



Commissioner John O'Grady • **Commissioner** Marilyn Brown • **Commissioner** Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, February 8, 2017
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the January 11, 2017 meeting
5. New Business:

i. 672- PP-E – Brad Fisher

Owner/Applicant:	Rockford Homes Inc.
Engineer:	EMH&T - Jeff Strung
Township:	Jefferson Township
Subdivision:	Morrison Farms East
Site:	8211 Havens Corner (PID #170-000673), 8265 Havens Corner (170-001336), 5284 Taylor (171-000007), 3134 Waggoner Rd. 171-000587)
Utilities:	Public water and wastewater
Request:	Requesting a two-year extension of the approved preliminary plan for Morrison Farms East from the preliminary plan expiration date of April 8, 2017

ii. 681-V & PP – Brad Fisher

Owner:	Stanford J. Clark
Applicant:	Grand Communities, Ltd.
Engineer:	Civil & Environmental Consultants Inc. – Brian Burkhart
Township:	Jefferson Township
Subdivision:	Paddock Reserve
Site:	3866 Waggoner Rd. (PID #170-000101)
Acreage:	25.81-acres
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 502.15 of the Franklin County Subdivision Regulations to allow the creation of a local street (no curb) that does not meet the minimum centerline radius requirement. Requesting Preliminary Plan approval of a 23 lot single-family subdivision with 15.81-acres of open space.

6. Adjournment of meeting to March 8, 2017



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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, January 11, 2017

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, January 11, 2017.

Present were:

Nancy White, Chairperson
Tim Guyton, Vice Chairperson
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Tamara Howard
Ashley Hoye
Annie Ryznar
Jason Sanson
Kevin Wheeler

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director, Planning
Brad Fisher, Planner

Chairperson White opened the hearing.

The first order of business being the roll call of members, the introduction of staff, and the swearing in of witnesses.

OLD BUSINESS:

The next order of business was the approval of the bylaws for 2017. Mr. Chaney made a motion that the bylaws be approved for 2017. It was seconded by Mr. Blechschmidt. The motion was approved by a 10-to-zero vote.

The next item of business was the election of Chairperson. Mr. Guyton nominated Nancy White to continue as Chairperson. It was seconded by Mr. Chaney. The nomination was approved by a vote of nine yeases with one abstention. Mr. Chaney nominated Tim Guyton to continue as Vice Chairperson. It was seconded by Mr. Wheeler. The nomination was approved by a vote of nine yeases with one abstention.

The next item of business was the approval of the minutes from the November 9, 2016, meeting. Mr. Chaney made a motion to approve the minutes. It was seconded by Mr. Guyton. The motion was approved by a vote of eight yeases with two abstentions.

NEW BUSINESS:

The next order of business being Case No. 679-V. The applicant is Thomas J. Bonasera. The township is Blendon Township. The site is located at Sunbury Road and is 16 acres in size with no utilities. The applicant is requesting a Variance from Sections 204.01(a) and 204.11(a) of the Franklin County Subdivision Regulations to allow for a lot with no road frontage and that will not provide for a household sewage treatment system. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 679-V with Staff's conditions. It was seconded by Mr. Sanson. The motion was approved by a ten-to-zero vote. Mr. Chaney made a motion to adopt the Findings of Fact regarding Case No. 679-V; that the basis for approving the applicant's request for the Variance from Sections 204.01(a) and 204.11(a) of the Franklin County Subdivision Regulations result from the applicant satisfying the standards for granting a Variance under Section 701.07. It was seconded by Mr. Sanson. The motion was approved by a ten-to-zero vote.

The next order of business being Case No. 680-V & PP. The applicant is M/I Homes of Central Ohio. The engineer is Jeff Strung. The township is Jefferson Township. The site is located at 2865 Darling Road, 2631 Reynoldsburg-New Albany Road, 2860 Darling Road, 2583 Reynoldsburg-New Albany Road, 2635 NW Reynoldsburg-New Albany Road, and 2860 Darling Road. It is 62.100 acres and is served by private water and wastewater. The request is to approve the Preliminary Plan of a 78-lot, single-family subdivision with 31.6 acres of open space. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Wheeler made a motion to approve Case No. 690-PP with Staff's conditions. It was seconded by Mr. Chaney. The motion was approved by a ten-to-zero vote. Mr. Chaney made a motion to approve the Variance from Section 204.01(b) and 204.11(b). It was seconded by Mr. Blechschmidt. The motion was approved by a ten-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Mr. Guyton made a motion to adjourn the meeting. It was seconded by Mr. Blechschmidt. The motion was approved by unanimous vote. The hearing was adjourned at 2:05 p.m.

Minutes of the January 11, 2017, Franklin County Planning Commission hearing were approved this 8th day of February, 2017.

Signature

Commissioner John O’Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
February 8, 2017

Case 672-PP-Extension

Prepared by: Brad Fisher

Applicant:	Jeff Strung, EMH&T
Owner:	Rockford Homes Inc. and William A. McCoy, Jr.
Township:	Jefferson Township
Subdivision:	Morrison Farms East
Site:	8211 Havens Corners Rd. (PID #170-000673), 8265 Havens Corners Rd. (170-001336), 5284 Taylor Rd. (171-000007), 3134 Waggoner Rd. (171-000587)
Request:	Requesting a two-year extension of the approved preliminary plan for the Morrison Farms East from the preliminary plan expiration date of April 18, 2017.

Background Information

Proposal:

The Preliminary Plan for the Morrison Farms East Subdivision is set to expire on April 8, 2017. The applicant is requesting a two (2) year extension of the approved Preliminary Plan from the expiration date of April 8, 2017. Final plats for phases 1 and 2 have been approved. The preliminary plan extension is needed to allow for completion for phases 3-6. Upon build-out the development will have 227 single-family lots with 33-acres of open space.

History:

The Preliminary Plan for the Morrison Farms East Subdivision was **conditionally approved** at the April 8, 2015 Planning Commission meeting with the following conditions:

1. The stream buffer zone label along Rameys Run Creek must be revised on the final plat to be a stream buffer zone/drainage easement.
2. The applicant must complete a Traffic Impact Study for the proposed development.
3. The applicant must pay for any necessary off-site improvements deemed necessary by the Franklin County Engineer’s office based on the Traffic Impact Study.
4. Sixty (60) feet of right-of-way from the centerline along the property frontage on Havens Corner must be dedicated to the Board of County Commissioners.
5. The Belhaven Drive stub street needs to be removed from construction plans and the final plat for Phase V or be properly terminated in accordance with Section 502. 13 of the Subdivision Regulations.
6. The final plat must include a street connection to Marcrest Drive in Phase VI.
7. Sidewalks must be 5 feet in width.
8. The open space/reserves must be delineated in accordance with the township’s zoning approval which requires a minimum of 2-split rails.

A Final Plat for the first phase was approved at the August 13, 2014 Planning Commission meeting. Phase 1 included 37 lots and 1 reserve with 10.8-acres of open space.

A Final Plat for the second phase was approved at the July 13, 2016 Planning Commission meeting. Phase 2 included 39 lots and 5 reserve with 6.44-acres of open space.

Overview and Analysis:

The extension request letter submitted by the applicant indicates that phase 2 of the development was just constructed and finished this fall.

Technical Review Committee agencies expressed no concerns with the requested Preliminary Plan extension.

Staff Recommendation

Staff recommends *approval* of the 2-year Preliminary Plan Extension for the Morrison Farms East Subdivision with the original Preliminary Plan conditions.

- The Preliminary Plan for the Morrison Farms East Subdivision will expire on **April 8, 2019.**



January 10, 2017

Mr. Mathew Brown, AICP
Planning Administrator
Franklin County Economic Development & Planning Department
150 South Front Street
Columbus, Ohio 43215

Subject: Morrison Farms East
Subdivision case 672-PP

Dear Mr. Brown,

On behalf of our client, Rockford Homes, we are respectfully requesting the extension of the approved preliminary plan for Morrison Farms East. The preliminary plan was approved on April 8, 2015 and will expire on April 8, 2017.

Morrison Farms East is a multiple phased development and therefore we are requesting a two year extension of the preliminary to April 8, 2019. Section two of the development was just constructed and finished this fall.

Please feel free to give me a call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Strung", is written over a large, light blue circular scribble.

Jeffrey Adam Strung, PLA, ASLA
Director of Planning and Landscape Architecture



672-PP-E



Commissioner John O'Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
February 8, 2017

Case 681-V & PP

Prepared by: Brad Fisher

Owner:	Stanford J. Clark
Applicant:	Grand Communities, Ltd.
Engineer:	Civil & Environmental Consultants Inc. – Brian Burkhart
Township:	Jefferson Township
Subdivision:	Paddock Reserve
Site:	3866 Waggoner Rd. (PID #170-000101)
Acreage:	25.81-acres
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 502.15 of the Franklin County Subdivision Regulations to allow the creation of a local street (no curb) that does not meet the minimum centerline radius requirement. Requesting Preliminary Plan approval of a 23 lot single-family subdivision with 15.81-acres of open space.

Proposal

The applicant is requesting a variance to allow for a local street that will not meet the minimum centerline radius requirement and Preliminary Plan approval of a 23 lot single-family subdivision with 15.81-acres of open space. The subdivision will be developed in two phases and will gain access from Waggoner Road.

Overview and Analysis

Water and Wastewater Treatment

The Jefferson Water and Sewer District will provide services.

Emergency Services

Provided by the Jefferson Township Fire Department.

School District

The site is located in the Gahanna-Jefferson Public School District.

Stormwater Management

The site will use a combination of swales and storm sewers to direct stormwater to two stormwater detention basins contained in reserves. Any existing below grade drain tiles impacted by the development will be connected to the proposed storm sewer system. All stormwater infrastructure will comply with the Franklin County Stormwater Drainage Manual.

Traffic and Access Management

The proposed development site is located on the east side of Waggoner Road, north of Havens Road and directly east of and intersecting with Hollow Creek Road.

The proposed development will have one access point to Waggoner Road. The roadway in the development will be 22 feet wide with an open ditch and located in a right-of-way 60 feet wide. There will be no on-street parking permitted.

The applicant submitted a Traffic Access Study (TAS) to the Franklin County Engineer's Office which has been approved. A 40 foot half right-of-way will be dedicated along Waggoner Road and it will be widened to a 12 foot lane with a 4 foot shoulder on the east half of Waggoner Road along the frontage of the development.

The applicant is requesting a variance from section 502.15 of the Franklin County Subdivision Regulation's to allow a street that does not meet the minimum centerline radius requirement. The minimum centerline radius is 250 feet and the applicant is proposing 75 feet.

Open Space & Conservation Efforts

The proposed subdivision will include 15.81-acres of open space contained in 4 reserves. This open space represents 61.2% of the total development site area. Four-rail split rail fencing will be installed along any reserve area abutting lots in the Paddock Reserve Subdivision. The development site includes three wetlands which will be contained in a reserve. The site includes no floodplain areas. Cole Ditch travels through reserve "D" and the plan has accommodated for a 100 foot riparian setback. The applicant will install a double row of trees along Waggoner Road of species identified in the Jefferson Township Scenic Byways Plan.

Zoning

The development site was rezoned by Jefferson Township on December 20, 2016 to the Planned Suburban Residential District (PSRD) which allows a housing density of 2.5 dwelling units per gross acre and requires 40% open space. The proposed subdivision complies with these requirements having a gross density of 0.89 dwelling units per acre and 61% open space.

The proposed subdivision complies with the adopted zoning for the site.

Technical Review Agencies

Franklin County EDP

With the exception of the requested variance, the Preliminary Plan complies with the Franklin County Subdivision Regulations.

Jefferson Township

The Township indicated that the Preliminary Plan complies with the adopted zoning and the Township Fire Department has indicated no concerns with the requested variance to reduce the center line radius.

Franklin Soil and Water Conservation District

Indicated no concerns with the development.

Franklin County Engineer's Office

Indicated no concerns with the development or the requested variance.

Staff Analysis

Variance Criteria:

All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*
The proposed reduction in the centerline radius will have no impact on public health or safety or be injurious to other property. The Jefferson Township Fire Department has indicated that the centerline radius is sufficient to accommodate the Township's largest fire equipment.
2. *Circumstances of the request are unique to the property and not generally applicable to others.*
The looped roadway allows for the creation of more lots than would be possible with a standard cul-de-sac while providing additional open space. The Jefferson Township Fire Department and Franklin County Engineer's Office has found no cause for concern with the reduction in centerline radius.

The applicant believes that this design will enhance the community by providing additional open space for its residents and is similar in design to the nearby Woods at Swisher Creek subdivision.

3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
The subject site does not have sufficient land area to construct a looped roadway meeting the minimum centerline radius requirement and if it did, it would require the removal of additional trees.

Staff Recommendation

Variance:

Staff recommends **approval** of a variance from Section 502.15 to allow the creation of a local street (no curb) that does not meet the minimum centerline radius requirement.

If the variance is granted the Planning Commission must adopt findings of fact as outlined in Section 701.07 of the Subdivision Regulations and provided below.

Preliminary Plan:

Staff recommends **conditional approval** of the Preliminary Plan to allow the construction of a 23 lot single-family subdivision with 15.81-acres of open space. The conditions of approval are as follows:

1. The applicant must pay \$675 for their NPDES Phase II Review at the time of filing for construction plan approval.
 2. The frontage along Waggoner Road must be landscaped using the tree and vegetative species specified in the Jefferson Township Scenic Byway Management Plan.
 3. All stormwater infrastructure must comply with the Franklin County Stormwater Drainage Manual and all stormwater facilities must be made part of the Franklin County Ditch Maintenance Program.
 4. The well and septic system which served the home at 3866 Waggoner Road must be properly abandoned in accordance with Franklin County Public Health requirements during construction of Phase 1.
 5. The applicant must reflect the improvements warranted by the Traffic Access Study (TAS) requirements in the construction plans for the subdivision.
 6. No parking signs must be installed along the new roadway, the locations of which must be shown on the construction plans.
 7. Split-rail fencing must be installed along the road right-of-way between lots 11 and 12 to delineate the reserve area.
- Note to the applicant: Per Section 205.13 of the Franklin County Subdivision Regulations, the Preliminary Plan for the Paddock Reserve Subdivision will expire on **February 8, 2019.**

Findings of Fact

For your convenience, the following are proposed findings of fact if the variance is granted:

_____ moves that the basis for approving the applicant’s request for the Variance from Section 502.15 of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 681-V & PP results from the applicant satisfying the standards for granting a variance under Section 701.07.

Seconded by: _____

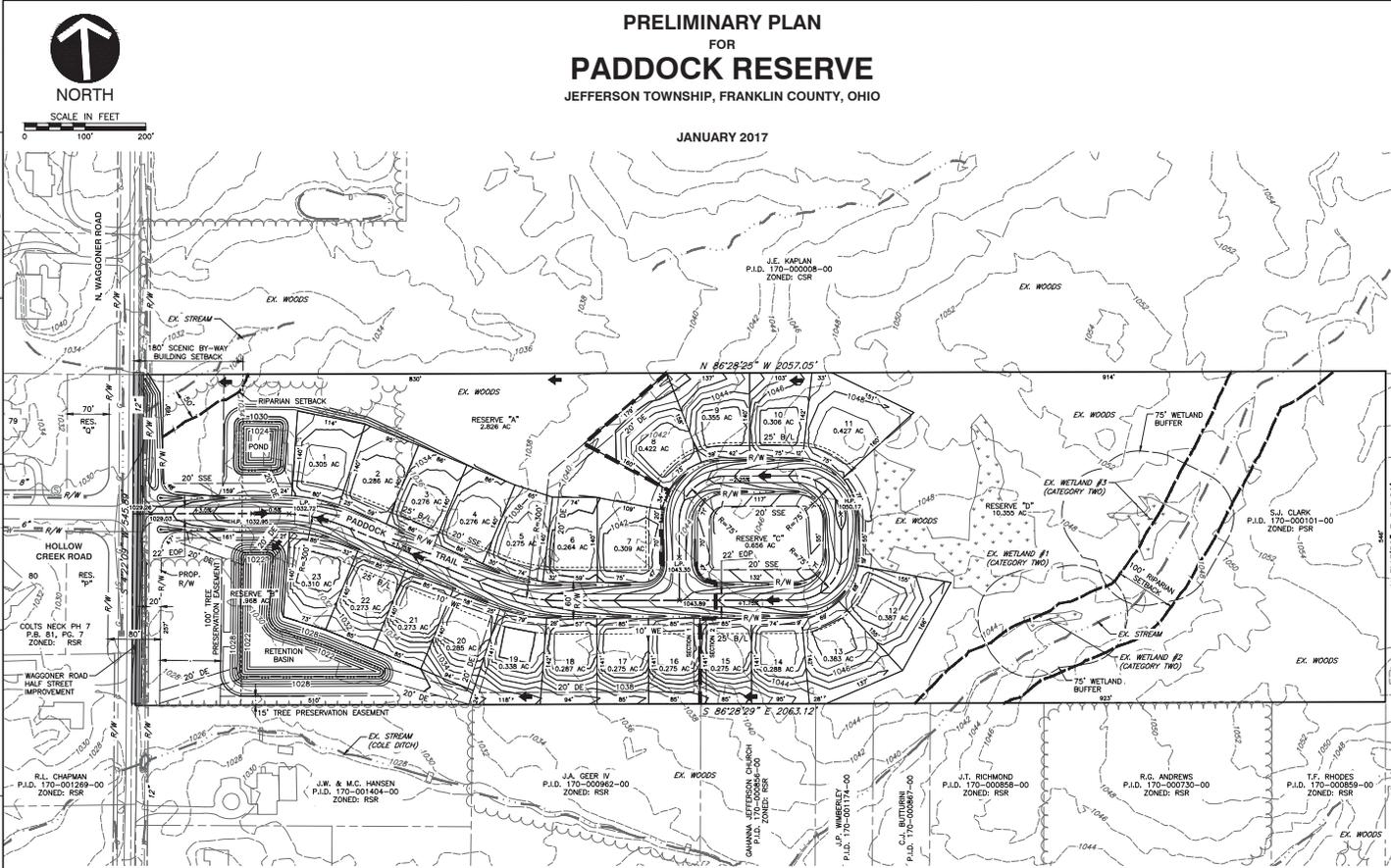
Voting:

701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

PRELIMINARY PLAN
FOR
PADDOCK RESERVE
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

JANUARY 2017



VICINITY MAP
SCALE: 1"=1,000'

LEGEND

- EXISTING PARCEL LINES
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING WETLAND BOUNDARY
- EXISTING STORM SEWER
- EXISTING GAS PIPELINE
- EXISTING WATER LINES
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SECTION LINE
- EXISTING STREAM
- EXISTING STRUCTURE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING SOIL TYPE BOUNDARY
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED SITE BOUNDARY
- PROPOSED PARCEL LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED DITCH
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL
- PROPOSED WATER LINES
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM ROUTING PATH
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SANITARY EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED "NO PARKING" SIGN

SITE DATA

SITE ADDRESS = 3866 WAGGONER ROAD
BLACKLICK, OH 43004

SCHOOL DISTRICT = GAHANNA-JEFFERSON LOCAL SCHOOLS

TOTAL SITE ACREAGE = 25.81 AC.

LOT ACREAGE = 7.149 ACRES

TOTAL RESERVE ACREAGE = 15.806 ACRES

RESERVE "A" = 2.806 ACRES

RESERVE "B" = 1.968 ACRES

RESERVE "C" = 0.656 ACRES

RESERVE "D" = 10.355 ACRES

RIGHT OF WAY ACREAGE = 2.86± ACRES

TOTAL PROPOSED SINGLE FAMILY RESIDENTIAL LOTS = 23 (85'x140' TYP.)

EXISTING WOODS ON SITE = 23.0± ACRES (89%)

EXISTING WOODS PRESERVED WITHIN PROPOSED RESERVE AREAS = 13.2± ACRES (57%)

ZONING

CURRENT ZONE: PLANNED SUBURBAN RESIDENTIAL DISTRICT (PSR)

OPEN SPACE REQUIRED: 10.31± ACRES (40%)

OPEN SPACE PROVIDED: 15.81± ACRES (61%)

GROSS DENSITY: 0.8± LOTS/ACRE (23 LOTS/25.81 AC.)

NET DENSITY: 1.00± LOTS/ACRE (23 LOTS/ (25.81 AC. - 2.86 AC.))

MINIMUM LOT SIZE: 10,000 SQ. FT. (0.230 AC.)

MINIMUM LOT WIDTH

Ø BUILDING SETBACK: 85'

SETBACKS

FRONT: 25'

SIDE: 5' MIN./15' TOTAL

REAR: 20X LOT DEPTH

- NOTES**
- PER FEMA FLOOD INSURANCE RATE MAP NUMBER 3904800214K, DATED 06/17/08; THE SITE IS ZONED X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - WETLAND & STREAM DELINEATION COMPLETED BY CEC IN JUNE 2016.
 - RESERVE AREAS TO BE OWNED BY JEFFERSON TOWNSHIP AND MAINTAINED BY THE PADDOCK RESERVE HOME OWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.
 - PER THE GROUND WATER POLLUTION POTENTIAL REPORT NO. 40 FOR FRANKLIN COUNTY, THE SITES POLLUTION POTENTIAL INDEX RANGE IS 100-119.
 - ROAD TYPICAL (PAVEMENT WIDTH = 22') PER COUNTY SUBDIVISION STANDARDS.
 - PER FRANKLIN COUNTY SUBDIVISION REGULATIONS 402.01.B - LOTS 1, 2, 12, 13, 19, 20 & 21 HAVE POORLY DRAIN SOILS (Pm & Co) LOCATED ON SITE. HOWEVER THESE SOILS ARE LOCATED OUTSIDE THE PROPOSED BUILDING FOOTPRINT.
 - A VARIANCE IS REQUIRED FROM FRANKLIN COUNTY SUBDIVISION REGULATIONS 502.15 TO ALLOW A CENTERLINE RADIUS LESS THAN 250 FT.
 - FOUR SPLIT RAIL FENCING SHALL BE REQUIRED ALONG ANY RESERVE AREA ABUTTING LOTS IN THE PADDOCK RESERVE SUBDIVISION.
 - PARKING ALONG THE PADDOCK TRAIL SHALL BE PROHIBITED.
 - NO TREES SHALL BE PLANTED WITHIN THE PUBLIC RIGHT OF WAY.

- REFERENCES**
- PARCEL LINES FROM SURVEY COMPLETED BY CEC IN SEPTEMBER 2016.
 - TOPOGRAPHIC INFORMATION SHOWN FROM FRANKLIN COUNTY AUDITORS.
 - SOILS INFORMATION SHOWN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085

CONTACT: BRIAN BURKHART, P.E.
PHONE: 614-468-6204
EMAIL: bburkhart@cecinc.com

DEVELOPER

GRAND COMMUNITIES LTD.
3940 OLYMPIC BLVD, SUITE 100
ERLANGER, KY 41019

CONTACT: KIRK RIDDER
PHONE: 859-344-5939
EMAIL: krider@fisherhomes.com

OWNER

STANFORD J CLARK
1225 JADE ROAD
GAHANNA, TN 38372

REVISION RECORD

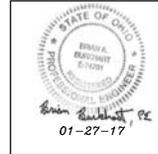
NO.	DATE	DESCRIPTION
1	1/27/17	ISSUE FOR PUBLIC COMMENT

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-468-6204 - 888-896-6808
www.cecinc.com

GRAND COMMUNITIES, LTD.
PADDOCK RESERVE
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

PRELIMINARY PLAN

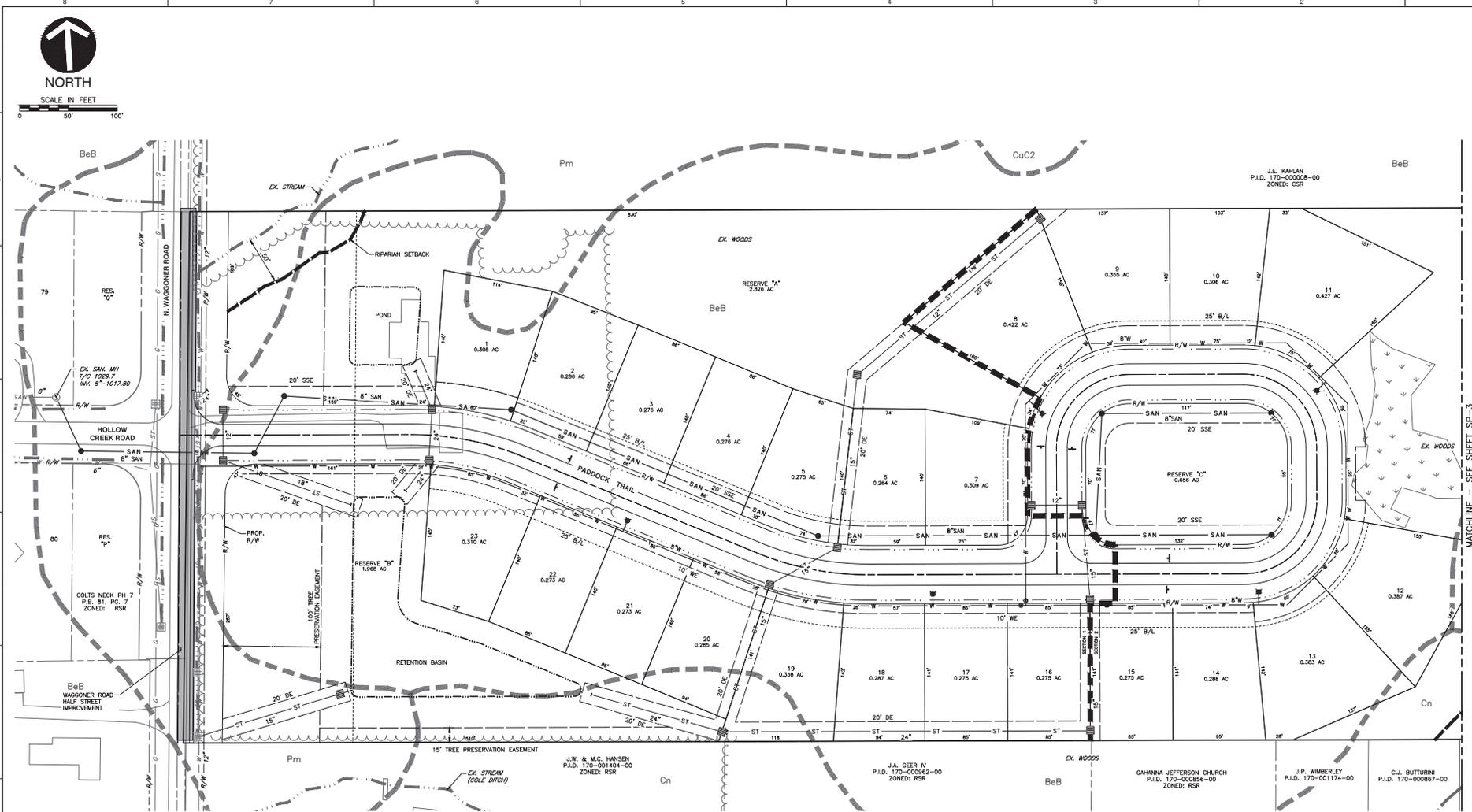
DATE	DATE	DATE	DATE
JAN. 2017	DRAWN BY:	MJD	MLC
DWG SCALE:	1" = 100'	CHECKED BY:	181-508
APPROVED BY:			



DRAWING NO.: **SP1**
01-27-17
SHEET 1 OF 3



SCALE IN FEET
0 50 100



- LEGEND**
- EXISTING PARCEL LINES
 - EXISTING RIGHT-OF-WAY
 - EXISTING PAVEMENT
 - EXISTING CENTERLINE
 - EXISTING TREELINE
 - EXISTING WETLAND BOUNDARY
 - ST --- EXISTING STORM SEWER
 - G --- EXISTING GAS PIPELINE
 - W --- EXISTING WATERLINES
 - SAN --- EXISTING SANITARY SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING SECTION LINE
 - EXISTING STREAM
 - EXISTING STRUCTURE
 - OH-E --- EXISTING OVERHEAD WIRES
 - BeB --- EXISTING UTILITY POLE
 - EXISTING SOIL TYPE BOUNDARY
 - EXISTING SOIL TYPE
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
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 - PROPOSED PAVEMENT
 - PROPOSED CENTERLINE
 - PROPOSED SECTION LINE
 - PROPOSED EASEMENT
 - PROPOSED SETBACK
 - PROPOSED BASIN
 - PROPOSED STORM SEWER
 - --- PROPOSED STORM CATCH BASIN
 - --- PROPOSED STORM MANHOLE
 - PROPOSED HEADWALL
 - PROPOSED WATERLINES
 - --- PROPOSED FIRE HYDRANT
 - --- PROPOSED WATER VALVE
 - PROPOSED SANITARY SEWER
 - --- PROPOSED SANITARY MANHOLE
 - PROPOSED STORM ROUTING PATH
 - DE --- PROPOSED DRAINAGE EASEMENT
 - SE --- PROPOSED SETBACK
 - WE --- PROPOSED WATER EASEMENT
 - ↓ --- PROPOSED "NO PARKING" SIGN

SOIL SURVEY LEGEND	
MAP SYMBOL	SOIL NAME
BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
CaC2	CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Cn	CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES
Pm	PEWAMOK SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

REVISION RECORD

NO.	DATE	DESCRIPTION

Grand Communities, Inc.
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-896-6908
www.gccinc.com

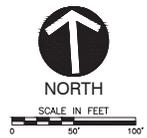
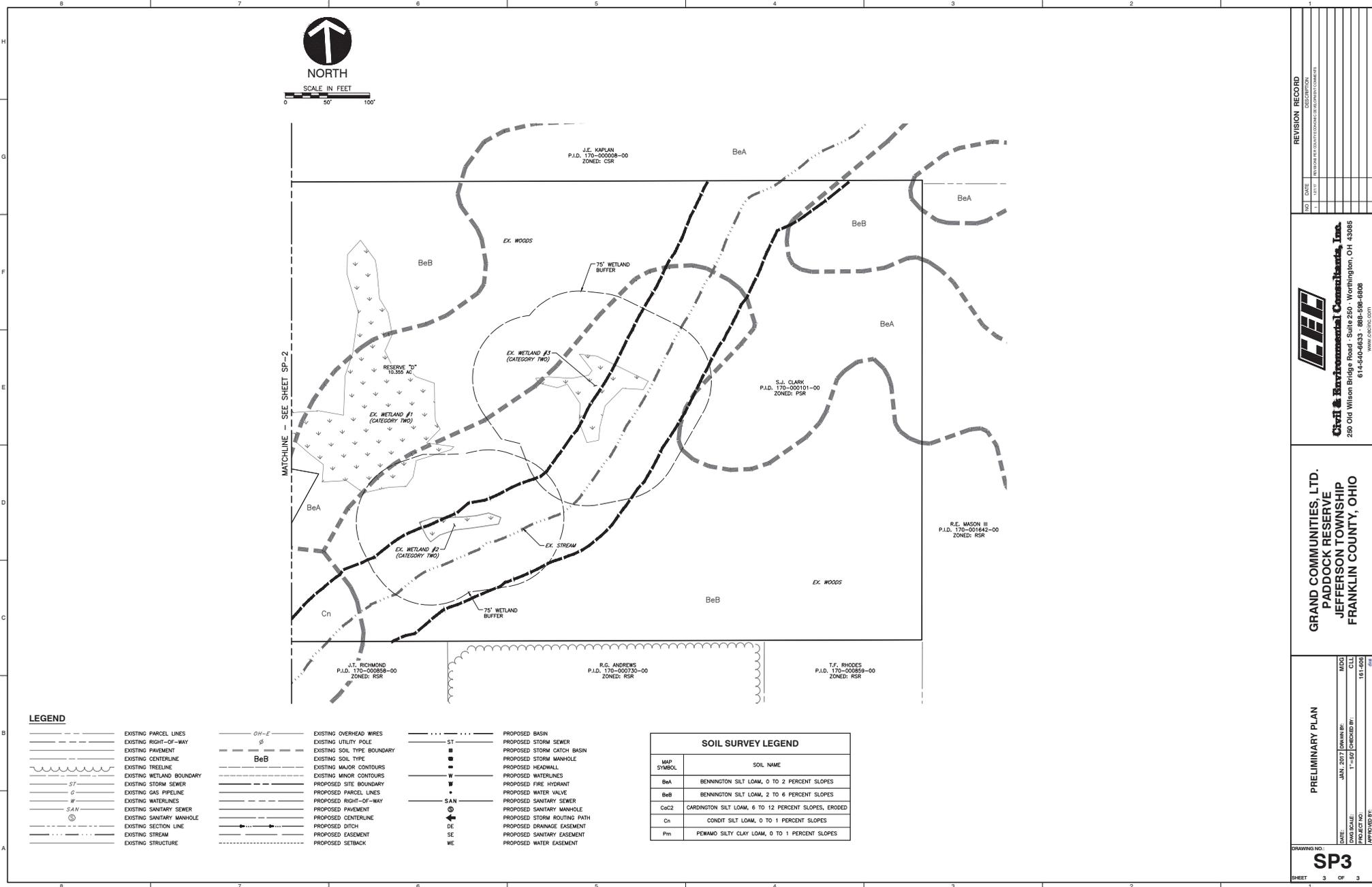
GRAND COMMUNITIES, LTD.
PADDOCK RESERVE
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

PRELIMINARY PLAN

DATE:	JAN. 2017	DRAWN BY:	MJD
DWG. SCALE:	1"=50'	CHECKED BY:	CLL
PROJECT NO.:	161-506	APPROVED BY:	

DRAWING NO.: **SP2**
SHEET 2 OF 3

161-506-001-001 (CADD) - 1/27/2017 - PRELIMINARY PLAN (R/S) - 1/27/2017 - 1:50' SCALE - 161-506-001-001 (CADD) - 1/27/2017 - PRELIMINARY PLAN (R/S) - 1/27/2017 - 1:50' SCALE



MATCHLINE - SEE SHEET SP-2

LEGEND

- | | | | | | |
|-----|---------------------------|------|-----------------------------|-----|-----------------------------|
| --- | EXISTING PARCEL LINES | OH-E | EXISTING OVERHEAD WIRES | --- | PROPOSED BASIN |
| --- | EXISTING PAVEMENT | β | EXISTING UTILITY POLE | ST | PROPOSED STORM SEWER |
| --- | EXISTING RIGHT-OF-WAY | --- | EXISTING SOIL TYPE BOUNDARY | ■ | PROPOSED STORM CATCH BASIN |
| --- | EXISTING CENTERLINE | BeB | EXISTING MAJOR CONTOURS | ■ | PROPOSED STORM MANHOLE |
| --- | EXISTING TREELINE | --- | EXISTING MINOR CONTOURS | ■ | PROPOSED HEADWALL |
| --- | EXISTING WETLAND BOUNDARY | --- | PROPOSED SITE BOUNDARY | W | PROPOSED WATERLINES |
| --- | EXISTING STORM SEWER | --- | PROPOSED PARCEL LINES | + | PROPOSED FIRE HYDRANT |
| --- | EXISTING GAS PIPELINE | --- | PROPOSED RIGHT-OF-WAY | + | PROPOSED WATER VALVE |
| --- | EXISTING WATERLINES | --- | PROPOSED PAVEMENT | SAN | PROPOSED SANITARY SEWER |
| --- | EXISTING SANITARY SEWER | --- | PROPOSED CENTERLINE | ⊙ | PROPOSED SANITARY MANHOLE |
| --- | EXISTING SANITARY MANHOLE | --- | PROPOSED DITCH | ◀ | PROPOSED STORM ROUTING PATH |
| --- | EXISTING SECTION LINE | --- | PROPOSED EXISTING | DE | PROPOSED DRAINAGE EASEMENT |
| --- | EXISTING STREAM | --- | PROPOSED SETBACK | SE | PROPOSED SANITARY EASEMENT |
| --- | EXISTING STRUCTURE | --- | | WE | PROPOSED WATER EASEMENT |

SOIL SURVEY LEGEND

MAP SYMBOL	SOIL NAME
BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
CcC2	CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Cn	CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES
Pm	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

NO.	DATE	DESCRIPTION

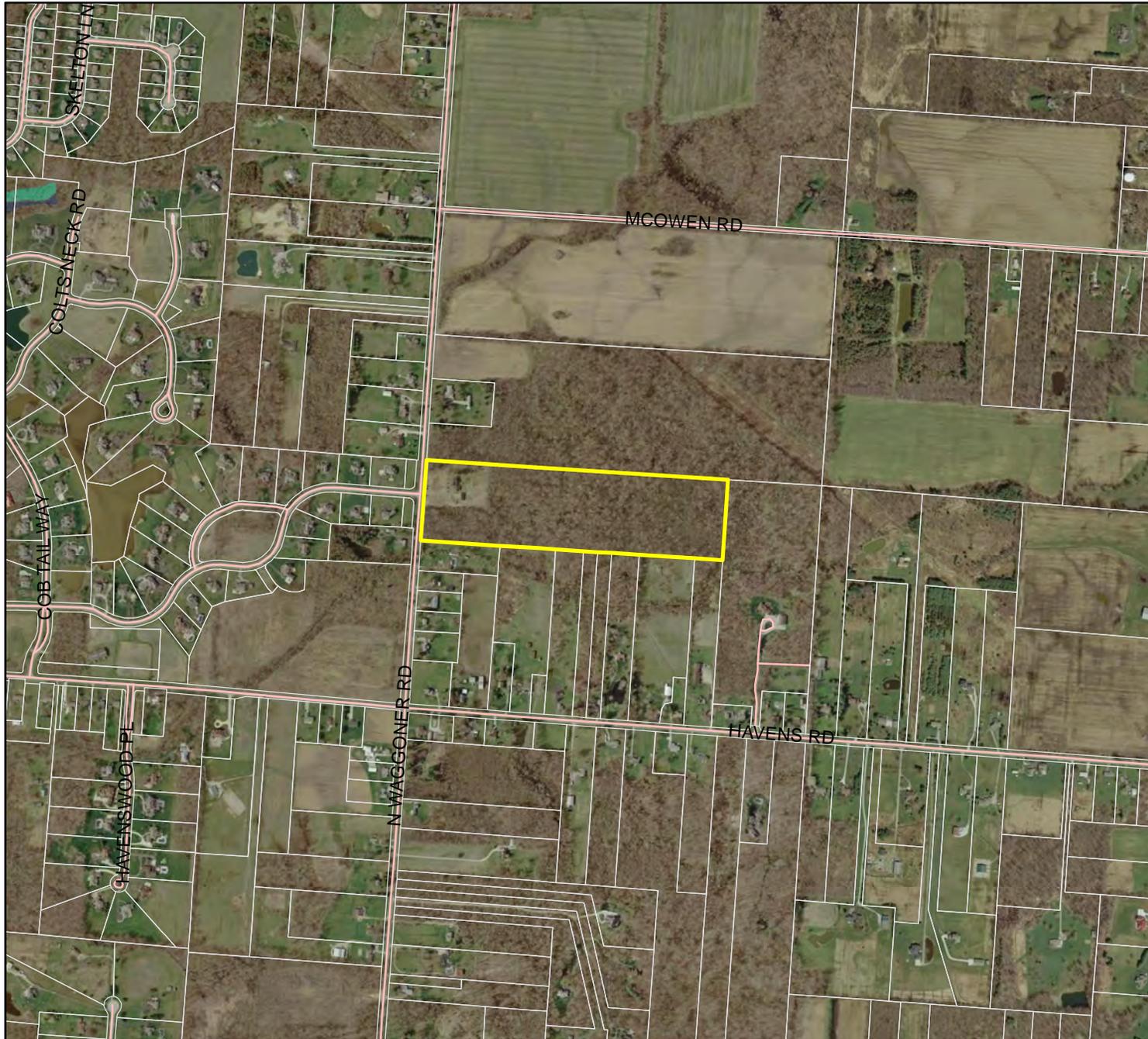
Grand Communities, Inc.
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6906
www.gccinc.com

GRAND COMMUNITIES, LTD.
PADDOCK RESERVE
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

DATE:	JAN 2017	DRAWN BY:	MJD
DWG SCALE:	1"=50'	CHECKED BY:	CLL
FILE NO.:	161-508	APPROVED BY:	

DRAWING NO.: **SP3**
SHEET 3 OF 3

A:\DWG\161-508\161-508-001\161-508-001-PP.dwg (1/27/2017 1:49:40 PM) - PLOT: 1/27/2017 1:49:40 PM

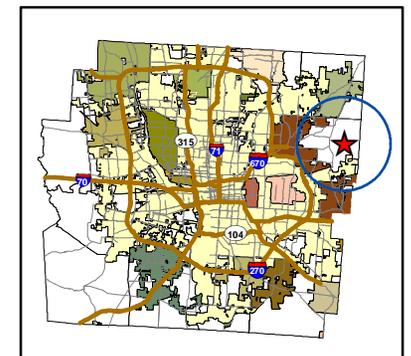


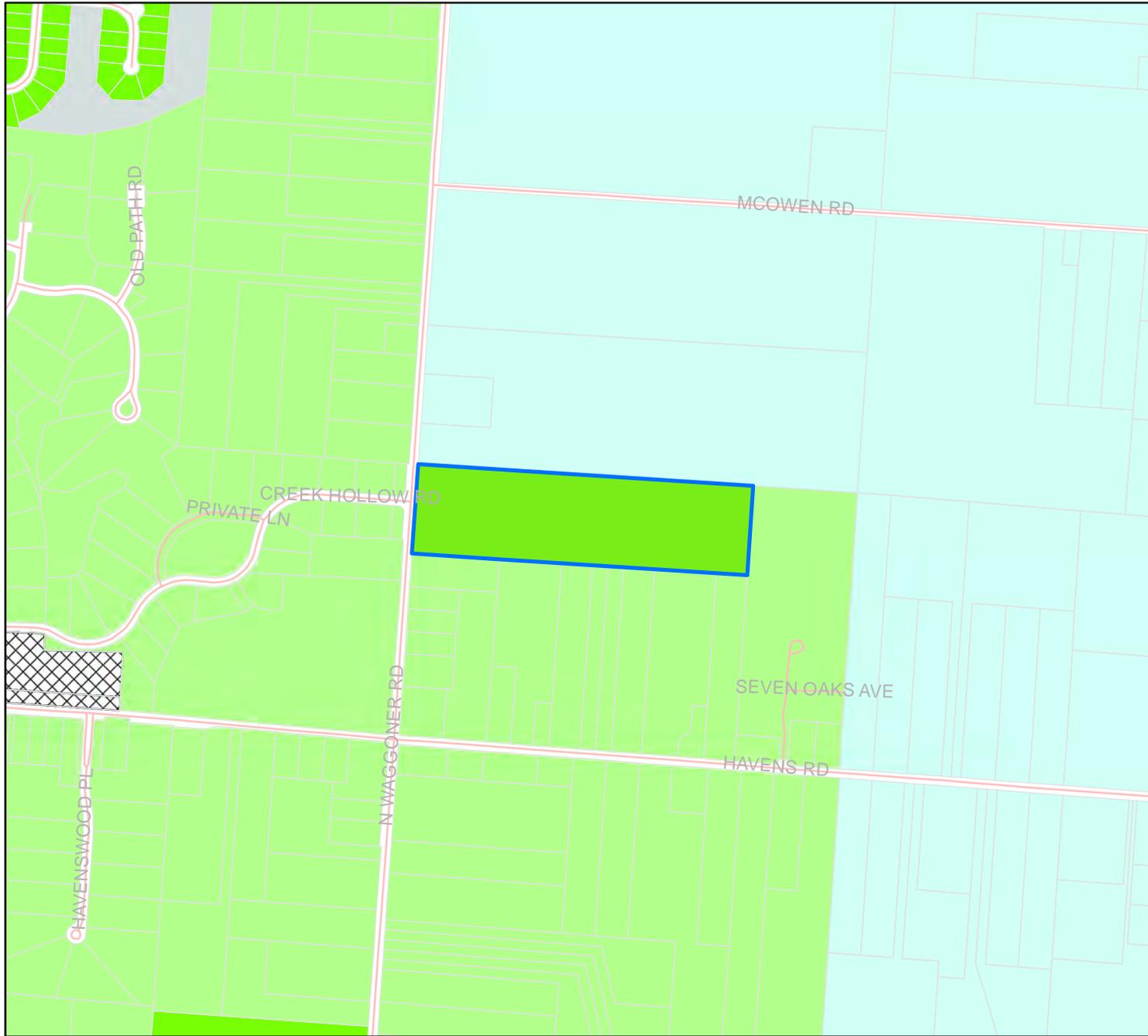
681-V & PP

Requesting a Variance from Section 502.15 of the Franklin County Subdivision Regulations to allow the creation of a local street (no curb) that does not meet the minimum centerline radius requirement. Requesting Preliminary Plan approval of a 23 lot single-family subdivision with 15.81-acres of open space.

25.81 Acres
Jefferson Township

- 3866 Waggoner Rd.
- Parcels
- Streets





681-V & PP

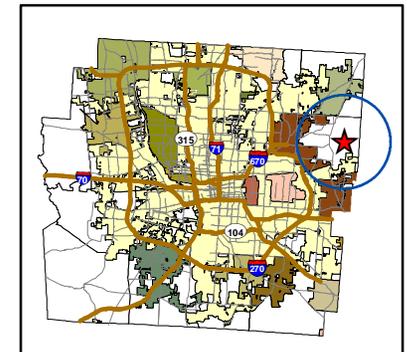
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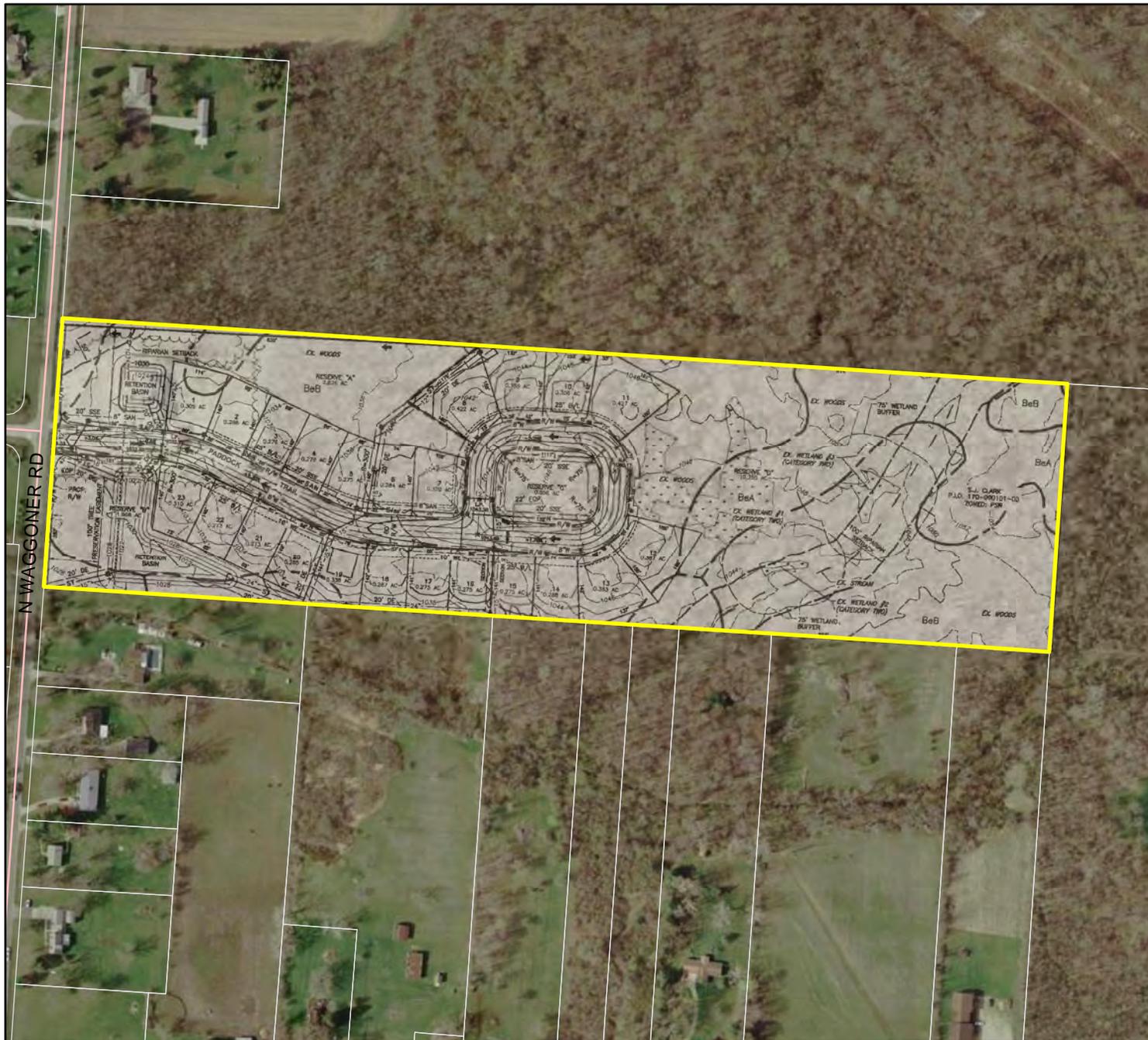
25.81 Acres
Jefferson Township

- 3866 Waggoner Rd.
- Parcels
- Streets

Jefferson Township Zoning

- Countryside Residential
- Restricted Suburban
- Planned Suburban Res.
- Exceptional Use
- Government



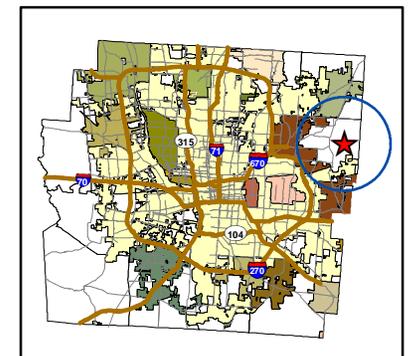


681-V & PP

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25.81 Acres
Jefferson Township

- 3866 Waggoner Rd.
- Parcels
- Streets





**Jefferson Township Fire Department
Fire Prevention Bureau**

6767 Havens Corners Rd · Blacklick OH 43004
Phone 614-861-3757 · Fax 614-861-0968

November 4, 2016

Brian A. Burkhart
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

Re: Paddock Reserve
Waggoner Road
Jefferson Township, Franklin Co

Mr. Brian Burkhart:

After reviewing the plans submitted for Paddock Reserve Subdivision there is no cause for concern at the present time. The turning radius is sufficient to accommodate the largest fire apparatus. Please contact the Fire Prevention Bureau if you have additional questions.

Thank you,

Chad Mast
Fire Prevention Bureau
Jefferson Township Fire
614-588-5880



681-V

July 11, 2016

Re: 3866 N. Waggoner Rd. parcel # 170-000101-00

Mr. Smith,

In response to your question regarding service availability to the property reference on 3866 N. Waggoner Rd. The District has water service on Waggoner Rd. Sanitary sewer service available on Creek Hollow Rd. in the Colts Neck subdivision.

Please let me know if you have any further questions.



Bob Stewart



DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

November 30, 2016

Todd Stanhope, P.E.
Project Engineer
Smart Services, Inc.
1900 Crown Park Court
Columbus, OH 43235

Re: Paddock Reserve Site – Traffic Access Study

Mr. Stanhope:

The Franklin County Engineer's Office has completed the review of the Paddock Reserve Site Traffic Access Study prepared for Civil & Environmental Consultants, Inc. This 25.55 acre development on the east side of Waggoner Road, north of Havens Road, is proposing 26 single-family dwelling units. The site has proposed one full access to Waggoner Road. The Franklin County Engineer's Office has no technical comments and please consider the study accepted. However, the development will be held to the following requirements moving forward:

- 40' of Right-of-Way shall be dedicated in fee along Waggoner Road to meet the minimum requirements of the Franklin County 2020 Thoroughfare Plan.
- Waggoner Road shall be widened to a 12' lane and 4' shoulder on the east half of Waggoner Road along the frontage of this development.

Franklin County based the justification of these requirements off of previous similar sized developments within Jefferson Township, specifically the subdivision of Woodland Creek.

If there are any additional questions or concerns, please contact me by phone at 614-525-6158 or by email at wcrosier@franklincountyengineer.org.

Sincerely,

Dean C. Ringle, P.E., P.S.
Franklin County Engineer

A handwritten signature in black ink, appearing to read "Bill Hebble", written over a white background.

Bill Hebble, E.I.T.
Traffic Engineer Intern

**JEFFERSON TOWNSHIP BOARD OF TRUSTEES
FRANKLIN COUNTY, OHIO**

The Board of Trustees of Jefferson Township, Franklin County, Ohio, met in a public hearing on December 20, 2016 at the Township Fire Station, 6767 Havens Corners Road, Blacklick, Ohio 43004, with the following members present:

Richard P. Courter
Mike Rowan
Claire Yoder

Rowan

_____ offered a motion to adopt the following Resolution:

RESOLUTION No. 2016- 081

**RESOLUTION TO MODIFY THE RECOMMENDATION OF THE ZONING COMMISSION
AND REZONE PARCEL # 170-000101 FROM THE RSR – RESTRICTED SUBURBAN
RESIDENTIAL DISTRICT TO THE PSRD – PLANNED SUBURBAN RESIDENTIAL
DISTRICT**

ZONING CASE NUMBER ZC 2016-02

WHEREAS, Jefferson Township Zoning Case #ZC 2016-02 came on for hearing before the Jefferson Township Board of Trustees, which is described as follows:

Zoning Case Number ZC 2016-02: By application submitted by Grand Communities LTD., a rezoning is requested for parcels # 170-000101 from the RSR – Restricted Suburban Residential District to the PSRD – Planned Suburban Residential District.

WHEREAS, on September 14, 2016, the Franklin County Planning Commission recommended denial of the requested rezoning; and

WHEREAS, on October 20, 2016, the Jefferson Township Zoning Commission recommended approval of the requested rezoning; and

WHEREAS, a public hearing before the Board of Trustees has been duly noticed and conducted on November 30, 2016 and continued to December 20, 2016 in Zoning Case #ZC 2016-02 pursuant to Ohio Revised Code Section 519.12 in order to take the action hereinafter set forth.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Jefferson Township, Franklin County, Ohio, that:

Section 1. The recommendation of the Jefferson Township Zoning Commission with respect to Application #ZC 2016-02 is hereby modified as follows: said application to rezone parcel # 170-000101 from the RSR – Restricted Suburban Residential District to the PSRD – Planned Suburban Residential District is hereby approved, subject to the site plan and development text/map dated December 5, 2016 and following stipulations:

- That Lot #1 be eliminated for a total of 23 lots
- That the retention pond be relocated, in whole or in part, to the north side of the subdivision street
- That the retention pond(s) be allowed to encroach by up to 40 feet into the 180 foot scenic byway setback, still maintaining a 100 foot tree preservation setback
- That the subdivision road name reflected in the current site plan be changed
- That the frontage along Waggoner Road is landscaped using the tree and vegetative species specified in the Jefferson Township Scenic Byway Management Plan
- That no parking be permitted on the subdivision street
- That no street trees be located within the right-of-way

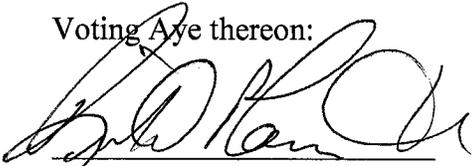
Section 2. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall take effect at the earliest time permitted by law.

Yoder seconded the motion and the roll being called upon the question of adopting the Resolution the vote resulted as follows:

Voting Aye thereon:

Voting Nay thereon:



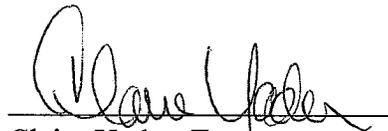
Richard P. Courter, Trustee

Richard P. Courter, Trustee



Mike Rowan, Trustee

Mike Rowan, Trustee



Claire Yoder, Trustee

Claire Yoder, Trustee

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO**

The motion carried and the Resolution was adopted.

ATTEST AND CERTIFY:
Ken Jones, Fiscal Officer



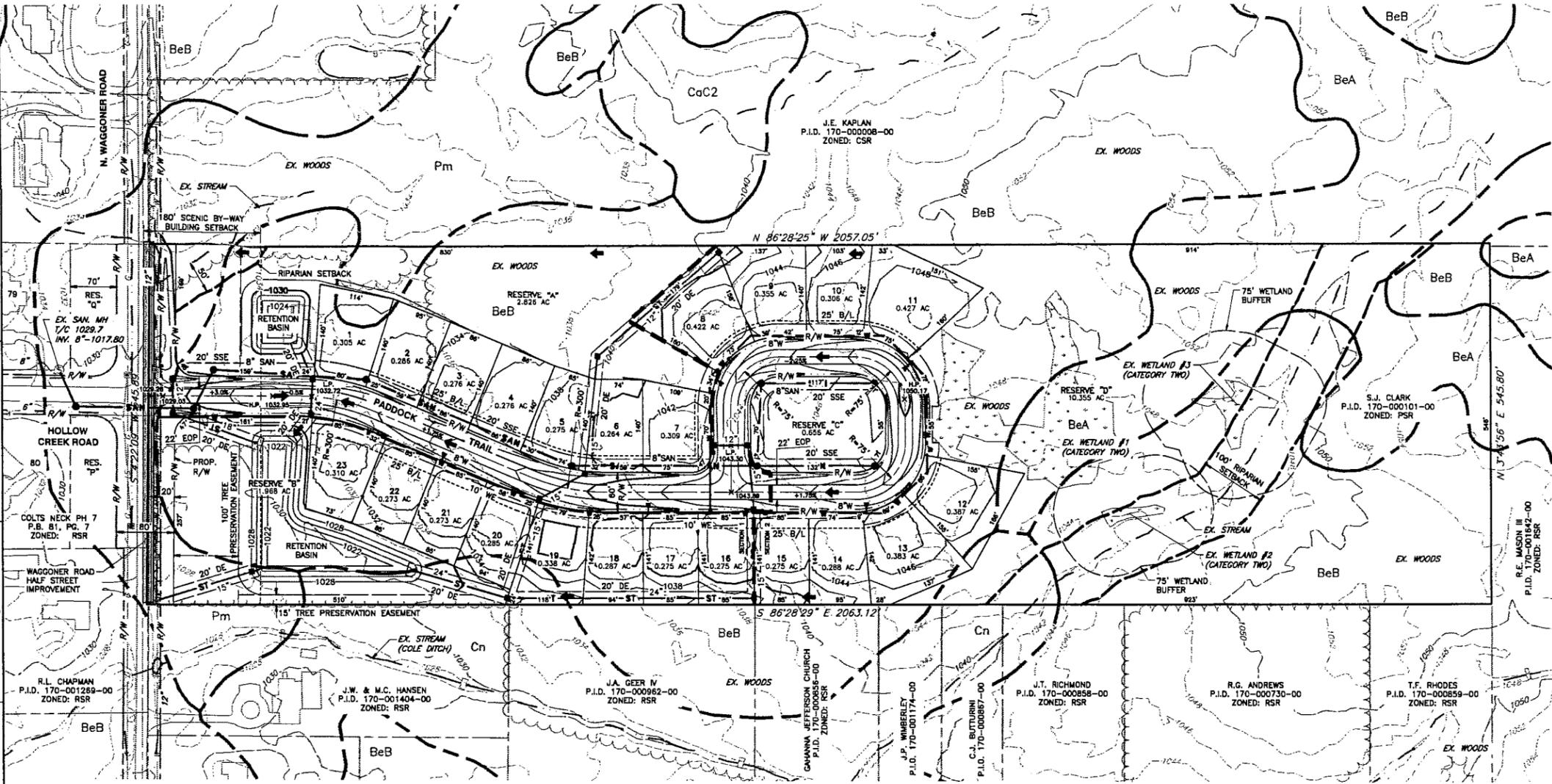
PRELIMINARY PLAN FOR PADDOCK RESERVE JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

JANUARY 2017



NORTH

SCALE IN FEET
0 100' 200'



VICINITY MAP
SCALE: 1"=1,000'

LEGEND

	EXISTING PARCEL LINES
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING CENTERLINE
	EXISTING TREELINE
	EXISTING WETLAND BOUNDARY
	EXISTING STORM SEWER
	EXISTING GAS PIPELINE
	EXISTING WATERLINES
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING SECTION LINE
	EXISTING STREAM
	EXISTING STRUCTURE
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE
	EXISTING SOIL TYPE BOUNDARY
	EXISTING SOIL TYPE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED SITE BOUNDARY
	PROPOSED PARCEL LINES
	PROPOSED RIGHT-OF-WAY
	PROPOSED PAVEMENT
	PROPOSED CENTERLINE
	PROPOSED DITCH
	PROPOSED EASEMENT
	PROPOSED SETBACK
	PROPOSED BASIN
	PROPOSED STORM SEWER
	PROPOSED STORM CATCH BASIN
	PROPOSED STORM MANHOLE
	PROPOSED HEADWALL
	PROPOSED WATERLINES
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM ROUTING PATH
	PROPOSED DRAINAGE EASEMENT
	PROPOSED SANITARY EASEMENT
	PROPOSED WATER EASEMENT

SOIL SURVEY LEGEND

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BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
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Cn	CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES
Pm	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

SITE DATA

SITE ADDRESS = 3866 WAGGONER ROAD

SCHOOL DISTRICT = GAHANNA-JEFFERSON LOCAL SCHOOLS

TOTAL SITE ACREAGE = 25.81 AC.

LOT ACREAGE = 7.149 ACRES

RESERVE ACREAGE = 15.806 ACRES

RIGHT OF WAY ACREAGE = 2.86± ACRES

TOTAL PROPOSED SINGLE FAMILY RESIDENTIAL LOTS = 23 (85'x140' TYP.)

EXISTING WOODS ON SITE = 23.0± ACRES (89%)

EXISTING WOODS PRESERVED WITHIN PROPOSED RESERVE AREAS = 13.2± ACRES (57%)

ZONING

CURRENT ZONE: PLANNED SUBURBAN RESIDENTIAL DISTRICT (PSR)

OPEN SPACE REQUIRED: 10.31± ACRES (40%)

OPEN SPACE PROVIDED: 15.81± ACRES (61%)

GROSS DENSITY: 0.89± LOTS/ACRE (23 LOTS/25.81 AC.)

NET DENSITY: 1.00± LOTS/ACRE (23 LOTS/ (25.81 AC.-2.86 AC.))

MINIMUM LOT SIZE: 10,000 SQ. FT. (0.230 AC.)

MINIMUM LOT WIDTH

BUILDING SETBACK: 85'

SETBACKS
FRONT: 25'
SIDE: 5' MIN./ 15' TOTAL
REAR: 20% LOT DEPTH

- ### NOTES
- PER FEMA FLOOD INSURANCE RATE MAP NUMBER 39049C0218K, DATED 06/17/08; THE SITE IS ZONED X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - WETLAND & STREAM DELINEATION COMPLETED BY CEC IN JUNE 2016.
 - RESERVE AREAS TO BE OWNED BY JEFFERSON TOWNSHIP AND MAINTAINED BY THE PADDOCK RESERVE HOME OWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.
 - PER THE GROUND WATER POLLUTION POTENTIAL REPORT NO. 40 FOR FRANKLIN COUNTY, THE SITES POLLUTION POTENTIAL INDEX RANGE IS 100-119.
 - ROAD TYPICAL PER COUNTY SUBDIVISION STANDARDS.
 - PER FRANKLIN COUNTY SUBDIVISION REGULATIONS 402.01.B- LOTS 1, 2, 12, 13, 19, 20 & 21 HAVE POORLY DRAIN SOILS (Pm & Cn) LOCATED ON SITE, HOWEVER THESE SOILS ARE LOCATED OUTSIDE THE PROPOSED BUILDING FOOTPRINT.
 - A VARIANCE IS REQUIRED FROM FRANKLIN COUNTY SUBDIVISION REGULATIONS 502.15 TO ALLOW A CENTERLINE RADIUS LESS THAN 250 FT.
 - FOUR SPLIT RAIL FENCING SHALL BE REQUIRED ALONG ANY RESERVE AREA ADJUTING LOTS IN THE PADDOCK RESERVE SUBDIVISION.
 - PARKING ALONG THE PADDOCK TRAIL SHALL BE PROHIBITED.
 - NO TREES SHALL BE PLANTED WITHIN THE PUBLIC RIGHT OF WAY.

- ### REFERENCES
- PARCEL LINES FROM SURVEY COMPLETED BY CEC IN SEPTEMBER 2016.
 - TOPOGRAPHIC INFORMATION SHOWN FROM FRANKLIN COUNTY AUDITORS.
 - SOILS INFORMATION SHOWN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- ### ENGINEER/ SURVEYOR
- CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085
- CONTACT: BRIAN BURKHART, P.E.
PHONE: 614-488-6204
EMAIL: burkhart@cecinc.com
- ### DEVELOPER
- GRAND COMMUNITIES LTD.
3840 OLYMPIC BLVD. SUITE 100
ERLANGER, KY 41018
- CONTACT: KIRK RIDDER
PHONE: 859-344-5939
EMAIL: krider@fisherhomes.com
- ### OWNER
- STANFORD J CLARK
1225 JADE ROAD
SAVANNAH, TN 38372

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

GRAND COMMUNITIES, LTD.
PADDOCK RESERVE
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

PRELIMINARY PLAN

DATE:	JAN. 2017	DRAWN BY:	MDC
DWG SCALE:	1"=100'	CHECKED BY:	CLL
PROJECT NO.:	181-808	APPROVED BY:	44

