



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

December 27, 2016
1:30 p.m.

1. New Business

A. Planning Commission

i. 679-V – Brad Fisher

Owner/Applicant:	Thomas J. Bonasera
Agent:	Ryan Aiello
Township:	Blendon Township
Site:	Sunbury Rd. (PID #110-000510)
Acreage:	16.00-acres
Utilities:	N/A
Request:	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 not provide for a household sewage treatment system.

ii. 680-PP – Brad Fisher

Applicant:	M/I Homes of Central Ohio
Engineer:	Jeff Strung
Township:	Jefferson Township
Site:	2865 Darling Rd. (PID #170-000010), 2631 Reynoldsburg New Albany Rd. (PID #170-000746), 2860 Darling Rd. (PID #170-000767), 2583 Reynoldsburg New Albany Rd. (PID #170-001851), 2635 NW Reynoldsburg New Albany Rd. (PID #170-001910), 2860 Darling Rd. (PID #170-003876)
Acreage:	62.100-acres
Utilities:	Public water and wastewater
Request:	Requesting Preliminary Plan approval of a 78 lot single-family subdivision with 31.6-acres of open space.

B. Board of Zoning Appeals

i. VA-3871 – Brad Fisher

Owner:	Timothy & Dawn Slade
Applicant:	Morton Bldgs, Inc.
Township:	Norwich Township
Site:	4250 Dublin Rd. (PID# 200-000535)
Acreage:	3.000 acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 512.02(2(a)) of the Franklin County Zoning Resolution to allow for the construction of an accessory building that will be located in front of the principal structure in an area zoned Rural.

ii. VA-3872 – Brad Fisher

Owner/Applicant:	Howley Capital, LLC
Township:	Clinton Township
Site:	1165 Chambers Rd. (PID# 130-000332)
Acreage:	0.330-acres
Zoning:	Limited Industrial District (LI)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 344.043(c), 344.044(b) and 531.032 of the Franklin County Zoning Resolution to allow for the construction of a warehouse that will not meet the side yard, rear yard or loading space setback requirements in an area zoned Limited Industrial (LI).

iii. VA-3873 – Brad Fisher

Owner:	Lennox Town Center/Limited
Applicant/Agent:	Steve Hermiller
Township:	Clinton Township
Site:	1717 Olentangy River Rd. (PID# 130-011860)
Acreage:	13.300-acres
Zoning:	Limited Industrial District (LI)
Utilities:	Public water and wastewater
Request:	Requesting an appeal under Section 110.043(3) of the Franklin County Zoning Resolution to allow for the expansion of a non-conforming use in an area zoned Limited Industrial.

2. Adjournment of Meeting to January 24, 2017.

VARIANCE or APPEAL APPLICATION

for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff

Date Submitted: <u>12/20/16</u>	Received By: <u>BMF</u>
Application No.: <u>679-V</u> Fee: <u>\$700</u>	FCPC Date: <u>1/11/17</u>

Property Owner/Subdivider/or Agent

Signature: *[Handwritten Signature]*, attorney Date: 12/20/16
Name: Thomas J. Bonasera, Trustee (c/o Ryan P. Aiello, Esq. - attorney/agent)
Address: 191 W. Nationwide Blvd., Suite 300
City, State, Zip: Columbus, OH 43215 Phone No: (614) 628 - 6893

Section numbers(s) of the county subdivision regulations and a brief description of variance(s) or appeal(s) requested:

See attached.

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).



679-V

Variance Application
Thomas J. Bonasera, Trustee
Case #9838-16

We are in receipt of your letter dated November 22, 2016 (“Denial Letter”) and are seeking a variance from the items contained in the Denial Letter due to the unique positioning of the subject property.

Background:

The entire property consists of approximately 88.7 acres located in Blendon Township, being parcel #110-000510-00 (“Parent Parcel”). The Parent Parcel is owned by Thomas J. Bonasera, as Trustee of the Richard H. and Ann Shafer Foundation (“Parent Parcel Owner”).

Through an agreement with the former owner of the Little Turtle Golf Course (“Golf Course Property”), which Golf Course Property includes parcel #600-211699-00, the Parent Parcel Owner has agreed to deed to the owner of the Golf Course (“Golf Course Owner”) sixteen (16) acres of real property from the Parent Parcel (“Split Parcel”). The Split Parcel lies within a floodway and ravine, and is immediately adjacent to the Golf Course Property, which has independent access to Turtle Station Way, a public roadway, at two separate access points. Accordingly, the Golf Course Owner will have practical access to the Split Parcel through the Golf Course Property. The Split Parcel is not able to be combined with the Golf Course Property as the Golf Course Property lies within the boundaries of the City of Columbus, while the Split Parcel lies within the boundaries of Blendon Township.

Pursuant to the agreement between the Parent Parcel Owner and the Golf Course Owner, the deed to the Split Parcel will contain the following deed restrictions which limit development activities that can occur on the Split Parcel to Golf Course Use and/or for Public Park Use:

The property may be used for Golf Course Use or for Public Park Use, and for no other purpose. As used herein, the term “Public Park Use” shall mean a nature park open for use to the general public which is owned and operated by any of the Applicable Governmental Authorities for general public park purposes, including, but not limited to, bicycle and walking paths; provided, however, in no event shall any such public park use include any activity that would be deemed a nuisance by the then current fee simple owner(s) of parcel #110-000510-00, including, but not limited to, any of the following activities: activities involving firearms or archery equipment; outdoor concerts; outdoor movie showings; festivals; fairs; activities involving off-road motorized vehicles such as dirtbikes or other all-terrain vehicles; amusement rides; simulated warfare such as paintball; skateboard or bicycle ramps. As used herein, the term “Golf Course Use” shall mean two (2) golf holes and related golf course improvements such as cart paths, storm shelters, hazards and the like, and for no other purpose. As used herein, the term “Applicable Governmental Authorities” shall mean the City of Columbus, Franklin County, MetroParks, MORPC, or Blendon Township, or any branch or instrumentality of any of them.

The Parent Parcel Owner is currently under agreement with MetroParks to deed the remaining portion of the Parent Parcel to MetroParks for public park purposes. The deed to MetroParks is contingent upon approval of the requested lot split.



Response to Items outlined in Denial Letter:

In furtherance of the foregoing, please see the following specific responses to the items raised in the Denial Letter.

Item #1:

Section 204.01(A) – Large Lot Development Rules: A division of land shall be along an existing public street.

- The proposed lot split would not be along an existing public street.

Technical Note from Blendon Township:

The site is zoned (R-1) Restricted Suburban Residential District, requiring access to and abut on an improved, dedicated, publicly maintained street right of way for a distance of one hundred and fifty (150) feet. A variance is required as this development standard has not been met.

Justification for granting variance request:

We are seeking a variance from Section 204.01(A), which requires a division of land to be along an existing public street.

As described above, the Split Parcel is being deeded to the Golf Course Owner, which will have practical access to the Split Parcel through the immediately adjacent Golf Course Property. The Golf Course Property has independent access to Turtle Station Way, a public roadway, at two separate access points.

Additionally, the Split Parcel will be restricted to Golf Course Use and/or Public Park Use. Accordingly, there is no need for the Split Parcel to have vehicular access from a public street. Access for the allowed uses will be achieved through walking paths, bike paths, and golf cart paths, via the Golf Course Property.

Item #2:

A. Section 204.13 – Large Lot Review and Approval: The applicant must demonstrate compliance with regulations governing Large Lot Development. Only complete applications will be approved in accordance with Ohio Revised Code Section 711.133. The following are deficiencies found with the application:

- Proposed household sewage treatment system locations, design (system type and size), and system replacement area (204.11(A)).
- Appropriate floodplain status information showing areas within the floodway and Special Flood Hazard Area (204.11(C)). *[Note: Floodplain information is shown on the updated plan submitted with this variance application]*

B. Technical Note from Franklin County Public Health:

Soil reports would need to be submitted in order to review the site as a developable lot.

C. Proposed justification for granting variance request:

We are seeking a variance from Section 204.11(A), which requires the location of existing or proposed household sewage treatment systems, design (system type and size), and system replacement area. Our understanding is that part of this requirement is submission of a soil report.

As described above, the Split parcel is located in a floodway and ravine and therefore is generally not developable. Additionally, the Split Parcel will be restricted to the Golf Course Use and/or Public Park Use. Accordingly, for all practical purposes as well as legal purposes, a household sewage system is not contemplated, needed, or allowed in connection with the Split Parcel.

General Standards for Variances:

The Parent Parcel Owner offers the following in support of this variance application, in accordance with the General Standards for Variances contained in Section 701.07:

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 Subdivisions were strictly enforced; and

The Split Parcel is uniquely located in a non-developable floodway, within the boundaries of Blendon Township and is not able to be combined with the Golf Course Parcel, which is the source of access. Without the lot split approval, the Parent Parcel Owner will be unable to deed the Split Parcel to the Golf Course Owner or the balance of the Parent Parcel to MetroParks.

B. The conditions upon which the request for variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and

The Split Parcel is uniquely located in a non-developable floodway, within the boundaries of Blendon Township and is not able to be combined with the Golf Course Parcel, which is the source of access.

C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and

The purpose of the variance is to allow the Split Parcel to be deeded to the Golf Course Owner and to allow the balance of the Parent Parcel to be deeded to MetroParks.

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

The granting of the variance will be a benefit to the public as it will allow the Parent Parcel Owner to deed the balance of the Parent Parcel to MetroParks, which will allow the property to be used by the public as a public park. It will also allow a potential expansion of the Little Turtle Golf Course which will also be a benefit to the public.

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 the applicant's predecessor in interest; and

The special circumstances surrounding the Parent Parcel and this variance request are unique to the location, topography, and multiple jurisdictions governing the Parent Parcel and its surrounding parcels, and not by any act of the applicant or its predecessors.

F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

The variance requested is needed to obviate the technical requirement that the Split Parcel be provided with access to a public street. As described above, the Split Parcel will in fact have access through the Golf Course Property. No vehicular access is needed due to the deed restrictions regarding use, as well as the location of the Split Parcel in a non-developable floodway.

LOT SPLIT
6720 Lee Road

Situate in the State of Ohio, County of Franklin, Township of Blendon, in Lot 18, Quarter Township 1 and Lot 13 as delineated in Chancery Record 4, Page 295 of the Court of Common Pleas, Quarter Township 4, Township 2, Range 17, United States Military Lands, being part of the 88.678 acre tract conveyed to Thomas J. Bonasera, Trustee, in Instrument Number 200808250128888, Parcel No. 2, all records being of the Recorder's Office, Franklin County, Ohio

BASIS OF BEARINGS

The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The south line of Quarter Township 1 and the north line of Quarter Township 4, Township 2, Range 17, United States Military Lands having a bearing of **North 86 degrees 15 minutes 40 seconds West** is designated the basis of bearings for this description.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 6027" inscribed on top.

Field survey was conducted on 09-22-16. We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

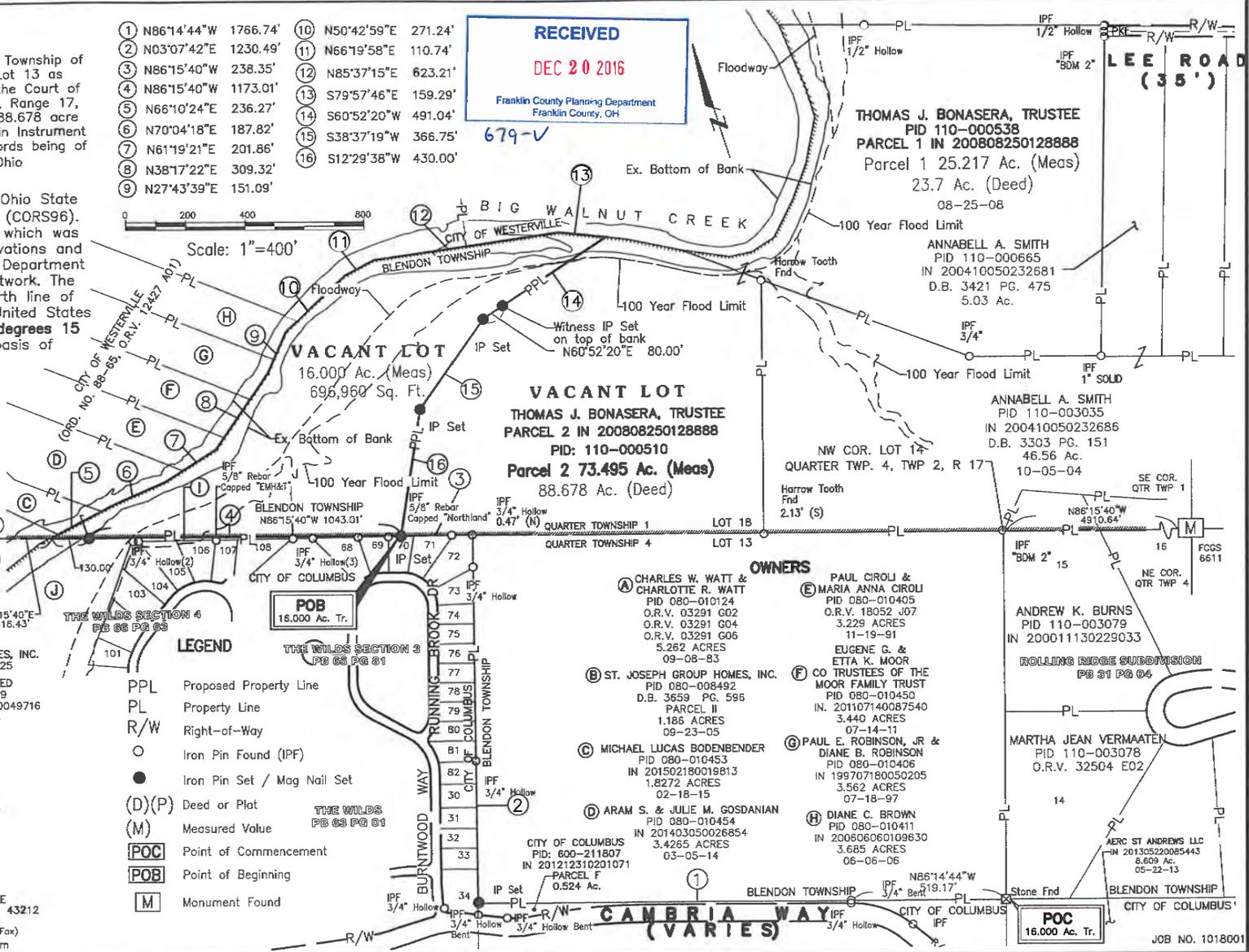
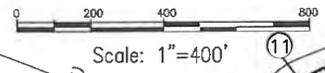


BY: *Matthew E. Ferris* 12-19-16 Date
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

- ① N86°14'44"W 1766.74'
- ② N03°07'42"E 1230.49'
- ③ N86°15'40"W 238.35'
- ④ N86°15'40"W 1173.01'
- ⑤ N66°10'24"E 236.27'
- ⑥ N70°04'18"E 187.82'
- ⑦ N61°19'21"E 201.86'
- ⑧ N38°17'22"E 309.32'
- ⑨ N27°43'39"E 151.09'
- ⑩ N50°42'59"E 271.24'
- ⑪ N66°19'58"E 110.74'
- ⑫ N85°37'15"E 623.21'
- ⑬ S79°57'46"E 159.29'
- ⑭ S60°52'20"W 491.04'
- ⑮ S38°37'19"W 366.75'
- ⑯ S12°29'38"W 430.00'



JOB NO. 1018001

PRELIMINARY PLAN APPLICATION

for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff

Date Submitted: 12 / 20 / 16

Received By: Matt Brown

Date Accepted / Rejected / /

By: _____

Application No.: 680-PP Fee: \$9,350.00

FCPC Date: 1 / 11 / 17

Subdivision Name: Weldon Township: Jefferson

Location of Property: 2865 Darling Road

Parcel Numbers: 170-000010-00, 170-000767-00, 170-001910-00
170-000746-00, 170-001851-00, 170-003876-00

Property Owner

Name: See Attached

Address: _____

Phone No.: (____) ____ - ____

Applicant

Name: M/I Homes of Central Ohio c/o Jason Francis

Address: 3 Easton Oval Suite 340
Columbus, Ohio 43219

Phone No.: (614) 418 - 8023

Engineer

Name: EMH&T c/o Jeffrey A. Strung

Address: 5500 New Albany Road
Columbus, Ohio 43054

Phone No.: (614) 775 - 4700

Total Number of Lots Proposed: 78 Total Area: 62.1 acres
Average Lot Dimension: 75 feet by 140 feet Typical Lot Area: 0.24 acre(s)
Reserve Areas: 31.6 acres Streets: 7.8 acres Open Space: 31.6 acres
Current Zoning? PSRD Number of Proposed Final Plat Phases: 2
Type of Water Supply Proposed: Central Water (Jefferson Water and Sewer District)
Type of Wastewater Disposal Proposed: Central Sewer (Jefferson Water and Sewer District)
Will the Subdivision Have Sidewalks? Yes Curb/gutter? Yes (Exception Darling Road)

**Is a Variance to the Franklin County Subdivision Regulations requested? YES/NO
If YES, Variance application form must be attached with the Preliminary Plan application.**

Twenty (20) copies of the Preliminary Plan, including the E&S Plan, are submitted with this application.

The undersigned acknowledges this Preliminary Plan application does not constitute a Subdivision Plat application and understands the filing deadlines and meeting schedules associated with this request. Approval of a Preliminary Plan does not constitute acceptance of any public improvements shown. Such acceptance can only be made in conjunction with Final Plat requirements and procedures specified in the Franklin County Subdivision Regulations. The Subdivision Plat is not considered filed until a Final Plat application is submitted and accepted, in accordance with the Subdivision Regulations of Franklin County, Ohio.

To the best of my knowledge and belief, information and materials submitted as a part of this Preliminary Plan application are correct, complete and accurate. The Franklin County Technical Review Group members are hereby granted permission to enter the property for inspection and review purposes.

Property Owner's Signature [Signature]

Date: 12/14/16

Engineer's Signature [Signature] (EMH&T)

Date: 12/14/16

EROSION AND SEDIMENT CONTROL POLICY

Franklin County Subdivision Regulations

General:

Per the Franklin County Subdivision Regulations, an Erosion and Sediment Control Plan shall be required for major subdivisions, may be required for other development and shall conform with the *Ohio Department of Natural Resources, Division of Soil and Water Conservation manual, "Rainwater and Land Development."* Implementation of approved erosion control measures should precede earth-disturbing activities. The Ohio Environmental Protection Agency (OPEA) may also have jurisdiction over earth-disturbing activities.

Purpose:

The erosion and sediment (E&S) control plan is required for the purpose of reducing pollution to public and/or private water by sediment from accelerated soil erosion associated with construction activity.

E&S Control Plan Requirements:

The E&S plan shall be a separate sheet, be a part of subdivision improvement plans, provide information regarding the entire site and shall include the following:

1. Vicinity Map – Map locating the site in relation to the surrounding area. Indicate the location of receiving waters.
2. Work Limits – Indicate the limits of earth-disturbing activity; include borrow, spoil and stockpile areas.
3. Existing Topography – The existing contours of the entire site and adjacent land should be shown on the plan. Changes to the existing contours should also be shown on the plan. A topographic map should contain an appropriate scale and contour interval to clearly depict the topography of the site.
4. Existing Vegetation – Show existing tree lines, unique vegetation and areas that may affect erosion and sediment controls. Existing vegetation shall remain along waterways: minimum width of buffer strip on each side of the stream shall be two and one-half times the stream width measured from the top of the streambank or 50 feet, whichever is greater.
5. Soils – Show boundaries of the different soil types. A table relating relevant information concerning their limitations for the proposed use may be necessary. Information pertaining to the limitations of soil type can be determined from the Franklin County Soil Survey and Soil Potential Index.

Topsoil shall be segregated and stockpiled during grading of the site and be reapplied before the establishment of permanent vegetation.

6. Existing Drainage Patterns – Drainage patterns should be evident on the plan. Include off-site areas susceptible to sediment deposits or to erosion caused by accelerated runoff, as well as off-site areas affecting potential accelerated runoff and erosion. Indicate size of drainage area contributing to the site. Include any known

existing agriculture field tiles that may be present on the site. Any subsurface drainage tiles encountered during development shall be rerouted or connected into the subdivision's drainage system to ensure that these systems will continue drain upland properties.

7. Special Notes for Critical Areas – Give details and specifications for practices protecting streams, steep slopes, designated trees or stands of trees, etc.
8. Site Development – Show all planned locations of buildings, parking facilities, roads, utilities, easements, etc. Existing structures and facilities should also be shown.
9. Location of Practices – Show the location of all erosion and sediment control and stormwater management practices to be used on-site. Include measures that are to be utilized temporarily or permanently.

Temporary sediment basins and/or traps are to be utilized as the primary means of trapping sediment on site. They should be situated within the lowest points of elevation along the perimeter of the property and also adjacent to waterways whose headwaters originate upslope of the property. Enough land must be reserved to accommodate sediment basins and/or traps sized at 67 cubic yards of storage volume per acre of drainage area. (Note: this is not the same as per acre disturbed acre or per acre of the site). If permanent stormwater management ponds are proposed for the site, they must be retrofit to serve as sediment basins during active construction periods. Basins and traps shall be installed prior to any grading of the site.

Sediment barriers shall be installed to intercept sheet runoff from disturbed areas that do not drain into sediment basins or traps.

Vegetative practices shall be utilized on all disturbed areas within seven days if they are to remain dormant (undisturbed) for more than 45 days. Disturbed areas within 50 feet of any stream shall be stabilized within seven days.

10. Surface Water Locations - Show locations of springs, wetlands, streams, lakes, etc., on or within 200 feet of the site.
11. Detailed Drawings – Any structural practices used should be explained and illustrated with detailed drawings. Detailed drawings should be included for only those practices used on-site.
12. Specifications for Stabilization – Specifications for temporary and permanent seeding, mulching, construction entrances, etc., should be given. Include seeding mixtures and rates, lime and fertilizer application rates, and type and quantity of mulching for both temporary and permanent stabilization.
13. Construction Sequence – Provide a schedule relating the implementation of erosion and sediment control practices and stormwater management practices to major construction operations. By properly scheduling the construction, both the extent of exposed ground and the duration of exposure can be minimized.

Example of Construction Sequence:

1. Clearing and grubbing for those areas necessary for installation of sediment basins and traps and perimeter controls.
 2. Installation of sediment basin/traps and perimeter control.
 3. Continuation of clearing and grubbing within the areas designated to be disturbed.
 4. Road grading.
 5. Sewer and utility installation.
 6. Final grading.
 7. Application of permanent vegetative cover.
14. Maintenance and Inspection – Provide notes and information regarding maintenance for each practice to ensure continued performance.
15. Plan Reference Data – Title, scale, direction, legend and date shall be provided on all plans. The plan should also include name, address and telephone number of person(s) preparing the plan, as well as the owner of the property.

Plan Review and Enforcement:

1. Plan Review and Site Inspection – During and at the end of the construction of the subdivision street(s), utilities, etc., the erosion and sedimentation (E&S) control practices will be monitored by the Franklin Soil and Water Conservation District (FSWCD) personnel. The FSWCD personnel, based on a cooperative agreement with the Franklin County Commissioners and Franklin County Engineer, are responsible for plan review and approval will make periodic site inspections to ensure compliance. During inspections it may be determined that other erosion control practices, not already specified on this plan, may be necessary due to unforeseen environmental conditions and/or changes in drainage patterns caused by earth-moving activity.
2. Enforcement – Several milestones are reached at the end of the development process, which will be utilized to ensure proper placement of required conservation practices per the above.
 - A. Release of Surety – No surety, all or in part, will be released until the Franklin County Engineer's office is notified by FSWCD staff that the E&S practices, as previously approved, are in place and are properly functioning.
 - B. "Progress Letter" – The "progress letter" from the Franklin County Engineer to the Franklin County Development Department (providing assurance that street construction has been sufficiently and properly completed such that commencement of house construction is appropriate) will be forwarded only after assurance is received indicating all approved E&S practices are in place and are properly functioning.
 - C. Street Completion – The transfer and acceptance of any street for public purpose will occur only after assurance is received that all approved E&S practices are in place and are properly functioning.

- D. Building Permits and Inspections – The Franklin County Development Department, in cooperation with the FSWCD, reserves the right to withhold the issuance of building permits and inspections at any time during the homebuilding phase of the project until assurance is received that all approved erosion and sediment control practices are in place and are properly functioning.
- E. The Franklin County Planning Commission, in cooperation with the Franklin County Prosecuting Attorney's office and the FSWCD, reserve the right to pursue necessary legal actions at any time during the construction phases of the project to ensure compliance with the approved E&S control plan.

STATEMENT OF UNDERSTANDING

I understand and accept the responsibility to plan for and complete the required erosion and sediment control practices and hereby recognize them as an integral part of the subdivision named Weldon.

I will notify the FSWCD a minimum of three (3) work days prior to any land disturbance and will attend a preconstruction meeting with personnel from the FSWCD to review the implementation of the erosion control plan.



 Signature of Subdivider/Developer

12/14/16

 Date

M/I Homes of Central Ohio

 Address of Subdivider/Developer

3 Easton Oval, Suite 340

Columbus, Ohio 43219

(614) 418-8023

 Telephone Number

Property Owners

Linda L. Holliday Trustee
788 Poppy Hills Drive
Blacklick, Ohio 43004
Phone # (614) 562-3102
Parcel # 170-000010-00

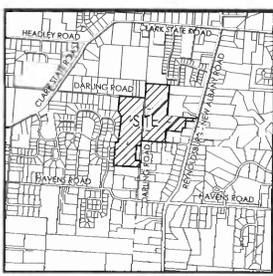
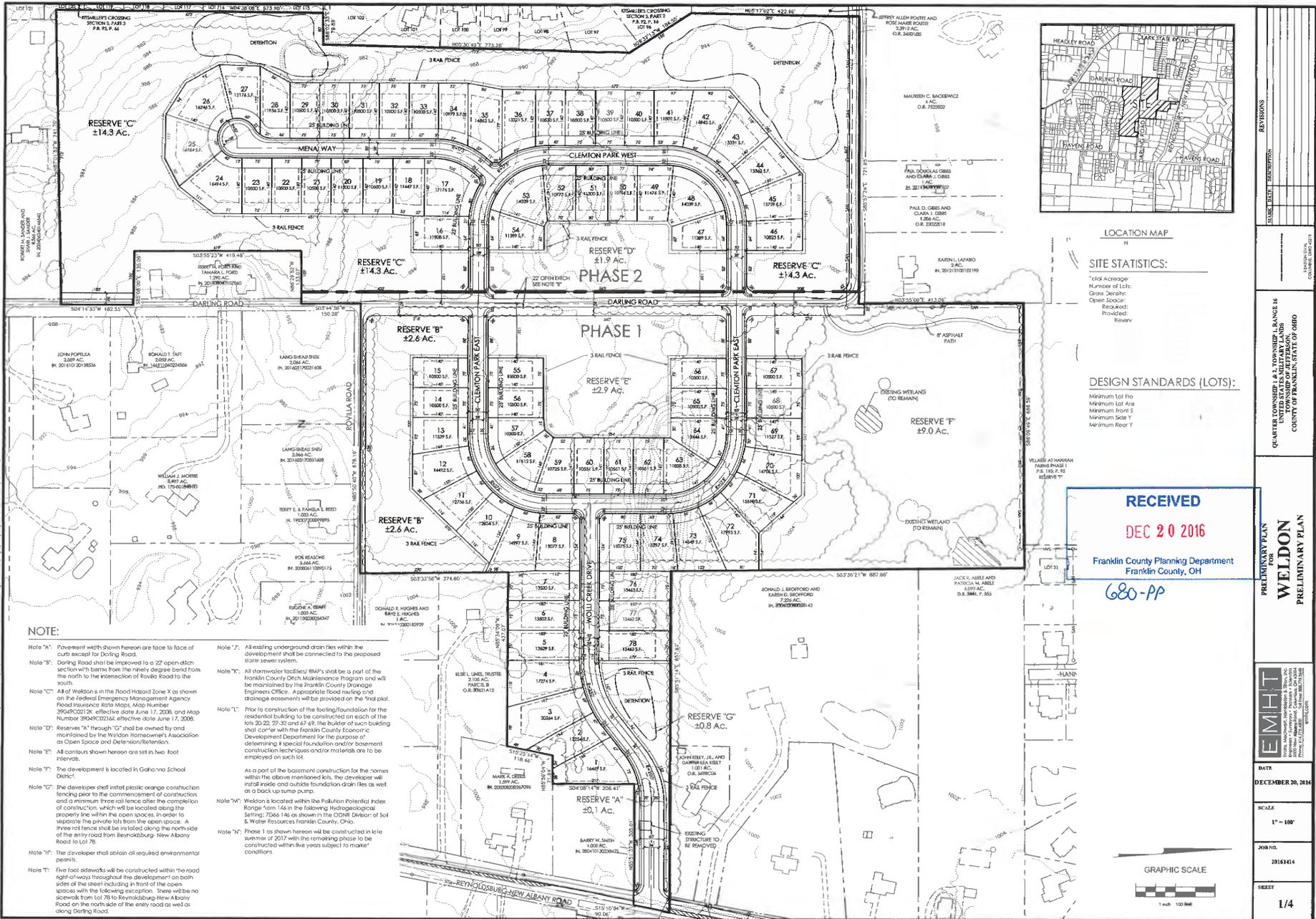
Gary and Sandra Kitsmiller Trustees
918 Old Pine Drive
Columbus, Ohio 43230
Phone # (614) 855-9586
Parcel # 170-000767-00

Diana L. and James Garvey
2635 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Phone # (614) 917-5491
Parcel # 170-001910-00

Barry W. Smith
2631 Reynoldsburg New Albany road
Blacklick, Ohio 43004
Phone # (614) 440-7263
Parcel # 170-000746-00

Forest A. and Gail M. Lines
790 Stygler Road
Columbus, Ohio 43230
Phone # (614) 569-1640
Parcel # 170-001851-00

Ryan G. Kitsmiller
2860 Darling Road
Blacklick, Ohio 43004
Phone # (614) 537-0891
Parcel # 170-003876-00



LOCATION MAP

SITE STATISTICS:

Total Acreage
 Number of Lots
 Gross Density
 Open Space
 Res. Ad.
 Provided:
 Reserve

DESIGN STANDARDS (LOTS):

Minimum Lot Area
 Minimum Front Setback
 Minimum Side Y
 Minimum Rear Y

RECEIVED
DEC 20 2016
 Franklin County Planning Department
 Franklin County, OH
 680-PP

NOTE:

- Note "A": Pavement width shown hereon are face to face of curb except for Darling Road.
- Note "B": Darling Road shall be improved to a 22' open ditch section with a 10' curb on the north side and a 12' curb on the south side from the intersection of Rivola Road to the south.
- Note "C": All of Weldon is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 3904PC021K, effective date June 17, 2009, and Map Number 3904PC021K, effective date June 17, 2009.
- Note "D": Reserves "A" through "C" shall be owned by and maintained by the Weldon Homeowner's Association as Open Space and Detention/Retention.
- Note "E": All contours shown hereon are set in two foot intervals.
- Note "F": The development is located in Galena School District.
- Note "G": The developer shall install plastic orange construction fencing prior to the commencement of construction and a minimum three foot fence after the completion of construction, which shall be located along the property line within the open spaces. In order to separate the private lots from the open space, a three foot fence shall be installed along the north side of the entry road from Reynoldsburg - New Albany Road to Lot 78.
- Note "H": The developer shall obtain all required environmental permits.
- Note "I": Five foot sidewalks will be constructed within the road right-of-way throughout the development on both sides of the street (including in front of the open spaces with the following exception: There will be no sidewalk from lot 78 to Reynoldsburg - New Albany Road on the north side of the entry road as well as along Darling Road.
- Note "J": All existing underground drain lines within the development shall be connected to the proposed storm sewer system.
- Note "K": All stormwater facilities (SWF) shall be a part of the Franklin County Drainage Program and will be maintained by the Franklin County Drainage Engineers Office. Appropriate flood routing and drainage easements will be provided on the final plat.
- Note "L": Prior to construction of the facing foundation for the residential building to be constructed on each of the lots 20-22, 27-32 and 47-49, the builder of such building shall coordinate with the Franklin County Economic Development Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot.
- Note "M": As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain lines as well as a back up sump pump.
- Note "N": Weldon is located within the Pollution Potential Index Range from 146 to the following Hydrogeological Setting: 7D66 146 as shown in the ODR District of Soil & Water Resources Franklin County, Ohio.
- Note "O": Phase 1 as shown hereon will be constructed in late summer of 2017 with the remaining phase to be constructed within five years subject to market conditions.

REVISIONS

NO.	DATE	DESCRIPTION

QUARTER TOWNSHIP 14, T. TOWNSHIP 14, RANGE 14
 COUNTY OF FRANKLIN, STATE OF OHIO

PRELIMINARY PLAN FOR
WELDON
 PRELIMINARY PLAN

EMHT
 ENGINEERING, ARCHITECTURE & INTERIOR DESIGN
 10000 W. STATE ST., SUITE 100
 COLUMBUS, OH 43240
 PHONE: 614.772.2200
 FAX: 614.772.2201
 WWW.EMHT.COM

DATE: DECEMBER 20, 2016

SCALE: 1" = 100'

JOB NO.: 20161414

SHEET: 1/4

August 31, 2016

RECEIVED

DEC 20 2016

Franklin County Planning Department
Franklin County, OH

680-PA

RE: WELDON Darling Road Development

To Whom It May Concern:

Thank you for your interest in obtaining potable water and sanitary sewer services from the Jefferson Water and Sewer District. The District was established in 1988 and has the exclusive authority to provide services within its jurisdictional area, which includes your property.

The District does have water and sanitary sewer services available to your property. Based on the development plan that was submitted, you will require services in excess of our planned capacities. As such you will need to submit a variance application to determine to what extent Additional or Supplemental Capacity fees will affect your development.

There may be additional fees needed to improve the down stream lift station that will receive the flow from your development.

If you would like to discuss these items please contact myself or the District Engineer, John R. Grosse, P.E.

Respectfully,



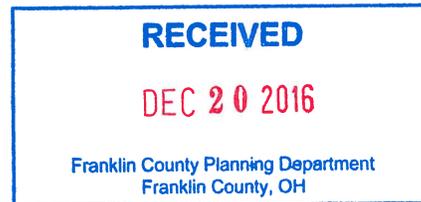
Robert A. Stewart

Director



December 16, 2016

Mr. W. Fritz Crosier
Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215



Subject: Weldon Traffic Access Study

680-PP

Dear Mr. Crosier,

This Traffic Access Study (TAS) has been prepared to address access to a residential site located on the west side of Reynoldsburg-New Albany Road between the intersections of Rovilla Road and Hannah Farms Court in Jefferson Township, Ohio. Initial discussions were held on October 7, 2015 and at an update meeting on November 29, 2016 attended at the Franklin County Engineers Office. Following those meetings, EMH&T prepared a Memorandum of Understanding (MOU) summarizing the agreed upon scope of the TAS from those meetings, which was approved on December 12, 2016. The approved MOU is attached for reference.

Proposed Development & Access Plan

The site is proposed to include 78 single-family home sites with direct access to Reynoldsburg-New Albany Road via a public road connection proposed as part of site development. A site plan is attached for reference. For this study, opening day (assuming full build-out) was assumed to be in 2018 and design year was assumed to be in 2028. A site plan is attached for reference.

Intersections to Analyze

Based on our conversation with the Franklin County Engineers Office regarding an appropriate study area for this site, analyses are limited to the proposed site access point at Reynoldsburg-New Albany Road. Site traffic was assigned to Darling Road in the direction of Clark State Road and Havens Road for information only and those intersections were not analyzed in accordance with the MOU.

Data Collection

The County Engineer provided a recent peak hour turning movement traffic count at Reynoldsburg-New Albany Road & Clark State Road from May of 2015. This traffic data was increased using a 1.0% growth rate provided by FCEO for use in this study.

Trip Generation and Assignment

Site generated trip ends were forecast using data and methodology contained in Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012). Morning and afternoon peak hour

calculations were completed based on trip generation rates published in ITE for land use code #210 (Single Family-Detached Housing) for 78 planned units within the Weldon site, as illustrated in **Table 1** below.

Table 1: Expected Trip Generation

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Single Family - Detached	78 units	210	ADT	$\ln(T)=0.92\ln(x)+2.72$	836	418	418
			AM Peak	$T=0.70(x)+9.74$	64	16	48
			PM Peak	$\ln(T)=0.90\ln(x)+0.51$	84	53	31

Trip Distribution

Site generated traffic volumes were assigned to the existing street system based on observed traffic volumes. The following distribution assumption was determined based on the nearby traffic count data and as described below:

- 44% to/from the south on Reynoldsburg-New Albany Road
- 36% to/from the north on Reynoldsburg-New Albany Road
- 15% to/from the west on Clark State Road via Darling Road
- 5% to/from the south on Darling Road

The directional split (44/36) on Reynoldsburg-New Albany Road was derived from the count data provided for the south leg of the Reynoldsburg-New Albany Road/Clark State Road intersection. Over the 12 hours of the count, northbound traffic accounted for 53% of the two-way volume and southbound traffic accounted for 47%. The split was somewhat heavier northbound during the afternoon peak which is most relevant to this study so these numbers were rounded to 55% northbound and 45% southbound. When applied to the 80% of site trips expected to use Reynoldsburg-New Albany Road the directional split of site generated trips becomes 44% to/from the south (55% of 80%) and 36% to/from the north.

Darling Road also provides access to the site and the proportion of site traffic assigned to Darling Road was based on two analyses. First, the proportion of site traffic expected to use Darling Road to ultimately travel to/from the west on Clark State Road was determined from the count at Reynoldsburg-New Albany Road/Clark State Road. Of all traffic on Clark State Road either leaving the intersection westbound or approaching the intersection eastbound over the 12 hours counted, approximately 15% had an origin or destination south of the intersection. Since Darling Road northwest of the site clearly provides the shortest route to and from the west on Clark State Road, the entire 15% was assigned to that route.

Second, the proportion of site traffic expected to use Darling Road to ultimately travel to/from the south to Havens Road and beyond, was considered based on distances and travel time to common points. Distances were measured from available mapping and travel time was based on the following speed limits:

Darling Road	25 mph (posted)
Havens Road	45 mph (posted)
Mann Road	45 mph (posted)
Reynoldsburg-New Albany Road	55 mph (legal)

To reach the Havens Road/Reynoldsburg-New Albany Road intersection from a site centroid on Darling Road, a driver could use the proposed site access to Reynoldsburg-New Albany Road or drive south on Darling Road and turn left on Havens Road. Travel time is slightly shorter using the site access (1.2 minutes) than Darling Road (1.4 minutes). To reach the Mann Road/Havens Corners Road intersection a driver could use the proposed site access to Reynoldsburg-New Albany Road and turn right on Havens Corners Road or drive south on Darling Road and right on Havens Road and left onto Mann Road. Travel time is shorter using the site access (3.3 minutes) than Darling Road (3.6 minutes). Having identified no benefit to using Darling Road to the south of the site a nominal 5% of traffic was assigned that way.

Traffic Projections

Traffic volumes generated by the proposed redevelopment were combined with background traffic volumes to establish opening day (2018) and design year (2028) full build traffic volumes for use in traffic analyses. Counted traffic volumes were forecast to horizon year conditions by applying a growth rate of 1% per year (linear) to account for background traffic growth.

Analysis and Recommendations

Once opening year and design year traffic volumes were established for the study area, analyses were performed to assess the ability of the existing road system and proposed access system to accommodate those volumes. The following analyses were completed to evaluate the impact of the site on Reynoldsburg-New Albany Road:

Turn Lane Warrants

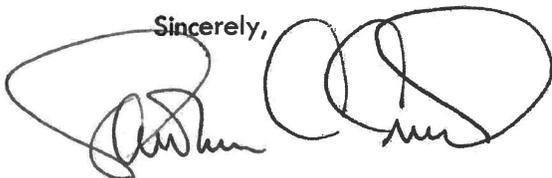
Left and right turn lane warrants were evaluated at the proposed site access to Reynoldsburg-New Albany Road using the methodology set forth in the Location and Design Manual (Ohio Department of Transportation). Warrant charts for the high speed condition (over 40 mph) indicate that a northbound left turn lane and southbound right turn lane are warranted at the site entrance.

Turn Lane Length Calculations

The length of the warranted turn lanes on Reynoldsburg-New Albany Road was determined using storage calculations provided in the Location and Design Manual § 401 (Ohio Department of Transportation). The turn lanes should be 285-feet in length including the 50-foot drop taper.

The findings of this TAS indicate that a 285-foot northbound left turn lane and 285-foot southbound right turn lane on Reynoldsburg-New Albany Road are both warranted at the planned Weldon site entrance. If you have questions or comments during your review of this study, please contact me at your convenience at (614) 775-4640.

Sincerely,



Lawrence C. Creed, Esq., PE
Principal
Director of Traffic Engineering Services

Copies: J. Francis, D. Tailford, K. Zeppernick (M/I Homes)



December 6, 2016

Mr. W. Fritz Crosier
Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

Subject: Weldon Traffic Access Study
Memorandum of Understanding

Dear Mr. Crosier,

This Memorandum of Understanding is submitted to document the scope of the above captioned traffic study. The site is located on the west side of Reynoldsburg-New Albany Road between the intersections of Rovilla Road and Hannah Farms Court in Jefferson Township, Ohio. A pre-meeting was held on October 7, 2015 and an update meeting was held November 29, 2016 attended by Franklin County Engineers Office staff, Jeff Strung and Larry Creed (both with EMH&T) and Jason Francis of M/I Homes who attended only the November 29, 2016 meeting. Following your concurrence, EMH&T will prepare an access study in accordance with the methodologies and assumptions described below.

Proposed Development & Access Plan

The site will be developed with 78 single-family home sites with direct access to Reynoldsburg-New Albany Road via a public road connection proposed as part of site development. A site plan is attached for reference. For purposes of this study, opening day (assuming full build-out) is assumed to be in 2018 and design year is assumed to be in 2028.

Intersections to Analyze

The Study Area is limited to the proposed site access point at Reynoldsburg-New Albany Road.

Data Collection

The County Engineer provided recent traffic count data for Reynoldsburg-New Albany Road. No other data collection is required.

Trip Generation and Assignment

Site generated trip ends will be forecast using data and methodology contained in Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012). Morning and afternoon peak hour calculations will use trip generation rates published for ITE land use code 210 (Single Family-Detached Housing).

Trip Distribution

Site generated traffic volumes will be assigned to the existing street system based on observed traffic volumes. The following distribution assumption was determined based on the attached traffic count and as described below:

- 44% to/from the south on Reynoldsburg-New Albany Road
- 36% to/from the north on Reynoldsburg-New Albany Road
- 15% to/from the west on Clark State Road via Darling Road
- 5% to/from the south on Darling Road

The directional split (44/36) on Reynoldsburg-New Albany Road was derived from the count data provided for the south leg of the Reynoldsburg-New Albany Road Intersection. Over the 12 hours of the count, northbound traffic accounted for 53% of the two-way volume and southbound traffic accounted for 47%. The split was somewhat heavier northbound during the afternoon peak which is most relevant to this study so these numbers were rounded to 55% northbound and 45% southbound. When applied to the 80% of site trips expected to use Reynoldsburg-New Albany Road the directional split of site generated trips becomes 44% to/from the south (55% of 80%) and 36% to/from the north.

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Traffic Projections

Traffic volumes generated by the proposed redevelopment will be combined with background traffic volumes to establish opening day (2018) and design year (2028) full build traffic volumes for use in traffic analyses. Counted traffic volumes will be forecast to horizon year conditions by the application of a growth rate of 1% per year (linear) to account for background traffic growth.

Analysis and Recommendations

Once opening year and design year traffic volumes have been established for the study area, analyses will be performed to assess the ability of the existing road system and proposed access system to accommodate those volumes. The following analyses will be provided:

Turn Lane Warrants

Left and right turn lane warrants will be evaluated at the proposed site access to Reynoldsburg-New Albany Road using the methodology set forth in the Location and Design Manual (Ohio Department of Transportation).

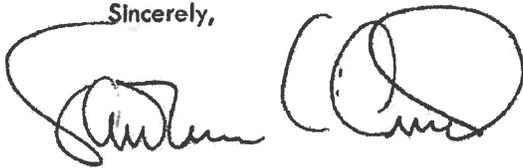
Turn Lane Length Calculations

Lengths of warranted turn lanes will be determined using storage calculations provided in the Location and Design Manual § 401 (Ohio Department of Transportation).

Reports and Documentation

A report will be prepared documenting the findings and methodology of the study. The report will be submitted to the Franklin County Engineer's office for review. Please signify your concurrence with the scope of work outlined herein by signing below and returning this Memorandum of Understanding to me. Should questions or comments arise during your review of this memorandum or if I may be of further assistance in this matter, please feel free to contact me at (614) 775-4640.

Sincerely,



Lawrence C. Creed, Esq., PE
Principal
Director of Traffic Engineering Services

Copies: J. Francis, D. Tailford, K. Zeppernick (M/I Homes)

ACCEPTANCE AND APPROVAL OF MEMORANDUM OF UNDERSTANDING

By: W. F. C.

Date: 12/12/16



Clark State Rd and Reynoldsburg-New Albany

Cars, Trucks, and Bicycles COMBINED 2015

Trucks / Pedestrians / Bicycles Included
 Counter: Danielle Saultz
 Breaks: 9:00,11:15,1:00,4:45
 VEI: _____

File Name : Clark State and RNA 2015
 Site Code : 00052015
 Start Date : 5/20/2015
 Page No : 1

Groups Printed- Cars - Trucks - Bicycles

Start Time	Reynoldsburg New Albany Rd From North					Clark State Rd From East					Reynoldsburg New Albany Rd From South					Clark State Rd From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
06:00 AM	3	36	3	0	42	14	12	15	0	41	5	37	0	0	42	2	7	2	0	11	136
06:15 AM	5	40	3	0	48	33	19	20	0	72	1	49	3	0	53	1	1	2	0	4	177
06:30 AM	5	54	5	0	64	51	24	33	0	108	2	65	2	0	69	1	4	2	0	7	248
06:45 AM	12	84	11	0	107	62	29	20	0	111	1	85	1	0	87	2	4	4	0	10	315
Total	25	214	22	0	261	160	84	88	0	332	9	236	6	0	251	6	16	10	0	32	876
07:00 AM	7	107	19	0	133	62	35	22	0	119	4	101	2	0	107	2	9	4	0	15	374
07:15 AM	5	124	19	0	148	70	34	27	0	131	6	139	2	0	147	7	13	5	0	25	451
07:30 AM	26	167	0	0	193	74	39	22	0	135	9	156	3	0	168	1	21	5	0	27	523
07:45 AM	16	180	2	0	178	86	30	18	0	114	4	165	3	0	172	5	16	8	0	29	493
Total	54	558	40	0	652	272	138	89	0	499	23	561	10	0	594	15	59	22	0	96	1841
08:00 AM	14	154	1	0	169	72	30	12	0	114	8	111	3	0	122	3	18	14	0	35	440
08:15 AM	19	121	1	0	141	91	22	16	0	129	3	131	4	0	138	3	24	13	0	40	448
08:30 AM	13	139	2	0	154	45	22	10	0	77	4	100	6	0	110	4	11	10	0	25	366
08:45 AM	10	101	7	0	118	56	20	12	0	88	3	88	2	0	93	3	21	15	0	39	338
Total	56	515	11	0	582	264	94	50	0	408	18	430	15	0	463	13	74	52	0	139	1592
09:00 AM	10	89	15	0	114	50	16	10	0	76	8	77	5	0	90	4	14	15	0	33	313
09:15 AM	10	77	23	0	110	42	11	8	0	61	13	64	7	0	84	5	7	14	0	26	281
09:30 AM	11	71	25	0	107	27	25	9	0	61	10	86	5	0	101	0	8	5	0	13	282
09:45 AM	8	86	26	0	100	25	11	6	0	42	5	71	2	0	78	6	8	12	0	26	246
Total	39	303	89	0	431	144	63	33	0	240	36	298	19	0	353	15	37	46	0	98	1122
10:00 AM	7	55	20	0	82	33	9	8	0	50	13	62	4	0	79	3	12	12	0	27	238
10:15 AM	6	53	17	0	76	35	9	7	0	51	5	59	4	0	68	5	10	14	0	29	224
10:30 AM	6	60	16	0	82	40	9	4	0	53	10	81	1	0	92	6	8	8	0	22	249
10:45 AM	10	72	21	0	103	33	11	7	0	51	11	73	6	0	90	7	9	11	0	27	271
Total	29	240	74	0	343	141	38	26	0	205	39	275	15	0	329	21	39	45	0	105	982
11:00 AM	9	73	18	0	100	32	18	7	0	57	13	73	5	0	91	5	14	10	0	29	277
11:15 AM	6	69	19	0	94	34	21	8	0	63	12	70	5	0	87	7	12	9	0	28	272
11:30 AM	4	63	19	0	86	35	23	9	0	67	9	66	4	0	79	8	9	7	0	24	256
11:45 AM	9	57	28	0	94	23	12	7	0	42	10	63	3	0	76	13	11	10	0	34	246
Total	28	262	84	0	374	124	74	31	0	229	44	272	17	0	333	33	46	36	0	115	1051
12:00 PM	9	62	26	0	97	25	22	5	0	52	7	78	10	0	95	10	12	6	0	28	272
12:15 PM	10	66	21	0	97	39	14	11	0	64	15	75	6	0	96	5	12	7	0	24	281
12:30 PM	6	47	17	0	70	30	13	5	0	48	13	65	5	0	83	7	13	5	0	25	226
12:45 PM	6	54	27	0	87	29	5	6	0	40	7	64	6	0	77	10	9	8	0	27	231
Total	31	229	91	0	351	123	54	27	0	204	42	282	27	0	351	32	46	26	0	104	1010
01:00 PM	5	69	23	0	97	30	8	7	0	45	8	59	5	0	72	8	8	8	0	24	238
01:15 PM	3	83	16	0	102	30	11	7	0	48	8	52	4	0	64	6	7	8	0	21	235
01:30 PM	8	56	31	0	95	27	4	4	0	35	3	53	4	1	61	5	16	13	0	34	225
01:45 PM	7	63	15	1	86	23	7	5	0	35	6	49	5	0	60	12	11	15	0	38	219
Total	23	271	85	1	380	110	30	23	0	163	25	213	18	1	257	31	42	44	0	117	917
02:00 PM	6	83	35	0	124	22	11	3	0	36	6	58	4	0	68	4	19	6	0	29	257
02:15 PM	6	71	24	0	101	31	11	13	0	55	7	78	2	0	87	13	15	15	0	43	286
02:30 PM	9	77	25	0	111	25	11	6	0	42	13	75	9	0	97	8	18	10	0	36	286
02:45 PM	5	102	20	0	127	31	20	4	0	55	11	100	4	0	115	7	13	15	0	35	332
Total	26	333	104	0	463	109	53	26	0	188	37	311	19	0	367	32	65	46	0	143	1161
03:00 PM	9	91	22	0	122	22	8	5	0	35	10	82	5	0	97	6	27	11	0	44	298
03:15 PM	10	102	35	0	147	36	13	7	0	56	10	79	4	0	93	6	34	15	0	55	351
03:30 PM	7	106	23	0	136	25	15	6	0	46	13	96	7	0	116	7	23	12	0	42	340
03:45 PM	6	105	37	0	148	32	17	11	0	60	13	107	8	0	128	4	32	25	0	61	397
Total	32	404	117	0	553	115	53	29	0	197	46	364	24	0	434	23	116	63	0	202	1386
04:00 PM	8	121	35	0	164	33	18	10	0	61	15	95	5	0	115	5	43	16	0	64	404



Clark State Rd and Reynoldsburg-New Albany

Cars, Trucks, and Bicycles COMBINED 2015

Trucks / Pedestrians / Bicycles Included
 Counter: Danielle Saultz
 Breaks: 9:00, 11:15, 1:00, 4:45
 VEI: _____

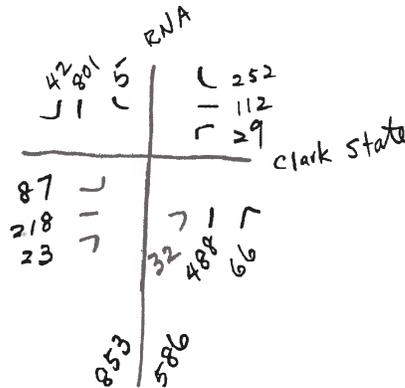
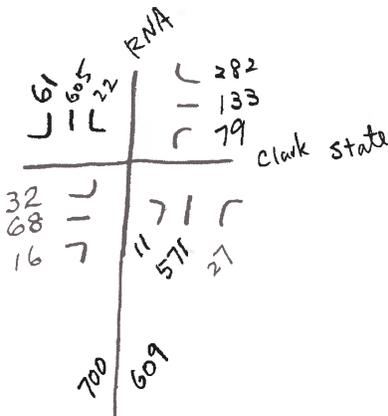
File Name : Clark State and RNA 2015
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Groups Printed- Cars - Trucks - Bicycles

Start Time	Reynoldsburg New Albany Rd From North					Clark State Rd From East					Reynoldsburg New Albany Rd From South					Clark State Rd From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:15 PM	10	146	32	0	188	42	13	8	0	63	20	100	8	0	128	7	51	20	0	78	457
04:30 PM	6	159	31	0	196	27	16	12	0	55	24	111	9	0	144	7	39	16	0	62	457
04:45 PM	9	180	17	0	206	41	21	9	0	71	21	122	6	0	149	7	48	19	0	74	500
Total	33	606	115	0	754	143	68	39	0	250	80	428	28	0	536	26	181	71	0	278	1818
05:00 PM	12	201	2	0	215	55	26	4	0	85	17	132	3	0	152	7	57	21	0	85	537
05:15 PM	10	221	0	0	231	69	23	7	0	99	18	112	10	0	140	7	62	20	0	89	559
05:30 PM	12	184	1	0	197	67	34	7	0	108	16	126	8	0	150	3	52	20	0	75	530
05:45 PM	8	195	2	0	205	61	29	11	0	101	15	118	11	0	144	6	47	26	0	79	529
Total	42	801	5	0	848	252	112	29	0	393	66	488	32	0	586	23	218	87	0	328	2155
06:00 PM	13	158	2	0	173	57	25	9	0	91	18	124	4	0	146	9	52	28	0	89	499
06:15 PM	10	122	0	0	132	49	12	5	0	66	18	102	11	0	131	6	50	15	0	71	400
06:30 PM	15	114	34	0	163	32	19	7	0	58	9	57	11	0	77	7	23	11	0	41	339
06:45 PM	7	91	35	0	133	36	14	6	0	56	9	65	8	0	82	5	25	13	0	43	314
Total	45	485	71	0	601	174	70	27	0	271	54	348	34	0	436	27	150	67	0	244	1552
Grand Total	463	5221	908	1	6593	2131	931	517	0	3579	519	4506	264	1	5290	297	1089	615	0	2001	17463
Approch %	7	79.2	13.8	0		59.5	26	14.4	0		9.8	85.2	5	0		14.8	54.4	30.7	0		
Total %	2.7	29.9	5.2	0	37.8	12.2	5.3	3	0	20.5	3	25.8	1.5	0	30.3	1.7	6.2	3.5	0	11.5	
Cars	451	5150	875	1	6477	2091	922	499	0	3512	504	4435	260	1	5200	294	1077	605	0	1976	17165
% Cars	97.4	98.6	96.4	100	98.2	98.1	99	96.5	0	98.1	97.1	98.4	98.5	100	98.3	99	98.9	98.4	0	98.8	98.3
Trucks	11	71	33	0	115	40	7	18	0	65	15	71	4	0	90	3	11	8	0	22	292
% Trucks	2.4	1.4	3.6	0	1.7	1.9	0.8	3.5	0	1.8	2.9	1.6	1.5	0	1.7	1	1	1.3	0	1.1	1.7
Bicycles	1	0	0	0	1	0	2	0	0	2	0	0	0	0	0	0	1	2	0	3	6
% Bicycles	0.2	0	0	0	0	0	0.2	0	0	0.1	0	0	0	0	0	0	0.1	0.3	0	0.1	0

7:15 ~ 8:15 AM

5:00 PM - 6:00 PM



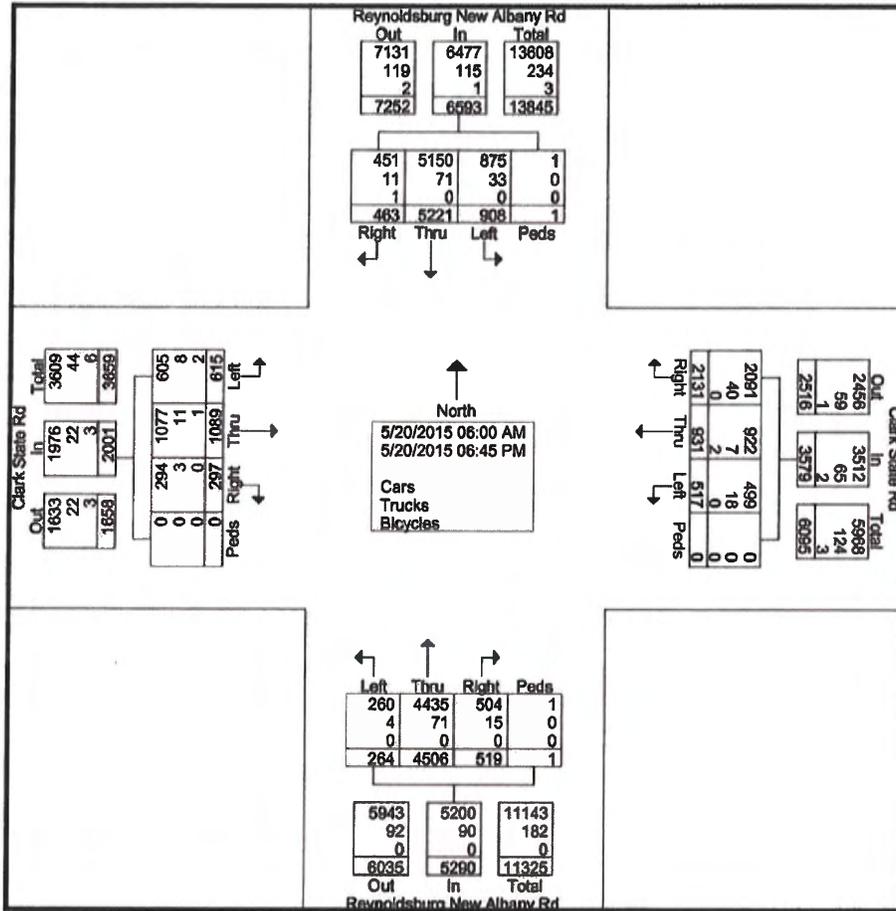


Clark State Rd and Reynoldsburg-New Albany

Cars, Trucks, and Bicycles COMBINED 2015

Trucks / Pedestrians / Bicycles Included
 Counter: Danielle Saultz
 Breaks: 9:00,11:15,1:00,4:45
 VEI: _____

File Name : Clark State and RNA 2015
 Site Code : 00052015
 Start Date : 5/20/2015
 Page No : 3



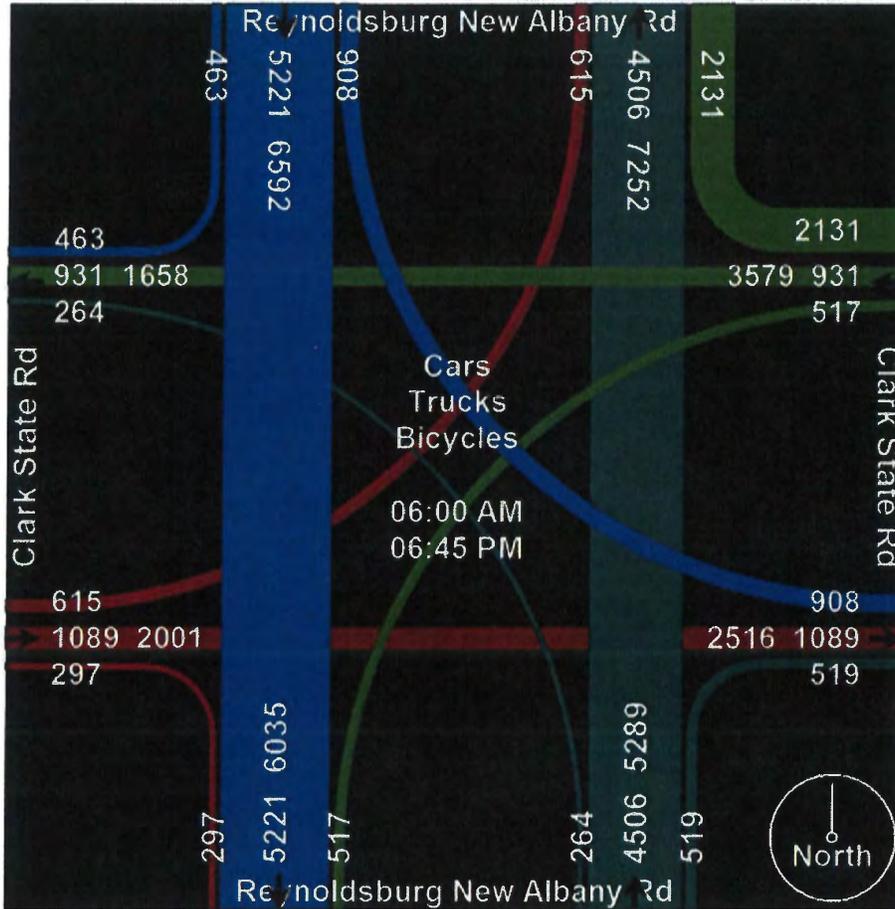


Clark State Rd and Reynoldsburg-New Albany

Cars, Trucks, and Bicycles COMBINED 2015

Trucks / Pedestrians / Bicycles Included
Counter: Danielle Saultz
Breaks: 9:00,11:15,1:00,4:45
VEI: _____

File Name : Clark State and RNA 2015
Site Code : 00052015
Start Date : 5/20/2015
Page No : 4





Clark State Rd and Reynoldsburg-New Albany

Cars, Trucks, and Bicycles COMBINED 2015

Trucks / Pedestrians / Bicycles Included
Counter: Danielle Saultz
Breaks: 9:00,11:15,1:00,4:45
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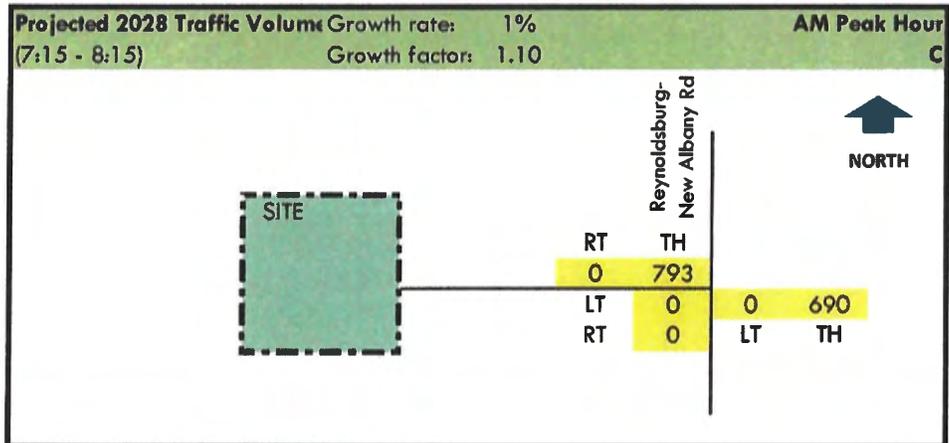
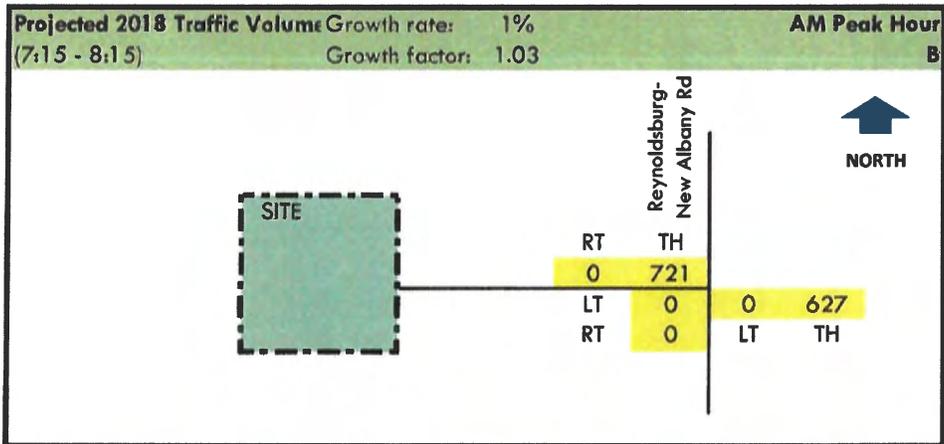
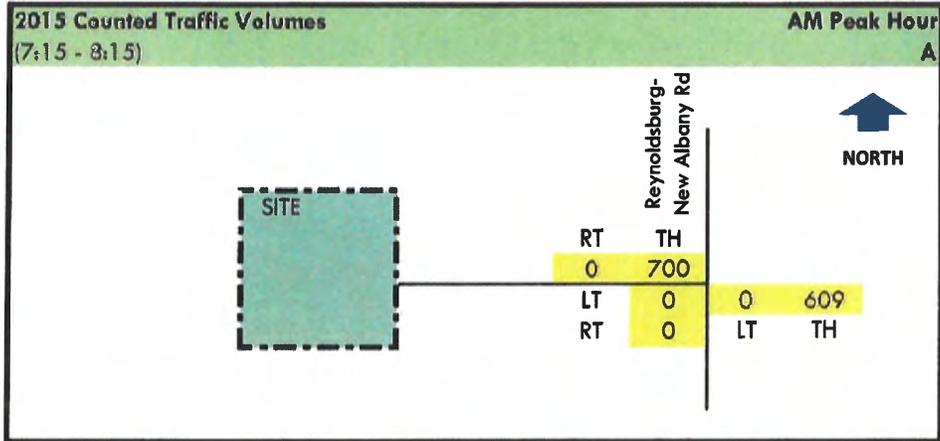
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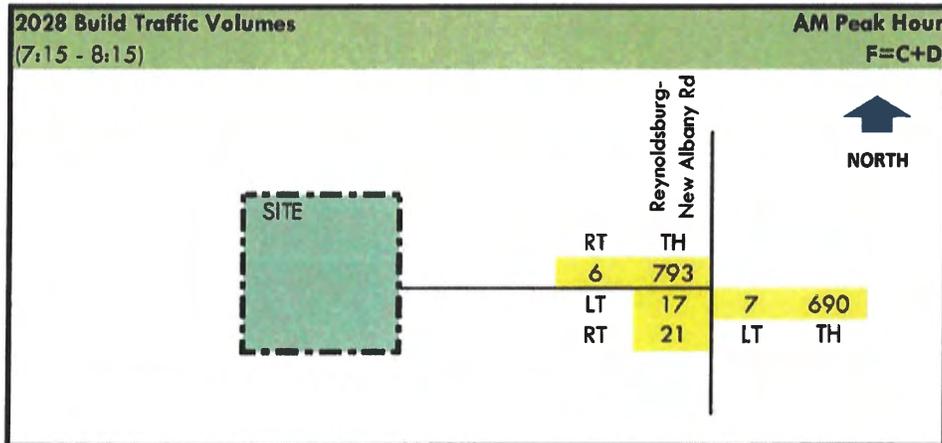
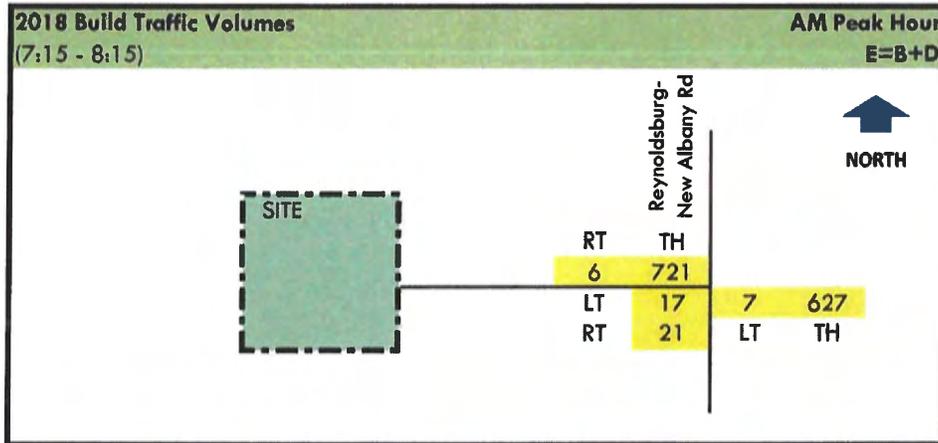
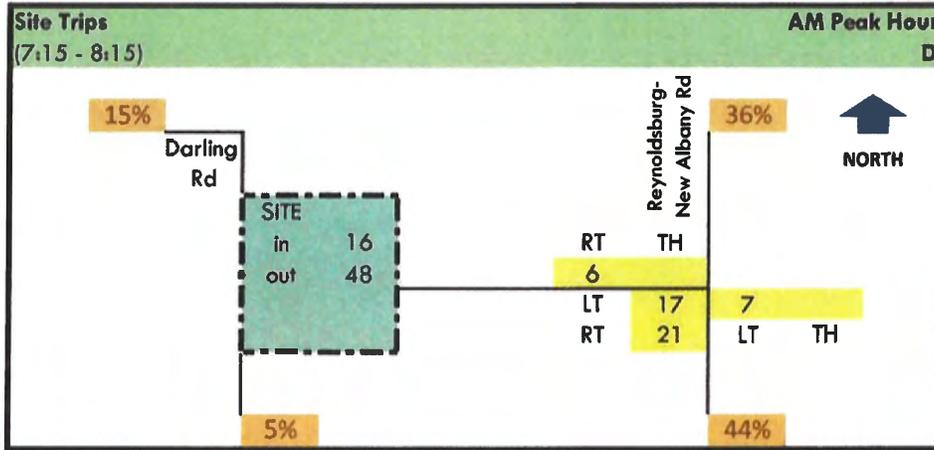
Weldon
 Traffic Access Study
Trip Generation Calculations
Institute of Transportation Engineers, 9th Edition

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
<u>Single Family - Detached</u>	78 units	210	ADT	$\ln(T)=0.92\ln(x)+2.72$	836	418	418
			AM Peak	$T=0.70(x)+9.74$	64	16	48
			PM Peak	$\ln(T)=0.90\ln(x)+0.51$	84	53	31

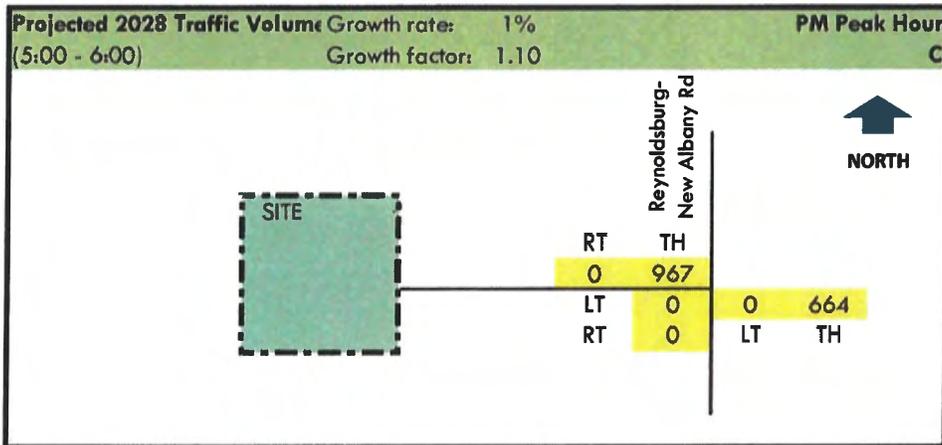
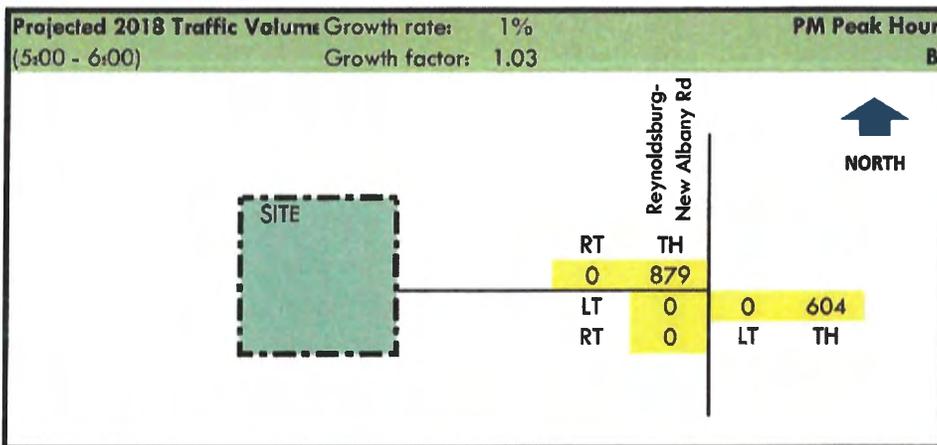
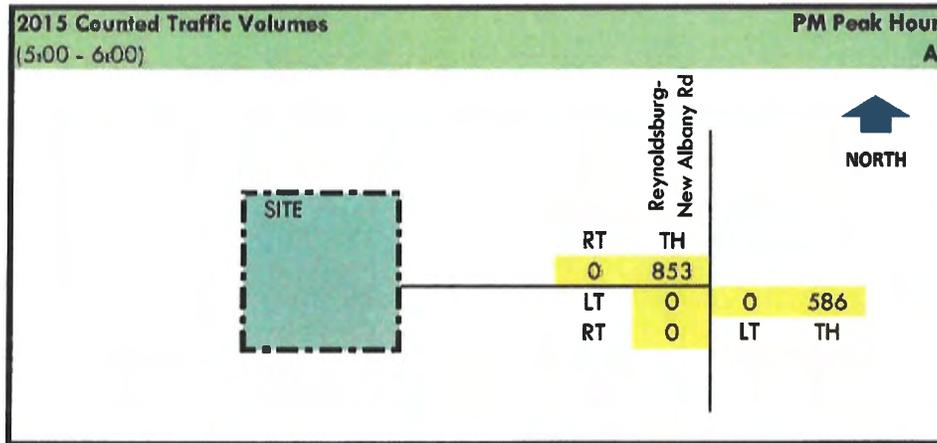
**Weldon
Traffic Access Study
Traffic Volume Calculations**



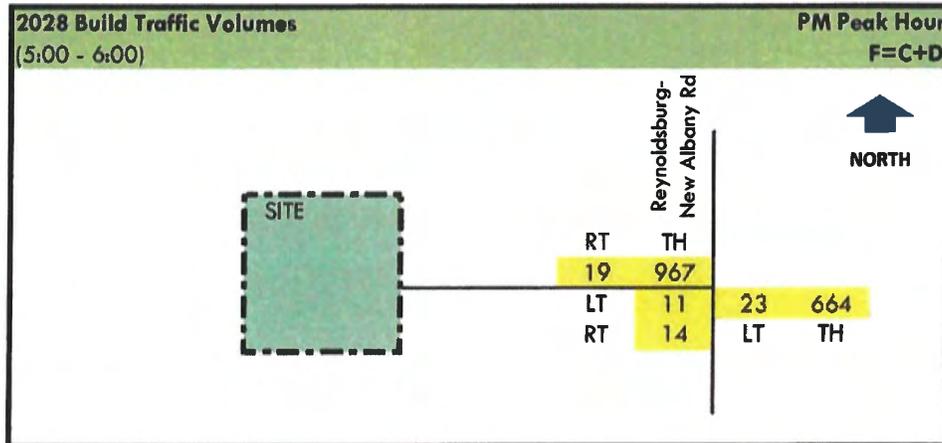
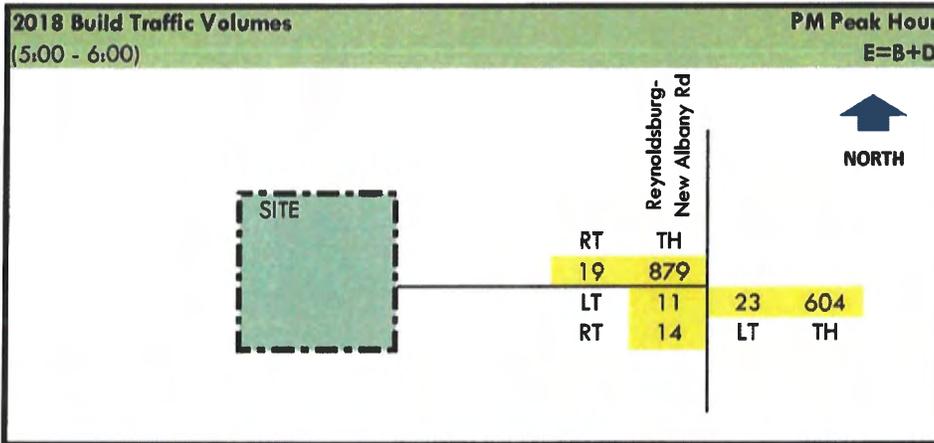
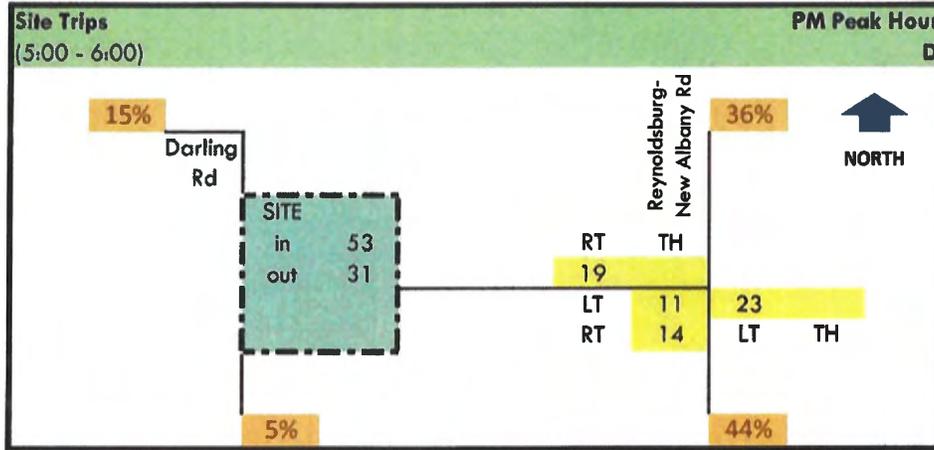
**Weldon
Traffic Access Study
Traffic Volume Calculations**



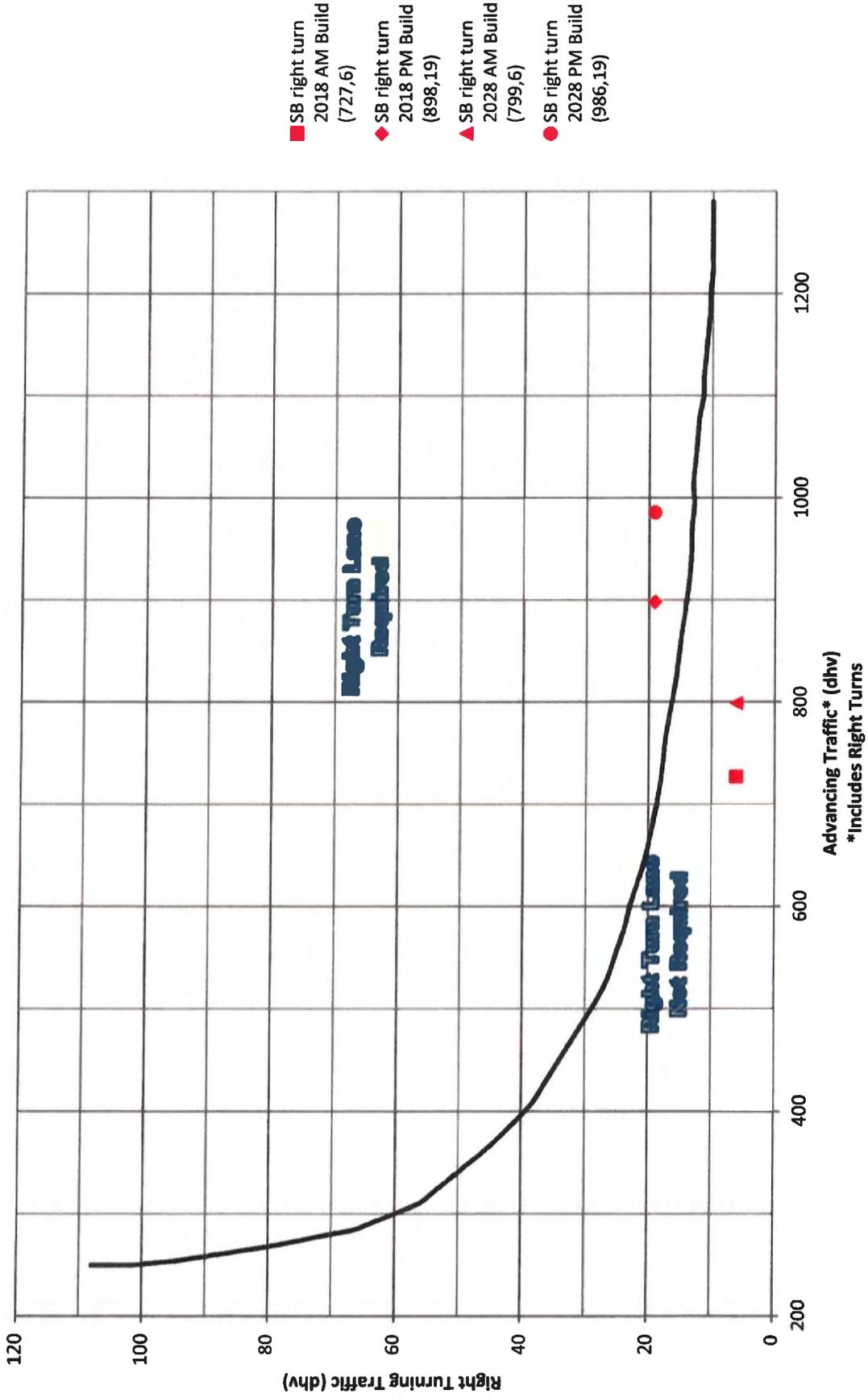
**Weldon
Traffic Access Study
Traffic Volume Calculations**



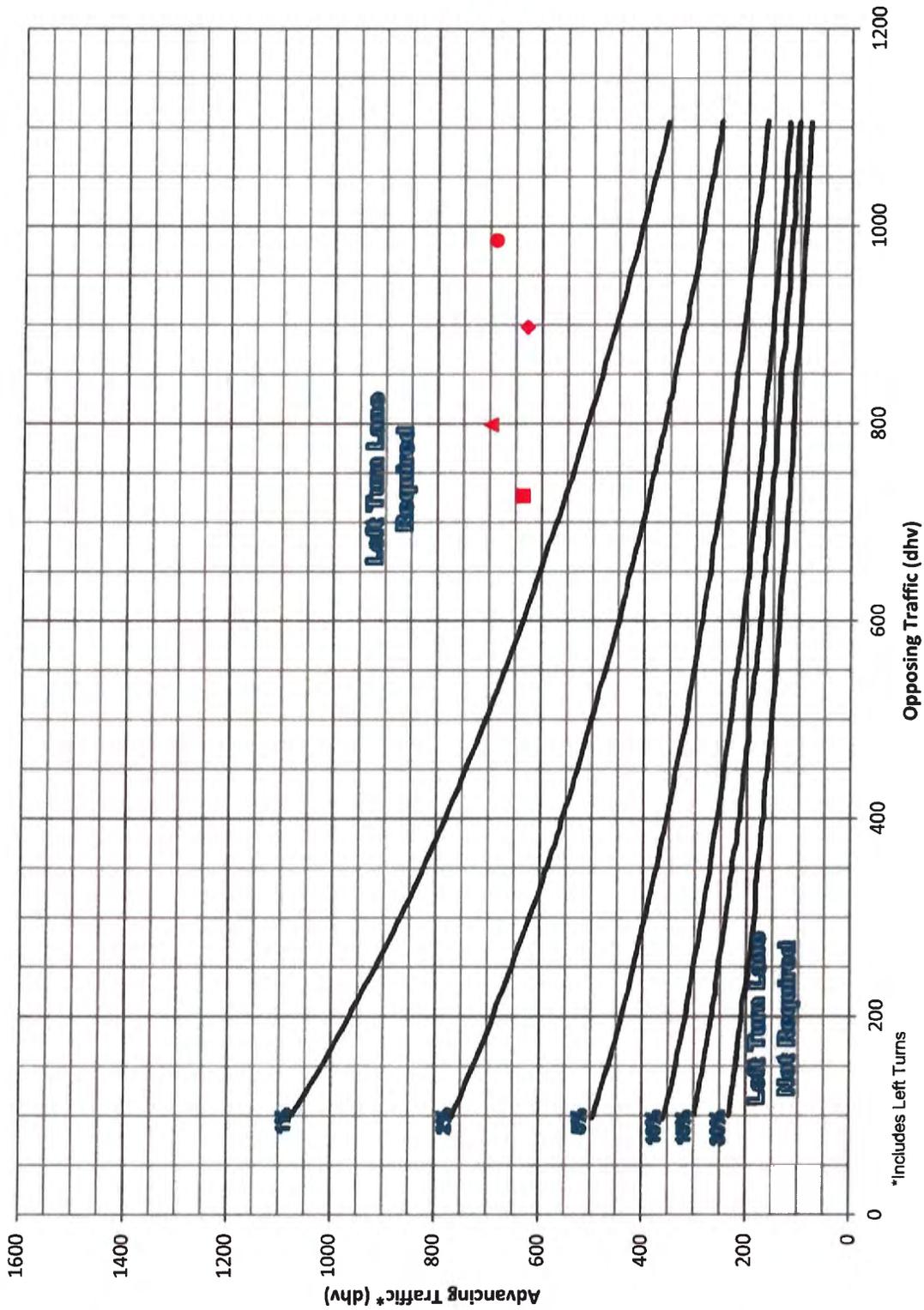
Weldon
Traffic Access Study
Traffic Volume Calculations



Reynoldsburg-New Albany Road @ Site Drive
2-Lane Highway Right Turn Lane Warrant
 >40 mph or 70 kph Posted Speed



Reynoldsburg-New Albany Road @ Site Drive
2-Lane Highway Left Turn Lane Warrant
 >40 mph or 70 kph Posted Speed



*Includes Left Turns

Weldon
Turn Lane Length Calculations

AM Peak Hour 2018 Build		
Reynoldsburg-New Albany Rd/Site Dr		
Movement	SBRT	
Design Speed	55	mph
Cycle Length	60	seconds
Control (Stop or Signal)	Stop	
Through Volume	721	vph
Number of Through Lanes	1	
Turning Volume	6	vph
Number of Turning Lanes	1	
Design Condition	B	A, B, or C
Turning Percentage	1%	
Vehicles Per Cycle	0.1	
Storage Length	50	feet
Deceleration/Taper	285	feet
Calculated Turn Lane Length	285	feet
No Block Distance	N.A.	feet
No Block Turn Lane Length	N.A.	feet

PM Peak Hour 2018 Build		
Reynoldsburg-New Albany Rd/Site Dr		
Movement	SBRT	
Design Speed	55	mph
Cycle Length	60	seconds
Control (Stop or Signal)	Stop	
Through Volume	879	vph
Number of Through Lanes	1	
Turning Volume	19	vph
Number of Turning Lanes	1	
Design Condition	B	A, B, or C
Turning Percentage	2%	
Vehicles Per Cycle	0.3	
Storage Length	50	feet
Deceleration/Taper	285	feet
Calculated Turn Lane Length	285	feet
No Block Distance	N.A.	feet
No Block Turn Lane Length	N.A.	feet

AM Peak Hour 2028 Build		
Reynoldsburg-New Albany Rd/Site Dr		
Movement	SBRT	
Design Speed	55	mph
Cycle Length	60	seconds
Control (Stop or Signal)	Stop	
Through Volume	793	vph
Number of Through Lanes	1	
Turning Volume	6	vph
Number of Turning Lanes	1	
Design Condition	B	A, B, or C
Turning Percentage	1%	
Vehicles Per Cycle	0.1	
Storage Length	50	feet
Deceleration/Taper	285	feet
Calculated Turn Lane Length	285	feet
No Block Distance	N.A.	feet
No Block Turn Lane Length	N.A.	feet

PM Peak Hour 2028 Build		
Reynoldsburg-New Albany Rd/Site Dr		
Movement	SBRT	
Design Speed	55	mph
Cycle Length	60	seconds
Control (Stop or Signal)	Stop	
Through Volume	967	vph
Number of Through Lanes	1	
Turning Volume	19	vph
Number of Turning Lanes	1	
Design Condition	B	A, B, or C
Turning Percentage	2%	
Vehicles Per Cycle	0.3	
Storage Length	50	feet
Deceleration/Taper	285	feet
Calculated Turn Lane Length	285	feet
No Block Distance	N.A.	feet
No Block Turn Lane Length	N.A.	feet

AM Peak Hour 2018 Build			
Reynoldsburg-New Albany Rd/Site Dr			
Movement	NBLT		
Design Speed	55	mph	
Cycle Length	60	seconds	
Control (Stop or Signal)	Stop		
Through Volume	627	vph	
Number of Through Lanes	1		
Turning Volume	7	vph	
Number of Turning Lanes	1		
Design Condition	B	A, B, or C	
Turning Percentage	1%		
Vehicles Per Cycle	0.1		
Storage Length	50	feet	
Deceleration/Taper	285	feet	
Calculated Turn Lane Length	285	feet	
No Block Distance	N.A.	feet	
No Block Turn Lane Length	N.A.	feet	

PM Peak Hour 2018 Build			
Reynoldsburg-New Albany Rd/Site Dr			
Movement	NBLT		
Design Speed	55	mph	
Cycle Length	60	seconds	
Control (Stop or Signal)	Stop		
Through Volume	604	vph	
Number of Through Lanes	1		
Turning Volume	23	vph	
Number of Turning Lanes	1		
Design Condition	B	A, B, or C	
Turning Percentage	4%		
Vehicles Per Cycle	0.4		
Storage Length	50	feet	
Deceleration/Taper	285	feet	
Calculated Turn Lane Length	285	feet	
No Block Distance	N.A.	feet	
No Block Turn Lane Length	N.A.	feet	

AM Peak Hour 2028 Build			
Reynoldsburg-New Albany Rd/Site Dr			
Movement	NBLT		
Design Speed	55	mph	
Cycle Length	60	seconds	
Control (Stop or Signal)	Stop		
Through Volume	690	vph	
Number of Through Lanes	1		
Turning Volume	7	vph	
Number of Turning Lanes	1		
Design Condition	B	A, B, or C	
Turning Percentage	1%		
Vehicles Per Cycle	0.1		
Storage Length	50	feet	
Deceleration/Taper	285	feet	
Calculated Turn Lane Length	285	feet	
No Block Distance	N.A.	feet	
No Block Turn Lane Length	N.A.	feet	

PM Peak Hour 2028 Build			
Reynoldsburg-New Albany Rd/Site Dr			
Movement	NBLT		
Design Speed	55	mph	
Cycle Length	60	seconds	
Control (Stop or Signal)	Stop		
Through Volume	664	vph	
Number of Through Lanes	1		
Turning Volume	23	vph	
Number of Turning Lanes	1		
Design Condition	B	A, B, or C	
Turning Percentage	3%		
Vehicles Per Cycle	0.4		
Storage Length	50	feet	
Deceleration/Taper	285	feet	
Calculated Turn Lane Length	285	feet	
No Block Distance	N.A.	feet	
No Block Turn Lane Length	N.A.	feet	



GEOTECHNICAL
CONSULTANTS INC.



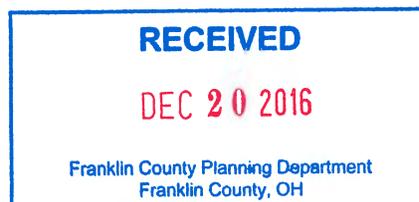
GCI PROJECT #15-E-18739-A

Jurisdictional Waters Delineation Report

Proposed Weldon Residential Development Property
Darling, Rovilla, and Reynoldsburg-New Albany Roads
Jefferson Township, Franklin County, Ohio

Prepared for:
M/I Homes of Central Ohio, LLC

May 5, 2016



GEO - PP



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**REPORT OF
JURISDICTIONAL WATERS DELINEATION**

**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**

GCI PROJECT NO. 15-E-18739-A

Prepared for:

**M/I Homes of Central Ohio, LLC
c/o Mr. Doug Tailford
3 Easton Oval, Suite 340
Columbus, Ohio 43219**

Prepared by:

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May 5, 2016

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APPENDIX INFORMATION

Franklin County Auditor Parcel Information Sheets (12 pages)

General Property Location Map

Property Location Map

Franklin County Auditor's GIS Map

Site Plan

1955, 1966, 1973, 1982, 2010, and 2013 USGS Topographic Maps

USDA Web Soil Survey Map

National Wetlands Inventory (NWI) Map

Aerial Photographs

- 1938,
- 1957,
- 1964,
- 1971,
- 1975,
- 1989,
- 2000,
- 2004,
- 2007,
- 2009, and
- 2013

Jurisdictional Waters Location Map

Site Plan with Wetland Impacts

Photo Key with Data Point Locations Map

Photographs (Photo 1 through Photo 24)

Midwest Region Wetland Determination Data Forms (4 pages)

ORAM Scoresheet (20 pages)

1.0 INTRODUCTION

M/I Homes of Central Ohio, LLC retained Geotechnical Consultants, Inc. (GCI) to perform a jurisdictional waters delineation of the Weldon Property located at 2860 and 2865 Darling Rd. and 2631, 2635, and 2583 Reynoldsburg-New Albany Rd. in Jefferson Township, Franklin County, Ohio ("the property" or "site"). The property consists of Franklin County parcel identification numbers 170-000767, 170-003876, 170-000010, 170-001851, 170-001910, and 170-000746, located on the east and west sides of Darling Road, north of Rovilla Road, and between Darling Road and Reynoldsburg-New Albany Road. The property contains five single-family homes and several barns and outbuildings on 63.0687± acres.

Historical information indicates the property had predominately been used as agricultural and pasture land. A house has occupied the central portion of the property, west of Darling Road, since at least the early 1900s. A house and several barns and outbuildings were added to the central part of the property, east of Darling Road, in 1969. The eastern portion of the property consisted of agricultural land prior to the construction of two homes in the 1980s. A third home was added to the eastern portion of the property between in 2000. A pond was dug on the southwest portion of the property sometime between 1938 and 1955.

The delineation consisted of three parts: 1) preliminary off-site determination (research of existing published data), 2) on-site delineation, and 3) data compilation/report preparation.

The purpose of the delineation was to locate and delineate the quantity and quality of jurisdictional waters on the property, as outlined in the agreement dated March 20, 2015 between GCI and M/I Homes of Central Ohio, LLC. GCI performed this delineation for specific application to the property described herein, in accordance with the U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (1987) and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region.

This report is an instrument of professional service prepared by GCI for the sole use of M/I Homes of Central Ohio, LLC, and other parties that may be designated jointly by M/I Homes of Central Ohio, LLC and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerption or quotation of this report shall expose the violator to all legal remedies available to GCI. This report will become public information upon submittal to the USACE.

2.0 PROPERTY DESCRIPTION AND PROJECT SCOPE

The property is on the east and west sides of Darling Road, north of Rovilla Road, and between Darling Road and Reynoldsburg-New Albany Road in Jefferson Township, Franklin County, Ohio. The property has addresses at 2860 and 2865 Darling Rd. and 2631, 2635, and 2583 Reynoldsburg-New Albany Rd. The property consists of 63.0687± acres of land, identified by Franklin County parcel identification numbers 170-000767, 170-003876, 170-000010, 170-001851, 170-001910, and 170-000746. Approximate latitude / longitude coordinates for the center of the property are 40.036367 / -82.817047.

The property generally consists of mowed and maintained grass fields and pasture land with wooded fence lines. Houses occupy the eastern and central portions of the property with

mowed and maintained lawn areas around the houses. The pasture areas are generally dominated by various fescue species and other upland plants and weeds. Tree species noted within the pasture area included hackberry, cherry, pignut hickory. A pond approximately 0.1-acre in size was observed on the southwest portion of the property. North of, and adjacent to, this pond was an excavated depression. The excavation appears to have been a failed attempt to construct an additional pond. Houses and wooded areas generally surround the property.

Property location maps, a Franklin County Auditor's GIS Map, site plan, USGS (New Albany, Ohio) topographic maps, and aerial photographs showing the approximate site area are attached to this report. Photographs showing representative vegetation, property features, and views from several locations around the site are also included.

GCI identified two (2) wetland areas totaling **0.228± acre**. These are identified as Wetland #1 (0.142-acre) and Wetland #2 (0.086-acre). No streams were delineated on the property. Attached to the report is a **Jurisdictional Waters Location Map** showing the location of the delineated wetlands. The wetlands were surveyed and mapped by Watcon Consulting Engineers & Surveyors.

It is GCI's opinion that the wetlands delineated on the property are isolated. The following report provides additional information, and should be read entirely.

3.0 RECORDS REVIEW AND DETERMINATION

The preliminary off-site determination consisted of a desktop review of published information including USGS topographic maps, US Department of Agriculture (USDA) soils map, US Fish & Wildlife Service (USFWS) National Wetland Inventory (NWI) map, and aerial photographs from local governmental agencies. GCI used this information to determine the geo-morphological setting at the property, soil types present, whether disturbed conditions existed at the property, and to determine the appropriate field delineation method to be used.

3.1 TOPOGRAPHY

GCI reviewed the 1955, 1966, 1973, 1982, 2010, and 2013 *New Albany, Ohio* United States Geological Survey (USGS) 7.5-minute series topographic maps. According to the maps, the property elevation ranged from approximately 980± feet above mean sea level (AMSL) on the southwestern portion of the property to approximately 1,010± feet AMSL on the northeast portion of the property. Residential structures were indicated on the central and eastern portions of the property. The 2013 map showed the central and northern portions of the property in green tint, indicating wooded vegetation. A pond was shown on the southwest portion of the property throughout the maps reviewed. Surface elevations in the general vicinity of the property appeared to decrease to the west/southwest, towards unnamed tributaries of Rocky Fork Creek. Rocky Fork Creek is located approximately 5,000 feet west of the property.

GCI used the USGS topographic map as an indicator of watershed characteristics on the property. USGS maps should not be relied upon to identify wetlands, ponds, or streams because the maps are created from widely scattered spot elevations averaged across an area. The maps may not identify small depressional areas or streams and are not updated frequently. The appendix of this report includes a photocopy of a portion of these USGS maps showing the property area.

3.2 SOILS

GCI reviewed information from USDA Natural Resources Conservation Service (NRCS) and the list of Hydric Soils of the United States (published by NRCS in cooperation with the National Technical Committee for Hydric Soils). GCI reviewed the US Department of Agriculture Web Soil Survey website¹ for the property area. This source indicated soils underlying the property consisted of the following:

TABLE 1
Property Soil Designation

Map ID	Map Unit Name	% Slope	Hydric Classification
AdB	Alexandria silt loam	2-6	Non-hydric with hydric components
AdC2	Alexandria silt loam	6-12	Non-hydric with hydric components
AdD2	Alexandria silt loam	12-18	Non-hydric
BeA	Bennington silt loam	0-2	Non-hydric with hydric components
BeB	Bennington silt loam	2-6	Non-hydric with hydric components
CaB	Cardington silt loam	2-6	Non-hydric with hydric components
Cn	Condit silt loam	0-2	Hydric
Pm	Pewamo silty clay loam	0-2	Hydric

Alexandria silt loam (AdB, AdC2, and AdD2) was described as a deep, gently sloping to moderately steep, well-drained soil with moderately slow permeability and moderate available water capacity.

Bennington silt loam (BeA and BeB) was described as a deep, nearly level to gently sloping, somewhat poorly drained soil with slow permeability and moderate available water capacity.

Cardington silt loam (CaB) was described as a deep, gently sloping, moderately well drained soil with moderately slow permeability and moderate available water capacity.

Condit silt loam (Cn) was described as a deep, nearly level, poorly drained soil with slow permeability and moderate available water capacity.

Pewamo silty clay loam (Pm) was described as a deep, nearly level, very poorly drained soil with moderately slow permeability and a high available water capacity.

According to the soil map, the northeast, northwest, and southwest portions of the property are mapped as having hydric soils.

Mineral based soils (as opposed to carbon- or organic-based soils) generally contain significant amounts of iron and manganese. As the iron component of the soil matrix comes into contact with the atmosphere, the iron tends to oxidize giving soils a high "chroma" or rust-like color. This characteristic is typically observed in upland (i.e., non-wetlands) areas where oxygen is abundant. On the contrary, mineral soils that are saturated for extended periods (e.g., hydric soils) tend to have oxygen ions stripped, chemically reducing iron and giving these soils bluish-grayish coloring or low chroma. This reduced condition in mineral soils is known as "gleying" and is typically observed in wetlands, where soil oxygen contents are generally lower relative to upland soils. Low

¹ <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

oxygen levels in reduced soils also tend to slow decomposition, leading to increased organic content. (Note: high organic levels in soils can present construction challenges and thus should be geotechnically assessed by a soils engineer for load bearing capacities if construction is planned in areas having organic soils.)

3.3 NATIONAL WETLANDS INVENTORY (NWI) MAP

GCI reviewed the NWI Map for wetlands information in the property area. The United States Fish and Wildlife Service (USFWS) produced NWI mapping as an attempt to document wetlands in the United States. The USFWS drafted NWI maps using high-altitude infrared aerial photography to identify areas with saturated or inundated soils. Areas that are saturated or inundated are typically lower in temperature than dryer areas, giving wet areas unique heat signatures compared with surrounding upland areas. The USFWS mapped these cooler areas as wetlands without field verification.

GCI uses NWI maps as a desk top determination tool. NWI maps may not reflect actual field conditions due to meteorological or seasonal conditions that may have existed at the time of data collection. GCI typically uses NWI maps to plan field reconnaissance and as an indicator of areas that may support wetlands; however, USACE-approved delineations often deviate significantly from the NWI Maps.

Review of the NWI map identified three wetland mapping symbols within the property boundary. Two of these mapping symbols were located on the northeastern portion of the property and the other was located on the southwest portion of the property. A dark green mapping symbol near the northeast corner of the property was classified as PFO1A, meaning this area was palustrine, forested, broad-leaved deciduous, and temporary flooded. This map symbol was delineated as Wetland #1 (0.142-acre), as shown on the Jurisdictional Waters Location Map. A light green mapping symbol on the northeast portion of the property was classified as PEM1C, meaning the area was palustrine, emergent, persistent, and seasonally flooded. This map symbol was delineated as Wetland #2 (0.086-acre). A light blue mapping symbol on the southwest portion of the property was classified as PUBG, meaning the area was palustrine, unconsolidated bottom, and intermittently exposed. This mapping symbol was referred to as a freshwater pond.

The appendix of this report includes a copy of the NWI map for the property area.

3.4 FEMA FLOOD INSURANCE RATE MAP (FIRM)

GCI reviewed information from The Federal Emergency Management Agency (FEMA) Map Service Center website² for flood information in the property area. According to this source, the property is within Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.

3.5 AERIAL PHOTOGRAPHS

GCI reviewed historical aerial photographs dated 1938, 1957, 1964, 1971, 1975, 1989, 1996, 2000, 2004, 2007, 2009, and 2013. GCI used the aerial photographs as an indicator to determine historical uses and whether the property had been significantly disturbed within the past few years.

The aerial photographs indicated the property was used for agricultural and residential purposes in the past. The 1957 through 2013 aerial photographs indicated a pond on the

² <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

southwest portion of the property. This pond appeared to be the same area mapped as PUBG on the NWI map. The 2000 through 2013 aerial photographs indicated a second pond or depression on the southwest portion of the property. The 2004, 2007, and 2013 aerial photographs also indicated an area of ground surface saturation/inundation on the northeast portion of the property. This apparent wet area appeared to be in the vicinity of the area mapped as PEM1C on the NWI map. No other streams, ponds, or potential wetland areas were apparent on the property from the reviewed aerial photographs. The 2009 and 2013 aerial photographs indicated the property was similar in appearance to what was observed during our site visit on March 25, 2015.

Copies of the aerial photographs showing the assessed area are attached to this report.

3.6 RECORDS REVIEW DETERMINATION CONCLUSIONS

The published information reviewed indicated property conditions were generally unchanged for several years prior to this delineation, such that the property was considered undisturbed for data collection. Therefore, the routine method was used in this assessment.

Review of published information indicates an excavated pond is located on the southwest portion of the property. This pond, approximately 0.1-acre in size, appeared to have been dug sometime between 1938 and 1955. This pond does not appear to have a surface water connection to waters of the U.S. The USDA Web Soil Survey Map indicates areas of mapped hydric soils on the southeast and northeast portions of the property. Review of the NWI map identified three wetland mapping symbols within the property boundary. Two of these mapping symbols were located on the northeastern portion of the property and the other was located on the southwest portion of the property, in areas of mapped hydric soils. No other potential wetland areas or streams were identified on the property after review of published information.

The potential for wetlands and streams within an area cannot be determined solely from a records review determination; therefore, an on-property investigation is required to verify the on-property conditions.

4.0 JURISDICTIONAL WATERS DELINEATION

GCI performs their field visits for Jurisdictional Waters Delineations using criteria and guidance in the Corps of Engineers' Wetland Delineation Manual (USACE, 1987) and the 2010 Midwest Regional Supplement to the 1987 Wetland Delineation Manual. In this method, vegetation, hydrology, and soil criteria are used to identify jurisdictional wetlands. The delineation method and vegetation sampling methodology uses the procedures for Routine Determinations found in the 1987 and 2010 manuals.

The property was assessed in accordance with guidelines from the USACE pertaining to potential jurisdictional waters of the United States. All potential wetlands, streams, and drainage ditches were followed to determine the flow regime and whether a significant nexus to a jurisdictional water of the U.S. could be established.

The field investigation was conducted by walking and visually surveying the subject properties on and in the vicinity to collect wetland and stream data, as necessary.

Photographic documentation of the potential wetlands, vegetation, and general landscape photographs are attached. GCI recorded observations concerning soils, hydrology, and vegetation on the attached data forms, with locations shown on the Photo Key with Data Point Locations Map.

5.0 PROPERTY VISIT AND ON-PROPERTY DETERMINATION

Mr. Matthew R. Kaminski with GCI conducted the Jurisdictional Waters Delineation on Wednesday March 25, 2015. The atmospheric conditions during the property reconnaissance were mostly cloudy with a temperature of approximately 65 degrees Fahrenheit.

Section 404 of the Clean Water Act requires a pre-discharge notification to the USACE for approval, prior to placing dredged or fill material into jurisdictional waters connected to navigable waters. Connection to navigable waters is characterized as any surface water connection with a defined bed and bank to streams or other open waters. House Bill 231 requires an Ohio Isolated Wetland Permit (OIWP) from Ohio EPA prior to impacting isolated wetlands not determined to be connected to navigable waters.

Three wetland criteria are required to be present to establish the presence of wetlands: hydric soils, hydrophytic vegetation, and wetland hydrology; and, all three criteria must be present for an area to be identified as wetland. These three criteria are defined and explained in detail in the Corps of Engineers' Wetland Delineation Manual (USACE, 1987) and the 2010 Midwest Regional Supplement to the 1987 Wetland Delineation Manual. The Wetlands Research Program of the USACE Waterways Experiment Station developed the manual in 1987. GCI followed the methods described in the manual in performing the delineation. No other warranty is expressed or implied.

After collecting pertinent information through the preliminary off-site determination, GCI used the routine method to determine if wetland areas existed on property. The approach used for the routine determination was the plant community assessment procedure. This approach required initial identification of representative plant community types in the subject area followed by characterization of vegetation, soils, and hydrology for each community type.

Upon identification of hydrophytic (wetland) and non-wetland communities, the wetland boundary was flagged. Field notes were taken at points where the dominant vegetation species changed from wetland to upland or hydrologic indicators became transitional. The wetlands were surveyed by Watcon Consulting Engineers & Surveyors, as shown on the Jurisdictional Waters Location Map, appended to this report. GCI recorded observations concerning hydrology and vegetation on the attached data forms.

5.1 HYDRIC SOILS CRITERIA

GCI performed soil probes to evaluate hydric soil characteristics at the property. GCI determined the property contained hydric soils by comparing soil samples to a Munsell soil color chart, as soil colors often reveal whether a soil is hydric or non-hydric (see data forms). The standardized Munsell soil colors consist of three components: hue, value, and chroma. Soil in hydric soil areas typically show yellow-red hues, varying gray color values, and chromas of one or two. Chromas of two or less are considered low, and are often diagnostic of hydric soils.

Hydric mineral soils saturated for long periods of the growing season, but unsaturated for some time, often develop mottles and/or a low chroma matrix. GCI observed these soil

characteristics at the property. Therefore, the property satisfied the hydric soil criteria for jurisdictional wetlands.

5.2 WETLAND HYDROLOGY CRITERIA

Wetland hydrology is present in areas that are periodically inundated or have soils saturated to the surface some time during the growing season. This is a dynamic characteristic and is usually not present during drier periods of the year. GCI performed a site walkover on March 25, 2016. At the time, two areas on the property were inundated or saturated, with exception of the pond area on the southwest portion of the property. Therefore, the property satisfied the hydrology criteria for jurisdictional wetlands.

5.3 HYDROPHYTIC VEGETATION CRITERIA

Hydrophytic vegetation is present if more than 50 percent of plant species within a plant community have an indicator status of obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC). The indicator status of plant species found in wetlands is listed in the Midwest 2012 Final Regional Wetland Plant List published by the USACE. GCI used this data, and determined hydrophytic vegetation dominance was present in several areas on the property.

5.4 ON-PROPERTY DETERMINATION CONCLUSIONS

The field investigations confirmed:

- Two apparently isolated wetlands exist on the northeast portion of the property,
- One pond is located on the southwest portion of the property, and
- No streams are located on the property.

The wetlands located on the northeast portion of the property were wooded and emergent. Wetland #1 (0.142-acre) is dominated by mature swamp white oak trees with little to no emergent, shrub, or sampling vegetation. Wetland #2 (0.086-acre) is a shallow emergent wetland. Both wetlands are located within a grass and weed field used as a pasture.

The pond on the southwest portion of the property is a man-made, excavated water feature and was not created by impoundment of a jurisdictional stream. Review of aerial photographs and USGS topographic maps indicate this pond was dug sometime between 1938 and 1957. GCI did not observe inflow or outflow structures associated with this pond. The pond is permanently inundated at a depth greater than 6.6 feet and does not support rooted emergent or woody plant species in or around the water line. It is therefore GCI's opinion that this pond is considered an isolated pond lacking a wetland fringe. This pond is approximately **0.10-acre** in size.

6.0 JURISDICTIONAL WATERS

According to Section 404 of the Clean Water Act (CWA), the USACE asserts jurisdiction over Traditional Navigable Waters, which includes all waters as outlined in 33 C.F.R. § 328.3(a)(1), and 40 C.F.R. § 230.3 (s)(1). This includes non-navigable tributaries of traditional navigable waters that flow relatively permanently for at least 3 months of the year. Moreover, the USACE will also assert jurisdiction over non-navigable, not relatively permanent tributaries, where such tributaries have a significant nexus to traditional navigable waters.

It is GCI's opinion that two areas at the property, as described previously, meet the necessary criteria for wetlands. These wetland areas are identified as **Wetland #1 and Wetland #2** on the attached Jurisdictional Waters Location Map. The cumulative size of the wetlands was surveyed to be **0.228± acre**. Approximate coordinates for the center of Wetland #1 are 40.038943 / -82.814639. Approximate coordinates for the center of Wetland #2 are 40.038239 / -82.815805. No streams or other jurisdictional waters were observed on the property.

6.1 OHIO RAPID ASSESSMENT METHOD (ORAM)

GCI completed an ORAM score sheet for the wetlands delineated on the property. The ORAM score for the Wetland #1 was calculated at 45.0. The ORAM score for the Wetland #2 was calculated at 43.0. This puts these wetlands in **Category 2**, according to Ohio EPA standards. The ORAM forms are appended.

7.0 PERMITS

Ohio EPA issues section 401 permits of the Clean Water Act. Section 401 deals with how a specific activity will affect water quality. Parameters such as sedimentation and nutrients are considered in 401 permitting. Wetlands are able to trap sediment and convert nutrients; hence, negative wetland or stream impacts effectively may lower water quality downstream. The Ohio EPA has jurisdiction over wetlands or other waters the USACE has determined to be "isolated" and not connected to navigable waters by direct surface water drainage.

The USACE issues section 404 permits of the Clean Water Act. Section 404 deals with the physical aspects of ground modification or "impacts" (e.g., draining, dredging, and filling.) Mucking out a wetland and culverting a stream for a road crossing are examples of such impacts. The USACE must generally be involved in all jurisdictional wetland, pond, or stream related activities.

Individual section 401 and 404 permits generally are costly and often take several months to receive complete regulatory agency review. Under the Clean Water Act, Nationwide Permits (NWP) were issued to speed up the permitting process for minor activities. Whether filling, re-routing, or enhancing, the USACE must be notified at a minimum under most NWP. Under the NWP, stream impacts are generally limited to 300 linear feet, while wetland impacts are generally limited to ½ acre. Limitations and conditions vary from permit to permit and are dependent on property development plans. Mitigation may be necessary for impacts to jurisdictional waters. The NWP cannot be used if any the following are to be impacted:

- high quality, isolated, or rare wetlands,
- wetlands within the 100 year flood plain,
- state or National Scenic Rivers,
- navigable waterways,
- areas where endangered species are known to exist,
- areas where historic or archeological sites or structures are known to exist,
- areas containing a large concentration of shellfish beds,
- areas where water quality will be significantly degraded, and
- Critical Resource Waters.

A Site Plan provided to GCI for review indicates Wetland #2 will be impacted by the proposed residential development. It is the opinion of GCI that Wetland #2 is an isolated water of the State of Ohio. Impacts to Wetland #2 are less than ½ acre; therefore, meets the criteria of a

Level 1 Isolated Wetland Permit from the Ohio EPA. Based on the Site Plan provided to GCI for review, an Ohio EPA Level 1 Isolated Wetland Permit will need to be obtained prior to construction of this proposed residential development.

8.0 CLOSING

This delineation identified two (2) wetland areas totaling **0.228± acre** on the property. The wetlands are shown on the attached Jurisdictional Waters Location Map.

GCI understands that wetlands on the property will be impacted by proposed future development. Attached to this report is a Site Plan with Wetland Impacts showing the proposed residential development within the limits of Wetland #2. An Ohio EPA Level I Isolated Wetland Permit will be required if the USACE determines this wetland area is isolated. Wetland impacts under the Ohio EPA isolated permit requires mitigation to offset unavoidable wetland losses sustained by the proposed development. There is no de minimis isolated wetland quantity according to Ohio EPA; therefore, all isolated wetland impacts require mitigation.

It is GCI's opinion that the on-site wetlands are isolated, as they do not appear to have a surface water connection to a water of the U.S. If the Corps determines the wetland on the property is isolated, the Ohio EPA will have jurisdiction over wetland permitting for the property. Only the USACE has authority to determine whether wetlands are jurisdictional or isolated.

GCI recommends obtaining USACE verification of this delineation to determine the boundaries, locations, and permitting requirements for proposed impacts. As you requested, we are issuing a copy of this report to the USACE, Huntington, WV District Office for verification. With this reported information and/or a property visit, the USACE will make the official determination on jurisdiction.

GCI appreciates the opportunity to serve you on this project. Please contact our office with any questions or concerns regarding our report.

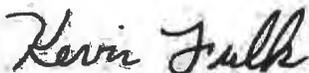
9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Prepared by:



Matthew R. Kaminski, EP
Senior Project Manager – Environmental Services

Reviewed by:



Kevin J. Fulk, MBA, EP
Senior Project Manager – Environmental Services



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Matthew R. Kaminski, EP
Senior Project Manager

- **Education:**
2003 BS Environmental Geography, Ohio University
- **Active Registration & Certification:**
2006 38 Hour Army Corps of Engineers Wetland Delineation & Management Training Program
2011 OSHA 40-hour Hazardous Waste Operations

Matt Kaminski is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation, and by ASTM Practice E1527-13.

- **Experience & Qualifications:**
Since joining GCI in 2005, Mr. Kaminski has been responsible for conducting numerous Phase I environmental site assessments (Phase I ESAs) of residential, commercial, industrial, and agricultural properties in Ohio, Michigan, West Virginia, and Pennsylvania.

Mr. Kaminski is responsible for preparing reports required to meet compliance under the American Society for Testing and Materials (ASTM), and federal, state, and local regulations including the National Environmental Policy Act (NEPA), Ohio Department of Development (ODOD), Ohio Housing Finance Agency (OHFA), and the U.S. Department of Housing and Urban Development (HUD).

Mr. Kaminski's experience includes managing and performing multidisciplinary environmental projects including Phase I ESAs, Ohio Voluntary Action Program (Ohio VAP) Phase I property assessments, wetland delineations, stream evaluations, 401/404 permit applications, groundwater sampling, and hazardous materials surveys.

- **Selected Projects**
 - Performed ground water well development and sampling using low-flow methods in accordance with Ohio EPA requirements for numerous Ohio Voluntary Action Program (VAP) projects.
 - multiple hazardous materials surveys and Phase I ESAs for the Grandview Yard project, Grandview Heights, OH
 - Phase I ESA Nine Brooksedge Corporate Center Office Buildings, Westerville, OH
 - Phase I ESA Shell Station, Bexley, Franklin County, OH
 - Jurisdictional Water Delineation 25-Acre Property, Mansfield, OH
 - Phase I ESA Proposed Multi-Family Development Property, Proprietors Road, Worthington, Franklin County, OH
 - Phase I ESA and Preliminary Wetland and Stream Assessment 7+ Acre Proposed Office/Warehouse Property, Delaware, Delaware County, OH
 - Phase I ESA 3.4± Acre Lake Boulevard Property, Marion Township, Marion County, OH



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APPENDIX INFORMATION

ParcelID: 170-001910-00
GARVEY DIANA L

Map-Rt: 170-0038D -007-01
2635 NW REYN NEW ALBANY RD

Owner

Owner [GARVEY DIANA L](#)
[GARVEY JAMES](#)

Owner Address 2635 REYNS-NEW ALBANY RD
 BLACKLICK OH 43004

Legal Description 2635 RNLDSBRG-NW ALB
 R16 T1 1/4T1
 3.3009 ACRES

Calculated Acres 3.32
 Legal Acres 0

Tax Bill Mailing CORELOGIC

 2500 WESTFIELD DR STE 120
 ELGIN IL 60124-7836

[View Google Map](#)

Most Recent Transfer

Transfer Date DEC-10-2004
 Transfer Price \$0

2015 Tax Status

Property Class R - Residential
 Land Use 511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
 Tax District 170 - JEFFERSON TOWNSHIP
 School District 2506 - GAHANNA JEFFERSON CSD
 City/Village
 Township JEFFERSON TWP
 Appraisal Neighborhood 05400
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2015: Yes 2016: Yes
 Homestead Credit 2015: No 2016: No
 Board of Revision No
 Zip Code 43004

2015 Current Market Value

	Land	Improvements	Total

Base	112,900	181,800	294,700
TIF			
Exempt			
Total	112,900	181,800	294,700
CAUV	0		

2015 Taxable Value

	Land	Improvements	Total
Base	39,520	63,630	103,150
TIF			
Exempt			
Total	39,520	63,630	103,150

2015 Taxes

Net Annual Tax	Taxes Paid	CDQ
7,315.78	3,657.89	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1989	1,923	7	3	2	1

Site Data

Frontage	Depth	Acres	Historic District
		3.3	

ParcelID: 170-000746-00
SMITH BARRY W

Map-Rt: 170-0038D -007-00
2631 REYN NEW ALBANY RD

Owner

Owner [SMITH BARRY W](#)

Owner Address 2631 REY-NEW ALBANY RD
 BLACKLICK OH 43004

Legal Description 2631 REY-N ALBANY RD
 R16 T1 1/4 T 1
 1.0 AC LOT 36

Calculated Acres .99
 Legal Acres 0

Tax Bill Mailing BARRY W SMITH

2631 REYNOLDSBURG NEW ALBANY RD
 BLACKLICK OH 43004-9724

[View Google Map](#)

Most Recent Transfer

Transfer Date OCT-13-2004
 Transfer Price \$150,000

2015 Tax Status

Property Class R - Residential
 Land Use 511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
 Tax District 170 - JEFFERSON TOWNSHIP
 School District 2506 - GAHANNA JEFFERSON CSD
 City/Village
 Township JEFFERSON TWP
 Appraisal Neighborhood 05400
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2015: Yes 2016: Yes
 Homestead Credit 2015: No 2016: No
 Board of Revision No
 Zip Code 43004

2015 Current Market Value

	Land	Improvements	Total

Base	58,800	68,800	127,600
TIF			
Exempt			
Total	58,800	68,800	127,600
CAUV	0		

2015 Taxable Value

	Land	Improvements	Total
Base	20,580	24,080	44,660
TIF			
Exempt			
Total	20,580	24,080	44,660

2015 Taxes

Net Annual Tax	Taxes Paid	CDQ
3,151.42	1,575.71	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1948	908	5	3	1	1

Site Data

Frontage	Depth	Acres	Historic District

ParcelID: 170-001851-00
LINES FORREST A

Map-Rt: 170-0038D -006-01
2583 REYN NEW ALBANY RD

Owner

Owner [LINES FORREST A](#)
[LINES GAIL M](#)
 Owner Address 790 STYGLER RD
 COLUMBUS OH 43230

Legal Description REYN-N ALBANY RD
 16-1-36
 2.249 ACS

Calculated Acres 2.25
 Legal Acres 0

Tax Bill Mailing FOREST A LINES
 2583 REYNOLDSBURG NEW ALBANY RD
 BLACKLICK OH 43004-9724

[View Google Map](#)

Most Recent Transfer

Transfer Date JUN-13-2000
 Transfer Price \$0

2015 Tax Status

Property Class R - Residential
 Land Use 511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
 Tax District 170 - JEFFERSON TOWNSHIP
 School District 2506 - GAHANNA JEFFERSON CSD
 City/Village
 Township JEFFERSON TWP
 Appraisal Neighborhood 05400
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2015: Yes 2016: Yes
 Homestead Credit 2015: No 2016: No
 Board of Revision No
 Zip Code 43004

2015 Current Market Value

	Land	Improvements	Total

Base	92,100	181,400	273,500
TIF			
Exempt			
Total	92,100	181,400	273,500
CAUV	0		

2015 Taxable Value

	Land	Improvements	Total
Base	32,240	63,490	95,730
TIF			
Exempt			
Total	32,240	63,490	95,730

2015 Taxes

Net Annual Tax	Taxes Paid	CDQ
6,776.02	3,388.01	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
2000	2,454	7	3	2	1

Site Data

Frontage	Depth	Acres	Historic District
		2.25	

ParcelID: 170-003876-00
KITSMILLER RYAN G

Map-Rt: 170-0038D -002-01
2860 DARLING RD

Owner

Owner [KITSMILLER RYAN G](#)

Owner Address 2860 DARLING RD
 BLACKLICK OH 43004

Legal Description 2860 DARLING RD
 R16 T1 1/4T1
 3.000 ACRES

Calculated Acres 2.91
 Legal Acres 3

Tax Bill Mailing THE STATE BANK AND TRUST

 PO BOX 467
 DEFIANCE OH 43512-0467

[View Google Map](#)

Most Recent Transfer

Transfer Date APR-16-2007
 Transfer Price \$0

2015 Tax Status

Property Class R - Residential
 Land Use 511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
 Tax District 170 - JEFFERSON TOWNSHIP
 School District 2506 - GAHANNA JEFFERSON CSD
 City/Village
 Township JEFFERSON TWP
 Appraisal Neighborhood 05400
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2015: Yes 2016: Yes
 Homestead Credit 2015: No 2016: No
 Board of Revision No
 Zip Code 43004

2015 Current Market Value

	Land	Improvements	Total

Base	104,500	174,800	279,300
TIF			
Exempt			
Total	104,500	174,800	279,300
CAUV	0		

2015 Taxable Value

	Land	Improvements	Total
Base	36,580	61,180	97,760
TIF			
Exempt			
Total	36,580	61,180	97,760

2015 Taxes

Net Annual Tax	Taxes Paid	CDQ
6,946.14	3,473.07	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1969	1,901	6	3	3	

Site Data

Frontage	Depth	Acres	Historic District

ParcelID: 170-000767-00
KITSMILLER GARY R TR

Map-Rt: 170-0038D -002-00
2860 DARLING RD

Owner

Owner [KITSMILLER GARY R TR](#)
[KITSMILLER SANDRA TR](#)
 Owner Address 918 OLD PINE DR
 COLUMBUS OH 43230

Legal Description DARLING RD
 R16 T1 1/4T1
 22.699 ACRES

Calculated Acres 22.13
 Legal Acres 22.699

Tax Bill Mailing GARY R KITSMILLER
 SANDRA KITSMILLER
 918 OLD PINE DR
 COLUMBUS OH 43230-3836

[View Google Map](#)

Most Recent Transfer

Transfer Date APR-16-2007
 Transfer Price \$0

2015 Tax Status

Property Class A - Agricultural
 Land Use 101 - CASH GRAIN/GEN. FARM
 Tax District 170 - JEFFERSON TOWNSHIP
 School District 2506 - GAHANNA JEFFERSON CSD
 City/Village
 Township JEFFERSON TWP
 Appraisal Neighborhood 05400
 Tax Lien No
 CAUV Property Yes
 Owner Occ. Credit 2015: No 2016: No
 Homestead Credit 2015: No 2016: No
 Board of Revision No
 Zip Code 43004

2015 Current Market Value

	Land	Improvements	Total

Base	477,500	0	477,500
TIF			
Exempt			
Total	477,500	0	477,500
CAUV	40,810		

2015 Taxable Value

	Land	Improvements	Total
Base	14,280	0	14,280
TIF			
Exempt			
Total	14,280	0	14,280

2015 Taxes

Net Annual Tax	Taxes Paid	CDQ
1,033.22	1,033.22	

Site Data

Frontage	Depth	Acres	Historic District
		22.699	

ParcelID: 170-000010-00
HOLLIDAY LINDA L TR

Map-Rt: 170-0037F -017-00
2865 DARLING RD

Owner

Owner [HOLLIDAY LINDA L TR](#)

Owner Address 788 POPPY HILLS DR
 BLACKLICK OH 43004

Legal Description 2865 DARLING RD
 R16T1 1/4T2
 30.8198 ACRES

Calculated Acres 29.78
 Legal Acres 30.819

Tax Bill Mailing LINDA L HOLLIDAY

788 POPPY HILLS DR
 BLACKLICK OH 43004-8356

[View Google Map](#)

Most Recent Transfer

Transfer Date SEP-14-2007
 Transfer Price \$0

2015 Tax Status

Property Class A - Agricultural
 Land Use 101 - CASH GRAIN/GEN. FARM
 Tax District 170 - JEFFERSON TOWNSHIP
 School District 2506 - GAHANNA JEFFERSON CSD
 City/Village
 Township JEFFERSON TWP
 Appraisal Neighborhood 05400
 Tax Lien No
 CAUV Property Yes
 Owner Occ. Credit 2015: No 2016: No
 Homestead Credit 2015: No 2016: No
 Board of Revision No
 Zip Code 43004

2015 Current Market Value

	Land	Improvements	Total

Base	349,300	45,800	395,100
TIF			
Exempt			
Total	349,300	45,800	395,100
CAUV	127,750		

2015 Taxable Value

	Land	Improvements	Total
Base	44,710	16,030	60,740
TIF			
Exempt			
Total	44,710	16,030	60,740

2015 Taxes

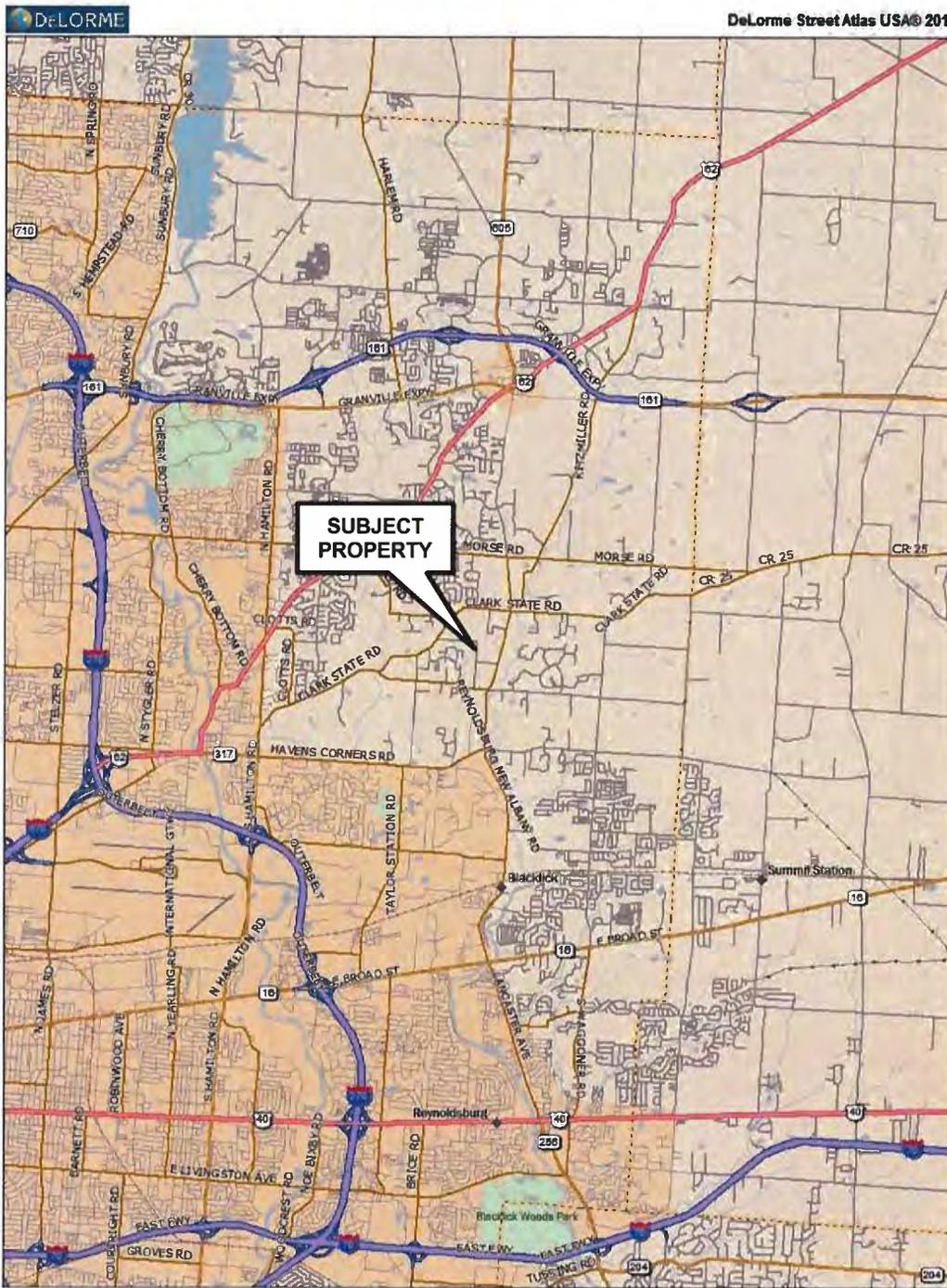
Net Annual Tax	Taxes Paid	CDQ
4,394.80	2,197.40	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1900	1,728	6	4	1	

Site Data

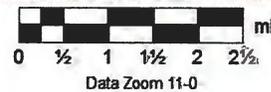
Frontage	Depth	Acres	Historic District
		30.819	



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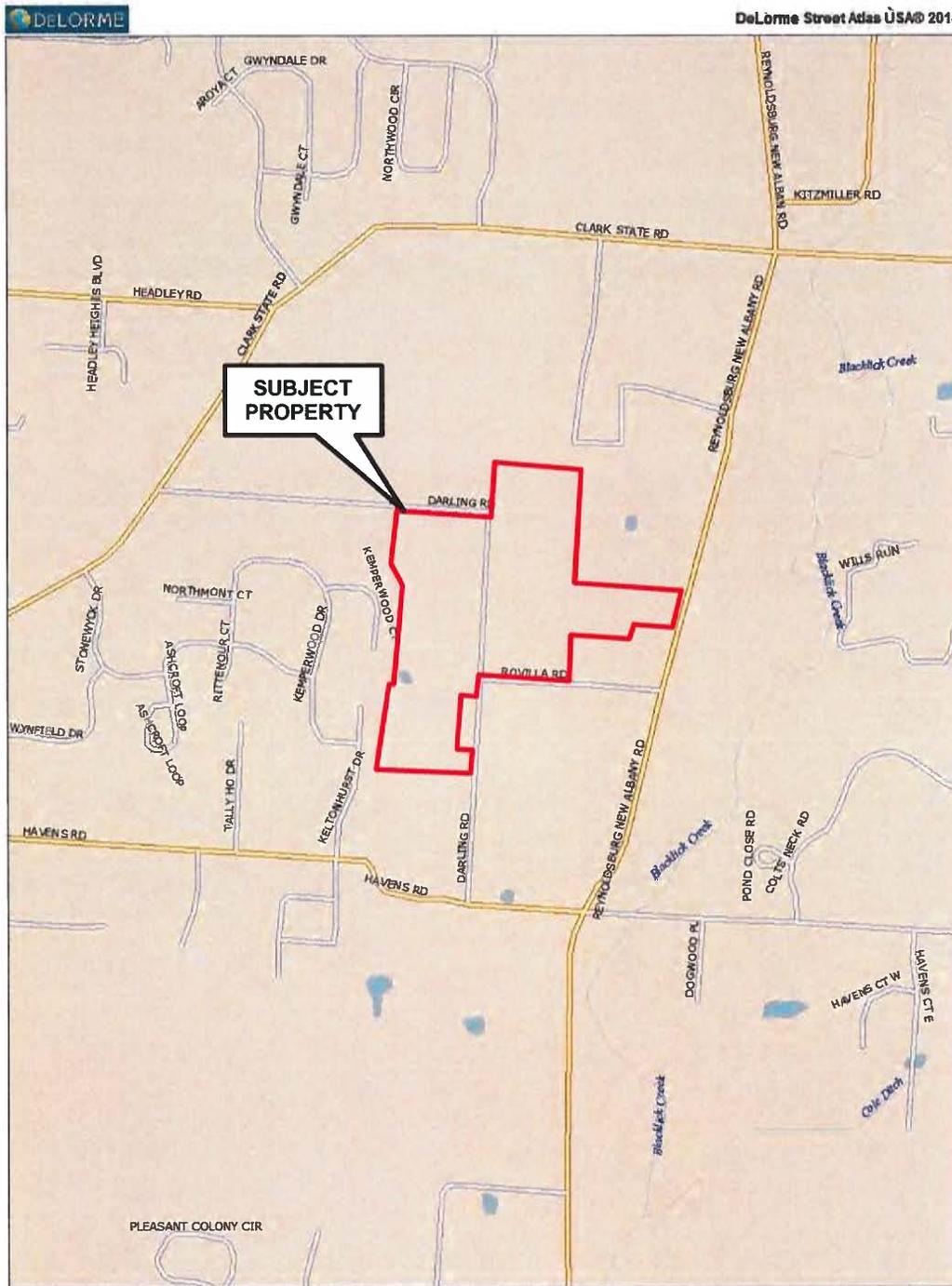
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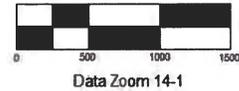


**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
 DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
 JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**



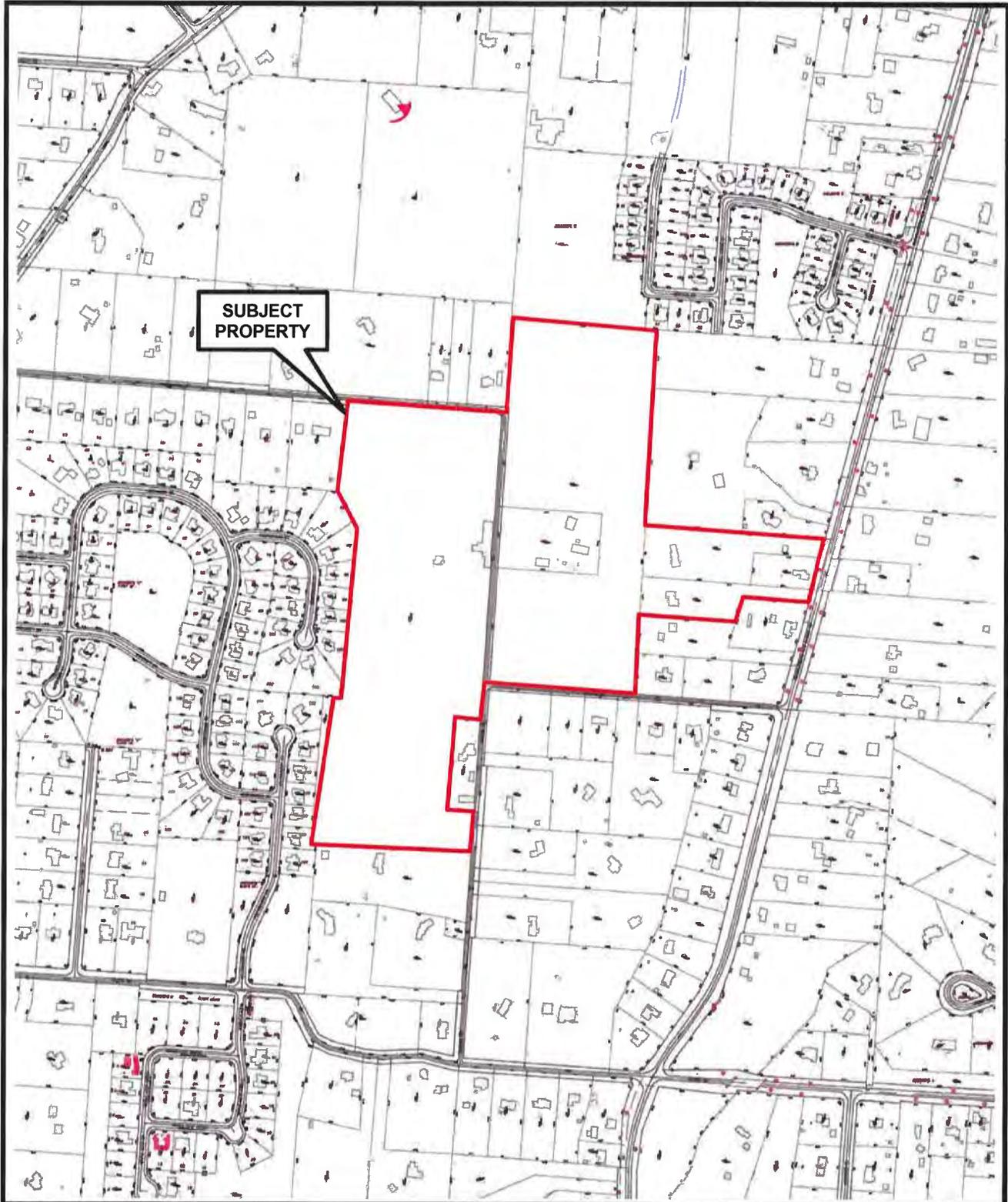


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 www.delorme.com



**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
 DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
 JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**

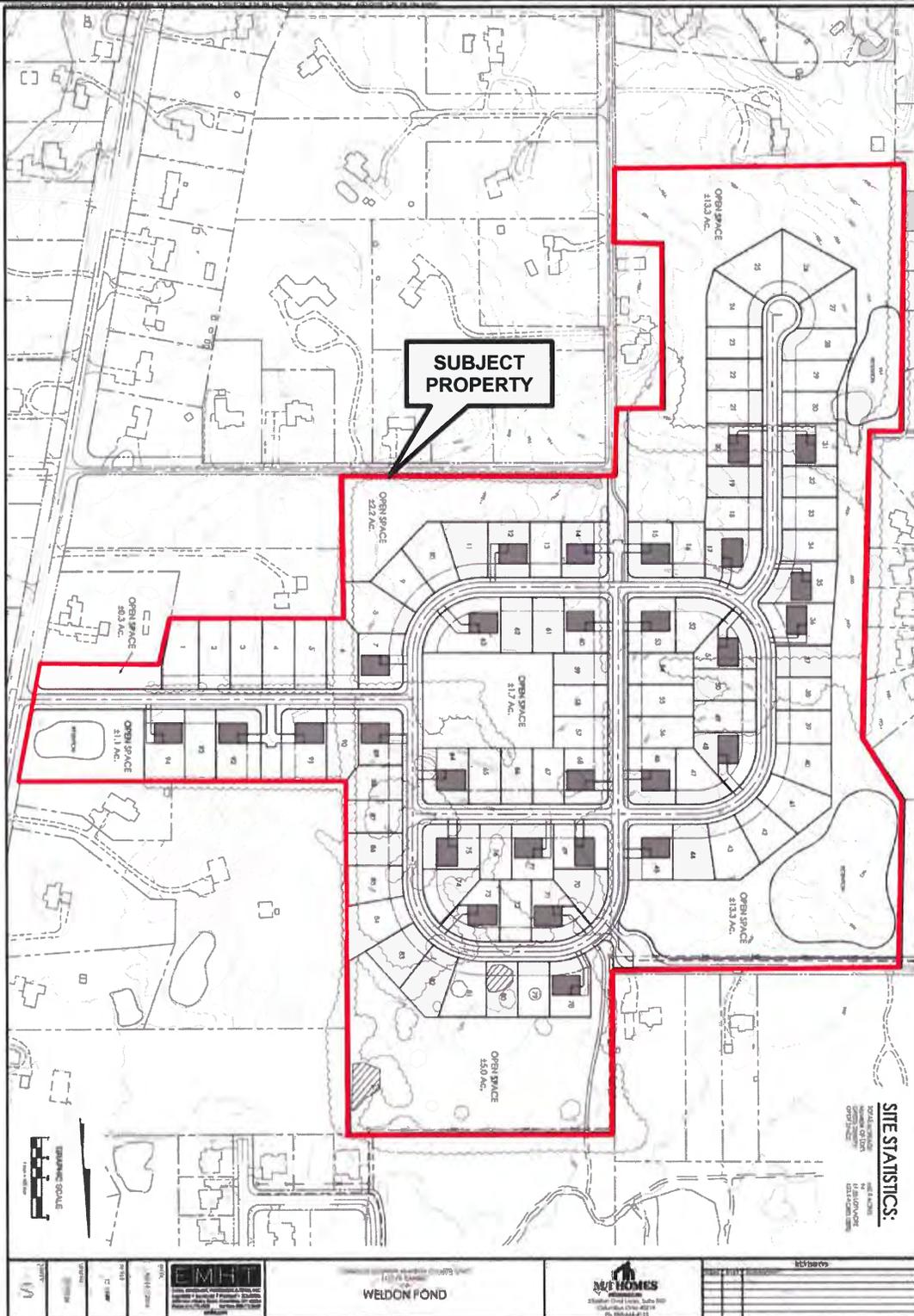




North

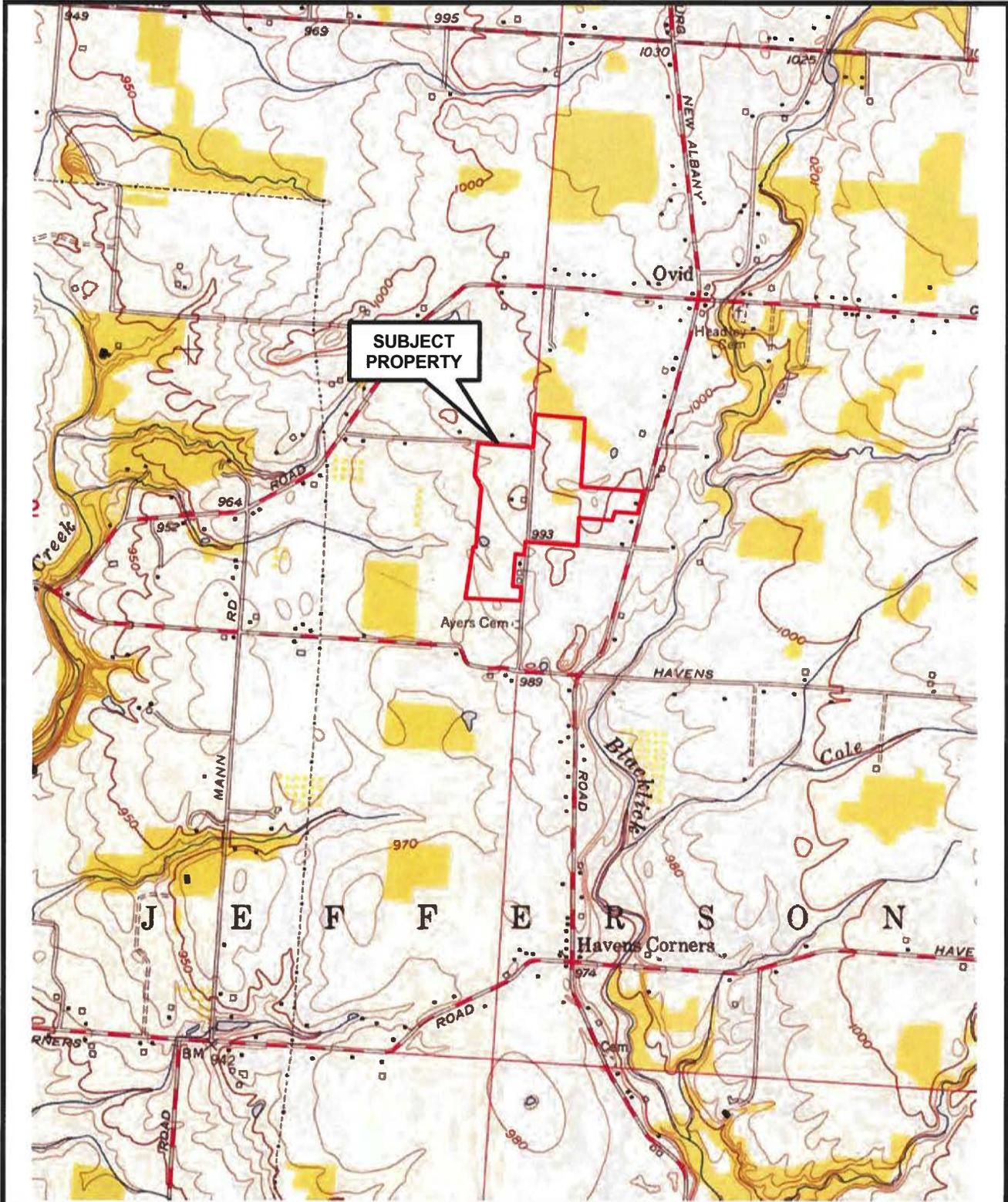
**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





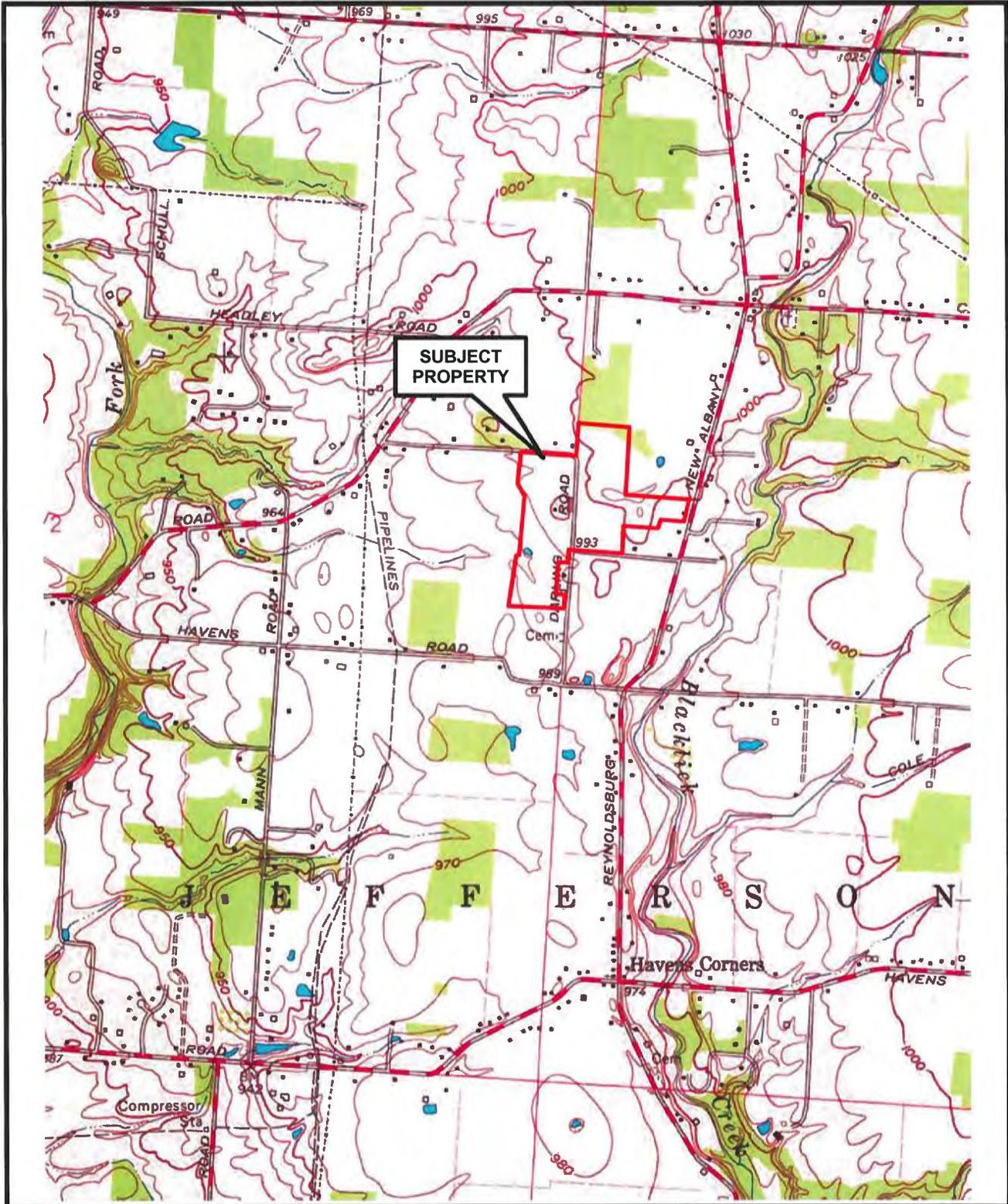
**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





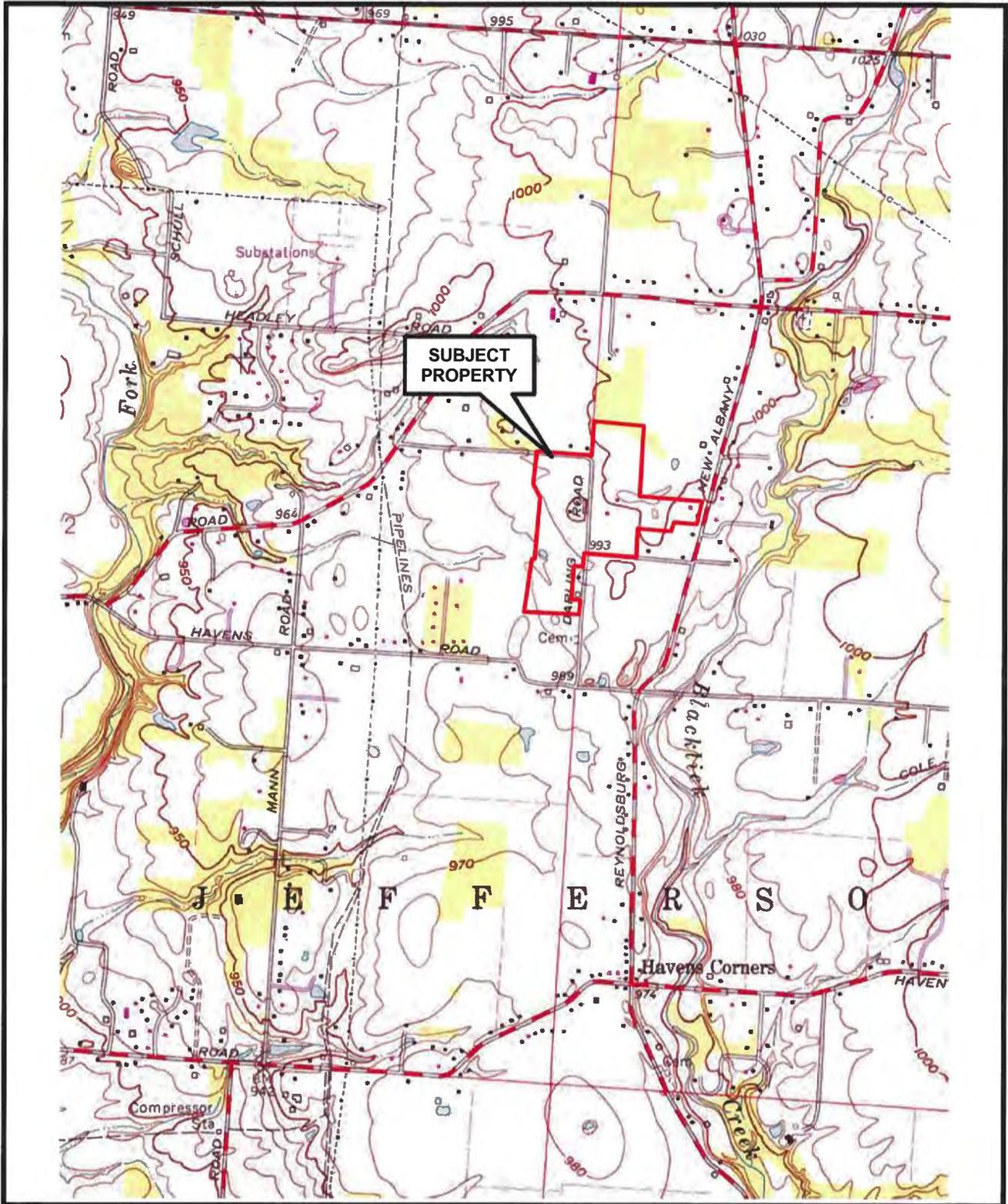
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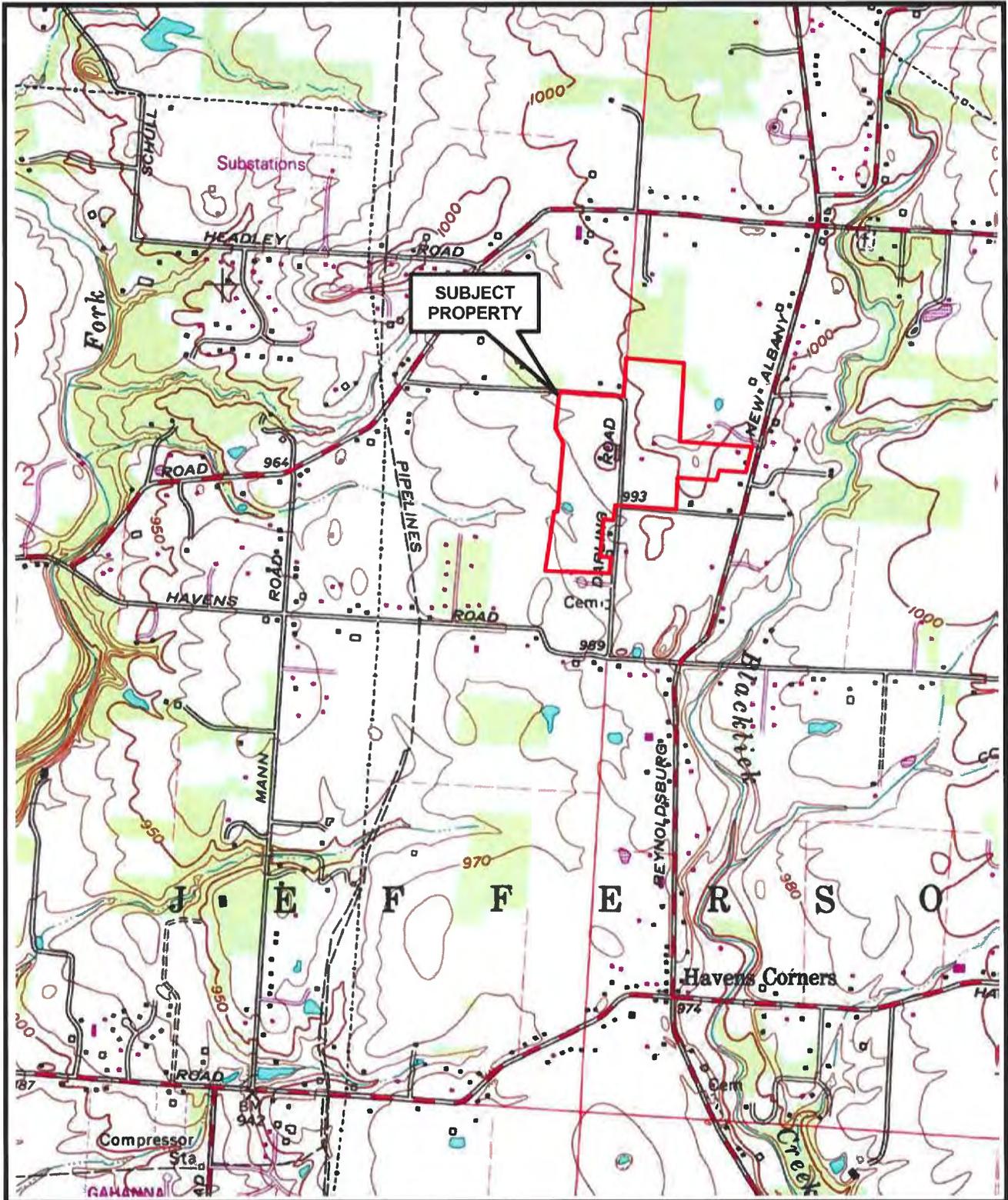
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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**



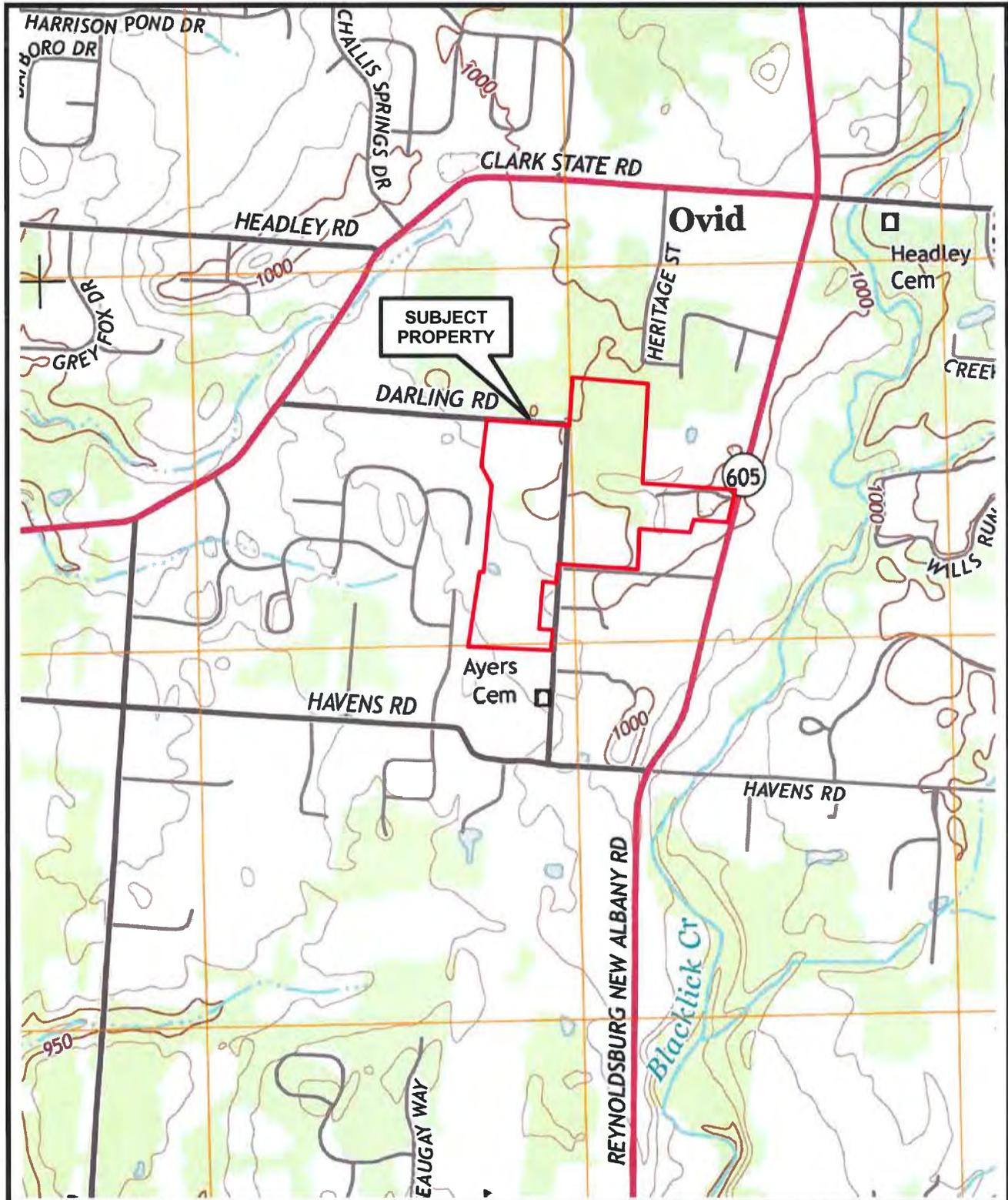


 North	<p>PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO</p>	
<p>GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171</p>		



**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
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 JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**



Jan 14, 2015

Wetlands

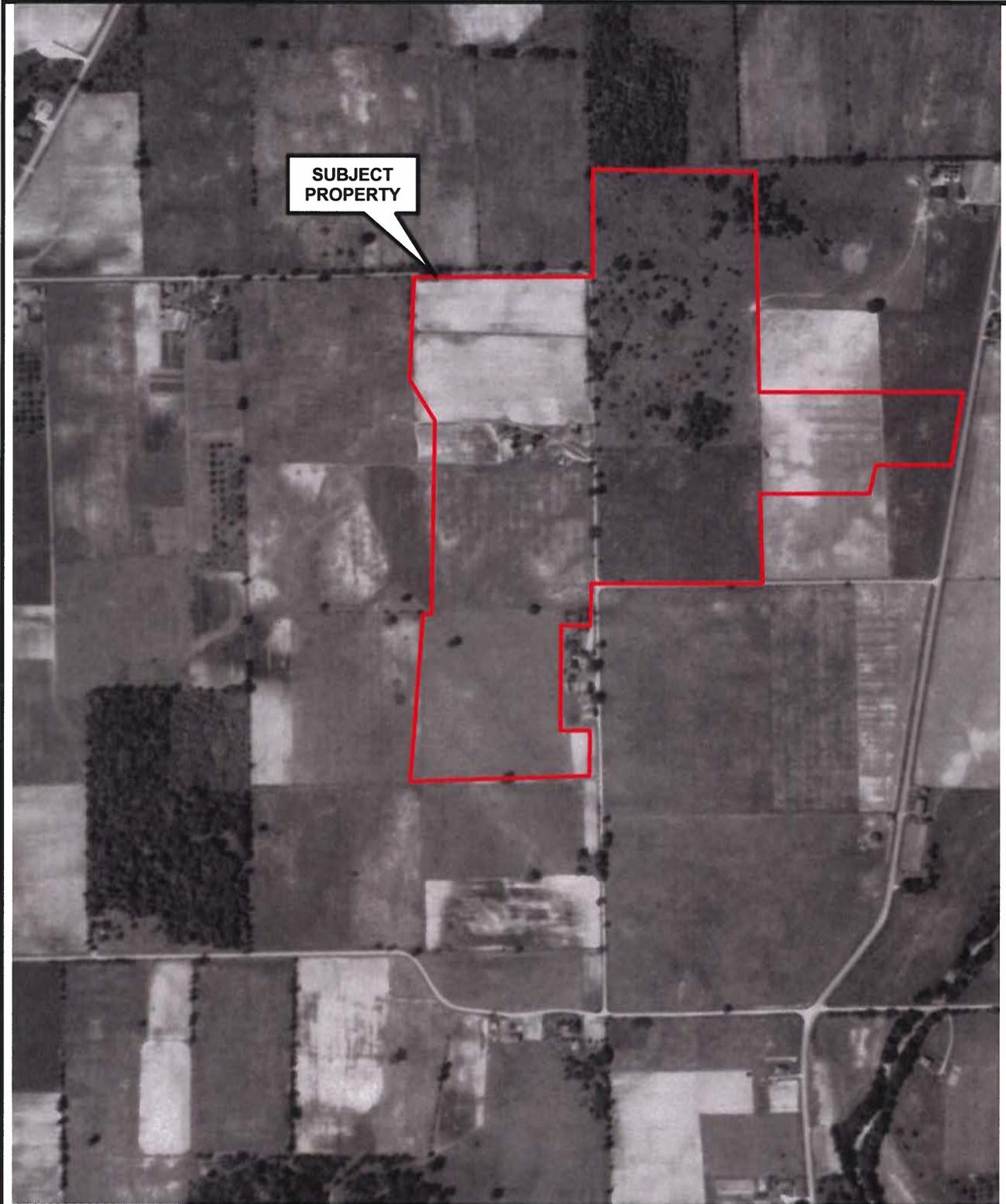
-  Freshwater Emergent
-  Freshwater Forested Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverrine
-  Other

U.S. Fish and Wildlife Service
National Wetlands Inventory




**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
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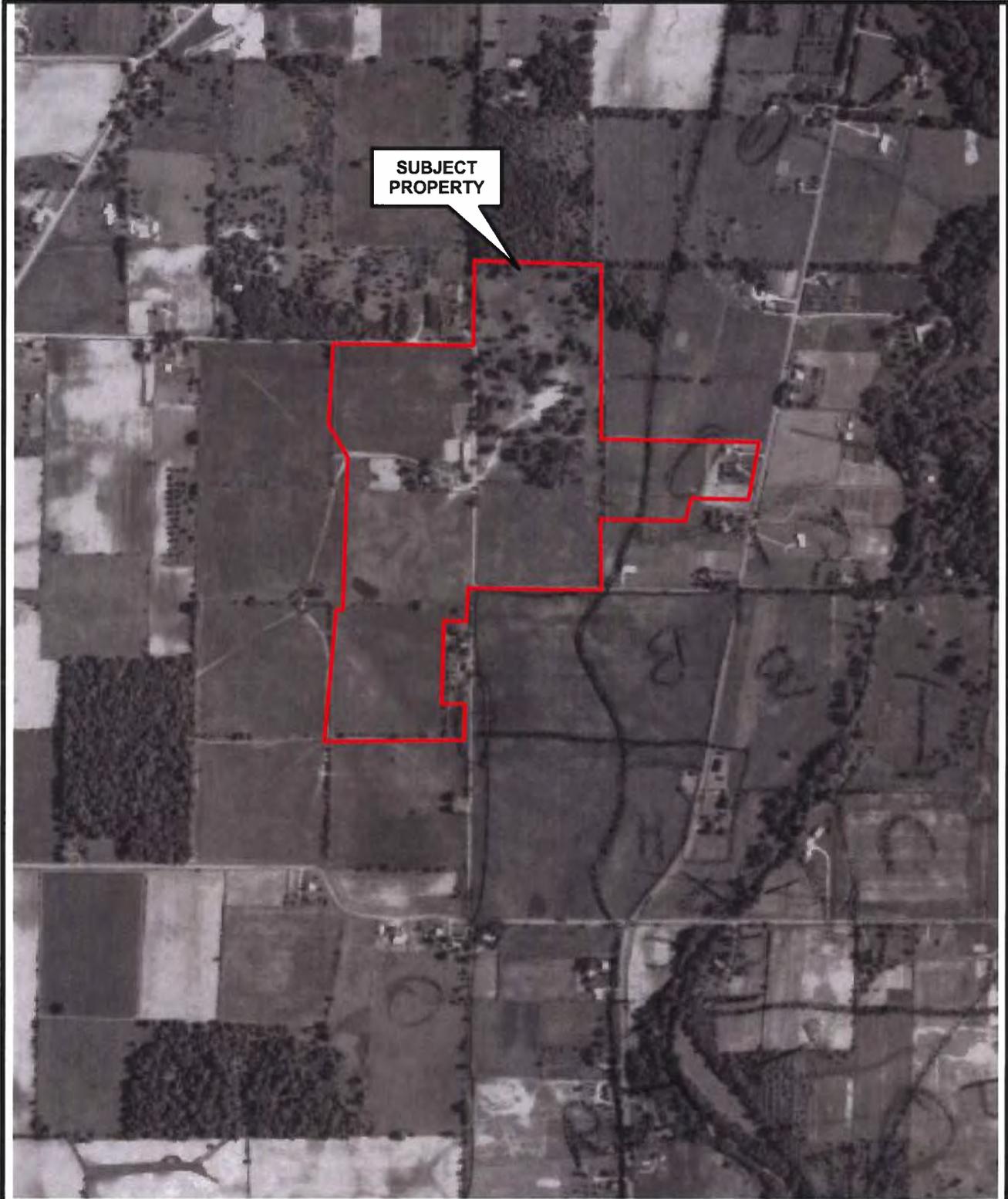




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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**

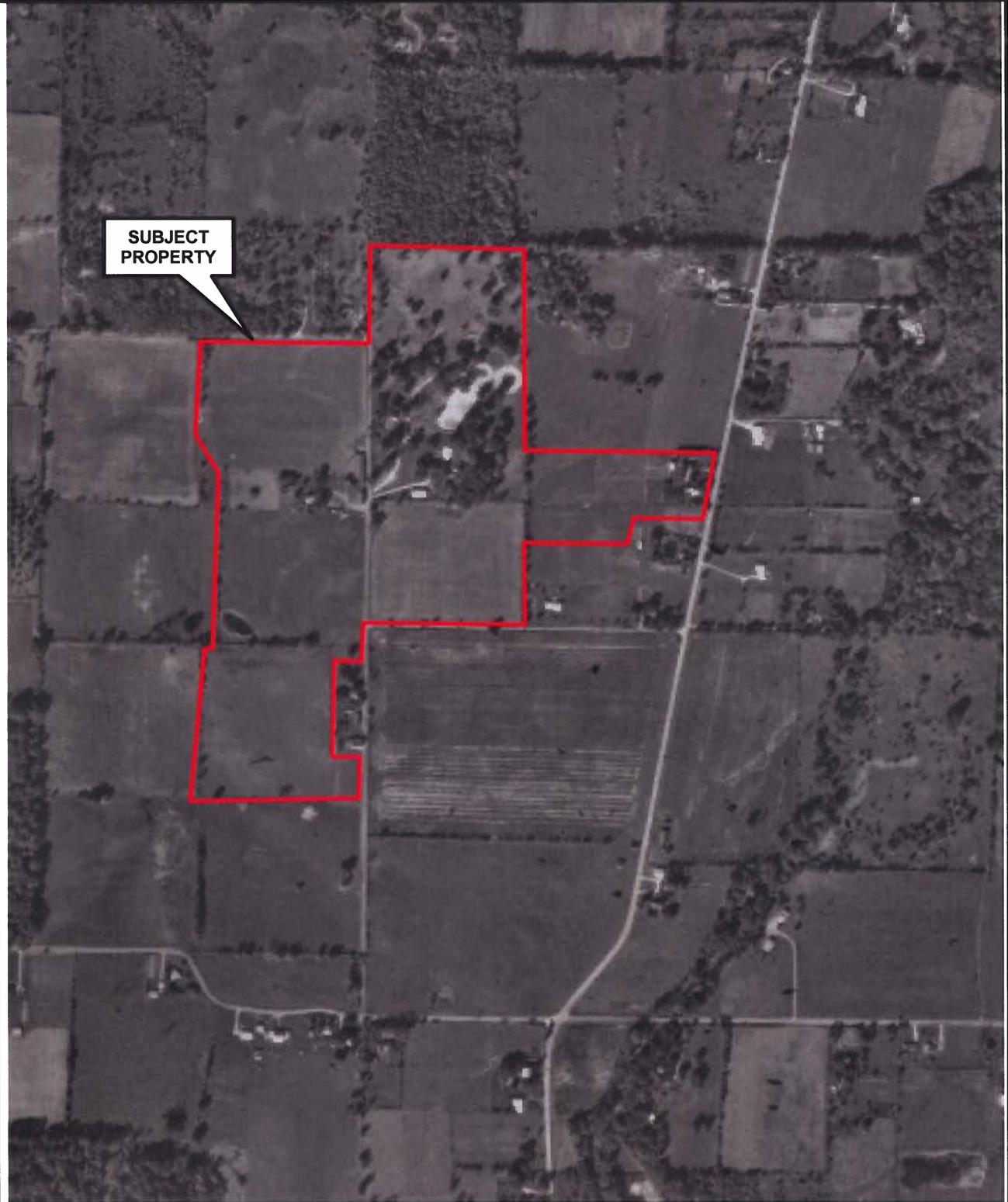




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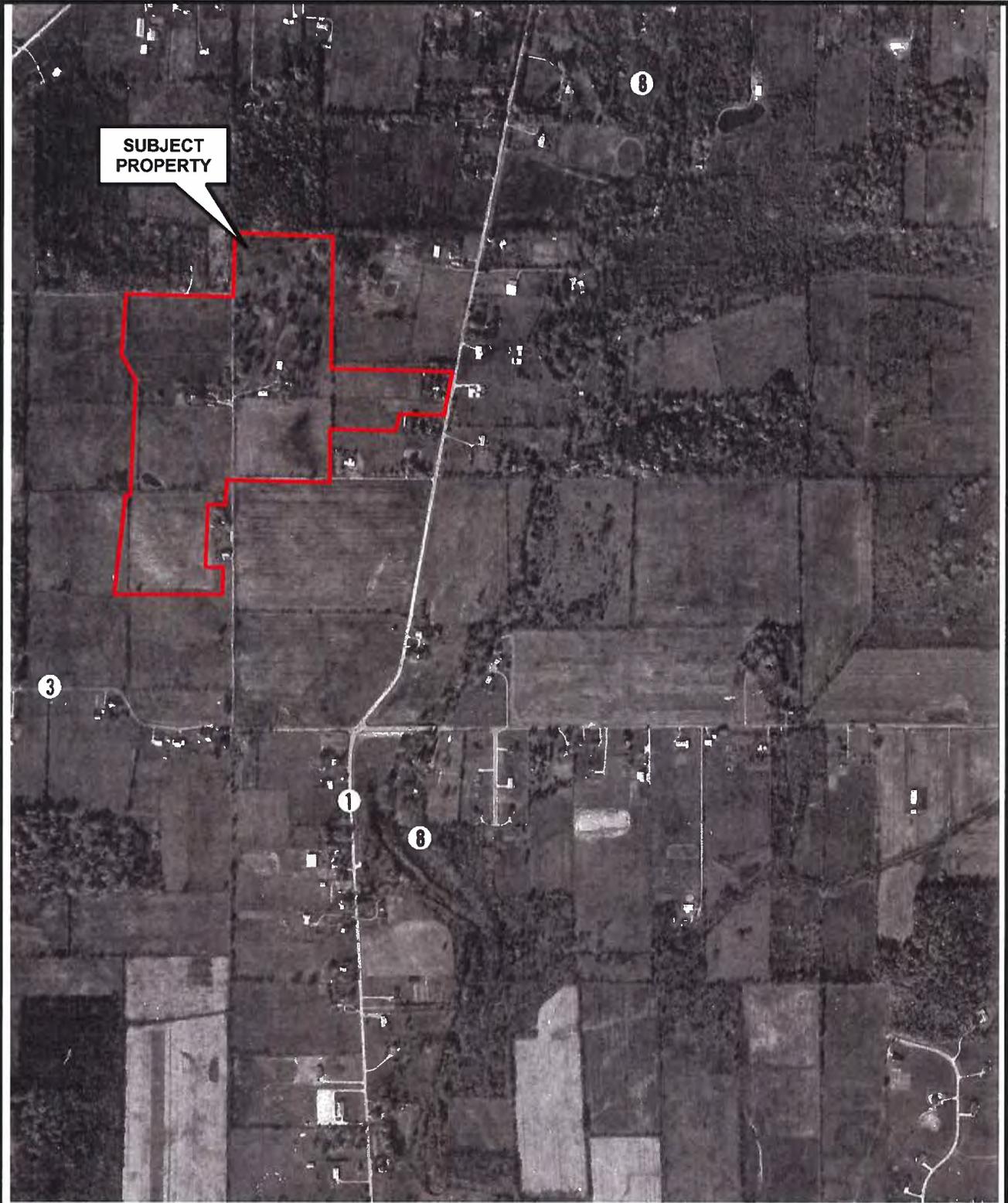
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DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





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DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





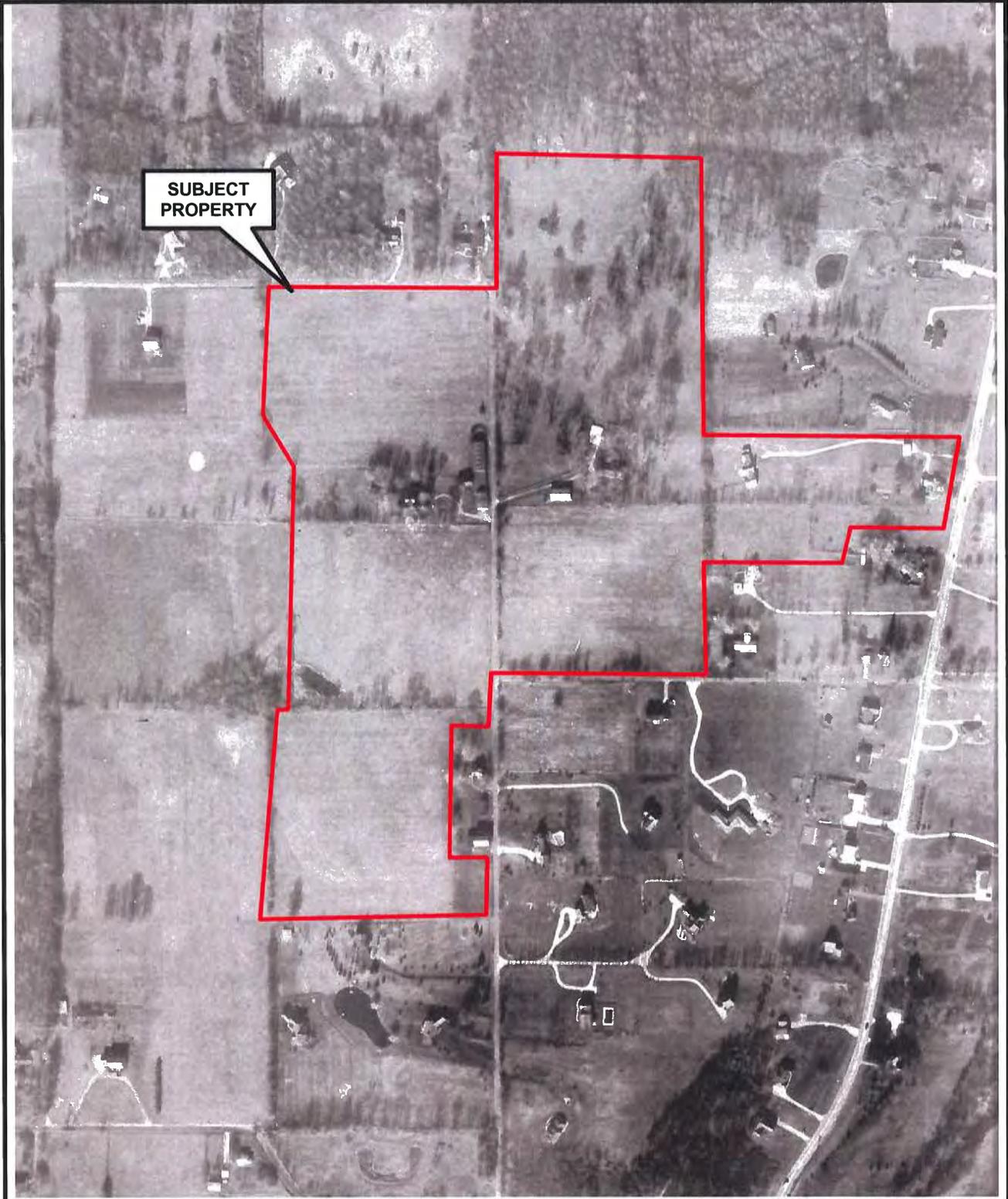
SUBJECT
PROPERTY



North

**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





North

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DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**

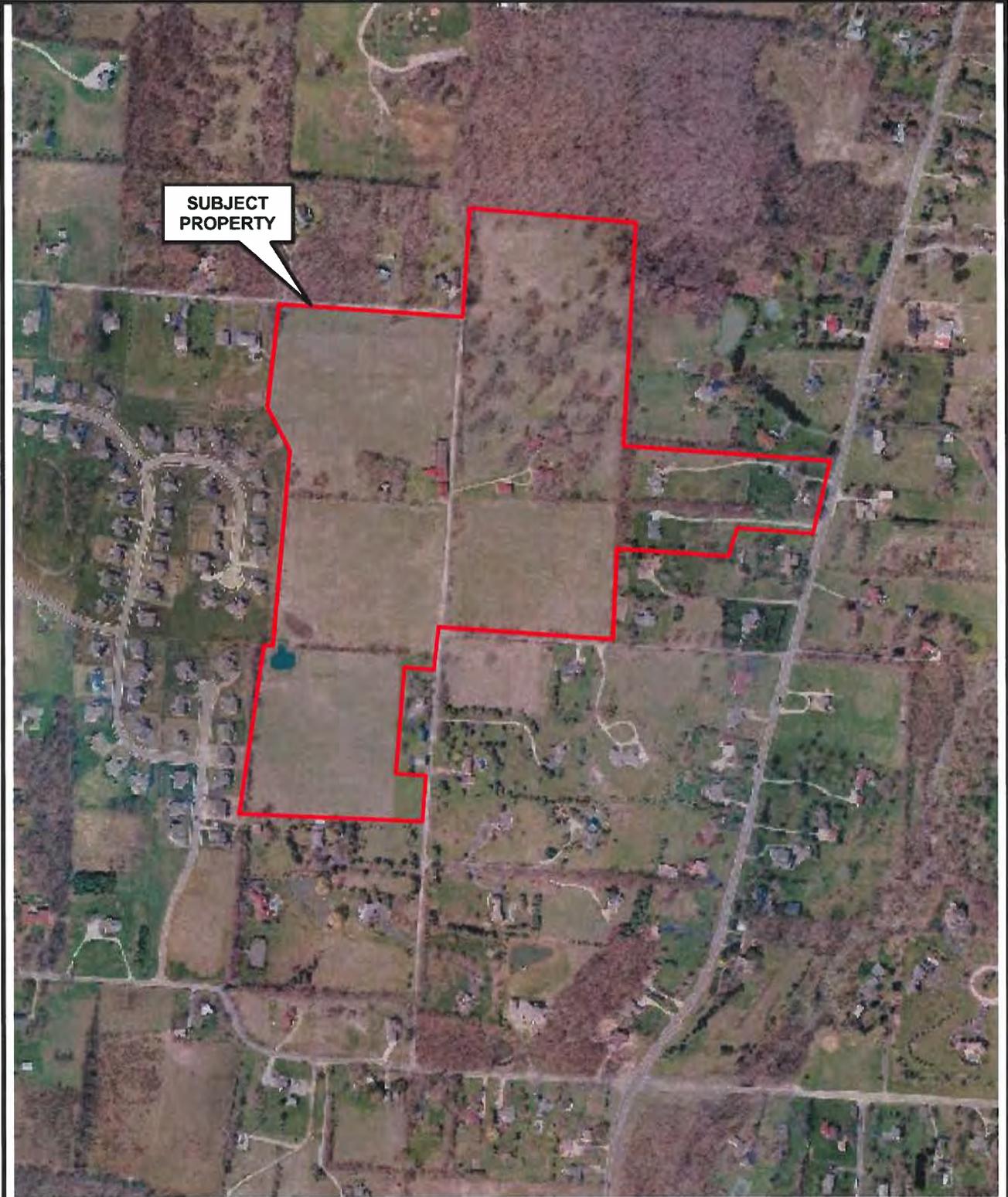




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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





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DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





North

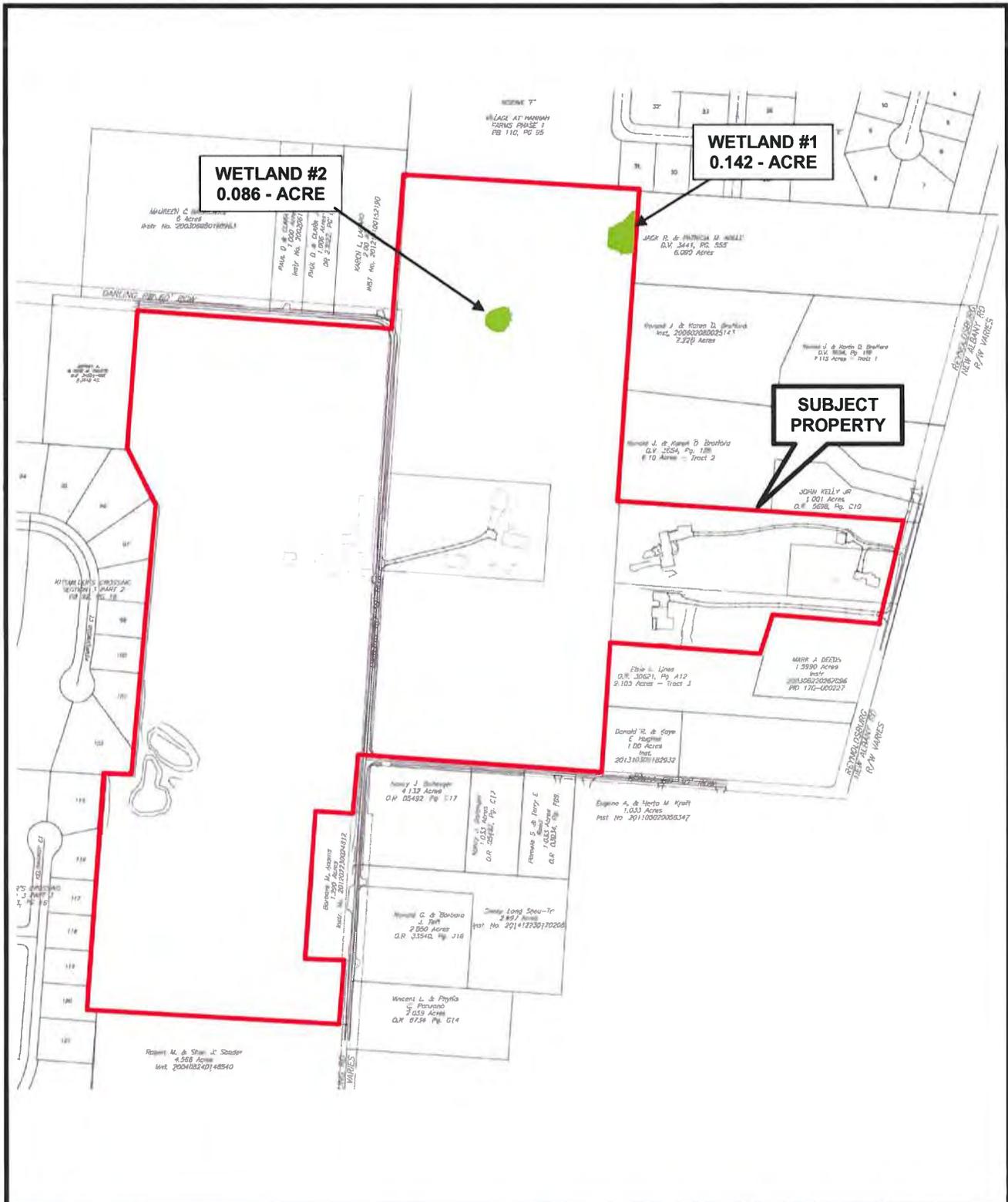
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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





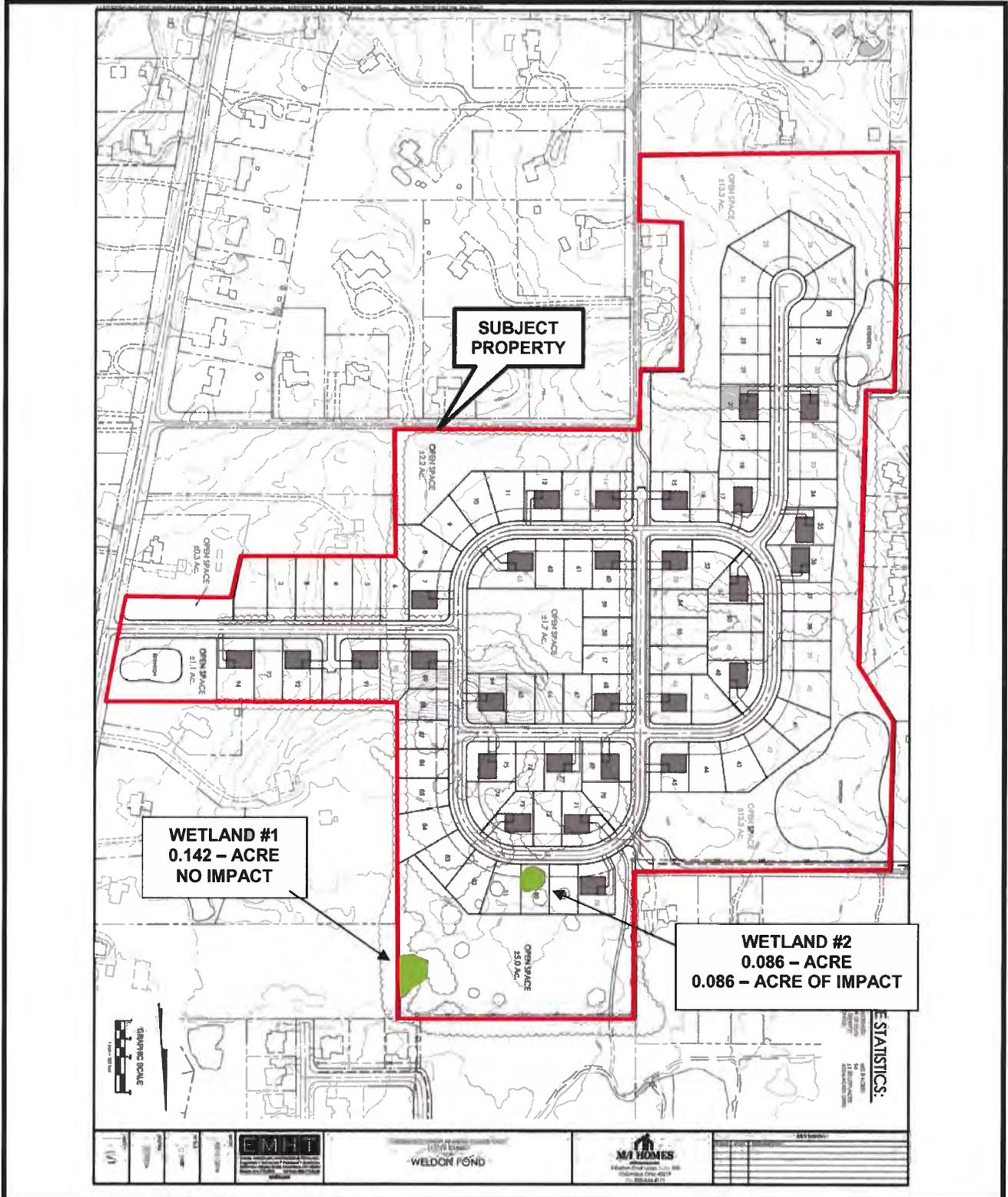
**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





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North

**PROPOSED WELDON RESIDENTIAL DEVELOPMENT PROPERTY
DARLING, ROVILLA, AND REYNOLDSBURG-NEW ALBANY ROADS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**





Photo 1: Westerly view at the house on the northwest portion of the property, west of Darling Road.



Photo 2: Northwesterly view across the northwest portion of the property.



Photo 3: Southeasterly view across the southeast portion of the property.



Photo 4: Northerly view across the northeast portion of the property. This area is currently used as a horse pasture.



Photo 5: Northeasterly view at the house near the center of the property, east of Darling Rd.



Photo 6: Northerly view across Wetland #2.



Photo 7: Typical soil profile observed in Wetland #2.



Photo 8: Southwesterly view across Wetland #2.



Photo 9: Westerly view along the north boundary of Wetland #2 and upland areas surrounding.



Photo 10: Easterly view across Wetland #2.

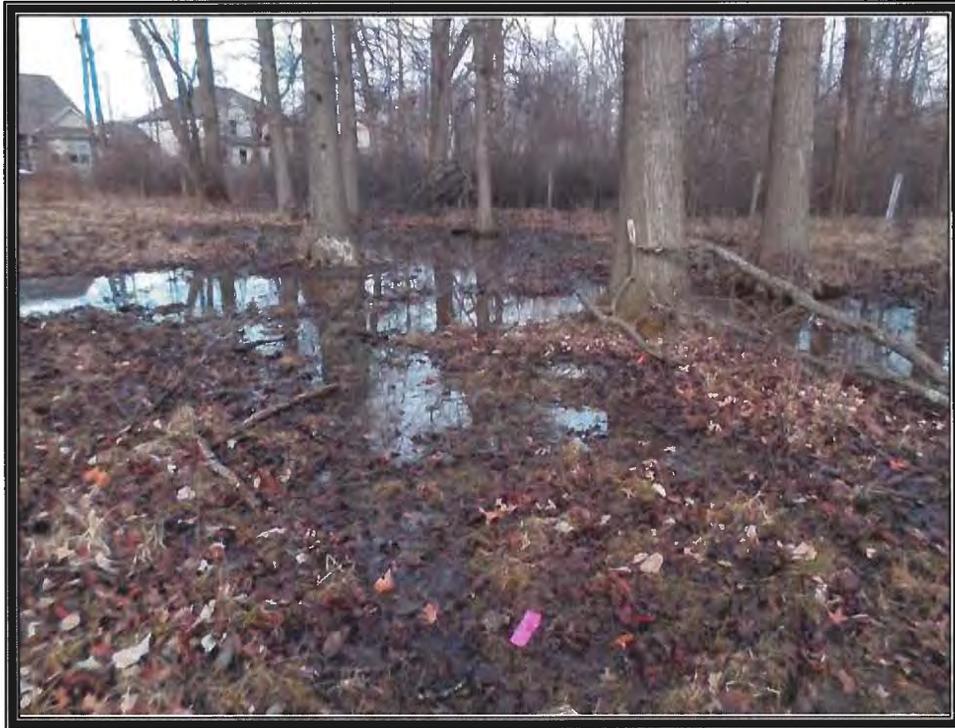


Photo 11: Northeasterly view across Wetland #1.

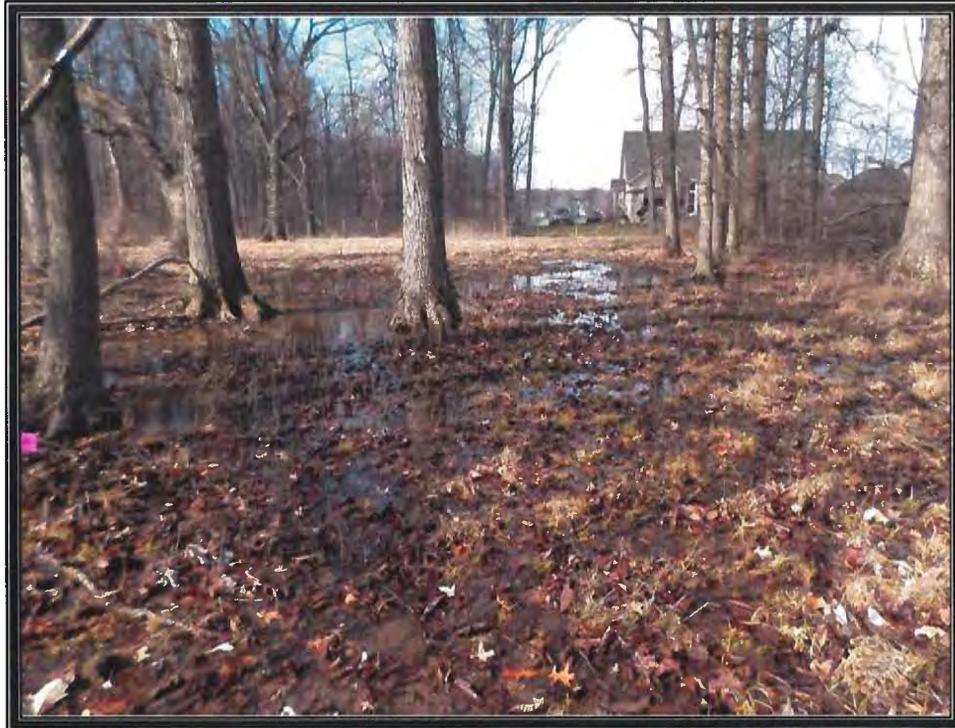


Photo 12: Northerly view across Wetland #1.



Photo 13: Westerly view across Wetland #1.



Photo 14: Southerly view across Wetland #1.



Photo 15: Typical soil profile observed in Wetland #1.

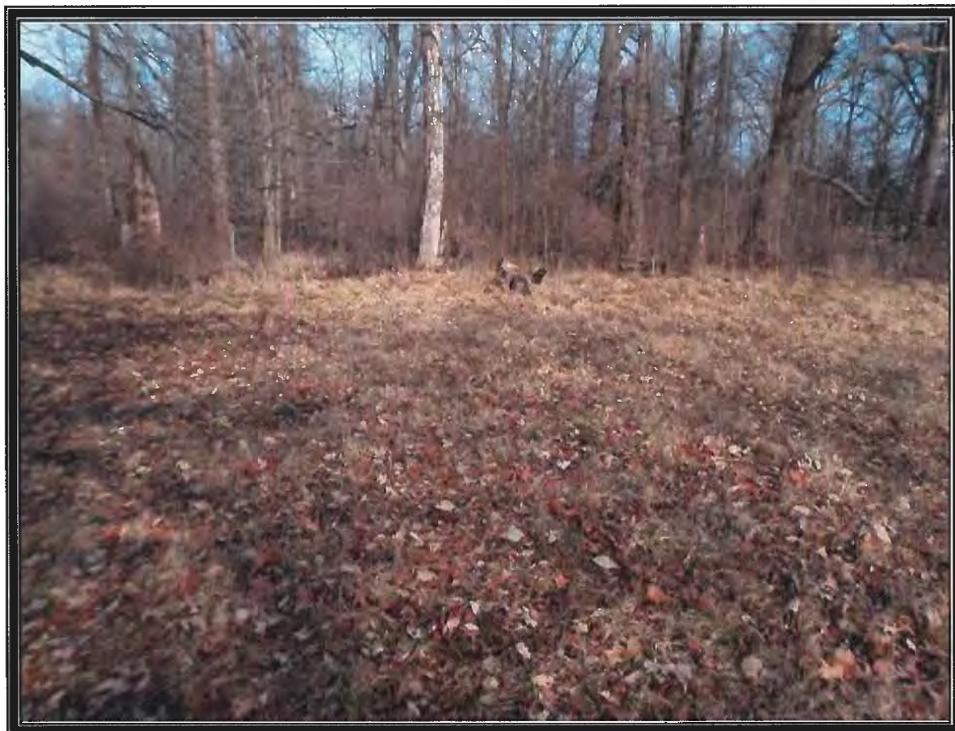


Photo 16: Easterly view of upland areas east of Wetland #1. The trees in the background are off-site.



Photo 17: Northeasterly view of upland areas south of Wetland #1.



Photo 18: Southerly view along the eastern portion of the property, south of Wetland #1.



Photo 19: Southwesterly view from the central portion of the property.



Photo 20: Northeasterly view across the southwest portion of the property.

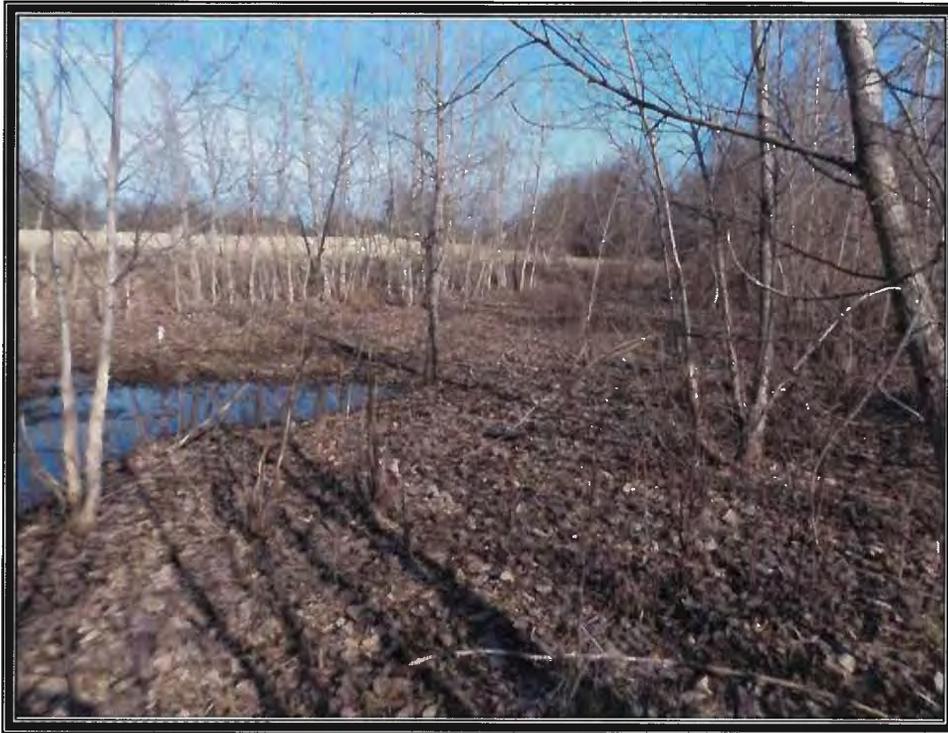


Photo 21: View of an excavated depressional area on the southwest portion of the property.



Photo 22: Southerly view across the pond on the southwest portion of the property.



Photo 23: Easterly view across the pond on the southwest portion of the property.



Photo 24: Northerly view across the pond on the southwest portion of the property.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Weldon Property City/County: Blacklick/Franklin Sampling Date: 3-25-15
 Applicant/Owner: M/I Homes of Central Ohio, LLC State: OH Sampling Point: W-1
 Investigator(s): Matt Kaminski Section, Township, Range: R16, T1, 1/4 T1
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave
 Slope (%): 0-2 Lat: 40.038888 Long: -82.814634 Datum: forested
 Soil Map Unit Name: Condit silt loam (Cn) NWI or WWI classification: PFO1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? NO Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? NO (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: Area is delineated Wetland #1.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Quercus bicolor</u>	70	Y	FACW	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)														
2. _____																		
3. _____																		
4. _____																		
5. _____																		
<u>70</u> = Total Cover				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>5</u></td> <td>x 1 = <u>5</u></td> </tr> <tr> <td>FACW species <u>90</u></td> <td>x 2 = <u>180</u></td> </tr> <tr> <td>FAC species <u>2</u></td> <td>x 3 = <u>6</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>97</u> (A)</td> <td><u>191</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>1.97</u>	Total % Cover of:	Multiply by:	OBL species <u>5</u>	x 1 = <u>5</u>	FACW species <u>90</u>	x 2 = <u>180</u>	FAC species <u>2</u>	x 3 = <u>6</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>97</u> (A)	<u>191</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>5</u>	x 1 = <u>5</u>																	
FACW species <u>90</u>	x 2 = <u>180</u>																	
FAC species <u>2</u>	x 3 = <u>6</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>97</u> (A)	<u>191</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																		
1. <u>Quercus bicolor</u>	10	Y	FACW															
2. <u>Quercus palustris</u>	10	Y	FACW															
3. _____																		
4. _____																		
5. _____																		
<u>20</u> = Total Cover																		
Herb Stratum (Plot size: <u>5'</u>)																		
1. <u>Aster vimineus</u>	2		FAC															
2. <u>Carex (species)</u>	5	Y	OBL															
3. _____																		
4. _____																		
5. _____																		
6. _____																		
7. _____																		
8. _____																		
9. _____																		
10. _____																		
<u>7</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>)																		
1. _____																		
2. _____																		
_____ = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.) Refer to photos 11-14 in GCI's delineation report.																		

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Weldon Property City/County: Blacklick/Franklin Sampling Date: 3-25-15
 Applicant/Owner: M/I Homes of Central Ohio, LLC State: OH Sampling Point: W-2
 Investigator(s): Matt Kaminski Section, Township, Range: R16, T1, 1/4 T1
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave
 Slope (%): 0-2 Lat: 40.038223 Long: -82.815793 Datum: emergent
 Soil Map Unit Name: Condif silt loam NWI or WWI classification: PEM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? NO Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? NO (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: Area is delineated Wetland #2.	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30'</u>)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: <u>5'</u>)				
1. <u>Carex (species)</u>	10	Y	OBL	
2. <u>Juncus effusus</u>	10	Y	OBL	
3. <u>Ludwigia palustris</u>	60	Y	OBL	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
80 = Total Cover				
Woody Vine Stratum (Plot size: <u>30'</u>)				
1. _____				
2. _____				
_____ = Total Cover				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
 Total Number of Dominant Species Across All Strata: 3 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by: _____
 OBL species 80 x 1 = 80
 FACW species 0 x 2 = 0
 FAC species 0 x 3 = 0
 FACU species 0 x 4 = 0
 UPL species 0 x 5 = 0
 Column Totals: 80 (A) 80 (B)
 Prevalence Index = B/A = 1.00

Hydrophytic Vegetation Indicators:
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 ___ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No _____

Remarks: (Include photo numbers here or on a separate sheet.)
Refer to photos 6-10 in GCI's delineation report.

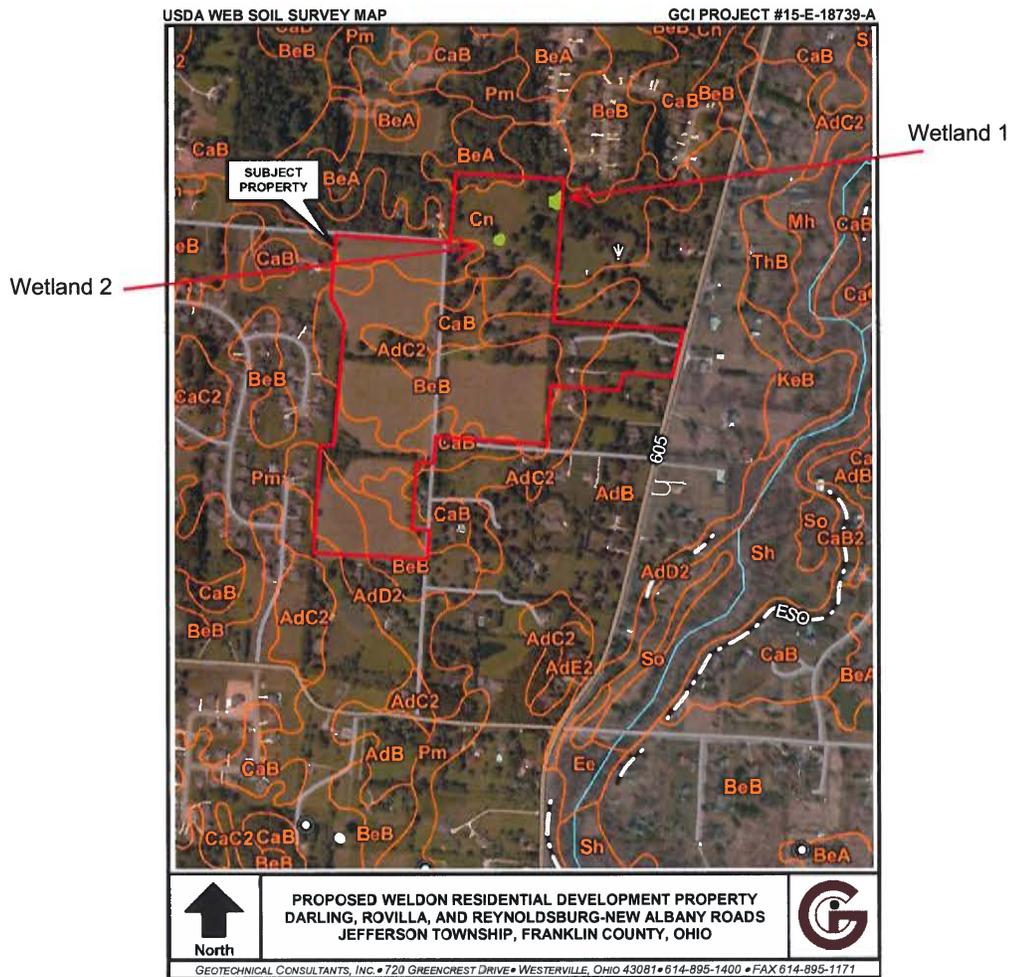
Background Information

Name:	Matt Kaminski
Date:	3/25/15
Affiliation:	Geotechnical Consultants, Inc.
Address:	720 Greencrest Drive, Westerville, Ohio 43081
Phone Number:	614-895-1400
e-mail address:	mkaminski@gci2000.com
Name of Wetland:	Wetland #1
Vegetation Communit(ies):	forested
HGM Class(es):	depressional
Location of Wetland: include map, address, north arrow, landmarks, distances, roads, etc.	
<p>Wetland #1 is located approximately 615 feet northeast of Darling Road and approximately 215 feet south of Heritage Street in Jefferson Township, Franklin County, Ohio. The approximate coordinates for this wetland are 40.038951 / -82.814655. Refer to GCI's delineation report and jurisdictional waters location map for additional information on the location of this wetland.</p>	
Lat/Long or UTM Coordinate	40.038951 / -82.814655
USGS Quad Name	New Albany, Ohio
County	Franklin
Township	Jefferson
Section and Subsection	
Hydrologic Unit Code	05060001
Site Visit	3/25/2015
National Wetland Inventory Map	PFO1A
Ohio Wetland Inventory Map	
Soil Survey	Condit silt loam (Cn)
Delineation report/map	Jurisdictional Waters Location Map

Name of Wetland: Wetland #1

Wetland Size (acres, hectares): 0.142 acre

Sketch: Include north arrow, relationship with other surface waters, vegetation zones, etc.



Comments, Narrative Discussion, Justification of Category Changes:

Wetland #1 is located within a depressional area on the northeast portion of the property. Therefore, water ponds in this area during spring and winter months.

Final score : 49 Category: 2

Scoring Boundary Worksheet

INSTRUCTIONS. The initial step in completing the ORAM is to identify the “scoring boundaries” of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the “jurisdictional boundaries.” For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland’s jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small or isolated from other surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland.* In determining a wetland’s scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that Rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Section if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a reference site, conservation site, etc.	✓	
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or parts of a single wetland.	✓	
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	✓	
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	✓	
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	✓	
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes or rivers, or for dual classifications.	✓	

End of Scoring Boundary Determination. Begin Narrative Rating on next page.

Narrative Rating

INSTRUCTIONS. Answer each of the following questions. Questions 1, 2, 3 and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), <http://www.dnr.state.oh.us/dnap>. The remaining questions are designed to be answered primarily by the results of the site visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical or biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Columbus Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle one	
1	Critical Habitat. Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001, of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES Wetland should be evaluated for possible Category 3 status Go to Question 2	NO Go to Question 2
2	Threatened or Endangered Species. Is the wetland known to contain an individual of, or documented occurrences of federal or state-listed threatened or endangered plant or animal species?	YES Wetland is a Category 3 wetland. Go to Question 3	NO Go to Question 3
3	Documented High Quality Wetland. Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES Wetland is a Category 3 wetland Go to Question 4	NO Go to Question 4
4	Significant Breeding or Concentration Area. Does the wetland contain documented regionally significant breeding or nonbreeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES Wetland is a Category 3 wetland Go to Question 5	NO Go to Question 5
5	Category 1 Wetlands. Is the wetland less than 0.5 hectares (1 acre) in size and hydrologically isolated and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by <i>Phalaris arundinacea</i> , <i>Lythrum salicaria</i> , or <i>Phragmites australis</i> , or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES Wetland is a Category 1 wetland Go to Question 6	NO Go to Question 6
6	Bogs. Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly <i>Sphagnum</i> spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) is <25%?	YES Wetland is a Category 3 wetland Go to Question 7	NO Go to Question 7
7	Fens. Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral ph (5.5-9.0) and with one or more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES Wetland is a Category 3 wetland Go to Question 8a	NO Go to Question 8a
8a	"Old Growth Forest." Is the wetland a forested wetland and is the forest characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES Wetland is a Category 3 wetland. Go to Question 8b	NO Go to Question 8b

8b	Mature forested wetlands. Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO Go to Question 9a
9a	Lake Erie coastal and tributary wetlands. Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES Go to Question 9b	NO Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES Wetland should be evaluated for possible Category 3 status Go to Question 10	NO Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES Go to Question 9d	NO Go to Question 10
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native species can also be present?	YES Wetland is a Category 3 wetland Go to Question 10	NO Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES Wetland should be evaluated for possible Category 3 status Go to Question 10	NO Go to Question 10
10	Lake Plain Sand Prairies (Oak Openings) Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES Wetland is a Category 3 wetland. Go to Question 11	NO Go to Question 11
11	Relict Wet Prairies. Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1. Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio (e.g. Erie, Huron, Lucas, Wood Counties), and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, Van Wert etc.).	YES Wetland should be evaluated for possible Category 3 status Complete Quantitative Rating	NO Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp	fen species	bog species	Oak Opening species	wet prairie species
<i>Lythrum salicaria</i>	<i>Zygadenus elegans</i> var. <i>glaucus</i>	<i>Calla palustris</i>	<i>Carex cryptolepis</i>	<i>Calamagrostis canadensis</i>
<i>Myriophyllum spicatum</i>	<i>Cacalia plantaginea</i>	<i>Carex atlantica</i> var. <i>capillacea</i>	<i>Carex lasiocarpa</i>	<i>Calamagrostis stricta</i>
<i>Najas minor</i>	<i>Carex flava</i>	<i>Carex echinata</i>	<i>Carex stricta</i>	<i>Carex atherodes</i>
<i>Phalaris arundinacea</i>	<i>Carex sterilis</i>	<i>Carex oligosperma</i>	<i>Cladium mariscoides</i>	<i>Carex buxbaumii</i>
<i>Phragmites australis</i>	<i>Carex stricta</i>	<i>Carex trisperma</i>	<i>Calamagrostis stricta</i>	<i>Carex pellita</i>
<i>Potamogeton crispus</i>	<i>Deschampsia caespitosa</i>	<i>Chamaedaphne calyculata</i>	<i>Calamagrostis canadensis</i>	<i>Carex sartwellii</i>
<i>Ranunculus ficaria</i>	<i>Eleocharis rostellata</i>	<i>Decodon verticillatus</i>	<i>Quercus palustris</i>	<i>Gentiana andrewsii</i>
<i>Rhamnus frangula</i>	<i>Eriophorum viridicarinatum</i>	<i>Eriophorum virginicum</i>		<i>Helianthus grosseserratus</i>
<i>Typha angustifolia</i>	<i>Gentianopsis</i> spp.	<i>Larix laricina</i>		<i>Liatris spicata</i>
<i>Typha xglauca</i>	<i>Lobelia kalmii</i>	<i>Nemopanthus mucronatus</i>		<i>Lysimachia quadriflora</i>
	<i>Parnassia glauca</i>	<i>Scheuchzeria palustris</i>		<i>Lythrum alatum</i>
	<i>Potentilla fruticosa</i>	<i>Sphagnum</i> spp.		<i>Pycnanthemum virginianum</i>
	<i>Rhamnus alnifolia</i>	<i>Vaccinium macrocarpon</i>		<i>Silphium terebinthinaceum</i>
	<i>Rhynchospora capillacea</i>	<i>Vaccinium corymbosum</i>		<i>Sorghastrum nutans</i>
	<i>Salix candida</i>	<i>Vaccinium oxycoccos</i>		<i>Spartina pectinata</i>
	<i>Salix myricoides</i>	<i>Woodwardia virginica</i>		<i>Solidago riddellii</i>
	<i>Salix serissima</i>	<i>Xyris difformis</i>		
	<i>Solidago ohioensis</i>			
	<i>Tofieldia glutinosa</i>			
	<i>Triglochin maritimum</i>			
	<i>Triglochin palustre</i>			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: Weldon	Rater(s): Matt Kaminski	Date: 3/25/2015
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1	1
max 6 pts.	subtotal

Metric 1. Wetland Area (size).

Select one size class and assign score.

- >50 acres (>20.2ha) (6 pts)
- 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- 10 to <25 acres (4 to <10.1ha) (4 pts)
- 3 to <10 acres (1.2 to <4ha) (3 pts)
- 0.3 to <3 acres (0.12 to <1.2ha) (2pts)
- 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- <0.1 acres (0.04ha) (0 pts)

11	12
max 14 pts.	subtotal

Metric 2. Upland buffers and surrounding land use.

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- MEDIUM. Buffers average 25m to <50m (82 to <164ft) around wetland perimeter (4)
- NARROW. Buffers average 10m to <25m (32ft to <82ft) around wetland perimeter (1)
- VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter (0)

2b. Intensity of surrounding land use. Select one or double check and average.

- VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- LOW. Old field (>10 years), shrub land, young second growth forest. (5)
- MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

17	29
max 30 pts.	subtotal

Metric 3. Hydrology.

3a. Sources of Water. Score all that apply.

- High pH groundwater (5)
- Other groundwater (3)
- Precipitation (1)
- Seasonal/Intermittent surface water (3)
- Perennial surface water (lake or stream) (5)

3c. Maximum water depth. Select only one and assign score.

- >0.7 (27.6in) (3)
- 0.4 to 0.7m (15.7 to 27.6in) (2)
- <0.4m (<15.7in) (1)

3e. Modifications to natural hydrologic regime. Score one or double check and average.

- None or none apparent (12)
- Recovered (7)
- Recovering (3)
- Recent or no recovery (1)

3b. Connectivity. Score all that apply.

- 100 year floodplain (1)
- Between stream/lake and other human use (1)
- Part of wetland/upland (e.g. forest), complex (1)
- Part of riparian or upland corridor (1)

3d. Duration inundation/saturation. Score one or dbl check.

- Semi- to permanently inundated/saturated (4)
- Regularly inundated/saturated (3)
- Seasonally inundated (2)
- Seasonally saturated in upper 30cm (12in) (1)

Check all disturbances observed	
<input type="checkbox"/> ditch	<input type="checkbox"/> point source (nonstormwater)
<input type="checkbox"/> tile	<input type="checkbox"/> filling/grading
<input type="checkbox"/> dike	<input type="checkbox"/> road bed/RR track
<input type="checkbox"/> weir	<input type="checkbox"/> dredging
<input type="checkbox"/> stormwater input	<input type="checkbox"/> other _____

16	45
max 20 pts.	subtotal

Metric 4. Habitat Alteration and Development.

4a. Substrate disturbance. Score one or double check and average.

- None or none apparent (4)
- Recovered (3)
- Recovering (2)
- Recent or no recovery (1)

4b. Habitat development. Select only one and assign score.

- Excellent (7)
- Very good (6)
- Good (5)
- Moderately good (4)
- Fair (3)
- Poor to fair (2)
- Poor (1)

4c. Habitat alteration. Score one or double check and average.

- None or none apparent (9)
- Recovered (6)
- Recovering (3)
- Recent or no recovery (1)

Check all disturbances observed	
<input type="checkbox"/> mowing	<input type="checkbox"/> shrub/sapling removal
<input type="checkbox"/> grazing	<input type="checkbox"/> herbaceous/aquatic bed removal
<input type="checkbox"/> clearcutting	<input type="checkbox"/> sedimentation
<input type="checkbox"/> selective cutting	<input type="checkbox"/> dredging
<input type="checkbox"/> woody debris removal	<input type="checkbox"/> farming
<input type="checkbox"/> toxic pollutants	<input type="checkbox"/> nutrient enrichment

45
subtotal this page

Site: Weldon	Rater(s): Matt Kaminski	Date: 3/25/2015
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45

subtotal first page

0	45
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max 10 pts. subtotal

Metric 5. Special Wetlands.

Check all that apply and score as indicated.

- Bog (10)
- Fen (10)
- Old growth forest (10)
- Mature forested wetland (5)
- Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
- Lake Erie coastal/tributary wetland-restricted hydrology (5)
- Lake Plain Sand Prairies (Oak Openings) (10)
- Relict Wet Prairies (10)
- Known occurrence state/federal threatened or endangered species (10)
- Significant migratory songbird/water fowl habitat or usage (10)
- Category 1 Wetland. See Question 1 Qualitative Rating (-10)

4	49
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max 20 pts. subtotal

Metric 6. Plant communities, interspersions, microtopography.

6a. Wetland Vegetation Communities.

Score all present using 0 to 3 scale.

- Aquatic bed
- Emergent
- Shrub
- 1 Forest
- Mudflats
- Open water
- Other _____

6b. horizontal (plan view) interspersions.

Select only one.

- High (5)
- Moderately high(4)
- Moderate (3)
- Moderately low (2)
- Low (1)
- None (0)

6c. Coverage of invasive plants. Refer to Table 1 ORAM long form for list. Add or deduct points for coverage

- Extensive >75% cover (-5)
- Moderate 25-75% cover (-3)
- Sparse 5-25% cover (-1)
- Nearly absent <5% cover (0)
- Absent (1)

6d. Microtopography.

Score all present using 0 to 3 scale.

- 0 Vegetated hummocks/tussocks
- 0 Coarse woody debris >15cm (6in)
- 0 Standing dead >25cm (10in) dbh
- 0 Amphibian breeding pools

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

Narrative Description of Vegetation Quality

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can also be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity and often, but not always, the presence of rare, threatened, or endangered spp

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest quality
3	Present in moderate or greater amounts and of highest quality

49

End of Quantitative Rating. Complete Categorization Worksheets.

ORAM Summary Worksheet

		circle answer or insert score	Result
Narrative Rating	Question 1. Critical Habitat	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 2. Threatened or Endangered Species	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 3. High Quality Natural Wetland	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 4. Significant bird habitat	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 5. Category 1 Wetlands	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 1.
	Question 6. Bogs	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 7. Fens	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 8a. Old Growth Forest	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 8b. Mature Forested Wetland	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted with native plants	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3
Question 9e. Lake Erie Wetlands - Unrestricted with invasive plants	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.	
Question 10. Oak Openings	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3	
Question 11. Relict Wet Prairies	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.	
Quantitative Rating	Metric 1. Size	1	
	Metric 2. Buffers and surrounding land use	11	
	Metric 3. Hydrology	17	
	Metric 4. Habitat	16	
	Metric 5. Special Wetland Communities	0	
	Metric 6. Plant communities, interspersion, microtopography	4	
	TOTAL SCORE	49	Category based on score breakpoints 2

Complete Wetland Categorization Worksheet.

Wetland Categorization Worksheet

Choices	Circle one		Evaluation of Categorization Result of ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	YES Wetland is categorized as a Category 3 wetland	<input checked="" type="radio"/> NO	Is quantitative rating score <i>less</i> than the Category 2 scoring threshold (<i>excluding</i> gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	YES Wetland should be evaluated for possible Category 3 status	<input checked="" type="radio"/> NO	Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If the wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to Narrative Rating No. 5	YES Wetland is categorized as a Category 1 wetland	<input checked="" type="radio"/> NO	Is quantitative rating score <i>greater</i> than the Category 2 scoring threshold (<i>including</i> any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been under-categorized by the ORAM
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	<input checked="" type="radio"/> YES Wetland is assigned to the appropriate category based on the scoring range	NO	If the score of the wetland is located within the scoring range for a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall with the "gray zone" for Category 1 or 2 or Category 2 or 3 wetlands?	YES Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria	<input checked="" type="radio"/> NO	Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of a nonrapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC rule 3745-1-54(C).
Does the wetland otherwise exhibit <i>moderate OR superior</i> hydrologic OR habitat, OR recreational functions AND the wetland was <i>not</i> categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method?	YES Wetland was undercategorized by this method. A written justification for recategorization should be provided on Background Information Form	<input checked="" type="radio"/> NO	A wetland may be undercategorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local or regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category
 Choose one Category 1 Category 2 Category 3

End of Ohio Rapid Assessment Method for Wetlands.

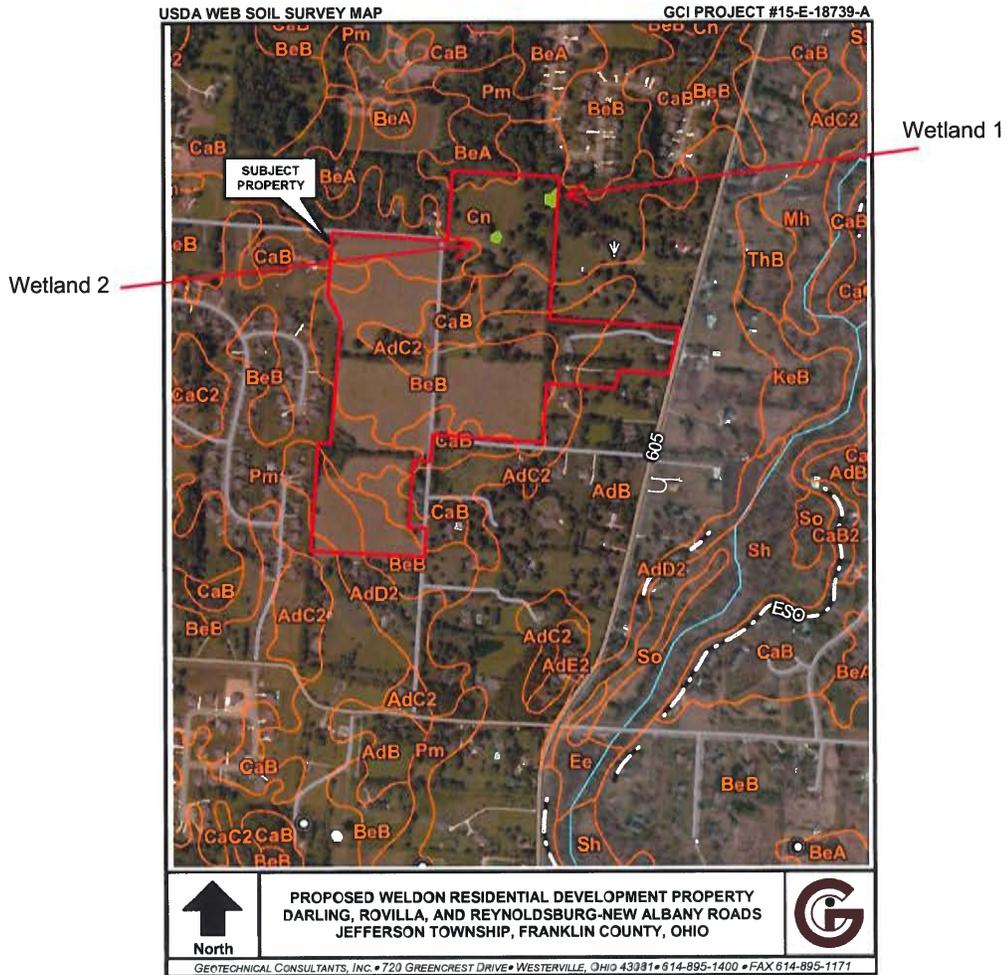
Background Information

Name:	Matt Kaminski
Date:	3/25/15
Affiliation:	Geotechnical Consultants, Inc.
Address:	720 Greencrest Drive, Westerville, Ohio 43081
Phone Number:	614-895-1400
e-mail address:	mkaminski@gci2000.com
Name of Wetland:	Wetland #2
Vegetation Communit(ies):	emergent
HGM Class(es):	depressional
<p>Location of Wetland: include map, address, north arrow, landmarks, distances, roads, etc.</p> <p>Wetland #2 is located approximately 285 feet east of Darling Road and approximately 1,200 feet north of Rovilla Road in Jefferson Township, Franklin County, Ohio. The approximate coordinates for this wetland are 40.038223 / -82.815787. Refer to GCI's delineation report and jurisdictional waters location map for additional information on the location of this wetland.</p>	
Lat/Long or UTM Coordinate	40.038223 / -82.815787
USGS Quad Name	New Albany, Ohio
County	Franklin
Township	Jefferson
Section and Subsection	
Hydrologic Unit Code	05060001
Site Visit	3/25/2015
National Wetland Inventory Map	PEM1C
Ohio Wetland Inventory Map	
Soil Survey	Condit silt loam (Cn)
Delineation report/map	Jurisdictional Waters Location Map

Name of Wetland: Wetland #2

Wetland Size (acres, hectares): 0.086 acre

Sketch: Include north arrow, relationship with other surface waters, vegetation zones, etc.



Comments, Narrative Discussion, Justification of Category Changes:

Wetland #2 is located within a depressional area on the northeast portion of the property. Therefore, water ponds in this area during spring and winter months.

Final score : 43 Category: 2

Scoring Boundary Worksheet

INSTRUCTIONS. The initial step in completing the ORAM is to identify the “scoring boundaries” of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the “jurisdictional boundaries.” For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland’s jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small or isolated from other surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland.* In determining a wetland’s scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that Rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Section if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a reference site, conservation site, etc.	✓	
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or parts of a single wetland.	✓	
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	✓	
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	✓	
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	✓	
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes or rivers, or for dual classifications.	✓	

End of Scoring Boundary Determination. Begin Narrative Rating on next page.

Narrative Rating

INSTRUCTIONS. Answer each of the following questions. Questions 1, 2, 3 and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), <http://www.dnr.state.oh.us/dnap>. The remaining questions are designed to be answered primarily by the results of the site visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical or biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Columbus Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle one	
1	Critical Habitat. Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001, of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES Wetland should be evaluated for possible Category 3 status Go to Question 2	NO Go to Question 2
2	Threatened or Endangered Species. Is the wetland known to contain an individual of, or documented occurrences of federal or state-listed threatened or endangered plant or animal species?	YES Wetland is a Category 3 wetland. Go to Question 3	NO Go to Question 3
3	Documented High Quality Wetland. Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES Wetland is a Category 3 wetland Go to Question 4	NO Go to Question 4
4	Significant Breeding or Concentration Area. Does the wetland contain documented regionally significant breeding or nonbreeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES Wetland is a Category 3 wetland Go to Question 5	NO Go to Question 5
5	Category 1 Wetlands. Is the wetland less than 0.5 hectares (1 acre) in size and hydrologically isolated and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by <i>Phalaris arundinacea</i> , <i>Lythrum salicaria</i> , or <i>Phragmites australis</i> , or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES Wetland is a Category 1 wetland Go to Question 6	NO Go to Question 6
6	Bogs. Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly <i>Sphagnum</i> spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) is <25%?	YES Wetland is a Category 3 wetland Go to Question 7	NO Go to Question 7
7	Fens. Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral ph (5.5-9.0) and with one or more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES Wetland is a Category 3 wetland Go to Question 8a	NO Go to Question 8a
8a	"Old Growth Forest." Is the wetland a forested wetland and is the forest characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES Wetland is a Category 3 wetland. Go to Question 8b	NO Go to Question 8b

8b	Mature forested wetlands. Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO Go to Question 9a
9a	Lake Erie coastal and tributary wetlands. Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES Go to Question 9b	NO Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES Wetland should be evaluated for possible Category 3 status Go to Question 10	NO Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES Go to Question 9d	NO Go to Question 10
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native species can also be present?	YES Wetland is a Category 3 wetland Go to Question 10	NO Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES Wetland should be evaluated for possible Category 3 status Go to Question 10	NO Go to Question 10
10	Lake Plain Sand Prairies (Oak Openings) Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES Wetland is a Category 3 wetland. Go to Question 11	NO Go to Question 11
11	Relict Wet Prairies. Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1. Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio (e.g. Erie, Huron, Lucas, Wood Counties), and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, Van Wert etc.).	YES Wetland should be evaluated for possible Category 3 status Complete Quantitative Rating	NO Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp	fen species	bog species	Oak Opening species	wet prairie species
<i>Lythrum salicaria</i>	<i>Zygadenus elegans</i> var. <i>glaucus</i>	<i>Calla palustris</i>	<i>Carex cryptolepis</i>	<i>Calamagrostis canadensis</i>
<i>Myriophyllum spicatum</i>	<i>Cacalia plantaginea</i>	<i>Carex atlantica</i> var. <i>capillacea</i>	<i>Carex lasiocarpa</i>	<i>Calamagrostis stricta</i>
<i>Najas minor</i>	<i>Carex flava</i>	<i>Carex echinata</i>	<i>Carex stricta</i>	<i>Carex atherodes</i>
<i>Phalaris arundinacea</i>	<i>Carex sterilis</i>	<i>Carex oligosperma</i>	<i>Cladium mariscoides</i>	<i>Carex buxbaumii</i>
<i>Phragmites australis</i>	<i>Carex stricta</i>	<i>Carex trisperma</i>	<i>Calamagrostis stricta</i>	<i>Carex pellita</i>
<i>Potamogeton crispus</i>	<i>Deschampsia caespitosa</i>	<i>Chamaedaphne calyculata</i>	<i>Calamagrostis canadensis</i>	<i>Carex sartwellii</i>
<i>Ranunculus ficaria</i>	<i>Eleocharis rostellata</i>	<i>Decodon verticillatus</i>	<i>Quercus palustris</i>	<i>Gentiana andrewsii</i>
<i>Rhamnus frangula</i>	<i>Eriophorum viridicarinatum</i>	<i>Eriophorum virginicum</i>		<i>Helianthus grosseserratus</i>
<i>Typha angustifolia</i>	<i>Gentianopsis</i> spp.	<i>Larix laricina</i>		<i>Liatris spicata</i>
<i>Typha xglauca</i>	<i>Lobelia kalmii</i>	<i>Nemopanthus mucronatus</i>		<i>Lysimachia quadriflora</i>
	<i>Parnassia glauca</i>	<i>Scheuchzeria palustris</i>		<i>Lythrum alatum</i>
	<i>Potentilla fruticosa</i>	<i>Sphagnum</i> spp.		<i>Pycnanthemum virginianum</i>
	<i>Rhamnus alnifolia</i>	<i>Vaccinium macrocarpon</i>		<i>Silphium terebinthinaceum</i>
	<i>Rhynchospora capillacea</i>	<i>Vaccinium corymbosum</i>		<i>Sorghastrum nutans</i>
	<i>Salix candida</i>	<i>Vaccinium oxycoccos</i>		<i>Spartina pectinata</i>
	<i>Salix myricoides</i>	<i>Woodwardia virginica</i>		<i>Solidago riddellii</i>
	<i>Salix serissima</i>	<i>Xyris difformis</i>		
	<i>Solidago ohioensis</i>			
	<i>Tofieldia glutinosa</i>			
	<i>Triglochin maritimum</i>			
	<i>Triglochin palustre</i>			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: Weldon	Rater(s): Matt Kaminski	Date: 3/25/2015
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0	0
max 6 pts.	subtotal

Metric 1. Wetland Area (size).

Select one size class and assign score.

- >50 acres (>20.2ha) (6 pts)
- 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- 10 to <25 acres (4 to <10.1ha) (4 pts)
- 3 to <10 acres (1.2 to <4ha) (3 pts)
- 0.3 to <3 acres (0.12 to <1.2ha) (2pts)
- 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- <0.1 acres (0.04ha) (0 pts)

11	11
max 14 pts.	subtotal

Metric 2. Upland buffers and surrounding land use.

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- MEDIUM. Buffers average 25m to <50m (82 to <164ft) around wetland perimeter (4)
- NARROW. Buffers average 10m to <25m (32ft to <82ft) around wetland perimeter (1)
- VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter (0)

2b. Intensity of surrounding land use. Select one or double check and average.

- VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- LOW. Old field (>10 years), shrub land, young second growth forest. (5)
- MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

17	28
max 30 pts.	subtotal

Metric 3. Hydrology.

3a. Sources of Water. Score all that apply.

- High pH groundwater (5)
- Other groundwater (3)
- Precipitation (1)
- Seasonal/intermittent surface water (3)
- Perennial surface water (lake or stream) (5)

3b. Connectivity. Score all that apply.

- 100 year floodplain (1)
- Between stream/lake and other human use (1)
- Part of wetland/upland (e.g. forest), complex (1)
- Part of riparian or upland corridor (1)

3c. Maximum water depth. Select only one and assign score.

- >0.7 (27.6in) (3)
- 0.4 to 0.7m (15.7 to 27.6in) (2)
- <0.4m (<15.7in) (1)

3d. Duration inundation/saturation. Score one or dbl check.

- Semi- to permanently inundated/saturated (4)
- Regularly inundated/saturated (3)
- Seasonally inundated (2)
- Seasonally saturated in upper 30cm (12in) (1)

3e. Modifications to natural hydrologic regime. Score one or double check and average.

- None or none apparent (12)
- Recovered (7)
- Recovering (3)
- Recent or no recovery (1)

Check all disturbances observed	
<input type="checkbox"/> ditch	<input type="checkbox"/> point source (nonstormwater)
<input type="checkbox"/> tile	<input type="checkbox"/> filling/grading
<input type="checkbox"/> dike	<input type="checkbox"/> road bed/RR track
<input type="checkbox"/> weir	<input type="checkbox"/> dredging
<input type="checkbox"/> stormwater input	<input type="checkbox"/> other _____

14	42
max 20 pts.	subtotal

Metric 4. Habitat Alteration and Development.

4a. Substrate disturbance. Score one or double check and average.

- None or none apparent (4)
- Recovered (3)
- Recovering (2)
- Recent or no recovery (1)

4b. Habitat development. Select only one and assign score.

- Excellent (7)
- Very good (6)
- Good (5)
- Moderately good (4)
- Fair (3)
- Poor to fair (2)
- Poor (1)

4c. Habitat alteration. Score one or double check and average.

- None or none apparent (9)
- Recovered (6)
- Recovering (3)
- Recent or no recovery (1)

Check all disturbances observed	
<input type="checkbox"/> mowing	<input type="checkbox"/> shrub/sapling removal
<input type="checkbox"/> grazing	<input type="checkbox"/> herbaceous/aquatic bed removal
<input type="checkbox"/> clearcutting	<input type="checkbox"/> sedimentation
<input type="checkbox"/> selective cutting	<input type="checkbox"/> dredging
<input type="checkbox"/> woody debris removal	<input type="checkbox"/> farming
<input type="checkbox"/> toxic pollutants	<input type="checkbox"/> nutrient enrichment

42
subtotal this page

Site: Weldon	Rater(s): Matt Kaminski	Date: 3/25/2015
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42

subtotal first page

0	42
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max 10 pts.

subtotal

Metric 5. Special Wetlands.

Check all that apply and score as indicated.

- Bog (10)
- Fen (10)
- Old growth forest (10)
- Mature forested wetland (5)
- Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
- Lake Erie coastal/tributary wetland-restricted hydrology (5)
- Lake Plain Sand Prairies (Oak Openings) (10)
- Relict Wet Prairies (10)
- Known occurrence state/federal threatened or endangered species (10)
- Significant migratory songbird/water fowl habitat or usage (10)
- Category 1 Wetland. See Question 1 Qualitative Rating (-10)

1	43
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max 20 pts.

subtotal

Metric 6. Plant communities, interspersions, microtopography.

6a. Wetland Vegetation Communities.

Score all present using 0 to 3 scale.

- Aquatic bed
- 0 Emergent
- Shrub
- Forest
- Mudflats
- Open water
- Other _____

6b. horizontal (plan view) Interspersion.

Select only one.

- High (5)
- Moderately high(4)
- Moderate (3)
- Moderately low (2)
- Low (1)
- None (0)

6c. Coverage of invasive plants. Refer to Table 1 ORAM long form for list. Add or deduct points for coverage

- Extensive >75% cover (-5)
- Moderate 25-75% cover (-3)
- Sparse 5-25% cover (-1)
- Nearly absent <5% cover (0)
- Absent (1)

6d. Microtopography.

Score all present using 0 to 3 scale.

- 0 Vegetated hummocks/tussucks
- 0 Coarse woody debris >15cm (6in)
- 0 Standing dead >25cm (10in) dbh
- 0 Amphibian breeding pools

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

Narrative Description of Vegetation Quality

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can also be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity and often, but not always, the presence of rare, threatened, or endangered spp

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest quality
3	Present in moderate or greater amounts and of highest quality

43

End of Quantitative Rating. Complete Categorization Worksheets.

ORAM Summary Worksheet

		circle answer or insert score	Result
Narrative Rating	Question 1. Critical Habitat	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 2. Threatened or Endangered Species	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 3. High Quality Natural Wetland	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 4. Significant bird habitat	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 5. Category 1 Wetlands	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 1.
	Question 6. Bogs	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 7. Fens	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 8a. Old Growth Forest	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3.
	Question 8b. Mature Forested Wetland	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted with native plants	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3
Question 9e. Lake Erie Wetlands - Unrestricted with invasive plants	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.	
Question 10. Oak Openings	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, Category 3	
Question 11. Relict Wet Prairies	YES <input type="radio"/> NO <input checked="" type="radio"/>	If yes, evaluate for Category 3; may also be 1 or 2.	
Quantitative Rating	Metric 1. Size	0	
	Metric 2. Buffers and surrounding land use	11	
	Metric 3. Hydrology	17	
	Metric 4. Habitat	14	
	Metric 5. Special Wetland Communities	0	
	Metric 6. Plant communities, interspersion, microtopography	1	
	TOTAL SCORE	43	Category based on score breakpoints 2

Complete Wetland Categorization Worksheet.

Wetland Categorization Worksheet

Choices	Circle one	Evaluation of Categorization Result of ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	YES Wetland is categorized as a Category 3 wetland	<input checked="" type="radio"/> NO Is quantitative rating score <i>less</i> than the Category 2 scoring threshold (<i>excluding</i> gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	YES Wetland should be evaluated for possible Category 3 status	<input checked="" type="radio"/> NO Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If the wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to Narrative Rating No. 5	YES Wetland is categorized as a Category 1 wetland	<input checked="" type="radio"/> NO Is quantitative rating score <i>greater</i> than the Category 2 scoring threshold (<i>including</i> any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been under-categorized by the ORAM
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	<input checked="" type="radio"/> YES Wetland is assigned to the appropriate category based on the scoring range	NO If the score of the wetland is located within the scoring range for a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall with the "gray zone" for Category 1 or 2 or Category 2 or 3 wetlands?	YES Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria	<input checked="" type="radio"/> NO Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of a nonrapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC rule 3745-1-54(C).
Does the wetland otherwise exhibit <i>moderate OR superior</i> hydrologic OR habitat, OR recreational functions AND the wetland was <i>not</i> categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method?	YES Wetland was undercategorized by this method. A written justification for recategorization should be provided on Background Information Form	<input checked="" type="radio"/> NO Wetland is assigned to category as determined by the ORAM. A wetland may be undercategorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local or regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category
 Choose one Category 1 Category 2 Category 3

End of Ohio Rapid Assessment Method for Wetlands.



Application for Zoning Variance

Revised January 1, 2009



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Property Information	
Site Address 4250 Dublin Rd, Columbus OH 43221	
Parcel ID(s) 200-000535-00	Zoning Rural Abrwich Top
Township Norwich	Acreage 3.0
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Jerry Kauffman / Morton Buildings	
Address 14623 St R + 31 Kenton OH 43326	
Phone # 937-441-5783	Fax # 419-673-0870
Email jerry.kauffman@mortonbuildings.com	

Property Owner Information	
Name/Company Name Timothy J & Dawn Slade	
Address 4250 Dublin Rd Columbus OH 43221	
Phone # 614-541-9065	Fax #
Email dawnslade64@gmail.com	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3871
Date filed: 12/14/16
Fee paid \$350
Receipt # 16-03734
Received by: BMF
Hearing date: 11/7/17
Zoning Compliance: RZ-16-2473

Document Submission
The following documents must accompany this application:
<input 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
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details



Case #

VA-3871

Variance(s) Requested

Section 512.02 (2(a))

Description Accessory building location shall be located to side or rear of principal structure.

Section

Description

Section

Description

Describe the project

Now 36'x72' accessory structure requested to be west of principal structure. See attached mapping documents.

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.

Principal structure built in 1949 as a river front home. Thus definition per code of "front" of property presents unique circumstances.

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.

Neighboring properties in the vicinity that have accessory buildings all had the same circumstance & built in "front" (west) of homes. See attached maps.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

Built in 1949 principal building, thus this is special due to river front property.

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.

This approval would align with all neighboring situations. Including another neighbor with a Merton building.

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?

No adverse affect on others in the vicinity.

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

There is no option to build accessory structure in "back" as that is the river front.

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

Minor comparing to neighboring properties.

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?

Character of neighborhood would not be altered. Most all could not see development.

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)

No adverse affect as there is plenty of area to move about.

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

No

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

Not that we are aware.

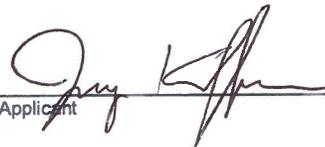
12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Based on unique neighborhood at river front this would follow intent as written.

Case #
VA-3871

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.


Applicant

12/14/16
Date


Property Owner (Signature must be notarized)

12-14-16
Date

Property Owner (Signature must be notarized)

Date

- *Agent must provide documentation that they are legally representing the property owner.
- **Approval does not invalidate any restrictions and/or covenants that are on the property.

Sworn and subscribed this day, Dawn Slade and Jerold Kauffman, personally appeared before me, on 14 December 2016.



JAMES SCOTT FOX
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Pickaway County
My Comm. Exp. 1/8/2020

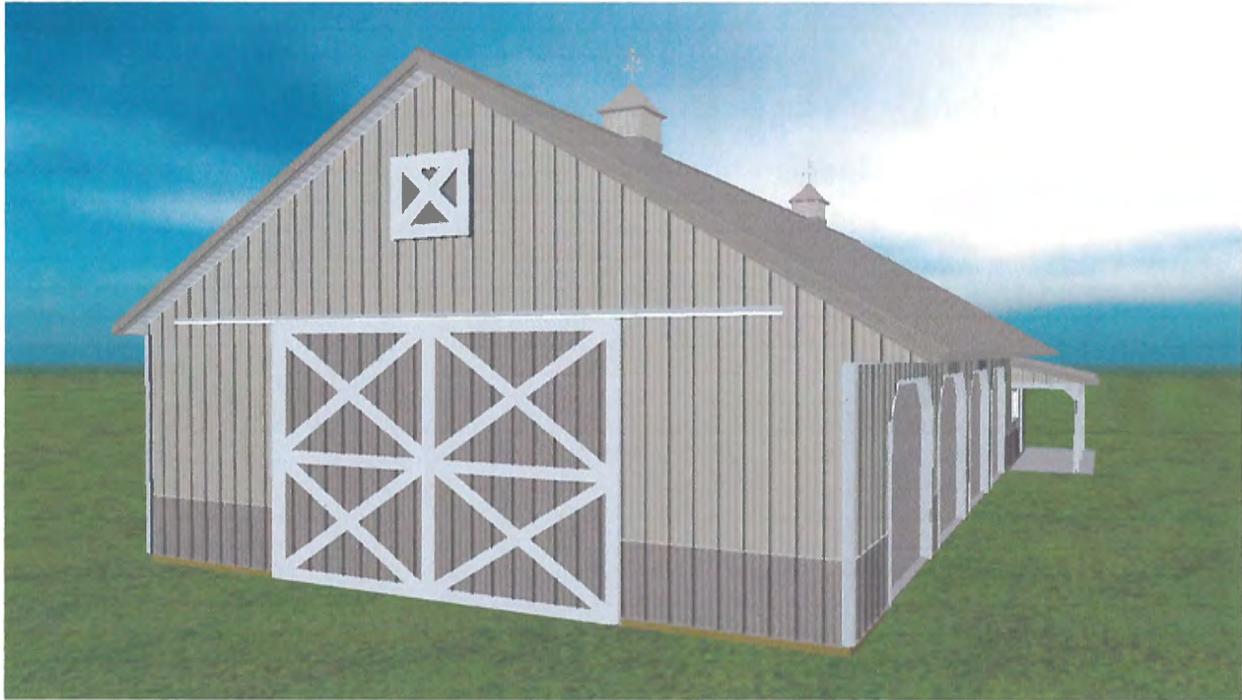


14623 State Route 31, Kenton, OH 43326
 419-673-0741 Fax: 419-673-0870

Jerry Kauffman
 Building Consultant
 West Liberty, OH
 Cell: 937-441-5783

jerry.kauffman@mortonbuildings.com

TJ & Dawn Slade – 4250 Dublin Rd, Columbus 43221



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DEC 14 2016
 Franklin County Planning Department
 Franklin County, OH

VA-3871



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address	1165 Chambers Road
Parcel ID(s)	Zoning
130-000332	LI
Township	Acres
Clinton	0.3306
Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	Howley Capital, LLC
Address	
	1138 Chambers Road, Columbus, Ohio 43212
	Contact: Jim Smiley, project manager, 614-531-5258
Phone #	Fax #
614-557-7806	614-488-5922
Email	
	jsmileyjr@aol.com

Property Owner Information	
Name/Company Name	Howley Capital, LLC
Address	
	1138 Chambers Road, Columbus, Ohio 43212
	Contact: Jim Smiley, project manager, 614-531-5258
Phone #	Fax #
614-531-5258	614-488-5922
Email	
	jsmileyjr@aol.com

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case #
VA-3872
Date filed:
12/14/16
Fee paid
\$650
Receipt #
16-03747
Received by:
BMP
Hearing date:
1/17/17
Zoning Compliance:
ZC-16-4656

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
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details



Case #
VA-3872

Variance(s) Requested
Section 531.032
Description Loading space setback
Section 344.043C
Description Minimum side yard requirement
Section 344.044B
Description Rear yard requirement

Describe the project
As proposed, the project at 1165 Chambers Road would include construction of a new warehouse building, aligned with the current 'LI' zoning.
The scope of the project also includes site improvements such as added green space, designated parking areas, and designated ingress and egress points.

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.
Please see attached.

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.
New zoning requirements adjacent to 1165 Chambers Road puts the property into a situation where it cannot be developed to its full potential, without being granted a variance.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
Please see attached.

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.

Please see attached.

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?

Please see attached.

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

Please see attached.

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

Side yard requirement: 0 feet vs. 50 feet, Rear yard requirement: 15 feet vs. 50 feet, Loading space setback: 8 feet vs. 50 ft.

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?

Please see attached.

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)

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

Case #
VA-3872

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Howley Capital LLC
Applicant

12/7/16
Date

[Signature]
Property Owner (Signature must be notarized)

12/7/16
Date

[Signature]
Property Owner (Signature must be notarized)

Steven R. Kennedy
STEVEN R. KENNEDY
Notary Public, State of Ohio
My Commission Expires
September 1, 2020

Date



***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Howley Capital, LLC

Jim Smiley

Property/Project Manager

1138 Chambers Road
Columbus, Ohio 43212
614-488-5522
jrsmileyjr@aol.com

Franklin County Economic Development

12/14/16

RE: Variance Application for 1165 Chambers Road

Item 1

At the time of purchase, 1165 Chambers Road was zoned 'LI', Light Industrial, in Clinton Township and included a warehouse building located along the west property line of the lot.

The adjacent properties to the west and south of 1165 Chambers were previously zoned Light Industrial in Clinton Township as well. These properties were annexed into the City of Columbus and rezoned on August 24, 2016. At the time of the rezoning, the property owner was beginning the process to redevelop the current industrial property within the bounds of its current zoning.

Item 3

The circumstances noted above in Item 1 are not due to any actions of the property owner. The developer of the adjacent property applied for the rezoning from Light Industrial to Multi-family residential (adjacent to industrial use).

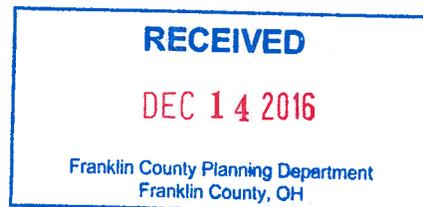
Item 4

The requested variance will not provide the applicant any special privilege. The variance is being requested to allow the applicant to develop the property as it was zoned at the time of purchase. When this property was purchased, the adjacent properties were zoned for Light Industrial. At this time, the property owner is seeking approval for the minimum variances required and the proposed improvements shall meet many of the current zoning standards for this use.

Item 5

The variance will not adversely affect the health or safety of persons residing near the proposed development. Previously, the site was asphalt from property line to property line except for the building. Under the proposed plan, the site would include green space as required by code, reducing the amount of storm water draining directly into the roadway. The proposed improvements also include the installation of two specific points of ingress and egress, an improvement recommended by Columbus Traffic Department in their site review.

(Continued on next page)



VIA-3872

Item 6

There is no beneficial use of the property as currently zoned. Without the variance, the setbacks reduce the buildable area of the site to such a small size that the owner is unable to construct a building of feasible size for the owner's potential use. The side yard setback would be 50' wide on a lot that is only 80' wide, the rear yard setback would be of similar magnitude.

Item 8

The essential character of the neighborhood would not change. All the properties to the east and north are industrial type buildings and uses. At the time of purchase, the properties to the south and west also had industrial buildings on their properties. The new residential development that will back up to 1165 Chambers will be placing parking, screening green space and detached garages in the adjacent area. The proposed residential area of the adjacent property is a minimum of 50 feet from the 1165 Chambers property line.

Item 9

The variance would not adversely affect the delivery of government services. All services that are currently brought to the property can continue and will be more easily delivered with the proposed dedicated ingress and egress points.

Item 10

The owner purchased the property in October, 2015, with full knowledge of the LI zoning at that time. The owner did not have knowledge that the zoning would change on the adjacent properties that would restrict development within the current zoning classification.

Item 11

The applicant's predicament cannot be changed without being granted the variance. The new restrictions severely limits development of this parcel.

Item 12

In granting the variance, the spirit and intent behind the zoning requirement would be observed, while allowing the property owner the opportunity for development. The proposed plan for this property includes green space, improved access to Chambers Road and improved fireproof construction over the previous structure.

Proposed Warehouse Building

1165 Chambers Road

Clinton Township, Ohio 43212

Property Owner: The Howley Capital LLC
 Parcel Number: 130-000332, 0.3306 acre (16,000 S.F.)

New single story masonry warehouse building. Proposed use: warehouse.
 All construction to be of fire rated construction.
 Overall building square footage is 5,920 s.f. gross

Current zoning is 'LI' Light Industrial, no change in zoning.

REQUIRED PARKING

REQUIRED PARKING SPACES PER FRANKLIN COUNTY ZONING CODE:

WAREHOUSE: 1 PER 3,000 S.F. AND 1 FOR BUSINESS USE:
 REQUIRED SPACES: 5920 S.F./3000 = 2 SPACES + 1 = 3

REQUIRED MINIMUM NUMBER OF PARKING SPACES: 3 SPACES

SPACES PROVIDED: 8 INCLUDING ONE HANDICAP ACCESSIBLE SPACE

ONE BICYCLE PARKING SPACE SHALL BE PROVIDED PER EVERY 20 VEHICLE PARKING SPACES.

REQUIRED LANDSCAPE

REQUIRED LANDSCAPE PER FRANKLIN COUNTY ZONING CODE SECTION 344.048 - AT LEAST 20% OF THE LOT MUST BE LANDSCAPED OPEN SPACE.

OPEN LANDSCAPE PROVIDED: 3482 S.F. OR 21.7%

RECEIVED
 NOV 22 2016
 Franklin County Planning Department
 Franklin County, OH



OWNER:
 The Howley Co.
 1138 Chambers Road
 Columbus, Ohio 43212
 contact: Jim Smiley

New Warehouse Building
 1165 Chambers Road
 Clinton Township, Franklin County, Ohio 43212

JOB NUMBER: 16_CH01
 SHEET NUMBER: ZC1.1
 DATE: 2016.10.12
 ZONING CLEARANCE: 2016.10.12
 REVISION 1: 2016.11.07

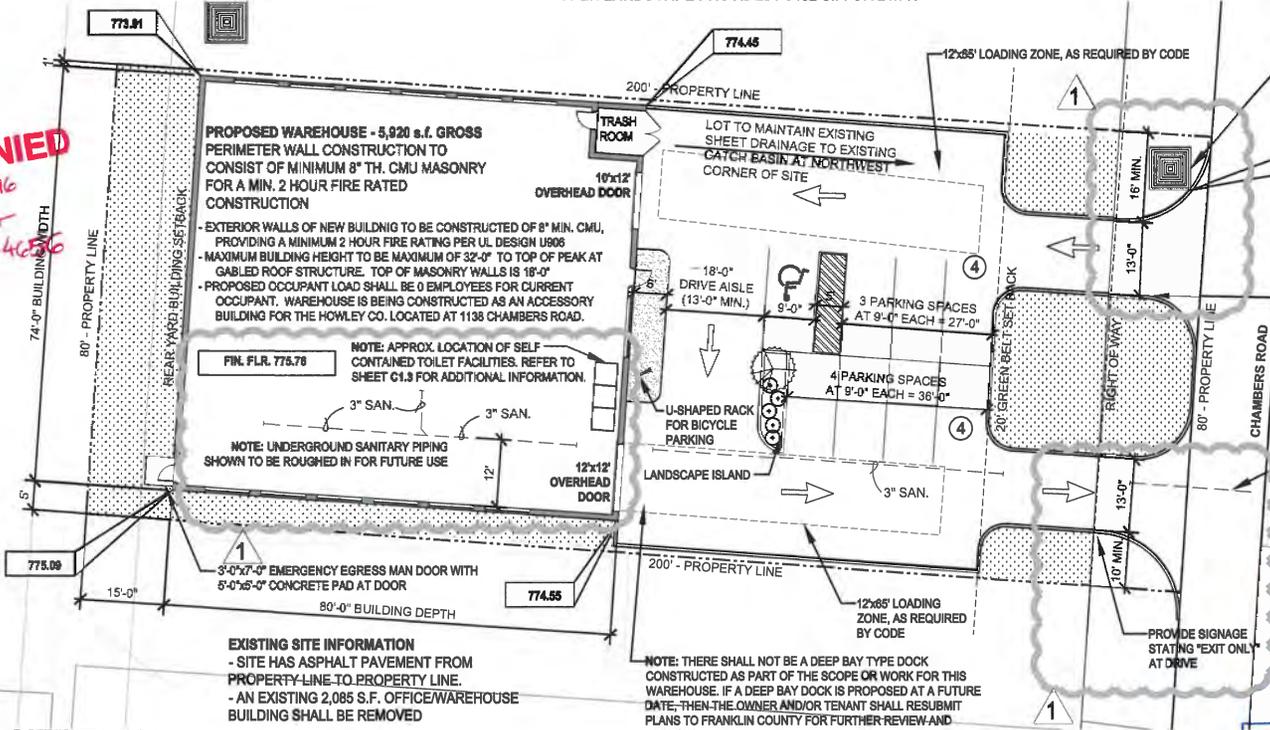
PREPARED BY:
 create collaborative
 design + architecture
 614.692.0888 - 1118 W. 20th AVENUE COLUMBUS HEIGHTS, OHIO 43212



RECEIVED
 DEC 14 2016
 Franklin County Planning Department
 Franklin County, OH

VA-3372

DENIED
 11/30/16
 EJS
 2C-16-40516



EXISTING STORM SEWER STRUCTURE, TIED INTO NEW STORM SEWER INSTALLED ON CHAMBERS ROAD. ADDITIONAL INFORMATION CAN BE FOUND DRAWING CC-16973.

SITE CONTRACTOR TO VERIFY EXACT LOCATION OF STORM AND ASSURE DRIVE APRON DOES NOT INTERFERE

T.O. BASIN 774.58
 B.O. BASIN 771.16
 AT FLOW LINE OF OUTLET

NOTE: ANY NEW WORK SHALL NOT CAUSE ANY FURTHER ENCROACHMENT OF THE PROPERTY LINE

PROVIDE SIGNAGE STATING "ENTER ONLY" AT DRIVES

NOTE: INGRESS/EGRESS POINTS ARE EXISTING TO REMAIN EXCEPT FOR SCOPE OF WORK TO ADD REQUIRED GREEN BELT LANDSCAPE AREA

EXISTING 8" SANITARY LATERAL FROM PRIVATE SEWER, OWNED BY THE HOWLEY CO., AND CONNECTED TO THE CITY OF COLUMBUS WASTE WATER SYSTEM. EXACT LOCATION TO BE FIELD VERIFY BEFORE COMMENCEMENT OF CONSTRUCTION. MEETS ALL CURRENT FRANKLIN COUNTY SANITARY SEWER REQUIREMENTS. ADDITIONAL INFORMATION CAN BE FOUND DRAWING CC-16972

PROVIDE SIGNAGE STATING "TEXT ONLY" AT DRIVE

PROPOSED WAREHOUSE - 5,920 s.f. GROSS
 PERIMETER WALL CONSTRUCTION TO CONSIST OF MINIMUM 8" TH. CMU MASONRY FOR A MIN. 2 HOUR FIRE RATED CONSTRUCTION

EXTERIOR WALLS OF NEW BUILDING TO BE CONSTRUCTED OF 8" MIN. CMU, PROVIDING A MINIMUM 2 HOUR FIRE RATING PER UL DESIGN U906

MAXIMUM BUILDING HEIGHT TO BE MAXIMUM OF 32'-0" TO TOP OF PEAK AT GABLED ROOF STRUCTURE. TOP OF MASONRY WALLS IS 18'-0"

PROPOSED OCCUPANT LOAD SHALL BE 0 EMPLOYEES FOR CURRENT OCCUPANT. WAREHOUSE IS BEING CONSTRUCTED AS AN ACCESSORY BUILDING FOR THE HOWLEY CO. LOCATED AT 1138 CHAMBERS ROAD.

NOTE: APPROX. LOCATION OF SELF-CONTAINED TOILET FACILITIES. REFER TO SHEET C1.3 FOR ADDITIONAL INFORMATION.

NOTE: UNDERGROUND SANITARY PIPING SHOWN TO BE ROUGHED IN FOR FUTURE USE

EXISTING SITE INFORMATION

- SITE HAS ASPHALT PAVEMENT FROM PROPERTY LINE TO PROPERTY LINE.
- AN EXISTING 2,085 S.F. OFFICE/WAREHOUSE BUILDING SHALL BE REMOVED

NOTE: THERE SHALL NOT BE A DEEP BAY TYPE DOCK CONSTRUCTED AS PART OF THE SCOPE OR WORK FOR THIS WAREHOUSE. IF A DEEP BAY DOCK IS PROPOSED AT A FUTURE DATE, THEN THE OWNER AND/OR TENANT SHALL RESUBMIT PLANS TO FRANKLIN COUNTY FOR FURTHER REVIEW AND APPROVAL.

1 SITE PLAN
 Scale: 1" = 20'-0"

SITE PLAN NOTES

PER SECTION 705.022 APPLICATION FOR CERTIFICATES

FRANKLIN COUNTY STORM WATER MANAGEMENT MANUAL - NOT APPLICABLE, OVERALL SITE IS LESS THAN ONE ACRE

FRANKLIN COUNTY PUBLIC HEALTH REGULATIONS AND SANITARY ENGINEER REQUIREMENTS - REFER TO PLAN CC-16972, ACCEPTED 2/2016 BY FRANKLIN COUNTY AND THE CITY OF COLUMBUS.

FRANKLIN COUNTY DRAINAGE ENGINEER - REFER TO PLAN CC-16973, ACCEPTED 3/2016 BY FRANKLIN COUNTY AND THE CITY OF COLUMBUS.

SITE SURVEY INFORMATION: A SITE SURVEY HAS BEEN PERFORMED BY IBI GROUP AND PINS SET TO CONFIRM EXTENTS OF EXISTING LOT. ANY PINS DAMAGED AND/OR MISSING SHALL BE REPLACED AS NEEDED.

BUILDING FIREPROOFING: THE UL DESIGN NUMBER IS SHOWN ON THE PLANS TO SHOW THE BUILDING'S COMPLIANCE WITH MEETING FIRE CODE REQUIREMENTS

PARCEL ACCESS: THE EXISTING TWO INGRESS/EGRESS ACCESS POINTS TO THE PARCEL FROM CHAMBERS ARE BEING USED/MAINTAINED WHILE ADDING THE REQUIRED GREENBELT LANDSCAPE AREA IN BETWEEN.

VARIANCE NOTES

SECTION 344.02 MINIMUM LOT WIDTH

ALL LOTS MUST HAVE AT LEAST ONE HUNDRED (100) FEET OF FRONTAGE ON EITHER AN ACCEPTED PUBLIC STREET.

THE EXISTING FRONTAGE IS EIGHTY (80) FEET ON A PUBLIC STREET. THE LOT FRONTAGE IS A PRE-EXISTING CONDITION AND IS NOT ABLE TO BE INCREASED.

SECTION 531.032 LOADING SPACE SETBACKS

OFF-STREET LOADING SPACES MAY BE LOCATED IN THE REQUIRED REAR OR SIDE YARD OF ANY COMMERCIAL AND/OR INDUSTRIAL DISTRICT PROVIDED THAT NOT MORE THAN NINETY PERCENT (90%) OF THE REAR OR SIDE YARD IS OCCUPIED, AND NO PART OF ANY LOADING SPACE SHALL BE PERMITTED CLOSER THAN (50) FEET TO ANY RESIDENTIAL DISTRICT.

THE LOADING SPACE ARE PLACED AT THE BUILDING AS SHOWN DUE TO THE CONSTRAINTS OF THE EXISTING SIZE OF THE LOT AND THE ABILITY TO PROVIDE ADEQUATE VEHICULAR ACCESS. THE ADJACENT LOTS ARE CURRENTLY ZONED LIGHT INDUSTRIAL.

FUTURE RESTROOM NOTES

THE OWNER SHALL PROVIDE (3) PERMANENT SELF-CONTAINED TOILETS INSIDE THE PROPOSED WAREHOUSE. WASTE WATER WILL NOT BE RETURNED TO THE GROUND ON SITE AND WILL BE STORED WITHIN THE BUILDING AND MAINTAINED BY A SEPTIC SERVICE CO.

WATER SHALL BE SUPPLIED IN AN ABOVE GROUND, 300 GALLON STORAGE CONTAINER ON SITE WITHIN THE BUILDING.

ALSO, TOILET FACILITIES (7 TOILETS) ARE AVAILABLE WITHIN 500' OF THE PROPOSED WAREHOUSE AT THE OWNER'S OFFICES AT 1138 CHAMBERS ROAD.



OWNER:

The Howley Co.
1138 Chambers Road
Columbus, Ohio 43212
contact: Jim Smiley

New Warehouse Building
1165 Chambers Road
Clinton Township, Franklin County, Ohio 43212

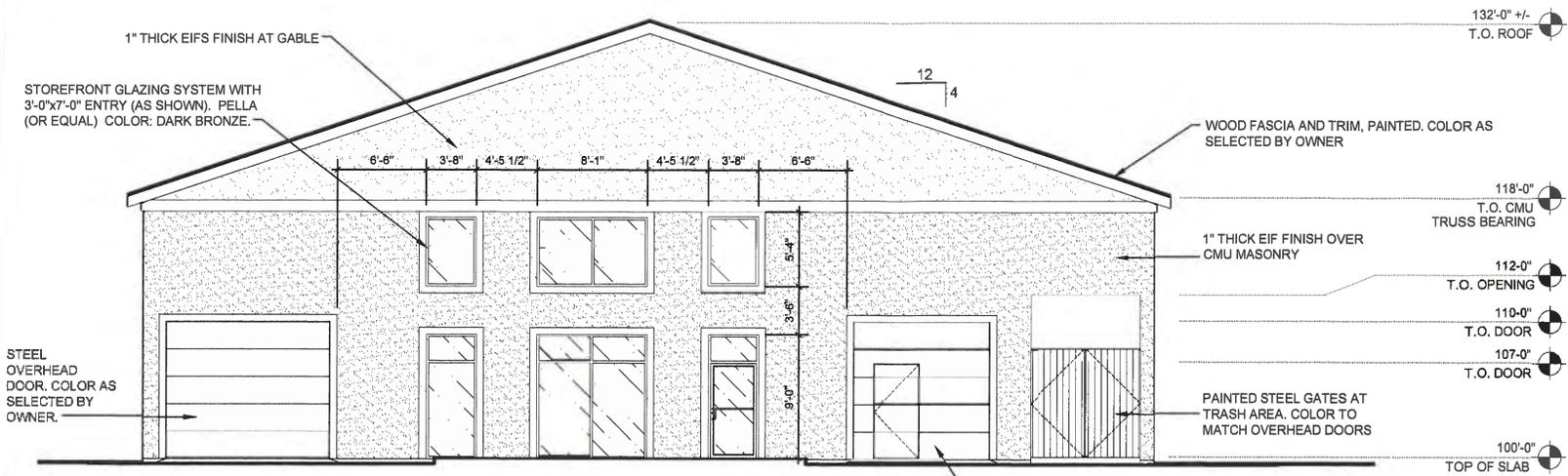
JOB NUMBER 16_CH01
SHEET NUMBER ZC1.3
DATE:
ZONING CLEARANCE: 2016.10.12
REVISION 1 2016.11.07

PREPARED BY:
create collaborative
design + architecture
614.882.0886 - 1118 W. 2nd AVENUE GRANDVIEW HEIGHTS, OHIO 430212

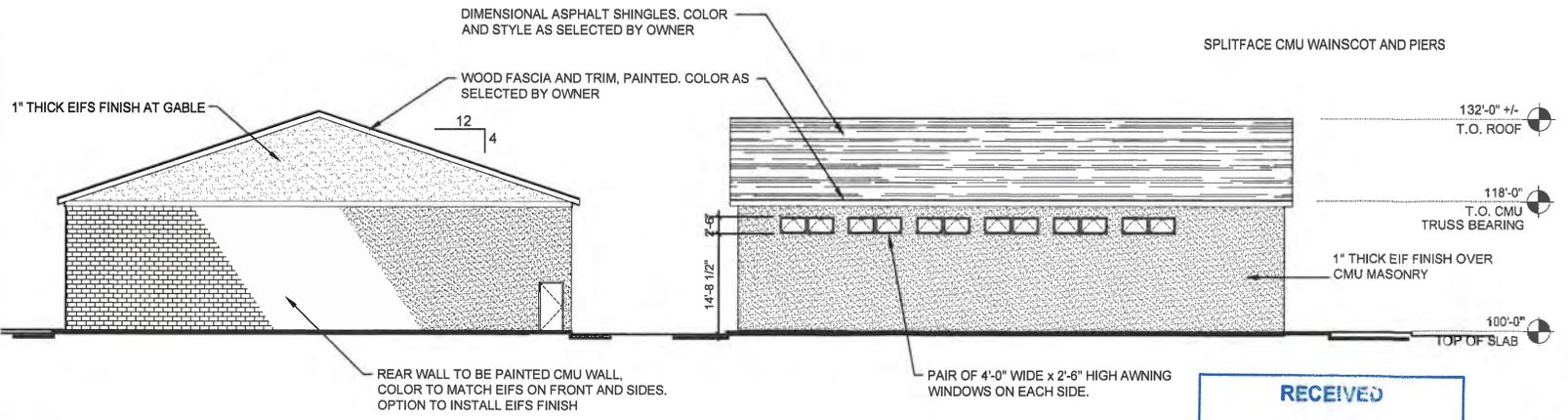


Kimberly Mikanik

1 PROJECT NOTES
Scale: NTS



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 REAR ELEVATION
Scale: 1/16" = 1'-0"

3 TYPICAL SIDE ELEVATION
Scale: 1/16" = 1'-0"

RECEIVED
NOV 22 2016
Franklin County Planning Department
Franklin County, OH

OWNER:
The Howley Co.
1138 Chambers Road
Columbus, Ohio 43212
contact: Jim Smiley

New Warehouse Building
1165 Chambers Road
Clinton Township, Franklin County, Ohio 43212

JOB NUMBER
16_CH01
SHEET NUMBER
ZC1.2

DATE:
ZONING CLEARANCE: 2016.10.12
REVISION 1 2016.11.07

PREPARED BY:
create collaborative
design + architecture
614.522.0265 - 1118 W. 2nd AVENUE GRANDVIEW HEIGHTS, OH 43022

STATE OF OHIO
REGISTERED ARCHITECT
KIMBERLY R. MIKANIK
12489
Exp. 12/31/2017
Kimberly Mikanik



Administrative Appeal

Revised January 1, 2009



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Property Information	
Site Address 1717 Olentangy River Rd 1665 Olentangy River Rd	
Parcel ID(s) 130-011860-00 130-000135-00	Zoning Commercial, 426-Comm Shop Ctr
Township Clinton	Acreage 8.735 4.571
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 Mannik & Smith Group, Inc., Steven C. Hermiller	
Address 815 Grandview Ave, Suite 650 Columbus, Ohio 43215	
Phone # 614-441-4111	Fax # 888-488-7340
Email SHermiller@MannikSmithGroup.com	

Property Owner Information	
Name/Company Name Lennox Town Center, Keith Fitz	
Address 3300 Enterprise Parkway Beachwood, Ohio 44122	
Phone # 216-755-5500	Fax # 216-755-1500
Email	

Agent Information (if applicable)	
Name/Company Name Mannik & Smith Group, Inc., Steven C. Hermiller	
Address 815 Grandview Ave, Suite 650 Columbus, Ohio 43215	
Phone # 614-441-4111	Fax # 888-488-7340
Email SHermiller@MannikSmithGroup.com	

Staff Use Only
Case # AP-3873
Date filed: 12/15/16
Received by: BMP
Hearing date: 1/17/17
Zoning Compliance: N/A

Document Submission
The following documents must accompany this application:
<input type="checkbox"/> Completed form
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11')
<input type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
N/A Copy of Administrative Officer's decision
Please see the Application Instructions for complete details



Case #

AP-3873

Describe the decision by an Administrative Officer that is being appealed:

TBD

Describe the project

Property owner seeks to add additional Gross Lease Area (GLA) for this shopping center, whereby adjusting the existing parcel line to meet agency requirements and anchor tenant lease obligations that keep existing access curb cuts in the locations they exist today. The owner seeks to add new retail tenant space and keep all other parking aisles and traffic circulation the same. Our intent is to prevent any landlocked parcel. The balance of the Target parcel will continue to maintain access through the existing curb cuts.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Steven C. Hermiller
Applicant
Steven C. Hermiller, Mannik & Smith Group, Inc.

12-14-16
Date

James Grafmeyer
Property Owner (Signature must be notarized)

12/14/16
Date

State of Ohio, County of Cuyahoga The foregoing instrument was acknowledged before me this December 14th, 2016 (date) by James Grafmeyer (name of person acknowledged.)

Jacalyn M. Demico
Notary Public Signature

12.14.16
Date

Printed Name: Jacalyn M. Demico

My Commission Expires: April 15, 2017



JACALYN M. DEMICO
Notary Public, State of Ohio
My Commission Expires
April 15, 2017
Recorded in Lake County

*Agent must provide documentation that they are legally representing the property owner.

**Approval does not invalidate any restrictions and/or covenants that are on the property.

EARTHWORK - GENERAL

DETERMINATION OF SITE EARTHWORK EXCAVATION AND EMBANKMENT QUANTITIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUITABILITY OF SOILS TO BE USED AS EMBANKMENTS FOR PARKING LOTS, BUILDING PADS, ETC.

STOCKPILING OF TOP SOIL AND/OR EXCESS MATERIAL FOR THESE IMPROVEMENTS OR OFFSITE HAULING OF TOPSOIL/SUITABLE MATERIAL, ETC. SHALL BE COORDINATED WITH THE OWNER. APPROPRIATE MEANS FOR SEDIMENTATION CONTROL OF THE ONSITE STOCKPILES SHALL BE PROVIDED AS A MATTER OF GENERAL PRACTICE IN ACCORDANCE WITH THE REQUIRED STANDARDS REFERENCED AS A PART OF THE SEDIMENT AND EROSION DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT A SUFFICIENT AMOUNT OF TOPSOIL REMAINS SO THAT ANY LANDSCAPING AND LANDSCAPE MOUNDING CAN BE COMPLETED.

SURFACE GRADING TOLERANCE FOR HARD SURFACE AREAS (PARKING LOTS, ROADWAYS, DRIVES, CURBS, ETC.) SHALL NOT DEVIATE MORE THAN 0.1" AT PROPOSED SUBGRADE. CONTRACT LANDSCAPE GRADING TOLERANCE SHALL NOT DEVIATE MORE THAN 0.3" FROM PROPOSED SURFACE ELEVATION.

GENERAL SITE EARTHWORK OPERATIONS (PREPARATION OF PAVEMENT SUBGRADES, ETC.) ALONG WITH REQUIREMENT STANDARDS (COMPACTION, PROOFROLLING, ETC.) SHALL BE IN ACCORDANCE WITH THE SOILS REPORT. COPIES OF THE SOILS REPORT SHOULD BE OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED BY THE SITE SOILS ENGINEER EMPLOYED AND PAID FOR BY THE OWNER. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY AN AGENT OF THE OWNER UPON COMPLETION OF CONTRACTOR'S OPERATIONS TO DETERMINE IF THE SITE HAS BEEN CONSTRUCTED TO THE GRADES INDICATED.

TEMPORARY AND/OR PERMANENT SEEDING WITHIN THE DESIGNATED WORK LIMITS SHALL BE PERFORMED AT THE DIRECTION OF THE OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REQUIREMENTS FOR SEEDING MIX, RATE OF APPLICATION, ETC. SHALL AS SHOWN ON THE LANDSCAPE PLAN.

EARTHWORK - SPECIFICATIONS

PART 1 - PRODUCTS

- 1.1 SOIL MATERIALS
A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
B. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, SM, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, FROST MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
1. SATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
D. SUBGRADE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE.
E. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 95 PERCENT PASSING A 1-1/2-INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
F. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE.
G. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, EXCEPT WITH 100 PERCENT PASSING A 1-INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
H. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.

PART 2 - EXECUTION

- 2.1 PREPARATION
A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
B. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTHWORK OPERATIONS.
2.2 EXCAVATION
A. UNCLASSIFIED EXCAVATION: EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
1. IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

- 2.3 EXCAVATION FOR STRUCTURES
A. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
B. EXCAVATION FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE. JUST BEFORE PLACING CONCRETE REINFORCEMENT, TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.
2.4 EXCAVATION FOR WALKS AND PAVEMENTS
A. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.
2.5 EXCAVATION FOR UTILITY TRENCHES
A. EXCAVATE TRENCHES TO INDICATED GRADIENTS, LINES, DEPTHS, AND ELEVATIONS.
B. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE THE FOLLOWING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
C. CLEARANCE: 12 INCHES EACH SIDE OF PIPE OR CONDUIT.
D. TRENCH BOTTOMS: EXCAVATE AND SHAPE TRENCH BOTTOMS TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUIT. SHAPE SUBGRADE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS. REMOVE PROTRUDING STONES AND SWAMP OBJECTS ALONG TRENCH SUBGRADE.

- 2.6 SUBGRADE INSPECTION
A. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WEI OR SATURATED SUBGRADES.
B. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, AS DIRECTED BY ARCHITECT, WITHOUT ADDITIONAL COMPENSATION.
2.7 UNAUTHORIZED EXCAVATION
A. FILL UNAUTHORIZED EXCAVATION UNDER FOUNDATIONS OR WALL FOOTINGS BY EXTENDING BOTTOM ELEVATION OF CONCRETE FOUNDATION OR FOOTING TO EXCAVATION BOTTOM, WITHOUT ALTERING TOP ELEVATION. COMPACTED 9001 304 OR LEAN CONCRETE FILL, WITH 28-DAY COMPRESSIVE STRENGTH OF 1500 PSI, MAY BE USED WHEN APPROVED BY ARCHITECT.
A. FILL UNAUTHORIZED EXCAVATIONS UNDER OTHER CONSTRUCTION OR UTILITY PIPE AS DIRECTED BY ARCHITECT.

- 2.8 STORAGE OF SOIL MATERIALS
A. STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING, PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER, COVER TO PREVENT WINDBLOWN DUST.
1. STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

- 2.9 UTILITY TRENCH BACKFILL
A. PLACE BACKFILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
B. PLACE AND COMPACT BEDDING COURSE ON TRENCH BOTTOMS AND WHERE INDICATED SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
C. BACKFILL TRENCHES EXCAVATED UNDER FOOTINGS AND WITHIN 18 INCHES OF BOTTOM OF FOOTINGS WITH SATISFACTORY SOILS. FILL WITH CONCRETE TO ELEVATION OF BOTTOM OF FOOTINGS. CONCRETE IS SPECIFIED IN DIVISION 32 SECTION "CONCRETE PAVING."
D. PROVIDE 4-INCH-THICK, CONCRETE-BASE SLAB SUPPORT FOR PIPING OR CONDUIT LESS THAN 18 INCHES BELOW SURFACE OF ROADWAYS. AFTER INSTALLING AND TESTING, COMPLETELY ENCASE PIPING OR CONDUIT IN A MINIMUM OF 4 INCHES OF CONCRETE BEFORE BACKFILLING OR PLACING ROADWAY SUBBASE.
E. PLACE AND COMPACT INITIAL BACKFILL OF SATISFACTORY SOIL, FREE OF PARTICLES LARGER THAN 1 INCH IN ANY DIMENSION, TO A HEIGHT OF 12 INCHES OVER THE UTILITY PIPE OR CONDUIT.
1. CAREFULLY COMPACT INITIAL BACKFILL UNDER PIPE HAUNCHES AND COMPACT EVENLY UP ON BOTH SIDES AND ALONG THE FULL LENGTH OF UTILITY PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF PIPING OR CONDUIT. COORDINATE BACKFILLING WITH UTILITIES TESTING.
F. PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL TO FINAL SUBGRADE ELEVATION.
G. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES, 12 INCHES BELOW FINISHED GRADE, EXCEPT 8 INCHES BELOW SUBGRADE UNDER PAVEMENTS AND SLABS.

- 2.10 SOIL FILL
A. FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
B. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
2.11 SOIL MOISTURE CONTROL
A. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
1. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
2. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS 100 FEET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
2.12 COMPACTION OF SOIL BACKFILLS AND FILLS
A. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 9 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPEATED TAMPERS.
B. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
C. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 98 PERCENT.
2. THE LIMITS FOR COMPACTION SHALL BE WITHIN A LINE TEN FEET OUTSIDE THE STRUCTURE OR PAVEMENT AND DOWN TO EXISTING A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL.
3. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 98 PERCENT.
4. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 8 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 90 PERCENT.
5. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 98 PERCENT.

- 2.13 GRADING
A. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADES TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
B. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH.
2. WALKS: PLUS OR MINUS 1/2 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.
C. GRADING INSIDE BUILDING LINES. FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.
2.14 SUBBASE AND BASE COURSES
A. PLACE BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
B. ON PREPARED SUBGRADE, PLACE SUBBASE COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:
1. SHAPE SUBBASE COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT SUBBASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADIENTS, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.
2.15 DRAINAGE COURSE
A. PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
B. ON PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER LASTER CAST-IN-PLACE CONCRETE SUBS-ON-GRADE AS FOLLOWS:
1. PLACE DRAINAGE COURSE THAT EXCEEDS 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK.
2. COMPACT EACH LAYER OF DRAINAGE COURSE TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.
2.16 FILL QUALITY CONTROL
A. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
B. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PROXIMOUSLY

- COMPLETED WORK COMPLY WITH REQUIREMENTS.
C. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
D. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1558, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
1. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
3. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
4. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
E. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE, SOIL MATERIALS TO OBTAIN REQUIRED COMPACTION AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
2.17 PROTECTION
A. PROTECTING GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
B. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES. MATERIALS COVERED OR PARTIALLY COVERED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
1. SCARIFY OR REMOVE AND REPLACE SOIL MATERIAL TO DEPTH AS DIRECTED BY ARCHITECT; RESHAPE AND RECOMPACT.
C. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.
1. RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, AND ELIMINATE EVIDENCE OF RESTORATION TO GREATEST EXTENT POSSIBLE.
2.18 DISPOSAL OF SURPLUS AND WASTE MATERIALS
A. REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIALS, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
1. REMOVE WASTE MATERIALS, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

- NON-RUBBER Tired VEHICLES
NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON PUBLIC STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS, NO EXCEPTIONS SHALL BE GRANTED.
WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT AND PROVIDE THE ENGINEER THE LOCATION AND ELEVATION OF SAID UTILITY. THE ENGINEER CAN DETERMINE IF ANY ADJUSTMENTS ARE NECESSARY.
THE NOTIFICATION OF AFFECTED UTILITY OWNERS IN ADVANCE OF CONSTRUCTION AND EXACT LOCATION AND PROTECTION OF UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THE SAME AND FOR ANY RESULTING CONTINUED DAMAGE.
PERMITS
THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS. AN ORIGINAL PERMIT WITH SIGNATURES SHALL BE KEPT ONSITE AT ALL TIMES.
SITE VISIT
THE CONTRACTOR SHALL PERFORM FIELD RECONNAISSANCE TO BECOME ACCQUAINTED WITH THE EXISTING SITE CONDITIONS AND THE POTENTIAL AFFECTS UPON THE WORK SCOPE. ANY PERFORMANCE OF ADDITIONAL SITE SURVEYING OR INVESTIGATIONS (TEST HOLES) SHALL BE COORDINATED IN ADVANCE WITH THE OWNER AS WARRANTED. EXCAVATED MATERIAL SHALL BE REPLACED IN A CONTROLLED MANNER TO MINIMIZE IMPACT ON FIELD EARTHWORK OPERATIONS.

- TRENCHES
ALL TRENCHES THAT CROSS PAVEMENT OR WHERE THE FRONT FACE OF TRENCHES, PARALLEL TO THE PAVEMENT IS WITHIN 24" OF THE FACE OF PAVEMENT OR EDGE OF PAVEMENT SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL AS PER ITEM 304. THE MATERIAL SHALL EXTEND LATERALLY 36" BEYOND FACE OF CURB OR EDGE OF PAVEMENT. OTHER AREAS OUTSIDE ABOVE REQUIREMENT SHALL BE COMPACTED AS PER ITEM 611 (STORM SEWER), ITEM 638 (WATER MAIN).
STORAGE OF EQUIPMENT AND MATERIALS
NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE RIGHT-OF-WAY OR WITHIN ONE HUNDRED (100) FEET OF ANY INTERESTING STREET OR DRIVEWAY. COMPLIANCE WITH THESE REQUIREMENTS ALONG WITH ADDITIONAL PROVISIONS OF THE CONTRACT SPECIFICATIONS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS LEGAL RESPONSIBILITIES OR LIABILITIES FOR THE SAFETY OF THE

PUBLIC. THE CONTRACTOR SHALL INDICATE HIS INTENT WITH REGARD TO STORAGE AT THE PRECONSTRUCTION MEETING.

SITE UTILITIES

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ROUTING OF THE PROPOSED PRIVATE UTILITY SERVICES. THE ROUTING OF THE PROPOSED PRIVATE UTILITY SERVICES SHALL BE ADJUSTED IN THE FIELD AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITIES AND EACH OTHER.
CONTRACTOR SHALL COORDINATE THE FINAL LOCATIONS OF THE PRIVATE UTILITY SERVICE CONNECTION POINTS AT THE BUILDING PERIMETER WITH THE MOST CURRENT APPROVED BUILDING MECHANICAL SYSTEM DRAWINGS. THE ROUTING OF THE PRIVATE UTILITY SERVICES SHALL BE FIELD ADJUSTED AS NEEDED TO MEET THE PROPOSED CONNECTION POINTS.

ROOF DRAINS

CONTRACTOR TO USE P.V.C. SEWER PIPE IN ACCORDANCE WITH ASTM D3034 AND WITH GDOT 720 WITH JOINTS PER ASTM D3212 FOR ROOF DRAIN PIPE. REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR SIZES OF ROOF DRAINS.
ALL PIPE FITTINGS FOR THE ROOF DRAINS ARE TO BE INCLUDED IN THE UNIT PRICE BID FOR ITEM SPEC, ROOF DRAINS, COMPLETE; UP TO 5' FROM THE BUILDING.
ALL BEDDING FOR ROOF DRAIN PIPE SHALL BE IN ACCORDANCE WITH GDOT 603.08 (TYPE 2 BEDDING).

ROOF DRAINS SHALL BE INSTALLED PER THE SLOPE DESIGNATED IN THE PLANS. IF SLOPE IS NOT DESIGNATED ON THE PLANS ROOF DRAINS SHALL BE INSTALLED AT A 1.00% MINIMUM SLOPE.

GRADING NOTES

ALL EROSION AND SEDIMENTATION CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DISCRETION OF THE CLINTON TOWNSHIP, FRANKLIN COUNTY, ENGINEER, PROJECT ENGINEER AND/OR THE OHIO EPA.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EARTHWORK CALCULATIONS AND INCLUDING THE NECESSARY IMPORTING OR EXPORTING OF SOIL IN THE BASE BID.

ALL FILL PLACED FOR BUILDING PADS SHALL BE DONE SO IN ACCORDANCE WITH AND UNDER THE OBSERVATION OF A REGISTERED SOILS ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EMPLOY THE SERVICES OF A REGISTERED SOILS ENGINEER TO INSURE THE SUBGRADE HAS BEEN COMPACTED IN ACCORDANCE WITH GDOT ITEM 203 AND THE RECOMMENDATIONS OF THE SOILS ENGINEER.

BACKFILL OF UTILITY TRENCHES SHALL CONFORM TO THE SPECIFICATIONS, AS DELINEATED ON THE SEWER PROFILES.

RESTORATION AND CLEAN UP

INDIVIDUENANCE TO THE ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC SHALL BE KEPT TO AN ABSOLUTE MINIMUM. ALL WORK IS TO CONTINUE ON A UNIFORM BASIS AND ON SCHEDULE. PARTICULARLY THE RESTORATION AND CLEAN UP OF DISTURBED AREAS AFTER CONSTRUCTION.

ALL FENCES, SIGNS, DRAINAGE STRUCTURES, VALVES, LANDSCAPING, ETC. REMOVED, DISTURBED OR DAMAGED DURING WORK WITHIN PUBLIC RIGHT-OF-WAYS, EASEMENT AREAS AND/OR UNDER THE PROJECT IMPROVEMENTS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.

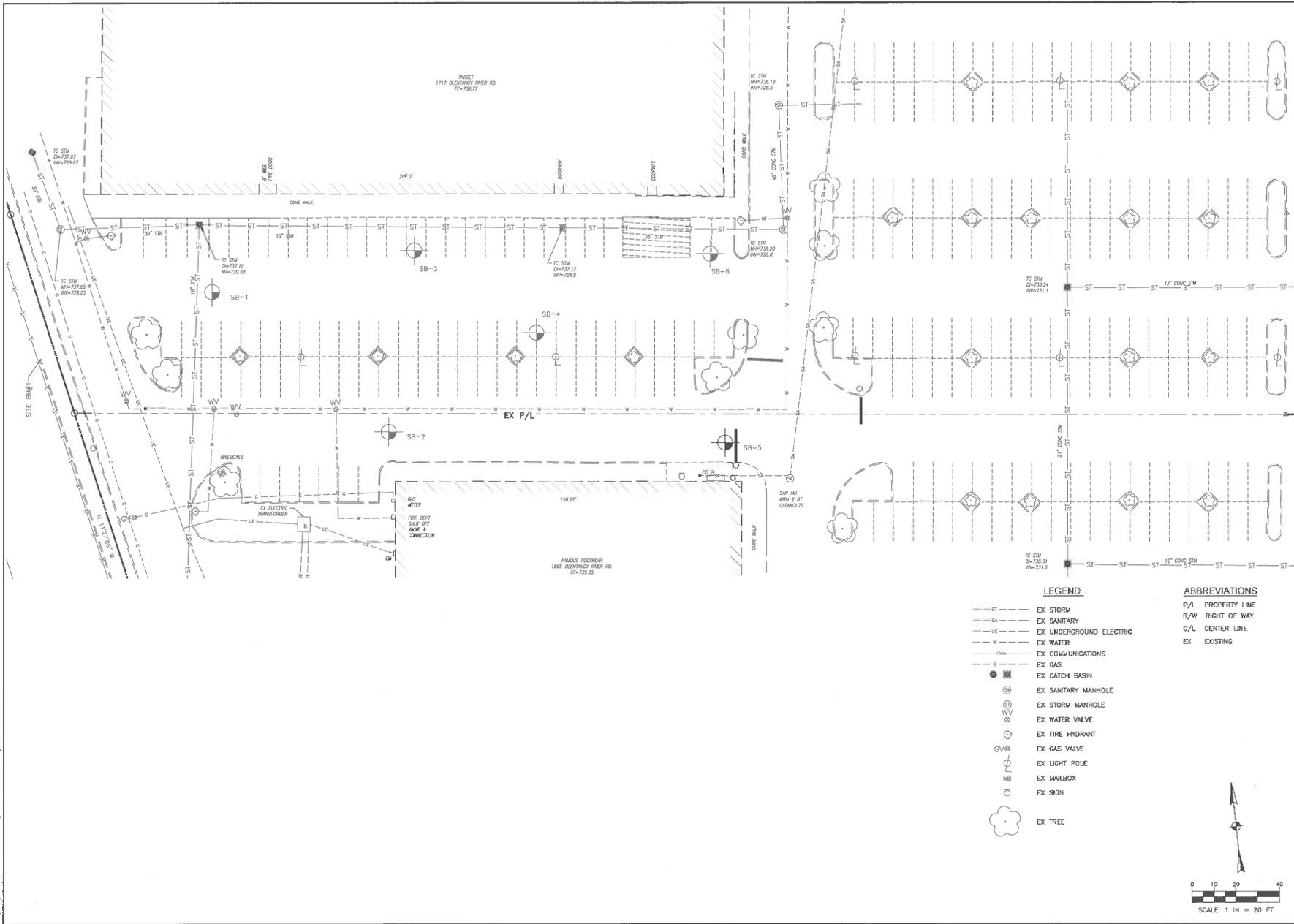
PAYMENT FOR SAME SHALL BE INCLUDED IN THE PRICE BID FOR SITE RESTORATION.

CONVENIENCE FACILITIES

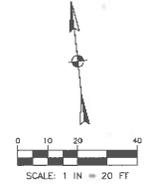
THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK. COST SHALL BE INCLUDED IN THE PRICE BID MOBILIZATION.

GENERAL NOTES
LENOX TOWN CENTER
CLINTON TWP., FRANKLIN CO., OHIO
DRR CORP.
Mennick Smith Group
350 ENTERPRISE PARKWAY
RESCUED, OHIO 43081
PROJECT NO: 10720014
DRAWING NO: 207-0000
DATE: 02/20/2018

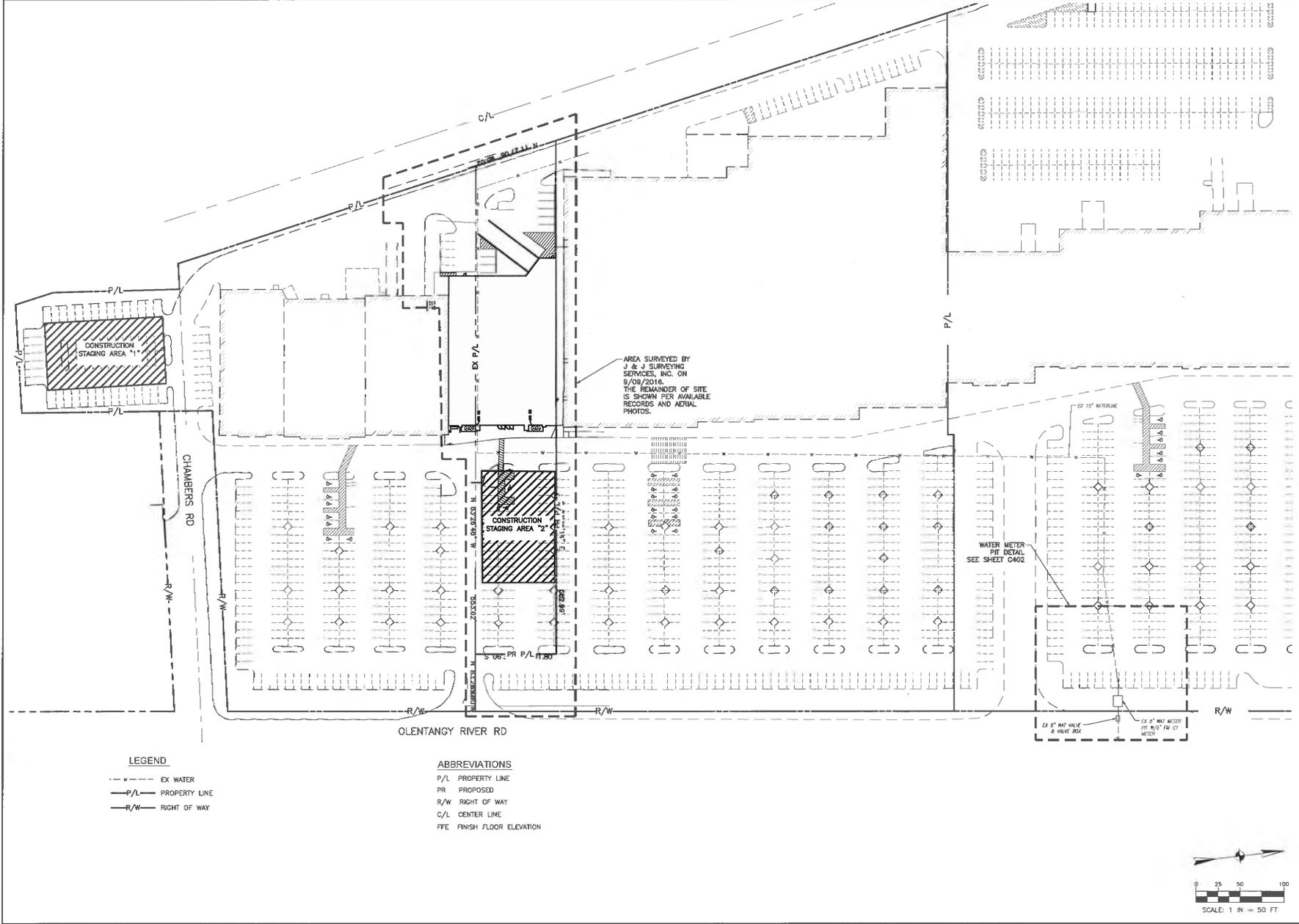
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- LEGEND**
- ST --- EX STORM
 - SA --- EX SANITARY
 - UE --- EX UNDERGROUND ELECTRIC
 - W --- EX WATER
 - (C)--- EX COMMUNICATIONS
 - (G)--- EX GAS
 - EX CATCH BASIN
 - ⊕ EX SANITARY MANHOLE
 - ⊙ EX STORM MANHOLE
 - ⊙ EX WATER VALVE
 - ⊙ EX FIRE HYDRANT
 - ⊙ EX GAS VALVE
 - ⊙ EX LIGHT POLE
 - ⊙ EX MAILBOX
 - ⊙ EX SIGN
 - ☁ EX TREE
- ABBREVIATIONS**
- P/L PROPERTY LINE
 - R/W RIGHT OF WAY
 - C/L CENTER LINE
 - EX EXISTING



SITE IMPROVEMENT PLAN FOR LENNOX TOWN CENTER CLINTON TWP., FRANKLIN CO., OHIO	EXISTING CONDITIONS PLAN C100
PREPARED FOR DDR CORP. <small>3665 HERRINGTON PARKWAY LEWISVILLE, OHIO 45004</small>	TECHNICAL WILL Mannik Smith Group <small>www.MannikSmithGroup.com</small>
R/S CONDOVERSIAVE NO. DATE BY DATE DOW CRAWLER TEL 614 641 4227 FAX 688 685 7546 PROJECT DATE 07/16/2011 PROJECT NO. 0016000 DESIGNED BY:	DESCRIPTION NO. DATE BY

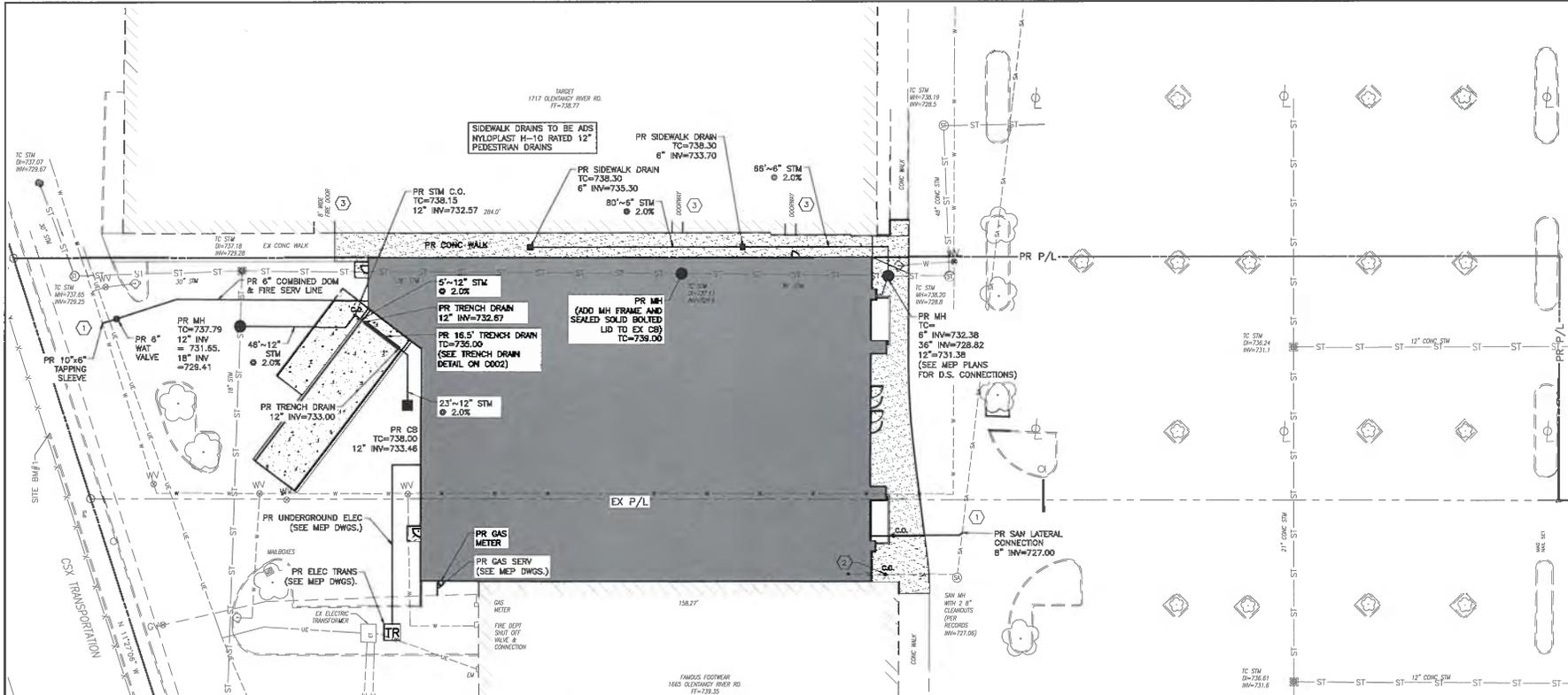


LEGEND
 - - - - - EX WATER
 - - - - - P/L PROPERTY LINE
 - - - - - R/W RIGHT OF WAY

ABBREVIATIONS
 P/L PROPERTY LINE
 PR PROPOSED
 R/W RIGHT OF WAY
 C/L CENTER LINE
 FFE FINISH FLOOR ELEVATION

AREA SURVEYED BY
 J & J SURVEYING
 SERVICES, INC. ON
 9/09/2016.
 THE REMAINDER OF SITE
 IS SHOWN PER AVAILABLE
 RECORDS AND AERIAL
 PHOTOS.

15 CROWNVIEW AVENUE SUITE 580 CLINTON TWP, OHIO 43105 TEL: 614.447.4222 FAX: 614.447.4222 WWW.MANNIKSMITHGROUP.COM		PREPARED FOR DDR CORP. 1940 CLEVELAND AVENUE RECORDED 0160-0412	SITE IMPROVEMENT PLAN FOR LENNOX TOWN CENTER CLINTON TWP, FRANKLIN CO, OHIO	OVERALL SITE PLAN	C200
PROJECT NO.: 07160001 CHECKED BY:		PROJECT DATE: 10/10/16	DATE:	DESCRIPTION:	07160001



LEGEND

---ST---	EX STORM	-----PR PAVEMENT
---SA---	EX SANITARY	-----PR CURB
---UE---	EX UNDERGROUND ELECTRIC	-----P/L----- PROPERTY LINE
---W---	EX WATER	-----R/W----- RIGHT OF WAY
---C---	EX COMMUNICATIONS	
U	EX GAS	
⊕	EX CATCH BASIN	▒ CONCRETE PAVEMENT
⊙	EX SANITARY MANHOLE	▒ CONCRETE SIDEWALK
⊙	EX STORM MANHOLE	
⊙	EX WATER VALVE	
⊙	EX FIRE HYDRANT	
⊙	EX GAS VALVE	
⊙	EX LIGHT POLE	
⊙	EX MAILBOX	
⊙	EX SIGN	
⊙	EX TREE	
①	PR STM STRUCTURE NUMBER	
②	PR SAN STRUCTURE NUMBER	
⊙	PR CLEANOUT	
⊙	PR FIRE HYDRANT	
⊙	PR MANHOLE	
⊙	PR CATCH BASIN	

ABBREVIATIONS

P/L	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
C/L	CENTER LINE

- UTILITY PLAN NOTES**
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
 - THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. EXISTING SITE DATA WAS PROVIDED TO M&S BY THE CLIENT. INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, CUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN ALL UNDERGROUND UTILITIES. WATER, SANITARY AND STORM UTILITIES REQUIRE MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE OTHER FACILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF BEAVERCREEK ENGINEERING OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
 - THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY M&S OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
 - ALL STORM PIPE TO BE ADS N-12 OR RCP CLASS IV INSTALLED PER OHIO DEPARTMENT OF TRANSPORTATION (ODOT) SPECIFICATIONS. DOWNSPOUT LINES TO PVC SDR35.

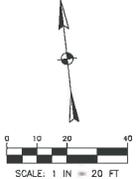
- FOR GAS SERVICE CONTRACTOR TO INCLUDE TAP CONNECTIONS AND ALL APPURTENANCES.
- FOR SECONDARY ELECTRIC SERVICE CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS.

KEYED NOTES

- UTILITY TAP WITHIN DRIVE ISLES MUST BE COORDINATED WITH THE OWNERSHIP AND COMPLETED DURING NIGHT TIME HOURS.
- CONTRACTOR TO RELOCATE EX SANITARY CLEAN-OUT FOR MARSHALLS BUILDING EXTERNAL TO PR MARSHALLS BUILDING.
- TARGET EGRESS DOORS MUST REMAIN UNOBSTRUCTED AND ACCESSIBLE AT ALL TIMES.

ABBREVIATIONS

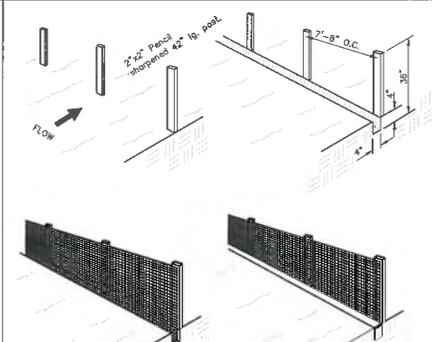
- P/L PROPERTY LINE
 PR PROPOSED
 R/W RIGHT OF WAY
 C/L CENTER LINE



PREPARED FOR: DDR CORP. 3800 ENTERPRISE PARKWAY BEAVERCREEK, OHIO 45415	PROJECT NO.: 0710002 DRAWING NO.: C400 DATE:	SITE NO: 01441-0222 TEL: 614-41-2222 FAX: 614-41-2222 PROJECT DATE: 10/10/01 DRAWN BY: CHECKED BY:	DESCRIPTION: NO. DATE:
TECHNICAL STAFF: Mannik Smith Group www.MannikSmithGroup.com	PREPARED FOR: DDR CORP. 3800 ENTERPRISE PARKWAY BEAVERCREEK, OHIO 45415	PROJECT NO.: 0710002 DRAWING NO.: C400	DESCRIPTION: NO. DATE:
SITE IMPROVEMENT PLAN FOR LENNOX TOWN CENTER CLINTON TWP., FRANKLIN CO., OHIO	PREPARED FOR: DDR CORP. 3800 ENTERPRISE PARKWAY BEAVERCREEK, OHIO 45415	PROJECT NO.: 0710002 DRAWING NO.: C400	DESCRIPTION: NO. DATE:
UTILITY PLAN	PREPARED FOR: DDR CORP. 3800 ENTERPRISE PARKWAY BEAVERCREEK, OHIO 45415	PROJECT NO.: 0710002 DRAWING NO.: C400	DESCRIPTION: NO. DATE:
C400	PREPARED FOR: DDR CORP. 3800 ENTERPRISE PARKWAY BEAVERCREEK, OHIO 45415	PROJECT NO.: 0710002 DRAWING NO.: C400	DESCRIPTION: NO. DATE:

SITE DATA

- PROPOSED CONSTRUCTION OF A MARSHALLS RETAIL STORE ON A 5.76 AC. SITE ON OLENTANY RIVER RD IN CLINTON TWP., FRANKLIN COUNTY OHIO. DISTURBED AREA IS LESS THAN 1 ACRE AND THE CHANGE IN IMPERVIOUS IS NEGIGIBLE, THEREFORE NO STORMWATER QUALITY OR QUANTITY IS REQUIRED.
- TOTAL SITE AREA: 5.76 ACRES
AREA WITHIN LIMITS OF CONSTRUCTION: APPROX. 0.991 ACRES
PERVIOUS: 26,534 S.F.
0.819 ACRES (10.7%)
PERVIOUS AREAS TO CONSIST OF LAWN, MULCH, SHRUBBERY AND TREES.
IMPERVIOUS: TOTAL IMPERVIOUS = 5,141 ACRES (89.3%)
BUILDING: 02,950 S.F.
1,445 ACRES (25.1%)
PAVEMENT/PAVLS: 160,950 S.F.
3,696 ACRES (64.2%)
- SOIL TYPES:
(ON URBAN LAND-OSLMA COMPLEX), 2 TO 12% SLOPES
(NON-APPLICABLE), 0 TO 2% SLOPES
- RUNOFF COEFFICIENTS:
PRECONSTRUCTION C = 0.83
POST CONSTRUCTION C = 0.84
- SITE DRAINS TO:
DIRTY ON OLENTANY RIVER ROAD
- RECEIVING WATER:
OLENTANY RIVER
- OHIO EPA FACILITY NUMBER: TR0
- SCHEDULE:
CONSTRUCTION TO COMMENCE MARCH 2017 AND TO BE COMPLETE IN DECEMBER 2017 WITH THE IMPLEMENTATION OF EROSION CONTROL MEASURES TO BE THE FIRST PHASE OF ACTIVITY.
(NOTE: START & COMPLETION DATES ARE APPROXIMATE)
- OWNER & SITE CONTACTS:
DOR CORP
CONTACT: KETHY HITT
PHONE: (614) 755-5800
EMAIL: KHITT@DORCOR.COM
- SITE CONTRACTOR:
CONTACTS: TR0
PHONE: TR0
EMAIL: TR0
- PLAN DESIGNER:
THE MANNIK & SMITH GROUP
815 DRUMMOND AVENUE, SUITE 650
COLUMBUS, OH 43215
CONTACT: MAUR TEBBINGEN
PHONE: (614) 335-4723
EMAIL: RTEB@TEBINGEN@MANNIKSMITHGROUP.COM



SEDIMENT FENCE DETAIL

SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

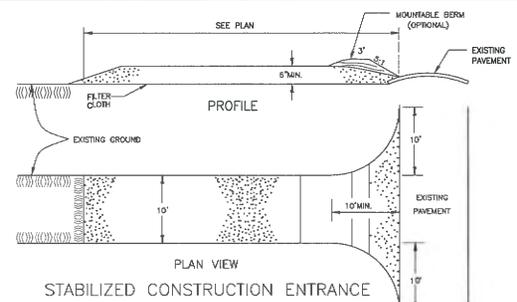
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES IMPROVE VISIBILITY AND ARE SUBJECT TO FAILURE OF THE STRUCTURE).
- FENCES ARE TO BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS, WHICH ARE TO BE PLACED AT THE END OF THE EXPOSED LENGTH. JOINTS ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6" HIGH OVERLAP, AND SECURED WITH A MINIMUM OF 4" STAPLES.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND GIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES), WHICH EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE. POST SPACING SHALL NOT EXCEED 6 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 12-INCH LONG WIRE OR 100 BRIMS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIPPED TO THE FENCE, AND 2-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIPPED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME DAMAGED, THE PREVIOUSLY MENTIONED STRENGTH, LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORAGE EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO FINISHING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR OVERFLOED TOWARD CONSTRUCTION ENTRANCES SHALL BE RIPPED ACROSS THE ENTRANCE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPOILED, DUMPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION SEQUENCE

- THE CONTRACTOR SHALL ESTABLISH A STABILIZED CONSTRUCTION ENTRANCE.
- THE CONTRACTOR SHALL PLACE THE REQUIRED SEDIMENT FENCE AND INLET PROTECTION ON ANY EXISTING INLETS IN ACCORDANCE WITH THE PLAN DETAILS. INSPECTION BY THE CITY OF DUBLIN WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL INSTALL THE STORM SEWER FROM THE R/W TO THE BASIN AND INSTALL THE TEMPORARY RISER.
- EXCAVATE THE BASIN, EXPOSED SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE ENCOUNTERED.
- THE CONTRACTOR SHALL PERFORM SITE EARTHWORK OPERATIONS IN ACCORDANCE WITH THE PLAN DETAILS AND NOTES INCLUDING INSTALLATION OF STORM SEWERS. PROVISIONS FOR INLET PROTECTION SHALL BE ESTABLISHED AS REFERENCED BY THE DETAILS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL APPLY WATER OR DUST PALMANTIC ON DISTURBED AREAS DURING CONSTRUCTION TO ALLEVIATE OR PREVENT DUST NUISANCE PER ITEM 8.11. DUST PALMANTIC SHALL CONSIST OF CALCIUM CHLORIDE MEETING THE REQUIREMENTS OF SECTION 712.02. THE WATER OR CALCIUM CHLORIDE SHALL BE SPREAD UNIFORMLY OVER THE SURFACE OF THE DISTURBED AREA.
- EXPOSED SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE ENCOUNTERED.
- THE CONTRACTOR SHALL PLACE SEEDING AND MULCHING AS NECESSARY TO STABILIZE ALL DENUDED AREAS. ALL DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS OF DISTURBANCE IF THEY ARE TO BE SUBSTANTIALLY UNWORKED FOR MORE THAN 14 DAYS OR IF THEY ARE AT FINAL GRADE.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE ESTABLISHED VEGETATIVE COVER AND UPON APPROVAL FROM THE CITY OF HAMILTON.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY RISER DEVICES
- ONLY AFTER ALL AREAS HAVE ESTABLISHED VEGETATIVE COVER AND UPON APPROVAL FROM THE CITY OF HAMILTON.
- INSTALL THE OUTLET STRUCTURE AND ROCK CHANNEL.
- AFTER REMOVAL OF EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.

EROSION CONTROL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- PER THE NPDES CONSTRUCTION GENERAL PERMIT OH000004, ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED BY THE OHIO EPA TO OBTAIN CO-PERMITS.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- THIS PLAN SHALL NOT BE CONSIDERED AS INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE JUSTIFICATION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON-SITE.
- SCHEDULE OF EARTHWORK ACTIVITIES:
a) THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDING WITHIN 7 DAYS OR ACTIVITY CEASES FOR MORE THAN 14 DAYS OR AS DIRECTED BY THE ENGINEER.
b) TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE TOWNSHIP OF CLINTON AND/OR THE OHIO EPA.

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS:

- INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY RAIN.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN STONE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING.
- REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

MAINTENANCE PROGRAM

ALL EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE MAINTAINED AT GOOD WORKING ORDER (CLEANED, REPAIRED, ETC.) UNTIL ALL DISTURBED TRIANGULAR AREAS ARE STABILIZED DURING CONSTRUCTION, AND BEFORE THE ESTABLISHMENT OF PERMANENT VEGETATION, INLET PROTECTION, CUT AND FILL SLOPES, THE SEDIMENTATION BASINS, AND SILT FENCES WILL BE CHECKED REGULARLY EVERY WEEK AND AFTER EVERY RAINFALL EVENT GREATER THAN OR EQUAL TO 0.5 INCHES TO MAINTAIN THEIR EFFECTIVENESS.

THE SILT FENCE WILL BE INSPECTED REGULARLY AND AFTER EVERY RAINFALL EVENT. SEDIMENT WILL BE REMOVED WHEN IT REACHES ONE HALF THE GROUND HEIGHT OF THE SILT FENCE. SEDIMENT REMOVED FROM THE SILT FENCE WILL BE SPREAD OUT, ALLOWED TO DRY, AND THEN ADDED TO THE TOPSOIL STOCKPILES.

THE ROCK CONSTRUCTION ENTRANCES WILL BE MAINTAINED AT THE SPECIFIED THICKNESS AT ALL TIMES. A STOCKPILE OF ROCK WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

SEEDING AND MULCHING MATERIALS

PERMANENT SEEDING

KIND OF SEED	SEEDING DATES	PER 1000 SQ. FT.	PER ACRE
A) CHEERING RED FESCUE, PLUS DOMESTIC RYE GRASS PLUS KENTUCKY BLUEGRASS	MARCH - MAY AUG. - SEPT.	12 LB.	500 LBS.
B) TALL FESCUE	MARCH - MAY AUG. - SEPT.	12 LB.	500 LBS.

TEMPORARY SEEDING

KIND OF SEED	SEEDING DATES	PER 1000 SQ. FT.	PER ACRE
A) OATS OR PERENNIAL GRASS	MARCH 1 - AUGUST 15	3 LBS.	2 BU.
B) TALL FESCUE	MARCH 1 - AUGUST 15	1 LB.	40 LBS.
C) RYE OR PERENNIAL RYEGRASS	AUGUST 16 - NOVEMBER 1	3 LBS.	2 BU.
D) TALL FESCUE	AUGUST 16 - NOVEMBER 1	1 LB.	40 LBS.

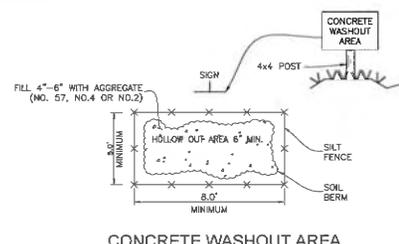
MULCH: SMALL GRAIN STRAW, PREFERABLY WHEAT OR RYE

ASPHALT EMULSION: RAPID SETTING, RS1 OR RS2

MULCH NETTING: JUTE, COTTON OR PLASTIC NETTINGS

LIME: AGRICULTURAL GROUND LIMESTONE

FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST AND SLOW RELEASE NITROGEN, SLOW RELEASE PHOSPHORUS, AND SLOW RELEASE POTASSIUM. OR UREA-FORM, PHOSPHORUS, AND POTASSIUM. COMPOSITION: 10% NITROGEN, 15% PHOSPHORUS, AND 10% POTASSIUM BY WEIGHT. OR IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A TESTING AGENCY. APPLY AT 5 LBS. PER 1,000 SQUARE FEET.



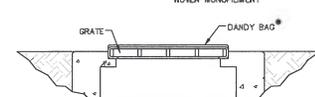
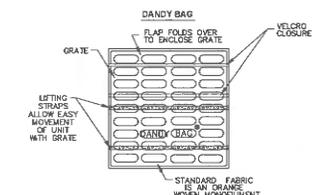
CONCRETE WASHOUT AREA

DANDY BAG

Installation and Maintenance Guidelines

INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.



REGISTRATION NO. DATE BY DESCRIPTION

SITE NO. 2016-0015
CONTRACT NO. 16-0015
TEL: 614-447-4222
FAX: 614-886-1548

PROJECT DATE: 12/20/16
PROJECT NO.: 1610000
DRAWING NO.: 1610000
DESIGNED BY: [Redacted]

TECHNICAL MANAGER: MANNIK & SMITH GROUP
CREATED BY: [Redacted]

PREPARED FOR: [Redacted]
DOR CORP.
300 ENTERPRISE PARKWAY
LENNOX TOWN CENTER
CLINTON TWP., FRANKLIN CO., OHIO

STORM WATER POLLUTION PREVENTION DETAILS

C500