



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

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

Wednesday, January 23, 2012
1:30 p.m.

1. New Business

A. Planning Commission

i. JEFF-13-01 – Anthony Hray

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Jefferson Township |
| Township: | Jefferson Township |
| Site: | 1490 Climbing Fig (PID #171-000968) |
| Acreage: | 13.24-acres |
| Request: | Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the construction of ball fields, walking trails, parking area, concession stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision. |

ii. JACK-13-02 – Matt Brown

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Jackson Township Zoning Commission |
| Township: | Jackson Township |
| Request: | To amend Sections 102.02 and 103.03 of the Jackson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA. |

iii. JEFF-13-03 – Matt Brown

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Jefferson Township Zoning Commission |
| Township: | Jefferson Township |
| Request: | To amend Sections 900.04 and 1100 of the Jefferson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA. |

B. BZA

i. VA-3785 – Anthony Hray

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | South-Western City School District |
| Owner: | Franklin County Commissioners |
| Agent: | Mark Waller |
| Township: | Franklin Township |
| Site: | 1861 Gantz Road (PID #140-004139) |
| Acreage: | 79.547-acres |
| Request: | Requesting variances from Sections 302.047, 505.02 and 670.08 of the Franklin County Zoning Resolution to allow for the development of a public school that will exceed the maximum height and fail to meet all dumpster requirements and the development standards of the Smart Growth Overlay in an area zoned Rural. |

2. Adjournment of Meeting to February 26, 2013

JEFFERSON TOWNSHIP ZONING COMMISSION

6545 Havens Road, Blacklick, Ohio 43004

TEL: (614) 855-4265

FAX: (614) 855-1759

www.jeffersontownship.org

Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: ZC-2013.01 Date: 12-21-12 1-9-13

Applicant: Jefferson Township Agent Property Owner: Rob Platte, Parks Coordinator

Street Address: 6545 Havens Rd. Street Address:

City: Blacklick State: Ohio Zip: 43004 City: State: Zip:

Phone Number: (614) 855-4260 Phone Number: ()

E-Mail Address: r.platte@jeffersontownship.org E-Mail Address:

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the SPRD Zoning District to the SPRD Zoning District for property located at:

Street Address: 1490 Climbing Fig Drive Parcel #: 171-000968-00

Acreage to be rezoned: 13.249 acres

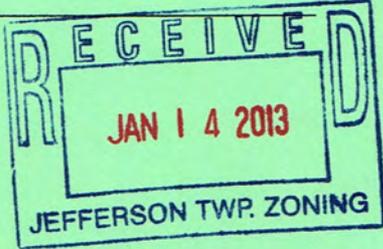
--- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is:

Public Park / Open Space
Including ball fields, walking trails, concessions / restroom facility, gravel access drive.

2. The property is currently being used for:

Public Park / Open Space
No current improvements.



3. The legal description of the property for which the rezoning is requested:

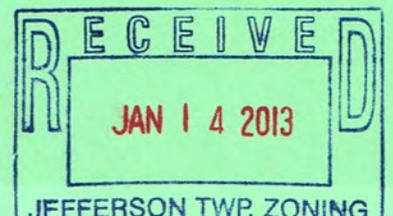
Climbing Fig Drive
Jefferson Run Section 2
PT Res G = 13.249 acres

4. The property is outlined on the attached Franklin County Auditor's map.
Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

An updated Development Plan is being submitted, the zoning designation itself is not changing. The original 29 acre parcel was divided into two parcels, a 16 acre school parcel and a 13 acre park/open space parcel.

The updated Development Plan provides for parks and rec facilities at this 13 acre park site. The facilities will serve the as-of-yet undeveloped surrounding subdivisions, as well as the school in which it is adjacent to. Development improves a currently unused previous farm field into parks and rec facilities for all residents.



6. Attachments and additional information required:

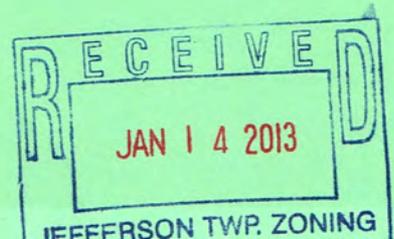
- A. Complete and sign application
- B. Eight (8) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) E-size map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, Rob Platte (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Rob Platte Date: 12-21-12



8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Jefferson Township Board of Trustees certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: _____ **Please Print:** _____

Mailing Address: 6545 Havens Road

City, State, and Zip: Blacklick, Ohio 43004

Phone Number: (614) 855-4260 Cell #: ()

E-Mail Address: _____

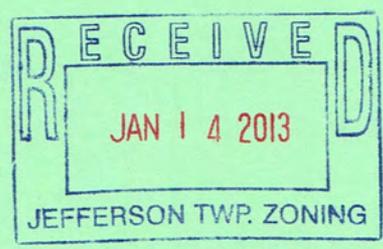
Signature of Applicant: R. Platte **Please Print:** Robert Platte

Mailing Address: 6545 Havens Rd.
(If different than property owner)

City, State, and Zip: Blacklick, OH 43004

Phone Number: (614) 855-4260 Cell #: (614) 778-0452

E-Mail Address: rplatte@jeffersontownship.org



Jefferson Run Park

Development Plan for Parcel #171-000968-00

Jefferson Run Park
1490 Climbing Fig Drive
Blacklick, Ohio 43004

Jefferson Township
Franklin County, Ohio
January 2013

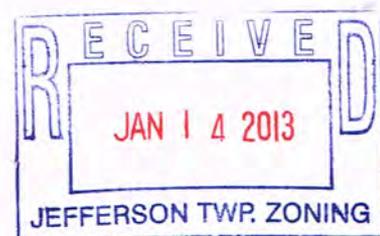
This parcel is owned and maintained by Jefferson Township and has been farmed up until recent years. A tree-lined stream runs from the east to the west along the southern part of the parcel. Soil studies have been performed and it has been determined that no significant amount of hydric soils exist.

Proposed Development: A total of up to four baseball fields, including but not limited to backstops, grass and brick dust infields, outfield fences, bases and team benches are planned to be constructed. In addition, a 10 feet wide gravel access path will be installed starting at the northwest corner of the parcel and extending along the north side of the parcel. This will allow for maintenance access to the fields. A concessions structure, complete with electricity, water and sewer, will be constructed between fields one and two along the access path. Utility service is available through currently existing township-owned easements across the north side of the adjacent parcel to the west. Additional parking may be added at the middle of the parcel if the need arises.

Recognizing the importance of protecting the stream corridors and natural areas as well as observing the 50 feet wide stream buffer, construction will be planned accordingly so as not to encroach into the buffers. Walking trails may be installed around the entire parcel, starting at the northwest corner to connect to the Township North Parcel trails, and continue around the parcel to the southwest corner at the stream area. Trails may be constructed of any or all of the following materials: mulch, asphalt or gravel.

Ownership and Responsibility:

Any and all future developments and improvements to the parcel will remain the property of Jefferson Township. The township may enter into contracts with parties for services at this parcel, including but not limited to, construction, maintenance, repairs and/or providing of equipment/materials. The township will hold the same responsibilities with this park as with the other township owned parks.



Schedule and Timeframes:

Development of the facilities on the parcel will be phased in over the next ten years based on available resources. It is expected that ball fields #2 and #3 will be constructed first along with all or part of the access path. The construction start times of field #1 and the concessions facility are contingent on the township securing funding, which at this time is expected to come from grants. Ball field #4 will be constructed lastly along with the final walking trail improvements.

Development Details:

Field #1- The infield will consist of both brick dust on a clay base and turf grass. The outfield fences will be 6' high chain-link and be protected by the required yellow plastic capping. Directional lighting will be on wooden poles between 25' and 30' tall. First base line spectator seating will be no less than 8' from the western property line and the third base spectator seating will be 30' from the northern property line.

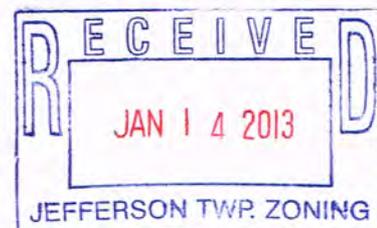
Fields #2-#4- The infields will consist of brick dust on a clay base. The outfield fences will be 6' high chain-link and be protected by the required yellow plastic capping.

Concessions Facility- A temporary facility will be utilized initially until the final facility is constructed. The permanent facility will be no larger than 30' x 30' and will include a storage area and a handicapped accessible restroom. The concessions part will include electric, water and sewer utilities. Electric will be installed along the northern property line from Climbing Fig Drive, or from the school shelter house if possible. Water and sewer services will be accessed from the stub-outs on the school parcel shown on Exhibit A.

New Parking Area- The parking area will be gravel and will be approximately 150' x 150'. It will allow for parking of up to 120 vehicles.

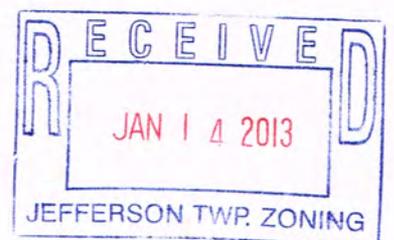
Parcel History:

This parcel is zoned S.P.R.D. and is the result of an approximate 29 acre school/park set aside as part of the rezoning of the Pfeiffer Tract by Dominion Homes in to the Village of Jefferson Run subdivision. The 29 acres were split by Jefferson Township and the +/- 13 acre parcel was retained by Jefferson Township as part of an agreement with the Licking Heights Local School District. The development plan submitted by Dominion Homes dated February 11, 2002 for the Pfeiffer Tract, and ultimately approved by the Township Trustees on March 26, 2002, states on page 2 in section "e" that there be "A large public school/park site" of +/- 28.5 acres.



Attachment:

Exhibit "A" – Jefferson Run Park Site Plan



Select Language 
 Powered by  Google Translate



- Auditor Home
- Real Estate Home
- Search
- Specialty Maps
- Auditor Services
- Contact Us
- On-Line Tools

Summary

Parcel Info

Summary



| Parcel ID | Map Routing Number | Owner | Location |
|----------------------|-------------------------|----------------------------------------------------------------------------------------------------------------|----------------------|
| 171-000968-00 | 171-M096P-003-00 | JEFFERSON TOWNSHIP BOARD OF TRUSTEES <small>Click owner name for additional records</small> | JEFFERSON RUN |

Property Profile

- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- [Rental Contact](#)
- Property Reports

| Owner Information | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner | JEFFERSON TOWNSHIP BOARD OF TRUSTEES 6545 HAVEN RD BLACKLICK OH 43004 If the address above is incorrect - Click Here |
| Tax Bill Mailing Info | BD OF TRUSTEE JEFFERSON TOWNSHIP 6545 HAVENS RD BLACKLICK OH 43004 To change mailing information ONLY - Click Here |

| Current Value | | |
|---------------|------------------|------------------|
| | Market | Taxable |
| Land | \$496,800 | \$173,880 |
| Improvements | \$0 | \$0 |
| Total | \$496,800 | \$173,880 |
| Cauv | 0 | 0 |

| Legal Description |
|------------------------------------------------------------------------------------------|
| CLIMBING FIG DR JEFFERSON RUN SECTION 2 PT RES G=13.249 ACRES |

| Building Data |
|---------------------------------------|
| Card 1 has no building entries |

| Most Recent Transfer | |
|---------------------------------|-------------------|
| Sale Amount | \$0 |
| Date of Transfer | 09/07/2004 |
| Conveyance Type | QE |
| Exempt Number | 911461-A |
| Number of Parcels | 2 |

| 2012 Tax Status | | | |
|-------------------------------------|---------------------------------------------------------------|-------------------------------------------------|--------------|
| Land Use | [660] OWNED BY PARK DISTRICT | | |
| Tax District | [171] JEFFERSON TWP-LICKING HTS LSD (LICKING) | | |
| School District | [4505] LICKING HEIGHTS LSD | | |
| Neighborhood | 05401 | | |
| City | | | |
| Township | JEFFERSON TWP-UNINCORPORATED AREA | Zip | 43004 |
| Board of Revision | NO | CDQ | |
| Homestead Exemption | NO | Owner Occupied Reduction (2.5%) | NO |

Recorder's Office Document Search

Area Sex Offender Inquiry

Pay Real Estate Taxes Here

| Site Data | | | | | |
|-------------------|----------|-------|----------|-------|---------------|
| Frontage | 0 | Depth | 0 | Acres | 13.249 |
| Historic District | | | | | |

| Tax Year 2012 | | | |
|---------------|---------------|------------|---------------|
| Annual Taxes | \$0.00 | Taxes Paid | \$0.00 |



Disclaimer
 The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Data updated on:
 2012-12-21 06:52:35



JEFFERSON RUN PARK

1490 CLIMBING FIG DRIVE
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

EXHIBIT A
SITE PLAN

Township Owned
North Parcel – 8 Acres

Township Owned
East Parcel – 13 Acres

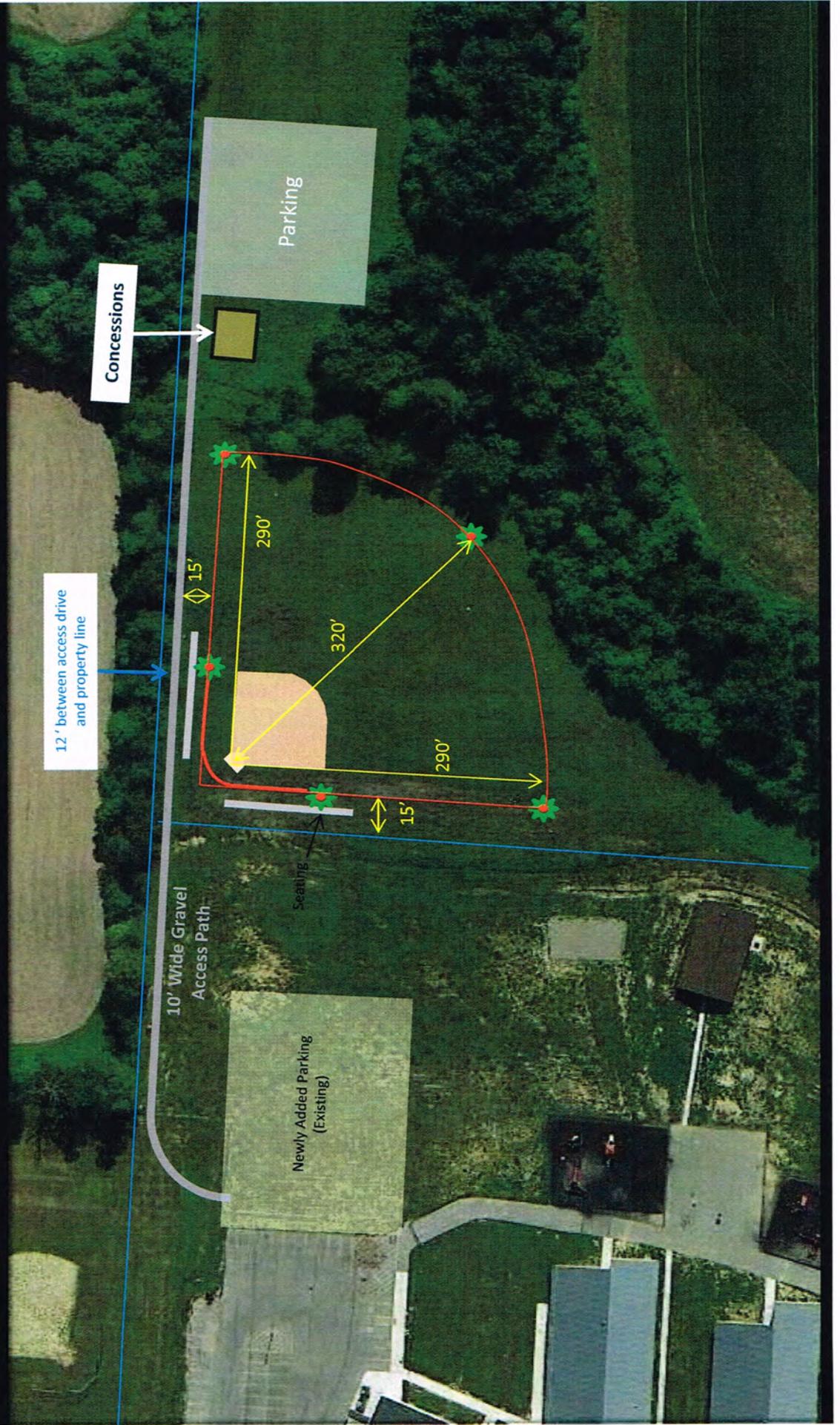


- Park Amenities:**
- +/- 24 Acres
 - 4 Tennis Courts
 - 5 Ball Fields
 - 1 Shelter House with Restrooms
 - 2 Playgrounds
 - 1 Concessions Structure
 - Stream Protection Areas
 - Nature Education Area
 - _____ ' of Walking Trails

Future Development: Rockford Homes to the north and east - Dominion Homes to the south

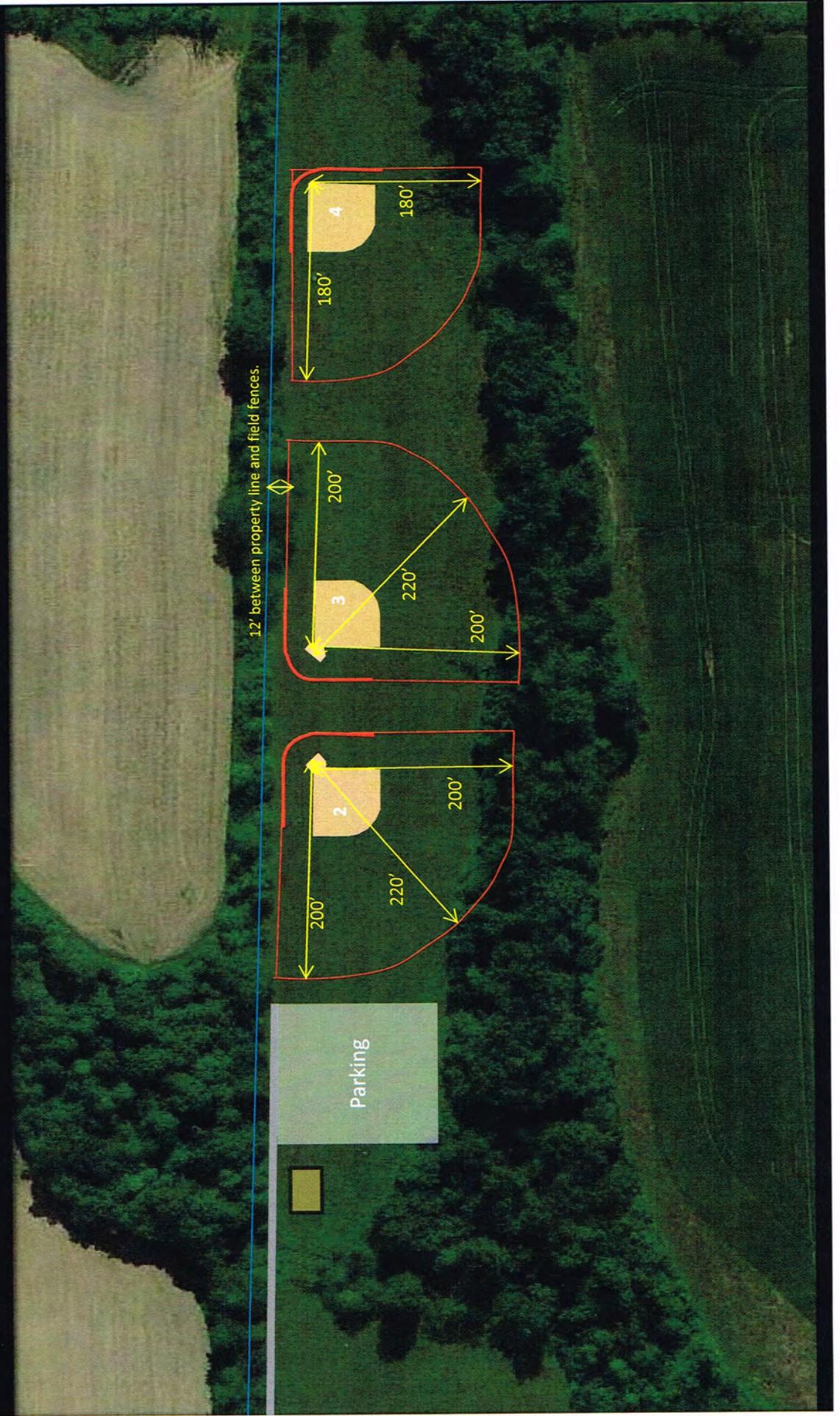
Field # 1

Notes: Not to scale, but dimensions are correct.
🌸 Represents directional field lighting.



Fields #2 - #4

Notes: Not to scale, but dimensions are correct.
Minor tree trimming and removal is needed, but
There will be no encroachment into stream buffer.





Commissioners

John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

| Township | | | |
|-------------------------------------|-----------|--------------------------|------------|
| <input checked="" type="checkbox"/> | Jackson | <input type="checkbox"/> | Plain |
| <input type="checkbox"/> | Jefferson | <input type="checkbox"/> | Prairie |
| <input type="checkbox"/> | Perry | <input type="checkbox"/> | Washington |

| Case Number |
|-------------|
| JACK-13-02 |

| Amendment Type | |
|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Map amendment |
| <input checked="" type="checkbox"/> | Text amendment |
| <input type="checkbox"/> | Land use plan amendment |

| Meeting Dates | |
|-------------------------|---------|
| Review Body | Date |
| Tech Review | 1/23/13 |
| Planning Commission | 2/13/13 |
| Board of Commissioners: | n/a |

| Amendment information | | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Amendment type | Information required | |
| Map amendment: | List all parcel IDs to be amended | Zoning district Current: Proposed: |
| Text amendment | List sections of zoning resolution to be amended To amend Sections 102.02 and 103.03 of the Jackson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA. | |
| Plan amendment | Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name: | |

| Township Zoning Inspector Contact Information | |
|------------------------------------------------------------------|-----------------------|
| Name Michael Lilly | |
| Address 3756 Hoover Road P.O. Box 517 Grove City, OH 43123 | |
| Phone # 614-875-0100 | Fax # 614-871-6456 |
| Email lillym@jacksontwp.org | |

JACK-13-02

1002.02 DEFINITIONS

DISTURBANCE means any clearing, grading, excavating, filling, or other alteration of land surface where natural or man-made cover is destroyed in a manner that exposes the underlying soils.

103.03 CERTIFICATE OF ZONING COMPLIANCE

No occupied or vacant land shall hereafter be changed in its use in whole or in part, no improvements shall be made to the property, and no structures shall be constructed or modified until a Certificate of Zoning Compliance has been issued by the Zoning Administrator. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until a Certificate of Zoning Compliance has been issued by the Zoning Administrator. No existing or new building shall hereafter be changed in its use in whole or in part until a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator. This section shall in no case be construed as requiring a Certificate of Zoning Compliance in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no repairs, alterations, or additions are proposed for such building.

- A. Application. A total of four (4) copies of an application for a Certificate of Zoning Compliance, on a form provided by the Zoning Administrator, shall be accompanied by a site plan in duplicate drawn to a reasonable scale. One (1) copy shall be returned to the applicant upon approval.

The site plan, which shall be prepared by a licensed surveyor or licensed civil engineer, shall show the following unless waived by the Zoning Administrator:

1. The actual dimensions of the lot including easements.
2. The exact size and location of all buildings on the lot.
3. The proposed new construction.
4. The existing and intended use of all parts of the land or buildings.
5. The proposed provisions of: water and sanitary sewer facilities.
6. A grading plan and storm sewer layout, to include existing and proposed surface and subsurface drainage features, indicating how storm runoff will be handled
7. A landscaping plan meeting the requirements of this code.
8. An affidavit relative to use of any agricultural structures.

~~a. Water facilities.~~

~~1) A letter should be included indicating approval from the Franklin District Board of Health and/or Ohio Environmental Protection Agency, as directed by Zoning Administrator.~~

~~b. Wastewater treatment and disposal facilities.~~

~~1) A letter should be included indicating approval from the Franklin District Board of Health and/or Ohio Environmental Protection Agency, as directed by Zoning Administrator.~~

~~c. Stormwater drainage features and proposed surface and sub-surface stormwater drainage facilities indicating how storm run-off will be handled and in particular indicating proposed stormwater outlets.~~

~~1) A letter should be included indicating review and recommendations by the Franklin Soil and Water Conservation District, when determined necessary by the Zoning Administrator.~~

~~d. Grading plan prepared by an engineer, in particular showing any impact to surface drainage from the proposed development.~~

~~1) A letter should be included indicating review and recommendations from the Franklin County Engineer's Office.~~

~~e. Landscaping plan meeting the requirements of this code. f.~~

~~— Affidavit relative to use of any agricultural structures.~~

69. Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for enforcement of this Zoning Resolution.

Applications for Certificates of Zoning Compliance must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Storm Water Drainage Manual if the proposal will disturb 1 or more acres of land, Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements and requirements of the applicable Ohio Environmental Protection Agency Construction permit. A letter from the applicable agencies indicating approvals may be required.



Commissioners

John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

| Township | |
|-----------------------------------------------|-------------------------------------|
| <input type="checkbox"/> Jackson | <input type="checkbox"/> Plain |
| <input checked="" type="checkbox"/> Jefferson | <input type="checkbox"/> Prairie |
| <input type="checkbox"/> Perry | <input type="checkbox"/> Washington |

| Case Number |
|-------------|
| JEFF-13-03 |

| Amendment Type | |
|----------------------------------------------------|--|
| <input type="checkbox"/> Map amendment | |
| <input checked="" type="checkbox"/> Text amendment | |
| <input type="checkbox"/> Land use plan amendment | |

| Meeting Dates | |
|-------------------------|---------|
| Review Body | Date |
| Tech Review | 1/23/13 |
| Planning Commission | 2/13/13 |
| Board of Commissioners: | n/a |

| Amendment information | | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Amendment type | Information required | |
| Map amendment: | List all parcel IDs to be amended | Zoning district Current: Proposed: |
| Text amendment | List sections of zoning resolution to be amended To amend Sections 900.04 and 1100 of the Jefferson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA. | |
| Plan amendment | Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name: | |

| Township Zoning Inspector Contact Information | |
|--------------------------------------------------------|-----------------------|
| Name Charles McCroskey | |
| Address 6545 Havens Road Blacklick, OH 43004 | |
| Phone # 614-855-4265 | Fax # 614-855-1759 |
| Email cmccroskey@jeffersontownship.org | |

JEFF-13-03

Section 900.04 Certificate of Zoning Compliance

No occupied or vacant land shall hereafter be changed in its use in whole or part, including any structure as defined by this Resolution, until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance. No existing or new building shall hereafter be changed in its use in whole or in part until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance.

A Certificate of Zoning Compliance is not required in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no structural alterations or additions are proposed for building.

Section 900.041 Building Permit

No building permit for the extension, erection or alteration of any building shall be issued before an application for a certificate of zoning compliance has been made and until such certificate is approved.

Section 900.042 Applications for Certificates of Zoning Compliance

Each application for a Certificate of Zoning Compliance shall be accompanied by a plan in duplicate, prepared by a professional engineer, surveyor or architect, drawn to scale.

The plan shall show *the following items as applicable to insure compliance with the regulations herein:*

- (a) The actual dimensions of the lot including easements.
- (b) The exact size and location of all buildings existing on the lot.
- (c) The proposed new construction.
- (d) The existing and intended use of all parts of the land or buildings.
- (e) The proposed provisions of water, and sanitary sewer facilities; ~~surface drainage features and underground storm drainage facilities. These features and facilities shall be in compliance with applicable County and Township Regulations. A grading plan and storm water management plan, to include existing and proposed surface and subsurface drainage features, shall be submitted, indicating how storm water runoff will be handled. In order to document conformance with these requirements, the Zoning Administrator/Inspector may require review and approval from all applicable government agencies.~~
- (f) Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

(g) A grading plan and storm sewer layout, to include existing and proposed surface and subsurface drainage features, indicating how storm runoff will be handled;

- (h) The requirements of 900.042, or portions thereof, may be waived by the Zoning Administrator/Inspector when, in their opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed.

Applications for Certificates of Zoning Compliance must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Storm Water Drainage Manual if the proposal will disturb 1 or more acres of land, Franklin County Public Health Regulations, Jefferson Water and Sewer District requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements and requirements of the applicable Ohio Environmental Protection Agency Construction permit.

Section 900.043 Procedure

- (a) Acceptance of a Complete Application
The Zoning Administrator/Inspector shall only accept a complete application and fee for a Certificate of Zoning Compliance
- (b) Approval and Issuance
Certificates of Zoning Compliance shall be issued or refusal thereof given within thirty (30) working days after the submittal of a complete application. Written notice of a refusal and reason thereof shall be given to the applicant.

Section 900.044 Fees

A fee shall be paid to Jefferson Township for each application for Certificate of Zoning Compliance as is prescribed in ORC 519.

Section 900.044 Effect of Approval

If the change or modifications described in any Certificate of Zoning Compliance has not begun within one (1) year from the date of issuance thereof, said Certificate of Zoning Compliance shall expire; it shall be revoked by the Zoning Administrator/Inspector and written notice thereof shall be given to the persons affected if work described has begun, but then suspended for a period of six (6) months



RECEIVED

JAN 10 2013

Application for
**Zoning
Variance**

Revised January 1, 2009



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Franklin County Planning Department
Franklin County, OH

Economic Development & Planning Department
James Schimmer, Director

| Property Information | |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Site Address 1861 Gantz Road, Columbus, Ohio | |
| Parcel ID(s) 140-004139 | Zoning Rural |
| Township Franklin | Acreage 79.547 |
| Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite) | Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite) |

| Applicant Information | |
|---------------------------------------------------------|-----------------------|
| Name/Company Name South-Western City School District | |
| Address 3805 Marlane Drive Grove City, OH 43123 | |
| Phone # 614-801-3133 | Fax # 614-801-3131 |
| Email mark.waller@swcs.us | |

| Property Owner Information | |
|-----------------------------------------------------------------|-------|
| Name/Company Name Franklin County Commissioners | |
| Address 373 S. High Street, 26th Floor Columbus, OH 43215 | |
| Phone # | Fax # |
| Email | |

| Agent Information (if applicable) | |
|-------------------------------------------------------|-----------------------|
| Name/Company Name Mark Waller | |
| Address 3805 Marlane Drive Grove City, OH 43123 | |
| Phone # 614-801-3133 | Fax # 614-801-3131 |
| Email mark.waller@swcs.us | |

| Staff Use Only |
|--------------------------|
| Case # VA-3785 |
| Date filed: 1/10/13 |
| Fee paid 650.00 |
| Receipt # 241198 |
| Received by: DAH |
| Hearing date: 2/19/13 |
| Zoning Compliance: |

| Document Submission |
|-----------------------------------------------------------------------------------|
| The following documents must accompany this application: |
| <input checked="" type="checkbox"/> Completed application |
| <input checked="" type="checkbox"/> Fee Payment (Checks only) |
| <input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11") |
| <input checked="" type="checkbox"/> Site Map (max 11" x 17") |
| <input checked="" type="checkbox"/> Covenants and deed |
| <input checked="" type="checkbox"/> Notarized signatures → see attached letter |
| <input checked="" type="checkbox"/> Proof of water & waste water supply |
| Please see the Application Instructions for complete details |

**** Deed was not accessible on Recorders site

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JAN 10 2013

Case # VA -3785

Variance(s) Requested Franklin County Planning Department
Franklin County, OH

| | |
|-------------|------------------------------------------------------|
| Section | 302.047 Maximum Height |
| Description | Seeking variance to exceed 38" maximum height |
| Section | 505.02 Dumpster location, height and screening |
| Description | Seeking variance to locate the dumpster per drawings |
| Section | |
| Description | |

Describe the project

Note: To receive a variance you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

- 1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.**

The district desires to construct a two story academic wing with a maximum roof height of 40'-2" in order to build, maintain and operate the most cost efficient structure for the Community. Cottages that once served Youth Services were demolished and covered over with earth. The reduced footprint of the building would reduce the chances of encountering buried debris.
- 2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.**

The district operates other school buildings within Franklin Township that exceed the 38' -0" maximum roof height. Those sites include Franklin Heights High School, Franklin Woods Intermediate and North Franklin Elementary.
- 3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.**

Special conditions and circumstances do not result from the school district.
- 4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.**

The district was granted a variance for the construction of Franklin Woods Intermediate in 1999.
- 5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?**

The district does not foresee any negative impact on the community.

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Case # VA-3785

Franklin County Planning Department
Franklin County, OH

6. Can there be a beneficial use of the property without the variance?

A single story building could be constructed which would result in a sizeable increase of the footprint of the facility. It is the desire of the district to maximize ingress and egress to the site plus provide enhanced vehicle staging so not to be a burden on public streets. The district also desires to maximize green spaces for school and public use.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

The variance for the roof heights is 2' - 2" above the 38' maximum per code. The variance relating to the dumpster is to locate it with proper screening on the north side of the building since one building is fronting Gantz Road.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

The degree of roof height variances relatively small and it is the opinion of the district that this variance is not substantial. The placement of the dumpster will not provide a negative impact by use of proper screening.

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

The variance is not expected to adversely affect delivery of any governmental services.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

The District is aware of the zoning restrictions and has been successful in being granted variances for roof heights in the Franklin Township and other jurisdictions within the county.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

A one story building could be constructed but would have a long term cost of ownership compared to the efficiency of operating a two story building. The green spaces from the school and public would also be a negative impact.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Given the list of precedents, the districts desire to maintain a common architectural theme at all new elementary buildings, and the limited increase in height proposed, it is the opinion of the district that the variance would preserve the spirit and intent of the zoning requirement and will provide substantial justice.



Property Services

District Service Center
3805 Marlane Drive
Grove City, OH 43123
Phone: (614) 801-3120
Fax: (614) 801-3131

January 9, 2013

Subject: South-Western City School District's Request for Variance -

3785

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JAN 10 2013

To Members of the Board of Zoning Appeals:

Franklin County Planning Department
Franklin County, OH

This is an exciting time for the South-Western City School District and the community as we embark upon our building program to build thirteen new elementary schools and one new high school to better serve the needs of students, parents, and the community for years to come. The District is looking forward to constructing a building on the Gantz property to maintain neighborhood connections and also to maximize efficiency and economy of operations. Part of our efficient approach is to build prototypical buildings. Efficiencies are captured from the design process all the way throughout the entire life cycle of a building. Our two story elementary buildings will be more economical to build and will definitely reduce long term maintenance and operational costs.

The district is seeking a variance to increase the roof height to 40'-2" on the two story academic wing in order to install gabled metal roofs that will certainly enhance the performance of the roof system overall, plus add architectural styling to the building. The architectural styling would be similar to the nearby Franklin Woods Intermediate School on Finland Ave. A two story building results in a decreased building footprint which promotes better use of drives, vehicle staging, and increased use of green spaces for the school and community. The district is also seeking a variance to locate the dumpster as per plans. The container does exist on a Frank Rd. exposure but we feel it will not be an eyesore with the proper screening in place.

I truly respect and appreciate all of the codes in place, and feel that schools are unique. On behalf of the South-Western City School District's Board of Education, I ask that the District be granted this variance. Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Mark Waller".

Mark Waller



Property Services

District Service Center
3805 Marlane Drive
Grove City, OH 43123
Phone: (614) 801-3120
Fax: (614) 801-3131

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JAN 10 2013

Franklin County Planning Department
Franklin County, OH

This is to certify that Mark Waller, Coordinator of Property Services for the South-Western City School District, is legally representing the school district as its agent relating to the submittal of the Board of Zoning Appeals packet for the variances for the purpose of constructing a new school building on the property known as 1861 Gantz Road.

Mark E. Waller

1/9/2013

Mark E. Waller

Date

Sworn before me and subscribed in my presence this 9th day of January, 2013

Deborah L. Kirby

Notary Public

DEBORAH L. KIRBY
NOTARY PUBLIC • STATE OF OHIO
Recorded in Franklin County
My commission expires May 14, 2014

Property Report

Generated on 01/07/13 at 01:27:44 PM

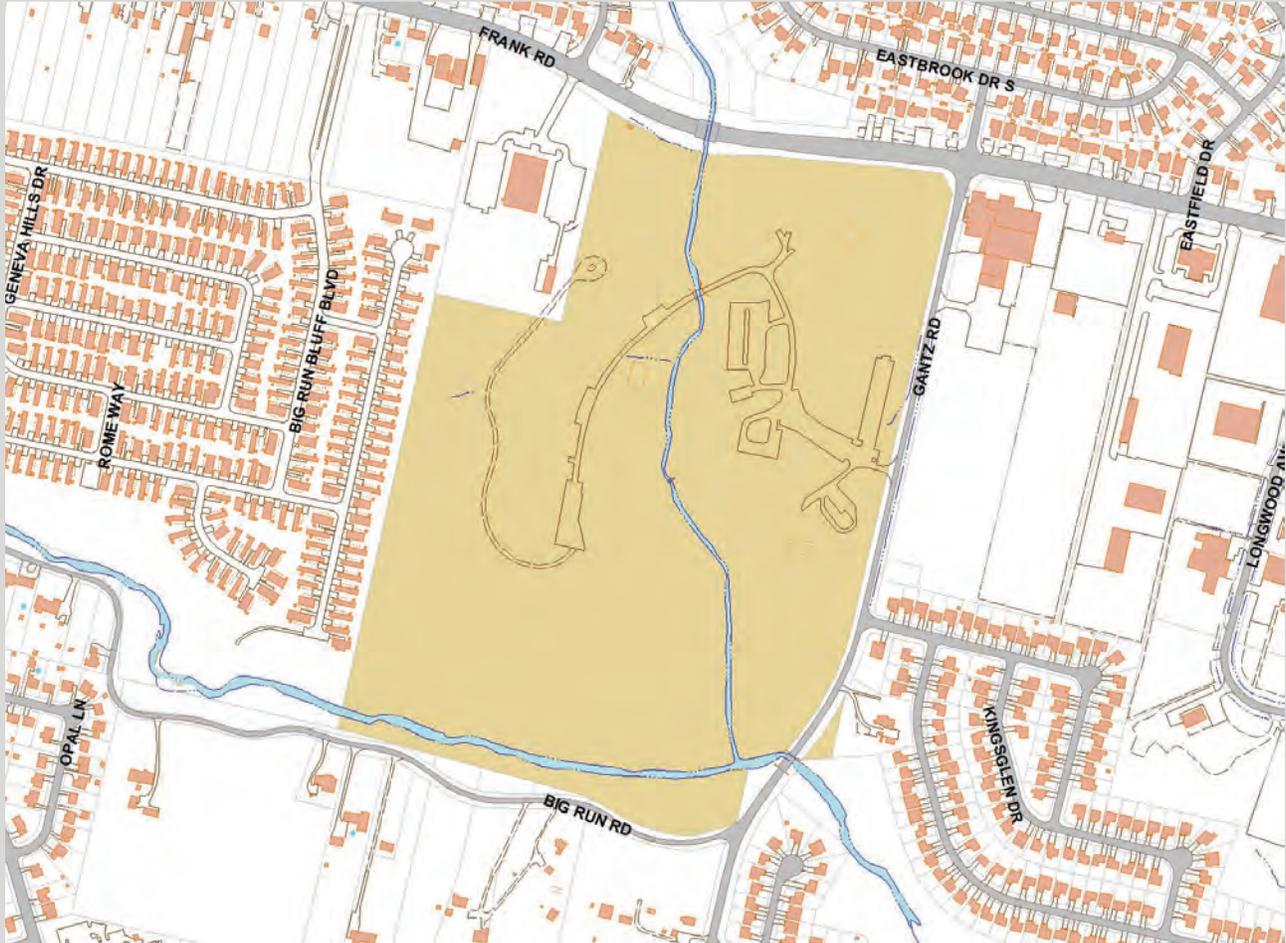
Parcel ID
140-004139-00

Map Routing No
140-0021D -051-00

Card No
1

Location
1861 GANTZ RD

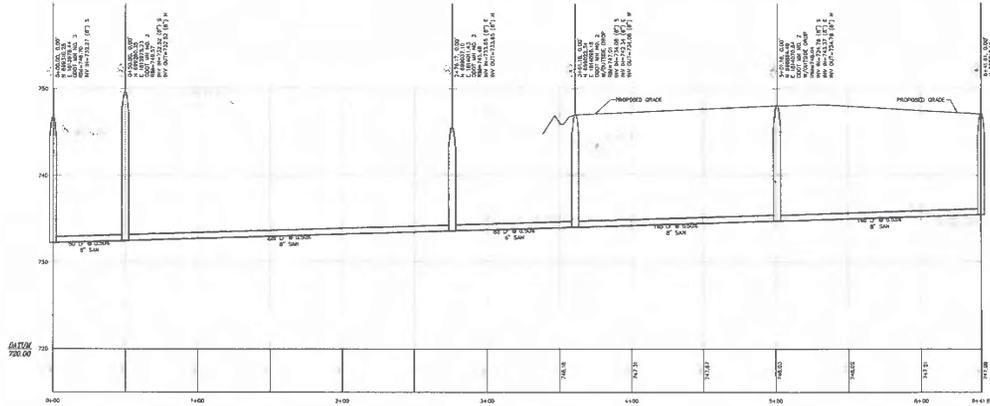
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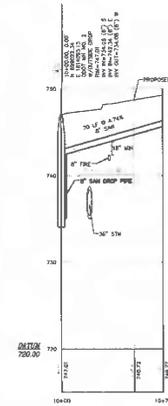
Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

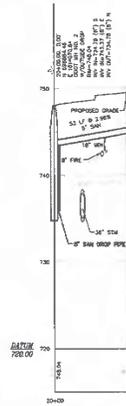
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



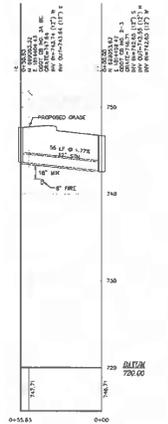
SANITARY MH 1 TO SANITARY MH 6



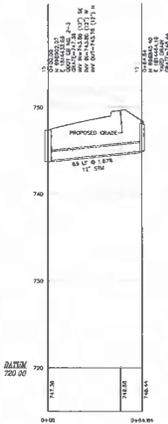
SANITARY SERVICE 1



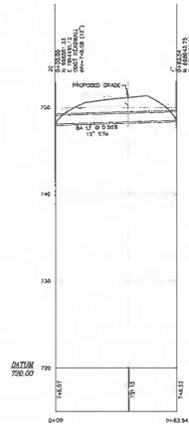
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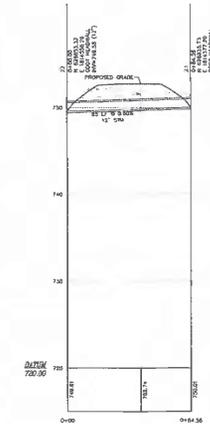
CB 18 TO CB 14



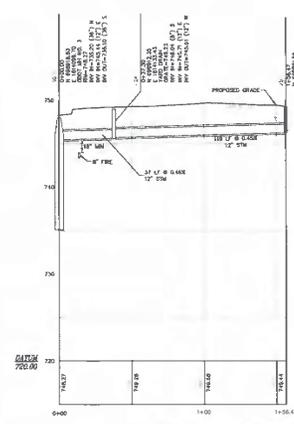
CB 15 TO TD 17



HW 20 TO HW 21



HW 22 TO HW 23



STORM 10A TO 10B

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JAN 10 2013

Franklin County Planning Department
Franklin County, OH

KLEINGERS & ASSOCIATES
350 Worthington Rd. Suite B, Westerville, OH 43082
(614) 885-4311 Fax: (614) 885-4379
www.kleingers.com



STORM AND SANITARY SEWER PROFILES

DATE 01-10-2013
COMM NO 2012014.05

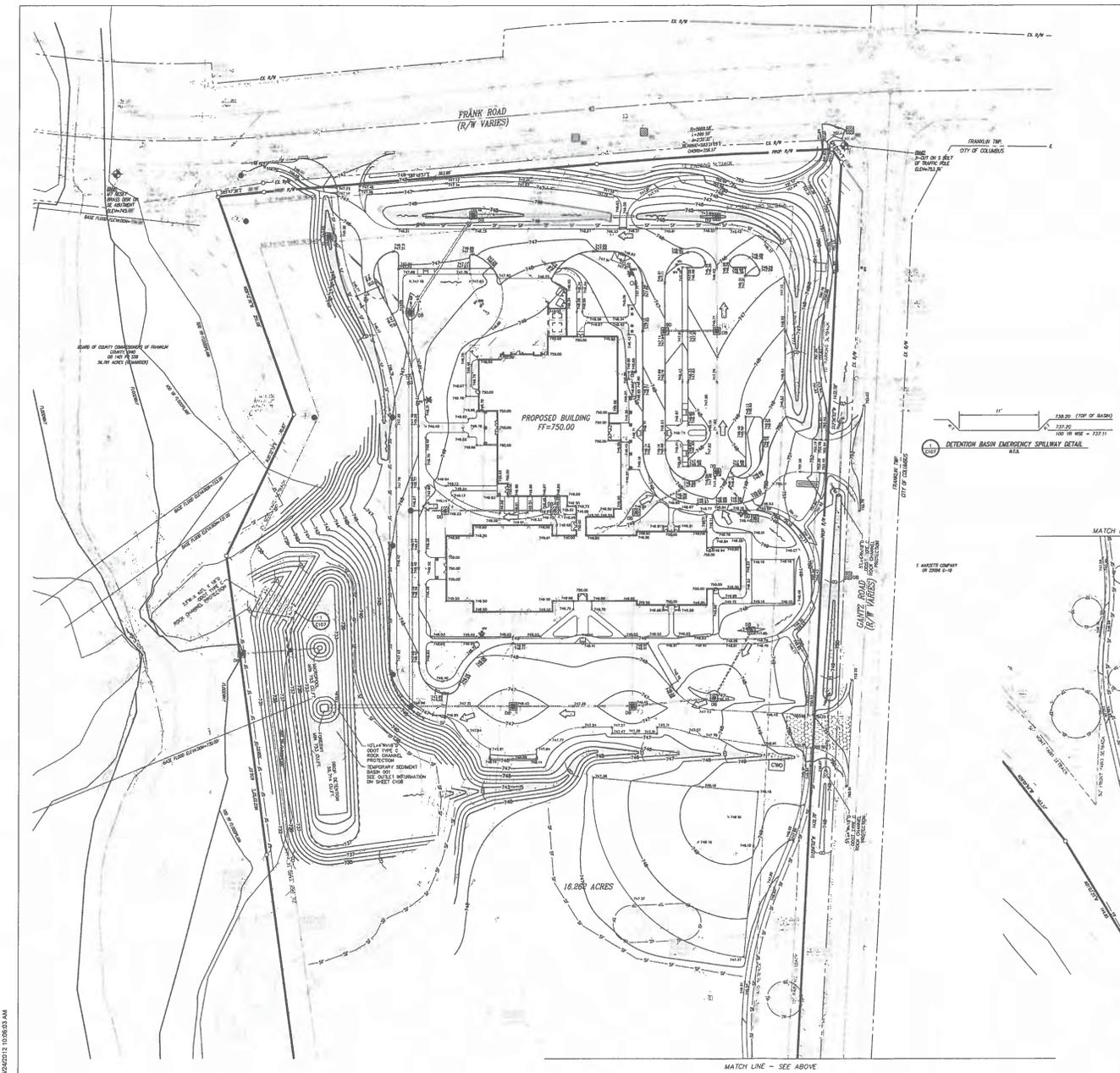
C106

SOUTH-WESTERN CITY SCHOOL DISTRICT
HARMON ELEMENTARY SCHOOL
2005 Frank Drive, Columbus, OH 43223
SOUTH-WESTERN CITY SCHOOL DISTRICT
3805 Marlene Drive, Grove City, OH 43123

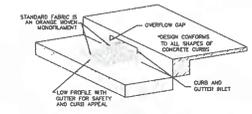
SHP
LEADING DESIGN



VA-3785



- GRADING LEGEND**
- EX CONTOUR
 - PROPOSED CONTOUR
 - SCALE
 - DELT FENCE, SEE DETAIL SHEET C108
 - TREE PROTECTION, SEE DETAIL SHEET C108
 - DARTY BAG, SEE DETAIL SHEET C108
 - BEAVER DAM, SEE DETAIL SHEET C108
 - FLOOD ROUTE
 - DELT TYPE C, HOOD CHANNED PROTECTION
 - CONSTRUCTION ENTRANCE DETAIL, SEE DETAIL SHEET C108
 - CONCRETE WASHOUT DETAIL, SEE DETAIL SHEET C108
 - CHEEK DAM, SEE DETAIL SHEET C108
 - EROSION CONTROL MAT, TYPE C, FOOT RUN #1

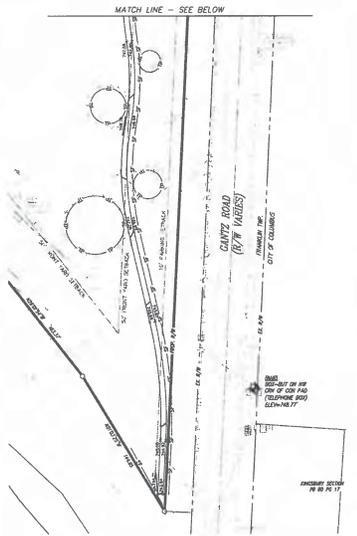


INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: THE DARTY BEAVER DAM® SHOULD BE PLACED OVER THE CURB AT THE CURB STAINES ON END OF CURB (OPTIONAL OR APPROVED) OF THE DAM ATTACH ADJUSTMENT FOLLOW TO REMAIN LOCK. CHECK THE ENDWORKING FOR PROPER FIT. COMPACTED THE GROUND, PREPARE THE GROUND TO BE PROPERLY PLACED TO SUPPORT THE DAM. THE BEAVER DAM SHOULD BE PARTIALLY BEHIND THE CURB HOOD WHEN INSTALLED PROPERLY.

MAINTENANCE: REMOVE OR RECONSTRUCT IMMEDIATELY AND REMOVE FROM SERVICE AND IDENTIFY OF UNIT AFTER EACH STORM EVENT. REMOVE OF BEAVER DAM AS ACCUMULATED WITH THE CONTAMINATED AREA OF THE DAM. REMOVE AS ACCUMULATED WITH THE CONTAMINATED AREA OF THE DAM. REMOVE AS ACCUMULATED WITH THE CONTAMINATED AREA OF THE DAM. REMOVE AS ACCUMULATED WITH THE CONTAMINATED AREA OF THE DAM.

DARTY PRODUCTS
BEAVER DAM DETAIL (BD)



STATE OF OHIO
MICHIGAN
E-70851
REGISTERED PROFESSIONAL ENGINEER

1645 Main Street
Columbus, OH 43212
614-882-4411
2008 Ohio State Board of Engineers
2008 Ohio State Board of Engineers
2008 Ohio State Board of Engineers

SHP
LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
HARMON ELEMENTARY SCHOOL
2050 Frank Road, Columbus, OH 43223
SOUTH-WESTERN CITY SCHOOL DISTRICT
3805 Melrose Drive, Grove City, OH 43123

ISSUANCES

| | |
|----------|---------------------|
| 12-01-13 | SCHEMATIC DESIGN |
| 12-01-13 | CONCEPT DEVELOPMENT |

GRADING PLAN

DATE: 01-10-2013
COMM NO: 2012014 03

C107

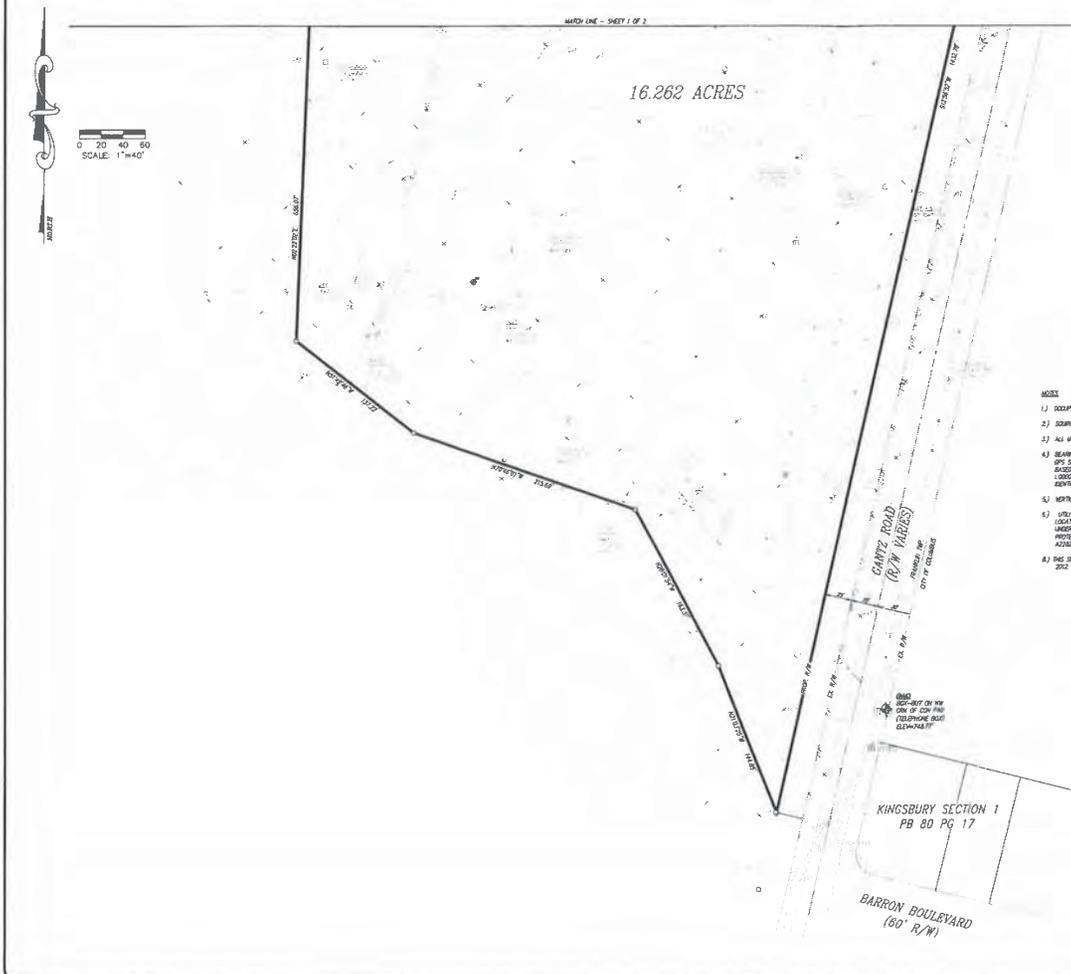
KLEINGERS & ASSOCIATES
350 Worthington Rd. Suite B, Westerville, OH 43082
(614) 882-4211 Fax (614) 882-4479
www.KLEINGERS.com

OHIO
Columbus
Professional Services
INCORPORATED

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JAN 10 2013

Franklin County Planning Department
1/A-2710 C



- NOTES
- 1.) OCCUPATION BY GENERAL RES SURVEY
 - 2.) SOURCE INSTRUMENTS AS NOTED
 - 3.) ALL INFORMATION IS IN GOOD CONCORDANCE UNLESS OTHERWISE NOTED
 - 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, ZONE 16N, SOUTH ZONE, BASED ON A GPS SURVEY USING CORS STATION "TOLP" AND MONUMENT "TOLP". THE PROJECT COORDINATES ARE BASED ON CORS AND HAVE BEEN SCALD TO CORRECT BY USING A PROJECT ASSUMED SCALE FACTOR OF 1.00000174 APPLIED AT BASE POINT N 898.700 00 E 149.120 00. GRID AND GROUND COORDINATES ARE DIFFERENTIAL AT THE SCALE FACTOR.
 - 5.) VERTICAL DATUM IS NAVD83 BASED ON BM "70 RESET"
 - 6.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKING, REPLY INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND UTILITIES. UTILITIES, EXCEPT FOR THE EXISTING LOCATION OF UNDERGROUND UTILITIES, CANNOT BE ACCURATELY LOCATED BY VISUAL MEANS. THE GROUND UTILITY PROTECTION SERVICE (GUP) WAS CONTACTED ON OCTOBER 8, 2012. GUP REPORT #1201030004, #1201030005, #1201030006, #1201030007.
 - 7.) THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY KLEINGERS AND ASSOCIATES IN OCTOBER, 2012.



KLEINGERS & ASSOCIATES
 3800 Westchester Blvd., Suite 100
 Columbus, Ohio 43219
 614.291.1000

REVISIONS

| NO. | DATE | DESCRIPTION |
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BOUNDARY & TOPOGRAPHIC SURVEY
 16.262 ACRE SITE
 FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO
 FOR: SOUTH-WESTERN CITY SCHOOLS

SCALE: 1"=40'
 DATE: 10/15/12
 DRAWN: MLK
 DESIGNED: MLK
 CHECKED: MLK
 VREF:
 JOB NO.: 1201030001
 SHEET NO.: 10
 PAGE: 2 OF 2

RECEIVED

JAN 10 2013

Franklin County Planning Department
 Franklin County, OH

DATE: 01-10-2013
 TIME: 10:00:00 AM
 USER: JLM

PROJECT: 1201030001
 SHEET: 10 OF 10
 TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

SHP
 LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
HARMON ELEMENTARY SCHOOL
 2050 Frank Road, Columbus, OH 43223
SOUTH-WESTERN CITY SCHOOL DISTRICT
 3805 Marietta Drive, Grove City, OH 43123

ISSUANCES

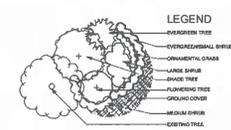
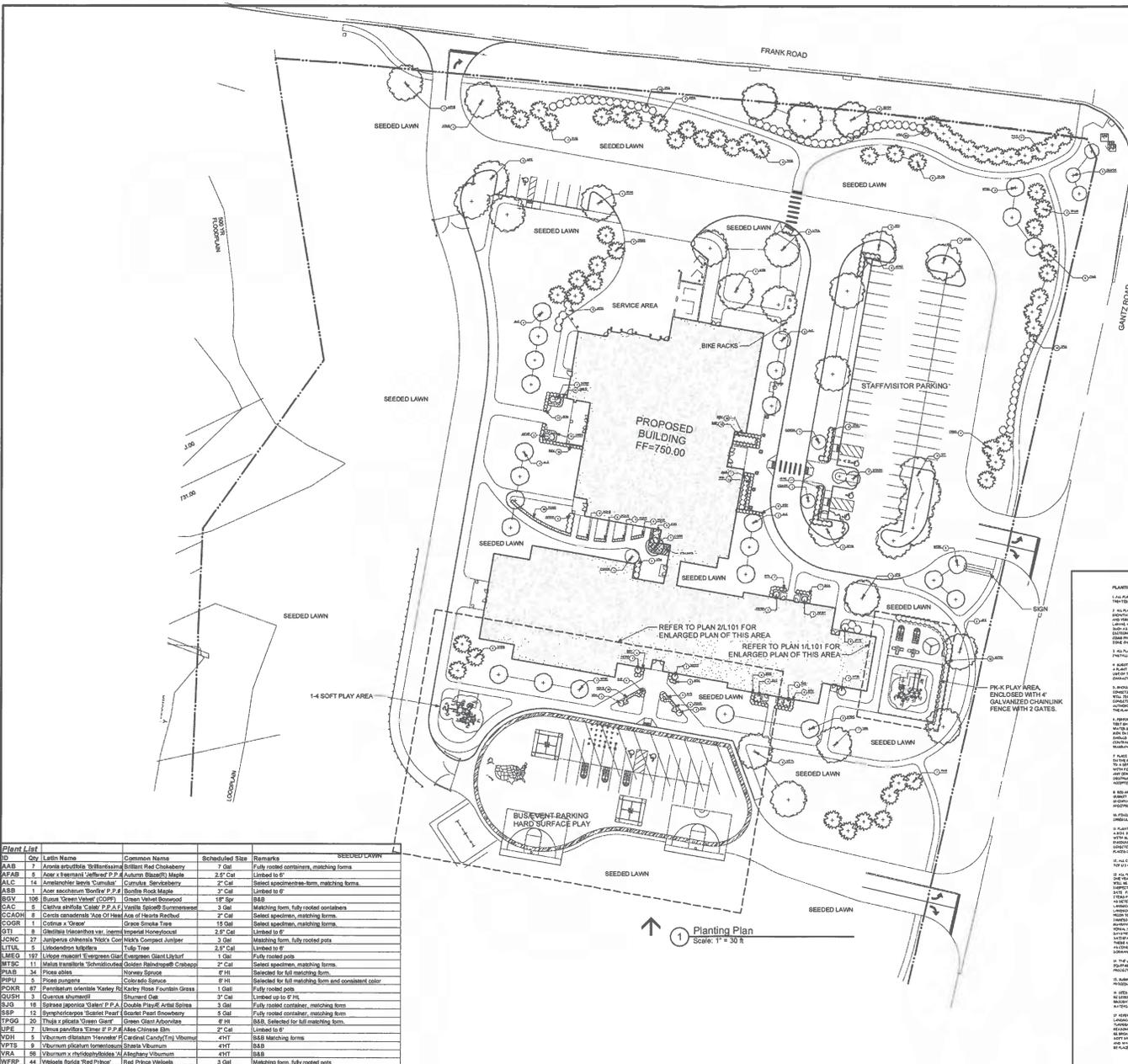
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SITE SURVEY

DATE: 01-10-2013
 COMM NO: 2012014.05

C110

VIA-3785



PLANTING NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE STATE OF OHIO, CHAPTER 1501.01, AND THE CITY OF COLUMBUS, CHAPTER 1501.01, AND THE CITY OF COLUMBUS, CHAPTER 1501.01.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE STATE OF OHIO, CHAPTER 1501.01, AND THE CITY OF COLUMBUS, CHAPTER 1501.01, AND THE CITY OF COLUMBUS, CHAPTER 1501.01.
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| ID | City | Latin Name | Common Name | Scheduled Size | Remarks | SEED/CROWN |
|------|------|-----------------|-----------------|----------------|------------------------------------------------------|------------|
| BAR | 7 | Baron's Red | Baron's Red | 7' Dia | Fully rooted container, matching forms | |
| AFAB | 5 | Aster & Begonia | Aster & Begonia | 2' x 2' | Fully rooted container, matching forms | |
| ALC | 14 | Amelanchier | Amelanchier | 2' Cal | Selected specimen tree, matching forms | |
| ARS | 1 | Aster | Aster | 2' Cal | Landed in 6" | |
| BSV | 106 | Burns | Burns | 18" Sp | B&B | |
| CAC | 5 | Cornus | Cornus | 3' Dia | Matching form, fully rooted container | |
| CCOM | 3 | Cornus | Cornus | 2' Cal | Selected specimen, matching forms | |
| CCOR | 1 | Cornus | Cornus | 15' Dia | Selected specimen, matching forms | |
| DTI | 8 | Daphne | Daphne | 2' x 2' | Landed in 6" | |
| JCNC | 17 | Juncus | Juncus | 3' Dia | Matching form, fully rooted pots | |
| LTLA | 5 | Lonicera | Lonicera | 2' x 2' | Landed in 6" | |
| MEG | 3 | Malus | Malus | 1' Dia | Fully rooted pots | |
| MTFC | 11 | Malus | Malus | 2' Cal | Selected specimen, matching forms | |
| PAAL | 34 | Panicum | Panicum | 6" H | Selected for full matching form | |
| PIPU | 5 | Picea | Picea | 6" H | Selected for full matching form and consistent color | |
| POCK | 87 | Podocarpus | Podocarpus | 1' Dia | Fully rooted pots | |
| REED | 3 | Rosa | Rosa | 1' Dia | Landed in 6" | |
| RJG | 18 | Rosa | Rosa | 3' Dia | Fully rooted container, matching forms | |
| RSP | 12 | Rosa | Rosa | 5' Cal | Fully rooted container, matching form | |
| TPGD | 20 | Thuja | Thuja | 6" H | B&B, selected for full matching form | |
| UPE | 7 | Ulmus | Ulmus | 2' Cal | Landed in 6" | |
| VSH | 3 | Viburnum | Viburnum | 4" H | B&B, matching forms | |
| VPTS | 9 | Viburnum | Viburnum | 4" H | B&B | |
| VRA | 86 | Viburnum | Viburnum | 4" H | B&B | |
| WVFP | 44 | Wisteria | Wisteria | 3' Dia | Matching form, fully rooted pots | |

↑ 1 Planting Plan
Scale: 1" = 30'

STATE OF OHIO
S. J. H.
No. 10101
Mechanical Engineering

SHP
LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
HARMON ELEMENTARY SCHOOL
2900 Frank Road, Columbus, OH 43223
SOUTH-WESTERN CITY SCHOOL DISTRICT
3805 Hartline Drive, Grove City, OH 43123

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JAN 10 2013
Franklin County, Ohio

PLANNING
SUBMITTAL

PLANNING PLAN

DATE: 7 JAN 2013
COMNO: 2012014.02

L100

VA-3785

