

**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: \_\_\_/\_\_\_/\_\_\_

Received By: \_\_\_\_\_

Date Accepted / Rejected \_\_\_/\_\_\_/\_\_\_

By: \_\_\_\_\_

Application No.: \_\_\_\_\_ Fee: \_\_\_\_\_

FCPC Date: \_\_\_/\_\_\_/\_\_\_

Subdivision Name: \_\_\_\_\_ Township: \_\_\_\_\_

Location of Property: \_\_\_\_\_

**Property Owner**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

**Engineer**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

Total Number of Lots Proposed: \_\_\_\_\_ Total Area: \_\_\_\_\_ acres

Average Lot Dimension: \_\_\_\_\_ feet by \_\_\_\_\_ feet Typical Lot Area: \_\_\_\_\_ acre(s)

Reserve Areas: \_\_\_\_\_ acres Streets: \_\_\_\_\_ acres Open Space: \_\_\_\_\_ acres

Current Zoning? \_\_\_\_\_ Number of Proposed Final Plat Phases: \_\_\_\_\_

Type of Water Supply Proposed: \_\_\_\_\_

Type of Wastewater Disposal Proposed: \_\_\_\_\_

Will the Subdivision Have Sidewalks? \_\_\_\_\_ Curb/gutter? \_\_\_\_\_

**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 \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Engineer's Signature \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

## **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 \_\_\_\_\_.

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 Date

\_\_\_\_\_  
Address of Subdivider/Developer

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Telephone Number