

## Big Darby Accord Advisory Panel

July 9, 2019

1:30pm

Franklin County Courthouse  
Meeting Room #1, 1<sup>st</sup> floor, Judicial Services Building  
369 South High Street  
Columbus, Ohio 43215

1. Roll Call
2. Introduction of Staff
3. Approval of minutes from June 11, 2019
4. Old Business:

### **Panel Recommendations**

Continued discussion of panel recommendation language development.

5. New Business:

### **Heritage Estate** (Case AP-19-02)

Review regarding a Brown Township application requesting approval for a preliminary subdivision plan at 3855 Alton and Darby Creek Road.

Applicant: CS Properties  
Location: Brown Township  
Address: 3855 Alton and Darby Creek Road (PID # 120-000201, 120-000827)  
Acreage: 25.200 +/- acres (gross)  
Zoning: Rural District  
Utilities: Private water and sewer  
Request: Review and approval of subdivision site plan

### **Panel Secretary Status**

Discussion of a City of Columbus proposal to amend the administration of the Panel, to allow the jurisdiction that is accepting a case write its own record of action following a vote by the Panel.

6. Adjourn to August 13, 2019

### MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

**Tuesday, June 11, 2019**

The Big Darby Accord Advisory Panel convened in the Franklin County Courthouse, 1<sup>st</sup> floor, Meeting Room #1, Columbus, Ohio 43215 on Tuesday, June 11, 2019.

Present were:

John Bryner  
Sheree Gossett-Johnson  
Steve Gordon  
Ashley Hoye  
Margaret Malone  
Anthony Sasson  
John Tetzloff

Franklin County Economic Development and Planning Department members:

Matt Brown, Planning Administrator

City of Columbus Department of Development members:

Marc Rostan, Senior Planner

Mr. Hoye opened the meeting at 1:30pm. Mr. Rostan called the roll.

Dr. Gordon motioned to approve the minutes of the May 14, 2019 meeting. Ms. Gossett-Johnson seconded. The motion carried by a vote of six-to-zero.

Mr. Rostan presented a revised application of case AP-19-01, 5960 W. Broad Street. Changes to the application were highlighted, including a reduction in single family units from 96 to 94, a reduction in preserved open space from 11 to 10.6 acres, the addition of 50 foot buffers around wetlands, an increase in stormwater retention basins from four to five, the addition of shading along streams and perimeters of retention basins, and a calculated groundwater recharge rate that is projected to be 7 percent lower post-development. He explained staff's recommendation of approval with the condition the applicant pursue off-site open space land allocation, based on changes to the application that responded to panel and city feedback but also addressing the need to mitigate a lower groundwater recharge rate.

Mr. Jeff Brown, Mr. Bernie Pippin, Mr. Tom Warner, and Mr. David Storck, representing the applicants, presented more information on the revised application. Mr. Pippin highlighted changes to the site

# Big Darby Accord Advisory Panel

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## Minutes

design, such as re-orientation of some single family lots and the addition of native plantings and internal walking trails. Mr. Warner addressed the groundwater recharge issue, saying the site would need to set aside about 12.5 acres to meet requirements for mitigation. The applicant has been in contact with the Ohio EPA and Metro Parks, and said Metro Parks has land available within the Hellbranch Ditch HUC for mitigation.

Mr. Tetzloff asked about the stormwater depression just north of the site that flows into the northwest corner. Mr. Storck said what is there is not built per plan, but is likely active to some degree. The applicant's intent is to redirect the water.

Mr. Tetzloff said it would be nice if some of the water coming from the north could infiltrate in the woods. Mr. Warner said that is effectively what is happening now, and the presence of trenches is to direct overland flow that does not infiltrate and offer some water quality principles.

Mr. Sasson stated he did not really support using the natural area as storm water management.

Ms. Gossett-Johnson asked for more information on who's been talked to and what will be addressed in mitigation. Mr. Warner said the applicant has spoken to Ms. Marshall Cooper at the Ohio EPA and John Watts at Metro Parks about next steps. Mr. Storck said there are areas in Prairie Oaks Metro Park set aside for land back transfers. Details are still being finalized, but Mr. Warner said based on discussions with the Ohio EPA there was agreement that it was a good opportunity to pursue mitigation efforts.

Ms. Malone asked if improvements would be made to the land, if it's already in a park. Mr. Warner said there's a dollar value attached to the mitigation on land that was formerly farmed. The row crop condition will be converted to meadow grass, which is meant to help promote groundwater recharge.

Ms. Gossett-Johnson asked when negotiations with Metro Parks would be finished, and if the panel would be able to see final plans. Mr. Warner said the applicant cannot secure the NPDES permit without it anyway, but could follow up once finished. Mr. Rostan added the City would need to know the final status as well, as part of the applicant going through a rezoning.

Mr. Tetzloff asked about the density, as the infiltration calculation counts as 4 units per acre when the total density is 6.8 units per acre. Mr. Warner clarified the density applies to units in the area that would flow into the Big Darby Watershed, which does not include the multifamily subarea.

Mr. Sasson asked about the preservation of oak trees in the northwest quadrant, and if they would be removed. Mr. Warner said the applicant would look into the situation. Mr. Rostan said the City Department of Recreation and Parks did not mention the trees when presented with the application in May.

# Big Darby Accord Advisory Panel

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## Minutes

Dr. Gordon motioned for the panel to approve the application with the staff recommendation. Mr. Bryner seconded. The motion carried by a vote of six-to-one.

Mr. Hoye asked if there was any new business.

Mr. Tetzloff said he had met with Columbus Councilmember Elizabeth Brown's office yesterday (6/10/19) regarding conservation open space as follow-up from the Sugar Farms case in December 2018. The Accord Panel adopted a definition of conservation open space in January 2018, and Mr. Rostan is to follow up with this definition to the office.

Dr. Gordon asked for an update on ideas for developing recommendations around topics that are ill-defined in the plan, noting he only received notes from Mr. Sasson. He asked to send topics to him and he will compile for future guidelines to suggest.

Mitigation was discussed as a potential topic for recommendation, in light of the application presented earlier. Mr. Matt Brown suggested it may make sense for a panel member to understand requirements for the Ohio EPA's stormwater permit, as a baseline. Mr. Tetzloff asked if a cash contribution to satisfy mitigation and a permit would be a more desirable outcome. Dr. Gordon said while a good idea in principle, it may sound similar to a transfer of development rights, which is not legal in Ohio.

Ms. Heather Doherty, of the Ohio Department of Natural Resources, suggested setting up an in-lieu fee program to allow money to be collected from different sites for land purchases, but was not sure what authority was needed to establish that.

Mr. Sasson detailed some of the documents for recommendations he sent to the panel. Mr. Tetzloff asked what the process is to move forward on topics, and if putting items on the agenda as they're added is sufficient. Mr. Matt Brown recommended that course of action, with possibly a person passionate about a particular topic writing summary language.

Mr. Matt Brown asked if the panel wanted to discuss proposed changes to the Scenic Rivers program in the Governor's biennial budget proposal. The Darby Scenic Rivers advisory council mentioned it as a possible topic of discussion for the panel, to encourage member jurisdictions to express support for the proposal. Mr. Tetzloff motioned that the panel recommend to participating jurisdictions they make an expression of support the Governor's proposal for the Scenic Rivers program. Dr. Gordon seconded. The resolution passed by voice vote.

There being no business to come before the Big Darby Accord Advisory Panel, the hearing was adjourned at 3:01 p.m.

# Big Darby Accord Advisory Panel

## Development Review Checklist

To be completed by Agency Staff  
Revised 10/1/08

### Section A: General Information

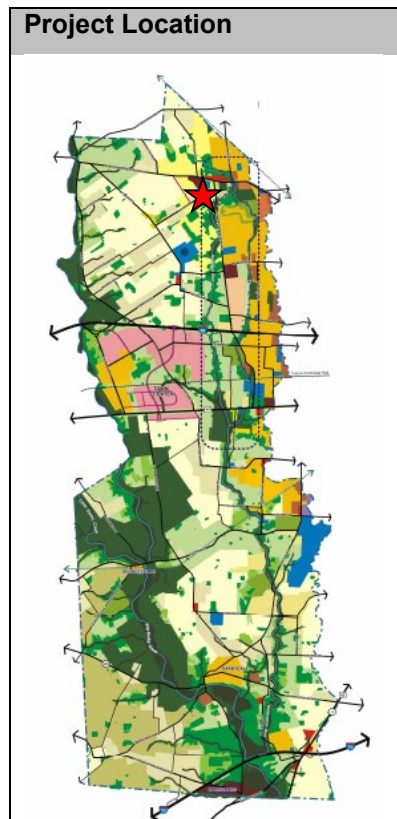
Project Information	
Site Address 3855 Alton-Darby Creek Road Hilliard, OH 43026	Parcel IDs(s) 120-000201 & 120-000827
Existing Zoning District(s) Rural	Total Acreage: Gross 25.2 acres
Proposed Zoning District(s) Rural	

Tracking Information
Accord Panel Case # AP-19-02
Jurisdiction Case # 705-PP

Jurisdiction	
<input checked="" type="checkbox"/> Brown Township	<input type="checkbox"/> Columbus
<input type="checkbox"/> Norwich Township	<input type="checkbox"/> Grove City
<input type="checkbox"/> Pleasant Township	<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Prairie Township	<input type="checkbox"/> Hilliard
<input type="checkbox"/> Washington Township	

Meeting Dates	
Review Body	Date
Staff Review:	6/13/2019
Accord Panel:	7/09/2019
Jurisdiction Commission	7/10/2019 – PC

Agency Staff Information – Primary Contact	
Name Brad Fisher	
Jurisdiction / Agency Name Franklin County – Franklin County EDP	
Address 150 S. Front St. FSL Suite 10 Columbus, OH 43215	
Phone # 614-525-4684	Fax # 614-525-7155
Email bxfisher@franklincountyohio.gov	



Zoning Authority
<input type="checkbox"/> Columbus
<input checked="" type="checkbox"/> Franklin County
<input type="checkbox"/> Grove City
<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Hilliard
<input type="checkbox"/> Prairie Township

Subdivision Authority
<input type="checkbox"/> Columbus
<input checked="" type="checkbox"/> Franklin County
<input type="checkbox"/> Grove City
<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Hilliard

**Section B: Background**

**Project Description**

The subject property is located on the west side of Alton Darby Creek Road, just south of Davis Road in Brown Township. The total lot size is 25.2-acres and includes two (2) existing lots. One of which is developed with a single-family home, the other is an active agricultural lot. The single-family home will be included in the proposed subdivision.

The request is to develop a six (6) lot single-family subdivision. The subdivision will include a new public road that extends off of Alton Darby Creek Road that will be located within 60 feet of right-of-way, one (1) reserve and the homes will be served by private water and wastewater. Proposed lot sizes range from 2.778-5.127-acres in size. All Rural zoning development standards have been met.

**Background Information**

Lot history

Residential Lot	Developed with a single-family home and accessory building in 1900.
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Ag Lot	Historically used as agricultural and includes an accessory building that was built in 1990.
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**Section C: Assessment and Evaluation****Conservation Assessment**

The site contains no tiered land or wooded areas. A 12 foot wide easement will be provided to allow a future trail connection to the Heritage Preserve subdivision and trail system to the west.

**Streams and Wetlands Assessment**

No wetlands have been identified on the site per the National Wetland Inventory Map. Hamilton Run extends through lot 1, the proposed roadway and Reserve "A". A riparian setback associated with the stream extends 100 feet on either side of the stream and is identified on the plat.

**Stormwater Best Management Practices Assessment**

The site will use detention swales that include an underdrain overflow feature on both sides off the proposed street. An existing 12 inch drainage tile will be improved. An existing 36 inch stormwater pipe and drainage tile will be connected to a proposed stormwater structure on the north side of the road, south of Reserve "A". All stormwater infrastructure will comply with the Franklin County Stormwater Drainage Manual.

**Alternative Wastewater Systems Assessment**

Private wastewater systems were approved by the Franklin County Public Health Department on June 24, 2019

**Revenue Assessment**

The applicant indicated that they do not plan on participating in the Big Darby Revenue Program. No additional information was provided.

In 2009 Franklin County authorized a revenue program identifying tools for revenue generation and the allowable uses of revenue. The revenue program calls for a \$2,500 developer contribution per residential unit constructed. This would be due at the time of applying for a building permit.

Resolution 0271-09 – Big Darby Accord Revenue Agreement

**Section D: Overall Assessment and Staff Analysis**

**Overall Assessment**

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map recommends the area for Conservation Development with 50 percent open space based on existing Rural zoning density. The Conservation Strategy Map shows the site as outside of tiered areas.

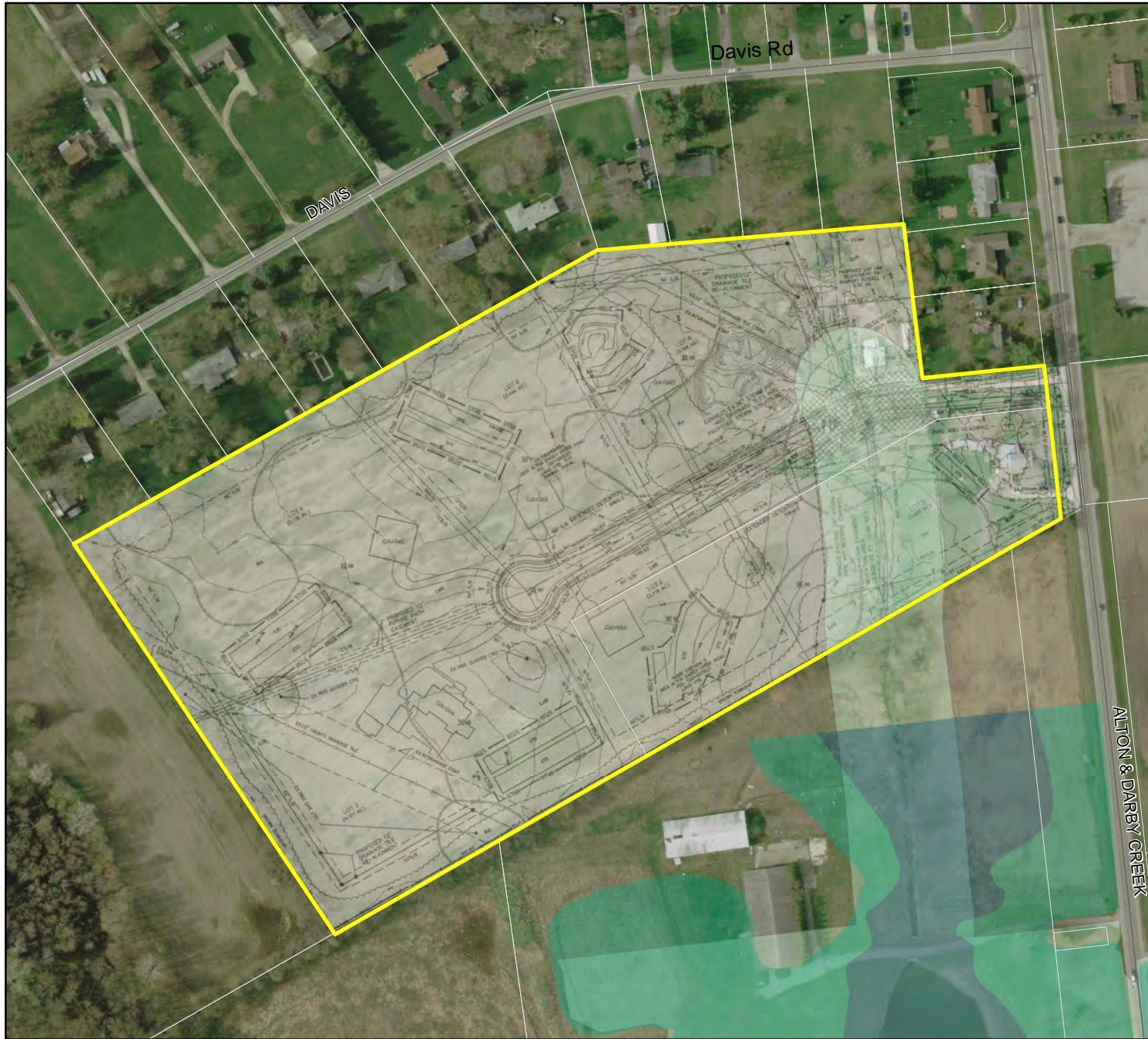
The proposal does not provide 50 percent dedicated openspace, however, the applicant is developing in accordance with their by-right Rural zoning.

The area to the west of the site in the City of Hilliard has already been rezoned for a much higher net density than what has been proposed for this site.



<b>Staff Analysis</b>				
<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Analysis</b>
Existing conditions site map is complete	<input checked="" type="checkbox"/>			Site map submitted.
Conceptual site plan is complete	<input checked="" type="checkbox"/>			Development Plan submitted.
Site data table is complete and accurately calculated	<input checked="" type="checkbox"/>			Site data table is identified on Sheet 1.
<b>Assessments</b>	<b>Pass</b>	<b>Fail</b>	<b>Explanation</b> - Items incomplete, steps required to correct, etc.	
Conservation assessment	<input checked="" type="checkbox"/>		The site contains no tiered land or wooded areas.	
Streams and wetlands assessment	<input checked="" type="checkbox"/>		1 stream, only development proposed within the stream area is a permitted street and stormwater detention swales.	
Stormwater management assessment			Need to be determined by the FCDE.	
Alternative wastewater assessment	<input checked="" type="checkbox"/>		Septic systems for all 6 lots approved by Public Health.	
Revenue assessment		<input checked="" type="checkbox"/>	The applicant will be required to participate in the Big Darby Revenue Program.	
Staff analysis overall assessment			The proposal does not comply with the Plan's recommended 50 percent dedicated openspace, however, the proposal complies with the site's by-right zoning.	

<b>Staff Recommendation</b>		
<p>Staff recommends:</p> <p style="margin-left: 40px;"><input checked="" type="checkbox"/> Approval</p> <p style="margin-left: 80px;"><input checked="" type="checkbox"/> with conditions (see below)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Disapproval</p>		
<p>Reasons / Conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant will be required to participate in the Big Darby Revenue Program.</li> <li>2. The applicant will be required to meet all Ohio EPA Standards as stated in the Big Darby Creek Watershed Construction Permit.</li> <li>3. The applicant will be required to place the stormwater infrastructure (detention swales) under the Ditch Petition Process for future maintenance.</li> <li>4. A maintenance easement must be dedicated to the Franklin County Engineer's Office over Hamilton Ditch measuring 25 feet from the top of bank on each side.</li> <li>5. The existing/proposed drainage tile must be held within an easement. There needs to be a "no tree zone" identified on the Development Plan and Plat that measures 80 feet wide over the drainage tile and pipes.</li> </ol>		
<p>Checklist prepared by:</p> <p><b>Brad Fisher</b> _____</p> <p>Agency Staff Member</p> <p style="margin-left: 300px;"><b>Planner</b> _____</p> <p style="margin-left: 300px;">Title</p> <p style="margin-left: 300px;"><b>7/03/2019</b> _____</p> <p style="margin-left: 300px;">Date</p>		

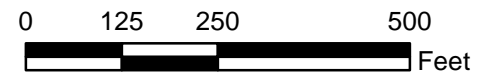
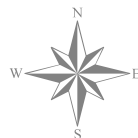
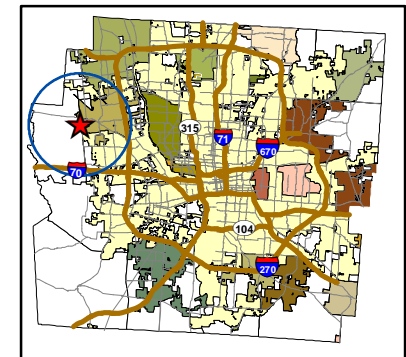


# 705-PP

Requesting approval of a preliminary plan for Heritage Estates subdivision.

Acres: 25.2  
Township: Franklin

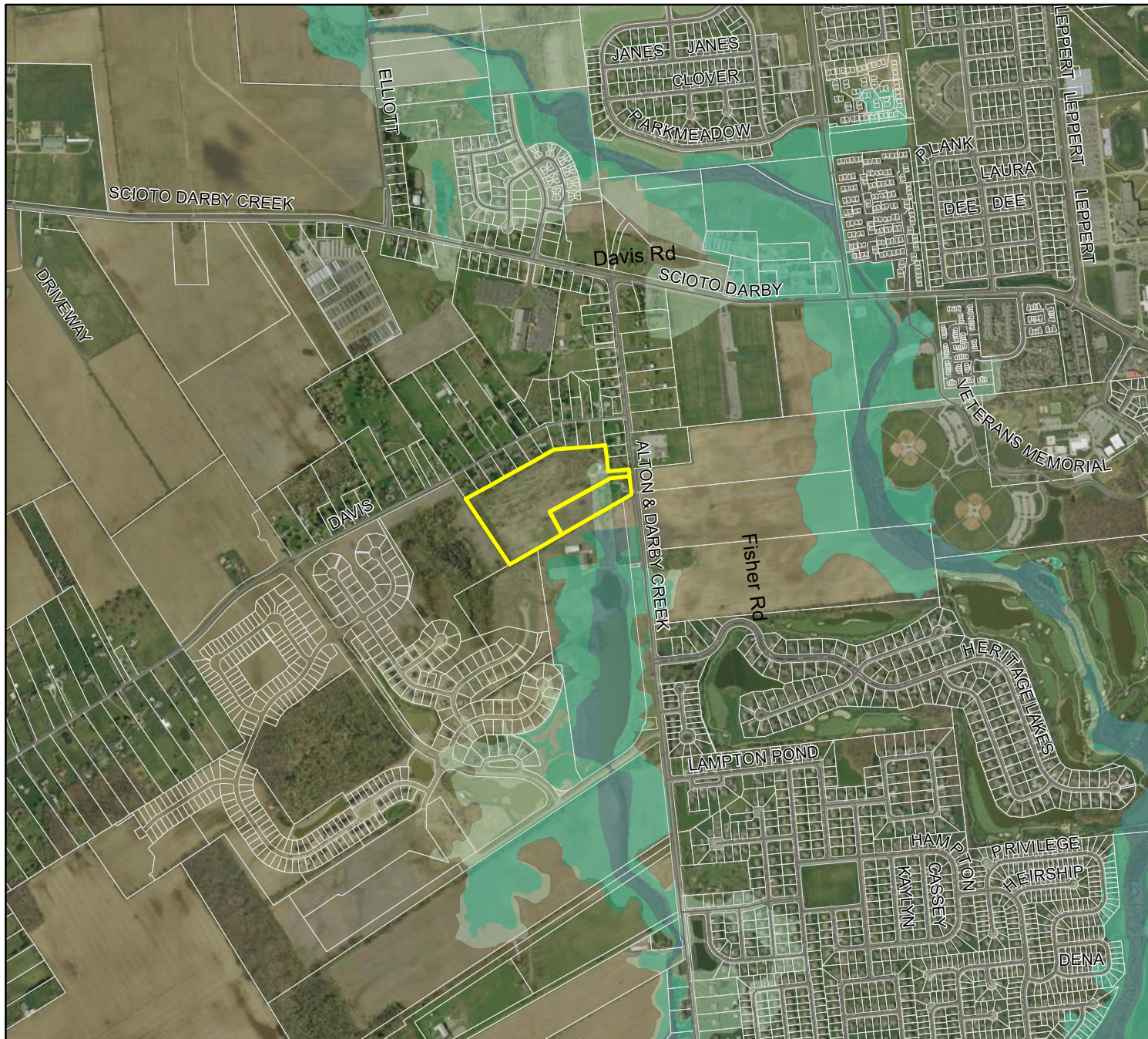
- Riparian Setbacks
- Floodway
- 100 Year Floodplain
- 3855 Alton Darby Creek Rd
- Streets
- Parcels



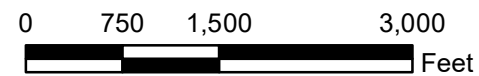
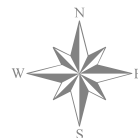
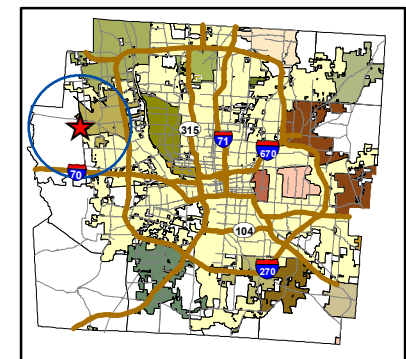
# 705-PP

Requesting approval of a preliminary plan for Heritage Estates subdivision.

Acres: 25.2  
Township: Franklin



- Riparian Setbacks
- Floodway
- 100 Year Floodplain
- 3588 Alton Darby Creek Rd
- Streets
- Parcels



# PRELIMINARY PLAN FOR HERITAGE ESTATES BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO 2019



**LOCATION MAP**  
NOT TO SCALE

GENERAL SUMMARY	
GROSS SITE AREA (AC.)	25.20
LOT LINE ADJUSTMENT (AC.)	0.52
GROSS SITE AREA - LOT LINE ADJUSTMENT	24.680
NUMBER OF LOTS	6
GROSS DENSITY (DU./AC.)	0.2431
EXISTING RIGHT-OF-WAY (AC.)	0.23
PROPOSED INTERNAL RIGHT-OF-WAY (AC.)	1.55
NET SITE AREA (AC.)	22.9000
(GROSS SITE AREA - R/W)	
NET DENSITY (DU./AC.)	0.2620
(TOTAL LOTS / NET SITE AREA)	
OPEN SPACE (RESERVE "A")	0.71
OPEN SPACE (RESERVE) - R/W & NATURAL	0.3100
OPEN SPACE (RIGHT-OF-WAY)	0.9900
NATURAL AREA (STREAM BUFFER)	3.05
TOTAL OPEN SPACE (AC.)	3.3500
DEVELOPABLE NET SITE AREA (AC.)	20.5400
(NET SITE AREA - OPEN SPACE)	
DEVELOPABLE NET DENSITY (DU./AC.)	0.2921
(TOTAL LOTS / DEVELOPABLE NET SITE AREA)	
OPEN SPACE / GROSS SITE AREA	0.136
OPEN SPACE / NET SITE AREA (-R/W)	0.146
NATURAL AREA / NET SITE AREA (-R/W)	0.090
NATURAL AREA / OPEN SPACE	0.812
EXISTING ZONING	RURAL DISTRICT
PROPOSED ZONING	RURAL DISTRICT
MINIMUM LOT SIZE	121,000 S.F. (2.78 AC.)
MAXIMUM LOT COVERAGE	20%
MINIMUM FRONTAGE AT SETBACK	MIN. 150' @ B/L
	MIN. 60' @ B/L (60'-0" @ C/L)
FRONT YARD SETBACK	MIN. 60' (FROM C/L)
SIDE YARD SETBACK	MIN. 20' (WITH MIN. OF 8' ON ONE SIDE)
REAR YARD SETBACK	MIN. 20% OF LOT DEPTH (MAX. 50')
MAXIMUM BUILDING HEIGHT	38'-0"

LOT SUMMARY						
LOT	1	2	3	4	5	6
TOTAL AREA (AC.)	3.995	2.778	5.127	5.108	3.244	3.720
PROPOSED RIGHT-OF-WAY (AC.)	0.450	0.275	0.071	0.049	0.217	0.260
EXISTING RIGHT-OF-WAY (AC.)	0.202	N/A	N/A	N/A	N/A	N/A
NET AREA (AC.)	3.343	2.503	5.056	5.057	3.027	3.460
(TOTAL AREA - R/W)						
MAX. LOT COVERAGE (AC.)	0.669	0.501	1.011	1.011	0.605	0.692
(20% OF NET AREA)						
FRONTAGE AT SETBACK	183'	360'	185'	109'	280'	386'
FRONT YARD SETBACK	40' (DISTANCE FROM C/L)					
SIDE YARD SETBACK	TOTAL OF 20' BETWEEN BOTH SIDE YARDS					
	MINIMUM OF 8' ON ONE SIDE					
	(MINIMUM 24' BUILDING SEPARATION)					
MAX REAR YARD SETBACK	50'					
MAXIMUM BUILDING HEIGHT	38'-0"					

BENCH MARKS	
BASED ON NAVD 1988 DATUM	
SOURCE	ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEYS (NGS) ONLINE POSITIONING USER SERVICE RAMPS-STATIC (RUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.
SITE B.M.#1	RAILROAD SPIKE SET ON THE WEST SIDE OF A POWER POLE LOCATED APPROXIMATELY 17' EAST OF ALTON DARBY CREEK ROAD AND 192.8' SOUTH OF THE DRIVEWAY TO ACAPE COMMUNITY FELLOWSHIP CHURCH (3686 ALTON DARBY CREEK ROAD). Elev=941.158 E=1778448.7610
SITE B.M.#2	RAILROAD SPIKE SET ON THE WEST SIDE OF A POWER POLE LOCATED APPROXIMATELY 19' EAST OF ALTON DARBY CREEK ROAD AND 393.8' SOUTH OF THE DRIVEWAY TO ACAPE COMMUNITY FELLOWSHIP CHURCH (3686 ALTON DARBY CREEK ROAD). Elev=940.409 E=1778420.1570

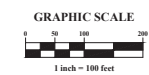


SHEET INDEX	
TITLE SHEET.....	1
GENERAL NOTES & TYPICAL CROSS SECTION.....	2
EXISTING CONDITIONS PLAN.....	3
CONCEPTUAL SITE & GRADING PLAN.....	4
EROSION CONTROL DETAILS.....	5
EROSION CONTROL PLAN.....	6
CONCEPTUAL LANDSCAPE PLAN.....	7

**DEVELOPER**  
HERITAGE BOULEVARD LTD.  
P.O. BOX 1471  
HILLIARD, OHIO 43026  
PHONE: 740-815-5632  
CONTACT: ANDY WARNOCK  
EMAIL: ANDY\_WARNOCK@HOTMAIL.COM

**OWNER**  
CS PROPERTIES  
3855 ALTON DARBY CREEK ROAD  
HILLIARD, OHIO 43026

**ENGINEER**  
ADVANCED CIVIL DESIGN, INC.  
422 BECKER ROAD  
GAHANNA, OHIO 43230  
PHONE: 614-428-7750  
THOMAS M. WARNER, P.E.  
T.M.WARNER@ADVANCEDCIVILDESIGN.COM



**INDEX MAP**  
SCALE: 1" = 100'

PLAN PREPARED BY:  
HERITAGE BOULEVARD LTD.  
P.O. BOX 1471  
HILLIARD, OHIO 43026  
ATTN: ANDY WARNOCK  
740.815.5632  
ANDY\_WARNOCK@HOTMAIL.COM

BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO  
**PRELIMINARY PLAN FOR HERITAGE ESTATES**  
FOR  
HERITAGE BOULEVARD LTD.  
TITLE SHEET

No.	Revision	Date	Approved

Date: 03/26/2018  
Scale: AS NOTED

Drawn By: GLE  
Checked By: GLE

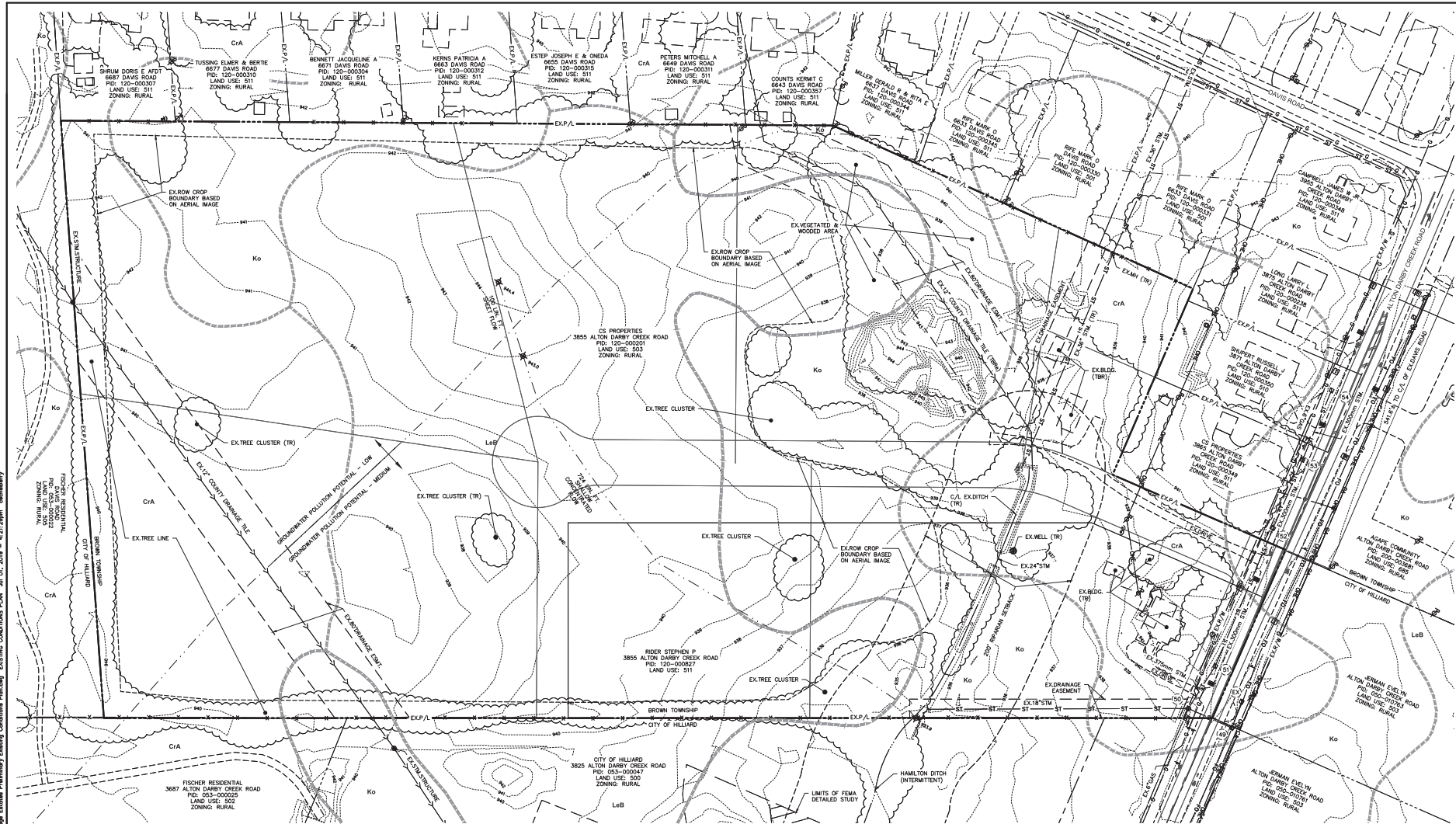
Project Number:  
19-0002-899

Drawing Number:  
1 / 6

422 Becker Road  
Gahanna, OH 43230  
614.428.7750  
t.m.warner@advancedcivildesign.com  
ADVANCED CIVIL DESIGN  
INC. ENGINEERS

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**LEGEND**

- 875----- EXISTING MAJOR CONTOUR
- 876----- EXISTING MINOR CONTOUR
- 877----- EXISTING SOILS LINE
- 878----- EXISTING GAS LINE
- 879----- EXISTING FENCE
- 880----- EXISTING STORM SEWER

(TR) = TO REMAIN  
 (BR) = TO BE REMOVED  
 (TRB) = TO BE RELOCATED

**MAP UNIT LEGEND**

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC SOIL GROUP	HYDROIC SOIL RATING
Cc	Corliss muck, A/D	Yes
C/A	Crosby silt loam, Southern Ohio III (Plan 0 to 2 percent slopes, C/D)	Yes
Ko	Kokomo silty clay loam, 0 to 2 percent slopes, C/D	No
LeB	Leadbury-Crosby complex, 2 to 6 percent slopes, D	No

**PRE-DEVELOPMENT RUNOFF SUMMARY**

STORM EVENT (YR)	PEAK RUNOFF (CFS)	VOLUME (AC-FT)
1	35.27	2.50
2	45.20	3.28
5	62.00	4.43
10	74.81	5.38
25	93.41	6.77
50	108.34	7.91
100	124.54	9.16

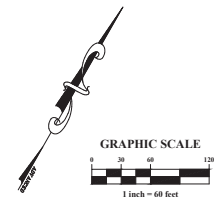
THE PROJECT SITE IS LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF DAVIS ROAD AND ALTON DARBY CREEK ROAD. THE SITE IS LOCATED IN THE LOWER BIG DARTY CREEK WATERSHED (000001220), SUB-WATERSHED - 010 (HELLBROOK RAN), ON SITE AND SURROUNDING OFF SITE RUNOFF FLOWS NATURALLY SOUTHERLY TO HAMILTON DITCH. HAMILTON DITCH IS AN INTERMITTENT DRAINAGE WAY.

FOR THE OHIO EPA GENERAL PERMIT 0000000005, APPENDIX A, BIG DARTY CREEK WATERSHED AND BASED ON THE SITE LOCATION, THE SITE REQUIREMENTS FOR GROUND WATER RECHARGE ARE CALCULATED UNDER THE TABLE 1. THE ON SITE SOILS ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP D. THE MAJORITY OF THE EXISTING SITE LAND USE IS ROW CROP (81). THE REMAINING PORTION IS LOW DENSITY RESIDENTIAL (1,2,7). THE PRE-DEVELOPMENT GROUNDWATER RECHARGE IS:

$V_{re} = A_s \times D_{re} / 12$   
 $V_{re} = 16.26 \text{ ACRES} \times 8.1 / 12 = 10.97$   
 $V_{re} = 8.71 \text{ ACRES} \times 12.7 / 12 = 9.22$

COMPOSITE  $V_{re} = 714 \times 3.22 = 10.36$   
 $10.97 \times 16.26 / 24.97 \text{ ACRES} = 7.14$   
 $9.22 \times 8.71 / 24.97 \text{ ACRES} = 3.22$

EXISTING SITE RUNOFF WAS CALCULATED AS 16.26 ACRES OF ROW CROP AREA (CN = 91) AND THE REMAIN PORTION OF THE SITE WAS ASSIGNED A COMPOSITE CN = 84. THE OVERALL COMPOSITE FOR THE PRE-DEVELOPMENT SITE CONDITIONS IS CN = 86. THE TIME OF CONCENTRATION WAS CALCULATED AS 18.1 MINUTES.

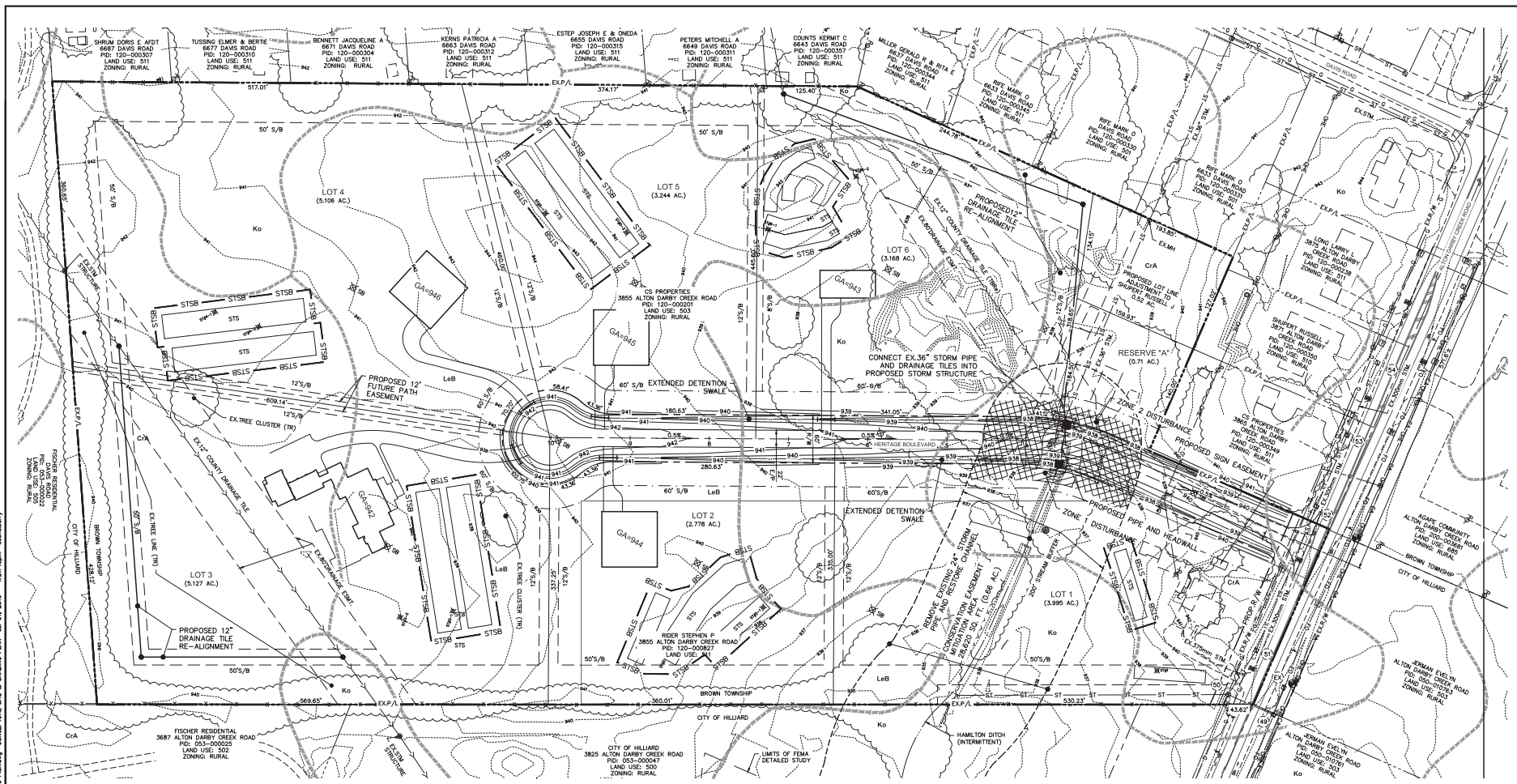


PLAN PREPARED BY:  
 HERITAGE BOULEVARD LTD.  
 P.O. BOX 1471  
 HILLS AND WARNOCK  
 ATTN: ANDY WARNOCK  
 740.85.6532  
 ANDY.WARNOCK@HOTMAIL.COM

BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO  
**PRELIMINARY PLAN FOR HERITAGE ESTATES FOR CONSTRUCTION**  
 HERITAGE BOULEVARD LTD.  
**EXISTING CONDITIONS PLAN**

Date Approved: 03/26/2018  
 Scale: 1" = 60'  
 Drawn By: KLE  
 Checked By: [ ]  
 Project Number: 19-0002-899  
 Drawing Number: 3 / 6

ADVANCED CIVIL DESIGN  
 422 Beecher Road  
 Columbus, OH 43220  
 PH: 614.328.7700  
 FX: 614.328.7705



Z:\19-0000-705-PP\Production\705-PP\Development\Plan\Heritage Estates\Heritage Site Plan.dwg CONCEPTUAL SITE & GRADING PLAN Jul 01, 2019 - 4:21:04pm cadwberry

PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
 422 Beecher Road  
 Hillside, OH 44130  
 ATTN: ANDY WARRNOCK  
 740.816.6832  
 ANDY\_WARRNOCK@HOTMAIL.COM

PLAN PREPARED FOR:  
**HERITAGE BOULEVARD LTD.**  
 P.O. BOX 1471  
 HILL AND WARRNOCK  
 740.816.6832  
 ANDY\_WARRNOCK@HOTMAIL.COM

BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO  
**PRELIMINARY PLAN FOR HERITAGE ESTATES FOR CONSTRUCTION**  
 HERITAGE BOULEVARD LTD.  
**CONCEPTUAL SITE & GRADING PLAN**

Date Approved: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 No. \_\_\_\_\_

Date: 03/26/2018  
 Scale: 1"=60'

Drawn By: cLE Checked By: \_\_\_\_\_  
 Project Number: 19-0002-899  
 Drawing Number: 4/6

**LEGEND**

- 875----- EXISTING MAJOR CONTOUR
- 876----- EXISTING MINOR CONTOUR
- 877----- EXISTING SOLS LINE
- G----- EXISTING GAS LINE
- X----- EXISTING FENCE
- ST----- EXISTING STORM SEWER
- CATCH BASIN / GARB INLET
- ON SITE PRIVATE SEWAGE TREATMENT SYSTEM AREA TO REMAIN UNDISTURBED DURING DEVELOPMENT
- GA-944 GROUND AROUND

**GENERAL SUMMARY**

GROSS SITE AREA (AC.)	25.20
LOT LINE ADJUSTMENT (AC.)	0.52
GROSS SITE AREA - LOT LINE ADJUSTMENT	24.68
NUMBER OF LOTS	205
GROSS DENSITY (DU./AC.)	0.24
EXISTING RIGHT-OF-WAY (AC.)	0.23
PROPOSED INTERNAL RIGHT-OF-WAY (AC.)	1.55
NET SITE AREA (AC.) (GROSS SITE AREA - R/W)	22.90
NET DENSITY (DU./AC.) (TOTAL LOTS / NET SITE AREA)	0.26
OPEN SPACE (RESERVE "A")	0.71
OPEN SPACE (RESERVE - R/W & NATURAL)	0.31
PROPOSED INTERNAL RIGHT-OF-WAY	0.99
NATURAL AREA (STREAM BUFFER)	2.05
TOTAL OPEN SPACE (AC.)	3.35
DEVELOPABLE NET SITE AREA (AC.) (NET SITE AREA - OPEN SPACE)	20.54
DEVELOPABLE NET DENSITY (DU./AC.) (TOTAL LOTS / DEVELOPABLE NET SITE AREA)	0.29
OPEN SPACE / GROSS SITE AREA	0.136
OPEN SPACE / NET SITE AREA (-R/W)	0.146
NATURAL AREA / NET SITE AREA (-R/W)	0.090
NATURAL AREA / OPEN SPACE	0.612

**GENERAL SUMMARY (CONTINUED)**

EXISTING ZONING	RURAL DISTRICT
PROPOSED ZONING	RURAL DISTRICT
MINIMUM LOT SIZE	121,000 S.F. (2.78 AC.)
MAXIMUM LOT COVERAGE	20%
MINIMUM FRONTAGE AT SETBACK	MIN. 150' @ 8'/ MIN. 60' @ 9/8 (CUL-DE-SAC)
FRONT YARD SETBACK	MIN. 60' (FROM C/L)
SIDE YARD SETBACK	MIN. 20' (WITH MIN. OF 8' ON ONE SIDE)
REAR YARD SETBACK	MIN. 20% OF LOT DEPTH (MAX. 50')
MAXIMUM BUILDING HEIGHT	38'-0"

**LOT SUMMARY**

LOT	1	2	3	4	5	6
TOTAL AREA (AC.)	3,995	2,778	5,127	5,106	3,244	3,720
PROPOSED RIGHT-OF-WAY (AC.)	0.450	0.275	0.071	0.049	0.217	0.260
EXISTING RIGHT-OF-WAY (AC.)	0.202	N/A	N/A	N/A	N/A	N/A
NET AREA (AC.) (TOTAL AREA - R/W)	3,543	2,503	5,056	5,057	3,027	3,460
MAX LOT COVERAGE (AC.) (20% OF NET AREA)	0.669	0.501	1.011	1.011	0.605	0.692
FRONTAGE AT SETBACK	183'	360'	180'	109'	280'	386'
FRONT YARD SETBACK	60' (DISTANCE FROM C/L)					
SIDE YARD SETBACK	TOTAL OF 20' BETWEEN BOTH SIDE YARDS					
MAX REAR YARD SETBACK	50'					
MAXIMUM BUILDING HEIGHT	38'-0"					

THE PROJECT SITE IS LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF DAVIS ROAD AND ALTON DARRYL CREEK ROAD. THE SITE IS LOCATED IN THE LOWER BIG DARRYL CREEK WATERSHED (0606000200). SUB-WATERSHED - 010 (HULLBRANCH RUN). ON SITE AND SURROUNDING OFF SITE RUNOFF FLOWS NATURALLY SOUTHERLY TO HAMILTON DITCH. HAMILTON DITCH IS AN INTERMITTENT DRAINAGE WAY.

PER THE OHIO EPA GENERAL PERMIT OH0000003, APPENDIX A, BIG DARRYL CREEK WATERSHED AND BASED ON THE SITE LOCATION, THE SITE REQUIREMENTS A RIPARIAN SETBACK ON THE HAMILTON DITCH PRESENT ON THE SITE. MITIGATION FOR THE DISTURBANCE WITH THIS RIPARIAN SETBACK IS AS FOLLOWS:

ZONE 1 = FOUR TIMES THE TOTAL AREA DISTURBED (0 TO 25 FEET)  
 ZONE 1 DISTURBANCE = 3,650 SQ. FT. \* 4 = 14,620 SQ. FT.  
 ZONE 2 = THREE TIMES THE TOTAL AREA DISTURBED (25 TO 100 FEET)  
 ZONE 2 DISTURBANCE = 16,670 SQ. FT. \* 3 = 50,010 SQ. FT.

TOTAL MITIGATION REQUIRED = 64,630 SQ. FT. (1.48 ACRES)

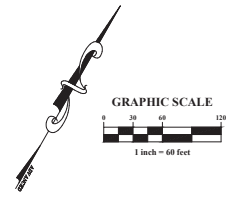
PER THE OHIO EPA GENERAL PERMIT OH0000003, APPENDIX A, BIG DARRYL CREEK WATERSHED AND BASED ON THE SITE LOCATION, THE SITE REQUIREMENTS FOR GROUND WATER RECHARGE ARE CALCULATED UNDER THE TABLE 1. THE ON SITE SOILS ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP D. THE MAJORITY OF THE PROPOSED SITE LAND USE IS LOW DENSITY RESIDENTIAL (1-2). NOT INCLUDING THE RIGHT-OF-WAY IMPROVEMENTS. THE POST-DEVELOPMENT GROUNDWATER RECHARGE IS:

Wes = 4x + Drex / 12  
 COMPOSITE Wes = 23.88 + 0.02 = 23.90  
 25.12 \* 23.74 / 24.97 ACRES = 23.88

PER THE FRANKLIN COUNTY STORMWATER DRAINAGE MANUAL, STORMWATER QUANTITY CONTROL IS MEASURED BASED ON THE CRITICAL STORM METHODOLOGY. FOR ALL STORM EVENTS UP TO AND INCLUDING THE CRITICAL STORM, RUNOFF MUST BE DISCHARGED FROM THE SITE AT A RATE NOT TO EXCEED THE 1-YEAR PRE DEVELOPED RUNOFF RATE. STORE CLOSURES WITH LESS FREQUENT RECURRENCE INTERVALS FROM THAN THE CRITICAL STORM MAY BE DISCHARGED AT THE 10-YR PRE-DEVELOPED RATE. USING THE SCS CURVE NUMBER METHOD, RUNOFF VOLUMES FROM A 2.2 HOUR RAINFALL EVENT (1-HR) WERE CALCULATED. COMPOSITE PRE-DEVELOPMENT AND POST-DEVELOPMENT CURVE NUMBERS FOR THE SITE WERE COMPUTED AS 88 AND 81, RESPECTIVELY. THE CRITICAL STORM HAS BEEN CALCULATED AS A 1-YR EVENT.

GRADING OPERATIONS FOR THE PROPOSED DEVELOPMENT WILL BE LIMITED TO LOCAL STREET (OPEN DITCH) CONSTRUCTIONS. EACH LOT OWNER WILL BE REQUIRED FOR CONSTRUCTION AND GRADING OPERATIONS FOR DRIVEWAYS AND HOUSE PADS. SOME MINOR GRADING TO PREPARE FOR EXISTING DITCHES FROM HAMILTON DITCH. THESE AREAS SHALL BE PREPARED TO ESTABLISH VEGETATION. AREAS NOT TO BE DISTURBED SHALL BE PREPARED TO ESTABLISH VEGETATION AS SOON AS POSSIBLE TO PREVENT EROSION. THE ESTABLISHMENT OF GRASS AND OTHER LAND COVERINGS WILL REDUCE THE OVERALL SITE CURVE NUMBER AND REDUCE THE TIME OF CONCENTRATION OF RUNOFF AND LOWER RATES OF RUNOFF BELOW

THE USE OF IMPERVIOUS AREA DISCONNECTS, VEGETATED FILTER STRIPS AND VEGETATED SWALES WILL BE UTILIZED IN THE TREATMENT OF POST CONSTRUCTION RUNOFF. ADDITIONAL WATER QUALITY TREATMENT WILL BE ACCOMPLISHED WITHIN THE EXTENDED DETENTION ROSSIDGE DITCH.



ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DIRECTION OF THE COUNTY ENGINEER AND/OR OHIO EPA.

EROSION AND SEDIMENT CONTROL NARRATIVE
PROJECT DESCRIPTION: THE PROJECT CONSISTS OF 25.2 ACRES OF RURAL RESIDENTIAL PROPERTY. THIS PLAN IS FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED ROADWAY OF THE LOT SUBDIVISION ONLY. EACH INDIVIDUAL LOT WILL BE REQUIRED TO PROVIDE INDIVIDUAL LOT EROSION CONTROL MEASURES DURING CONSTRUCTION.

EXISTING SITE DRAINAGE: CURRENT SITE DRAINAGE OCCURS VIA SHEET FLOW IN A NORTH TO SOUTH PATTERN TO THE HAMILTON DITCH NEAR THE SOUTHEAST CORNER OF THE SITE.
ADJACENT AREAS: THE SITE IS BORDERED TO THE NORTH BY SINGLE FAMILY RESIDENTIAL PROPERTY, EAST BY ALTON DARRY CREEK ROAD, SOUTH BY SINGLE FAMILY RESIDENTIAL AND OPEN AREA, WEST BY OPEN AREA.

SOILS: SOILS ON THE SITE ARE COMPOSED OF CARLISLE MUCK, CROSBY SILT LOAM, KOKOMO SILTY CLAY LOAM AND LEBERSBURG-CROSBY COMPLEX.
SITE DRAINS TO: HAMILTON DITCH PART OF THE HELLBANCH RUN SUB-WATERSHED OF THE LOWER BIG DARBY CREEK WATERSHED.

EROSION & SEDIMENT CONTROL MEASURES: EROSION AND SEDIMENT RUNOFF SHALL BE CONTROLLED THROUGH COMBINATION OF SEDIMENT CONTROL MEASURES ALONG THE OUTER EDGE OF GRADING DISTURBANCES AND ESTABLISHING VEGETATION.
MAINTENANCE: MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE NOTES LISTED ON THIS SHEET.

- 1. INSTALL CONSTRUCTION ENTRANCE(S) AND CONCRETE WASHOUT AREA(S).
2. THE CONTRACTOR SHALL PLACE THE REQUIRED SEDIMENT BASIN, FEATURES, INCLUDING CONTROLLED SEDIMENT BASIN PRIOR TO ANY CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE PLAN DETAILS & NOTES.
3. THE CONTRACTOR SHALL PLACE PERMANENT SEEDING AND MULCHING AS NECESSARY TO ESTABLISH VEGETATION TO ALL AREAS NOTED ON THESE PLANS THAT TO BE DISTURBED.

Table with 4 columns: NAME, PHONE NUMBER, EMAIL. Lists BMP Installation, BMP Maintenance, Site Stabilization, and BMP Removal contacts.

GENERAL EROSION AND SEDIMENT CONTROL NOTES
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS DO NOT ALLOW FINAL GRADE TO BE COMPLETED. SOIL SHOULD BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHERE GRADING MAY NOT BE COMPLETE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SILT FLOW.
PRIOR TO CONSTRUCTION OPERATIONS, ALL CONSTRUCTION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.
THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

THE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDANCE WITH THE LEVEL OF DISTURBANCE ASSOCIATED WITH THE ACTUAL CONSTRUCTION SEQUENCE. ALL AREAS NOT DESIGNATED TO BE SEeded SHALL REMAIN UNDER NATURAL COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEeded AND MULCHED AT THE CONTRACTOR'S EXPENSE.

PERMANENT STABILIZATION table. Columns: DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES, AREA REQUIRING PERMANENT STABILIZATION, TIME FRAME TO APPLY EROSION CONTROLS.

RATES OF APPLICATION table. Columns: MARCH 16 TO OCTOBER 14, SEED, FERTILIZER (12-12-12), MULCH (STRAW OR HAY).

TEMPORARY STABILIZATION table. Columns: DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES, AREA REQUIRING PERMANENT STABILIZATION, TIME FRAME TO APPLY EROSION CONTROLS.

TEMPORARY SEEDING table. Columns: MARCH 16 TO OCTOBER 14, SEED, FERTILIZER (12-12-12), MULCH (STRAW OR HAY); OCTOBER 15 TO MARCH 15, SEED, FERTILIZER (12-12-12), MULCH (STRAW OR HAY).

INSPECTIONS
THE CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO CONDUCT SITE INSPECTIONS ENSURING PROPER FUNCTIONALITY OF THE EROSION AND SEDIMENTATION CONTROL ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED ONCE EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS OF A 1/2" INCH STORM EVENT OR GREATER. RECORDS OF THE SITE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED.

MAINTENANCE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. INSPECTIONS SHALL BE CONDUCTED PERIODICALLY BUT NOT TO EXCEED 30 DAYS OR WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. IF ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY OWNER: HERITAGE BOULEVARD LTD.
DESIGN ENGINEER: ADVANCED CIVIL DESIGN, INC.
CONTRACTOR: ADVANCED CIVIL DESIGN, INC.

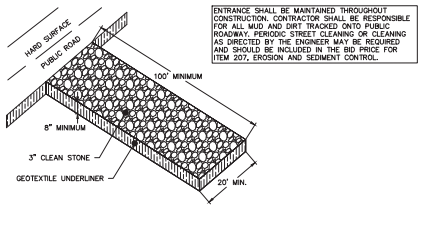
CONTRACTOR RESPONSIBILITIES

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 S.C.S. MANUAL, "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS". 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 WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

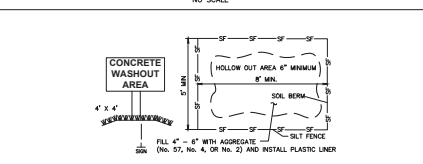
THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF THE SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT THE EARTH MOVING ACTIVITIES.

STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGHOUT THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD FROM THE STREET OUTLETS.

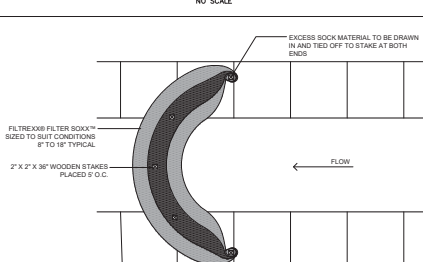
THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NO NUMBERS) SHALL BE KEPT ON-SITE AT ALL TIMES.



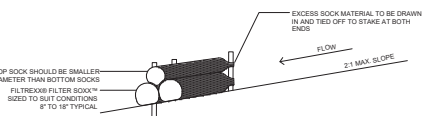
CONSTRUCTION ENTRANCE DETAIL NO SCALE



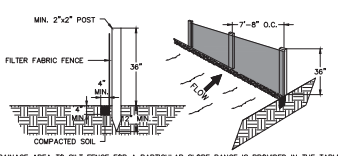
CONCRETE WASHOUT AREA DETAIL NO SCALE



TEMPORARY SEDIMENT BASIN SCHEDULE NO SCALE



COMPOSITE SOCK CHECK DAM DETAIL NO SCALE



SEDIMENT FENCE DETAIL NO SCALE

Table with 2 columns: MAXIMUM DRAINAGE AREA (IN ACRES), RANGE OF SLOPE FOR A PARTICULAR DRAINAGE AREA (IN PERCENT).

SEDIMENT FENCE NOTES

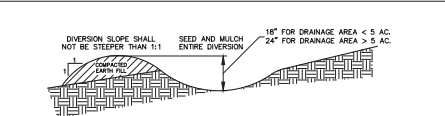
NOTE: THE USE OF 12" DIA. STRAW WATLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE EROSION CONTROL IN RESIDENTIAL SETTINGS. STRAW WATLES MAY BE SUBSTITUTED FOR SILT FENCE.
ADDITIONALLY, THE USE OF 12" DIA. FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDE ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP'S PLANS AND CONSTRUCTION SITES.

SEDIMENT FENCE NOTES

- 1. THE SEDIMENT FENCE UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPROVE VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).

MAINTENANCE

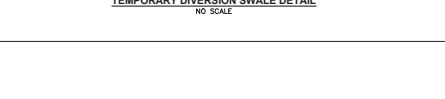
THE FABRIC ON A SILT FENCE OR FILTER BARRIER BECOMES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER AS MEASURED TO THE TOP OF THE BARRIER.



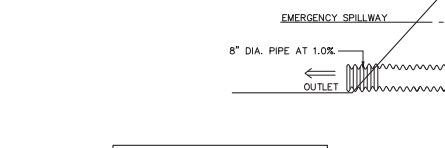
TEMPORARY DIVERSION SWALE DETAIL NO SCALE

TEMPORARY DIVERSION STABILIZATION TREATMENT table. Columns: DIVERSION SLOPE, SEED AND STRAW, SEED AND STRAW MATTING, ENGINEERED.

TEMPORARY DIVERSION SWALE DETAIL



TEMPORARY SKIMMER DETAIL NO SCALE



TEMPORARY RISER DETAIL NO SCALE

TEMPORARY SEDIMENT BASIN SCHEDULE table. Columns: BASIN NO., TRIBUTARY AVERAGE (DISTURBED), REQUIRED SEDIMENT STORAGE VOLUME (135 CY/AC), PROVIDED SEDIMENT STORAGE VOLUME.

NOTE: CORRUGATED POLYETHYLENE PIPE MAY BE USED IN LIEU OF CMP.

POST-CONSTRUCTION RMP, MAINTENANCE & INSPECTION

THE PROPERTY OWNER, ITS ADMINISTRATORS, EXECUTIVES, SUCCESSORS, HEIRS OR ASSIGNS SHALL MAINTAIN THE STORMWATER CONTROL FACILITIES IN GOOD WORKING CONDITION ACCEPTABLE TO THE COUNTY AND IN ACCORDANCE WITH THE SCHEDULE OF LONG TERM MAINTENANCE ACTIVITIES PROVIDED IN THE APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN FOR THE STORMWATER CONTROL FACILITIES. MAINTAINED INFRASTRUCTURE SHALL INCLUDE ALL PERMANENT FACILITIES AND FACILITIES PROVIDED TO THE FACILITY MAINTENANCE PERSONNEL, IMPROVEMENTS AND VEGETATION PROVIDED TO CONTROL THE QUANTITY AND QUALITY OF THE STORMWATER FROM THE FACILITY. "MAINTAIN" IS HEREBY DEFINED AS GOOD WORKING CONDITION SO THAT THESE FACILITIES ARE PERFORMING THEIR DESIGN FUNCTIONS, RESISTANCE AND ASSURANCE OF MAINTENANCE AND THE CONTINUOUS FUNCTIONALITY OF THIS STORMWATER FACILITY IS PRESERVED, BEGINNING WITH THE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNERS.

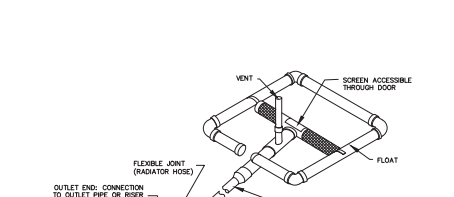
THIS PLAN MUST BE POSTED ON-SITE.
THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY THIS DETENTION SKIMMER SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CURRENT OWNER OR CONTRACTOR SHALL REPAIR OR REPLACE SUCH ITEMS IN AN EXPEDITIOUS MANNER TO REDUCE THE POSSIBILITY OF INAPPROPRIATE DISCHARGE.

EXTENDED DETENTION SWALES MAINTENANCE:
REGULAR MAINTENANCE IS REQUIRED TO ENSURE PROPER OPERATION OF THE EXTENDED DETENTION SWALE. A MINIMUM INSPECTION FREQUENCY SHALL BE AT LEAST THICE PER YEAR TO CONFIRM THAT THE DRAINAGE SYSTEMS IS FUNCTIONING PROPERLY. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CURRENT OWNER OR CONTRACTOR SHALL REPAIR OR REPLACE SUCH ITEMS IN AN EXPEDITIOUS MANNER TO REDUCE THE POSSIBILITY OF INAPPROPRIATE DISCHARGE.

- THE FOLLOWING SHALL BE INCLUDED IN A ROUTINE MAINTENANCE SCHEDULE TO BE PERFORMED BI-ANNUALLY:
1. INSPECT STORMWATER STRUCTURES INCLUDING CATCH BASINS, STORM PIPES, AND OUTLET CONTROL STRUCTURES. REMOVE CLOGS OR DEBRIS IF NOTED. REMOVE ACCUMULATED SEDIMENT AND STABILIZE ON-SITE. REPAIR STRUCTURES TO MAINTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
2. CHECK INLET/OUTLET AREAS FOR EROSION AND STABILIZE IF REQUIRED.
3. CHECK STRUCTURE SHOULD BE INSPECTED FOR EVIDENCE OF CLOGGING OR RELEASE VELOCITIES THAT APPEAR TO BE CAUSING EROSION.
4. ACCUMULATED TRASH AND DEBRIS SHOULD BE REMOVED FROM EMBANKMENTS, SEED SLOPES, AND OUTLET AREA. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES 6" ABOVE THE DESIGN DITCH BOTTOM. SEDIMENT FREQUENCY TYPICALLY VARIES FROM 5 TO 25 YEARS OR MORE. A FIXED SEDIMENT DEPTH MARKER SHALL BE INSTALLED IN THE EXTENDED DETENTION SWALE. THE MARKER SHALL HAVE A MARKER SHOWING THE DEPTH WERE SEDIMENT REMOVAL IS REQUIRED. SEDIMENT LEVELS SHOULD BE CHECKED ON AN ANNUAL BASIS. STORAGE OF COLLECTED SEDIMENT AND POLLUTANTS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. RESTORE BARS TO DESIGN GRADES FOR THIS PLAN.



TEMPORARY SKIMMER DETAIL NO SCALE



TEMPORARY RISER DETAIL NO SCALE

DATE PREPARED BY: ADVANCED CIVIL DESIGN
DATE APPROVED BY: ADVANCED CIVIL DESIGN

PRELIMINARY NOT FOR CONSTRUCTION
HERITAGE BOULEVARD LTD.
ATTN: ANDY WARRNOCK
748.65.6827

PRELIMINARY NOT FOR CONSTRUCTION
HERITAGE BOULEVARD LTD.
ATTN: ANDY WARRNOCK
748.65.6827

DATE APPROVED BY: ADVANCED CIVIL DESIGN
DATE: 03/26/2016
SCALE: AS NOTED
PROJECT NUMBER: 19-0002-899
DRAWING NUMBER: 5/6



Z:\19-000-899\1905\production\erodmg\1905 DEVELOPMENT PLAN PHASE I.dwg ERODION CONTROL PLAN PHASE I Jul 01 2019 4:22:08pm wshahrbury



**LEGEND**

- CONCRETE WASHOUT AREA
- GRAVEL CONSTRUCTION ENTRANCE
- DITCH CHECK
- SEDIMENT FENCE
- SEPTIC SYSTEM SETBACK - DO NOT DISTURB
- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION SWALE

**EROSION AND SEDIMENTATION CONTROL NOTES**

1. SILTATION AND EROSION SHALL BE CONTROLLED BY MINIMIZING THE TIME THE SITE IS DENuded BY TEMPORARY SEEDING, PERMANENT SEEDING, AND THE USE OF VARIOUS EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). THESE DEVICES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. ONCE THE SITE AREA HAS BEEN STABILIZED, BEST MANAGEMENT PRACTICES SHALL BE REMOVED WITH THE APPROVAL OF THE COUNTY ENGINEER.
2. ALL MEASURES SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION UNDER THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED BY THE COUNTY ENGINEER. MAINTENANCE SHALL BE COMPLETED AND ACCEPTED BY THE COUNTY ENGINEER. MAINTENANCE SHALL INCLUDE ALL REPAIRS TO THOSE AREAS AND MEASURES DAMAGED BY EROSION, CONSTRUCTION EQUIPMENT, WEATHER, FIRE, AND/OR OTHER CAUSES INCLUDING "ACTS OF GOD".
3. THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A STATE THAT SHALL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS WILL BE ACCOMPLISHED BY USE OF A GRAVEL CONSTRUCTION ENTRANCE AND THE REPAIR AND/OR CLEANOUT OF ANY DEVICES USED TO TRAP THE SEDIMENT. ANY MATERIALS SPILLED, DROPPED, OR TRACKED FROM THE CONSTRUCTION SITE ONTO THE ROADWAYS OR INTO THE STORM SEWER SYSTEM MUST BE REMOVED IMMEDIATELY.
4. SEDIMENT DEPOSITS IN SEDIMENT TRAPS SHALL BE REMOVED AND THE MEASURES RESTORED TO THEIR ORIGINAL DESIGN PRIOR TO THE SEDIMENT REACHING ONE-HALF THE DESIGN HEIGHT OF THE DEVICE. ALL SEDIMENT MATERIAL SHALL BE DISPOSED OF BY AN ACCEPTABLE MEANS. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE MEASURES ARE NO LONGER REQUIRED SHALL BE PREPARED TO CONFORM TO THE FINAL GRADING PLANS, SEEDED AND MULCHED.
5. TOPSOIL SHALL BE REMOVED FROM PROPOSED RIGHT-OF-WAY, MOUNDING AND EMBANKMENT AREAS PRIOR TO CONSTRUCTION OF PAVEMENT, MOUNDING, AND EMBANKMENT AREA. TOPSOIL SHALL BE STOCKPILED FOR RESEEDING.
6. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE CONSTRUCTION LIMITS UNLESS AUTHORIZED BY THE PROPERTY OWNER.
7. THE SITE SHALL BE INSPECTED ON A WEEKLY BASIS FOR COMPLIANCE WITH THE SWPPP. FURTHERMORE, SEDIMENT CONTROL BMP'S SHALL BE INSPECTED IMMEDIATELY FOLLOWING EACH RAINFALL EVENT GREATER THAN 1/2 INCH AND AT LEAST ONCE DURING PERIODS OF PROLONGED RAINFALL. INSPECTION LOGS SHALL BE FURNISHED TO THE COUNTY FOR EACH INSPECTION.
8. CLOSE ATTENTION SHALL BE PAID TO THE PROPER INSTALLATION AND REPAIR OF PERIMETER CONTROLS TO PREVENT FAILURE. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF PERIMETER CONTROLS SHALL BE ACCOMPLISHED PROMPTLY.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE PERIMETER CONTROLS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRAVEL, PREPARED AND SEEDED.

PRELIMINARY NOT FOR CONSTRUCTION	PRELIMINARY PLAN FOR HERITAGE ESTATES FOR HERITAGE BOULEVARD LTD.	BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO	PLAN PREPARED BY: HERITAGE BOULEVARD LTD. P.O. BOX 1471 HILLI AND WARNOCK ATTN: ANDY WARNOCK 748.6.6832 ANDY_WARNOCK@HOTMAIL.COM	ADVANCED CIVIL DESIGN INC.	PLAN PREPARED FOR: HERITAGE BOULEVARD LTD. P.O. BOX 1471 HILLI AND WARNOCK ATTN: ANDY WARNOCK 748.6.6832 ANDY_WARNOCK@HOTMAIL.COM
No.	Revision	Date	Approved		
		Date: 03/26/2018			
		Scale: AS NOTED			
		Drawn By: GLE	Checked By:		
		Project Number: 19-0002-899			
		Drawing Number: 6 / 6			



Conceptual Site Plan  
SCALE: 1" = 100'-0"

VICINITY MAP



NOT TO SCALE



PLANT LIST

QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES					
	AC FR	Acer x freemanii 'Celebration' Celebration Maple	2" Cal.	B&B	
	LI TU	Liriodendron tulipifera Tulip Tree	2" Cal.	B&B	
	QU NU	Quercus rubra Red Oak	2" Cal.	B&B	

PLANTING LEGEND

- 1 XX XX → PLANT CALLOUT,  
SEE PLANT LIST
- EXISTING TREE LINE
- PROPOSED DECIDUOUS TREE



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
10816 Millington Court, Ste 118  
Cincinnati, Ohio 45242  
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PODdesign.net

Project Name

**Heritage Estates**

3855 Alton Darby Creek Rd.  
Hilliard, Ohio 43026

Prepared For

Heritage Boulevard Ltd.  
PO Box 1471  
Hilliard, Ohio 43026

Project Info

Project # 19032  
Date 06/27/2019  
By gb/sf  
Scale As Shown

Revisions

Sheet Title

**CONCEPTUAL LANDSCAPE PLAN**

Sheet #

**L1.0**

**Date:** July 2, 2019  
**To:** Big Darby Accord Advisory Panel members and support staff  
**CC:** Mark Dravillas, Acting Planning Administrator  
Christopher Lohr, Planning Manager  
**From:** Marc Rostan, Senior Planner  
**Re:** Big Darby Accord Advisory Panel - Secretary role

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Since 2014, the City of Columbus staff planner for the Big Darby Accord Advisory Panel (BDAAP) has served as Secretary of the Panel, holding responsibility for maintaining all records of proceedings. City of Columbus staff have served in this role as a designee of Franklin County staff, as allowed for by the BDAAP bylaws.

The City of Columbus is suggesting changes to the Secretary role that would more evenly distribute the administrative duties of the Panel among its member jurisdictions, based upon caseload. The proposed changes to this role include:

- Authorizing member jurisdictions receiving an application to write their respective Records of Action and meeting minutes.
  - o In the event Columbus and another jurisdiction present cases at the same meeting, Columbus will produce meeting minutes. Each jurisdiction would write a Record of Action of their respective case(s).
  - o In the event two or more non-Columbus jurisdictions present cases at the same meeting, one jurisdiction will write meeting minutes according to their respective staff capacities at that time. Each jurisdiction would write a Record of Action of their respective case(s).

To check validity, it is also proposed that participating jurisdictions are copied on finalized Records of Action. The City of Columbus will continue to issue quorum calls and post agendas for future panel meetings to the City of Columbus website. Franklin County will continue to post materials to the Big Darby Accord website (<https://bigdarbyaccord.org/>).

It is the opinion of staff that this proposal is consistent with section C(7) of the Big Darby Accord Advisory Panel bylaws, which currently state:

*The Franklin County staff or its designee shall serve as Secretary of the Panel. The Secretary shall be responsible for maintaining a record of proceedings. (2/10/09)*

