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

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

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

June 26, 2018
1:30 p.m.

1. New Business

A. Planning Commission

i. 693-V – Brad Fisher

Owner/Applicant:	James & Charlene Davison
Agent:	Pomeroy & Associates
Township:	Norwich Township
Site:	4180 Saturn Rd. (PID #200-001828)
Acreage:	4.400- acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow for the creation of two lots that would result in a side lot line being more than five degrees from perpendicular to the roadway and exceeds the maximum permitted depth to width ratio.

ii. 694-V – Brad Fisher

Owner/Applicant:	Memory Lane Farm, LLC
Agent:	Scott Schaeffer
Township:	Pleasant Township
Site:	3812 Georgesville-Wrightsville Rd. (PID #230-001215)
Acreage:	6.506- acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that would result in a side lot line being more than five degrees from perpendicular to the roadway and exceeds the maximum permitted depth to width ratio.

iii. 695-V – Brad Fisher

Owner/Applicant:	Galle B LLC
Agent:	Starr Brock
Township:	Pleasant Township
Site:	5077 Big Run South Rd. (PID #230-001425)
Acreage:	3.152- acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 402.01(B) of the Franklin County Subdivision Regulations to allow for the creation of a new lot with a wastewater treatment system located in poorly draining soils.

B. Board of Zoning Appeals

i. VA-3904 – Brad Fisher

Owner/Applicant:	James & Charlene Davison
Agent:	Pomeroy & Associates
Township:	Norwich Township
Location:	4180 Saturn Rd. (PID #200-001828)
Acreage:	4.400-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow for the creation of two lots that would result in a residual lot of less than 5-acres and create two lots that fail to meet the minimum lot size requirement of 2.5 acres or provide for 150 feet of road frontage in an area zoned Rural.

ii. CU-3905 – Phil Ashear

Owner/Applicant:	Michelle Copeland
Township:	Pleasant Township
Location:	5406 Beatty Rd. (PID #230-001493)
Acreage:	48.290-acres
Utilities:	Private water and wastewater
Request:	Requesting a Conditional Use from Section 302.031 of the Franklin County Zoning Resolution to allow a mobile home to serve as a temporary residence in an area zoned Rural.

2. Adjournment of Meeting to July 24, 2018.

RECEIVED
MAY 15 2018
Franklin County Planning Department
Franklin County, OH

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 Submited: 5/15/18 Received By: MattBarr

Date Accepted / Rejected ___/___/___ By: _____

Application No.: 692-PP Fee: $39,250.00 FCPC Date: ___/___/___

Subdivision Name: The Farms at Jefferson Township: Jefferson

Location of Property: 8101 Clark State Road

Property Owner

Name: See Attached List

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: 372 Total Area: 374.1 acres

Average Lot Dimension: 71 54 feet by 135 135 feet Typical Lot Area: 0.22 0.17 acre(s)

Reserve Areas: 263.4 acres Streets: 28.6 acres Open Space: 263.4 acres

Current Zoning? PSRD Number of Proposed Final Plat Phases: 9

Type of Water Supply Proposed: Central Water

Type of Wastewater Disposal Proposed: Central Sewer

Will the Subdivison Have Sidewalks? Yes Curb/gutter? Yes

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: 5/14/18

Engineer's Signature EMH&T Date: 5/14/18

Property Owners:

Kallal Clark State North LLC
c/o Joseph Shade
1527 Commonwealth Drive
Blacklick, Ohio 43004
Phone: (614) 861-3475

Parcel # 170-000238-00

Kallal Clark State South LLC
c/o George W. Kallal Trustee
1527 Commonwealth Drive
Blacklick, Ohio 43004
Phone: (614) 861-3475

Parcel # 170-000179-00

Louis A. Mampieri
4343 Dixon Road
Blacklick, Ohio 43004
Phone: (740) 964-2765

Parcel # 170-000527-00

Catherine L. Chisolm
8008 McOwen Road
Blacklick, Ohio 43004
Phone: (614) 855-7015

Parcel # 170-001292-00

The New Albany Company LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054
Phone: (614) 939-8000

Parcel # 170-000580-00
170-000345-00
170-000347-00

Kallal McOwen LLC
1527 Commonweath Drive
Blacklick, Ohio 43004
Phone: (614) 861-3475

Parcel # 170-000051-00

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 The Farms at Jefferson.

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.

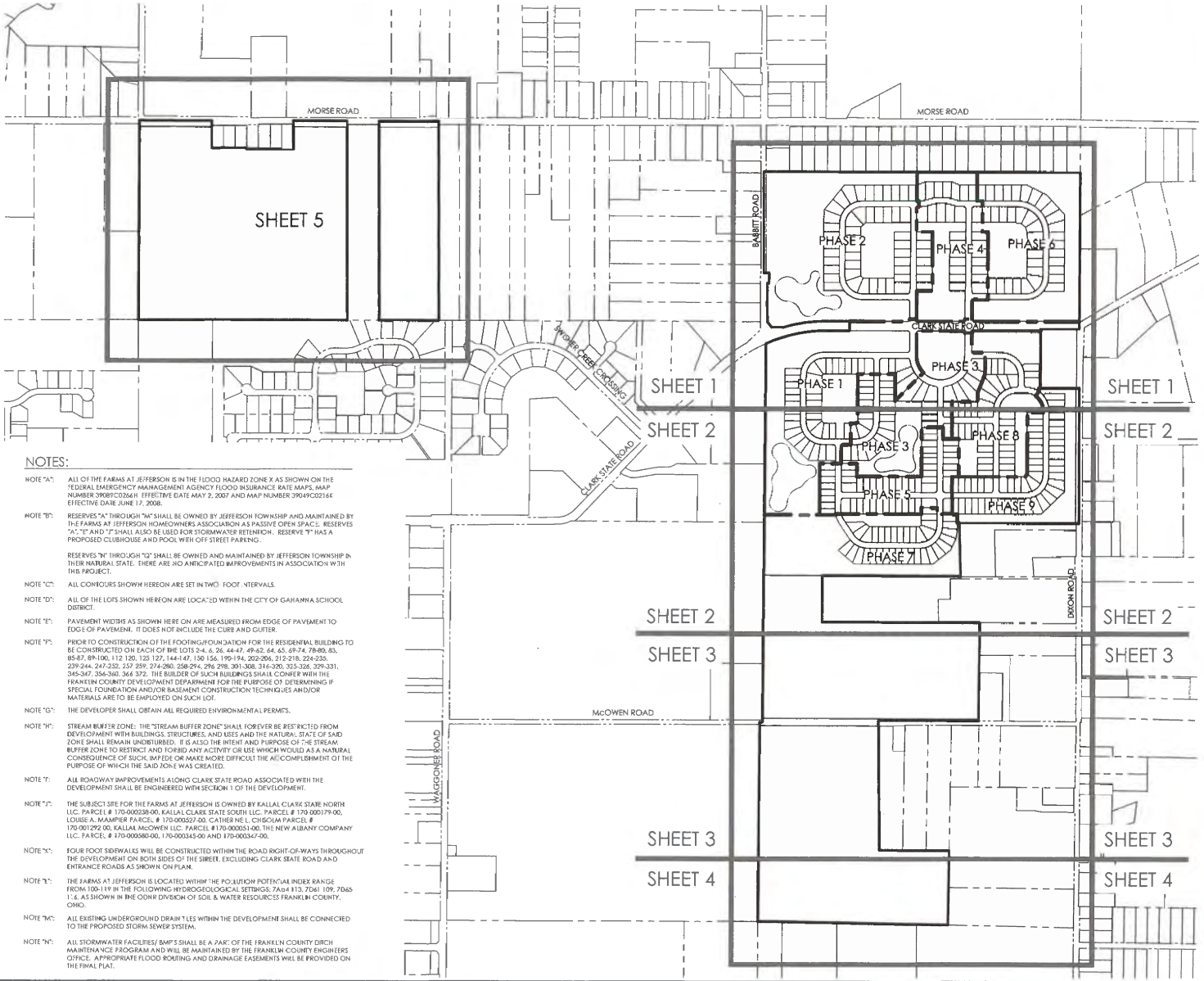
J. F
Signature of Subdivider/Developer

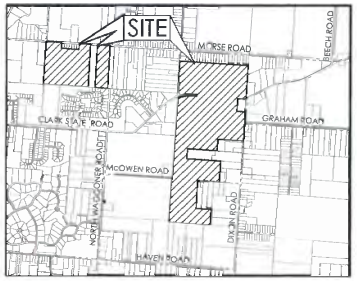
5/14/18
Date

3 Easton Oval - Suite 340
Address of Subdivider/Developer

Columbus OH 43219

614 418 8023 wk
614 989 0515 cell
Telephone Number





LOCATION MAP
NO SCALE

TABLE OF CONTENTS:

SITE STATISTICS:

TOTAL ACREAGE:	±374.1 ACRES
TOTAL NUMBER OF LOTS:	372
GROSS DENSITY:	±0.99 UNITS/ACRE
OPEN SPACE REQUIRED:	±149.7 ACRES (40.0%)
OPEN SPACE PROVIDED:	±265.9 ACRES (71.0%)
RESERVE "A":	±31.9 ACRES
RESERVE "B":	±4.7 ACRES
RESERVE "C":	±3.3 ACRES
RESERVE "D":	±2.8 ACRES
RESERVE "E":	±25.6 ACRES
RESERVE "F":	±2.4 ACRES
RESERVE "G":	±2.9 ACRES
RESERVE "H":	±2.5 ACRES
RESERVE "I":	±1.4 ACRES
RESERVE "J":	±4.9 ACRES
RESERVE "K":	±3.1 ACRES
RESERVE "L":	±1.6 ACRES
RESERVE "M":	±4.8 ACRES
RESERVE "N" (OPEN SPACE / PARK):	±39.6 ACRES
RESERVE "O" (OPEN SPACE / PARK):	±48.5 ACRES
RESERVE "P" (OPEN SPACE / PARK):	±64.7 ACRES
RESERVE "Q" (OPEN SPACE / PARK):	±19.4 ACRES

DESIGN STANDARDS:

SUB AREA 1 (LOTS 1-114)

MINIMUM FRONTAGE AT BUILDING LINE:	71 FEET
MINIMUM LOT AREA:	9,580 SQ. FT.
MINIMUM FRONT SETBACK:	25 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET (TOTAL OF 10 FEET)
MINIMUM REAR YARD SETBACK:	20 FEET

SUB AREA 2 (LOTS 115-372)

MINIMUM FRONTAGE AT BUILDING LINE:	54 FEET
MINIMUM LOT AREA:	7,290 SQ. FT.
MINIMUM FRONT SETBACK:	25 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET (TOTAL OF 10 FEET)
MINIMUM REAR YARD SETBACK:	20 FEET

NOTES:

NOTE "A": ALL OF THE FARMS AT JEFFERSON IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39089C0266 H EFFECTIVE DATE MAY 2, 2007 AND MAP NUMBER 39049C0216 E EFFECTIVE DATE JUNE 17, 2008.

NOTE "B": RESERVES "A" THROUGH "M" SHALL BE OWNED BY JEFFERSON TOWNSHIP AND MAINTAINED BY THE FARMS AT JEFFERSON HOMEOWNERS ASSOCIATION AS PASSIVE OPEN SPACE. RESERVES "A", "E" AND "J" SHALL ALSO BE USED FOR STORMWATER RETENTION. RESERVE "F" HAS A PROPOSED CLUBHOUSE AND POOL WITH OFF-STREET PARKING.

RESERVES "N" THROUGH "Q" SHALL BE OWNED AND MAINTAINED BY JEFFERSON TOWNSHIP IN THEIR NATURAL STATE. THERE ARE NO ANTICIPATED IMPROVEMENTS IN ASSOCIATION WITH THIS PROJECT.

NOTE "C": ALL CONTOURS SHOWN HEREON ARE SET IN TWO FOOT INTERVALS.

NOTE "D": ALL OF THE LOTS SHOWN HEREON ARE LOCATED WITHIN THE CITY OF GAHANNA SCHOOL DISTRICT.

NOTE "E": PAVEMENT WIDTHS AS SHOWN HERE ON ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. IT DOES NOT INCLUDE THE CURB AND GUTTER.

NOTE "F": PRIOR TO CONSTRUCTION OF THE FOOTING/FOUNDATION FOR THE RESIDENTIAL BUILDING TO BE CONSTRUCTED ON EACH OF THE LOTS 2-4, 6, 26, 44-47, 49-62, 64, 65, 69-74, 78-80, 83, 85-87, 89-100, 112 120, 125 127, 144-147, 150 156, 190-194, 202-206, 212-218, 224-235, 239-244, 247-252, 257 259, 274-280, 288-294, 296 298, 301-308, 316-320, 325-326, 329-331, 345-347, 356-360, 368 372. THE BUILDER OF SUCH BUILDINGS SHALL CONFER WITH THE FRANKLIN COUNTY 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 "G": THE DEVELOPER SHALL OBTAIN ALL REQUIRED ENVIRONMENTAL PERMITS.

NOTE "H": STREAM BUFFER ZONE: THE "STREAM BUFFER ZONE" SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM BUFFER ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED.

NOTE "I": ALL ROADWAY IMPROVEMENTS ALONG CLARK STATE ROAD ASSOCIATED WITH THE DEVELOPMENT SHALL BE ENGINEERED WITH SECTION 1 OF THE DEVELOPMENT.

NOTE "J": THE SUBJECT SITE FOR THE FARMS AT JEFFERSON IS OWNED BY KALLAL CLARK STATE NORTH LLC. PARCEL # 170-000238-00, KALLAL CLARK STATE SOUTH LLC. PARCEL # 170-000179-00, LOUISE A. MAMPIER PARCEL # 170-000557-00, CATHERINE L. CHEGWA PARCEL # 170-001292 00, KALLAL McOWEN LLC. PARCEL #170-000051-00, THE NEW ALBANY COMPANY LLC. PARCEL # 170-000580-00, 170-000345-00 AND 170-000347-00.

NOTE "K": FOUR FOOT SIDEWALKS WILL BE CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAYS THROUGHOUT THE DEVELOPMENT ON BOTH SIDES OF THE STREET, EXCLUDING CLARK STATE ROAD AND ENTRANCE ROADS AS SHOWN ON PLAN.

NOTE "L": THE FARMS AT JEFFERSON IS LOCATED WITHIN THE POLLUTION POTENTIAL INDEX RANGE FROM 100-119 IN THE FOLLOWING HYDROGEOLOGICAL SETTINGS: TaA=4 813, TOA1 109, TOA5 1:6, AS SHOWN IN THE ODNR DIVISION OF SOIL & WATER RESOURCES FRANKLIN COUNTY, OHIO.

NOTE "M": ALL EXISTING UNDERGROUND DRAINTILES WITHIN THE DEVELOPMENT SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM.

NOTE "N": ALL STORMWATER FACILITIES/ BMP'S SHALL BE A PART OF THE FRANKLIN COUNTY DITCH MAINTENANCE PROGRAM AND WILL BE MAINTAINED BY THE FRANKLIN COUNTY ENGINEERS OFFICE. APPROPRIATE FLOOD ROUTING AND DRAINAGE EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.

GRAPHIC SCALE
150 300 600
1 inch = 300 feet

REVISIONS

DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

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mihomes.com
3 EASTON OVAL
COLUMBUS, OHIO 43219

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
THE FARMS AT JEFFERSON
COVER SHEET & LOCATION MAP

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	2017-516
Scale	Sheet
1"=100'	1/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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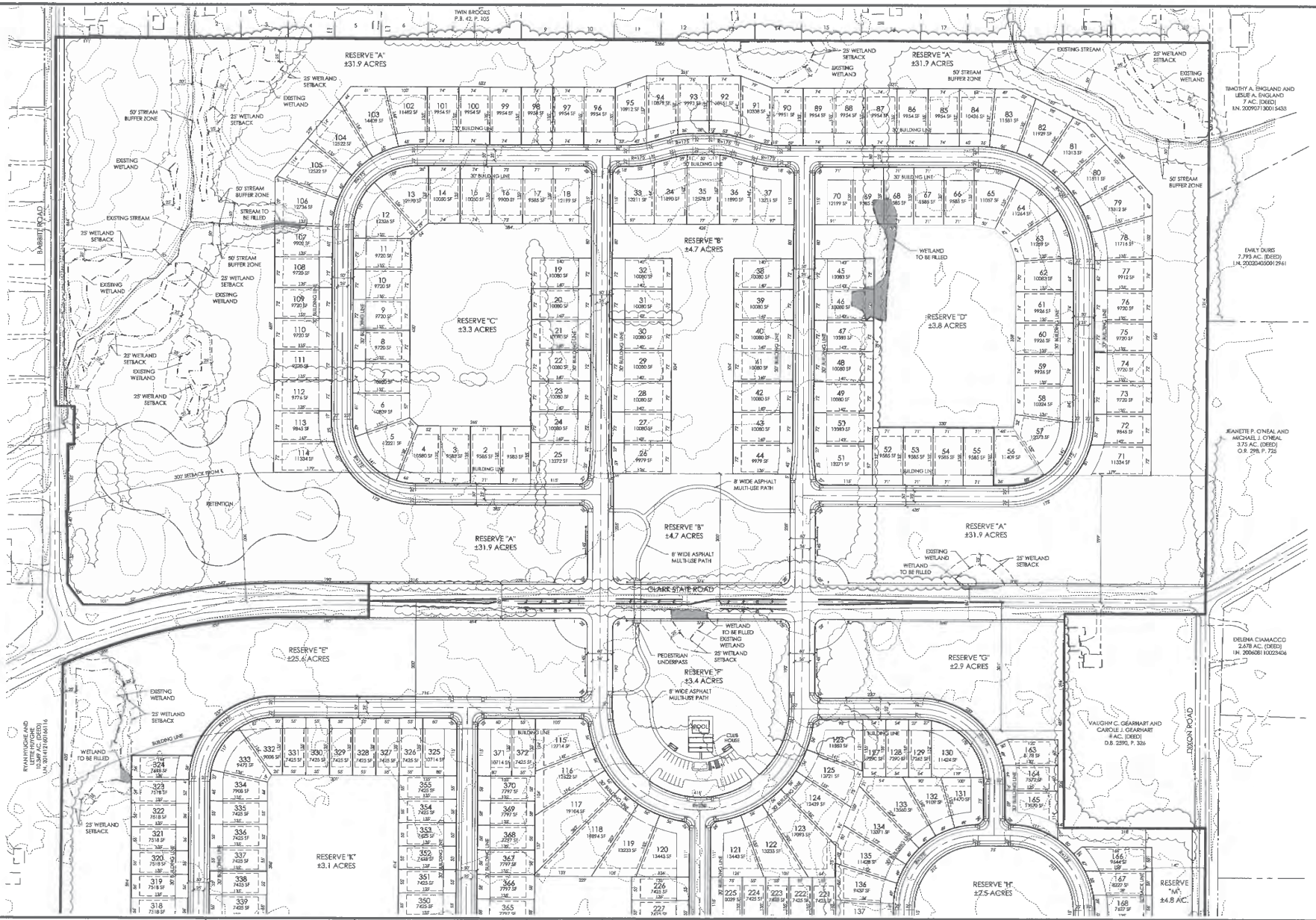

REVISIONS	
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EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500 Toll Free: (888) 775-3648
emht.com

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COLUMBUS, OHIO 43219

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

SITE PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	2/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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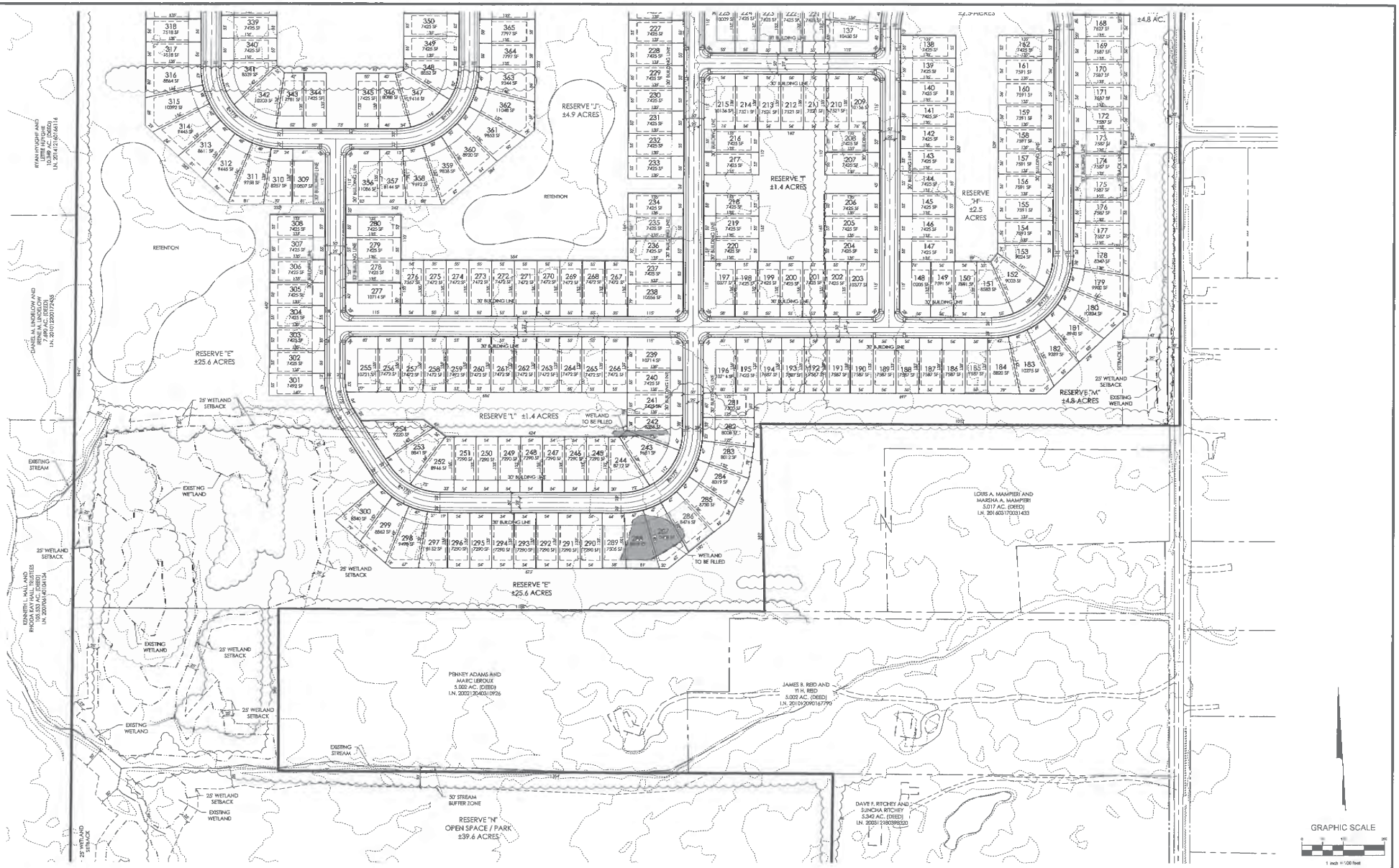

REVISIONS	
DATE	DESCRIPTION

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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COLUMBUS, OHIO 43219

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

SITE PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
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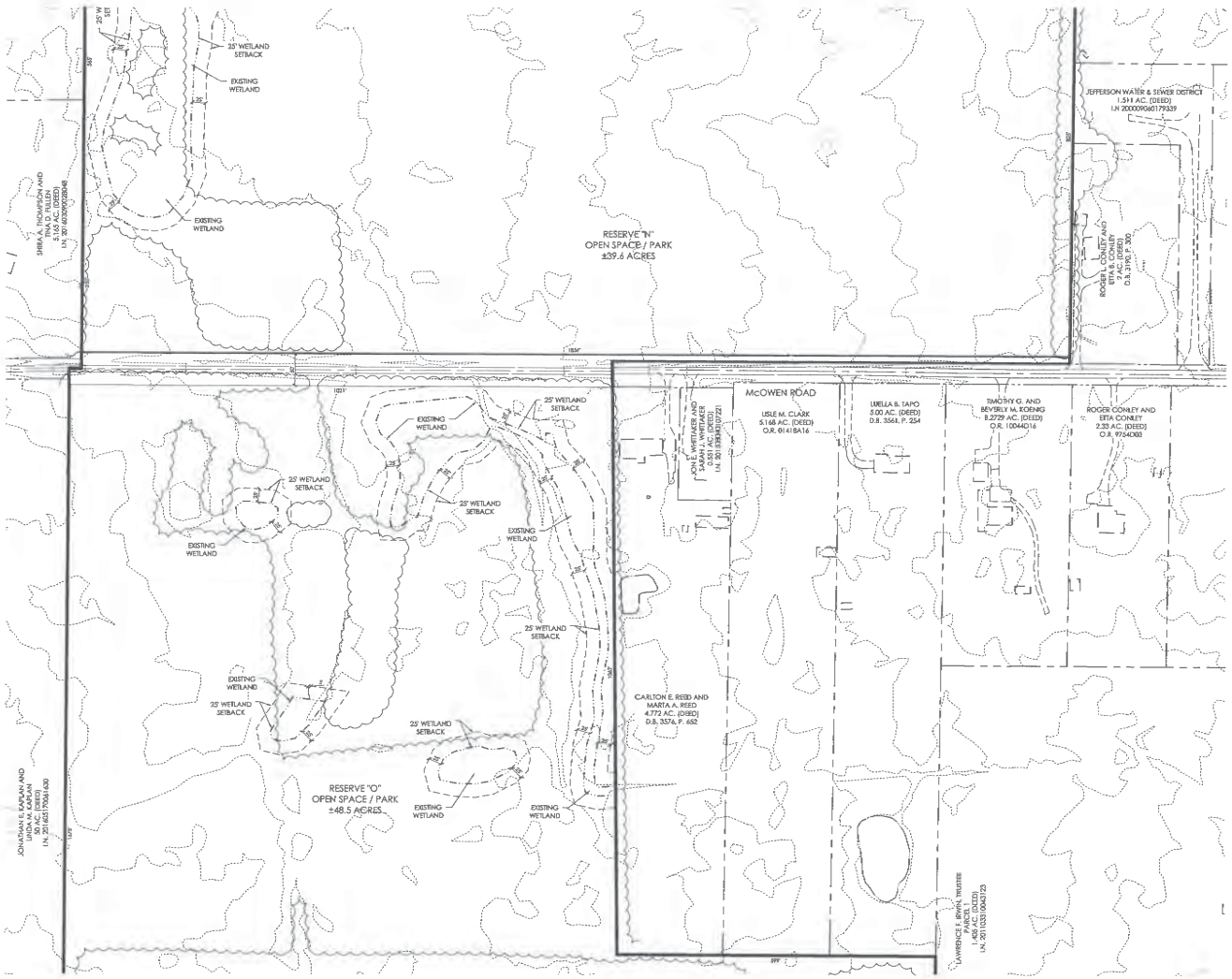

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS	
DATE	DESCRIPTION

EMHT
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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

SITE PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

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MAY 15, 2018	20171516
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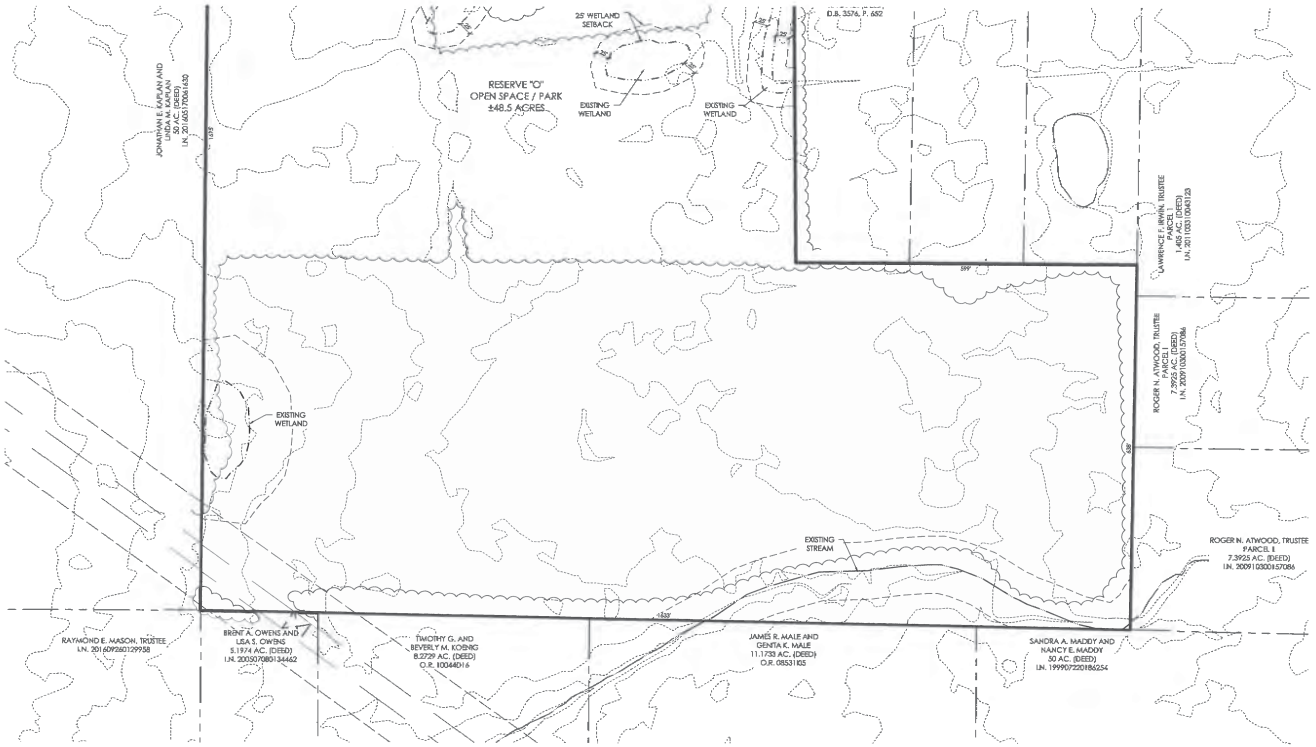
PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON



GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS	
DATE	DESCRIPTION

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
THE FARMS AT JEFFERSON
SITE PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	5/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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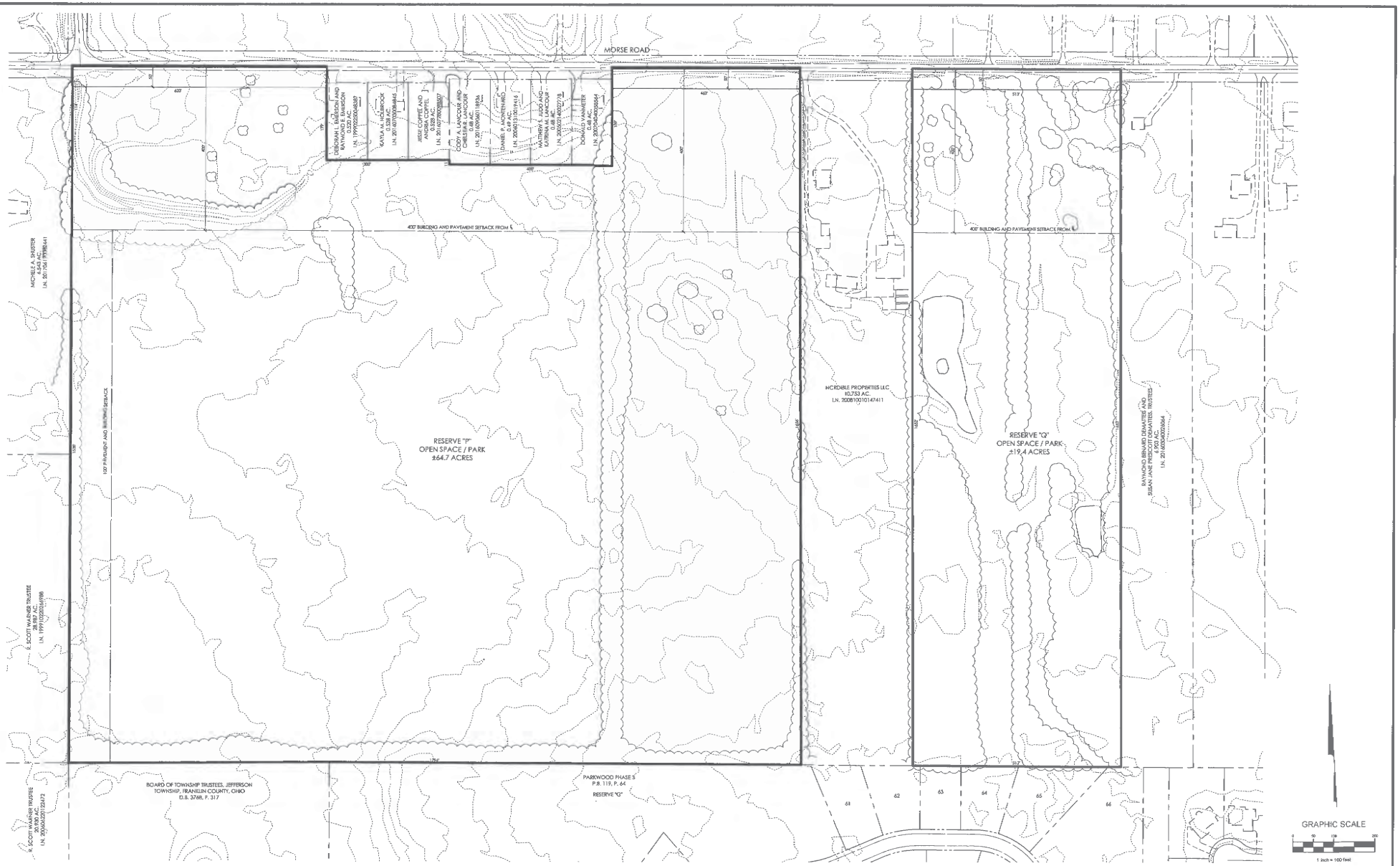

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
THE FARMS AT JEFFERSON
SITE PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	6/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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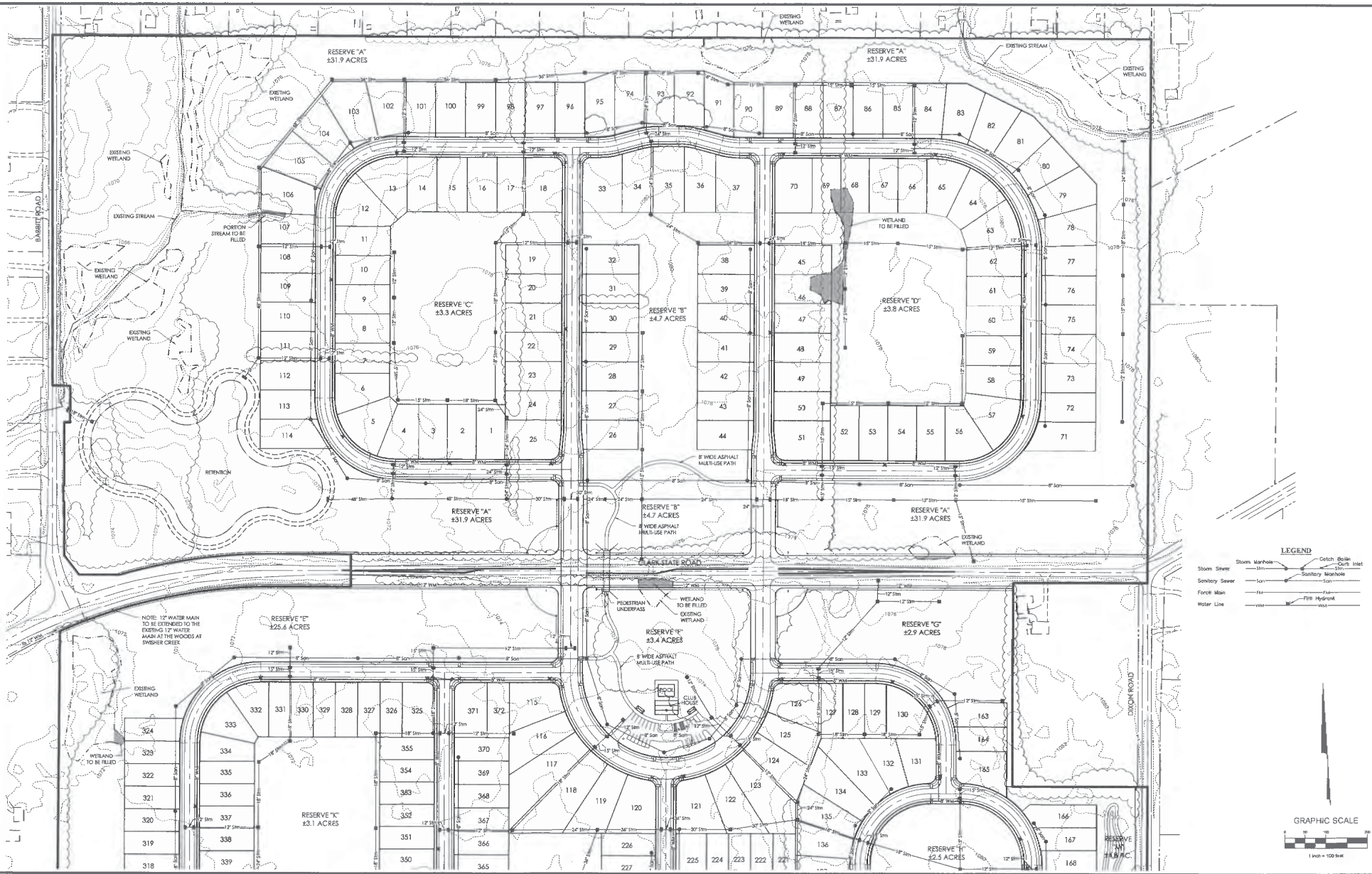

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

COMPOSITE UTILITY PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
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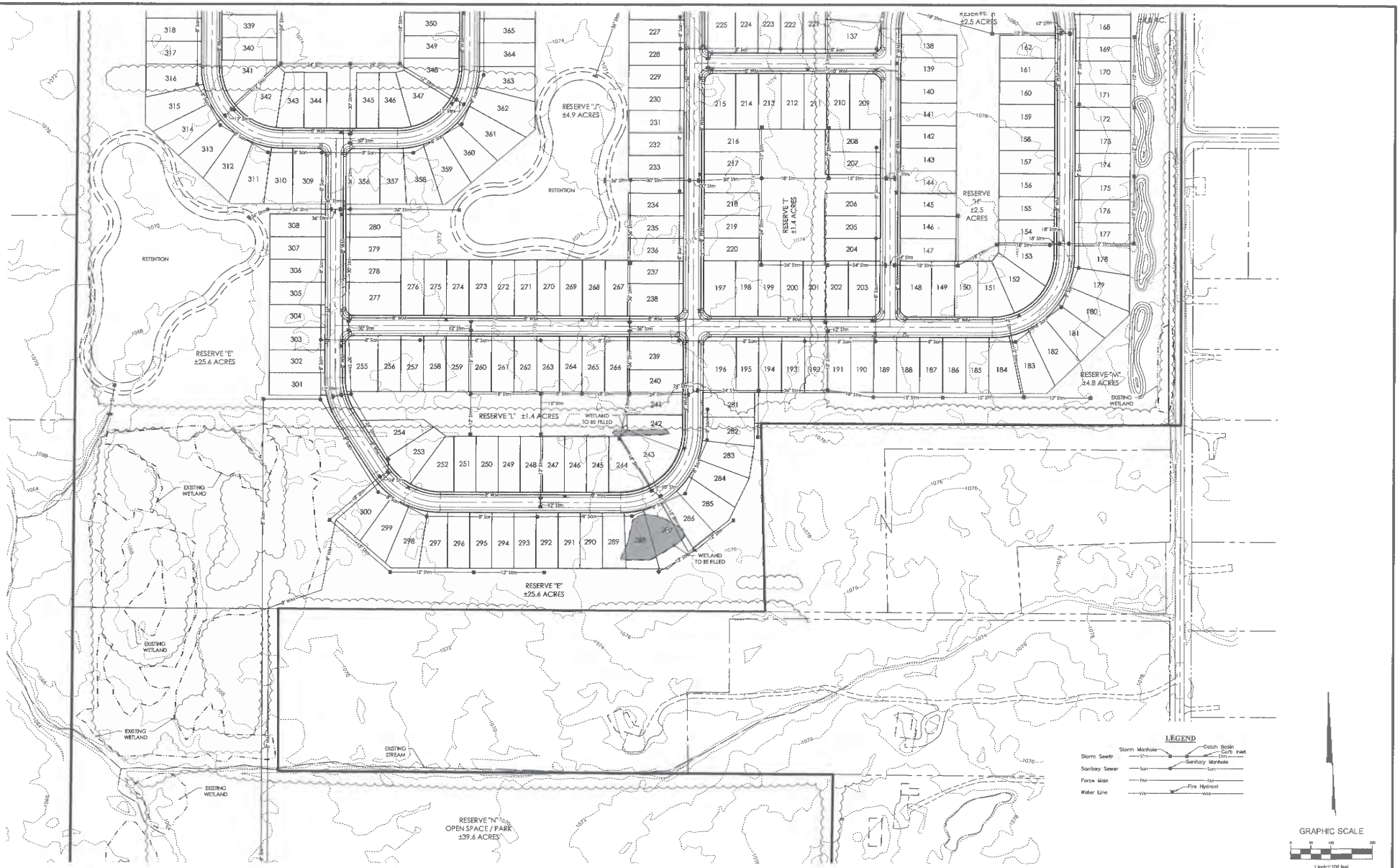
PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON



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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

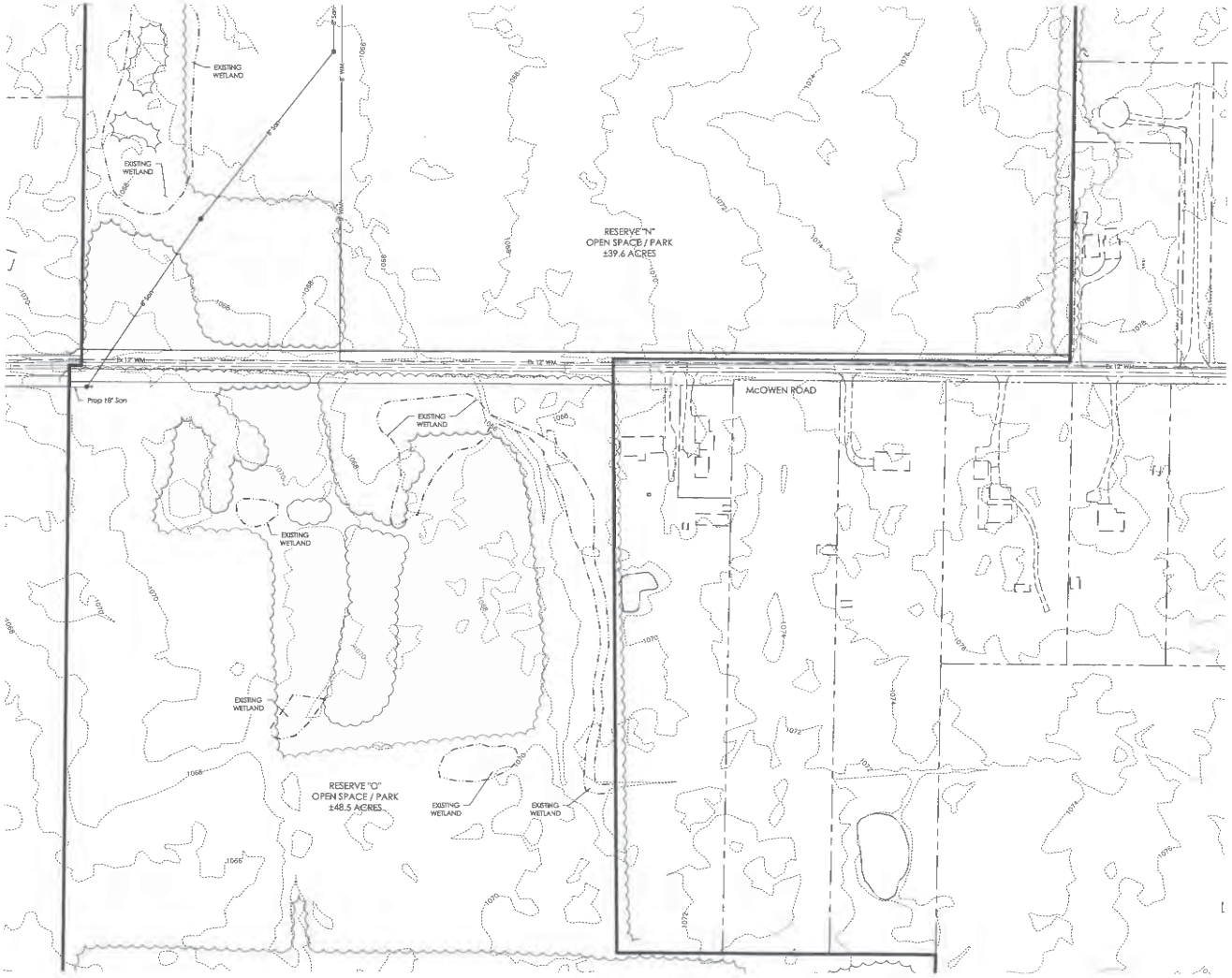
THE FARMS AT JEFFERSON

COMPOSITE UTILITY PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	8/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON



LEGEND

- Storm Sewer — Storm Manhole — Catch Basin — Curb Inlet
- Sanitary Sewer — Sanitary Manhole
- Force Main
- Water Line — Fire Hydrant

GRAPHIC SCALE

0 50 100

1 inch = 100 feet

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

COMPOSITE UTILITY PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	9/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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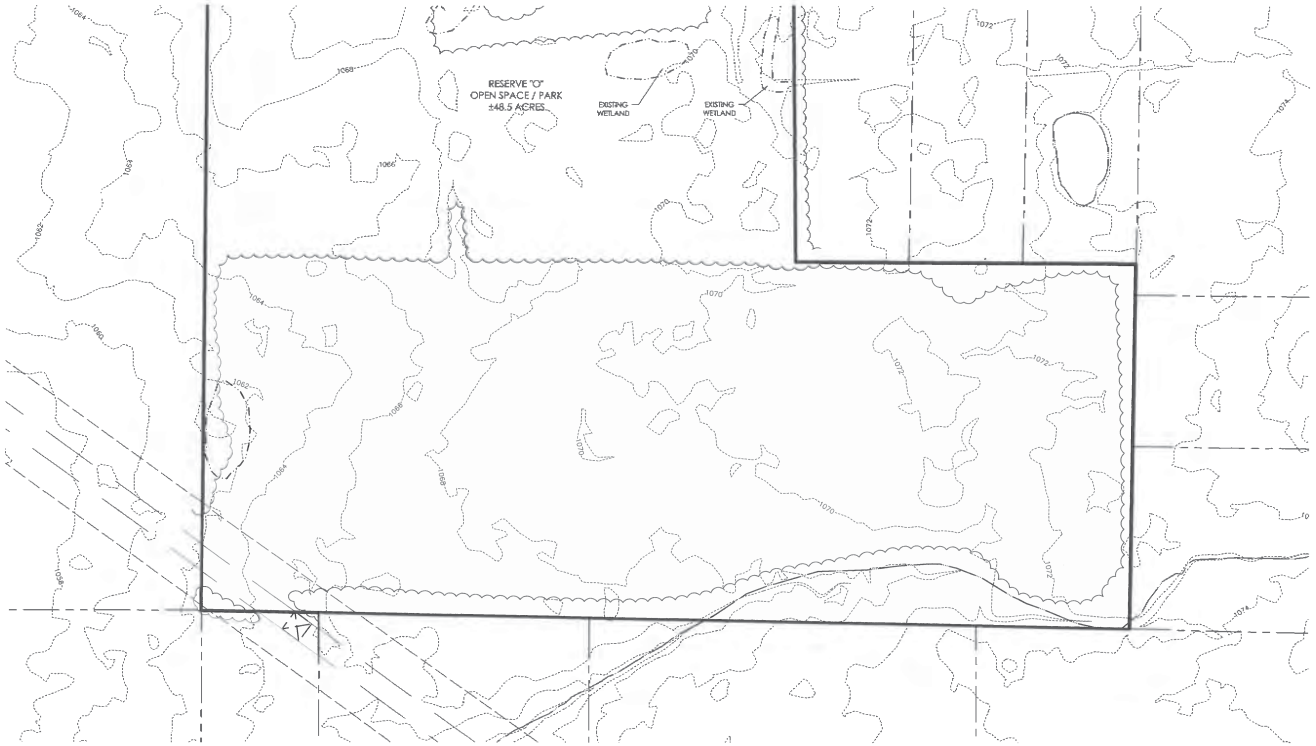

LEGEND

Storm Sewer — Storm Manhole (STM) — Catch Basin / Curb Inlet (STM)

Sanitary Sewer — SAN — Sanitary Manhole (SAN)

Force Main — FM — FM

Water Line — WM — Fire Hydrant (WM)

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

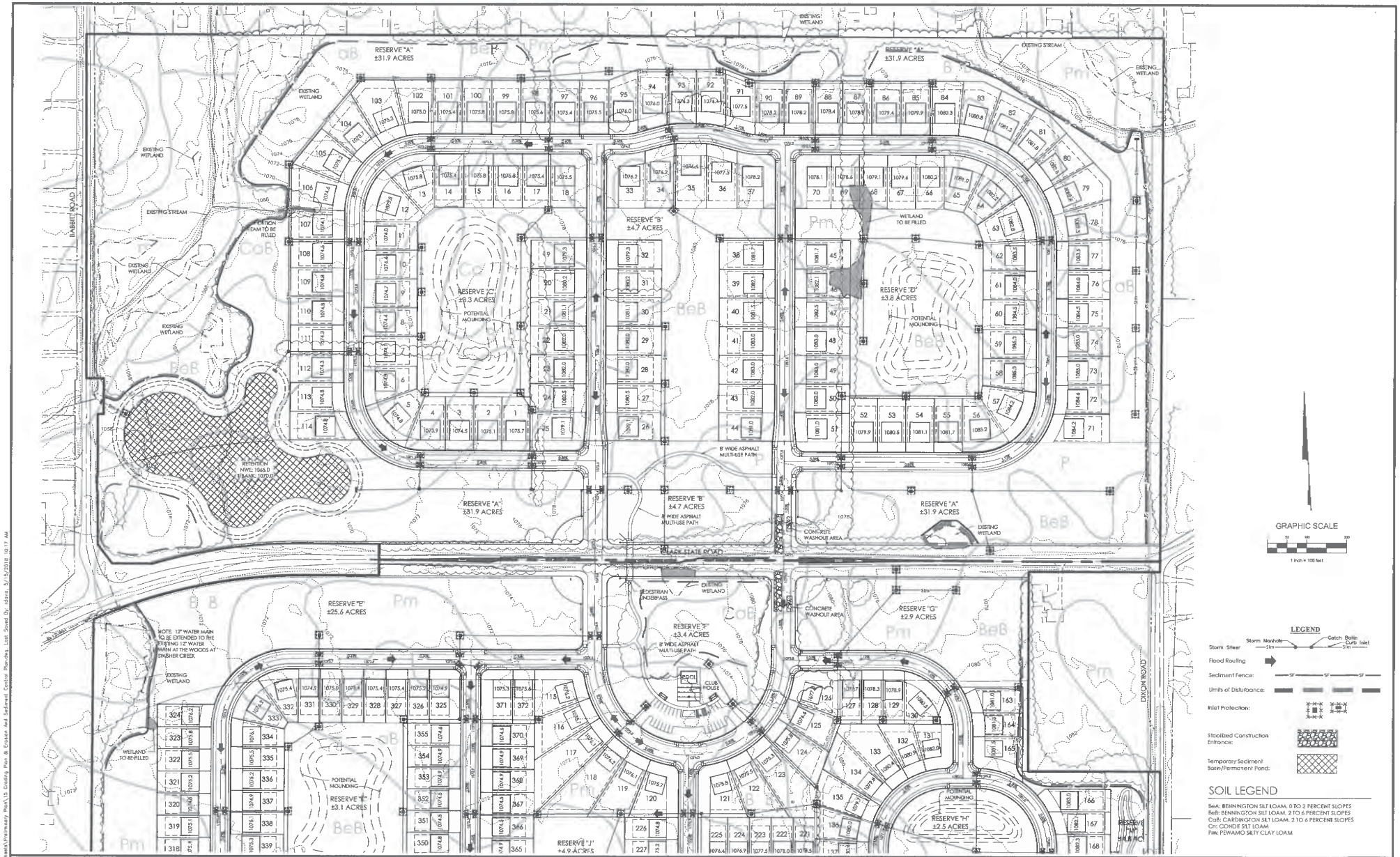
THE FARMS AT JEFFERSON

COMPOSITE UTILITY PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	2017151-6
Scale	Sheet
1"=100'	10/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON



SOIL LEGEND

BeA: BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB: BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
CaB: CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Cm: CONDIT SILT LOAM
Pm: PEWAMO SILTY CLAY LOAM

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
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Scale	Sheet
1"=100'	11/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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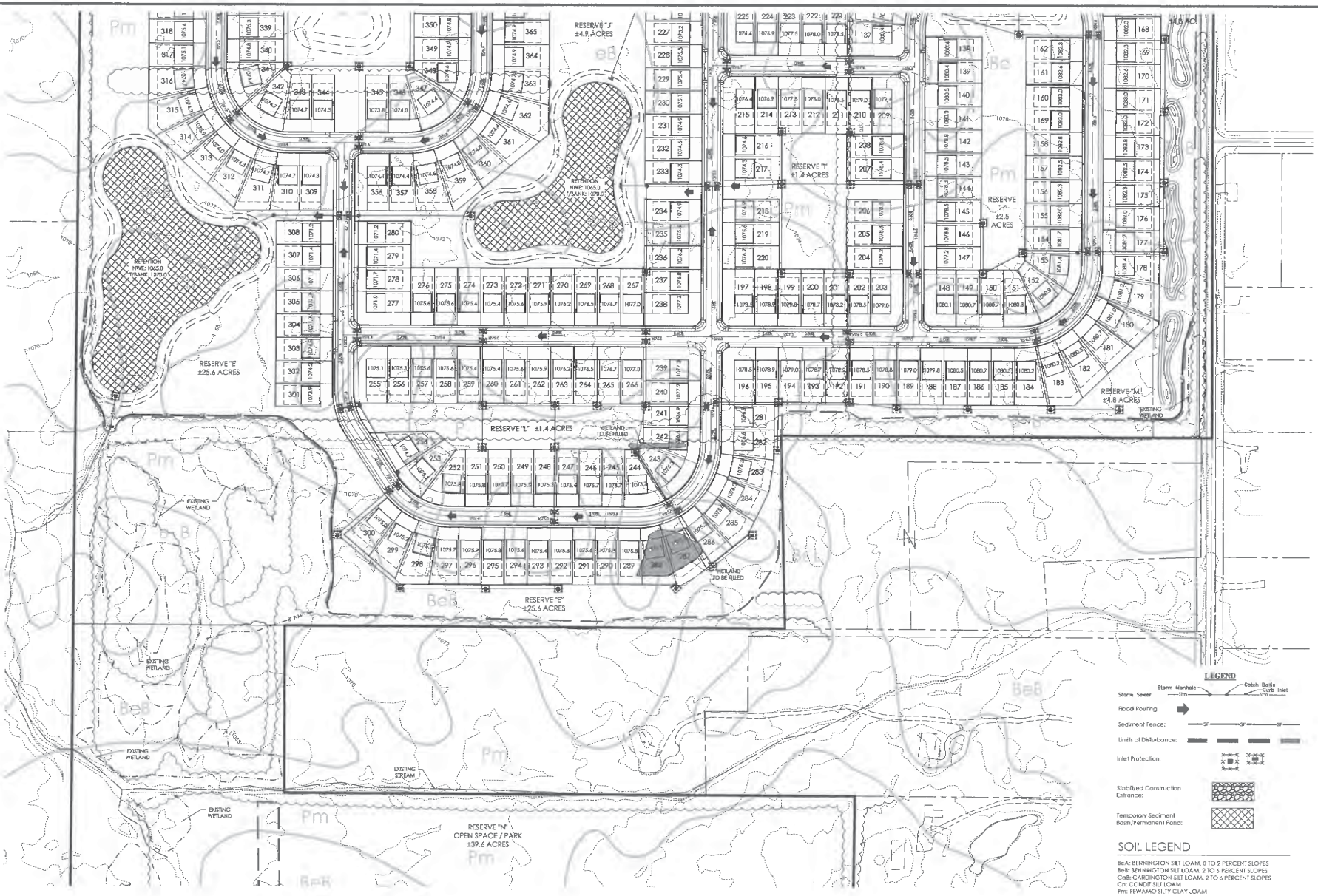

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

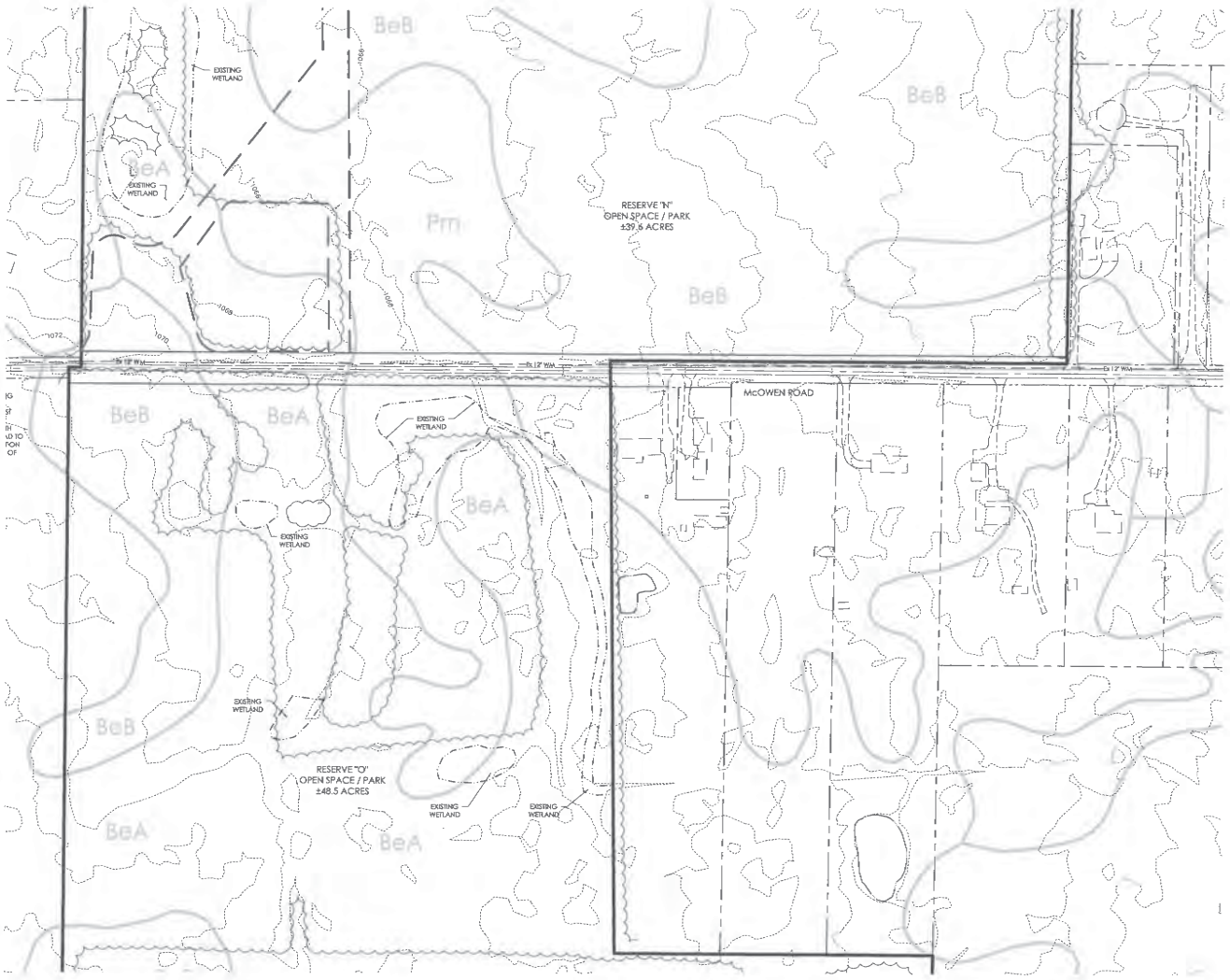
THE FARMS AT JEFFERSON

GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	12/15

PRELIMINARY PLAN- FOR THE FARMS AT JEFFERSON



LEGEND

- Storm Sewer — Storm Manhole (Stm) — Catch Basin / Curb Inlet (Inl)
- Flood Routing
- Sediment Fence: SF SF SF
- Limits of Disturbance:
- Inlet Protection:
- Stabilized Construction Entrance:
- Temporary Sediment Basin/Permanent Pond:

SOIL LEGEND

BeA: BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB: BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
CoB: CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Cr: CONDIT SILT LOAM
Pm: PEWAMO SILTY CLAY LOAM

GRAPHIC SCALE

50 100 200

1 inch = 100 feet

REVISIONS	
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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	13/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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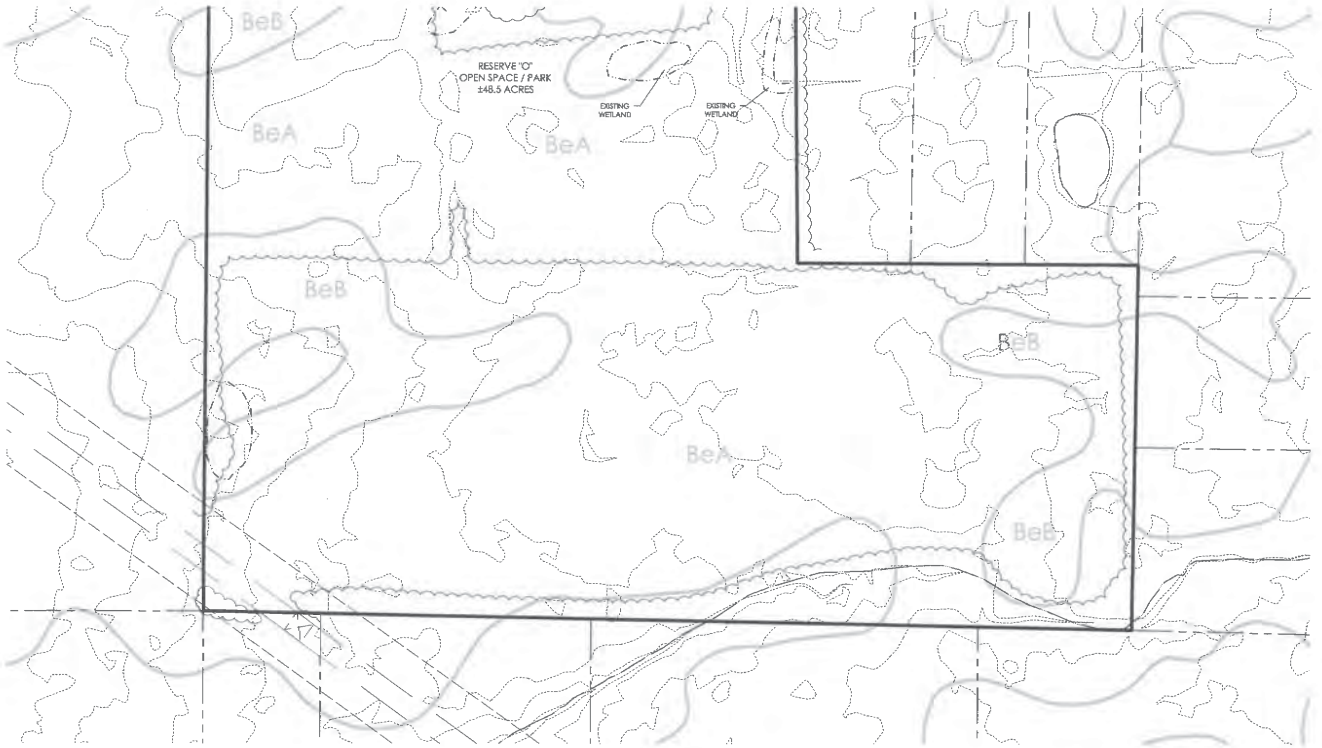

LEGEND

Storm Sewer — Storm Manhole (Sim) — Catch Basin / Curb Inlet (Sim)

Flood Routing

Sediment Fence: SF SF SF

Limits of Disturbance:

Inlet Protection:

Stabilized Construction Entrance:

Temporary Sediment Basin/Permanent Pond:

SOIL LEGEND

BeA: BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB: BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
CoB: CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Cn: CONDE SILT LOAM
Pm: PEWAMO SILTY CLAY LOAM

GRAPHIC SCALE

50 100 200

1 inch = 100 feet

REVISIONS

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JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
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PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

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SITE DATA

OWNER/DEVELOPER	M/I Homes of Central Ohio, LLC 3 Easton Oval, Suite 540 Columbus, Ohio 43219 Phone: 614-418-8000 Fax: 614-418-8030
PLAN DESIGNER:	EMH&T, Inc. 5500 New Albany Road Columbus, Ohio 43054 Phone: 614-775-4500 Fax: 614-775-4800
DEVELOPMENT TYPE:	Single Family
PROJECT DESCRIPTION: space	The site consists of approximately ±374.1 acres of open and existing single family homes. Activities will include the construction of single-family units, street, storm sewer, sanitary sewer and water lines.
EXISTING SITE CONDITIONS:	The site area drains east to an unnamed tributary one towards Blacklick Creek.
RECEIVING STREAM:	Blacklick Creek
ADJACENT AREAS:	The development is bordered by Dixon Road to the east and single family residential development on all other sides.
SOILS:	The soil on the site consists of: BeA: Bennington Silt Loam, 0 to 2 Percent Slopes BeB: Bennington Silt Loam, 2 to 6 Percent Slopes CaB: Cardington Silt Loam, 2 to 6 Percent Slopes Cn: Condit Silt Loam Pm: Pewamo Silty Clay Loam

GRADING REQUIREMENTS

The site will be stripped of unsuitable material and will require fill over the site to bring grade up to sub-base. Most of the site will be graded to drain back onto the site. All offsite areas will be conducted through the site and storm system with excess above ponding storm system with excess above ponding volume being discharged through emergency overflow.

EROSION AND SEDIMENT MEASURES

Erosion and sediment will be controlled by the use of inlet protection at proposed inlets, temporary sediment basins with control structures, and filter fabric fence will be constructed as per plan.

PERMANENT STABILIZATION

The site will be stabilized by the use of seeding or sodding in overlot areas.

MAINTENANCE

All erosion control devices are to be inspected by the construction superintendent daily and after significant rainfalls. Any damaged facilities are to be replaced/repaired immediately as may be necessary.

SEQUENCE OF CONSTRUCTION

1. Install stabilized construction entrances & concrete washout area.
2. Install perimeter sediment fence.
3. Install proposed sediment basins complete with outlet & skimmer.
4. Begin proposed earthwork activities.
5. Install storm sewer inlet protection on all proposed inlets.
6. Disturbed areas that will remain idle for more than 14 days shall be temporarily stabilized throughout construction activities.
7. Upon permanent stabilization of the site, remove temporary erosion & sediment controls including skimmer & riser from basins.

TEMPORARY AND PERMANENT SEEDING

The limits of seeding and mulching are as shown within the plan as indicated by the limits of disturbance. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

TEMPORARY SEEDING

Any area which will be left dormant (undisturbed) for more than 14 days shall be seeded within 7 days of terminated work. Disturbed areas within 50 feet of a stream, first order or larger, shall be stabilized within 2 days of inactivity. Temporary seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary.

Fertilizer 12-12-12	25 lb/1000 sq. ft.
Straw Mulch	2 tons/acre
Water	300 G/1000 sq. ft.

TEMPORARY SEEDING

SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
Nov. 1 to Spring	Use mulch only, sodding practices or dormant seeding		

PERMANENT SEEDING

Any area that is at final grade shall be seeded within 7 days of terminated work. Permanent seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal conditions for permanent seeding are from March 1-May 31 and August 1-October 15.

PERMANENT SEEDING

SEED MIX	SEEDING RATE lb/1000 sq.ft.	NOTES
GENERAL USE		
Creeping Red Fescue	1.6	
Kentucky Bluegrass	1.6	
Annual Ryegrass	0.8	

EROSION & SEDIMENT CONTROL NOTES

MAINTENANCE:
It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris which has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the contractor shall repair or replace at no additional cost to the owner.

INSPECTIONS:
The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once per every seven calendar days or within 24 hours of a .5" storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

CONTRACTORS RESPONSIBILITIES:
Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the O.D.N.R. Manual "Rainwater and Land Development." The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

The Contractor shall provide a schedule of operations to the owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continual protection of the site throughout the earth moving activities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer and the Ohio EPA.

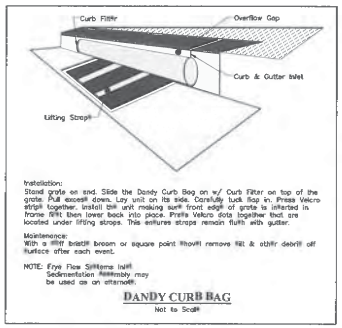
The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets which are not tributary to a sediment basin or dam.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

The Contractor shall be responsible to ensure that off-site tracking of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or along-side rivers, streams, or creeks or into natural or man-made channels or swales leading thereto. Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.

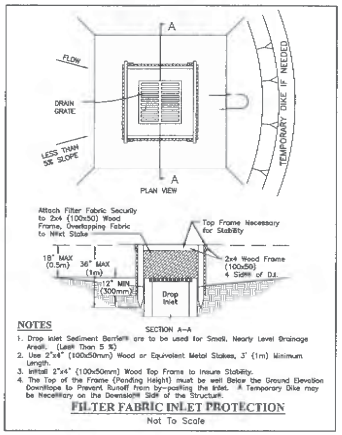


Installation:
Stand grate on end. Slide the Dandy Curb Bag on w/ Curb Filter on top of the grate. Pull excess down. Lay unit on its side. Carefully tuck flap in. Press Velcro strips together. Install the unit making sure front edge of grate is inserted in frame first then lower back into place. Pretie Velcro ties together that are located under lifting straps. This ensures straps remain flush with gutter.

Maintenance:
With a stiff bristle broom or square point shovel remove silt & other debris off surface after each event.

NOTE: Five Flow Systems Inlet Sedimentation Assembly may be used as an alternate.

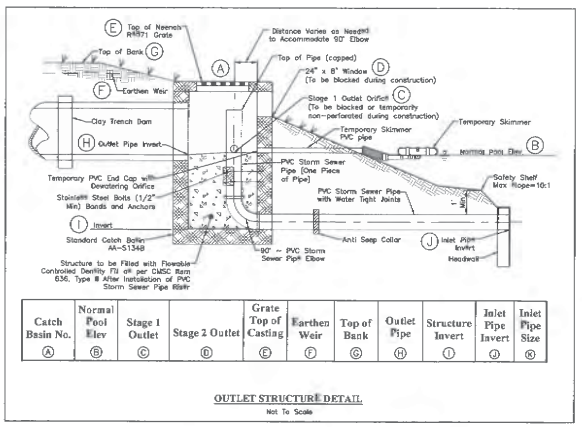
DANDY CURB BAG
Not to Scale



NOTES
1. Drop Inlet Sediment Barrier is to be used for Small, Nearly Level Drainage Areas. (Less Than 5 %)
2. Use 2"x4" (100x50mm) Wood or Equivalent Metal Stakes, 3' (1m) Minimum Length.
3. Install 2"x4" (100x50mm) Wood Top Frame to Insure Stability.
4. The Top of the Frame (Ponding Height) must be well Below the Ground Elevation Downslope to Prevent Runoff from by-passing the Inlet. A Temporary Dike may be Necessary on the Downside Side of the Structure.

SECTION A-A

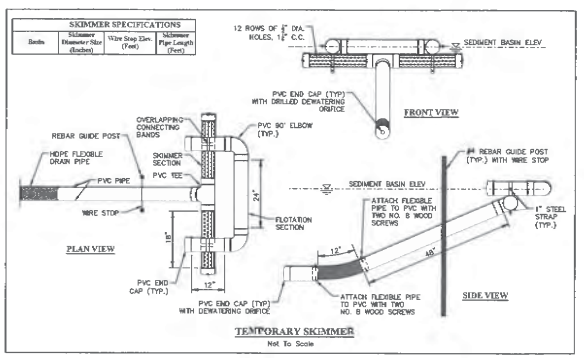
FILTER FABRIC INLET PROTECTION
Not To Scale



Catch Basin No.	Normal Pool Elev	Stage 1 Outlet	Stage 2 Outlet	Grate Top of Casting	Earthen Weir	Top of Bank	Outlet Pipe	Structure Invert	Inlet Pipe Invert	Inlet Pipe Size
A	B	C	D	E	F	G	H	I	J	K

OUTLET STRUCTURE DETAIL
Not To Scale

SKIMMER SPECIFICATIONS			
Basin	Skimmer Elsewhere Size (Inches)	Weir Step Size (Feet)	Skimmer Pipe Length (Feet)



TEMPORARY SKIMMER
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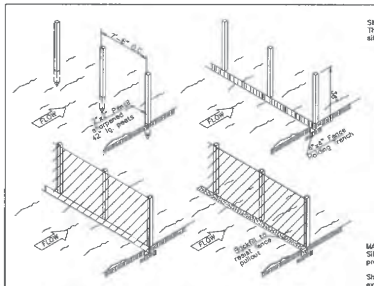


Silt fence fabric shall be ODOT, Type C Geotextile fabric or the equivalent to the following properties:

MATERIAL PROPERTIES

Maximum Tensile Strength	120 lbs
Maximum Elongation At 60 Lbs.	50%
Minimum Puncture Strength	50 lbs
Minimum Tear Strength	40 lbs
Minimum Burst Strength	200 psi
Apparent Opening Size	0.84 mm
Minimum Permittivity	1 x 10-2 sec.-1
Ultraviolet Exposure Strength Retention	70%

SILT FENCE:
Silt sediment barrier utilizes standard strength or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. Material Properties are listed in the provided table.
1. The height of a silt fence shall not exceed 36-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12-inches). Wood posts will be a minimum of 32" long. When extra strength fabric is utilized without the wire support fence, post spacing shall not exceed 6 feet.
4. A trench shall be excavated approximately 4-inches wide and 6-inches deep along the line of posts and upslope from the barrier.
5. 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 1-inch long, be wired or hog rings. 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.
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
7. 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 wired directly to the posts with all other provisions of Item No. 8 applying.
8. The trench shall be backfilled and soil compacted over the filter fabric.
9. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
10. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.

MAINTENANCE:
Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.

Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.

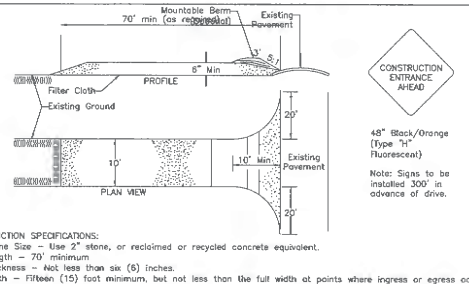
Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

Silt fence shall be installed by the Owner and maintained by the Site Contractor.

The use of straw wattles has proven to be versatile and effective Erosion and Sediment Control BMP, especially in residential settings. Straw wattles may be substituted for silt fence in linear installations.

The use of compost filter socks and compost blankets are gaining wider acceptance nationwide. They are now approved for use on all Columbus SWP3 plans and construction sites.

SILT FENCE DETAIL
Not To Scale



Note: Signs to be installed 300' in advance of drive.

CONSTRUCTION SPECIFICATIONS:
1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - 70' minimum
3. Thickness - Not less than six (6) inches.
4. Width - Fifteen (15) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - will be placed over the entire area prior to placing of stone.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. 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 measure used to trap all sediment spilled, dropped, washed or tracked onto public rights of way must be removed immediately.
8. 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.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE
Not To Scale

REVISIONS

DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

M/I HOMES
Move Up
mihomes.com
3 EASTON OVAL
COLUMBUS, OHIO 43219

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR

THE FARMS AT JEFFERSON

GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

Date	Job No.
MAY 15, 2018	20171516
Scale	Sheet
1"=100'	15/15

PRELIMINARY PLAN FOR THE FARMS AT JEFFERSON

EMH&T
Engineers, Surveyors, Planners, Scientists
DeliveringSolutions.

5500 New Albany Rd., Columbus, OH 43054
p. 614.775.4500
f. 614.775.4800
info@emht.com
Job Number: 2017-1516

THE FARMS AT JEFFERSON
Post Construction Operation & Maintenance Plan (O&M)
Prepared For: M/I Homes of Central Ohio, LLC
May 14, 2018

EMH&T

A legacy of **experience**. A reputation for **excellence**.

TABLE OF CONTENTS

APPENDICES

EXHIBITS

1.0 BEST MANAGEMENT PRACTICE OVERVIEW

The following report provides inspection and maintenance procedures associated with the post-construction water quality controls associated with The Farms at Jefferson project located in Jefferson Township, Franklin County, Ohio. The post-construction water controls and associated inspection and maintenance procedures are required per the Ohio EPA general stormwater permit no. OHC000005 and are intended to comply with Section IV of the Franklin County Engineer's Office Stormwater Drainage Manual to assure long-term adequacy of the stormwater drainage systems.

Water quality treatment for The Farms at Jefferson site will be addressed by managing stormwater runoff from the site by using a series of wet basins. Wet basins are designed to provide a minimum water quality volume drawdown time of 24 hours.

Stormwater basins treat incoming stormwater runoff by physical, biological, and chemical processes. The primary removal mechanism is the gravitational settling of particulates, organic matter, metals, bacteria and organics as stormwater runoff resides in the permanent pool. Other contaminants such as hydrocarbons, are broken down and eliminated by volatilization and chemical activity. Stormwater basins are utilized to remove 80% of the total suspended solids load in typical urban post-development runoff when designed and maintained properly. Stormwater basins naturally collect sediment, including gravel, sand and mud, as well as other debris like litter. To maintain its capacity and function, a basin should be kept free of excessive debris, litter, and sediment.

1.1 WET BASIN OUTLET STRUCTURE

The proposed outlet structure for Basins 01, 02, & 03 are shown on Exhibit B. The outlet configurations are described below.

Basins 01- Outlet Structure XX

- Normal Pool- xxx.xx feet
- Top of Bank- xxx.xx feet
- 1st stage outlet- orifice cut into riser pipe, invert at xxx.xx feet
- 2nd stage outlet- window, invert at xxx.xx feet
- 3rd stage outlet – Neenah R-4871 grate, top of casting at xxx.xx ft.
- Tailwater Control- outlet pipe, invert at xxx.xx feet

Basins 02- Outlet Structure XX

- Normal Pool- xxx.xx feet
- Top of Bank- xxx.xx feet
- 1st stage outlet- orifice cut into riser pipe, invert at xxx.xx feet
- 2nd stage outlet- window, invert at xxx.xx feet
- 3rd stage outlet – Neenah R-4871 grate, top of casting at xxx.xx ft.
- Tailwater Control- outlet pipe, invert at xxx.xx feet

Basins 03- Outlet Structure XX

- Normal Pool- xxx.xx feet
- Top of Bank- xxx.xx feet
- 1st stage outlet- orifice cut into riser pipe, invert at xxx.xx feet
- 2nd stage outlet- window, invert at xxx.xx feet
- 3rd stage outlet – Neenah R-4871 grate, top of casting at xxx.xx ft.
- Tailwater Control- outlet pipe, invert at xxx.xx feet

2.0 MAINTENANCE & INSPECTION PROCEDURES

All maintenance of the existing and proposed detention basin and public storm sewer infrastructure will remain the responsibility of the Developer or Home Owners Association (Developer/HOA) until such time as the Franklin County Drainage Engineer's Office assumes maintenance responsibilities. The Developer/HOA is responsible for all inspections and reporting outlined within this Manual and as per the Stormwater Drainage Manual, Section 4.1.2 until the transfer takes place and will be responsible for all trash and debris removal, weed control and mowing of the basin area above the normal pool elevation.

Prior to the Maintenance of the storm system infrastructure being transferred to the Franklin County Engineer's Office, the build out of the subdivision shall be completed and the Developer/HOA must complete the following items:

1. Removal of the Temporary skimmer within the Stormwater Detention Basin.
2. An "As-Built" survey of the Storm Sewer System must be submitted for review to the Franklin County Drainage Engineer to verify the system has been constructed per plan. The entire system includes the Basin, the Basin Outlet Control Structure and outlet pipe as well as all pipe, manholes, catch basins and headwalls associated with the storm system routing to and through the Detention Basin.
3. The basin shall be cleaned of all accumulated sediment and restored to design elevations. The storm sewer infrastructure shall be cleaned thoroughly and any required repairs must be made.
4. The basin and storm sewer system infrastructure shall be inspected by the Franklin County Drainage Engineer.
5. The property owner shall provide an Easement to the Franklin County Drainage Engineer for access and maintenance to the Detention Basin and it shall be at a minimum 20' wide in accordance with the Stormwater Drainage Manual, Section 4.1.1. The Access route shall be provided at a maximum slope of 10' (Horiz) to 1' (Vert.) from the road right-of-way to toward the basin.

The stormwater basins and associated outlet structures along with the storm sewer pipe and structures will be inspected and maintained to ensure the stormwater system is functioning properly. Inspections and maintenance will be coordinated by the Developer/HOA and submitted to the Franklin County Drainage Engineer's Office prior to the County assuming maintenance of

any storm system related infrastructure. The Developer/HOA shall ensure that inspections occur at the following instances: The basin shall be inspected within 48 hours of significant rain events (≥ 0.5 inches of rain over a 24 hour period) during construction and after the first year of use following the completion of construction activities. An annual inspection frequency can be determined based upon the results of the first year inspections, but should be no less than twice per year unless otherwise noted. Guidance on the frequency of the first year maintenance activities is included in this section. A copy of each inspection log shall be sent annually by December 31st of each year to the Franklin County Drainage Engineer.

Post-Construction Operator: **Franklin County Drainage Engineer**
Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

Email: jramsey@franklincountyengineer.org
Phone: (614) 525-7318

Inspection and Maintenance Procedures

A report shall be prepared that summarizes the observations made during the site inspection. The reports shall additionally indicate maintenance needs. The reports are to be kept on file and a signed and dated copy of the report should be sent to the Franklin County Engineer's Office (attn. **Jim Ramsey**) on an annual basis, prior to the end of each year. Inspection reports are provided within Appendix A.

Wet Basin Inspection and Maintenance Procedures

Inspection Item	Maintenance Procedures	Frequency of Inspection
• Pretreatment Swale • Vegetated Side Slopes • Filter Embankment	• Repair undercut/eroded areas and stabilize – Place topsoil within eroded area as need and apply grass seed and mulch. Install temporary erosion protection during grass germination. • Mow the side slopes and embankment. • Do not fertilize vegetation surrounding the sand filter	Quarterly
• Storm Sewer Pipes • Storm Sewer Inlets • Rock Rip Rap Outlet Protection	• Remove debris from the sewer system to ensure positive flow through the system. • Remove debris from the storm sewer inlets. • Remove accumulated sediment/debris from the rock riprap outlet protection.	Quarterly
• Sand Filter Media • Underdrain Pipe	• Monitor sediment accumulation in the facility. Remove sediment/debris as needed. Rake/and or remove sediment from surface of filter bed. Inspect the filters tributary area to determine the source of sediment and stabilize the disturbed areas with grass or stone cover. • Examine the ensure underdrain is free of debris and operational. Open the inspection ports/clean-out riders and inspect. If standing water is noted within the underdrain inspect the underdrain outlet to see if runoff is flowing out of the pipe. If no flow is noted, clean underdrain with a vacuum truck. • Inspect for invasive vegetation and remove as necessary. • Inspect the surface of the filter for standing water. If retained runoff is noted after a 24-hour period, inspect underdrain system to see if a clog is present. If underdrain system is not clogged, replace the sand filter media and stone cover.	Quarterly

APPENDIX A:

Inspection & Maintenance Agreement

APPENDIX B:

Inspection & Maintenance Report

Operation and Maintenance Inspection Report for Stormwater Basins and Wetlands (*)

Inspector Name _____

Inspection Date/Time _____

Stormwater Pond:

Normal Pool _____

Normal Dry _____

Project Location (inc. SP coordinates):

_____

_____

Watershed _____

Owner Name _____

Inspection Items	Checked? Yes/No	Maintenance Needed? Yes/No	Inspection Frequency	Comments
Pond Components				
1. Embankment and Emergency Spillway				
a. Adequate vegetation and ground cover			A	
b. Embankment erosion			SA	
c. Animal burrows			A	
d. Unauthorized plantings			A	
e. Cracking, bulging, or sliding of dam				
i. Upstream face			A	
ii. Downstream face			A	
iii. At or beyond toe				
Upstream			A	
Downstream			A	
iv. Emergency spillway			A	
f. Pond, toe & chimney drains clear and functioning			A	
g. Leaks on downstream face			A	
h. Abutment protection or riprap failures			A	
i. Visual settlement or horizontal misalignment of top of dam				
j. Emergency spillway clear of debris			A	
k. Other (specify)			A	
2. Riser and principal spillway				
Type: Reinforced concrete _____ Corrugated pipe _____ Masonry _____ a. Low flow orifice obstructed			A	
b. Low flow trash rack i. Debris removal necessary			A	
ii. Corrosion control			A	

Inspection Items	Checked? Yes/No	Maintenance Needed? Yes/No	Inspection Frequency	Comments
c. Weir trash rack				
i. Debris removal necessary			A	
ii. Corrosion control			A	
d. Excessive sediment accumulation inside riser			A	
e. Concrete/Masonry condition Riser and barrels				
i. Cracks or displacement			A	
ii. Minor spalling (<1")			A	
iii. Major spalling (rebars exposed)			A	
iv. Joint failures			A	
v. Water tightness			A	
f. Metal pipe condition			A	
g. Control valve				
i. Operational/exercised			A	
ii. Chained and locked			A	
h. Pond drain valve			A	
i. Operational/exercised			A	
ii. Chained and locked			A	
i. Outfall channels flowing			A	
j. Other (specify)			A	
3. Permanent pool (wet ponds)				
a. Undesirable vegetative growth			M	
b. Floating or floatable debris removal required			M	
c. Visible pollution			M	
d. High water marks			M	
e. Shoreline problems			M	
f. Sediment accumulation			M	
g. Other (specify)			M	
4. Sediment forebays				
a. Sedimentation noted			M	
b. Sediment removal when depth <20% design depth			M	
5. Dry pond areas				
a. Vegetation adequate			M	
b. Undesirable vegetative growth			M	
c. Undesirable woody vegetation			M	
d. Low flow channels clear of obstructions			M	
e. Standing water or wet spots			M, S	
f. Sediment and/or trash accumulation			M	
g. Other (specify)			M	

Inspection Items	Checked? Yes/No	Maintenance Needed? Yes/No	Inspection Frequency	Comments
6. Condition of outfalls into pond				
a. Riprap failures			A,S	
b. Slope erosion			A,S	
c. Storm drain pipes			A.S	
d. Endwalls/headwalls			A,S	
e. Other (specify)			A,S	
7. Other				
a. Encroachments on ponds or easement area			M	
b. Complaints from residents (describe on back)			M	
c. Aesthetics				
i. Grass height			M	
ii. Graffiti removal necessary			M	
iii. Other (specify)			M	
d. Any public hazards (specify)			M	
e. Maintenance access			M	
f. Monitor mosquito larvae presence (seasonal)			M	
8. Constructed wetland areas				
a. Vegetation healthy and growing (50% surface area coverage)			M	
b. Evidence of invasive species			M	
c. Excessive sedimentation in wetland area			M	

Inspection Frequency Key A = Annual, SA = Semi-annual, M = Monthly, S = After major storm

(*) Source: Georgia Stormwater Management Manual – Adapted from Watershed Management Institute, Inc. (1997)

Summary

1. Inspectors Remarks: _____
   _____
   _____
   _____
   _____
   _____

   Overall condition of Facility (Check one)
   _____ Acceptable
   _____ Unacceptable

2. Dates any maintenance must be completed by: _____
   _____

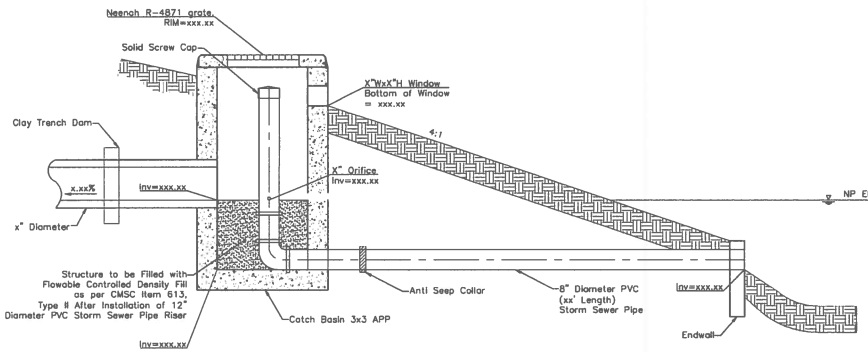
CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION ON THIS FORM AND BELIEVE THE INFORMATION IS TRUE, ACCURATE AND COMPLETE.

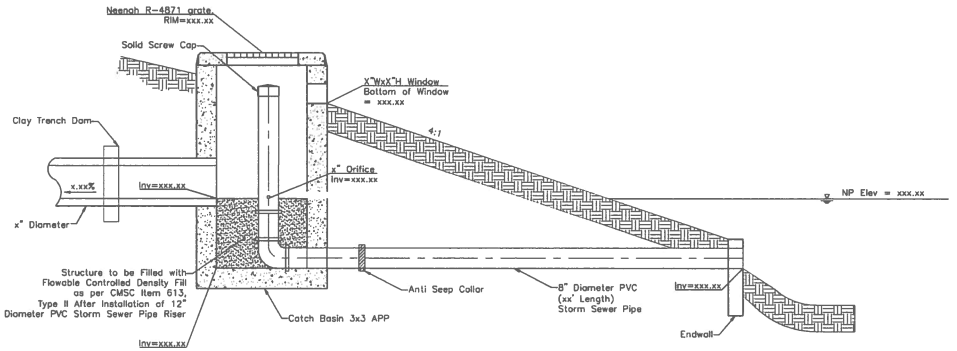
_____	_____	_____
Authorized Representative Signature	Title	Date

EXHIBIT A:

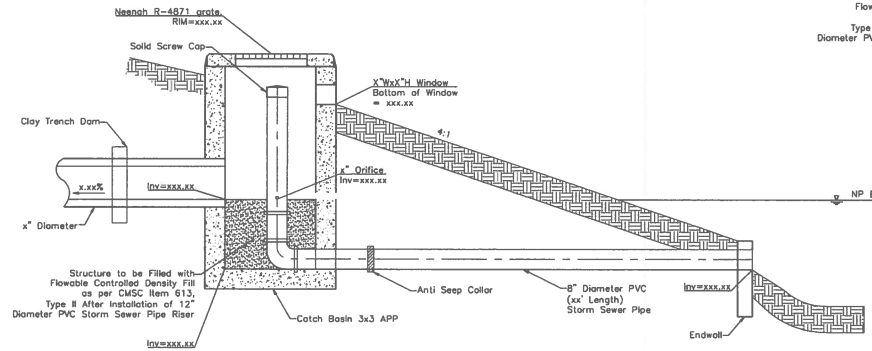
Details



BASIN 01 PERMANENT OUTLET STRUCTURE
Not to Scale



BASIN 03 PERMANENT OUTLET STRUCTURE
Not to Scale



BASIN 02 PERMANENT OUTLET STRUCTURE
Not to Scale

REVISIONS

MARK	DATE	DESCRIPTION

M/I HOMES
Move Up
mihomes.com

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
POST CONSTRUCTION OPERATION & MAINTENANCE PLAN
FOR
THE FARMS AT JEFFERSON
DETAILS

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers | Surveyors | Planners | Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Fax 614.775.4800
emht.com

DATE
May 2018

SCALE
None

JOB NO
20171516

SHEET
Exhibit A

EXHIBIT B:

Stormwater Tributary Map

REVISIONS

MARK	DATE	DESCRIPTION

M/I HOMES
Move Up
mihomes.com

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
POST CONSTRUCTION OPERATION & MAINTENANCE PLAN
FOR
THE FARMS AT JEFFERSON
SITE MAP

EMHT
EMH&T, Mechanical, Hydraulics & Water, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
EMHT.COM

DATE: May 2018
SCALE: 1" = 200'
JOB NO.: 20171516
SHEET: **Exhibit B**

SUBDIVIDERS AGREEMENT – COUNTY OF FRANKLIN, OHIO

To be signed and submitted with the Construction Plan
Note: The county engineer must approve form and content of actual agreement.

This agreement between **M/I Homes of Central Ohio**, the subdivider, and the County of Franklin concerning the **Farms at Jefferson** subdivision plat, shall set out conditions, requirements and considerations relative to the construction of required improvements and the issuance of county zoning, building, and health permits for lots and reserves in the above named subdivision. This Agreement shall be binding on the subdivider(s) and his/her/their personal representatives, heirs and assigns, upon the submission and approval of the construction plan and shall be subject to the following:

A. All improvement plans (street, drainage, storm water management, sanitary, water, erosion and sedimentation control, grading, etc.) shall be signed by the subdivider's engineer. Improvement plans approved by the county engineer, county drainage engineer, county sanitary engineer, or Franklin County Public Health shall be a part of this Agreement.

B. Requirements and provisions of the subdivision plat and Subdivision Regulations of Franklin County, Ohio shall be part of this Agreement.

C. No county zoning, building, or health permits shall be issued for development of lots or reserves in this subdivision until all required improvements have been properly completed to the satisfaction of the county engineer and the Franklin County Economic Development and Planning Department.

D. The Subdivider further agrees that any violation of, or unsatisfactory compliance with, any provision, stipulation, or requirement of this Agreement, the subdivision plat, or the Subdivision Regulations of Franklin County, Ohio shall constitute a breach of contract and may subject the Subdivider and subdivision to enforcement measures such as, but not limited to: stop work orders, use of surety, forfeiture of deposited funds, moratoria on development permits, fines, revocation of approvals or permits, plat recall, etc.

E. All work shall be performed within a _____period from the approval date of the Final Plat. However, an extension of time may be granted if approved by the Board of Franklin County Commissioners.

Vickie Cohen		5-15-18
First Witness	Subdivider M/I Homes	Date
First Witness	Subdivider	Date
Franklin County Engineer	Date	

RECEIVED
MAY 15 2018
Franklin County Planning Department
Franklin County, OH

692-PP

RECEIVED
JUN 07 2018
Franklin County Planning Department
Franklin County, OH

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: 6/7/18 Received By: BMF

Application No.: 693-V Fee: $350 FCPC Date: 7/11/18

Property Owner/Subdivider/or Agent

Signature: Charlene K. Davison Date: 6/4/18

Name: Charlene K. Davison

Address: 4180 Saturn Rd.

City, State, Zip: Hilliard OH 43026 Phone No: 614-374-3133

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

SO1.05 - LOT GEOMETRY - TRACT A+B TRACT C - 5 DEGREE PERPENDICULAR REQUIREMENT - DUE TO EXISTING CONFIGURATION OF PARENT PARCEL IT DOES NOT MEET THIS REQUIREMENT

SO1.05 - LOT GEOMETRY - TRACT C - 4:1 DEPTH RATIO DUE TO EXISTING NARROW STRIP OFF OF SCHIRTZINGER ROAD THE DEPTH RATIO IS APPROX. 8:1

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).

Signed and sworn before me this 4th day of June, 2018.

Cynthia L. Elliott

NOTARIAL SEAL
STATE OF OHIO

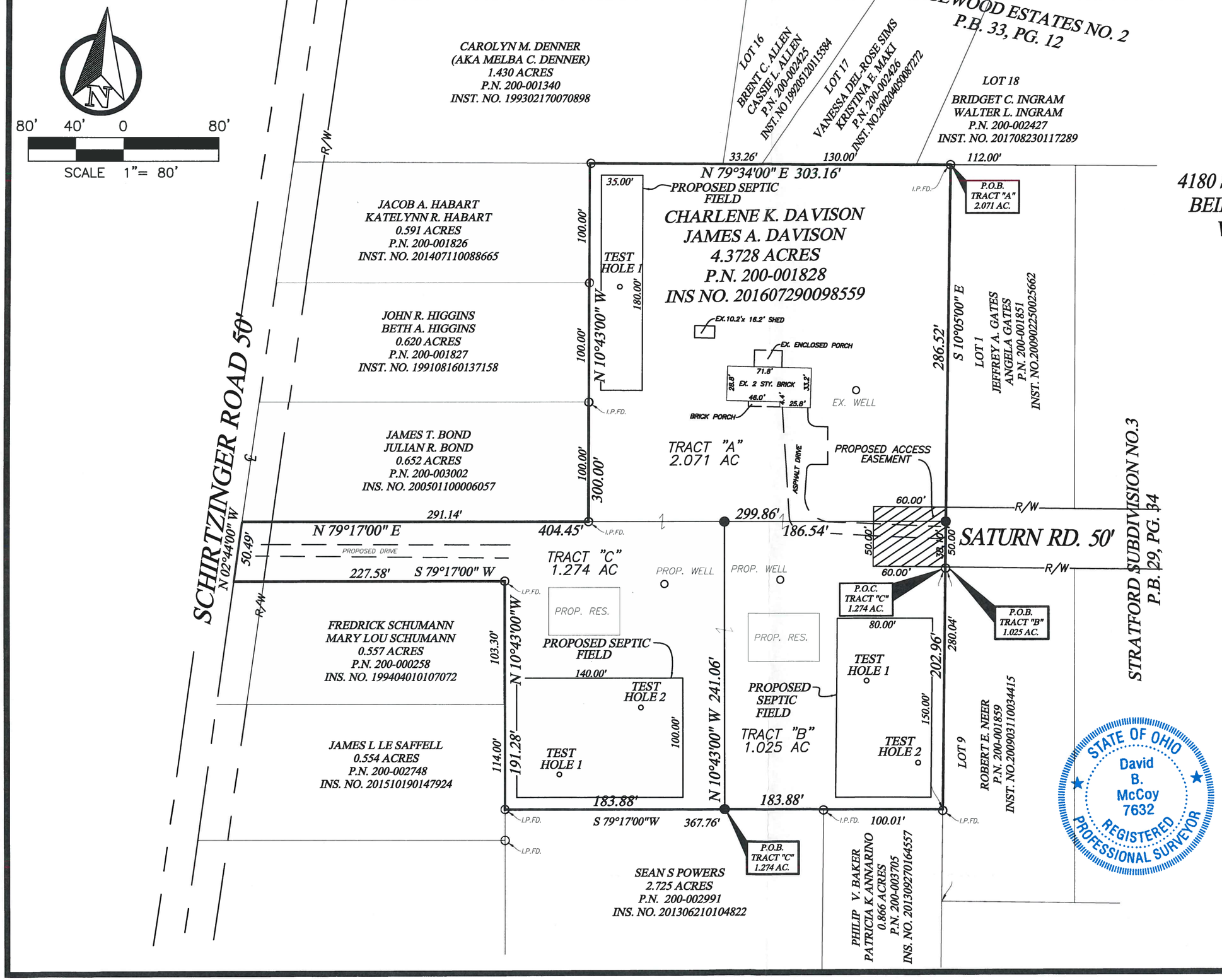
CYNTHIA L. ELLIOTT
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date.
Sec. 147.03 R.C.

Case No. 693-V

Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
2550 Corporate Exchange Dr. Suite 10 • Columbus, Ohio 43221
Phone (614)885-2498 • Fax (614)885-2886

LOT SPLIT
OF PARCEL NO 200-001828
4180 SATURN ROAD, HILLIARD OHIO
BEING PART OF SURVEY NO. 1406, VIRGINIA MILITARY LANDS

RECEIVED
JUN 07 2018
Franklin County Planning Department
Franklin County, OH
VA-3904



REFERENCES:

DEEDS ARE SHOWN HEREON
SUBDIVISION PLATS ARE SHOWN HEREON.

FLOOD ZONE: X
39049C0161K, 6/17/2008
ZONING: R (RURAL)

LEGEND

- ● IRON PIN SET (5/8" REBAR/YELLOW PLASTIC CAP STAMPED "POMEROY & ASSOC")
- ○ 5/8 INCH IRON PIN FOUND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE BEARINGS AS REFERENCED FOR THE CENTERLINE OF SCHIRTZINGER ROAD, NORTH 02° 44' 00" WEST, AS RECORDED IN INSTRUMENT NUMBER 20160729009859 OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SURVEYOR'S CERTIFICATION:

WE HEREBY CERTIFY THAT THE ABOVE SURVEY WAS PREPARED FROM INSTRUMENTS OF RECORD AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS CORRECT.

FIELD SURVEY IN FEBRUARY 2018
POMEROY & ASSOCIATES, LTD.

STATE OF OHIO
David B. McCoy
7632
REGISTERED PROFESSIONAL SURVEYOR

By David B. McCoy 5/28/2018
DAVID B. MCCOY, REGISTERED SURVEYOR #7632

Franklin County
Where Government Works

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

Economic Development & Planning Department
James Schimmer, Director

April 9, 2018

James Davison
4180 Saturn Road
Hilliard, Oh 43026

Mr. Davison:

This correspondence is concerning your lot split application, Case No. 014-18-LS, proposing to split 1.025 and 1.274-acre lots from parcel number 200-001828. The proposed lot splits must meet the applicable subdivision standards specified in the *Franklin County Subdivision Regulations* and the development standards specified in the *Franklin County Zoning Resolution*. These documents are available in the "Planning and Zoning" section of our website: https://development.franklincountyohio.gov/planning-zoning.

This application has been ***denied*** based on the following:

Franklin County Subdivision Regulations

1. Section 501.05 – *Lot Geometry:* Side lot lines shall be within five degrees of being perpendicular or radial to street centerlines.
    - The proposed 241.06 foot side lot line is beyond five degrees of being perpendicular to Schirtzinger Road (Tract C) and is beyond five degrees of being perpendicular to Saturn Road (Tract A + B).
2. Section 501.05 – *Lot Geometry:* Depth to width shall not exceed a ratio of 4:1.
    - Tract C would have a depth to width ration of 8:1.
    - It's not clearly indicated on the submitted survey, however the minimum depth to width requirement would not be able to be met.

Franklin County Zoning Resolution

1. Section 302.021(a(1)) – *Land Subdivision:* The remaining portion of the lot split must be 5-acres in size or larger.
    - The lot sizes proposed are: 2.071-acres (Tract A), 1.025-acres (Tract B) and 1.274-acres (Tract C), none of which will meet the required remainder lot size.
2. Section 302.041(a) – *Lot Area and Coverage:* Each lot shall be 2.5-acres in size or larger
    - The lot splits will allow for the creation of 1.025 and 1.274-acer lots, not meeting the minimum lot size.
3. Section 302.042 – *Minimum Lot Width:* For a one-family dwelling, there shall be a lot width of 150 feet or more at the front line of the dwelling and have access to and abut on an improved, dedicated publicly maintained street right-of-way for a distance of at least 150 feet.
    - All proposed lots do not meet the required road frontage.

Technical Review Agency Comments

Franklin County Engineer's Office

The suggested access easement shown on the attached survey plat will need to be reflected on the legal descriptions for both Tract "A" and Tract "B", as they are served via a shared access drive. This will be required on both legal descriptions on the 2 tracts, and recorded accordingly. If not, then Tract 'A" will not have a legal access point and either landlocked, which can't be allowed, or they will have to get a permit and relocate their existing drive access.

Norwich Township Road Department

Please reach out to Robbie Thomas, Roads Superintendent with any questions related to access along Schirtzinger Road and Saturn Road, 614-876-2236 or Robbie_Thomas@NorwichTownship.org.

The application has also been found deficient base on the following information not being included with the submitted materials:

1. (FCSR)Section 202.03(D(5+6)) – *Minor Subdivision Information:*
    - The location of well and septic system were not included.
2. (FCZR) Section 502.021(3) – *Yards Required Open:*
    - It's undetermined if the existing, and any proposed driveways would be 3 feet or more from all property lines -or- if a shared access easement would be approved.
3. (FCSR) Section 507.05 – *Household Sewage Treatment System:*
    - Approval from Franklin County Public Health is required when an onsite septic system is proposed. No approval from Public Health was received.

To address these deficiencies you may file a formal variance request to the Sections referenced in the Franklin County Subdivision Regulations and the Franklin County Zoning Resolution, however, there is no guarantee the applications will be approved. The variance request to the Subdivision Regulations will go before the Franklin County Planning Commission in a public hearing. They will act upon the request in accordance with Section 701 of the Franklin County Subdivision Regulations. The fee to file is $350 per three digit section (non-refundable), payable by check or money order made out to the Franklin County Treasurer.

The variance request to the Zoning Resolution will go before the Franklin County Board of Zoning Appeals in a public hearing. They will act upon the request in accordance with Section 810 of the Franklin County Zoning Resolution. The fee is $350 (non-refundable) for all variances included in the application, payable by check or money order made out to the Franklin County Treasurer.

All forms, fees, calendars and complete copies of the referenced regulations above can be found on our website: https://development.franklincountyohio.gov/

If you have questions, please contact me by phone at 614-525-4684 or by email: bxfisher@franklincountyohio.gov.

Sincerely,

Brad Fisher
Planner

CC: Dave McCoy – Pomeroy & Associates
File

RECEIVED
JUN 19 2018
Franklin County Planning Department
Franklin County, OH

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: 6/19/18 Received By: BMF

Application No.: 694-V Fee: $350 FCPC Date: 7/11/18

Property Owner/Subdivider/or Agent (614)232-8682 scott@ksrlegal.com

Signature: Scott N. Schaeffer Date: 6/18/18

Name: Scott Schaeffer, Atty. & agent for Memory Lane Farm, LLC, Brian & Christina Boggs, Trustees

Address: 88 West Mound Street

City, State, Zip: Columbus, Ohio 43235 Phone No: (614) 232 - 8682

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

Franklin County Subdivision Regulations Sec. 501.05

Please see description and reasons in support of variance request attached as Exhibit "A".

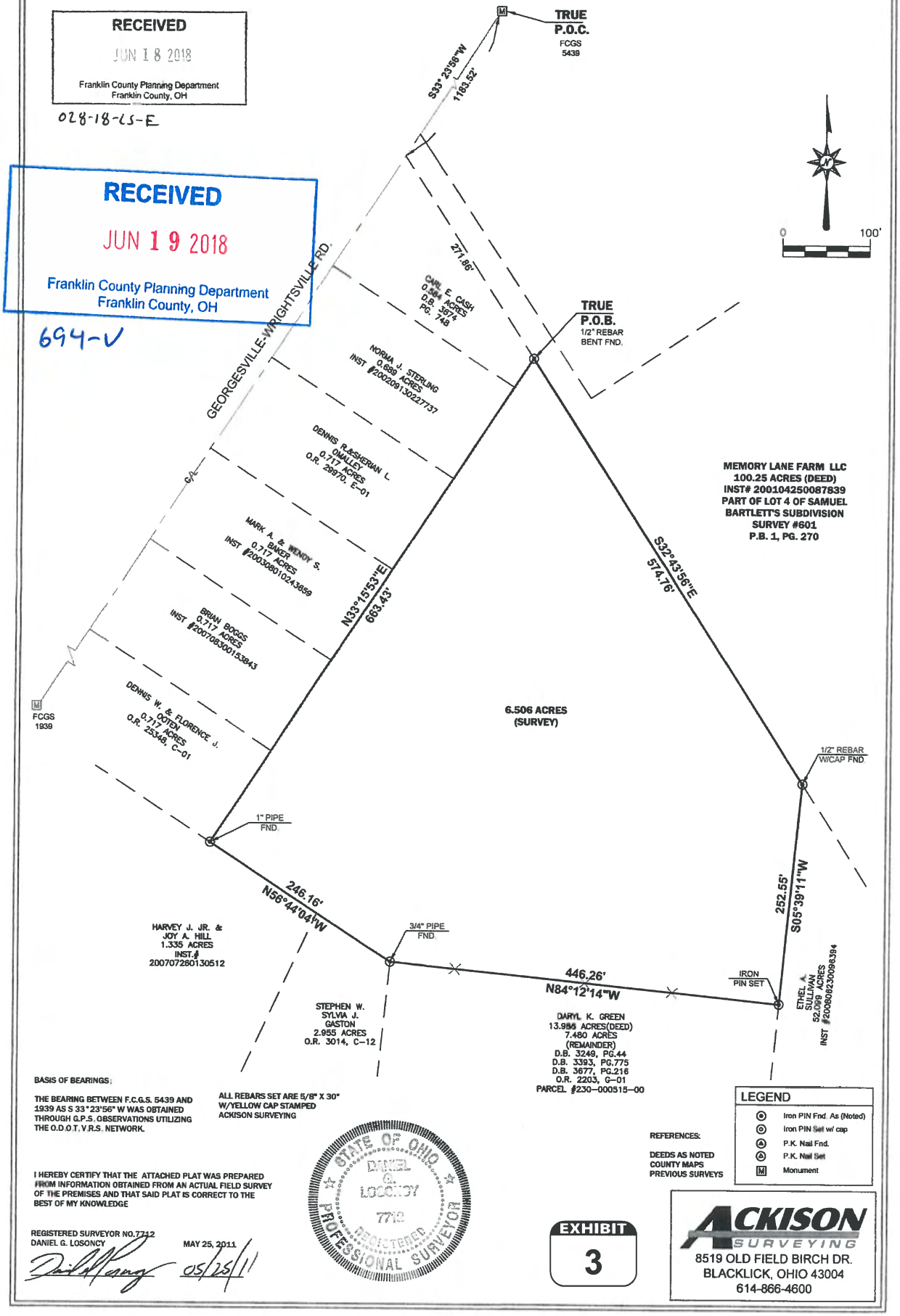
Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).

LOT SPLIT SURVEY OF A 6.506 ACRE TRACT

SITUATED IN THE TOWNSHIP OF PLEASANT, FRANKLIN COUNTY, OHIO, BEING PART OF V.M.S. #6297, AND ALSO BEING DIVIDED OUT OF A 13.986 ACRE TRACT (BE DEED) AS CONVEYED TO DARYL K. GREEN IN D.B. 3249 PG. 44, D.B. 3393 PG. 775, D.B. 3677 PG. 216, & O.R.2203 G-01, AT THE FRANKLIN COUNTY RECORDER'S OFFICE.

RECEIVED
JUN 18 2018
Franklin County Planning Department
Franklin County, OH
028-18-LS-E

RECEIVED
JUN 19 2018
Franklin County Planning Department
Franklin County, OH
694-V



BASIS OF BEARINGS:

THE BEARING BETWEEN F.C.G.S. 5439 AND 1939 AS S 33°23'56" W WAS OBTAINED THROUGH G.P.S. OBSERVATIONS UTILIZING THE O.D.O.T. V.R.S. NETWORK.

ALL REBARS SET ARE 5/8" X 30" W/YELLOW CAP STAMPED ACKISON SURVEYING

REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS

LEGEND

- Iron PIN Fnd. As (Noted)
- Iron PIN Set w/ cap
- P.K. Nail Fnd.
- P.K. Nail Set
- Monument

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

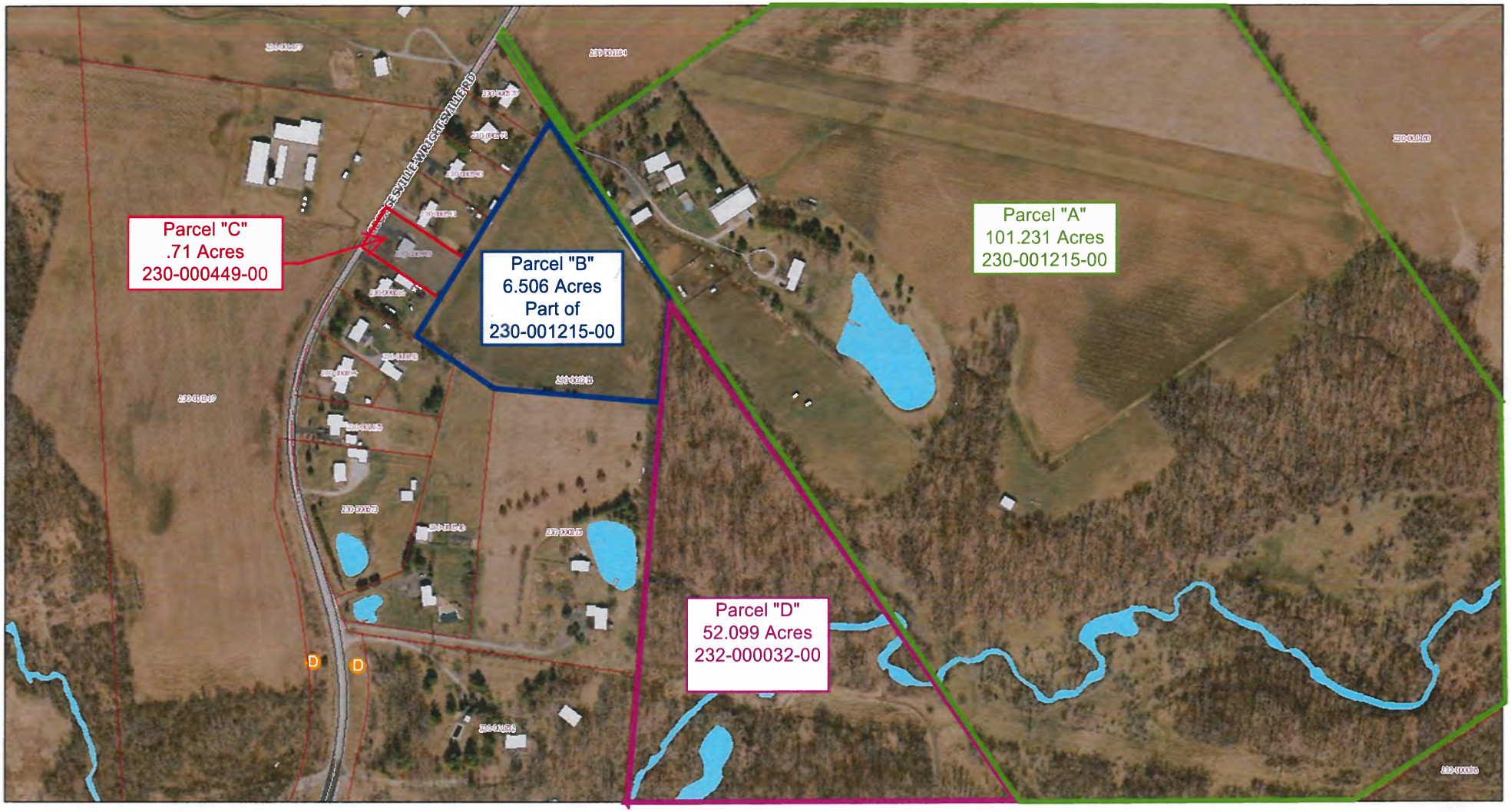
REGISTERED SURVEYOR NO.7712
DANIEL G. LOSONCY
MAY 25, 2011
05/25/11

STATE OF OHIO DANIEL G. LOSONCY 7712 REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT 3

ACKISON SURVEYING
8519 OLD FIELD BIRCH DR.
BLACKLICK, OHIO 43004
614-866-4600

230O079G 01100



June 18, 2018

1:3,948

0 265 530 1,060 ft

0 80 160 320 m

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
Columbus GIS

Franklin County Auditors Office
Copyright 2015

RECEIVED
JUN 19 2018
Franklin County Planning Department
Franklin County, OH

694-V

EXHIBIT
1

KSR
est. 1977

694-V

June 19, 2018

VIA HAND DELIVERY

Franklin County Economic Development & Planning Department
Franklin County Planning Commission
150 S. Front Street, FSL Suite 10
Columbus, Ohio 43215

RE: Request for Variance:
Lot Split from Franklin County Parcel No. 230-001215-00
Combine/Attach to Franklin County Parcel No. 230-000449-00

Dear Commissioners:

Enclosed you will find a Variance Application being filed on behalf of Memory Lane Farm, LLC ("Memory Lane"), Brian L. Boggs, Trustee of the Brian L. Boggs Trust and Christina M. Boggs, Trustee of the Christina M. Boggs (collectively, "Boggs"). The property that is subject to the variance request is located within Pleasant Township and the requested variance is necessary under Franklin County Subdivision Requirements Section 501.05 for Lot Geometry.

The genesis for the lot split and corresponding variance request is the sale by Memory Lane of approximately 101.231 acres located at 3812 Georgesville-Wrightsville Road, Grove City, Ohio, being Auditor's Parcel No. 230-001215-00 ("Parcel A"). For ease of reference a copy of the Auditor's GIS map is attached hereto with the parcels identified. As part of the sale, Memory Lane will be retaining and seeks to split 6.506 acres from Parcel A resulting in the area identified as "Parcel B". As shown on the enclosed GIS Map, the resulting Parcel B would be landlocked if it is not combined with another parcel in the same taxing district. Boggs are the owners of Memory Lane and are also the owners of the properties located at 3878 Georgesville-Wrightsville Road, Grove City, Ohio, being Auditor's Parcel No. 232-000032-00 ("Parcel C") and the property located at 8930 London-Groveport Road, Grove City, Ohio, being Auditor's Parcel No. 232-000032-00 ("Parcel D"), however, Parcel D is located in a separate taxing district.

In order to complete the sale of the 101.231-acre parcel identified as Parcel A, Memory Lane and Boggs wish to avoid the creation of a landlocked Parcel B and therefore request a

variance from the Lot Geometry requirements stated in Section 501.05. Parcel B would be combined with Parcel C and the resultant parcel would have road access to Georgesville-Wrightsville Road. This variance request is necessary due to the subdivision of the surrounding parcels and the creation of diagonal lot lines in that area that vary from perpendicular lines required under the Subdivision Requirements.

Memory Lane and Boggs' submission includes the Variance Application, the description and reasons for the variance, the annotated GIS Map, the survey of the parcel to be split and the approved legal description for the same. Thank you for your consideration of this variance request.

If you have any other questions or require any additional information, please contact me at 614-232-8682.

Sincerely,

KEMP, SCHAEFFER, & ROWE CO., LPA

Scott N. Schaeffer

cc: Client (via email)

694-V

EXHIBIT "A"

TO VARIANCE REQUEST

PARCEL TO BE SPLIT: **3812 Georgesville-Wrightsville Road, Grove City, Ohio, Parcel No. 230-001215-00**

PARCEL TO BE COMBINED: **3878 Georgesville-Wrightsville Road, Grove City, Ohio, Parcel No. 230-000449-00**

VARIANCE REQUESTED: **Variance to Lot Line Geometry Requirements of Franklin County Subdivision Requirements Section 501.05**

I. Description of Reasons for Variance:

Co-Applicant Memory Lane Farm, LLC ("Memory Lane") is the owner of approximately 107.737 acres located at 3812 Georgesville-Wrightsville Road, Grove City, Ohio, Auditor's Parcel No. 230-001215-00. A copy of the Auditor's GIS map is attached hereto as "Exhibit 1" with the referenced parcels identified. The property referenced is identified as Parcel A on Exhibit 1. Memory Lane is owned by Co-Applicants Brian L. Boggs, Trustee of the Brian L. Boggs Trust and Christina M. Boggs, Trustee of the Christina M. Boggs (collectively, "Boggs").

Boggs are also the owners of 3878 Georgesville-Wrightsville Road, Grove City, Ohio, Auditor's Parcel No. 232-000032-00 ("Parcel C") and also the property located at 8930 London-Groveport Road, Grove City, Ohio, being Auditor's Parcel No. 232-000032-00 ("Parcel D"), however, Parcel D is in a separate taxing district.

The property that is subject to the variance request is identified as "Parcel B" on Exhibit 1. It is a 6.506 acre tract located between Parcels A and B. All of the parcels are located within Pleasant Township and the requested variance is necessary under Franklin County Subdivision Requirements Section 501.05 regarding Lot Geometry.

Memory Lane is selling approximately 101.231 acres located within the whole of Parcel A and will be retaining and therefore seeks to split 6.506 acres from Parcel A resulting in the area identified as Parcel B. Due to the way the parcels are laid out in the particular area and as a result of the configuration of the surrounding properties and the location of roads, the resulting Parcel B would be landlocked. Boggs seek to combine Parcel B with Parcel C to avoid landlocking Parcel B. Once combined with Parcel C, the overall parcel will require a variance from the Lot Geometry Requirements of Section 501.05 of the Franklin County Subdivision Requirements.

Specifically, the combined parcel would not have all side lot lines perpendicular to street centerlines, although the southwestern lot line would remain perpendicular to the street centerline, and the lot depth would exceed four times the width of the existing Parcel C. To remedy these matters, Memory Lane and Boggs are requesting a variance from the Subdivision Requirements. The need for a variance is the result of the overall layout of the land and all surrounding parcels and the general character of the area, not any actions of Memory Lane, Boggs or others. As a

result, the only feasible means of avoiding landlocking Parcel B is to combine it with Parcel C and obtaining the requested variance.

The legal description for Parcel B has been approved by the Auditor's Tax Map Office and is attached as Exhibit "2". A survey has been prepared and approved and is attached as Exhibit "3".

Memory Lane and Boggs therefore request that a variance be granted to Section 501.05 of the Subdivision Requirements to allow for a parcel that has side lot lines (toward the rear of the parcel) that are not perpendicular to Georgesville-Wrightsville Road and to allow for more than a four to one (4:1) ratio of depth to width. The layout of the parcels in this area of Franklin County, the general character of the area, conditions of the property and avoiding landlocking the parcel require such a variance. Upon granting the variance, Parcel B will be conveyed from Memory Lane to Boggs in order that title in both tracts remains in the name of Boggs and can be combined as Parcel No. 230-000449-00. A copy of the proposed General Warranty Deed is attached hereto as Exhibit "4".

II. Explanation of Factors in Support of Variance:

Memory Lane and Boggs state that in support of the requested variance the Planning Commission should find that the standards set forth in Section 701.07 of the Franklin County Subdivision Requirements for the granting of the variance are met as follows:

A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced.

The parcel and land layout in the area where the subject parcels are located makes it impossible for the area identified as Parcel B to meet the subdivision requirements. Specifically, the way the surrounding parcels have been laid out and split has caused Parcel B to have 5 sides that run at diagonals from Georgesville-Wrightsville. It is bordered on all sides by other parcels of land and it is set back from Georgesville-Wrightsville Road by six (6) parcels that contain single family homes. There is currently no access to Georgesville-Wrightsville except through the parcel that is being sold, Parcel A. The failure to grant the variance would make it impossible for the applicants to retain their ownership of the property as it would be landlocked and cannot be split without the requested variance. Since Boggs and Memory Lane are related parties, they will provide the only means for the retention of the property and to avoid having the property become landlocked by executing the General Warranty Deed. Strictly enforcing the subdivision rules in this case would cause more than extraordinary hardship, it would completely preclude Boggs and Memory Lane from retaining the land that belongs to them and render the parcel unusable as it cannot meet the subdivision rules.

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

The conditions upon which the variance are requested are due to the specific characteristics of the property and are caused by the layout of the surrounding properties. Its shape, its location behind other parcels, set back from the road mean that this property alone and no other similar property would experience the same hardship, that is being landlocked and causing the inability to be split and combined with other property.

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

The Co-Applicants are not seeking nor will they obtain additional income from the Property. Memory Lane is owned by Boggs and it owns the property as of the date of this application and will continue to own the property upon the granting of a variance to permit combination with Parcel C. The property will not provide means for additional income as it is landlocked and can, for all practical purposes only be used for Boggs' current and continuing purposes through Parcels C and D, or any future users of those parcels.

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.

The granting of the variance will preserve the public health, safety and general welfare. It will serve to preserve the current characteristics of the land and the area in which it is located. The property is currently used for the cultivation of hay and will continue to be used for that purpose in the future. There will be no change to the property or the area because of the granting of this requested variance. By way of reference, Parcel B was previously combined with Parcel C, so the character of the property and the land would revert back to their prior state and would not change the character of the area. Simply, the character of the area will be preserved, not changed, for the benefit of all surrounding landowners.

E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest.

The variance is not required because of special circumstances or conditions. The shape and layout of the property, including its configuration in and around the adjacent properties are the cause for the Co-Applicant's need for a variance. The Co-Applicants or their predecessors did not create the need for a variance, the natural state of the land instead requires it.

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

The requested variance could not be more narrowly constrained and is the minimum necessary for the purposes set forth. Co-Applicants do not seek a variance any more than the bare minimums that are necessary due to the natural shape of the of Parcel B and its location behind homes without access to the road. Co-Applicants only request what is necessary to split their Parcel and retain the land which they own.

III. Conclusion.

For all of the reasons set forth above, Memory Land and Boggs request a variance to the lot line geometry requirements set forth in Section 501.05 of the Franklin County Subdivision Requirements. The variance requested is the minimum necessary and is only necessary due to the physical characteristics of the property and its location in and among adjacent parcels that preclude direct road access. The requested variance will not disturb or disrupt the character of the surrounding land and will permit Memory Land and Boggs to retain their land upon the sale of the remainder of Parcel A. Memory Land and Boggs request that the variance be granted.

Received: 6/19/18

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: 6 / 19 / 18	Received By: BMF
Application No.: 694-V Fee:	FCPC Date: 7 / 11 / 18

Property Owner/Subdivider/or Agent

Signature: GalleB LLC, Martha M. Graul, managing member Date: 06/ 19 / 2018

Name: GalleB LLC.

Address: 5283 Lambert RD

City, State, Zip: Grove City Ohio 43123 Phone No: (614) 595 - 7426

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

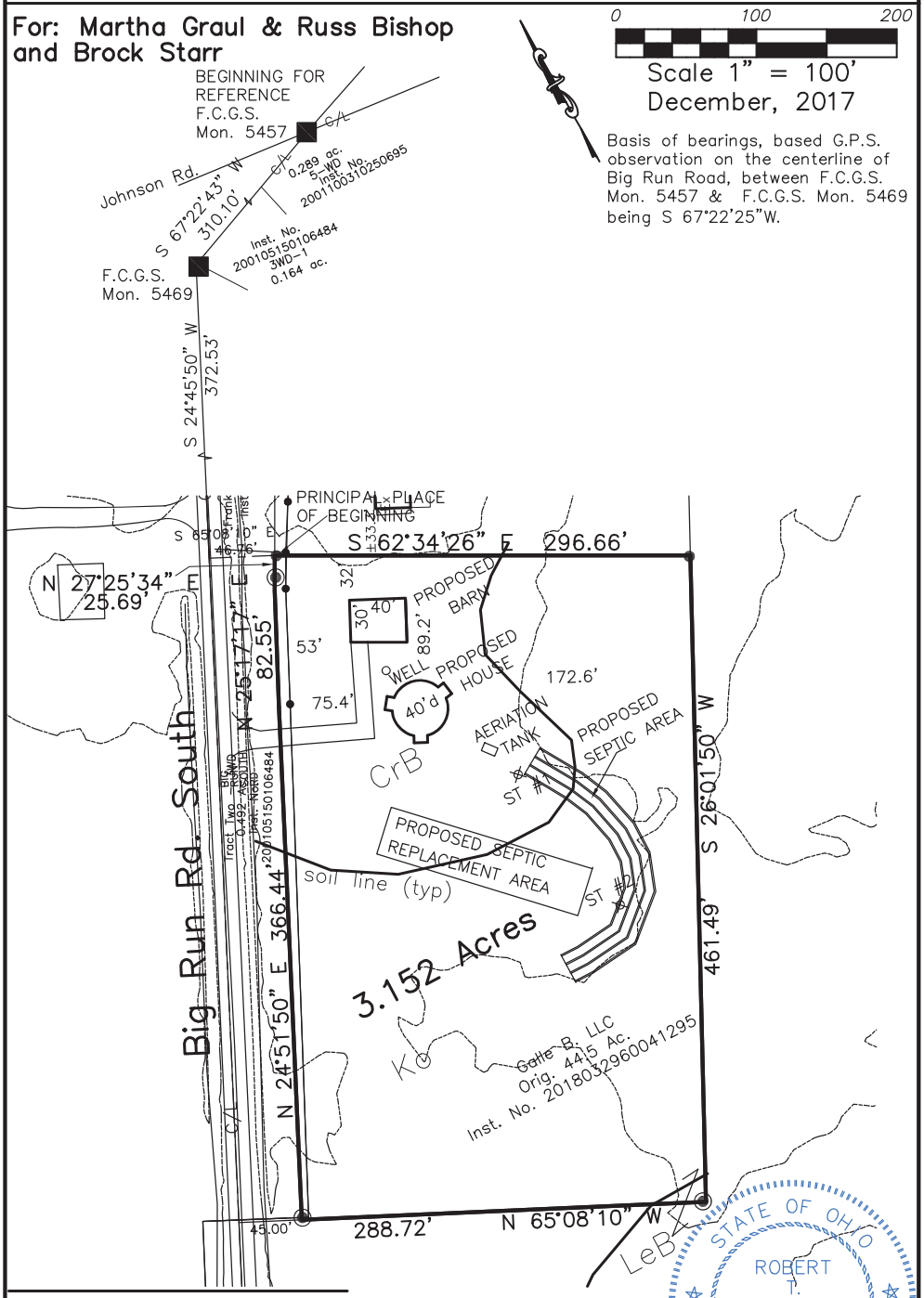
EDPD subdivision regulations (Section 402.01) stating poorly drained soil generalizing non sutability for OSTS based strictly on rough soil overlay, and not taking into account well drained inclusions in poorly drained mapping units, or onsite soil surveys. This conflicts with Health Department regulations OAC 3701-29-08 (C) (2) which states, "All lots created shall meet the requirements of 3701-29-06.". OAC 3701-29-06 includes provisions and prohibitions regarding sewage systems. Essentially, if the health department approves the sewage system locations, they are stating the soils are suitable for OSTS.

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).

PLOT PLAN

Being a 3.152 acre tract
located in Virginia Military Survey No. 1448,
Pleasant Township, Franklin County, Ohio

For: Martha Graul & Russ Bishop and Brock Starr



CERTIFICATION: We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the client and data obtained from the Engineered Subdivision Plan & field measurements. This Plot Plan is to be used by the client for the sole purpose of obtaining a building permit. The use of this Plot Plan for any other purpose is strictly prohibited.

STATE OF OHIO ROBERT T. PATRIDGE JR. 7462 REGISTERED PROFESSIONAL SURVEYOR

Robert T. Patridge Jr.
Professional Surveyor No. 7462 *11601-15-PS*

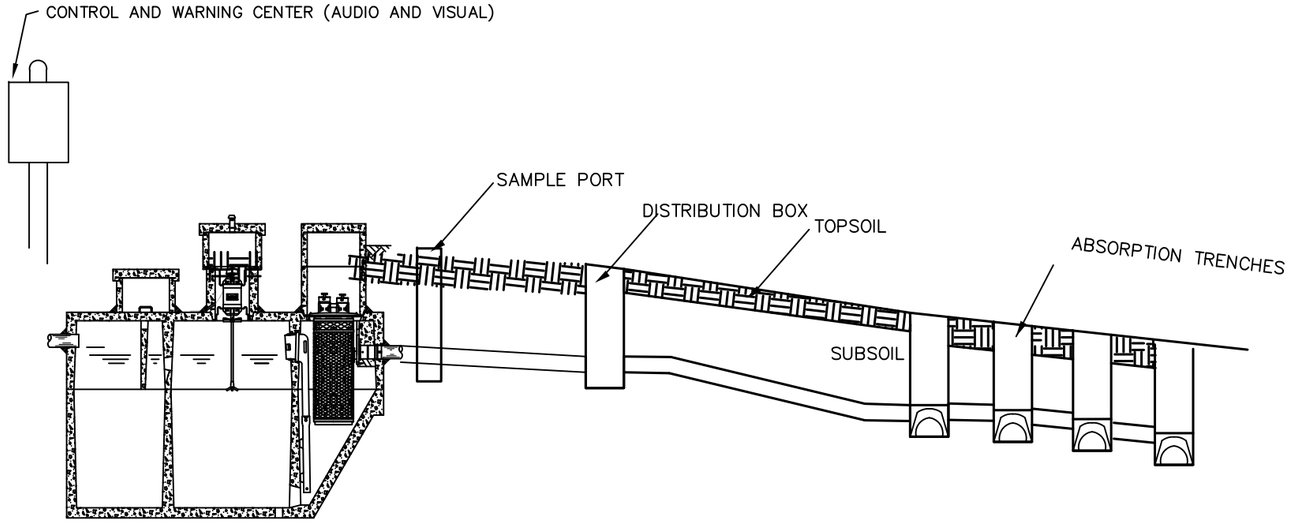
PATRIDGE SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

MAPPERS PLANNERS SURVEYORS ENGINEERS

bishop

Received: 6/19/18
Case No. 695-V

SYSTEM SCHEMATIC
(Not Intended For Construction)



GENERAL NOTES – CHAMBER SYSTEM WITH AERATION

1. ALL INSTALLATION AND CONSTRUCT TECHNIQUES SHALL CONFORM TO OHIO ADMINISTRATIVE CODE 3701-29 PERTAINING TO ONSITE SEWAGE SYSTEMS AND THE PERMIT FOR THIS SITE. THIS DESIGN COMPLIES WITH OAC 3701-29 AND LOCAL HEALTH BOARD CODE AND HAS BEEN REVIEWED BY THE LHD TO MEET ALL STANDARDS. NO GUARANTEES OR IMPLIED WARRANTIES.
2. THE INSTALLATION OF THIS SYSTEM SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND PROCEDURES AS SUPPLIED BY THE MANUFACTURER OF THE EQUIPMENT.
3. ALL PVC PIPE AND FITTINGS SHALL BE PVC SCH. 40 TYPE 1 RATED FOR PRESSURE APPLICATIONS BETWEEN HOUSE AND TANKS. THE PIPE BETWEEN THE TANK AND LEACHING TRENCH MAY BE SCH. 40 OR SDR 35. ALL GLUED JOINTS SHALL BE CLEANED AND PRIMED WITH PURPLE (DYED) PVC PRIMER PRIOR TO BEING GLUED.
4. NO WET WEATHER INSTALLATION PERMITTED
5. NO ACTIVITY ON ABSORPTION AREA OTHER THAN MINIMUM REQUIRED TO INSTALL SYSTEM. DO NOT PARK EQUIPMENT, DIVE LARGE EQUIPMENT OVER OR STORE MATERIALS ON ABSORPTION AREA. ABSORPTION AREA MUST BE PROTECTED WITH CONSTRUCTION OR SILT FENCE.
6. HORIZONTAL SPACING BETWEEN TRENCH SIDEWALL MUST BE A MINIMUM OF FOUR FEET.
7. THE BUILDING SEWER SHALL BE 4" SCH 40 WITH A MINIMUM SLOPE OF $\frac{1}{4}$" PER FOOT. THERE SHALL BE NO BENDS GREATER THAN 45 DEGREES. CLEANOUTS SHOULD BE PROVIDED EVERY 100 FEET. FOR CONSTRUCTION TECHNIQUES AND GUIDANCE REFER TO OAC 3701-29 AND THE OHIO DEPARTMENT OF HEALTH WEBSITE.
8. IF TREES OR BRUSH ARE REMOVED FROM SITE THIS MUST BE ACCOMPLISHED WITH MINIMAL SOIL DISTURBANCE. TREES SHOULD BE CUT FLUSH WITH THE SOIL SURFACE AND TRENCHES SHALL BE INSTALLED AROUND THE LARGER STUMPS. EXCESSIVE SOIL DISTURBANCE WILL REQUIRE THE SYSTEM TO BE RELOCATED.
9. THE CONTRACTOR SHALL BE LICENSED WITH THE LOCAL HEALTH DEPARTMENT TO INSTALL THIS TYPE OF SYSTEM. THE CONTRACTOR SHALL HOLD A PRE CONSTRUCTION MEETING WITH THE INDIVIDUALS RESPONSIBLE FOR SOIL EVALUATIONS, SYSTEM DESIGN, PERMITTING, AND INSPECTIONS PRIOR TO SITE WORK BEGINNING TO ENSURE PROTECTION OF SOIL CONDITIONS AND TO ENSURE THE SYSTEM IS INSTALLED ACCORDING TO DESIGN.
10. IF SITE CONDITIONS AREA DETERMINED TO REQUIRE THE INSTALLATION OF THE SYSTEM TO DEVIATE FROM THESE PLANS, ALL SITE WORK SHALL STOP IMMEDIATELY AND THE DESIGNER SHALL BE NOTIFIED. ANY ONGOING WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. NEVER ENTER A SEPTIC TANK. ANY WORK TO REPLACE PUMPS, SWITCHES, OR CONNECTIONS SHOULD BE MADE FROM THE OUTSIDE. THE SEWAGE GASES PRODUCED IN THE TANK CAN KILL A PERSON IN MINUTES.
12. DO NOT PLANT TREES, SHRUBS, OR ANY PLANTS WITH AN EXTENSIVE ROOT SYSTEM NEAR THE CHAMBER TRENCHES. IT IS RECOMMENDED THAT ALL TREES AND SHRUBS SHALL BE CLEARED AT LEAST 25' AWAY FROM THE LEACHING TRENCHES. IF TREES ARE NOT REMOVED HOMEOWNER ACCEPTS THE RISK ASSOCIATED WITH ROOTS. SOME TREE SPECIES ARE MORE AGGRESSIVE AT SEEKING WATER THAN OTHERS; RESEARCH TREE SPECIES PRIOR TO PLANTING NEAR SYSTEM OR IF EXISTING TREES ARE NEAR BY.
13. IT WILL BE NECESSARY TO CHECK FOR PONDING NEAR THE CHAMBER TRENCHES AND INSPECT THE TANK FOR SOLIDS-BUILD-UP ON A ROUTINE BASIS. TRENCH DOSING SHALL BE ROTATED EVERY SIX MONTH BY USING A 90 DEGREE ELBOW OR SPEED LEVELER IN THE DISTRIBUTION BOX. TWENTY-FIVE PERCENT, OF THE SYSTEM SHOULD BE CLOSED AT ALL TIMES TO ALLOW THE BIOMAT TO DECOMPOSE. LEACHING TRENCHES HAVE A LIMITED LIFE SPAN AND BEGIN CLOGGING THE SOIL AT THE POINT CLOSES TO THE DISTRIBUTION BOX. ROTATING TRENCH RESTING WILL SLOW THE CREEPING FAILURE RATE AND INCREASE SYSTEM LONGEVITY.
14. THE MINIMUM COVER OVER THE CHAMBER IS 6" OR MANUFACTURE'S SPECIFICATION. THE CHAMBER TRENCH SHALL BE LEVEL ALONG ITS LENGTH AND SHALL FOLLOW THE NATURAL CONTOUR MAINTAINING THE SPECIFIED TRENCH DEPTH.
15. THE FINAL APPROVED AND STAMPED PLANS FROM THE HEALTH DEPARTMENT MUST BE USED FOR INSTALLATION.
16. HOMEOWNER IS AWARE OF SYSTEM INSTALLATION AND OPERATION COSTS AND OF OTHER SEWAGE TREATMENT SYSTEM OPTIONS.
17. SEE OHIO DEPARTMENT OF HEALTH AND AERATOR WEBSITE FOR OPERATION AND MAINTENANCE INFORMATION.
18. CONTACT THE DESIGNER FOR QUESTIONS OR CLARIFICATIONS. SITE VISITED ON 12/12/2017
19. PURPLE FLAGS ONSITE REPRESENT THE PERIMETER OF THE SEWAGE SYSTEM.

Estimated Quantities

4" PVC SCH 40 Pipe (& Fittings)	20 feet
Quick4 Equalizer 36 L.P. Chamber (22")	592 feet
Quick4 Plus ALL-IN-ONE Endcaps 36 (22")	4 each
Quick4 Plus Standard Endcaps 36 (22")	4 each
4" SDR 21 Pipe or thicker walled (& Fittings)	80 feet
AGGREGATE (Tank, d-box, pipe bed)	As Needed
4" PVC SCH 40 Clean Outs	1 each
Distribution Box	1 each
Speed Levels or 90 Degree Elbow	4 each
JET 500gpd ATU or Equivalent	1 each
Electric Service Supply Material	As Needed
Inspection Ports	4 each
Top Soil Cover from Site and/or Hauled In	8+ inches

Notice to Landowner and Contractor - Call Before You Dig

It is the landowners and contractors responsibility to contact the Ohio Utilities Protection Service 48 hours prior to construction. All utilities shall be clearly marked and identified prior to any construction activities.
Call Oups at 1–800–362–2764.

TITLE: COVER PAGE & NOTES

Brock Starr Residence
South of 5077 Big Run Road
Pleasant Township, Franklin County, Ohio

DR. BY: SAM

DATE: 12/18/2017

SCALE: None

FILE: 17H018

Drawn By: Soil & Environmental Consulting Services, Inc.
PO Box 1121
Delaware OH 43015
614–579–1164

Received: 6/19/18
Case No. 695-V

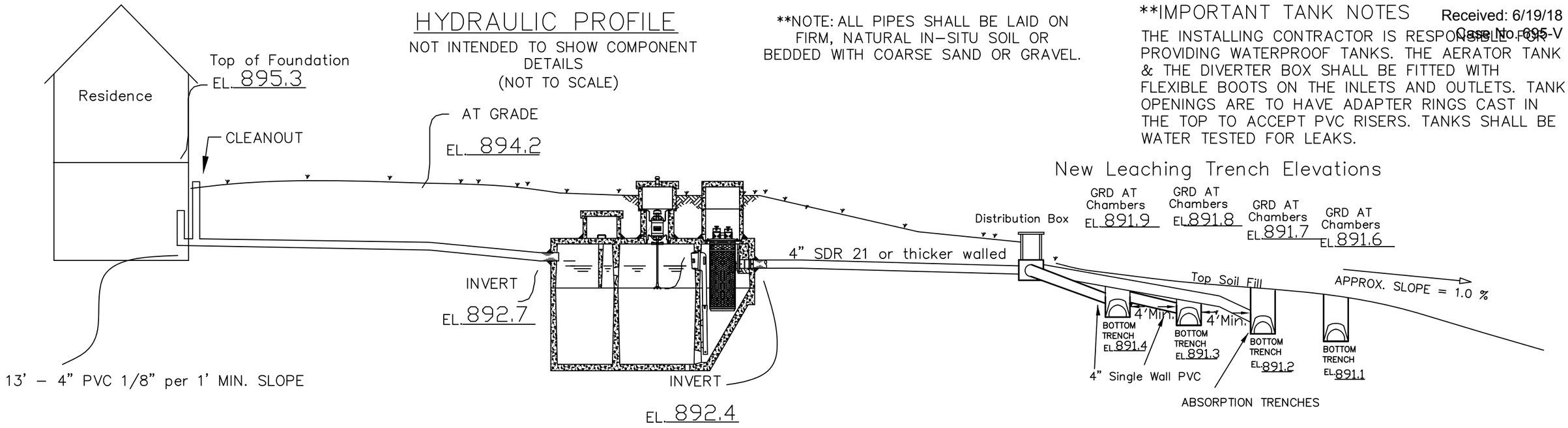
HYDRAULIC PROFILE

NOT INTENDED TO SHOW COMPONENT DETAILS
(NOT TO SCALE)

**NOTE: ALL PIPES SHALL BE LAID ON FIRM, NATURAL IN-SITU SOIL OR BEDDED WITH COARSE SAND OR GRAVEL.

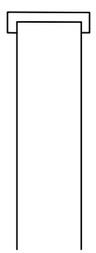
**IMPORTANT TANK NOTES

THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATERPROOF TANKS. THE AERATOR TANK & THE DIVERTER BOX SHALL BE FITTED WITH FLEXIBLE BOOTS ON THE INLETS AND OUTLETS. TANK OPENINGS ARE TO HAVE ADAPTER RINGS CAST IN THE TOP TO ACCEPT PVC RISERS. TANKS SHALL BE WATER TESTED FOR LEAKS.

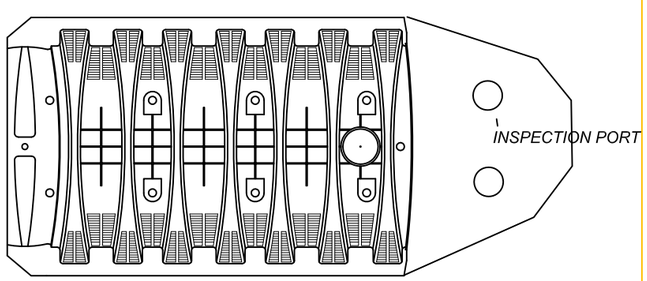


INSPECTION PORT

Through top port of end cap

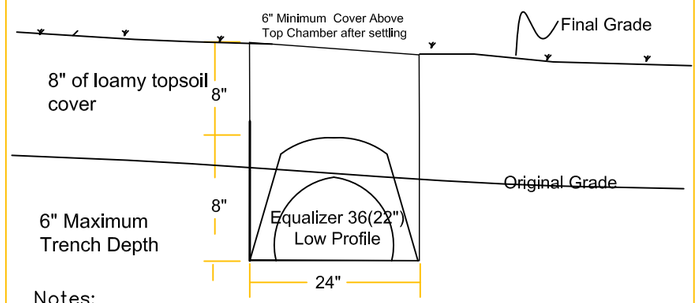


Connect 4" PVC to Inspection Port on top of end cap



CHAMBER ABSORPTION FIELD

Infiltrator Quick4 Equalizer 36(24")



Notes:

1) Chambers shall be level along its length and shall follow the natural surface contour maintaining the vertical separation distance.
2) The minimum side to side distance between trench sidewalls must be 4 feet. Greater distances may be necessary when following contour.
3) Trees are not desirable in the vicinity of the absorption trenches. Roots often block the pipes. It is highly recommended that trees be removed a minimum distance of 25' from all absorption trenches to allow the system to function properly.
4) Fill material must meet standards established under Ohio Administrative Code 3701-29-15 (O)(5).
5) System length, depth, vertical separation distance and depth credits are on page four.

DISTRIBUTION BOX

Notes:

1) Distribution box to service each trench line individually
2) PVC 90 degree elbows or Speed Levelers to be used to control flow to each trench individually
3) The elbows or Speed Levelers must be rotated at least once year to allow for resting of a minimum of 25% of the leaching trenches.
4) Distribution box to be placed on bed of sand or gravel to reduce settling. A level box is imperative for a system to function properly.

TITLE: HYDRAULIC PROFILE

Brock Starr Residence
South of 5077 Big Run Road
Pleasant Township, Franklin County, Ohio

DR. BY: SAM

DATE: 12/17/2017

SCALE: None

FILE: 17H018

Drawn By: Soil & Environmental Consulting Services, Inc.

PO Box 1121
Delaware OH 43015
614-579-1164

Received: 6/19/18
Case No. 695-V

1 Site Layout
SCALE: 1" = 30FT

Proposed Barn

Proposed Well
50' Isolation
Radius

Proposed House

N
W E
S

10 20 30 40 60 80 100ft

Distribution Box

REPLACEMENT SEWAGE ABSORPTION AREA

ST#1

Aeration Tank

Control &
Alarm Panel

ADD INTERCEPTOR DRAIN OR DIVERSION SWALE UPSLOPE TO AVOID PONDING WATER.

ST#2

Inspection
Ports

BENCHMARK =
CENTERLINE OF
ROAD AT PROPERTY
LINE = 894.7

***Data derived from county and state GIS data. Information should only be used for septic purposes. Contours derived from LIDAR. This is not intended to represent a legal survey. Errors may exist. To be printed on 11" x 17" paper to maintain scale and legibility.

TITLE: SITE LAYOUT

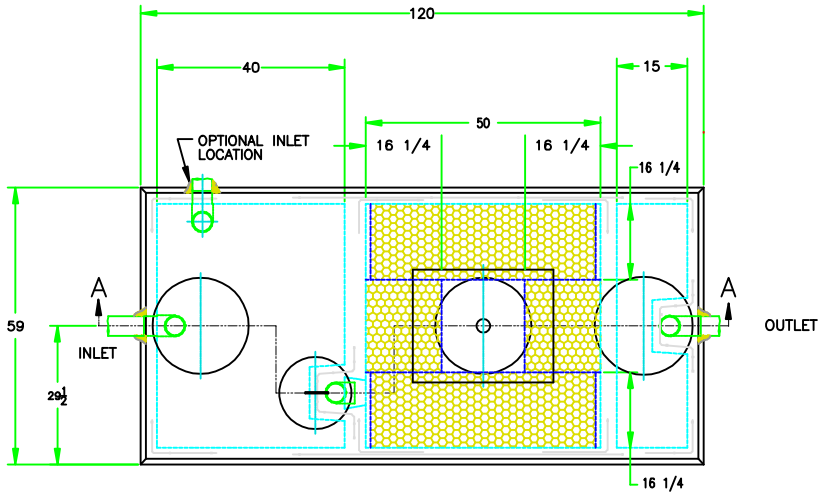
Brock Starr Residence
South of 5077 Big Run Road
Pleasant Township, Franklin County, Ohio

DR. BY: SAM
DATE: 12/17/2017
SCALE: None
FILE: 17H018

SHEET NO. 3 of 5

Drawn By: Soil & Environmental Consulting Services, Inc.
PO Box 1121
Delaware OH 43015
614-579-1164

Received: 6/19/18
Case No. 695-V

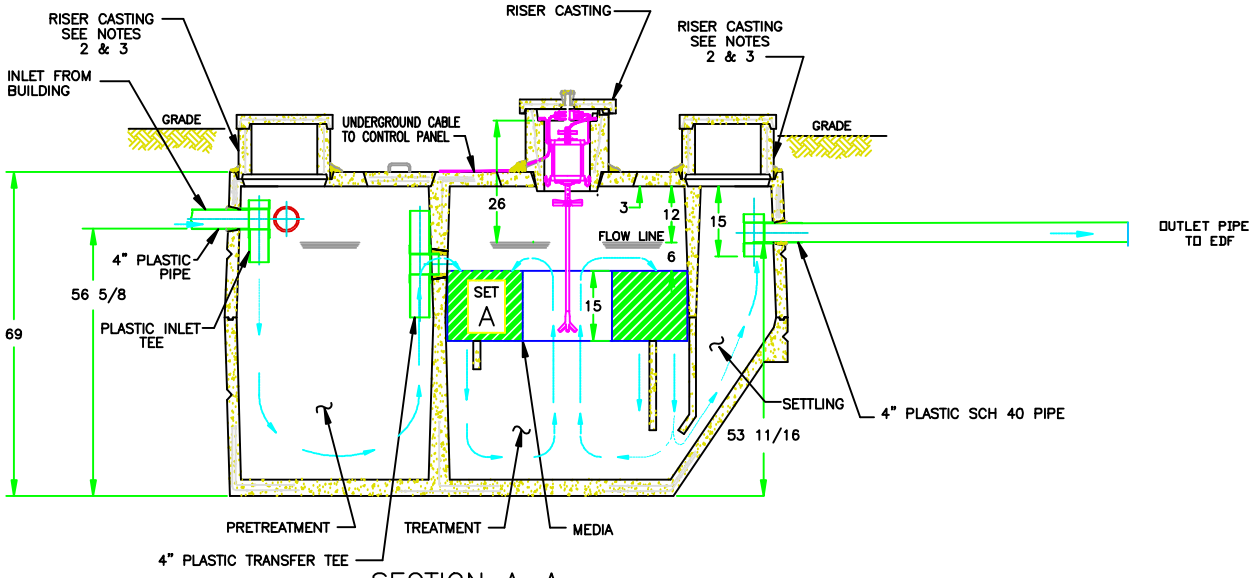


NOTES:

1.) AERATOR MODEL 700LL CONTINUOUS OPERATION MUST BE USED.

2.) IF AERATOR MOUNTING CASTING HAS NO RISER, RISERS ARE NOT REQUIRED HERE. REMOVABLE CONCRETE COVERS ARE REQUIRED.

3.) IF AERATOR MOUNTING CASTING HAS A RISER(S), COVERED RISERS ARE REQUIRED HERE. RISERS SHOULD BE DEVELOPED TO GRADE OR TO 6"–12" BELOW GRADE.



SECTION A–A

I	H	G	F	E	D	C	B	A	REVISIONS
									ECN NO.
									DATE

JET INC.
CLEVELAND, OHIO

DRAWN BY: SDZ	DATE: 08-26-08
APPROVED BY: TML	DATE: 08-26-08
MATERIAL:	
TITLE: HOME PLANT	SCALE:
USED ON: PATENTED	UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS IN INCHES DECIMAL ± .005 FRACTION ± 1/64 DEGREES ± 1°
	DRAWING NUMBER: 080904

Received: 6/19/18
Case No. 695-V

ABSORPTION TRENCH CALCULATION SHEET

Job Name: **Brock Starr Residence**
Address **Parcel South of 5077 Big Run Road**
Location: **Pleasant Twp, Franklin County**
Date: **Monday, December 18, 2017**

1 **360** DESIGN VOLUME (GPD) **3** NUMBER OF BEDROOMS

SOILS INFORMATION

2 **2.4** SOIL LOADING RATE AS EVALUATED (GPD/FT)
3 **2.400** DESIGN VALUE USED FOR SOIL LOADING RATE (GPD/FT)
4 **0.6** BASAL LOADING RATE AS EVALUATED (GDP/SQ FT)
5 **0.30000** DESIGN VALUE USED FOR BASAL LOADING RATE (GPD/SQ FT)
6 **14** DEPTH TO SEASONAL WATER (IN)
7 **12** REQUIRED SEPARATION DEPTH (IN) PER HEALTH DEPARTMENT
8 **8** REQUIRED INSITU DEPTH (IN) WITH **4** (IN) DEPTH CREDIT

LATERAL INFORMATION

9 **2.00** TRENCH WIDTH (FT)
10 **150** LATERAL LENGTH (FT) - **148 FEET OF CHAMBER PLUS 2 FEET FOR END CAPS**
11 **4** TOTAL NUMBER OF LATERALS
12 **600** TOTAL LENGTH OF LATERALS (FT)
13 **4** MINIMUM DISTANCE BETWEEN LATERAL SIDEWALLS(FT)
14 **6** TRENCH DEPTH (IN)
15 **N/A** AGGREGATE DEPTH (IN)
16 **4** SIZE OF DISTRIBUTION LATERALS (IN)

MAIN SUPPLY INFORMATION

17 **15** LENGTH OF MAIN (FT) - From tank to diverter box
18 **4** SIZE OF MAIN (IN)

HYDRAULIC INFORMATION

19 **OPTIONAL** SYSTEM FLOW RATE (GPM)
20 **N/A** STATIC LIFT (FT)
21 **N/A** SUPPLY PIPE HEAD LOSS (FT)
22 **N/A** NETWORK HEAD LOSS (FT)

DOSING - Timed dosed 8 time per day

23 **OPTIONAL** VOLUME THAT DRAINS BACK TO THE DOSING TANK FROM MAIN SUPPLY (GALLONS)
24 **N/A** NET DOSE VOLUME (GALLONS)
25 **N/A** TOTAL DOSE VOLUME (GALLONS)

TANKS

26 **500** SIZE OF AERATION TANK (GPD)
27 **OPTIONAL** SIZE OF DOSING TANK (GALLONS)
28 **N/A** DOSING TANK VOLUME PER DEPTH (GALLONS PER INCH)
29 **N/A** DEPTH OF DOSING TANK (IN)
30 **N/A** DEPTH FROM BOTTOM FOR OFF FLOAT (INCHES)
31 **N/A** DEPTH FROM BOTTOM FOR ON FLOAT (INCHES)
32 **N/A** DEPTH FROM BOTTOM FOR ALARM FLOAT (INCHES)

DISTRIBUTION & DIVERTER BOXES

33 **1** NUMBER OF DISTRIBUTION BOXES

34 **PUMP MANUFACTURER AND MODEL**
OPTIONAL

Brock Starr Residence Parcel South of 5077 Big Run Road Pleasant Twp, Franklin County	
DR. BY: SAM	DRAWN BY:
	SOIL & ENV. CONSULTING SERVICE, INC P.O. Box 1121 Delaware OH 43015 614-579-1164
DATE: 18-Dec-2017	
SCALE: NONE	
SHEET 5 of 5	FILE: 17H018

Site and Soil Evaluation for Sewage Treatment and Dispersal

Received: 6/19/18
Case No. 695-V

County: Franklin
Township / Sec.: Pleasant
Property Address/Location: South of 5077 Big Run Road

Applicant Name: Brock Starr
Address:

Phone #:
Lot #:
Test Hole #: 1
Latitude/Longitude: 39.8894 -83.12768
Method: ___ Pit ___ Auger X Probe

Land Use / Vegetation: Forbs & Grass
Landform: Till Plain
Position on Landform: Backslope
Percent Slope: 0.5%
Shape of Slope: Linear Linear
Bedrooms or GPD: 3 to 4
Date: Monday, August 14, 2017
Evaluator: Steven Miller, CPSSc
Soil & Environmental Consulting, Inc.
P.O. Box 1121
Delaware OH 43015
Job Number: 17H018
Soil Series:

Signature:

Phone#: p-614.579.1164
soilconsultant@yahoo.com

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	Other Soil Features
Ap	0 to 8	10YR 4/3			sil	20	2	2	m	gr	fr	
AB	8 to 10	10YR 5/4	20%10YR 5/6	20%10YR 5/2	sicl	30	2	2	m	sbk	fi	
Bt	10 to 30	10YR 5/6		25%10RY 5/2	sicl	38	2	2	m	sbk	fi	
BC	30 to 36	10YR 5/4		20%10yR 5/2	sicl	36	2	1	m	sbk	fi	
Cd	36+	10YR 4/4		15%10YR 5/2	sicl	35	5	0		m	vfi	

Limiting Conditions	Depth to (in.)		Remarks / Risk Factors:
Perched Seasonal Water Table	8	perched on glacial till	Surface water should be diverted around system. Subsurface ag drainage may be present.
Apparent Water Table	>55		See attached letter and map for more detailed information
Highly Permeable Material	>55		
Bedrock	>55		
Restrictive Layer	36	glacial till	

#

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

Site and Soil Evaluation for Sewage Treatment and Dispersal

Received: 6/19/18
Case No. 695-V

County: Franklin
Township / Sec.: Pleasant
Property Address/Location: South of 5077 Big Run Road

Applicant Name: Brock Starr
Address:

Phone #:
Lot #:
Test Hole #: 2
Latitude/Longitude: 39.8894 -83.12768
Method: ___ Pit ___ Auger X Probe

Land Use / Vegetation: Forbs & Grass
Landform: Till Plain
Position on Landform: Backslope
Percent Slope: 0.5%
Shape of Slope: Linear Linear
Bedrooms or GPD: 3 to 4
Date: Monday, August 14, 2017
Evaluator: Steven Miller, CPSSc
Soil & Environmental Consulting, Inc.
P.O. Box 1121
Delaware OH 43015
Job Number: 17H018
Soil Series:

Signature:

Phone#: p-614.579.1164
soilconsultant@yahoo.com

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	Other Soil Features
Ap	0 to 8	10YR 4/3			sil	20	2	2	m	gr	fr	
AB	8 to 14	10YR 5/4		15%10YR 5/2	sicl	35	2	2	m	sbk	fi	
Bt	14 to 39	10YR 5/6		30%10Yr 5/2	sicl	38	2	2	m	sbk	fi	
BC	39 to 42	10YR 5/4		25%10YR 5/2	sicl	36	2	1	m	sbk	fi	
Cd	42+	10YR 4/4		20%10YR 5/2	sicl	35	5	0		m	vfi	

Limiting Conditions	Depth to (in.)		Remarks / Risk Factors:
Perched Seasonal Water Table	14	perched on glacial till	Surface water should be diverted around system. Subsurface ag drainage may be present.
Apparent Water Table	>55		See attached letter and map for more detailed information
Highly Permeable Material	>55		
Bedrock	>55		
Restrictive Layer	42	glacial till	

#

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

Received: 6/19/18
Case No. 695-V

Landforms
Upland*
Terrace
Flood Plain
Lake Pain
Beach Ridge
*Includes glacial till plain and end moraine

Position on Landform
Depression
Flat
Knoll
Crest
Hillslope
Footslope

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature

Master Horizons	
O	Predominantly organic matter (litter & humus)
A	Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay
E	Mineral, loss of Si, Fe, Al, clay, organic matter
B	Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of $CaCo_3$; subsurface soil structure
C	Little or no pedogenic alteration, unconsoilidated earthy material, soft bedrock
R	Hard bedrock

Horizon Suffixes	
a	Highly decomposed organic matter
b	Buried genetic horizon
d	Densic layer (physically root restrictive)
e	Moderately decomposed organic matter
g	Strong gley
i	Slightly decomposed organic matter
p	Plow layer or artificial disturbance
r	Weathered or soft bedrock
t	Illuvial accumulation of silicate clay
w	Weak color or structure within B
x	Fragipan characteristics

Horizon Modifiers
Numerical Prefixes: Used to denote lithologic discontinuities.
Numerical Suffixes: Used to denote subdivisions within a master horizon.

Soil Texture

Texture Class Abbreviations		Textural Class Modifiers	
Course Sand	cos	Gravelly	GR
Sand	s	Fine Gravelly	FGR
Fine Sand	fs	Medium Gravelly	MGR
Very Fine Sand	vfs	Coarse Gravelly	CGR
Loamy Coarse Sand	lcos	Very Gravelly	VGR
Loamy Sand	ls	Extremely Gravelly	XGR
Loamy Fine Sand	lfs	Cobbly	CB
Loamy Very Fine Sand	lvfs	Very Cobbly	VCB
Coarse Sandy Loam	cosl	Extremely Cobbly	XCB
Sandy Loam	sl	Stony	ST
Fine Sandy Loam	fsl	Very Stony	VST
Very Fine Sandy Loam	vfsl	Extremely Stony	XST
Loam	l	Bouldery	BY
Silt Loam	sil	Very Bouldery	VBY
Silt	si	Extremely Bouldery	XBY
Sandy Clay Loam	scl	Channery	CN
Clay Loam	cl	Very Channery	VCN
Silty Clay Loam	sicl	Extremely Channery	XCN
Sandy Clay	sc	Flaggy	FL
Silty Clay	sic	Very Flaggy	VFL
Clay	c	Extremely Flaggy	XFL

*Estimate approximate clay percentage within 5 percent

Soil Structure

Grade		Size		Type (Shape)	
Structureless	0	Very Fine	vf	Granular	gr
Weak	1	Fine	f	Angular Blocky	abk
Moderate	2	Medium	m	Subangular Blocky	sbk
Strong	3	Coarse	co	Platy	pl
		Very Coarse	vc	Prismatic	pr
		Extr. Coarse	ec	Columnar	cpr
		Very Thin*	vn	Single Grain	sg
		Thin*	tn	Massive	m
		Thick*	tk	Cloddy	CDY
		Very Thick*	vk		

* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils"
Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderson, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

THE OHIO STATE UNIVERSITY EXTENSION

Extension FactSheet

Received: 6/19/18
Case No. 695-V

AEX-740-01

Food, Agricultural and Biological Engineering, 590 Woody Hayes Dr., Columbus, OH 43210

Septic System Maintenance

Karen Mancl, Professor and Water Quality Specialist, Food, Agricultural and Biological Engineering
Brian Slater, Assistant Professor and Extension Soil Scientist, School of Natural Resources

About 1 million households in Ohio are located beyond the city sewer and must treat and dispose of wastewater on the lot. Like all of the appliances and structures in your home, sewage treatment systems require care and will eventually have to be upgraded or even replaced. Cities hire professional operators to take care of their sewage treatment systems. For homes with individual sewage treatment systems, the homeowner is responsible for providing care and maintenance.

Septic systems consist of two basic parts; a septic tank and a soil absorption system. The septic tank provides a small portion of the treatment by creating a large quiet compartment to allow solid material to settle out of the wastewater and collect in the tank. Once the large solid material is settled out, the sewage follows into a deep layer of unsaturated soil where the soil and microorganisms growing in the soil remove the pollutants before the wastewater enters ground or surface water.

Septic systems are simple to operate and when properly designed, constructed, and maintained, they do an excellent job of removing pollutants from wastewater to protect Ohio's water resources. Property owners must do a few important things to keep their system operating for 20 to 30 years.

Conserve Water

Since the soil must accept all of the water used in your home, using less water is the best thing a resident can do to maintain their septic system. Water conservation includes:

- Repair water leaks, such as toilet valves that don't seal and dripping faucets.
- Space out water use throughout the day and week. For example, avoid washing all of your laundry on one day.
- Install water conserving fixtures like low flow shower heads, low flow toilets, and even purchase a front-loading washing machine.

Careful Landscaping

The soil absorption system (or leach field) is the most important part of a septic system, so it is important to protect the area. Careful landscaping includes:

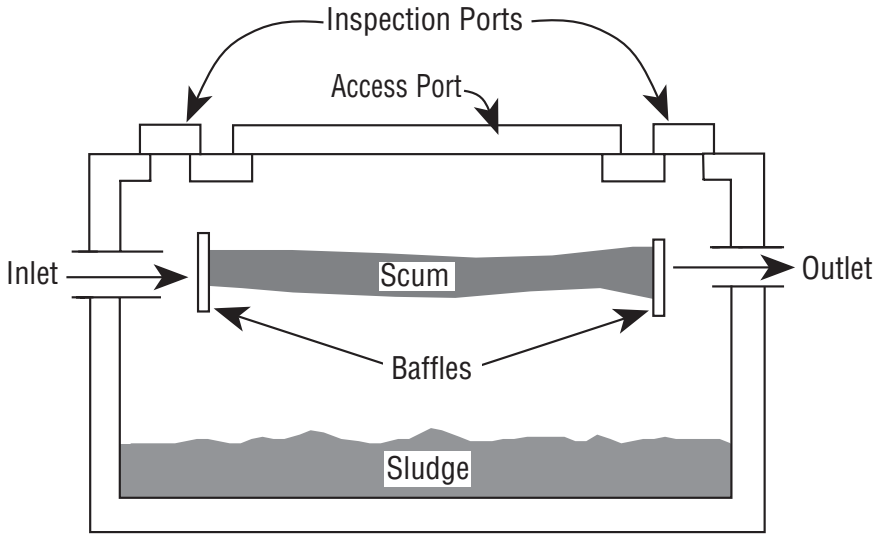
- Diverting downspouts and other rainwater drainage away from the soil absorption system area. The extra rainwater can overwhelm the leach field.
- Parking cars, boats, other vehicles, or heavy equipment away from the soil absorption system area. If the soil is compacted, the leach field has difficulty accepting wastewater, causing it to surface in the yard or back-up into the house.
- Keeping pavement, decks, above ground pools, and out buildings off of and away from the soil absorption system area. Construction activity can compact the soil and the structures limit access to the leach field for maintenance.
- Not putting additional soil fill over the soil absorption system area. Increasing the depth of soil over the leach field limits the infiltration of air into the soil needed by the microorganisms to renovate wastewater.

Pump Septic Tank

Septic tanks are installed to allow solids to settle out of sewage and hold these solids in the tank. Over the years of operating, accumulated solids begin taking up too much room in the tank, reducing the volume available for settling. When this happens, solids start escaping the tank and can clog the soil in the soil absorption field. Before this happens, the septic tank should be pumped to remove the solids.

- Do not wait for the system to back-up before you pump your septic tank. Backs-ups can be caused by clogging of the soil from sewage solids carried out of an unmaintained septic tank. Once the sewage backs-up, the damage is already done.
- Do not use biological or chemical additive in place of septic tank pumping.
- Pump the tank based on the size of the tank and the number of people using it. The table is a guide for routine septic tank pumping. More frequent pumping is necessary if garbage disposals are used.
- When the tank is pumped, have the baffles inspected. If they are missing or deteriorated, the tank will short circuit and not work properly. Have the baffles replaced with sanitary tees.

Received: 6/19/18
Case No. 695-V



Cross section of a septic tank.

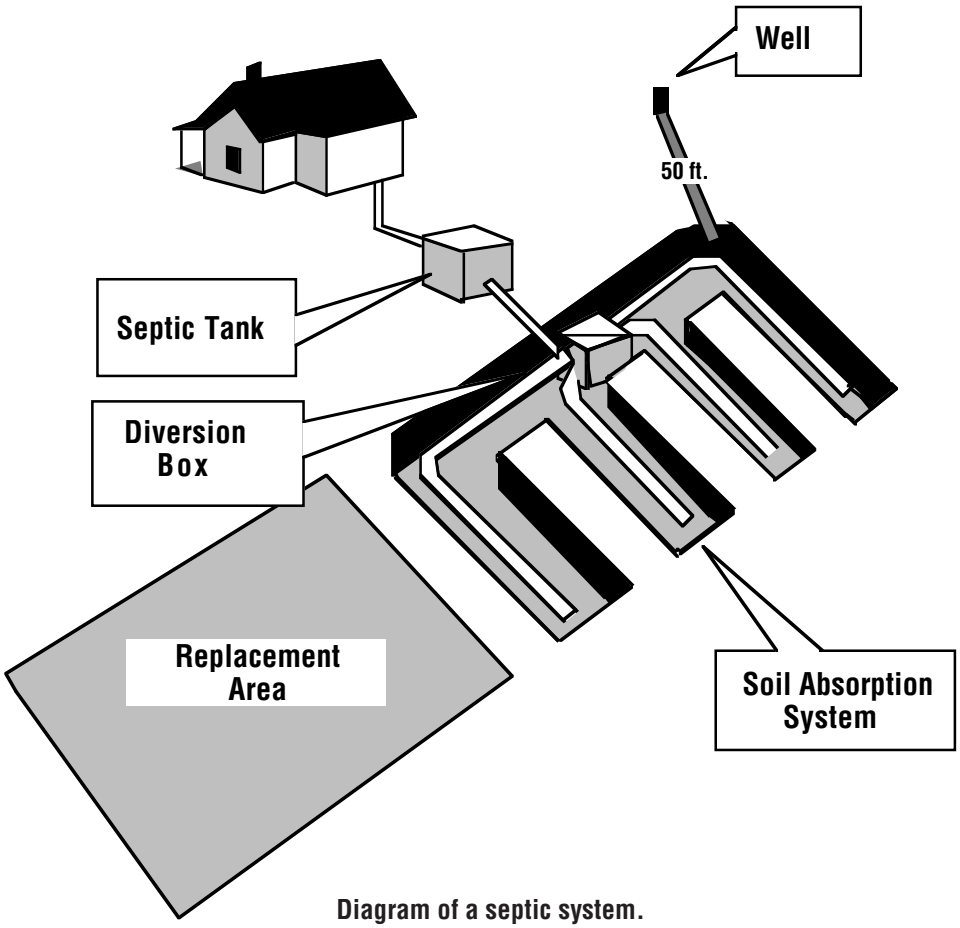


Diagram of a septic system.

Table 1. Estimate Septic Tank Pumping Frequencies in Years (For Year-Round Residence)

Tank Size (gal)	Household Size (Number of People)									
	1	2	3	4	5	6	7	8	9	10
500	5.8	2.6	1.5	1.0	0.7	0.4	0.3	0.2	0.1	—
750	9.1	4.2	2.6	1.8	1.3	1.0	0.7	0.6	0.4	0.3
1000	12.4	5.9	3.7	2.6	2.0	1.5	1.2	1.0	0.8	0.7
1250	15.6	7.5	4.8	3.4	2.6	2.0	1.7	1.4	1.2	1.0
1500	18.9	9.1	5.9	4.2	3.3	2.6	2.1	1.8	1.5	1.3
1750	22.1	10.7	6.9	5.0	3.9	3.1	2.6	2.2	1.9	1.6
2000	25.4	12.4	8.0	5.9	4.5	3.7	3.1	2.6	2.2	2.0
2250	28.6	14.0	9.1	6.7	5.2	4.2	3.5	3.0	2.6	2.3
2500	31.9	15.6	10.2	7.5	5.9	4.8	4.0	4.0	3.0	2.6

Note: More frequent pumping needed if garbage disposal is used.

- Never enter a septic tank. Any work or repairs should be made from the outside. The septic tank produces toxic gases that can kill a person in a matter of minutes. When working on a tank, make sure it is well ventilated and someone is standing nearby. Never enter a tank to retrieve someone who fell in. Call emergency services and put a fan at the top of the tank to blow in fresh air.
- To facilitate future cleaning, install risers to the surface of the ground before burying the tank.

Upgrade System

Just like the house roof, driveway, and furnace, septic systems require upgrades and possibly replacement. Expect to have to upgrade a properly designed and installed septic system every 20 to 30 years.

Standards have changed and research has developed new and better approaches to treating sewage onsite to protect the health of the residents, the community, and the environment. While some older systems may have met standards when they were installed, upgrades and replacements will take advantage of the tremendous advances scientists and engineers have developed to improve wastewater treatment. Be prepared for new or upgraded systems to be different from the system that may have been installed decades ago.

Professional Management

Few homeowners are prepared to operate and maintain a wastewater treatment system. Communities have always hired professional operators to run wastewater treatment plants. Some communities are now hiring operators to inspect and manage septic systems. Professional management offers many advantages for Ohio communities.

- Avoids the high cost of constructing sewer lines.
- Prevents discharge of water pollutants to steams, rivers, and lakes.
- Enables communities to maintain disperse development patterns.
- Maintains the independence of small communities to manage their own wastewater treatment concerns.

Talk to your community leaders about establishing a septic system management program, so that all of the systems in your area receive proper and regular inspection and management. To learn more about onsite wastewater management consult the OSU Extension series on Onsite Wastewater Management AEX-750 through 754. These and other wastewater treatment publications can be found at www.ag.ohio-state.edu/~setll.

This publication was financed in part through a grant from the Ohio Environmental Protection Agency and the United States Environmental Protection Agency, under the provisions of Section 319(h) of the Clean Water Act.

Keith L. Smith, Associate Vice President for Ag. Adm. and Director, OSU Extension

TDD No. 800-589-8292 (Ohio only) or 614-292-1868

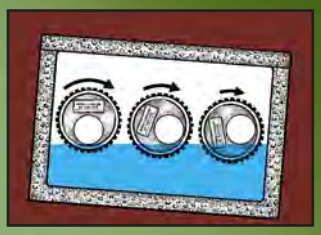
Revised 9/01-klw

TUF-TITE®

Speed Levelers™

Tough Problem

The distribution box is out of alignment. Effluent does not flow equally into the outlet pipes.



TUF-TITE Solution

Insert Tuf-Tite Speed Levelers into the outlet pipes. Simply adjust each Leveler so the flow is equally distributed.

There Is No Faster, Easier, Better, Or More Economical Way To Equalize Distribution Box Flow

There's no need to dig up and re-level tilted distributions boxes. Or to struggle with makeshift pipe dams. Now, with Tuf-Tite Speed Levelers, you can do the job in a fraction of the time, for a fraction of the cost.

For all size and shape concrete distributions boxes, as well as polyethylene boxes from Tuf-Tite.

For 3" or 4" PVC pipes

Speed Levelers are precision engineered to fit commonly used Schedule 40 Thick-Wall, SDR 35 (3034), and 2729 Thin-Wall PVC pipes. Simply press the Levelers into the pipe ends. They fit water-tight. No tools are necessary.

Non-corrosive Polyethylene

Tuf-Tite Speed Levelers are molded of specially formulated polyethylene that is highly chemical resistant. They are actually more corrosion resistant than the PVC pipe in which they're used.

They're hand-adjustable

Easily rotate Speed Levelers by hand. The Flo-Hole can be positioned to admit effluent at the precise level you desire. The range of settings is infinitely variable. And Levelers can be reset easily, anytime.

Tested. Proved. Preferred

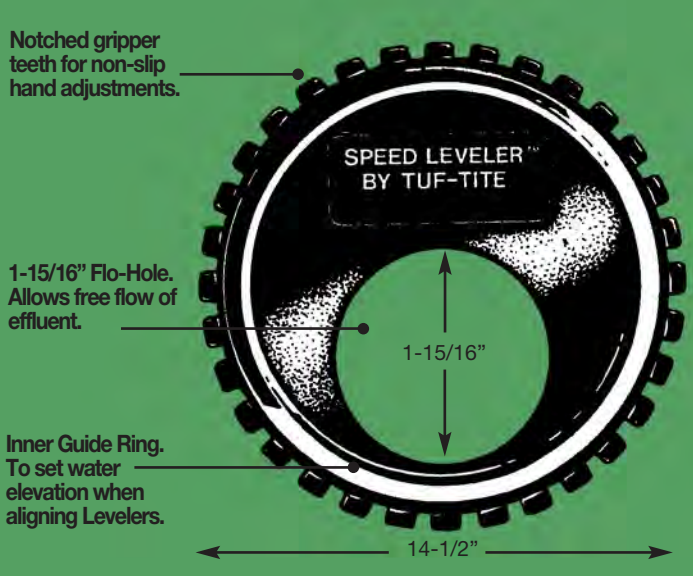
Test after test show that Tuf-Tite Speed Levelers significantly improve distribution in gravity-flow septic systems. There simply is no other way this can be accomplished as effectively, quickly, easily, or economically.

TUF-TITE®

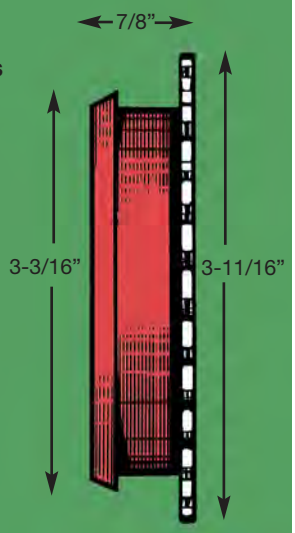
Speed Levelers™ SL-4

One size fits all 4" PVC pipe. Model SL-3, for 3" PVC pipe, also available.

Model SL-4



Model SL-3



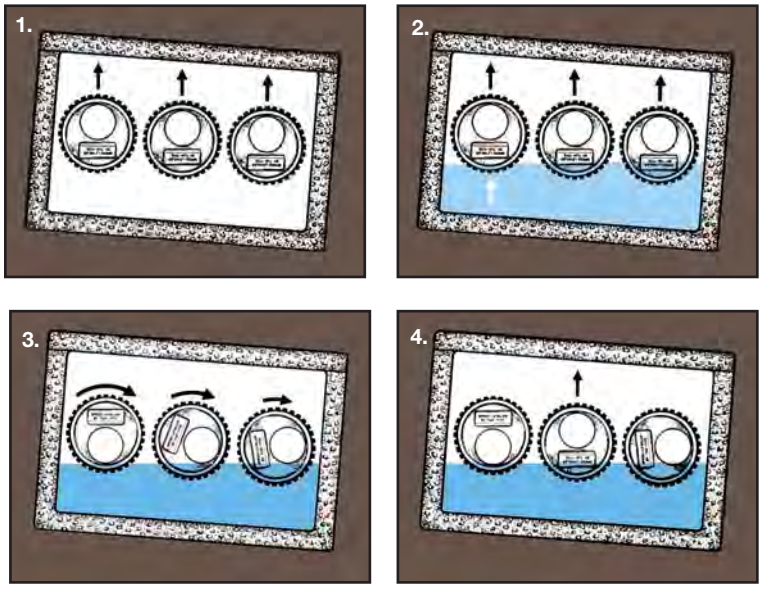
HOW TO SET SPEED LEVELERS

1. Insert a Speed Leveler into each outlet pipe inside the Distribution Box. Rotate each Leveler until the Flo-Hole is at the 12 o'clock position.

2. Start filling the Distribution Box with water. Stop when the water level touches the "Inner Guide Ring" of the highest Speed Leveler.

3. Rotate all the Speed Levelers until each of the Flo-Holes is aligned just above the water level. Slowly add more water to see if it enters all the Flo-Holes simultaneously. Make fine-tune adjustments if necessary.

4. You can alternate fields, or rest failed lines anytime. Simply rotate the Leveler on the appropriate pipe until the Flo-Hole is at the 12 o'clock position to stop the flow.



TUF-TITE®

Drainage and Septic Products

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Water-tight Lids and Risers by Tuf-Tite®

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SL-5M Printed in USA

THE QUICK4® PLUS EQ36 LP CHAMBER

Received: 6/19/18
Case No. 695-V

Quick4 Plus EQ36 LP Chamber

Center Structural Column

Quick4 Plus All-in-One Periscope

Quick4 Plus Endcap

Quick4 Plus All-in-One Endcap

The Quick4 Plus Equalizer 36 Low Profile (LP) Chamber offers maximum strength through its two center structural columns. This chamber can be installed in a 24-inch-wide trench. It is 4 inches shorter in height than other Equalizer 36 model chambers, allowing for shallower installation. Like the original line of Quick4 chambers, it offers advanced contouring capability with its Contour Swivel Connection™, which permits 10-degree turns, right and left. It is also available in four-foot lengths to provide optimal installation flexibility. The Quick4 Plus All-in-One and Quick4 Plus Endcaps are available with this chamber and provide increased flexibility in system design and configurations.

Quick4 Plus EQ36 LP Chamber

- Low Profile design makes this chamber ideal for shallow applications
- Reduces imported fill needed for cap and fill systems
- Center structural columns offer superior strength
- Advanced contouring connections
- Latching mechanism allows for quick installation
- Four-foot chamber lengths are easy to handle and install

Quick4 Plus All-in-One Endcap

- May be used at either end of a chamber row for an inlet/outlet or can be installed mid-trench
- Mid-trench connection feature allows center feed inletting of chamber rows
- Center feed connection allows for easy installation of serial distribution systems
- Variable pipe connection options allow for side, end or top inletting
- Piping drill points are set for gravity or pressure pipe

Quick4 Plus Endcap

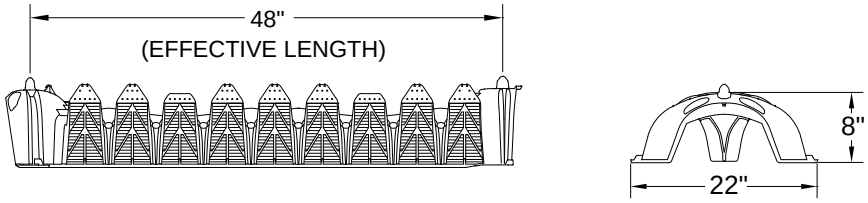
- Simple, flat design
- Allows installation of a pipe from the end only
- Piping drill points are set for gravity or pressure pipe

Quick4™ PLUS
EQ36 LOW PROFILE CHAMBER

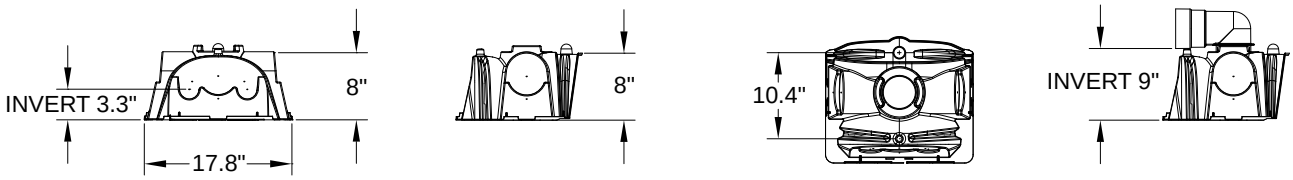
THE **QUICK4 PLUS EQ36 LP** CHAMBER

Received: 6/19/18
Case No. 695-V

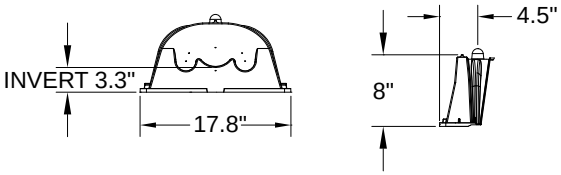
Quick4 Plus EQ36 LP Chamber Side and End Views



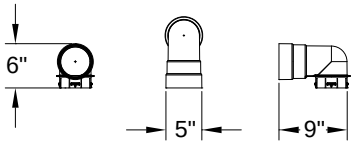
Quick4 Plus All-in-One End Cap Front, Side and End Views



Quick4 Plus End Cap Front, Side and End Views



Quick4 Plus All-in-One Periscope



Quick4 Plus EQ36 LP Chamber Specifications

Size (W x L x H) ..... 22” x 53” x 8” (56 cm x135 cm x 20 cm)	Invert Height ..... 3.3”, 9” (8.4 cm, 22.8 cm)
Effective Length ..... 48” (122 cm)	

INFILTRATOR SYSTEMS INC. STANDARD LIMITED WARRANTY

(a) The structural integrity of each chamber, end cap and other accessory manufactured by Infiltrator (“Units”), when installed and operated in a leachfield of an onsite septic system in accordance with Infiltrator's instructions, is warranted to the original purchaser (“Holder”) against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Units.

(b)THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper siting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator's installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder.

* * * * * * *

The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator's Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

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www.infiltratorsystems.com

For technical assistance, installation instructions or customer service, call Infiltrator Systems at 800.221-4436

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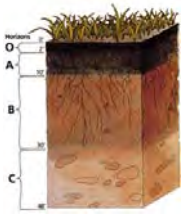
Soil and Environmental
Consulting Services, Inc.



Wednesday, June 06, 2018

Franklin County Economic Development and Planning Department

Re: Use of Soil Survey Data in County Subdivision Regulations.

It has come to our attention that the Franklin County Economic Development and Planning Department (EDPD) has been incorrectly using soil survey data to make site specific determinations to locate on-site sewage treatment system during the subdivision review process. The Franklin Public Heath District and the Columbus City Health both require the use of site specific soil test to determine the exact soil characteristics that occur at each proposed onsite soil-based sewage treatment system (OSTS). This requires that a qualified individual determines the soil characteristics by sampling the soil specifically where the OSTS will be located. Due to this, we are finding proposed parcels have been approved by the Health Departments but are not being approved by EDPD. This is due to the fact that soil survey information being used by EDPD cannot be used for detailed site-specific uses. Please see attached document, Soil Survey Uses and Limitations, USDA-NRCS.

This discrepancy is occurring because within the soil mapping units in the soil survey there are inclusions of other soils. This is because it would be tremendous expenses for the USDA-NRCS to map ever single soil variation across the county. Broad soil mapping units were developed which could include a percentage of other soil. Please see the two examples attached. As detailed on the Ko – Kokomo silty clay loam, 0 to 2 percent slopes mapping unit description it has a 10 percent inclusion of minor components which include Crosby and Celina soils. Whereas the CrB—Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes mapping unit has 10 percent of Kokomo, Celina, Miamian, and Lewisburg soils.

Part of the problem is that the EDPD subdivision regulations (Section 402.01) states that an OSTS cannot be located in Kokomo soils (and other poorly drained soil) as it is mapped in the soil survey. As documented in the soil map unit descriptions Kokomo soils do include better drained components including the Crosby and Celina soils which are suitable for OSTS. Conversely the CrB map unit does contain some Kokomo and other better drained inclusions also. Since CrB contains Kokomo, a poorly drained soil, should this map unit also be considered poorly drained and not suitable for OSTS? No, the best way to determine what soil is there is to do a site-specific soil analysis as currently required by the health departments.

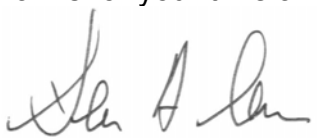
Since the health department is the entity that regulates sewage systems and during their review process have to follow OAC 3701-29-08 (C) (2) which states, ‘All lots created

P.O. Box 1121, Delaware, OH 43015 p (614) 579-1164 soilconsultant@yahoo.com

shall meet the requirements of 3701-29-06.' OAC 3701-29-06 includes the general provisions and prohibitions regarding sewage systems. Essentially, if the health department approves the sewage system locations they are stating the soils are suitable for onsite sewage treatment.

We are hoping you can revisit the rules so they are not contradictory to the state code that the local health departments need to follow. At the very least a blanket variance can be issued so that costly variances do not have to be obtained each time we find a well drained inclusion in a poorly drained mapping unit. Unfortunately, I have clients that will have to go through the costly variance process due to these circumstances. Also, I am being told by the EDPD to move proposed systems into poorly drained soil that I don't consider suitable for an OSTS. This is becoming a liability concern for me and should be a liability concern for EDPD. In certain circumstances sewage system installation costs can be close to $25,000. My concern is that the system will not function property if placed in these soils and possibly may fail due to poor siting as required by the EDPD.

Thanks for your time and consideration.



Steven Miller, B.S., M.S., CPSS

United States Department of Agriculture

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Case No. 695-V

SOIL SURVEY
Uses & Limitations

1. What is the Soil Survey Program?

The National Cooperative Soil Survey Program is an endeavor of the Natural Resources Conservation Service (NRCS) and other Federal agencies; State and local governments; and other cooperators. It provides a systematic study of the soils in a given area, including the classification, mapping, and interpretation of the soils. Soil types are classified from physical properties, drawing heavily on the principles of pedology, geology, and geomorphology.

2. History of Soil Survey in Wisconsin

The first soil map of Wisconsin was published in 1882. Much of the early survey work was done by the Wisconsin Geologic and Natural History Survey, the University of Wisconsin Soils Department, and the U.S. Bureau of Soils. The Federal soil survey work in Wisconsin began in 1899, and thereafter the soil survey became a cooperative effort between the Federal government and State agencies. The National Cooperative Soil Survey Initiative for the U.S. was launched in 1899 under the leadership of the U.S. Department of Agriculture (USDA), Division of Agricultural Soils, which became the USDA Bureau of Soils in 1901.

Soil survey work in Wisconsin began in earnest during the early 1900s, shortly after the inception of the National Cooperative Soil Survey. One of the earliest published soil surveys in Wisconsin was the Soil Survey of Racine County, Wisconsin. Field mapping for this survey was completed during the summer of 1906. The soil survey report, including the soil map, was published in 1907.

In 1933, the U.S. Department of Interior created the Soil Erosion Service to address the severe national soil erosion problems. Hugh Hammond Bennett was the Chief of the service. In 1935, the Soil Erosion Service was transferred to the U.S. Department of Agriculture and became the Soil Conservation Service (SCS). In 1995, the Soil Conservation Service became the Natural Resources Conservation Service (NRCS).

[Figure 1: Albin Martinson and Donald Owens using a truck mounted hydraulic probe]

During the 1960s, 1970s, and 1980s, soil survey work in Wisconsin leapfrogged around the State on a county-by-county basis as cost-sharing monies became available from counties and other sources. In 2000, the State of Wisconsin weighed

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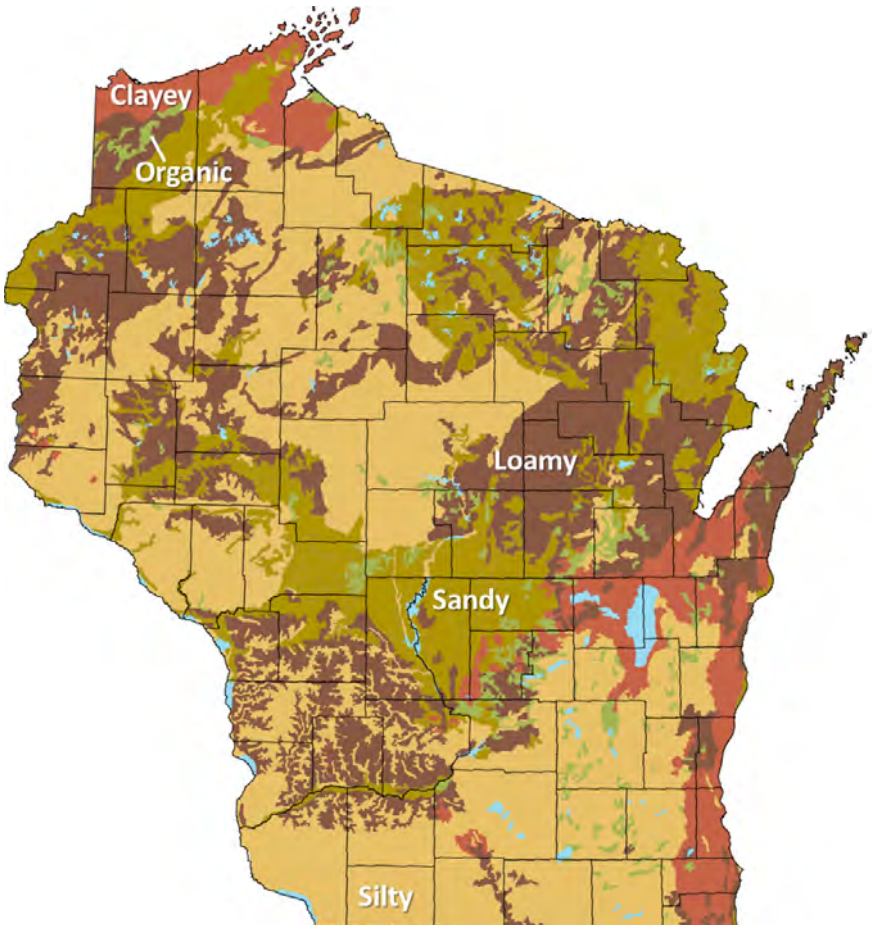
Wisconsin

in to support soil surveys in Wisconsin. The Wisconsin Department of Administration signed an agreement with NRCS to complete the initial soil survey of the State. NRCS used the influx of funds from the State to hire more staff. The additional staff accelerated progress, and the last of the field mapping was completed in the fall of 2005. A "Last Acre Ceremony" was held October 7, 2005, at the Lac Courte Oreilles Conference Center in Hayward. On May 16, 2006, Wisconsin became the 10th State to have soil survey information for the entire State on the Web Soil Survey.

3. Ongoing Soil Survey Mapping

The completion of initial field mapping in 2005 marked the end of two eras for the NRCS Soil Survey Program (pretaxonomy and "modern mapping" post 1965) in Wisconsin and the start of another. The central focus of the program in Wisconsin shifted to updating and applying existing soil surveys. The older soil surveys are now being brought up to modern standards for mapping and soil science as more detailed soil maps and data are being developed using the latest GIS technologies. The surveys for Dunn, La Crosse, Pepin, Pierce, and Richland Counties have already been updated. Initials surveys were done on a county-by county basis. Survey updates are being done by physiographic region.



The physiographic regions are known as Major Land Resource Areas (MLRAs). In addition to updating the inventory of the soils, NRCS also provides training and support for the interpretation and use of soil survey information.

Soil Survey Annual Data Refresh

NRCS in Wisconsin works with Regional Soils Offices and traditional partners to prioritize ongoing soil science priorities. Every year on September 30th, the new soil survey information from ongoing work is released to the public.

4. Official Soil Survey Data

Official soil survey information is in the public domain and is available on the Web Soil Survey (http://websoilsurvey.sc.egov.usda.gov/). The Web Soil Survey is the sole source for official soil survey data. When data is updated on the Web Soil Survey, the older data is no longer considered official.

Example:

The soils data files for RUSLE2 (R2) are currently generated by the State Agronomist from official soils data. Because of soils data being refreshed once a year, there may be minor differences between the soils data in R2 and the soils data in the WSS until the State Agronomist updates the R2 soils information.

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Other soils data:

Outside groups are free to use whatever soils data they want to use for models or decision support systems like SnapPlus. If they chose to not update their soils information on an annual basis when NRCS updates our official soils information, there will, inevitably, be differences between their soils data and the official soils data and these will increase over time.

5. Uses of the Soil Survey

Soil survey information can be used to predict or estimate the potentials and limitations of soils for many specific uses. A soil survey includes an important part of the information that is used to make workable plans for land management. The information must be interpreted to be useable by professional planners and others.

Predictions based on soil surveys serve as a basis for judgment about land use and management for areas ranging from small tracts to regions of several million acres. These predictions, however, must be evaluated along with economic, social, and environmental considerations before they can be used to make valid recommendations for land use and management.

Examples

Soil survey information is important for planning the specific land uses and practices needed to obtain specific results. For example, a soil survey can indicate the limitations and potentials of the soil for development of recreational areas. A landscape architect can use a soil survey when designing for the area. A contractor can use the survey in planning, grading, and implementing an erosion control program during construction. A horticulturist can use it in selecting suitable vegetation.

Soil surveys provide the basic information needed to make decisions about land management, including those operations that must be combined for satisfactory soil performance. For example, soil survey information is useful in planning, designing, and implementing an irrigation system for a farm. A knowledge of the characteristics of the soil helps in determining the run length, water application rate, soil amendment needs, leaching requirements, general drainage requirements, and field practices needed to maintain optimal soil conditions for plant growth.

Soil surveys are also helpful for locating possible sources of sand, gravel, or topsoil.

Technology Transfer

Soil surveys are an important component of technology transfer. They are needed to move knowledge from agricultural research fields and plots to other areas. Soil surveys allow us to identify areas that have soils that are similar to those in the research fields. Knowledge about the use and management of soils is spread by applying experience from studied areas to areas that have similar soils and related conditions.

The relationships between soils and deficiencies of phosphorus, potassium, nitrogen, magnesium, and sulfur are widely known. In recent years, important relationships have been worked out between many soils and their deficiencies of trace elements, such as copper, boron, manganese, molybdenum, iron, cobalt, chromium, selenium, and zinc. Relationships between soils and some toxic chemical elements have also been established. By no means have all of the important soils been characterized, especially for the trace elements. More research is needed.

Land Valuations

Soil is one of many attributes that contribute to land value. The relative importance of soil varies widely among land uses. The soil is a major factor in areas used for farming, ranching, and forestry. In these areas, the soil's capacity to produce and its requirements for production are critical elements of land value. Soil interpretations are used in assessing farmland for taxation and equalization, in appraising land for loans, and in guiding land buyers.

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The soil is one of several elements in the appraisal of land value within a specific local, economic, and institutional environment. Many of the other elements that determine value of real estate change with time. The soil types recorded in an official soil survey, however, remain valid over time and can be easily reinterpreted as economic or institutional conditions change.

6. Limitations of the Soil Survey

Soil survey data seldom contain detailed, site-specific information. They are not intended for use as primary regulatory tools in site-specific permitting decisions. They are, however, useful for broad regulatory planning and application.

Soil survey information cannot replace site-specific details, which require onsite investigation. It is a valuable tool where acquiring onsite data is not feasible or is cost prohibitive. It is most useful as a tool for planning onsite investigation. Understanding the capability and limitations of the different types of soil data is essential for making the best conservation-planning decisions.

Soil Interpretations

Any use of soils data to make predictions falls under the broad category that soil scientists call “soil interpretations.” NRCS maintains a set of interpretations in the Web Soil Survey. These include calculated values, such as K and T, and features, such as Hydrologic Soil Groups and Unified Soil Classification. The interpretations also include various ratings of suitability and limitation for land uses.

Official soils data may be interpreted by organizations, agencies, units of government, or others based on their own needs; however, users are responsible for this use. NRCS does not accept reassignment of authority for decisions made by other Federal, State, or local regulatory bodies. NRCS will not make changes to Official Soil Survey Information, or provide supplemental soil mapping, for purposes related solely to State or local regulatory programs. Official Soil Survey Information is science based. NRCS should be consulted regarding the potentials and consequences of soil interpretations beyond those in the Web Soil Survey.

NRCS understands that other entities will develop soil interpretations without technical assistance from NRCS. It is important, however, to reiterate that NRCS does not accept responsibility for soil interpretations other than those delivered by the Web Soil Survey. Collaboration with NRCS on soil interpretations is critical to the successful use of soils data.

7. Tool for Planning

Soil survey data is an invaluable tool for comparing soil properties over broad areas. It can dramatically facilitate planning and preparation for onsite investigation. Soil maps can effectively communicate the nature of soil differences across an area. In the context of general land-use planning, soil survey data provides an irreplaceable tool for basic and objective-based resource planning. In the context of land-use planning for areas smaller than 4 or 5 acres, on-site investigation is clearly required. At the intensity of a single auger boring or a half-acre lot, caution must be raised on the use of the published information. On-site data is required when the focus is on a specific parcel of land.

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Table 1: Soil Survey Mapping Scales and Minimum Delineation Size

Map scale	Inches per mile	Minimum size delineation (acres)
1:10,000	6.3	1
1:12,000	5.3	1.4
1:24,000	2.64	5.7
1:250,000	0.25	623
1:30,000,000	0.0021	9,000,000

[Soil surveys are conducted at various scales. The "minimum size delineation" is the smallest area that will be separated on a soil map at the indicated scale.]

Table 2: Soil Survey Database and Wisconsin Data Facts

Field	Count	Note
Legend Map Unit	8,383	The number of map units linked to soil survey areas and related to spatial data polygons by the database element "lmapunitiid," a.k.a. "mukey."
Map Unit	6,427	The number of map units identified by the database element "muiid."
Major Component	5,921	The number of soils listed as major components. Typically, a major component is greater than 10% of a map unit. The total number of components in the State is 11,839.
Minor Components	5,918	The number of soils listed as minor components. Typically, a minor component is less than 10% of a map unit.
NRCS Soil Interpretations	122	The number of soil interpretations available on Web Soil Survey for the State. Soil interpretations are models that use specific soil properties or qualities that directly influence a specified use or management of the soil. Examples of soil interpretations include texture, K-factor, T-factor, suitability for septic tank adsorption fields, AASHTO classification, Unified classification, and hydrologic soil group (HSG).
Properties	600	Properties are attributes of soils or sites that are (or can be) directly measured. Examples are sand, silt, clay, and Calcium Carbonate. The count of 600 is an estimate of the number of properties measured for map unit components, horizons, sites, pedons, ecological sites, and lab data.
NASIS Columns	3,914	Total number of data columns.
NASIS Tables	785	Total number of data tables.
Soil Survey Area	69	Total number of soil survey areas.
Spatial Soil Map Unit Polygons	1,496,783	Total number of spatial polygons represented.

[NRCS develops and maintains soils information in the National Soil Information System (NASIS). This table refers to elements in NASIS for Wisconsin.]

Franklin County, Ohio

Ko—Kokomo silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2rwj8
Elevation: 820 to 1,140 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 145 to 180 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Kokomo and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kokomo

Setting

Landform: Depressions on till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy glaciofluvial deposits derived from sedimentary rock over loamy till derived from limestone and dolomite

Typical profile

Ap - 0 to 11 inches: silty clay loam
Btg - 11 to 41 inches: clay loam
Bt - 41 to 64 inches: clay loam
2C - 64 to 79 inches: loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Crosby

Percent of map unit: 5 percent
Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Celina

Percent of map unit: 5 percent
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: Franklin County, Ohio
Survey Area Data: Version 15, Oct 5, 2017

Franklin County, Ohio

CrB—Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2thy8
Elevation: 520 to 1,550 feet
Mean annual precipitation: 36 to 44 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 145 to 180 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Crosby and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crosby

Setting

Landform: Ground moraines, recessionial moraines, water-lain moraines
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Silty material or loess over loamy till

Typical profile

Ap - 0 to 8 inches: silt loam
BE - 8 to 11 inches: silt loam
Bt1 - 11 to 14 inches: silt loam
2Bt2 - 14 to 28 inches: silty clay loam
2BCt - 28 to 36 inches: loam
2Cd - 36 to 79 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 24 to 40 inches to densic material
Natural drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.01 to 0.20 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 50 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C/D
Hydric soil rating: No

Minor Components

Kokomo, drained

Percent of map unit: 5 percent
Landform: Depressions, swales, water-lain moraines
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, dip
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Celina, eroded

Percent of map unit: 3 percent
Landform: Ground moraines, recessionial moraines, water-lain moraines
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, head slope, nose slope, side slope, rise
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Miamian, eroded

Percent of map unit: 1 percent
Landform: Ground moraines, recessionial moraines, water-lain moraines
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, head slope, nose slope, side slope, rise
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Lewisburg

Percent of map unit: 1 percent
Landform: Ground moraines, recessionial moraines, water-lain moraines
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Franklin County, Ohio
Survey Area Data: Version 15, Oct 5, 2017

Received: 6/19/18
Case No. 695-V

Soil Map—Franklin County, Ohio
(Franklin County Economic Development and Planning Department)

Map Scale: 1:1,340 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Soil Map—Franklin County, Ohio
(Franklin County Economic Development and Planning Department)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Ohio
Survey Area Data: Version 15, Oct 5, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 27, 2012—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	1.7	44.7%
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	2.1	55.3%
Totals for Area of Interest		**3.8**	**100.0%**

Franklin County
Where Government Works

Application for
Zoning Variance
Revised January 1, 2009

VA

Property Information

Site Address: 4180 SATURN ROAD, HILLIARD, OH. 43026

Parcel ID(s)	Zoning
200-001828	Rural
Township	**Acreage**
NORWICH	4.37 Ac.
Water Supply	**Wastewater Treatment**
☐ Public (Central) ☒ Private (Onsite)	☐ Public (Central) ☒ Private (Onsite)

Applicant Information

Name/Company Name: POMEROY + ASSOCIATES, LTD.
Address: 2550 CORPORATE EXCHANGE DRIVE
SUITE 10
COLUMBUS, OHIO 43231

Phone #	Fax #
614-885-2498	614-885-2886

Email: DMCCOY@POMEROYASSOC.COM

Property Owner Information

Name/Company Name: CHARLENE + JAMES DAVISON
Address: 4180 SATURN DRIVE
HILLIARD, OHIO 43026

Phone #	Fax #
614-725-8689	

Email: JIMADAVISON@GMAIL.COM

Agent Information (if applicable)

Name/Company Name: SAME AS APPLICANT
Address:

Phone #	Fax #

Email:

Staff Use Only

Case # VA-3904

Date filed: 6/7/18
Fee paid: $350
Receipt # 18-01940
Received by: BMF
Hearing date: 7/18/18
~~Zoning Compliance~~: Lot split App. # 014-18-LS

Document Submission

The following documents must accompany this application:

- ☒ Completed application
- ☒ Fee Payment (Checks only)
- ☒ Auditor's map (8 ½" x 11")
- ☒ Site Map (max 11" x 17")
- ☒ Covenants and deed
- ☒ Notarized signatures
- ☐ Proof of water & waste water supply N/A

Please see the Application Instructions for complete details

Case # VA-3904

Variance(s) Requested	
Section	302.021 (a(1)
Description	LAND SUBDIVISION
Section	302.041(a)
Description	LOT AREA AND COVERAGE
Section	302.042
Description	MINIMUM LOT WIDTH

Describe the project

THIS PROPERTY HAS AN EXISTING HOUSE ON 4.37 ACRE WE ARE PROPOSING TO CREATE TWO ADDITIONAL BUILDING SITES. THE EXISTING 4.37 ACRES HAS FRONTAGE ON TWO PUBLIC ROADS

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.

   THIS IS TH LARGEST LOT IN THE AREA AS WELL AS BEING AN IRELUBAR SHAPE.

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.

   YES, THE PROPOSED SPLITS WOULD CREATE LOTS MORE IN LINE WITH THE SIZE OF SURROUNDING LOTS

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

   THE SIZE AND SHAPE OF THE PARCEL WAS CREATED PRIOR TO THE PURCHASE OF THE PARCEL.

Case # VA-3904

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.

NO SPECIAL PRIVILEGES WOULD BE GAINED

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

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

NO

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

THE VARIANCES WOULD CREATE PARCELS OF SIMILIAR SIZE IN THE AREA

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?

NO

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 NEGATIVE AFFECTS WOULD BE CREATED

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?

NO

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

YES

Case # VA-3904

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 — Date

Property Owner (Signature must be notarized) — Date: 24 May ~~23~~, 2018

Property Owner (Signature must be notarized) — Date: 5/24/18

Signed and sworn before me this 24th day of May, 2018

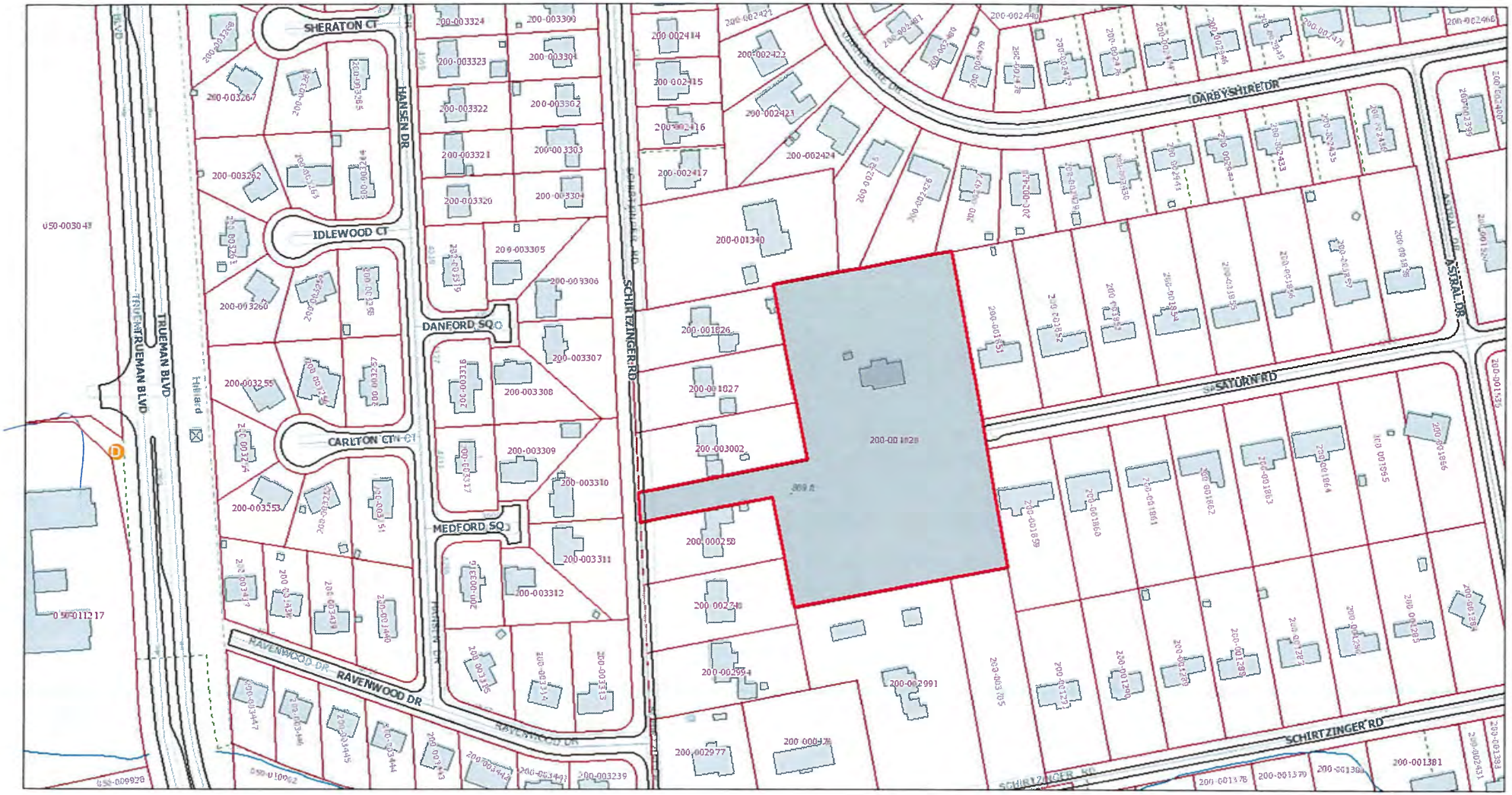
NOTARIAL SEAL STATE OF OHIO

CYNTHIA L. ELLIOTT
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date.
Sec. 147.03 R.C.

***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.**

200O061C 00600



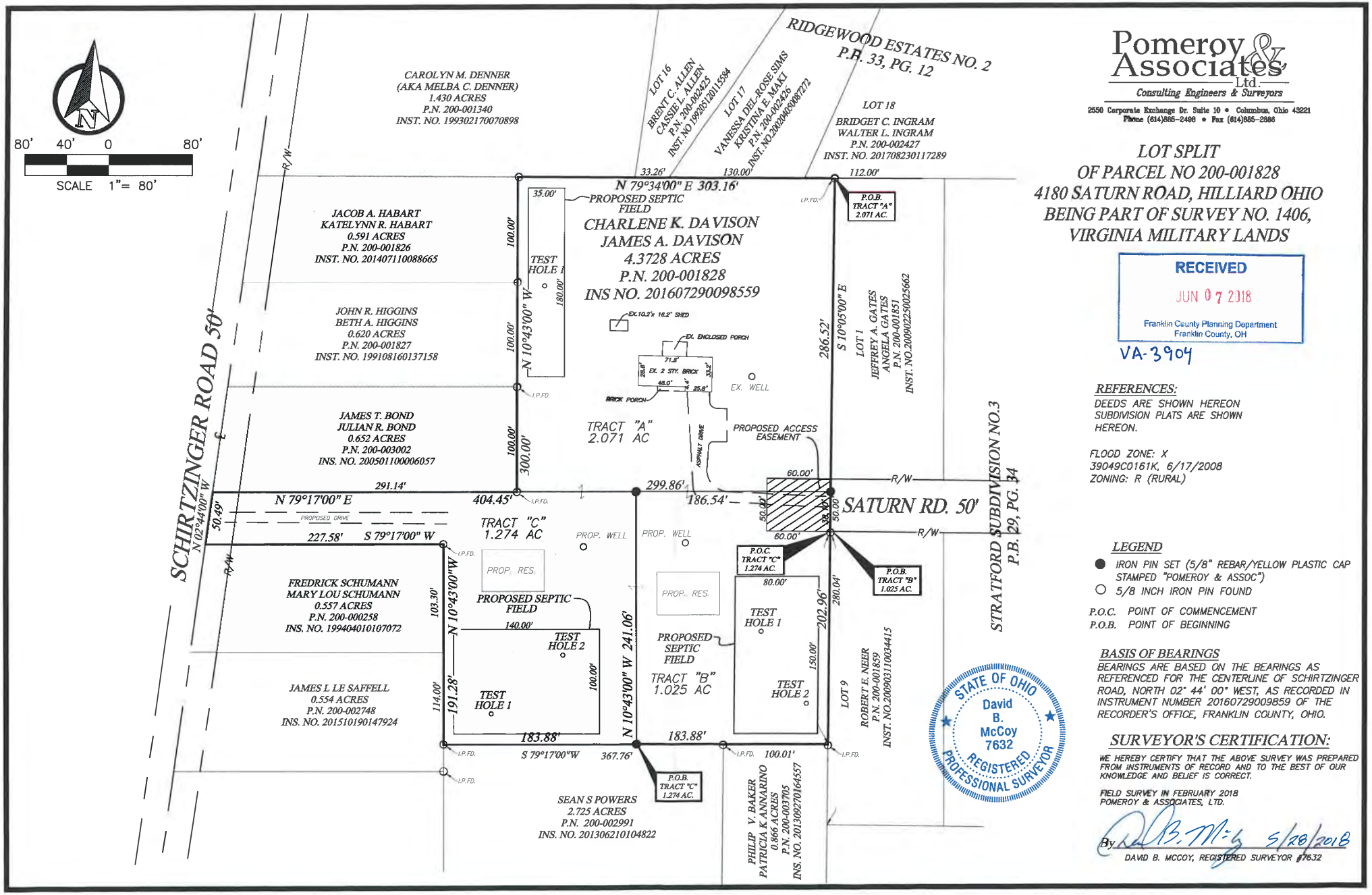
May 29, 2018

1:2,493

0 170 340 680 ft

0 50 100 200 m

VA-3904



Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
2550 Corporate Exchange Dr. Suite 10 • Columbus, Ohio 43221
Phone (614)885-2498 • Fax (614)885-2886

LOT SPLIT OF PARCEL NO 200-001828 4180 SATURN ROAD, HILLIARD OHIO BEING PART OF SURVEY NO. 1406, VIRGINIA MILITARY LANDS

RECEIVED
JUN 07 2018
Franklin County Planning Department
Franklin County, OH

VA-3904

REFERENCES:
DEEDS ARE SHOWN HEREON
SUBDIVISION PLATS ARE SHOWN HEREON.

FLOOD ZONE: X
39049C0161K, 6/17/2008
ZONING: R (RURAL)

LEGEND
- ● IRON PIN SET (5/8" REBAR/YELLOW PLASTIC CAP STAMPED "POMEROY & ASSOC")
- ○ 5/8 INCH IRON PIN FOUND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE BEARINGS AS REFERENCED FOR THE CENTERLINE OF SCHIRTZINGER ROAD, NORTH 02° 44' 00" WEST, AS RECORDED IN INSTRUMENT NUMBER 20160729009859 OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SURVEYOR'S CERTIFICATION:
WE HEREBY CERTIFY THAT THE ABOVE SURVEY WAS PREPARED FROM INSTRUMENTS OF RECORD AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS CORRECT.

FIELD SURVEY IN FEBRUARY 2018
POMEROY & ASSOCIATES, LTD.

STATE OF OHIO
David B. McCoy
7632
REGISTERED PROFESSIONAL SURVEYOR

By 5/28/2018
DAVID B. MCCOY, REGISTERED SURVEYOR #7632

Franklin County
Where Government Works

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

Economic Development & Planning Department
James Schimmer, Director

April 9, 2018

James Davison
4180 Saturn Road
Hilliard, Oh 43026

Mr. Davison:

This correspondence is concerning your lot split application, Case No. 014-18-LS, proposing to split 1.025 and 1.274-acre lots from parcel number 200-001828. The proposed lot splits must meet the applicable subdivision standards specified in the *Franklin County Subdivision Regulations* and the development standards specified in the *Franklin County Zoning Resolution*. These documents are available in the "Planning and Zoning" section of our website: https://development.franklincountyohio.gov/planning-zoning.

This application has been ***denied*** based on the following:

Franklin County Subdivision Regulations

1. Section 501.05 – *Lot Geometry:* Side lot lines shall be within five degrees of being perpendicular or radial to street centerlines.
    - The proposed 241.06 foot side lot line is beyond five degrees of being perpendicular to Schirtzinger Road (Tract C) and is beyond five degrees of being perpendicular to Saturn Road (Tract A + B).
2. Section 501.05 – *Lot Geometry:* Depth to width shall not exceed a ratio of 4:1.
    - Tract C would have a depth to width ration of 8:1.
    - It's not clearly indicated on the submitted survey, however the minimum depth to width requirement would not be able to be met.

Franklin County Zoning Resolution

1. Section 302.021(a(1)) – *Land Subdivision:* The remaining portion of the lot split must be 5-acres in size or larger.
    - The lot sizes proposed are: 2.071-acres (Tract A), 1.025-acres (Tract B) and 1.274-acres (Tract C), none of which will meet the required remainder lot size.
2. Section 302.041(a) – *Lot Area and Coverage:* Each lot shall be 2.5-acres in size or larger
    - The lot splits will allow for the creation of 1.025 and 1.274-acer lots, not meeting the minimum lot size.
3. Section 302.042 – *Minimum Lot Width:* For a one-family dwelling, there shall be a lot width of 150 feet or more at the front line of the dwelling and have access to and abut on an improved, dedicated publicly maintained street right-of-way for a distance of at least 150 feet.
    - All proposed lots do not meet the required road frontage.

Technical Review Agency Comments

Franklin County Engineer's Office

The suggested access easement shown on the attached survey plat will need to be reflected on the legal descriptions for both Tract "A" and Tract "B", as they are served via a shared access drive. This will be required on both legal descriptions on the 2 tracts, and recorded accordingly. If not, then Tract 'A" will not have a legal access point and either landlocked, which can't be allowed, or they will have to get a permit and relocate their existing drive access.

Norwich Township Road Department

Please reach out to Robbie Thomas, Roads Superintendent with any questions related to access along Schirtzinger Road and Saturn Road, 614-876-2236 or Robbie_Thomas@NorwichTownship.org.

The application has also been found deficient base on the following information not being included with the submitted materials:

1. (FCSR)Section 202.03(D(5+6)) – *Minor Subdivision Information:*
    - The location of well and septic system were not included.
2. (FCZR) Section 502.021(3) – *Yards Required Open:*
    - It's undetermined if the existing, and any proposed driveways would be 3 feet or more from all property lines -or- if a shared access easement would be approved.
3. (FCSR) Section 507.05 – *Household Sewage Treatment System:*
    - Approval from Franklin County Public Health is required when an onsite septic system is proposed. No approval from Public Health was received.

To address these deficiencies you may file a formal variance request to the Sections referenced in the Franklin County Subdivision Regulations and the Franklin County Zoning Resolution, however, there is no guarantee the applications will be approved. The variance request to the Subdivision Regulations will go before the Franklin County Planning Commission in a public hearing. They will act upon the request in accordance with Section 701 of the Franklin County Subdivision Regulations. The fee to file is $350 per three digit section (non-refundable), payable by check or money order made out to the Franklin County Treasurer.

The variance request to the Zoning Resolution will go before the Franklin County Board of Zoning Appeals in a public hearing. They will act upon the request in accordance with Section 810 of the Franklin County Zoning Resolution. The fee is $350 (non-refundable) for all variances included in the application, payable by check or money order made out to the Franklin County Treasurer.

All forms, fees, calendars and complete copies of the referenced regulations above can be found on our website: https://development.franklincountyohio.gov/

If you have questions, please contact me by phone at 614-525-4684 or by email: bxfisher@franklincountyohio.gov.

Sincerely,

Brad Fisher
Planner

CC: Dave McCoy – Pomeroy & Associates
File

Franklin County
Where Government Works

Application for

Conditional Use

Revised January 1, 2009

RECEIVED
CU
JUN 12 2018
Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 5406 Beatty Road Grove City, Ohio 43123	
Parcel ID(s): 230-001493-00	Zoning: Agricultural
Township: Pleasant Township	Acreage: 48.29
Water Supply: ☐ Public (Central) ☒ Private (Onsite)	Wastewater Treatment: ☐ Public (Central) ☒ Private (Onsite)

Applicant Information

Name/Company Name: Kyle & Michelle Copeland	
Address: 355 Iris Trail Drive Galloway, Ohio 43119	
Phone #: 614.260.2116	Fax #
Email: Copeland.kyle@gmail.com	

Property Owner Information

Name/Company Name: Kyle & Michelle Copeland	
Address: 355 Iris Trail Drive Galloway, Ohio 43119	
Phone #: 614.260.2116	Fax #
Email: copeland.kyle@gmail.com	

Agent Information (if applicable)

Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only

Case #: CU-3905

Date filed: 6/12/18
Fee paid: $350.00
Receipt #: 18-01998
Received by: MattBrown
Hearing date: July 16, 2018

Zoning Compliance:

Document Submission

The following documents must accompany this application:

- ☒ Completed application
- ☒ Fee Payment (Checks only)
- ☒ Auditor's map (8 ½" x 11")
- ☒ Site Map (max 11" x 17")
- ☒ Covenants and deed
- ☒ Notarized signatures
- ☐ Proof of water & waste water supply

Please see the Application Instructions for complete details

Case # CU-3905

Conditional Use(s) Requested	
Section	302.031
Description	Mobile or Manufactured Homes as a conditional use
Section	
Description	
Section	
Description	

Describe the project

Live in a RV during construction of home less then 18 months

NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 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 conditional use. If you don't answer the questions, we will consider your application incomplete.

1. Proposed Use or Development of the Land:

   Use of an Recreational Vehicle (RV) for temporary residence

2. How will the proposed development relate to the existing and probable future land use character of the area:

   We will be building a residence on the location of the old home that was moved and the RV will around the same location as the existing buildings. The rest of the acreage will remain as farm ground

3. Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?

   There will be no change to the current farm

Case # CU-3905

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?
   No - See attached letter from neighbor explaining that there is ~~except~~ acceptance

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?
   No - The RV will be in front of garage + behind an ~~agric~~ agricultural barn. RV will only be lived in during construction + construction will start shortly after plan approval.

6. Will the Conditional Use be served adequately by essential public facility and services?
   Yes - see letter from Franklin County Board of Health allowing septic system to be installed

7. How will the proposal meet the development standards of that specific district?
   N/A

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?
   No

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?
   Yes

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).
    No - we would have our own septic + water and right of ways will not be blocked

11. Did the applicant purchase the property with knowledge of the zoning restrictions?
    No

Conditional Use-Expanded Home Occupation *(Only)*

The following questions must be addressed when applying for a Conditional Use from *Section 511.03* (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).
   N/A

Case #
CU-3905

2. How many non-resident employees?

N/A

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

N/A

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

N/A

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be ***completely*** screened from adjacent residential lots and abutting streets? ***This must be met!***

No

6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

N/A

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

N/A

8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*

N/A

Case # CU-3905

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 — Date: 6-12-18

Property Owner (~~Signature~~ must be notarized) — Date: 6-12-18

Property Owner (Signature must be notarized) — Date

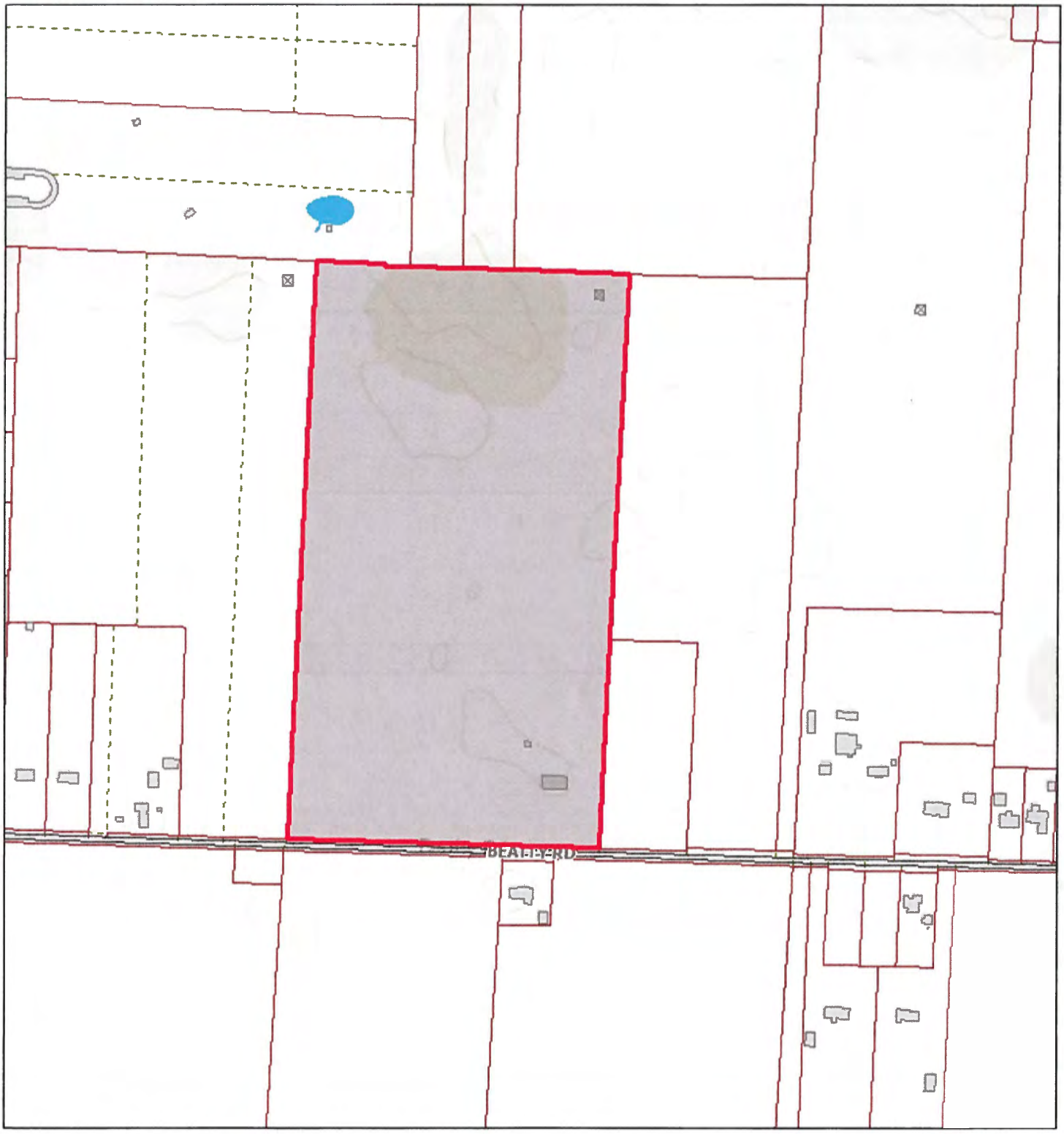
***Agent must provide documentation that they are legally representing the property owner.**

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

Joe B. Bailey

JOE B. BAILEY
Notary Public, State of Ohio
My Commission Expires 12-16-2022

230O084B 00100



June 11, 2018

1:7,461

0 340 680 1,360 ft

0 105 210 420 m

RECEIVED

JUN 12 2018

Franklin County Planning Department
Franklin County, OH

CU-3905

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

5406 Beatty Road

RECEIVED
JUN 12 2018
Franklin County Planning Department
Franklin County, OH
CU-3905

Legend
Streets
Parcels

Franklin County
Where Government Works

0 50 100 200
Feet