



Commissioner John O’Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Commissioners Rezoning Hearing
Franklin County Courthouse
373 South High Street – 26th Floor
Columbus, OH 43215

Tuesday, September 13, 2016
10:00 a.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the August 9, 2016 meeting
5. New Business:

i. ZON-16-01 – Brad Fisher

Applicant/Owner:	William McQuirt
Township:	Hamilton Township
Site:	4635 Obetz Reese Rd. (150-000117)
Acreage:	3.64 acres
Zoning:	SCPD
Utilities:	Private water and waste water
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD)

6. Adjournment of Meeting to October 11, 2016



Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
President

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**MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING**

Tuesday, August 9, 2016

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, August 9, 2016.

Present were:

John O'Grady, Chairperson
Paula Brooks, Commissioner
Marilyn Brown, Commissioner

Franklin County Economic Development and Planning Department members:

Jim Schimmer, Director
Jenny Snapp, Assistant Director
Brad Fisher, Planner

Commissioner Brown opened the hearing, which was followed by the introduction of Staff, roll call, and the swearing in of witnesses.

The first order of business being approval of the minutes of the July 12, 2016, Franklin County Board of Commissioners Rezoning Hearing.

Commissioner Brooks made a motion to approve the minutes of the July 12, 2016, meeting. It was seconded by Commissioner Brown. The motion was approved by a two-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. ZON-16-03. The applicant is West Broad Building. The site is located at 4160 West Broad Street and it is 1.26 acres. The township is Franklin Township. It is in the General Industrial District and is served by public water and wastewater. The request is to rezone from the General Industrial District to the Community Service District. Mr. Fisher read and presented the case to the Franklin County Board of Commissioners. (Chairperson O'Grady joined the hearing.) Commissioner Brooks made a motion to approve Case No. ZON-16-03 with Staff's one condition. It was seconded by Commissioner Brown. The motion was approved by a three-to-zero vote.

There being no further new business to come before the Franklin County Board of Commissioners, Chairperson O'Grady adjourned the meeting.

And, thereupon, the hearing adjourned at 10:23 a.m.

Minutes of the August 9, 2016, Franklin County Board of County Commissioners hearing were approved this 13th day of September, 2016.

Signature



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Board of County Commission
September 13, 2016

Case ZON-16-01
Prepared by: Brad Fisher

Applicant/Owner:	William "Rusty" McQuirt
Agent:	Jackson B. Reynolds, III c/s Smith & Hale LLC
Township:	Hamilton Township
Site:	4845 Obetz-Reese Road (PID #150-000117)
Acreage:	3.64 acres
Zoning:	Rural
Utilities:	Private water and wastewater
Request:	Requesting to amend an existing Select Commercial Planned (SCPD) District.

Summary

The applicant is requesting to amend an existing Select Commercial Planned District (SCPD) to allow the site to be used consistent with Standard Industrial Code (SIC) 75, including truck and automotive services and Standard Industrial Code (SIC) 3713, including the assembly and manufacturing of truck bodies and cabs. Staff recommends approval with conditions.

Request

The site is comprised of one parcel located at the northwest corner of the intersection of Obetz-Reese Road and Daugherty Avenue. Interstate 270 is approximately 580 feet north of the site. Daugherty Avenue ends approximately 1,640 feet west of the Obetz-Reese Road intersection. The site is developed with one (1) building, a gravel parking lot and fueling station. The building is 9,600 square feet and used for the storage and maintenance of trailers and tow trucks, as well as truck assembly. The parking area is approximately 2.35 acres in size and surfaced with crushed gravel. The site only has access to Obetz-Reese Road.

The applicant is requesting the zoning amendment to allow the property to be used for truck and automotive services and the manufacturing of truck bodies and cabs. The amendment has also been submitted to update the development plan with a loading dock, fueling station with canopy and a 12 foot tall fence/wall to mitigate noise.

History:

The site was initially rezoned from the Rural District to Select Commercial Planned District (SCPD) in 2001 to allow for the construction of an accessory building in order to store trucks.

The applicant requested to amend the Select Commercial Planned District (SCPD) in January, 2008 to legitimize the construction of a storage building and allow for onsite storage.

Surrounding Land Use/Zoning

The area is characterized by residential and industrial land uses.

North: Interstate 270 & zoned Exceptional Use (EU) District – Agricultural – Village of Obetz

South: Walnut Heights – Zoned Rural Residential – Unincorporated community of Reese – Hamilton Twp.

West: Zoned Old Town Residential District – Agricultural – Village of Obetz

East: Norfolk Southern Railroad & zoned Planned Industrial District – Village of Obetz

Comprehensive Plan

The subject site is located in the planning area of the Obetz & Hamilton Township Comprehensive Plan, adopted October 1998. The plan provides land use, site design and transportation recommendations within the planning area.

The Obetz & Hamilton Township Comprehensive Plan recommends the subject site to be developed as Single-Family Residential and Rural/Agricultural. The land to the west is recommended to be developed as Rural/Agricultural. The land to the east is recommended to be developed as Industrial, and the land to the south is recommended to be developed as Single-Family Residential. Interstate 270 is located directly north of the site, and further north is recommended to be developed as Public. The communities Goal Statements contained within the Plan set forth principles for future growth and development that preserve the quality of living and orderly growth of Obetz/Hamilton Township while encouraging development in designated Commercial areas. These areas of development are encouraged with land use controls in place, to require buffer areas where economic development abuts residential land uses.

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Proposed Permitted Uses in SCPD:

The proposed use of the property is for truck and automotive services, assembly and manufacturing of truck bodies and cabs, storage of parts and salvage goods and office activities. These uses are identified in Standard Industrial Code (SIC) 75 – Automotive Services and (SIC) 3713 – Truck and Bus Bodies, Not Elsewhere Classified.

Access/Traffic:

The site has one (1) access point along Obetz-Reese Road that is approximately 153 feet wide. There will not be an increase in truck traffic to the site over what is already being generated by the site. The trailer storage, truck pickup and impound operations will remain the same. The hours of operation however, would be restricted to 8am to 9pm, Monday thru Friday, 8am to 5pm, Saturday, and no loading or unloading on Sundays. Loading and unloading would only be permitted on Sundays if an emergency were to occur.

Parking:

There is an existing gravel parking lot on the site; the applicant would like to continue to utilize gravel due to the possible damage caused to asphalt by the large number of internal truck traffic coming to and from the site.

The proposed development plan shows four (4) parking spaces for the employees and one (1) handicap space for the storage building. There are also an additional twelve (12) parking spaces for employees that will park their personal vehicles while driving the company trucks.

The development plan shows an additional thirty-four (34) spaces that are currently used for trailer storage and thirty-nine (39) spaces used for automobile impound.

There is an existing fuel tank located on the site; this fuel tank is utilized for company trucks only and is proposed to include a canopy.

The automobile impound area on the northern portion of the site is accessed from the gravel parking lot, this impound area is completely gated. There are currently thirty-nine (39) spaces for automobiles.

Storm Water/Drainage:

No new development is proposed on the site and the applicant has complied with storm water requirements for the past development activity on the site.

Sewage Disposal and Water Supply:

Sewage disposal will consist of a 1000 gallon holding tank located at the southeast corner of the property.

Architectural Design:

There are no plans to alter the existing building layout. There is one (1) proposed canopy above the fueling station to provide protection from the elements while fueling trucks and a twelve foot high fence/wall that will serve as a sound barrier between the loading dock and the single-family homes to the south and west of the property. A waiver is requested for the twelve foot high fence.

Outside Storage:

The proposed site plan shows the areas designated for outside storage and the automobile impound area. No additional outside storage has been proposed at this time.

Pollution:

No smoke or odor will be emitted or produced on the property. Noise level will be no greater than sixty (60) decibels at property lines. A twelve foot high fence/wall has been proposed to mitigate the noise produced on site.

Graphics and Signage:

One (1) free standing sign may be placed along Obetz-Reese Road. The total sized of the proposed sign will not exceed forty (40) square feet per face and shall not be higher than seven (7) feet from grade.

Lighting:

All lighting on the site that is visible from neighboring residential properties will be cut-off fixtures (down lights) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site will minimize off-site glare and reflections by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting.

Screening & Landscaping Plan:

Screening has been proposed along the loading dock, at the southwest corner of the site. Trees indicated in the landscape green space on the Site Plan will be replaced within thirty (30) days after their death or destruction, weather permitting.

The property to the west of the site is zoned Residential and currently used for agricultural purposes. If the property develops residentially the western lot line will be screened to provide a buffer with a height of six (6) feet and an opacity of 60% within one year of initial residential construction. There is currently a six (6) foot chain link fence around the perimeter of the property with a one (1) foot addition of barbed wire. The applicant previously received a waiver to exceed the maximum six (6) foot fence height with barbed wire, and requests the waiver with this rezoning amendment.

Technical Agency Review

Franklin County Engineer's Office – Identified the need for additional highway easement along Obetz-Reese Road.

Franklin County Drainage Engineer's Office – Indicated that property owner has addressed all stormwater requirements.

Franklin County Public Health – Expressed no concerns.

Franklin Soil & Water Conservation District – Expressed no concerns.

Ohio EPA – Expressed concerns that water and sewer will not be available on the site.

Staff Review

The proposed zoning amendment does not keep with the land use recommendation of the Obetz & Hamilton Township Area Plan however; the proposed amendment does not change how the site operates and does not increase the intensity of use on the site that has been operating for approximately fifteen (15) years.

Staff believes that the proposed amendment advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Planning Commission Recommendation

On Wednesday, June 8, 2016, the Franklin County Planning Commission recommended approval of the request with the following conditions:

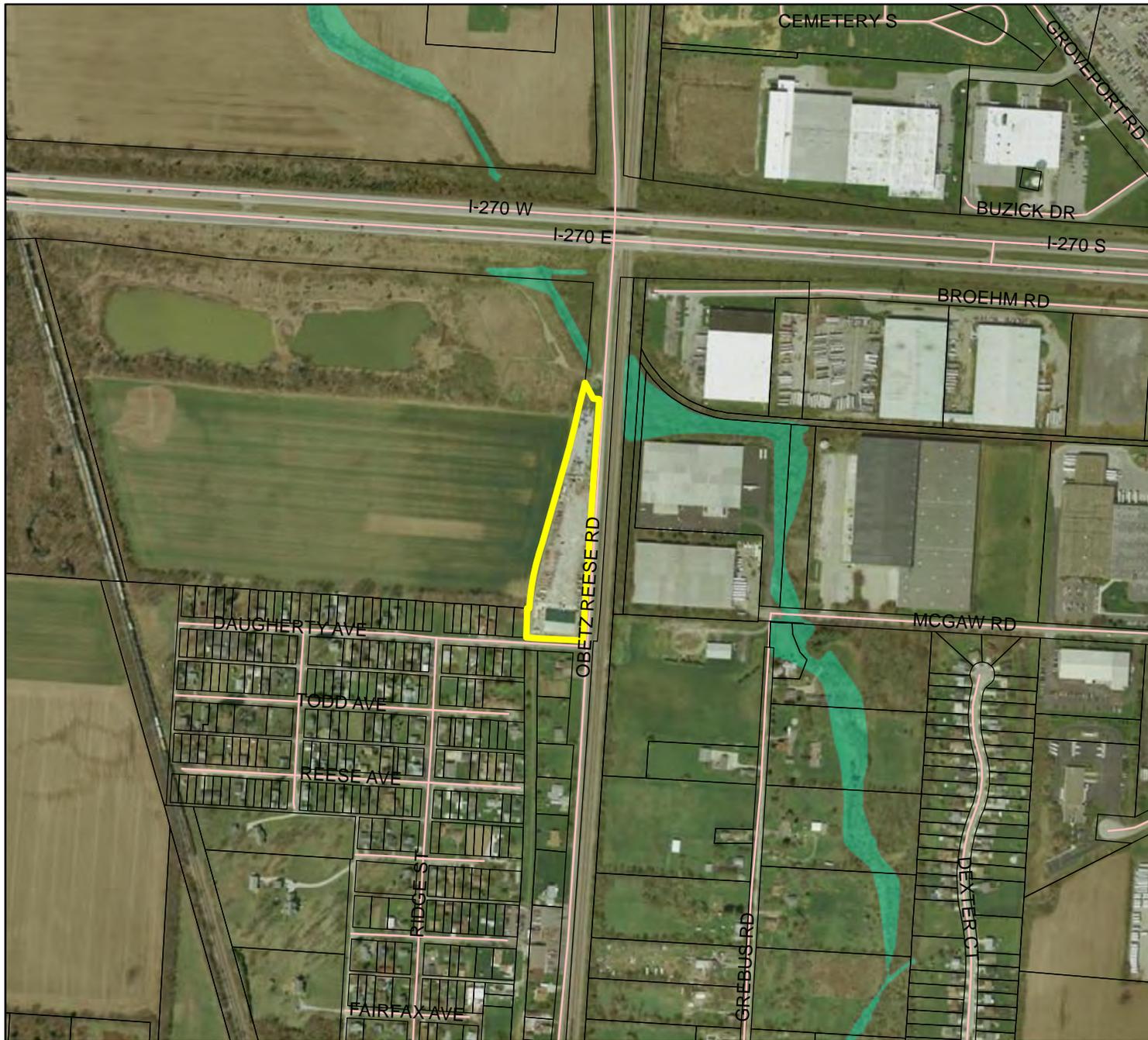
1. The applicant must apply for and receive a certificate of zoning compliance.
2. The applicant must dedicate a highway easement to the satisfaction of the Franklin County Engineers office.
3. The applicant must describe in more detail the proposed use of the site under SIC code 3713.
4. The applicant must receive approval from the Ohio EPA for the holding tank used for sewage disposal.
5. The applicant shall install a fence that is 100% opaque in order to screen the loading dock to the south and west, bordering the residential neighborhood.
6. The fence that is intended to screen the loading dock is not to include chain link fence slats to reach the required 100% opaqueness.

Rural Zoning Commission

On Thursday, August 18, 2016, the Franklin County Rural Zoning Commission approved the proposed rezoning with the Franklin County Planning Commission conditions of approval.

Staff Recommendation

Staff recommends that the Board of County Commissioners sustain the action of the Rural Zoning Commission to approve the proposed rezoning with six (6) conditions.

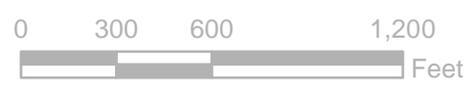
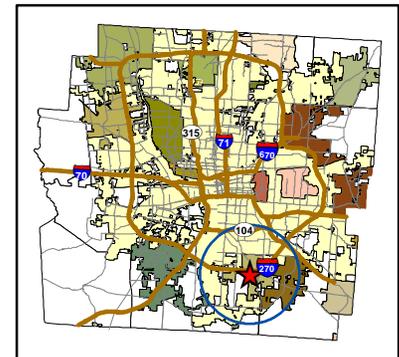


ZON-16-01

Requesting to amend an existing Select Commercial Planned District (SCPD).

3.64 Acres
Hamilton Township

-  4635 Obetz-Reese Road
-  Parcel
-  Streets
-  Floodway Fringe



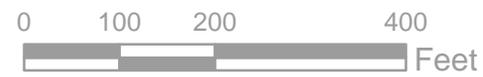
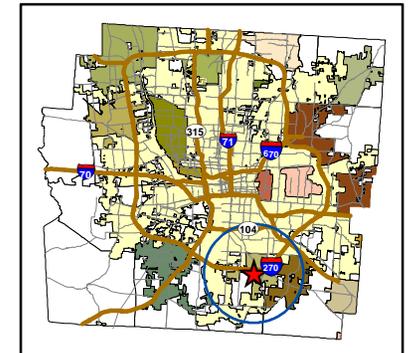


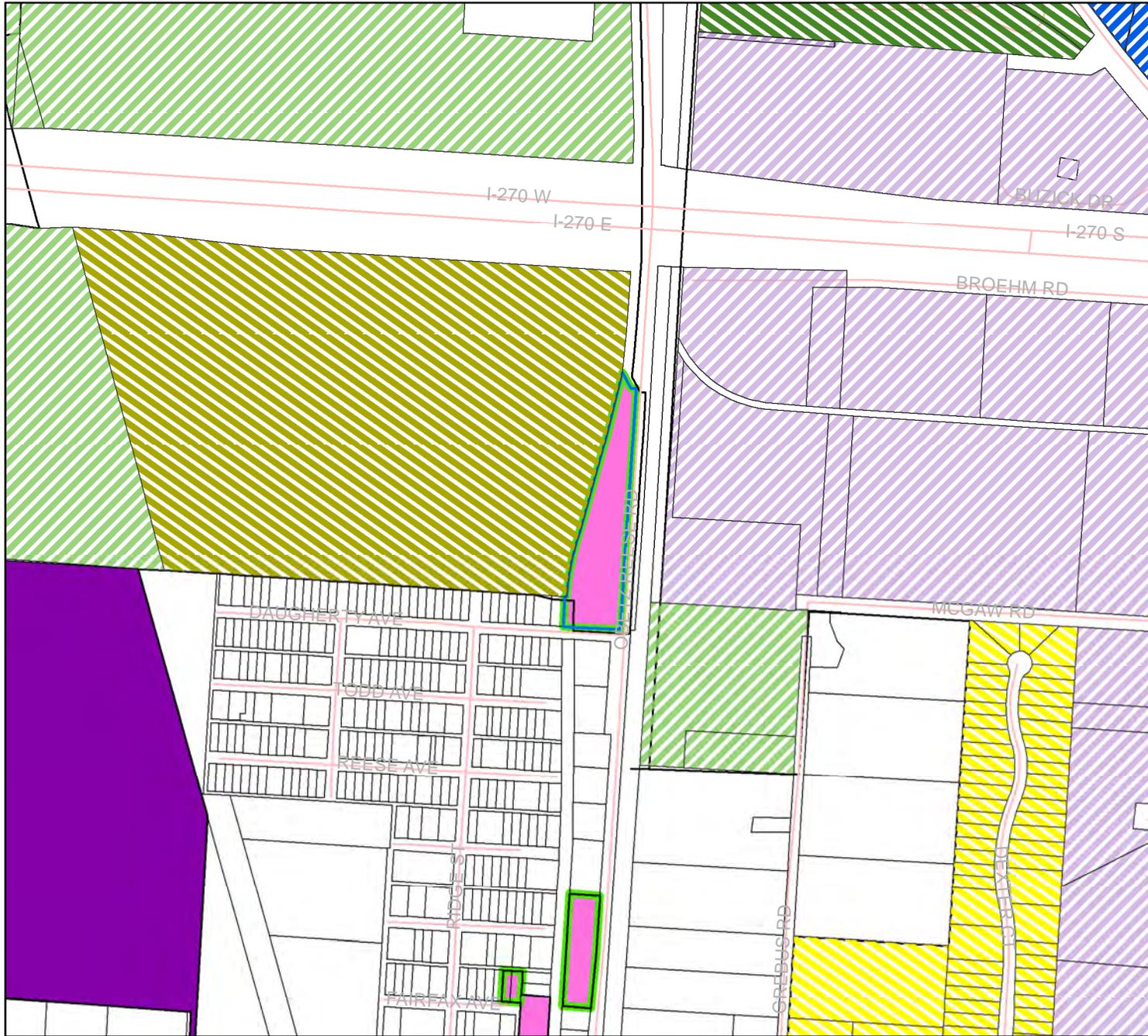
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ZON-16-01

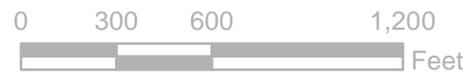
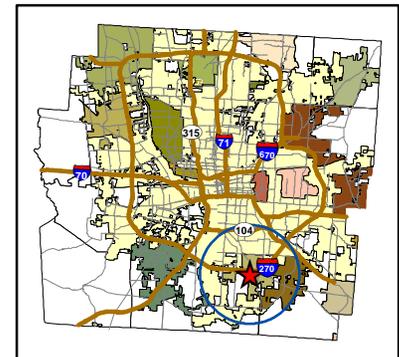
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Hamilton Township

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-  Parcel
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- County Zoning**
-  General Industrial
 -  Neighborhood Commercial
 -  Rural
 -  Select Commercial Planned District

- Obetz Zoning**
-  Suburban Office and Institution
 -  Community Facilities
 -  Low Density Residential
 -  Old Town Residential
 -  Exceptional Use
 -  Planned Industrial District



SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
HAMILTON TOWNSHIP
4635 OBETZ-REESE ROAD
WILLIAM McQUIRT (RUSTY'S TOWING)
ZON No. 16-01



ZON-16-01

BACKGROUND:

Rusty's Towing Service, hereinafter applicant, owns one parcel as part of this development plan, the parcel is 3.64 acres in size. The site is currently zoned Select Commercial Planned District (SCPD), with an existing gravel parking lot that is used for tractor trailer storage on the southern portion of the site and a small amount of automobile impound storage on the north side of the site.

The applicant purchased the property in 1999 and rezoned the property to Select Commercial Planned District in 2001. At the time, the applicant had proposed two buildings on site. These were never constructed, thus, many of the design elements in the original zoning application were never performed. The applicant in 2008 submitted a revised development plan for the Select Commercial Planned District (SCPD) property, it included a new storage building for wrecked trucks and parts storage, a modified entrance for the site to control access onto Obetz-Reese Road, a revised landscaping and lighting plan, while maintaining outdoor storage for tow trucks, trailers and impound cars. The applicant has made some modifications to the existing site development and like to add additional other elements including a loading dock (with two code compliant loading spaces), additional fueling station with canopy and additional screening for the site. The single family home that was a part of the previous plan has been removed. The onsite sewage tank was abandoned and subsequently filled with gravel and crushed.

PERMITTED USES:

The site is currently being used for tractor-trailer storage and tow truck parking, automobile storage, a storage building a temporary storage building (equipment and material storage) for trailer repair and a fueling station. The site has limited access along Obetz-Reese Road due to an existing fence that was installed for security purposes. The existing site contains one property, with AEP maintaining a 20' easement in the gravel truck lot for maintenance of the power poles that are onsite. The uses permitted on the site include those for truck and automotive services (SIC Code Sections 75 and 3713) of Section 328.021 of the Franklin County Zoning Code. The permitted activities include truck maintenance, repair, manufacturing as well as parts storage and storage of salvaged goods and office activities.

The site is currently being used as two separate areas. The existing fenced in area (with privacy slats) to the north is used as an impound lot for cars. This area is locked and secured by two gates and up to 7 ft. high chain link fence with barbed wire (a waiver is requested to keep the barb wire) along the top of the fence.

The area south of the automobile impound lot is used as a storage area for trailers, tow trucks and employee vehicles that are parked while the employees are driving the company trucks during the day and for trucks that are awaiting repair and an 80' x 120' building that was approved in 2008. A fueling area for the company trucks is located along the western site of the parcel. The existing building is being used for vehicle maintenance and storage of parts and materials. There is a small temporary outbuilding (to provide storage of equipment and materials for trailer repair) located on top of the loading dock to provide storage space for off-loading tractor trailers. Also on the dock is an electric generator to provide backup power to the facility if power is lost. The dock area will be enclosed with a 12' high fence/wall that is depicted on the attached site plan and will also include a landscape buffer in front of the fence (a waiver is requested for the 12' high fence). Trailer loading and unloading shall be restricted to 8 am to 9 pm Monday thru Friday, 8 am to 5 pm Saturday and no loading or unloading on Sundays. If an emergency is encountered then loading and unloading is permitted on a limited basis. The site also includes two (2) fuel tanks that were installed, then on the site inspected and approved in the Hamilton Township Fire Department.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.04 Community Services (CS) of the Franklin County Zoning Code. Trees indicated in the landscape green space on the Site Plan shall be replaced within thirty (30) days after their death or destruction, weather permitting. Likewise, trees planted in the future to comply with the opacity requirements as stated herein shall be replaced within thirty (30) days after their death or destruction, weather permitting. The property to the west of the site is zoned residential in the Village of Obetz and currently is used for agricultural purposes, however if the property develops residentially then the western lot line will be screened to provide a buffer with a height of six (6) feet and an opacity of 60% within one year of initial residential construction.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

- A. One freestanding graphics shall be allowed to be placed along Obetz-Reese Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformity with the Franklin County Zoning Code.

- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- A. The premises shall be landscaped along the Obetz-Reese Road and Daugherty Road frontages with a planting of evergreens or deciduous shade trees as depicted on the site plan. The depicted fencing on the site plan shall be maintained in its current height for security purposes.
- B. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- C. There shall be only one curb cuts allowed on this site, off Obetz-Reese Road, and is 148' in width.

SITE PLAN:

- A. The property shall be developed and used in accordance with the submitted site plan. The attached site plan illustrates where the building and parking areas are located. This site plan may be slightly adjusted to reflect the engineering, topographical or other site data. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee upon submission of the appropriate data regarding the purposed adjustment. The general layout of the site plan concept shall conform to the site plan.
- B. A waiver is requested to allow the existing gravel areas to remain and non-paved in those areas identified on the site plan as those areas have historically been used for graveled and storage areas. The gravel lot will be maintained in a manner that no dust will be produced by continuous use. A waiver is also requested to omit the parking lot trees required in the parking lot areas.

BUILDING ELEVATIONS:

The existing structures shall remain on the premises. A canopy is proposed over the existing fuel station and elevations are included in this application. A 12' screening wall/fence is proposed around the loading dock area that will buffer the surrounding neighborhood from operation activities.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. The current site drainage shall be maintained as shown on the development plan.

SEWAGE DISPOSAL AND WATER SUPPLY:

The sewage disposal will consist of a 1000 gallon holding tank that will be approved and monitored by the OEPA and an onsite well will provide water to the building. The sewage disposal and water supply facility shall be properly maintained and operational in accordance with pertinent state and local regulations.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

ARCHITECTURAL DESIGN:

- A. The site plan layout and footprint of the building shall not be altered without the prior written consent of the zoning officer. At no time may alterations exceed an expansion of fifteen percent (15%) of the existing square footage of the gross aggregate building area.
- B. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed dumpster or enclosed storage area.

TRAFFIC & CIRCULATION:

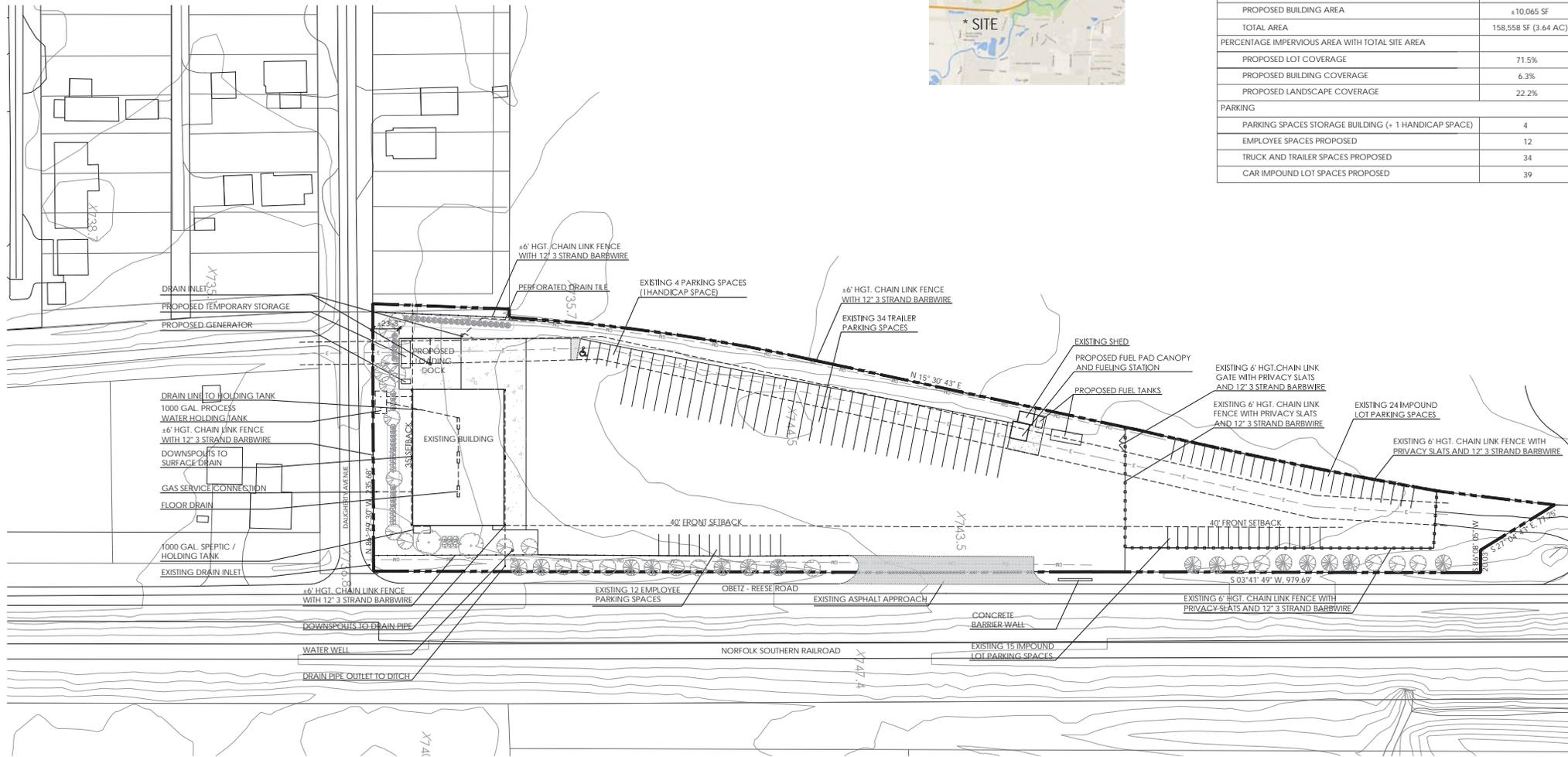
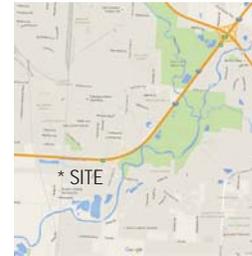
The subject property shall have one curb cuts which is existing today and as shown on the Site Plan. The location of the curb cut shall not be altered without the prior written consent of the Franklin County Economic Development Director. It is contemplated by the applicant that no increase in traffic will be generated as a result of this zoning and applicant's use due to the nature of applicant's business, customers seldom, if not at all, come to applicant's place of business.

Jackson B. Reynolds, III
Attorney for _____
(614) 221-4255

SITE DATA

	TOTALS
TOTAL SITE AREA	3.64 AC
SITE ZONING	SCPD
SURFACE AREA	
GRAVEL PARKING AREA	±102,440 SF
PAVED AREA (CONCRETE AND ASPHALT)	±10,956 SF
LANDSCAPE AREA	±35,097 SF
PROPOSED BUILDING AREA	±10,065 SF
TOTAL AREA	158,558 SF (3.64 AC)
PERCENTAGE IMPERVIOUS AREA WITH TOTAL SITE AREA	
PROPOSED LOT COVERAGE	71.5%
PROPOSED BUILDING COVERAGE	6.3%
PROPOSED LANDSCAPE COVERAGE	22.2%
PARKING	
PARKING SPACES STORAGE BUILDING (+ 1 HANDICAP SPACE)	4
EMPLOYEE SPACES PROPOSED	12
TRUCK AND TRAILER SPACES PROPOSED	34
CAR IMPOUND LOT SPACES PROPOSED	39

VICINITY MAP - N.T.S.

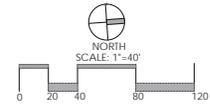


DEVELOPMENT PLAN

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

PREPARED FOR RUSTY'S TOWING

DATE: 5/24/16



Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Columbus, OH 43215
p. (614) 487-1964 Suite 401 www.farisplanninganddesign.com

PLANT LIST

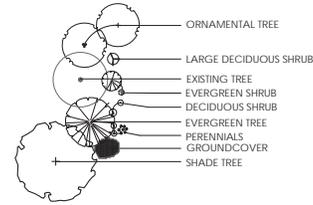
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
3	GLA	PICEA GLAUCA	WHITE SPRUCE	5-6' HGT	B&B	
3	PIC	PICEA ABIES	NORWAY SPRUCE	5-6' HGT	B&B	
SHRUBS						
24	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' HGT	B&B	5' ON CENTER

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

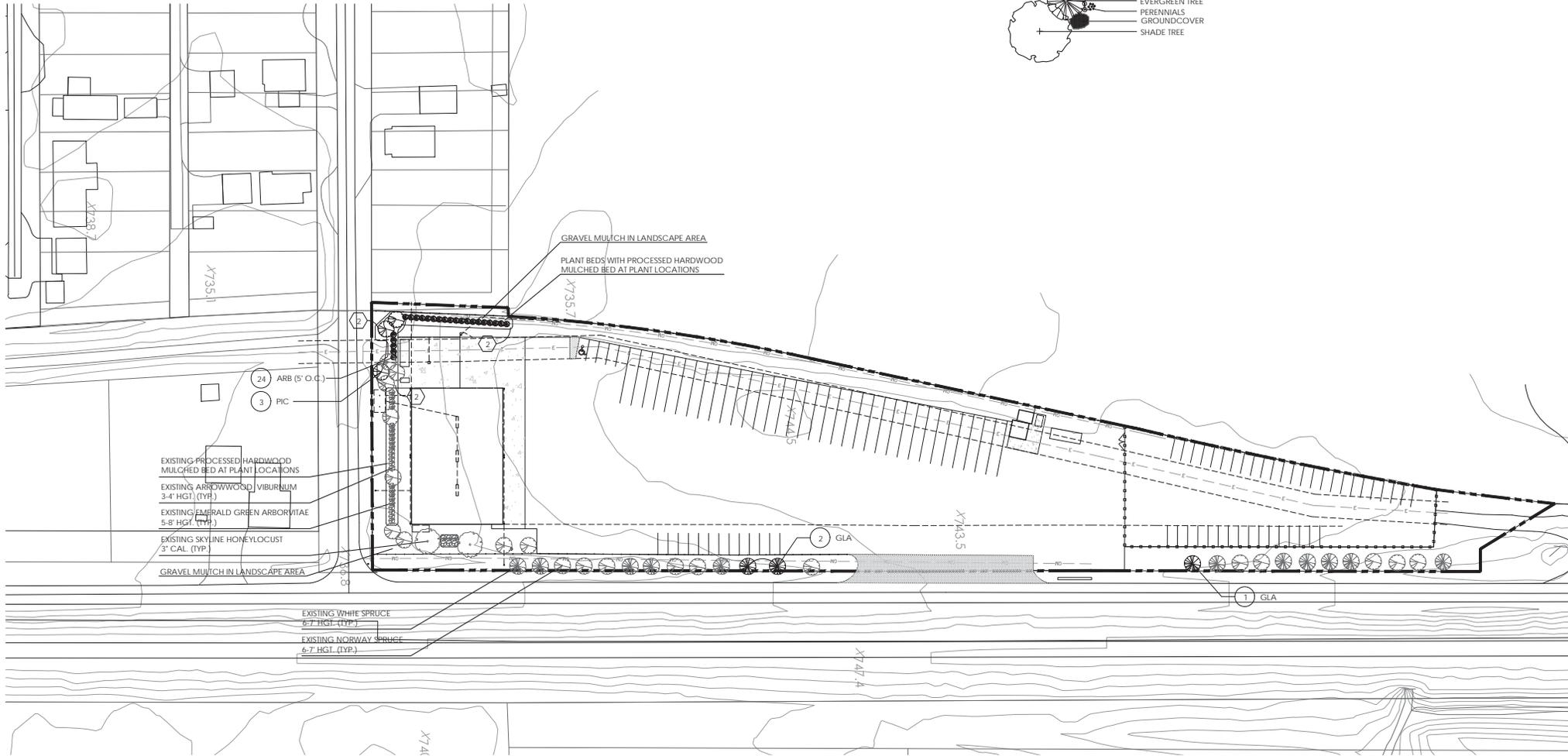
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

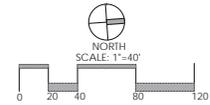


LANDSCAPE PLAN

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

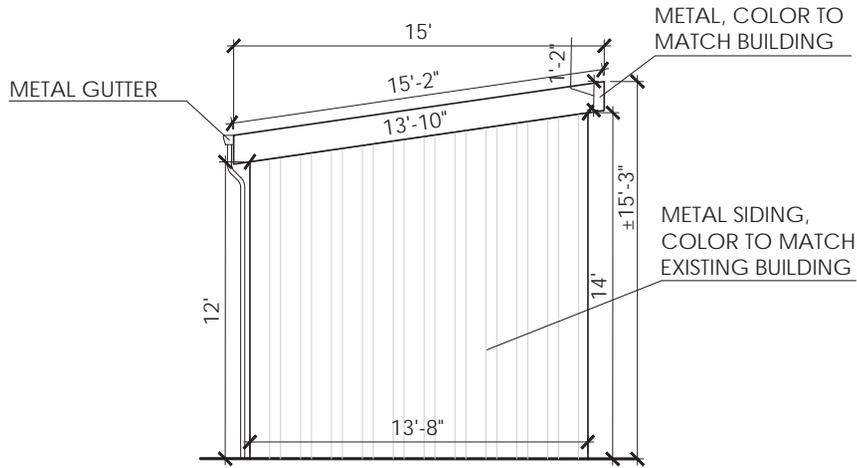
PREPARED FOR RUSTY'S TOWING

DATE: 5/24/16

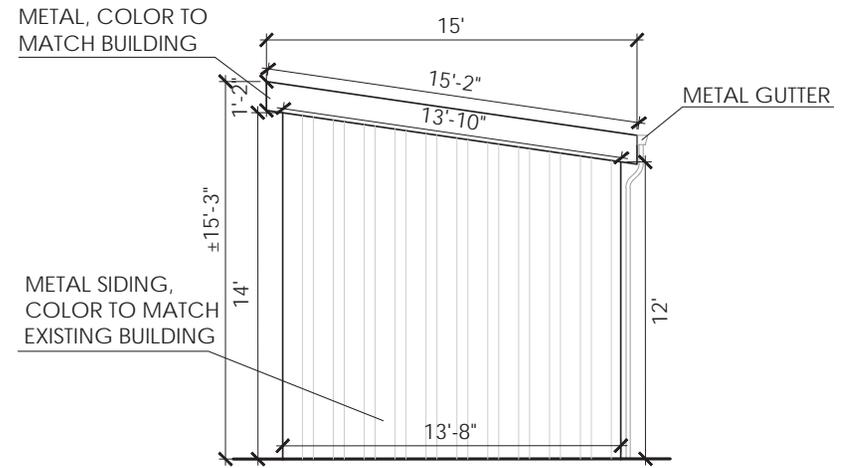


Faris Planning & Design

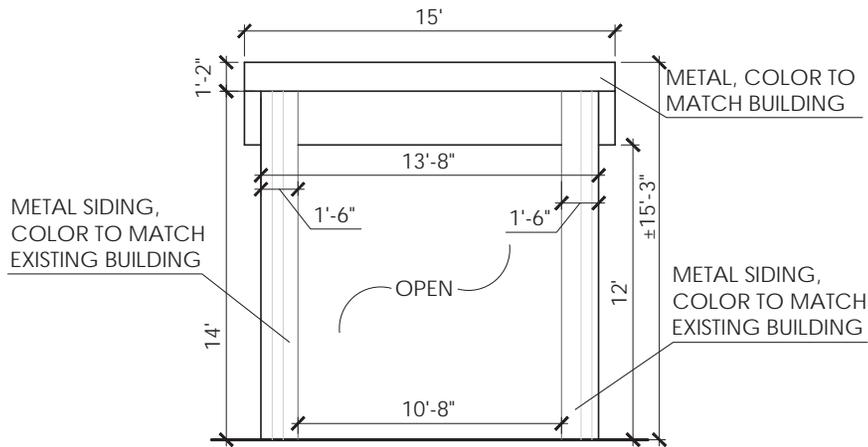
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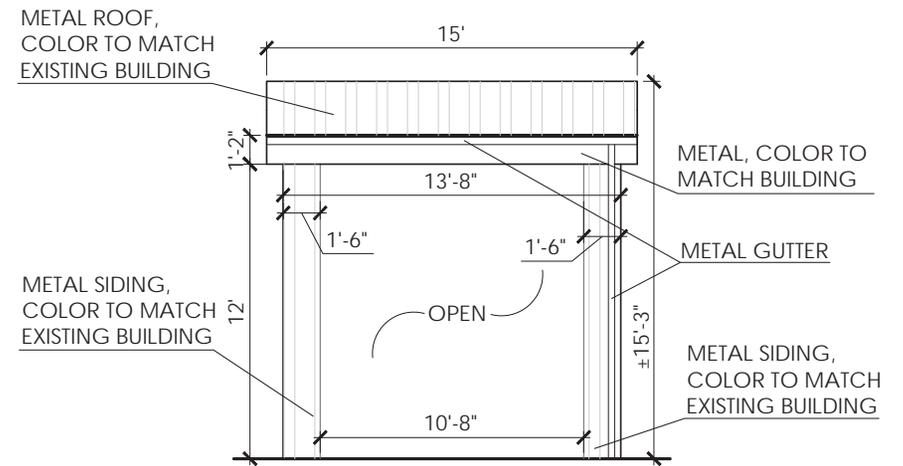
1 LEFT ELEVATION
 SCALE: 1" = 5'



3 RIGHT ELEVATION
 SCALE: 1" = 5'



2 FRONT ELEVATION
 SCALE: 1" = 5'

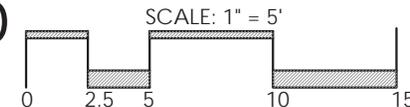


4 REAR ELEVATION
 SCALE: 1" = 5'

FUELING STATION CANOPY ELEVATIONS

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

PREPARED FOR RUSTY'S TOWING
 DATE: 5/24/16



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com

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AUG 12 2016

Franklin County Planning Department
Franklin County, OH

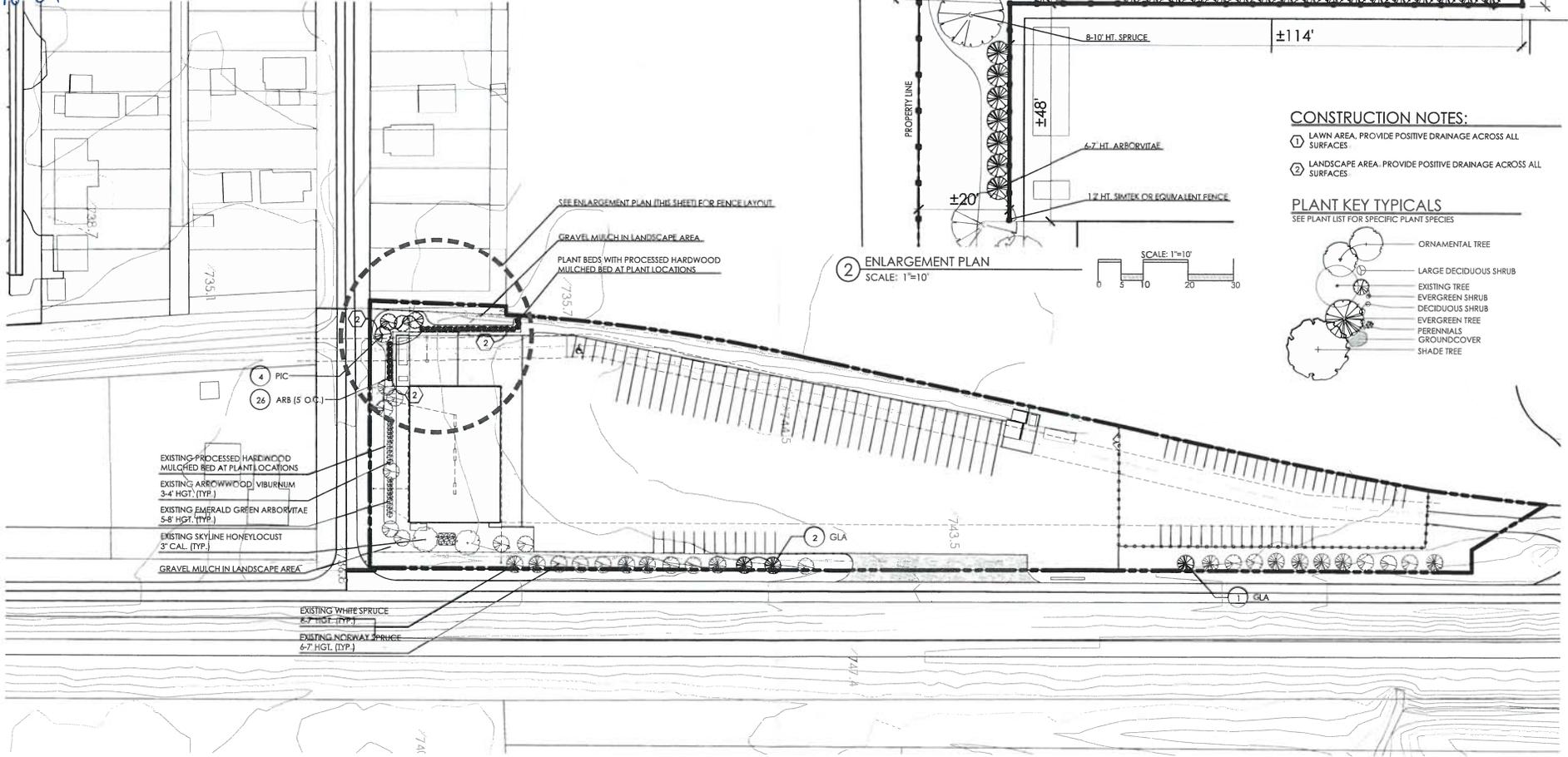
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
3	GLA	PICEA GLAUCA	WHITE SPRUCE	5-6' HGT	B&B	
4	PIC	PICEA ABIES	NORWAY SPRUCE	8-10' HGT	B&B	
SHRUBS						
26	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-7' HGT	B&B	5' ON CENTER

*NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.

ZON-16-01

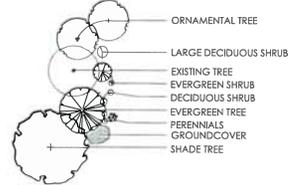


CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

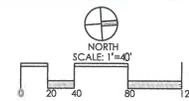


LANDSCAPE PLAN

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

PREPARED FOR RUSTY'S TOWING

DATE: 8/12/16



Faris Planning & Design

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243 N 5th St, 1st fl Columbus, OH 43215
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ZON-16-01



8-10' HT. SPRUCE

12' HT. SIMTEK
PRIVACY FENCE

6-7' HT. ARBORVITAE

LANDSCAPE SCREEN VIGNETTE

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

PREPARED FOR RUSTY'S TOWING
DATE: 7/19/16

Faris Planning & Design

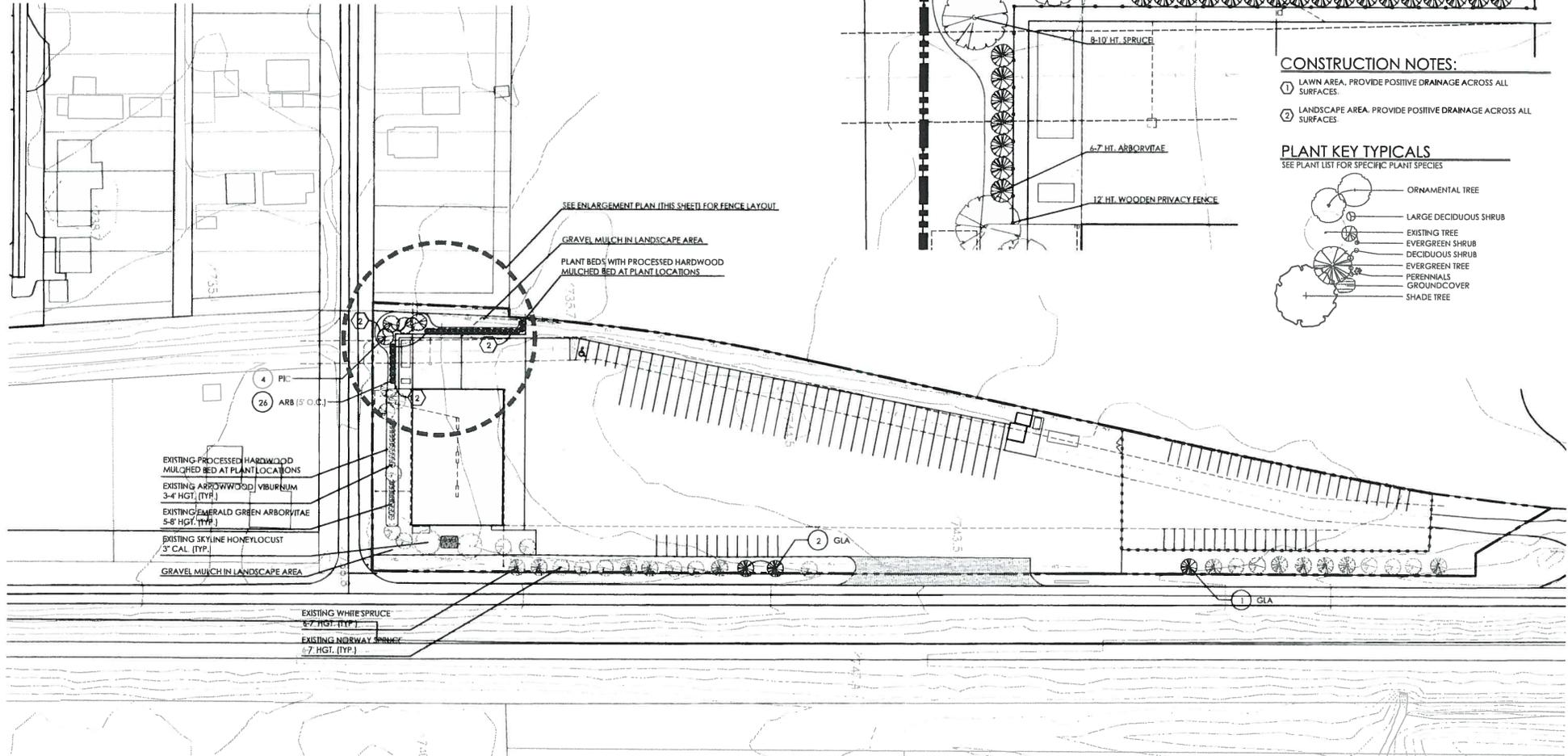
LAND PLANNING 9 LANDSCAPE ARCHITECTURE
243 N. 95th Street Columbus, OH 43215
p (614) 497-1564 Suite #01 www.farisplanninganddesign.com

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
3	GLA	PICEA GLAUCA	WHITE SPRUCE	5-6' HGT	B&B	
4	PIC	PICEA ABIES	NORWAY SPRUCE	8-10' HGT	B&B	
SHRUBS						
26	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-7' HGT	B&B	5' ON CENTER

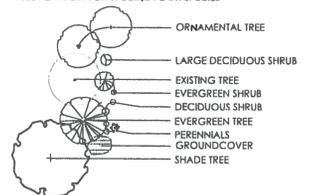
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



CONSTRUCTION NOTES:

- ① LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

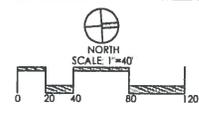
PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE PLAN

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

PREPARED FOR RUSTY'S TOWING
DATE: 7/19/16



Paris Planning & Design

LAND PLANNING 0 LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1944 www.parisplanninganddesign.com

A photograph of a stone retaining wall with a waterfall. The wall is made of stacked stones and runs across the middle ground. A waterfall flows over the wall into a small pond in the foreground. The background shows a mountain range under a clear blue sky. The scene is well-lit, suggesting a sunny day.

PRODUCT CATALOG

1.866.648.9336

www.simtekfence.com

DREAM YARDS DON'T JUST HAPPEN,
THEY'RE BUILT ON A FOUNDATION OF
QUALITY AND TIMELESS DESIGN.



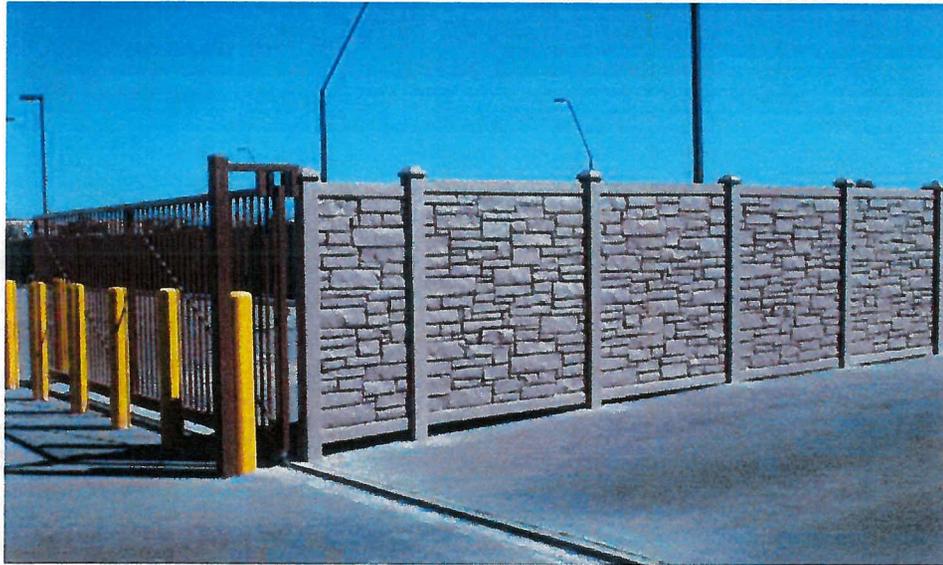
WE CREATE BEAUTIFUL YARDS

SimTek decorative rock walls offer elegance, privacy and security for your yard. It provides a secluded place for you and your family to spend time together in the place that matters the most; your home.

#ilovemyfence



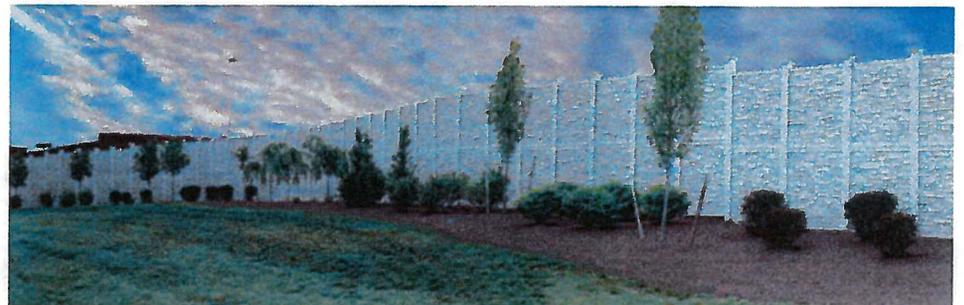
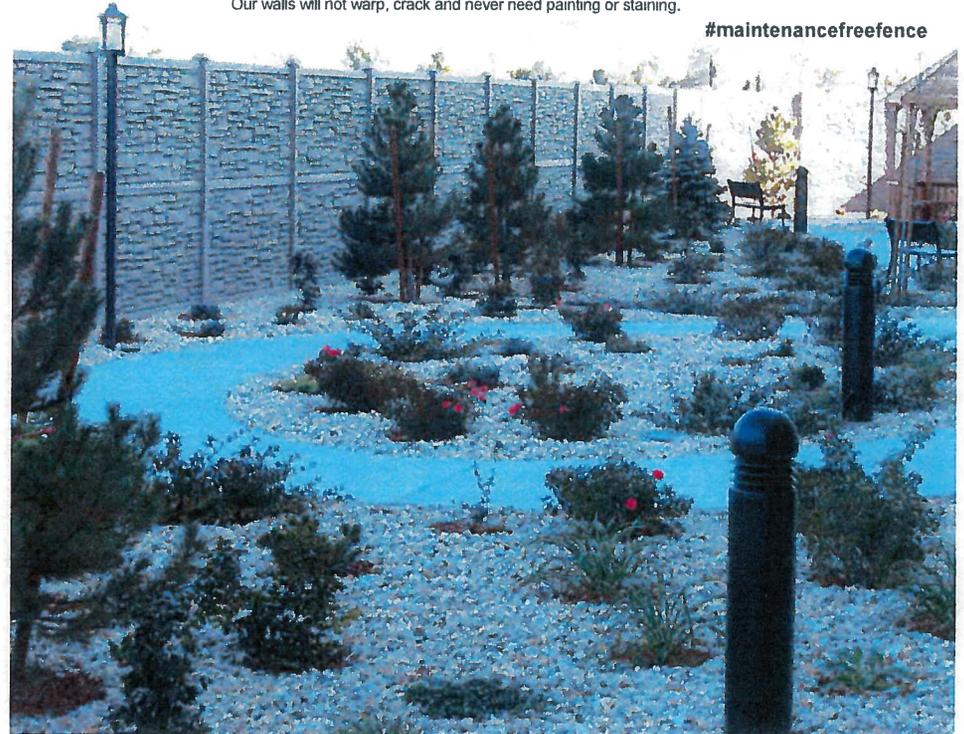
THE BEAUTY AND DURABILITY OF STONE
WITHOUT THE EXPENSE



WE CREATE MAINTENANCE-FREE SPACES

SimTek decorative rock walls create a beautiful, maintenance-free environment. They block out noise, are graffiti resistant, and are unaffected by continued exposure to hot and cold temperatures. Our walls will not warp, crack and never need painting or staining.

#maintenancefreeence



STUNNING BEAUTY
LIFETIME DURABILITY



**WE CREATE
QUIET SPACES**

SimTek decorative rock walls block 95% of direct sound





EcoStone

THE SIMTEK ADVANTAGE



MADE OF
STRONG LLDPE



SUPERIOR WIND
RATING



BLOCKS 98% OF
DIRECT SOUND



IMPACT
RESISTANT



FADE RESISTANT



ECO-FRIENDLY



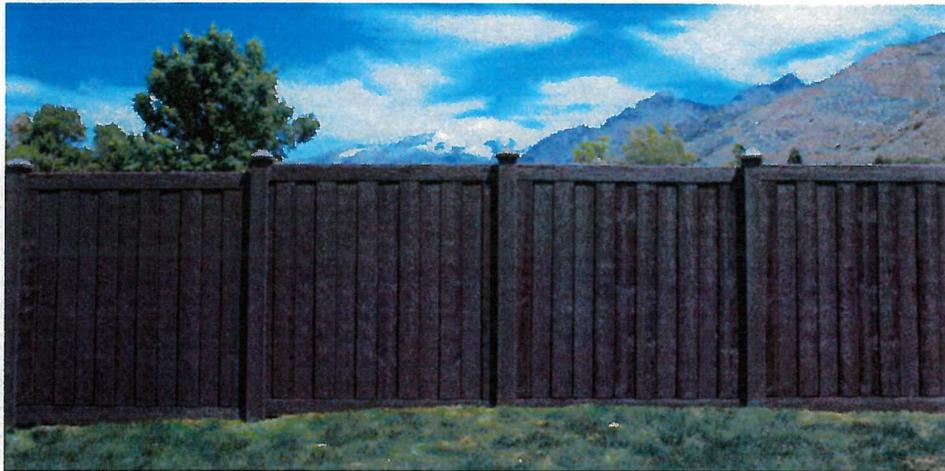
EASY INSTALLATION



MADE IN
THE USA

www.simtekfence.com

THE ASHLAND COLLECTION FEATURES RICH COLORS AND DRAMATIC TEXTURE, WHICH GIVES OUR PANELS A REALISTIC WOOD APPEARANCE



Ashland[™]
COLLECTION

**NEW
PRODUCT**

GIVE VALUE TO YOUR HOME WITHOUT TAKING FROM NATURE

-  Ashland panels are made from a proprietary blend of polyethylene and contain up to 25% recycled material. No trees are cut down for the purpose of manufacturing our fence.
-  Our panels contain UV-12 inhibitors for a lifetime of vibrant colors. Ashland polymers have been tested to withstand extreme weather conditions with little to no fading.
-  Ashland panels will not warp, fade or crack and never need staining. They withstand temperatures from -40 degrees F to +140 degrees F, and are unaffected by water and salt spray. They are resistant to any negative organic processes.
-  Ashland fence is literally maintenance-free. So, sit back, relax and enjoy the great outdoors.

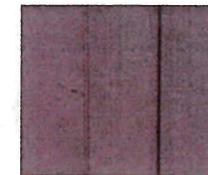
DESIGNER WOOD-GRAIN COLORS



Walnut Brown



Nantucket Gray



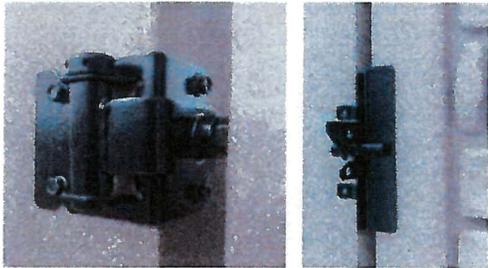
Red Cedar



Gold Cedar

STEEL REINFORCED GATES

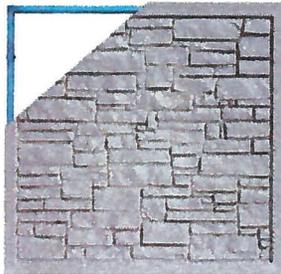
SimTek gates are designed with a total interior metal frame. The exterior shell is made from the same durable polyethylene material as the rest of the fence.



EXTREMELY DURABLE

- The internal frame is made of 1.5" x 1.5" galvanized 14 gauge heavy-duty steel frame. Each gate comes complete with two self closing hinges, a latch and a striker rod.
- Gates come in 3ft, 4ft, 5ft and 6ft widths and may be double hung for 7ft, 8ft, 9ft, 10ft, 11ft or 12ft openings
- Hinges thread directly into the interior metal frame of the gate
- Our spring loaded, self-closing hinges meet national pool codes

For more information including installation instructions, please visit our website: www.simtekfence.com

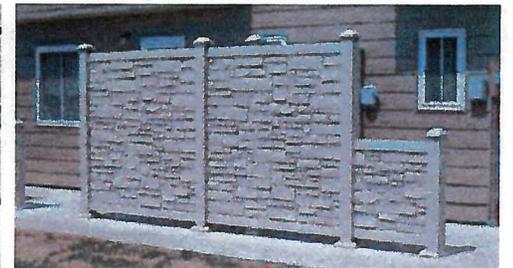
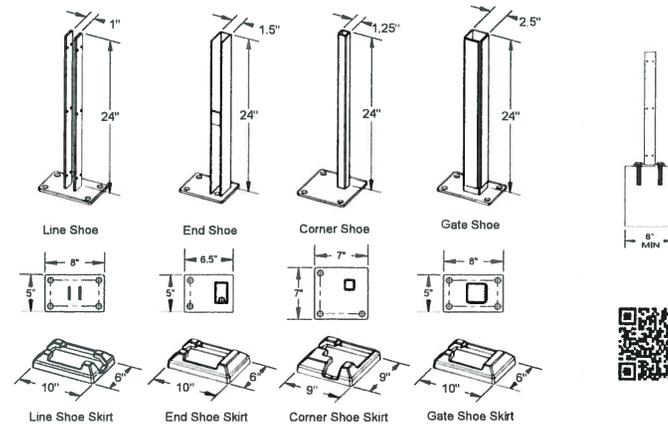


DURABLE CONCRETE MOUNTING BRACKETS

Our fences may be mounted on a concrete surface or a retaining wall by using our engineered mounting brackets and decorative skirts

ENGINEERED TO LAST

SimTek Fence can be installed on top of an eight inch minimum width, poured concrete wall or on a flat concrete surface. Our concrete mounting brackets are made with heavy steel plates and have vertical members. They attach to the concrete with wedge anchors and are bolted to the posts. Mounting brackets are available for lines, ends, corners and gate posts. Decorative skirts are used to cover the plates and anchor bolts for a finished look.





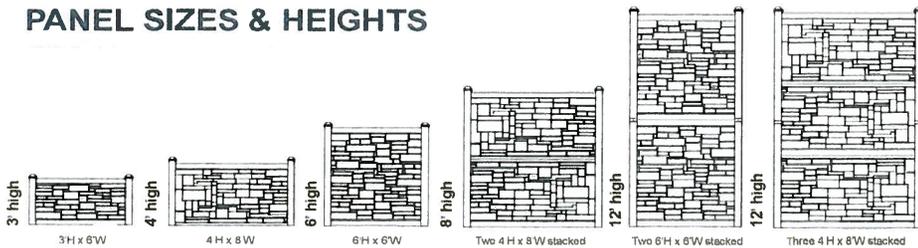
ECOSTONE PANELS

- Panels come in 3'H x 6'W, 6'H x 6'W, and 4'H x 8'W
- All panels contain high-grade galvanized steel in both top and bottom rails
- Panel heights cannot be modified; however, panels can be cut to any custom width
- Our panels have been engineered to allow stacking to create 8ft and 12' high walls

POSTS

- Posts come in 8.5' and 12' heights and have a five-inch outer diameter
- All posts contain full-length internal molded steel stiffeners for optimum strength
- Posts are made from 50% recycled polyethylene plastic
- For 12'H, we supply metal I-beams with matching plastic posts sleeves

PANEL SIZES & HEIGHTS



LEARN MORE



Proud member since 2007



NOA Appro Val 12-125-02



For All warranty information, please visit our website



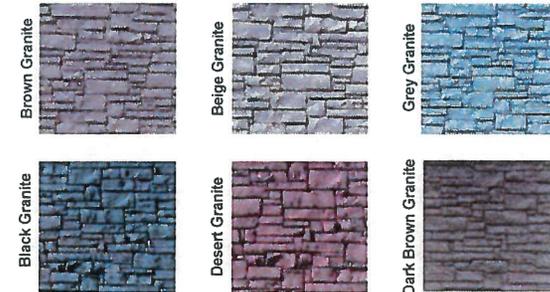
Proudly made in the United States



U.S. Patents 7,478,797 / 7,675,114 Foreign Patent Pending



DESIGNER GRANITE COLORS



CREATE THE YARD OF YOUR DREAMS

1. VIEW OUR PHOTO GALLERY ONLINE

Check out our website, www.simtekfence.com and visit our photo galleries for project ideas and inspiration.

2. DESIGN YOUR OWN FENCE

Create your own fence by using our fence calculator. This tool will provide all the materials you will need for your fence project.

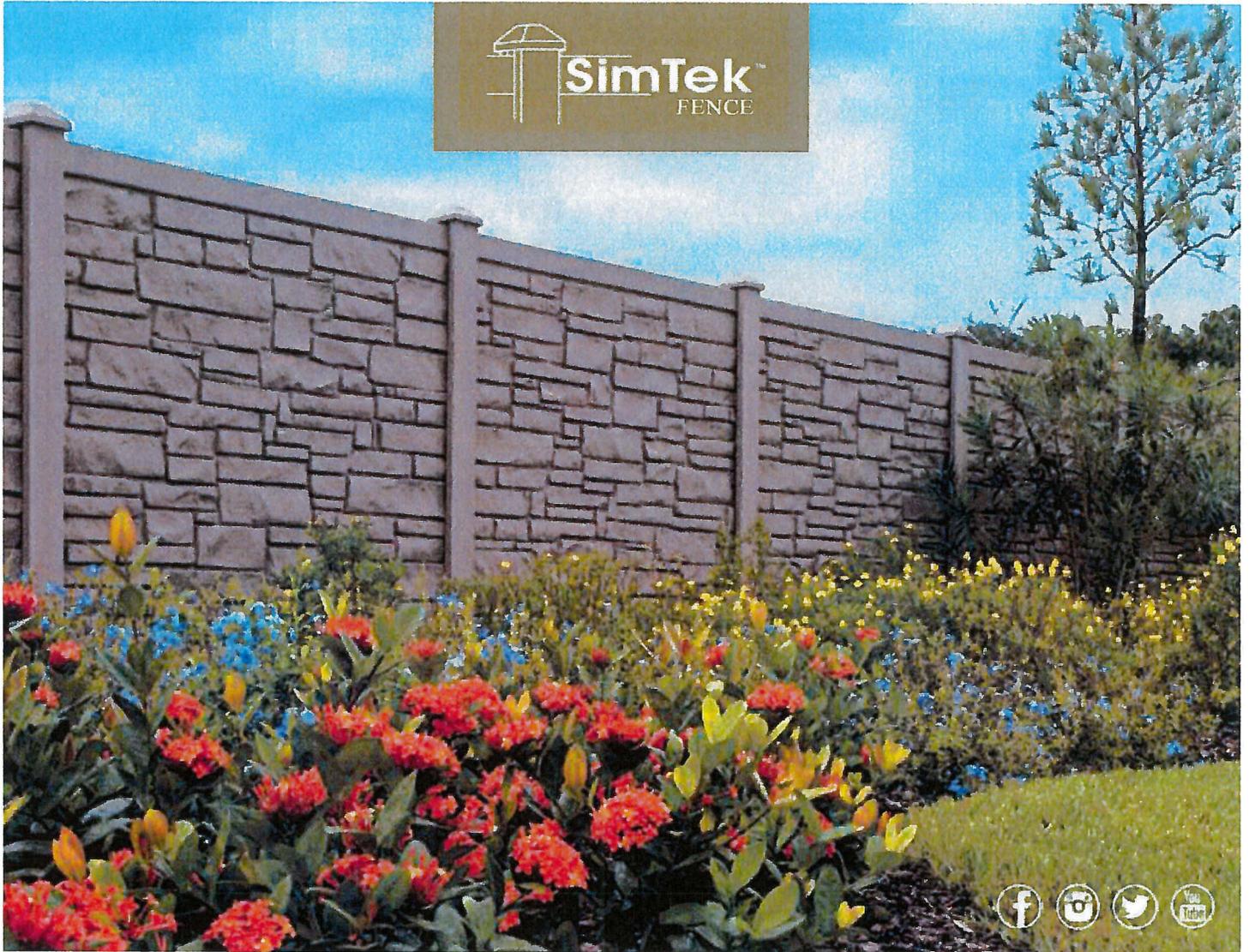
3. ORDER COLOR SAMPLES

Go online and request more product info or call our toll-free number: 1.866.648.9336. Our representatives will be happy to assist you.



Scan QR Code and request a free color sample

www.simtekfence.com



**STUNNING BEAUTY
LIFETIME DURABILITY**

Corporate Headquarters

**SimTek Fence
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Orem, UT 84057
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Tel. 1.801.655.5236
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