



AGENDA

**PLANNING COMMISSION
THURSDAY, MARCH 3, 2022 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 – Special Meeting – February 10, 2022
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application 2021-5555; Parcel 107-017466 ; Eastwood Development Final Plat;
Applicant: Wilcox Communities LLC
2. Application 2022-5047; 8617 Taylor Rd SW; Amendment of Development Plan ;
Applicant: Larry Vatri
3. Application 2022-5014; 7332 E Main St; Main and Lancaster Development Major Site
Plan; Applicant: Tim Spencer Trivium Development LLC

E. OTHER BUSINESS

F. ADJOURNMENT

G. PC MOTIONS



MINUTES

PLANNING COMMISSION THURSDAY, FEBRUARY 10, 2022 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst, Benner
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – December 2, 2021

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. ELECTION OF CHAIR

Mr. Zollars: Let's go into it, and the agenda is right here. So we're going to elect a new chair, vice chair. Any self-nominations or anyone to care to nominate?

Mr. Hicks: I'd like to nominate Mr. Zollars as chairman.

Mr. Furst: I second.

Mr. Zollars: Any questions or discussions? All right. If you would call the rule on that please.

Ms. Ledbetter: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Abstain.

5. ELECTION OF VICE CHAIR

Mr. Zollars: Thank you very much, Mr. Hicks. Thank you fellow commissioners appreciate that. Election of vice chair.

Mr. Benner: I nominate Mr. Furst as vice chair.

Mr. Cullinan: I'll second.

Mr. Zollars: Okay, very good, any discussion or questions on Mr. Furst's second term? OK. Can we get a roll call on that, please?

Minutes Acceptance: Minutes of Feb 10, 2022 6:00 PM (APPROVAL OF MINUTES)

Ms. Ledbetter: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Abstain. Mr. Hicks. Yes. Mr. Zollars. Yes.

6. SWEARING IN OF SPEAKERS

None

B. PUBLIC COMMENT

None

C. NEW BUSINESS

1. Application 2022-5025; 734 Waggoner Rd; Spring Hills Farms Section 3 Part a Final Plat; Applicant M/I Homes of Central Ohio, LLC.

Mr. Zollars: New business. If I remember correctly and you can correct me or bring us up to speed staff. This is not many changes, if any, on number one?

Ms. Ledbetter: No. So really, what happened with this is we got an application for a lot split that split this specific parcel of land differently than what you guys approved in December. So we just asked them to withdraw their application. We went ahead and approved the lot split application they submitted and now they're coming back for their final plat again.

Mr. Zollars: OK. Any discussions, any items up here? OK. I'll entertain a motion one way or the other on this one.

Mr. Hicks: I move that we approve the application is submitted.

Mr. Zollars: A second?

Mr. Benner: I'll second.

Mr. Zollars: Thank you. Can I get a roll call on this, please?

Ms. Ledbetter: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Keith Benner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

2. Application 2022-5026; 734 Waggoner Rd; Spring Hills Farms Section 3 Part B Final Plat; Applicant M/I Homes of Central Ohio, LLC.

Mr. Zollars: OK. What is number two about, what's changed, where do we need to know?

Ms. Ledbetter: Same situation. Part A and Part B, we're part of the plat that was approved that the lot split application kind of contradicted. So same situation here to.

Mr. Zollars: Any questions or discussion items? Very good. Can I get a motion?

Mr. Furst: I move that we accept the application as submitted.

Mr. Cullinan: I'll second.

Mr. Zollars: OK, very good. First and second, I can get the roll call, please?

Ms. Ledbetter: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

D. OTHER BUSINESS

A. Move August meeting date due to conflict with city event

Mr. Zollars: OK, thank you very much for that. Other business staff, we need to move the August meeting date due to a conflict?

Ms. Ledbetter: Yeah, so the Tomato Festival is that week, so we will be working the tomato festival out Thursday night, so we just need to move that meeting date.

Mr. Furst: I'll be attending that night, so yeah.

Mr. Hicks: And the planners of the Tomato Festival don't think that this would be quality entertainment for evening activities?

Ms. Ledbetter: I can make a pitch to them, but I can't promise anything.

Mr. Furst: Some people might enjoy the tomato war in council chambers.

Mr. Zollars: By default does this move at meeting to the 11th then? Or are we looking for a meeting date?

Ms. Ledbetter: It's whatever you guys want. I mean, I would recommend just moving it to the next Thursday if that works for everyone.

Mr. Zollars: OK. Any objections to the 11th? All right, that's fine. Anything else anyone wants to discuss?

Mr. Hicks: This is Mr. Hicks. I am submitting my resignation tomorrow. It's been a lot of fun working on Planning Commission and Design Review Board before that for the city. I've done this for a while now and I appreciate Mayor Begeny for appointing me to this current term on Planning Commission and to Mayor McCloud for originally appointing me to Design Review Board. I think Pat, Tyler, we all did such a good job on that board that we terminated it, doesn't exist anymore. But there's been a lot of activity in the city since I've been on these boards and I appreciate the time that I've spent with everybody here. Excited for the future of Reynoldsburg. We've got some excellent new staff members here, and it's unfortunate that I'm not going to spend more time with you moving forward on these projects. But yeah, that's it. Thank you. I'm just not going to be able to have time to dedicate to this that I need to be able to do it the right way. So I appreciate it.

Mr. Zollars: Thank you, Mr. Hicks. We really appreciate having you up here and insightful and very, very good. Thank you.

Mr. Meyer: I would just like to add to I appreciate on the eve of your resignation participating in our zoning discussions today. So I appreciate you working with the city to the very last second. So I want to say thank you for that. And in the short time I worked with you, it's been very productive and I wanted to extend the city's thanks for your time serving with us.

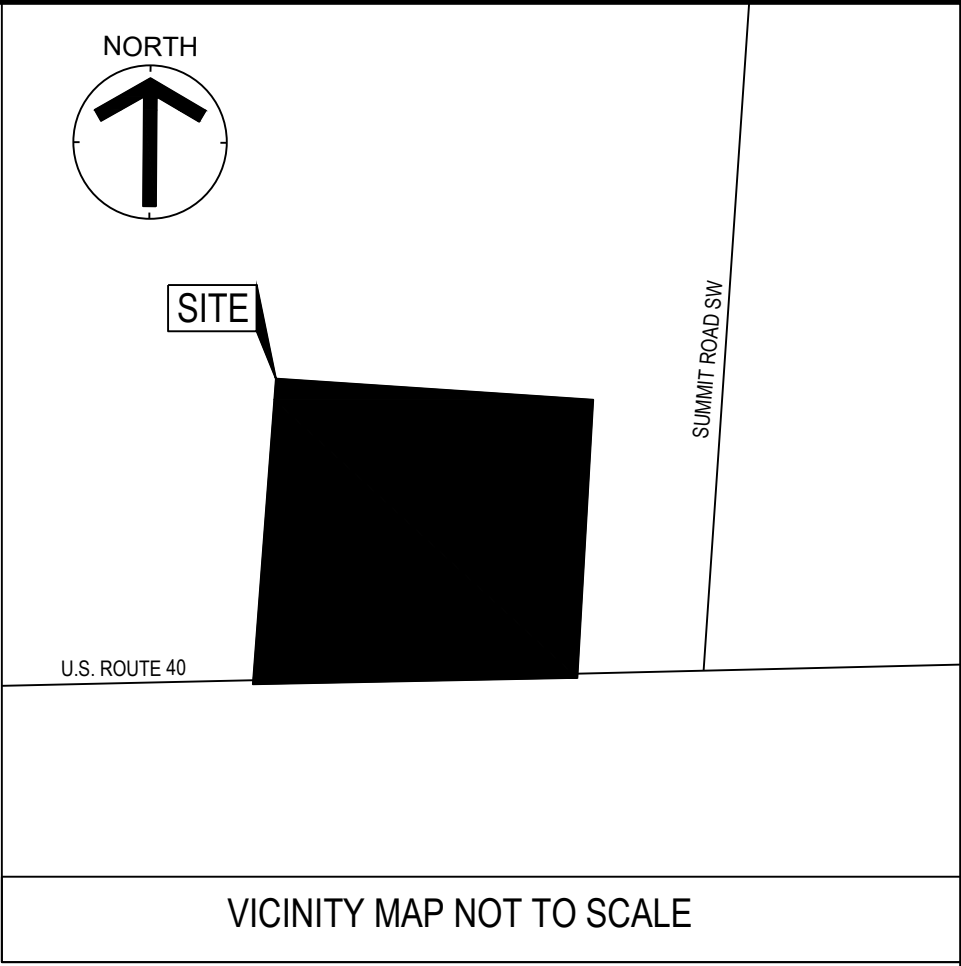
Mr. Zollars: OK. Anything else? We are adjourned.

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator

EASTWOOD
STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG
BEING A PART OF SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 16, RANGE 20, REFUGEE LANDS



SITUATE IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG, BEING A PART OF OF SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 16, RANGE 20, REFUGEE LANDS AND BEING 58.407 ACRES OF LAND AS CONVEYED TO EASTWOOD DEVELOPMENT PARTNERS, LLC, OF RECORD IN INSTRUMENT NUMBER 202108160024662, BEING OF RECORD IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

THE UNDERSIGNED, EASTWOOD DEVELOPMENT PARTNERS, LLC, BY JONATHAN WILCOX, MANAGING MEMBER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "EASTWOOD A SUBDIVISION CONTAINING LOTS NUMBERED 1-6 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OF "EAST MAIN STREET", "EASTWOOD DRIVE" AND "LITTLE JORDAN WAY" AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR ANY OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF PATASKALA, OHIO, FOR THE BENEFIT OF HIMSELF, AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF, JONATHAN WILCOX, MANAGING MEMBER OF EASTWOOD DEVELOPMENT PARTNERS, LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

EASTWOOD DEVELOPMENT PARTNERS, LLC

BY: _____

JONATHAN WILCOX
MANAGING MEMBER

STATE OF OHIO
COUNTY OF LICKING:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN WILCOX, MANAGING MEMBER OF SAID EASTWOOD DEVELOPMENT PARTNERS, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED SAID _____, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

____ DAY OF _____

MY COMMISSION EXPIRES _____, _____

APPROVED THIS ____ DAY OF _____, 20__

CHAIRMAN, PLANNING COMMISSION,
REYNOLDSBURG, OHIO

APPROVED THIS ____ DAY OF _____, 20__

CITY ENGINEER AND DIRECTOR OF PUBLIC SERVICE,
REYNOLDSBURG, OHIO

APPROVED THIS ____ DAY OF _____, 20__
BY ORDINANCE NO. _____ WHEREIN ALL OF EAST MAIN STREET,
EASTWOOD DRIVE AND LITTLE JORDAN WAY SHOWN DEDICATED
HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE
CITY OF REYNOLDSBURG, OHIO.

CITY CLERK, REYNOLDSBURG, OHIO

MAYOR, REYNOLDSBURG, OHIO

TRANSFERRED THIS ____ DAY OF _____, 20__

AUDITOR, LICKING COUNTY, OHIO

DEPUTY AUDITOR, LICKING COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, ____

RECORDER, LICKING COUNTY, OHIO

AT _____, FEE _____

DEPUTY RECORDER, LICKING COUNTY, OHIO

FILE NO. _____

RECORDED THIS ____ DAY OF _____, 20__

PLAT BOOK _____, PAGE _____

SURVEY DATA:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A PORTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 40 AS BEING NORTH 88°05'34" EAST, AS DETERMINED BY GPS OBSERVATIONS, BASED ON OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83, 2011).

SOURCE OF DATA:
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

CERTIFICATION
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

JEFFREY MILLER, P.S. _____ DATE: _____
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

EASTWOOD		
CITY OF REYNOLDSBURG LICKING COUNTY, OHIO		
SCALE: N/A		DATE: 2/7/2022
DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 759751
DRAWN: ADB		SHEET NO.:
CHECKED: ALB		1 OF 2

NOTE "A" AT THE TIME OF PLATTING, THE 58.407 ACRE TRACT OF LAND SHOWN
HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF
LICKING COUNTY, OHIO COMMUNITY PANEL 39089C0409J DATED: MARCH 16, 2015.

NOTE "B" ACREAGE BREAKDOWN:

TOTAL ACREAGE 58.407 ACRES
ACREAGE IN R/W 8.064 ACRES
ACREAGE IN REMAINING LOTS 50.343 ACRES

NOTE "C" ACREAGE BREAKDOWN: EASTWOOD IS OUT OF LICKING COUNTY PARCEL
NUMBER:

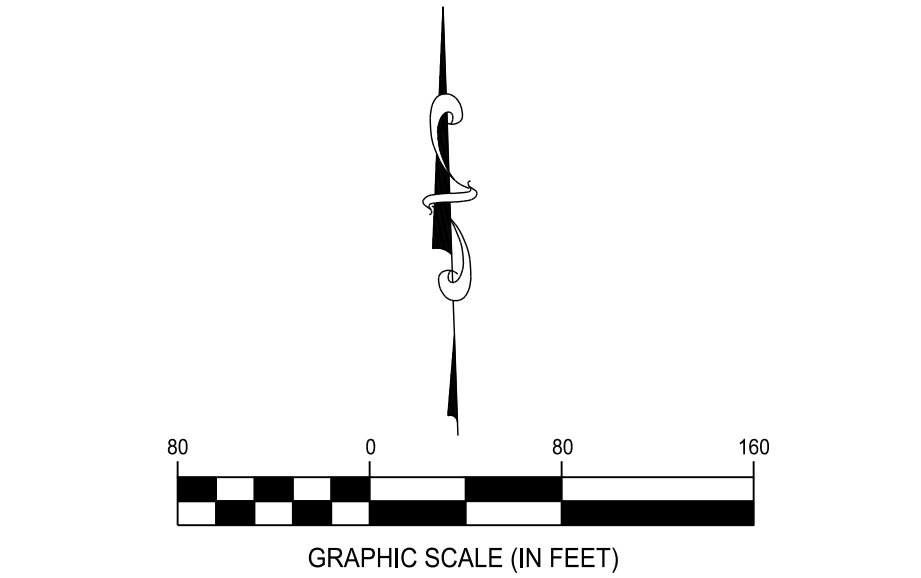
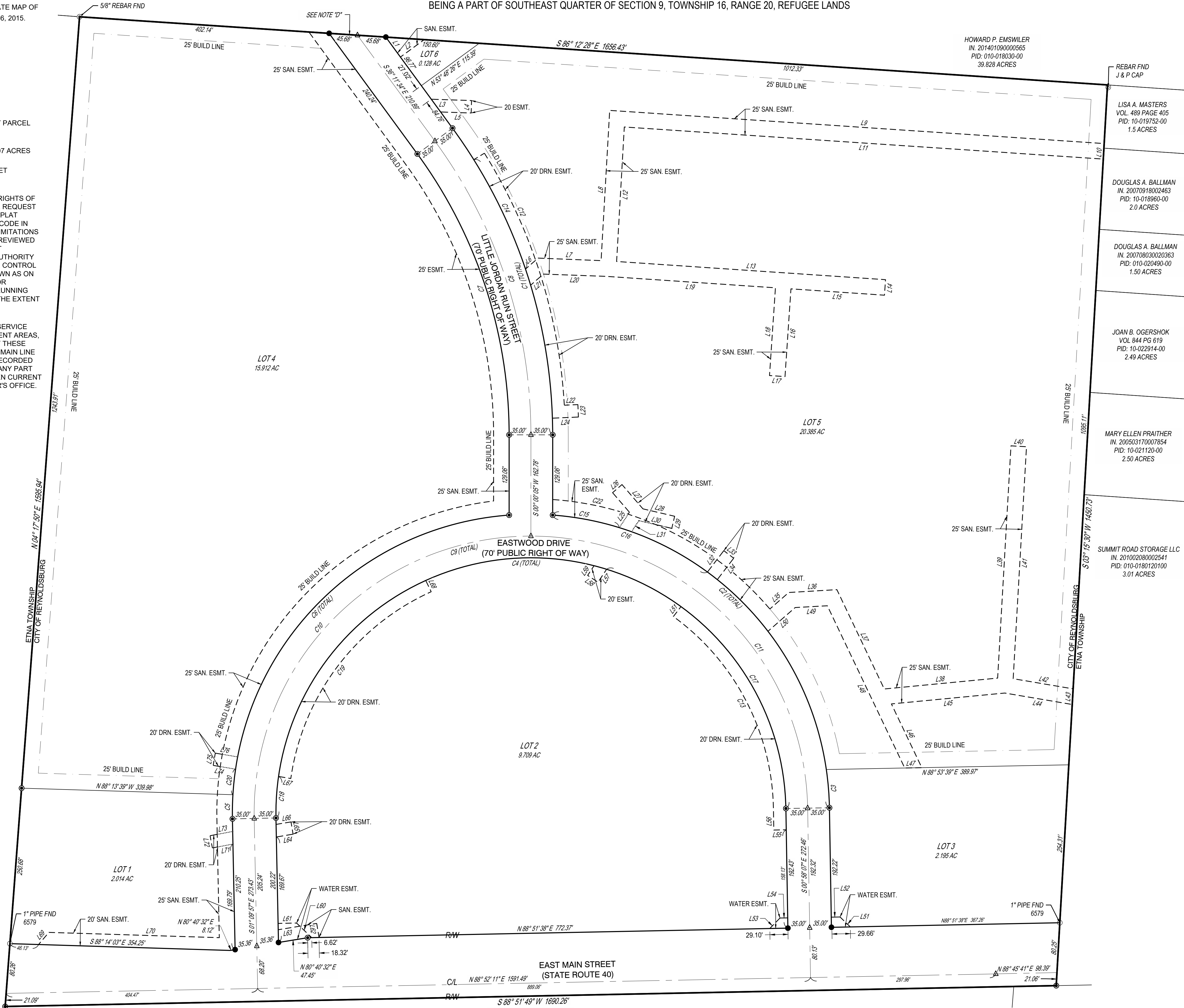
PARCEL NUMBER 107-017466-00.000 58.407 ACRES

NOTE "D": NO VEHICULAR ACCESS UNTIL SUCH TIME AS THE PUBLIC STREET
RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "E": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF
WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST
OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT
SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN
EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS
AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED
TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT
LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY
HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL
OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON
THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR
SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING
WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT
SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "F" AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE
PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS,
IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE
PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE
FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED
EASEMENT INFORMATION ABOUT HERITAGE TOWN CENTER PHASE 1 OR ANY PART
THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT
PUBLIC RECORDS, INCLUDING THOSE IN THE LICKING COUNTY RECORDER'S OFFICE.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	835.00'	527.47'	S18° 05' 45"E, 518.75'	36° 11' 39"
C2	480.00'	649.09'	S47° 04' 39"E, 600.75'	77° 28' 46"
C3	480.00'	61.73'	S4° 39' 11"E, 61.69'	7° 22' 08"
C4	410.00'	1289.46'	N88° 55' 58"E, 820.00'	180° 11' 50"
C5	480.00'	38.87'	S1° 09' 14"W, 38.86'	4° 38' 22"
C6	480.00'	689.86'	S44° 38' 48"W, 632.00'	82° 20' 46"
C7	765.00'	483.25'	S18° 05' 45"E, 475.26'	36° 11' 39"
C8	800.00'	505.36'	N18° 05' 45"W, 497.00'	36° 11' 39"
C9	445.00'	1399.54'	N88° 55' 58"E, 890.00'	180° 11' 50"
C10	445.00'	708.07'	S44° 25' 04"W, 635.70'	91° 10' 02"
C11	445.00'	691.47'	S45° 29' 01"E, 623.98'	89° 01' 48"
C12	855.00'	429.59'	N17° 35' 17"W, 425.09'	28° 47' 17"
C13	390.00'	361.18'	N27° 29' 58"W, 348.41'	53° 03' 42"
C14	835.00'	194.99'	S25° 18' 30"E, 194.54'	13° 22' 46"
C15	480.00'	109.07'	S79° 18' 26"E, 108.84'	13° 01' 11"
C16	480.00'	268.60'	S69° 47' 10"E, 265.11'	32° 03' 44"
C17	410.00'	513.59'	N36° 51' 17"W, 480.66'	71° 46' 20"
C18	410.00'	67.01'	N3° 31' 00"E, 66.94'	9° 21' 53"
C19	390.00'	392.02'	N36° 55' 25"E, 375.72'	57° 35' 32"
C20	480.00'	41.29'	N5° 56' 18"E, 41.28'	4° 55' 45"
C22	505.00'	401.56'	N63° 14' 41"W, 391.06'	45° 33' 35"



Line Table		
Line #	Direction	Length
L1	S36° 11' 34"E	39.80'
L2	S53° 48' 26"W	47.45'
L3	N88° 04' 25"W	64.81'
L4	N01° 55' 35"E	20.00'
L5	S88° 04' 25"E	49.12'
L6	S49° 04' 00"W	26.84'
L7	N87° 41' 10"W	101.32'
L8	S03° 16' 37"W	241.98'
L9	N86° 09' 55"W	796.83'
L10	N03° 15' 30"E	25.00'
L11	S86° 09' 59"E	771.83'
L12	N03° 16' 37"E	216.64'
L13	N86° 07' 49"W	433.35'
L14	N03° 52' 11"E	25.00'
L15	S86° 07' 49"E	150.71'
L16	N03° 52' 11"E	141.39'
L17	S86° 07' 49"E	25.00'
L18	S03° 52' 11"W	141.39'
L19	S86° 07' 49"E	272.51'
L20	S87° 55' 45"E	101.24'
L21	N49° 04' 00"E	27.15'
L22	S87° 28' 34"W	21.86'
L23	N02° 31' 26"W	20.00'
L24	N87° 28' 34"E	41.86'
L25	S33° 28' 19"W	29.77'
L26	N49° 15' 30"E	20.00'
L27	S40° 44' 30"E	51.53'
L28	S76° 50' 41"E	52.36'
L29	S13° 09' 19"W	20.00'
L30	N76° 50' 41"W	54.57'
L31	S33° 28' 19"W	21.37'
L32	S37° 26' 20"W	43.35'
L33	S52° 33' 40"E	20.00'
L34	S37° 26' 20"W	43.35'
L35	S48° 49' 00"W	40.29'
L36	S86° 37' 54"W	77.56'
L37	N25° 30' 00"W	176.95'
L38	S84° 31' 05"W	183.13'

Line Table		
Line #	Direction	Length
L39	S03° 17' 05"W	374.09'
L40	N86° 42' 55"W	25.00'
L41	N03° 17' 05"E	373.62'
L42	N80° 23' 03"W	97.75'
L43	N03° 15' 30"E	25.15'
L44	S80° 23' 03"E	110.07'
L45	N84° 31' 05"E	183.07'
L46	N25° 30' 10"W	113.60'
L47	N88° 53' 39"E	27.45'
L48	S25° 30' 10"E	289.08'
L49	N86° 48' 24"E	51.84'
L50	N48° 50' 17"E	58.09'
L51	S45° 58' 07"E	22.93'
L52	N89° 01' 53"E	14.14'
L53	S44° 01' 53"W	23.47'
L54	S89° 01' 53"W	12.50'
L55	S89° 01' 53"W	20.00'
L56	N00° 58' 07"W	34.30'
L57	S33° 28' 19"W	24.89'
L58	N56° 31' 41"W	20.00'
L59	N33° 28' 19"E	18.52'
L60	S46° 09' 57"E	33.86'
L61	N88° 50' 03"E	29.65'
L62	N09° 19' 28"W	22.90'
L63	S80° 40' 32"W	62.68'
L64	S80° 23' 41"W	27.26'
L65	S09° 36' 19"E	20.00'
L66	N80° 23' 41"E	24.30'
L67	S80° 24' 12"E	20.01'
L68	N25° 44' 59"W	20.01'
L71	N79° 16' 31"E	33.64'
L72	S10° 43' 29"E	20.00'
L73	N79° 16' 31"E	37.00'
L74	S80° 24' 12"E	36.49'
L75	S09° 35' 48"W	20.00'
L76	S80° 24' 12"E	36.49'

- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

EASTWOOD

CITY OF REYNOLDSBURG

SCALE: 1" = 80'

DESIGN: N/A

DRAWN: ADB

CHECKED: ALB

LICKING COUNTY, OHIO

DATE: 2/7/2022

JOB NO.: 759751

SHEET NO.: 2 OF 2

CESO

WWW.CESOINC.COM



March 3rd, 2022

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

RE: Ravines at Taylor – Amendment of a Development Plan #2022-5047 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**

- a. The property is located at 8617 Taylor Rd. SW (Parcel # 013-027564). The site is approximately 15.2 acres.
- b. The applicant, Larry Vatri, is requesting Planning Commission approval for an amendment to a development plan. The major site plan was initially approved by Planning Commission on August 27th, 2020. The development plan consists of 15 buildings of multi family dwelling units. There are 3 major changes to the development plan which includes a decrease in the footprint of the clubhouse, a change in the building materials on the façade of the buildings, and a change in color scheme for each building as well as the clubhouse. The zoning code does not regulate the size amenities such as a clubhouse. The change in brick and color scheme warrants additional design review by the board.
- c. The proposed site plan includes a clubhouse with a smaller footprint than was included on the original submittal. The clubhouse does still incorporate a pool and a substantial amount of landscaping.
- d. The proposed renderings show a reduction of brick on the façade of the buildings. The brick is being reduced on the side of the interior garages.
- e. The proposed renderings depict a white and grey color scheme for the buildings and clubhouse. This deviates from the colors depicted on the original submittal.

3. **Staff Recommendation**

- a. Staff has no issues with the proposed changes. The applicant was receptive to the recommended changes given to them prior to submitting this application.
- b. 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.

Please contact the Development Department with any questions or comments.



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

App./Case#: _____

Date Submitted: _____

Fee Amount:

☐ Paid: _____

I. PROPERTY INFORMATION

PLANNING COMMISSION APPLICATION

Property Address/Name of Plat: 8617 Taylor Rd. SW		FOR MAP AMENDMENT ONLY	
Description of Location: East side of Taylor Road between Kinglsey Dr. on south and Taylor Woods Dr. on North		Proposed Zoning Dist.:	
Parcel ID#(s): 013-027564-00.000		Size of Area to be Rezoned:	
Number of Lots: 1	Present Zoning: SR	Present Use: Vacant	Existing Structures: _____ _____ _____ _____ _____
Complete Where Applicable: Engineer/Surveyor: Advanced Civil Design Builder/Developer: Larry Vatri			

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Taylor Road Properties, LLC.	Property Owner Address: 8617 Taylor Road, Reynoldsburg, Ohio 43068
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III. APPLICANT INFORMATION

Applicant Name: Larry Vatri	Applicant Email:
Applicant Address: 5285 Gender Road, Canal Winchester, Ohio 43110	Applicant Phone Number: 614-221-1110
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

IV. PROJECT TYPE

☐ District Change (Rezoning) ☒ Amendment of Development Plan ☐ Major Site Plan
 \$750 Residential \$500 \$500
 \$1000 Non-Residential

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: _____

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

OFFICE USE ONLY

Additional Notes: 	<u>Zoning Information</u> ☐ Zoning District: _____ <u>Add'l Approvals Req'd</u> ☐ BZBA	Planning Com. Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Admin.: _____ Date: _____		Clerk of Council: _____ Date: _____	

Overview

The following checklist of requirements is to be used to assist in site plan preparation. An application for major site plan review shall be submitted to the Planning & Zoning Administrator and shall include the following information:

(1) General Requirements

- ☐ Completed application form.
- ☐ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.
- ☐ Each sheet shall contain a title block.
- ☐ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.

(2) Site Plan. A site plan indicating the following:

- ☐ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
- ☐ The current zoning of the parcel and all adjacent parcels.
- ☐ The location of proposed buildings and structures.
- ☐ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
- ☐ Setbacks and building separations shall be noted in accordance with zoning requirements.
- ☐ The location of all existing structures with one hundred fifty feet (150FT) of parcel.

(3) Environmental/Landscape Concept Plan. A Landscape Plan that indicates the following:

- ☐ Topography with a maximum contour interval of two feet (2FT).
- ☐ The limits of all wetlands and of the one hundred (100) year flood plain.
- ☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
- ☐ The location and type of all new landscape material and plantings, including street trees. Utilities shall be shown on all landscape plans (Section 1105.07).

(4) Utility Plan. A basic utility plan that indicates the following:

- ☐ All existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.
- ☐ Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
- ☐ Complete "Facilities Demand Worksheet".
(See attached)

(5) Parking/Transportation Plan.
A transportation/parking plan that indicates the following:

- ☐ The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within one hundred fifty feet (150') of the proposed development.
- ☐ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Table 1105.01(A).
- ☐ The location of all proposed walkways and pedestrian accesses within or to the site.
- ☐ The location of all service areas or structures and associated screening (Section 1105.01).

(6) Architectural Plan. An architectural plan that indicates the following:

- ☐ Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall be made available for inspection upon request.
- ☐ All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated. The styles and method of illumination of all heads and colors of all poles shall be indicated as well.

(7) A completed zoning certificate application and fees as required.

(8) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Major Site Plan – Final Submittal Checklist

- ☐ Seven (7) complete sets of plans satisfying the requirements items 1-8. All plans to be in 11" x 17" size.
- ☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.
- ☐ Payment for the amount noted on the application form: "Plan Review Fee Schedule – Major Site Plans."
- ☐ Traffic evaluation, as stated on the attached "Facilities Demand Worksheet".

1. Water:

a) What will the total demand for water be in gallons per day (gdp) for this proposed site improvement?

34,320 gdp

b) How much pressure is required?

35 psi

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

2. Sanitary Sewer

a) What will the total anticipated flow in gallons per day for this proposed site improvements?

45,500 gdp

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

3. Traffic

a) Definitions:

i) Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.

ii) Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.

iii) Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

FACILITIES DEMAND WORKSHEET

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

937 ADT

Generator Peak

Adjacent Street Peak

Peak Hour

72 AM

59 AM

_____AM

86 PM

72 PM

977 (2019) PM

c) **USE FOR ZONING DISTRICT CHANGES:** Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

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

 No, Traffic Access Study Required.

d) **USE FOR MAJOR SITE PLANS:** Check the following as applicable to the site development:

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

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

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

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

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

Applicant's Signature

2/11/2022
Date

Section 1109.23

ZONING AMENDMENT CHECK LIST**Overview**

The following checklist of requirements is to be used to assist in Development plan preparation. An application for a zoning amendment (rezoning or text amendment) review shall be submitted to the Planning & Zoning Administrator and shall include the following information:

(1) General Requirements:

- ☐ Completed application form.
- ☐ Correct legal description of the lot(s).
- ☐ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.
- ☐ Each sheet shall contain a title block.
- ☐ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.
- ☐ The names and addresses of the owners of the lot(s) contiguous or directly across the street from the subject lot(s).
- ☐ Deed restrictions and protective covenants.
- ☐ A schedule for construction.

(2) Site Plan:

- ☐ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
- ☐ The current zoning of the parcel and all adjacent parcels.
- ☐ The location of existing and proposed buildings and structures.
- ☐ The proposed assignment of use and subdivision of land including private land and common land.
- ☐ Preliminary plans of all structure types.

(3) Environmental/Landscape Concept Plan. A Landscape Plan that indicates the following:

- ☐ Existing topography map at two-foot (2 ft) contour intervals of the subject lot(s) and extending at least three hundred feet (300 ft) outside of the proposed lot, including lot lines, easements, street right-of-ways, existing structures, trees, and landscaping features thereon.
- ☐ The limits of all wetlands and of the one hundred (100) year flood plain.
- ☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
- ☐ The location and type of all new landscape material and plantings, including street trees. Utilities shall be shown on all landscape plans (Section 1105.07).

(4) Utilities and Traffic:

- ☐ Utilities impact study.
- ☐ Drainage impact study.
- ☐ Traffic impact study.
- ☐ The proposed vehicular and pedestrian traffic patterns.

(5) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Section 1109.23

ZONING AMENDMENT CHECK LIST**Zoning Amendment – Final Submittal Checklist**

- ☐ Fourteen (14) complete sets of plans satisfying the requirements items 1-5. All plans to be in 11” x 17” size.
- ☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.
- ☐ Payment for the amount noted on the application form: or refer to the fee schedule under “Plan Review Fee Schedule – District Change (Rezoning).”

MAJOR SITE PLAN FOR RAVINES AT TAYLOR 2022

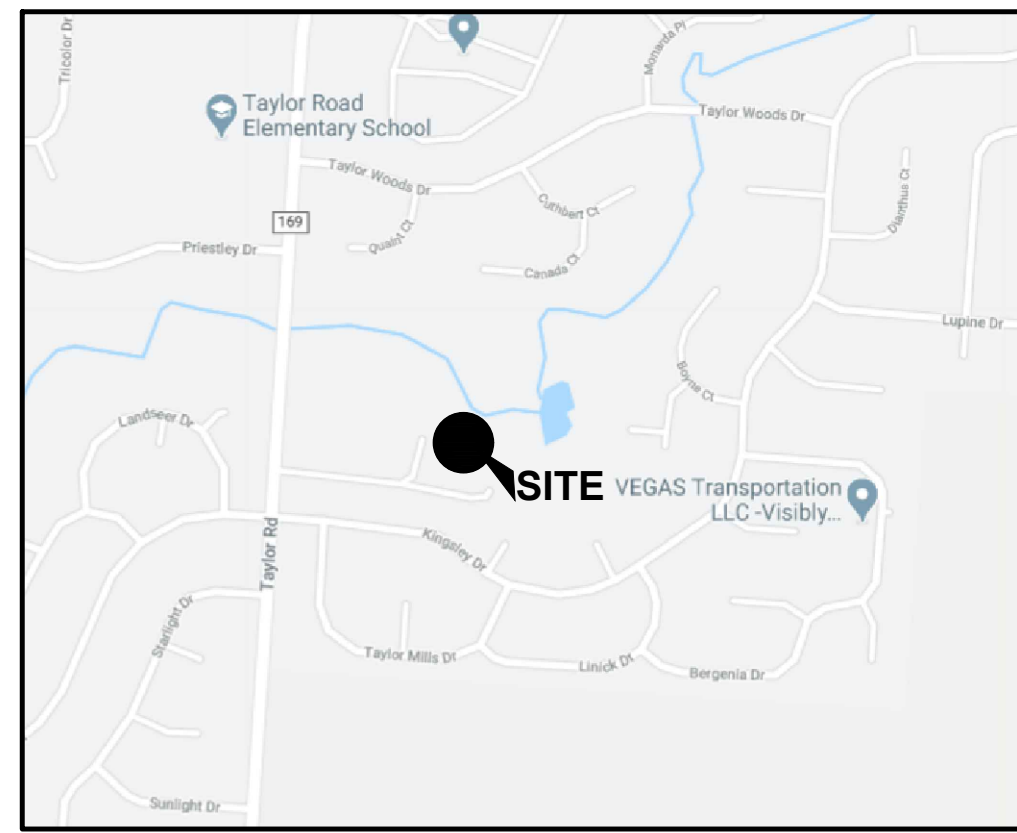
OWNER/DEVELOPER
LARRY VATRI
5285 GENDER ROAD
CANAL WINCHESTER, OH 43110

ENGINEER
ADVANCED CIVIL DESIGN LLC
781 SCIENCE BLVD, SUITE 100
GAHANNA, OH 43230
614-428-4450

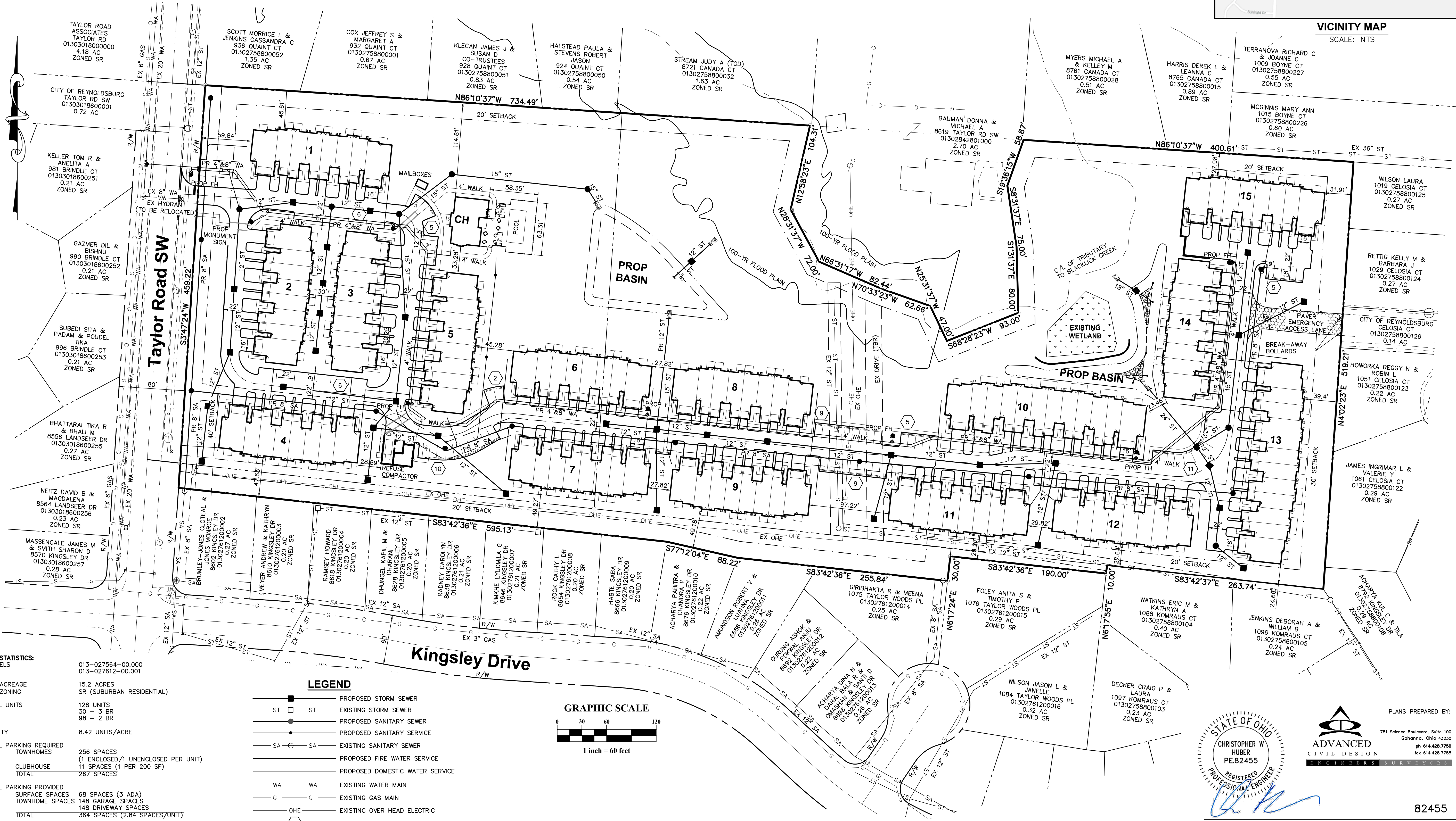
ARCHITECT
BERARDI-COLUMBUS
1398 GOODALE BOULEVARD
COLUMBUS, OH 43212
614-221-1110

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N. FIFTH STREET, SUITE 401
COLUMBUS, OH 43215
(614)487-1964

INDEX OF DRAWINGS	
Sheet Title	Sheet Number
Site and Utility Plan	1
Existing Conditions	2



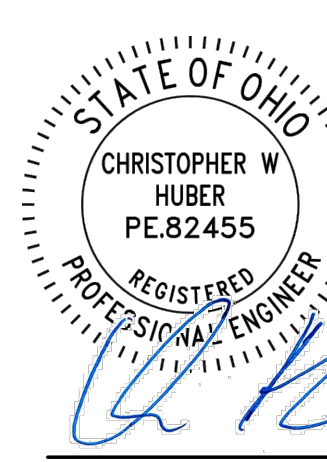
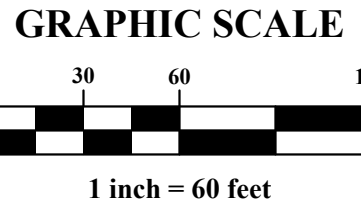
VICINITY MAP
SCALE: NTS



SITE STATISTICS:	
PARCELS	013-027584-00.000 013-027612-00.001
SITE ACREAGE	15.2 ACRES
SITE ZONING	SR (SUBURBAN RESIDENTIAL)
TOTAL UNITS	128 UNITS 30 - 3 BR 98 - 2 BR
DENSITY	8.42 UNITS/ACRE
TOTAL PARKING REQUIRED	TOWNHOMES
CLUBHOUSE	256 SPACES (1 ENCLOSED/1 UNENCLOSED PER UNIT)
TOTAL	11 SPACES (1 PER 200 SF) 267 SPACES
TOTAL PARKING PROVIDED	SURFACE SPACES 68 SPACES (3 ADA) TOWNHOME SPACES 148 GARAGE SPACES TOTAL 216 SPACES (2.84 SPACES/UNIT)

LEGEND

—●—	PROPOSED STORM SEWER
—□—	EXISTING STORM SEWER
—●—	PROPOSED SANITARY SEWER
—●—	PROPOSED SANITARY SERVICE
—□—	EXISTING SANITARY SEWER
—●—	PROPOSED FIRE WATER SERVICE
—●—	PROPOSED DOMESTIC WATER SERVICE
—WA—	EXISTING WATER MAIN
—G—	EXISTING GAS MAIN
—OHE—	EXISTING OVER HEAD ELECTRIC
—#—	SURFACE PARKING COUNT



PLANS PREPARED BY:
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

82455
NUMBER

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS & SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

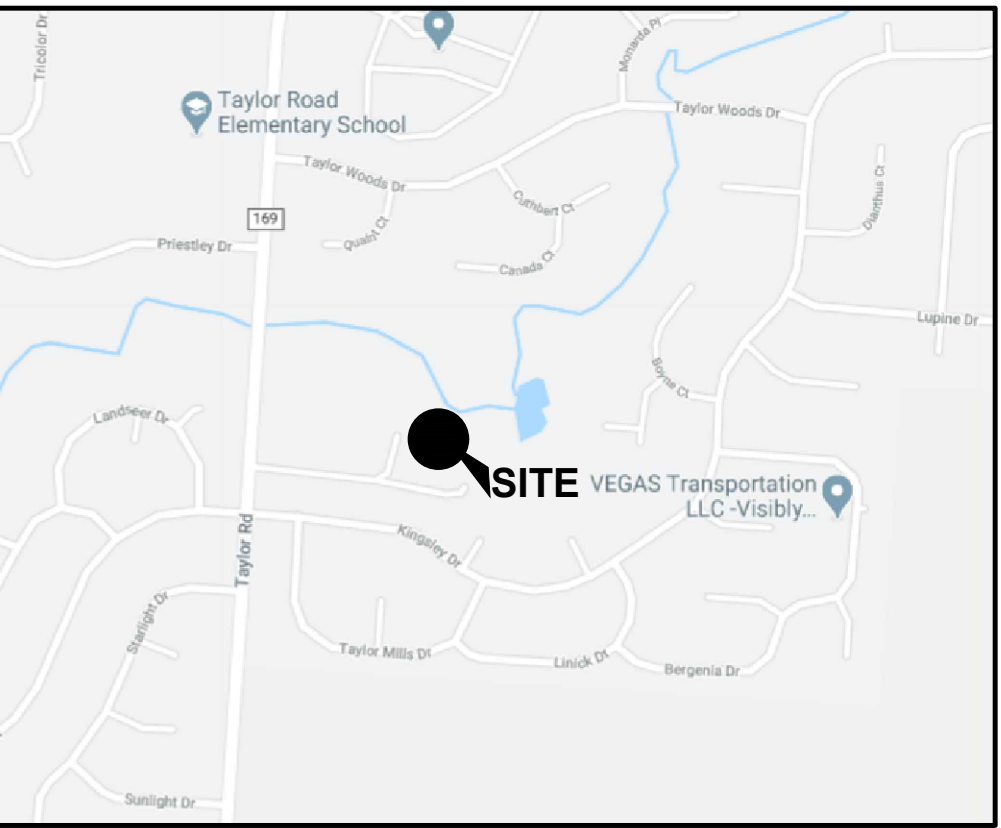
PLAN PREPARED FOR:
LARRY VATRI
5285 GENDER ROAD
CANAL WINCHESTER, OH 43110

CITY OF REYNOLDSBURG / LICKING COUNTY, OHIO
RAVINES AT TAYLOR
MAJOR SITE PLAN
FOR
LARRY VATRI
SITE AND UTILITY PLAN

Issue Dates:
Date: 2/10/2022
Scale: 1" = 60'
Drawn By: CWH
Checked By: TMW
Project Number:
20-0001-1108
Drawing Number:
1 / 2

Attachment: Ravines at Taylor Major Site Plan Amendment App Dwg 2022 02 11 (Ravines at Taylor Amendment App #2022-5047)

Packet Pg. 17



PLAN PREPARED FOR:
LARRY VATRI
5285 GENDER ROAD
CANAL WINCHESTER, OH 43110

CITY OF REYNOLDSBURG / LICKING COUNTY, OHIO

RAVINES AT TAYLOR

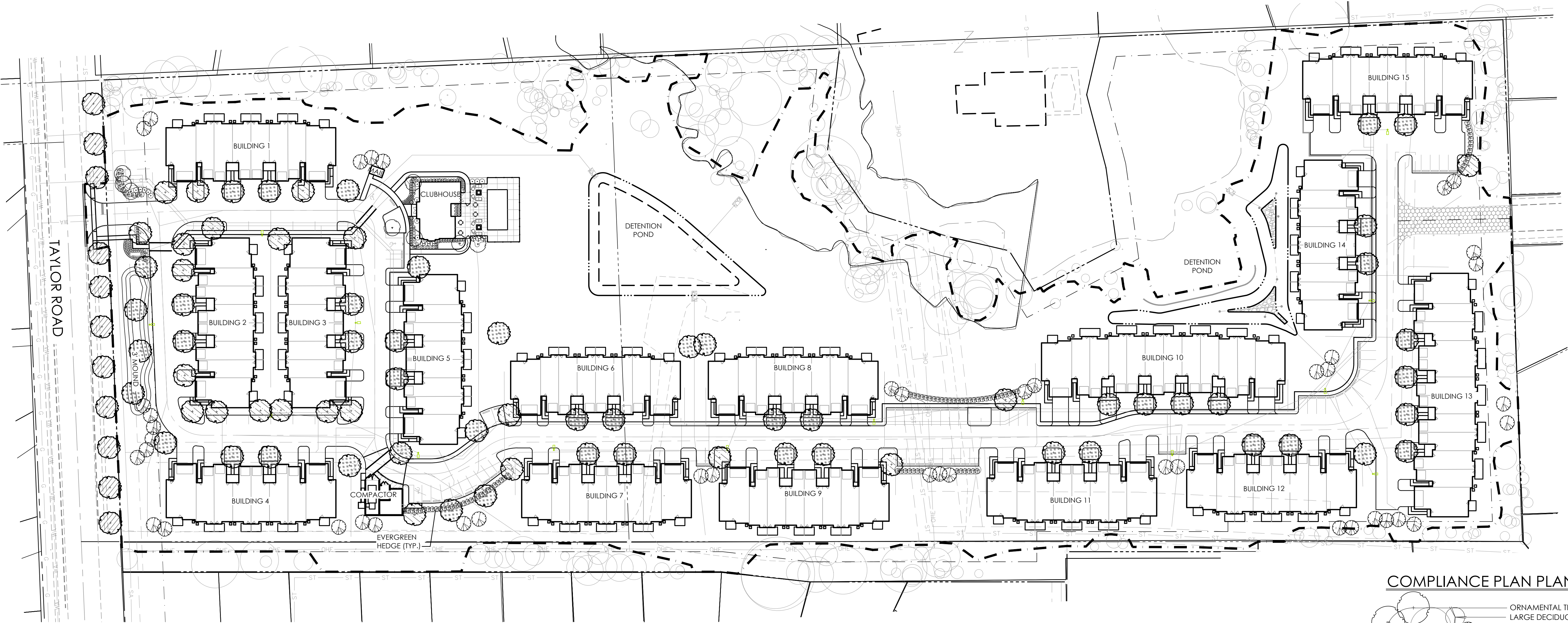
MAJOR SITE PLAN
FOR
LARRY VATRI

EXISTING CONDITIONS

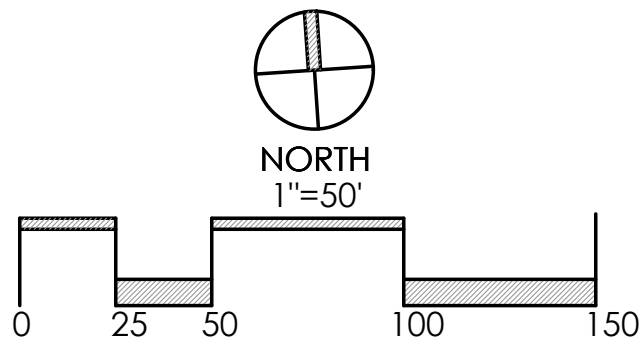
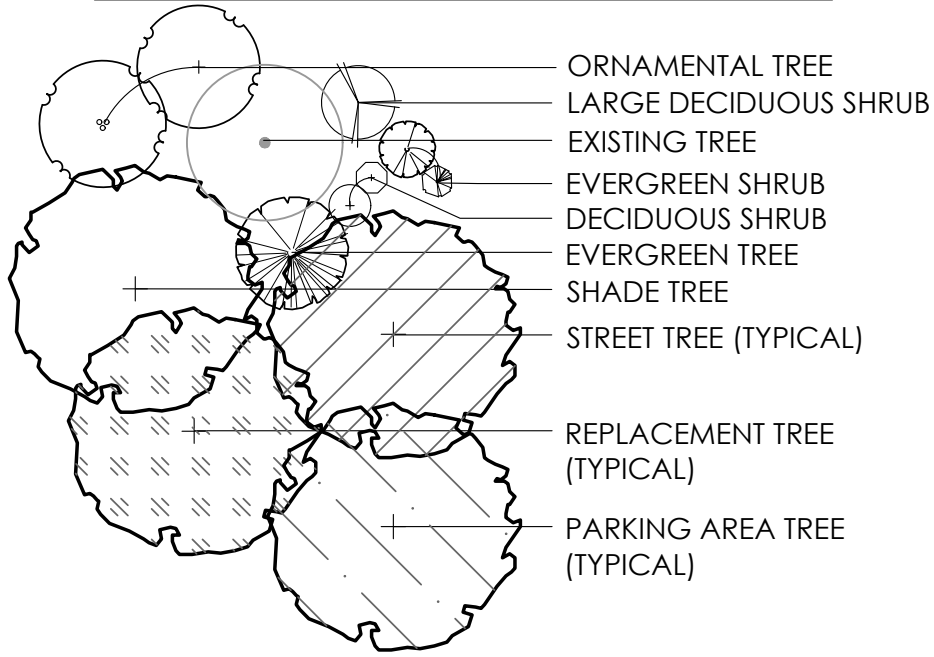
				EXISTING CONDITIONS	Attachment: Ravines at Taylor Major Site Plan Amendment App Dwns 2022 02 11 (Ravines at Taylor Amendment App #2022-5047)
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Attachment: Ravines at Taylor Major Site Plan Amendment Ann Dwas 2022 02 11 (Ravines at Taylor Amendment Ann #2022-5047)

Issue Dates:						
Date: 2/10/2022 Scale: 1" = 60'						
Drawn By: CWH			Checked By: TMW			
Project Number: 20-0001-1108						
Drawing Number: 2 / 2						



COMPLIANCE PLAN PLANT KEY



REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
PARKING LOT SCREENING (1105.01 - G. - iii.)	
ANY PARKING LOT CONTAINING (10) OR MORE SPACES AND CLOSER THAN (50') TO ANY LOT LINE USED FOR A DWELLING SHALL BE SCREENED BY A FENCE, WALL, OR HEDGE OF ACCEPTABLE DESIGN (4' TO 6' HEIGHT. THE SPACE BETWEEN THE HEDGE AND LOT LINE SHALL BE LANDSCAPED WITH GRASS, HARDY SHRUBS, OR EVERGREEN GROUND COVER.	NOT APPLICABLE - GREATER THAN 50' AWAY.
TREE REPLACEMENT (1105.07 - E.)	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND. 50 TOTAL EXISTING MAJOR TREES TO BE REPLACED.	50 TREES PROPOSED TO REPLACE THOSE REMOVED.
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY WITH THE FOLLOWING SPACING: 35'-45" ON CENTER FOR LARGE TREES (MATURE HEIGHT OF 50' OR MORE); 25'-35" ON CENTER FOR MEDIUM TREES (MATURE HEIGHT BETWEEN 30' AND 50'); 15'-25" ON CENTER FOR SMALL TREES (MATURE HEIGHT BETWEEN 10' AND 30'). MINIMUM DISTANCE BETWEEN TREE AND EDGE OF STREET SHALL BE: 2.5' FOR A LARGE TREE; 2' FOR A MEDIUM TREE; AND 1.5' FOR A SMALL TREE. A (20') SIGHT TRIANGLE SHALL BE MAINTAINED AT ALL RIGHT-OF-WAY INTERSECTIONS.	11 TREES, AT APPROXIMATELY 40' ON CENTER, EXCEPT IN AREAS WITH PRESERVED TREES.
STREET TREES SHALL BE MINIMUM (2") CALIPER MEASURED AT (1') ABOVE THE GROUND.	
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR RESIDENTIAL LAND USE	
0.5" TREE CALIPER MUST BE PLANTED FOR EACH 3,000 SQUARE FEET: LOT SIZE: 662,112 SQ. FT. = 111 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	111 CALIPER INCHES REQUIRED. (SEE BELOW)
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.)	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND): 20" CALIPER OR GREATER = 4 TREES CREDITED. 20 TREES OF THIS SIZE ARE PROTECTED ON SITE. 13"-19" CALIPER = 3 TREES CREDITED. 44 TREES OF THIS SIZE ARE PROTECTED ON SITE. 8"-12" CALIPER = 2 TREES CREDITED. 87 TREES OF THIS SIZE ARE PROTECTED ON SITE. 2"-7" CALIPER = 1 TREE CREDITED. 180 TREES OF THIS SIZE ARE PROTECTED ON SITE.	TOTAL CREDITABLE TREES: 20 * 4 (80), 44 * 3 (132), 87 * 2 (174), AND 180 * 1 (180) = 566 TOTAL CREDITABLE TREES TO ACCOUNT FOR 111 CALIPER INCHES REQUIRED.
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MINIMUM WIDTH OF (10'). 230 PARKING SPACES PROVIDED:	23 TREES AND 92 SHRUBS PROVIDED.

REYNOLDSBURG ZONING CODE (CONTINUED)	
CODE	PROPOSED
PARKING AREA BERM (1105.07 - J. - v.)	
PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED, TO BE A MINIMUM OF 10' WIDE, EXCLUDING ANY VEHICULAR OVERHANG. LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND, OR COMBINATION THEREOF, REACHING A HEIGHT OF 36" WITHIN (1) YEAR OF INSTALLATION. PERIMETER LANDSCAPING SHALL ALSO CONTAIN A MINIMUM OF (1) DECIDUOUS TREE PER (50) LINEAL FEET OF PARKING PERIMETER. APPROXIMATELY 340 LINEAR FEET OF PARKING PERIMETER.	HEDGE TO REACH 36" HEIGHT WITHIN ONE YEAR OF INSTALLATION PROVIDED.
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	LANDSCAPE PLANTINGS AND FENCE TO BE INSTALLED IN FRONT OF A/C CONDENSOR UNITS. SEE DETAIL 1, THIS SHEET

REVISIONS

2/11/22

SITE COMPLIANCE PLAN

THE RAVINES AT TAYLOR

PREPARED FOR
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUIT 100
GAHANNA, OH 43230

Faris Planning & Design

LAND PLANNING

LANDSCAPE ARCHITECTURE

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

Suite 401
www.farisplanninganddesign.com

Columbus, OH 43215

DATE

1/4/21

PROJECT

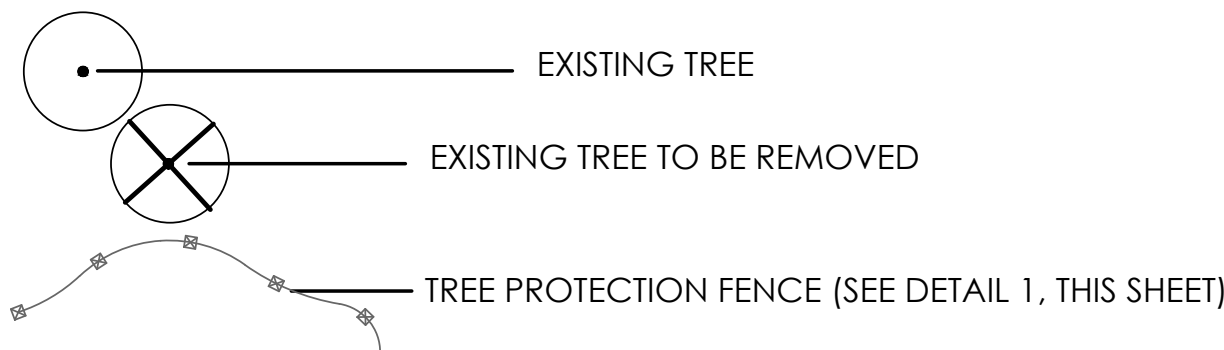
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SHEET

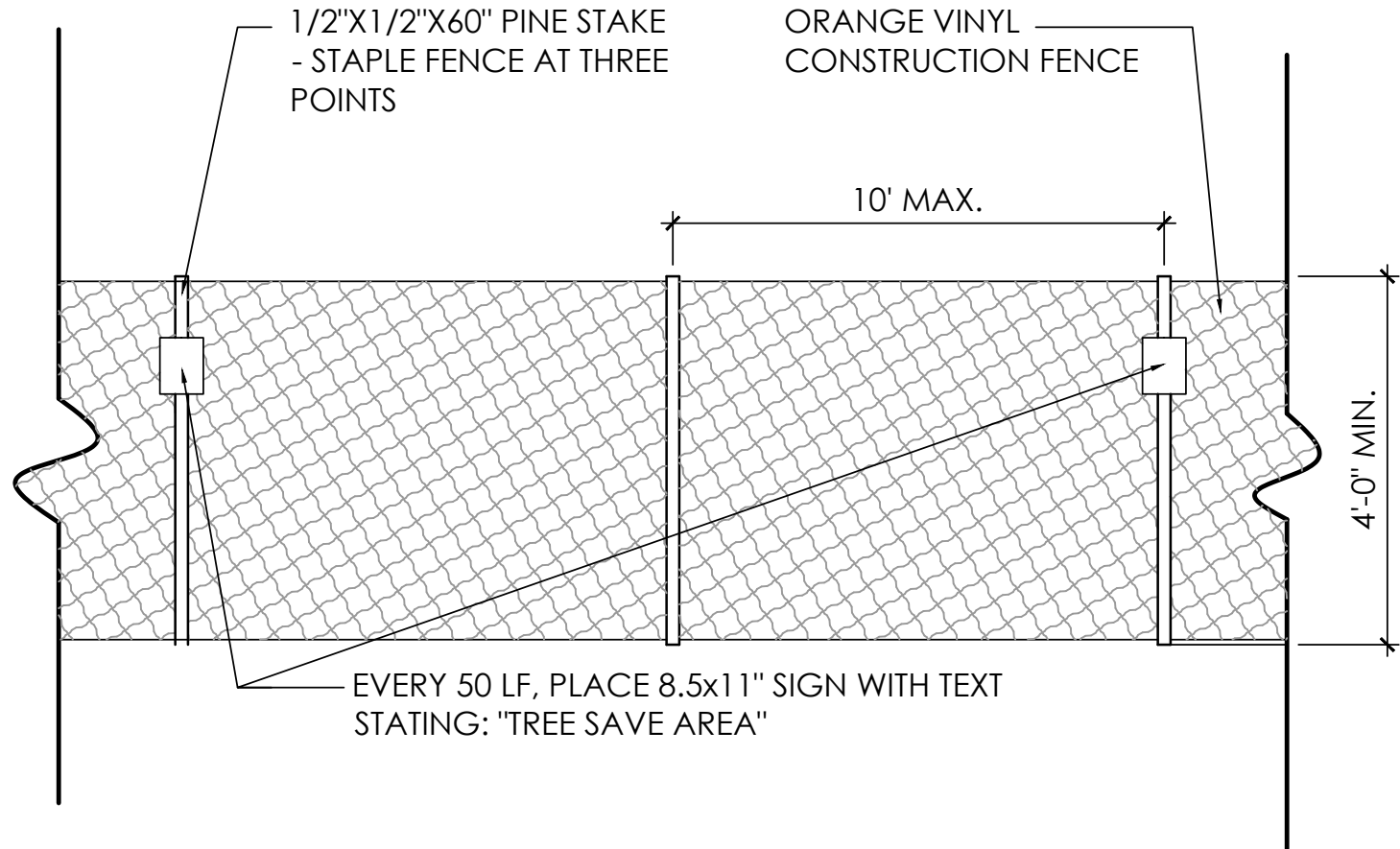
L-1



PRESERVATION PLANT KEY



NOTE: SEE SHEET L-3, L-4 FOR INDEX OF EXISTING TREES



1 TREE PROTECTION FENCE
N.T.S.

05-2809

REVISIONS

TREE REMOVAL
PLAN

THE RAVINES AT
TAYLOR
PREPARED FOR
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUIT 100
GAHANNA, OH 43230

Faris Planning & Design

LAND PLANNING
LANDSCAPE ARCHITECTURE
Columbus, OH 43215
www.farisplanninganddesign.com

DATE 1/4/21

PROJECT 20087

SHEET

L-2

TREE #	SIZE	SPECIES	CONDITION	STATUS
1	8	APPLE	GOOD	PRESERVE
2	7	APPLE	FAIR	PRESERVE
3	4	APPLE	POOR	PRESERVE
4	12	MAPLE	GOOD	PRESERVE
5	14	MAPLE	GOOD	PRESERVE
6	14	MAPLE	GOOD	PRESERVE
7	15	MAPLE	FAIR	PRESERVE
8	10	APPLE	POOR	PRESERVE
9	10	MAPLE	GOOD	PRESERVE
10	11	MAPLE	GOOD	PRESERVE
11	4	PEAR	FAIR	PRESERVE
12	11	RED CEDAR	FAIR	PRESERVE
13	17	APPLE	POOR	PRESERVE
14	10	HICKORY	GOOD	PRESERVE
15	9	APPLE	FAIR	PRESERVE
16	10	APPLE	POOR	PRESERVE
17	10	TREE	POOR	PRESERVE
18	6	PEAR	POOR	PRESERVE
19	19	WILLOW	GOOD	PRESERVE
20	24	WILLOW	GOOD	PRESERVE
21	10	PEAR	GOOD	PRESERVE
22	13	LOCUST	GOOD	REMOVE
23	8	PEAR	GOOD	REMOVE
24	4	LOCUST	POOR	REMOVE
25	9	PEAR	POOR	REMOVE
26	15	PEAR	FAIR	REMOVE
27	4	PEAR	GOOD	REMOVE
28	5	ASH	GOOD	REMOVE
29	5	TREE	DEAD	REMOVE
30	7	BIRCH	GOOD	REMOVE
31	21	PEAR	FAIR	REMOVE
32	7	TREE	DEAD	REMOVE
33	4	HICKORY	FAIR	REMOVE
34	4	HICKORY	GOOD	REMOVE
35	7	PEAR	FAIR	REMOVE
36	7	PEAR	FAIR	REMOVE
37	5	PEAR	POOR	REMOVE
38	4	PEAR	FAIR	REMOVE
39	6	LOCUST	FAIR	PRESERVE
40	6	BIRCH	GOOD	REMOVE
41	18	TREE	DEAD	REMOVE
42	6	COTTONWOOD	POOR	REMOVE
43	19	COTTONWOOD	POOR	REMOVE
44	6	HACKBERRY	GOOD	REMOVE
45	10	TREE	DEAD	REMOVE
46	8	HACKBERRY	GOOD	PRESERVE
47	4	ELM	GOOD	PRESERVE
48	8	ELM	GOOD	PRESERVE
49	4	ELM	FAIR	PRESERVE
50	6	HICKORY	FAIR	PRESERVE
51	5	LOCUST	FAIR	PRESERVE
52	8	HACKBERRY	GOOD	PRESERVE
53	7	HACKBERRY	GOOD	PRESERVE
54	5	LOCUST	FAIR	PRESERVE
55	11	TREE	DEAD	PRESERVE
56	10	TREE	DEAD	PRESERVE
57	10	LOCUST	POOR	PRESERVE
58	15	LOCUST	POOR	PRESERVE
59	5	HA WTHORN	GOOD	PRESERVE
60	18	LOCUST	FAIR	PRESERVE
61	18	LOCUST	POOR	PRESERVE
62	19	LOCUST	FAIR	PRESERVE
63	6	HA WTHORN	FAIR	PRESERVE
64	5	HA WTHORN	FAIR	PRESERVE
65	4	HICKORY	POOR	PRESERVE
66	27	OAK	GOOD	PRESERVE
67	9	TREE	DEAD	REMOVE
68	18	PINE	GOOD	PRESERVE
69	4	HICKORY	FAIR	PRESERVE
70	5	HICKORY	GOOD	PRESERVE
71	4	OAK	GOOD	PRESERVE
72	4	OAK	FAIR	PRESERVE
73	10	TREE	DEAD	PRESERVE
74	8	TREE	DEAD	PRESERVE
75	6	BIRCH	GOOD	PRESERVE
76	10	BIRCH	POOR	PRESERVE
77	4	ASH	FAIR	PRESERVE
78	5	HICKORY	FAIR	PRESERVE
79	6	HICKORY	FAIR	PRESERVE
80	8	HICKORY	GOOD	PRESERVE
81	9	ELM	FAIR	PRESERVE
82	4	ELM	FAIR	PRESERVE
83	6	TREE	DEAD	PRESERVE
84	9	MAPLE	GOOD	PRESERVE
85	7	TREE	DEAD	PRESERVE
86	6	TREE	DEAD	PRESERVE
87	8	ELM	POOR	PRESERVE
88	8	TREE	DEAD	PRESERVE
89	12	HICKORY	POOR	REMOVE
90	8	BIRCH	POOR	REMOVE
91	15	TREE	DEAD	REMOVE
92	33	COTTONWOOD	FAIR	REMOVE
93	15	OAK	GOOD	REMOVE
94	5	WALNUT	GOOD	REMOVE
95	5	ELM	FAIR	REMOVE
96	5	BOXELDER	GOOD	REMOVE
97	6	BOXELDER	FAIR	REMOVE
98	8	PEAR	FAIR	REMOVE
99	4	WALNUT	FAIR	REMOVE
100	5	WALNUT	GOOD	REMOVE
101	5	BIRCH	FAIR	REMOVE
102	5	BIRCH	POOR	REMOVE
103	5	PEAR	FAIR	REMOVE
104	5	COTTONWOOD	POOR	REMOVE
105	6	ASH	FAIR	REMOVE
106	9	WALNUT	GOOD	REMOVE
107	8	WALNUT	FAIR	REMOVE
108	6	WALNUT	FAIR	REMOVE
109	5	WALNUT	POOR	REMOVE
110	6	ELM	FAIR	REMOVE
111	5	ELM	POOR	REMOVE
112	15	TREE	DEAD	REMOVE
113	7	ELM	POOR	REMOVE
114	6	HICKORY	FAIR	REMOVE
115	8	ELM	GOOD	REMOVE

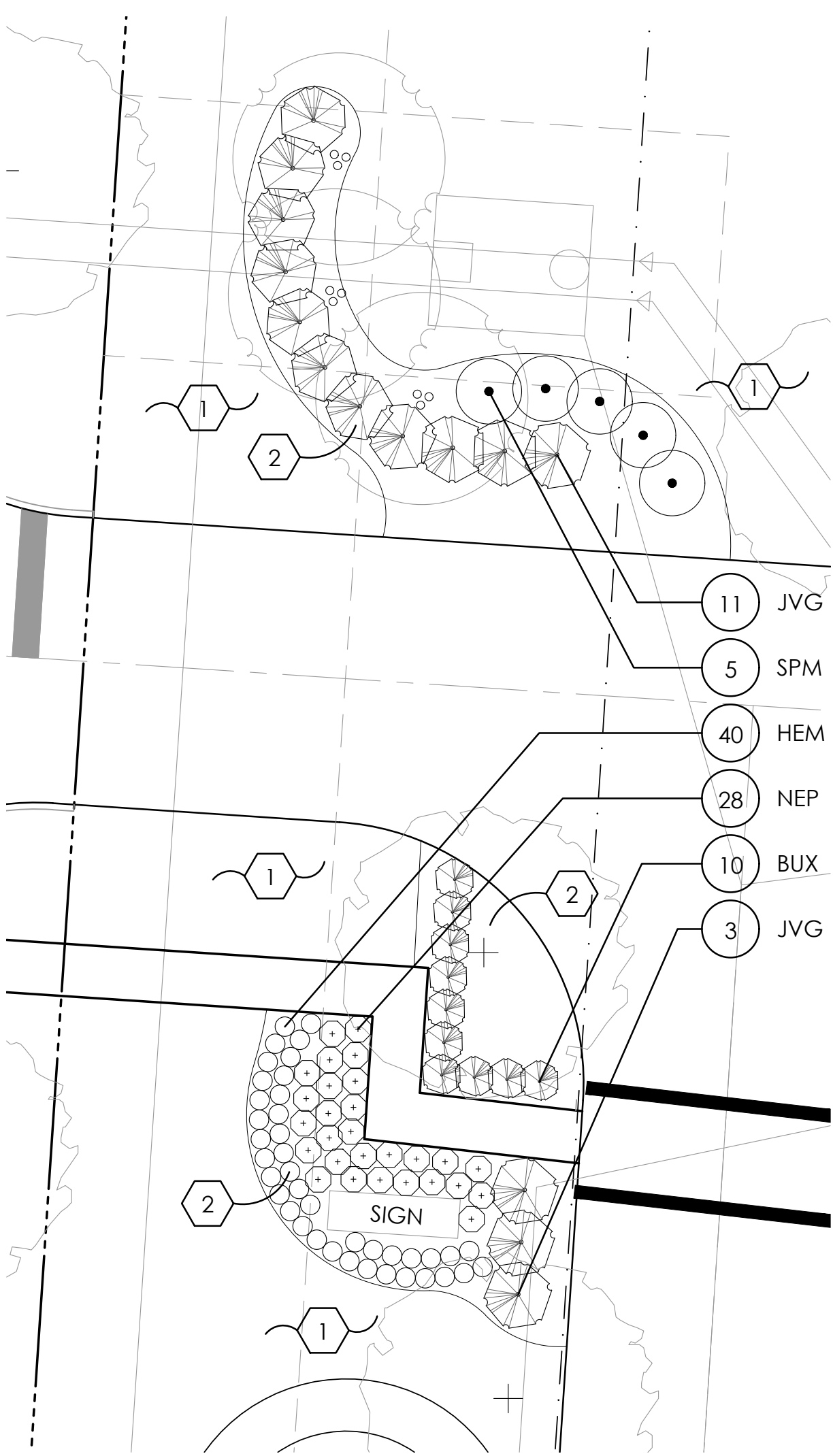
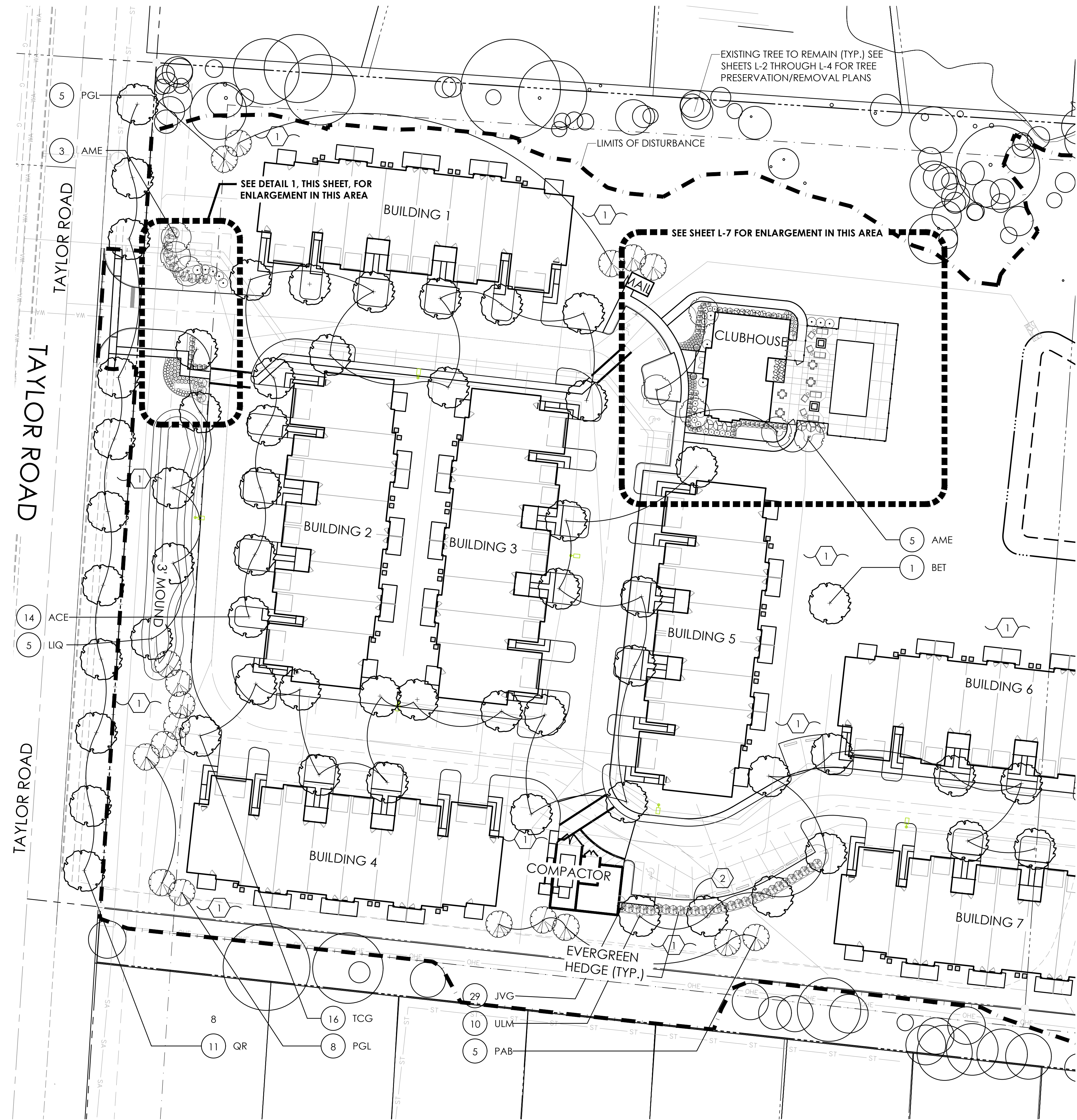
TREE #	SIZE	SPECIES	CONDITION	STATUS
116	12	WALNUT	GOOD	REMOVE
117	4	ELM	FAIR	REMOVE
118	5	ELM	POOR	REMOVE
119	4	ELM	GOOD	REMOVE
120	4	HICKORY	FAIR	REMOVE
121	4	BIRCH	FAIR	REMOVE
122	5	WALNUT	GOOD	REMOVE
123	10	WALNUT	FAIR	REMOVE
124	36	OAK	GOOD	REMOVE
125	33	OAK	GOOD	REMOVE
126	11	HICKORY	FAIR	REMOVE
127	9	HICKORY	GOOD	REMOVE
128	12	PINE	GOOD	REMOVE
129	14	PINE	GOOD	REMOVE
130	16	PINE	GOOD	REMOVE
131	15	PINE	GOOD	REMOVE
132	16	PINE	GOOD	REMOVE
133	17	PINE	GOOD	REMOVE
134	13	BIRCH	FAIR	REMOVE
135	23	OAK	GOOD	REMOVE
136	9	REDBUD	GOOD	REMOVE
137	8	REDBUD	GOOD	REMOVE
138	17	MAPLE	GOOD	REMOVE
139	16	MAPLE	GOOD	REMOVE
140	15	HICKORY	GOOD	REMOVE
141	16	WALNUT	GOOD	REMOVE
142	21	MAPLE	FAIR	REMOVE
143	14	PINE	GOOD	REMOVE
144	11	SPRUCE	FAIR	REMOVE
145	8	BOXELDER	GOOD	REMOVE
146	4	HACKBERRY	FAIR	REMOVE
147	5	ASH	GOOD	REMOVE
148	6	ASH	FAIR	REMOVE
149	18	PINE	FAIR	REMOVE
150	19	PINE	GOOD	REMOVE
151	4	WALNUT	FAIR	REMOVE
152	18	PINE	GOOD	REMOVE
153	6	PINE	GOOD	REMOVE
154	10	PINE	GOOD	REMOVE
155	5	WALNUT	GOOD	REMOVE
156	13	PINE	GOOD	REMOVE
157	12	WALNUT	FAIR	REMOVE
158	4	WALNUT	GOOD	REMOVE
159	12	TREE	DEAD	REMOVE
160	19	PINE	POOR	REMOVE
161	12	PINE	FAIR	REMOVE
162	9	PINE	GOOD	REMOVE
163	5	WALNUT	GOOD	REMOVE
164	5	MAPLE	GOOD	REMOVE
165	13	PINE	GOOD	REMOVE
166	8	TREE	DEAD	REMOVE
167	15	PINE	FAIR	REMOVE
168	7	MULBERRY	FAIR	REMOVE
169	10	HACKBERRY	GOOD	REMOVE
170	6	TREE	DEAD	REMOVE
171	18	PINE	GOOD	REMOVE
172	28	PINE	GOOD	REMOVE
173	40	OAK	GOOD	REMOVE
174	19	OAK	GOOD	REMOVE
175	15	HACKBERRY	GOOD	REMOVE
176	5	HACKBERRY	GOOD	REMOVE
177	5	HACKBERRY	GOOD	REMOVE
178	10	HACKBERRY	GOOD	REMOVE
179	21	WALNUT	GOOD	REMOVE
180	23	ELM	GOOD	REMOVE
181	4	WALNUT	GOOD	REMOVE
182	25	OAK	GOOD	REMOVE
183	32	OAK	GOOD	REMOVE
184	26	PINE	FAIR	REMOVE
185	7	TREE	DEAD	REMOVE
186	5	MULBERRY	FAIR	REMOVE
187	10	MULBERRY	FAIR	REMOVE
188	9	MULBERRY	POOR	REMOVE
189	6	MULBERRY	POOR	REMOVE
190	14	MAPLE	GOOD	REMOVE
191	23	PINE	FAIR	REMOVE
192	10	MULBERRY	POOR	REMOVE
193	8	ELM	FAIR	REMOVE
194	26	OAK	GOOD	REMOVE
195	7	WALNUT	GOOD	REMOVE
196	5	HACKBERRY	GOOD	REMOVE
197	22	WALNUT	FAIR	REMOVE
198	4	ELM	FAIR	PRESERVE
199	4	TREE	DEAD	PRESERVE
200	4	MAPLE	GOOD	PRESERVE
201	21	WALNUT	GOOD	PRESERVE
202	5	MAPLE	GOOD	PRESERVE
203	20	WALNUT	GOOD	PRESERVE
204	13	WALNUT	FAIR	PRESERVE
205	6	WALNUT	GOOD	PRESERVE
206	5	WALNUT	FAIR	PRESERVE
207	16	HACKBERRY	GOOD	PRESERVE
208	13	WALNUT	POOR	PRESERVE
209	8	TREE	DEAD	PRESERVE
210	16	WALNUT	FAIR	PRESERVE
211	5	WALNUT	GOOD	REMOVE
212	4	ASH	GOOD	REMOVE
213	4	WALNUT	GOOD	PRESERVE
214	5	MAPLE	FAIR	PRESERVE
215	7	HACKBERRY	GOOD	PRESERVE
216	15	HACKBERRY	FAIR	PRESERVE
217	11	HICKORY	GOOD	PRESERVE
218	5	HICKORY	FAIR	PRESERVE
219	6	WALNUT	POOR	PRESERVE
220	8	ELM	FAIR	PRESERVE
221	15	WALNUT	FAIR	PRESERVE
222	7	WALNUT	POOR	PRESERVE
223	19	COTTONWOOD	GOOD	PRESERVE
224	10	WALNUT	POOR	PRESERVE
225	12	WALNUT	FAIR	PRESERVE
226	35	SYCAMORE	GOOD	PRESERVE
227	9	WALNUT	GOOD	PRESERVE
228	8	MULBERRY	FAIR	PRESERVE
229	11	HACKBERRY	GOOD	PRESERVE
230	6	MULBERRY	GOOD	PRESERVE

TREE #	SIZE	SPECIES	CONDITION	STATUS
231	6	MULBERRY	FAIR	PRESERVE
232	8	WALNUT	POOR	PRESERVE
233	4	HACKBERRY	GOOD	PRESERVE
234	11	WALNUT	FAIR	PRESERVE
235	9	TREE	DEAD	PRESERVE
236	10	WALNUT	GOOD	PRESERVE
237	4	BOXELDER	POOR	PRESERVE
238	6	TREE	DEAD	PRESERVE
239	8	HACKBERRY	GOOD	PRESERVE
240	4	TREE	DEAD	PRESERVE
241	14	SYCAMORE	GOOD	PRESERVE
242	4	MULBERRY	GOOD	PRESERVE
243	15	WALNUT	FAIR	PRESERVE
244	10	WALNUT	FAIR	PRESERVE
245	18	TREE	DEAD	PRESERVE
246	20	TREE	DEAD	PRESERVE
247	14	ASH	POOR	PRESERVE
248	11	ASH	FAIR	PRESERVE
249	7	HICKORY	FAIR	PRESERVE
250	26	LOCUST	FAIR	PRESERVE
251	11	WALNUT	POOR	PRESERVE
252	5	MULBERRY	FAIR	PRESERVE
253	10	MULBERRY	FAIR	PRESERVE
254	18	LOCUST	FAIR	PRESERVE
255	11	TREE	DEAD	PRESERVE
256	5	ELM	POOR	PRESERVE
257	7	TREE	DEAD	PRESERVE
258	12	TREE	DEAD	PRESERVE
259	7	OAK	GOOD	PRESERVE
260	10	ASH	FAIR	PRESERVE
261	10	OAK	GOOD	PRESERVE
262	6	ELM	FAIR	PRESERVE
263	6	ELM	FAIR	PRESERVE
264	5	ELM	FAIR	PRESERVE
265	8	ASH	POOR	PRESERVE
266	5	HACKBERRY	GOOD	PRESERVE
267	23	WALNUT	GOOD	PRESERVE
268	10	TREE	DEAD	PRESERVE
269	14	TREE	DEAD	PRESERVE
270	12	TREE	DEAD	PRESERVE
271	21	TREE	DEAD	PRESERVE
272	24	TREE	DEAD	PRESERVE
273	9	MAPLE	GOOD	PRESERVE
274	8	TREE	DEAD	PRESERVE
275	11	TREE	DEAD	PRESERVE
276	13	LOCUST	GOOD	PRESERVE
277	6	ELM	FAIR	PRESERVE
278	7	ELM	GOOD	PRESERVE
279	13	WALNUT	GOOD	PRESERVE
280	9	ASH	FAIR	PRESERVE
281	4	ELM	FAIR	PRESERVE
282	6	OAK	GOOD	PRESERVE
283	8	ELM	FAIR	PRESERVE
284	7	ELM	FAIR	PRESERVE
285	6	ELM	POOR	PRESERVE
286	7	ELM	FAIR	PRESERVE
287	5	ELM	FAIR	PRESERVE
288	4	ELM	GOOD	PRESERVE
289	5	ELM	GOOD	PRESERVE
290	11	TREE	DEAD	PRESERVE
291	13	HA WTHORN	GOOD	PRESERVE
292	7	TREE	DEAD	PRESERVE
293	5	ELM	FAIR	PRESERVE
294	8	ELM	FAIR	PRESERVE
295	4	MULBERRY	FAIR	PRESERVE
296	8	ELM	POOR	PRESERVE
297	4	HACKBERRY	GOOD	PRESERVE
298	8	ELM	POOR	REMOVE
299	8	LOCUST	POOR	REMOVE
300	5	TREE	DEAD	REMOVE
301	10	LOCUST	FAIR	PRESERVE
302	9	ASH	POOR	PRESERVE
303	17	WALNUT	FAIR	PRESERVE
304	7	LOCUST	FAIR	PRESERVE
305	18	WALNUT	GOOD	PRESERVE
306	6	TREE	DEAD	PRESERVE
307	16	WALNUT	FAIR	PRESERVE
308	10	MULBERRY	FAIR	PRESERVE
309	7	LOCUST	FAIR	PRESERVE
310	19	WALNUT	GOOD	PRESERVE
311	6	WALNUT	GOOD	PRESERVE
312	7	WALNUT	POOR	PRESERVE
313	6	TREE	DEAD	PRESERVE
314	4	WALNUT	GOOD	PRESERVE
315	8	TREE	DEAD	PRESERVE
316	21	WALNUT	FAIR	PRESERVE
317	4	HACKBERRY	GOOD	PRESERVE
318	6	WALNUT	GOOD	PRESERVE
319	6	WALNUT	POOR	PRESERVE
320	7	WALNUT	POOR	PRESERVE
321	8	ELM	GOOD	REMOVE
322	11	HACKBERRY	GOOD	PRESERVE
323	24	BOXELDER	FAIR	PRESERVE
324	8	ELM	GOOD	PRESERVE
325	5	ELM	FAIR	PRESERVE
326	23	COTTONWOOD	GOOD	PRESERVE
327	10	ASH	FAIR	PRESERVE
328	10	WALNUT	GOOD	PRESERVE
329	5	ELM	POOR	PRESERVE
330	9	ELM	GOOD	PRESERVE
331	6	ASH	FAIR	PRESERVE
332	4	SWEETGUM	FAIR	PRESERVE
333	15	WALNUT	GOOD	REMOVE
334	7	DOGWOOD	POOR	PRESERVE
335	14	ELM	FAIR	PRESERVE
336	15	ELM	GOOD	PRESERVE
337	15	TREE	DEAD	REMOVE
338	8	WALNUT	FAIR	REMOVE
339	4	WALNUT	GOOD	PRESERVE
340	8	LOCUST	GOOD	PRESERVE
341	4	BOXELDER	GOOD	REMOVE
342	5	BOXELDER	GOOD	PRESERVE
343	5	LOCUST	GOOD	REMOVE
344	4	MULBERRY	FAIR	REMOVE
345	10	LOCUST	GOOD	REMOVE

TREE #	SIZE	SPECIES	CONDITION	STATUS
691	25	HICKORY	FAIR	PRESERVE
692	26	SYCAMORE	GOOD	PRESERVE
693	16	HICKORY	FAIR	REMOVE
694	22	MAPLE	FAIR	REMOVE
695	6	TREE	DEAD	REMOVE
696	5	ASH	POOR	REMOVE
697	6	ELM	FAIR	REMOVE
698	4	BEECH	POOR	REMOVE
699	9	PINE	GOOD	REMOVE
700	9	PINE	GOOD	REMOVE
701	5	ELM	FAIR	REMOVE
702	6	HICKORY	FAIR	REMOVE
703	5	HICKORY	POOR	REMOVE
704	5	PINE	FAIR	REMOVE
705	5	HICKORY	FAIR	REMOVE
706	N/A	N/A	N/A	N/A
707	22	SPRUCE	GOOD	PRESERVE
708	15	SPRUCE	FAIR	PRESERVE
709	18	SPRUCE	POOR	PRESERVE
710	17	SPRUCE	POOR	PRESERVE
711	17	SPRUCE	POOR	PRESERVE
712	17	SPRUCE	POOR	PRESERVE
713	21	SPRUCE	FAIR	PRESERVE
714	9	ELM	FAIR	PRESERVE
715	11	WALNUT	GOOD	PRESERVE
716	13	WALNUT	GOOD	PRESERVE
717	37	SPRUCE	FAIR	REMOVE
718	5	ELM	FAIR	REMOVE
719	10	TREE	DEAD	REMOVE
720	5	ASH	POOR	REMOVE
721	11	WALNUT	FAIR	REMOVE
722	5	BOXELDER	FAIR	REMOVE
723	9	BOXELDER	POOR	REMOVE
724	5	BOXELDER	POOR	PRESERVE
725	4	MAPLE	FAIR	PRESERVE
726	11	BOXELDER	POOR	REMOVE
727	4	BOXELDER	GOOD	PRESERVE
728	4	MULBERRY	FAIR	REMOVE
729	4	BOXELDER	FAIR	REMOVE
730	7	BOXELDER	GOOD	REMOVE
731	10	BOXELDER	FAIR	REMOVE
732	5	BOXELDER	POOR	REMOVE
733	6	BOXELDER	FAIR	REMOVE
734	15	TREE	DEAD	REMOVE
735	17	TREE	DEAD	REMOVE
736	8	TREE	DEAD	REMOVE
737	10	TREE	DEAD	REMOVE
738	6	BOXELDER	FAIR	REMOVE
739	6	BOXELDER	FAIR	REMOVE
740	6	BOXELDER	POOR	REMOVE
741	5	BOXELDER	GOOD	REMOVE
742	6	BOXELDER	FAIR	REMOVE
743	6	BOXELDER	POOR	REMOVE
744	20	SYCAMORE	FAIR	REMOVE
745	9	TREE	DEAD	REMOVE
746	8	TREE	DEAD	REMOVE
747	7	TREE	DEAD	REMOVE
748	8	MULBERRY	POOR	REMOVE
749	12	WALNUT	FAIR	REMOVE
750	6	ELM	FAIR	REMOVE
751	4	ASH	FAIR	REMOVE
752	29	BOXELDER	GOOD	REMOVE
753	22	BOXELDER	FAIR	REMOVE
754	4	ASH	FAIR	REMOVE
755	5	ELM	FAIR	REMOVE
756	12	HACKBERRY	GOOD	REMOVE
757	12	LOCUST	FAIR	REMOVE
758	5	BOXELDER	POOR	REMOVE
759	8	TREE	DEAD	REMOVE
760	6	BOXELDER	GOOD	REMOVE
761	7	LOCUST	FAIR	REMOVE
762	11	LOCUST	FAIR	REMOVE
763	5	BOXELDER	POOR	REMOVE
764	8	BOXELDER	FAIR	REMOVE
765	8	BOXELDER	POOR	REMOVE
766	7	BOXELDER	FAIR	REMOVE
767	4	BOXELDER	FAIR	REMOVE
768	5	BOXELDER	GOOD	PRESERVE
769	7	BOXELDER	FAIR	PRESERVE
770	5	TREE	DEAD	PRESERVE
771	11	BOXELDER	POOR	REMOVE
772	10	BOXELDER	FAIR	REMOVE
773	9	BOXELDER	FAIR	REMOVE
774	6	BOXELDER	FAIR	REMOVE
775	5	BOXELDER	POOR	PRESERVE
776	5	TREE	DEAD	PRESERVE
777	7	BOXELDER	GOOD	REMOVE
778	11	LOCUST	FAIR	REMOVE
779	11	LOCUST	POOR	REMOVE
780	14	BOXELDER	POOR	REMOVE
781	8	BOXELDER	GOOD	REMOVE
782	21	TREE	DEAD	REMOVE
783	5	BOXELDER	POOR	REMOVE
784	5	ASH	GOOD	PRESERVE
785	8	BOXELDER	POOR	PRESERVE
786	10	BOXELDER	FAIR	PRESERVE
787	7	BOXELDER	GOOD	REMOVE
788	4	BOXELDER	GOOD	REMOVE
789	6	BOXELDER	FAIR	REMOVE
790	4	ELM	FAIR	REMOVE
791	4	BOXELDER	POOR	REMOVE
792	4	TREE	DEAD	REMOVE
793	5	BOXELDER	POOR	REMOVE
794	5	TREE	DEAD	REMOVE
795	5	BOXELDER	GOOD	PRESERVE
796	5	ELM	POOR	PRESERVE
797	5	TREE	POOR	REMOVE
798	5	ELM	FAIR	PRESERVE
799	6	TREE	DEAD	PRESERVE
800	6	ELM	FAIR	PRESERVE
801	4	BOXELDER	POOR	PRESERVE
802	13	ELM	GOOD	PRESERVE
803	8	ELM	GOOD	REMOVE
804	5	ELM	FAIR	PRESERVE
805	13	BOXELDER	GOOD	PRESERVE

TREE #	SIZE	SPECIES	CONDITION	STATUS
806	5	BOXELDER	FAIR	PRESERVE
807	5	LOCUST	POOR	PRESERVE
808	4	BOXELDER	FAIR	REMOVE
809	5	ELM	FAIR	REMOVE
810	5	BOXELDER	FAIR	REMOVE
811	6	BOXELDER	FAIR	REMOVE
812	25	HICKORY	FAIR	REMOVE
813	5	BOXELDER	FAIR	REMOVE
814	5	HICKORY	FAIR	REMOVE
815	4	ELM	FAIR	REMOVE
816	14	SYCAMORE	FAIR	REMOVE
817	6	TREE	DEAD	REMOVE
818	6	BOXELDER	POOR	REMOVE
819	7	BOXELDER	POOR	REMOVE
820	9	BOXELDER	POOR	REMOVE
821	7	SYCAMORE	FAIR	REMOVE
822	6	BOXELDER	FAIR	REMOVE
823	12	COTTONWOOD	FAIR	REMOVE
824	12	COTTONWOOD	GOOD	REMOVE
825	6	BOXELDER	POOR	REMOVE
826	7	BOXELDER	POOR	REMOVE
827	6	BOXELDER	GOOD	REMOVE
828	6	LOCUST	GOOD	REMOVE
829	6	COTTONWOOD	POOR	REMOVE
830	4	BOXELDER	POOR	REMOVE
831	4	TREE	DEAD	REMOVE
832	6	BOXELDER	FAIR	REMOVE
833	7	ELM	FAIR	REMOVE
834	22	COTTONWOOD	GOOD	REMOVE
835	23	COTTONWOOD	GOOD	REMOVE
836	7	BOXELDER	FAIR	REMOVE
837	6	TREE	DEAD	REMOVE
838	5	HICKORY	FAIR	REMOVE
839	5	MAPLE	FAIR	REMOVE
840	4	ELM	FAIR	REMOVE
841	10	HICKORY	GOOD	REMOVE
842	12	PINE	FAIR	REMOVE
843	10	SPRUCE	FAIR	REMOVE
844	10	HICKORY	FAIR	REMOVE
845	10	ELM	POOR	REMOVE
846	8	TREE	DEAD	REMOVE
847	4	ELM	GOOD	REMOVE
848	4	ELM	FAIR	REMOVE
849	5	BOXELDER	POOR	REMOVE
850	11	LOCUST	POOR	REMOVE
851	5	BOXELDER	FAIR	REMOVE
852	16	COTTONWOOD	FAIR	REMOVE
853	12	OAK	GOOD	REMOVE
854	4	ELM	GOOD	REMOVE
855	15	COTTONWOOD	GOOD	REMOVE
856	5	SYCAMORE	POOR	REMOVE
857	6	HICKORY	FAIR	REMOVE
858	6	OAK	FAIR	REMOVE
859	8	OAK	GOOD	REMOVE
860	8	MAPLE	FAIR	REMOVE
861	9	HICKORY	FAIR	REMOVE
862	11	HICKORY	GOOD	REMOVE
863	6	HICKORY	FAIR	REMOVE
864	7	TREE	DEAD	REMOVE
865	7	HICKORY	POOR	REMOVE
866	10	ELM	FAIR	REMOVE
867	14	PINE	POOR	REMOVE
868	5	HICKORY	POOR	REMOVE
869	8	PINE	POOR	REMOVE
870	8	TREE	DEAD	REMOVE
871	9	PINE	POOR	REMOVE
872	8	PINE	FAIR	REMOVE
873	10	ELM	GOOD	REMOVE
874	12	PINE	FAIR	REMOVE
875	10	PINE	POOR	REMOVE
876	11	PINE	FAIR	REMOVE
877	5	ASH	GOOD	REMOVE
878	7	ASH	FAIR	REMOVE
879	13	PINE	FAIR	REMOVE
880	11	BOXELDER	FAIR	REMOVE
881	12	PINE	FAIR	REMOVE
882	6	HICKORY	POOR	REMOVE
883	13	PINE	FAIR	REMOVE
884	9	PINE	GOOD	REMOVE
885	4	BEECH	GOOD	REMOVE
886	15	MAPLE	GOOD	REMOVE
887	13	PINE	FAIR	REMOVE
888	7	ELM	FAIR	REMOVE
889	11	ELM	FAIR	REMOVE
890	8	TREE	DEAD	REMOVE
891	15	PINE	FAIR	REMOVE
892	9	TREE	DEAD	REMOVE
893	5	BEECH	GOOD	REMOVE
894	6	HICKORY	GOOD	REMOVE
895	12	PINE	GOOD	REMOVE
896	9	PINE	POOR	REMOVE
897	9	PINE	FAIR	REMOVE
898	11	MAPLE	GOOD	REMOVE
899	5	ELM	FAIR	REMOVE
900	5	TREE	DEAD	REMOVE
901	8	ELM	GOOD	REMOVE
902	4	BEECH	GOOD	REMOVE
903	39	COTTONWOOD	GOOD	REMOVE
904	8	ELM	FAIR	REMOVE
905	7	BOXELDER	POOR	REMOVE
906	5	ASH	FAIR	REMOVE
907	9	HICKORY	FAIR	REMOVE
908	16	SPRUCE	POOR	REMOVE
909	10	SPRUCE	POOR	REMOVE
910	11	TREE	DEAD	REMOVE
911	10	BOXELDER	FAIR	REMOVE
912	5	ELM	FAIR	REMOVE
913	4	OAK	FAIR	REMOVE
914	12	MAPLE	GOOD	REMOVE
915	5	ASH	FAIR	REMOVE
916	23	MAPLE	FAIR	REMOVE
917	8	COTTONWOOD	FAIR	REMOVE
918	17	COTTONWOOD	FAIR	REMOVE
919	7	TREE	DEAD	REMOVE
920	7	BOXELDER	FAIR	REMOVE

TREE #	SIZE	SPECIES	CONDITION	STATUS
921	5	HICKORY	FAIR	REMOVE
922	32	ELM	FAIR	REMOVE
923	7	ELM	FAIR	REMOVE
924	12	HICKORY	FAIR	REMOVE
925	9	MAPLE	GOOD	REMOVE
926	16	COTTONWOOD	FAIR	REMOVE
927	5	HICKORY	FAIR	REMOVE
928	25	MAPLE	FAIR	REMOVE
929	9	MAPLE	GOOD	REMOVE
930	5	BOXELDER	FAIR	REMOVE
931	6	BOXELDER	GOOD	REMOVE
932	4	TREE	DEAD	REMOVE
933	5	ASH	FAIR	REMOVE
934	5	HICKORY	FAIR	REMOVE
935	5	TREE	DEAD	REMOVE
936	5	ASH	POOR	REMOVE
937	5	TREE	DEAD	REMOVE
938	6	BOXELDER	FAIR	REMOVE
939	14	COTTONWOOD	GOOD	REMOVE
940	4	ASH	FAIR	REMOVE
941	6	MULBERRY	POOR	REMOVE
942	4	BOXELDER	FAIR	REMOVE
943	7	MAPLE	FAIR	REMOVE
944	5	COTTONWOOD	FAIR	REMOVE
945	5	COTTONWOOD	GOOD	REMOVE
946	4	COTTONWOOD	FAIR	REMOVE
947	9	OAK	FAIR	REMOVE
948	4	COTTONWOOD	GOOD	REMOVE
949	5	BOXELDER	FAIR	REMOVE
950	5	ASH	FAIR	REMOVE
951	16	BOXELDER	FAIR	REMOVE
952	15	COTTONWOOD	GOOD	REMOVE
953	15	COTTONWOOD	FAIR	REMOVE
954	10	OAK	GOOD	REMOVE
955	13	LOCUST	POOR	REMOVE
956	4	ELM	FAIR	REMOVE
957	10	HICKORY	POOR	REMOVE
958	14	TREE	DEAD	REMOVE
959	6	OAK	FAIR	REMOVE
960	5	OAK	POOR	REMOVE
961	9	OAK	FAIR	REMOVE
962	12	TREE	DEAD	REMOVE
963	8	HICKORY	FAIR	REMOVE
964	4	ASH	FAIR	REMOVE
965	9	HICKORY	FAIR	REMOVE
966	5	BEECH	FAIR	REMOVE
967	6	HICKORY	FAIR	REMOVE
968	6	HICKORY	GOOD	REMOVE
969	4	BIRCH	POOR	REMOVE
970	8	HICKORY	GOOD	REMOVE
971	9	PINE	POOR	REMOVE
972	10	PINE	POOR	REMOVE
973	8	SPRUCE	POOR	REMOVE
974	13	SPRUCE	FAIR	REMOVE
975	13	SPRUCE	POOR	REMOVE
976	4	BIRCH	POOR	REMOVE
977	6	TREE	DEAD	REMOVE
978	5	BIRCH	POOR	REMOVE
979	12	TREE	DEAD	REMOVE
980	9	SPRUCE	FAIR	REMOVE
981	4	HICKORY	POOR	REMOVE
982	12	SPRUCE	POOR	REMOVE
983	5	ELM	FAIR	REMOVE
984	8	PINE	POOR	REMOVE
985	11	BOXELDER	FAIR	REMOVE
986	4	BIRCH	POOR	REMOVE
987	8	TREE	DEAD	REMOVE
988	4	BIRCH	POOR	REMOVE
989	9	SPRUCE	POOR	REMOVE
990	11	PINE	FAIR	REMOVE
991	7	TREE	DEAD	REMOVE
992	4	HICKORY	FAIR	REMOVE
993	6	BIRCH	FAIR	REMOVE
994	13	SPRUCE	POOR	REMOVE
995	5	HICKORY	FAIR	REMOVE
996	11	BOXELDER	FAIR	REMOVE
997	7	HICKORY	FAIR	REMOVE
998	12	SPRUCE	POOR	REMOVE
999	10	SPRUCE	POOR	REMOVE
1000	6	TREE	DEAD	REMOVE
1001	11	SPRUCE	POOR	REMOVE
1002	6	TREE	DEAD	REMOVE
1003	20	BOXELDER	FAIR	REMOVE
1004	7	ELM	GOOD	REMOVE
1005	10	HICKORY	FAIR	REMOVE
1006	11	HICKORY	POOR	REMOVE
1007	12	HICKORY	FAIR	REMOVE
1008	5	TREE	DEAD	REMOVE
1009	5	HICKORY	FAIR	REMOVE
1010	9	TREE	FAIR	REMOVE
1011	6	HICKORY	POOR	REMOVE
1012	10	PINE	POOR	REMOVE
1013	8	ELM	FAIR	REMOVE
1014	11	PINE	GOOD	REMOVE
1015	4	ELM	FAIR	REMOVE
1016	5	ELM	GOOD	REMOVE
1017	10	PINE	FAIR	REMOVE
1018	13	MAPLE	GOOD	REMOVE
1019	10	PINE	FAIR	REMOVE
1020	11	PINE	POOR	REMOVE
1021	4	BOXELDER	FAIR	REMOVE
1022	7	LOCUST	FAIR	REMOVE
1023	13	MAPLE	GOOD	REMOVE
1024	4	MAPLE	FAIR	REMOVE
1025	8	MAPLE	GOOD	REMOVE
1026	16	OAK	GOOD	REMOVE
1027	13	OAK	FAIR	REMOVE
1028	7	MAPLE	GOOD	REMOVE
1029	9	OAK	GOOD	REMOVE
1030	6	MAPLE	FAIR	REMOVE
1031	14	PINE	FAIR	REMOVE
1032	7	OAK	GOOD	REMOVE
1033	6	HICKORY	FAIR	REMOVE
1034	10	HICKORY	GOOD	REMOVE
1035	7	ELM	POOR	REMOVE



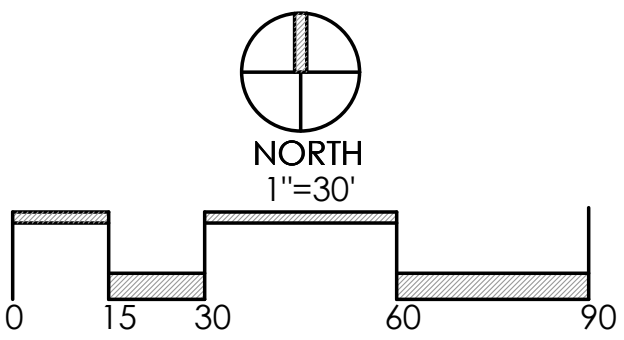
- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
 7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
 8. THE LOCATION OF THE 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 PRIOR TO 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.
 9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
 10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

- CONSTRUCTION NOTES:**
- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 - 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH HARDWOOD BARK MULCH.

- PLANT KEY TYPICALS**
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES
- ORNAMENTAL TREE
 - LARGE DECIDUOUS SHRUB
 - EXISTING TREE
 - EVERGREEN SHRUB
 - DECIDUOUS SHRUB
 - EVERGREEN TREE
 - PERENNIALS
 - GROUND COVER
 - SHADE TREE

PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
16	TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	
1	BET	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2" CAL.	B&B	
14	ACE	ACER x FREEMANII SIENNA GLEN	SIENNA GLEN MAPLE	2" CAL.	B&B	
10	ULM	ULMUS 'FRONTIER'	FRONTIER ELM	2" CAL.	B&B	
5	LIQ	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2" CAL.	B&B	
11	QR	QUERCUS RUBRA	RED OAK	2" CAL.	B&B	
5	PAB	PICEA ABIES	NORWAY SPRUCE	6-8' HT.	B&B	
13	PGL	PICEA GLAUCA	WHITE SPRUCE	6-8' HT.	B&B	
8	AME	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY		B&B	
				1.5" CAL.		
SHRUBS						
43	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HT.	B&B	
5	SPM	SYRINGA PUBESCENS SUBSP. PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	36" HT.	B&B	
10	BUX	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
28	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO.2	CONT	
40	HEM	HEMEROCALLIS 'GOING BANANAS'	GOING BANANAS DAYLILY	NO.1	CONT	



REVISIONS

	2/11/22

THE RAVINES AT TAYLOR

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L-5



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
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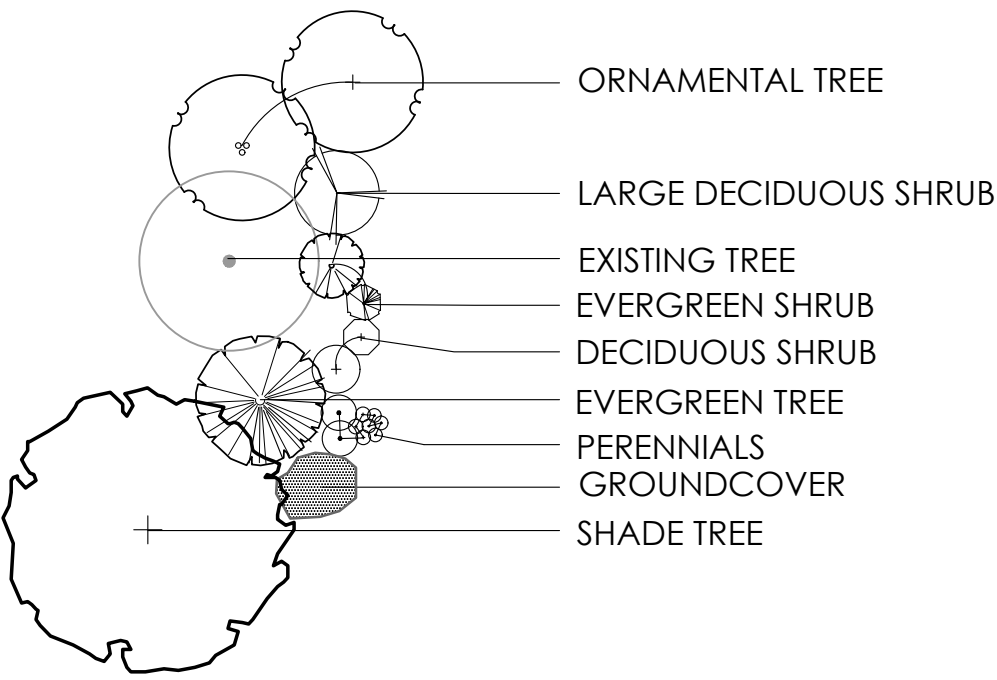
CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH HARDWOOD BARK MULCH.

PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
15	PLA	PLATANUS X ACERIFOLIA 'EXCLAMATION!'	EXCLAMATION! LONDON PLANETREE	2" CAL.	B&B	
2	BET	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2" CAL.	B&B	
10	LIR	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY TULIP TREE	2" CAL.	B&B	
15	PAB	PICEA ABIES	NORWAY SPRUCE	6-8' HT.	B&B	
11	PGL	PICEA GLAUCA	WHITE SPRUCE	6-8' HT.	B&B	
SHRUBS						
55	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HT.	B&B	

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

OVERALL LANDSCAPE PLAN

THE RAVINES AT TAYLOR

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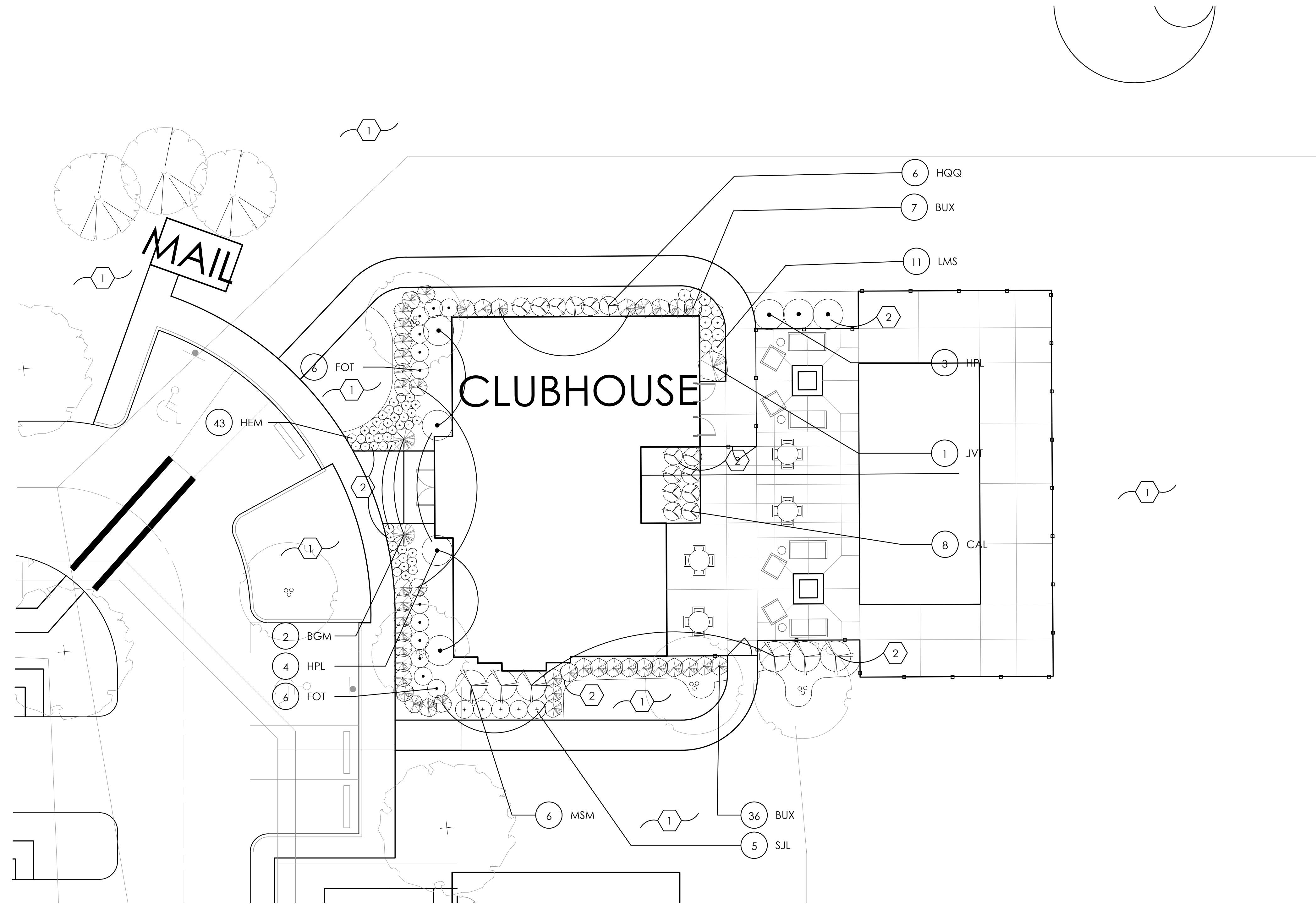
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GENERAL PLANTING NOTES:

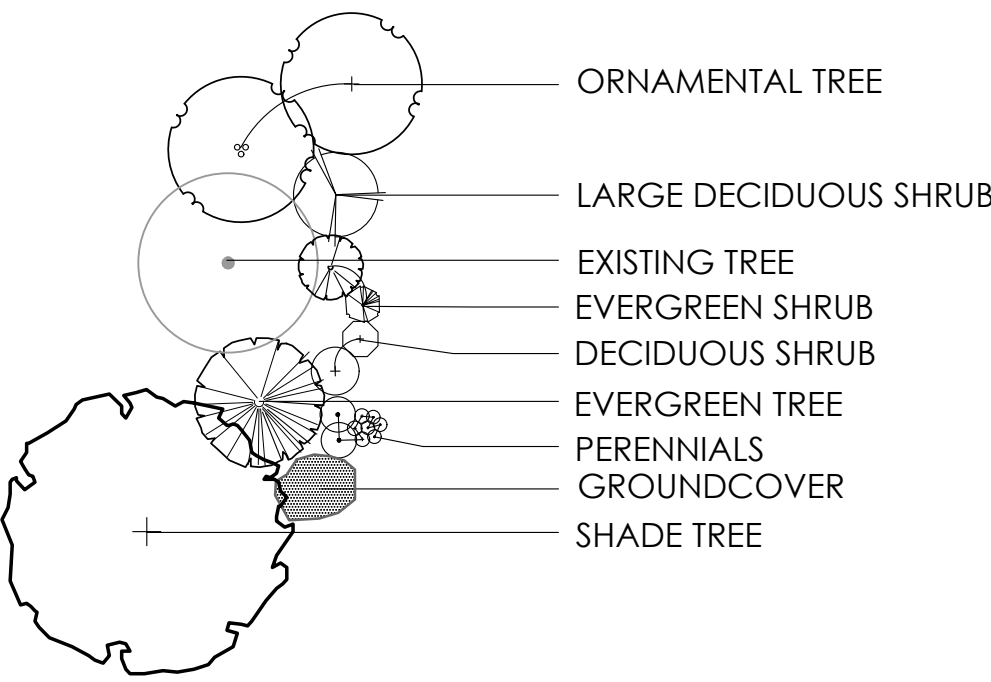
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
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CONSTRUCTION NOTES:

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2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH HARDWOOD BARK MULCH.

PLANT KEY TYPICALS

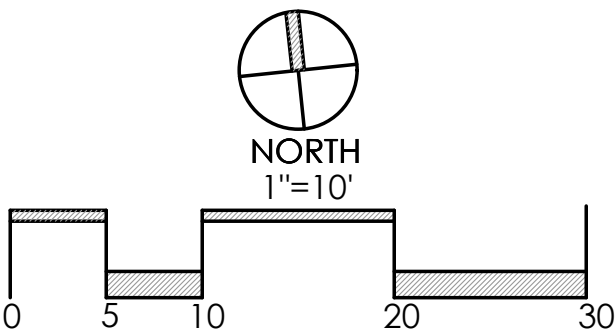
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
7	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HGT.	B&B	
12	FOT	FOTHERGILLA 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24" HGT.	B&B	
43	BUX	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
2	BGM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HGT.	B&B	
5	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
1	JVT	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	48" HGT.	B&B	
6	HQQ	HYDRANGEA QUERCIFOLIA 'QUEEN OF HEARTS'	QUEEN OF HEARTS OAKLEAF HYDRANGEA	30" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
6	MSM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	NO. 2	CONT.	
11	LMS	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	NO.1	CONT.	
8	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO.1	CONT.	
43	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO.1	CONT.	



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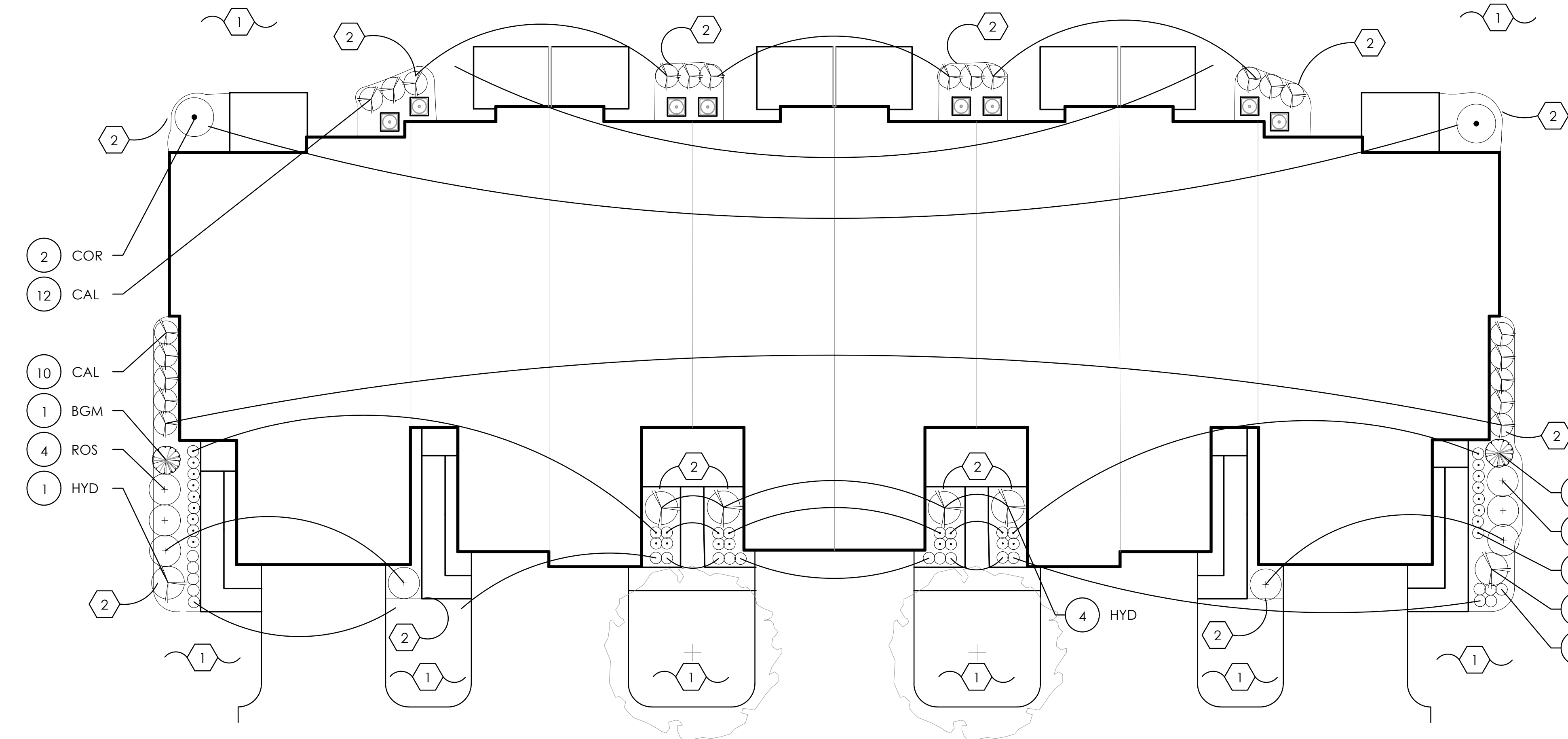
CLUBHOUSE AND
POOL LANDSCAPE
ENLARGEMENT PLAN

THE RAVINES AT
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L-7



1 8-UNIT BUILDING LANDSCAPE ENLARGEMENT PLAN (TYPICAL OF BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, AND 15)
SCALE: 1"=10'

PLANT LIST FOR 8-UNIT BUILDING TYPICAL LANDSCAPING

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
2	BGM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	30" HGT.	B&B	
2	COR	CORNUS SERICEA 'CARDINAL'	REDTWIG DOGWOOD	30" HGT.	B&B	
6	HYD	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	24" HGT.	B&B	
8	ROS	ROSA 'RADWHITE'	WHITE KNOCKOUT ROSE	NO. 2	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
33	HSD	HEMEROCALLIS 'STELLA D ORRO'	STELLA D' ORRO DAYLILLY	NO. 1	CONT.	
22	CAL	CALAMAGROSTIS A. 'OVERDAM'	OVERDAM FEATHER REED GRASS	NO. 1	CONT.	
20	LIR	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	NO. 1	CONT.	

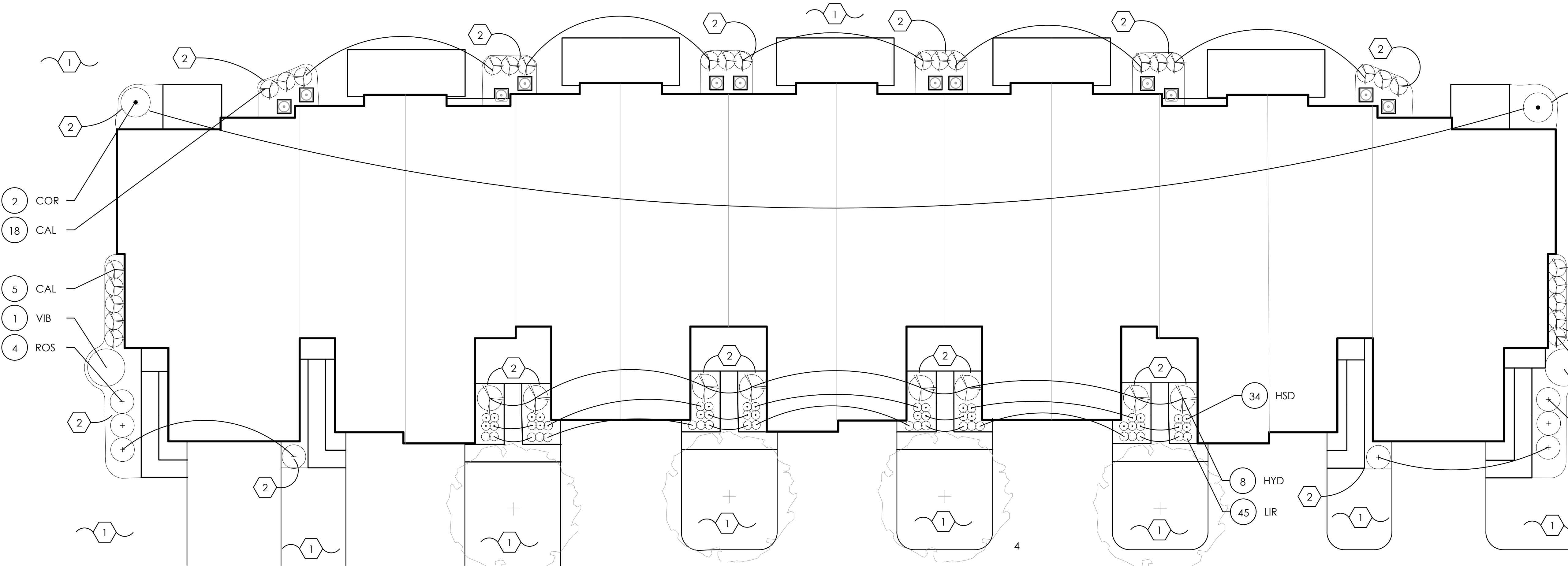
PLANT LIST FOR 12-UNIT BUILDING TYPICAL LANDSCAPING

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
2	COR	CORNUS SERICEA 'CARDINAL'	REDTWIG DOGWOOD	30" HGT.	B&B	
6	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HGT.	B&B	
8	HYD	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	24" HGT.	B&B	
8	ROS	ROSA 'RADWHITE'	WHITE KNOCKOUT ROSE	NO. 2	CONT.	
2	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	36" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
44	HSD	HEMEROCALLIS 'STELLA D ORRO'	STELLA D ORRO DAYLILLY	NO. 1	CONT.	
28	CAL	CALAMAGROSTIS A. 'OVERDAM'	OVERDAM FEATHER REED GRASS	NO. 1	CONT.	
22	LIR	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	NO. 1	CONT.	

CONSTRUCTION NOTES

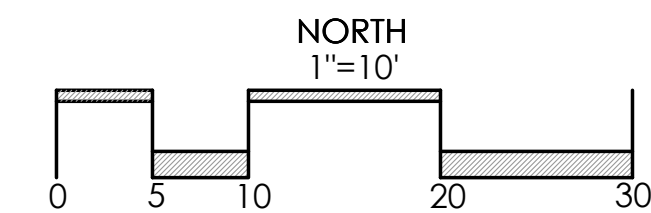
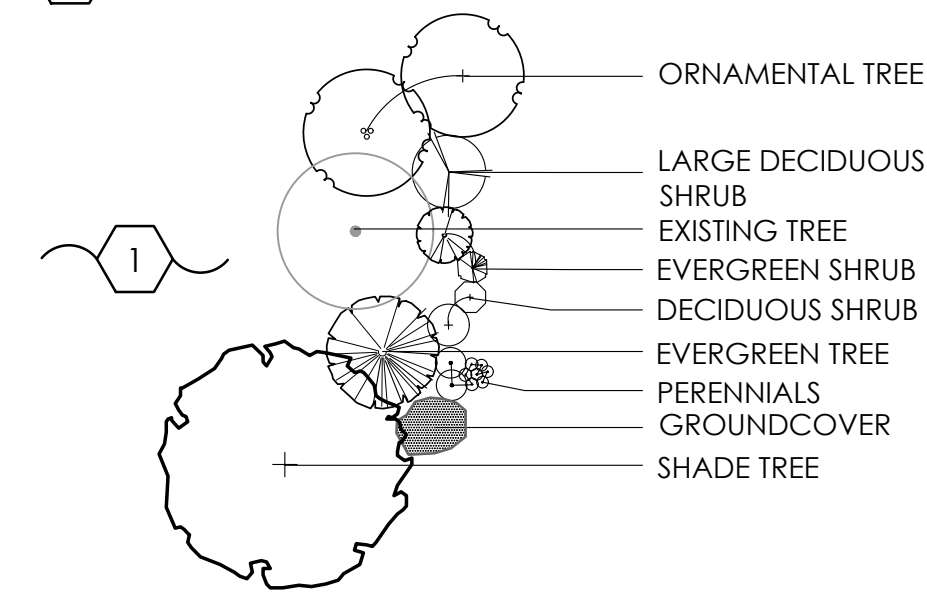
- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.



2 12-UNIT BUILDING LANDSCAPE ENLARGEMENT PLAN (TYPICAL OF BUILDINGS 10 AND 13)
SCALE: 1"=10'

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

	2/9/22

BUILDING TYPICAL
LANDSCAPE PLANS

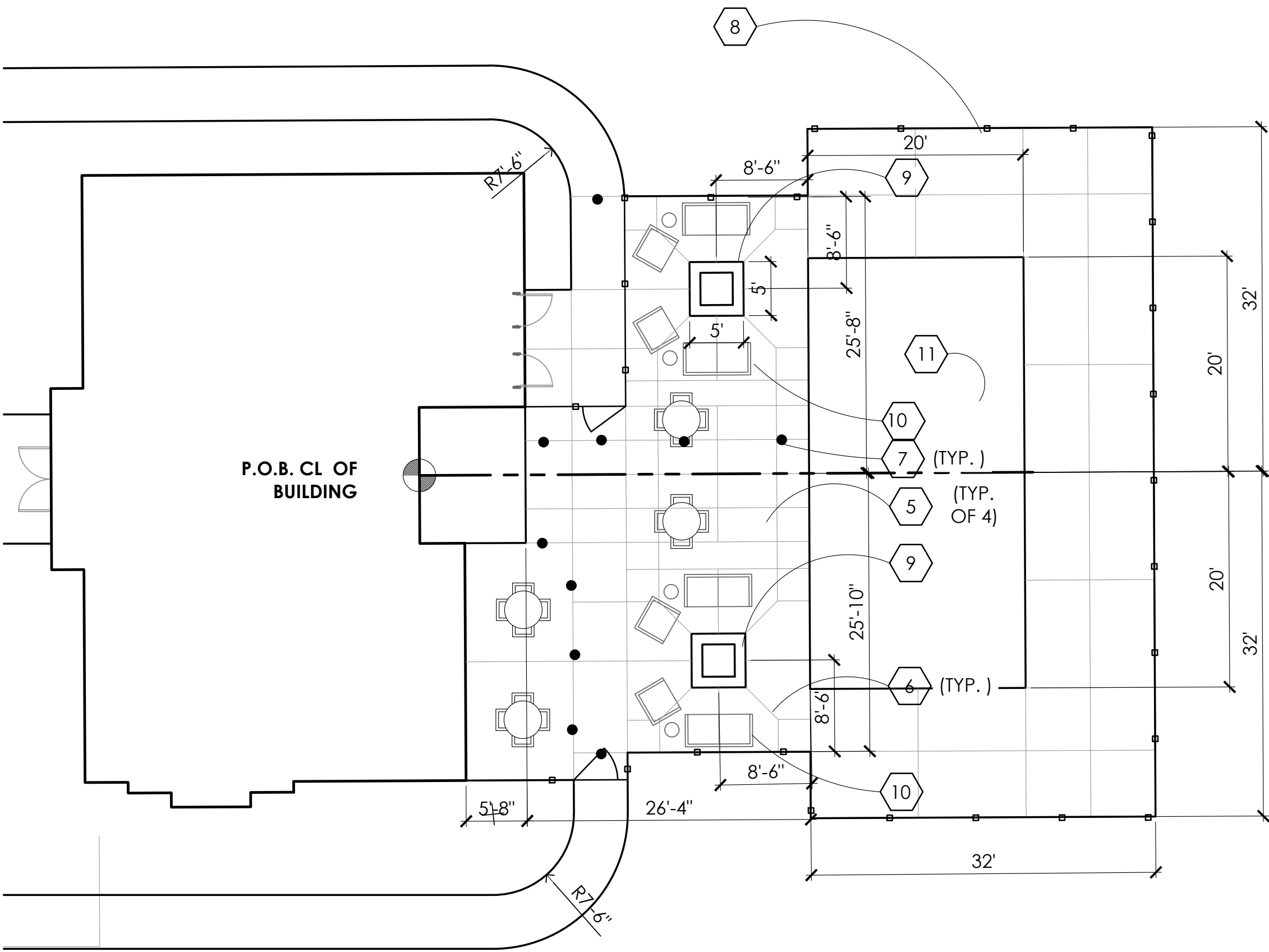
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2 POOL LAYOUT AND MATERIALS PLAN
SCALE: 1"=10'

CONSTRUCTION NOTES:

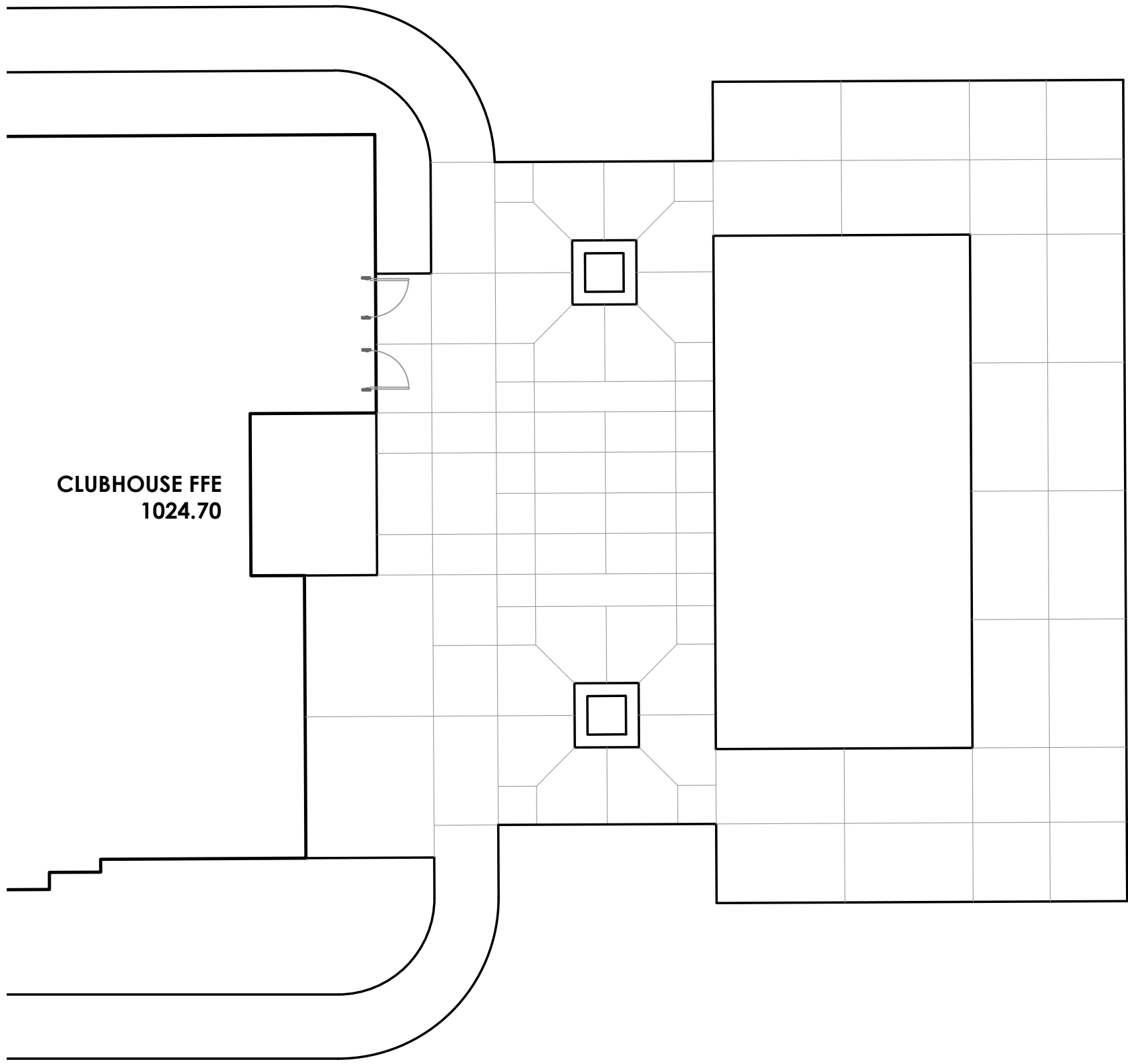
- 5 TABLE & CHAIRS. FINAL LOCATION AND STYLE BY OWNER.
- 6 CONTROL JOINT- TYP
- 7 EXPANSION JOINT- TYP
- 8 POOL FENCE AND GATES SEE DETAIL 4/SD-1
- 9 FIRE PIT AND BURNER. PENTA BURNER (1' LESS THAN PIT DIAMETER BETWEEN SEATING). TORK - C-500 MULTI-VOLT 60-MINUTE TIMER. SEE DETAIL 5 ON SHEET SD-1 FOR MORE INFORMATION. OR OWNER APPROVED EQUAL
- 10 FIRE PIT SEATING, FINAL LOCATION AND STYLE BY OWNER
- 11 POOL - FINAL POOL DOCUMENTS BY POOL CONTRACTOR

GENERAL GRADING NOTES

- BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY ADVANCED CIVIL DESIGN, 781 SCIENCE BLVD SUITE 100, GAHANNA, OH 43230 (614) 428-7750
- BENCHMARKS - SEE ENGINEERS PLANS FOR BENCHMARKS.
- CONTRACTOR SHALL VERIFY GRADES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- MAXIMUM SLOPE SHALL BE X:X.
- THE CONTRACTOR SHALL USE THE LAYOUT AND MATERIALS PLAN FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.
- WHERE PROPOSED GRADING MEETS EXISTING, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- ALL GRADES SHOWN ARE FINISHED GRADES.
- THE LOCATION OF THE 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 PRIOR TO 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.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN SHALL BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE REPORT OF SUBSURFACE EXPLORATION AND FOUNDATION RECOMMENDATIONS IF AVAILABLE FOR ADDITIONAL REQUIREMENTS OF GRADING OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INLET PROTECTION FOR ALL DRAIN INLETS WITHIN THE LIMITS OF GRADING. SEE GRADING SHEET FOR MORE INFORMATION.
- ALL AREAS DISTURBED BY GRADING OPERATIONS OUTSIDE BUILDING AND PAVEMENT AREAS ARE TO BE FINE GRADED AND SEEDED. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY ADVANCED CIVIL DESIGN, 781 SCIENCE BLVD SUITE 100, GAHANNA, OH 43230 (614) 428-7750
- CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE 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 PRIOR TO 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.



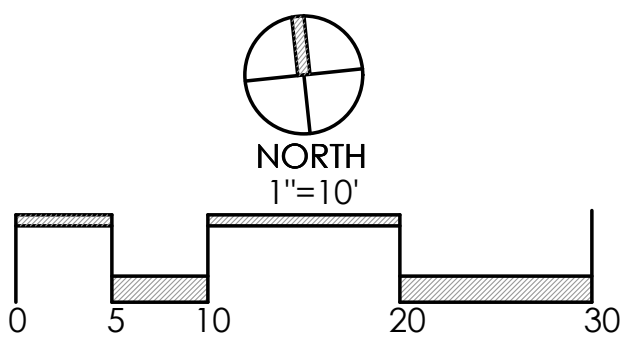
1 POOL GRADING PLAN
SCALE: 1"=10'

CONSTRUCTION NOTES:

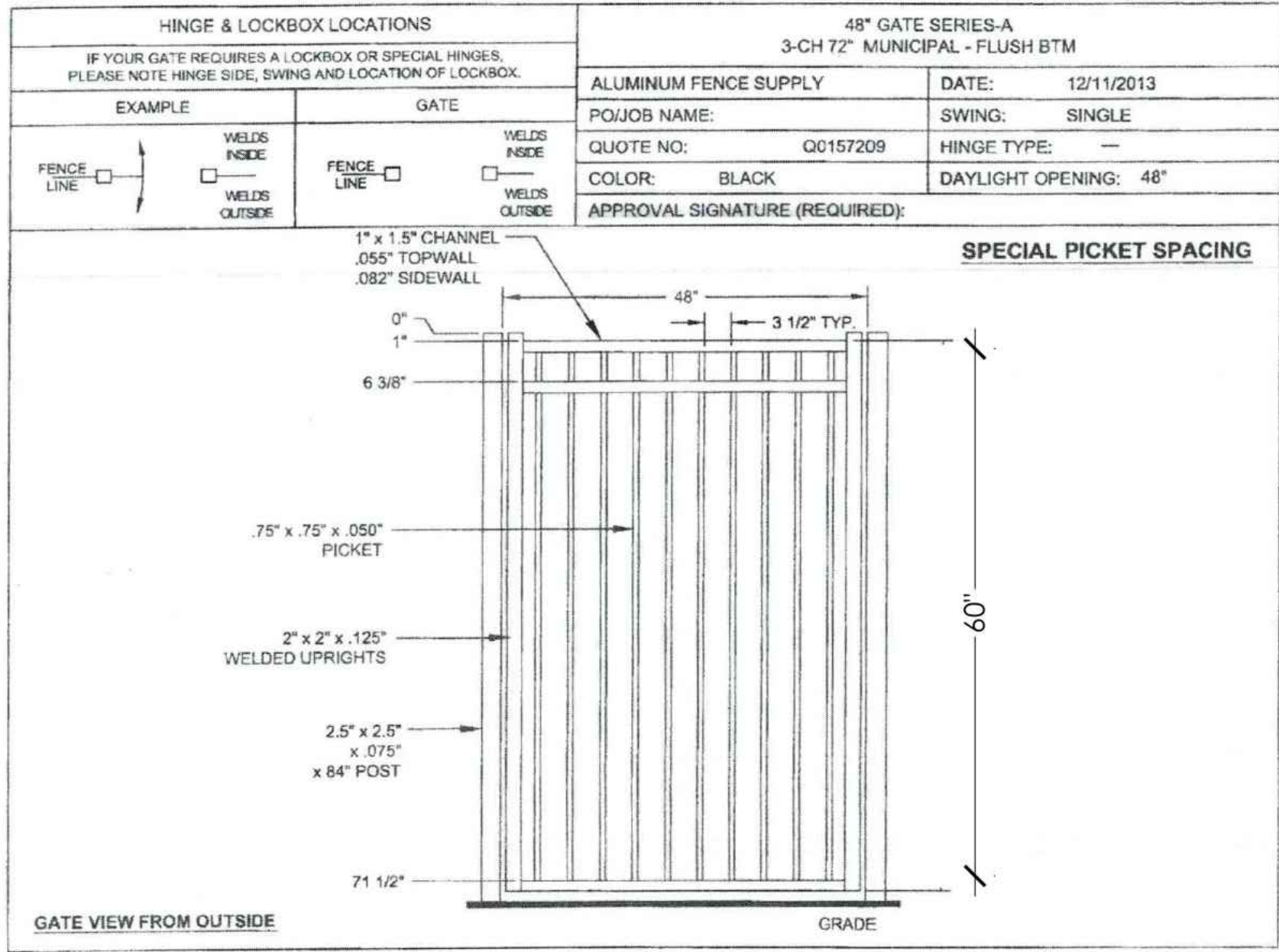
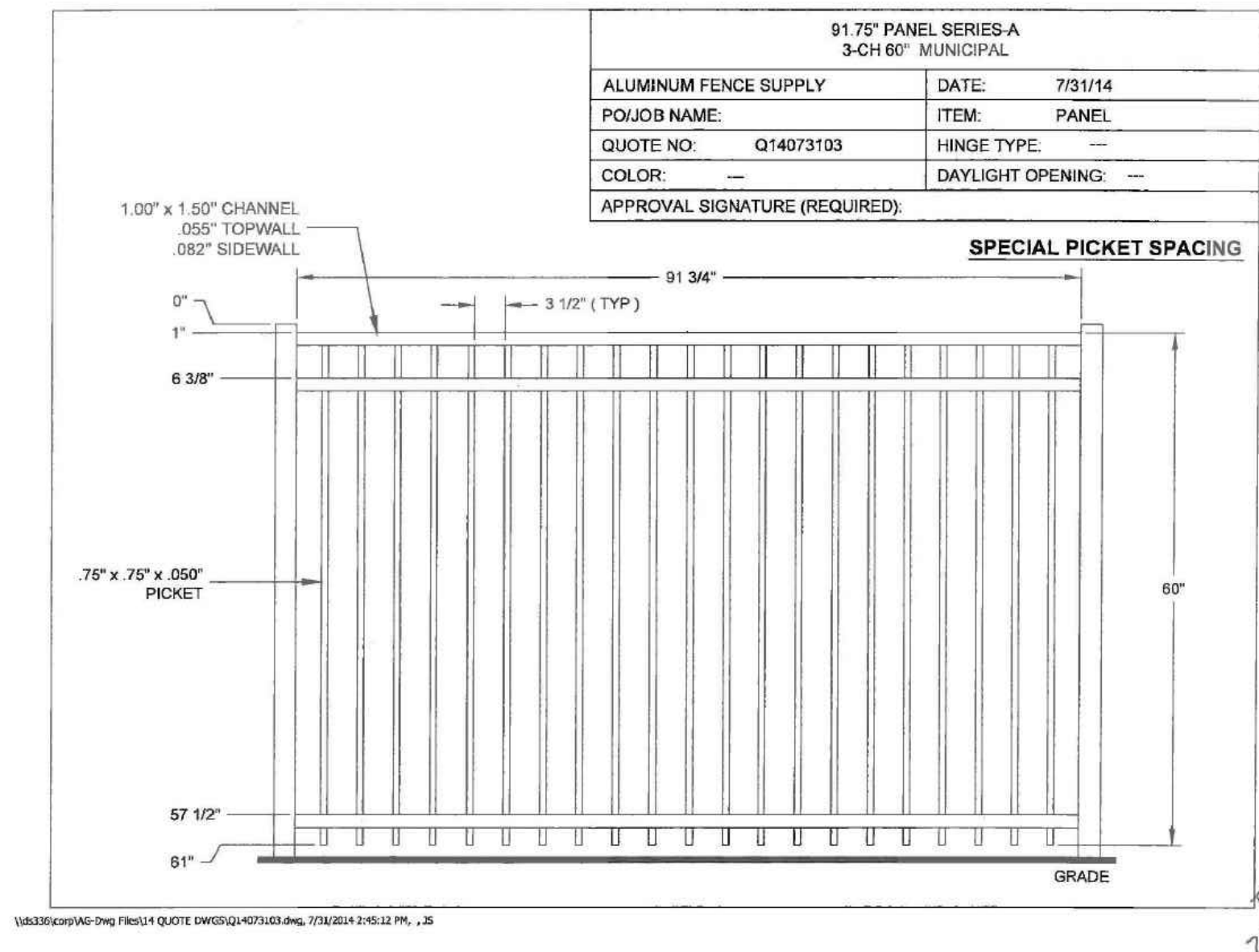
- 16 6FT SLIM CHANNEL KIT WITH GRAY GRATES AND ACCESSORIES. PART NUMBER 9206GKIT. 11' TOTAL LENGTH. AVAILABLE THROUGH NDS 1-800-726-1994
- 17 12" X 12" CATCH BASIN -NDS 1200 SERIES CATCH BASIN WITH 1211 12" SQUARE CAST IRON GRATE. AVAILABLE THROUGH NDS 1-800-726-1994
- 18 4 INCH PERFORATED CORRUGATED UNDERDRAINAGE WRAPPED IN FILTER FABRIC. SLOPE ALL PIPE AT MIN. 0.75 PERCENT. BEGIN UNDERDRAINAGE WITH A MINIMUM OF 12 INCHES OF COVER
- 19 6 INCH PERFORATED CORRUGATED UNDERDRAINAGE WRAPPED IN FILTER FABRIC. SLOPE ALL PIPE AT MIN. 0.75 PERCENT. BEGIN UNDERDRAINAGE WITH A MINIMUM OF 12 INCHES OF COVER

SYMBOLS AND ABBREVIATIONS

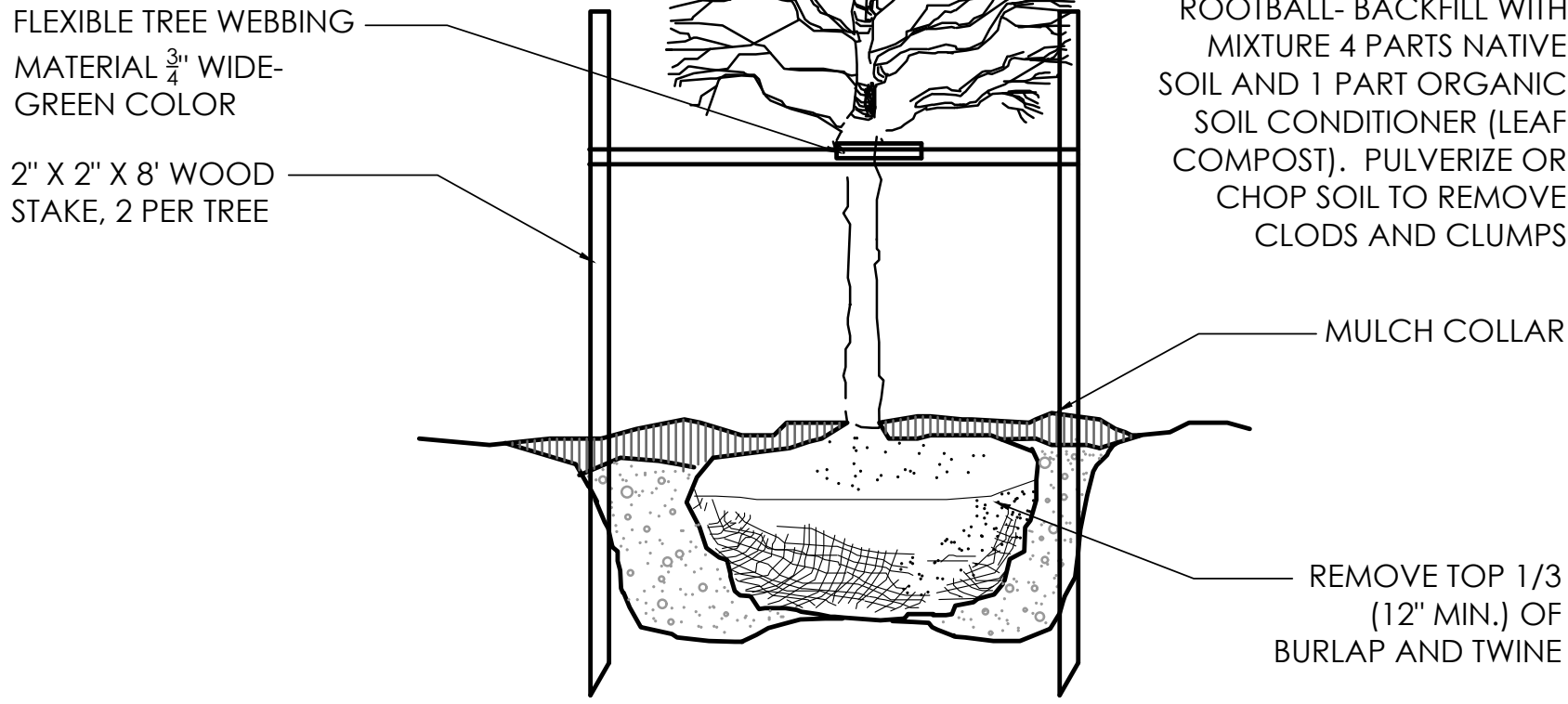
- PROPOSED GRADE
- PROPOSED SLOPE
- GRADE PER CIVIL ENGINEER PLAN
- DRAIN INLET
- FINISHED FLOOR ELEVATION



REVISIONS	
	2/11/22
POOL DECK LAYOUT/ MATERIALS & GRADING PLANS	
THE RAVINES AT TAYLOR PREPARED FOR ADVANCED CIVIL DESIGN 781 SCIENCE BOULEVARD, SUITE 100 GAHANNA, OH 43230	
Faris Planning & Design LAND PLANNING 243 N. 5th Street P (614) 487-1964 Suite 401 www.farisplanninganddesign.com LANDSCAPE ARCHITECTURE Columbus, OH 43215	
DATE	1/4/21
PROJECT	20087
SHEET	
L-9	

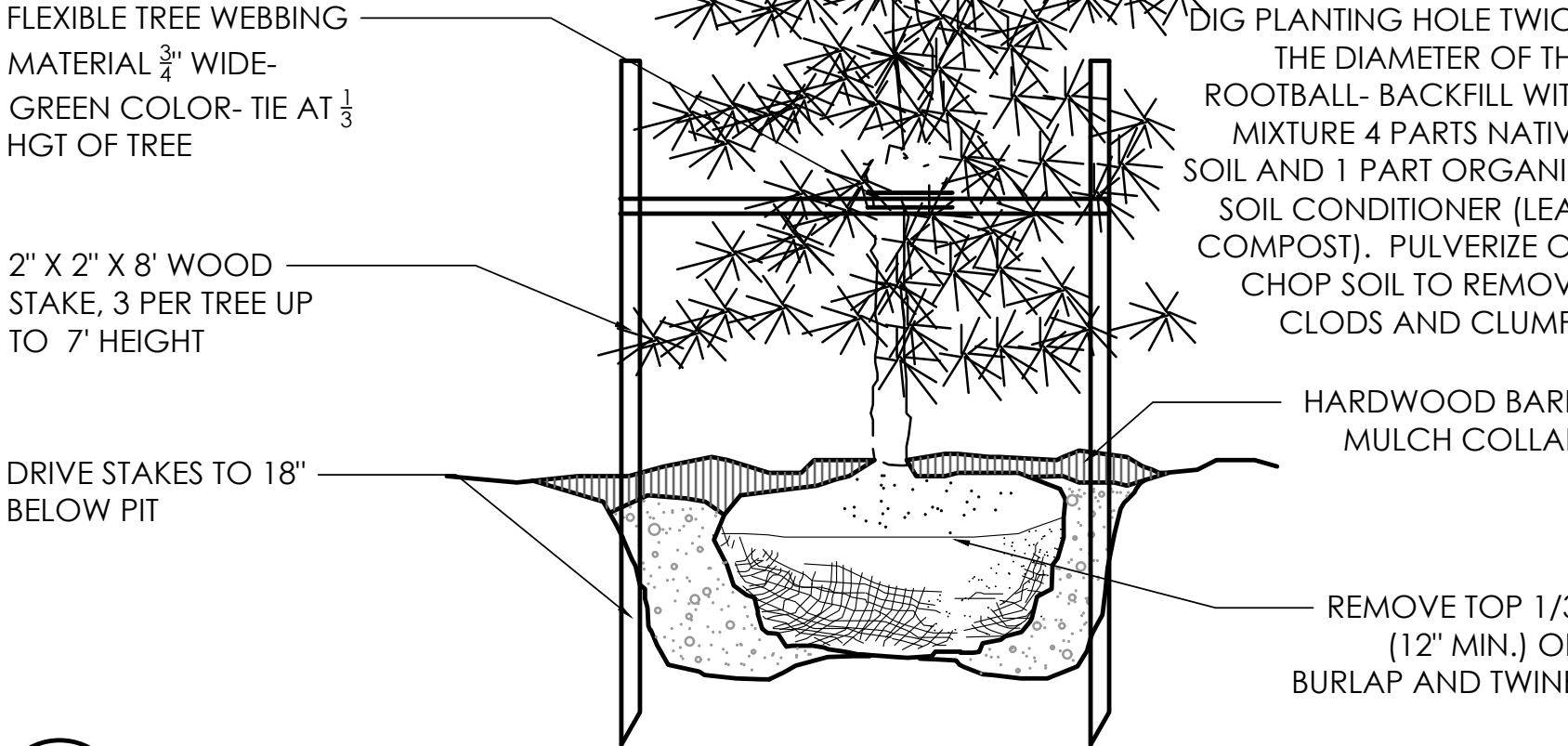


NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'- 3' ABOVE FINISH GRADE



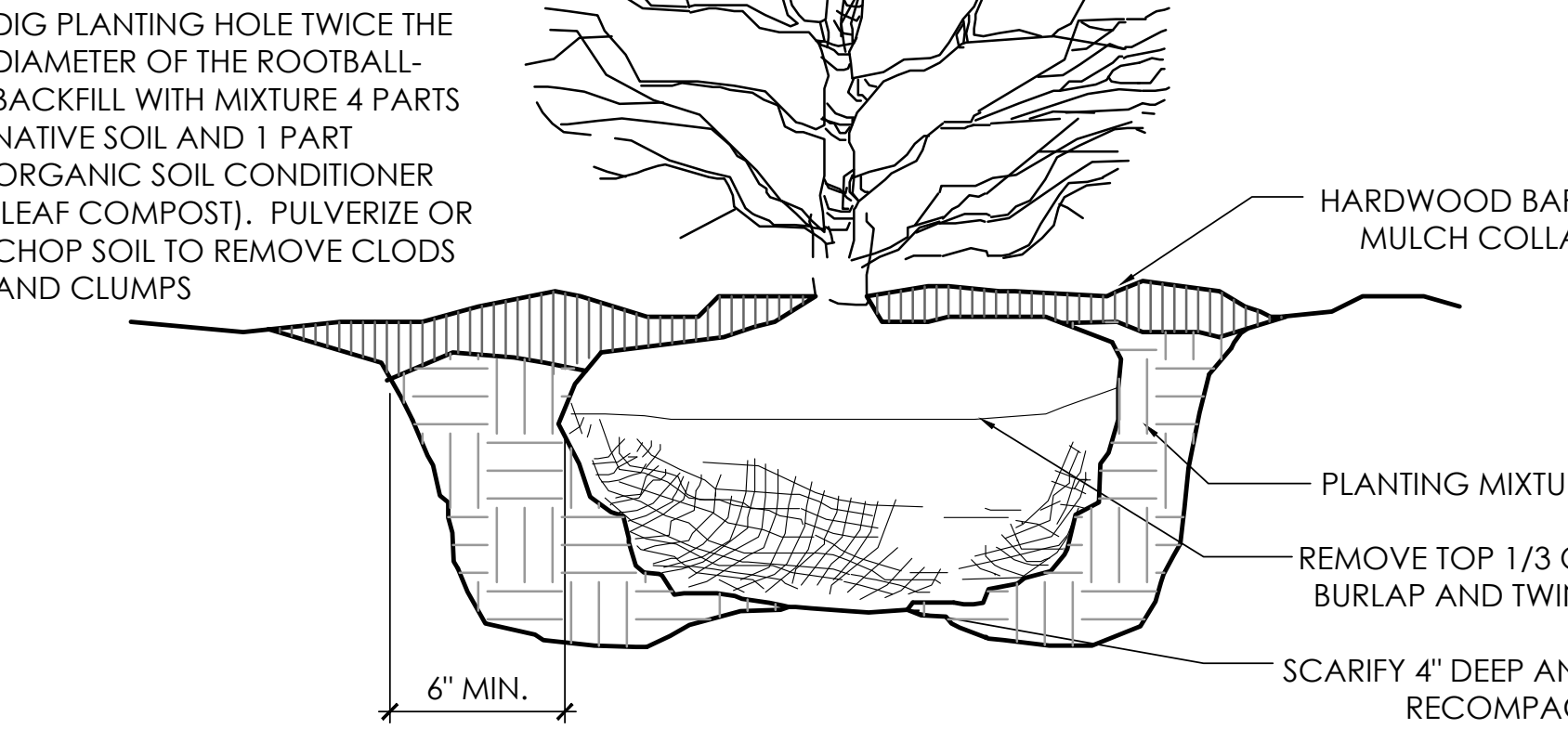
1 DECIDUOUS TREE N.T.S. 01-1001

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'- 3' ABOVE FINISH GRADE.

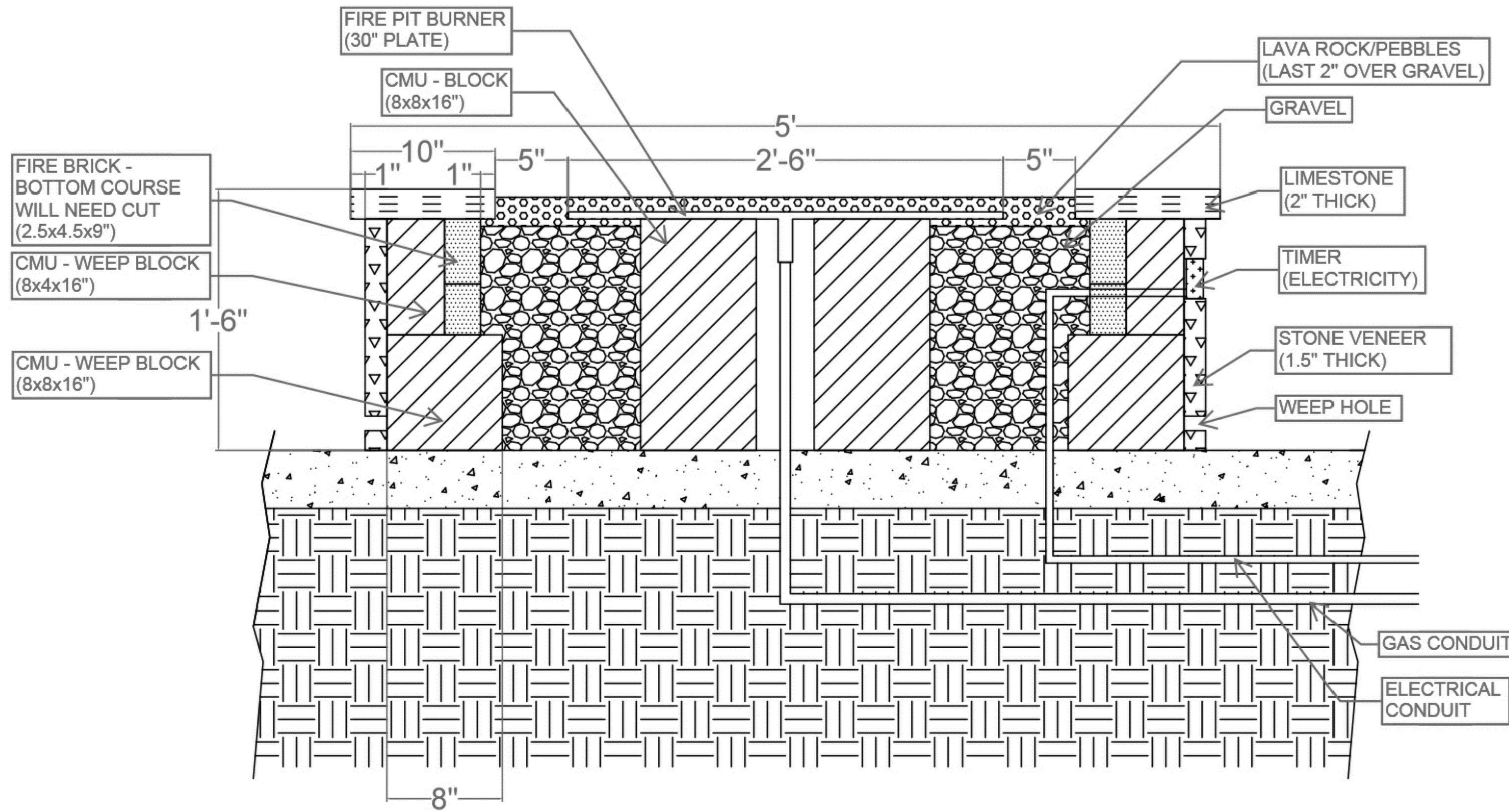


2 EVERGREEN TREE UNDER 7' HGT. N.T.S. 01-1100

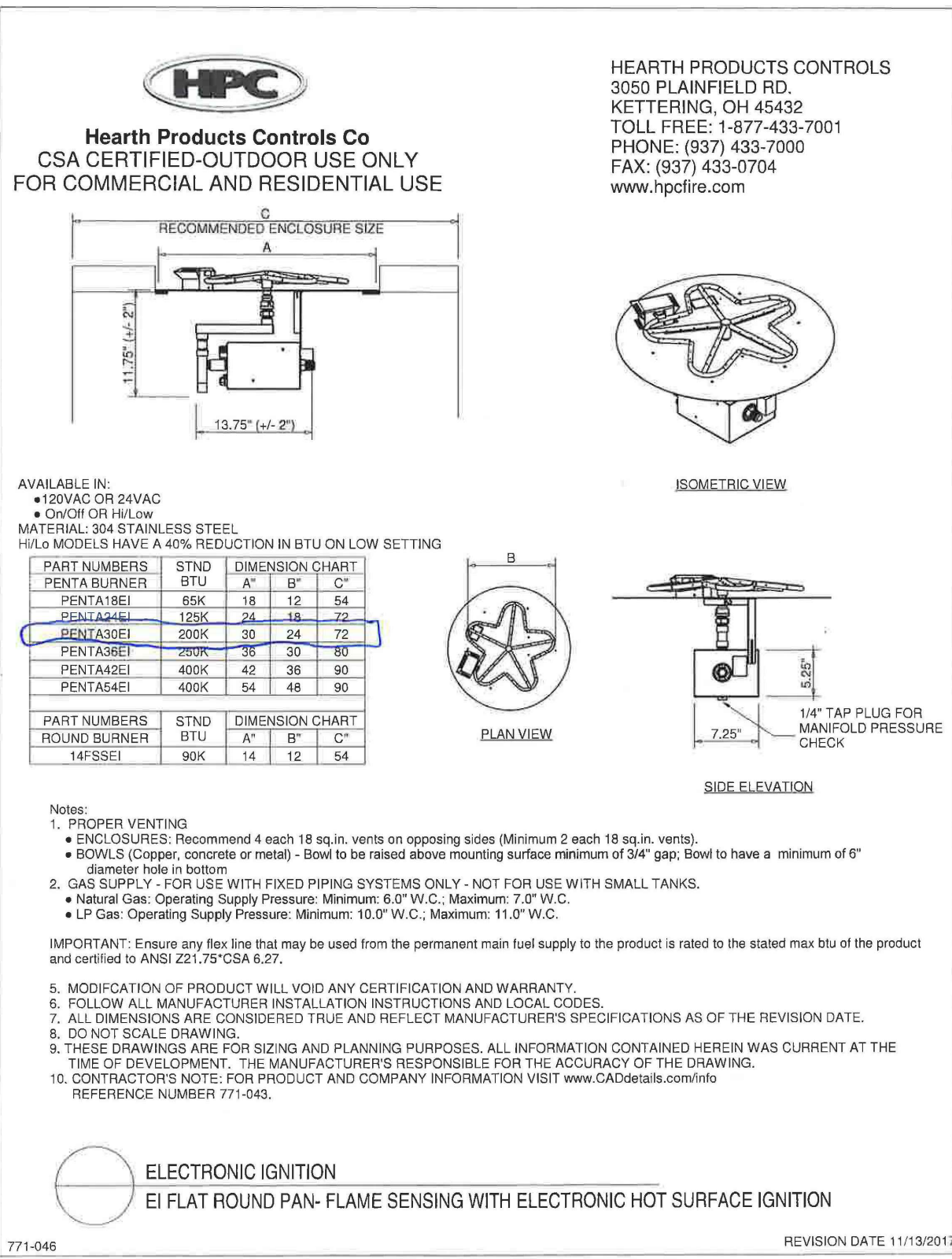
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.



3 SHRUB PLANTING DETAIL N.T.S. 01-1300



5 FIRE PIT DETAIL SCALE: N.T.S.



REVISIONS	
	2/11/22

SITE DETAILS I

THE RAVINES AT
TAYLOR
PREPARED FOR
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUIT 100
GAHANNA, OH 43230

Faris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 3th Street
P (614) 487-1964
Suite 401
www.farisplanninganddesign.com

DATE	1/4/21
PROJECT	20087
SHEET	

SD-1



RAVINES AT TAYLOR - TOWNHOMES



- WHITE ALUMINUM FASCIA'S, GUTTERS AND DOWNSPOUTS, TYPICAL
- WHITE VINYL TRIM AND SOFFITS, TYPICAL
- VINYL SHAKE SIDING, FOUNDRY MOONLIGHT 017
- VINYL BOARD & BATTEN, VARIFORM WHITE
- VINYL LAP SIDING, VARIFORM D4 TWILIGHT SHADOW
- BRICK VENEER, MERIDIAN DOMINO QUEEN

RAVINES AT TAYLOR - TOWNHOMES

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



RAVINES AT TAYLOR - TOWNHOMES



RAVINES AT TAYLOR - TOWNHOMES

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



RAVINES AT TAYLOR- CLUBHOUSE

March 3rd, 2022

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

RE: East Main and Lancaster Ave – Major Site Plan #2022-5014 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**
 - a. The property is located at the intersection of E Main Street and Lancaster Ave and includes parcel #'s 060-000134, 060-000090, 060-000200, 060-000183, 060-000215, 060-000065, 060-000218.
 - b. The applicant, Tim Spencer with Trivium Development LLC, is requesting Planning Commission approval of a Major Site Plan for the construction of a new two story commercial development on approximately 0.68 acres. This includes the former Happy Dragon site, which is currently owned by the city. The current plans indicate potential tenants being a coffee shop, ice cream shop, dentist office, and a restaurant with additional room for office space on the second floor. The development includes patio space as well as open seating areas on the roof of the building.
2. **Zoning Review (Section 1103.01)**
 - a. The property is in the Olde Reynoldsburg Commercial District. The current plans indicate potential tenants being a coffee shop, ice cream shop, dentist office, and a restaurant with additional room for office space on the second floor. All of these uses are permitted uses in the Olde Reynoldsburg District.
 - b. The proposed development complies with section 1103.01 in terms of building height, lot coverage, and setback requirements.
 - c. Staff is generally supportive of the proposed site layout. The suggested building typology for small flex retail building encourages parking to be located in the rear or to the side of the building and access from a rear alley. This development has parking in the rear of the building and there are two access points off of E. Main St. and Lancaster Ave. The proposal calls for a sidewalk that wraps around the front of the building and connects to the parking in the rear.

- d. The applicant has met the parking requirement. The required parking count for Olde Reynoldsburg Commercial District is one space per 400 square feet on the ground floor plus one space per 450 square feet of space on the upper floor. For this development, the required number of parking spaces is 35 spaces and 38 are provided on the site plan.
 - e. There are two access point for the site. One on E. Main St. and one on Lancaster Ave. A traffic impact study is not required for the project due to the street improvement projects the city has already scheduled for the area. Please see the engineering report for more detail.
 - f. The applicant has submitted a landscape concept plan that meets code requirements. In the parking area, 4 trees and 16 shrubs are being provided. The interior lot landscaping will include 5 shade trees with 2 inch calipers. In front of the building, street trees will be provided by the city per the East Main Street improvement plans. The proposed plan calls for multiple landscape beds in various places in the front of the building.
 - g. The materials being used on the façade of the building meet the visual intention of the Olde Reynoldsburg Commercial District. These materials include red brick, gray brick, and grey metal cladding.
3. **Staff Recommendation**
- a. Staff is supportive of the project and is of the opinion this development meets the intent of the Olde Reynoldsburg Commercial District.
 - b. 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.

Please contact the Development Department with any questions or comments.

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

Received
FEB 18 2022
Reynoldsburg Building Division

App./Case#: 2022-5014
Date Submitted: _____
Fee Amount: _____
☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address: 7332 East Main Street		FOR DISTRICT CHANGE ONLY	
Description of Location: North east corner of E main street and Lancaster Avenue		Proposed Zoning:	
Parcel ID#(s): 060-000134-00, 060-000090-00, 060-000218-00, 060-000200-00, 060-000183-00, 060-000215-00, 060-000065-00		Size of Area to be Rezoned:	
Number of Lots: 7	Present Zoning: ORD	Present Use: vacant restaurant/commercial	Existing Structures:
Complete Where Applicable:			
Engineer/Surveyor: Advanced Civil Design			
Builder/Developer: Trivium Development LLC			

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): City of Reynoldsburg, an Ohio Municipal Corporation LMN Up Alum Creek LLC	Property Owner Address(s): 7332 E Main Street, Reynoldsburg, Ohio 43068 129 E Main Street, unit 103, Columbus, Ohio 43215
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III. APPLICANT INFORMATION

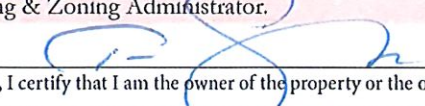
Applicant Name: Tim Spencer- Trivium Development LLC Applicant Phone Number: 614-679-6979	Applicant Address: 210 North Lazelle Street, Columbus, Ohio 43215 Applicant Email: tim@triviumdevelopment.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

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: Construction of new retail/office building and associated amenities on site
Construction of new retail/office building and associated amenities on site

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: 1/13/2022
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Planning Com. Meeting</u>	<u>City Council Meeting</u>
	☐ Historic District	Date: _____	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
		☐ Approved w/ Conditions	☐ Approved w/ Conditions
	☐ Tabled	☐ Tabled	
	☐ Denied	☐ Denied	
	<u>Add'l Approvals Req'd</u>	P&Z Admin.: _____ Date: _____	Clerk of Council: _____ Date: _____
	☐ BZBA		

Section 1143.03
MAJOR SITE PLAN

Overview

The following checklist of requirements is to be used to assist in site plan preparation. An application for major site plan review shall be submitted to the Planning & Zoning Administrator and shall include the following information:

- ☐ (1) General Requirements.
Completed application form.
- ☐ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.
- ☐ Each sheet shall contain a title block.
- ☐ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.
- ☐ (2) Site Plan. A site plan indicating the following:
The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
- ☐ The names and addresses of all adjoining property within one hundred fifty feet (150FT) of the proposed development.
- ☐ The current zoning of the parcel and all adjacent parcels.
- ☐ The location of proposed buildings and structures.
- ☐ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
- ☐ Setbacks and building separations shall be noted in accordance with zoning requirements.
- ☐ (3) Environmental/Landscape Plan. An environmental plan that indicates the following:
Topography with a maximum contour interval of two feet (2FT).

- ☐ The location of all proposed and existing structures with one hundred fifty feet (150FT) of parcel.
- ☐ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
- ☐ The limits of all wetlands and of the one hundred (100) year flood plain.
- ☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
- ☐ The location of all new landscape material and plantings. Utilities shall be shown on all landscape plans.
- ☐ (4) Utility Plan. A basic utility plan that indicates the following:
All existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.
- ☐ Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
- ☐ (5) Parking/Transportation Plan. A transportation/parking plan that indicates the following:
The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within one hundred fifty feet (150') of the proposed development.
- ☐ Complete facility demand worksheets.
- ☐ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Chapter 1179.

- ☐ The location of all proposed walkways and pedestrian accesses within or to the site.
- (6) Lighting Plan. A lighting plan that indicates the following:

☐ All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.

☐ The styles and method of illumination of all heads and colors of all poles shall be indicated.
- (7) Architectural Plan. An architectural plan that indicates the following:

☐ Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall be made available for inspection.

☐ The location of all service areas or structures and all fences.
- ☐ (8) A completed zoning certificate application and fees as required by Chapter 1155.
- ☐ (9) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Major Site Plan – Final Submittal Checklist

- ☐ Fourteen (14) complete sets of plans satisfying the requirements items 1-9.
- ☐ All plans to be folded into 8.5” x 11” size.
- ☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.
- ☐ Payment for the amount calculated on the attached form: “Plan Review Fee Schedule – Major Site Plans.”
- ☐ Traffic evaluation, as stated on the attached “Facilities Demand Worksheet”.

3. Facilities Demand Worksheet

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

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 8,000 gpd
- b. How much pressure is required? 60-65 psi

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

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 8,000 gpd

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

3. Traffic:

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

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

Note: ITE Manual does not provide ADT's or Generator Peaks for all potential uses in this application 516 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>168</u> AM	<u>162</u> AM	<u>7-9am</u> AM
<u>101</u> PM	<u>92</u> PM	<u>4-6pm</u> PM

c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

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

 X No, Traffic Access Study Required.

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

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

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

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

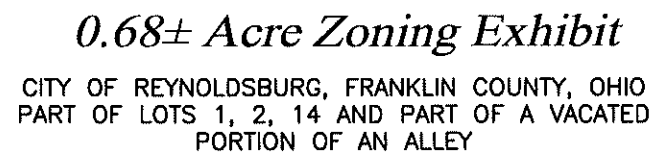
e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required,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

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

Taylor Cullinan
Applicant's Signature

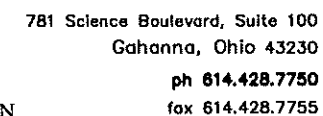
1/13/2022
Date

Z:\21-0039-344\DWG\PRODUCTION DRAWINGS\SURVEY\21-0039-344 zoning.dwg Page 1 Jan 10, 2022 - 2:09:33pm bkarshner



(IN FEET)
1 inch = 100 ft.

DRAWN BY: <i>BCK</i>	JOB NO.: <i>21-0039-344</i>
DATE: <i>1/10/2022</i>	CHECKED BY: <i>DRB</i>



Zoning Description
0.68+/- Acres
North of E. Main Street
East of Lancaster Avenue

-1-

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg and being part of Lot 1 and Lot 2 as numbered upon the plat for Diagram of the Town of Franfort of record in Plat Book 3, Page 161 and part of Lot 14 and an Alley (vacated by Ordinance #212 dated 4-29-46) as numbered and dedicated upon the Reynoldsburg Town Plat of record in Plat Book 3, Page 159 and being 0.68+/- acres of land, said 0.68+/- acres being all of that tract of land as conveyed to the City of Reynoldsburg, an Ohio Municipal Corporation of record in Instrument No. 202110290197275, that tract of land as conveyed to the City of Reynoldsburg of record in Instrument No. 201210190157984, that tract of land as conveyed to the City of Reynoldsburg of record in Instrument No. 201504080044466 and that tract of land described as Tract No. 129 as conveyed to L&N-Up Alum Creek, LLC of record in Instrument No. 201107250091710, said 0.68+/- acres of land more particularly described as follows:

Beginning, at a southwesterly corner of said City of Reynoldsburg, an Ohio Municipal Corporation tract and said Lot 2, said corner also being the right-of-way intersection of the northerly line of E. Main Street (80') and the easterly line of Lancaster Avenue (60')(f.k.a. Lancaster Street);

Thence **N 01° 52' 05" W**, with the westerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract and said Lot 2 and along said easterly right-of-way line, **153.38+/- feet** to a common corner thereof, said corner also being in the southerly right-of-way line of Water Alley (18');

Thence **N 88° 45' 19" E**, with a northerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract, said first City of Reynoldsburg tract, said Tract No. 129 and along said southerly right-of-way line, **193.35+/- feet** to a northeasterly corner of said Tract No. 129;

Thence **S 01° 17' 46" E**, with an easterly line of said Tract No. 129 and said second City of Reynoldsburg tract, **154.74+/- feet** to a southeasterly corner of said second City of Reynoldsburg tract and in the northerly right-of-way line of said E. Main Street (80');

Thence **S 89° 09' 49" W**, with a southerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract, said first and second City of Reynoldsburg tracts and along said northerly right-of-way line **191.82+/- feet** to the **True Point of Beginning**, and containing **0.68+/- acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on January 10, 2022 and is based on existing records from the Franklin County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

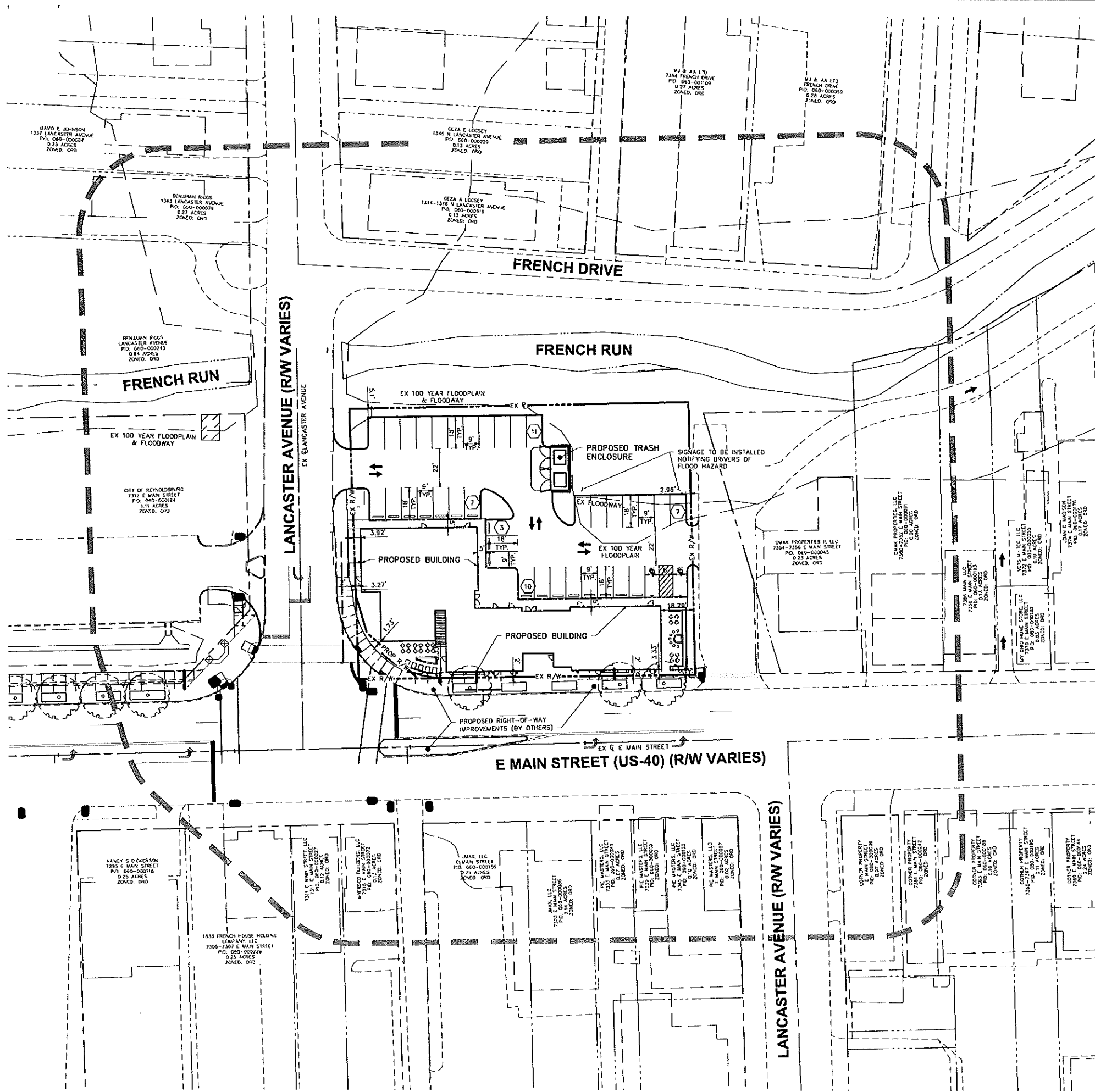
This description is to be used for zoning purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Z:\21-0039-344\survey\0.68 ac zoning desc 1-10-22.doc

Z:\21-0039-344\DWG\Production\Drawings\ZONING\0039-344 Site Plan.dwg SITE PLAN Feb 17, 2022 - 7:21:20am tcullinan



SITE INFORMATION
PROPOSED TRIVIM - REYNOLDSBURG
ADDRESS TBD AFTER LOT COVB NATION
PARCEL # TBD AFTER LOT COVB NATION
ACREAGE 0.67 AC
ZONING ORD - OLDE REYNOLDSBURG COMMERCIAL DISTRICT

SITE STATISTICS TABLE

TOTAL SITE AREA:	0.67 AC
POST-DEVELOPED IMPERVIOUS:	0.54 AC
POST-DEVELOPED LOT COVERAGE:	79% %

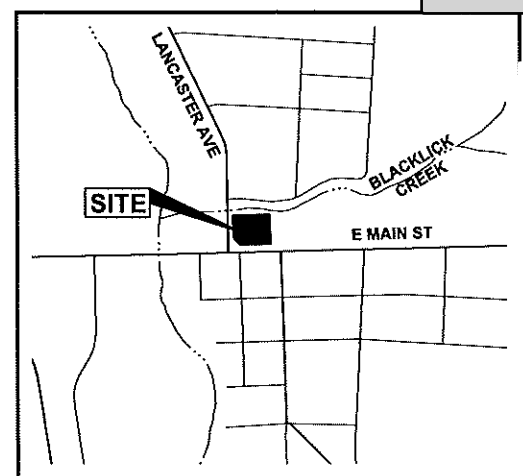
PARKING REQUIREMENTS

REQUIRED GROUND FLOOR PARKING @ 1 SPACE PER 400 SF OF FLOOR AREA => 3,000 SF
MEDICAL OFFICE: 3,500 SF ~ 9 SPACES REQUIRED
RESTAURANT: 3,900 SF ~ 10 SPACES REQUIRED
REQUIRED UPPER FLOOR PARKING @ 1 SPACE PER 450 SF OF FLOOR AREA
GENERAL OFFICE: 7,000 SF ~ 16 SPACES REQUIRED

TOTAL PARKING REQUIRED: 35 SPACES
ON SITE PARKING PROVIDED: 38 SPACES

SETBACKS

FRONT YARD:	N/A
SIDE STREET, CORNER LOT:	N/A
SIDE YARD:	0' MIN
REAR YARD:	N/A
LOT COVERAGE:	N/A



LEGEND

150 FOOT PERMETER

TRAFFIC FLOW ARROW

PROPOSED PARKING COUNT

SITE LOCATION MAP
NOT TO SCALE

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
TRIVIM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215
PHONE: (614) 545-7979
CONTACT: TIM SPENCER
EMAIL: TIM@TRIVIMDEVELOPMENT.COM

Received
FEB 18 2022
Reynoldsburg Building Division

NOTE: THIS DRAWING IS BASED OFF OF FRANKLIN COUNTY GIS, CITY RECORDS AND LIMITED FIELD WORK. THIS SITE PLAN IS FOR PRELIMINARY PLANNING PURPOSES, AND NOT FINAL ENGINEERING OR CONSTRUCTION. FULL FIELD WORK WILL BE COMPLETED PRIOR TO FINAL ENGINEERING AND CONSTRUCTION.



for Cullinan 2/17/2022 82230
NUMBER

CITY OF REYNOLDSBURG, OHIO
MAJOR SITE PLAN
FOR
TRIVIM - REYNOLDSBURG

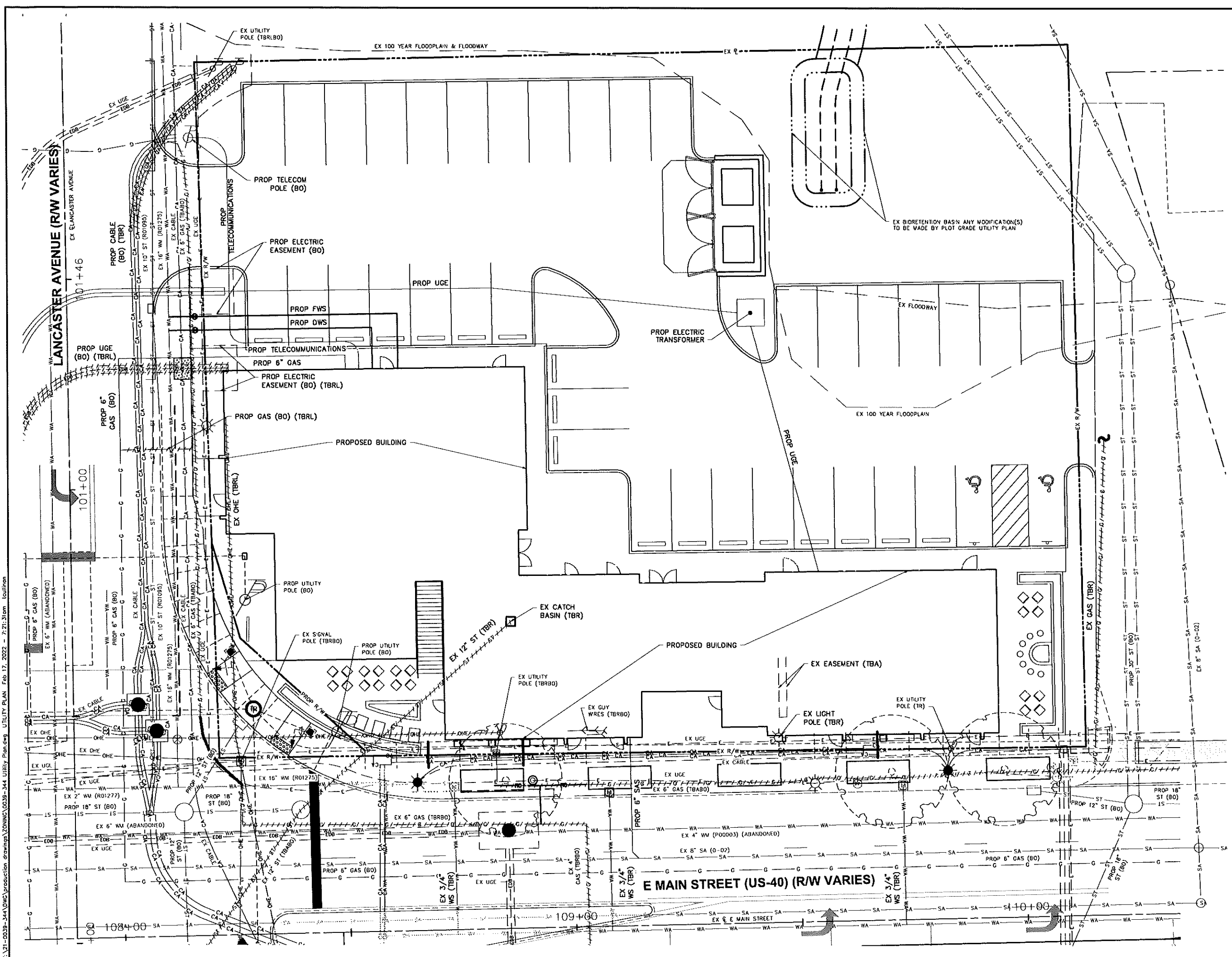
PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

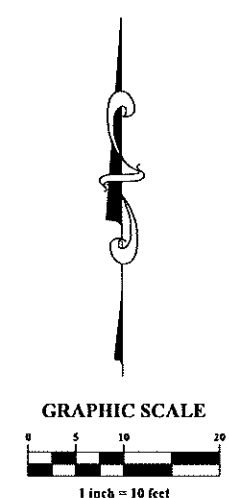
SCALE: 1" = 30'
DATE: 02/17/2022

Packet Pg. 43



- LEGEND**
- ST PROPOSED STORM SEWER (CC-STORM)
 - RD PROPOSED ROOF DRAIN (CC-STORM)
 - ST EXISTING STORM SEWER
 - SA PROPOSED SANITARY SEWER (CC-SANITARY)
 - SAS PROPOSED SANITARY SERVICE (CC-SANITARY)
 - SA EXISTING SANITARY SEWER
 - SAS EXISTING SANITARY SERVICE
 - FWS PROPOSED FWS
 - DWS PROPOSED DWS
 - WA EXISTING WATER SERVICE TO BE REMOVED
 - WA EXISTING WATER MAIN
 - G EXISTING GAS TO BE REMOVED
 - G EXISTING GAS MAIN
 - OHE EXISTING OVER HEAD ELECTRIC TO BE REMOVED
 - OHE EXISTING OVER HEAD ELECTRIC
 - UOL EXISTING UNDERGROUND LIGHTING
 - E EXISTING UNDERGROUND ELECTRIC
 - CA EXISTING CABLE
 - EDB EXISTING ELECTRIC DUCT BANK TO BE REMOVED
 - EDB EXISTING ELECTRIC DUCT BANK
 - (BO) BY OTHERS
 - (TR) TO REMAIN
 - (TBA) TO BE ABANDONED
 - (TBR) TO BE REMOVED
 - (TBR) TO BE RELOCATED
 - (TBRBO) TO BE ABANDONED BY OTHERS
 - (TBRBO) TO BE REMOVED BY OTHERS
 - (TBRBO) TO BE RELOCATED BY OTHERS

NOTE: THIS DRAWING IS BASED OFF OF FRANKLIN COUNTY GIS, CITY RECORDS AND LIMITED FIELD WORK. THIS SITE PLAN IS FOR PRELIMINARY PLANNING PURPOSES, AND NOT FINAL ENGINEERING OR CONSTRUCTION. FULL FIELD WORK WILL BE COMPLETED PRIOR TO FINAL ENGINEERING AND CONSTRUCTION.



CITY OF REYNOLDSBURG, OHIO
MAJOR SITE PLAN
FOR
TRIVIUM - REYNOLDSBURG

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43031
ph 614.428.7555
fax 614.428.7555

SCALE: 1" = 10'
DATE: 02/17/2022

Packet Pg. 44

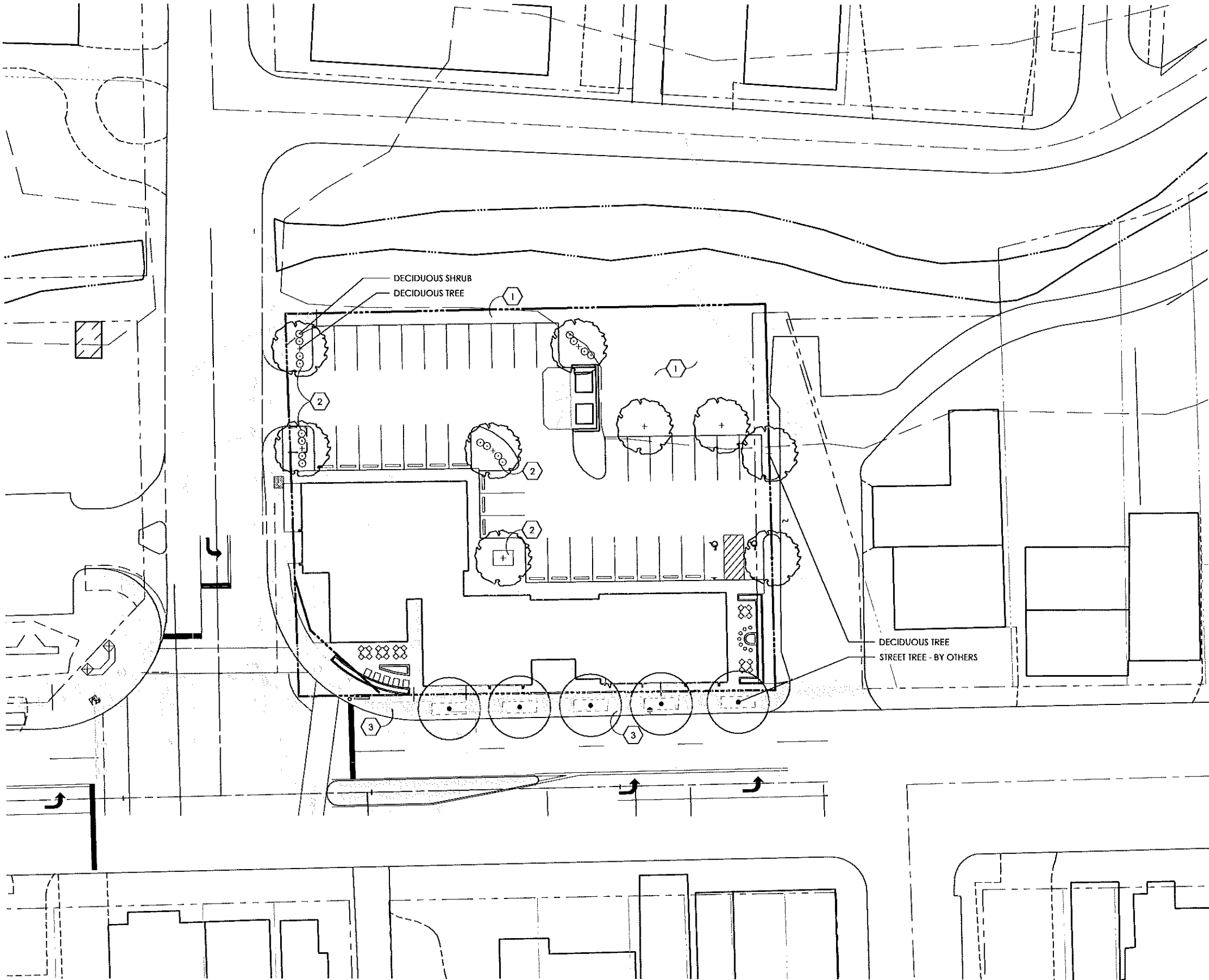


Attachment: E Main St and Lancaster Ave major site plan (Main and Lancaster Development App #2022-5014)

ILLUSTRATIVE PLAN

EAST MAIN STREET - REYNOLDSBURG

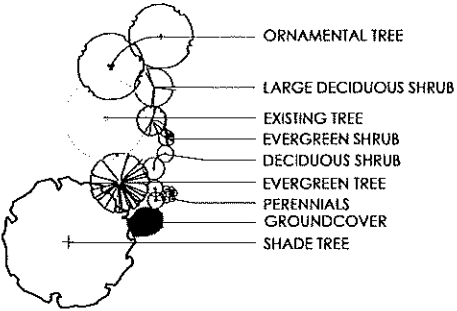
PREPARED FOR TRIVIUM DEVELOPMENT LLC
DATE: 2/15/22



CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ ALL PROPOSED LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY TO BE COMPLETED BY OTHERS - PER EAST MAIN STREET IMPROVEMENT PLANS

PLANT KEY TYPICALS



REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS

CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.)	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL.	STREET TREES TO BE INSTALLED BY OTHERS PER EAST MAIN STREET IMPROVEMENT PLANS
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR COMMERCIAL USE	
1" TREE CALIPER MUST BE PLANTED FOR EACH 2,000 SQUARE FEET; LOT SIZE: 19,338 SQ. FT. = 10 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	10" CALIPER INCHES PROVIDED (5 SHADE TREES AT 2" CAL.)
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.)	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MIN. WIDTH OF (10'). 38 PARKING SPACES PROVIDED:	4 TREES AND 16 SHRUBS PROVIDED
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	DUMPSTER TO BE SCREENED BY ENCLOSURE - SEE ARCHITECTURAL PLANS

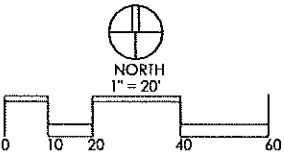
LANDSCAPE PLAN

EAST MAIN STREET - REYNOLDSBURG

PREPARED FOR TRIVIMUM DEVELOPMENT LLC
DATE: 2/15/22



210 North Main Street
Reynoldsburg, OH 43085
Phone: (614) 425-1977
Fax: (614) 425-7677



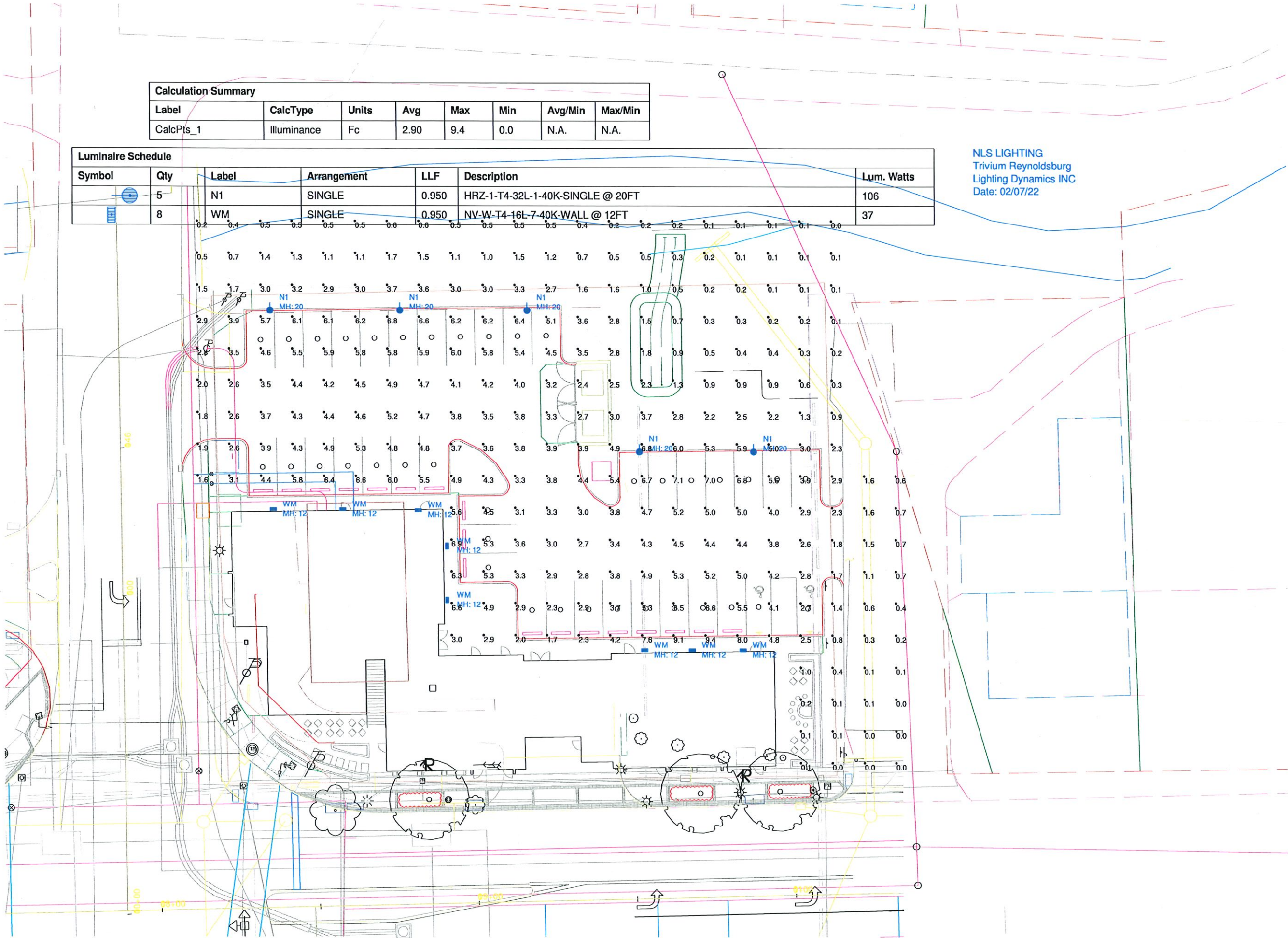
Paris Planning & Design

LAND PLANNING
4876 Cemetery
P (614) 487-1964

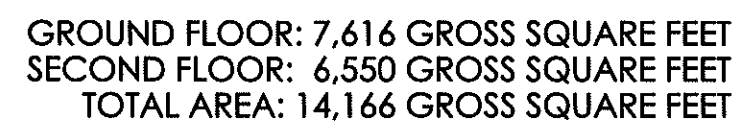
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.90	9.4	0.0	N.A.	N.A.

Luminaire Schedule							Lum. Watts
Symbol	Qty	Label	Arrangement	LLF	Description		
	5	N1	SINGLE	0.950	HRZ-1-T4-32L-1-40K-SINGLE @ 20FT		106
	8	WM	SINGLE	0.950	NV-W-T4-16L-7-40K-WALL @ 12FT		37

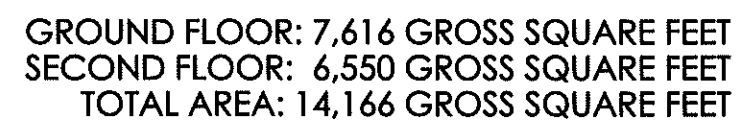
NLS LIGHTING
Trivium Reynoldsburg
Lighting Dynamics INC
Date: 02/07/22







A-1



SCALE: 1/16" = 1'-0"

J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 DEAN
FAX 614 262 2329

MAIN & LANCASTER
 ONE CORNER OF MAIN ST. AND LANCASTER AVE.
 REYNOLDSBURG, OHIO

FOR
TRIVIMUM DEVELOPMENT
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

[illegible]

SECOND FLOOR PLAN

BEAN# 00000.0

A-2



A

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



B

WEST ELEVATION

SCALE: 1/16" = 1'-0"



ASHPALT SHINGLES: GAF
SLATELINE 'ENGLISH GRAY'



BRICK 1: GLEN GERY 'ALBANY'



BRICK 2: GLEN GERY 'VALLEY FORGE'



METAL CLADDING: DMI 'MUSKET GREY'

BEAN

J. GARDNER BEAN ARCHITECT
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FAX 614 262 2329

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FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
ZONING		JAN. 13, 2022

**BUILDING
ELEVATIONS**

BEAN# 00000.00

A-3



A

NORTH ELEVATION

SCALE: 1/16" = 1'-0"



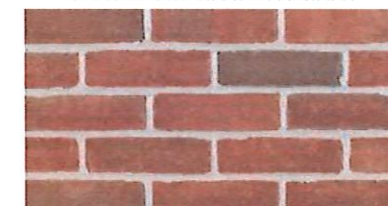
B

EAST ELEVATION

SCALE: 1/16" = 1'-0"



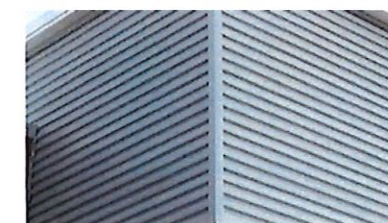
ASHPALT SHINGLES: GAF
SLATELINE 'ENGLISH GRAY'



BRICK 1: GLEN GERY 'ALBANY'



BRICK 2: GLEN GERY 'VALLEY FORGE'



METAL CLADDING: DMI 'MUSKET GREY'

BEAN

1 CRITER BEAN ARCHITECT
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210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
ZONING		JAN. 13, 2022

**BUILDING
ELEVATIONS**

BEAN# 00000.00

A-4























