



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY FEBRUARY 27, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE SAFETY
COMMITTEE MEETING**

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

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Luzader
Safety: Chmn Long, Cicak, Luzader, Spalding
Service: Chmn Clemens, Luzader, Spalding, Cicak
Finance: Chmn Cotner, Long, Clemens, Skinner

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Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – January 23, 2017
 - b. Service Committee – Committee Meeting – February 13, 2017
4. Discussion
 - a. Liquor Permit Request- #9695635 Winking Lizard of Reynoldsburg
 - b. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers.
 - c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 913.04 SPECIFICATIONS, PERMIT FEE OF CHAPTER 913 PRIVATE ROADWAYS AND SECTION 1127.09 UNDERGROUND ELECTRIC AND TELEPHONE LINES OF CHAPTER 1127 STANDARDS.
 - d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 905.03 DUTY TO MAINTAIN SIDEWALK AND TREE LAWN OF CHAPTER 905 STREETS GENERALLY; AND SECTION 917.02 PLANS AND SPECIFICATIONS TO BE ATTACHED TO PERMIT OF CHAPTER 917 DRIVEWAYS.
 - e. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV AND MANHOLE INSPECTIONS. (Second Reading 2/13/2017).



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY JANUARY 23, 2017**

COMMITTEE MEETING: 7:30 PM

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph

ABSENT:

2. Approval of Agenda

Motion to add to Item 4. g, Ordinance to Vacate 2.31 Acres of an Existing Easement Held by the City, 6960 E. Main St.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Brett Luzader, Ward II
AYES:	Clemens, Cicak, Luzader, Spalding

3. Approval of Minutes

a. Service Committee – Committee Meeting – January 10, 2017

Minutes stand approved.

4. Discussion

a. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV AND MANHOLE INSPECTIONS. (First Reading 1/23/2017).

Mr. Root: Chairman Clemens, Members of Council, good evening. This is our yearly CT manhole inspection project. We do this every year. It is paid for out of the operating budget. This year we are going to be doing it in Reynoldsburg Estate Mobile Home Park. Then we will be doing the manhole inspections in the northeast corner of the City. We will be cleaning and tv'ing about 12,350FT of 8IN and 2290FT of 18IN. All the sewers installed in 1966 and it has never been tv'd. By doing this work yearly, this is what creates our project list.

Minutes Acceptance: Minutes of Jan 23, 2017 7:33 PM (Approval of Minutes)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 E Main St, Reynoldsburg, Ohio, from CC Community Commerce District to PND Planned Neighborhood Development District, Applicant, Nicole Boyer.

Mr. Snowden: Thank you Chairman Clemens, Members of the Committee, and other Members of Council. This is an application for a zoning district change. It was application #176120 for the property located on the north side of Main Street between Carlyle Drive and Hanson St. The applicants proposal is to re-zone this 14 acre parcel to Planned Neighborhood Development, and to construct a mixed use project that includes senior housing and assisted living. You will see the attached development plan in you application. In order to be in compliance with the provisions of the Charter, once this goes to first reading, it will need to be scheduled for a hearing. In discussions with Ms. Beggerow, my recommended date would be to schedule that prior to the Council Meeting on February 13th. In which case it could be sent to the Planning Commission for the March 2nd meeting. I will provide a full report to the Council and Planning Commission in time for those public hearings, and with that, I would be happy to answer any questions. Also, the applicant is here and I would recommend you allow them a short question period.

Councilman Cicak: Did you have any economic outlay or how it will affect this city in a positive way?

Mr. Snowden: I don't, but I believe the applicant has some of that information that they would like to present to us. I have not reviewed that. It did not come as part of their original packet. Mr. Cicak, if I could just refer you to the applicant at this time.

Councilman Cicak: Thank you.

Mr. Snowden: If I could just ask the applicant to come up.

Chairman Clemens: If they wish to speak, please give your name and address.

Mr. Swiney: My name is Timothy Sweeney. I am with Wallick Communities. This is Nicole Boyer, whose name was referenced on the application and we are working together on this proposal. Thank you very much for allowing us...

Ms. Boyer: Our offices are located at 6880 Tussing Rd.

Mr. Swiney: Thank you for allowing us an opportunity to address some of the questions, so we could have some personal time to collaborate on our concept, as well as the overall

project design. In some of our discussions there was some questions raised regarding the economic benefit that the city of Reynoldsburg would receive from this campus. We have run some numbers in collaboration with our property management operation teams. Just between the two proposed housing phases, which the first phase is 60 unit independent living. The second phase is a proposed 120-130 assisted living facility. Combined, those two properties would employ roughly 68-70 people, of which 47-50 would be full time, or approximately 70%. Using the 2.5%, the proposed increase to the City's income tax, the property between those two phases would generate approximately \$40,000 a year in annual income tax. We also dove done to the real estate taxes, and using some very rough estimates, we have not commissioned an appraisal yet, but assuming a 6-1/4 cap rate on the noi, between the two properties, the city would be looking somewhere north or \$150,000 a year of revenue from real estate taxes. So combined, you would be looking in aggregate at about \$225,000 in annual revenue, which obviously would increase as rents increase and noi increases.

Ms. Boyer: As Tim said, these are only projections for the first two phases. We are unable to speak about the projection for the third phase which is the intergenerational daycare that we are proposing, only because we are not operators of it, so we are in conversations with a couple of different groups for different models, but, until we have more of a commitment from somebody, we really did not want to bring information for that third phase, but we feel that is also going to be a value added.

Councilman Cicak: Phase one was going to take how many years?

Mr. Swiney: From the time we break ground to ribbon cutting will be 12 months.

Councilman Cicak: And phase two begins?

Ms. Boyer: It would actually start almost simultaneously or concurrently with phase one. In looking at the market and the market studies that we have been given, it has been shown that there is a need and a demand or senior housing, both in the form of independent and assisted living. So, the second phase would take about 16 months from the time we break ground.

Councilman Cicak: When we met you said that the first phase was going to take five years and the second phase would begin after that.

Mr. Swiney: I must have misrepresented the question. The whole campus would take about five years to complete. The first phase from today, assuming all financing gets approved, we obtain all the necessary approvals for the entitlements, we would be looking around 18 months to start, and then 12 months after that. And then, the assisted living would start, as Nicole said, concurrently with that.

Chairman Clemens: I think I have stated before, I am not big on putting rental units in the only decent piece of ground that we have in the City of Reynoldsburg. It happens to be on the National Highway. We have thousands of people every day that drive through Reynoldsburg. I can't see where this will bring any value at all, period, to the City of

Reynoldsburg, especially the way it is designed with the rear yards to Route 40 and to the side streets. I think this is something that has to be looked into. We just received all of this in our packets Friday evening and have not had a chance really to nail it down. But, we don't really need a daycare like you are talking about. We have daycares all over Reynoldsburg. Assisted living I could go for, if that was one of the units, period. We have nice property there across the street, well taken care of. I even have property across the street, family, a lot of us have it. I don't want to be floating around up there looking ten years from now at something that has been ignored like a lot of our apartments have been. That is what I look at. I don't look at what is now. I have been through a lot of this and I have made a lot of mistakes, and I don't intend to make any more. I think this is something that Council should look at seriously, and we have received a lot of information, which is good, that you have sent us. But, I don't think this is something that we should move on at the present time. Give us more time to look at it before we go to a public hearing. Would you like to say something?

Councilman Spalding: Absolutely. I do have a question as far as rentals go. How do you rent an assisted living place?

Chairman Clemens: I am not talking assisted living. I said I would go with assisted living. The others are senior rentals.

Councilman Spalding: Ok.

Chairman Clemens: Am I correct?

Ms. Boyer: Are you asking how we operate an assisted living facility? We have a reputation. We have been in business for 50 years. We have been doing assisted living for 30 of those. We have a number of communities that we operate in Central Ohio alone. We have a community that just opened 3-4 months ago in Whitehall. We have the old Ramada Inn at the airport that we purchased and converted and it does not even look like a hotel today. On record, we would be more than happy to invite any of you to come and look at that because that is an example of what we have done recently. We also have a project that has been open for just over 30 years on the north side of town that is operating above national standards for occupancy, and we have really great wait lists and communications with area providers.

Councilman Spalding: I actually have visited the one that use to be the Ramada Inn. Fantastic job! I mean totally outstanding! We drove by and said is that some like specialty new hotel that just moved in here, and then we decided, let's go see. I was very impressed. You can certainly take something and make it high quality. The need for senior living, of all types, whether it is apartments, whether it is assisted living, the need is certainly there. There are a lot of baby boomers and people reaching that time where they are going to need those sorts of things and some of the ones that are out here are kind of pricey, and I think that is a problem. Everybody is not going to be able to get into some of these real nice pricey places.

Chairman Clemens: I'm glad he said this. He does not care whether they are nice or not. Go ahead.

Mr. Swiney: First, I would like to point out to Council that we did receive feedback regarding the design as you had said earlier regarding the way the buildings are facing, or the way the buildings are currently oriented towards Main Street and the side adjacent roads. It was brought up that there were some concerns regarding facing the rear patios of those buildings from Main Street, and we thought that was great feedback. To be completely honest, that is why you have heard voice mails or seen emails from Nicole and I trying to reach out, trying to establish that collaboration and get that feedback. We actually have already passed that message along to our architect, and they are currently looking at reorienting those buildings so where you are not staring at the rear patios. You are actually looking at the front entrance. Secondly, regarding what is it going to look like ten years from now, I know I brought this up with several of the Council members in our other discussions, but as Nicole said, we have a very well respected reputation. We have been around for 50 years. Not only do we have a moral obligation, but we have a fiduciary obligation to our investors to maintain this property, not for 5 years, 10 years, 20 years, but for 30 plus years. Wallick is not known in the industry for building apartments and selling. We are long term real estate owners. If anything, a main part of our business practice is to acquire troubled assets, invest tens of thousands, if not hundreds of thousands of dollars into these units, rehabilitate them, so residents can have a quality, safe home for the next 30-35 years.

Chairman Clemens: Any other questions? Yes, Brett.

Councilman Luzader: Just from a Council standpoint, or from the city standpoint, you say these will be senior apartments?

Mr. Swiney: Age restricted, correct.

Councilman Luzader: What is our guarantee that they will stay senior apartments, and for how long?

Mr. Swiney: With that commitment, comes a land use restriction, which will be recorded. In the unlikely event that Wallick were to ever close its doors, be removed for whatever reason, the new owner would have to follow that use restriction that is recorded. And like I said, that is a minimum term of thirty years.

Ms. Boyer: They could not come on and say they did not want to follow it because there are federal and state agencies that do annual analysis and do checks and balances to make sure they are only renting out to people that are 55 and older. It is not just a document that is out there, it is a highly regulated system as well.

Councilman Luzader: if I could ask the City Attorney if that does kind of protect us.

Attorney Hood: Thank you. It would be like any other deed restriction that you would have potentially in your neighborhood. It would be up to someone to enforce it. I also would

venture to guess that there may be a financial component for Wallick, to make sure they are renting to age appropriate folks. So their financing, or incentives, or something like that in nature, may be incumbent upon that. So, they would be self policing it as well because they would be potentially out some money. They are nodding their heads yet. That is usually how these work. Enforceability is not something that I have too many questions about. I have reviewed the document. It looks standard.

Councilman Luzader: Thank you Jed.

Councilman Cicak: When we talked, we spoke about using a mixed used of commercial aspects into your plans.

Mr. Swiney: Yes, Sir.

Councilman Cicak: And, you had a plan like that around Children's Hospital that you did not move forward to. Do you think this could be something that you could use out here?

Mr. Swiney: Without doing the research, I cannot say yes or no. I would have to commission a second market study and see if the market would support something like that. I honestly cant answer your question.

Councilman Cicak: I am a little concerned. It is a fresh piece of land that is zoned commercial for our commercial revenues, and to give it up for a senior home, without seeing more information on the assisted living aspects, I am a little nervous about it.

Mr. Swiney: Everyone's concerns regarding its existing use of Commercial, as probably all of you know, this piece of ground has been vacant for 50 years or so.

Councilman Cicak: Anybody could have built apartments there, if we had let them, 50 years ago.

Mr. Swiney: I don't understand why no commercial office or retail has proposed anything. I don't know. All I can answer is, we really like this location. We understand and are sympathetic to the need for quality housing for seniors. We thought this fit well within our mission. And, this is why we pursued it, and why we are here tonight. As I said earlier, we are not market rate commercial developers. If that is the Council's decision of what the best use is for that site, we absolutely understand, But, we are here trying to further our mission in the hopes that you guys can understand that as well.

Councilman Cicak: Very good, thank you.

Chairman Clemens: Let me get back to where it is at. As I said, it is National Highway, Route 40. We have all kind of commercial down through Main St. We do not have any building that are built backwards, or like your apartments that you plan on having, even if you work and have a change on it. And, if I go with something like this, I would like to have something that when the people drive by, it makes the City outstanding and look better. If

you happen to take a trip and drive into Westerville off of Route 3, and you see the brick columns with the wrought iron in between, you don't notice what is behind it because that takes your thought away right there. It is beautiful the way they did it. And they did it with old building and old things that have been there, But, the way they designed the fence down through there, it takes away the looks of what is behind it. These are the things I am interested in. I want something that Reynoldsburg can be proud of. We have apartments all over the place, and we have apartments for seniors and things such as that. But, even if we go with something like this, how do we know that a few years from now you sell the other pieces of property and not go along and build the assisted living home or the day care that you want to use, things like that. By putting these things off and not doing them at the same time.

Mr. Swiney: Number one, we could not move forward with any other type of product or building type, other than whatever is approved and in final form by Council. So, if we went forward with phase one and phase two, and let's say we didn't decide to do the daycare facility, we would have to come back. Any portion of the site, as it has been approved, any change to that we are required to come back and obtain your approval first. As far as us not moving forward with what we are intending, I don't know how to give you a guarantee other than we are not in the business to walk away. That is not how Wallick has received its reputation.

Councilman Cicak: Did you have those economic projections in the packet anywhere?

Mr. Swiney: No, those came after we had met the other day. I can email them over.

Chairman Clemens: We have discussed things and we are thinking about things that you are thinking about and maybe they can come together through our Committee.

MOTION TO TABLE RE-ZONING UNTIL SECOND MEETING IN MARCH.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Stephen Cicak
AYES:	Clemens, Cicak, Luzader, Spalding

Mr. Swiney: That is going to be a problem with our financing. Our deadline for, the way the first phase of the project is going to be financed is through the Low Income Housing Tax Credit Program, which is a federal program that is administered by each state. In our case it is the Ohio Housing Finance Agency. They open up a very competitive round which the deadline is February 16th. Just to give you some statistics, on average, there are 100 different applicants requesting the same tax credit financing that we are, and approximately 25% of those applicants actually obtain an award. So, without zoning before May, we can not even compete.

Ms. Boyer: We have been fortunate enough that they are allowing us to get an extension for our zoning approval, one of numerous requirements of the February application. But, both are very well respected logical agency, which we are thankful. And, they are allowing us until early May to be able to demonstrate that we have zoning in place.

Council President Joseph: Mr. Chairman, is there any problem setting it for first reading while Committee continues to ponder this issue and they supply additional information?

Councilman Cicak: I think we just voted.

Council President Joseph: You can reconsider that and rescind that. All you need is a motion to reconsider that vote.

Mr. Snowden: Mr. Chairman, Members of the Committee, other Members of Council, I just want to remind you that the purpose of our Committee meeting tonight is not to make the final decision. The Charter driven process provides us with a special combined hearing and a Planning Commission hearing, and additional Council readings, as well as your rules and regulations. If there is more information that you are requesting, we absolutely can get that for you, whether it comes from me, or the applicant sends it to me and I distribute it. Or, I assume everyone would want to consider my report. My recommendation, given those requirements, and the Charter requirements, our overall process takes about four months from beginning to when the rezoning is actually in place. So, my recommendation to the Committee, it is ultimately your decision, but let's allow the process to move forward to those items. I understand your concerns. If there are any specific items that are in my power to get to you, I will get to you. But, just remember that is the process.

Council President Joseph: That is why we give three hearings, and you can always hold or table on the third Committee consideration. Once you have more information and have a chance to get additional data or review the site in more detail. I don't see a problem in at least moving on for first reading while you continue to consider whether you ultimately want to approve this. And, if you want to rescind the tabling, someone would need to make a motion to rescind, a second, and a vote. Then you can pass it onto a first reading. If the Committee want to do that.

Councilman Luzader: Say we were to rescind and send it to Council for a first reading, and set a public hearing, and even ultimately re-zone the property, we could still, if we don't like the project as a planned neighborhood development, not approve that. Am I correct?

Mr. Snowden: Council Member Luzader, that is a great observation. So the situation is in this case that the zoning district, which is Planned Neighborhood, and the development plan, which is the details of the project are tied together in this planned district. New information, meaning revised plans at the request of Council, provided by the applicant's architect to me and to the Council, can come forward at any point. The key in this case is that the Charter requires a super majority to override the Planning Commission once it gets to the Planning Commission phase. In terms of expediency, it is best that the combined hearing that would be proposed for February, that they have any proposed changes. But ultimately, if the

Council had the super majority, they could override anything that Planning Commission did. You can amend it up until the very last revised plans. This is what is the advantage of a planned development. If Stephen doesn't like a detail of the landscape plan, in the last meeting, and the applicant is willing to submit an amended site plan to us, and everyone is satisfied with that, and you make the motion to amend the ordinance to the new plan, you can change it up and to that point. What I am saying, and I think Council President we are saying the same thing, there is going to be continued deliberation, there is going to be continued discussion, there is probably going to be revised site plans. But, there is no advantage to simply tabling out a long distance in committee because we are going to be doing this anyway. Does that make sense? I am not encouraging you to make a decision at tonight's meeting. We are just starting the process and it is very typical, especially with a planned development, new development plans will be coming in. Did I answer your question adequately? Ok, thank you.

MOTION TO RESCIND THE MOTION TO TABLE RE-ZONING UNTIL SECOND MEETING IN MARCH.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Marshall Spalding, Ward III
SECONDER:	Brett Luzader, Ward II
AYES:	Luzader, Spalding, Joseph
NAYS:	Clemens, Cicak

Councilman Spalding: I would like to make a motion to rescind the last motion.

Councilman Luzader: Second.

Chairman Clemens: There has been a motion to rescind the last motion.

Mr. Joseph: This is a roll call vote.

Ms. Beggerow: Mr. Clemens.

Attorney Hood: Chairman Clemens, this is a motion to rescind the last vote, so a yes vote is to reconsider.

Chairman Clemens: That is correct.

Attorney Hood: I was just making sure you were aware.

(See vote results).

Council President Joseph: Tie Vote. I vote yes to rescind so that the committee can reconsider whether to pass on for a first reading.

Mr. Swiney: Thank you all very much for your time. If I could have one closing comment.

Council President Joseph: One moment, we have to have one more vote. That was simply the vote to reverse and now you have to make a new motion.

Mr. Swiney: I would just like to close by first thanking you guys for rescinding and reconsidering, and I would also like to reiterate our desire to collaborate with you on the design. We have received some very good feedback on our discussions with you and even more so tonight and you can rest assured that the first call that we are going to make tomorrow is to our architect. And, should anybody like to entertain talking with us in more detail, maybe on a private level, or at our office, or at your office, we are happy to accommodate. We want your input. We want your feedback. We do not want to be looked at as trying to push a plan down your throat that you do not want. We want your help and assistance in designing this project.

Chairman Clemens: I think you have heard some things that were brought up that we are interested in, and will be brought up again. That is something to think about as far as that is concerned.

Motion made to forward to Council for first reading by Mr. Spalding.

RESULT:	REFERRED TO COUNCIL [3 TO 2]	Next: 1/23/2017 8:00 PM
MOVER:	Marshall Spalding, Ward III	
SECONDER:	Brett Luzader, Ward II	
AYES:	Luzader, Spalding, Joseph	
NAYS:	Clemens, Cicak	

c. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions.**

Mr. Snowden: Chiarman Clemens, Committee Members, and other Members of council, for the sake of time, I would like to tell you what items c, d, and e, are related to these zoning amendments. These are extremely simple. As you recall, we have been going through a variety of code amendments, some of which were very complex. Now that Ms. Beggerow has done a re-codification and I have been able to review our new code, I have found some minor items that need to be corrected. Item c. Deals with staff titles. As you recall, we went through and redid 160, so I need to respond with a corresponding definition in Chapter 1131. Under Item d. I am basically making all the chapters read with the same style and how the Chapters are named. Under Item e, there is a very small section in our sign code that had been around for many years that is creating a standard for how signs are constructed. That information is now contained in the State Building Code, and as a state certified Building

Department our Building Department is required to follow the State Code, that makes the provision that I'm proposing to strike out in item e redundant and with that I'll be happy to answer any questions.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1161.02 Special Purpose Districts of Chapter 1161 Zoning Districts; Section 1183.04 Use Regulations and Development Standards of Chapter 1183 Planned Neighborhood Development District; AND AMENDING THE TITLES OF Chapter 1184 Planned Commercial Development; Chapter 1192 F-1 Flood Plain Overlay District; Chapter 1193 "HD" Historic Overlay District; and Chapter 1196 Community Commercial Overlay.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1181.06 General Sign Regulations of Chapter 1181 Signs and Graphics.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- f. ORDINANCE TO ACCEPT AN APPLICATION FOR ANNEXATION OF 2.231 +/- ACRES IN ETNA TOWNSHIP (10360 Taylor Road, SW; Stuart and Carolyn Yousey), COUNTY OF LICKING, STATE OF OHIO, TO THE CITY OF REYNOLDSBURG, OHIO, AND DECLARING AN EMERGENCY.

Mr. Cicak: What is the Zoning that it comes in as?

Mr. Snowden: That's a great question, it will come in under R-1 unless an application is made to have it conform with any existing township zoning. This is a vacant lot, any existing township zoning is rural so there would be no reason that R-1 is not the appropriate zoning for this. What that would mean is that a single family home could be constructed with the appropriate permits being pulled and so forth, but no other development would be able to take place on the site unless they came to Council, had a plan approved etc. It's a relatively small 1 lot large rural lot setting.

Mr. Cicak: Its location next to the elementary school is what I was concerned with.

Mr. Snowden: And Mr. Cicak if I didn't explain this to you previously, they would not be allowed to attach for example, to the school district's driveway without the school districts permission, because that driveway there is completely within the school district's property.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

5. Item Added to the Agenda From the Floor

Ordinance to Vacate a 0.231 Acre Easement Located at 6960 E. Main Street and Declaring an Emergency.

Mr. Sampson: This easement modification is as a result of a reassessment of Ohio Health's proposed facility and its proximity to the City's water main.

Mr. Clemens: This here is where the Burger King used to be?

Mr. Sampson: Yes sir. It's going to be an Ohio Health facility. In looking at the drawings, we just wanted to make sure we have clear distance.

Mr. Luzader: What does that do to the landscaping and all, does that affect the landscaping?

Mr. Sampson: It doesn't affect the landscaping. The building will actually be physically closer than what the Burger King was, but we sat down to make sure we had clear ingress and egress. It's an emergency facility and all of that was taken into consideration and won't affect streetscape and we will be able to service the existing water main.

Mr. Hood: All Streetscape Phase 1 and Phase 2 are within separate easements that the City holds. So the maintenance is still our responsibility but we also have the right to *** for that purpose and that won't change based on this.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/13/2017 8:02 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

CITY OF REYNOLDSBURG

**SERVICE COMMITTEE - MEL CLEMENS
MONDAY FEBRUARY 13, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – January 23, 2017

Mr. Joseph requested that the minutes from the January 23, 2017 minutes be held.
Chairman Clemens held the minutes until the next meeting on February 27, 2017.

4. Discussion

**a. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio:
Amending Section 1171.06 Accessory Use; Accessory Structures of Chapter 1171
General Requirements.**

Mr. Snowden: Thank you Chairman Clemens, members of Council. Gentlemen, this item is something that I've worked on with Chief Building Official Mr. Paszke, this is a section that regulates what we call temporary portable storage devices. Those are currently known as pods, dumpsters, anything that is on a site that is not like a permanent structure but is holding some household or commercial goods. This section was originally enacted back in 2006, because what was happening at the time was several of these were being left on properties for a longer length of time and after a certain point, it becomes a permanent structure and we can't have folks leaving those out like that and that's why we regulate them. Mr. Paszke and I did some research and we found that our current system is not really working for us quite the way that we originally envision. Our current system requires a permit for any time that one of these is on site in addition, you can renew the 14 day permit for a total of 28 days. What John and I found in our research is that the vast majority of these devices is on site for less than 7 days, many are on site for less than a day, dropped off in the morning and picked up in the evening. What we're proposing is a system where they could be allowed without a permit for 7 days and then an additional 21 day permit issued for the total amount of time to be the

Minutes Acceptance: Minutes of Feb 13, 2017 7:33 PM (Approval of Minutes)

same. 28 total days. In addition I've clarified the requirements for when a project or something with a building permit going on, how these are allowed, secondly how the BZBA would permit additional storage devices as a Special Exception, for example if you had a reason to for example in this case Walmart or a large retailer needs to store something in their back for a period of time, I've clarified how that would work. It was something that was already in the Code but it was unclear. So basically, our thought process on this is a lot of folks don't realize they need a permit, and a lot of our permits are for a really short period of time and would be covered by the 7 day exemption and we just feel that a lot of times what's happening is Code Compliance is issuing a notice to come and get a permit and by the time they follow up on it, which is typically a 7 day follow up, the unit is already gone. So we'll still be able to force the permit requirements once the items have been on site for 7 days. We're just trying to be a little more efficient with how we handle these storage units and provide a little more flexibility to our residents and businesses.

Mr. Long: I have a real quick question. I understand we're trying to make things flexible and more convenient for home owners, but what I'm a little bit concerned of is the regularity that our Code Enforcement Officers, considering we only have 2 of them are going to be out in all neighborhoods in order to monitor how long a pod or dumpster or something back into some of these neighborhoods back into Huber or Briarcliff or Brookside, how long something has sit there so therefore doesn't the code enforcement officer have to go out on a continual basis and monitor this?

Mr. Snowden: They're monitoring it now. They're monitoring when the item is listed. John and I are working on having an administrative procedure where they might provide a notice at that point saying hey this is your 7 days. So again, we're just needing a little bit more flexibility but the fact is Mr. Long that they're monitoring it now for timing.

Mr. Long: I understand that they're monitoring it now for timing because they're being notified when one is put in. But without having a permitting process for the dumpster, I can bring the dumpster in and have it sitting there for how many days before a permit is needed?

Mr. Snowden: 7 days.

Mr. Long: Ok, but if Code Enforcement hasn't been by there, he has no idea where I am in that 7 days.

Mr. Snowden: You're absolutely correct, but that's true now. We're requiring a permit and we don't know if its been there...

Mr. Long: but you have the permit as to when it was put in.

Mr. Snowden: Not necessarily if they don't pull a permit when they actually..

Mr. Long: Well then you know you've got a violation. You're creating a situation that is going to be impossible to enforce.

Mr. Snowden: I would have to disagree with you there, but John and I felt that this was more flexible and convenient.

Mr. Long: I agree with you that it is flexible and convenient for a resident, but I think you're creating a situation that is going to be very difficult, I'll agree with you that it's not impossible hows that. It's going to be difficult with the square miles in the City of Reynoldsburg and we only have 2 code compliance officers to be able to effectively enforce that.

Mr. Snowden: So is writing one up every time they see it every time and then by the time they follow up on it, most of the time they're already pulling it off site.

Mr. Clemens: Thank you Chris. This will go to a public hearing, but Eric, as I read through the whole thing, once again, you're taking away regulations that are in our Ordinances and handling them by personnel and it seems like that's been going on quite a few of our changes in our regulations. I agree with what Chris said and I think its something we all should read through this there's quite a few changes as far as this is concerned plus it changes the regulations on how the B &Z can handle it and how they can handle special exceptions. We'll move it on but I think it's something we should look in to.

Mr. Joseph: Mr. Snowden, Mr. Clemens and I are the 2 people up here when this passed, I was serving as the chairman at the time I recalled this we spent a lot of time on this legislation creating the regulations for the pods and at the time I definitely think it was necessary. However, I think what you're proposing here is workable if we can come up with a system where we could have some kind of display on these pods of when the pod was first brought in that way the code enforcement people would know it came in on Tuesday the fourth and they could check back because there's a date on the pod itself. Is there something that we could incorporate into this legislation that would take care the issues that Mr. Clemens and Mr. Long brought.

Mr. Snowden: Council President Joseph, essentially they're doing that now, except they're instantly requiring a permit. I can go back and pull what the permitting numbers were from last year, but the dumpster permits were pulled based on complaints. So that means we have a large group of folks that either don't know about the permits or are not in compliance. Most of the permits are pulled following a complaint, typically. So that's the idea. So even if code compliance wrote a notice saying you have 7 days, we must follow up, they're doing that now they just require a permit. To answer Councilman Clemens's question, the BZBA already has the power, under the crossed out 1171.06 (d)(1), I've just flushed out how that power is going to work and I've explained that its going to be a Special Exception. The Code was silent on how they were supposed to approve it, were they approving it on a variance which would allow that right to go on forever? or where they approving it as a special exception which would have a time limit, what process were they supposed to use to approve it? And that's the point of sort of the longer expose on how the BZBA would approve the item, what system they would use.

Mr. Clemens: As I said before, I think you should read through the changes and see how much of a change it makes. We are here for permits and people that put them in and we find it later, that is a violation and they should be following through on that.

Mr. Snowden: Councilman Clemens, we have to ask ourselves, what is the purpose is this regulation? The purpose of this legislation is to make sure that these are not stored on the site too long. For an excessive amount of time in and unsightly manner. That is the purpose of this legislation. It is our opinion, and again if you disagree and that's fine, its the opinion of myself and our Chief Building Official and we've worked with other staff here, that this system which would have a little bit more flexibility on the front end and a longer, the same amount of time in which the permit can be issued still upholds the original intent of why this regulation was passed.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/13/2017 8:02 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1127.12 of the Subdivision Regulations.

Mr. Snowden: There is simply a word here that is incorrect and I need to make it a correct word. It should read "Section" and I believe it should read "Chapter".

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/13/2017 8:02 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV AND MANHOLE INSPECTIONS. (First Reading 1/23/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/13/2017 8:02 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

Clerk of Council**April Beggerow****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6836 phone****Memo**

DATE: February 27, 2017**TO: Service Committee****CC:****RE: Liquor Permit Request- #9695635 Winking Lizard of Reynoldsburg**

Liquor Permit Request #9695635 New Winking Lizard of Reynoldsburg Inc. Dba Winking
Lizard Tavern

7995 E. Broad Street

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

DATE: February 27, 2017**TO:****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 137 Waggoner Road, Reynoldsburg, Ohio, from R-1
Single Family Residence District to PCD Planned Commercial
Development District, Applicant, United Dairy Farmers.**

Application for a zoning district change.



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

Application #: 176280

Permit #:

Date Submitted: 4/17/17

Fee Amount: \$100.00

☒ Paid: 000563264

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

Description of Location:

Southwest corner of Broad Street & Waggoner Road

Parcel ID(s):

067-000068-00, 067-000073-00, 067-000009-00

Number of

Lots: 3

Present Zoning:

R-1

Present Use:

Residential & Undeveloped

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder: _____

FOR DISTRICT AMENDMENT ONLY

Proposed Zoning:

(CPD) Commercial Planned Development

Size of Area to be Rezoned:

6.424 acres

Existing Structures:

residential structure 468 square feet

residential structure 1831 square feet

Proposed Use:

United Dairy Farmers C-Store and Gas Pumps

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross
Meadowood Asset Management, LLC

Property Owner Address(s):

137 South Waggoner Road Reynoldsburg, OH 43068
200 Public Sq STE 4020 Cleveland, OH 44114

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Phone Number:

513-396-8744

Applicant Email:

tkling@udfinc.com

I. PROJECT TYPE



District Amendment (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)



**Amendment of
Development Plan or Text**
(\$500)



Major Site Plan
(\$500)

Applicant Signature: Timothy

DIRECTOR OF REAL ESTATE

Date: 12.29.16

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

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

REZONING TEXT

SOUTHWEST CORNER OF WAGGONER ROAD AND EAST BROAD STREET

FROM R-1 TO CPD

January 21, 2017

A. Location and Size

1. The property is located at the southwest corner of Waggoner Road and East Broad Street.
2. The total property area is approximately 6.42 acres.
3. The rezoning area consists of Parcel ID numbers 067-000068-00, 067-000073-00, and 067-000009-00.

B. Permitted Uses & Special Exceptions

1. Those uses listed as permitted in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be permitted uses.
2. Those used listed as special exceptions, in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be special exceptions.

C. Height Limitations

1. The maximum height of structures shall be as set forth in Reynoldsburg City Zoning Code Chapter 1175.05 for the CS – Community Service District.

D. Setbacks

1. The setbacks for buildings and parking shall be as follows:
 - a. East Broad Street – Parking 15 Feet, Building 40 Feet
 - b. Waggoner Road – Parking 15 Feet, Building 40 Feet
 - c. Western Property Line – Parking 15 Feet, Building 60 Feet
 - d. Southern Property Line – Parking 15 Feet, Building 60 Feet
2. Accessory structure (canopy)
 - a. East Broad Street – 40 Feet
 - b. Waggoner Road – 40 Feet
 - c. Western Property Line – 60 Feet
 - d. Southern Property Line – 60 Feet

E. Landscaping

1. Landscaping shall be as set forth in Chapter 1180 of the Zoning Code.

F. Lighting

1. All parking lot lighting shall comply with the requirements of Chapter 1182 of the Zoning Code with the following exceptions.
 - a. The maximum level of lighting may exceed 3 footcandles (FC) in areas needed for safety of moving vehicles such as those areas around the fueling canopy.

G. Parking and Loading

1. Parking and loading requirements shall be as set forth in Chapter 1179 of the Zoning Code.

H. Access /Curbcuts

1. Site access and curbcuts for Waggoner Road shall be as approved by the City Engineer.
2. Site access and curbcuts for East Broad Street shall be as approved by the City of Columbus.

I. Waste and Refuse

1. All waste, refuse, and recycling shall be containerized and screened from view in a manner consistent with Chapter 1180 of the Zoning Code.

J. Signage

1. Signage shall be compliant with the Chapter 1181 of the Zoning Code.
2. The Design Review Board may approve additional signage in a manner consistent with comprehensive sign plan review.

K. Architecture

1. All roof-top mechanicals shall be reasonably screened from ground level view adjacent to the building being served.
2. All buildings shall be constructed with the same level of finish on any side that is visible from a roadway. No plain concrete block shall be permitted.
3. All buildings shall have a gabled or hipped roof, a sloped roof that exceeds a 4-12 pitch or a flat roof with a perimeter parapet.

**ADJACENT PROPERTY OWNERS INFORMATION
UNITED DAIRY FARMERS PLANNING COMMISSION APPLICATION
SOUTHWEST CORNER OF EAST BROAD STREET AND WAGGONER ROAD**

170-000036

Donald & Jacqueline Manson
7539 East Broad Street
Blacklick, OH 43004-9703

Lot 8 Deerfield Estates – 7692 Deer Park Way

067-000017

Lawrence W Clemens IV
214 Flint Ridge Drive
Columbus, OH 43230

Tax Bill: US Bank Home Mortgage
6053 S. Fashion Square Dr STE 99
Salt Lake City, UT 84107-5439

Lot 9 Deerfield Estates – 7680 Deer Park Way

067-000018

Tom Battin
7680 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Corelogic
2500 Westfield Dr STE 120
Elgin, IL 60124-7836

Lot 9 Rear Deerfield Estates – 7680 Deer Park Way Rear

067-000067

Columbia Gas of Ohio, Inc
200 Civic Center Drive
815 Walton Parkway
New Albany, OH 43054-8233

Lot 10 Deerfield Estates – 7666 Deer Park Way

067-000019

David & Mardel Ramey
76 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Chase Home Finance, LLC
1500 Solana Blvd Bldg 1
Roanoke TX 76262-1720

Lot 11 Deerfield Estates – 7654 Deer Park Way
 067-000020
 Ann & Thomas Gaus
 7654 Deer Park Way
 Reynoldsburg, OH 43068

Lot 12 Deerfield Estates – 7636 Deer Park Way
 067-000021
 Amadio Comoretto & Caterina Comoretto
 7636 Deer Park Way
 Reynoldsburg, OH 43068

Lot 13 Deerfield Estates – 7620 Deer Park Way
 067-000022
 Catherine Hall & Rita Smith
 7620 Deer Park Way
 Reynoldsburg, OH 43068

Lot 14 Deerfield Estates – 7600 Deer Park Way
 067-000023
 Robin Baumgardner-Miller & Douglas Baumgardner
 7600 Deer Park Way
 Reynoldsburg, OH 43068

Tax Bill: US Bank Home Mortgage
 6053 S Fashion Square Dr STE 99
 Salt Lake City, UT 84107-5439

Shoppes of East Broad – 8097 East Broad Street
 067-000069
 DN – Reynoldsburg, LLC
 6610 Chatsworth Street NW
 Canton, OH 44718-3849

Meijer Stores – 8000 & 7930 East Broad Street
 515-254556
 Meijer Stores LP
 2929 Walker Avenue NW
 Grand Rapids, MI 49544-6402

Tax Bill: Attn: Property Tax Dept

Walgreen's – 7900 East Broad Street
515-258120
7900 E Broad, LLC
71 South Wacker Drive #2760
Chicago, IL 60606-4666

Speedway – 7860 East Broad Street
515-258140
Speedway SuperAmerica, LLC
539 S. Main Street
Findlay, OH 45840-3229

Grace Brethren Church – 7550 East Broad Street
440-292479
East Side Grace Brethren Church
1401 Kings Highway
Winona Lake, IN 46590-1520

January 5, 2017

**6.4244 Acre Parcel
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

South 09°49'20" West, a distance of **174.80 feet**;

South 74°15'21" West, a distance of **27.71 feet**;

South 09°49'20" West, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald. O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

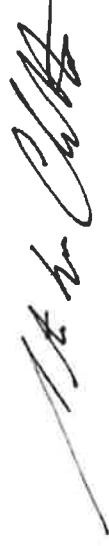
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

North 82°02'02" East, a distance of **86.93 feet**;

North 48°20'35" East, a distance of **72.11 feet**;

North 82°02'02" East, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

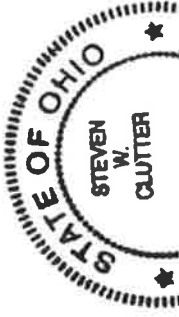
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



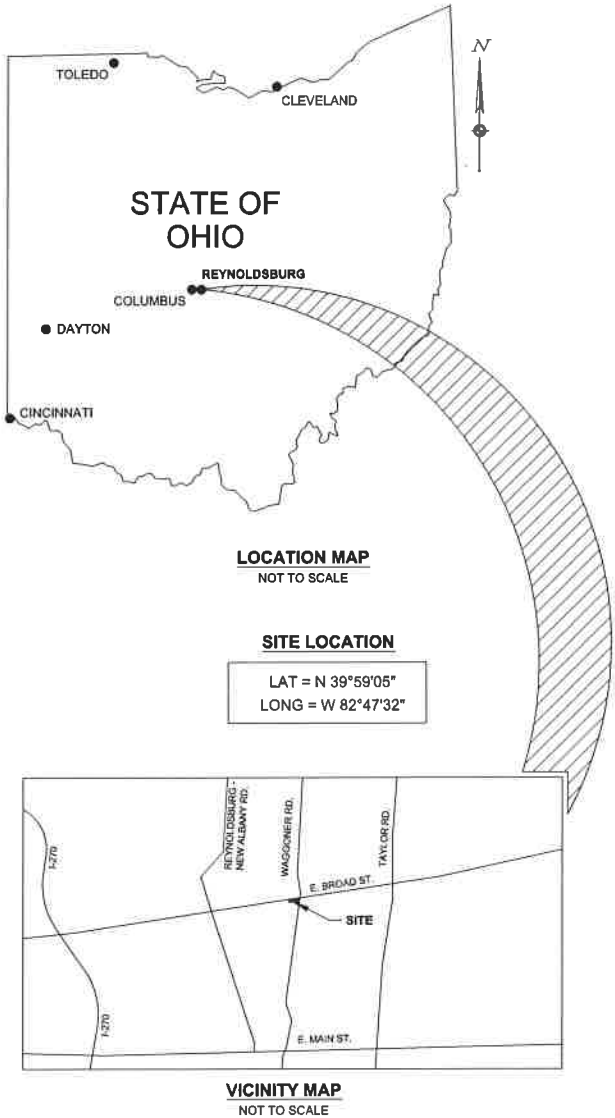
Steven W. Clutter, Ohio P.S. #7655
CESO, Inc.
395 Springside Drive, Akron, OH 44333 (330) 665-0660

01/05/2017

Date



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



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
Z1.0	COVER SHEET
Z2.0	SITE PLAN
Z3.0	GRADING AND UTILITY PLAN
Z4.0	SANITARY MAIN EXTENSION PLAN
SURVEY	
1 OF 1	EXISTING CONDITIONS SURVEY
LANDSCAPE	
L1.01	TREE PRESERVATION & REMOVAL PLAN
L1.02	TREE PRESERVATION & REMOVAL PLAN
L2.01	PLANTING PLAN - EAST
L2.02	PLANTING PLAN - WEST

PROPERTY DATA:

PARCEL OWNER:	UNITED DAIRY FARMERS, INC.	PROPOSED USE:	FUELING STATION & CONVENIENCE STORE
PARCEL ID:	067-000009-00 067-000068-00 067-000073-00	FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39049C0356K, EFFECTIVE DATE: JUNE 17, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ADDRESS:	E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO 43068		
PROPERTY AREA:	6.43 AC. (280,090 SF)		
ZONING:	CPD - COMMERCIAL PLANNED DEVELOPMENT		
ADJACENT ZONING:	NORTH: CITY OF COLUMBUS - COMMERCIAL SOUTH: UN-ZONED RESIDENTIAL EAST: CS - COMMUNITY SERVICES WEST: JEFFERSON TWP - RESTRICTED SUBURBAN		

SITE REQUIREMENTS:

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

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,076± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (31) STANDARD CAR PARKING SPACES 33 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

OWNER/DEVELOPER
UNITED DAIRY FARMERS, INC.
3955 MONTGOMERY ROAD
CINCINNATI, OH 45212

CONTACT: TIM KLING
PH: (513) 396-8700
EMAIL: TKLING@UDFINC.COM

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829
CONTACT: ERIC SNOWDEN

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

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

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

ENGINEER
CESO, INC.
395 SPRINGSIDE DRIVE
SUITE 202
AKRON, OHIO 44333

CONTACT: NICK HERSHBERGER
PH: (330) 396-5696
EMAIL: HERSHBERGER@CESOINC.COM

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

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614)845-1694
CONTACT: DANIEL BLECHSCHMIDT

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

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

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6787 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

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

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

STANDARD DRAWINGS

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

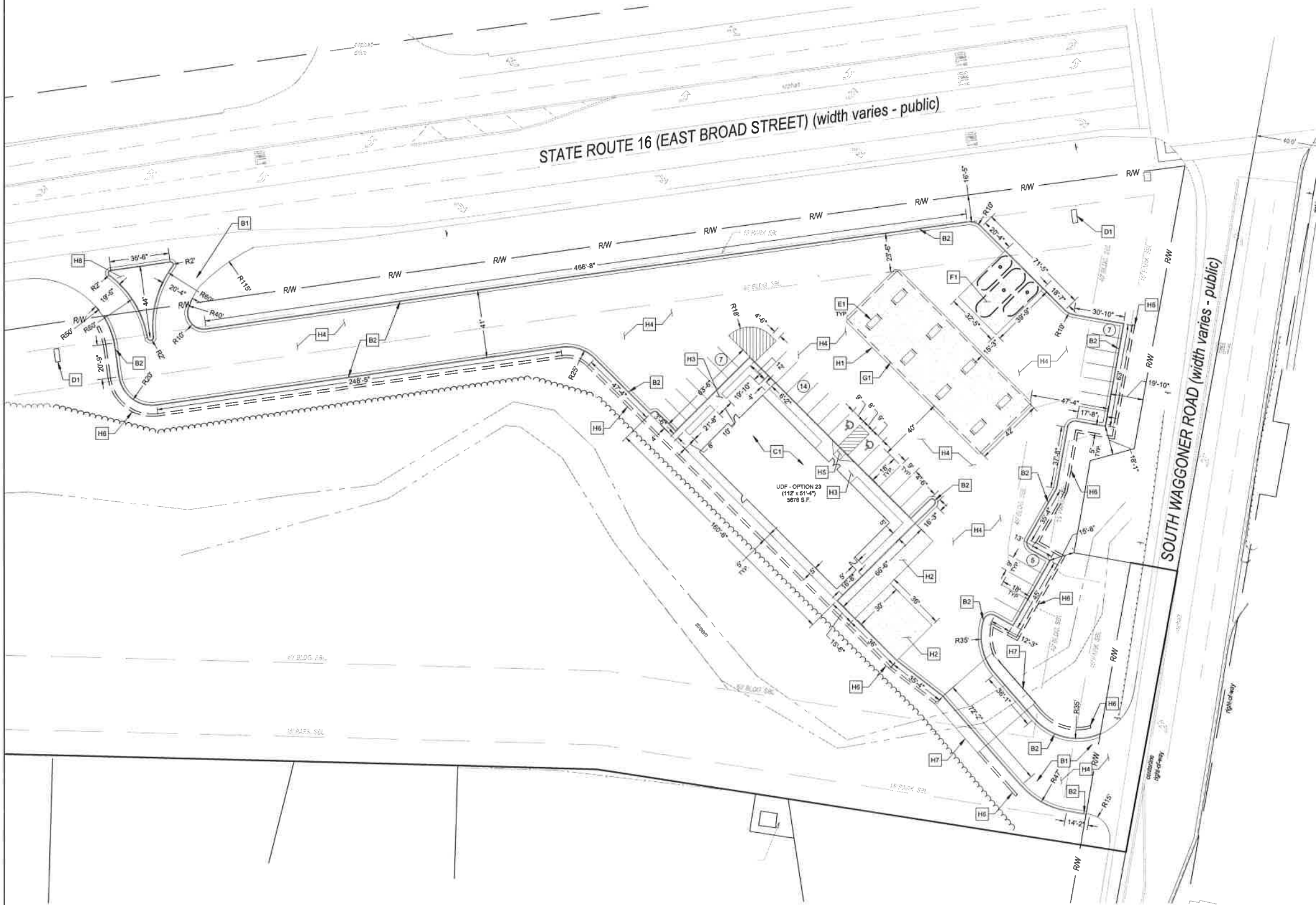


COVER SHEET

UNITED DAIRY FARMERS

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

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z1.0	



EXISTING	
REFER TO EXISTING CONDITIONS SURVEY	
PROPOSED	
	CONCRETE CURB AND GUTTER
	PAVEMENT
	RETAINING WALL
	PROPOSED TREE CLEARING LIMITS
	SETBACK
	NUMBER OF PARKING STALLS
	CONCRETE PAVEMENT

A. GENERAL NOTES

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

B. SITE WORK

- PROPOSED DRIVE ASPHALT APPROACH
- PROPOSED CURB OR CURB AND GUTTER

C. BUILDING

- UDF ICE CREAM PARLOR AND CONVENIENCE STORE

D. EXTERIOR APPEARANCE

- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN

E. DISPENSERS

- (8) DISPENSERS, SUMPS, AND ISLANDS (CAR)

F. UNDERGROUND STORAGE TANKS

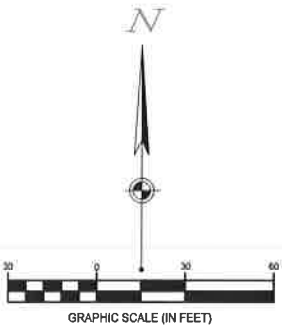
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.

G. CANOPY

- 114' x 42' FUELING CANOPY.

H. YARD

- CONCRETE CANOPY SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ADA RAMP
- PROPOSED RETAINING WALL
- PROPOSED THREE-SIDED BOX CULVERT
- PROPOSED RIGHT-IN RIGHT-OUT ISLAND



REVISIONS		DESCRIPTION	
NO.	DATE		

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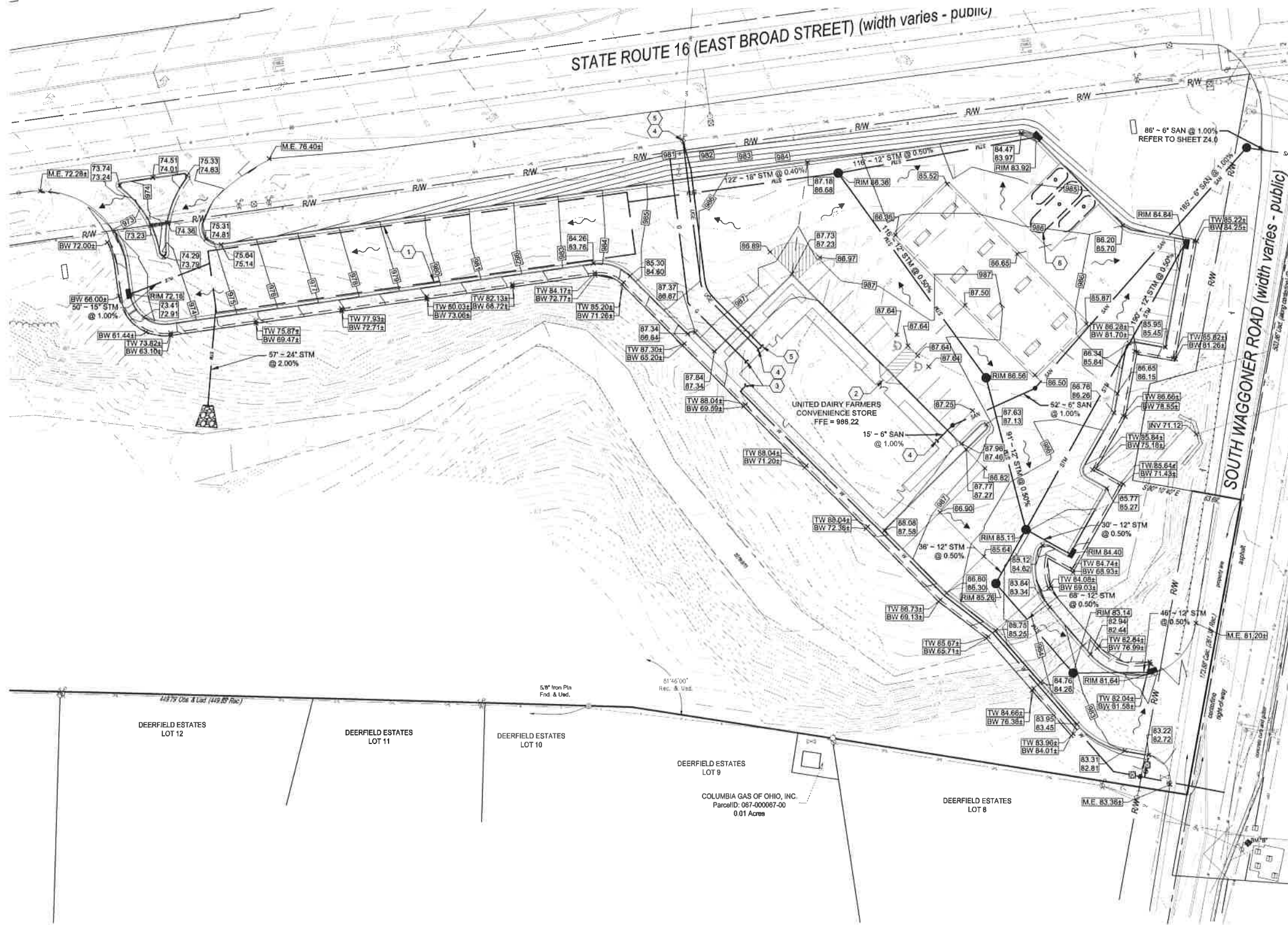
United Dairy Farmers

SITE PLAN

UNITED DAIRY FARMERS

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

ISSUE:	ZONING PLANS
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SHEET NO.	Z2.0



REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	RIDGE LINE
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	GAS SERVICE
	TELEPHONE SERVICE
	WATER VALVE
	WATER METER
	STORM STANDARD MANHOLE
	STORM CURB INLET
	STORM ENDWALL
	SANITARY STANDARD MANHOLE
	SANITARY CLEANOUT
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	RIM
	TOP OF CASTING ELEVATION
	RIP RAP
	FLOW ARROW

PRELIMINARY STORM CALCULATIONS

SOIL TYPE = CARDINGTON SILT LOAM (Crd1B1) - C/D
DISTURBED AREA = 2.67 AC.

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.67 AC.
CN = 67
Q1 = 0.28 CFS

PROPOSED:

IMPERVIOUS AREA = 1.63 AC.
GRASS AREA = 1.04 AC.
CN = 91
Q1 = 1.43 CFS (510% INCREASE, 100-YEAR CRITICAL STORM)

EX. 1-YEAR VOLUME = 2,950 CF
PROP. 100-YEAR VOLUME = 39,801 CF
DETENTION VOLUME NEEDED = 36,850 CF

(3) 96" PIPES
UNDERGROUND DETENTION FOOTPRINT = 245' L x 36' W

PRELIMINARY EARTHWORK:

CUT = 90 CY
FILL = 27,825 CY
NET = 27,545 CY

GENERAL GRADING NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- STORM SEWER CATCH BASINS, CURB INLETS, MANHOLES, AND ENDWALLS SHALL CONFORM TO ODOT STANDARD CONSTRUCTION DRAWINGS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- PROVIDE 2% MAXIMUM CROSS SLOPE ON SIDEWALKS AND ADA PARKING AREA.

GENERAL UTILITY NOTES:

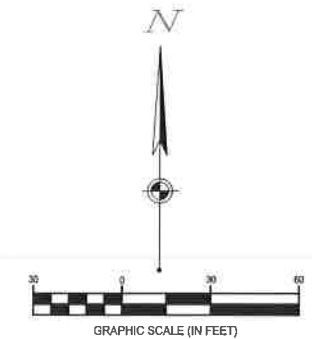
- ALL CURB AND WALL UNDERDRAINS SHALL OUTLET TO STORM SEWER SYSTEM. PROVIDE POSITIVE DRAINAGE TO CONNECTION POINT.
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET TO ALL SLOPES 3H:1V OR STEEPER.
- ADD 900.00 TO ALL SPOT ELEVATIONS SHOWN ON PLAN TO OBTAIN U.S.G.S. ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
- PROVIDE STORM SEWER MINIMUM 2'-6" COVER UNLESS OTHERWISE NOTED.
- PROVIDE FINGER DRAINS AND CONCRETE COLLARS ON ALL PROPOSED STORM SEWER STRUCTURES IN PAVEMENT PER CONSTRUCTION DETAILS SHEET.

GENERAL UTILITY NOTES:

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

CODED NOTES

- UNDERGROUND DETENTION BASIN
- ADA RAMP
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
- COORDINATE WITH BUILDING CONTRACTOR AND TELEPHONE COMPANY FOR CONNECTION AND LOCATION OF TELEPHONE SERVICE.
- UNDERGROUND FUEL STORAGE TANKS



GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

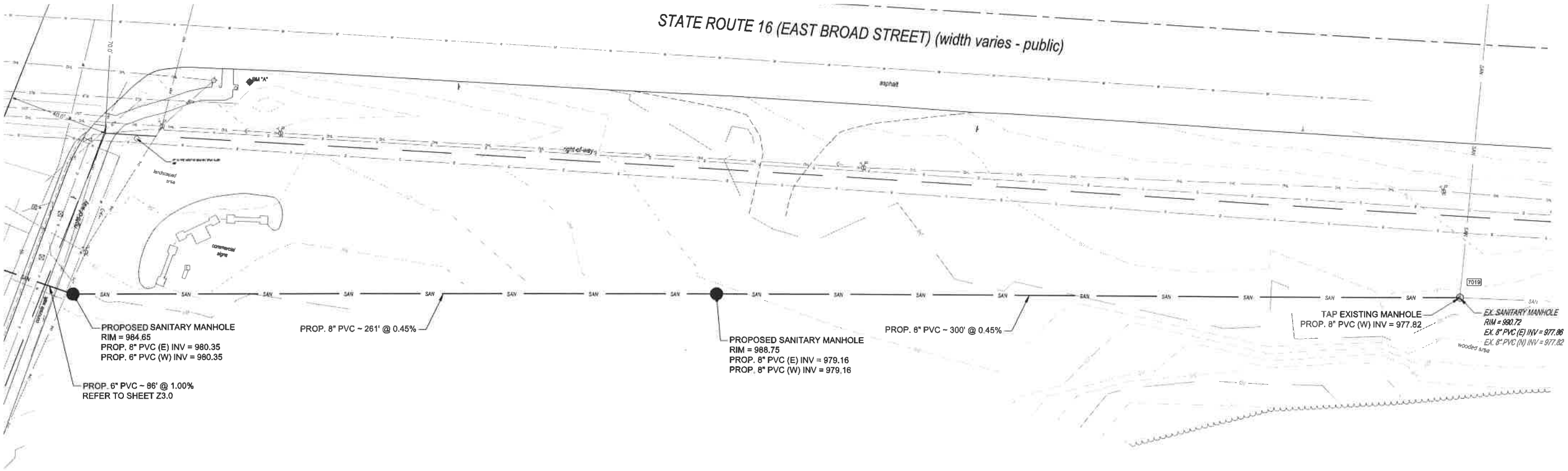
E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
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SHEET NO.	
Z3.0	

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REVISIONS	DATE	DESCRIPTION



PROPOSED SANITARY MANHOLE
RIM = 984.65
PROP. 8" PVC (E) INV = 980.35
PROP. 6" PVC (W) INV = 980.35

PROP. 6" PVC ~ 86' @ 1.00%
REFER TO SHEET Z3.0

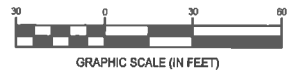
PROP. 8" PVC ~ 261' @ 0.45%

PROPOSED SANITARY MANHOLE
RIM = 988.75
PROP. 8" PVC (E) INV = 979.16
PROP. 8" PVC (W) INV = 979.16

PROP. 8" PVC ~ 300' @ 0.45%

TAP EXISTING MANHOLE
PROP. 8" PVC (W) INV = 977.82

EX. SANITARY MANHOLE
RIM = 980.72
EX. 8" PVC (E) INV = 977.86
EX. 8" PVC (W) INV = 977.82



SANITARY MAIN EXTENSION PLAN

UNITED DAIRY FARMERS

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

ISSUE:
ZONING PLANS
DATE:
1/13/2017
JOB NO.: 752862
DESIGN: CAK
DRAWN: CAK
CHECKED: NRH
SHEET NO.
Z4.0



NOT FOR
CONSTRUCTION

REVISIONS	NO.	DATE	DESCRIPTION



	Power / Telephone Pole		Sign
	Power Pole		Bollard
	Signal Pole		Gas Valve
	Water Valve		Guy Wire
	Hydrant		Electric Meter
	Clean Out		Gas Meter
	Sanitary Manhole		Air Conditioner
	Catchbasin		Mail Box
	Storm Inlet Basin		Unknown Valve
	Storm Drainage Manhole		End Storm Drain
	Telephone Manhole		Light Pole
	Electric Box (access)		Downspout
	Traffic Control Box		Monitoring Well
	Structure Number		Irrigation Control Access

STATE ROUTE 16 (EAST BROAD STREET) (width varies - public)
asphalt

- ⊙ - 5/8" Iron Pin Set w/cap CESQ, Inc
- ⊙ - 1" Iron Pin Found unless otherwise described
- - Iron Pipe Found & Described
- ✕ - Railroad Spike Found
- ☐ - Monument Fnd. & Usd.

Fnd. (F) - Found	Obs. (O) - Observed
Msd. (M) - Measured	Rec. (R) - Deed
Usd. (U) - Used	Calc. (C) - Calculated

OP004-SURVEY-PLAN-752882 UNITED DAIRY FARMERS, REYNOLDSBURG SURVEY.DWG - 1/13/2017 12:31 PM

1 OF 1

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

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

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

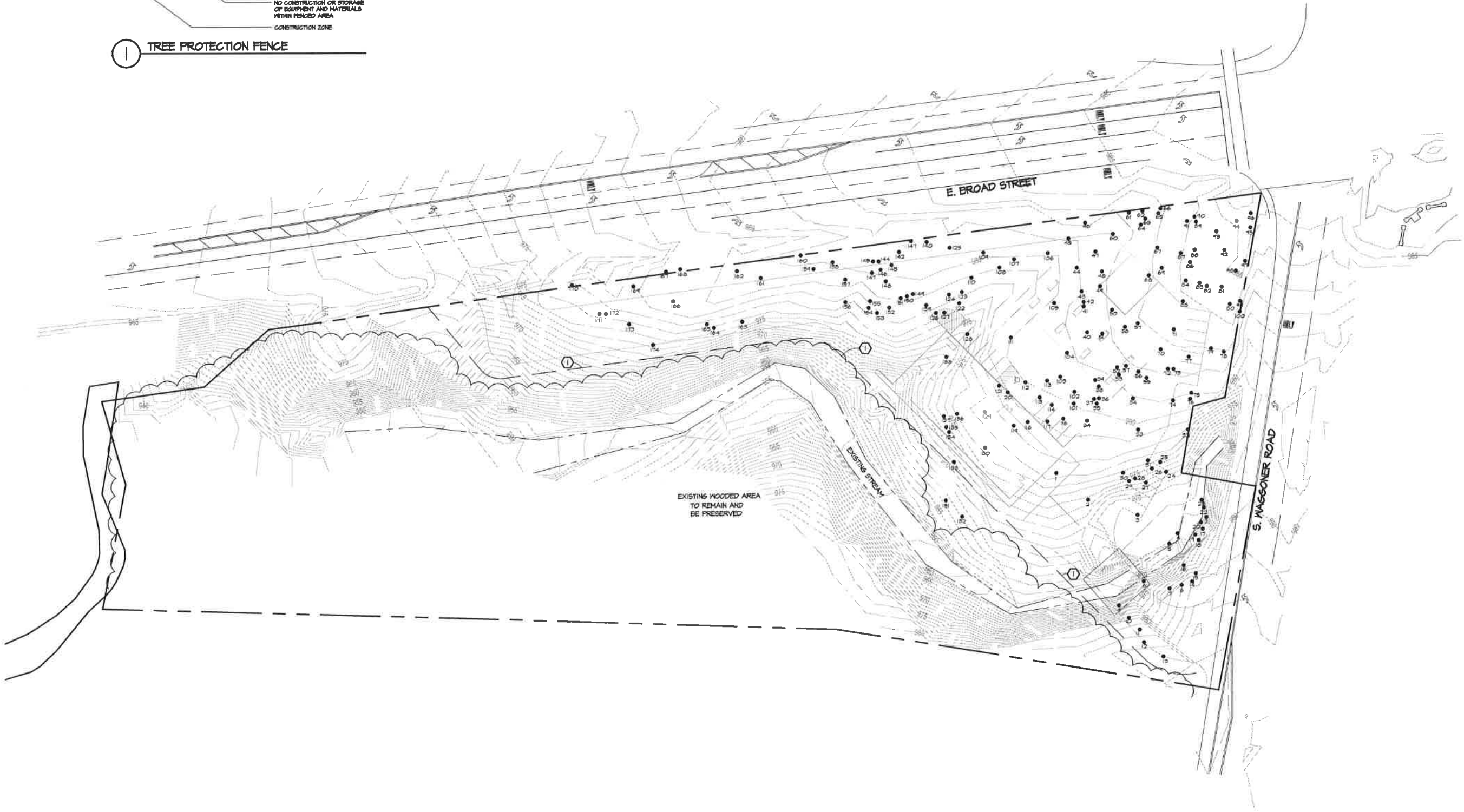
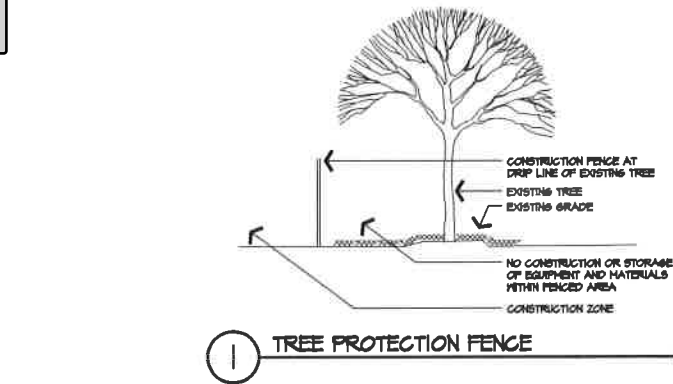
L1.01

- ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
330 WEST SPRING STREET, STE 350
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGEA.COM

CONSTRUCTION NOTES

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

TREE LOCATION (APPROX)



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

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

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

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

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

18

MAJOR TREE REMOVED INDICATED BY TONE.

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

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

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

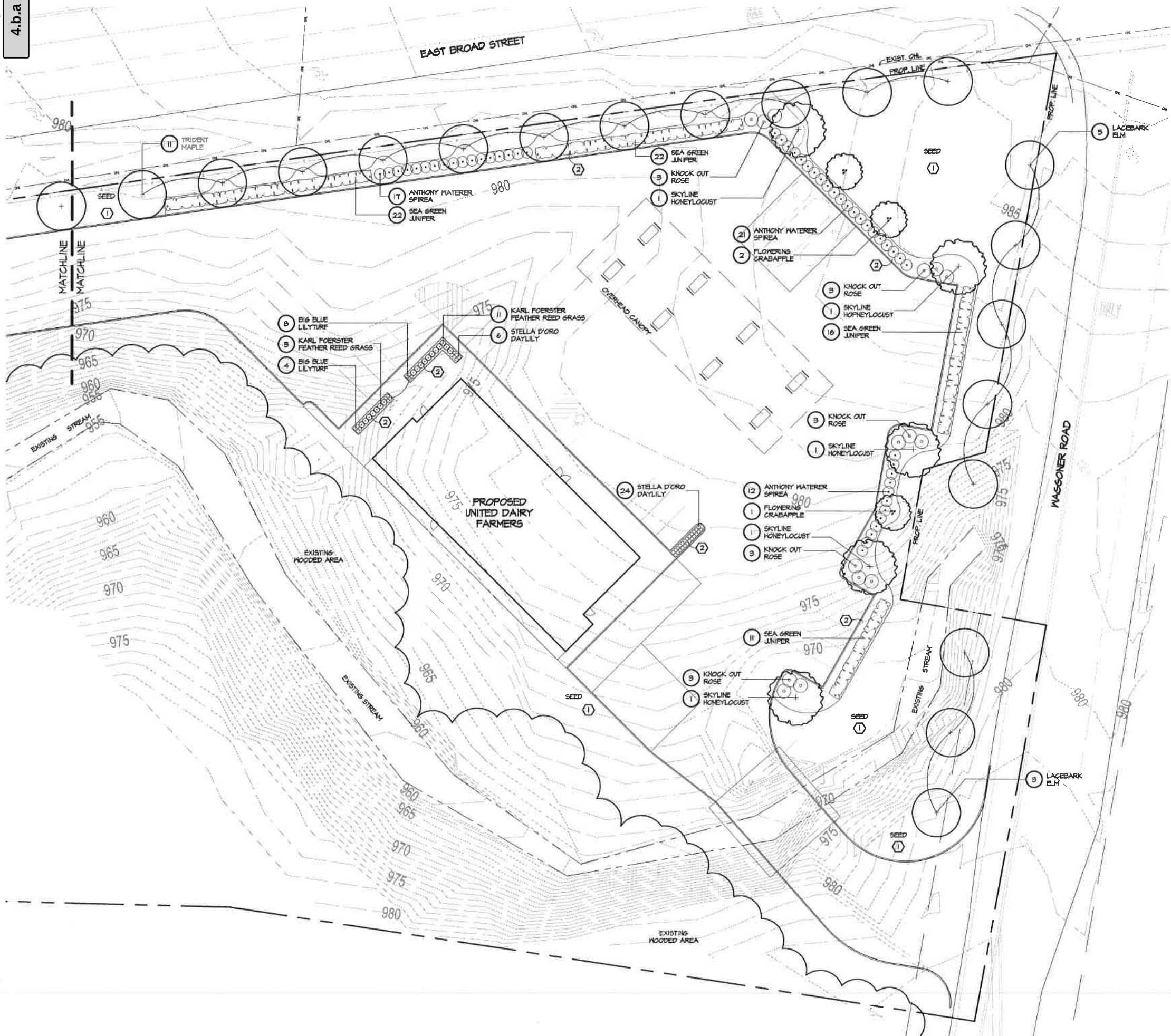
UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

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

L1.02



GENERAL NOTES

1. THE FIELD, THE PLANTING LOCATIONS AND THE QUALITY OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 9" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

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

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

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

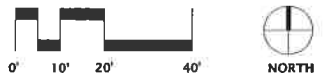
CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

PLANTING PLAN
EAST
Sheet Number

L2.01



GENERAL NOTES

- THE FIELD THE PLANTING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 9" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

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

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

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

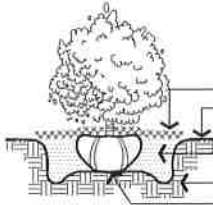
PLANTING PLAN
WEST

Sheet Number

L2.02

NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

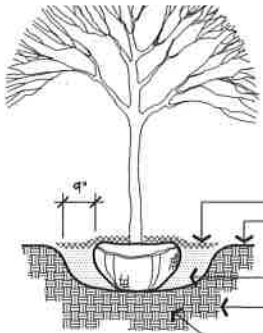


HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

1 SHRUB PLANTING
NTS

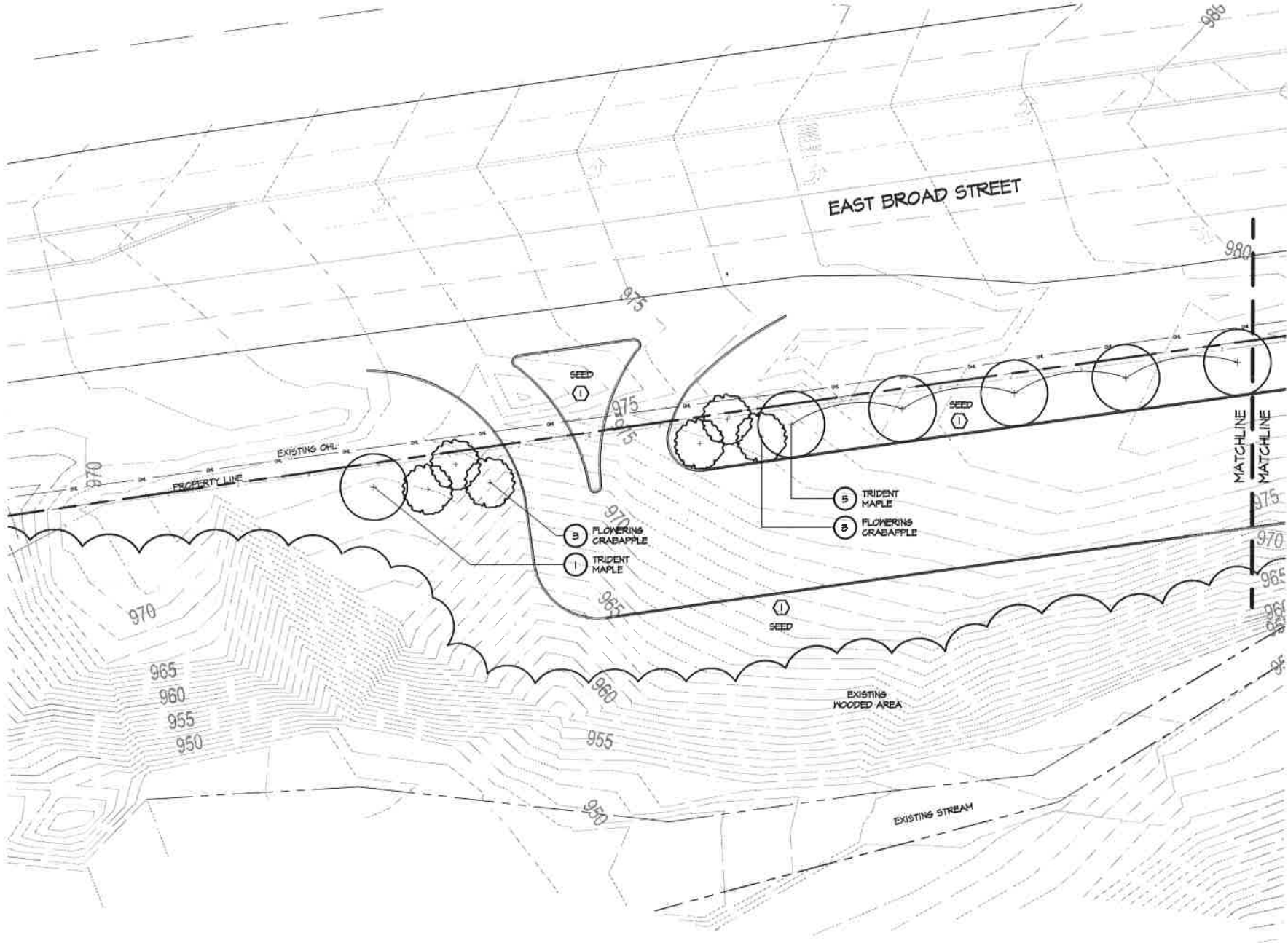
NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



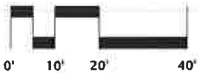
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 TREE PLANTING
NTS



PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
8	LACEBARK ELM	Ulmus parvifolia	2 1/2" Cal.	B&B	
5	SKYLINE HONEYLOCUST	Gleditsia triacanthos f. inermis 'Skyline' SKYLINE	2 1/2" Cal.	B&B	
16	TRIDENT MAPLE	Acer buergerianum	2 1/2" Cal.	B&B	REPLACEMENT
ORNAMENTAL TREES					
4	FLOWERING CRABAPPLE	Malus	2" Cal.	B&B	MULTI-STEM
SHRUBS					
50	ANTHONY WATERER SPIREA	Spiraea japonica 'Anthony Waterer'	24" Hgt.	Cont.	
15	KNOCK OUT ROSE	Rosa 'Radrazz' KNOCK OUT	18"-24" Hgt.	Cont.	
71	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	Cont.	
PERENNIALS					
12	BIG BLUE LILLYTUF	Liriope muscari	1 Gal.	Cont.	
14	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora Karl Foerster	1 Gal.	Cont.	
80	STELLA D'ORO DAYLILY	Heimerocallis 'Stella de Oro'	1 Gal.	Cont.	





UNITED DAIRY FARMERS

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

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





UNITED DAIRY FARMERS

OPTION 1

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





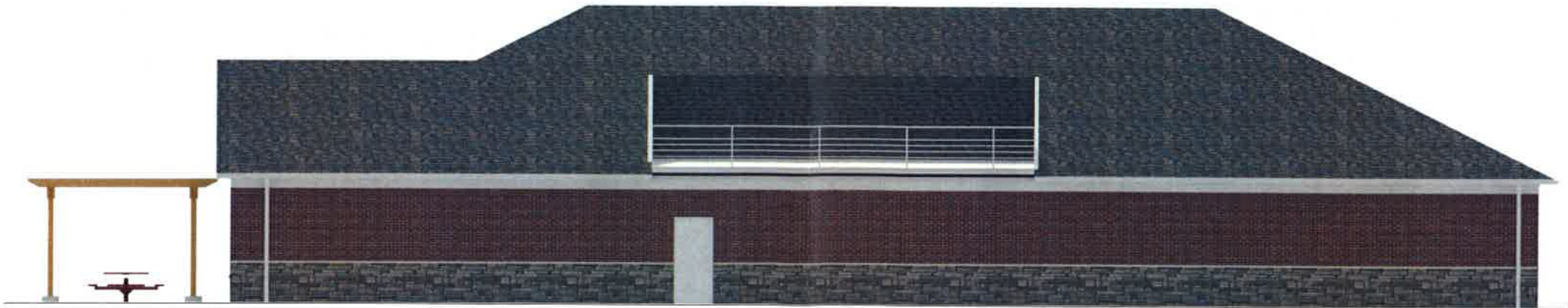
4 FRONT ELEVATION
SCALE: N.T.S.



3 LEFT SIDE ELEVATION
SCALE: N.T.S.



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: N.T.S.

4K⁴
ARCHITECTURE
+ DESIGN
585 Canal Street
Cincinnati, Ohio 45203
Tel: (513) 455-5000
Fax: (513) 455-5008
Webpage: www.4k4architecture.com
Email: info@4k4architecture.com

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

REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: J.L. M.J.
Scale: AS NOTED
Job No.: 16-2570

A001

3. Facilities Demand Worksheet

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

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 800 gpd
- b. How much pressure is required? min. 70 psi

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

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 800 gpd

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

3. Traffic:

a. Definitions:

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

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

2604 ADT for site

Generator Peak	Adjacent Street Peak	Peak Hour
<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM
<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM

- c. Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

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

 No, Traffic Access Study Required.

- d. Check the following as applicable to the site development:

 X District Amendment

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

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

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

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

Christine Hilbert
Applicant's Signature

2-8-2017
Date

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

DATE: **February 27, 2017****TO:****RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE
CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 913.04
SPECIFICATIONS, PERMIT FEE OF CHAPTER 913 PRIVATE
ROADWAYS AND SECTION 1127.09 UNDERGROUND ELECTRIC
AND TELEPHONE LINES OF CHAPTER 1127 STANDARDS.

See the attached document for details of proposed text amendment.

913.04 SPECIFICATIONS; PERMIT FEE.

(b) The minimum pavement width for private roadways shall be twenty-six feet and the maximum grade shall be six percent, provided that the minimum grade for private roadways shall be one-half of one percent at the gutter, unless otherwise approved by the ~~Director of Engineering~~City Engineer.

1127.09 UNDERGROUND ELECTRIC AND TELEPHONE LINES.

(c) The preliminary plan with respect to the subdivision shall be submitted to the ~~Director of Engineering~~ City Engineer and to the electric and telephone utility companies which will provide service to the subdivision for their recommendations with respect to the width and location of easements for electric and telephone distribution cables and related facilities. The recommendations of the City Engineer and such utility companies shall be submitted to the Planning Commission by the owner of the subdivision together with the plat of the subdivision. Prior to signing the plat of the subdivision, the Planning Commission shall determine that adequate easements are provided for all utility services, including underground electric and telephone distribution wires, conduits, cables, gas pipelines, sewer and water lines. The owner of the subdivision shall, at the time the plat of the subdivision is submitted for approval, present such evidence as the Planning Commission deems necessary to ensure that the owner shall makes or has made provision for all utility services, including underground electric and telephone distribution wires, conduits, cables, gas pipelines, sewer and water lines in accordance with this section, adequate for the anticipated needs of the subdivision.

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

DATE: February 27, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION
905.03 DUTY TO MAINTAIN SIDEWALK AND TREE LAWN OF
CHAPTER 905 STREETS GENERALLY; AND SECTION 917.02
PLANS AND SPECIFICATIONS TO BE ATTACHED TO PERMIT
OF CHAPTER 917 DRIVEWAYS.**

Please see attached document for memo and proposed text amendments.

 CITY OF REYNOLDSBURG *Mayor Brad McCloud*

TO: Members of the City Council

FROM: Eric Snowden, Planning & Zoning Administrator

RE: Revisions to Public Services Code

DATE: December 15, 2016

Council Members:

In conjunction with a general review of Codified Ordinances, it has come to my attention that there are two incorrect references contained in Part 9 of our Code. In order to make sure that all City ordinances are clear in meaning and easy to use, I am proposing two minor revisions to the following sections:

The first is the reference to another chapter contained in Section 905.03 of the Code. This section was intended to refer to Chapter 919 Trees. The second reference is to the title of a City staff member in Section 917.02. Staff revised the Building Code to refer consistently to the Building Official of the City. This section needs to be revised to be consistent with that code. The section also incorrectly refers to a building permit, when, from the context, it should refer to the driveway permit mentioned throughout the chapter.

Please see the attached exhibit and feel free to contact me with any additional questions.

Respectfully,

Eric Snowden
Planning & Zoning Administrator

CC: Dan Havener,
Bill Sampson
John Paszke

Attachment: 20170123 Part 9 - Incorrect References (1658 : Amendment to Part 9 of the Codified Ordinances)

905.03 DUTY TO MAINTAIN SIDEWALK AND TREE LAWN.

An owner or person having charge of a lot shall maintain the portions of the right-of-way abutting his or her premise(s), including the sidewalk and tree lawn in a manner free of weeds, high grass, trash and consistent with the provisions of the Property Maintenance Code and with Chapter ~~945~~919.

917.02 PLANS AND SPECIFICATIONS TO BE ATTACHED TO PERMIT.

The Building ~~Inspector~~Official shall attach a copy of the plans and specifications to each ~~building~~ permit issued ~~by him~~.

Water and Wastewater Department

Mike Root

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **February 27, 2017**

TO: **Service Committee**

RE: ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN
AGREEMENT WITH EMH&T FOR THE ENGINEERING AND
MANAGEMENT OF SEWER LINE CCTV AND MANHOLE
INSPECTIONS. (Second Reading 2/13/2017).

Request legislation for the Mayor to accept proposal with EMH&T, 5500 New Albany Road, Columbus, Ohio 43054 for the engineering, management of sewer main CCTV, reviewing of CCTV videos and manhole inspections.

Request authorization to proceed with this proposal in the amount of \$99,249.00 from account 720.736.5365 which was approved in the 2017 budget.

Mike Root

Water/Wastewater Superintendent
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
(614) 322-4500 voice
(614) 575-4573 fax
mroot@ci.reynoldsburg.oh.us



MEMORANDUM

DATE: 12/12/2016

TO: Reynoldsburg City Council

CC: Mayor Brad McCloud, Auditor Richard Harris, Service Director, Bill Sampson

RE: 2017 Sewer Inspection and Cleaning Proposal

Please see proposal from EMH&T for field investigation services to perform closed circuit televising (CCTV) on the Reynoldsburg Estates Mobile Home Community Area. We will CCTV 12,350LF of 8 inch sewer and 2,290LF of 18 inch sewer. This area was installed in 1966 and has never been televised. This proposal will also include 400 manhole inspections in the sanitary sewer collection system. Any defects found will be added to our CIP list.

Our CMOM Program consists of 2 parts, inspection and rehabilitation. The rehabilitation part will be funded through our CIP Account. The inspection part, which is this, will come from our operating budget.

Total cost of this project is \$99,249.00 which was approved in the 2017 Budget.

December 6, 2016

Mr. Michael Root
Superintendent of Water and Wastewater
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

**Re: City of Reynoldsburg 2017 Sewer Inspection and Cleaning
Proposal for Professional Services**

Dear Mr. Root:

EMH&T is pleased to submit our proposal for field investigation services to perform closed circuit televising (CCTV) on the Reynoldsburg Estates Mobile Home Community Area. Manhole inspections will be performed in a portion of the City's sanitary sewer collection system. Please refer to the attached exhibit for a schematic of the proposed study areas. These investigations will identify significant deficiencies and culminate in a report which summarizes the deficiencies as well as any recommended improvements to the sanitary collection system.

SCOPE OF SERVICES

EMH&T will provide the following engineering services:

1. System Characterization and Management
 - a. Conduct project meetings with the City to include a kick-off meeting, progress meetings (when needed), and a presentation of findings and recommendations.
 - b. Review of existing site conditions, Record Plans, tributary areas, sewer capacities, and right-of-way; and coordination with the City of Reynoldsburg.
 - c. Prepare field exhibits for use by inspection personnel.
 - d. Conduct periodic site visits during televising, cleaning, and manhole inspections.
2. CCTV Field Investigations
 - a. EMH&T's Infratechnologies Division will perform internal pipe inspection (CCTV) on sewers in the Reynoldsburg Estates Mobile Home Community Area to include 12,350 linear feet of 8-in sanitary sewer and 2,290 linear feet of 18-in sanitary sewer.
 - b. The CCTV task includes regular cleaning activities and assumes the following:
 - i. Manholes are accessible to cleaning and inspection equipment. City crews will be available to assist in providing access if needed.
 - ii. No bypass pumping will be performed. It is understood that CCTV may need to occur during off peak hours and the 18-in sewer will be inspected during periods of low flow.
 - iii. Manhole lids are removable and there are no obstructions to man entry.

- iv. Debris will be disposed of at the wastewater treatment facility and there are no provisions in this proposal for handling hazardous wastes.
- v. City of Reynoldsburg will provide water from a hydrant near the project site.
- vi. Maintenance of traffic beyond cones and truck flashers is not included in the scope of services.
- c. A contingency for 24-hours of heavy cleaning/root removal is included in this scope of services to be used in the event that the sewers are not passable by the CCTV camera. In the event that heavy cleaning or root cutting exceeds 24 hours, EMH&T will coordinate with the City on options / fee for any additional work.
- d. One copy of CCTV logs and flash drives will be provided to the City upon completion of work.
- e. All CCTV will be conducted in accordance with Pipeline Assessment and Certification Program (PACP) standards and the observed defects will be graded accordingly.
- f. The following is a summary of unit costs for the CCTV scope of services:

Description	2015 Unit Price	Units
8-in	\$2.50	Lin. Ft.
18-in	\$3.00	Lin. Ft.
Heavy Cleaning	\$195.00	Hour

3. Manhole Inspections

- a. EMH&T's Infratechnologies Division will conduct up to 400 manhole inspections (see attached Manhole Inspection Exhibit) using the City's simplified inspection form. The City's simplified manhole inspection form will be imported directly to GIS.
- b. These forms will be linked to the City's GIS through EMH&T's GIS update contract.
- c. In assessing the sanitary sewer collection system in Reynoldsburg, a physical assessment and GPS survey of the manhole will be conducted that includes photographs, physical measurements, and condition assessments will be made for each manhole
- d. In the event that manholes cannot be located in the field (possibly buried or under structures), EMH&T will coordinate with the City for assistance in locating and accessing the manholes.

4. Data Analysis and Reporting

- a. The CCTV data will be reviewed with respect to structural or operation and maintenance defects. The pipes and defects will be scored based on PACP standards.
- b. Upon the completion of the field services, manhole inspection forms will be prepared. EMH&T will process and evaluate manhole inspections.

- c. Prepare exhibits for the existing conditions in the study area. Exhibits will also be prepared documenting findings and deficiencies in the collection system. Finally, exhibits will be prepared to outline the recommended improvements in the inspection area.
- d. The City's Capital Improvement Project list will be updated based on rehabilitation or replacement recommendations for the study area. Probable project cost estimates will be prepared for all rehab or replacement recommendations.
- e. A summary report will be prepared. One (1) copy of the report will be submitted to the City. This report will include a summary of the field data analysis, recommendations for further improvements/rehabilitation or additional analysis to be made to this portion of the collection system, updated Capital Improvement Project list, and probable project cost estimates.

No field survey or construction plans are included as part of this scope. If emergency repairs are needed, then an additional scope and fee may be necessary to cover the cost of those services.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed Ninety-nine Thousand, Two Hundred, Forty-nine Dollars and no cents (\$99,249.00) without prior authorization from the City. Invoices will be submitted monthly, based on the progress of the work, and are payable upon receipt. Should this scope increase to incorporate additional investigations or heavy cleaning, additional fees may be necessary to cover the cost of professional services.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
1. System Characterization and Management	\$6,692.00
2. CCTV Field Investigations	\$42,925.00
a. CCTV and Regular Cleaning for 8-in Sewer (12,350LF @ \$2.50/LF)	(\$30,875.00)
b. CCTV and Regular Cleaning for 18-in Sewer (2,290LF @ \$3.00/LF)	(\$6,870.00)
c. Cleaning and Root Cutting (Contingency Item, 24 Hours @ 195.00/Hr)	(\$4,680.00)
d. CCTV Reimbursable Expenses	(\$500.00)
Manhole Inspections (400 MH @ \$60 / MH)	\$24,000.00
Data Analysis and Reporting	\$25,632.00
TOTAL FEE	\$99,249.00

SCHEDULE

EMH&T is prepared to begin work upon receipt of a authorization from the City of Reynoldsburg. A detailed schedule for field activities and office work will be prepared and submitted to the City at a project kick-off meeting.

City of Reynoldsburg
2017 Reynoldsburg Sewer Inspection and Cleaning

December 6, 2016
Page 4 of 4

If this description and fee meet your approval, please authorize with your signature below. Please contact me at (614) 775-4555 if you have any questions.

Respectfully submitted,
EVANS, MECHWART, HAMBLETON & TILTON, INC.



Ryan M. Andrews, PE
Senior Project Manager

Attachments: Exhibit 1 – 2017 CCTV Efforts Exhibit (1 Page)
Exhibit 2 – Manhole Inspection Exhibit (1 Page)

Acceptance and Authorization to Proceed:

Authorized Signature/Date

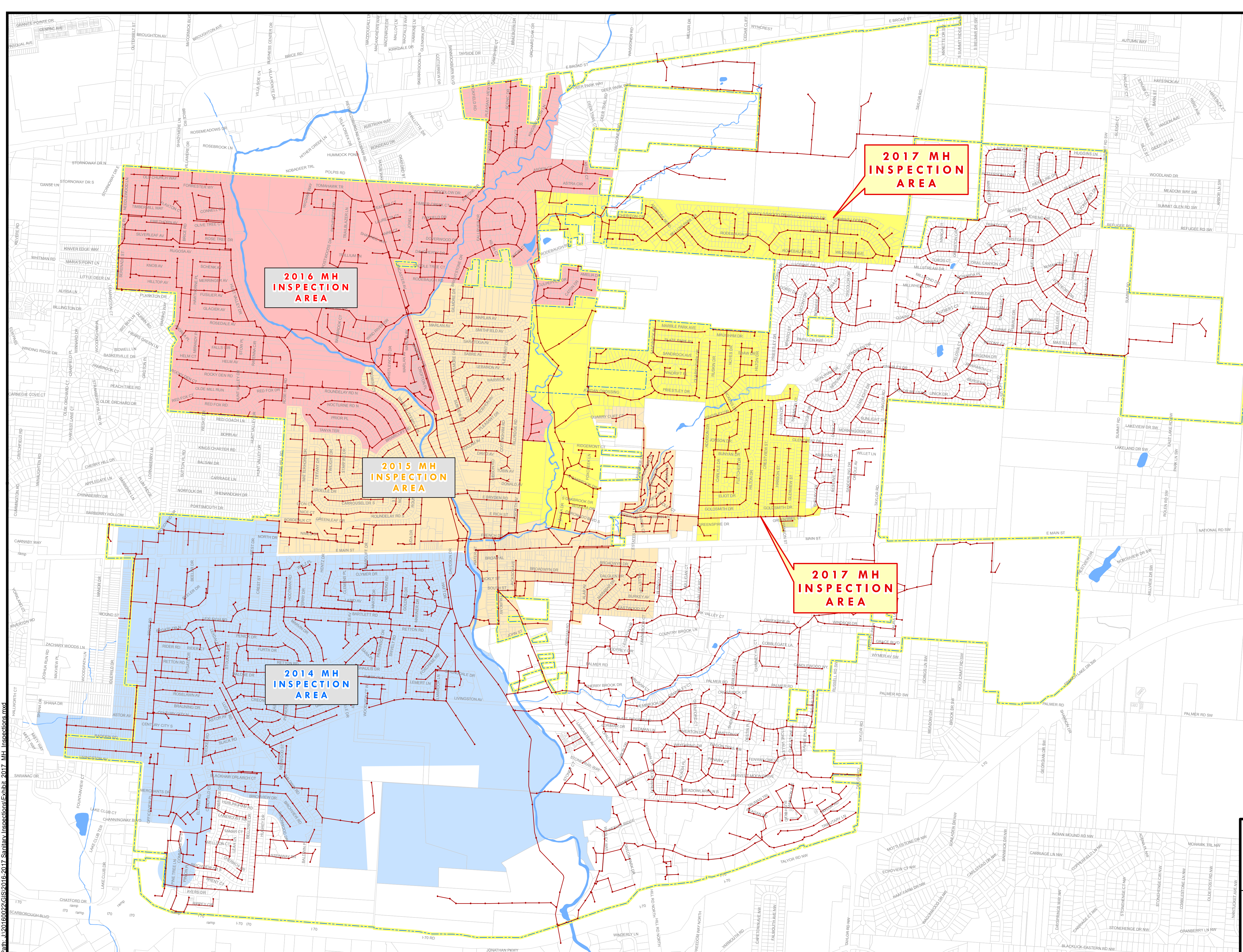
PO Number/Date

Print Name

Attachment: Proposal - 2017 Reynoldsburg Sewer Inspection and Cleaning 12.4.16 (1605 : 2017 Sewer Inspection and Cleaning Proposal)



Path: \\2016002GIS\\2016-2017 Sanitary Inspections\\Exhibit 1 - 2017 MH Inspections.mxd



Legend

- 2017 Manhole Inspection Area
- 2016 Manhole Inspection Area
- 2015 Manhole Inspection Area
- 2014 Manhole Inspection Area
- Sanitary Sewer
- Manhole
- Corporation Line

CITY OF REYNOLDSBURG, OHIO

2017 MANHOLE INSPECTION AREA MAP

EXHIBIT No. 1

0 500 1,000 2,000 Feet

EMH&T
Engineers, Surveyors, Planners, Scientists
emht.com

Date: December 2016
Scale: 1" = 1000'
Job No: 20160022
Sheet: 1 of 1