Comprehensive Sign Plan
2. Application #179017; 2080 Birchview Dr South; Corner Stone Crossing; Applicant: Greg Kitzmiller; Comprehensive Sign Plan
3. Application #179417; 7578 E. Main St; Dollar General Store; Applicant: Mark Bush/Reynoldsburg DG LLC; Historic District - Signage

**E. OTHER BUSINESS**

**F. ADJOURNMENT**

**G. MOTIONS**

**H. MEMORANDUMS**

# *R* CITY OF REYNOLDSBURG

## MINUTES

**DESIGN REVIEW BOARD  
THURSDAY, JULY 6, 2017 7:00 PM**

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

### A. CALL TO ORDER

PRESENT: Hudson, Zollars, Hicks, Carr, King, Sampson  
ABSENT: Bowman

### 2. APPROVAL OF MINUTES

#### 1. Design Review Board – Special Meeting – June 8, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

### B. PUBLIC COMMENT

### C. UNFINISHED BUSINESS

1. 1777 : Application 178060 137 S. Waggoner Rd - Tabled to next meeting.

Mr. Snowden - Table to next meeting, request to the applicant.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Sampson
<b>SECONDER:</b>	Steven Hicks, Board Member
<b>AYES:</b>	Hudson, Zollars, Hicks, Carr, King, Sampson
<b>ABSENT:</b>	Bowman

### D. NEW BUSINESS

1. 1822 : App. #178594 6300 Livingston Ave; Big Lots - Application approved conditionally upon them applying metal as discussed on the returns on the two sides of the building.

6300 E. Livingston Avenue - Big Lots Store - Exterior Modifications Application:  
#178594 - Certificate of Appropriateness

Location: Property is located on the north side of E. Livingston Ave., just east of Brice Road.

Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District

Request: Request for a certificate of appropriateness for exterior modifications.  
 Current Use: Retail Store (Retail Sales)  
 Applicant: Hedi Slama/Moody Nolan

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing multi-tenant commercial building. The proposed modifications involve new front façade materials and re-facing existing signage.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CC district, including retail sales, personal services, and some auto related uses. To the north, the property is adjacent to multi-family housing complex in the AR-3 district.

The remodel includes the replacement of the existing fascia above the building entrance with a powdered coated metal wall system. The applicant is also proposing to add a metal awning above the store entrance. The metal fascia is a dark grey/black color that matches the existing sign letter returns. The proposed orange awning is designed to match the existing wall sign face. The building will still meet the requirements of Section 1196.07 for natural materials. Generally speaking, Staff does not support the use of corrugated metal as a primary material, but it can be used appropriately as an accent material in commercial districts. The proposed modification maintains the existing brick materials along the building's exterior at a height which maintains an appropriate pedestrian finish.

The applicant is proposing to reface an existing wall mounted sign. The proposed sign was previously approved by the Board and met the requirements of chapters 1181 and 1196 with regards to size and design. The applicant indicated that they may elect to either reface the existing letters or reinstall new letters of the same design. Staff does not have concerns with the Board approving the sign design as submitted, as long as the applicant understands that detailed sign plans, including the exact size and dimensions must be submitted along with an application for a zoning sign permit.

The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of the Community Commercial Overlay District. Staff's recommendation is that the Board approve the application for a certificate of appropriateness as submitted.

Mr. Hicks - Could we elaborate a little bit more on Mr. Havener's observation as far as the columns. You think it may be a good idea to wrap the columns on each side in the same steel material?

Mr. Havener - On the surface that you see in the elevation where they have the corrugated metal incorporated, it's not on the columns, but there's just two short returns at either end where that metal is on.

Mr. Hicks - Where the Big Lots structure will go back?

Mr. Havener - Correct. It's just on the returns of that portion.

Mr. Snowden - Mr. Hicks, if you look, it's a very small area right here on this side. On the other side because of the way the hip roof is designed its kind of a triangular space, that's about no more than 6 sq ft. Probably more like 4 sq ft. We feel it gives the whole thing a finished look instead of just stopping the materials right there.

Mr. Hicks - I agree. I think it's a great recommendation.

Hedi Slama (Applicant) - We're going to be removing the sign. Putting the new metal panel. The color will be a black. Putting up a new sign to replace the existing sign, almost exact size.

Mr. Hicks - And you'll pick up the returns as we just discussed?

Hedi Slama (Applicant) - You're talking about bringing the metal panel forward onto ... I can't see anything from here.

Mr. Hicks - I would just describe it in that the part of the building where you're mounting the Big Lots sign to and you're wrapping with the steel, if you imagine that's all one big piece, so as it goes back that you would just wrap those sides. The columns which are shown on each side would just stay as they are.

Hedi Slama (Applicant) - So just on this area as we see on this image.

Mr. Hicks - If you are looking at it from the side it wouldn't just look like you had a flat surface that you just put that steel on, but in fact that whole structure is like the steel.

Mr. King - Is it like that on both sides?

Mr. Snowden - Dan's going to come out and show the applicant some images that he took. It's a small rectangular area right here and on the opposite side which would be the east side, it's a very small triangular area. The reason is because where that facade hits the hip roof on the other side it's very small triangular area. Mr. Chairman, the sign contractor was just speaking with me. Would you explain to the board what you told me verbally and clarify what I was saying about the signage?

Darren w/Sign Vision - As far as the sign goes it will be a new sign, but it's going to be the exact same size, same look. It's going to have white faces, since it will be on a dark background now. Instead of refacing it, it will be a new sign, but the size will not change.

Mr. Snowden - Darren just handed me a sign detail which gave me the dimensions, which I would normally request, since the same thing he's going to have to hand me with the zoning sign permit, but I will amend that to his application.

Mr. Hicks - I move that we approve the application conditionally upon them applying the metal as discussed on the returns on the two sides of the building.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steven Hicks, Board Member
<b>SECONDER:</b>	Bill Sampson
<b>AYES:</b>	Hudson, Zollars, Hicks, Carr, King, Sampson
<b>ABSENT:</b>	Bowman

2. 1821 : App. #178430 7480 Broadwyn Drive; Gernert - Approved

7480 Broadwyn Drive - Single-family Dwelling - Exterior Modifications

Application: #178430 - Certificate of Appropriateness  
 Location: Property is located on the north side of Broadwyn Drive between Graham Road and Lancaster Ave  
 Existing Zoning: R-3 Single-family Residence District / HNO Historic Neighborhood Subarea  
 Request: Request for a certificate of appropriateness for exterior modifications within the Historic Overlay District.  
 Current Use: Single Family Dwelling  
 Applicant: Joe Gernert

The applicant is requesting the Board review and approve a certificate of appropriateness for an addition to an existing single family home within the Historic Overlay District.

The site is an existing single-family dwelling on a platted lot. Lots to the east, west, and south are also in the R-3 zoning district. The lot immediately to the north has the base zoning of CC Community Commerce District. All adjacent lots that have a residential based zoning are within the Historic Neighborhood Subarea of the Historic Overlay District. The existing home was originally constructed prior to the enactment of the Zoning Code. The lot was platted prior to the enactment of the current Subdivision Regulations.

The applicant is proposing to construct a second story addition above a portion of an existing first story, with the remainder of over and existing open porch. The proposed addition will have a sloping roof toward the rear of the structure. The applicant is proposing to relocate several windows on the first story to the relocated exterior wall. Generally, it was not uncommon for 19<sup>th</sup> century vernacular structures to be extended in such a manner. Sometimes rooflines such as a gabled, or hipped roof, might be extended to a new addition. Other times this was deemed impractical. Attempting to extend the hipped roof above this addition would create for a significant mass that might overwhelm the main façade. Staff has minimal concerns about the removal of the existing open porch, which has a design materials which are non-historical. Staff would like the applicant to provide a cut-sheet of any proposed new windows to determine a close match with the existing windows.

The applicant is proposing that the new addition will be clad in white vinyl siding. The majority of the structure is already clad in white vinyl siding. Per the Historic Design Guidelines, wood clapboard is preferred, but vinyl siding that gives the look of wood is not a prohibited material. Regardless of the position the Board takes, Staff suggests that the

exterior siding of the entire structure be one consistent material. The existing white color is very typical to 19<sup>th</sup> Century structures, so Staff supports maintaining this color, along with the brick accented columns around the front porch.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

Joe Gernert (Applicant) 178 Timbercreek Ct - We are intending to match the existing windows with the same type of vinyl windows that are currently there. We will match the existing siding.

Mr. Havener - Was there a reason a second window on the east elevation on the second floor wasn't added to give it some symmetry on the upper floor? It seems like it's an awfully big space on the back side for the construction of the second story.

Joe Gernert - The north side is going to be the backyard. The east side is the position of the proposed bathroom/closet.

Unknown\* - The closets are going to back up to that. It's not unheard of to put a window in a closet for the symmetry of the house.

Mr. Zollars - I'm assuming that the roof is going to match the new roof. How old is the existing? Will you be able to match it up?

Mr. Snowden - The existing roof is shingle. The proposed roof is a tarred roof.

Unknown\* - We have a dimensional shingle. You can't use dimensional on a roof like that. You'll either have to go with a rubber roof or a metal roof.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Sampson
<b>SECONDER:</b>	Ivan King
<b>AYES:</b>	Hudson, Zollars, Hicks, Carr, King, Sampson
<b>ABSENT:</b>	Bowman

E. OTHER BUSINESS

F. ADJOURNMENT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning and Zoning Administrator

Minutes Acceptance: Minutes of Jul 6, 2017 7:00 PM (APPROVAL OF MINUTES)

## **Design Review Board**

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

### **Memo**

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**DATE:** August 3, 2017

**TO:** Design Review Board

**CC:**

**RE:** Application 178060; 137 S. Waggoner Rd & 7619 E. Broad Street,  
Applicant United Dairy Farmers- Tim Kling- Major Site Plan.

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See Attached Documentation.

CITY OF REYNOLDSBURG

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

Application #: 178060  
Permit #:  
Date Submitted: 5/2/17  
Fee Amount: \$ 400  
060569671  
 Paid:

Section 1103.08  
CERTIFICATE OF APPROPRIATENESS APPLICATION  
Design Review Board

I. PROPERTY INFORMATION

Property Address:  
**137 South Waggoner Road & 7619 E. Broad Street**

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):  
**Robert G Peatross Meadowood Asset Management, LLC**  
Contact Email: Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: **United Dairy Farmers** Contact Name: **Tim Kling**  
Contact Phone Number: **513-396-8744** Contact Email: **tkling@udfinc.com**  
Description of Use:  
**C-Store / Fueling Station**

IV. APPLICANT INFORMATION

Applicant Name: **United Dairy Farmers - Tim Kling** Applicant Address: **3955 Montgomery Road Cincinnati OH 45212**  
Applicant Phone Number: **513-396-8744** Applicant Email: **tkling@udfinc.com**  
 Property Owner  Business Owner/Tenant  Contractor  Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- Major Site Plan (\$400): Construction of new UDF **New Commercial Building**
- Minor/Exterior Modifications (\$200): \_\_\_\_\_
- Signage (\$75)/Comprehensive Sign Plan (\$150): \_\_\_\_\_
- Historic District (\$50): \_\_\_\_\_

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: **Tim Kling - DIRECTOR OF REAL ESTATE** Date: **4-7-17**  
\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

**\*\*OFFICE USE ONLY\*\***

Additional Notes:

Zoning Information  
Zoning District: **PCD**

- Historic District
- CC Overlay

Add'l Approvals Req'd  
 BZBA

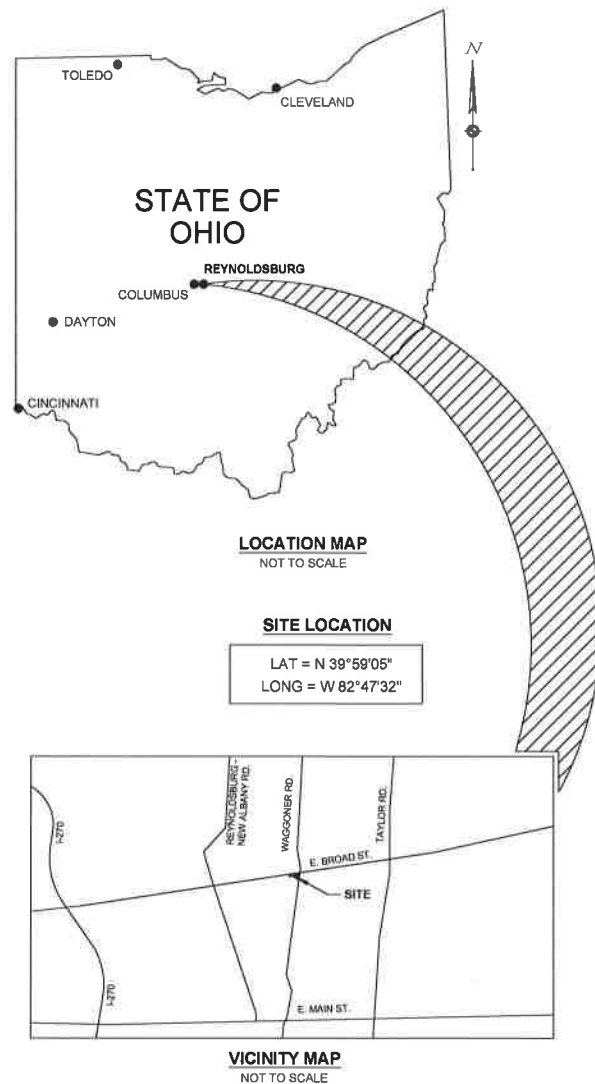
Meeting Date: **6/1/17**

Meeting Results  
 Approved as Submitted  Tabled  
 Approved w/ Conditions  Denied

P&Z Admin.: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: 0935\_001 (Application 178060 137 S. Waggoner Rd)

# UNITED DAIRY FARMERS FUELING STATION & CONVENIENCE STORE REYNOLDSBURG, FRANKLIN COUNTY, OHIO ZONING PLANS



SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	ZONING SITE PLAN
C3.0	PRELIMINARY GRADING AND UTILITY PLAN
C4.0	PRELIMINARY SANITARY EXTENSION PLAN
<b>SURVEY</b> 1 OF 1 EXISTING CONDITIONS SURVEY	
<b>LANDSCAPE</b> L1.01 TREE PRESERVATION & REMOVAL PLAN L1.02 TREE PRESERVATION & REMOVAL PLAN L2.01 PLANTING PLAN - EAST L2.02 PLANTING PLAN - WEST	

**PROPERTY DATA:**

PARCEL OWNER:	UNITED DAIRY FARMERS, INC.	PROPOSED USE:	FUELING STATION & CONVENIENCE STORE
PARCEL ID:	067-000009-00 067-000088-00 067-000073-00	FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39049C0356K, EFFECTIVE DATE: JUNE 17, 2006; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ADDRESS:	E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO 43068		
PROPERTY AREA:	6.43 AC. (280,090 SF)		
ZONING:	PCD - PLANNED COMMERCIAL DEVELOPMENT		
ADJACENT ZONING:	NORTH: CITY OF COLUMBUS - COMMERCIAL SOUTH: UN-ZONED RESIDENTIAL EAST: CS - COMMUNITY SERVICES WEST: JEFFERSON TWP - RESTRICTED SUBURBAN		

**SITE REQUIREMENTS:**

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

**SITE ANALYSIS:**

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,678± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (30) STANDARD CAR PARKING SPACES (16) SPACES AT DISPENSERS 4B TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

**CONSTRUCTION SCHEDULE:**

START: AUGUST 1, 2017  
COMPLETION: JANUARY 1, 2018

**OWNER/DEVELOPER**  
UNITED DAIRY FARMERS, INC.  
3955 MONTGOMERY ROAD  
CINCINNATI, OH 45212  
  
CONTACT: TIM KLING  
PH: (513) 396-8700  
EMAIL: TKLING@UDFINC.COM

**ZONING**  
CITY OF REYNOLDSBURG  
7232 E. MAIN STREET  
REYNOLDSBURG, OH 43068  
PH: (614) 322-8826  
CONTACT: ERIC SNOWDEN

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

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

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

**ENGINEER**  
CESO, INC.  
395 SPRINGSIDE DRIVE  
SUITE 202  
AKRON, OHIO 44333  
  
CONTACT: NICK HERSHBERGER  
PH: (330) 396-5696  
EMAIL: HERSHBERGER@CESOINC.COM

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

**CITY OF COLUMBUS (BROAD ST)**  
DEPARTMENT OF PUBLIC SERVICE  
PH: (614)945-1684  
CONTACT: DANIEL BLECHSCHMIDT

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

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

**FIRE**  
JEFFERSON TOWNSHIP FIRE DEPARTMENT  
6767 HAVENS CORNERS ROAD  
BLACKLICK, OH 43004  
PH: (614) 861-3757  
CONTACT: CHAD MAST

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

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

REVISIONS NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

COVER SHEET

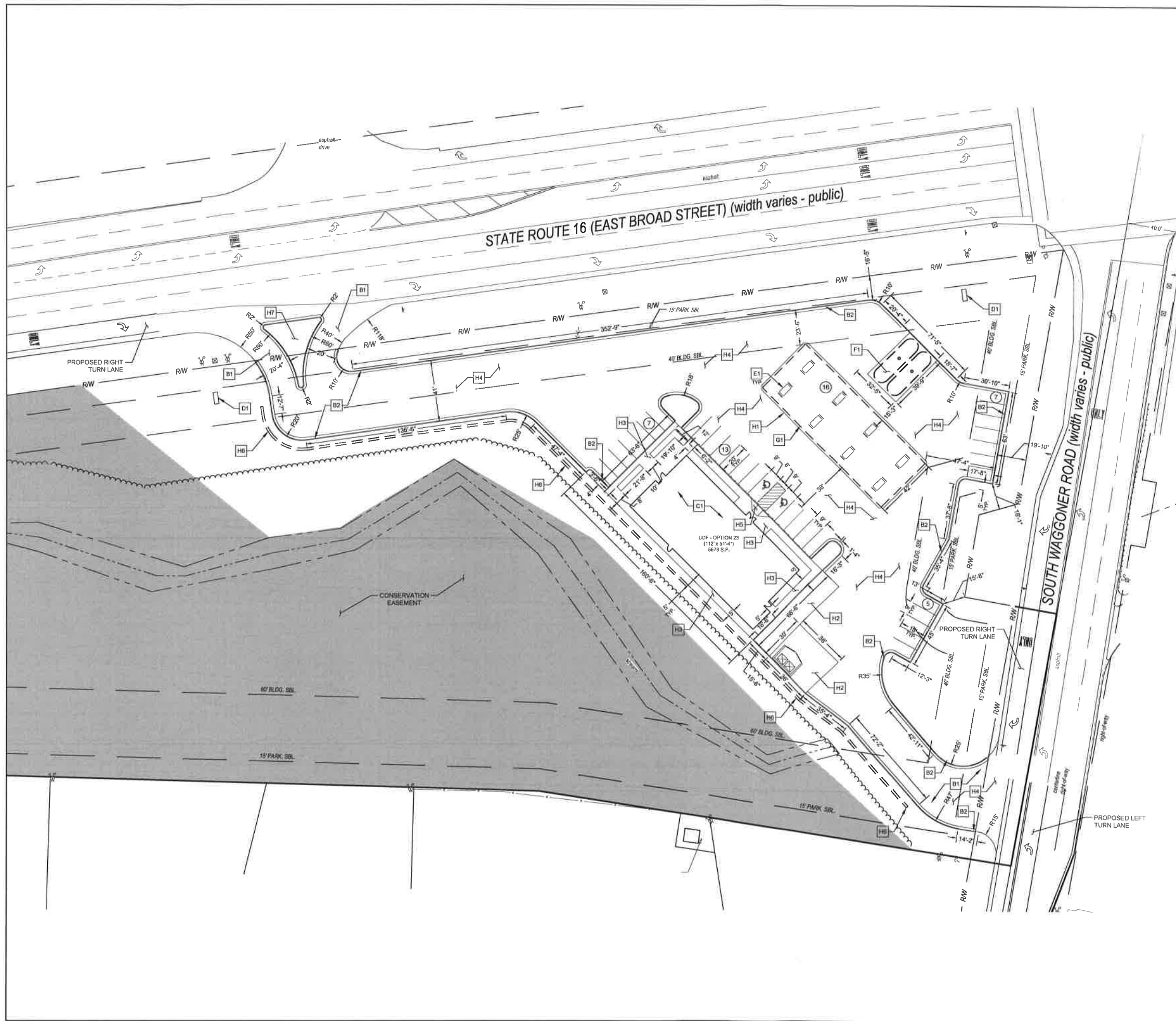
UNITED DAIRY FARMERS

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

ISSUE:	SITE PLAN SUBMITTAL
DATE:	5/1/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	C1.0

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

Attachment: App. #178060 137 Waggoner prints (Application 178060 137 S. Waggoner Rd)



**LEGEND**

- EXISTING**  
REFER TO EXISTING CONDITIONS SURVEY
- PROPOSED**
- CONCRETE CURB AND GUTTER
  - PAVEMENT
  - RETAINING WALL
  - PROPOSED TREE CLEARING LIMITS
  - XX' SBL SETBACK
  - (X) NUMBER OF PARKING STALLS
  - CONCRETE PAVEMENT

**A. GENERAL NOTES**

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

**B. SITE WORK**

1. PROPOSED DRIVE ASPHALT APPROACH
2. PROPOSED CURB OR CURB AND GUTTER

**C. BUILDING**

1. UDF ICE CREAM PARLOR AND CONVENIENCE STORE

**D. EXTERIOR APPEARANCE**

1. 3'x8" UNITED DAIRY FARMERS MONUMENT SIGN

**E. DISPENSERS**

1. (8) DISPENSERS, SUMPS, AND ISLANDS (CAR)

**F. UNDERGROUND STORAGE TANKS**

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

**G. CANOPY**

1. 114' x 42' FUELING CANOPY.

**H. YARD**

1. CONCRETE CANOPY SLAB
2. CONCRETE PAVEMENT
3. CONCRETE SIDEWALK
4. ASPHALT PAVEMENT
5. ADA RAMP
6. PROPOSED RETAINING WALL
7. PROPOSED RIGHT-IN RIGHT-OUT ISLAND

REVISIONS NO.	DATE	DESCRIPTION

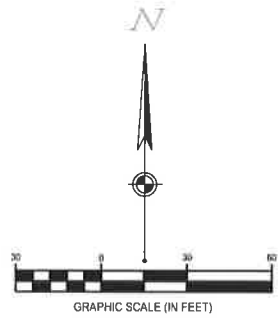
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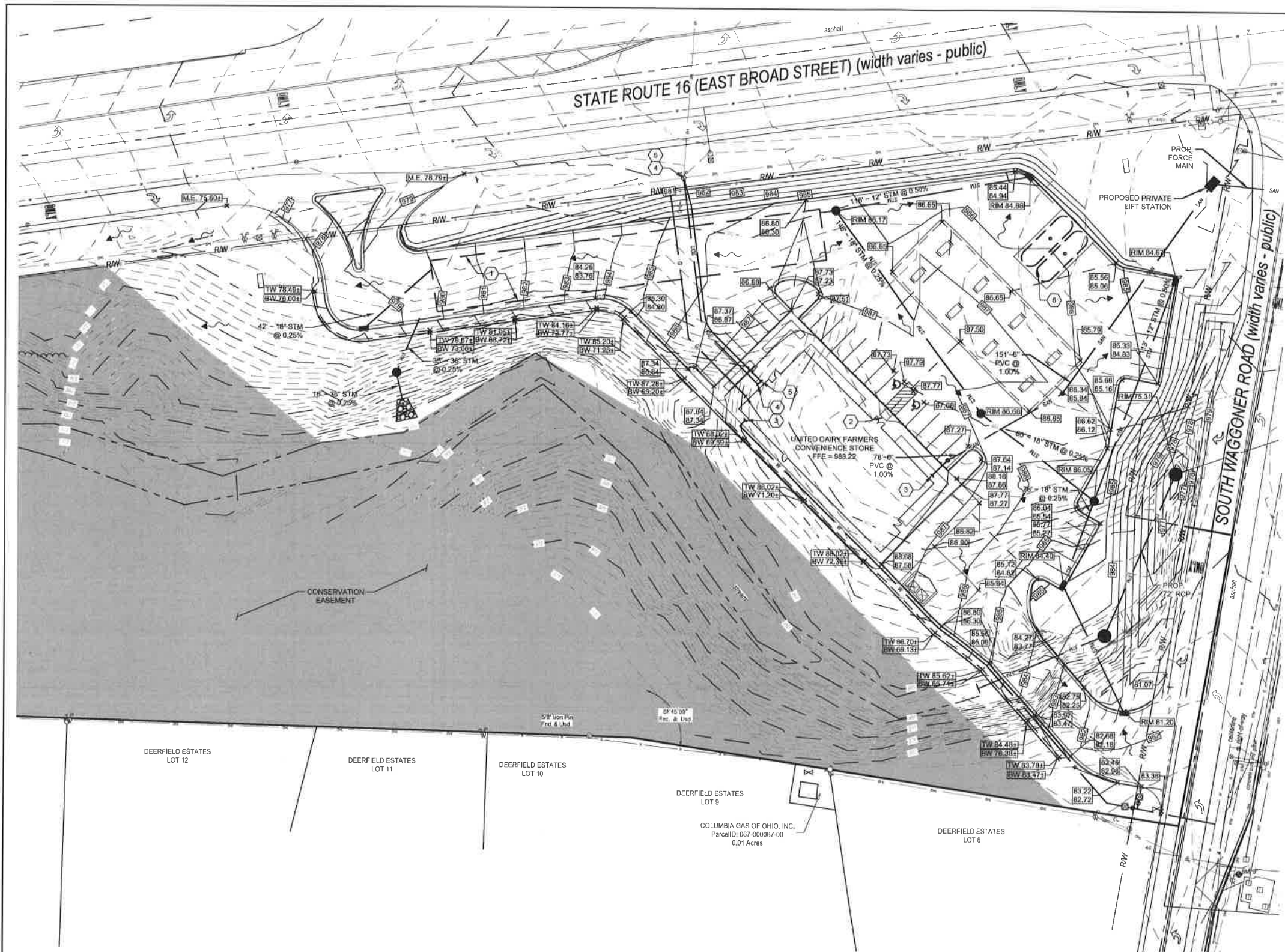
**ceso**  
CREATION TO COMPLETION  
WWW.CESOLINC.COM  
Engineering • Architecture • Survey • Construction Mgt • Environmental

**United Dairy Farmers**

**ZONING SITE PLAN**  
**UNITED DAIRY FARMERS**  
E. BROAD ST. & S. WAGGONER RD., REYNOLDSBURG, OHIO

ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
5/11/2017  
JOB NO.: 752862  
DESIGN: CAK  
DRAWN: CAK  
CHECKED: NRH  
SHEET NO.  
**C2.0**





**LEGEND**

- EXISTING**  
REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY
- PROPOSED**
- 975 MAJOR CONTOUR
  - 974 MINOR CONTOUR
  - RIDGE LINE
  - 18" STORM SEWER
  - 12" SANITARY SEWER
  - 6" DOMESTIC WATER SERVICE
  - 4" UNDERGROUND ELECTRIC SERVICE
  - 2" GAS SERVICE
  - 12" TELEPHONE SERVICE
  - WATER VALVE
  - WATER METER
  - STORM STANDARD MANHOLE
  - STORM CURB INLET
  - STORM ENDWALL
  - SANITARY STANDARD MANHOLE
  - SANITARY CLEANOUT
  - SPOT ELEVATION
  - TOP OF CURB
  - BOTTOM OF CURB
  - TOP OF WALL
  - BOTTOM OF WALL
  - RIM
  - TOP OF CASTING ELEVATION
  - RIP RAP
  - FLOW ARROW

**PRELIMINARY STORM CALCULATIONS**

SOL TYPE = CARDINGTON SILT LOAM (Cld1B1) - C/D  
DISTURBED AREA = 2.67 AC.

**EXISTING:**

IMPERVIOUS AREA = 0.10 AC  
WOODED AREA = 2.58 AC  
CN = 78

**PROPOSED:**

IMPERVIOUS AREA = 1.53 AC  
GRASS AREA = 1.15 AC  
CN = 90

EX 1-YEAR RUNOFF, Q = 0.59 in  
PROP. 1-YEAR RUNOFF, Q = 1.28

EX 1-YEAR RUNOFF VOLUME = 5,697 CF  
PROP. 1-YEAR RUNOFF VOLUME = 12,429 CF

\*INCREASE OF 118% IN RUNOFF, 25-YEAR CRITICAL STORM

STORAGE VOLUME REQUIRED = **19,200 CF**

(3) 72" PIPES  
UNDERGROUND DETENTION FOOTPRINT = 230' L x 30' W

**PRELIMINARY EARTHWORK:**

CUT = 54 CY  
FILL = 26,493 CY  
NET = 26,429 CY

**CODED NOTES**

1. UNDERGROUND DETENTION SYSTEM
2. ADA RAMP
3. COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
4. COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
5. COORDINATE WITH BUILDING CONTRACTOR AND TELEPHONE COMPANY FOR CONNECTION AND LOCATION OF TELEPHONE SERVICE.
6. UNDERGROUND FUEL STORAGE TANKS

**GENERAL UTILITY NOTES:**

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

**GENERAL GRADING NOTES**

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

REVISIONS NO.	DATE	DESCRIPTION

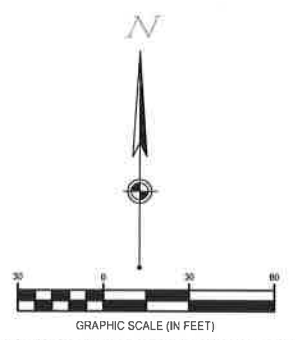
**NOT FOR CONSTRUCTION**

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

**United Dairy Farmers**

**PRELIMINARY GRADING AND UTILITY PLAN**  
**UNITED DAIRY FARMERS**  
E. BROAD ST. & S. WAGGONER RD., REYNOLDSBURG, OHIO

ISSUE:	SITE PLAN SUBMITTAL
DATE:	5/1/2017
JOB NO.:	752852
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.:	C3.0

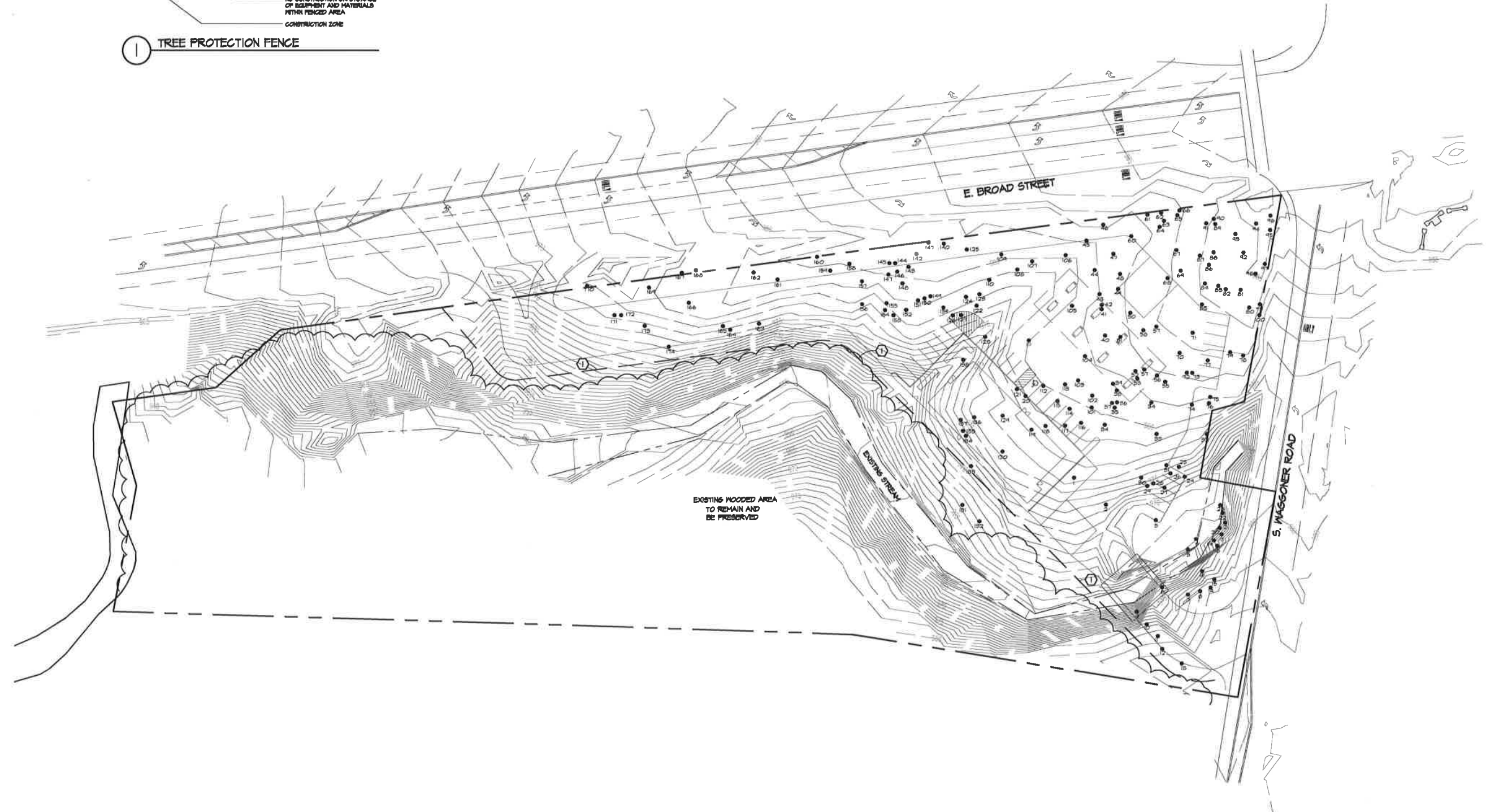
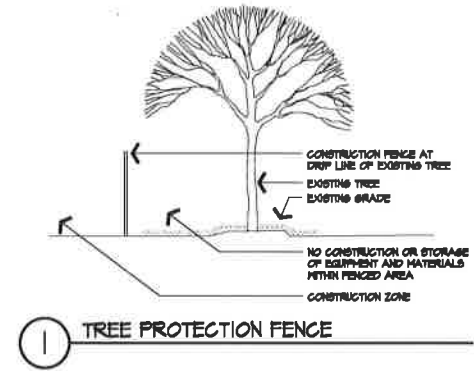


**EDGE**  
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN  
330 WEST SPRING STREET, SUITE 350  
COLUMBUS, OHIO 43215  
614-486-3343

**LEGEND**  
① TREE NUMBER  
● TREE LOCATION (APPROX)

**GENERAL NOTES**  
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.  
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.  
3. PLAN BASED ON TREE SURVEY PREPARED BY:  
EDGE GROUP INC.  
850 WEST SPRING STREET, STE 850  
COLUMBUS, OHIO 43215  
(614)486-3343  
WWW.EDGEA.COM  
**CONSTRUCTION NOTES**

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



CONSULTANTS

SEAL  
**PRELIMINARY**  
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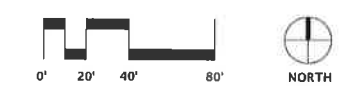
PROJECT TITLE  
**UDF**  
REYNOLDSBURG, OH

CLIENT

PROJECT NO.  
Date 01/06/2017  
Revisions

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

**L1.01**



Attachment: App. #178060 137 Waggoner prints (Application 178060 137 S. Waggoner Rd)

TREE INVENTORY

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

TREE INVENTORY

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

TREE INVENTORY

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

CONDITION CATEGORIES

GOOD  
AVERAGE  
POOR  
DEAD

MAJOR TREES REMOVED PER 'TREE PRESERVATION' SECTION 1180.5 (b) 18

MAJOR TREE REMOVED INDICATED BY TONE.

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

**EDGE**

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

CONSULTANTS

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT TITLE

**UDF**

REYNOLDSBURG, OH

CLIENT

PROJECT NO.

Date 01/06/2017

Revisions

Sheet Title

TREE PRESERVATION & REMOVAL PLAN  
Sheet Number

**L1.02**

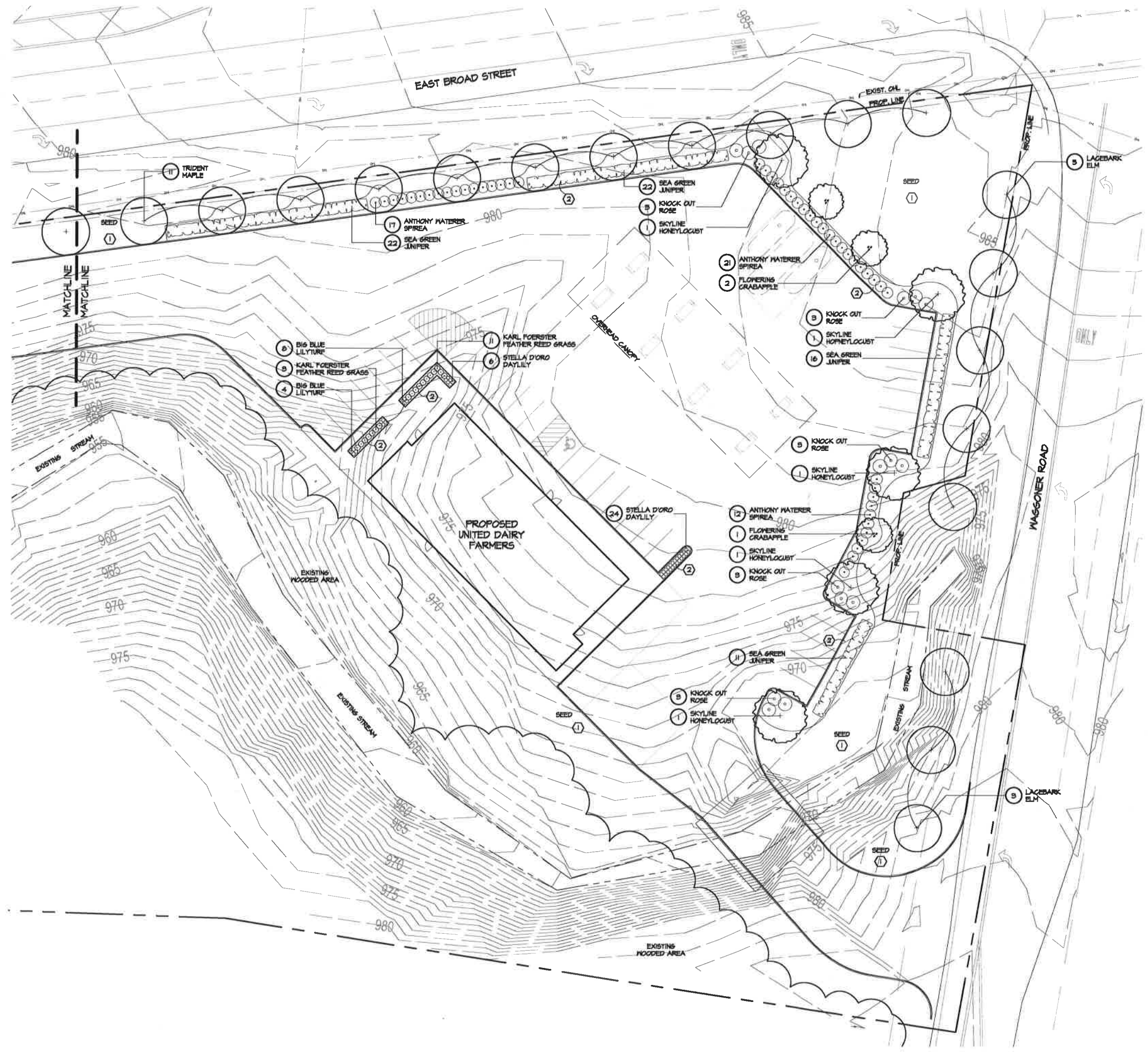
**EDGE**  
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN  
330 WEST SPRING STREET, SUITE 350  
COLUMBUS, OHIO 43215  
614-486-3343

**GENERAL NOTES**

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSSES TO BE CONTAINED WITHIN 8" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS.

**CONSTRUCTION NOTES**

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



CONSULTANTS

SEAL **PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT TITLE

**UDF**  
REYNOLDSBURG, OH

CLIENT

PROJECT NO. 01/06/2017  
Date  
Revisions

Sheet Title

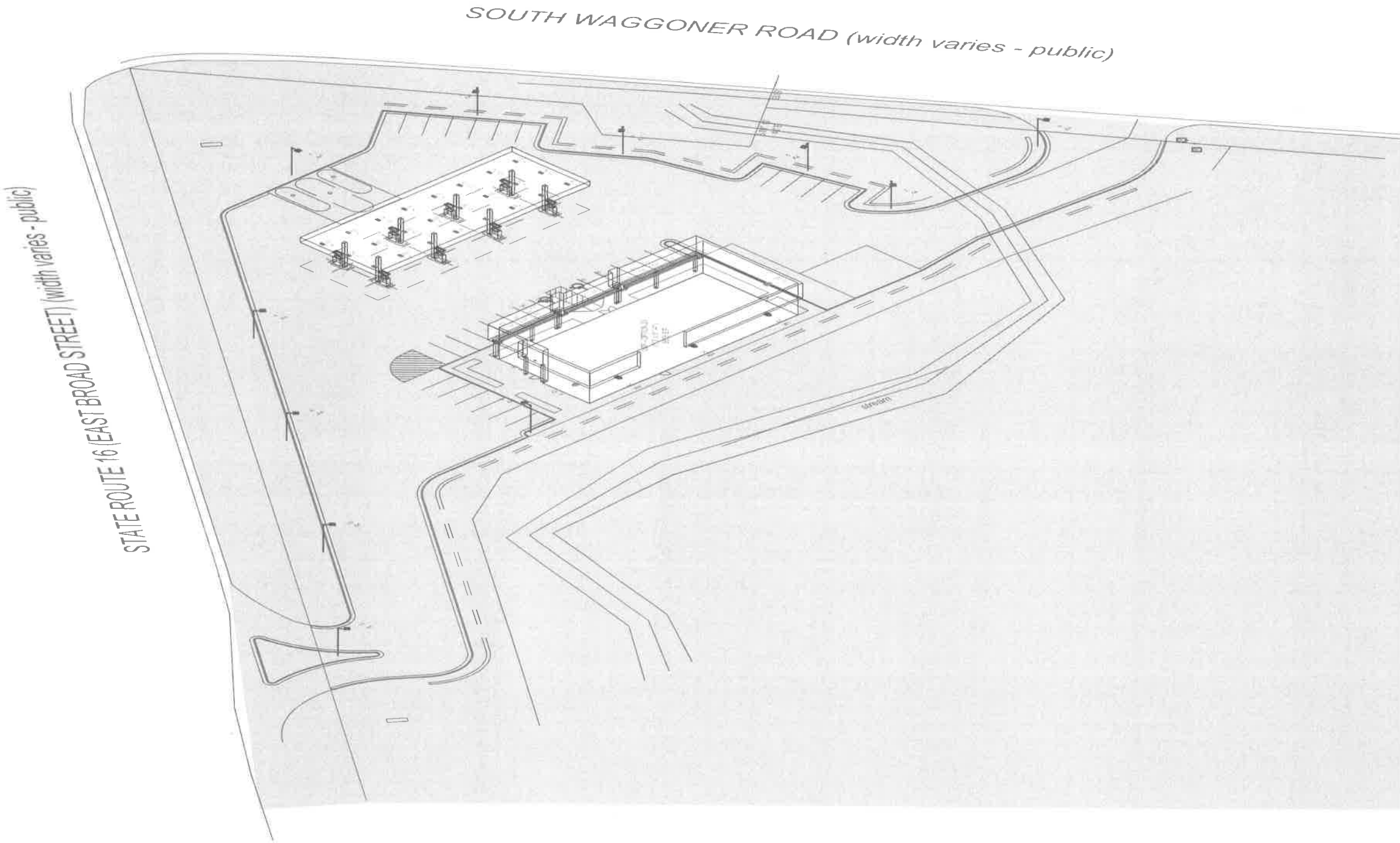
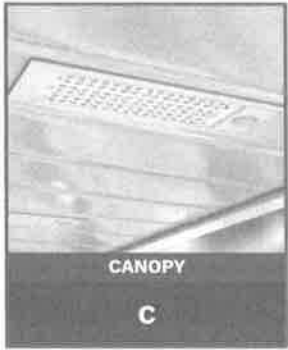
**PLANTING PLAN EAST**

Sheet Number

**L2.01**

Attachment: App. #178060 137 Waggoner prints (Application 178060 137 S. Waggoner Rd)

# RL-4545-S1



Attachment: App. #178060 137 Waggoner prints (Application 178060 137 S. Waggoner Rd)



CLICK OR SCAN HERE FOR EXTERIOR OPTIONS



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AREA

Table with columns: SYMBOL, QTY, LABEL. Row 1: [Symbol], 11, A4

OSQ-DA-XX + OSQ-A-NM-4ME-T-57K-UL-XX

OSQ Series OSQ™ LED Area Flood Luminaire - Large. Product Description, Performance Summary, Accessories, Ordering Information.



Product Specifications, Construction & Materials, Electrical System, Regulatory & Voluntary Qualifications, AA Mount, Weight.



CANOPY

Table with columns: SYMBOL, QTY, LABEL. Row 1: [Symbol], 24, C

CAN-228-SL-RM-09-E-UL-WH-700

228 Series™ LED Recessed Canopy Luminaire. Product Description, Performance Summary, Accessories, Ordering Information.



Product Specifications, Construction & Materials, Electrical System, Regulatory & Voluntary Qualifications, AA Mount, Weight.



LUMINAIRE

Table with columns: SYMBOL, QTY, LABEL. Row 1: [Symbol], 4, CLW

CVLWET-1-4K-1040 + ADB90 + BEA6

COVELINE WET. Product Description, Performance Summary, Accessories, Ordering Information.



Product Specifications, Construction & Materials, Electrical System, Regulatory & Voluntary Qualifications, AA Mount, Weight.



SOFFIT

Table with columns: SYMBOL, QTY, LABEL. Row 1: [Symbol], 2, LS4

LS4-40L-40K-10V

LS Series LS4™ LED Surface Ambient Luminaire - 4". Product Description, Performance Summary, Accessories, Ordering Information.



Product Specifications, Construction & Materials, Electrical System, Regulatory & Voluntary Qualifications, AA Mount, Weight.



SOFFIT

Table with columns: SYMBOL, QTY, LABEL. Row 1: [Symbol], 10, LS8

LS8-80L-40K-10V

LS Series LS8™ LED Surface Ambient Luminaire - 8". Product Description, Performance Summary, Accessories, Ordering Information.



Product Specifications, Construction & Materials, Electrical System, Regulatory & Voluntary Qualifications, AA Mount, Weight.



Attachment: App. #178060 137 Waggoner prints (Application 178060 137 S. Waggoner Rd)





# UNITED DAIRY FARMERS

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

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



Attachment: App. #178060 137 Waggoner prints (Application 178060 137 S. Waggoner Rd)

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4 FRONT ELEVATION  
SCALE: NTS



3 LEFT SIDE ELEVATION  
SCALE: NTS



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION  
SCALE: NTS



**ARCHITECTURE  
+ DESIGN**  
555 Oak Street  
Cincinnati, Ohio 45203  
Tel: (513) 455-5000  
Fax: (513) 455-5006  
Website: www.k4architecture.com  
Email: info@k4architecture.com

NEW CONVENIENCE  
STORE FOR  
**UNITED DAIRY  
FARMERS**



REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING  
ELEVATIONS

Drawn By: J.L. MJJ  
Scale: AS NOTED  
Job No: 16-2070

A001



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# UNITED DAIRY FARMERS

## OPTION 1

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



FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017-10:32AM  
FILENAME: 16-2024 Renderings 9-26.dwg  
ISSUE DATE: 07/21/2016

Attachment: App. #178060 137 Waggoner prints (Application 178060 137 S. Waggoner Rd)



# UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017-10:34AM

FILENAME: 16-2024 Renderings 9-26.dwg

ISSUE DATE: 07/21/2016

## OPTION 1

K4 ARCHITECTURE, LLC  
 555 Gest Street  
 Cincinnati, Ohio 45203  
 Tel: (513) 455-5005  
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4 FRONT ELEVATION  
SCALE NTS



3 LEFT SIDE ELEVATION  
SCALE NTS



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION  
SCALE NTS



**AK**  
ARCHITECTURE  
+ DESIGN  
555 Guel Street  
Cronquist, Ohio 43203  
Tel: (614) 455-5000  
Fax: (614) 455-5008  
Website: www.AKArchitecture.com  
Email: info@AKArchitecture.com

NEW CONVENIENCE  
STORE FOR:  
**UNITED DAIRY  
FARMERS**



REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

CANOPY  
ELEVATIONS

Drawn By: J.L. MUI  
Scale: AS NOTED  
Job No. 16-2070

A002





LOCATION MAP NOT TO SCALE

TITLE COMMITMENT LEGAL DESCRIPTION

Title Commitment #A34363-1304-06

Auditor's Parcel No. 067-000073 and 067-000068:

Situate in the State of Ohio, County of Franklin, City of Reynoldsburg, Quarter Township 4, Township 1, Range 16, United States Military Lands and being all of the remainder of Tracts Five and Seven as shown in the deed to REYNO Holding Co. of record in Official Record 30723107 and described as follows:

Beginning, for reference, at monument FCGS 5011 fowid marking the centerline intersection for East Broad Street (State Route 16) with Waggoner Road;

Thence South 09° 48' 44" West, with said centerline of Waggoner Road, 86.33 feet, being North 09° 48' 44" East, with said centerline of Waggoner Road, 705.49 feet from monument FCGS 4409 found;

Thence North 80° 11' 16" West, leaving said centerline, 40.00 feet to an iron pin set marking the intersection of the south right-of-way line for said East Broad Street with the west right-of-way line for said Waggoner Road, as shown on plan FRA/LIC-16-10.30/0.00 and on file with the Ohio Department of Transportation, the True Point of Beginning;

Thence South 09° 48' 44" West, with said west right-of-way line (Official Record 17771G07), 175.23 feet to an iron pin set;

Thence South 74° 19' 59" West, partly with said west right-of-way line (Official Record 16464D07) and partly with the original north line of the remainder of that 1.373 acre tract conveyed to Robert O. Peatross of record in Official Record 19785G13, 302.30 feet to an iron pin set marking the original northwest corner to said 1.373 acre tract;

Thence south 16° 51' 24" West, with the original west line of said 1.373 acre tract, 118.98 feet to a 3/4-inch iron pin found marking the southwest corner thereof, in the north line of Lot 9 of "Deerfield Estates" as recorded in Plat Book 33, Page 19;

Thence North 88° 22' 07" West, with a north line of said subdivision, (passing 5/8-inch iron pins found at 24.93 and 474.72 feet and a 3/4-inch iron pin found at 582.90 feet) 616.11 feet to an iron pin set marking a corner to Lot 14 of said subdivision as shown on said plat and in an old location of the centerline of Stone Quarry Run, being South 88° 22' 07" East, 23.7 feet from the current centerline of said Stone Quarry Run (2005);

Thence North 10° 31' 13" East, with an east line of said Lot 14 as shown on said plat and said old centerline, 106.34 feet to an iron pin set marking the most north corner to said Lot 14 as shown on said plat, said corner being in the old centerline of Stone Quarry Run in 1953, being 22.2 feet east of the current centerline of said Stone Quarry Run (2005);

Thence North 15° 52' 02" West, with said old centerline of Stone Quarry Run (1953), 72.70 feet to the said south right-of-way line, being in the current centerline of said Stone Quarry Run (2005);

Thence with said south right-of-way line (Official Record 17771G10); the following courses:

North 82° 02' 13" East, 86.93 feet to an iron pin set;

North 48° 20' 47" East, 72.11 feet to an iron pin set;

North 62° 02' 13" East, 839.82 feet to the True Point of Beginning, Containing 5.159 acres, more or less, 1.212 acres from Auditor's Parcel 067-000073 and 3.947 acres from Auditor's Parcel 067-000068.

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

This description was prepared from existing records and an actual field survey performed in April 2005.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone. Control for bearings was from coordinates of monuments FCGS 5011 and FCGS 4409, having a bearing of South 09° 48' 44" West, as established by the Franklin County Engineering Department.

All references refer to the records of the Recorder's Office, Franklin County, Ohio unless noted otherwise.

The property described and shown hereon is the same property as described in title commitment order number A34363-1304-06 with an effective date of SEPTEMBER 6, 2016 AT 7:59 a.m., prepared by Old Republic National Title Insurance Company.

SCHEDULE B - SECTION II

Title Commitment #A34363-1304-06

THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FOR THE PROPOSED INSURED UNITED DAIRY FARMERS, INC AN OHIO CORPORATION,

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

COMMITMENT NO.: A34363-1304-06  
EFFECTIVE DATE: SEPTEMBER 6, 2016 AT 7:59 a.m.

15. Easements, Covenants, Conditions and Restrictions by and between One Reynoldsburg Company, LLC, an Ohio limited liability company, and Lowe's Home Centers, Inc., a North Carolina corporation, dated August 15, 2007 and recorded August 15, 2007 as Document No. 200708160144766, Franklin County, Ohio Records.  
- This item is not on the surveyed property.

16. Declaration of Covenants and Restrictions by Reyno Holding Co., a Delaware corporation, dated as of January 22, 2007 and recorded January 23, 2007 as Document No. 200701230013867, Franklin County, Ohio Records.  
- Subject parcel is cited in this document.

A) Affidavit in Aid of Title by Lowe's Home Centers, Inc., a North Carolina corporation, dated as of August 15, 2007 and recorded August 16, 2007 as Document No. 200708160144766, Franklin County, Ohio Records.

17. Pipeline easement in favor of Columbia Gas of Ohio, Inc., as set forth in Right of Way recorded in Official Record Book 16346, Page F14, Franklin County, Ohio Records.  
- This item is shown hereon within the subject parcel.

18. Easement for the construction of a perpetual watercourse, ditch, channel or other drainage facility in favor of the State of Ohio, as set forth in Easement for Channel Purposes recorded in Official Record Book 17771, Page F19, Franklin County, Ohio Records.  
- This item is shown hereon within the subject parcel.

19. Pipeline right of way in favor of The Columbia Natural Gas Company, as set forth in Pipe Line Right of Way recorded in Miscellaneous Volume 12, Page 484, Franklin County, Ohio Records.  
- This item is shown hereon crossing the subject parcel.

A) Assigned to the Central Ohio Gas Company by Assignment Right of Way recorded in Miscellaneous Volume 17, Page 522, Franklin County, Ohio Records.

B) Assigned to The Ohio Public Service Company by Assignment of Rights of Way recorded in Miscellaneous Volume 22, Page 492, Franklin County, Ohio Records.

C) Assigned to The Ohio Central Gas Company by Assignment of Rights of Way recorded in Miscellaneous Volume 27, Page 532, Franklin County, Ohio Records.

D) Assigned to The Ohio Fuel Gas Company by Assignment of Way recorded in Miscellaneous Volume 33, Page 235, Franklin County, Ohio Records.

E) Assigned to Columbia Gas of Ohio, Inc., an Ohio corporation, recorded Deed Volume 2548, Page 90, Franklin County, Ohio Records.

NOTES

- 1. North and bearing system based upon NAD 83 (2011), OHIO NORTH Vertical datum based on NAVD 88.
2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Old Republic National Title Insurance Company, commitment number A34363-1304-06 dated September 6, 2016 AT 7:59 a.m.
3. All underground utilities are shown to the best of our knowledge and are based on locations taken from observed evidence. No certification is made or implied that the utilities shown are correct or that all underground utilities are shown.
4. All data sources, documents and records shown hereon are on file in the Franklin County register of deeds.
5. All monumentation shown hereon is in good condition unless otherwise noted.
6. Access to the subject parcel is available along Waggoner Road (public). No Roadway improvement plans were disclosed to CESO during the survey.
7. Utilities in the form of water, electric, natural gas, telephone, cable, and storm sewer are all located either on the subject property or within the public right-of-way adjoining said parcel.
8. Structures are as shown hereon, no evidence of recent earthwork and recent building construction.
9. No evidence that subject property is being used as a sanitary landfill.
10. There was evidence of wetland delineation areas were evident at the time of the survey.
11. This is not a recordable document for transfer of title.
13. Parcel is located within "ZONE X" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39049C0356K, effective date: June 17, 2008, published by the Federal Emergency Management Agency.
14. Site Location: LAT 39.984515°, LONG -82.791923°
15. There currently exist NO parking spaces on site.

SURVEYOR'S CERTIFICATION:

TO UNITED DAIRY FARMERS, INC AN OHIO CORPORATION and Old Republic National Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a)(b), 8, 11, 13, 14, 16 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE 2016.

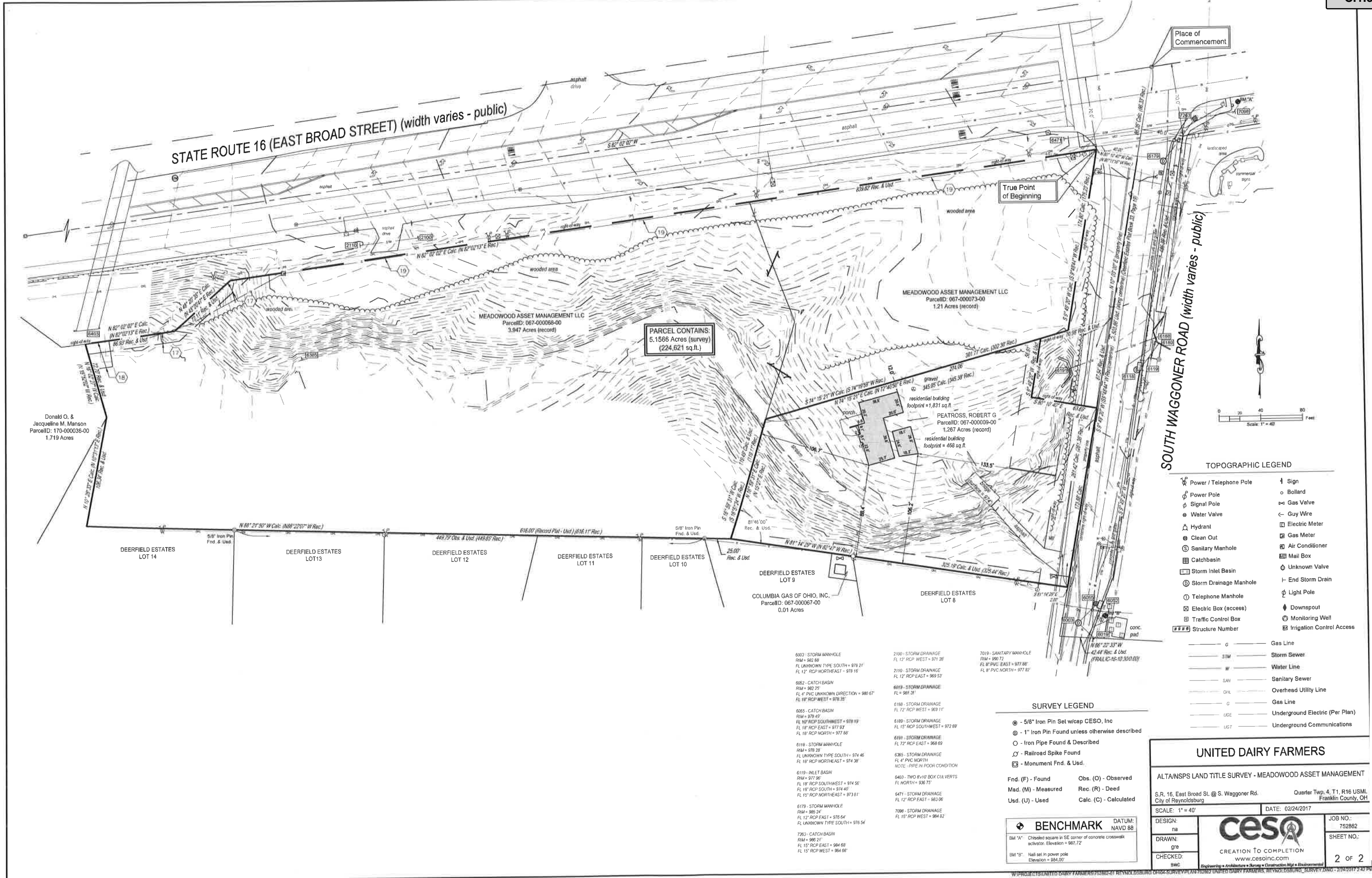
DATE OF PLAT OR MAP: \_\_\_\_\_

PRELIMINARY

SIGNED: Steven W. Clatter, P.S. 7055 CESO, INC. 366 Springdale Drive, Suite 202 Akron, OH 44333

UNITED DAIRY FARMERS
ALTA/NSPS LAND TITLE SURVEY - MEADOWOOD ASSET MANAGEMENT
S.R. 16, East Broad St. @ S. Waggoner Rd. Quarter Twp. 4, T.1, R16 USML City of Reynoldsburg Franklin County, OH
SCALE: na DATE: 02/24/2017
DESIGN: na JOB NO.: 752862
DRAWN: gre SHEET NO.:
CHECKED: SWC 1 OF 2
ceso CREATION TO COMPLETION www.cesoinc.com

Attachment: App. #178060 137 Waggoner prints 2 (Application 178060 137 S. Waggoner Rd)



Attachment: App. #178060 137 Waggoner prints 2 (Application 178060 137 S. Waggoner Rd)

395 Springside Drive, Suite 202  
Akron, OH 44333  
330.665.0660  
[www.cesoinc.com](http://www.cesoinc.com)



July 31, 2017

Eric Snowden  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: UDF – Broad and Waggoner  
Response to DRB Comments

Dear Mr. Snowden:

This letter is in response to the comments received from the Design Review Board meeting on June 8, 2017. Below are responses to the individual comments.

1. It is our understanding that both the City of Reynoldsburg and the City of Columbus have begun the process of requesting grants to construct bike paths along Broad Street and Waggoner Road. UDF is willing to construct the 4' sidewalks along both frontages, but would request a waiver of the requirement so that the grant process for the bike paths will not be hindered.
2. The tree survey was performed by Buzz Foresi with EDGE group. He is a registered landscape architect with over 20 years of experience.
3. An updated building elevation has been provided along with pictures of a current new prototype store under construction using the same materials that are being proposed.

Should you have any further questions, please do not hesitate to call me.

Respectfully,

A handwritten signature in black ink, appearing to read "Nicholas Hershberger".

Nicholas Hershberger  
Program Director



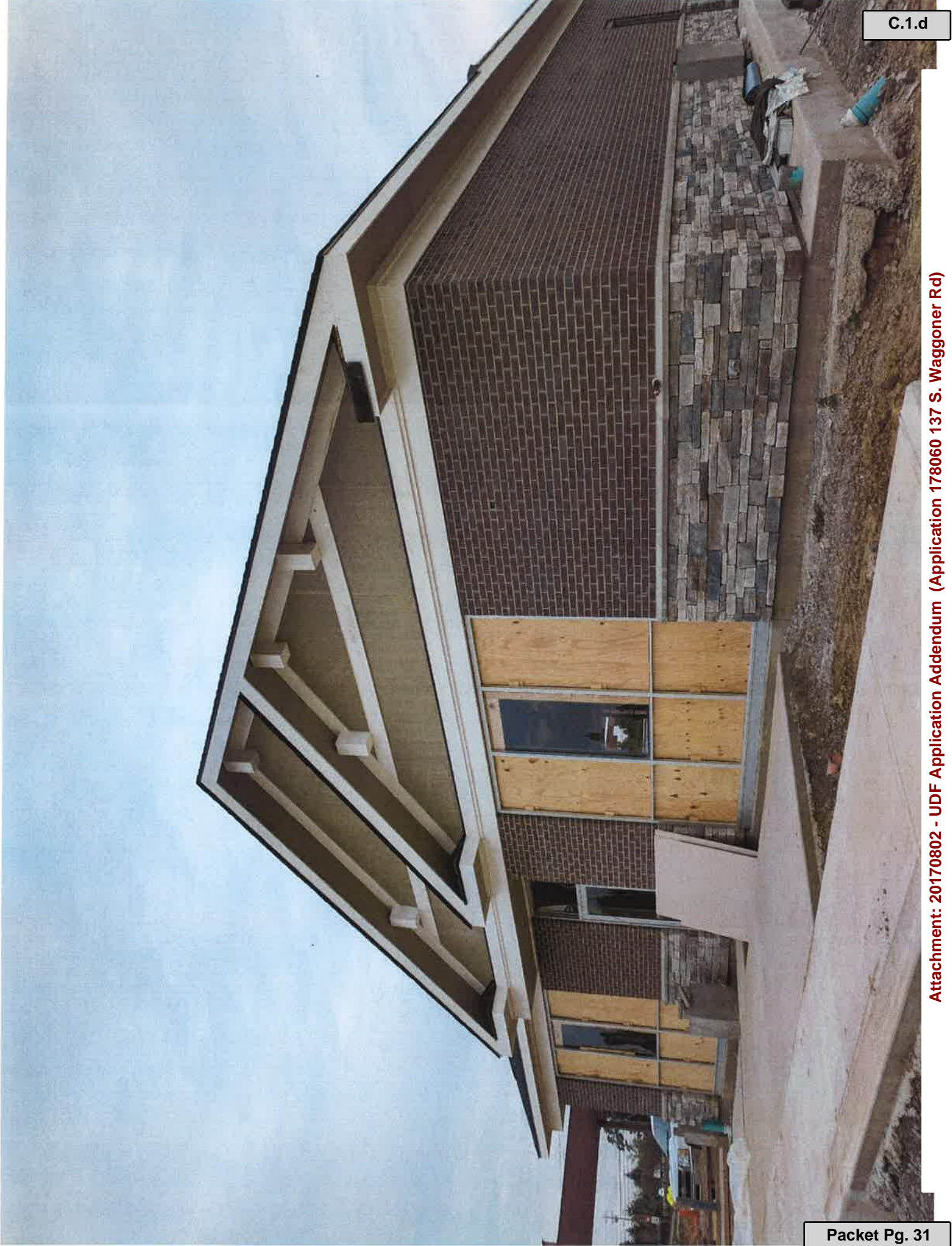


C.1.d

Attachment: 20170802 - UDF Application Addendum (Application 178060 137 S. Waggoner Rd)







**Design Review Board****Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

---

**DATE:** August 3, 2017

**TO:** Design Review Board

**RE:** Application #178752; 7995 E. Main Street; Winking Lizard Tavern;  
Applicant: James Callam; Comprehensive Sign Plan

---

See attached documentation.

# R CITY OF REYNOLDSBURG

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

Application #: 178752  
Permit #:  
Date Submitted: 6/13/17  
Fee Amount: \$150.00  
 Paid: 430740

## Section 1103.08 CERTIFICATE OF APPROPRIATENESS APPLICATION Design Review Board

### I. PROPERTY INFORMATION

Property Address: 7995 East Broad St.

### II. PROPERTY OWNER OF RECORD

Property Owner Name(s): DN Reynoldsburg LLC  
Contact Email:  
Contact Phone Number:

### III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: Winking Lizard Tavern Contact Name: James Callam  
Contact Phone Number: 216-469-1670 Contact Email: je.callam@winkinglizard.com  
Description of Use: Restaurant

### IV. APPLICANT INFORMATION

Applicant Name: James Callam Applicant Address: 25380 Miles Rd S, Bedford Hts, O, 44146  
Applicant Phone Number: 216-467-1670 Applicant Email:  
 Property Owner  Business Owner/Tenant  Contractor  Architect/Engineer

### PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:  
 Major Site Plan (\$400):  
 Minor/Exterior Modifications (\$200):  
 Signage (\$75) Comprehensive Sign Plan (\$150):  
 Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 6/13/17  
\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

#### \*\*OFFICE USE ONLY\*\*

Additional Notes:

Zoning Information  
Zoning District: CS  
 Historic District  
 CC Overlay  
Add'l Approvals Req'd  
 BZBA

Meeting Date: 8/3/17  
Meeting Results  
 Approved as Submitted  Tabled  
 Approved w/ Conditions  Denied  
Planning Admin.: \_\_\_\_\_ Date: \_\_\_\_\_

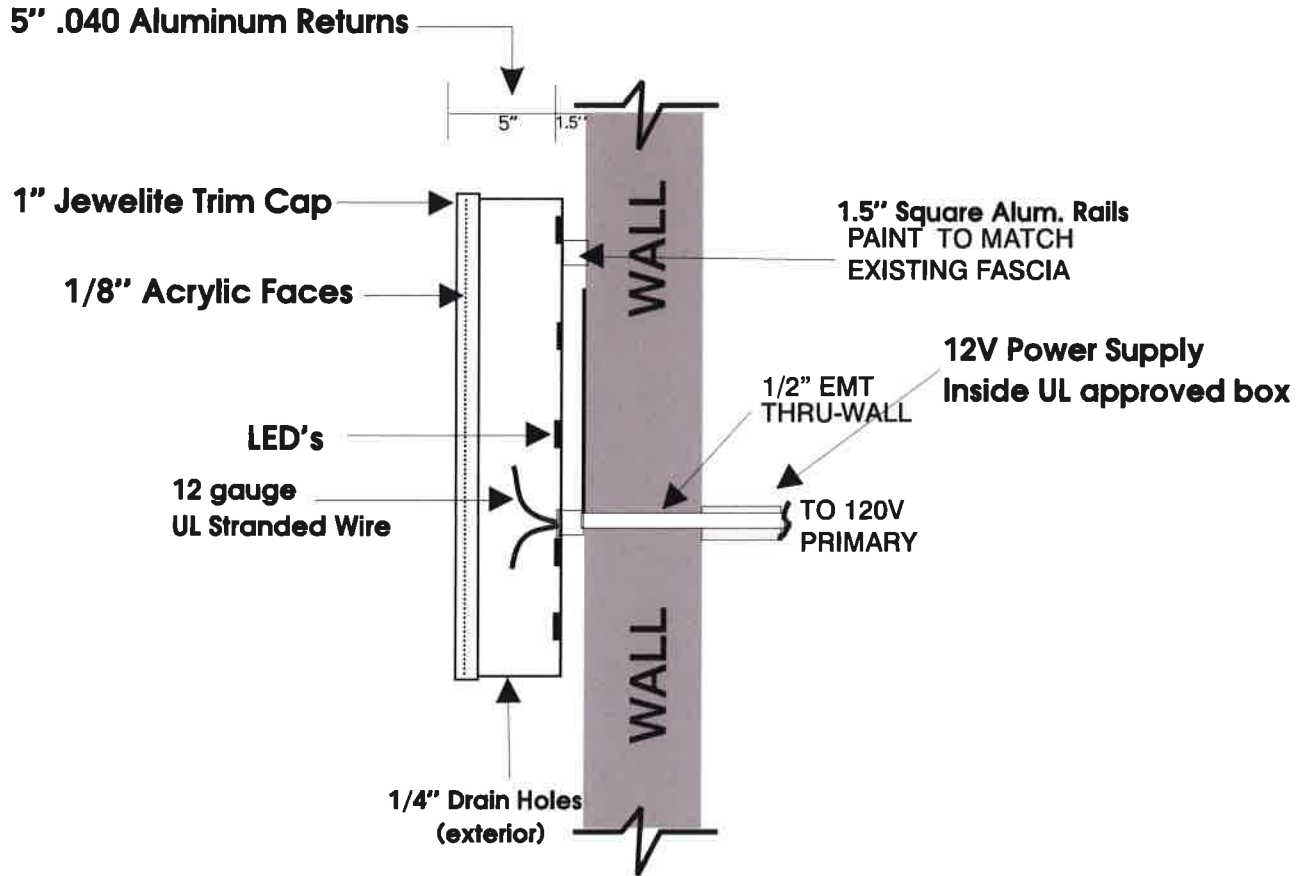
Attachment: App. #178752 - 7995 E. Main Street. - CSP (App. #178752, 7995 E. Main Street, Callam)

NORTH ELEVATION

65'-0" FRONTAGE



### SECTION-THRU



Attachment: App. #178752 - 7995 E. Main Street. - CSP (App. #178752, 7995 E. Main Street, Callam)



INTERNATIONAL SIGN ASSOCIATION

**XACTO Signs**

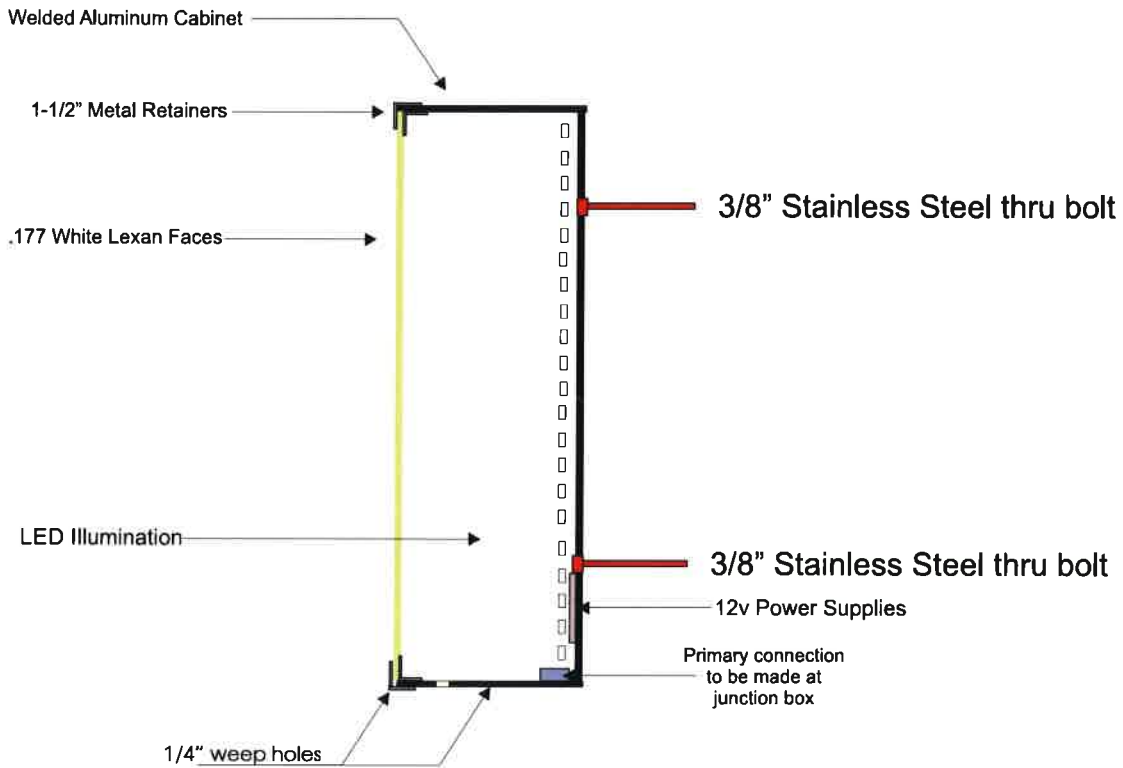
24300 Solon Road Bedford Heights, Ohio 44146  
 440-439-1858 Fax: 440-439-5291  
 Email: neonworkshop@sbcglobal.net

SHOP DRAWING

S/S CABINET EXAMPLE  
with Internal PS

Components used in the fabrication of our signs are UL certified.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or applicable codes. This includes proper grounding and bonding of the sign



ELECTRICAL NOTES

Xacto Signs does not provide primary electrical to sign.  
 Power to the sign must be done by a licensed electrical contractor or electrician.  
 Each sign must have: A minimum of one dedicated 120V 15A circuit  
 Junction box installed within 6 feet of sign  
 Three (3) wires: Line, Ground and Neutral



INTERNATIONAL SIGN ASSOCIATION

XACTO Signs

24300 Solon Road Bedford Heights, Ohio 44146  
 440-439-1858 Fax: 440-439-5291  
 Email: neonworkshop@sbcglobal.net

Attachment: App. #178752 - 7995 E. Main Street. - CSP (App. #178752, 7995 E. Main Street, Callam)

**LOGO: total overall size 6'-0" x 6'-0" (36 sqf)**

**TEXT: total overall size 2'-3" x 36'-4' (81-3/4 sf)**



**Digital Print Colors:**

- GREEN: 361 C
- RED: 199 C (032 Red)
- YELLOW: Pantone C
- BLACK

**Capsule Specs:**

- .177 white lexan face on logo
- 6-1/2" .090 return, ptd. black, interior painted reflective white
- .125 aluminum back, interior painted reflective white
- Aluminum rebar, painted black

**Channel Letter Specs:**

- 3/16" #2793 red acrylic faces
- 1" Jewelle black trim cap
- 5" .040 black aluminum returns
- .063 aluminum back
- 1-1/2" aluminum rails (color TBD)

**WINKING LIZARD TAVERN**

2'-3" x 12'-8 1/4"      2'-3" x 10'-1 1/4"      2'-3" x 13'-1 3/4"





NORTH ELEVATION

**Design Review Board****Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

---

**DATE:** August 3, 2017

**TO:** Design Review Board

**RE:** Application #179017; 2080 Birchview Dr South; Corner Stone Crossing; Applicant: Greg Kitzmiller; Comprehensive Sign Plan

---

See attached documentation.

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

Application #: 179017  
Permit #: \_\_\_\_\_  
Date Submitted: 6/27/17  
Fee Amount: \$150.00  
 Paid: 16729

Section 1103.08  
**CERTIFICATE OF APPROPRIATENESS APPLICATION**  
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>2080 Birchview Dr. South</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>ML Core Calab's Crossing</u>	
Contact Email: <u>MMCNEELY@newlifeproperty.com</u>	Contact Phone Number: <u>614-861-0334</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>CORNER STONE CROSSING</u>	Contact Name: <u>Melissa McNeely</u>
Contact Phone Number: <u>614-861-0334</u>	Contact Email: <u>MMCNEELY@newlifeproperty.com</u>
Description of Use: <u>Apartment Community</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Greg Kitzmiller - Great Impressions Signs</u>	Applicant Address: <u>3800 Agler Rd Columbus Oh. 43219</u>
Applicant Phone Number: <u>614-428-8250</u>	Applicant Email: <u>greg@greatimpressions.org</u>
<input type="checkbox"/> Property Owner	<input type="checkbox"/> Business Owner/Tenant
<input checked="" type="checkbox"/> Contractor	<input type="checkbox"/> Architect/Engineer

**PROJECT INFORMATION**

CHECK AND DESCRIBE IF APPLY:

Major Site Plan (\$400): \_\_\_\_\_

Minor/Exterior Modifications (\$200): \_\_\_\_\_

Signage (\$75) / Comprehensive Sign Plan (\$150)

Historic District (\$50): \_\_\_\_\_

Applicant shall submit **eleven (11)** copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Greg Kitzmiller Date: 6/27/17  
\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

**\*\*OFFICE USE ONLY\*\***

Additional Notes:

Zoning Information  
Zoning District: AR-2

Historic District  
 CC Overlay

Add'l Approvals Req'd  
 BZBA

Meeting Date: 8/3/17

**Meeting Results**

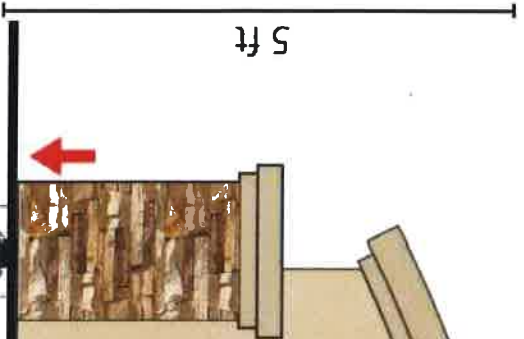
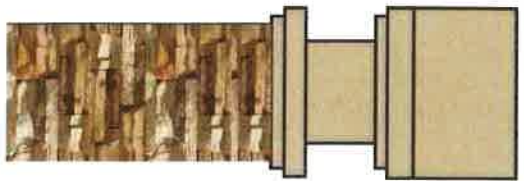
Approved as Submitted       Tabled  
 Approved w/ Conditions       Denied

Planning Admin.: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: App. #179017 - 2080 Birchview Dr South - CSP (App. #179017, 2080 Birchview Dr South, Kitzmiller)

1.68 ft

12 ft

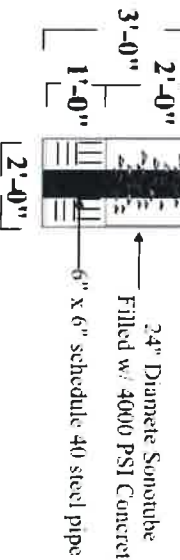


**Cornerstone Crossing**  
Eden at Caleb's Crossing  
**LEASING CENTER | 614-866-7825**

3" steel poles + sonotube

2' wide, 4ft deep holes

concrete



DESCRIPTION: MONUMENT SIGN - DOUBLE-SIDED, FAUX STONE, RAISED GRAPHIC AREA

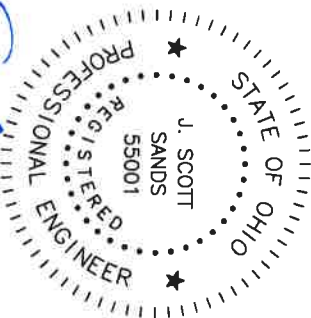
SIGN SHALL MEET ALL STANDARD REQUIREMENTS OF THE CITY OF REYNOLDSBURG, OHIO.

SIGN IS DESIGNED FOR A 90 MPH WIND LOAD.

SIGN IS DESIGNED IN ACCORDANCE WITH THE 2011 OHIO BUILDING CODE.

SIGN FOR:  
NEW LIFE PROPERTY  
CORNERSTONE CROSSING  
2080 BIRCHVIEW DR.  
SOUTH REYNOLDSBURG, OH 43068

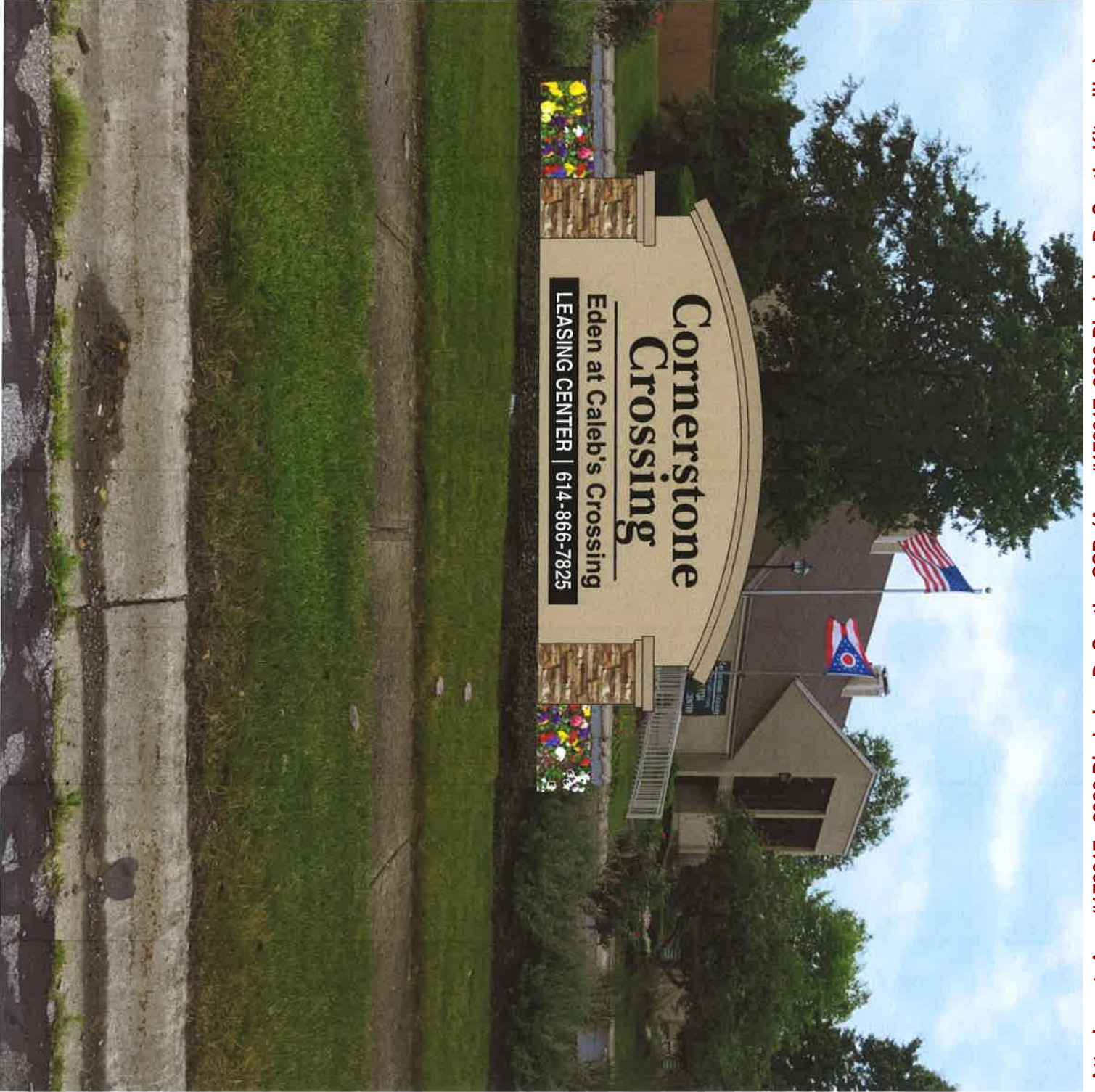
GREAT IMPRESSIONS  
SIGNS AND DESIGNS  
3800 AGLER ROAD  
COLUMBUS, OH 43219  
(614) 428-8250



*J. Scott Sands*  
Registered Engineer  
Date 06/14/17



1495 OLD HENDERSON RD  
COLUMBUS OH 43220  
614-459-6992  
FAX: 614-459-6987  
TOLL FREE: 866-277-0600



Attachment: App. #179017 - 2080 Birchview Dr South - CSP (App. #179017, 2080 Birchview Dr South, Kitzmiller)



Cornerstone Crossing  
 2080 Birchview Dr.

**Design Review Board****Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

---

**DATE:** August 3, 2017**TO:** Design Review Board**RE:** Application # 179417; 7578 E. Main St; Dollar General Store; Applicant:  
Mark Bush/Reynoldsburg DG LLC; Historic District - Signage

---

See attached documentation.

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

Application #: 179417  
Permit #:  
Date Submitted: 7/18/17  
Fee Amount: \$50.00  
 Paid: 6744

Section 1103.08  
**CERTIFICATE OF APPROPRIATENESS APPLICATION**  
Design Review Board

**I. PROPERTY INFORMATION**

Property Address:  
**7578 E. Main St. Reynoldsburg, OH**

**II. PROPERTY OWNER OF RECORD**

Property Owner Name(s):  
**Evans Capital Investments, Ltd.**  
Contact Email: **tschueler@evansadhesive.com** Contact Phone Number: **614-553-7013**

**III. BUSINESS INFORMATION (IF APPLICABLE)**

Business Name: **Reynoldsburg (E. Main) DG, LLC** Contact Name: **Mark Bush**  
Contact Phone Number: **205-263-4584** Contact Email: **mbush@cgpre.com**  
Description of Use:  
**Proposed wall and monument signage for proposed 7,500 sqft Dollar General Store on E. Main Street**

**IV. APPLICANT INFORMATION**

Applicant Name: **Evans Capital Investments, Ltd.** Applicant Address: **925 Old Henderson Rd. Columbus, OH 43220**  
Applicant Phone Number: **614-850-7596** Applicant Email: **tschueler@evansadhesive.com**  
 Property Owner     Business Owner/Tenant     Contractor     Architect/Engineer

**PROJECT INFORMATION**

CHECK AND DESCRIBE IF APPLY:  
 Major Site Plan (\$400): \_\_\_\_\_  
 Minor/Exterior Modifications (\$200): \_\_\_\_\_  
 Signage (\$75)/Comprehensive Sign Plan (\$150): \_\_\_\_\_  
 Historic District (\$50): Signage

Applicant shall submit **eleven (11)** copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Evans Capital Investments, Ltd. by: Dan Bush, President Date: 6-7-17  
\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

**\*\*OFFICE USE ONLY\*\***

Additional Notes:

Zoning Information  
Zoning District: CC  
 Historic District  
 CC Overlay  
Add'l Approvals Req'd  
 BZBA

Meeting Date: 8/3/17  
**Meeting Results**  
 Approved as Submitted     Tabled  
 Approved w/ Conditions     Denied  
P&Z Admin.: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: App. #179417 - 7578 E. Main Street - Signage (App. #179417, 7578 E. Main St, Bush)

# DOLLAR GENERAL®

2009 Logo - 1) Custom HDU (2" - 20lb.) DF Sign-Externally Illuminated with Ground Lighting  
Reynoldsburg, OH



# DOLLAR GENERAL®

20 lb., 2" HDU Decorated  
 Black logotype (1/2") Deep on special yellow shape Background .  
 ( 2" Deep ) with Black Outline ( 3" Deep ).  
 Entire background (Yellow) is Debossed Smooth

Wood Posts Painted to Match Sherwin Williams Vandyke Brown ( SW7041 )  
**NOTE:** Wood Posts Supplied by Installer

Grow Low Sumac  
 ( 3 Per Side )



- DG-YELLOW
- DG-BLACK



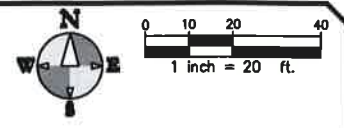
Dualite Sales & Service, Inc.  
 WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS

Dualite Sales & Service, Inc.  
 One Dualite Lane  
 Williamsburg, Ohio 45176

Scale: 3/4" = 1'-0"  
 # 17-2-39-M-DG-B3  
 Date: 6-30-2017

# DOLLAR GENERAL - REYNOLDSBURG (E. MAIN), OH

OWNER: CAROLYN S EISELE  
TAX ID #: 060-004176-00



D.3.a

## ZONING REQUIREMENTS

**ZONING**  
HISTORIC OVERLAY DISTRICT/COMMUNITY COMMERCE (CC)

**SETBACKS**  
BUILDING SETBACKS: FRONT = 10'  
SIDE = NONE  
REAR = 20'  
PARKING SETBACKS: FRONT = 10'

## INTERIOR LANDSCAPING

REQUIRED: 800 SFT  
PROVIDED: 895 SFT  
**TRIP DATA**  
PROPOSED TRIPS: AM PEAK (7-9AM): 28 TRIPS PER HOUR  
PM PEAK (4-6PM): 51 TRIPS PER HOUR  
(TRAFFIC STUDY COMPLETED)

## PROPOSED USE

RETAIL STORE  
**PARKING**  
REQUIRED: 38 SPACES (1 SPACE/200 SFT FLOOR AREA)  
PROVIDED: 38 SPACES  
BARRIER FREE SPACES 2

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'x20'  
DRIVE AISLE WIDTHS = 24' & 36'

## BUILDING AREA

THE BUILDING IS SINGLE-STORY (23'4") WITH A TOTAL AREA OF 7,500 SFT. SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL

## OWNER

REYNOLDSBURG (E. MAIN) DG, LLC  
361 SUMMIT BLVD, SUITE 110  
BIRMINGHAM, AL 35243  
205.968.9220

## LEGAL DESCRIPTION

LOCATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, PART OF HALF SECTION NO. 8 IN SECTION 7, TOWNSHIP 18 NORTH, RANGE 20 WEST, REFUGEE LANDS, AND BEING A PART OF THE LAND CONVEYED TO EVANS CAPITAL INVESTMENTS, LTD AS RECORDED IN INSTRUMENT # 20021050280743, FRANKLIN COUNTY RECORDS, MORE FULLY DESCRIBED AS:  
COMMENCING AT A POINT AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (US-40) (80' PUBLIC/ASPHALT) & WAGGONER ROAD (80' PUBLIC/ASPHALT); THENCE S84°48'42"W ALONG THE CENTERLINE OF EAST MAIN STREET A DISTANCE OF 489.93 FEET TO A SET MAG NAIL ON THE WEST LINE OF SAID LAND CONVEYED TO EVANS CAPITAL INVESTMENTS, LTD; THENCE N51°11'16"W ALONG SAID WEST LINE A DISTANCE OF 40.00 FEET TO A FOUND 3/4" PIPE ON THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N51°11'16"W ALONG SAID WEST LINE A DISTANCE OF 160.00 FEET TO A SET 5/8-INCH REBAR WITH "S-8086" CAP; THENCE N25°30'00"W ALONG SAID WEST LINE A DISTANCE OF 120.00 FEET TO A FOUND 3/4" PIPE; THENCE N41°48'47"W ALONG SAID WEST LINE A DISTANCE OF 87.91 FEET TO A FOUND 3/4" PIPE; THENCE N0°37'05"E ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID LAND AND A FOUND 3/4" PIPE, BEING THE SOUTH LINE OF A PARCEL OWNED BY CAROLYN EISELE; THENCE S83°22'55"E ALONG SAID NORTH LINE AND THE SOUTH LINE OF LAND OWNED BY JANET COCHRAN A DISTANCE OF 208.44 FEET TO A SET 5/8-INCH REBAR WITH "S-8086" CAP; THENCE S41°13'32"E A DISTANCE OF 398.18 FEET TO A SET 5/8-INCH REBAR WITH "S-8086" CAP AND THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET; THENCE S84°48'42"W ALONG THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET A DISTANCE OF 124.88 FEET TO THE POINT OF BEGINNING. CONTAINS 67,549 SQUARE FEET OR 1.551 ACRES.

BEARING BASIS: S84°48'42"W ALONG THE CENTERLINE OF EAST MAIN STREET (US-40), AS RECORDED IN INSTRUMENT # 20021050280743, FRANKLIN COUNTY RECORDS.

## NOTES

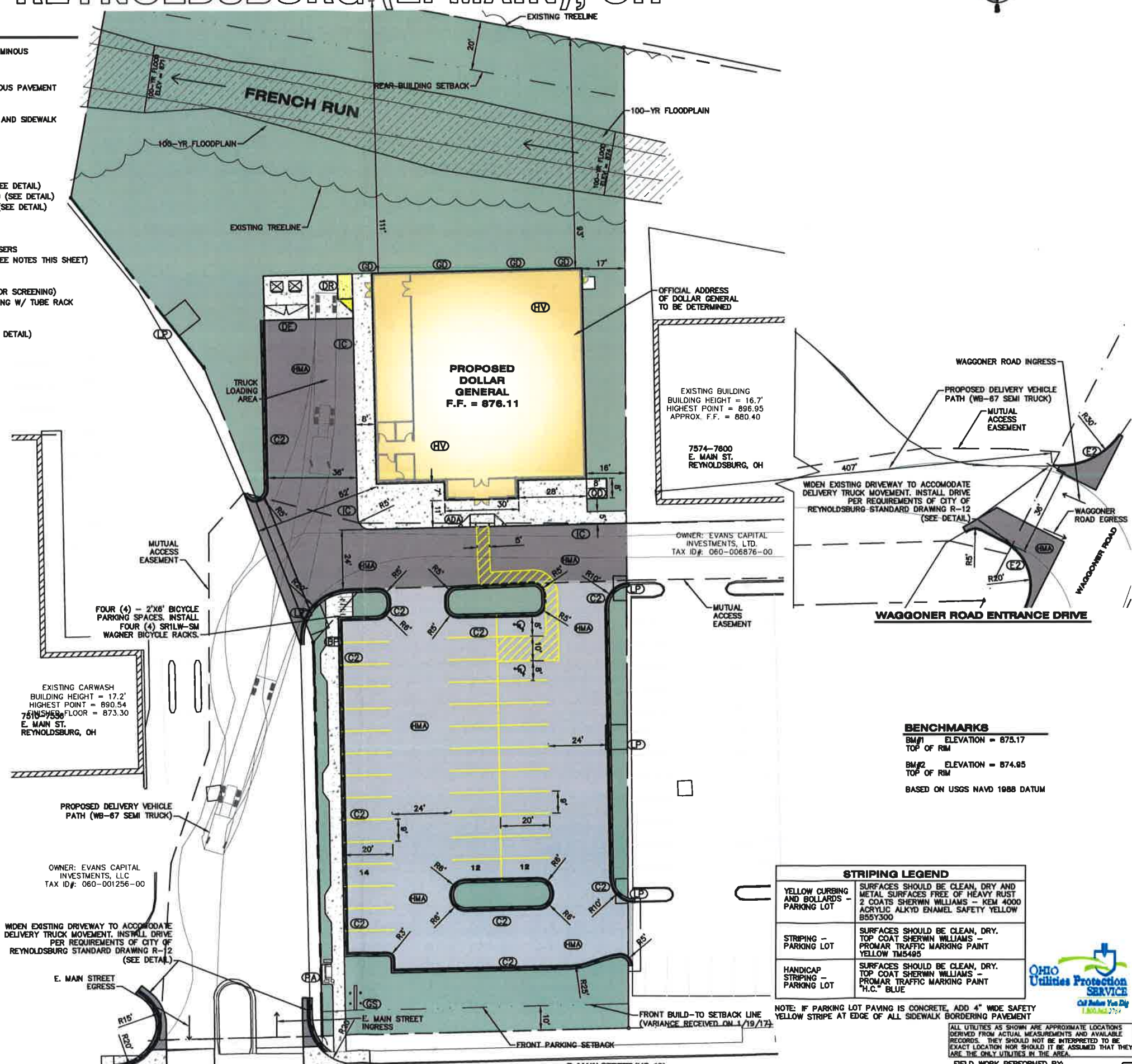
1. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
2. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
3. SIGN DETAILS AND LOCATIONS SHOWN IN CONCEPT ONLY. CONTRACTOR TO PULL SIGN PERMIT AND ENSURE LOCAL SIGN ORDINANCE IS OBSERVED.
4. DRIVEWAY LAYOUT AND CONNECTION TO EAST MAIN ST/US-40 AND SHALL COMPLY WITH ODOT STANDARDS AND ALL ASPECTS OF THE DRIVE PERMIT.
5. ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN EAST MAIN ST/US-40 R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM 814 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GC IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.
7. THE DEVELOPER (PERMITEE) IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.
8. EASEMENTS FOR OFF-SITE WORK MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
9. ALL SIDEWALKS AND PATHWAYS IN ANY PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY.

## PEDESTRIAN AMENITIES

1. ONE (1) - SCARBOROUGH BENCH STYLE: BACKLESS 48" WITH STRAP SEAT PATTERN TO BE SURFACE MOUNTED WITH BLACK POWDER-COATED FINISH AS MANUFACTURED BY LANDSCAPE FORMS, INC., 7800 E. MICHIGAN AVENUE, KALAMAZOO, MI OR APPROVED EQUAL.
2. ONE (1) - SCARBOROUGH LITTER RECEPTACLE: TOP-OPENING, WITH VERTICAL STRAP TO BE SURFACE MOUNTED WITH BLACK POWDER-COATED FINISH AS MANUFACTURED BY LANDSCAPE FORMS, INC., 7800 E. MICHIGAN AVENUE, KALAMAZOO, MI OR APPROVED EQUAL.
3. ONE (1) EACH - URBAN LONG PLANTER BOX (15"x36"x24") IN ESPRESSO GRAIN FINISH AND URBAN LONG PLANTER BOX (24"x24"x24") HEIGHT IN ESPRESSO GRAIN FINISH AS MANUFACTURED BY VICTOR STANLEY OR APPROVED EQUAL.

## LEGEND:

- STANDARD-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- PROPOSED BUILDING
- HMA PAVEMENT
- DUMPSTER ENCLOSURE (SEE DETAIL)
- INTEGRAL SIDEWALK/CURB (SEE DETAIL)
- DELIVERY ACCESS RAMP (SEE DETAIL)
- ADA RAMP (SEE DETAIL)
- PROPOSED BUILDING SIGN
- PROPOSED GROUND SIGN
- PROPOSED HVAC CONDENSERS
- PEDESTRIAN AMENITIES (SEE NOTES THIS SHEET)
- C2 CURB AND GUTTER
- OUTDOOR DISPLAY AREA (SEE LANDSCAPE PLAN FOR SCREENING)
- PROPOSED BICYCLE PARKING W/ TUBE RACK
- E2 CURB
- LIGHT POLE EASEMENT
- GUTTER DOWNSPOUT (SEE DETAIL)



**BENCHMARKS**

BM#1	ELEVATION = 875.17
TOP OF RM	
BM#2	ELEVATION = 874.05
TOP OF RM	

BASED ON USGS NAVD 1988 DATUM

**STRIPING LEGEND**

YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TMS495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

NOTE: IF PARKING LOT PAVING IS CONCRETE, ADD 4" WIDE SAFETY YELLOW STRIPE AT EDGE OF ALL SIDEWALK BORDERING PAVEMENT

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
FIELD WORK PERFORMED BY:  
LANDTECH PROFESSIONAL SURVEYING

**SITE LAYOUT PLAN**  
**DOLLAR GENERAL REYNOLDSBURG (E. MAIN), OH**  
**CAPITAL GROWTH - BUCHALTER**

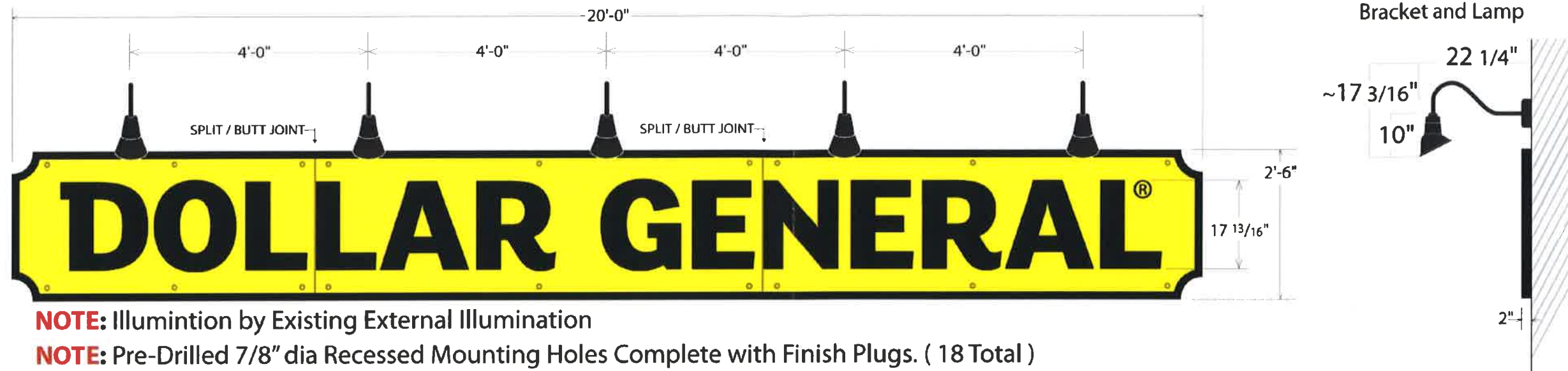
Attachment: App. #179417 - 7578 E. Main Street - Signage (App. #179417, 7578 E. Main St, Bush)  
 hurley & stewart, llc  
 2800 south 11th street  
 Kalamazoo, michigan 49009  
 269.552.4960 fax 269.552.4960  
 www.hurleyandstewart.com  
 Job No.: 16-DOTM P.M.A.F. Drl: JAJ P.M.A.F. CA/OC: 6/2/17  
 ISSUED FOR REVISIONS:  
 1. OWNER REVIEW 01/16/17  
 2. MAJOR SITE PLAN/COA SUBMITTAL 2/2/17  
 3. MAJOR SITE PLAN/COA RESUBMITTAL 5/25/17  
 4. PLOT, GRADE, AND UTILITY SUBMITTAL 6/2/17  
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Sheet Title: **C-1**  
 Project: **DOLLAR GENERAL REYNOLDSBURG (E. MAIN), OH**  
 Client: **CAPITAL GROWTH - BUCHALTER**  
 Date: 6/2/17  
 Sheet: **C-1**

# DOLLAR GENERAL®

2009 Logo - 1) Custom HDU (2" - 20lb.) SF-WM Sign-Externally Illuminated with Abolites  
Reynoldsburg, OH

External Down light Illumination by Five (5) Abolites



**NOTE:** Illumination by Existing External Illumination

**NOTE:** Pre-Drilled 7/8" dia Recessed Mounting Holes Complete with Finish Plugs. ( 18 Total )

20 lb., 2" HDU Decorated

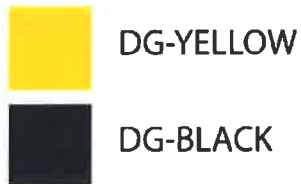
Black logotype (1/2" Deep) on special yellow shape Background ( 1 1/2" Deep ) with Black Outline ( 2" Deep ).

Entire background (Yellow) is Debossed/Routed Smooth



## FRONT ELEVATION

SCALE: Not To Scale



 Dualite Sales & Service, Inc.  
 WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS

Dualite Sales & Service, Inc.  
 One Dualite Lane  
 Williamsburg, Ohio 45176

Scale: 3/8" = 1'-0"  
 # 17-2-39-M-DG-A4  
 Date: 6-30-2017

**REYNOLDSBURG PLANTING REQUIREMENTS**

- 1 LARGE STREET TREE / 45 LFT ROW FRONTAGE = 3 TREES
- INTERIOR TREES = 10' + (30,808 SF - 20,000) / (2,000 SF) X 1/2" = 13 1/2 TREES
- 760 SF INTERIOR LANDSCAPE SPACE REQUIRED; 976 LANDSCAPE SPACE PROVIDED
- 4 SHRUBS PER 200 SF REQUIRED INTERIOR = 16 SHRUBS
- 36" EVERGREEN HEDGE AT PERIMETER OF PARKING
- 1 TREE / 50' LF OF PARKING PERIMETER = 4 TREES
- EVERGREENS AROUND DUMPSTER
- 1 TREE / 40' PROPERTY ADJACENT TO RESIDENTIAL = 5 TREES

**LEGEND**

- 13 Co NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- PLANT SOD.
- SEEDED LAWN.
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- STEEL LANDSCAPE EDGING.

**LANDSCAPE NOTES:**

- TILL ALL LANDSCAPE AREAS TO A DEPTH OF 4" MINIMUM.
- ALL LAWN AREAS LABELED "SEED" SHALL BE SEED AND MULCHED WITH THE FOLLOWING MIXTURE: 15% IMPROVED PERENNIAL RYEGRASS, 30% FINE FESCUE, 30% KENTUCKY BLUEGRASS, AND 25% ANNUAL RYE AT A RATE OF 8-10 LBS/1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- AREAS LABELED "SOD" TO BE PLANTED WITH UPLAND MINERAL SOIL GROWN BLUEGRASS SOD. SOD TO HAVE BEEN HARVESTED WITHIN 24 HOURS OF PLANTING. ENSURE A SOURCE OF WATER BEFORE SCHEDULING SOD PLANTING. PREPARE SOIL TO RECEIVE SOD WITH A 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/4" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTINGS.
- WARRANT TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
- REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
- MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQ FT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.

**IRRIGATION NOTES:**

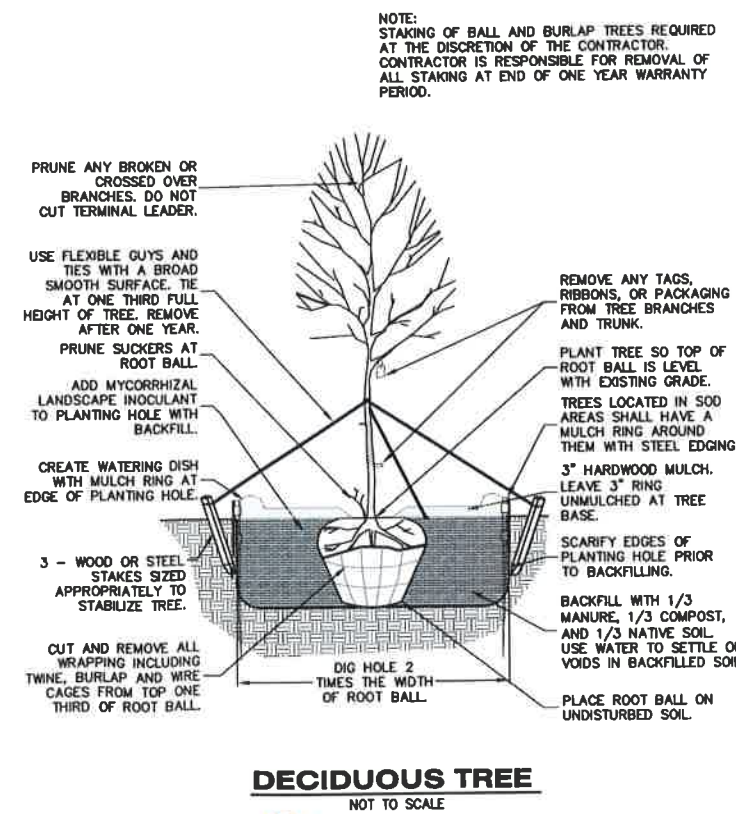
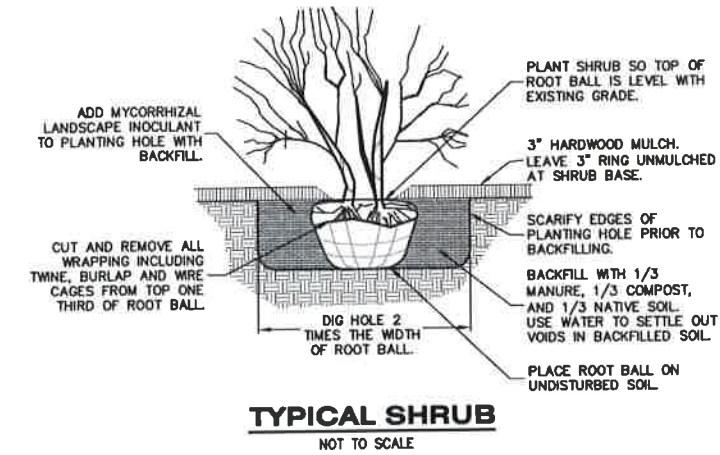
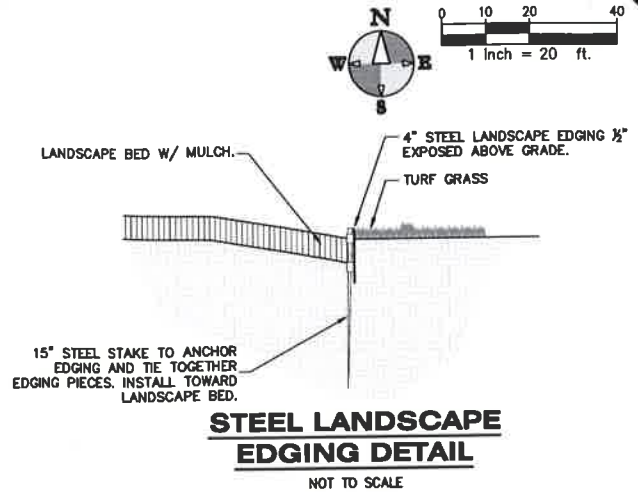
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
- LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

**Planting Schedule Trees**

Symbol	Latin Name	Common Name	Size	Container Type
Ar	Acer rubrum 'Frankred'	Red Sunset Maple	2" Cal.	B&B
Gt	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2" Cal.	B&B
Pa	Platanus x acerfolia	London Plane Tree	2" Cal.	B&B
Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" Cal.	B&B

**Planting Schedule Shrubs**

Symbol	Latin Name	Common Name	Size	Container Type
Ba	Buxus sempervirens 'Green Mountain'	Green Mountain Boxwood	30" Ht.	B&B or Cont.
Cs	Choenomeles speciosa 'Texas Scarlet'	Texas Scarlet Flowering Quince	24" Ht.	B&B or Cont.
Ro	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Spr.	Cont.
Tm	Taxus x media 'Densiflora'	Dense Spreading Yew	30" Ht.	B&B or Cont.
To	Thuja occidentalis 'Techny'	Mission Arborvitae	5' Ht.	B&B
Vo	Viburnum opulus 'Compactum'	Compact European Cranberry	36" Ht.	Cont.



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FIELD WORK PERFORMED BY:  
LANDECH PROFESSIONAL SURVEYING

**D.3.a**

hurley & stewart, llc  
2800 south 11th street  
Kalamazoo, michigan 49009  
269.552.4960 fax 269.552.4947  
www.hurleystewart.com

**LANDSCAPE PLAN**  
**DOLLAR GENERAL REYNOLDSBURG (E. MAIN), OH**  
**CAPITAL GROWTH - BUCHALTER**  
Attachment: App. #179417 - 7578 E. Main Street - Signage (App. #179417, 7578 E. Main St, Bush)

Sheet Title: LANDSCAPE PLAN  
Project: DOLLAR GENERAL REYNOLDSBURG (E. MAIN), OH  
Client: CAPITAL GROWTH - BUCHALTER

ISSUED FOR REVISIONS:  
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2. MAJOR SITE PLAN/COA SUBMITTAL 2/2/17  
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6/2/17  
Sheet  
**L-2**

Packet Pg. 50