



Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, April 3, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 03/20/2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2025-0091; 2213 Belltree Drive; Danielle Kamgang for Danny Residence Care; Conditional Use
2. App# 2025-0089; 6493 E. Main Street; Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ; Varaince
3. App# 2025-0088; 6493 E. Main Street; Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ; Conditional Use

E. OTHER BUSINESS

1. iPad Update

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
March 20, 2025**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Alabi, Ward, Brusk

ABSENT: Benner, Kleckley

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 02/06/2025

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 02/20/2025

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment.

UNFINISHED BUSINESS

**App# 2025-0033; 6675 Woodsedge Dr; Kevin Farrell of Great Day
Improvement for Toyia Hall; Variance**

Ms. Buathier read the staff report into the record.

Mr. Furst recognized that the applicant addressed some additional remedies, but didn't address why they wouldn't be feasible other than convenience factors. Mr. Furst asked that the applicant speak about the hardship factors and how their property is unique.

Ms. Hall asked for more clarification on what a hardship is. Attorney Shook explained that it generally means that you can't make beneficial use of the property unless you grant the variance. That the applicant can't use the property the way the zoning code allows it to be used.

Ms. Hall explained this was a benefit to upgrade the backyard for comfort and safety. The sewer line is far from the house and beyond the property line. She did explain there were some electrical wires, and she wasn't sure if the structure would be in the way.

Mr. Furst explained that a deprivation of use would prevent the applicant from using the home as a single-family residence. The applicant said no and they understood the code.

Mr. Furst asked why the other options they explored were not feasible. The microphone did not pick up the applicant's response. Mr. Furst asked if there was something that made their property different from surrounding homes. Again, the microphone didn't pick up the response.

Ms. Alabi asked questions about the other considerations for clarity.

Mr. Furst asked about the applicant's ability to replace the current deck. Ms. Bauthier explained attached and detached decks and their requirements along with the replacement of under 75%.

Mr. Meyer recalled in the previous meeting that the deck was completely rotted and that it is in rough shape and probably wouldn't qualify for the 75% replacement.

The applicant asked some questions, but they were inaudible.

Mr. Furst made a motion to deny the variance, and it was seconded by Mr. Brusk.

Mr. Meyer explained that only five board members were present, and they would need four votes to pass. Also, if the variance was denied, they would have to wait a year to apply again. If the applicant would like to withdraw the variance, they would not be held to the one-year period for resubmitting.

The applicant would like to withdraw their application.

Mr. Furst withdrew his motion.

Mr. Furst: Understanding the applicant would like to withdraw their application, I move that this application be withdrawn.

Mr. Brusk: I second.

RESULT:	Withdrawn
MOVER:	Furst
SECONDER:	Brusk
AYES:	Ward, Brusk, Barnhart, Alabi, Furst

App# 2024-0770; 6008-6014 E. Livingston Ave; John Gleason for One Souss LLC; Variance

Ms. Buathier read the staff report into the record.

Mr. Gleason is here on behalf of the property owner and the tenant. Both fire and public safety have reviewed both variances and have no issues with any of the requests. Mr. Gleason thought this was a simple conditional use permit. They removed a bar that had caused some issues in the area, and were putting in a small format grocery store. As staff pointed out, the new code now requires, since there's a change of use, that we meet the new parking requirements. Next door, a restaurant moved out, and a new restaurant moved in. They did not need to meet the requirements due to it being the same use. If they had been quicker and put a bar in right away, they wouldn't have to meet these parking requirements. He believes the staff's biggest issue is with the precedent issue. He is not aware of anyone being denied or allowed. He understands the precedent issue that concerns staff, but believes the other factors outweigh any of that. He asked staff to pull up the map and showed them that other properties have parking in the back and, while they are grandfathered in, the issue is going to come up in the future. Mr. Gleason explained the hardship of not being able to use this property, because if any new use goes in there, they have to comply, and these spaces will not be able to be rented out because there's not enough parking. The other option they looked at was asking for a variance to reduce the number of parking spaces. He felt as if it was better to have more parking, especially because fire and public safety didn't have an issue with making the drive aisles smaller. He asked the board to approve the reduction in drive aisles, which fire and public safety have already agreed to.

Mr. Furst explained that they have granted drive aisle reductions in the Community

Commercial District, but have not done so in the Innovation District. By looking at the surrounding properties, it looks as if their properties are similar and asked the applicant how this wouldn't be considered a special privilege or circumstance that would otherwise be denied to those other properties.

Mr. Gleason explained there's always a first. If these properties are going to be used in the future, it may have to be done. The other option is to tear down the building and start over, but he doesn't think that should be required when this satisfies all the other requirements. He doesn't think it would be appropriate to deny something that is OK from all other issues just because somebody else in the future may ask for it.

Mr. Furst asked if putting a bar back in there would be a remedy available. Mr. Gleason and Attorney Shook explained that a bar is no longer considered permitted or conditional in that district. The previous bar was operating as a non-conforming use. Since the space has been vacant for more than six months, any use would need to be approved.

Mr. Brusk has concern that nothing can be done with this property ever again due to the code changes and thinks that would work as a hardship.

Mr. Meyer explained we only have five members present, and they would need four to pass. If they would like to table it, they were welcome to. Mr. Gleason would like to move forward.

Mr. Barnhart: I make a motion that the application for a variance be approved.

Mr. Brusk: I second.

RESULT:	Denied
MOVER:	Barnhart
SECONDER:	Brusk
AYES:	Barnhart, Brusk, Ward
NAYS:	Alabi, Furst

Mr. Gleason talked about tabling this to file for a different variance to reduce the number of required parking spaces. He thought that, according to the last meeting, it made more sense to do the drive aisle variance than to reduce the number of parking spaces.

Ms. Buathier explained that with anything that is denied, the applicant can appeal to City Council.

App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use

Mr. Gleason asked to table this application for two weeks. After discussing deadlines, Mr. Gleason asked to table it until the May 1st meeting.

Mr. Furst: The applicant would like to table this until the May 1st regularly scheduled meeting.

Ms. Barnhart: I second.

RESULT:	Tables until May 1st, 2025
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Ward, Brusk, Barnhart, Alabi, Furst

NEW BUSINESS

6008-6014 E. Livingston Avenue; Zoning Code Violation/Cease and Desist; Appeal

Mr. Gleason asked to table this item until May 1st, 2025 as well.

Attorney Shook didn't want to continue it that far and would like it on the next meeting.

They agreed to meet in the middle at the April 17th meeting.

Mr. Furst: I understand the applicant would like to table the appeal until our next regularly scheduled meeting on April 17th, 2025.

Ms. Barnhart: I second.

RESULT:	Tabled until April 17th, 2025
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Brusk, Ward, Furst

OTHER BUSINESS

None

ADJOURNMENT

Planning and Zoning Administrator

Chairman

March 21, 2025

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Danielle Kamgang for Danny Residence Care; 2213 Belltree Drive: Conditional Use
Application – Dwelling - Group

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 2213 Belltree Drive. The subject parcel is 0.19 acres with a Dwelling – Detached Single-Family built in 1978. The structure is approximately 1,852 square feet according to the Franklin County Auditor’s website. The subject site is zoned SR, Suburban Residential.
- b. **Surrounding Zoning:** The subject site is surrounded with SR, Suburban Residential zoning with Dwellings- Detached Single-Family as the land use.
- c. **Applicant’s Request:** The applicant is requesting to use the property to operate a Class 2 Residential Care Facility. The applicant states the facility will provide housing and supportive services for one to five unrelated adults with stable mental illness or one to five unrelated adults receiving state supplement payments. The applicant states staff will be available 24 hours and no commercial activities will be conducted outside. The applicant also states no residents with a history of violent crime, sexual predator, violent behavior, drug trafficking or robbery will be permitted. That staff will be trained in crisis intervention.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district “...should largely consist of single-family homes situated on medium-sized lots.”

2. Project Review

- a. **Definition:** Dwelling – Group: A residential facility providing accommodations and personal care services from one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34(B)(1)(b).
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. The applicant states that they will maintain the residential character of the neighborhood with no exterior modifications or signs.

- i. Staff is of the opinion that the proposed use will be in harmony with the existing character of the surrounding zoning.
- ii. The proposed use shall not adversely affect the use of adjacent property;
 - 1. The applicant states there will be no outdoor activities, parking will happen on site, that the property has a fenced in back yard. The applicant also states they will provide a 24/7 contact number for neighbors to address concerns.
 - i. Staff finds that based on the applicants statement, the proposed land use does not appear to adversely affect the use of the adjacent properties.
- iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - 1. The applicant states staff will be available 24 hours daily as needed. Along with no more than 5 residents who do not have violent, criminal, sexual or drug related criminal backgrounds on site. The applicant states that the house will continue to be like any other single family house in the community and will not create a negative perception to potential buyers in the area.
 - i. Staff finds that if the house is managed by staff 24 hours a day on site, along with providing adequate safety to the residents of the property and the surrounding neighborhood, there would not be acceptable.
- iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 - 1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department and Public Service have no concerns with the application at this time.
- v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 - 1. The applicant states there will be no added traffic, that the garage and driveway will be used for parking only on the site.
 - i. Based on the applicants answer, staff does not have any concerns with regards to significant traffic impacts for the proposed land use.
- vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 - 1. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 - 1. Staff finds that that the proposed use complies with the provision

and standards of this code.

- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - 1. The definition of Dwelling, Group: A residential facility providing accommodations and personal care services for one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34 (B)(1)(b).
 - i. The applicant through email and their statement has informed staff that they have not obtained the licenses for this facility, but will prior to occupancy. Staff is of the opinion that the license should be obtained prior to the commencement of operation. That the applicant provide this license to staff.

3. Recommendation

- a. Staff recommends approval of the conditional use application with the following conditions:
 - i. That the required license be obtained and provided to the City prior to the commencement of operation.
 - ii. The site will be staffed 24 hours daily.
 - iii. That no commercial activities be conducted on site.
 - iv. That no more than 1 to 5 unrelated person be permitted to reside on premises, not including staff.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 2213 Belltree, REYNOLDSBURG, OH 43068	Parcel ID#(s):
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): DANIELLE KAMGANG	
Contact Email: DANTCHUIS82@GMAIL.COM	Contact Phone Number: 347 740 6193

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: DANNY RESIDENCE CARE	Contact Name: DANIELLE KAMGANG RONIK KAMGANG
Contact Email: DANNY RESIDENCE CARE @ GMAIL.COM	Contact Phone Number: 347 740 6193 614 456 8402
Description of Use: Class 2 (two) Residential Facility to house, accommodate, supervise, and provide personal care to one to five unrelated persons with mental illness and receiving state supplement payments.	

III. APPLICANT INFORMATION

Applicant Name: DANIELLE KAMGANG	Applicant Address: 8034 Chesapeake PL NW, Pickerington OH 43147
Applicant Phone Number: 347 740 6193	Applicant Email: DANTCHUIS82@GMAIL.COM
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

please see letter attached.

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

Applicant Signature: _____

Date: 2/19/2025

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 Additional Approval Required
Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

Danielle Kamgang
8034 Chesapeake Place NW.

Pickerington, Ohio, 43147
Phone Number: 347-740-9361

Email: dantchuis82@gmail.com, dannyresidencecare@gmail.com
February, 19th 2025

City of Reynoldsburg, Developmental Department-Planning and Zoning
7232 East Main Street, Reynoldsburg, Ohio 43068

Subject: Request for Conditional Use Permit for 2213 Belltree Drive, Reynoldsburg Ohio 43068

Dear Members of the Board of Zoning:

We are writing to formally request a Conditional Use Permit to operate a Class 2 Residential Care Facility as Danny Residence Care Facility at 2213 Belltree Drive, Reynoldsburg Ohio 43068. The facility will provide housing and supportive services for one to five unrelated adults with stable mental illness or one to five unrelated adults receiving state supplement payments.

Purpose and Details of the Proposed Use

The facility will serve as a community-based residential home for individuals with stable mental illness and fit for independent living. Key features include:

- Services Provided: housing, supervision, meal preparation, laundry, cleaning, and medication management
- Capacity: A maximum of five residents and two staff members intermittently present onsite.
- Hours of Operation: Staff will be available 24 hours daily as needed, with no commercial activities conducted onsite.

Compliance with Zoning Standards

We will ensure to comply with the criteria for a conditional use by:

- Maintaining the residential character of the neighborhood with no exterior modifications or signs.
- Not providing any off-street parking spaces beyond the garage and the driveway.
- Complies with State Fire Marshal standards (e.g., fire alarms, emergency exits) and will undergo annual inspections.

Proposed Conditions to Mitigate Impact

To address potential community concerns, we propose the following conditions:

1. Occupancy Limit: No more than five residents at any time.
2. Noise Control: No outdoor activities.

3. Landscaping: The property already has a fenced gated backyard.
4. Neighbor Communication: we will provide a 24/7 contact number for neighbors to address concerns. We will encourage neighbors to call the local police as needed. We will have open-houses as needed to foster understanding of Class 2 Residential Facility in the community.
5. Security: there will be no resident with a history of violent crime, sexual predator, violent behavior, drug trafficking, or robbery. Staff will be trained in crisis intervention. Only individuals deemed safe and stable for the community can be residents. We will implement a security plan (e.g., door camera, lighting, and incident reporting to local authorities. There is usually no apparent difference between the residents and the people in the community. Most of the residents usually have jobs, volunteering or social activities away from the residence.

Community Benefits

This facility aligns with Franklin County's commitment to accessible mental health care and will:

- Reduce reliance on institutional settings by providing community-integrated housing.
- Community Integration: Residents have access to outpatient services, volunteer and work locally, fostering inclusivity and reducing stigma.
- Ensure resident safety through adherence to [Ohio Administrative Code 5122-30] and [OMHAS/DODD] licensing standards.
- Reducing mental health related homelessness.

Addressing Potential Concerns

- Traffic: There will be no additional traffic.
- Property Values: There will be no external change or signage indicating the purpose of the house. Above all, this will be the residents' home. The house will continue to be like any other single family house in the community and will not create negative perceptions among some potential buyers, potentially lowering their willingness to pay for nearby houses.
- Stigma: The facility will operate discreetly, with no external signage indicating its purpose.
- Safety: There will be no resident with a history of violent crime, sexual predator, violent behavior, drug trafficking, or robbery. Staff will be trained in crisis intervention. Only individuals deemed safe and stable for the community can be residents. We will implement a security plan (e.g., door camera, lighting, and incident reporting to local authorities, encouraging neighbors to report any suspicious activities).

Legal Compliance

- Fair Housing Act (FHA): The FHA prohibits discrimination against disabled persons, including those with mental illness. We are committed to fostering inclusivity while respecting neighborhood integrity.

- OMHAS Licensing: We will obtain state licensure prior to occupancy and obtaining this permit is an essential step.

We respectfully request approval of this conditional use permit to address a critical need for mental health housing in Franklin County while adhering to zoning standards and community interests. This permit is a necessary step towards licensing 2213 Belltree Drive, Reynoldsburg, Ohio 43068 as Danny Residence Care Facility. We welcome collaboration with the Board and neighbors to ensure a harmonious integration into the neighborhood. We remain open to any further questions. Thank you for your consideration.

Sincerely,

Danielle Kamgang

Property owner/ Founder of Danny Residence Care Facility

A handwritten signature in black ink, appearing to be 'DK', written over a horizontal line.

From: [Chris Shook](#)
To: ["danielle T"](#)
Cc: [Phoenix Buathier](#); [Danny Residence Care](#)
Subject: RE: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use
Date: Thursday, February 27, 2025 12:42:47 PM

Danielle –

Thank you for the explanation. Would you object if the Planning and Zoning Board approved the use with the condition that such license be obtained and provided to the City prior to commencement of operation? Not to speak for the Board but I anticipate, if approved, that would be a condition.

Chris Shook

Reynoldsburg City Attorney

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6803

www.reynoldsburg.gov

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From: danielle T <dantchuis82@gmail.com>
Sent: Thursday, February 27, 2025 10:02 AM
To: Chris Shook <cshook@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Danny Residence Care <dannyresidencecare@gmail.com>
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Dear Mr. Shook,

Class 2 residential facilities for mental health are regulated by OhioMHAS. We are working on getting the license that will allow the property to house less than five unrelated adults with persistent mental health and with the stability to live in the community. The process of the application is defined in the OA 5122-30-04. More information can be found on the OhioMHAS website. Some of the required documents to submit for the Class 2 residential facility include the residential zoning permit, electrical inspection, heat and cooling inspection, fire inspection (requires zoning permit). Once the application is submitted, the OhioMHAS will have to physically inspect and survey the house before a license is provided. The license is the last step in the process. There are hundreds of these facilities in Ohio and Franklin

county. The owners and provider association overseeing this is the Ohio Adult Care Facilities, phone number is 6149272421. The organization and the OhioMHAS will confirm the process described above.

We are just frustrated that what we thought was a simple step has caused too much confusion and has been delaying our process for about two months. We apologize if the previous explanations were unclear. We hope that sufficient information has been provided to clarify your confusions or allow better independent verification. We remain available for any further questions or concerns.

Sincerely,

Danielle Kamgang
Danny Residence Care
3477406193

On Tue, Feb 25, 2025 at 9:27 AM Chris Shook <cshook@reynoldsburg.gov> wrote:

Ms. Kamgang –

Pardon my confusion but I do not recall having such an application submitted without a license from the state. That helps the City understand the legal status of the proposed facility so we can determine what discretion the City has to grant or deny the application.

Chris Shook

Reynoldsburg City Attorney

–

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6803

www.reynoldsburg.gov

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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Sent: Tuesday, February 25, 2025 8:15 AM

To: Chris Shook <cshook@reynoldsburg.gov>

Subject: FW: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

From: danielle T <dantchuis82@gmail.com>
Sent: Monday, February 24, 2025 4:08 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: Danny Residence Care <dannyresidencecare@gmail.com>
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Mrs. Buathier,
No we do not at this time. We cannot initiate the application without the Zoning permit. It is part of the prerequisite step to obtain the license.
I hope it helps. Let me know if you need further information.

Thanks
Danielle Kamgang
3477406193

On Mon, Feb 24, 2025 at 2:09 PM Phoenix Buathier <pbuathier@reynoldsburg.gov> wrote:

Ms. Kamgang,

Thank you for your response. Does your organization have any license from the Ohio Department of Mental Health and Addiction Services for this facility or any facility?

Sincerely,

Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Danny Residence Care <dannyresidencecare@gmail.com>
Sent: Friday, February 21, 2025 3:02 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: dantchuis82@gmail.com
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

[NOTICE: This email originated outside of the City of Reynoldsburg.]

No we don't. We only need a license from the Ohio Department of Mental Health and Addiction Services. We don't deal with Development disabilities .
Thanks

Danielle Kamgang

On Feb 21, 2025, at 2:23 PM, Phoenix Buathier
<pbuathier@reynoldsburg.gov> wrote:

Ms. Kamgang,

Does your organization have any current licensing from ODJFS for this facility or any other facility?

Sincerely,

Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Danny Residence Care <dannyresidencecare@gmail.com>
Sent: Wednesday, February 19, 2025 9:57 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: dantchuis82@gmail.com
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Dear Phoenix,

1- please see attached Conditional Use Application for Danny Residence care and explanation letter.
2- We are currently working on the licensing and this permit is a necessary step towards licensing 2213 Belltree Drive, Reynoldsburg, Ohio 43068 as Danny Residence Care Facility.

Trust all is in order,
Looking forward to hearing from you

Danielle Kamgang
3477406193

On Tue, Feb 18, 2025 at 12:52 PM Phoenix Buathier
<pbuathier@reynoldsburg.gov> wrote:

Mrs. Kamgang,

I am contacting you regarding Permit 2025-0025 for 2213 Belltree Drive regarding NEW BUSINESS/USE PERMIT and have the following comments:

1. Please clarify your intended land use. It appears to be a Dwelling – Group, which is defined as: “A residential facility providing accommodations and personal care services for one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34 (B)(1)(b).”⁴

a. If the intended land use is Dwelling – Group, as defined above, please email back stating so.

i. Please know that a CONDITIONAL USE application would be required for a Dwelling –Group, since the land use would be considered a “conditional land use” in the SR, Suburban Residential zoning.

1. I have attached the application to this email.

2. Please provide the certificate/license from the State of Ohio for this location.

If you have any questions, please feel free to email or call.

Sincerely,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Subject: Re: 2213 Belltree Drive - Conditional Use Application
Date: Thursday, March 20, 2025 8:14:33 AM
Attachments: [Outlook-3nm40h22.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Good morning.

We do not have any commits about this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:32 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Subject: 2213 Belltree Drive - Conditional Use Application

Lt. Schmidt,

I am sending you 2213 Belltree Drive's Conditional Use Application and related items that are
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scheduled for the April 3 Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenikx Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Mark Riley](#)
To: [Phoenikx Buathier](#)
Subject: RE: 2213 Belltree Drive - Conditional Use Application
Date: Wednesday, March 19, 2025 1:55:49 PM

Hi Phoenikx,

Public Service has reviewed and has no comments.

Mark

From: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:33 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: 2213 Belltree Drive - Conditional Use Application

Mark,

I am sending you 2213 Belltree Drive's Conditional Use Application and related items that are scheduled for the April 3rd Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenikx Buathier
PLANNING AND ZONING ADMINISTRATOR

—

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March 24, 2025

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Laura Macgregor Comek, ESQ c/o Coughlin Investments, Ltd., 6493 E. Main Street:
Variance

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 6493 E. Main Street. The subject parcel is 0.94 acres with one building on site. The building is approximately 3,536 square feet according to the Franklin County Auditor's website. The subject site was previously The Crown Sport Pub, which has been closed for more than a year, and has lost all legal non-conforming status. The subject site is zoned BMD, Brice and Main Street District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of BMD, Brice and Main Street District to the North, West, East and South of the subject site. The surrounding land uses consist of retail to the north, a restaurant to the west, a bank to the east, and offices to the south of the site.
- c. **Applicant's Request:** The applicant intends to use the subject site for a Food Service – Quick Serve/Fast Food with Drive-Thru. The applicant is requesting 7 variances, due to their intent to rehabilitate the existing building on the subject site. The applicant is requesting the following variances:
 - i. Section 1103.15.III.Insight District Development Standards.Setbacks
 1. To increase the required maximum front setback of 20 feet to 92 feet.
 - ii. Section 1103.15.III.Insight District Development Standards. Lot Coverage/Open Space
 1. To reduce the required minimum 20 percent open space requirement to 16.8
 - iii. Section 1103.15.III.Insight District Development Standards.Height
 1. To reduce the required minimum 22 feet to 16 feet and 4 inches
 - iv. Section 1103.15.III.Insight District Development Standards.Parking Location
 1. To not require only interior parking lots, but also parking in front of the building, on the side of the building and in the rear of the building.
 - v. Section 1105.01.G.ii.4
 1. To allow parking in the front setback area of the site.

- vi. Section 1105.07.I.ii.5
 - 1. To not required a 15 foot buffer with plantings, trees and a fence, hedge, etc.
 - i. Staff has reviewed this section, and a variance is not needed for this section, due to it not being applicable.
- vii. Section 1105.07.J.v
 - 1. To not provide perimeter landscaping at a minimum width of 10 feet.

The applicant does identify that a Variance was sought previously in November of 2022, however due to a variance only being good for a maximum of 18 months; the applicant is coming back before the Planning and Zoning Board. The first year is due to Section 1109.11.F, and the additional 6 months is due to Section 1109.25.E, therefore this application is considered a new application and will be reviewed by staff as such.

Statement of Hardship: The applicant states that due to the adaptive reuse of the non-conforming building, these variances are need for the site to achieve the current conceptual site plan provided in the packet.

- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for Brice and Main District “Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development.” The Comprehensive Plan also recommends infill development on current vacant parcels as a priority.

2. Project Review

- a. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - 1. The applicant states that the requested variance is in accordance with the general purpose and intent of the regulations and accomplishes the core goal of the BMD District.
 - i. Staff is of the opinion that granting the requested variances would not be detrimental to the public welfare if permitted.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 - 1. The land use of Food Service – Quick Serve/Fast Food with Drive-Thru is a conditional land use in the zoning code, which the conditional use application is submitted for and is coming before the Board at the same meeting.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not

apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

1. The applicant states there are unique justifications such as the subject site is legal non-conforming and that it existed prior to the new zoning code. That there were previous variance approvals depended on another land owner that did not work out and the variances expired, and finally that there are future improvements planned for the BMD, which will change the access of the site from a right-in/right-out only.
 - i. The subject site is legal non-conforming, and with additional square footage being proposed on the site, the entire site is required to come into compliance with the current zoning code. Requesting the variances, is necessary for the site to be used as it currently is, with the added additional square footage to the existing building. This application is looked at independently of any previously approved and expired variances due to the explanation mentioned under the “Applicant’s Request” explaining why this is a new application. With regards to the final unique circumstance, at this point in time staff is not expecting any finalized COTA plans until 2026. Staff cannot confirm what the finalized plan will look like. There have been discussions about areas being right-in/right-out, but at this time, plans have not been finalized.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. The applicant states that the hardship is due to the application of the new code and that it is not self created.
 - i. Staff is of the opinion that the applicant did not create this hardship, but that the site currently exists as it is, based on the site being developed and the building built in 1973. The applicant would have to tear down and build a new building, to come into compliance with the current zoning code standards.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 1. The applicant states that no reasonable use of the non—

conforming building can be made without the variances requested.

- i. Staff is of the opinion, that the applicant is requesting the minimum number and type of variance that is necessary for the reasonable use of land for the site to come into compliance with the current zoning code. Staff has determined that the sixth variance requested is not necessary and should be removed from the variances requested.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 1. The variance, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values. Both the Fire Department and Public Service do not have concerns with regards to this variance.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 1. The applicant states the variances will significantly reflect the same conditions that exist throughout the corridor.
 - i. This site was previously approved for most of the variances requested by the applicant in 2019 and 2022. However due to Section 1109.11.F, and to Section 1109.25.E for the most recent variances in 2022, the variances granted have expired, however the precedent to grant such variances has been made.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 1. The applicant states the non-conformity is already in place, on site. The applicant then lists other businesses/address that are similar nonconforming uses of land and/or structures.
 - i. Staff is of the opinion that the applicant has addressed this factor in that the site is already non-conforming, which would meet this requirement.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. The applicant states that the variance is not a matter of convenience.
 - i. The applicant is requesting 7 variances. Staff is of the opinion that the requested variances for maximum setback, minimum open space, minimum building height, parking lot location, and landscape overhang are necessary for the use of the site.

3. Recommendation

- a. Staff is of the opinion that the variances requested are not a matter of convenience, but necessary for the subject site to be used. With the exception of the sixth variance requested, which staff has determined is not necessary, the requested variances are necessary for the existing site to be used. The applicant will also need to amend their variance request for the maximum building setback, to reflect the area of the building that is located the farthest point away from the public right-of-way, which exceeds 92 feet. The variances requested will also not setting a precedent, since similar variances were granted by the Board of Zoning and Building Appeals in 2022, along with not endangering the public welfare since both the fire department and public service do not have issues with the requested variances or site layout. Staff also believes the applicant is requesting the minimum number and type of variances necessary for the proposing land use of a Food Service – Quick Serve/Fast Food with Drive-Thru on the site. Since the building has existed since 1973, staff is of the opinion that not granting the variance would cause strict application of the zoning code, that would deny the applicant the use of their land. Based on these reasons, staff recommends approval of the variances requested, with the following conditions:
- i. The applicant withdrawal the variance request for Section 1105.07.I.ii.5.
 - ii. That the applicant provide a revised site plan, showing the maximum setback of the building, and that the variance requested for the maximum building setback be revised to the appropriate maximum building setback.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: March 26, 2025
To: Phoenix Buathier, Development Assistant
From: Mitchell Yake, City Engineer
Subject: 6493 East Main Street – Staff Report
Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Major Site plan for the 6493 East Main Street Project. The Major Site Plan for this project has been submitted and is currently under review. The project intends to utilize the existing building for a fast food restaurant with a proposed drive-thru. The proposed drive-thru is a part of the Conditional Use Permit Application request submitted to the City. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The existing access point to E. Main Street from this parcel is a 30-foot wide access drive to the north. Per the Conditional Use Application, the owner of the project has secured an access easement on the east side of the property for a second access route at the southeast corner. The access easement will extend north to E. Main Street.
 - a. The access easement includes property owned by Wright Patterson Credit Union (WPCU) and the project will be addressed under a separate plan/Staff Report. The access easement encompasses a portion of the 6493 E. Main Street property on the southeast side, and it provides 5 dedicated parking spots for WPCU. The southeast access drive approach detail will need to be submitted on all future plan submittals. The access drive proposed is uncurbed but connects to the curbed driveway of WPCU.
 - b. Additionally, there is a temporary easement for the project which is included within the access easement. It would encompass the southeast portion of the access and construction area. This will also be addressed under a separate plan/Staff Report.
2. Lane widths for two-way traffic to the east and north of the existing building range from 22-feet wide to 24-feet wide (respectively), and is acceptable per the Development Handbook.
3. There is a proposed drive-thru lane (11' width) which begins on the west side of the building and travels southward to circle the three sides of the building. Additionally, there is a proposed by-pass lane (9' width) to the right of the drive-thru lane. These tandem one-way lanes exit to the north parking lot onto the two-way traffic area (24' width) and are acceptable. However, the drive-thru car stacking count needs to be included on the site plan.
4. A fire truck maneuverability plan was not submitted with the PGU. This should be included in future submissions.
5. Parking spaces are 9' x 18' and are acceptable. Although there are five dedicated parking spaces on the property which are for WPCU use (see 1.a.), there is still enough parking per the plan to meet the requirement of a minimum 17 spaces. The plan shows at least 23 parking spaces (2 ADA included, WPCU NOT included), but there is a discrepancy in the count between the plan sheet and the Parking

Count data table (20 versus 27). Additionally, there are three proposed spots on the south end of the project that fit the parking space dimensions, but they are not called out as parking spots nor are there any wheel blocs or curbs. This area needs to be called out for the intended purpose. Ultimately, the parking count will need to be revised on the plan sheet, but it will not impact the requirement since the final number of spaces will be above 17.

6. The sidewalk entrance from E. Main Street's public right-of-way is shown to be 5-feet wide, which is acceptable by ADA standards and meets the City's typical width of 5-feet.
7. A bike rack has been proposed on the north side of the building. However, a detail of the bike rack and the location needs to be provided given it is near the entrance of the building and is in front of one of the ADA parking spaces.

UTILITIES

8. The existing 1.5-inch water service line connects to the 8-inch watermain on E. Main Street. The existing water service will be replaced by a 2-inch line. The alignment was not included on the proposed plan sheet and a comment was made to include the proposed 2-inch line alignment from the 8-inch tie-in to the building.
9. The existing sanitary sewer lateral will remain connected to the 8-inch sanitary sewer located on the south side of the building. The existing sanitary sewer is within an existing 10-foot easement. Pipe diameters (and record numbers, where applicable) of existing and proposed utility lines for the project need to be included on the plans.
10. The existing gas service line will remain in place.

STORMWATER

11. The site has two existing storm sewers on-site. One conveys stormwater north (via two existing catch basins) into a 12-inch storm sewer on E. Main Street (per GIS). The stormwater from the second structure is conveyed to the south from an existing catch basin on the southwest corner of the property. From the existing southwest catch basin, it presumably outlets to a stream to the south of the proposed project (based on previous reviews of the Heart PGU project). There is a proposed storm sewer that runs from north to south on the east side of the building in the drive-thru lane. The proposed storm sewer includes three new catch basins and approximately 164-feet of 12-inch storm pipe. The stormwater will be conveyed to the existing catch basin on the southwest corner of the property, as described above.
12. Since the proposed site will disturb less than 1 acre of area and reduces 0.07 impervious area, water quality and peak flow rate control will not be required.
13. The project lies within Flood Hazard Zone X (outside of the 0.2%) per the FEMA Flood Insurance Rate Map (#39049C0354K).

DETAILS / SPECIFICATIONS

14. On the PGU, please label all existing utilities with plan numbers and pipe diameters throughout plan set where requested.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6493 E Main Street	Parcel ID#(s): 060-001245
--	-------------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ	
Contact Email: Laura@Comeklaw.com	Contact Phone Number: 614-560-1488

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Same	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use: Commercial - Food service - quick service/fast food with drive-thru	

III. APPLICANT INFORMATION

Applicant Name: Same	Applicant Address:
Applicant Phone Number:	Applicant Email:
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

Application to legitimize legal non conformities for existing building and location within existing lot.

Conditional Use Permit sought to allow drive thru use, which will increase the commercial viability of the site and use in the Brice/Main District

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

Applicant Signature: _____ Date: **3/13/2025**

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

OFFICE USE ONLY

Additional Notes:

Zoning Information Zoning District: _____ ☐ Olde Reynoldsburg District	Additional Approval Required ☐ Major/Minor Site Plan ☐ Other: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
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P&Z Administrator: _____ Date: _____

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☒ Description of the existing use of the lot and of adjacent lots
- ☒ A statement of the conditional use for which the application is submitted.
- ☒ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- ☒ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☒ A narrative addressing each of the applicable criteria set forth in section 1109.13.D

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- ☐ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☐ The proposed use shall not adversely affect the use of adjacent property;
- ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☐ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☒ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☒ Legal description, address, tax district and parcel number of the property;
- ☒ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☒ Statement of the hardship;
- ☒ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☒ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Drawing name: \\Kinley-horn.com\\V\\W\\CLB\\CLB_IDE\\190109007_6493_e_main_street_reynoldsburg\\2_Design\\CAD\\plan sheets\\P01\\TITLE SHEET.dwg TITLE SHEET Mar 13, 2025 6:15pm by: Nick Stauffenger
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & QUANTITIES
3	MISCELLANEOUS DETAILS
4	EXISTING CONDITIONS & DEMOLITION PLAN
5	SITE PLAN
6	GRADING & UTILITY PLAN
7	GRADING DETAILS
8	STORM PROFILES
9	EROSION & SEDIMENT CONTROL PLAN
10	EROSION & SEDIMENT CONTROL NOTES & DETAILS
11	EROSION & SEDIMENT CONTROL NOTES & DETAILS
12	PHOTOMETRIC PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE NOTES & DETAILS
15	LANDSCAPE NOTES & DETAILS

BENCHMARKS (NAVD 88)

BENCHMARK #1: CUT SQUARE ON NORTHEAST CORNER OF LIGHT POLE BASE, LOCATED 6471 E. MAIN STREET SOUTH SIDE OF MAIN STREET. ELEV=884.32

BENCHMARK #2: MAG NAIL SET IN UTILITY POLE LOCATED AT 6496 E. MAIN STREET 250 FEET SOUTH OF E. MAIN STREET. ELEV=884.20

CONTROL POINTS

CP #1000: IRON PIN SET "IBI GROUP"
N=712086.5990
E=1877813.8786
ELEV=885.89

CP #1001: IRON PIN SET "IBI GROUP"
N=712104.0629
E=1877624.6138
ELEV=884.10

FLOOD PLAIN

6493 E MAIN STREET LIES WITHIN THE FLOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39049C0354K, EFFECTIVE 6/17/2008.

REFERENCES

- EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY GIS SEPTEMBER 2023
- EXISTING TOPOGRAPHY IS BASED ON A SURVEY PERFORMED BY IBI GROUP IN APRIL 2021
- BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 1983 (2011)

UTILITY COMPANIES

PHONE:
AT&T
111 N. FOURTH STREET
COLUMBUS, OHIO 43215
(614) 223-8923

GAS:
COLUMBIA GAS OF OHIO
1500 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 280-7500

WATER & SEWER:
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO
(614) 322-5800

ELECTRIC:
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHAN, OHIO 43230-6605
(614) 883-6871

COMMUNICATIONS:
INSIGHT COMMUNICATIONS
3770 EAST LIVINGSTON AVE
COLUMBUS, OHIO
(614) 501-9432

SITE DATA

IMPERVIOUS AREA REMOVED: 0.07 AC = 3050 SQFT

EQUIVALENT RESIDENTIAL UNITS: 0 SQFT / 2530 SQFT = 0 ERU

PARCEL AREA: 0.92 AC

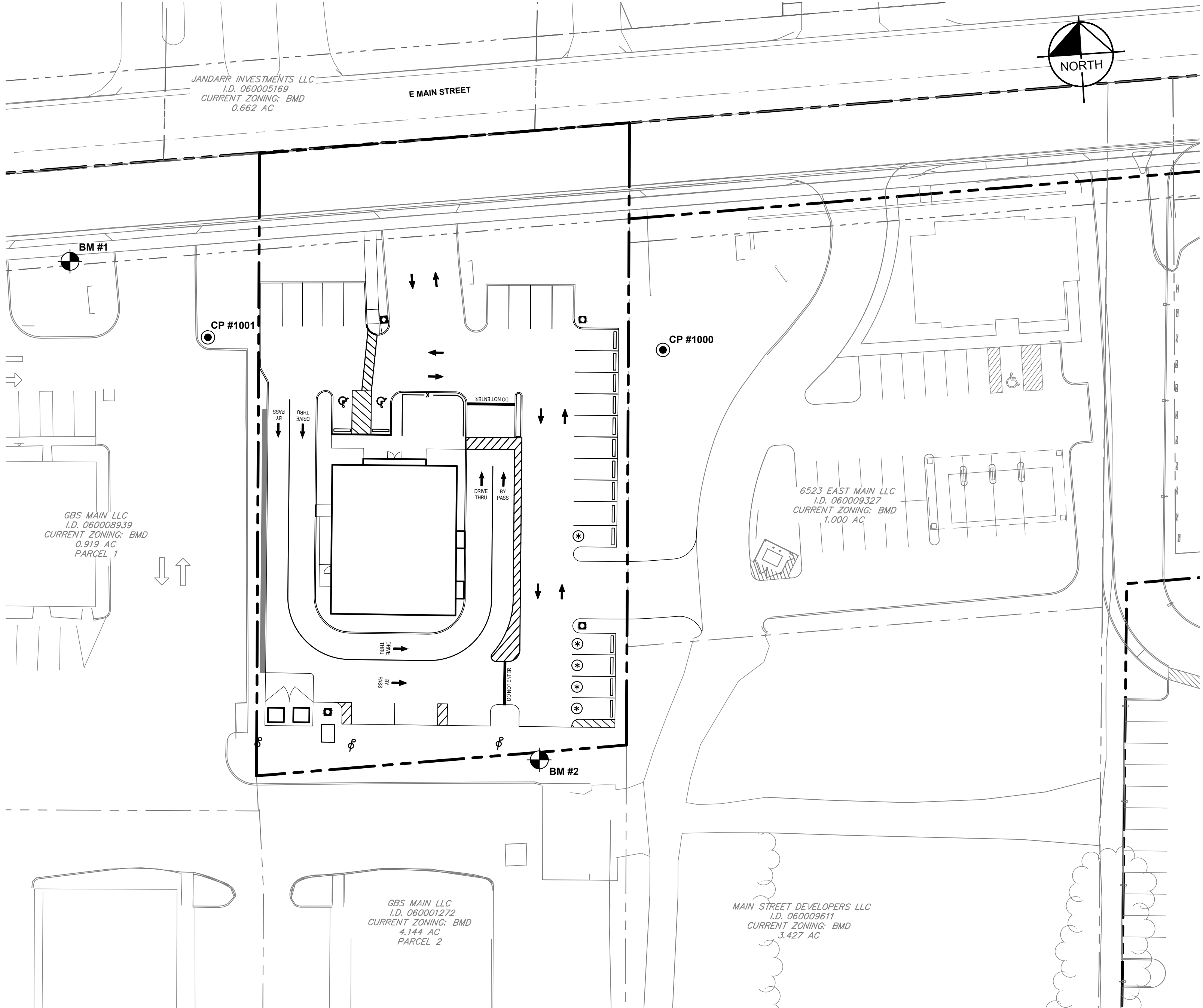
NOTES

- THERE ARE NO EXISTING WATER BODIES, STREAMS, DRAINAGE DITCHES, STANDS OF TREES AND/OR OTHER PERTINENT FEATURES WITHIN ONE HUNDRED FIFTY FEET (150 FT) OF THE PROPOSED DEVELOPMENT.

STANDARD CONSTRUCTION DRAWINGS		
CITY OF REYNOLDSBURG	CITY OF COLUMBUS	
R-8	ST-1	AA-S141
R-9	ST-2	2179
R-18	ST-13	
R-22	WA-4A	

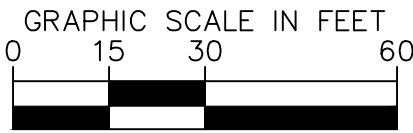
MAJOR SITE PLAN FOR 6493 E MAIN STREET

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
2025

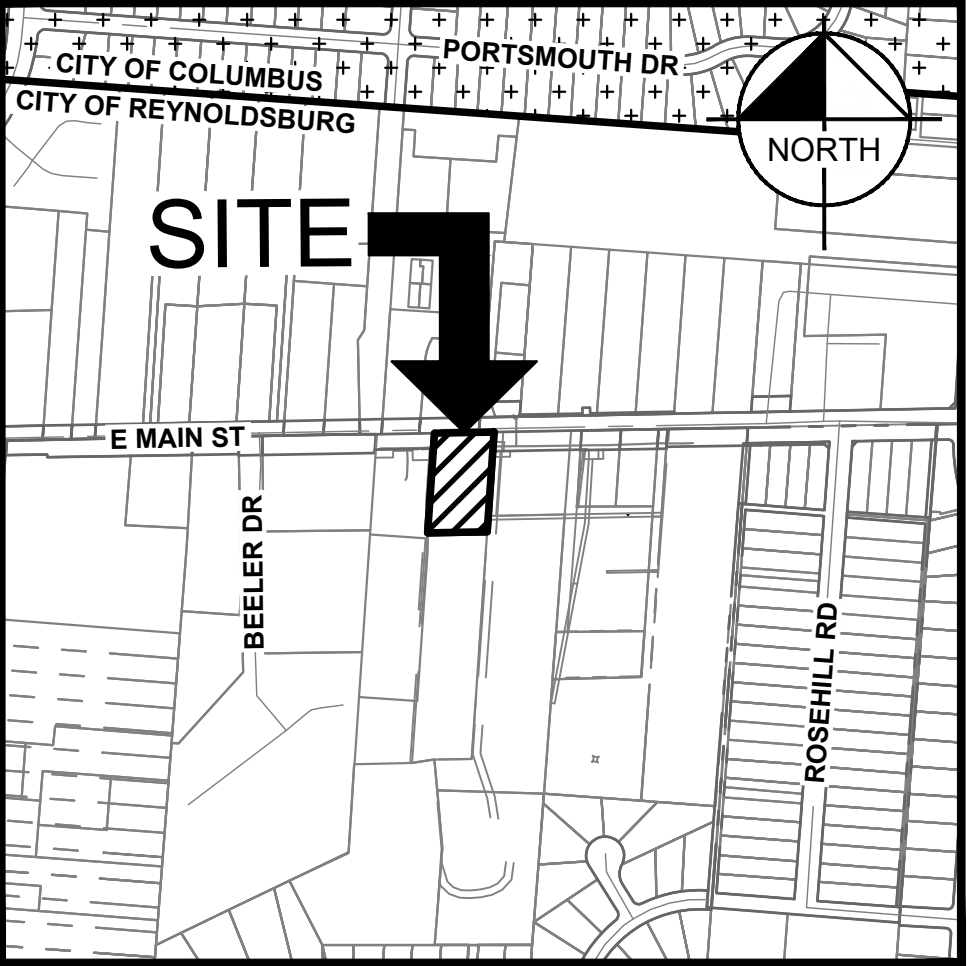


INDEX MAP

SCALE: 1"=30'



UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig
OHIO811.org
Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non members must be called directly)



VICINITY MAP

SCALE: 1"=500'

OWNER/DEVELOPER

COUGHLIN INVESTMENTS, LTD.
P.O. BOX 1474
PATASKALA, OH 43062
(833) 340-1494
AL COUGHLIN
AL@COUGHLINCARS.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
(614) 472-8546
MIKE REEVES
MIKE.REEVES@KIMLEY-HORN.COM

SURVEYOR

IBI GROUP
8101 N HIGH STREET, SUITE 100
COLUMBUS, OH 43235
(614) 818-4900

APPROVALS

THE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

DIRECTOR OF PUBLIC SERVICE
CITY OF REYNOLDSBURG, OHIO

DATE

CITY ENGINEER
CITY OF REYNOLDSBURG, OHIO

DATE

SUPERINTENDENT OF WATER/WASTEWATER DIVISION
CITY OF REYNOLDSBURG, OHIO

DATE

SUPERINTENDENT OF STREET DIVISION
CITY OF REYNOLDSBURG, OHIO

DATE

CHIEF OF FIRE DEPARTMENT
TRURO TOWNSHIP, OHIO

DATE

PLANNING AND ZONING ADMINISTRATOR
CITY OF REYNOLDSBURG, OHIO

DATE

FLOODPLAIN ADMINISTRATOR
CITY OF REYNOLDSBURG, OHIO

DATE



Nick Stauffenger
REGISTERED ENGINEER

2/24/2025
DATE

Kimley»Horn

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7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: SMV

DRAWN BY: AGH

CHECKED BY: MOR

TITLE SHEET

6493 E MAIN STREET

MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE:
3/13/2025
KHA PROJECT NO.
190109007

SHEET NUMBER

1

OF 15

Drawing name: \\kimley-horn.com\NW\190109007\6493 e main street_reynoldsburg\2 Design\CAD\plan sheets\PSA\TITLE SHEET.dwg NOTES Mar 13, 2025 6:15am Dr. Nick Stauffer

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CITY OF REYNOLDSBURG -- GENERAL NOTES

1. THE REQUIREMENTS OF THE CITY OF REYNOLDSBURG, TOGETHER WITH THE MOST CURRENT VERSION OF CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) AND THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION (DOT CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE CITY AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION.
4. THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, CONTACT THE SERVICE DEPARTMENT (614.322.6810) TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SEWER, AND STORM, DETENTION/RETENTION PONDS, GRADING, RETAINING WALLS, PAVEMENT IN CITY RIGHT-OF-WAY, ALL SIDEWALKS OR BIKE PATHS IN ANY PUBLIC RIGHT-OF-WAY, AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL ACCEPTANCE MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
5. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY'S DESIGNEE FOR INSPECTION AND REQUEST A FINAL PUNCH-LIST INSPECTION OF THE SITE ONCE ALL ITEMS ON THE APPROVED PLANS HAVE BEEN COMPLETED.
6. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUBCONTRACTOR SHALL ALSO ABIDE BY ALL CITY ORDINANCES AND STATE/FEDERAL LAWS.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS OR NOT. CONTRACTOR MUST GIVE ADEQUATE NOTICE TO THE APPROPRIATE UTILITY COMPANY BEFORE ANY EXCAVATION NEAR A KNOWN UTILITY PER STATE LAW.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES THAT EXIST PER THE APPROVED PLANS. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 (OR 811) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
10. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATION AND MAKE ANY NECESSARY ADJUSTMENTS. THE CITY SHALL APPROVE PLAN UPDATES.
11. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, AGGREGATE, ETC. TO BE UTILIZED FOR DEDICATED PUBLIC UTILITIES OR ROADWAYS MUST BE APPROVED BY THE CITY. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT THE CONTRACTOR'S OWN EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY.
13. CARE SHALL BE EXERCISED WHEN WORKING THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
14. ANY PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO.
15. THE OPEN BURNING OF SITE-CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.
16. ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY BOTH THE CONTRACTOR AND THE INSPECTOR UPON COMPLETION OF CONTRACTOR'S OPERATIONS TO DETERMINE IF THE SITE HAS BEEN CONSTRUCTED TO THE GRADES INDICATED ON THE APPROVED PLANS.
17. OPEN CUTTING OF STREETS SHALL BE PROHIBITED UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICE.
18. UTILITY TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY INCLUDING ALL POINTS TO WITHIN 3'-0" BEHIND THE CURB, ARE TO BE FILLED AND COMPACTED PER CMSC ITEM 912. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER CMSC ITEM 911. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY.
19. STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS GREATER THAN 1'-0" SHALL BE CONSTRUCTED AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.
20. THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.
21. ALL DRAIN TIE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TIE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
22. THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE.
23. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE CAPPED AS REQUIRED BY APPLICABLE (FRANKLIN/LICKING/FAIRFIELD) COUNTY AND OHIO DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND OHIO ENVIRONMENTAL PROTECTION AGENCY, STANDARDS, AND SPECIFICATIONS.
24. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PUBLIC STREETS. EXCEPTION MAY BE GRANTED BY THE CITY OF REYNOLDSBURG WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES EXIST. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SWPPP AND PER THE CURRENT OEPA GENERAL PERMITS FOR CONSTRUCTION STORMWATER REQUIREMENTS, UNDER WHICH THE PROJECT HAS OBTAINED COVERAGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA GENERAL PERMIT. THE CONTRACTOR MUST REGISTER AS A CO-PERMITTEE FOR THIS PROJECT (WITH THE OEPA) PRIOR TO THE COMMENCEMENT OF EARTH DISTURBING ACTIVITIES. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION AND MAINTENANCE OF THE SWPPP MUST SIGN A CITY FORM ACKNOWLEDGING THEY HAVE REVIEWED AND UNDERSTAND THE CONDITIONS AND REQUIREMENTS OF THE SWPPP PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

CITY OF REYNOLDSBURG -- GENERAL ROADWAY NOTES

1. ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CMSC ITEM 203, A SOILS REPORT, AND AS DIRECTED BY THE CITY. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.12 OF THE CMSC AND BY ITEM 204. PROOF ROLLING, DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.
2. ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. MUST BE SEALED IN ACCORDANCE WITH CMSC ITEM 423 TYPE II.
3. PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-1L MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ITEM 448 ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN OPTION, THE CONTRACTOR MAY CHOOSE TO INSTALL A 7" CLASS 1C CONCRETE BASE EXTENDING 1'-0" BEYOND EITHER EDGE OF THE EXCAVATION, WITH 2" OF ITEM 448 ASPHALT WEARING COURSE PLACED ON TOP.
4. STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC.
5. CITY STREETS ARE TO BE KEPT CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. A STABILIZED CONSTRUCTION ENTRANCE AS SPECIFIED IN THE PLANS IS TO BE DILIGENTLY MAINTAINED AT ALL SITE ENTRANCES THROUGHOUT THE DAY. PROACTIVE MEASURES MUST BE TAKEN TO RESTORE THESE ITEMS IF INCLEMENT WEATHER IS FORECASTED. IF THE ENTRANCE IS RENDERED INEFFECTIVE BY THE CITY, THE PROJECT WILL BE SHUT DOWN UNTIL A WASH STATION IS IMPLEMENTED AND/OR THE ENTRANCE IS MADE EFFECTIVE.
6. CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING BRAND CURBS ARE AS FOLLOWS:
 - A. S -- ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS.
 - B. W -- ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.
 - C. WV -- ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS.
 - D. WM -- ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
 - E. SM -- ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.
 - F. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER THE CONCRETE IS SET.
7. MONUMENT BOXES SHALL BE INSTALLED AT LOCATIONS DESIGNATED ON THE PLAN BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO. BOXES SHALL BE NEENAH R-1968, TYPE 36-B OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT.
8. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE 'OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS'.
9. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE CITY (AND COUNTY/TOWNSHIP IF THEIR ROADS WILL BE USED FOR DETOUR) A MINIMUM OF TWO (2) WEEKS PRIOR TO ANY WORK BEING PERFORMED. OTHERWISE, TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY.
10. TACK COAT (CMSC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE INSPECTOR IF THE LIFTS OF ASPHALT ARE LAIN DOWN WITHIN SEVEN (7) DAYS OF EACH OTHER. THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.
11. STANDARD ELECTRICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS COVERING STREET LIGHTING FOR THE CITY OF COLUMBUS SHALL APPLY.
12. IN THE EVENT EXCAVATION FOR THE STREET IS FROM 0'-6" BELOW THAT CALLED FOR ON THE PLANS, THE CONTRACTOR SHALL REPLACE THIS EXCAVATED MATERIAL WITH COMPACTED ITEM 304 CRUSHED AGGREGATE AS DIRECTED AND AT NO COST TO THE CITY.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BARRICADE THE STREET IN THE VICINITY OF ALL EXPANSION JOINTS UNTIL SUCH TIME THE STREET IS OPEN TO TRAFFIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GRADES OF THE GUTTERS WITH WATER, PRIOR TO FINAL ACCEPTANCE OF THE STREETS.
15. THE CONTRACTOR SHALL PROVIDE TWO ROOF DRAIN OPENINGS IN THE CURB FOR EACH LOT; EACH OPENING LOCATED NOT MORE THAN 4" IN FROM EACH LOT LINE.
16. ALL SIDEWALKS AND PATHWAYS IN ANY PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY.

CITY OF REYNOLDSBURG -- GENERAL STORM SEWER NOTES

1. UNLESS OTHERWISE NOTED ON THE PLANS ALL STORM SEWERS SHALL BE AS HEREFTER SPECIFIED: (1) ALL SIZES OF STORM SEWER LOCATED WITHIN OR ACROSS PROPOSED OR EXISTING PAVEMENT AREAS SHALL BE TYPE B CONDUIT, 706.02, WITH TYPE 2 BEDDING; (2) STORM SEWER LOCATED OUTSIDE PAVEMENT AREAS SHALL BE TYPE C CONDUIT, 706.01, TYPE 2 BEDDING, FOR 15" AND SMALLER AND SHALL BE TYPE C CONDUIT, 706.02, TYPE 2 BEDDING, FOR 18" AND LARGER. THE FOLLOWING MODIFICATIONS TO OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL APPLY: (1) GRANULAR BACKFILL MATERIAL SHALL BE AGGREGATE MEETING GRADATION OF ITEM 304, COMPACTED IN ACCORDANCE WITH ITEM 603.09, AND PLACED WITHIN LIMITS SHOWN ON THE PLAN INCLUDING AROUND ALL INLET STRUCTURES. GRANULAR BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO A PLANE 6" BELOW THE SUBGRADE.
 2. FLEXIBLE STORM SEWERS (FOR PUBLIC STORM SEWER ONLY) WHEN APPROVED BY THE CITY ARE SUBJECT TO MANHOLE TESTING AND/OR VIDEO INSPECTION AS DIRECTED BY THE CITY. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY (30) DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE STORM LINES HAVE BEEN CONSTRUCTED. MAXIMUM DEFLECTION MUST NOT EXCEED 5% OF THE BASE INSIDE DIAMETER.
 3. ALL STORM MANHOLES SHALL BE MARKED WITH A 4" X 4" X 10'-0" PRESSURE TREATED WOODEN POST PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0" PAINTED ORANGE ON 4 SIDES.
 4. ALL MAJOR FLOOD ROUTES AND DETENTION BASINS ARE TO BE SURVEYED BY A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OHIO TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLAN. COST OF THIS WORK SHALL BEAT THE EXPENSE OF THE OWNER/APPLICANT. CORRESPONDENCE FROM SAID REGISTERED PROFESSIONAL SURVEYOR SHALL BE PROVIDED TO THE CITY VERIFYING THAT BASINS AND FLOOD ROUTING IS PER PLAN.
 5. ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.
 6. PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE PER THE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING ST7.
 7. STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN ¼" OF PLAN ELEVATION USING STEEL SHIMS.
 8. PRE-CAST RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS. STORM MANHOLE TOP OF CASTINGS SHOULD BE SET AT 1-½" ABOVE FINISHED GRADE.
 9. OPENINGS MUST BE PROVIDED IN DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS PROVIDED IN THE APPROVED PLANS.
 10. AN OPERATION AND MAINTENANCE PLAN FOR DETENTION/RETENTION FACILITIES SHALL BE PROVIDED TO THE SERVICE DEPARTMENT (614.322.6810) AT THE PRECONSTRUCTION MEETING. THE CITY WILL NOT ACCEPT RESPONSIBILITY OF MAINTENANCE FOR DETENTION/RETENTION OR OTHER DRAINAGE FACILITIES UNLESS OTHERWISE APPROVED.
- OWNER SHALL REGULARLY CLEAN AND MAINTAIN ALL STORM SEWERS.

CITY OF REYNOLDSBURG -- GENERAL WATER NOTES

1. ALL WATER PIPE AND FITTINGS, AND METHODS OF CONSTRUCTION AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHOWN ON THESE PLANS MUST CONFORM TO THE RULES AND REGULATIONS OF THE CITY OF REYNOLDSBURG AND COC, UNLESS THE REQUIREMENTS OF SUCH RULES AND REGULATIONS ARE UPGRADED BY THE FOLLOWING NOTES.
2. ANY ACTIVITY RELATED TO THE USAGE OF THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL FROM THE CITY, WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THE WATER DEPARTMENT FORTY-EIGHT (48) HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL AFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF NOTIFICATION IS REQUIRED PRIOR TO DISTRIBUTION.
3. ALL WATER MAINS 4"-10" SHALL BE D.I., CL53, AWWA C-151, OR PVC AWWA C-900, CL-150. ALL WATER MAINS 12" OR LARGER SHALL BE D.I., CL54 OR NSF APPROVED. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE AS DETAILED AND AS DESIGNATED WHERE WATER MAINS OR SERVICES CROSS ROADWAYS, BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL CONSISTENT WITH CMSC ITEM 801.11.
4. ALL WATER MAINS SHALL BE CONSTRUCTED AT A DEPTH OF 4.5 FEET, AS MEASURE FROM THE PROPOSED GRADE TO THE TOP OF PIPE OF THE WATER MAIN, UNLESS OTHERWISE APPROVED OR DIRECTED BY THE ENGINEER. IN CASE OF CONFLICT IN GRADE BETWEEN THE WATER LINE AND STORM SEWERS, THE WATER LINE SHALL BE LOWERED DURING CONSTRUCTION. WATER SERVICE TAPS SHALL NOT TO BE PLACED ON THE LOWERED SECTION OF THE WATER LINE. WATER SERVICE TAPS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY PERMANENT STRUCTURE (I.E., FIRE HYDRANT, STORM SEWER INLET, ETC.).
5. POLY WRAP CONSISTENT WITH AWWA C-105 SHALL BE INCLUDED ON ALL PROPOSED DUCTILE IRON WATER MAINS AND HYDRANT LEADS.
6. ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT MUST CONFORM IN ALL RESPECTS REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4. FITTINGS ARE NOT PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.
7. DEAD-END WATER LINES MUST TERMINATE WITH A GATE VALVE AND FIRE HYDRANT FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED. MAXIMUM LENGTHS ARE SUBJECT TO MODIFICATION BASED ON CITY REVIEW, AND MAY REQUIRE SUBMITTAL OF CALCULATIONS SHOWING ADEQUATE FIRE FLOW AND DAILY TURNOVER. REFER TO REYNOLDSBURG STANDARD DRAWING WA-16 FOR WATER SERVICE DETAILS AT A CUL-DE-SAC.
8. ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH 4" X 4" X 10'-0" POST WITH 4'-0" PROJECTING ABOVE THE FINISHED GRADE AND THE TOP 1'-0" PAINTED BLUE ON FOUR (4) SIDES.
9. IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND GRAVITY SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECT WATER LINES TO PROVIDE 18 INCHES VERTICAL AND 10'-0" HORIZONTAL CLEARANCE FROM SANITARY AND STORM SEWERS.
11. ALL WATER SERVICE CONNECTIONS SHALL INCLUDE CORPORATION STOPS, SERVICE PIPE, AND EITHER CURB STOPS AND BOXES (FOR 2" AND SMALLER), GATE VALVE AND BOX (FOR 3" TO 8"). WHERE POSSIBLE, THE CURB STOPS AND BOX SHALL BE SET IN THE ROAD RIGHT-OF-WAY 6" FROM THE PROPERTY LINE.
12. ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE (1) COAT OF RUST INHIBITIVE PAINT OR COATING.
13. IF THE TOP OF THE OPERATING NUT IS MORE THAN 48" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM MUST BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 36" OF FINISHED GRADE ELEVATION.
14. FIRE HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE MUELLER COMPANY "CENTURION" 200, NO A421, AMERICAN DARLING MARK 73, OR CLOW MEDALLION, FIRE HYDRANTS. THE HYDRANTS SHALL HAVE A 6-INCH MECHANICAL JOINT INLET CONNECTION, A 4 ½ -INCH MAIN VALVE OPENING, TWO 2½-INCH HOSE NOZZLES, AND ONE 5-INCH STORTZ PUMPER NOZZLE. ALL SIDE NOZZLES SHALL HAVE NATIONAL STANDARD THREE-PORT HYDRANTS. HYDRANTS SHALL BE FURNISHED WITH A 6-FOOT BURY DEPTH UNLESS OTHERWISE SHOWN ON THE PLANS. HYDRANTS SHALL BE SELF-DRAINING. A DRAINAGE SUMP 2 FEET IN DIAMETER AND 2 FEET DEEP SHALL BE EXCAVATED BELOW EACH HYDRANT AND FILLED WITH COARSE GRAVEL OR STONE, COMPACTED IN PLACE, UNDER AND AROUND THE SHOE OF THE HYDRANT AND TO A LEVEL OF 6 INCHES ABOVE THE WASTE OPENING. NO DRAINAGE SUMP SHALL BE CONNECTED TO A SANITARY SEWER. A HYDRANT WRENCH SHALL BE FURNISHED WITH EACH PROJECT OR FOR EVERY TEN (10) HYDRANTS.
15. ALL NEW FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF ENAMEL PAINT (RUST-OLEUM®/ACRYLIC FIRE HYDRANT ENAMEL, 5200 SERIES, OR CITY APPROVED EQUAL). PUBLIC HYDRANTS SHALL BE "SAFETY YELLOW" AND PRIVATE HYDRANTS SHALL BE "GLOSS WHITE" WITH A "MARLIN BLUE" BONNET.
16. ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY ANCHORED TO THE TEE AND BE ANCHOR TYPE FITTINGS.
17. FOR WATER SERVICE TAPS, THE WATER MAIN CONNECTION MUST BE MADE USING A MUELLER H1500N, H1500S, OR EQUAL CORPORATION STOPS. CONTROL VALVES MUST BE MUELLER H-15200, H15207, OR EQUAL VALVE CURB STOPS (QUARTER TURN ONLY). SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4 FOR ADDITIONAL DETAILS.
18. REFER TO REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-15 FOR TAPPING SLEEVES AND VALVES. NO DIRECT TAPS MUST BE MADE TO ANY ASBESTOS MAINS. 1 ½" AND 2" WATER TAPS ARE TO BE DONE WITH A FORD STYLE FC-202. 3" AND 4" WATER TAPS MUST BE DONE WITH A FORD STYLE FS-202. 6" WATER TAPS AND LARGER MUST BE PERFORMED WITH A FORD FTSS TAPPING SLEEVE, A JCM 432 OR AN APPROVED EQUAL.
19. ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C509, CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16", 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.
20. VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATCH VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE VB5645 39-50 OR APPROVED EQUAL. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-9 FOR ADDITIONAL DETAILS.
21. WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP SO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION.
22. WATER DISTRIBUTION SYSTEM IMPROVEMENTS MUST BE DESIGNED SUCH THAT THE WORKING PRESSURE SHOULD NOT BE LESS THAN 35 PSI DURING PEAK FLOW CONDITIONS, OR MINIMUM OF 20 PSI DURING PEAK FLOW PLUS FIRE FLOW CONDITIONS. INDIVIDUAL BOOSTER PUMPS FOR THE PURPOSE OF RAISING SUPPLY LINE PRESSURE WILL NOT BE PERMITTED.
23. ALL METERS SPECIFIED FOR THIS PROJECT WILL BE PROVIDED BY AND PURCHASED FROM THE CITY OF REYNOLDSBURG. CONTACT THE CITY OF REYNOLDSBURG WATER/WASTEWATER DIVISION (614.322.4500) FOR ORDERING AND PRICING.
24. METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION. METER PITS UNABLE TO BE PROVIDED WITH A GRAVITY DRAIN MUST BE EQUIPPED WITH A SUMP PUMP. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-29 FOR ADDITIONAL DETAILS.
25. A HYDROSTATIC TEST, AS REQUIRED IN SECTION 4 OF THE STANDARD AWWA SPECIFICATION C-600, SHALL BE APPLIED TO THE WHOLE OR INDIVIDUAL VALVED OFF SECTIONS OF THE MAINS AND FIRE HYDRANT LEADS, EITHER BEFORE OR AFTER THE TRENCH IS BACKFILLED, IN ACCORDANCE WITH SECTION 801.11 OF THE CITY OF REYNOLDSBURG GENERAL WATER MAIN SPECIFICATIONS.
26. ALL WATER MAINS 12" AND LARGER SHALL BE CLEANED BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE. THE POLY PIG SHALL HAVE A MINIMUM DENSITY OF FIVE (5) POUNDS PER CUBIC FOOT, BE COATED WITH A DOUBLE SPIRAL WRAP WITHOUT WIRE BRUSHES OR SCRAPING TOOLS. REMOVED POLY PIGS INCLUDE: PIPELINE PIGGING PRODUCTS MODEL B4, GRARD MODEL RCC, AND KNAPP MODEL 1-C.

27. THE CONTRACTOR SHALL PREPARE THE MAIN FOR THE INSERTION AND REMOVAL OF THE POLY PIG AT POINTS IDENTIFIED BY THE ENGINEER AS INSERTION PORTS, IF REQUIRED, AND EXIT PORTS. IN GENERAL, THIS WILL CONSIST OF PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR TO INSERT THE POLY PIG AND CONSTRUCT A SANITARY EXIT PORT. WHERE PRACTICAL, THE POLY PIG SHALL BE INSERTED INTO THE FIRST LENGTH OF PIPE DURING THE INITIAL INSTALLATION. AT THE EXIT PORT, THE CONTRACTOR SHALL PREVENT THE BACKFLOW OF PURGED WATER INTO THE MAIN BY THE TEMPORARY INSTALLATION OF MECHANICAL JOINT BENDS AND PLUGS. TO PROVIDE A RISER OUT OF THE TRENCH, ON LARGER PIPE, ADDITIONAL EXCAVATION OF THE TRENCH MAY SERVE THE SAME PURPOSE. WHERE TRENCH IS USED, THE EXCAVATION SHALL BE LINED WITH POLYETHYLENE. PUMPS AND/OR DITCHES SHALL BE PROVIDED TO PREVENT CONTAMINATED WATER FROM REENTERING THE MAIN. AFTER THE MAIN IS CLEANED TO THE SATISFACTION OF THE CITY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTIONS AND COMPLETE ALL WORK NECESSARY TO SECURE THE SYSTEM PRIOR TO BACKFILLING INSERTION AND EXIT SITES. ADDITIONAL POLY PIG RUNS MAY BE REQUIRED BY THE ENGINEER WHEN WATER PURGED FROM THE MAIN INDICATES THE PRESENCE OF EXCESSIVE DIRT OR DEBRIS.
28. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE WATER MAINS CHLORINATED BY THE COC PER AWWA C-651. THE COST OF CHLORINATION IS THE RESPONSIBILITY OF THE CONTRACTOR
29. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PLAN APPROVAL ISSUED TO THIS PROJECT.

ESTIMATE OF QUANTITIES

ITEM	QUANTITY	UNIT	DESCRIPTION
EROSION AND SEDIMENT CONTROL			
201	1	LUMP	CLEARING AND GRUBBING
207	744	LF	SILT FENCE
207	374	LF	FILTER FABRIC FENCE
207	9	EA	INLET PROTECTION
207	1	EA	STABILIZED CONSTRUCTION ENTRANCE
207	1	EA	CONCRETE WASHOUT
659	709	SY	PERMANENT SEEDING AND MULCHING
ROADWAY PAVEMENT			
204	4390	SY	SUBGRADE COMPACTION
407	187	GAL	BITUMINOUS TACK COAT
304	830	CY	8" NO. 57 CRUSHED LESTONE AGGREGATE BASE
448	311	CY	3" ASPHALT CONCRETE
605	467	LF	4" PIPE UNDERDRAIN
608		SF	4" CONCRETE WALK, R-9
608		SF	6" CONCRETE WALK, R-9
608	1	EA	CONCRETE CURB RAMP
609	123	LF	INTEGRAL CURB
609	467	LF	STRAIGHT 18" CURB, R-8
609	100	LF	FLUSH CURB
DEMOLITION			
255	1313	SY	FULL DEPTH PAVEMENT REMOVAL
255	1078	LF	FULL DEPTH PAVEMENT SAWING
SPEC	1378	SY	MILL & OVERLAY
SPEC	179	SY	CONCRETE REMOVAL
SPEC	191	SY	GRAVEL REMOVAL
SPEC	22	SY	LANDSCAPE REMOVAL
SPEC	218	LF	CURB REMOVAL
SPEC	3	EA	POWER POLE RELOCATION
PARKING, SIGNAGE & STRIPING			
642	457	LF	PARKING LOT STALL MARKING
642	2	EA	HANDICAP SYMBOL MARKING
630	2	EA	HANDICAP PARKING SIGN AND SUPPORT
SPEC	16	EA	WHEEL STOP
STORM SEWER			
SPEC	2	EA	CORE EXISTING MANHOLE
604	3	EACH	STANDARD 2'X2' CATCH BASIN, WITH HD GRATE PER AA-S141, ST-13 & ST-14
604	1	EACH	MANHOLE TYPE "C" PER ST-3
604	3	EACH	CURB INLET PER ST-10, WITH GRATE PER ST-11
901	276	LF	12" STORM PIPE
901	97	LF	12" STORM PIPE W/ WATER TIGHT JOINTS
WATER			
805	34	LF	2" WATER SERVICE TAP, COMPLETE
RETAINING WALL			
610	286	SF	RETAINING WALL, R-22

NOTE: THE ENGINEER'S ESTIMATE OF QUANTITIES IS FOR THE DETERMINATION OF REVIEW AND INSPECTION FEES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES NEEDED BASED ON STANDARD CONSTRUCTION PROCEDURES AND THE INTENT OF THESE PLANS.

6493 E MAIN STREET

MAJOR SITE PLAN

CITY OF REYNOLDSBURG

FRANKLIN COUNTY, OHIO

GENERAL NOTES & QUANTITIES

ORIGINAL ISSUE: 3/13/2025

KHA PROJECT NO. 190109007

SHEET NUMBER

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
79465 KIMLEY-HORN DRIVE, SUITE 200
COLUMBUS, OHIO 43227
PHONE: 614-434-6666
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: SWY

DRAWN BY: AGH

CHECKED BY: MOR

REVISIONS

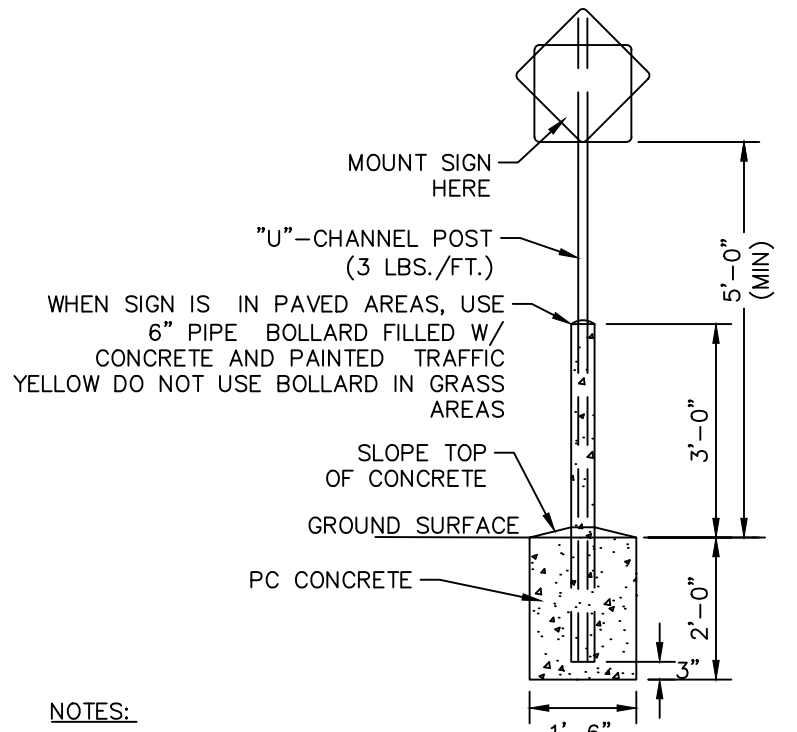
DATE

BY

2
OF 15

Page 36 of 104

Drawing name: \\Kimley-Horn.com\\VW\\CLB\\CLB_DE\\V\\90109007_6493_e main street_reynoldsburg.dwg DETAILS Mar 13, 2025 6:15pm by: Nick Stauffer
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



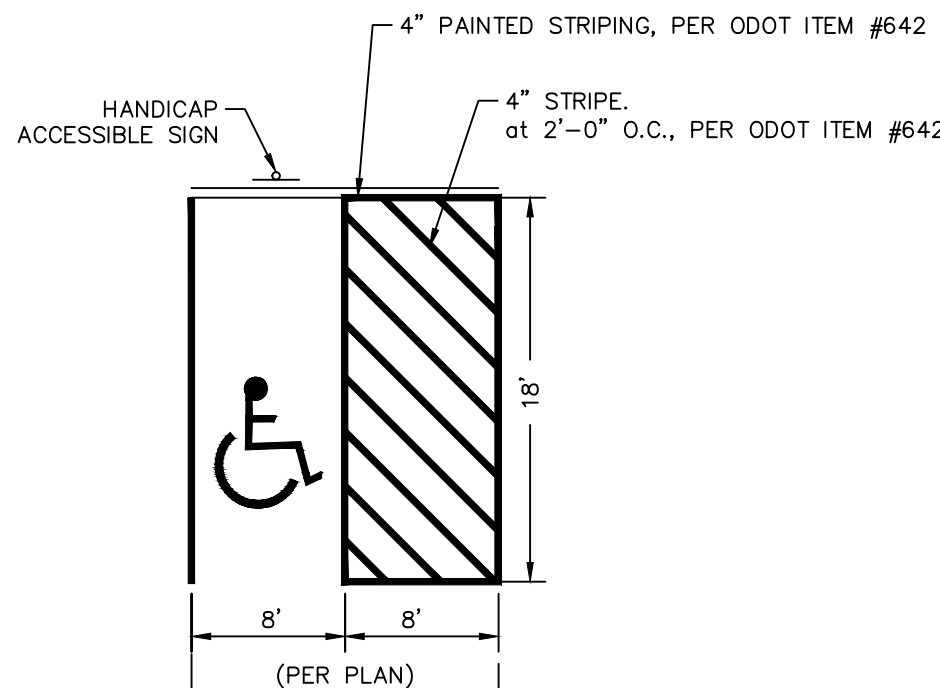
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

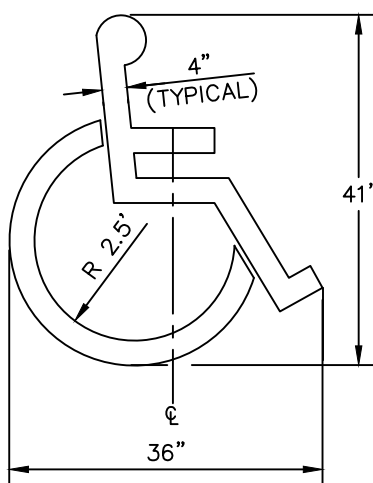
SEVEN FEET TO BOTTOM OF SIGN WITH UNDER TRAVELED WAY

DETAIL 001
STANDARD SIGN BASE
NOT TO SCALE

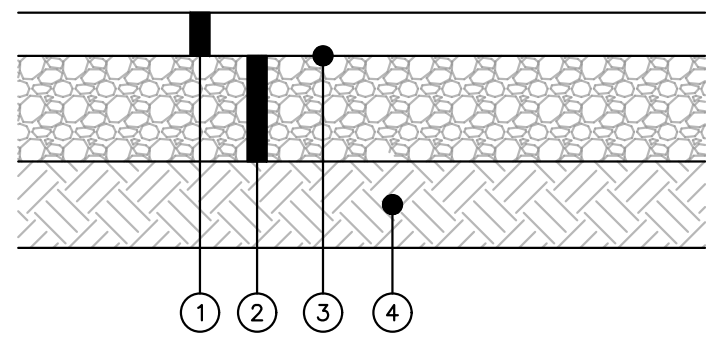


NOTE: REFER TO SITE PLAN FOR DETAILED LAYOUT AND DIMENSIONS

DETAIL 004
ACCESSIBLE PARKING STRIPING
NOT TO SCALE



DETAIL 008
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



LEGEND

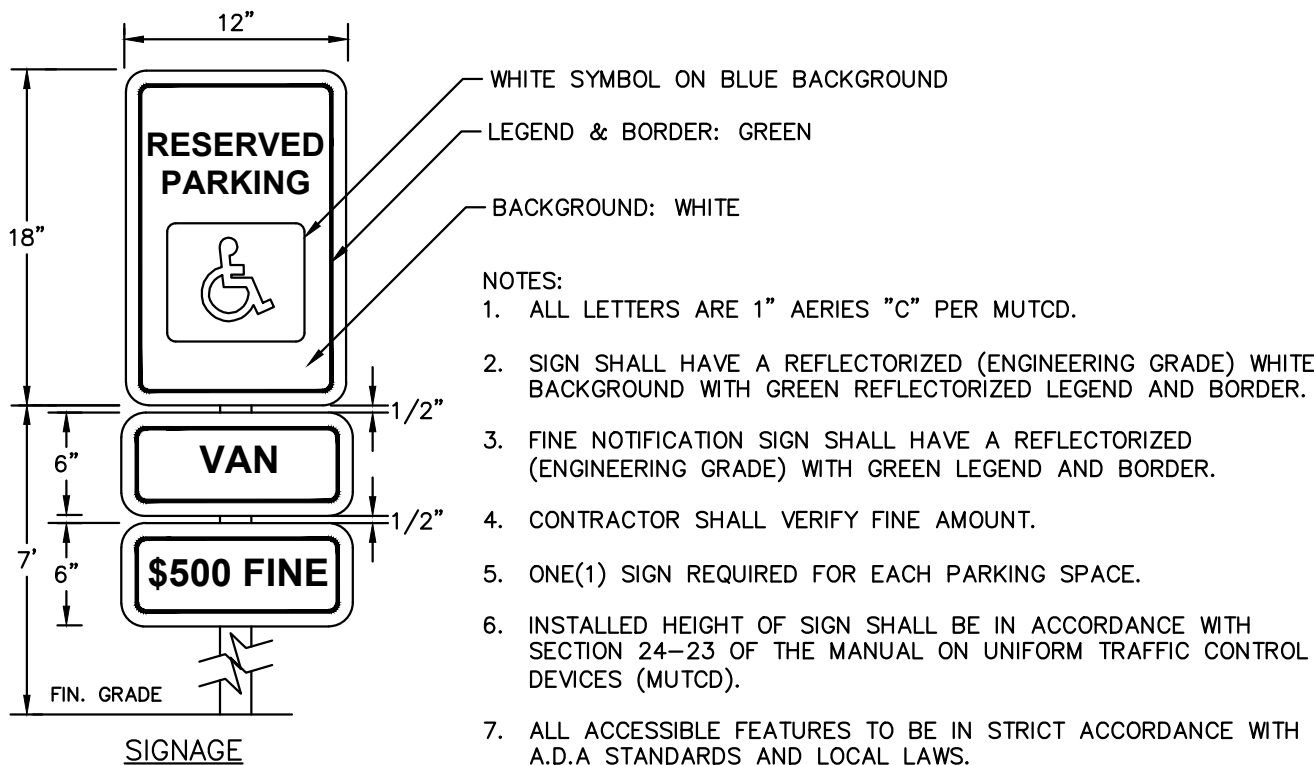
- 1 ITEM 448, 3" ASPHALT CONCRETE
- 2 ITEM 304, 8" NO. 57 CRUSHED LIMESTONE AGGREGATE BASE
- 3 ITEM 407, BITUMINOUS TACK COAT
- 4 ITEM 204, SUBGRADE COMPACTION

NOTES:

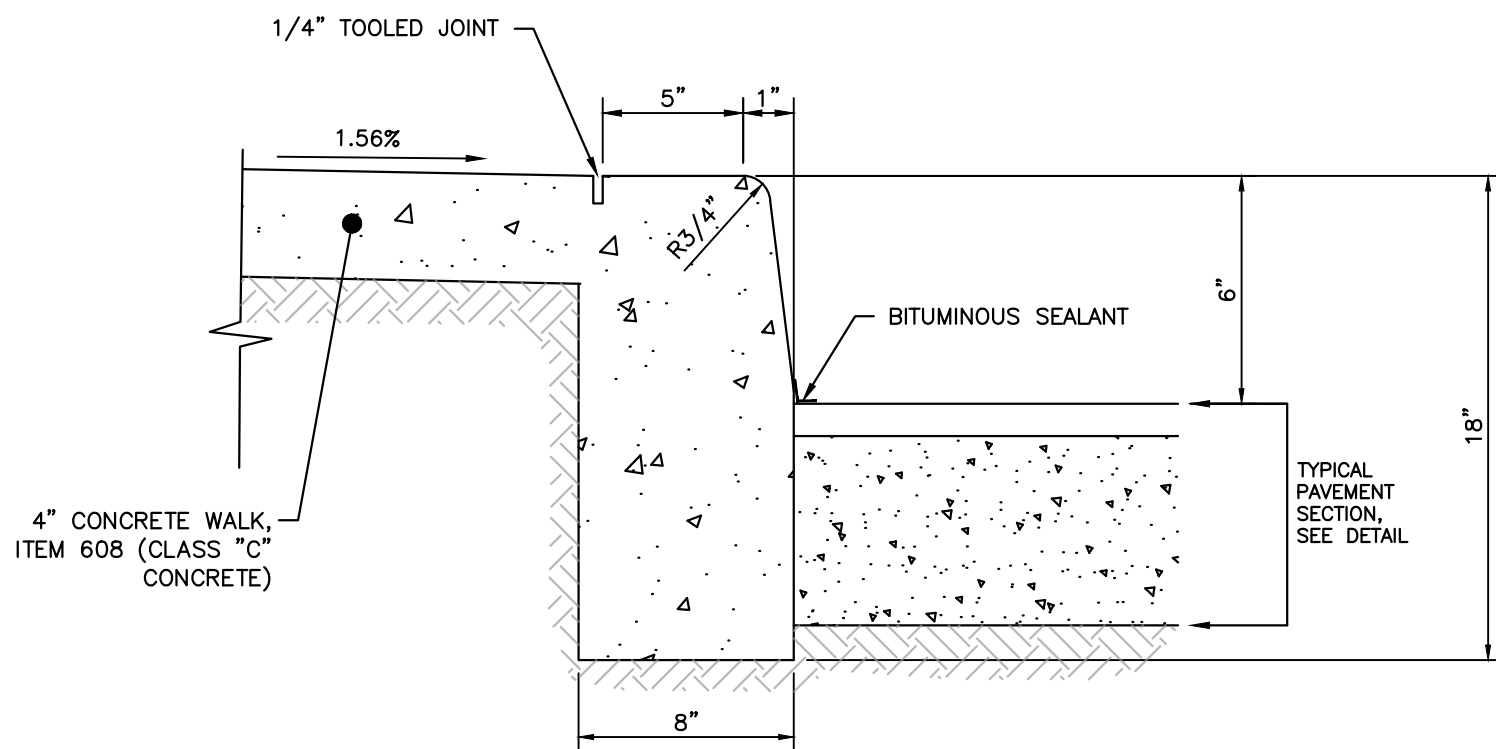
ITEM NUMBERS REFER TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATION MANUAL, LATEST EDITION.

PAVEMENT SECTION PROVIDED SHOULD BE VERIFIED BY GEOTECHNICAL ENGINEER

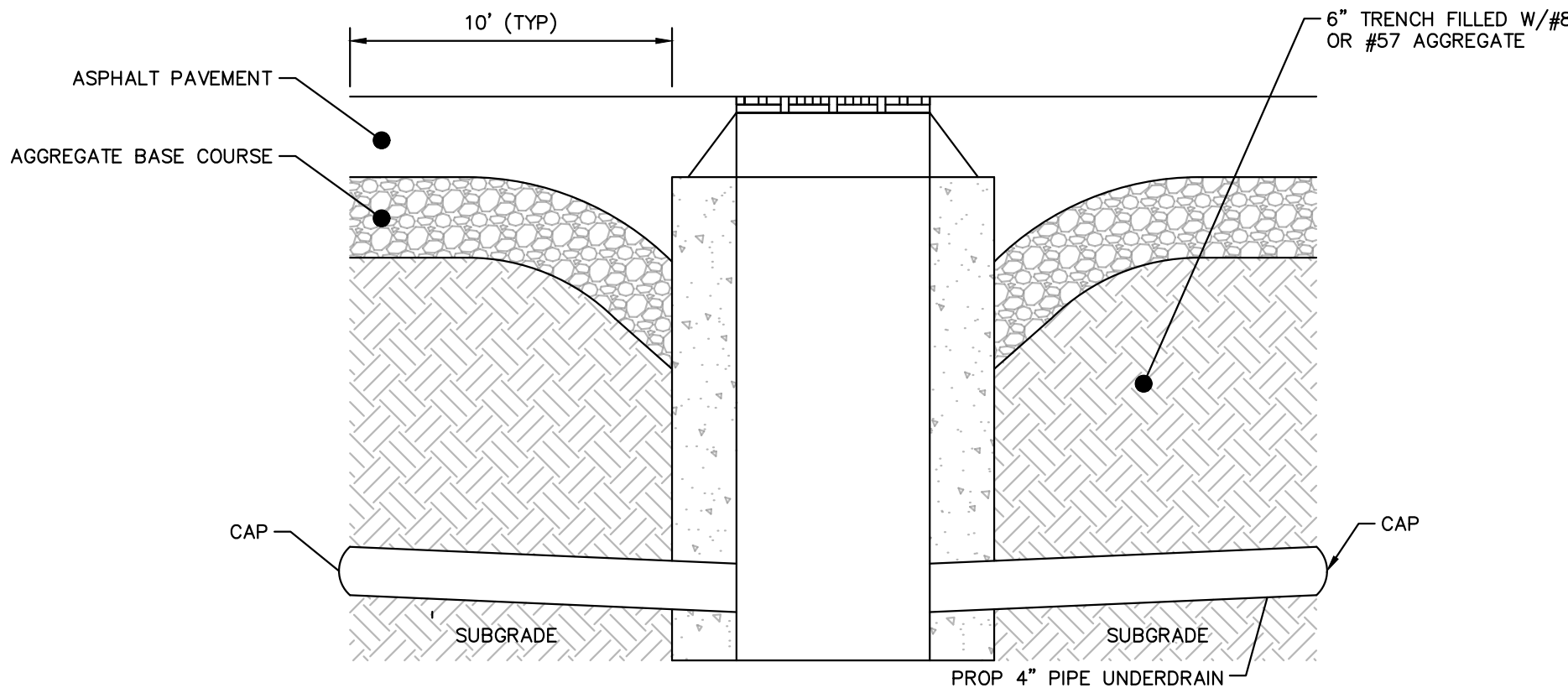
DETAIL 002
TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE



DETAIL 005
ACCESSIBLE PARKING SIGNAGE
NOT TO SCALE

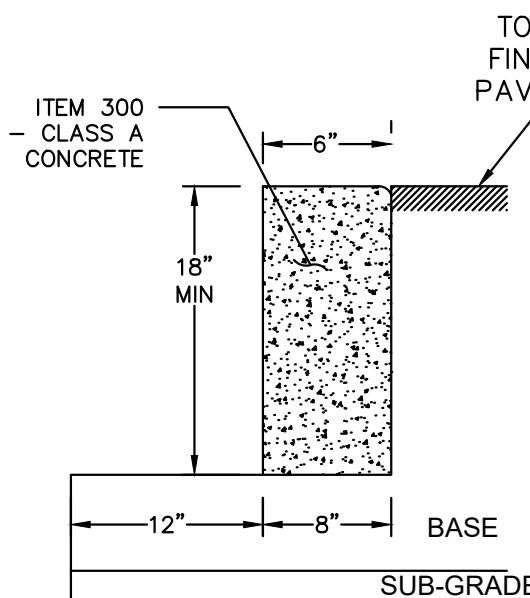


DETAIL 009
INTEGRAL CURB & WALK DETAIL
NOT TO SCALE

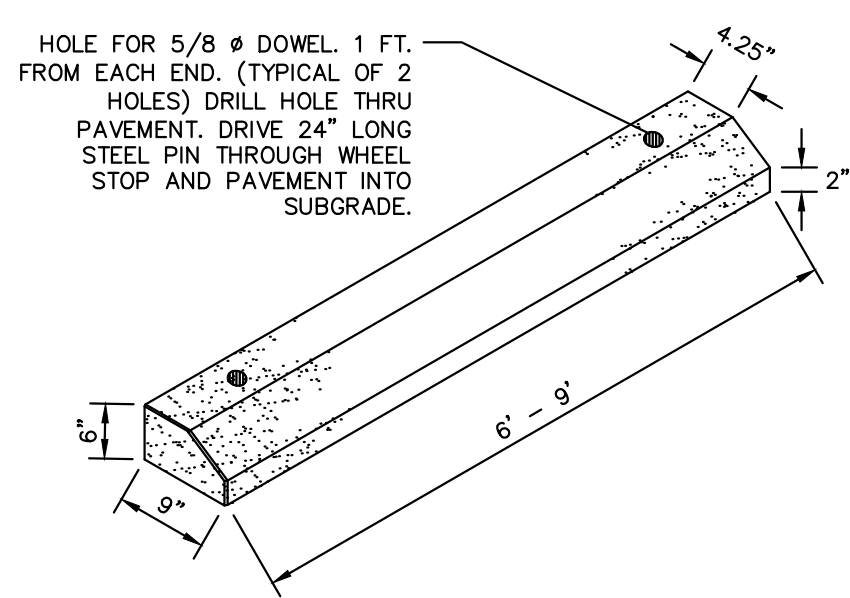


NOTE: INSTALL FINGER DRAINS ALONG CENTERLINE AT ALL PROPOSED STRUCTURES IN PAVEMENT.

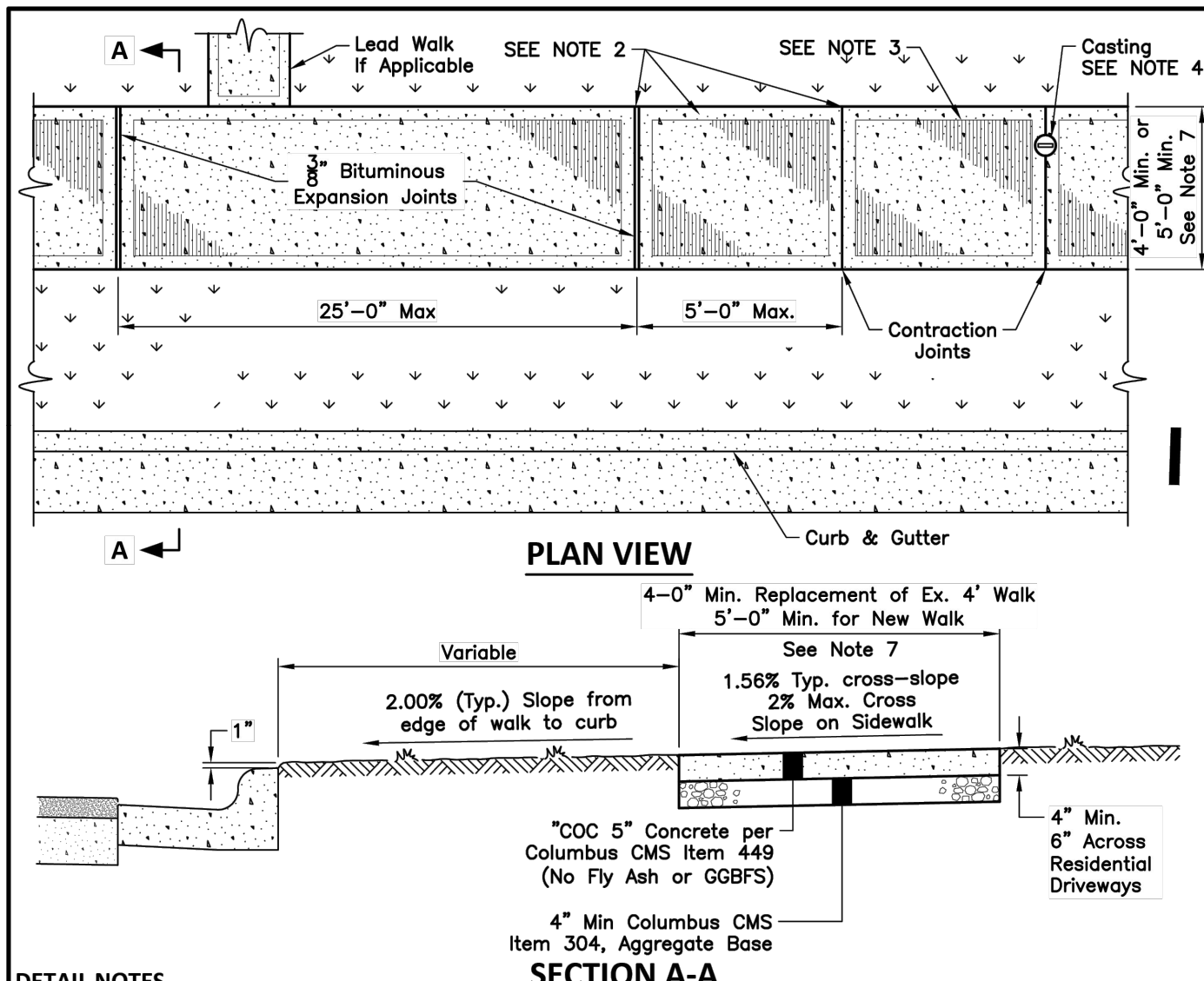
DETAIL 003
FINGER DRAINS FOR STRUCTURES WITHIN PAVEMENT
NOT TO SCALE



DETAIL 006
6" CONCRETE FLUSH CURB
NOT TO SCALE



DETAIL 007
WHEEL STOP DETAIL
NOT TO SCALE



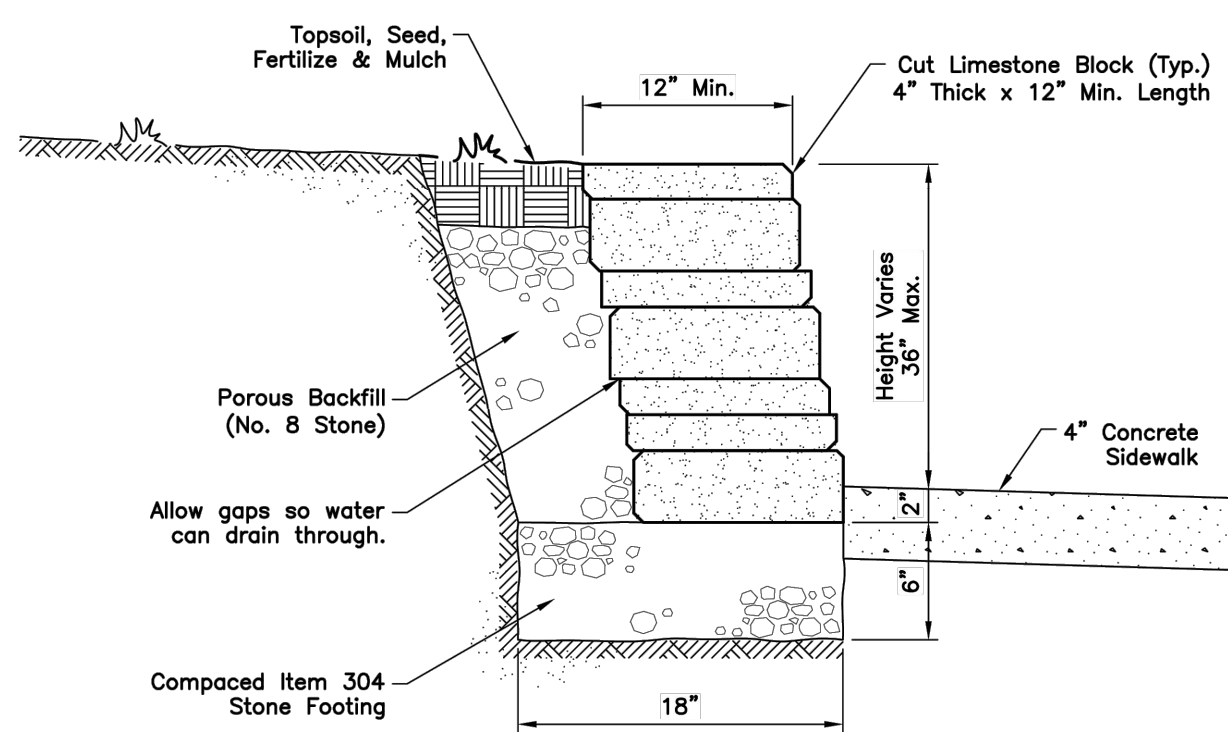
DETAIL NOTES

- Sidewalks shall be constructed according to Columbus CMS Item 608.
- All joints and edges shall be tooled after broom finish.
- Sidewalk surface shall have a broom finish and be completely covered with concrete cure and seal.
- All castings shall be set to proper grade and any grates / lids shall be made ADA compliant.
- All concrete shall contain 6% + 1% air entrainment.
- Contraction Joints shall be not less than 2-in in depth.
- For removal and replacement of existing sidewalk, the width shall match that of the existing walk, or be a minimum of 4 feet in width, whichever is greater. For new sidewalk intallation, the width shall be 5 feet.

Approved By:
City Engineer, EMI&T Inc.
City Service Director

STANDARD DIMENSIONS FOR
TYPICAL SIDEWALK DETAIL

CITY OF
REYNOLDSBURG, OHIO
STANDARD
CONSTRUCTION DRAWING
May 2018 R-9



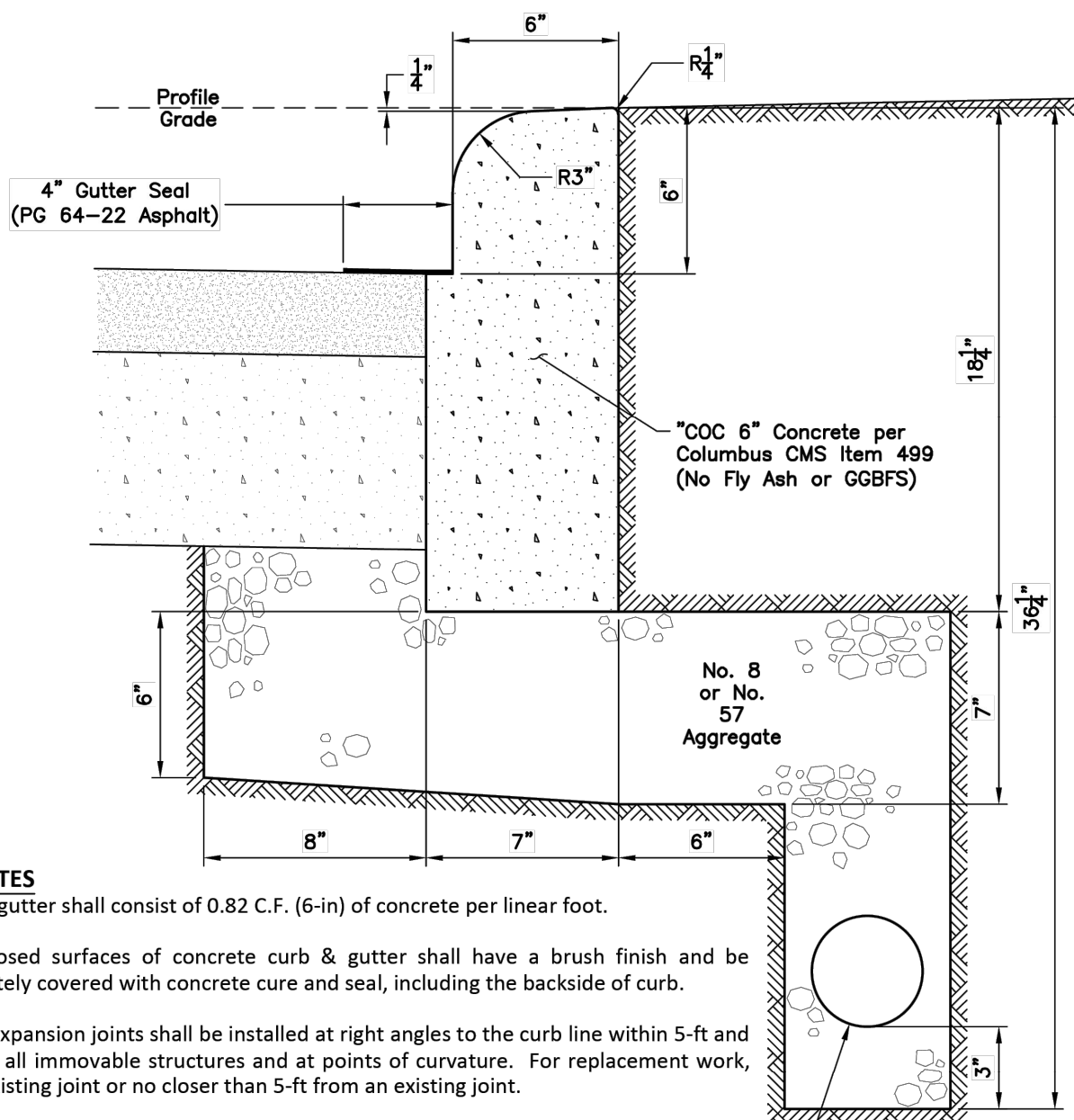
DETAIL NOTES

- The size, shape, thickness, & color of limestone material shall be approved by the Engineer prior to placement.
- All Items shown in detail used for the construction of the retaining wall shall have their cost included in the bid price for Item: Special, Retaining Wall.
- Versa-Lok Block may be used when approved by the City. It shall be installed per the manufacturer's recommendations.

Approved By:
City Engineer, EMI&T Inc.
City Service Director

STANDARD DIMENSIONS FOR
RETAINING WALL DETAIL

CITY OF
REYNOLDSBURG, OHIO
STANDARD
CONSTRUCTION DRAWING
Nov. 2014 R-22



DETAIL NOTES

- Curb & gutter shall consist of 0.82 C.F. (6-in) of concrete per linear foot.
- All exposed surfaces of concrete curb & gutter shall have a brush finish and be completely covered with concrete cure and seal, including the backside of curb.
- 3/4-in expansion joints shall be installed at right angles to the curb line within 5-ft and 10-ft of all immovable structures and at points of curvature. For replacement work, at an existing joint or no closer than 5-ft from an existing joint.
- Contraction joints shall be saw cut at 10-ft intervals, not less than 2-in deep, and as soon as possible without causing damage to the concrete.
- Tolerances shall not exceed 1/4-in for section, grade, surface variation, or alignment.

Approved By:
City Engineer, EMI&T Inc.
Street Superintendent

STANDARD DIMENSIONS FOR
ITEM 609
STRAIGHT 18-in
CONCRETE CURB

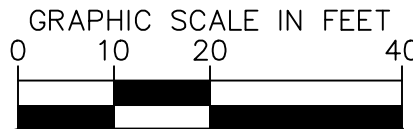
CITY OF
REYNOLDSBURG, OHIO
STANDARD
CONSTRUCTION DRAWING
July 2022 May 2018 R-8

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7985 COLUMBIAN AVENUE, SUITE 200
COLUMBUS, OHIO 43232
PHONE: 614-434-6696
WWW.KIMLEY-HORN.COM

MISCELLANEOUS
DETAILS

6493 E MAIN STREET
MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE:
3/13/2025
KHA PROJECT NO.
190109007
SHEET NUMBER

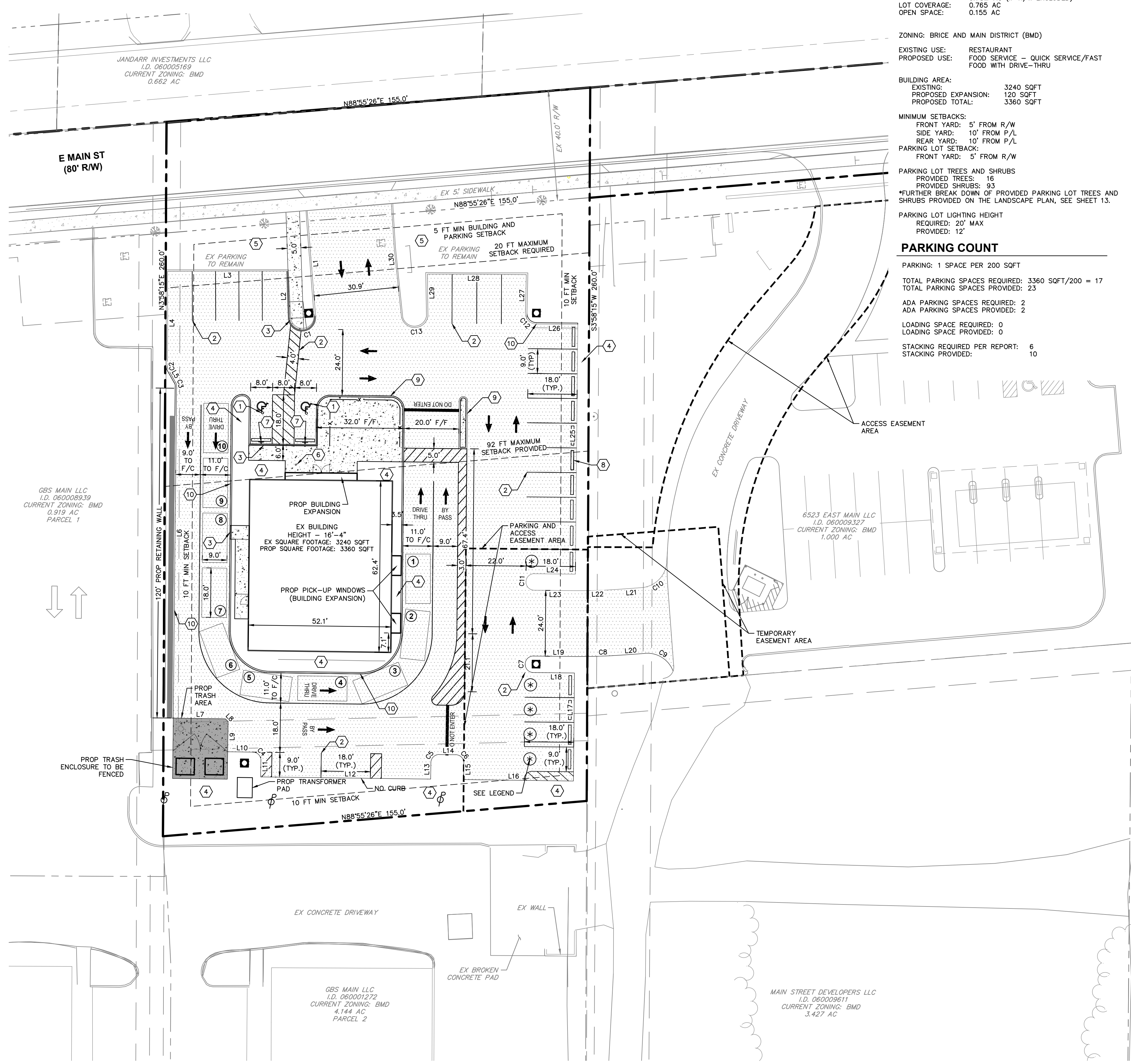


	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING ROAD CENTERLINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING TELEPHONE BOX
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ELECTRIC BOX
	EXISTING UNDERGROUND GAS LINE
	EXISTING GAS SAMPLING VALVE
	EXISTING GAS METER
	EXISTING GAS LIFT MANDREL
	EXISTING OVERHEAD POWER LINE
	EXISTING UTILITY POLE
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING STORM CULVERT
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATERLINE
	EXISTING WATER VALVE
	EXISTING WATERLINE SERVICE BOX
	EXISTING WATERLINE METER PIT
	EXISTING FIRE HYDRANT
	EXISTING EASEMENT

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	· · · · · CURB REMOVAL
C	· X · X · UTILITY REMOVAL
D	ITEM TO BE REMOVED
E	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
F	LANDSCAPE REMOVAL
G	SAWCUT LINE
H	ITEM TO BE RELOCATED
I	CONCRETE REMOVAL
J	ASPHALT PAVEMENT MILL & OVERLAY
K	EXISTING MONUMENT SIGN TO REMAIN. BUILDING SIGNAGE, DRIVE-THRU SIGNAGE, AND MONUMENT SIGN CHANGES TO BE COORDINATED WITH CITY STAFF UPON DETERMINATION OF TENANT.
L	GRAVEL REMOVAL

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSED OF BY RELOCATING TO THE LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE NOT TO BE ASSUMED BY THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR CORRECT. THE CONTRACTOR SHALL BE REQUIRED TO APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY TRAFFIC CONTROL MEASURES TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
7. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
8. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
9. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
10. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
11. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FLOWABLE FILL OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE FILLED WITH FLOWABLE FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 98% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY IN UNPAVED AREAS. IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS, ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
12. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL OUPS (811) TO LOCATE ALL FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES PRIOR TO DEMOLITION. DURING CONSTRUCTION, UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL DAMAGED STRUCTURES SHALL BE REPLACED WITHIN THE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED AS AN ADDITION TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
14. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE APPROVED BY GOVERNING JURISDICTION AND GEOTECHNICAL ENGINEER. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. FILL MATERIALS SHALL BE PLACED IN LAYERS THAT ARE AT LEAST 4" THICK. ALL FILL AREAS SHALL BE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8" IN LOOSE DEPTH, COMPACT EACH LAYER AT A MINIMUM OF 95% OF MODIFIED PROCTOR MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
15. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION DOES NOT REMOVE THE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.

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SITE DATA

ADDRESS: 6493 E MAIN ST
REYNOLDSBURG, OH 43068

PARCEL ID: 060-001245

PARCEL AREA: 0.92± AC
0.78± AC (IF R/W EXCLUDED)

LOT COVERAGE: 0.765 AC
OPEN SPACE: 0.155 AC

ZONING: BRICE AND MAIN DISTRICT (BMD)

EXISTING USE: RESTAURANT
PROPOSED USE: FOOD SERVICE - QUICK SERVICE/FAST
FOOD WITH DRIVE-THRU

BUILDING AREA:
EXISTING: 3240 SQFT
PROPOSED EXPANSION: 120 SQFT
PROPOSED TOTAL: 3360 SQFT

MINIMUM SETBACKS:
FRONT YARD: 5' FROM R/W
SIDE YARD: 10' FROM P/L
REAR YARD: 10' FROM P/L
PARKING LOT SETBACK:
FRONT YARD: 5' FROM R/W

PARKING LOT TREES AND SHRUBS
PROVIDED TREES: 16
PROVIDED SHRUBS: 93
*FURTHER BREAK DOWN OF PROVIDED PARKING LOT TREES AND
SHRUBS PROVIDED ON THE LANDSCAPE PLAN, SEE SHEET 13.

PARKING LOT LIGHTING HEIGHT
REQUIRED: 20' MAX
PROVIDED: 12'

PARKING COUNT

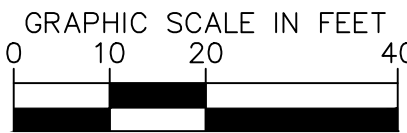
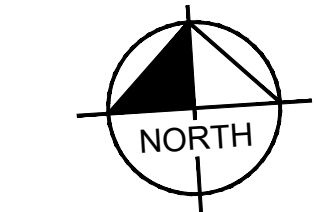
PARKING: 1 SPACE PER 200 SQFT

TOTAL PARKING SPACES REQUIRED: 3360 SQFT/200 = 17
TOTAL PARKING SPACES PROVIDED: 23

ADA PARKING SPACES REQUIRED: 2
ADA PARKING SPACES PROVIDED: 2

LOADING SPACE REQUIRED: 0
LOADING SPACE PROVIDED: 0

STACKING REQUIRED PER REPORT: 6
STACKING PROVIDED: 10



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED FENCE
- EXISTING VEGETATION
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FUTURE PAVEMENT BY OTHERS
- FUTURE PAVEMENT REMOVAL BY OTHERS
- PROPOSED 6" CONCRETE CURB
- PROPOSED STREET LIGHT
- 5 PARKING SPACES RESERVED FOR WRIGHT PATT CREDIT UNION

VARIANCE DATA

- SECTION 1103.15.III: MAXIMUM FRONT YARD SETBACK FROM RIGHT-OF-WAY
REQUIRED: 20 FT.
PROVIDED: 92 FT.±
- SECTION 1103.15.III: MINIMUM OPEN SPACE
REQUIRED: 20%
PROVIDED: 16.8%±
- SECTION 1103.15.III: MINIMUM BUILDING HEIGHT
REQUIRED: 22'
PROVIDED: 16'-4"
- SECTION 1103.15.III: PARKING LOCATION.
REQUIRED: INTERIOR OF THE DEVELOPMENT OR STRUCTURED PARKING
PROVIDED: FRONT (NORTH), SIDE (EAST), AND BACK (SOUTH) OF BUILDING
- SECTION 1105.01.G.II.4:
REQUIRED: IN ANY COMMERCIAL DISTRICT, PARKING SHALL NOT BE IN THE AREA BETWEEN THE FRONTAGE AND THE FRONT SETBACK. PARKING IS PROVIDED IN THIS AREA.

NOTES

- ALL CURB LABELS REFER TO THE FACE OF CURB.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- THERE ARE NO EXISTING WATER BODIES, STREAMS, DRAINAGE DITCHES, STRANDS OF TREES AND/OR OTHER PERTINENT FEATURES WITHIN ONE HUNDRED FIFTY FEET (150 FT) OF THE PROPOSED DEVELOPMENT.

KEYNOTES

- ACCESSIBLE: PAVEMENT MARKING, TYP. (SEE DETAIL)
- 4" WIDE PAINTED SOLID LINE, TYP.
- FLUSH CURB, TYP. (SEE DETAIL)
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH LANDSCAPING OR GRASS AREA
- EXISTING LANDSCAPING TO REMAIN
- PROPOSED BIKE RACK LOCATION
- ACCESSIBLE PARKING SIGN, TYP. (SEE DETAIL)
- WHEEL STOP, TYP. (SEE DETAIL)
- INTEGRAL CURB
- STANDARD CURB

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.83	S0°54'13.05"E
L2	17.24	N1°40'24.90"E
L3	22.01	N86°21'35.35"W
L4	4.54	S3°23'27.44"W
L5	5.23	S25°45'16.55"E
L6	120.88	S4°14'43.45"W
L7	19.00	S85°33'07.47"E
L8	1.41	S40°33'07.47"E
L9	11.00	S4°26'52.53"W
L10	9.11	S85°33'07.47"E
L11	6.00	S4°26'52.53"W
L12	62.00	S85°33'07.47"E
L13	5.51	N4°50'45.75"E
L14	6.00	S85°33'07.47"E
L15	6.00	S4°26'52.53"W
L16	40.03	S85°33'07.47"E
L17	39.38	N4°14'07.11"E
L18	15.00	N85°45'52.89"W
L19	15.52	S85°45'52.89"E
L20	7.40	N89°24'25.38"E
L21	7.79	S89°24'25.38"W
L22	15.84	N88°10'43.76"W
L23	15.52	N85°45'52.89"W
L24	15.00	S85°45'52.89"E
L25	91.00	N4°14'07.11"E
L26	15.11	N85°45'52.89"W
L27	13.94	N5°01'58.04"E
L28	20.31	N85°53'12.45"W
L29	8.72	S3°14'39.50"W
L30	19.02	N2°16'19.97"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	5.00'	15.89'	182°08'01"	268.50'
C2	3.00'	1.57'	29°56'42"	0.80'
C3	3.00'	1.57'	30°00'00"	0.80'
C4	3.00'	4.71'	90°00'00"	3.00'
C5	3.00'	5.21'	99°20'46"	3.54'
C6	3.00'	4.71'	90°00'00"	3.00'
C7	3.00'	4.71'	90°00'00"	3.00'
C8	212.00'	17.87'	4°49'42"	8.94'
C9	10.00'	12.93'	74°04'52"	7.55'
C10	10.00'	14.34'	82°10'16"	8.72'
C11	3.00'	4.71'	90°00'00"	3.00'
C12	4.00'	6.34'	90°47'51"	4.06'
C13	4.93'	13.53'	157°11'13"	24.44'

IMPERVIOUS CHARACTERISTICS

EXISTING PERVIOUS AREA: 0.05 AC (5%)
PROPOSED PERVIOUS AREA: 0.155 AC (12.5%)

EXISTING IMPERVIOUS AREA: 0.87 AC (95%)
PROPOSED IMPERVIOUS AREA: 0.765 AC (87.5%)

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7985 COLLETSVILLE ROAD, SUITE 200
COLUMBUS, OH 43245
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SWY
DRAWN BY: AGH
CHECKED BY: MOR

SITE PLAN

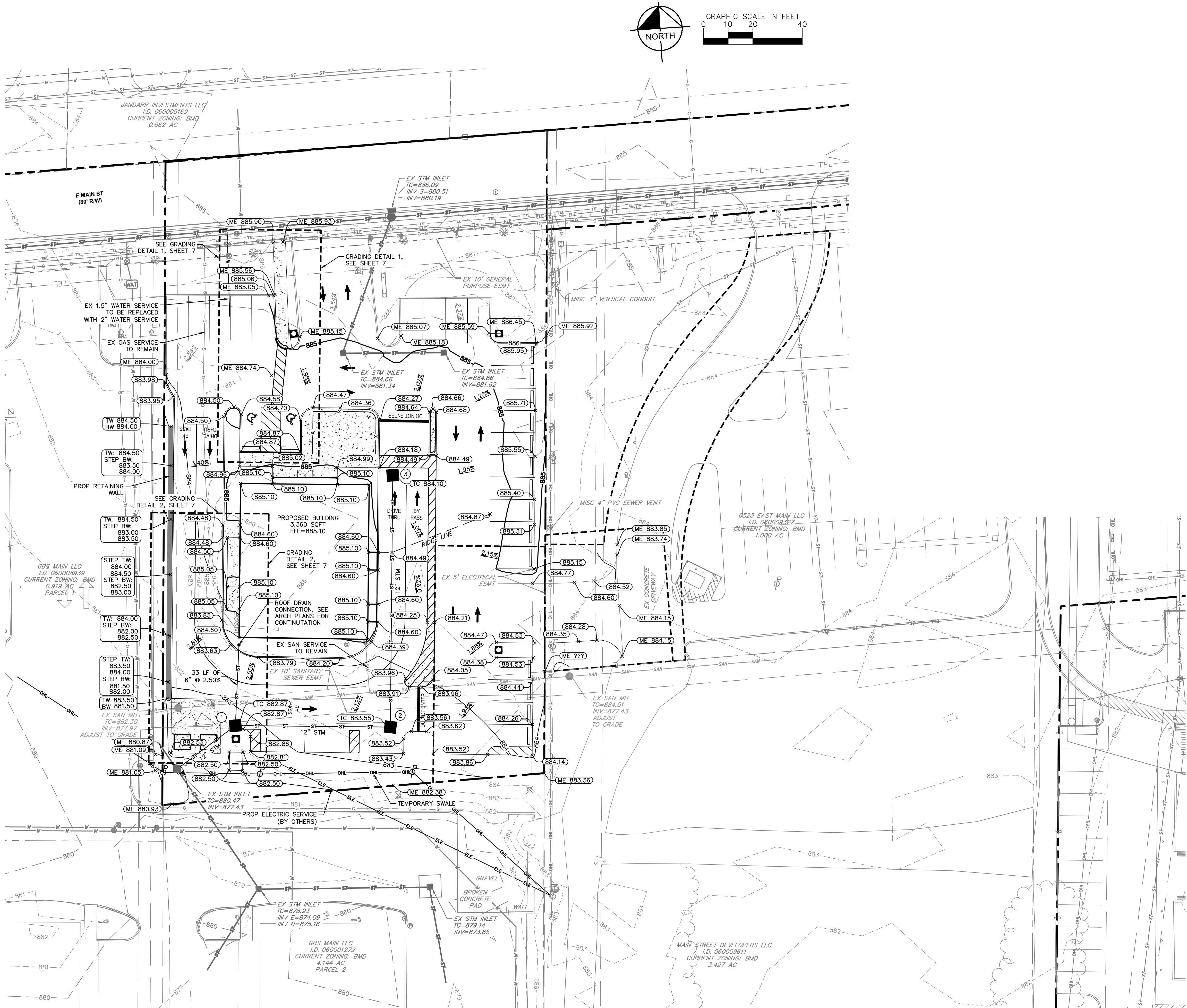
6493 E MAIN STREET

MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE:
3/13/2025
KHA PROJECT NO.
190190007
SHEET NUMBER

Drawing name: \\kimley-horn.com\\V\\00000007_6493 e main street_reynoldsburg_2 Design\\CAD\\plansheets\\PGL\\GRADING PLAN.dwg Layout1 Mar 13, 2025 6:15am by Nick Stauffer

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LEGEND

	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING ROAD CENTERLINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING TELEPHONE BOX
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ELECTRIC BOX
	EXISTING UNDERGROUND GAS LINE
	EXISTING GAS SAMPLING VALVE
	EXISTING GAS METER
	EXISTING GLM?
	EXISTING OVERHEAD POWER LINE
	EXISTING UTILITY POLE
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATERLINE
	EXISTING WATER VALVE
	EXISTING WATERLINE SERVICE BOX
	EXISTING WATERLINE METER PIT
	EXISTING FIRE HYDRANT
	EXISTING EASEMENT
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING POST/BOLLARD
	EXISTING UTILITY BOX
	EXISTING VEGETATION
	EXISTING MONUMENT BOX
	EXISTING MAILBOX
	EXISTING SIDEWALK
	EXISTING CONTOUR
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURE
	PROPOSED ELECTRIC
	PROPOSED SWALE CENTERLINE
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED 6\"/>
	PROPOSED FLUSH CURB
	PROPOSED STREET LIGHT
	PROPOSED SPOT ELEVATION
	MATCH EXISTING ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION

GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS WITHIN OR ALONG CURB LINE REFER TO BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED.

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7985 HIGHWAY 301, SUITE 200
COLUMBIANA, OH 43081
PHONE: 614-434-6696
WWW.KIMLEY-HORN.COM

GRADING & UTILITY PLAN

6493 E MAIN STREET
MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

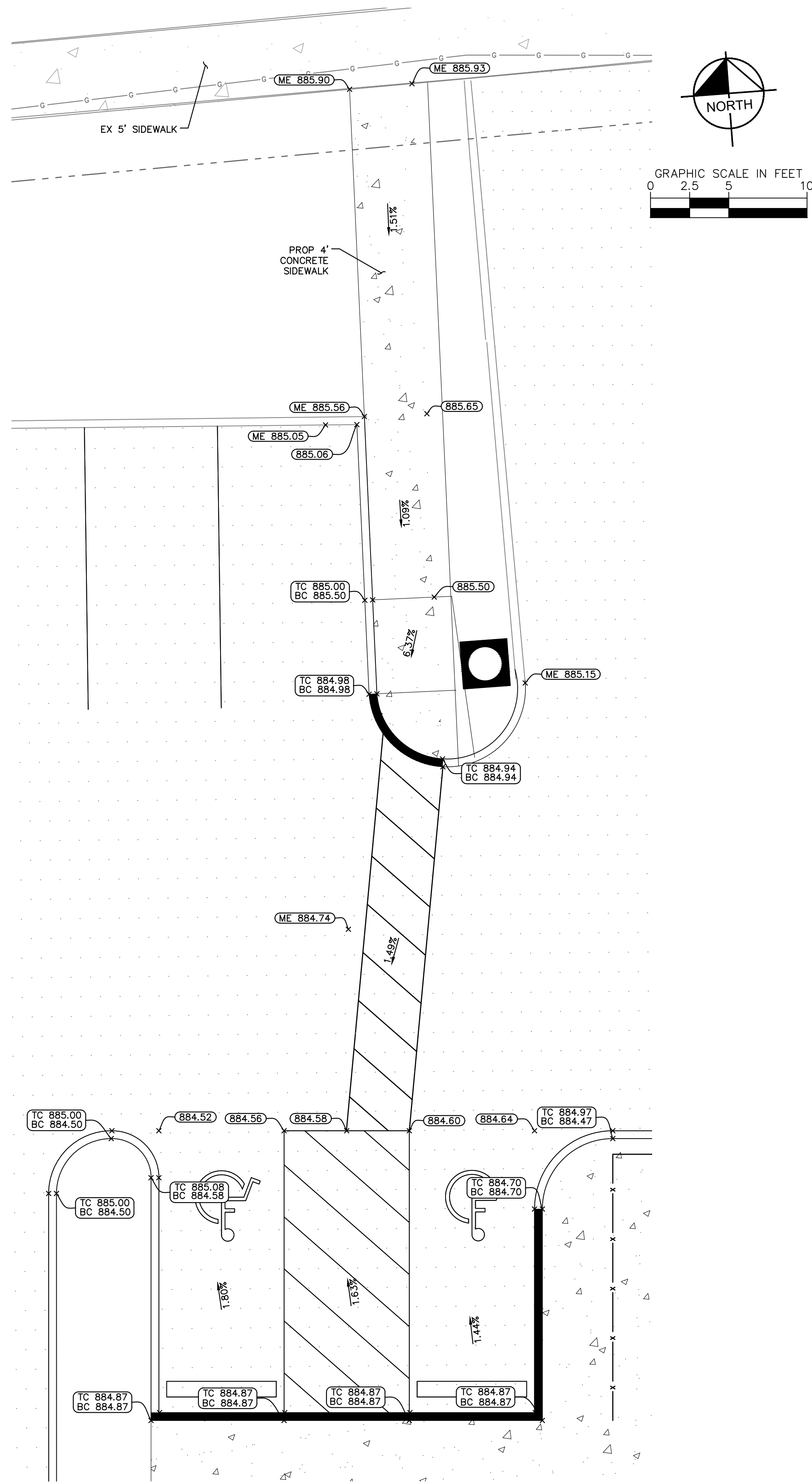
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190109007
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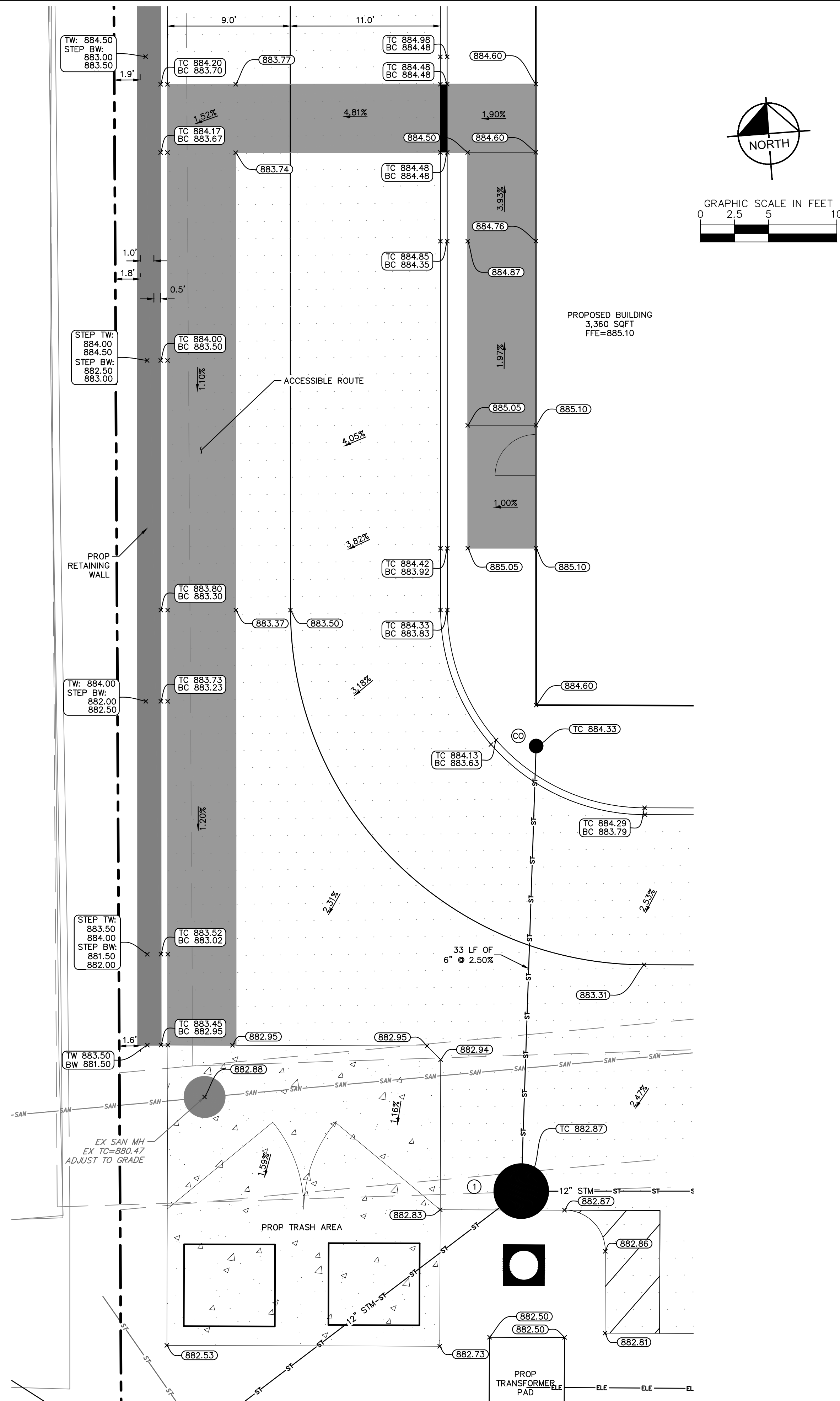
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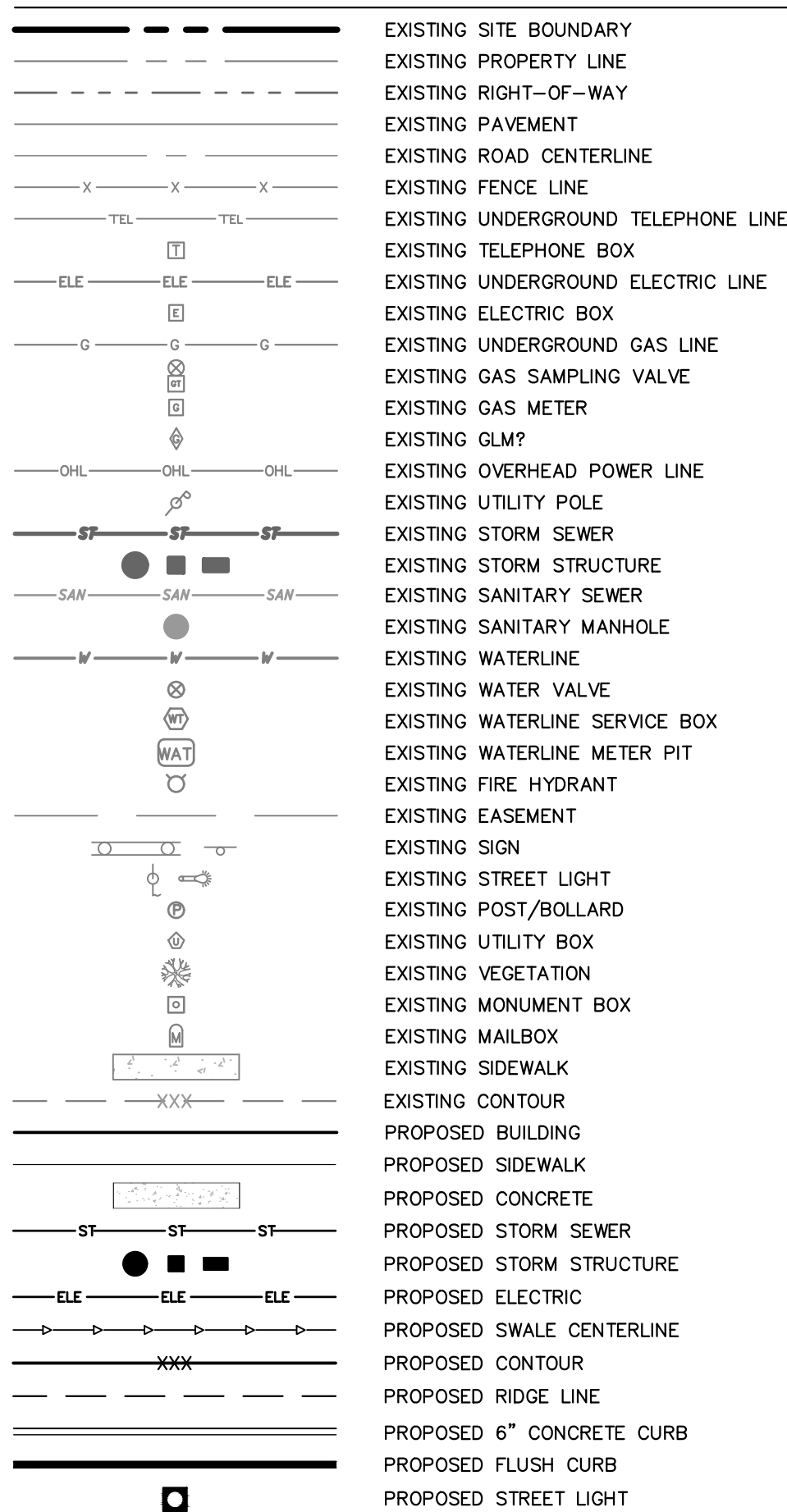


DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE

LEGEND



GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS WITHIN OR ALONG CURB LINE REFER TO BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
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4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED.

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7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: SMV

DRAWN BY: AGH

CHECKED BY: MCR

GRADING DETAILS

6493 E MAIN STREET

MAJOR SITE PLAN
CITY OF REYNOLDSBUR
FRANKLIN COUNTY, OH

ORIGINAL ISSUE:
3/13/2025

KHA PROJECT NO
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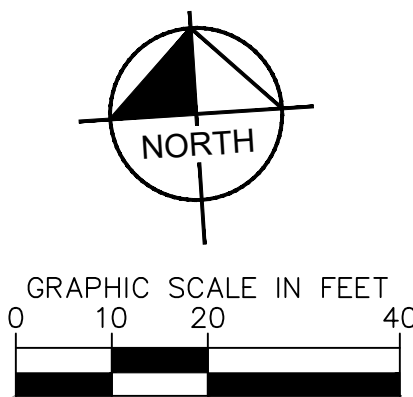
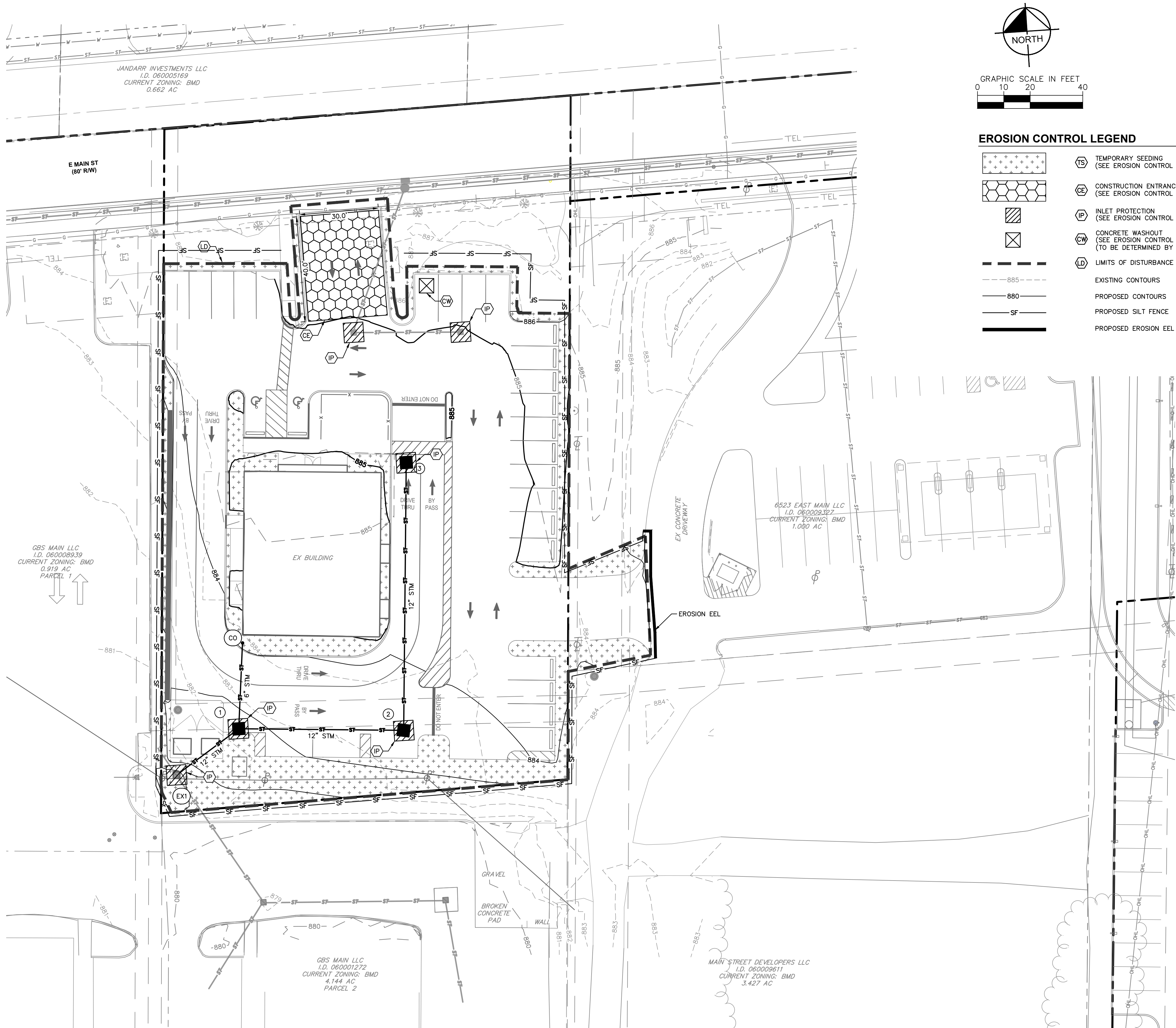
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EROSION CONTROL LEGEND

- TS TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- IP INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- LD LIMITS OF DISTURBANCE (0.78 AC)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SILT FENCE
- PROPOSED EROSION EEL

6493 E MAIN STREET
MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

EROSION & SEDIMENT
CONTROL PLAN

SCALE: AS NOTED
DESIGNED BY: SMV
DRAWN BY: AGH
CHECKED BY: MOR

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79965 COVINGTON STREET, SUITE 200
COLUMBUS, OHIO 43223
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

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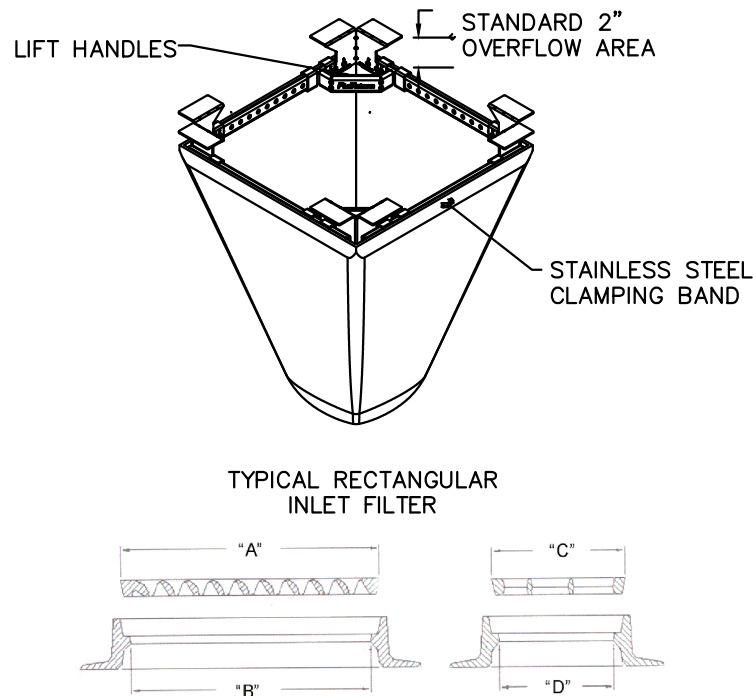
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INLET PROTECTION
DESCRIPTION

STORM DRAIN INLET PROTECTION DEVICES REMOVE SEDIMENT FROM STORM WATER BEFORE IT ENTERS STORM SEWERS AND DOWNSTREAM AREAS. INLET PROTECTION DEVICES ARE SEDIMENT BARRIERS THAT MAY BE CONSTRUCTED OF WASHED GRAVEL OR CRUSHED STONE, GEOTEXTILE FABRICS AND OTHER MATERIALS THAT ARE SUPPORTED AROUND OR ACROSS STORM DRAIN INLETS.

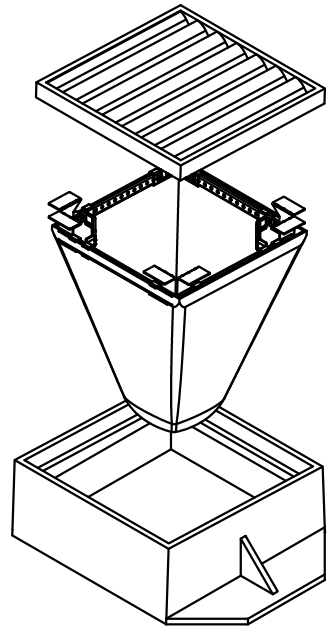
INLET PROTECTION IS INSTALLED TO CAPTURE SOME SEDIMENT AND REDUCE THE MAINTENANCE OF STORM SEWERS AND OTHER UNDERGROUND PIPING SYSTEMS PRIOR TO THE SITE BEING STABILIZED. DUE TO THEIR POORER EFFECTIVENESS, INLET PROTECTION IS CONSIDERED A SECONDARY SEDIMENT CONTROL TO BE USED IN CONJUNCTION WITH OTHER MORE EFFECTIVE CONTROLS.

SPECIFICATIONS FOR FLEXSTORM INLET PROTECTION



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

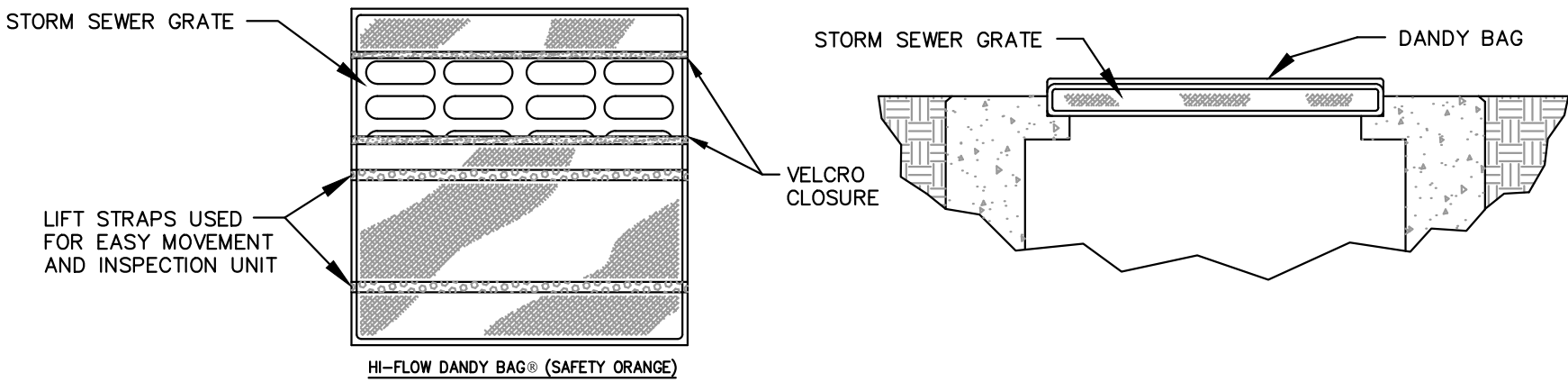


INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

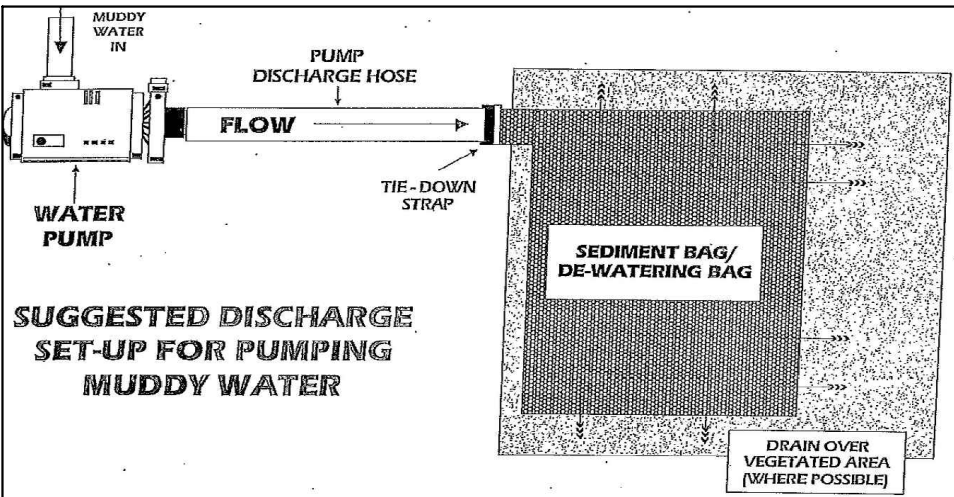
FLEXSTORM TEMPORARY INLET PROTECTION DETAIL
NOT TO SCALE

1. INLET PROTECTION SHALL BE INSTALLED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCHES LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
3. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.



Mechanical Properties	Test Method	Units	MARV
Grob Tensile Strength	ASTM D 4632	KN (lbs)	1.62 (365) X 0.89 (200)
Grob Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4633	KN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	KPa (psi)	3997 (445)
Trapezoid Tear Strength	ASTM D 4533	KN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec	2.1

INLET PROTECTION ALTERNATIVE: DANDY BAG
N.T.S



THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF REYNOLDSBURG REGULATIONS.

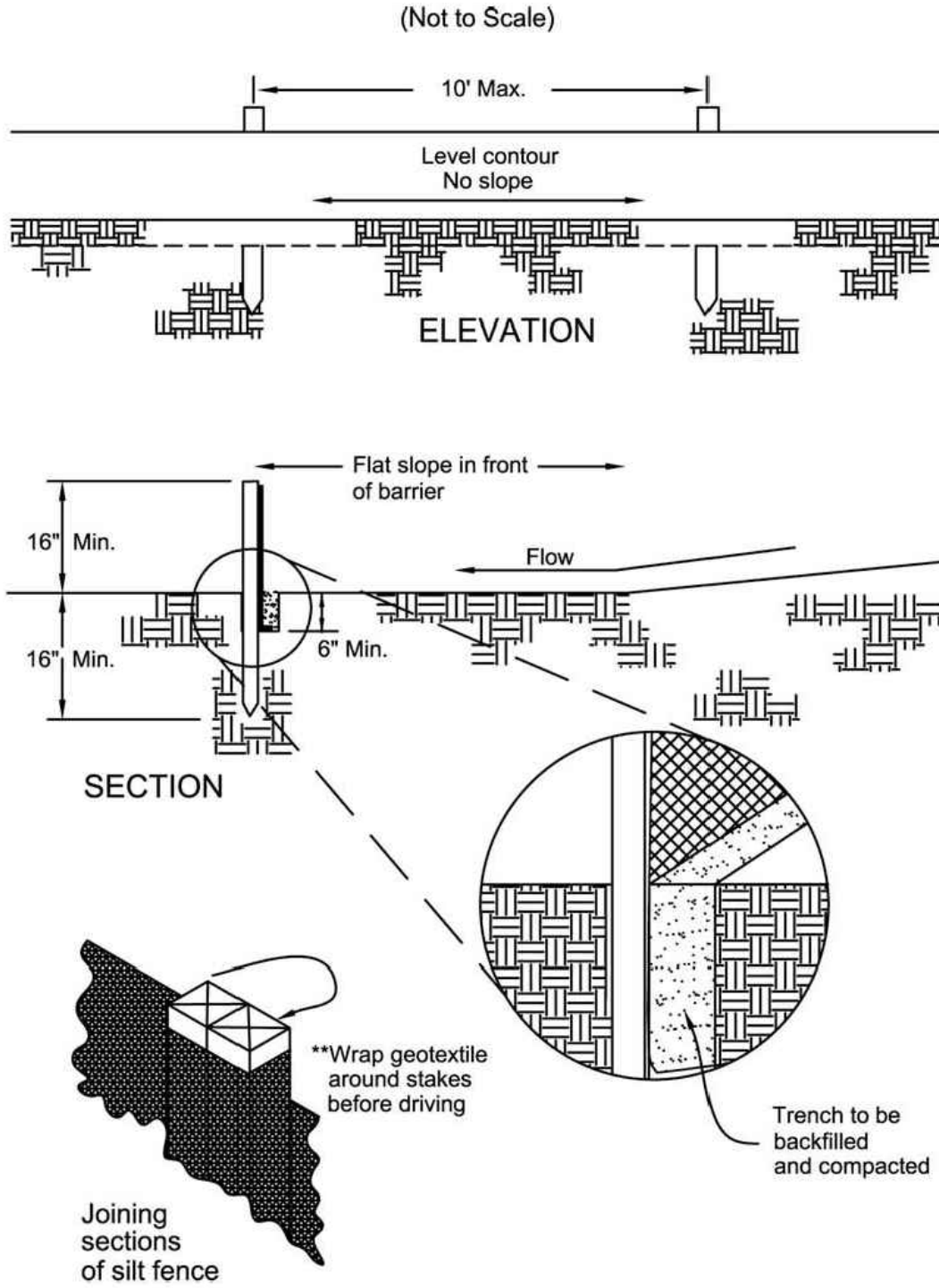
ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGE SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURE'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL BELOW OF A TYPICAL SEDIMENT BAG INSTALLATION.

SILT FENCE
DESCRIPTION

A SILT FENCE IS A SEDIMENT-TRAPPING PRACTICE UTILIZING A GEOTEXTILE FENCE, TOPOGRAPHY AND SOMETIMES VEGETATION TO CAUSE SEDIMENT DEPOSITION. SILT FENCE REDUCES RUNOFF'S ABILITY TO TRANSPORT SEDIMENT BY PONDING RUNOFF AND DISSIPATING SMALL RILLS OF CONCENTRATED FLOW INTO UNIFORM SHEET FLOW. SILT FENCE IS USED TO PREVENT SEDIMENT-LADEN SHEET RUNOFF FROM ENTERING INTO DOWNSTREAM CREEKS AND SEWER SYSTEMS.

SPECIFICATIONS FOR SILT FENCE



1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
 4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
 8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
 9. SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6 INCHES OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS)
 10. MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS:

1. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2-BY-2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC (SEE CHART BELOW):

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	< OR = 0.84 MM	ASTM D4751
MINIMUM PERMITTIVITY	1X10-2 SEC. -1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

Kimley»Horn
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7995 KIMLEY-HORN DRIVE, SUITE 200
COLUMBUS, OHIO 43221
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SMV
DRAWN BY: AGH
CHECKED BY: MCR

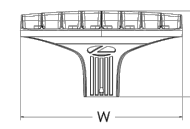
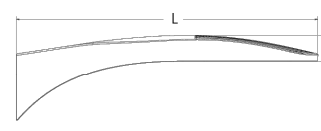
EROSION & SEDIMENT
CONTROL NOTES &
DETAILS

6493 E MAIN STREET
MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE:
3/13/2025
KHA PROJECT NO.
190109007
SHEET NUMBER



Weight: 23 lb
(10.4 kg)



DLC LISTED PREMIUM **DLC LISTED** **NIGHTTIME FRIENDLY** **ds** **BAA** **BABA**



Fix the Tab

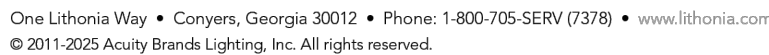
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Control options		Finish options	
Shipped installed	PER7	Seven-pin receptacle only (controls ordered separately) ^{14,15}	D0BXD Dark Bronze
	FAO	Field adjustable output ¹⁶	D0BXB Black
INTAR2/PIRIN	R10	81-level switched dimming, 10% ¹⁶	D0XAD Natural Aluminium
	B150	81-level switched dimming, 10% ¹⁶	D0BXW White
PIR	R150	81-level switched dimming, 50% ¹⁶	D0BXD Textured dark bronze
	DMG	0-10V dimming was pulled outside fixture (for use with an external control, ordered separately) ¹⁷	D0BXB Textured black
PER		NEMA twist-lock receptacle (controls ordered separately) ¹⁸	D0XAD Textured natural aluminium
PER5		Five-pin receptacle only (controls ordered separately) ¹⁸	D0XWD Textured white
Shipped separately			
	EGSR	External Gate Shield (reversible, field install required, matches housing finish)	
	BSDB	Bird Spikes (field install required)	



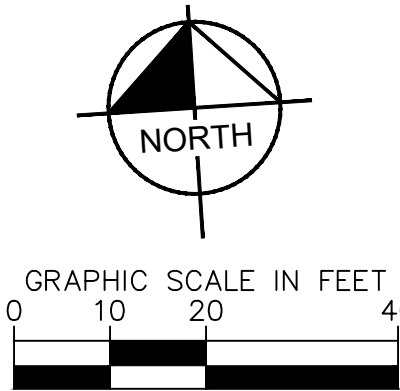
DSX0-LED
Rev. 01/28/25
Page 1 of 1

SITE STATISTICS					
DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL	0.54	3.0	0.1	30:1	5.4:1

DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL	0.54	3.0	0.1	30:1	5.4:1

DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL	0.54	3.0	0.1	30:1	5.4:1

	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED FENCE
	EXISTING VEGETATION
	PROPOSED 6" CONCRETE CURB
	PROPOSED STREET LIGHT
	5 PARKING SPACES RESERVED FOR WRIGHT PATT CREDIT UNION



MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

PHOTOMETRIC PLAN

SCALE: AS NOTED

DESIGNED BY: SMV

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DRAWN BY: AGH

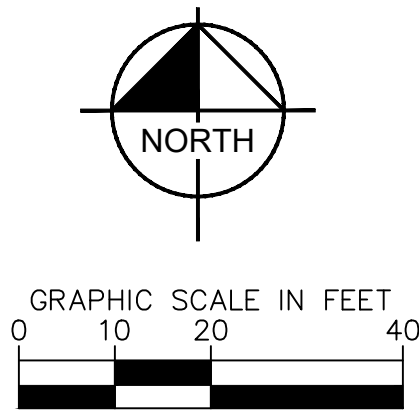
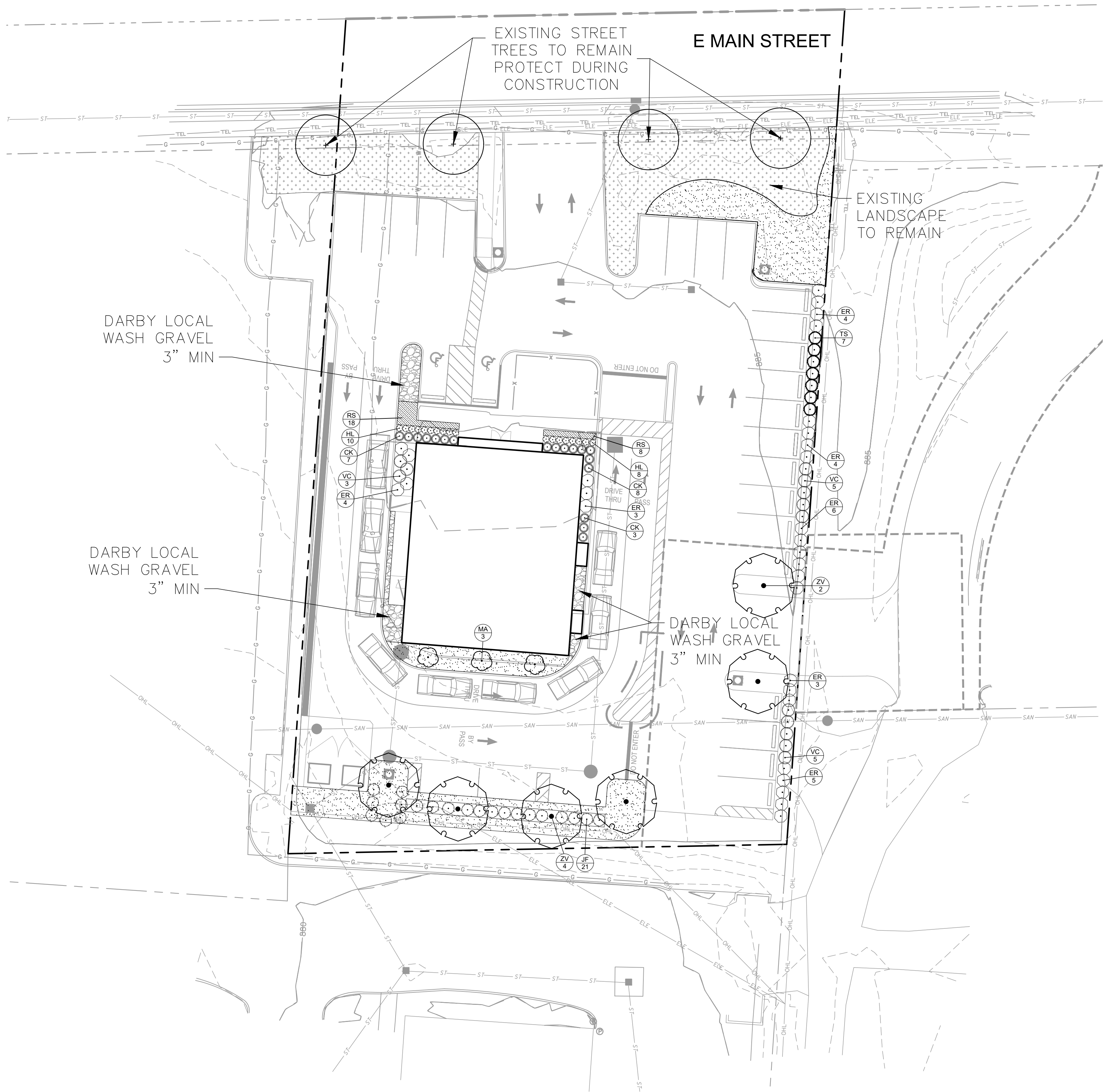
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7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
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ORIGINAL ISSUE:
3/13/2025
KHA PROJECT NO
190109007
SHEET NUMBER

12

OF 15



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	HEIGHT
TREES							
	MA	3	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	B & B	2" CAL.	
	TS	7	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	B & B		6'-7' HT.
	ZV	6	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	B & B	2" CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT
SHRUBS							
	CK	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL.	3' O.C.	
	ER	29	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	2 GAL.	4' O.C.	24" MIN.
	HL	18	HYDRANGEA MACROPHYLLA 'FOREVER PINK'	FOREVER PINK HYDRANGEA	3 GAL.	2' O.C.	
	JF	21	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	B & B		36" MIN.
	VC	13	VIBURNUM CARLESII 'CAYUGA'	CAYUGA KOREANSPICE VIBURNUM	3 GAL.	4' O.C.	24" MIN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING		
GROUND COVERS							
	RS	26	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	24" o.c.		
	TS2	2,548 SF	TURF SOD	DOUGHT TOLERANT FESCUE BLEND			

CITY OF REYNOLDSBURG – SCREENING AND LANDSCAPING FOR SERVICE STRUCTURES

1. LOCATION OF SCREENING – EITHER A SOLID, OPAQUE FENCE OR WALL OR EARTH BERM, WITH A CONTINUOUS PLANTING OF EVERGREEN PLANT MATERIAL SHALL ENCLOSE ANY SERVICE STRUCTURE, ON ALL SIDES, UNLESS SUCH STRUCTURE MUST BE FREQUENTLY ACCESSED IN WORKING ORDER. ON ALL BUILDING (1) THE MINIMUM HEIGHT OF THE AVERAGE HEIGHT OF THE SCREENING FENCE OR WALL SHALL BE ONE (1) FOOT MORE THAN THE HEIGHT OF THE ENCLOSED STRUCTURE BUT SHALL NOT EXCEED THE MAXIMUM PERMITTED HEIGHT OF FENCES AND WALLS OF THE DISTRICT.
2. MECHANICAL EQUIPMENT AND SERVICE FUNCTIONS ASSOCIATED WITH A BUILDING SHALL, TO THE MAXIMUM EXTENT POSSIBLE, BE LOCATED OUTSIDE THE OVERALL DESIGN THEME OF THE BUILDING AND THE LANDSCAPE SO THAT THESE FUNCTIONS ARE OUT OF VIEW FROM PUBLIC WAYS AND ADJACENT PROPERTIES WHILE ALLOWING CONVENIENT ACCESS.
3. PLANT MATERIAL REQUIRED FOR SCREENING OF SERVICE STRUCTURES SHALL NOT COUNT TOWARDS THE FULFILLMENT OF OTHER LANDSCAPE REQUIREMENTS IN THIS SECTION. NO INTERIOR LANDSCAPING SHALL BE REQUIRED WITHIN AN AREA SCREENED FOR SERVICE STRUCTURES.
4. CURBS TO PROTECT PLANT MATERIAL – WHENEVER PLANT MATERIAL IS PLACED AROUND ANY TRASH DISPOSAL UNIT OR WASTE COLLECTION UNIT WHICH IS EMPTIED OR REMOVED MECHANICALLY ON A REGULAR BASIS, A CURB TO CONTAIN THE PLACEMENT OF THE MATERIAL SHALL BE PROVIDED ADJACENT TO THE PLANT MATERIAL. THE CURBING SHALL BE AT LEAST ONE (1) FOOT FROM THE MATERIAL AND SHALL BE DESIGNED TO PREVENT POSSIBLE DAMAGE TO THE PLANT MATERIAL WHEN THE CONTAINER IS MOVED OR EMPTIED.
5. SERVICE STRUCTURES SHALL BE GROUPED TOGETHER WHENEVER POSSIBLE.
6. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SERVICE STRUCTURES LOCATED ON SITES WITH SINGLE-FAMILY AND TWO-FAMILY DWELLINGS, EXCEPT THAT ANY GENERATOR OR LOCATED WITHIN SIX (6) FEET OF ANY LOT LINE SHALL BE SCREENED IN ACCORDANCE WITH THIS SECTION.

6493 E MAIN STREET

THE MAIN STREET

MAJOR SITE PLAN

CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE: 3/13/2025
KHA PROJECT NO. 190109007
SHEET NUMBER

13
OF 15

LANDSCAPE PLAN

SCALE:	AS NOTED
DESIGNED BY:	SMV
DRAWN BY:	AGH
CHECKED BY:	MCR

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COLUMBUS, OH 43235
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[illegible]

STATEMENT OF HARDSHIP / STATEMENT IN SUPPORT OF CONDITIONAL USE PERMIT

Owner: Coughlin Investments Ltd.
c/o Laura MacGregor Comek, Esq.
17 S. High Street, Ste. 700
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Address: 6493 E Main St.
Parcel Nos.: 060-001245-00
Zoning Districts: Brice and Main
Date: March 10, 2025
Requested Use: "Food Service – Quick Service / Fast Food with Drive-Thru."

This Statement is provided in support of the Owner's Variance, Conditional Use and Major Site Plan Applications.

Introduction and Site History

The property is .93 +/- acres, zoned commercial in Main and Brice District ("BMD") and located along E Main Street (the "Site"). The Site had been vacant for some time and was formerly a sports bar/restaurant. The building itself is dated architecturally/aesthetically and functionally obsolete in certain other regards, as would be expected for commercial/retail uses in 2025. However, the cost to demolish and rebuild introduces economic waste to a building that can be rehabilitated and adapted for new commercial use.

Surrounding land uses include office and commercial to the immediate north (Hobby Town, AAMCO Transmission and Car Repair, and other general offices), retail commercial to the west (Genjigo fast food) and general commercial to the east (Wright-Patt Credit Union). To the south is a mix of office, commercial and light industrial uses (food pantry, food service industry, etc.).

The current application seeks a conditional use permit, for retail restaurant with a drive thru. This use is identified in the City Code as "Food Service – Quick Service / Fast Food with Drive-Thru."



Project History and Prior Approvals

In 2019, the Owner sought and was granted a Conditional Use permit to allow for a restaurant with drive thru retail use (Chipotle). Then, due to COVID, new retail commercial construction projects were halted in favour of added drive thru(s) and other 'work arounds' for the changes in consumer behavior due to COVID. The Owner was granted a verbal extension of the Conditional Use permit due to these force majeure consequences of COVID. The Owner returned to the City in 2022 and was granted a second Conditional Use Permit under the new zoning code for the Brice and Main Street District, which rendered the existing building and Site development standards as legal non-conforming.

The prior approved plans included an access drive to the south/rear of the Site. Unfortunately, the owner of the south property failed to respond for 3.5 years to finalize easement terms. Furthermore, that owner has failed to bring forth a plan for redevelopment. This Site Owner is being held hostage for this access and delayed from pursuing construction.

In late 2024, the Site Owner and the owner of the adjacent Wright-Patt Credit Union (“WPCU”) property discussed an alternative access design. Having now secured an easement with WPCU, the Site Owner is back before the City to renew the Conditional Use Permit. The current application seeks another conditional use permit, for the same retail with drive thru use. This use is identified in the City Code as “Food Service – Quick Service / Fast Food with Drive-Thru.” The number of employees is unknown at this time, however sufficient to run a small retail restaurant with drive thru.

Proposed Adaptive Reuse

The Owner is still planning a neighborhood scale restaurant use with a drive thru. Due to the building’s legal non-conforming status, variances are needed to legitimize the non-conforming development standards. The Owner’s proposal is consistent with the new zoning and City recommendations for intense commercial/retail development and includes mitigation measures intended to balance the requirements of the new code with what otherwise would be the economic waste of a building tear down.

The Site Plan (provided herewith) has been FURTHER revised from the original approved plan, and the 2022 plan to address the City’s urban walkability goals/standards and to create a walkable aesthetic that is representative of the new zoning code. The essential character of the area is commercial – intense, small scale, neighborhood scale and including many retail operations. Only a small number of lots have been constructed to comply with the new zoning code; far more uses along E Main Street are making ‘adaptive’ re-use standards.

To advance this objective, the Owner has added landscaping, walkability aisles, bike racks. The Owner has planned for adaptive reuse of the building but with new surface pavement with striping and updated standards. Also, the proposed building design raises the bar for urban design. A front patio adds the walkable retail aesthetic contemplated by the new zoning code, with new natural building materials and greenscapes.

Approvals sought.



Conditional Use Approvals Required

1. Section 1103.15.II: A Food Service – Quick Serve / Fast Food with Drive Thru allows/requires a conditional use permit:

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
FOOD AND BEVERAGE			
Bakery - Retail	P	P	
Beverage - Brewing and Distilling	P	P	Produces less than 15,000 barrels.
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	P	P	
Beverage - Retail Sales	P	P	
Food Sales - Farm Market	P	P	
Food Sales - Large Format Grocery	P	P	At least 25,000 sq. ft. of gross floor area with at least 1,000 sq. ft. devoted to fresh produce
Food Sales - Small Format Grocery	P	P	5,000 to 25,000 sq. ft. of gross floor area with at least 500 sq. ft. devoted to fresh produce
Food Service - Commissary/Bakery	P	P	
Food Service - Deli	P	P	
Food Service - Fast Casual Restaurant	P	P	
Food Service - Full Service Restaurant	P	P	
Food Service - Quick Serve/Fast Food with Drive-Thru	C	C	See 1105.13(L)

Variances Required ¹

1. Section 1103.15.III: Maximum front yard setback from right-of-way
 - Required: 20 ft.
 - Provided: 92 ft.± ***This is an existing condition, from a legal non-conforming building and building location on lot.**²
2. Section 1103.15.III: Minimum open space
 - Required: 20%
 - Provided: 16.8%± (note – a revised design has reduced the deficit on open space from prior applications)
3. Section 1103.15.III: Minimum building height
 - Required: 22 ft.
 - Provided: 16'-4" *** This is an existing condition, from a legal non-conforming building.**
4. Section 1103.15.III: Parking location.
 - Required: Interior of the development or structured parking
 - Provided: Front (north), side (east), and back (south) of building *** This is an existing condition, from a legal non-conforming building and building location on lot.**
5. Section 1105.01.G.ii.4:
 - Required: In any commercial district, parking shall not be in the area between the frontage and the front setback.

¹ Please note these variances were already granted, excepting #2 which is required for different data/percentages per the updated City Code.

² *Items denote where variances are required due to the existing, legal, non-conforming building and building location on the lot.

- Provided: Parking is provided in this area. ***This is an existing condition, from a legal non-conforming building and building location on lot. The Owner has obviated other variances, including parking lot spaces, by retaining the Site's available 'front' area parking.**
6. Table 1105.05B / Section 1105.07 I ii 5: Buffer requirements (pg.132)
- Required: When adjacent to an arterial road, a 15 ft. buffer is required; one (1) tree for each 30 ft. of linear boundary., or fraction thereof; and continuous 6 ft. high planting, hedge, fence, wall, earth mound or combination thereof.
 - Provided: There are 4 street trees located in the right-of-way along E. Main Street. There is existing landscaping adjacent to the right-of-way. There is 13 ft. between the northwest corner of the parking lot and the right-of-way. ***This is an existing condition, from a legal non-conforming building location on lot.**
7. Section 1105.07.J.v: Parking area landscape standards (pg. 135)
- Required: All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of 10 ft. exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound, or a combination thereof as required to provide a continuous opaque screen, a minimum of 36 inches in height.
 - Provided: The existing curb is very near the west property line; thus, there is no room for landscaping and the required drive aisles, given the location of the building. There is 2 ft. to 3 ft. of existing landscaping area provided between the east property line and the existing parking lot. Approximately 2 ft. of existing pavement will be removed by the Owner, along the east property line leaving 4 ft. to 5 ft. for landscaping. ***This is an existing condition, from a legal non-conforming building and building location on lot. The Owner has added landscaping/hedgerows in areas that are "available" to the east. This variance, as pertains to the west side of the lot, is set by building location. A change to benefit this Section 1105.05.J would cause further variance to the By-pass lane width. A decision for greater distance and safety was retained in lieu of landscaping between two intense commercial retail uses (drive areas).**

Current Conditions:



The variances needed to make adaptive reuse of the non-conforming building are not significant given size and shape of the lot, forthcoming change in full access to E. Main St. – as well as the other standards which are achieved more fully with the current development concept. While the building remains setback, the added patio and walk areas draw the building forward visually. The essential character of the area remains significantly intense neighborhood scale retail and commercial and developed from the ‘old code.’ Examples include Genjigo at 6480 E. Main St., AutoZone at 6419 E. Main St., Taco Bell 6323 E. Main St., McDonalds at 6342 E. Main St., Flowerama, 6312 E. Main St., and the entire stretch of E. Main Street from approximately 6261 – 6467 E. Main St.

CONDITIONAL USE AND VARIANCE REVIEWS

The Owner respectfully submits this request for Conditional Use with accompanying variances are necessary and proper to make adaptive reuse of the legal, non-conforming building in accordance with City of Reynoldsburg Code, Sections 1109.13 (Conditional Use) and 1109.11 (Variances), respectively. This application seeks (another) conditional use permit, for the same commercial retail restaurant with drive thru use as previously approved. This use is identified in the City Code as “Food Service – Quick Service / Fast Food with Drive-Thru.”

Conditional Use Permit (CUP) Section 1109.13 B and D:

- (1) The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts. **RESPONSE:** The corridor is iconic commercial/retail. The new code seeks to further increase the density and commercial character of the Main Brice District area. This application accomplishes this increase of intensity with key notes of improved walkability and with concerted traffic flows to direct traffic to traffic signals, post City and COTA plans for new improvements to E. Main St.
- (2) The proposed use shall not adversely affect the use of adjacent property. **RESPONSE:** There are no adverse effects to adjacent landowners - in fact, the shared drive aisle with the newer constructed Wright-Patterson Bank is contemplated to provide greater internal circuitry among the parcels. Furthermore, vitality of businesses is an essential component of commercial corridors. This project will give life to an old building and renewed vitality to the corridor. The adjacent uses already include commercial retail and restaurant uses.
- (3) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. **RESPONSE:** The corridor is iconic commercial/retail. There are similar commercial and retail uses surrounding the Site. There are no adverse effects to these uses. The new code seeks to further increase the density and commercial character of the Main Brice District area. This project will give life to an old building and renewed vitality to the corridor. Additionally, this Site will direct vehicular traffic through the WRCU Site to the traffic signal along E Main, which is a desired result of the City.
- (4) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools. **RESPONSE:** There is no effect on the delivery of government services. The Site is adequately serviced by sewer and water from the City and is designed to meet City standards. The Site directs traffic to the traffic signal, per desired result of the City.
- (5) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district. **RESPONSE:** The traffic volume from new development is expected to remain similar to the previous retail/restaurant commercial use. The cross access planned from a drive to the east will enhance the internal circuitry among these commercial parcels and redirect traffic to the nearby signalized location. This will retain commercial vitality despite the planned City/COTA improvements to the E Main Street corridor, which would eliminate full access for this Site to a reduced right in/right out only condition.
- (6) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City. **RESPONSE:** The area is iconic commercial/retail in nature. The City’s Main and Brice District plan identified this Site for additional density and commercial uses /or mixed uses. Redevelopment to a popular retail restaurant with outdoor seating and enhanced aesthetics serves to ‘raise the bar’ for this commercial corridor.
- (7) The proposed use complies with the applicable specific provisions and standards of this Code. **RESPONSE:** The building is legal, non-conforming. Compliance with new development standards is not possible in all respects. However, the Owner has sought to implement the themes and standards of the new code – where possible – and so as not to add new variances. The Owner seeks to balance the themes and requirements with the existing conditions – to avoid economic waste. The Owner has obviated additional variances by making choices to prioritize safety and traffic flows.
- (8) The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated. **RESPONSE:** Per Reynoldsburg Zoning Code,

Section _____, the retail commercial use with drive thru is a conditional use in the BMD. Please note also, the same use was a conditional commercial use, and already approved in 2019 (pre-covid) and again in 2022.

Additional CUP Review per 1105.13.L.ii.

Drive-Thru Service. The following regulations shall apply to the approval and operation of drive-thru establishments:

i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses. **RESPONSE:** There are no nearby residential properties. Nonetheless, speakers shall be 'tailored' to avoid unnecessary sound.

ii. Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. **RESPONSE:** Comply. Please see site plan submitted herewith.

iii. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district. **RESPONSE:** The Site's proposed access via shared drive to the east is intended to alleviate the newly imposed hardship from various E. Main Street improvements and to direct Site traffic via shared access, to the nearest light. At present, a light has been installed to the immediate east of the Site, at the Wright Patt access. Planned additional improvements to E. Main Street will eliminate entirely the right out egress.

iv. The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses. **RESPONSE:** There are no nearby residential uses. In fact, the area is quintessentially characterized by retail and general commercial uses. Nonetheless, the Site will be improved and well maintained (no litter, junk, etc.). Lighting shall be downward directed to preclude spillover. Drive thru speakers shall be monitored for volume adequacy. A thoughtful site plan is provided.

Variance review, per 1109.11 D:

- (1) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare. **RESPONSE:** The corridor is iconic commercial/retail. The new code seeks to further increase the density and commercial character of the Brice Main District (BMD) area. This application accomplishes that core goal of the BMD
- (2) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated. **RESPONSE:** Correct, no use other than permitted or conditional is proposed. Note also, the building and its location on the lot are legal, non-conforming in status. This 'status' necessarily requires variances. Where possible, the Site Owner has limited variances or the 'degree' such variances are necessary.
- (3) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures, and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance. **RESPONSE:** There are **three** unique justifications for this application for variances. **First**, the property has a legal, non-conforming structure and lot location, by virtue of the City's passage of a new zoning code. **Second**, the significant delay from COVID – rendered the prior conditional use approval 'expired.' When re-addressed in 2022, access was proposed to the south – however, that plan is dependent on another landowner who is not prepared to come forward with a development plan. **Finally**, there is a future improvement planned for East Main Street which will change the Site's access from full, to right-in/right-out only. As such, there is a necessary redirection of traffic to

the nearby signalized intersection – through cross access easements with the adjacent property to the east, which bears on a positive redevelopment. The access easement has been secured by the Site Owner.

- (4) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question. **RESPONSE:** As stated above, variances are necessitated by the application of a new zoning code to an existing legal non-conforming structure. The hardship is not self-created. The variances are ameliorated by feasibly practical decisions, where available, in terms of landscaping additions, parking, reduced size drive aisles and the like.
- (5) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose. **RESPONSE:** Correct, no reasonable use of the non-conforming building can be made without these variances or some combination thereof. Note also, the Owner does not believe most of these variances are necessary (i.e., by law variances do not expire). That said, the Owner offers the complete list for re-approval.
- (6) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. **RESPONSE:** There is no effect on adjacent (intense commercial) properties, as such have excellent distance between buildings/structures. On the contrary, cross access easements are being used to facilitate safe traffic internal to the Site and to direct traffic to the nearby signalized access point,
- (7) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district. **RESPONSE:** The variances will significantly reflect the same conditions as exist throughout the corridor. Examples include Genjigo at 6480 E. Main St., AutoZone at 6419 E. Main St., Taco Bell 6323 E. Main St., McDonalds at 6342 E. Main St., Flowerama, 6312 E. Main St., and the entire stretch of E. Main Street from approximately 6261 – 6467 E. Main St.
- (8) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance. **RESPONSE:** The non-conformity is already in place, on-site. Examples include Genjigo at 6480 E. Main St., AutoZone at 6419 E. Main St., Taco Bell 6323 E. Main St., McDonalds at 6342 E. Main St., Flowerama, 6312 E. Main St., and the entire stretch of E. Main Street from approximately 6261 – 6467 E. Main St.
- (9) The variance is not a matter of convenience when other remedies are available within the provisions of this Code. **RESPONSE:** The building, as located, cannot feasibly be relocated to comply with new code. The Owner has balanced the various standards to achieve as many standards as possible, in a meaningful manner, to realize the new code intent. Example – additional landscaping and walk paths to a patio creates an urban aesthetic. The use wants and needs parking, but the parking has been eliminated from the ‘fronting’ areas.

For these reasons, the Owner respectfully requests re-approval of these variances and re-approval of the conditional use.

Respectfully submitted,

/s/ Laura MacGregor Comek, Esq.

Laura MacGregor Comek, Esq.
17 S. High St., Ste 700
Columbus, Ohio 43215
Phone: 614.560.1488
Laura@comeklaw.com
Counsel for Owner

MEMORANDUM

To: Mitchell Yake, P.E.
City of Reynoldsburg

From: Nick Stauffenger, P.E.
Kimley-Horn and Associates, Inc.

Date: February 25, 2025

Subject: 6493 E Main Street Trip Generation Memorandum

A 3,360 SF Fast Food Restaurant (Subject Site) is being planned along East Main Street in Reynoldsburg, Ohio. The property is located north of US-36/SR-37 and south of US-42.

Trip Generation Discussion

Kimley-Horn reviewed the data from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* to determine trip characteristics for the Subject Site. Land Use Code 934 (Fast-Food Restaurant with Drive-Through Window) was used to generate trips. **Table 1** shows the ITE Trip Generation Data for the Subject Site.

Table 1: Trip Generation Data – Average Rates

ITE Land Use	Units	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Fast-Food Restaurant with Drive-Through Window (LUC 934)	3,360 SF	$T = 467.48(x)$ 50% in/50% out	$T = 44.61(x)$ 51% in/49% out	$T = 33.03(x)$ 52% in/48% out

T – Site-generated trips x – 1000 Sq. Ft GFA

For the purpose of this study, site-generated trips are expected to exhibit multiple routing patterns when traveling to and from the subject site, as described below:

- **Pass-By** - Pass-by traffic reflects the travel patterns of motorists who are already traveling on the adjacent study roadways and stop at the site en-route to another destination. The pass-by percentages for LUC 934 (Fast-Food Restaurant with Drive-Thru Window) were assumed for this study. The average pass-by rate for the weekday AM and PM peak period is 50% and 55% respectively. The daily pass-by rate was assumed to be an average of the AM and PM pass-by rate at 52.5%.
- **Primary Trips** – Vehicles that travel to the subject development and then return directly to their place of origin are called “primary trips.” Primary trips reflect new traffic volumes generated by the proposed development that would approach and depart on the same route. Trips to/from the site that are not pass-by trips are expected to be primary trips.

Per these assumptions, site-generated traffic projections are presented in **Table 2**.

Table 2: Trip Generation Data

Land Use	Units	Midweek						
		Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window (LUC 934)	3,360 SF	1,571	150	77	73	111	58	53
Pass-By		824	74	37	37	60	30	30
Total Net New External Trips		746	76	40	36	51	38	23

Site Demand Characteristics

The proposed development is comprised of both dine-in and drive-through options for serving patrons. To be conservative, a large portion of the arriving patrons, approximately 83%, were assumed to utilize the drive-through with approximately 17% of patrons utilizing the indoor ordering/seating option. **Table 3** below shows the site demand volumes and calculated results used to determine the anticipated queue for the peak demand period. To be conservative a Peak Hour Factor of 0.75 was assumed to determine the number of vehicles entering the development in a 15 and 5 minute period.

Table 3: Summary of Site Demand Data

Period	Total Entering	Drive-Thru
1-hour	77	64
15-minutes	26	22
5-minutes	7	6

Queue Storage Analysis

Currently the existing site configuration provides approximately 215 feet of storage length available for the drive-through that can accommodate approximately 10 queued vehicles assuming a typical 20 feet requirement per vehicle. The site plan shows the drive through stacking including the additional storage space being provided by the proposed development. Sites of similar use process a vehicle every 30-45 seconds thru the drive thru lane. Based on a conservative assumption of 45 seconds processing per vehicle, 20 vehicles are anticipated to exit the drive-thru lane during a peak 15-minute period which leaves 6 queued vehicles in the drive thru-lane.

The drive-thru storage space provides room for approximately 10 vehicles, therefore the drive-through can accommodate 4 more vehicles then the maximum AM Peak Hour entering trips, provided in **FA**.

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Subject: Re: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications
Date: Thursday, March 20, 2025 8:21:03 AM
Attachments: [Outlook-f4yelq5z.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Good morning.

We do not have any commits on this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:32 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Subject: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications

Lt. Schmidt,

I am sending you 6493 E. Main Street's resubmittal of their Conditional Use and Variance

rd

Applications and related items that are scheduled for the April 3 Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Mark Riley](#)
To: [Phoenikx Buathier](#)
Subject: RE: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications
Date: Wednesday, March 19, 2025 1:51:30 PM

Hi Phoenikx,

Public Service has reviewed and has no comments.

Mark A. Riley
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
www.reynoldsburg.gov

mriley@reynoldsburg.gov

From: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:34 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications

Mark,

I am sending you 6493 E. Main Street's resubmittal of their Conditional Use and Variance Applications and related items that are scheduled for the April 3rd Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenikx Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

March 24, 2025

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Laura Macgregor Comek, ESQ c/o Coughlin Investments, Ltd., 6493 E. Main Street:
Conditional Use Application – Food Service- Quick Serve/Fast Food with Drive-Thru

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 6493 E. Main Street. The subject parcel is 0.94 acres with one building on site. The building is approximately 3,536 square feet according to the Franklin County Auditor's website. The subject site was previously The Crown Sport Pub, which has been closed for more than a year, and has lost all legal non-conforming status. The subject site is zoned BMD, Brice and Main Street District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of BMD, Brice and Main Street District to the North, West, East and South of the subject site. The surrounding land uses consist of retail to the north, a restaurant to the west, a bank to the east, and offices to the south of the site.
- c. **Applicant's Request:** The applicant is requesting to use the subject sit for Food Service – Quick Serve/Fast Food with Drive-Thru, which was listed as a conditional use in the BMD, Brice and Main Street District under the Zoning Code. The applicant states the indeed land use is retail restaurant with a drive thru. The applicant does identify that a Conditional Use was sought previously in 2019 and 2022, however due to conditional uses only being good for a maximum of 18 months; the applicant is coming back before the Planning and Zoning Board. The first year is due to Section 1109.13.H.i, and the additional 6 months is due to Section 1109.25.E, therefore this application is considered a new application and will be reviewed by staff as such.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for Brice and Main District "Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development." The Comprehensive Plan also recommends infill development on current vacant parcels as a priority.

2. Project Review

- a. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:

- 
- i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 - 1. The applicant states that the corridor is iconic commercial and retail. That this land use is appropriate for the site and accomplishes the intend of Brice and Main Street district.
 - i. Staff finds that the proposed use is in harmony with the existing character of the Brice and Main Street district at the time of the application, and that the use will not change the essential character of the zoning district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 - 1. The applicant states there will be no adverse effect to adjacent landowners, and will give life to an old building an renewed vitality to the corridor.
 - i. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - 1. The applicant states the site is located in a commercial area, with similar surrounding land uses. That there will be no adverse effects.
 - i. Staff finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby based on the information provided in the application.
 - iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 - 1. The applicant states there is no effect on the delivery of government services and that is adequately serviced by the City.
 - i. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department and Public Service have no concerns with the application at this time.
 - v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 - 1. The applicant states the proposed use is similar to the previous land use, and that the added cross access planned for the drive to the east will enhance the internal circuitry among the commercial parcels.
 - i. Staff finds that the proposed use will not impact traffic significantly different from permitted uses in the zoning district.
 - vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land

Use Plan and any other plans and ordinances of the City;

1. The applicant states the BMD, Brice and Main Street District is intended for density and commercial uses. That the redevelopment to a popular retail restaurant with outdoor seating enhances aesthetic services for the commercial corridor.
 - i. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, and does meet the intentions of the BMD, Brice and Main Street District as described in the 2018 Comprehensive Plan.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. The applicant states that the building and site are non-conforming and that they have sought to implement the themes and standards of the new code where possible, but that variances are being sought by the applicant where necessary. The applicant currently has a variance application into staff, requesting 7 variances from the current zoning code. Below are the variances requested:
 - i. Section 1103.15.III.Insight District Development Standards.Setbacks - To increase the required maximum front setback of 20 feet to 92 feet.
 - ii. Section 1103.15.III.Insight District Development Standards. Lot Coverage/Open Space - To reduce the required minimum 20 percent open space requirement to 16.8%
 - iii. Section 1103.15.III.Insight District Development Standards.Height - To reduce the required minimum 22 feet to 16 feet and 4 inches
 - iv. Section 1103.15.III.Insight District Development Standards.Parking Location - To not require only interior parking lots, but also parking in front of the building, on the side of the building and in the rear of the building.
 - v. Section 1105.01.G.ii.4 - To allow parking in the front setback area of the site.
 - vi. Section 1105.07.I.ii.5 - To not required a 15 foot buffer with plantings, trees and a fence, hedge, etc.
 - a. Staff has reviewed this section, and a variance is not needed for this section, due to it not being applicable.
 - vii. Section 1105.07.J.v - To not provide perimeter landscaping at a minimum width of 10 feet.
 2. Staff believes that if all necessary variances are granted, that the site will comply with specific provisions and standards of the zoning code.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the

subject property is situated.

1. Definition: Food Service – Quick Serve/Fast Food with Drive-Thru: An establishment engaged primarily in the business of preparing food and purveying it on a self-serve or semi self-serve basis. Customer orders and/or service may be by means of a walk-up counter or window designed to accommodate vehicular traffic. Consumption may be either on or off the premises.
 - i. The applicant states the proposed land use is a conditional land use.
 - a. Staff finds that the proposed land use, meets the definition of Food Service – Quick Serve/Fast Food with Drive-Thru
- b. Drive-Thru Services: The following regulations shall apply to the approval and operation of drive-thru establishments:
 - i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.
 1. The applicant states there are no nearby residential properties, and that the speakers will be tailored to avoid unnecessary sound.
 - i. There are no surrounding residential properties, and staff does not have a concern regarding the loudspeaker.
 - ii. Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may require a traffic study which documents the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Code.
 1. The applicant is providing a an escape/abort lane on the site plan. Based on the applicants trip generation study, a maximum of 6 stacked vehicles is required for this site. The applicant has provided 10 stacked spaces on their site plan.
 - i. Staff finds this requirement has been met. Engineering does not have an issue with the number of stacked spaces proposed.
 - iii. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.
 1. Staff does not propose any restrictions on hours of operation.
 - iv. The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.

1. The applicant states there are no nearby residential uses, and that lighting will be downward, speaker will be monitored and the site will be well maintained.
 - i. Staff doesn't not have any concerns regarding this requirement. The site plan provided shows that this requirement is met.

3. Recommendation

- a. Staff recommends approval of the conditional use application with the following condition:
 - i. Provide the Planning and Zoning Board with the indeed hours of operation, anticipated number of employees, and nature and volume of delivery activity per Section 1109.13.B.iii of the Conditional Use required information.
 - ii. That all required variances for the subject site be approved by the Planning and Zoning Board, prior to the Conditional Use application being approved.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: March 26, 2025
To: Phoenix Buathier, Development Assistant
From: Mitchell Yake, City Engineer
Subject: 6493 East Main Street – Staff Report
Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Major Site plan for the 6493 East Main Street Project. The Major Site Plan for this project has been submitted and is currently under review. The project intends to utilize the existing building for a fast food restaurant with a proposed drive-thru. The proposed drive-thru is a part of the Conditional Use Permit Application request submitted to the City. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The existing access point to E. Main Street from this parcel is a 30-foot wide access drive to the north. Per the Conditional Use Application, the owner of the project has secured an access easement on the east side of the property for a second access route at the southeast corner. The access easement will extend north to E. Main Street.
 - a. The access easement includes property owned by Wright Patterson Credit Union (WPCU) and the project will be addressed under a separate plan/Staff Report. The access easement encompasses a portion of the 6493 E. Main Street property on the southeast side, and it provides 5 dedicated parking spots for WPCU. The southeast access drive approach detail will need to be submitted on all future plan submittals. The access drive proposed is uncurbed but connects to the curbed driveway of WPCU.
 - b. Additionally, there is a temporary easement for the project which is included within the access easement. It would encompass the southeast portion of the access and construction area. This will also be addressed under a separate plan/Staff Report.
2. Lane widths for two-way traffic to the east and north of the existing building range from 22-feet wide to 24-feet wide (respectively), and is acceptable per the Development Handbook.
3. There is a proposed drive-thru lane (11' width) which begins on the west side of the building and travels southward to circle the three sides of the building. Additionally, there is a proposed by-pass lane (9' width) to the right of the drive-thru lane. These tandem one-way lanes exit to the north parking lot onto the two-way traffic area (24' width) and are acceptable. However, the drive-thru car stacking count needs to be included on the site plan.
4. A fire truck maneuverability plan was not submitted with the PGU. This should be included in future submissions.
5. Parking spaces are 9' x 18' and are acceptable. Although there are five dedicated parking spaces on the property which are for WPCU use (see 1.a.), there is still enough parking per the plan to meet the requirement of a minimum 17 spaces. The plan shows at least 23 parking spaces (2 ADA included, WPCU NOT included), but there is a discrepancy in the count between the plan sheet and the Parking

Count data table (20 versus 27). Additionally, there are three proposed spots on the south end of the project that fit the parking space dimensions, but they are not called out as parking spots nor are there any wheel blocs or curbs. This area needs to be called out for the intended purpose. Ultimately, the parking count will need to be revised on the plan sheet, but it will not impact the requirement since the final number of spaces will be above 17.

6. The sidewalk entrance from E. Main Street's public right-of-way is shown to be 5-feet wide, which is acceptable by ADA standards and meets the City's typical width of 5-feet.
7. A bike rack has been proposed on the north side of the building. However, a detail of the bike rack and the location needs to be provided given it is near the entrance of the building and is in front of one of the ADA parking spaces.

UTILITIES

8. The existing 1.5-inch water service line connects to the 8-inch watermain on E. Main Street. The existing water service will be replaced by a 2-inch line. The alignment was not included on the proposed plan sheet and a comment was made to include the proposed 2-inch line alignment from the 8-inch tie-in to the building.
9. The existing sanitary sewer lateral will remain connected to the 8-inch sanitary sewer located on the south side of the building. The existing sanitary sewer is within an existing 10-foot easement. Pipe diameters (and record numbers, where applicable) of existing and proposed utility lines for the project need to be included on the plans.
10. The existing gas service line will remain in place.

STORMWATER

11. The site has two existing storm sewers on-site. One conveys stormwater north (via two existing catch basins) into a 12-inch storm sewer on E. Main Street (per GIS). The stormwater from the second structure is conveyed to the south from an existing catch basin on the southwest corner of the property. From the existing southwest catch basin, it presumably outlets to a stream to the south of the proposed project (based on previous reviews of the Heart PGU project). There is a proposed storm sewer that runs from north to south on the east side of the building in the drive-thru lane. The proposed storm sewer includes three new catch basins and approximately 164-feet of 12-inch storm pipe. The stormwater will be conveyed to the existing catch basin on the southwest corner of the property, as described above.
12. Since the proposed site will disturb less than 1 acre of area and reduces 0.07 impervious area, water quality and peak flow rate control will not be required.
13. The project lies within Flood Hazard Zone X (outside of the 0.2%) per the FEMA Flood Insurance Rate Map (#39049C0354K).

DETAILS / SPECIFICATIONS

14. On the PGU, please label all existing utilities with plan numbers and pipe diameters throughout plan set where requested.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6493 E Main Street	Parcel ID#(s): 060-001245
--	-------------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ	
Contact Email: Laura@Comeklaw.com	Contact Phone Number: 614-560-1488

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Same	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use: Commercial - Food service - quick service/fast food with drive-thru	

III. APPLICANT INFORMATION

Applicant Name: Same	Applicant Address:
Applicant Phone Number:	Applicant Email:
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

Application to legitimize legal non conformities for existing building and location within existing lot.

Conditional Use Permit sought to allow drive thru use, which will increase the commercial viability of the site and use in the Brice/Main District

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

Applicant Signature: _____ Date: **3/13/2025**

*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 Additional Approval Required
 Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☒ Description of the existing use of the lot and of adjacent lots
- ☒ A statement of the conditional use for which the application is submitted.
- ☒ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
- ☒ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☒ A narrative addressing each of the applicable criteria set forth in section 1109.13.D

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- ☐ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☐ The proposed use shall not adversely affect the use of adjacent property;
- ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☐ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☒ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☒ Legal description, address, tax district and parcel number of the property;
- ☒ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☒ Statement of the hardship;
- ☒ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☒ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Drawing name: \\Kimley-Horn.com\\MW_CLB_CLB\\190109007_6493 e main street_reynoldsburg.2 Design\\CAD_plansheets\\PGU\\TITLE SHEET.dwg TITLE SHEET Mar 13, 2025 6:15am by: Nick.Stauffengger

BENCHMARKS (NAVD 88)

BENCHMARK #1: CUT SQUARE ON NORTHEAST CORNER OF LIGHT POLE
BASE LOCATED 6471 E. MAIN STREET SOUTH SIDE OF MAIN STREET.
ELEV=884.32

BENCHMARK #2: MAG NAIL SET IN UTILITY POLE LOCATED AT 6496 E.
MAIN STREET 250 FEET SOUTH OF E. MAIN STREET.
ELEV=884.20

CP #1000: IRON PIN SET "IBI GROUP"
N=712086.5990
E=1877813.8786
ELEV=885.89

CP #1001: IRON PIN SET "IBI GROUP"
N=712104.0629
E=1877624.6138
ELEV=884.10

6493 E MAIN STREET LIES WITHIN THE FLOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39049C0354K, EFFECTIVE 6/17/2008.

1. EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY GIS SEPTEMBER 2023
2. EXISTING TOPOGRAPHY IS BASED ON A SURVEY PERFORMED BY IBI GROUP IN APRIL 2021
3. BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 1983 (2011)

PHONE:
AT&T
111 N. FOURTH STREET
COLUMBUS, OHIO 43215
(614) 223-8923

GAS:
COLUMBIA GAS OF OHIO
1500 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 280-7500

WATER & SEWER:
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO
(614) 322-5800

ELECTRIC:
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHAN, OHIO 43230-6605
(614) 883-6871

COMMUNICATIONS:
INSIGHT COMMUNICATIONS
3770 EAST LIVINGSTON AVE
COLUMBUS, OHIO
(614) 501-9432

IMPERVIOUS AREA REMOVED: 0.07 AC = 3050 SQFT

EQUIVALENT RESIDENTIAL UNITS: 0 SQFT / 2530 SQFT = 0 ERU

PARCEL AREA: 0.92 AC

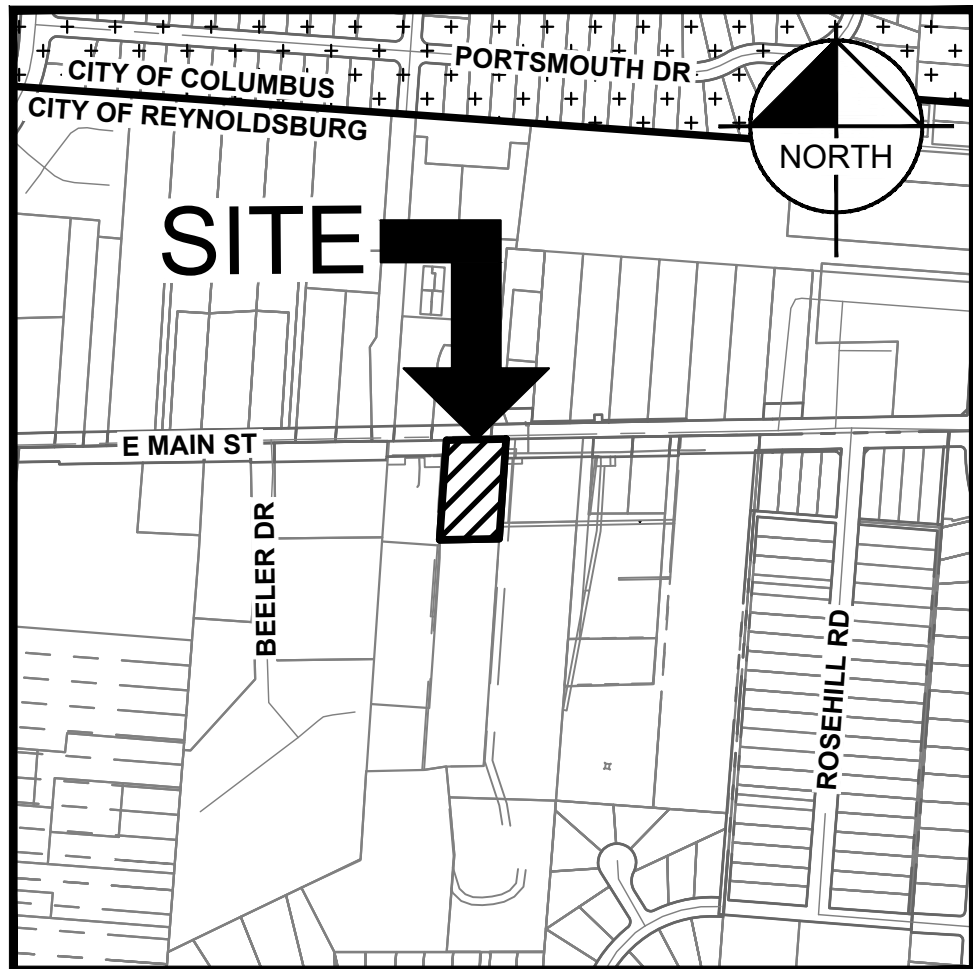
1. THERE ARE NO EXISTING WATER BODIES, STREAMS, DRAINAGE DITCHES, STANDS OF TREES AND/OR OTHER PERTINENT FEATURES WITHIN ONE HUNDRED FIFTY FEET (150 FT) OF THE PROPOSED DEVELOPMENT.

INDEX MAP

SCALE: 1"=30'

GRAPHIC SCALE IN FEET

0 15 30 60



VICINITY MAP

SCALE: 1"=500'

COUGHLIN INVESTMENTS, LTD.
P.O. BOX 1474
PATASKALA, OH 43062
(833) 340-1494
AL COUGHLIN
AL@COUGHLINCARS.COM

KIMLEY-HORN AND ASSOCIATES, INC
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
(614) 472-8546
MIKE REEVES
MIKE.REEVES@KIMLEY-HORN.COM

IBI GROUP
8101 N HIGH STREET, SUITE 100
COLUMBUS, OH 43235
(614) 818-4900

THE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE
GENERAL PURPOSE AND LOCATION OF THE PROJECT. ALL TECHNICAL
DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER
WHO PREPARED AND CERTIFIED THESE PLANS.

DIRECTOR OF PUBLIC SERVICE
CITY OF REYNOLDSBURG, OHIO

CITY ENGINEER
CITY OF REYNOLDSBURG, OHIO

SUPERINTENDENT OF WATER/WASTEWATER DIVISION
CITY OF REYNOLDSBURG, OHIO

SUPERINTENDENT OF STREET DIVISION
CITY OF REYNOLDSBURG, OHIO

CHIEF OF FIRE DEPARTMENT
TRURO TOWNSHIP, OHIO

PLANNING AND ZONING ADMINISTRATOR CITY OF REYNOLDSBURG, OHIO	DATE
---	------

FLOODPLAIN ADMINISTRATOR CITY OF REYNOLDSBURG, OHIO	DATE
--	------



Nick Steffinger
REGISTERED ENGINEER

2/24/2025
DATE

Kimley»»Horn

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7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

TITLE SHEET

6493 E MAIN STREET

MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE:
3/13/2025

KHA PROJECT NO
190109007

1

Page 76 of 10

Drawing name: \\kimley-horn.com\NW\190109007\6493 e main street_reynoldsburg\2 Design\CAD\plan sheets\PSA\TITLE SHEET.dwg NOTES Mar 13, 2025 6:15am by Nick Stauffer

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. and without liability to Kimley-Horn and Associates, Inc.

- CITY OF REYNOLDSBURG -- GENERAL NOTES**
1. THE REQUIREMENTS OF THE CITY OF REYNOLDSBURG, TOGETHER WITH THE MOST CURRENT VERSION OF CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) AND THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION (DOT CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE CITY AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION.
 4. THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, CONTACT THE SERVICE DEPARTMENT (614.322.6810) TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SEWER, AND STORM, DETENTION/RETENTION PONDS, GRADING, RETAINING WALLS, PAVEMENT IN CITY RIGHT-OF-WAY, ALL SIDEWALKS OR BIKE PATHS IN ANY PUBLIC RIGHT-OF-WAY, AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL ACCEPTANCE MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
 5. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY'S DESIGNEE FOR INSPECTION AND REQUEST A FINAL PUNCH-LIST INSPECTION OF THE SITE ONCE ALL ITEMS ON THE APPROVED PLANS HAVE BEEN COMPLETED.
 6. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUBCONTRACTOR SHALL ALSO ABIDE BY ALL CITY ORDINANCES AND STATE/FEDERAL LAWS.
 7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS OR NOT. CONTRACTOR MUST GIVE ADEQUATE NOTICE TO THE APPROPRIATE UTILITY COMPANY BEFORE ANY EXCAVATION NEAR A KNOWN UTILITY PER STATE LAW.
 8. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES. WHETHER SHOWN ON THESE PLANS OR NOT, THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES THAT EXIST PER THE APPROVED PLANS. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 (OR 811) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE.
 9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
 10. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATION AND MAKE ANY NECESSARY ADJUSTMENTS. THE CITY SHALL APPROVE PLAN UPDATES.
 11. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, AGGREGATE, ETC. TO BE UTILIZED FOR DEDICATED PUBLIC UTILITIES OR ROADWAYS MUST BE APPROVED BY THE CITY. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.
 12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT THE CONTRACTOR'S OWN EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY.
 13. CARE SHALL BE EXERCISED WHEN WORKING THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
 14. ANY PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO.
 15. THE OPEN BURNING OF SITE-CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.
 16. ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY BOTH THE CONTRACTOR AND THE INSPECTOR UPON COMPLETION OF CONTRACTOR'S OPERATIONS TO DETERMINE IF THE SITE HAS BEEN CONSTRUCTED TO THE GRADES INDICATED ON THE APPROVED PLANS.
 17. OPEN CUTTING OF STREETS SHALL BE PROHIBITED UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICE.
 18. UTILITY TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY INCLUDING ALL POINTS TO WITHIN 3'-0" BEHIND THE CURB, ARE TO BE FILLED AND COMPACTED PER CMSC ITEM 912. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER CMSC ITEM 911. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY.
 19. STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS GREATER THAN 1'-0" SHALL BE CONSTRUCTED AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.
 20. THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.
 21. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
 22. THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE.
 23. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE CAPPED AS REQUIRED BY APPLICABLE (FRANKLIN/LICKING/FAIRFIELD) COUNTY AND OHIO DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND OHIO ENVIRONMENTAL PROTECTION AGENCY, STANDARDS, AND SPECIFICATIONS.
 24. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PUBLIC STREETS. EXCEPTION MAY BE GRANTED BY THE CITY OF REYNOLDSBURG WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES EXIST. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.
 25. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SWPPP AND PER THE CURRENT OEPA GENERAL PERMITS FOR CONSTRUCTION STORMWATER REQUIREMENTS, UNDER WHICH THE PROJECT HAS OBTAINED COVERAGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA GENERAL PERMITS. THE CONTRACTOR MUST REGISTER AS A CO-PERMITTEE FOR THIS PROJECT (WITH THE OEPA) PRIOR TO THE COMMENCEMENT OF EARTH DISTURBING ACTIVITIES. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION AND MAINTENANCE OF THE SWPPP MUST SIGN A CITY FORM ACKNOWLEDGING THEY HAVE REVIEWED AND UNDERSTAND THE CONDITIONS AND REQUIREMENTS OF THE SWPPP PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

- CITY OF REYNOLDSBURG -- GENERAL ROADWAY NOTES**
1. ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CMSC ITEM 203, A SOILS REPORT, AND AS DIRECTED BY THE CITY. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.12 OF THE CMSC AND BY ITEM 204. PROOF OF FILLING DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.
 2. ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. MUST BE SEALED IN ACCORDANCE WITH CMSC ITEM 423 TYPE II.
 3. PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-1L MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ITEM 448 ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN OPTION, THE CONTRACTOR MAY CHOOSE TO INSTALL A 7" CLASS 1C CONCRETE BASE EXTENDING 1'-0" BEYOND EITHER EDGE OF THE EXCAVATION, WITH 2" OF ITEM 448 ASPHALT WEARING COURSE PLACED ON TOP.
 4. STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC.
 5. CITY STREETS ARE TO BE KEPT CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. A STABILIZED CONSTRUCTION ENTRANCE AS SPECIFIED IN THE PLANS IS TO BE DILIGENTLY MAINTAINED AT ALL SITE ENTRANCES THROUGHOUT THE DAY. PROACTIVE MEASURES MUST BE TAKEN TO RESTORE THESE ITEMS IF INCLEMENT WEATHER IS FORECASTED. IF THE ENTRANCE IS RENDERED INEFFECTIVE BY THE CITY, THE PROJECT WILL BE SHUT DOWN UNTIL A WASH STATION IS IMPLEMENTED AND/OR THE ENTRANCE IS MADE EFFECTIVE.
 6. CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING BRAND CURBS ARE AS FOLLOWS:
 - A. S -- ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS.
 - B. W -- ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.
 - C. WV -- ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS.
 - D. WM -- ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
 - E. SM -- ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.
 - F. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER THE CONCRETE IS SET.
 7. MONUMENT BOXES SHALL BE INSTALLED AT LOCATIONS DESIGNATED ON THE PLAN BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO. BOXES SHALL BE NEENAH R-1968, TYPE 36-B OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT.
 8. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE 'OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS'.
 9. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE CITY (AND COUNTY/TOWNSHIP IF THEIR ROADS WILL BE USED FOR DETOUR) A MINIMUM OF TWO (2) WEEKS PRIOR TO ANY WORK BEING PERFORMED. OTHERWISE, TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY.
 10. TACK COAT (CMSC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE INSPECTOR IF THE LIFTS OF ASPHALT ARE LAIN DOWN WITHIN SEVEN (7) DAYS OF EACH OTHER, THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.
 11. STANDARD ELECTRICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS COVERING STREET LIGHTING FOR THE CITY OF COLUMBUS SHALL APPLY.
 12. IN THE EVENT EXCAVATION FOR THE STREET IS FROM 0'-6" BELOW THAT CALLED FOR ON THE PLANS, THE CONTRACTOR SHALL REPLACE THIS EXCAVATED MATERIAL WITH COMPACTED ITEM 304 CRUSHED AGGREGATE AS DIRECTED AND AT NO COST TO THE CITY.
 13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BARRICADE THE STREET IN THE VICINITY OF ALL EXPANSION JOINTS UNTIL SUCH TIME THE STREET IS OPEN TO TRAFFIC.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GRADES OF THE GUTTERS WITH WATER, PRIOR TO FINAL ACCEPTANCE OF THE STREETS.
 15. THE CONTRACTOR SHALL PROVIDE TWO ROOF DRAIN OPENINGS IN THE CURB FOR EACH LOT; EACH OPENING LOCATED NOT MORE THAN 4" IN FROM EACH LOT LINE.
 16. ALL SIDEWALKS AND PATHWAYS IN ANY PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY.

- CITY OF REYNOLDSBURG -- GENERAL STORM SEWER NOTES**
1. UNLESS OTHERWISE NOTED ON THE PLANS ALL STORM SEWERS SHALL BE AS HEREFTER SPECIFIED: (1) ALL SIZES OF STORM SEWER LOCATED WITHIN OR ACROSS PROPOSED OR EXISTING PAVEMENT AREAS SHALL BE TYPE B CONDUIT, 706.02, WITH TYPE 2 BEDDING; (2) STORM SEWER LOCATED OUTSIDE PAVEMENT AREAS SHALL BE TYPE C CONDUIT, 706.01, TYPE 2 BEDDING, FOR 15" AND SMALLER AND SHALL BE TYPE C CONDUIT, 706.02, TYPE 2 BEDDING, FOR 18" AND LARGER. THE FOLLOWING MODIFICATIONS TO OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL APPLY: (1) GRANULAR BACKFILL MATERIAL SHALL BE AGGREGATE MEETING GRADATION OF ITEM 304, COMPACTED IN ACCORDANCE WITH ITEM 603.09, AND PLACED WITHIN LIMITS SHOWN ON THE PLAN INCLUDING AROUND ALL INLET STRUCTURES. GRANULAR BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO A PLANE 6" BELOW THE SUBGRADE.
 2. FLEXIBLE STORM SEWERS (FOR PUBLIC STORM SEWER ONLY) WHEN APPROVED BY THE CITY ARE SUBJECT TO MANHOLE TESTING AND/OR VIDEO INSPECTION AS DIRECTED BY THE CITY. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY (30) DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE STORM LINES HAVE BEEN CONSTRUCTED. MAXIMUM DEFLECTION MUST NOT EXCEED 5% OF THE BASE INSIDE DIAMETER.
 3. ALL STORM MANHOLES SHALL BE MARKED WITH A 4" X 4" X 10'-0" PRESSURE TREATED WOODEN POST PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0" PAINTED ORANGE ON 4 SIDES.
 4. ALL MAJOR FLOOD ROUTES AND DETENTION BASINS ARE TO BE SURVEYED BY A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OHIO TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLAN. COST OF THIS WORK SHALL BEAT THE EXPENSE OF THE OWNER/APPLICANT. CORRESPONDENCE FROM SAID REGISTERED PROFESSIONAL SURVEYOR SHALL BE PROVIDED TO THE CITY VERIFYING THAT BASINS AND FLOOD ROUTING IS PER PLAN.
 5. ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.
 6. PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE PER THE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING ST7.
 7. STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN ¼" OF PLAN ELEVATION USING STEEL SHIMS.
 8. PRE-CAST RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS. STORM MANHOLE TOP OF CASTINGS SHOULD BE SET AT 1-½" ABOVE FINISHED GRADE.
 9. OPENINGS MUST BE PROVIDED IN DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS PROVIDED IN THE APPROVED PLANS.
 10. AN OPERATION AND MAINTENANCE PLAN FOR DETENTION/RETENTION FACILITIES SHALL BE PROVIDED TO THE SERVICE DEPARTMENT (614.322.6810) AT THE PRECONSTRUCTION MEETING. THE CITY WILL NOT ACCEPT RESPONSIBILITY OF MAINTENANCE FOR DETENTION/RETENTION OR OTHER DRAINAGE FACILITIES UNLESS OTHERWISE APPROVED.
- OWNER SHALL REGULARLY CLEAN AND MAINTAIN ALL STORM SEWERS.

- CITY OF REYNOLDSBURG -- GENERAL WATER NOTES**
1. ALL WATER PIPE AND FITTINGS, AND METHODS OF CONSTRUCTION AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHOWN ON THESE PLANS MUST CONFORM TO THE RULES AND REGULATIONS OF THE CITY OF REYNOLDSBURG AND COC, UNLESS THE REQUIREMENTS OF SUCH RULES AND REGULATIONS ARE UPGRADED BY THE FOLLOWING NOTES.
 2. ANY ACTIVITY RELATED TO THE USAGE OF THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL FROM THE CITY, WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THE WATER DEPARTMENT FORTY-EIGHT (48) HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL AFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF NOTIFICATION IS REQUIRED PRIOR TO DISTRIBUTION.
 3. ALL WATER MAINS 4"-10" SHALL BE D.I., CL53, AWWA C-151, OR PVC AWWA C-900, CL-150. ALL WATER MAINS 12" OR LARGER SHALL BE D.I., CL54 OR NSF APPROVED. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE AS DETAILED AND AS DESIGNATED WHERE WATER MAINS OR SERVICES CROSS ROADWAYS, BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL CONSISTENT WITH CMSC ITEM 801.11.
 4. ALL WATER MAINS SHALL BE CONSTRUCTED AT A DEPTH OF 4.5 FEET, AS MEASURE FROM THE PROPOSED GRADE TO THE TOP OF PIPE OF THE WATER MAIN, UNLESS OTHERWISE APPROVED OR DIRECTED BY THE ENGINEER. IN CASE OF CONFLICT IN GRADE BETWEEN THE WATER LINE AND STORM SEWERS, THE WATER LINE SHALL BE LOWERED DURING CONSTRUCTION. WATER SERVICE TAPS SHALL NOT TO BE PLACED ON THE LOWERED SECTION OF THE WATER LINE. WATER SERVICE TAPS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY PERMANENT STRUCTURE (I.E., FIRE HYDRANT, STORM SEWER INLET, ETC.).
 5. POLY WRAP CONSISTENT WITH AWWA C-105 SHALL BE INCLUDED ON ALL PROPOSED DUCTILE IRON WATER MAINS AND HYDRANT LEADS.
 6. ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT MUST CONFORM IN ALL RESPECTS REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4. FITTINGS ARE NOT PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.
 7. DEAD-END WATER LINES MUST TERMINATE WITH A GATE VALVE AND FIRE HYDRANT FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED. MAXIMUM LENGTHS ARE SUBJECT TO MODIFICATION BASED ON CITY REVIEW, AND MAY REQUIRE SUBMITTAL OF CALCULATIONS SHOWING ADEQUATE FIRE FLOW AND DAILY TURNOVER. REFER TO REYNOLDSBURG STANDARD DRAWING WA-16 FOR WATER SERVICE DETAILS AT A CUL-DE-SAC.
 8. ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE M-X 4" X 4" X 10'-0" POST WITH 4'-0" PROJECTING ABOVE THE FINISHED GRADE AND THE TOP 1'-0" PAINTED BLUE ON FOUR (4) SIDES.
 9. IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND GRAVITY SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECT WATER LINES TO PROVIDE 18 INCHES VERTICAL AND 10'-0" HORIZONTAL CLEARANCE FROM SANITARY AND STORM SEWERS.
 11. ALL WATER SERVICE CONNECTIONS SHALL INCLUDE CORPORATION STOPS, SERVICE PIPE, AND EITHER CURB STOPS AND BOXES (FOR 2" AND SMALLER), GATE VALVE AND BOX (FOR 3" TO 8"). WHERE POSSIBLE, THE CURB STOPS AND BOX SHALL BE SET IN THE ROAD RIGHT-OF-WAY 6" FROM THE PROPERTY LINE.
 12. ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE (1) COAT OF RUST INHIBITIVE PAINT OR COATING.
 13. IF THE TOP OF THE OPERATING NUT IS MORE THAN 48" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM MUST BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 36" OF FINISHED GRADE ELEVATION.
 14. FIRE HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE MUELLER COMPANY "CENTURION" 200, NO A421, AMERICAN DARLING MARK 73, OR CLOW MEDALLION, FIRE HYDRANTS. THE HYDRANTS SHALL HAVE A 6-INCH MECHANICAL JOINT INLET CONNECTION, A 4 ½ -INCH MAIN VALVE OPENING, TWO 2½ -INCH HOSE NOZZLES, AND ONE 5-INCH STORTZ PUMPER NOZZLE. ALL SIDE NOZZLES SHALL HAVE NATIONAL STANDARD THREE-PORT HYDRANTS. FIRE HYDRANTS SHALL BE FURNISHED WITH 6-FOOT BURY DEPTH UNLESS OTHERWISE SHOWN ON THE PLANS. HYDRANTS SHALL BE SELF-DRAINING. A DRAINAGE SUMP 2 FEET IN DIAMETER AND 2 FEET DEEP SHALL BE EXCAVATED BELOW EACH HYDRANT AND FILLED WITH COARSE GRAVEL OR STONE, COMPACTED IN PLACE, UNDER AND AROUND THE SHOE OF THE HYDRANT AND TO A LEVEL OF 6 INCHES ABOVE THE WASTE OPENING. NO DRAINAGE SUMP SHALL BE CONNECTED TO A SANITARY SEWER. A HYDRANT WRENCH SHALL BE FURNISHED WITH EACH PROJECT OR FOR EVERY TEN (10) HYDRANTS.
 15. ALL NEW FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF ENAMEL PAINT (RUST-OLEUM®/ACRYLIC FIRE HYDRANT ENAMEL, 5200 SERIES, OR CITY APPROVED EQUAL). PUBLIC HYDRANTS SHALL BE "SAFETY YELLOW" AND PRIVATE HYDRANTS SHALL BE "GLOSS WHITE" WITH A "MARLIN BLUE" BONNET.
 16. ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY ANCHORED TO THE TEE AND BE ANCHOR TYPE FITTINGS.
 17. FOR WATER SERVICE TAPS, THE WATER MAIN CONNECTION MUST BE MADE USING A MUELLER H1500N, H1500S, OR EQUAL CORPORATION STOPS. CONTROL VALVES MUST BE MUELLER H-15200, H15207, OR EQUAL VALVE CURB STOPS (QUARTER TURN ONLY). SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4 FOR ADDITIONAL DETAILS.
 18. REFER TO REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-15 FOR TAPPING SLEEVES AND VALVES. NO DIRECT TAPS MUST BE MADE TO ANY ASBESTOS MAINS. 1 ½ " AND 2" WATER TAPS ARE TO BE DONE WITH A FORD STYLE FC-202. 3" AND 4" WATER TAPS MUST BE DONE WITH A FORD STYLE FS-202. 6" WATER TAPS AND LARGER MUST BE PERFORMED WITH A FORD FTSS TAPPING SLEEVE, A JCM 432 OR AN APPROVED EQUAL.
 19. ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C509, CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16", 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.
 20. VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATCH VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE VB5645 39-50 OR APPROVED EQUAL. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-9 FOR ADDITIONAL DETAILS.
 21. WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP SO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION.
 22. WATER DISTRIBUTION SYSTEM IMPROVEMENTS MUST BE DESIGNED SUCH THAT THE WORKING PRESSURE SHOULD NOT BE LESS THAN 35 PSI DURING PEAK FLOW CONDITIONS, OR MINIMUM OF 20 PSI DURING PEAK FLOW PLUS FIRE FLOW CONDITIONS. INDIVIDUAL BOOSTER PUMPS FOR THE PURPOSE OF RAISING SUPPLY LINE PRESSURE WILL NOT BE PERMITTED.
 23. ALL METERS SPECIFIED FOR THIS PROJECT WILL BE PROVIDED BY AND PURCHASED FROM THE CITY OF REYNOLDSBURG. CONTACT THE CITY OF REYNOLDSBURG WATER/WASTEWATER DIVISION (614.322.4500) FOR ORDERING AND PRICING.
 24. METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION. METER PITS UNABLE TO BE PROVIDED WITH A GRAVITY DRAIN MUST BE EQUIPPED WITH A SUMP PUMP. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-29 FOR ADDITIONAL DETAILS.
 25. A HYDROSTATIC TEST, AS REQUIRED IN SECTION 4 OF THE STANDARD AWWA SPECIFICATION C-600, SHALL BE APPLIED TO THE WHOLE OR INDIVIDUAL VALVED OFF SECTIONS OF THE MAINS AND FIRE HYDRANT LEADS, EITHER BEFORE OR AFTER THE TRENCH IS BACKFILLED, IN ACCORDANCE WITH SECTION 801.11 OF THE CITY OF REYNOLDSBURG GENERAL WATER MAIN SPECIFICATIONS.
 26. ALL WATER MAINS 12" AND LARGER SHALL BE CLEANED BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE. THE POLY PIG SHALL HAVE A MINIMUM DENSITY OF FIVE (5) POUNDS PER CUBIC FOOT, BE COATED WITH A DOUBLE SPIRAL WRAP WITHOUT WIRE BRUSHES OR SCRAPING TOOLS. REMOVED POLY PIGS INCLUDE: PIPELINE PIGGING PRODUCTS MODEL B4, GRARD MODEL RCC, AND KNAPP MODEL 1-C.

27. THE CONTRACTOR SHALL PREPARE THE MAIN FOR THE INSERTION AND REMOVAL OF THE POLY PIG AT POINTS IDENTIFIED BY THE ENGINEER AS INSERTION PORTS, IF REQUIRED, AND EXIT PORTS. IN GENERAL, THIS WILL CONSIST OF PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR TO INSERT THE POLY PIG AND CONSTRUCT A SANITARY EXIT PORT. WHERE PRACTICAL, THE POLY PIG SHALL BE INSERTED INTO THE FIRST LENGTH OF PIPE DURING THE INITIAL INSTALLATION. AT THE EXIT PORT, THE CONTRACTOR SHALL PREVENT THE BACKFLOW OF PURGED WATER INTO THE MAIN BY THE TEMPORARY INSTALLATION OF MECHANICAL JOINT BENDS AND PLUGS. TO PROVIDE A RISER OUT OF THE TRENCH, ON LARGER PIPE, ADDITIONAL EXCAVATION OF THE TRENCH MAY SERVE THE SAME PURPOSE. WHERE TRENCH IS USED, THE EXCAVATION SHALL BE LINED WITH POLYETHYLENE. PUMPS AND/OR DITCHES SHALL BE PROVIDED TO PREVENT CONTAMINATED WATER FROM REENTERING THE MAIN. AFTER THE MAIN IS CLEANED TO THE SATISFACTION OF THE CITY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTIONS AND COMPLETE ALL WORK NECESSARY TO SECURE THE SYSTEM PRIOR TO BACKFILLING INSERTION AND EXIT SITES. ADDITIONAL POLY PIG RUNS MAY BE REQUIRED BY THE ENGINEER WHEN WATER PURGED FROM THE MAIN INDICATES THE PRESENCE OF EXCESSIVE DIRT OR DEBRIS.
28. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE WATER MAINS CHLORINATED BY THE COC PER AWWA C-651. THE COST OF CHLORINATION IS THE RESPONSIBILITY OF THE CONTRACTOR
29. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PLAN APPROVAL ISSUED TO THIS PROJECT.

ESTIMATE OF QUANTITIES			
ITEM	QUANTITY	UNIT	DESCRIPTION
EROSION AND SEDIMENT CONTROL			
201	1	LUMP	CLEARING AND GRUBBING
207	744	LF	SILT FENCE
207	374	LF	FILTER FABRIC FENCE
207	9	EA	INLET PROTECTION
207	1	EA	STABILIZED CONSTRUCTION ENTRANCE
207	1	EA	CONCRETE WASHOUT
659	709	SY	PERMANENT SEEDING AND MULCHING
ROADWAY PAVEMENT			
204	4390	SY	SUBGRADE COMPACTION
407	187	GAL	BITUMINOUS TACK COAT
304	830	CY	8" NO. 57 CRUSHED LIMESTONE AGGREGATE BASE
448	311	CY	3" ASPHALT CONCRETE
605	467	LF	4" PIPE UNDERDRAIN
608		SF	4" CONCRETE WALK, R-9
608		SF	6" CONCRETE WALK, R-9
608	1	EA	CONCRETE CURB RAMP
609	123	LF	INTEGRAL CURB
609	467	LF	STRAIGHT 18" CURB, R-8
609	100	LF	FLUSH CURB
DEMOLITION			
255	1313	SY	FULL DEPTH PAVEMENT REMOVAL
255	1078	LF	FULL DEPTH PAVEMENT SAWING
SPEC	1378	SY	MILL & OVERLAY
SPEC	179	SY	CONCRETE REMOVAL
SPEC	191	SY	GRAVEL REMOVAL
SPEC	22	SY	LANDSCAPE REMOVAL
SPEC	218	LF	CURB REMOVAL
SPEC	3	EA	POWER POLE RELOCATION
PARKING, SIGNAGE & STRIPING			
642	457	LF	PARKING LOT STALL MARKING
642	2	EA	HANDICAP SYMBOL MARKING
630	2	EA	HANDICAP PARKING SIGN AND SUPPORT
SPEC	16	EA	WHEEL STOP
STORM SEWER			
SPEC	2	EA	CORE EXISTING MANHOLE
604	3	EACH	STANDARD 2'X2' CATCH BASIN, WITH HD GRATE PER AA-S141, ST-13 & ST-14
604	1	EACH	MANHOLE TYPE "C" PER ST-3
604	3	EACH	CURB INLET PER ST-10, WITH GRATE PER ST-11
901	276	LF	12" STORM PIPE
901	97	LF	12" STORM PIPE W/ WATER TIGHT JOINTS
WATER			
805	34	LF	2" WATER SERVICE TAP, COMPLETE
RETAINING WALL			
610	286	SF	RETAINING WALL, R-22

NOTE: THE ENGINEER'S ESTIMATE OF QUANTITIES IS FOR THE DETERMINATION OF REVIEW AND INSPECTION FEES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES NEEDED BASED ON STANDARD CONSTRUCTION PROCEDURES AND THE INTENT OF THESE PLANS.

6493 E MAIN STREET

MAJOR SITE PLAN

CITY OF REYNOLDSBURG

FRANKLIN COUNTY, OHIO

GENERAL NOTES & QUANTITIES

SCALE: AS NOTED
DESIGNED BY: SWY
DRAWN BY: AGH
CHECKED BY: MOR

Kimley»Horn

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79945 KIMLEY-HORN DRIVE, SUITE 200
COLUMBUS, OHIO 43227
PHONE: 614-454-6666
WWW.KIMLEY-HORN.COM

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190109007

SHEET NUMBER

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OF 15

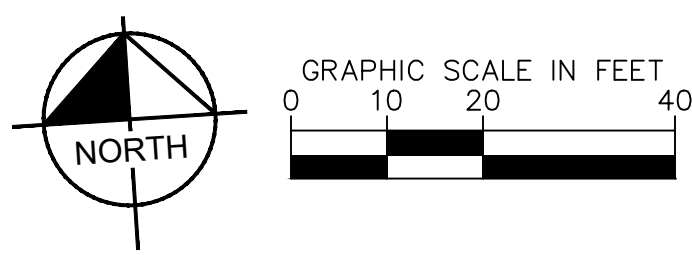
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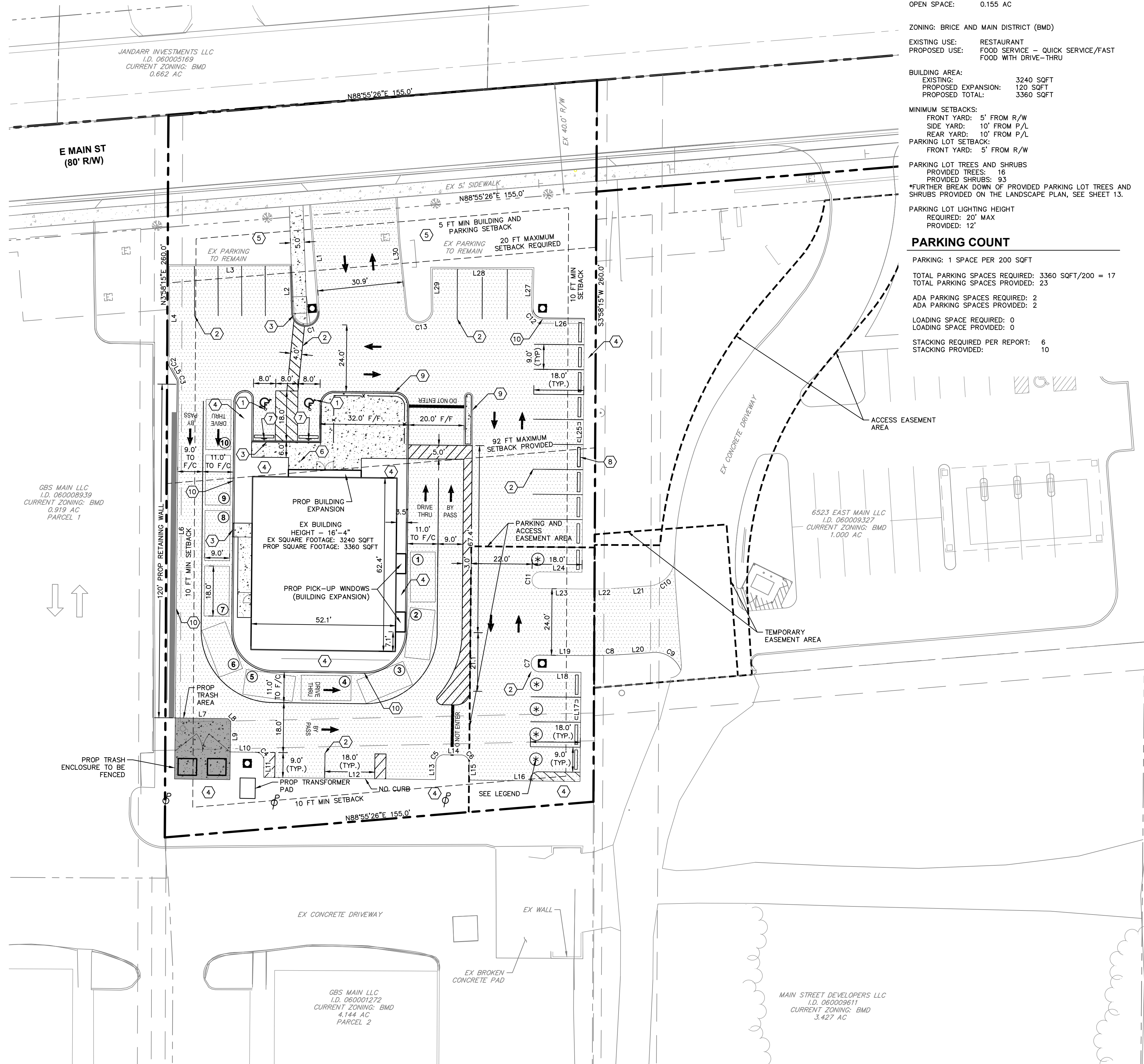


	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING ROAD CENTERLINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING TELEPHONE BOX
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ELECTRIC BOX
	EXISTING UNDERGROUND GAS LINE
	EXISTING GAS SAMPLING VALVE
	EXISTING GAS METER
	EXISTING GAS LIFT MANDREL
	EXISTING OVERHEAD POWER LINE
	EXISTING UTILITY POLE
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING STORM CULVERT
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATERLINE
	EXISTING WATER VALVE
	EXISTING WATERLINE SERVICE BOX
	EXISTING WATERLINE METER PIT
	EXISTING FIRE HYDRANT
	EXISTING EASEMENT
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING POST/BOLLARD
	EXISTING UTILITY BOX
	EXISTING VEGETATION
	EXISTING MONUMENT BOX
	EXISTING MAILBOX

(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	· · · · · CURB REMOVAL
(C)	· X · X · UTILITY REMOVAL
(D)	ITEM TO BE REMOVED
(E)	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F)	LANDSCAPE REMOVAL
(G)	SAWCUT LINE
(H)	ITEM TO BE RELOCATED
(I)	CONCRETE REMOVAL
(J)	ASPHALT PAVEMENT MILL & OVERLAY
(K)	EXISTING MONUMENT SIGN TO REMAIN. BUILDING SIGNAGE, DRIVE-THRU SIGNAGE, AND MONUMENT SIGN CHANGES TO BE COORDINATED WITH CITY STAFF UPON DETERMINATION OF TENANT.
(L)	GRAVEL REMOVAL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURE, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS AND RUBBISH AND OTHER MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, FIELD SURVEY DATA. THE CONTRACTOR'S INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY THE USE OF CONE TRAFFIC CONTROL, BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE REQUIRED.
6. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
7. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELAY BOXES PRIOR TO THE BEGINNING OF DEMOLITION. DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
8. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
9. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
10. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
11. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR RELOCATION OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES LOCATED AT BOTH ENDS OF THE STRUCTURE ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FLOWABLE FILL OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATION MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 98% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE AASHTO SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
12. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL OUPS (811) TO LOCATE ALL FIELD LOCATIONS ARE TO EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES AND MAKE REPAIRS DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL UTILITIES STRUCK AND/OR DAMAGED DURING CONSTRUCTION PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED A PART OF THE COST TO CONTROL THE DEMOLITION. THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SUBMIT EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
14. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE APPROVED BY THE JURISDICTIONAL AGENCY. THE CONTRACTOR SHALL ENGINEER US SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYER EXCAVATION. EACH LAYER SHALL BE COMPACTED TO OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
15. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO BE MAINTAINED IS PROTECTED. THE CONTRACTOR DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM



SITE DATA

ADDRESS: 6493 E MAIN ST
REYNOLDSBURG, OH 43068

PARCEL ID: 060-001245

PARCEL AREA: 0.92± AC
0.78± AC (IF R/W EXCLUDED)

LOT COVERAGE: 0.765 AC
OPEN SPACE: 0.155 AC

ZONING: BRICE AND MAIN DISTRICT (BMD)

EXISTING USE: RESTAURANT
PROPOSED USE: FOOD SERVICE - QUICK SERVICE/FAST
FOOD WITH DRIVE-THRU

BUILDING AREA:
EXISTING: 3240 SQFT
PROPOSED EXPANSION: 120 SQFT
PROPOSED TOTAL: 3360 SQFT

MINIMUM SETBACKS:
FRONT YARD: 5' FROM R/W
SIDE YARD: 10' FROM P/L
REAR YARD: 10' FROM P/L
PARKING LOT SETBACK:
FRONT YARD: 5' FROM R/W

PARKING LOT TREES AND SHRUBS
PROVIDED TREES: 16
PROVIDED SHRUBS: 93
*FURTHER BREAK DOWN OF PROVIDED PARKING LOT TREES AND
SHRUBS PROVIDED ON THE LANDSCAPE PLAN, SEE SHEET 13.

PARKING LOT LIGHTING HEIGHT
REQUIRED: 20' MAX
PROVIDED: 12'

PARKING COUNT

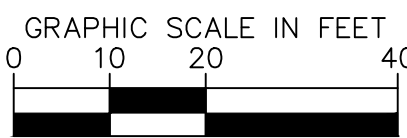
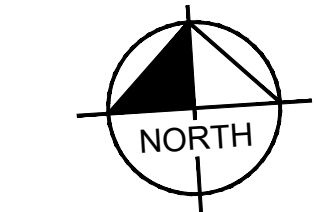
PARKING: 1 SPACE PER 200 SQFT

TOTAL PARKING SPACES REQUIRED: 3360 SQFT/200 = 17
TOTAL PARKING SPACES PROVIDED: 23

ADA PARKING SPACES REQUIRED: 2
ADA PARKING SPACES PROVIDED: 2

LOADING SPACE REQUIRED: 0
LOADING SPACE PROVIDED: 0

STACKING REQUIRED PER REPORT: 6
STACKING PROVIDED: 10



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED FENCE
- EXISTING VEGETATION
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FUTURE PAVEMENT BY OTHERS
- FUTURE PAVEMENT REMOVAL BY OTHERS
- PROPOSED 6" CONCRETE CURB
- PROPOSED STREET LIGHT
- 5 PARKING SPACES RESERVED FOR
RIGHT PATT CREDIT UNION

VARIANCE DATA

- SECTION 1103.15.III: MAXIMUM FRONT YARD SETBACK FROM
RIGHT-OF-WAY
REQUIRED: 20 FT.
PROVIDED: 92 FT.±
- SECTION 1103.15.III: MINIMUM OPEN SPACE
REQUIRED: 20%
PROVIDED: 16.8%±
- SECTION 1103.15.III: MINIMUM BUILDING HEIGHT
REQUIRED: 22'
PROVIDED: 16'-4"
- SECTION 1103.15.III: PARKING LOCATION.
REQUIRED: INTERIOR OF THE DEVELOPMENT OR
STRUCTURED PARKING
PROVIDED: FRONT (NORTH), SIDE (EAST), AND BACK
(SOUTH) OF BUILDING
- SECTION 1105.01.G.II.4:
REQUIRED: IN ANY COMMERCIAL DISTRICT, PARKING
SHALL NOT BE IN THE AREA BETWEEN
THE FRONTAGE AND THE FRONT SETBACK.
PARKING IS PROVIDED IN THIS AREA.

NOTES

- ALL CURB LABELS REFER TO THE FACE OF CURB.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF
BUILDING.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED
UNLESS OTHERWISE NOTED.
- THERE ARE NO EXISTING WATER BODIES, STREAMS,
DRAINAGE DITCHES, STRANDS OF TREES AND/OR
OTHER PERTINENT FEATURES WITHIN ONE HUNDRED
FIFTY FEET (150 FT) OF THE PROPOSED DEVELOPMENT.

KEYNOTES

- ACCESSIBLE: PAVEMENT MARKING, TYP. (SEE DETAIL)
- 4" WIDE PAINTED SOLID LINE, TYP.
- FLUSH CURB, TYP. (SEE DETAIL)
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED
WITH LANDSCAPING OR GRASS AREA
- EXISTING LANDSCAPING TO REMAIN
- PROPOSED BIKE RACK LOCATION
- ACCESSIBLE PARKING SIGN, TYP. (SEE DETAIL)
- WHEEL STOP, TYP. (SEE DETAIL)
- INTEGRAL CURB
- STANDARD CURB

LINE TABLE

LINE	LENGTH	BEARING
L1	9.83	S0°54'13.05"E
L2	17.24	N1°40'24.90"E
L3	22.01	N86°21'35.35"W
L4	4.54	S3°23'27.44"W
L5	5.23	S25°45'16.55"E
L6	120.88	S4°14'43.45"W
L7	19.00	S85°33'07.47"E
L8	1.41	S40°33'07.47"E
L9	11.00	S4°26'52.53"W
L10	9.11	S85°33'07.47"E
L11	6.00	S4°26'52.53"W
L12	62.00	S85°33'07.47"E
L13	5.51	N4°50'45.75"E
L14	6.00	S85°33'07.47"E
L15	6.00	S4°26'52.53"W
L16	40.03	S85°33'07.47"E
L17	39.38	N4°14'07.11"E
L18	15.00	N85°45'52.89"W
L19	15.52	S85°45'52.89"E
L20	7.40	N89°24'25.38"E
L21	7.79	S89°24'25.38"W
L22	15.84	N88°10'43.76"W
L23	15.52	N85°45'52.89"W
L24	15.00	S85°45'52.89"E
L25	91.00	N4°14'07.11"E
L26	15.11	N85°45'52.89"W
L27	13.94	N5°01'58.04"E
L28	20.31	N85°53'12.45"W
L29	8.72	S3°14'39.50"W
L30	19.02	N2°16'19.97"W

IMPERVIOUS CHARACTERISTICS

EXISTING PERVIOUS AREA: 0.05 AC (5%)
PROPOSED PERVIOUS AREA: 0.155 AC (12.5%)

EXISTING IMPERVIOUS AREA: 0.87 AC (95%)
PROPOSED IMPERVIOUS AREA: 0.765 AC (87.5%)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	5.00'	15.89'	182°08'01"	268.50'
C2	3.00'	1.57'	29°56'42"	0.80'
C3	3.00'	1.57'	30°00'00"	0.80'
C4	3.00'	4.71'	90°00'00"	3.00'
C5	3.00'	5.21'	99°20'46"	3.54'
C6	3.00'	4.71'	90°00'00"	3.00'
C7	3.00'	4.71'	90°00'00"	3.00'
C8	212.00'	17.87'	4°49'42"	8.94'
C9	10.00'	12.93'	74°04'52"	7.55'
C10	10.00'	14.34'	82°10'16"	8.72'
C11	3.00'	4.71'	90°00'00"	3.00'
C12	4.00'	6.34'	90°47'51"	4.06'
C13	4.93'	13.53'	157°11'13"	24.44'

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COLUMBUS, OH 43245
PHONE: 614-454-6696
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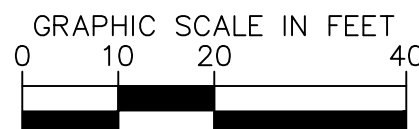
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DESIGNED BY: SWY
DRAWN BY: AGH
CHECKED BY: MOR

SITE PLAN

6493 E MAIN STREET

MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE:
3/13/2025
KHA PROJECT NO.
190109007
SHEET NUMBER



	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING ROAD CENTERLINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING TELEPHONE BOX
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ELECTRIC BOX
	EXISTING UNDERGROUND GAS LINE
	EXISTING GAS SAMPLING VALVE
	EXISTING GAS METER
	EXISTING GLM?
	EXISTING OVERHEAD POWER LINE
	EXISTING UTILITY POLE
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATERLINE
	EXISTING WATER VALVE
	EXISTING WATERLINE SERVICE BOX
	EXISTING WATERLINE METER PIT
	EXISTING FIRE HYDRANT
	EXISTING EASEMENT
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING POST/BOLLARD
	EXISTING UTILITY BOX
	EXISTING VEGETATION
	EXISTING MONUMENT BOX
	EXISTING MAILBOX
	EXISTING SIDEWALK
	EXISTING CONTOUR
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURE
	PROPOSED ELECTRIC
	PROPOSED SWALE CENTERLINE
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS WITHIN OR ALONG CURB LINE REFER TO BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED.

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COLUMBUS, OH 43235
PHONE: 614-454-6696
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GRADING & UTILITY PLAN

6493 E MAIN STREET

MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

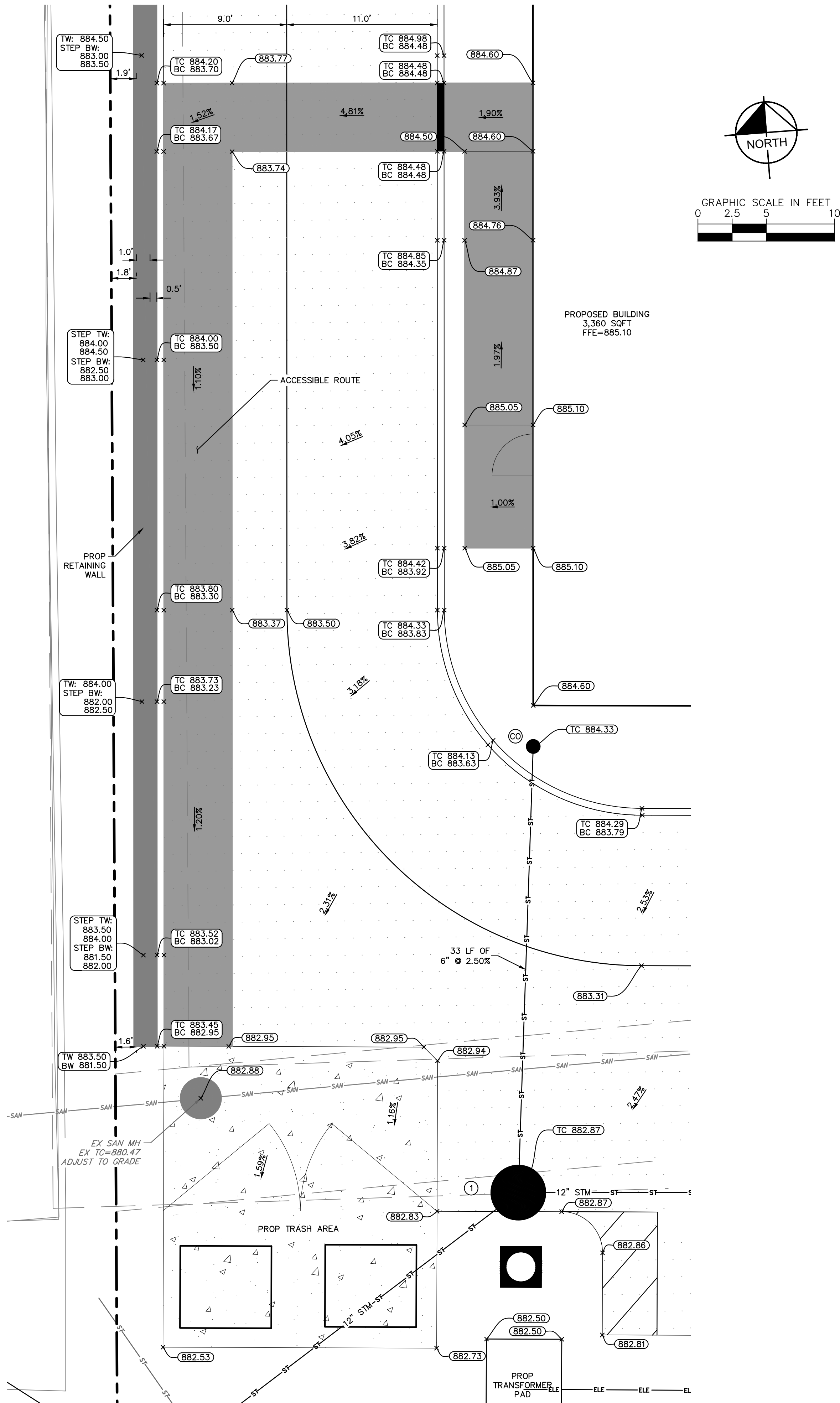
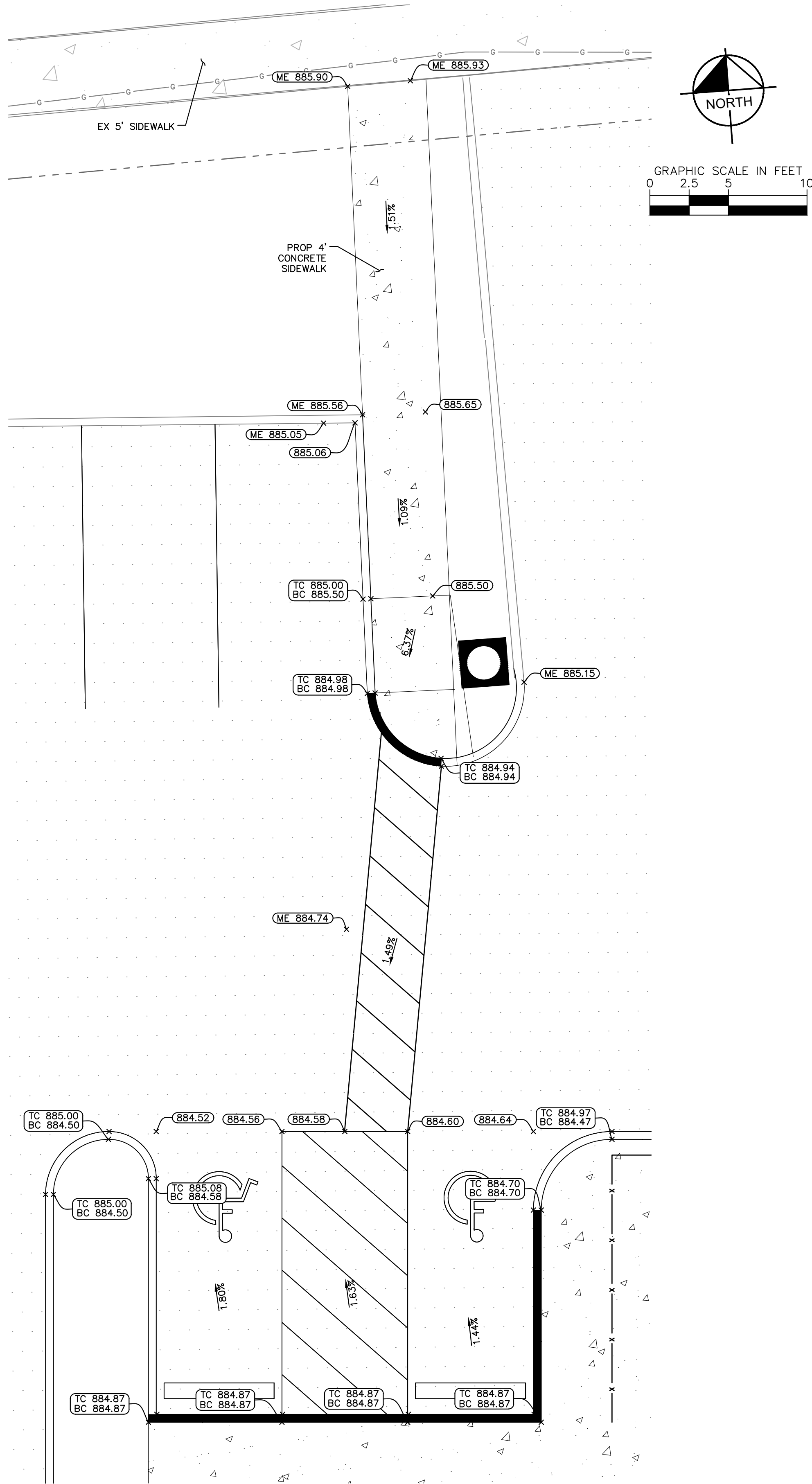
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LEGEND	
	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
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	EXISTING FENCE LINE
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	PROPOSED ELECTRIC
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	PROPOSED RIDGE LINE
	PROPOSED 6" CONCRETE CURB
	PROPOSED FLUSH CURB
	PROPOSED STREET LIGHT

- GRADING NOTES**
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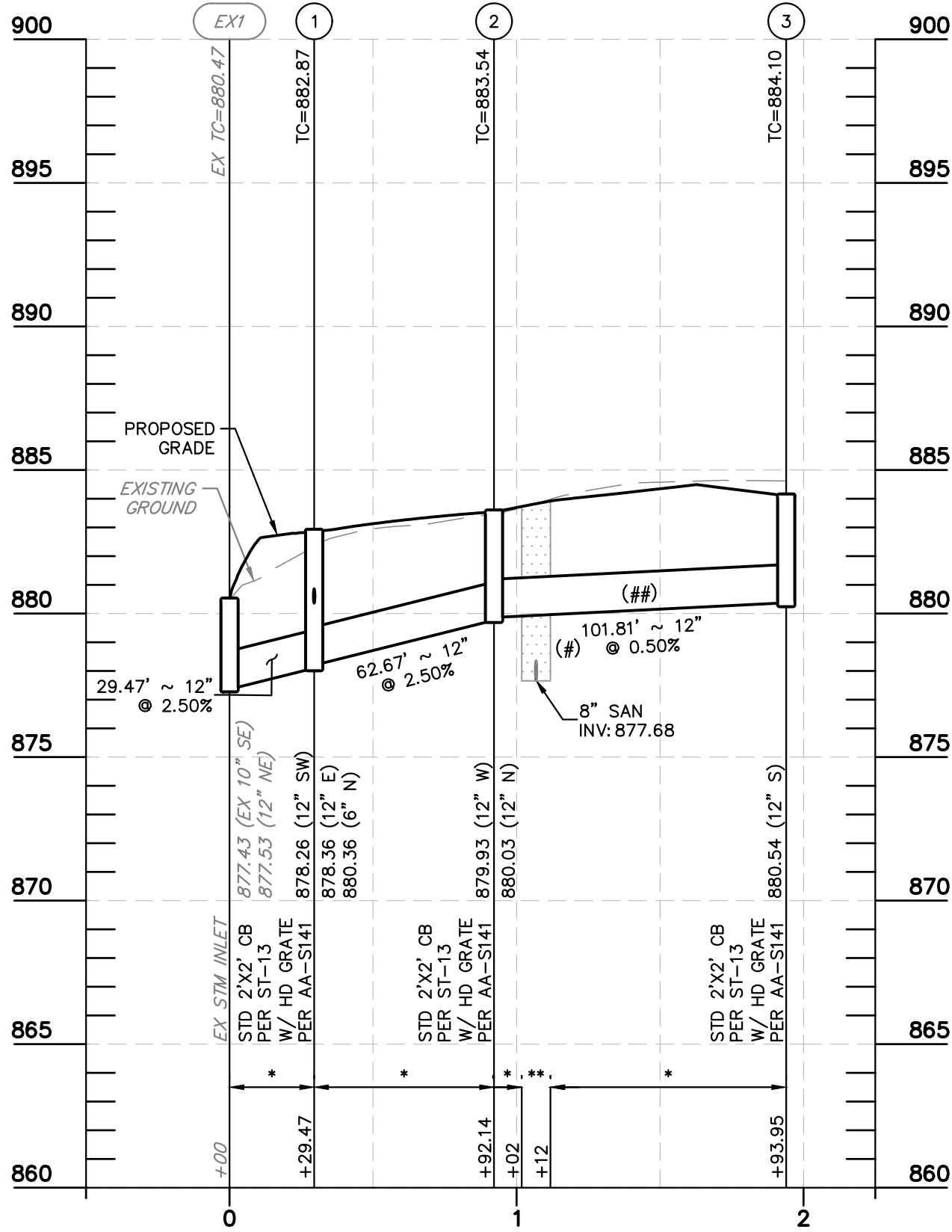
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COLUMBUS, OH 43232
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GRADING DETAILS

6493 E MAIN STREET
MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

ORIGINAL ISSUE:
3/13/2025
KHA PROJECT NO.
190109007
SHEET NUMBER

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3-EX 1 PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

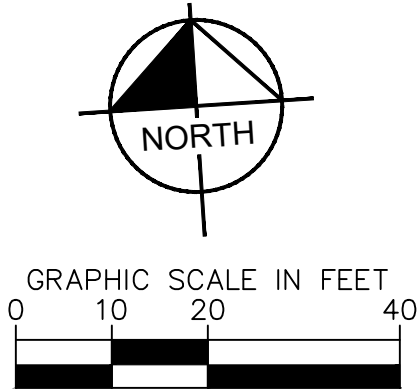
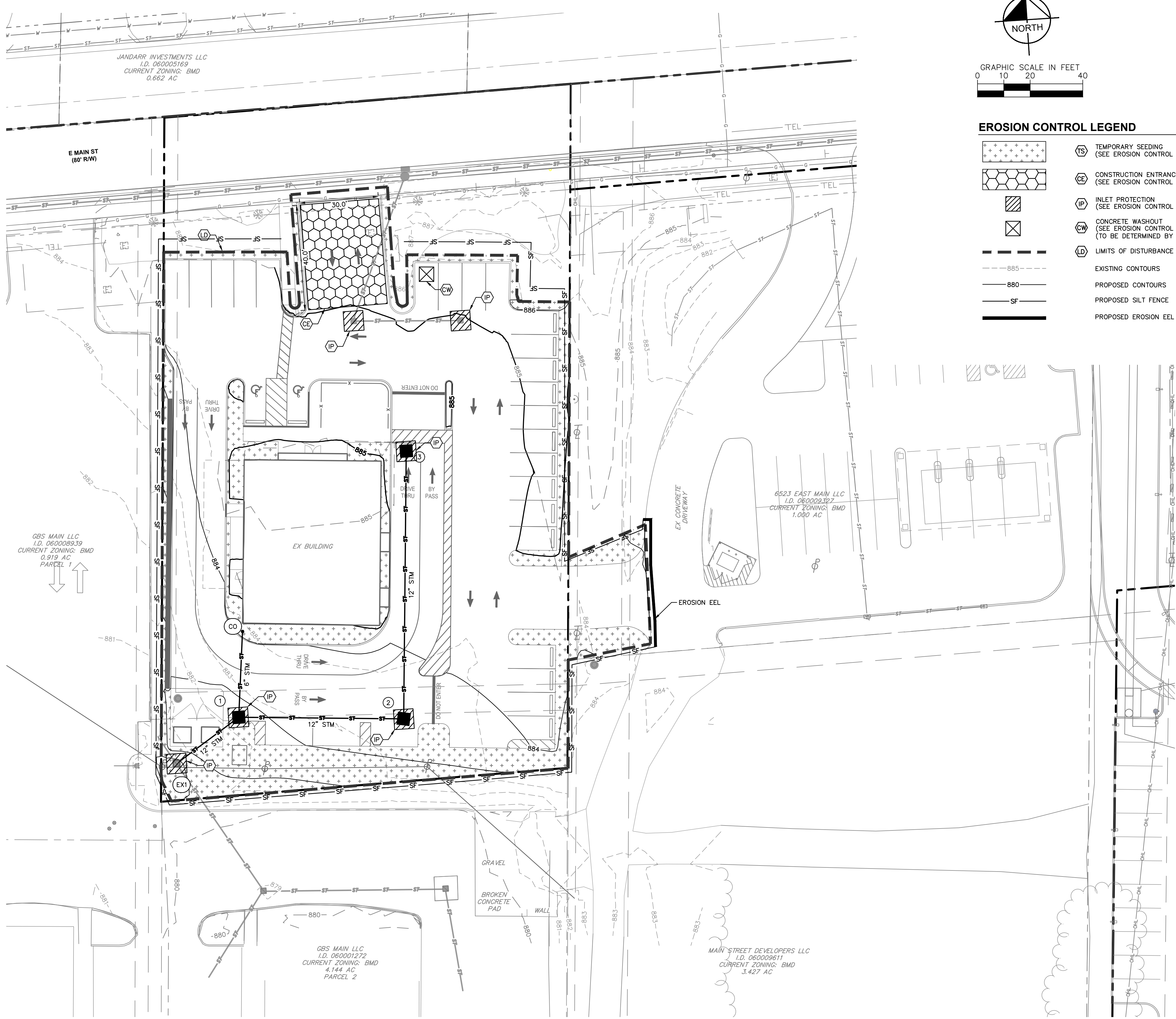
PROFILE NOTES

- * COMPACTED NATIVE BACKFILL PER ITEM 911.
- ** COMPACTED GRANULAR BACKFILL PER ITEM 912
- (#) 18" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN ALL STORM, SANITARY, AND WATER LINES.
- (##) USE SANITARY GRADE PIPE WITH WATERTIGHT JOINTS STRUCTURE TO STRUCTURE.
- [Pattern] LIMITS OF COMPACTED GRANULAR BACKFILL PER CITY OF COLUMBUS ITEM 912
- [Box] PROFILE VERTICAL DATUM = NAVD 88

6493 E MAIN STREET MAJOR SITE PLAN CITY OF REYNOLDSBURG FRANKLIN COUNTY, OHIO	STORM PROFILES		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7995 COLUMBIAN AVENUE, SUITE 200 COLUMBUS, OHIO 43201 PHONE: 614-454-6696 WWW.KIMLEY-HORN.COM			
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	DESIGNED BY: SMV					
	DRAWN BY: AGH					
	CHECKED BY: MCR					
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OF 15						

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EROSION CONTROL LEGEND

- TS TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- IP INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- LD LIMITS OF DISTURBANCE (0.78 AC)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SILT FENCE
- PROPOSED EROSION EEL

6493 E MAIN STREET MAJOR SITE PLAN CITY OF REYNOLDSBURG FRANKLIN COUNTY, OHIO	EROSION & SEDIMENT CONTROL PLAN	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 79965 N HIGH STREET, SUITE 200 COLUMBUS, OHIO 43223 PHONE: 614-454-6696 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED		No.	REVISIONS	DATE	BY
			DESIGNED BY: SMV					
			DRAWN BY: AGH					
			CHECKED BY: MOR					
			ORIGINAL ISSUE: 3/13/2025					
			KHA PROJECT NO. 190109007					
SHEET NUMBER								
9								
OF 15								

Drawing name: \\Kinley-horn.com\\V\\190109007_6493 e main street_reynoldsbu... Mar 13, 2025, 6:15am by Nick Stauffer

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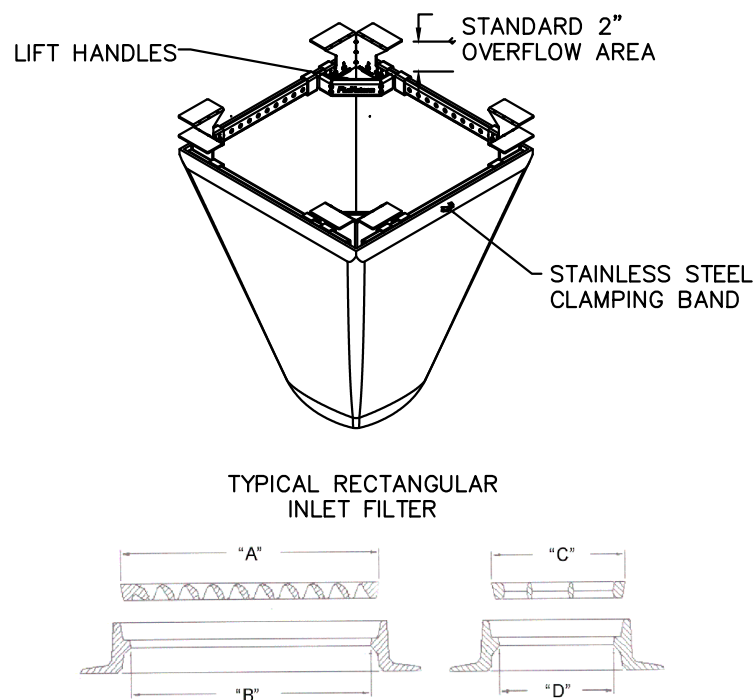
INLET PROTECTION

DESCRIPTION

STORM DRAIN INLET PROTECTION DEVICES REMOVE SEDIMENT FROM STORM WATER BEFORE IT ENTERS STORM SEWERS AND DOWNSTREAM AREAS. INLET PROTECTION DEVICES ARE SEDIMENT BARRIERS THAT MAY BE CONSTRUCTED OF WASHED GRAVEL OR CRUSHED STONE, GEOTEXTILE FABRICS AND OTHER MATERIALS THAT ARE SUPPORTED AROUND OR ACROSS STORM DRAIN INLETS.

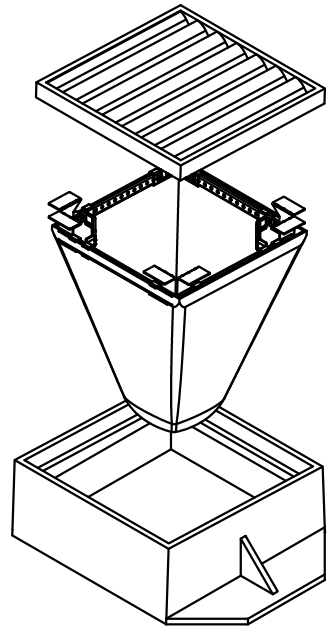
INLET PROTECTION IS INSTALLED TO CAPTURE SOME SEDIMENT AND REDUCE THE MAINTENANCE OF STORM SEWERS AND OTHER UNDERGROUND PIPING SYSTEMS PRIOR TO THE SITE BEING STABILIZED. DUE TO THEIR POORER EFFECTIVENESS, INLET PROTECTION IS CONSIDERED A SECONDARY SEDIMENT CONTROL TO BE USED IN CONJUNCTION WITH OTHER MORE EFFECTIVE CONTROLS.

SPECIFICATIONS FOR FLEXSTORM INLET PROTECTION



NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



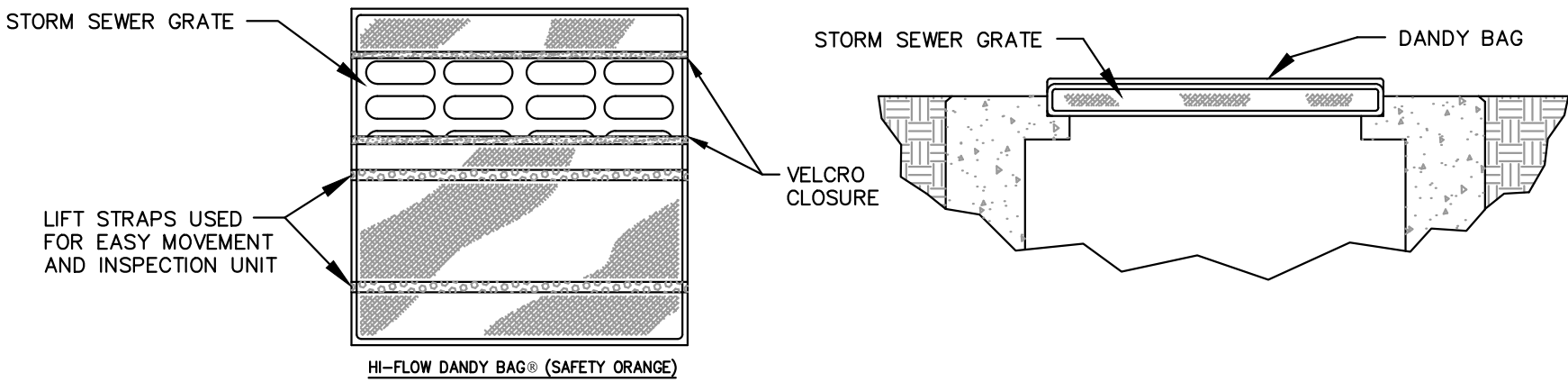
INSTALLATION:

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

FLEXSTORM TEMPORARY INLET PROTECTION DETAIL

NOT TO SCALE

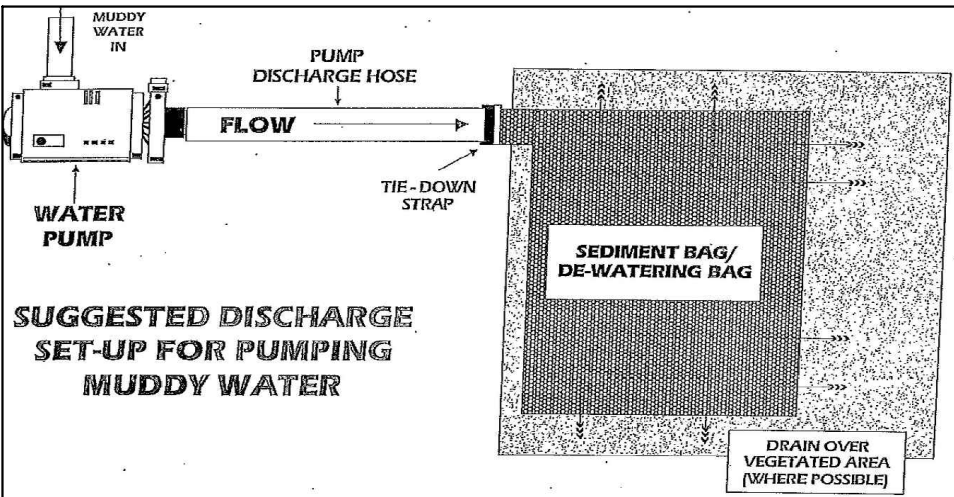
- INLET PROTECTION SHALL BE INSTALLED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCHES LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.



Mechanical Properties	Test Method	Units	MARV
Grob Tensile Strength	ASTM D 4632	KN (lbs)	1.62 (365) X 0.89 (200)
Grob Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4633	KN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	KPa (psi)	3997 (445)
Trapezoid Tear Strength	ASTM D 4533	KN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec	2.1

INLET PROTECTION ALTERNATIVE: DANDY BAG

N.T.S



THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF REYNOLDSBURG REGULATIONS.

ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGE SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

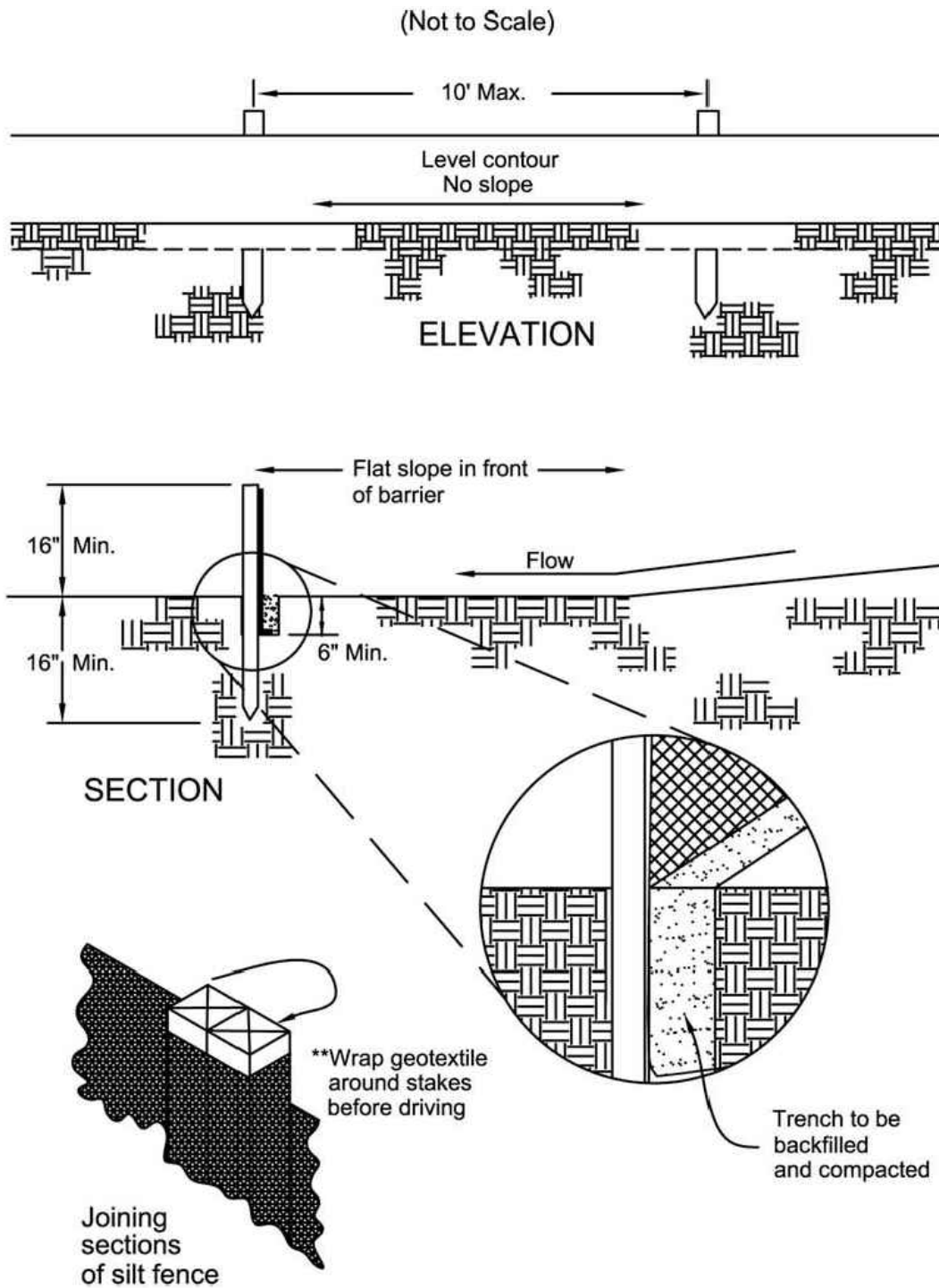
DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURE'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL BELOW OF A TYPICAL SEDIMENT BAG INSTALLATION.

SILT FENCE

DESCRIPTION

A SILT FENCE IS A SEDIMENT-TRAPPING PRACTICE UTILIZING A GEOTEXTILE FENCE, TOPOGRAPHY AND SOMETIMES VEGETATION TO CAUSE SEDIMENT DEPOSITION. SILT FENCE REDUCES RUNOFF'S ABILITY TO TRANSPORT SEDIMENT BY PONDING RUNOFF AND DISSIPATING SMALL RILLS OF CONCENTRATED FLOW INTO UNIFORM SHEET FLOW. SILT FENCE IS USED TO PREVENT SEDIMENT-LADEN SHEET RUNOFF FROM ENTERING INTO DOWNSTREAM CREEKS AND SEWER SYSTEMS.

SPECIFICATIONS FOR SILT FENCE



- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6 INCHES OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS)
- MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS:

- FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2-BY-2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
- SILT FENCE FABRIC (SEE CHART BELOW):

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	< OR = 0.84 MM	ASTM D4751
MINIMUM PERMITTIVITY	1X10-2 SEC. -1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7995 KIMLEY-HORN DRIVE, SUITE 200
COLUMBUS, OHIO 43221
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

**EROSION & SEDIMENT
CONTROL NOTES &
DETAILS**

6493 E MAIN STREET
MAJOR SITE PLAN
CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OHIO

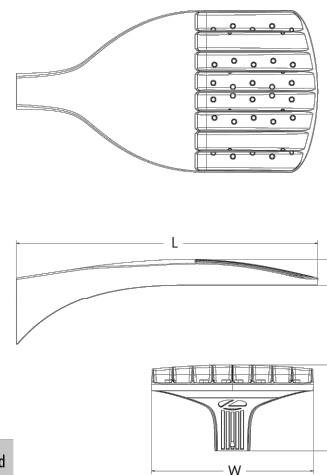
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OF 15



EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



DLC LISTED PREMIUM **DLC LISTED** **NIGHTTIME FRIENDLY** **ds** **BAA** **BABA**



Notes

type

HX the Tab

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life

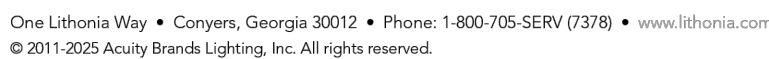
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED											
Series	LEDs	Color temperature¹	Color Rendering Index²	Distribution		Voltage	Mounting				
DSX0 LED	Forward optics	(this section 70CRI only)									
P1 P5	30K 3000K	70CRI	AFR Automotive front row	T5M Type M medium		HXV01 (120V-277V)¹	Shipped included				
P2 P6	40K 4000K	70CRI	T1S type 1 short	T5LG Type V low glare		HXV02 (277V-480V)¹	SPA	Square pole mounting (85 drilling, 3.5" min. SQ pole)			
P3 P7	50K 5000K	70CRI	T3M Type 3 medium	T5W Type V wide		HXV01 (120V-277V)¹	RPA	Round pole mounting (85 drilling, 3" min. SQ pole)			
	(this section 80CRI only, extended lead times apply)		T3LG Type 1 low glare¹	BLC3 Type M backlight control¹		120 v²	IPSA	Square pole mounting (85 drilling, 3" min. SQ pole)			
Rotated optics			T4M Type M medium	BLC4 Type M backlight control¹		208 v²	RPSA	Square pole mounting (85 drilling, 3" min. SQ pole)			
P12 P12¹	27K 2700K	80CRI	T4LG Type M low glare¹	LCCO Left corner cutout¹		240 v²	RPS	Square pole mounting (85 drilling, 3" min. SQ pole)			
P11¹ P13¹	30K 3000K	80CRI	TF1M Forward throw	RCCO Right corner cutout¹		277 v²	RPSA	Round pole mounting (85 drilling, 3" min. SQ pole)			
	40K 4000K	80CRI				344 v²	WRSA	Square narrow pole mounting (85 drilling, 3" min. SQ pole)			
	50K 5000K	80CRI				480 v²	WBNA	Wide bracket¹			
							MA	Mac arm adapter (mounts on 2.36" Ø horizontal beam)			

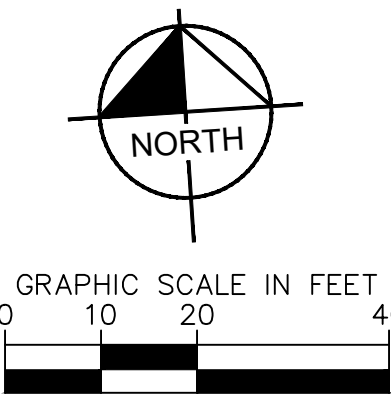
Control options		Other options		Finish options	
Shipped installed		PER7	Seven-pin receptacle only (fields adjustable outside) ^{16, 19}	D08D	Dark Bronze
NIBAZD PIRBN	14 Light AR gen 2 enabled with 84-level dimming / ambient sensor, 8-40° mounting height, ambient sensor enabled, 4 ZC ^{15, 16, 19, 20}	FAO	Field adjustable outside ^{16, 19}	LHS	Horizontal shield (black finish standard) ^{16, 19}
		BL10	8-level switched dimming, 10% ^{16, 19}	R0	Right rotated optics ¹
PIR	High flow, motion/ambient sensor, 8-40° mounting height, ambient sensor enabled, 4 ZC ^{15, 16, 19, 20}	BL50	8-level switched dimming, 50% ^{16, 19}	CCE	Coastal Construction ¹
		DMG	10-level dimming were pulled outside (field use with an external control, ordered separately) ^{16, 19}	HRA	50% ambient operation ^{16, 19}
PER	NEMA 7-tap, light-receptacle only (fields adjustable outside) ^{16, 19}		Buy Amerasia (Asia) and Build America Buy Ameria Qualified ^{16, 19}	DBK	Instant black
PER5	Five-pin receptacle only (fields adjustable outside) ^{16, 19}		Single Size (120, 277, 347V) ^{16, 19}	DWHTD	Textured natural aluminum
			DF Double Size (208, 240, 480V) ^{16, 19}	DWHD	Textured white
Shipped separately					
		EGSR	External Gaze Shield (available, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		



DSX0-LED
Rev. 01/28/25
Page 1 of 1

SITE STATISTICS					
DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL	0.54	3.0	0.1	30:1	5.4:1

	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED FENCE
	EXISTING VEGETATION
	PROPOSED 6" CONCRETE CURB
	PROPOSED STREET LIGHT
	5 PARKING SPACES RESERVED FOR WRIGHT PATT CREDIT UNION

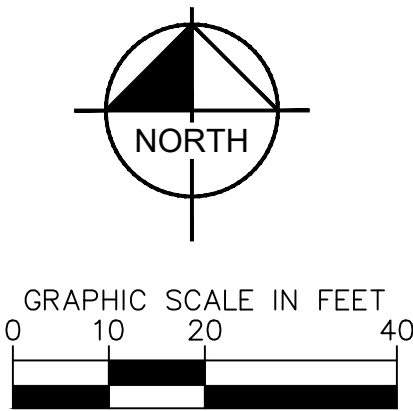
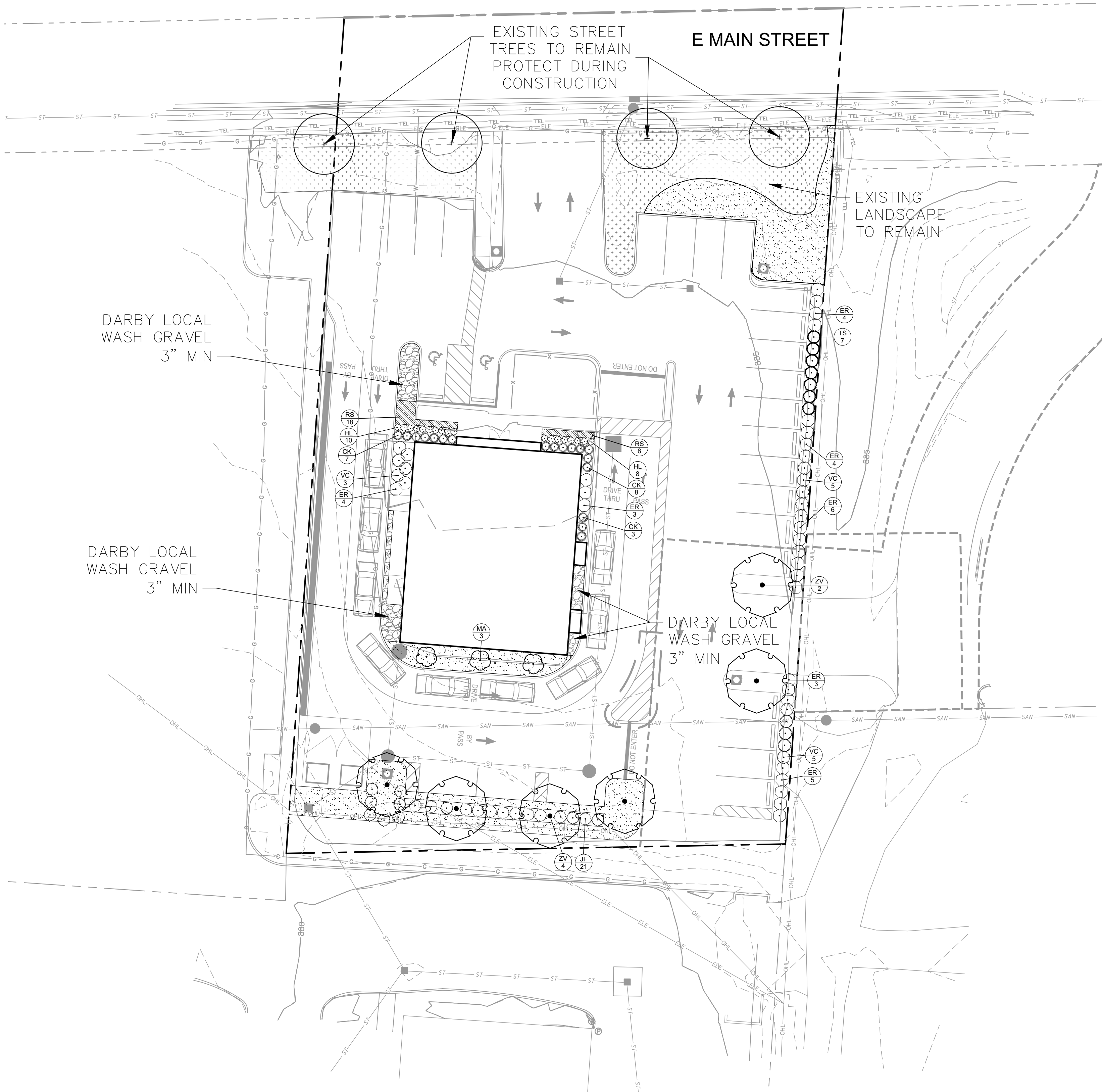


SITE LIGHTING FIXTURE SCHEDULE

NUMBER	LAMP	MOUNTING HEIGHT	MANUFACTURER	CATALOG NO.
1,2,4	LED	12 FEET	LITHONIA	DSX0-LED-P1-40K-80CRI-14M-HS
3	LED	12 FEET	LITHONIA	DSX0-LED-P1-40K-80CRI-12M-HS

SITE STATISTICS

DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL	0.54	3.0	0.1	30:1	5.4:1



PLANT SCHEDULE

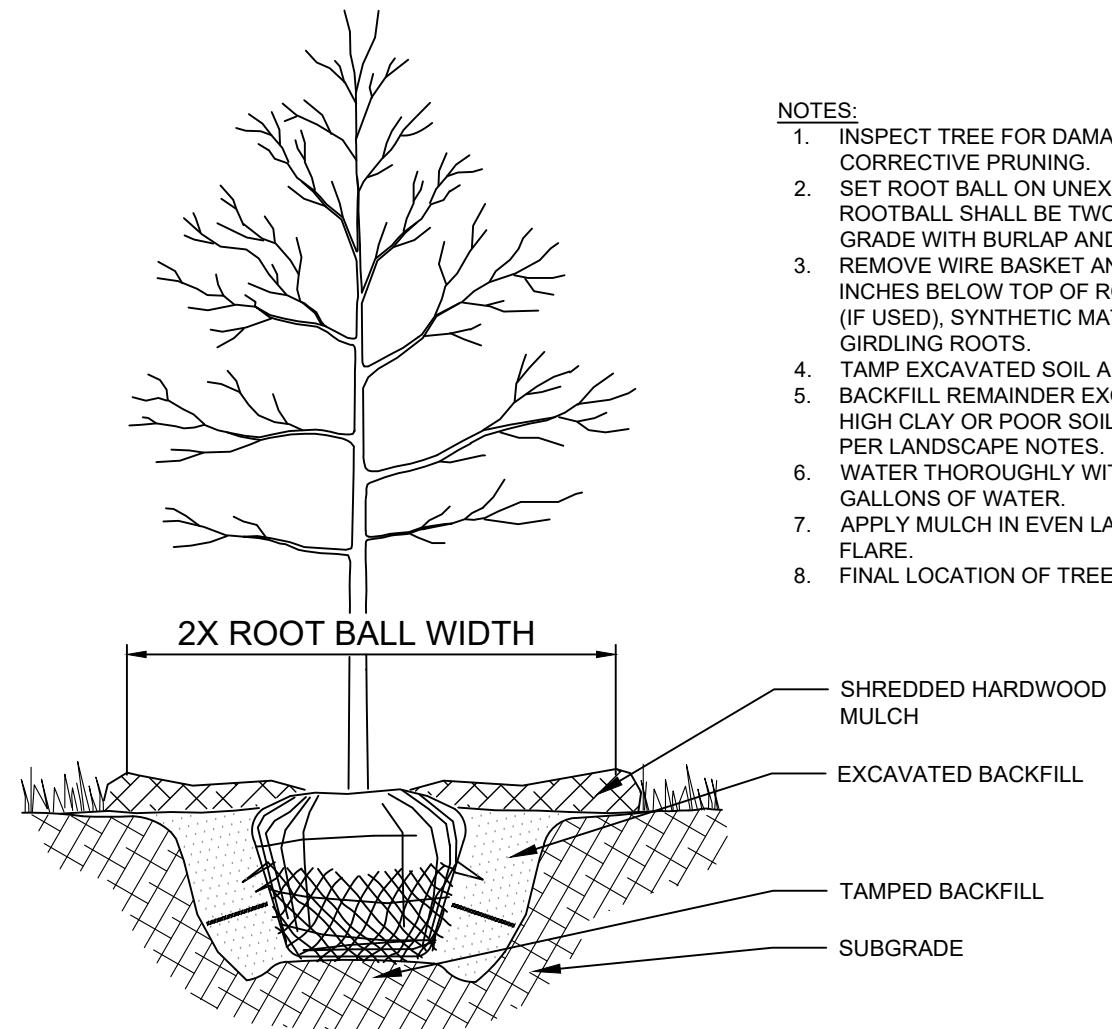
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	HEIGHT
TREES							
	MA	3	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	B & B	2" CAL.	
	TS	7	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	B & B		6-7' HT.
	ZV	6	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	B & B	2" CAL.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT
SHRUBS							
	CK	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL	3' O.C.	
	ER	29	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	2 GAL	4' O.C.	24" MIN.
	HL	18	HYDRANGEA MACROPHYLLA 'FOREVER PINK'	FOREVER PINK HYDRANGEA	3 GAL	2' O.C.	
	JF	21	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	B & B		36" MIN.
	VC	13	VIBURNUM CARLESII 'CAYUGA'	CAYUGA KOREANSPICE VIBURNUM	3 GAL	4' O.C.	24" MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING
GROUND COVERS					
	RS	26	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	24" o.c.
	TS2	2,548 SF	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	

QTY OF REYNOLDSBURG - SCREENING AND LANDSCAPING FOR SERVICE STRUCTURES

1. LOCATION OF SCREENING - EITHER A SOLID, OPAQUE FENCE OR WALL OR EARTH BERM, WITH A CONTINUOUS PLANTING OF EVERGREEN PLANT MATERIAL SHALL ENCLOSE ANY SERVICE STRUCTURE ON ALL SIDES, UNLESS SUCH STRUCTURE MUST BE FREQUENTLY ACCESSED, IN WHICH CASE SCREENING ON ALL BUT ONE (1) SIDE IS REQUIRED. THE AVERAGE HEIGHT OF THE SCREENING FENCE OR WALL SHALL BE ONE (1) FOOT MORE THAN THE HEIGHT OF THE ENCLOSED STRUCTURE BUT SHALL NOT EXCEED THE MAXIMUM PERMITTED HEIGHT OF FENCES AND WALLS OF THE DISTRICT.
2. MECHANICAL EQUIPMENT AND SERVICE FUNCTIONS ASSOCIATED WITH A BUILDING SHALL, TO THE MAXIMUM EXTENT FEASIBLE, BE INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND THE LANDSCAPE SO THAT THESE FUNCTIONS ARE OUT OF VIEW FROM PUBLIC WAYS AND ADJACENT PROPERTIES WHILE ALLOWING CONVENIENT ACCESS.
3. PLANT MATERIAL REQUIRED FOR SCREENING OF SERVICE STRUCTURES SHALL NOT COUNT TOWARDS THE FULFILLMENT OF OTHER LANDSCAPE REQUIREMENTS IN THIS SECTION. NO INTERIOR LANDSCAPING SHALL BE REQUIRED WITHIN AN AREA SCREENED FOR SERVICE STRUCTURES.
4. CURBS TO PROTECT PLANT MATERIAL - WHENEVER PLANT MATERIAL IS PLACED AROUND ANY TRASH DISPOSAL UNIT OR WASTE COLLECTION UNIT WHICH IS EMPTIED OR REMOVED MECHANICALLY ON A REGULAR BASIS, A CURB TO CONTAIN THE PLACEMENT OF THE CONTAINER SHALL BE PROVIDED ADJACENT TO THE PLANT MATERIAL. THE CURBING SHALL BE AT LEAST ONE (1) FOOT FROM THE MATERIAL AND SHALL BE DESIGNED TO PREVENT POSSIBLE DAMAGE TO THE PLANT MATERIAL WHEN THE CONTAINER IS MOVED OR EMPTIED.
5. SERVICE STRUCTURES SHALL BE GROUPED TOGETHER WHENEVER POSSIBLE.
6. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SERVICE STRUCTURES LOCATED ON LOTS WITH SINGLE-FAMILY AND TWO-FAMILY DWELLINGS, EXCEPT THAT ANY GENERATOR LOCATED WITHIN SIX (6) FEET OF ANY LOT LINE SHALL BE SCREENED IN ACCORDANCE WITH THIS SECTION.

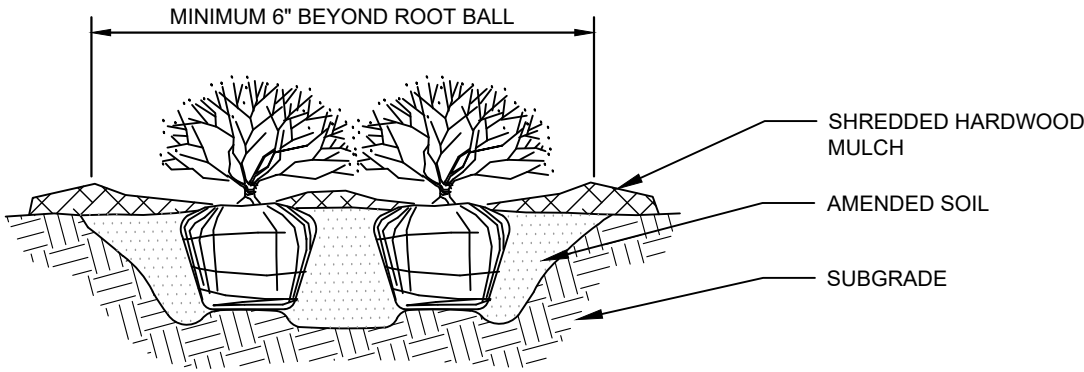


- NOTES:
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
 3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
 4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
 5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
 8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S.

15



- NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING DETAIL

SCALE: N.T.S.

15

6493 E MAIN STREET		LANDSCAPE DETAILS		Kimley»Horn		No.		REVISIONS		DATE		BY	
MAJOR SITE PLAN		CITY OF REYNOLDSBURG		FRANKLIN COUNTY, OHIO		AS NOTED		DESIGNED BY: SAW		DRAWN BY: AGH		CHECKED BY: MCR	
ORIGINAL ISSUE:		3/13/2025		KHA PROJECT NO.		190109007		SHEET NUMBER		15		OF 15	
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.		79965		HORN STREET, SUITE 200		COLUMBUS, OHIO 43215		PHONE: 614-454-6696		WWW.KIMLEY-HORN.COM			

STATEMENT OF HARDSHIP/STATEMENT IN SUPPORT OF CONDITIONAL USE PERMIT

Owner: Coughlin Investments Ltd.
c/o Laura MacGregor Comek, Esq.
17 S. High Street, Ste. 700
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Address: 6493 E Main St.
Parcel Nos.: 060-001245-00
Zoning Districts: Brice and Main
Date: March 10, 2025
Requested Use: "Food Service – Quick Service / Fast Food with Drive-Thru."

This Statement is provided in support of the Owner's Variance, Conditional Use and Major Site Plan Applications.

Introduction and Site History

The property is .93 +/- acres, zoned commercial in Main and Brice District ("BMD") and located along E Main Street (the "Site"). The Site had been vacant for some time and was formerly a sports bar/restaurant. The building itself is dated architecturally/aesthetically and functionally obsolete in certain other regards, as would be expected for commercial/retail uses in 2025. However, the cost to demolish and rebuild introduces economic waste to a building that can be rehabilitated and adapted for new commercial use.

Surrounding land uses include office and commercial to the immediate north (Hobby Town, AAMCO Transmission and Car Repair, and other general offices), retail commercial to the west (Genjigo fast food) and general commercial to the east (Wright-Patt Credit Union). To the south is a mix of office, commercial and light industrial uses (food pantry, food service industry, etc.).

The current application seeks a conditional use permit, for retail restaurant with a drive thru. This use is identified in the City Code as "Food Service – Quick Service / Fast Food with Drive-Thru."



Project History and Prior Approvals

In 2019, the Owner sought and was granted a Conditional Use permit to allow for a restaurant with drive thru retail use (Chipotle). Then, due to COVID, new retail commercial construction projects were halted in favour of added drive thru(s) and other 'work arounds' for the changes in consumer behavior due to COVID. The Owner was granted a verbal extension of the Conditional Use permit due to these force majeure consequences of COVID. The Owner returned to the City in 2022 and was granted a second Conditional Use Permit under the new zoning code for the Brice and Main Street District, which rendered the existing building and Site development standards as legal non-conforming.

The prior approved plans included an access drive to the south/rear of the Site. Unfortunately, the owner of the south property failed to respond for 3.5 years to finalize easement terms. Furthermore, that owner has failed to bring forth a plan for redevelopment. This Site Owner is being held hostage for this access and delayed from pursuing construction.

In late 2024, the Site Owner and the owner of the adjacent Wright-Patt Credit Union (“WPCU”) property discussed an alternative access design. Having now secured an easement with WPCU, the Site Owner is back before the City to renew the Conditional Use Permit. The current application seeks another conditional use permit, for the same retail with drive thru use. This use is identified in the City Code as “Food Service – Quick Service / Fast Food with Drive-Thru.” The number of employees is unknown at this time, however sufficient to run a small retail restaurant with drive thru.

Proposed Adaptive Reuse

The Owner is still planning a neighborhood scale restaurant use with a drive thru. Due to the building’s legal non-conforming status, variances are needed to legitimize the non-conforming development standards. The Owner’s proposal is consistent with the new zoning and City recommendations for intense commercial/retail development and includes mitigation measures intended to balance the requirements of the new code with what otherwise would be the economic waste of a building tear down.

The Site Plan (provided herewith) has been FURTHER revised from the original approved plan, and the 2022 plan to address the City’s urban walkability goals/standards and to create a walkable aesthetic that is representative of the new zoning code. The essential character of the area is commercial – intense, small scale, neighborhood scale and including many retail operations. Only a small number of lots have been constructed to comply with the new zoning code; far more uses along E Main Street are making ‘adaptive’ re-use standards.

To advance this objective, the Owner has added landscaping, walkability aisles, bike racks. The Owner has planned for adaptive reuse of the building but with new surface pavement with striping and updated standards. Also, the proposed building design raises the bar for urban design. A front patio adds the walkable retail aesthetic contemplated by the new zoning code, with new natural building materials and greenscapes.

Approvals sought.



Conditional Use Approvals Required

1. Section 1103.15.II: A Food Service – Quick Serve / Fast Food with Drive Thru allows/requires a conditional use permit:

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
FOOD AND BEVERAGE			
Bakery - Retail	P	P	
Beverage - Brewing and Distilling	P	P	Produces less than 15,000 barrels.
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	P	P	
Beverage - Retail Sales	P	P	
Food Sales - Farm Market	P	P	
Food Sales - Large Format Grocery	P	P	At least 25,000 sq. ft. of gross floor area with at least 1,000 sq. ft. devoted to fresh produce
Food Sales - Small Format Grocery	P	P	5,000 to 25,000 sq. ft. of gross floor area with at least 500 sq. ft. devoted to fresh produce
Food Service - Commissary/Bakery	P	P	
Food Service - Deli	P	P	
Food Service - Fast Casual Restaurant	P	P	
Food Service - Full Service Restaurant	P	P	
Food Service - Quick Serve/Fast Food with Drive-Thru	C	C	See 1105.13(L)

Variances Required ¹

1. Section 1103.15.III: Maximum front yard setback from right-of-way
 - Required: 20 ft.
 - Provided: 92 ft.± ***This is an existing condition, from a legal non-conforming building and building location on lot.**²
2. Section 1103.15.III: Minimum open space
 - Required: 20%
 - Provided: 16.8%± (note – a revised design has reduced the deficit on open space from prior applications)
3. Section 1103.15.III: Minimum building height
 - Required: 22 ft.
 - Provided: 16'-4" *** This is an existing condition, from a legal non-conforming building.**
4. Section 1103.15.III: Parking location.
 - Required: Interior of the development or structured parking
 - Provided: Front (north), side (east), and back (south) of building *** This is an existing condition, from a legal non-conforming building and building location on lot.**
5. Section 1105.01.G.ii.4:
 - Required: In any commercial district, parking shall not be in the area between the frontage and the front setback.

¹ Please note these variances were already granted, excepting #2 which is required for different data/percentages per the updated City Code.

² *Items denote where variances are required due to the existing, legal, non-conforming building and building location on the lot.

- Provided: Parking is provided in this area. ***This is an existing condition, from a legal non-conforming building and building location on lot. The Owner has obviated other variances, including parking lot spaces, by retaining the Site's available 'front' area parking.**
6. Table 1105.05B / Section 1105.07 I ii 5: Buffer requirements (pg.132)
- Required: When adjacent to an arterial road, a 15 ft. buffer is required; one (1) tree for each 30 ft. of linear boundary., or fraction thereof; and continuous 6 ft. high planting, hedge, fence, wall, earth mound or combination thereof.
 - Provided: There are 4 street trees located in the right-of-way along E. Main Street. There is existing landscaping adjacent to the right-of-way. There is 13 ft. between the northwest corner of the parking lot and the right-of-way. ***This is an existing condition, from a legal non-conforming building location on lot.**
7. Section 1105.07.J.v: Parking area landscape standards (pg. 135)
- Required: All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of 10 ft. exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound, or a combination thereof as required to provide a continuous opaque screen, a minimum of 36 inches in height.
 - Provided: The existing curb is very near the west property line; thus, there is no room for landscaping and the required drive aisles, given the location of the building. There is 2 ft. to 3 ft. of existing landscaping area provided between the east property line and the existing parking lot. Approximately 2 ft. of existing pavement will be removed by the Owner, along the east property line leaving 4 ft. to 5 ft. for landscaping. ***This is an existing condition, from a legal non-conforming building and building location on lot. The Owner has added landscaping/hedgerows in areas that are "available" to the east. This variance, as pertains to the west side of the lot, is set by building location. A change to benefit this Section 1105.05.J would cause further variance to the By-pass lane width. A decision for greater distance and safety was retained in lieu of landscaping between two intense commercial retail uses (drive areas).**

Current Conditions:



The variances needed to make adaptive reuse of the non-conforming building are not significant given size and shape of the lot, forthcoming change in full access to E. Main St. – as well as the other standards which are achieved more fully with the current development concept. While the building remains setback, the added patio and walk areas draw the building forward visually. The essential character of the area remains significantly intense neighborhood scale retail and commercial and developed from the ‘old code.’ Examples include Genjigo at 6480 E. Main St., AutoZone at 6419 E. Main St., Taco Bell 6323 E. Main St., McDonalds at 6342 E. Main St., Flowerama, 6312 E. Main St., and the entire stretch of E. Main Street from approximately 6261 – 6467 E. Main St.

CONDITIONAL USE AND VARIANCE REVIEWS

The Owner respectfully submits this request for Conditional Use with accompanying variances are necessary and proper to make adaptive reuse of the legal, non-conforming building in accordance with City of Reynoldsburg Code, Sections 1109.13 (Conditional Use) and 1109.11 (Variances), respectively. This application seeks (another) conditional use permit, for the same commercial retail restaurant with drive thru use as previously approved. This use is identified in the City Code as “Food Service – Quick Service / Fast Food with Drive-Thru.”

Conditional Use Permit (CUP) Section 1109.13 B and D:

- (1) The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts. **RESPONSE:** The corridor is iconic commercial/retail. The new code seeks to further increase the density and commercial character of the Main Brice District area. This application accomplishes this increase of intensity with key notes of improved walkability and with concerted traffic flows to direct traffic to traffic signals, post City and COTA plans for new improvements to E. Main St.
- (2) The proposed use shall not adversely affect the use of adjacent property. **RESPONSE:** There are no adverse effects to adjacent landowners - in fact, the shared drive aisle with the newer constructed Wright-Patterson Bank is contemplated to provide greater internal circuitry among the parcels. Furthermore, vitality of businesses is an essential component of commercial corridors. This project will give life to an old building and renewed vitality to the corridor. The adjacent uses already include commercial retail and restaurant uses.
- (3) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. **RESPONSE:** The corridor is iconic commercial/retail. There are similar commercial and retail uses surrounding the Site. There are no adverse effects to these uses. The new code seeks to further increase the density and commercial character of the Main Brice District area. This project will give life to an old building and renewed vitality to the corridor. Additionally, this Site will direct vehicular traffic through the WRCU Site to the traffic signal along E Main, which is a desired result of the City.
- (4) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools. **RESPONSE:** There is no effect on the delivery of government services. The Site is adequately serviced by sewer and water from the City and is designed to meet City standards. The Site directs traffic to the traffic signal, per desired result of the City.
- (5) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district. **RESPONSE:** The traffic volume from new development is expected to remain similar to the previous retail/restaurant commercial use. The cross access planned from a drive to the east will enhance the internal circuitry among these commercial parcels and redirect traffic to the nearby signalized location. This will retain commercial vitality despite the planned City/COTA improvements to the E Main Street corridor, which would eliminate full access for this Site to a reduced right in/right out only condition.
- (6) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City. **RESPONSE:** The area is iconic commercial/retail in nature. The City’s Main and Brice District plan identified this Site for additional density and commercial uses /or mixed uses. Redevelopment to a popular retail restaurant with outdoor seating and enhanced aesthetics serves to ‘raise the bar’ for this commercial corridor.
- (7) The proposed use complies with the applicable specific provisions and standards of this Code. **RESPONSE:** The building is legal, non-conforming. Compliance with new development standards is not possible in all respects. However, the Owner has sought to implement the themes and standards of the new code – where possible – and so as not to add new variances. The Owner seeks to balance the themes and requirements with the existing conditions – to avoid economic waste. The Owner has obviated additional variances by making choices to prioritize safety and traffic flows.
- (8) The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated. **RESPONSE:** Per Reynoldsburg Zoning Code,

Section _____, the retail commercial use with drive thru is a conditional use in the BMD. Please note also, the same use was a conditional commercial use, and already approved in 2019 (pre-covid) and again in 2022.

Additional CUP Review per 1105.13.L.ii.

Drive-Thru Service. The following regulations shall apply to the approval and operation of drive-thru establishments:

i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses. **RESPONSE:** There are no nearby residential properties. Nonetheless, speakers shall be 'tailored' to avoid unnecessary sound.

ii. Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. **RESPONSE:** Comply. Please see site plan submitted herewith.

iii. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district. **RESPONSE:** The Site's proposed access via shared drive to the east is intended to alleviate the newly imposed hardship from various E. Main Street improvements and to direct Site traffic via shared access, to the nearest light. At present, a light has been installed to the immediate east of the Site, at the Wright Patt access. Planned additional improvements to E. Main Street will eliminate entirely the right out egress.

iv. The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses. **RESPONSE:** There are no nearby residential uses. In fact, the area is quintessentially characterized by retail and general commercial uses. Nonetheless, the Site will be improved and well maintained (no litter, junk, etc.). Lighting shall be downward directed to preclude spillover. Drive thru speakers shall be monitored for volume adequacy. A thoughtful site plan is provided.

Variance review, per 1109.11 D:

- (1) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare. **RESPONSE:** The corridor is iconic commercial/retail. The new code seeks to further increase the density and commercial character of the Brice Main District (BMD) area. This application accomplishes that core goal of the BMD
- (2) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated. **RESPONSE:** Correct, no use other than permitted or conditional is proposed. Note also, the building and its location on the lot are legal, non-conforming in status. This 'status' necessarily requires variances. Where possible, the Site Owner has limited variances or the 'degree' such variances are necessary.
- (3) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures, and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance. **RESPONSE:** There are **three** unique justifications for this application for variances. **First**, the property has a legal, non-conforming structure and lot location, by virtue of the City's passage of a new zoning code. **Second**, the significant delay from COVID – rendered the prior conditional use approval 'expired.' When re-addressed in 2022, access was proposed to the south – however, that plan is dependent on another landowner who is not prepared to come forward with a development plan. **Finally**, there is a future improvement planned for East Main Street which will change the Site's access from full, to right-in/right-out only. As such, there is a necessary redirection of traffic to

the nearby signalized intersection – through cross access easements with the adjacent property to the east, which bears on a positive redevelopment. The access easement has been secured by the Site Owner.

- (4) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question. **RESPONSE:** As stated above, variances are necessitated by the application of a new zoning code to an existing legal non-conforming structure. The hardship is not self-created. The variances are ameliorated by feasibly practical decisions, where available, in terms of landscaping additions, parking, reduced size drive aisles and the like.
- (5) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose. **RESPONSE:** Correct, no reasonable use of the non-conforming building can be made without these variances or some combination thereof. Note also, the Owner does not believe most of these variances are necessary (i.e., by law variances do not expire). That said, the Owner offers the complete list for re-approval.
- (6) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. **RESPONSE:** There is no effect on adjacent (intense commercial) properties, as such have excellent distance between buildings/structures. On the contrary, cross access easements are being used to facilitate safe traffic internal to the Site and to direct traffic to the nearby signalized access point,
- (7) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district. **RESPONSE:** The variances will significantly reflect the same conditions as exist throughout the corridor. Examples include Genjigo at 6480 E. Main St., AutoZone at 6419 E. Main St., Taco Bell 6323 E. Main St., McDonalds at 6342 E. Main St., Flowerama, 6312 E. Main St., and the entire stretch of E. Main Street from approximately 6261 – 6467 E. Main St.
- (8) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance. **RESPONSE:** The non-conformity is already in place, on-site. Examples include Genjigo at 6480 E. Main St., AutoZone at 6419 E. Main St., Taco Bell 6323 E. Main St., McDonalds at 6342 E. Main St., Flowerama, 6312 E. Main St., and the entire stretch of E. Main Street from approximately 6261 – 6467 E. Main St.
- (9) The variance is not a matter of convenience when other remedies are available within the provisions of this Code. **RESPONSE:** The building, as located, cannot feasibly be relocated to comply with new code. The Owner has balanced the various standards to achieve as many standards as possible, in a meaningful manner, to realize the new code intent. Example – additional landscaping and walk paths to a patio creates an urban aesthetic. The use wants and needs parking, but the parking has been eliminated from the ‘fronting’ areas.

For these reasons, the Owner respectfully requests re-approval of these variances and re-approval of the conditional use.

Respectfully submitted,

/s/ Laura MacGregor Comek, Esq.

Laura MacGregor Comek, Esq.
17 S. High St., Ste 700
Columbus, Ohio 43215
Phone: 614.560.1488
Laura@comeklaw.com
Counsel for Owner

MEMORANDUM

To: Mitchell Yake, P.E.
City of Reynoldsburg

From: Nick Stauffenger, P.E.
Kimley-Horn and Associates, Inc.

Date: February 25, 2025

Subject: 6493 E Main Street Trip Generation Memorandum

A 3,360 SF Fast Food Restaurant (Subject Site) is being planned along East Main Street in Reynoldsburg, Ohio. The property is located north of US-36/SR-37 and south of US-42.

Trip Generation Discussion

Kimley-Horn reviewed the data from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* to determine trip characteristics for the Subject Site. Land Use Code 934 (Fast-Food Restaurant with Drive-Through Window) was used to generate trips. **Table 1** shows the ITE Trip Generation Data for the Subject Site.

Table 1: Trip Generation Data – Average Rates

ITE Land Use	Units	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Fast-Food Restaurant with Drive-Through Window (LUC 934)	3,360 SF	$T = 467.48(x)$ 50% in/50% out	$T = 44.61(x)$ 51% in/49% out	$T = 33.03(x)$ 52% in/48% out

T – Site-generated trips x – 1000 Sq. Ft GFA

For the purpose of this study, site-generated trips are expected to exhibit multiple routing patterns when traveling to and from the subject site, as described below:

- **Pass-By** - Pass-by traffic reflects the travel patterns of motorists who are already traveling on the adjacent study roadways and stop at the site en-route to another destination. The pass-by percentages for LUC 934 (Fast-Food Restaurant with Drive-Thru Window) were assumed for this study. The average pass-by rate for the weekday AM and PM peak period is 50% and 55% respectively. The daily pass-by rate was assumed to be an average of the AM and PM pass-by rate at 52.5%.
- **Primary Trips** – Vehicles that travel to the subject development and then return directly to their place of origin are called “primary trips.” Primary trips reflect new traffic volumes generated by the proposed development that would approach and depart on the same route. Trips to/from the site that are not pass-by trips are expected to be primary trips.

Per these assumptions, site-generated traffic projections are presented in **Table 2**.

Table 2: Trip Generation Data

Land Use	Units	Midweek						
		Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window (LUC 934)	3,360 SF	1,571	150	77	73	111	58	53
Pass-By		824	74	37	37	60	30	30
Total Net New External Trips		746	76	40	36	51	38	23

Site Demand Characteristics

The proposed development is comprised of both dine-in and drive-through options for serving patrons. To be conservative, a large portion of the arriving patrons, approximately 83%, were assumed to utilize the drive-through with approximately 17% of patrons utilizing the indoor ordering/seating option. **Table 3** below shows the site demand volumes and calculated results used to determine the anticipated queue for the peak demand period. To be conservative a Peak Hour Factor of 0.75 was assumed to determine the number of vehicles entering the development in a 15 and 5 minute period.

Table 3: Summary of Site Demand Data

Period	Total Entering	Drive-Thru
1-hour	77	64
15-minutes	26	22
5-minutes	7	6

Queue Storage Analysis

Currently the existing site configuration provides approximately 215 feet of storage length available for the drive-through that can accommodate approximately 10 queued vehicles assuming a typical 20 feet requirement per vehicle. The site plan shows the drive through stacking including the additional storage space being provided by the proposed development. Sites of similar use process a vehicle every 30-45 seconds thru the drive thru lane. Based on a conservative assumption of 45 seconds processing per vehicle, 20 vehicles are anticipated to exit the drive-thru lane during a peak 15-minute period which leaves 6 queued vehicles in the drive thru-lane.

The drive-thru storage space provides room for approximately 10 vehicles, therefore the drive-through can accommodate 4 more vehicles than the maximum AM Peak Hour entering trips, provided in **FA**.

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Subject: Re: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications
Date: Thursday, March 20, 2025 8:21:03 AM
Attachments: [Outlook-f4yelq5z.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Good morning.

We do not have any commits on this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:32 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Subject: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications

Lt. Schmidt,

I am sending you 6493 E. Main Street's resubmittal of their Conditional Use and Variance
rd

Applications and related items that are scheduled for the April 3 Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Mark Riley](#)
To: [Phoenikx Buathier](#)
Subject: RE: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications
Date: Wednesday, March 19, 2025 1:51:30 PM

Hi Phoenikx,

Public Service has reviewed and has no comments.

Mark A. Riley
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
www.reynoldsburg.gov

mriley@reynoldsburg.gov

From: Phoenikx Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:34 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: 6493 E. Main Street - Conditional Use, Variance & Major Site Plan Applications

Mark,

I am sending you 6493 E. Main Street's resubmittal of their Conditional Use and Variance Applications and related items that are scheduled for the April 3rd Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenikx Buathier
PLANNING AND ZONING ADMINISTRATOR

—

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7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov