

Franklin County Planning Commission

Zoom Conference Meeting

(To participate: (929) 436-2866; Meeting ID: 995 6451 5665; Password: 605645)

Wednesday, June 10, 2020

1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the May 13, 2020 meeting
4. New Business:

i. 692-FP-3 – Matt Brown

Owner:	M/I Homes of Central Ohio, LLC.
Applicant:	EMH&T – Matthew Kirk
Acreage:	20.288
Township:	Jefferson Township
Site:	2742 Chatwood LP (PID #170-000179)
Utilities:	Public water and sewer
Zoning:	Township Zoning District
Request:	Requesting a Final Plat for the Farms at Jefferson phase 3.

*Swear in witnesses as needed

ii. 692-FP-5 – Matt Brown

Owner:	M/I Homes of Central Ohio, LLC.
Applicant:	EMH&T – Matthew Kirk
Acreage:	10.811
Township:	Jefferson Township
Site:	2742 Chatwood LP (PID #170-000179)
Utilities:	Public water and sewer
Zoning:	Township Zoning District
Request:	Requesting a Final Plat for the Farms at Jefferson phase 5.

*Swear in witnesses as needed

iii. 692-PP-E – Matt Brown

Owner:	M/I Homes of Central Ohio, LLC.
Applicant:	Jeffery Strung
Township:	Jefferson Township
Site:	2742 Chatwood Loop (PID #170-000179), 8070 Clark State Road (PID #170-000238)
Utilities:	Public water and sewer
Zoning:	Township Zoning District
Request:	Requesting a 2-year extension of the Farms at Jefferson preliminary plan.

*Swear in witnesses as needed

iv. 716-V&PP – Brad Fisher

Owner/Applicant:	A M P Associates, Inc.
Engineer:	Alexander Yakhnitskiy
Acreage:	23.320
Township:	Pleasant Township
Site:	0 Norton Road (PID #230-001637)
Utilities:	Private water and wastewater
Zoning:	Low Density Residential District (LDR)
Request:	Requesting preliminary plan approval of a single-family residential development with 6 lots and requesting a Variance from Section 402.01(B) of the Franklin County Subdivision Regulations to allow leaching areas and homes with below grade floor elevations to be located in poorly drained soils.

*Swear in witnesses as needed

5. Adjournment of Meeting to July 8, 2020

**MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION
Wednesday, May 13, 2020**

The Franklin County Planning Commission convened via Zoom Conference Meeting, on Wednesday May 13, 2020.

Present were:

Nancy White, Chairperson
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Tamara Howard
Reza Reyazi
Ashley Hoyer
Annie Ryznar
Marty Wicks

Franklin County Economic Development and Planning Department:
Matt Brown, Planning Administrator
Brad Fisher, Planner

Chairperson White opened the hearing.

The first order of business being the roll call of the members and introduction of Staff.

The next order of business was the approval of the minutes of the April 8, 2020, meeting. Ms. Burrus made a motion to approve the April 8, 2020, minutes. It was seconded by Ms. Ryznar. Mr. Chaney made a request to remove his name from appearance list in the minutes as he was not present. The motion was approved by a vote of six yeases and three abstentions.

NEW BUSINESS:

The next order of business being Case No. 714-V. The owner/applicant is Reyno Holdings Company. The township is Jefferson Township. The site is located at 8394 East Broad Street. The site is 7.800 acres in size. The applicant is requesting a Variance from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of a lot that would not have access to or front on a publicly maintained roadway. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Ms. Burrus made a motion to approve Case No. 714-V. It was seconded by Ms. Ryznar. The motion was approved by a vote of eight yeases and one abstention. The next order of business was to approve Findings of Fact regarding Case No. 714-V. Ms. Burrus made a motion to approve Findings of Fact that the reason for approving the Variance to Section 502.01 results from the applicant satisfying the criteria for granting a Variance under Section 701.07 of the subdivision regulations. The motion was seconded by Mr. Wicks. The motion was approved by a vote of eight yeases and one abstention.

The next item of business being Case No. 715-V. The applicant is Matthew Roda. The owners are Jason and Marie Gates. The township is Pleasant Township. It is located at 5875 Boyd Road. It is 8.95 acres and is served by private water and wastewater. The applicant is requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that would exceed the maximum permitted depth-to-width requirement. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Blechschmidt made a motion to approve Case No. 715-V with one recommended Staff condition. It was seconded by Mr. Chaney. The motion was approved by a nine-to-zero vote. The next item of business being Findings of Fact regarding Case No. 715-V. Mr. Blechschmidt made a motion that the basis for approving the applicant's request for the Variance from Section 501.05 of the Franklin County Subdivision Regulations results from the applicant satisfying the criteria of granting a variance under Section 701.07. The motion was seconded by Mr. Chaney. The motion was approved by a nine-to-zero vote.

There being no further business to come before the Franklin County Planning Commission, Ms. Burrus made a motion to adjourn the hearing until June 2020. It was seconded by Mr. Wicks. The motion was approved by unanimous vote. The proceedings were adjourned at 2:03 p.m.

Signature

Minutes of the May 13, 2020, Franklin County Planning Commission hearing were approved this 10th day of June, 2020.

STAFF REPORT

Planning Commission
June 10, 2020

Case: 692-FP-3

Prepared by: Matt Brown

Owner:	M/I Homes of Central Ohio, LLC.
Applicant/Engineer:	EMH&T – Matt Kirk
Subdivision:	Farms at Jefferson – Phase 3
Township:	Jefferson Township
Location:	2742 Chatwood Lp (PID #170-000179)
Acreage:	20.29-acres
Utilities:	Public water and sewer
Request:	Requesting Final Plat approval for the Farms at Jefferson Phase 3 subdivision.

Proposal:

The Preliminary Plan for the Farms at Jefferson subdivision was conditionally approved on July 11, 2018. The applicant is now requesting Final Plat approval for phase 3.

Overview and Analysis:

The approved preliminary plan would allow the creation of a 372 lot single-family subdivision to be developed in 9 phases. The Final Plats for Phases 1 and 2 were approved in August 2019. The Final Plat for Phase 3 includes 42 lots and 2 reserves with 8.42-acres of open space.

Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Farms at Jefferson phase 3 subdivision.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval.

THE FARMS AT JEFFERSON PHASE 3

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Lot 2, Quarter Township 1, Township 1, Range 16, United States Military Lands, containing 20.283 acres of land, more or less, said 20.283 acres being part of that 99.332 acre tract of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Number 201901230008651, Recorder's Office, Franklin County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL JR., Area President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE FARMS AT JEFFERSON PHASE 3", a subdivision containing Lots numbered 94 to 135, both inclusive, and areas designated as Reserves "I" and "J", does hereby accept this plat of same and dedicates to public use, as such, all of Ash Grove Drive, Batesville Drive, Chatwood Loop, Newbern Drive East, and Pennington Way shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivision's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivision's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", or "Access Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Within those areas designated "Access Easement" on this plat, an additional easement is hereby granted for the purpose of accessing storm water drainage swales and/or other above ground storm water drainage facilities. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: M/I HOMES OF CENTRAL OHIO, LLC
By: TIMOTHY C. HALL JR., Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires _____ Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this ___ Day of _____ 20__ Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this ___ Day of _____ 20__ Director, Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this ___ Day of _____ 20__ Franklin County Planning Commission

Approved this ___ Day of _____ 20__ Franklin County Engineer

Approved this ___ Day of _____ 20__ Franklin County Drainage Engineer

This ___ day of _____, 20__ rights-of-way for Ash Grove Drive, Batesville Drive, Chatwood Loop, Newbern Drive East, and Pennington Way herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this ___ day of _____ 20__ Auditor, Franklin County, Ohio

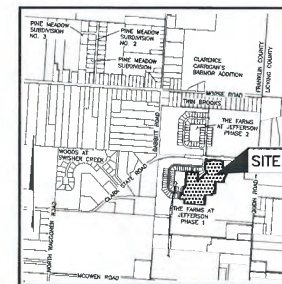
Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____ 20__ at _____ M. Fee \$ Recorder, Franklin County, Ohio

File No _____

Recorded this ___ day of _____ 20__ Deputy Recorder, Franklin County, Ohio

Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NRSR2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 1275, FCGS 1331, FCGS 5341, FCGS 5358, FCGS 5462, FCGS 5616 and FCGS 9812. A bearing of North 86°15'23" West, assigned to the southerly right-of-way line of Clark State Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punch) to record the actual location of the point.

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plan and that said plan is correct. All dimensions are in feet and decimal parts thereof.

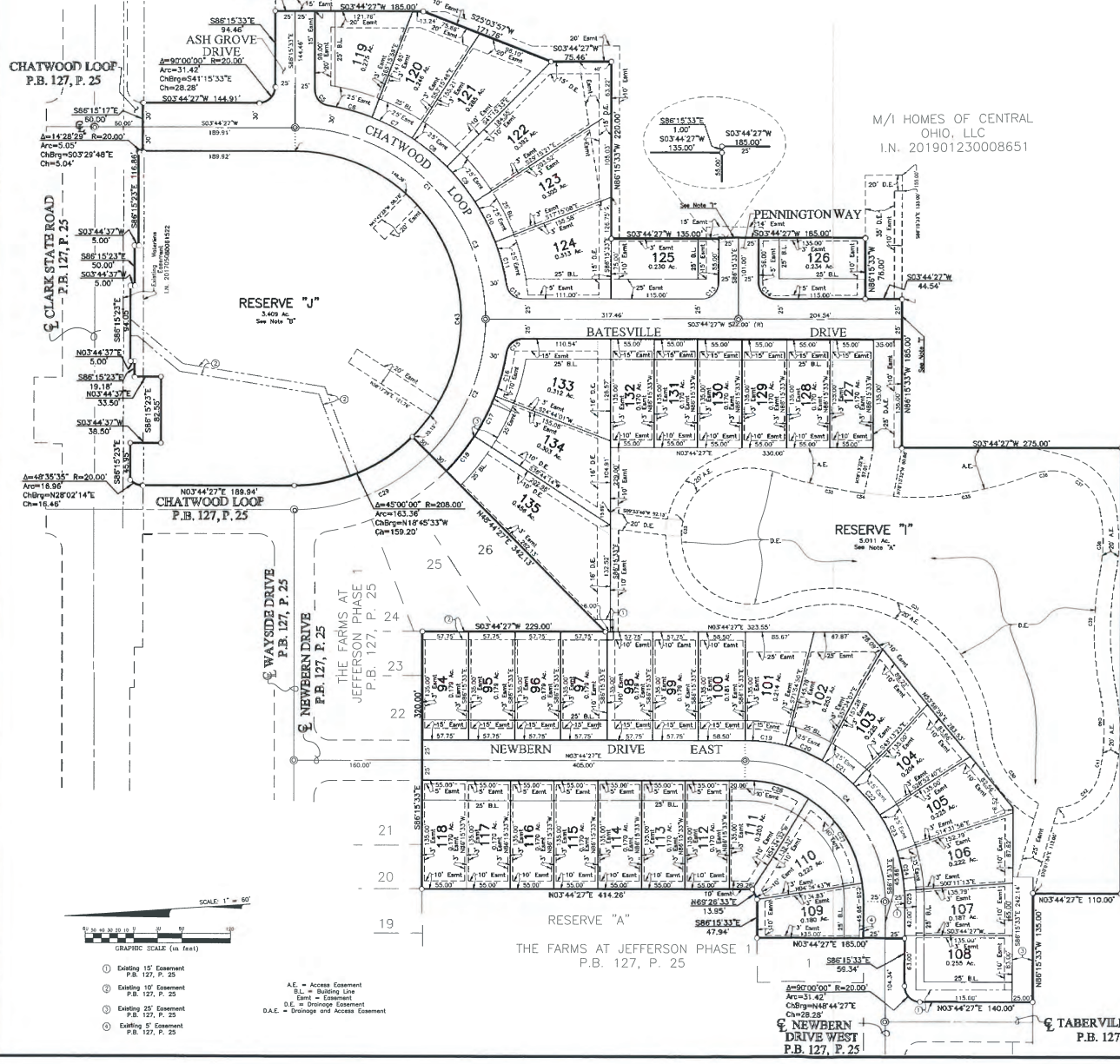
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7865 Date _____

RECEIVED
MAY 15 2020
Franklin County Planning Department
Franklin County, OH
692-FP-3

A:\2019\10\13\201901230008651\FP-3\FP-3-PLAT-1903.DWG printed by: MATHIN, JOHN on 4/29/2020 2:23:35 PM. Plot saved by: MATHIN on 4/29/2020 3:13:27 PM. PLOT: 190301230008651-FP-3-PLAT-1903.DWG

THE FARMS AT JEFFERSON PHASE 3



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50'00"00"	238.00	213.87	N 48°42'27" E	238.28
C2	43'00"00"	238.00	189.82	S 63°43'23" E	182.16
C3	135'00"00"	238.00	560.77	N 71°14'27" E	439.77
C4	90'00"00"	175.00	274.88	N 48°42'27" E	247.48
C5	81'00"39"	20.00	28.28	N 53°14'07" E	25.98
C6	12'00"13"	268.00	56.15	N 18°44'54" E	55.04
C7	12'00"13"	268.00	56.15	N 30°44'07" E	55.04
C8	12'00"13"	268.00	56.15	N 42°44'20" E	55.04
C9	12'00"13"	268.00	56.15	N 54°44'33" E	55.04
C10	12'00"13"	268.00	56.15	N 66°44'46" E	55.04
C11	12'00"13"	268.00	56.15	N 78°44'59" E	55.04
C12	81'00"39"	20.00	29.29	N 48°42'27" E	25.98
C13	90'00"00"	20.00	31.42	N 41°15'35" W	28.28
C14	90'00"00"	20.00	31.42	N 48°42'27" E	28.28
C15	81'00"39"	20.00	28.28	S 38°45'53" E	25.98
C16	12'00"13"	268.00	56.15	S 71°16'06" E	55.04
C17	12'00"13"	268.00	56.15	S 59°15'53" E	55.04
C18	12'00"13"	268.00	56.15	S 47°15'40" E	55.04
C19	14'20"43"	200.00	50.07	N 12°54'48" E	49.94
C20	14'20"43"	200.00	50.07	N 25°15'32" E	49.94
C21	14'20"43"	200.00	50.07	N 37°36'15" E	49.94
C22	14'20"43"	200.00	50.07	N 50°56'59" E	49.94
C23	14'20"43"	200.00	50.07	N 64°17'42" E	49.94
C24	14'20"43"	200.00	50.07	N 77°38'26" E	49.94
C25	3'58'39"	200.00	13.71	S 86°17'23" E	13.71
C26	6'39'59"	150.00	22.85	S 89°47'56" W	22.85
C27	40'29'46"	150.00	130.02	S 61°27'25" W	124.99
C28	31°14'52"	150.00	82.90	S 13°38'28" W	81.90
C29	49'00'00"	238.00	189.82	S 18°43'13" E	182.16

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C30	49'29'09"	123.30	106.49	S 29°20'37" W	103.21
C31	108'02'13"	200.40	370.88	N 35°19'25" E	320.17
C32	22°12'08"	85.00	327.94	N 87°13'53" W	159.91
C33	17°44'10"	500.00	111.14	S 85°58'58" W	110.92
C34	1°57'38"	270.00	6.24	N 11°32'39" E	6.24
C35	29°52'28"	400.00	175.17	S 04°58'10" E	173.77
C36	32°12'40"	76.24	30.88	N 05°43'33" W	30.87
C37	76°46'06"	60.00	60.30	N 44°04'50" E	74.51
C38	21°58'00"	199.39	76.44	S 83°33'07" E	75.98
C39	21°56'14"	400.00	153.15	N 83°32'14" W	152.22
C40	17°10'53"	237.56	71.24	S 88°54'54" E	70.97
C41	9°48'29"	237.56	28.23	S 76°25'15" E	28.21
C42	28°19'18"	58.00	72.25	S 85°03'51" E	67.46
C43	182°07'00"	208.00	653.43	S 86°15'53" E	416.00

NOTE "A" - RESERVE "I": Reserve "I", as delineated and delineated hereon, shall be owned by Jefferson Township and maintained by an association comprised of the owners of the fee simple titles of the lots in The Farms at Jefferson subdivisions as passive park/open space and stormwater detention/retention.

NOTE "B" - RESERVE "J": Reserve "J", as delineated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles of the lots in The Farms at Jefferson subdivisions for a proposed clubhouse, pool and off street parking.

NOTE "C": At the time of platting, all of the land hereby being platted as The Farms at Jefferson Phase 3 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0217K, with effective date of June 17, 2008.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage	20.288 Ac.
Acres in right-of-way	2.661 Ac.
Acres in lots	9.207 Ac.
Acres in reserves	8.420 Ac.

NOTE "E" - ACREAGE BREAKDOWN: The Farms at Jefferson Phase 3 is out of the following Franklin County Parcel Number:

Parcel Number 170-000179	20.288 Ac.
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NOTE "F" - LOTS IN THE FARMS AT JEFFERSON PHASE 3: Prior to the construction of the footing/foundation for the residential building to be constructed on Lots 94-98, 104-110, 115-120, and 127-135, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot. As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain tiles as well as a back up sump pump.

NOTE "G": At the time of platting, all of The Farms at Jefferson Phase 3 is in the Galena Jefferson City School District.

NOTE "H": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "I": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or right-of-way deed or right-of-way easement.

NOTE "J": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their man line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Farms at Jefferson Phase 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

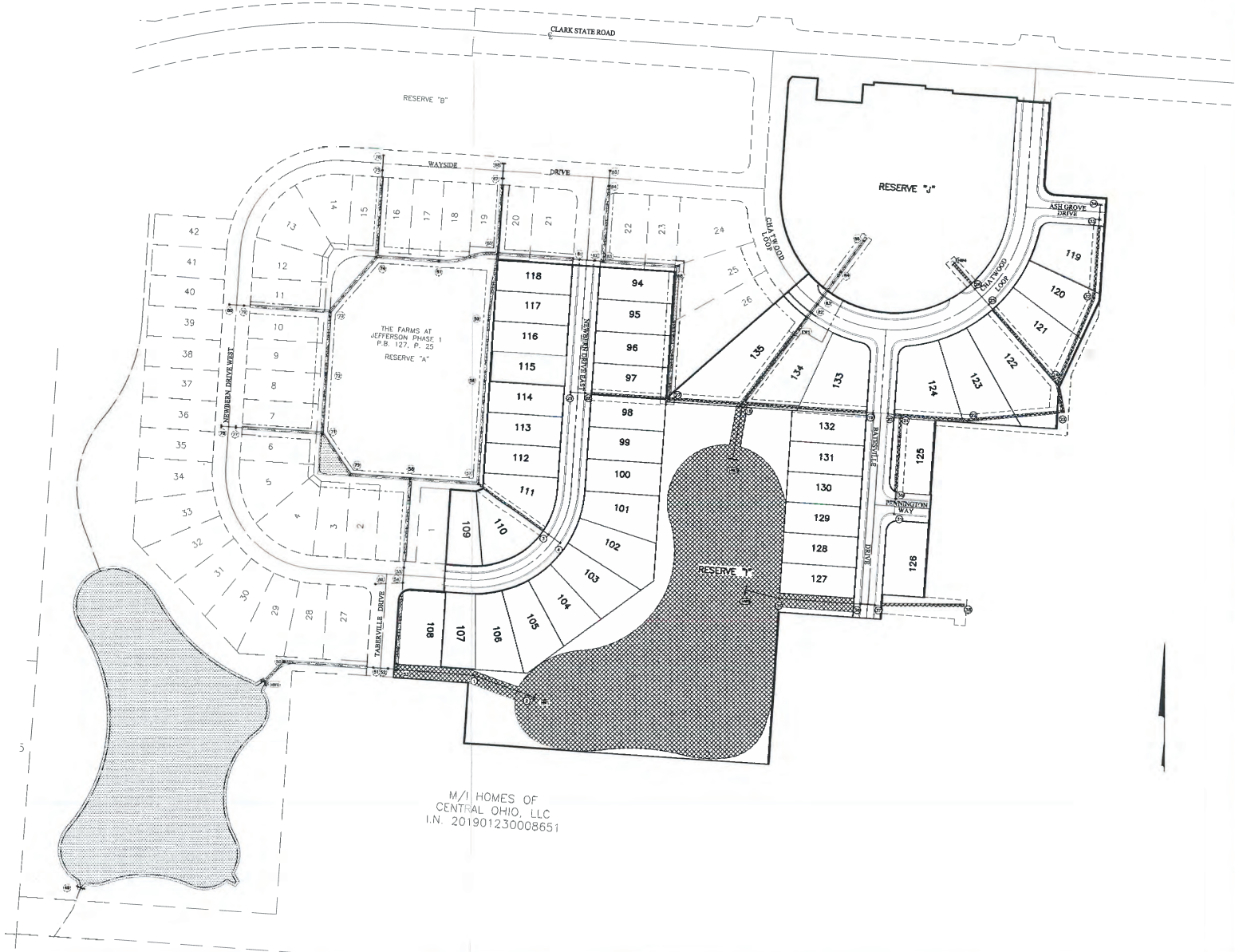
M/I HOMES OF CENTRAL OHIO, LLC
I.N. 201901230008651

THE FARMS AT JEFFERSON PHASE 3



DRAINAGE EASEMENT
FRANKLIN COUNTY DRAINAGE ENGINEER

1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.
2. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be created or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.
3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.
4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

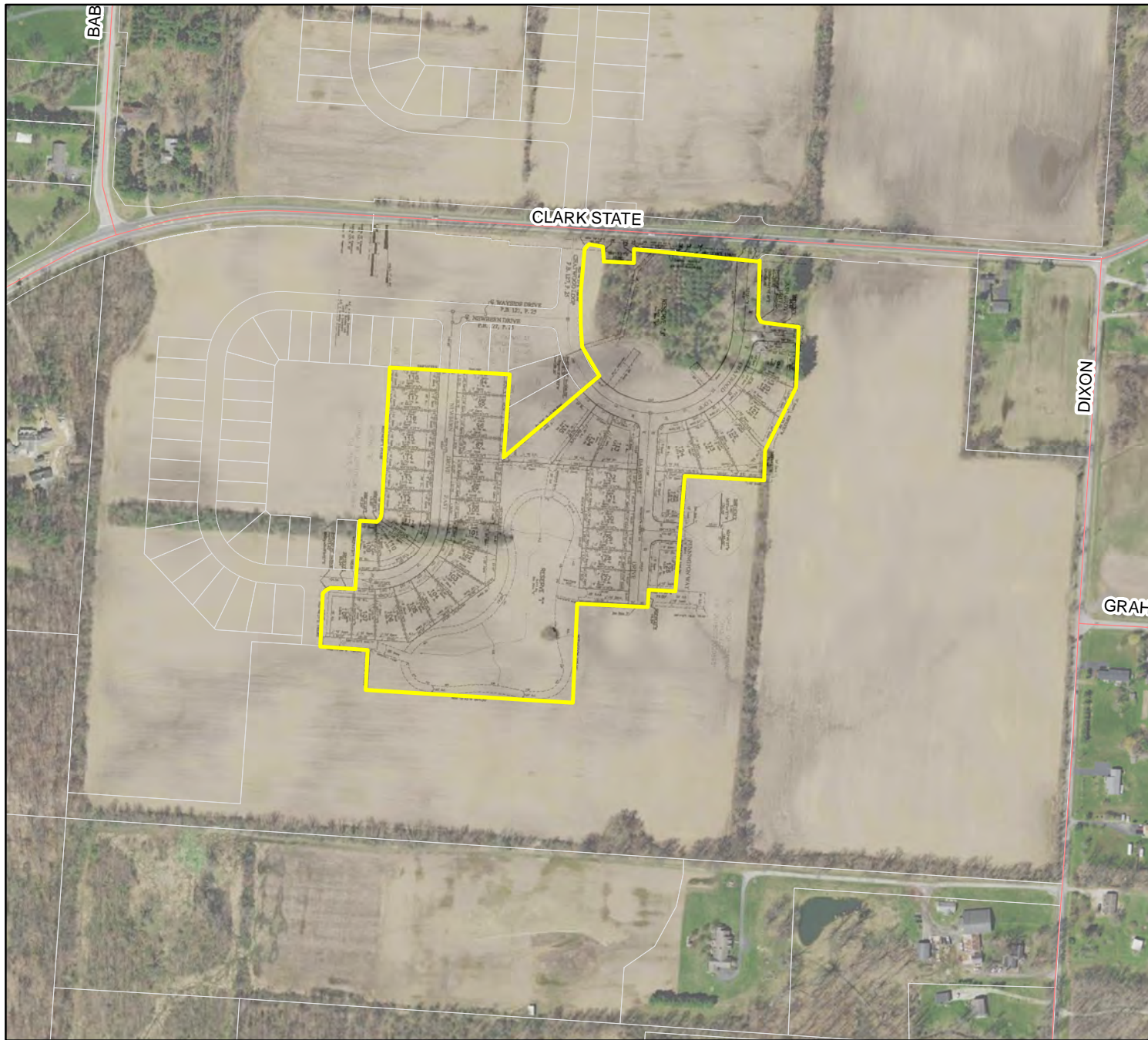
This sheet is for information purposes only and is not intended to create plat restrictions. More information regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



HATCH LEGEND

-  Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.
-  Denotes areas/sewers added to Ditch Maintenance Program with The Farms at Jefferson Phase 1




M/I HOMES OF
CENTRAL OHIO, LLC
I.N. 201901230008651

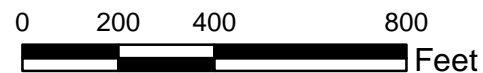
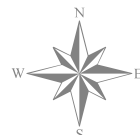
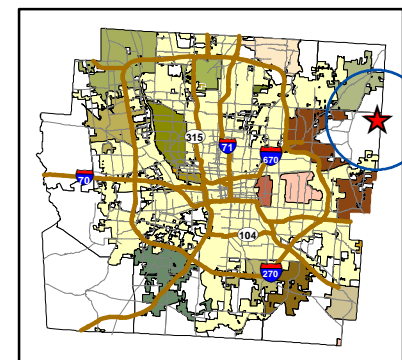


692-FP-3

Requesting Final Plat approval for the Farms at Jefferson Phase 3 subdivision.

Acreage: 20.29 acres
 Township: Jefferson

-  Farms at Jefferson Phase 3
-  Streets
-  Parcels



STAFF REPORT

Planning Commission
June 10, 2020

Case: 692-FP-5

Prepared by: Matt Brown

Owner:	M/I Homes of Central Ohio, LLC.
Applicant/Engineer:	EMH&T – Matt Kirk
Subdivision:	Farms at Jefferson – Phase 5
Township:	Jefferson Township
Location:	2742 Chatwood Lp (PID #170-000179)
Acreage:	10.81-acres
Utilities:	Public water and sewer
Request:	Requesting Final Plat approval for the Farms at Jefferson Phase 5 subdivision.

Proposal:

The Preliminary Plan for the Farms at Jefferson subdivision was conditionally approved on July 11, 2018. The applicant is now requesting Final Plat approval for phase 5.

Overview and Analysis:

The approved preliminary plan would allow the creation of a 372 lot single-family subdivision to be developed in 9 phases. The Final Plats for Phases 1 and 2 were approved in August 2019. The Final Plat for Phase 5 includes 48 lots and no reserves.

Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Farms at Jefferson phase 5 subdivision.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval.

THE FARMS AT JEFFERSON PHASE 5

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Lot 2, Quarter Township 1, Township 1, Range 16, United States Military Lands, containing 10.811 acres of land, more or less, and 10.811 acres being part of that 99.332 acre tract of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Number 20190123008651, Recorder's Office, Franklin County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL JR., Area President, owner of the land plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE FARMS AT JEFFERSON PHASE 5", a subdivision containing Lots numbered 160 to 207, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Batesville Drive, Furlington Drive, and Taberville Drive shown hereon and not heretofore dedicated.

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Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: M/I HOMES OF CENTRAL OHIO, LLC

By: TIMOTHY C. HALL JR.,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ___, 20__.

My commission expires _____
Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this ___ Day of ___, 20__
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this ___ Day of ___, 20__
Director,
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this ___ Day of ___, 20__
Franklin County Planning Commission

Approved this ___ Day of ___, 20__
Franklin County Engineer

Approved this ___ Day of ___, 20__
Franklin County Drainage Engineer

This ___ day of ___, 20__ rights-of-way for Batesville Drive, Furlington Drive, and Taberville Drive herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this ___ day of ___, 20__
Auditor, Franklin County, Ohio

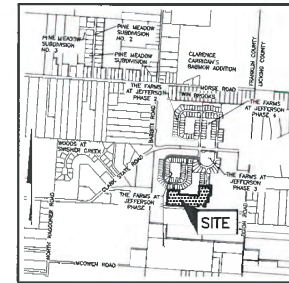
Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of ___, 20__ at ___ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of ___, 20__
Deputy Recorder, Franklin County, Ohio

Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 1273, FCGS 1331, FCGS 2241, FCGS 3338, FCGS 3462, FCGS 6014 and FCGS 8812. A bearing of North 86°15'23" West, assigned to the southerly right-of-way line of Clark State Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerlines, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerlines, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

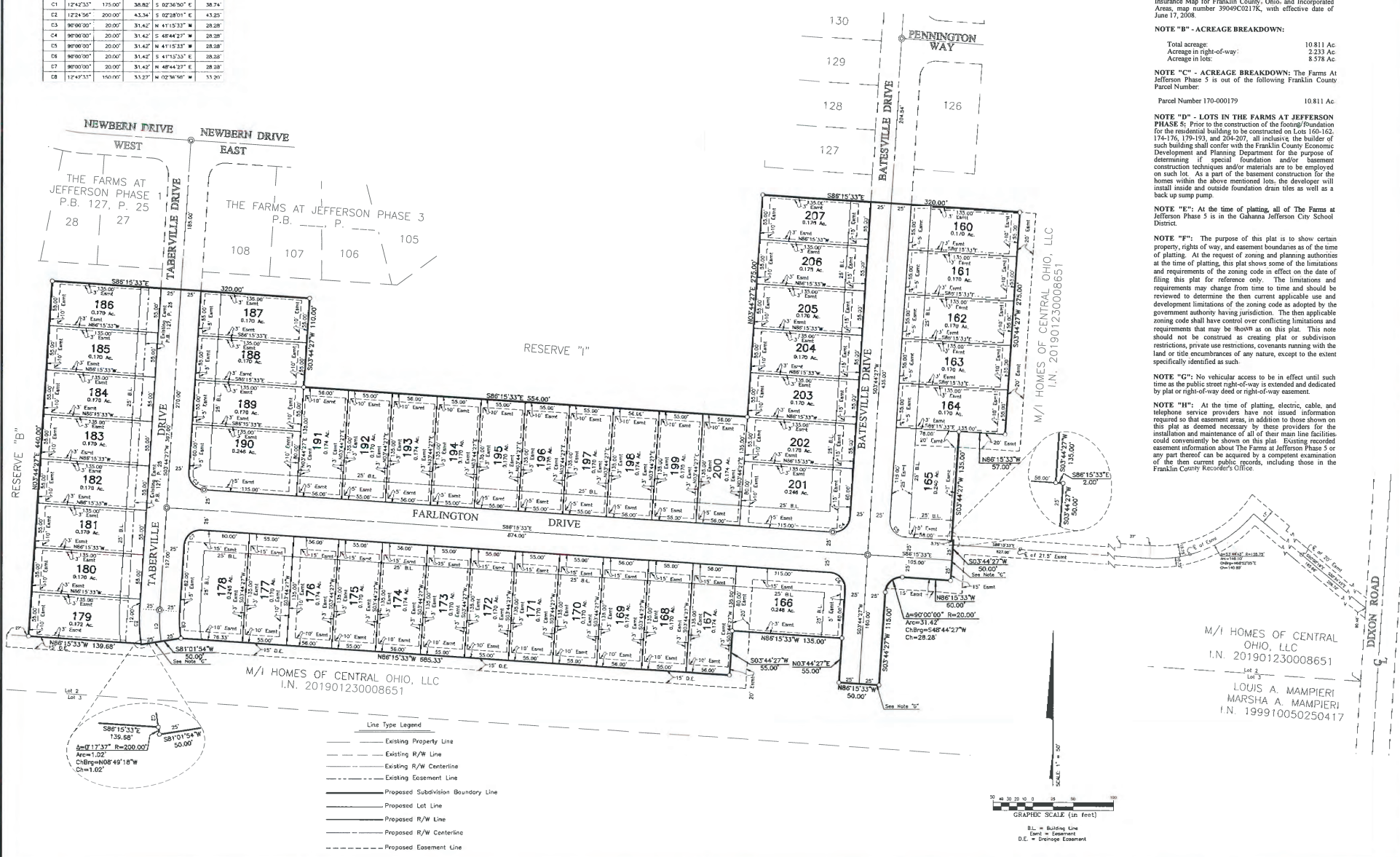
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7865 Date _____

RECEIVED
MAY 15 2020
Franklin County Planning Department
Franklin County, OH
692-FA-5

THE FARMS AT JEFFERSON PHASE 5

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	12°42'33"	175.00'	38.82'	S 02°36'50" E	36.74'
C2	12°24'56"	200.00'	43.34'	S 02°28'01" E	43.25'
C3	9°00'00"	20.00'	31.42'	N 41°15'33" W	28.28'
C4	9°00'00"	20.00'	31.42'	S 48°44'27" W	28.28'
C5	9°00'00"	20.00'	31.42'	N 41°15'33" W	28.28'
C6	9°00'00"	20.00'	31.42'	S 41°15'33" W	28.28'
C7	9°00'00"	20.00'	31.42'	N 48°44'27" E	28.28'
C8	12°42'33"	150.00'	33.27'	N 02°36'50" W	33.20'



NOTE "A" - At the time of platting, all of the land hereby being planned as The Farms at Jefferson Phase 5 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0217K, with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:
 Total acreage: 10.811 Ac.
 Acreage in right-of-way: 2.233 Ac.
 Acreage in lots: 8.578 Ac.

NOTE "C" - ACREAGE BREAKDOWN: The Farms at Jefferson Phase 5 is out of the following Franklin County Parcel Number:
 Parcel Number 170-000179: 10.811 Ac.

NOTE "D" - LOTS IN THE FARMS AT JEFFERSON PHASE 5: Prior to the construction of the footing/foundation for the residential building to be constructed on Lots 160-162, 174-176, 179-193, and 204-207, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot. As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain tiles as well as a back up sump pump.

NOTE "E": At the time of platting, all of The Farms at Jefferson Phase 5 is in the Cahana Jefferson City School District.

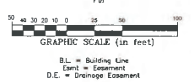
NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "G": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or right-of-way deed or right-of-way easement.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by those providers for the installation and maintenance of all of their main line facilities could conveniently be shown on this plat. Existing recorded easement information about The Farms at Jefferson Phase 5 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

A:\21019133\DWG\21019133.DWG DATE: 07/26/2018 11:33:33 PM. PLAT FILED BY: MAMPIERI ON 07/26/2018 11:15 PM.

M/I HOMES OF CENTRAL OHIO, LLC
 I.N. 201901230008651
 LOUIS A. MAMPIERI
 MARSHA A. MAMPIERI
 I.N. 199910050250417



- Line Type Legend
- Existing Property Line
 - Existing R/W Line
 - - - Existing R/W Centerline
 - - - Existing Easement Line
 - Proposed Subdivision Boundary Line
 - Proposed Lot Line
 - Proposed R/W Line
 - - - Proposed R/W Centerline
 - - - Proposed Easement Line

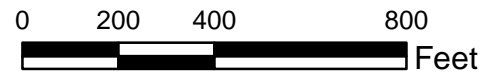
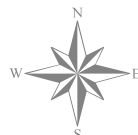
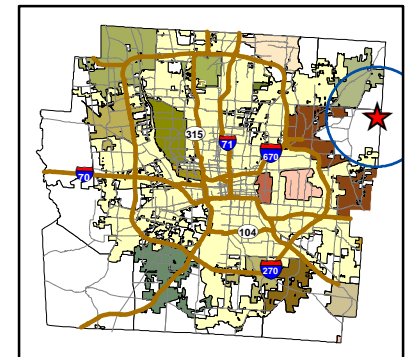


692-FP-5

Requesting Final Plat approval for the Farms at Jefferson Phase 5 subdivision.

Acreage: 10.81 acres
Township: Jefferson

- Farms at Jefferson Phase 5
- Streets
- Parcels



STAFF REPORT

Planning Commission
June 10, 2020

Case: 692-PP-E

Prepared by: Matt Brown

Owner:	M/I Homes of Central Ohio, LLC.
Applicant/Engineer:	EMH&T – Jeffrey Strung
Subdivision:	Farms at Jefferson – Phase 5
Township:	Jefferson Township
Location:	2742 Chatwood Lp (PID #170-000179) and 8070 Clark State Rd (PID #170-000238)
Utilities:	Public water and sewer
Request:	Requesting a 2-year extension of the Farms at Jefferson preliminary plan.

Background Information

Proposal:

The Preliminary Plan for the Farms at Jefferson subdivision is set to expire on July 11, 2020. The applicant is requesting a 2-year extension to the approved Preliminary Plan from the expiration date of July 11, 2020. Final plats for phases 1-2 have been approved. Final plats for phases 3 and 5 are pending approval. The preliminary plan extension is needed to allow for completion of phases 4 and 6-9. Upon build-out the development will have 372 single-family lots with 265.9-acres of open space.

History:

The Preliminary Plan for the Farms at Jefferson subdivision was *conditionally approved* at the July 11, 2018 Planning Commission meeting with 14 conditions.

The applicant requested approval of a revision to one condition of the Preliminary Plan which was approved by Planning Commission on June 12, 2019. The conditions of the Preliminary Plan approval are:

1. The applicant must provide copies of all permit applications, related correspondences and any associated wetland mitigation plans with the Stormwater Management Report at the time of filing for Construction Plan approval. Copies of approved Federal (404) and State (401) permits must be provided prior to construction, if permits are required.
2. The agricultural land located in Reserves “N” and “O” must be permanently stabilized with native vegetation when no longer used for agricultural purposes. The method of stabilization needs to be addressed in the Stormwater Pollution Prevention Plan submitted with Construction Plans.
3. The applicant must receive approval of the traffic impact study from the Franklin County Engineer’s office prior to Final Plat approval of Phase 1.
4. The applicant must construct or bond any site access improvements warranted by the traffic impact study prior to Final Plat approval of Phase 1.
5. The applicant must contribute towards any off-site improvements warranted by the traffic impact study, or as deemed necessary by the Engineer’s office, prior to Final Plat approval of Phase 1.
6. The applicant must develop bridge plans and receive approval of said plans from the Engineer’s office prior to Final Plat approval of Phase 1.
7. The applicant must dedicate right-of-way along Clark State Road if the pedestrian bridge extends beyond the limits of the current right-of-way prior to Final Plat approval of Phase 1.

8. The applicant must execute a maintenance agreement with the Engineer's office for the bridge and associated improvements prior to Final Plat approval of Phase 1.
9. All stormwater infrastructure must to comply with the Franklin County Stormwater Drainage Manual.
10. Reserve labels need to be revised at the time of applying for Final Plat approvals to address reserve areas bisected by phase boundaries.
11. The correct Flood Insurance Rate Map panel numbers and effective dates must be included in a note on the Final Plat for each phase.
12. Reserves "N"- "Q" need to be included in the Final Plat for Phase 1.
13. A declaration of covenants and deed restrictions must be provided with the Final Plat for Phase 1, address all requirements of Section 508 of the Subdivision Regulations and apply to all subsequent phases. The Homeowners Association must be established prior to Planning Commission signing the Final Plat for Phase 1.
14. Riparian Setback Areas must be delineated as required by Section 405.15 of the Subdivision Regulations and in accordance with the adopted zoning requirements. The means of delineation must be identified on Construction Plans.

A Final Plat for Phases 1 and 2 were approved at the August 14, 2019 Planning Commission meeting. Phase 1 included 42 lots and 6 reserves with 190-acres of open space. Phase 2 included 51 lots and 2 reserves with 23.9-acres of open space.

A Final Plat for Phases 3 and 5 are pending approval at the June 10, 2020 Planning Commission meeting. Phase 3 includes 42 lots and 2 reserves with 8.42-acres of open space and Phase 5 includes 48 lots.

Overview and Analysis:

The extension request letter submitted by the applicant requests that the Preliminary Plan approval be extended to July 11, 2022 to allow build out of the final five phases.

Technical Review Committee agencies expressed no concerns with the requested Preliminary Plan extension.

Staff Recommendation

Staff recommends ***approval*** of the 2-year Preliminary Plan Extension for the Farms at Jefferson subdivision with the 14 conditions that were approved at the June 12, 2019 Planning Commission meeting.

- The Preliminary Plan for the Farms at Jefferson subdivision will expire on **July 11, 2022.**



May 14, 2020

Mr. Mathew Brown
Planning Administrator
Franklin County Economic Development & Planning Department
150 South Front Street
Columbus, Ohio 43215



692-PP-E

Subject: The Farms at Jefferson
Subdivision case 692-PP

Dear Mr. Brown,

On behalf of our client, M/I Homes of central Ohio, we are respectfully requesting the extension of the approved preliminary plan for The Farms at Jefferson. The preliminary plan was approved on July 11, 2018 and will expire on July 11, 2020.

The Farms at Jefferson is a multiple phased development and therefore we are requesting a two-year extension of the preliminary plan to July 11, 2022. Phases 1 and 2 are constructed, the engineering plans for phases 3, 4 and 5 are approved and phase 3 is currently under construction.

Please feel free to give me a call if you have any questions.

Sincerely,

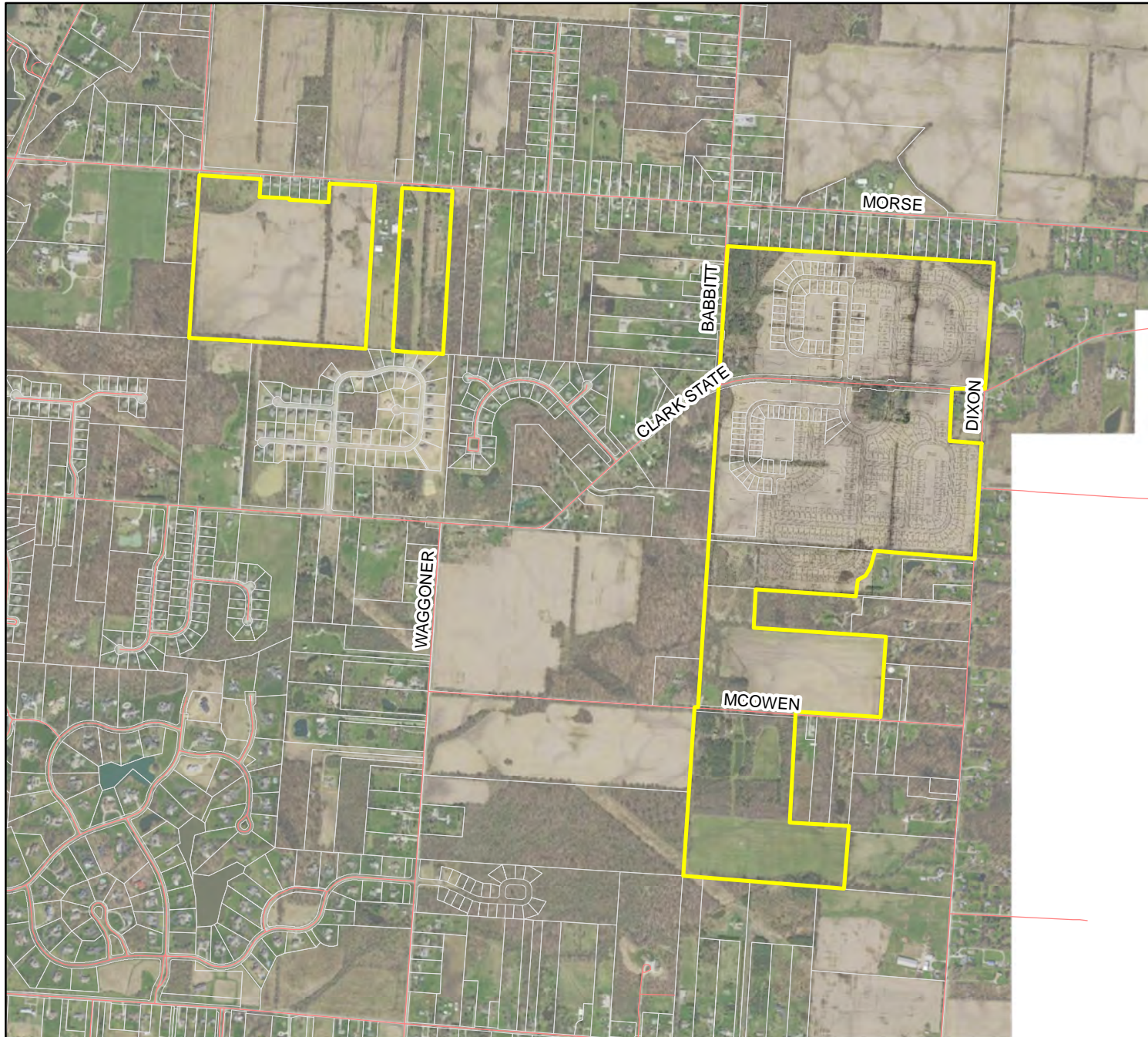
A handwritten signature in blue ink, appearing to read "Jeffrey Adam Strung".



Jeffrey Adam Strung, PLA, ASLA
Vice President

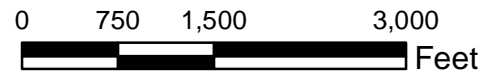
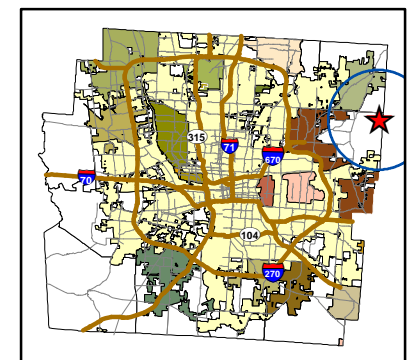
692-PP-E

Requesting a 2-year extension of the Farms at Jefferson preliminary plan.

Township: Jefferson



-  Farms at Jefferson
-  Streets
-  Parcels



STAFF REPORT

Planning Commission
June 10, 2020

Case: 716-V&PP

Prepared by: Brad Fisher

Owner/Applicant:	AMP Associates
Engineer:	Aleksandr Yakhnitskiy P.E.
Subdivision:	New Country Club Estates
Township:	Pleasant Township
Location:	0 Norton Road (PID #230-001637)
Acreage:	23.32-acres
Utilities:	Private water and wastewater
Request:	Requesting preliminary plan approval of a single-family residential development with six lots and requesting a Variance from Section 402.01(B) of the Franklin County Subdivision Regulations to allow leaching areas and homes with below grade floor elevations to be located in poorly drained soils.

Request

The applicant is requesting a Variance to allow leaching areas and homes with below grade floor elevations to be located in poorly drained soils. The applicant is also seeking approval of a Preliminary Plan for the New Country Club Estates subdivision to allow the creation of a 6-lot single-family subdivision with no reserves. The subdivision will be developed in 1 phase and all lots will gain access from Johnson Road or Norton Road.

Stormwater Management

Lots 1 through 4 will maintain their existing drainage paths. Lots 5 and 6 will be graded to keep major storm routing away from potential dwellings and septic fields. No other stormwater management controls are proposed.

Traffic and Access Management

Shared access drives are proposed between lots 1 and 2, 3 and 4, and 5 and 6. Lots 1-4 will gain access from Johnson Road. Lots 5-6 will gain access from Johnson Road.

Open Space & Conservation Efforts

The proposed development site does not include streams or wetlands, however there is floodplain and riparian setback associated with Hellbranch Run to the west of the potential development. The applicant has identified the floodplain and riparian setback area on the site plan and included a note that these areas are to remain in their natural state and that no development is permitted. The riparian setback on lot 1 has been extended as the Subdivision Regulations require due to a 12 percent slope on the property.

Land Suitability

The Subdivision Regulations prohibit leaching areas and homes with below grade floor elevations in soils recognized by the Regulations to be poorly drained and lot 6 contains significant areas of poorly drained soils. The applicant has requested a Variance from Section 402.01(B) of the Subdivision Regulations to allow leaching areas and the construction of basements in these soils.

Comprehensive Plans

The Pleasant Township Comprehensive Plan, adopted in 2009, includes a Future Land Use Map and Conservation Strategy Tiers Map to guide development. The Future Land Use Map recommends the area for Conservation Development with 50 percent dedicated open space and a Stream Buffer. The Conservation Strategy Tiers Map identifies the site as tier 1, 2 and 3 lands with an existing protected area associated with Hellbranch Run. Potential development is within the tier 2 and 3 areas. Tier 2 lands are recommended for protection through land acquisition. Tier 3 lands are also recommended for protection through land acquisition or add conservation easements within a conservation development subdivision.

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes a Proposed General Land Use Map and a Conservation Strategy Map to help guide development. The Proposed General Land Use Map and Conservation Strategy Map identifies the area as tier 1, 2 and 3 lands with an existing protected area associated with Hellbranch Run. Tier 1 lands are located within the regulatory floodplain. Tier 2 lands are recommended for protection through land acquisition. Tier 3 lands may be suitable for passive recreation and certain types of sensitively designed active recreation.

Staff notes that 50 percent dedicated open space has not been provided, however the proposal complies with the sites by-right zoning. Staff also notes that no development is proposed within the identified tier 1 or stream buffer areas. The majority of the subdivision is protected by riparian setback and floodplain areas that limit additional development of the sites.

Low Density Residential Zoning District – Development Standards

The subject site was successfully rezoned to the Low Density Residential in 1996 with 3 conditions. All conditions have been met.

- Minimum Lot Size – 2-acres with a maximum lot coverage of 20 percent.
 - Proposed – 6 lots ranging from 2.015-acres to 6.25-acres in size.
- Minimum Lot Width – 200 feet along the right-of-way.
 - Proposed – Lot width ranges from 245.17 to 792.51 feet wide
- Minimum Side Yard – 25 feet for principal structure.
 - Minimum proposed – 25 feet
- Minimum Rear Yard – 20 percent of the lot depth, but not required to exceed 75 feet
 - Minimum proposed – 75 feet
- Maximum building height – 38 feet high
 - No homes are proposed at this time

Staff notes that all development standards have been met.

Technical Review Agency Comments

Franklin County Public Health Department

Approved the proposed septic systems for all lots included in the subdivision on May 29, 2020.

Franklin County Engineer's Office

Indicated that it appears that drainage requirements can be met. However, final drainage approval will be completed at the Construction Plan phase.

Franklin Soil and Water Conservation District

Indicated no concerns with the request.

Staff Review

Variance from Section 402.01(B) – Leaching areas and below grade floor elevations (basements) in poorly drained soils are prohibited. The applicant is requesting a variance to allow leaching areas and homes with basements in these soils on lot 6. The leaching and building area impacted by the poorly drained soils are identified on the preliminary plan.

Staff Analysis

Variance Criteria:

All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*
The proposed subdivision must be designed in accordance with the Franklin County Stormwater Drainage Manual and Ohio residential construction standards and therefore the requested variances should not detrimentally impact public health or safety, or be injurious to other property.
2. *Circumstances of the request are unique to the property and not generally applicable to others.*
Lot 6 consists of mostly floodplain and riparian setback that restricts development and Public health has approved the proposed location of a septic system on lot 6.
3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
There is limited space on lot 6 to locate a septic system due to riparian setback, regulatory floodplain and the poorly drained soils.

Staff Recommendation

Variance:

Staff recommends **conditional approval** of a Variance from Section 402.01(B) of the Franklin County Subdivision Regulations to allow leaching areas and homes with below grade floor elevations to be located in poorly drained soils.

The condition of approval is that the Final Plat must include a note that basement construction techniques must be utilized to ensure the structural integrity of the building and prevent ground water from seeping into the basement on lot 6 such techniques must include inside and outside foundation drain tiles as well as a backup sump pump.

Preliminary Plan:

Staff recommends **conditional approval** of the Preliminary Plan to allow a single-family residential development with six lots. The conditions of approval are as follows:

1. The subdivision must comply with all Stormwater Drainage Manual requirements and the final design must be approved as part of the Construction Plans.
 2. The applicant is responsible for paying the NPDES phase 2 Major Subdivision fee at the time of applying for Construction Plan approval this fee amount is \$250.
 3. The subdivision is subject to the \$2,500 per lot developer contribution fee in accordance with the Darby Revenue Agreement. This fee must be paid at the time of applying for Construction Plan approval.
- Note to the applicant: Per Section 205.13 of the Franklin County Subdivision Regulations, the Preliminary Plan for the New Country Club Estates subdivision will expire on **June 10, 2022** if a Final Plat application has not been accepted by that date.

Findings of Fact

For your convenience, the following are proposed findings of fact if the variance is granted:

_____ moves that the basis for approving the applicant's request for the Variance from Section 402.01(B) of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 716-V results from the applicant satisfying the standards for granting a Variance under Section 701.07.

Seconded by: _____

Voting:

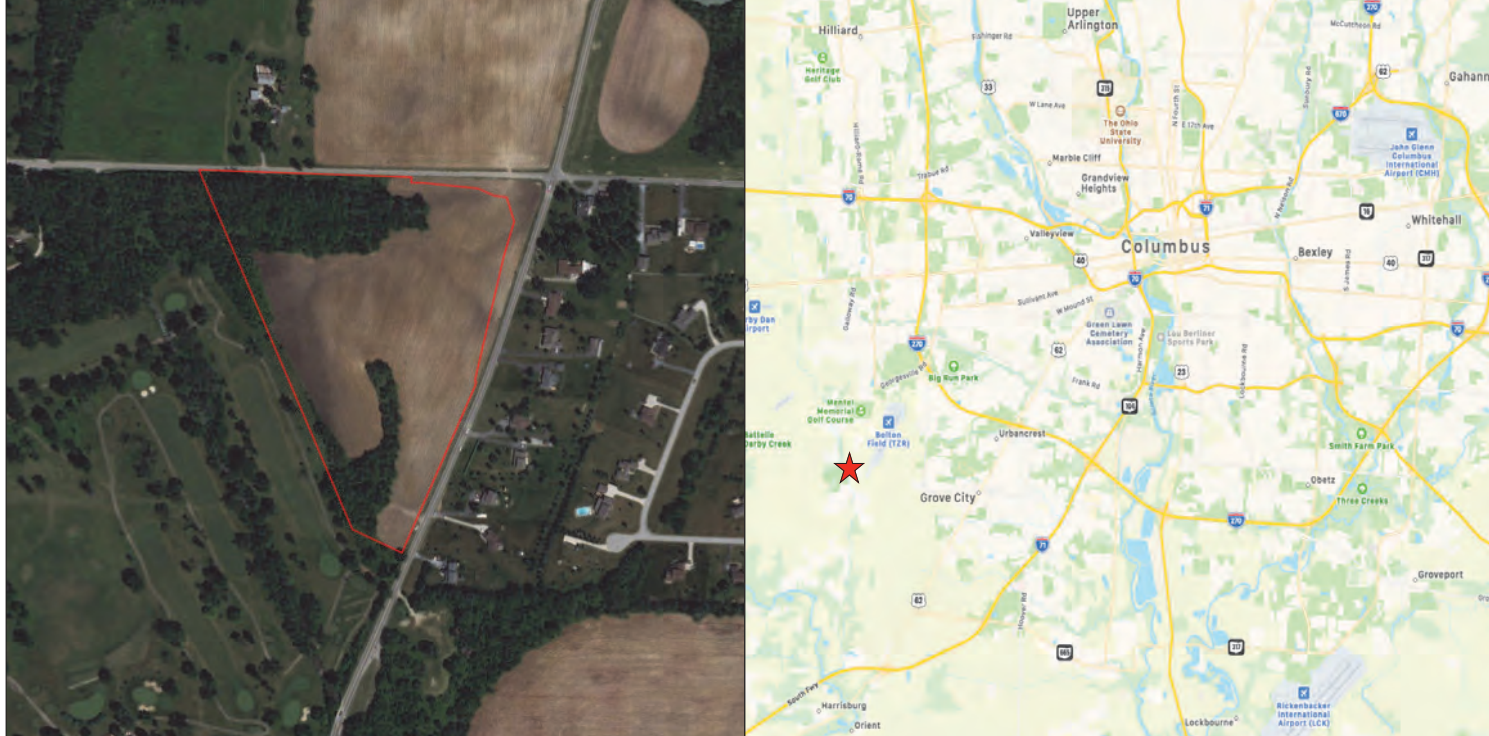
701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- 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; and
- 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; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- 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; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

New Country Club Estates

Parcel No. 230-001637-00

Franklin County - Pleasant Township



Index of Sheets	
Cover Page	1
Existing Conditions	2
Preliminary Plan	3
Proposed Grading Plan	4

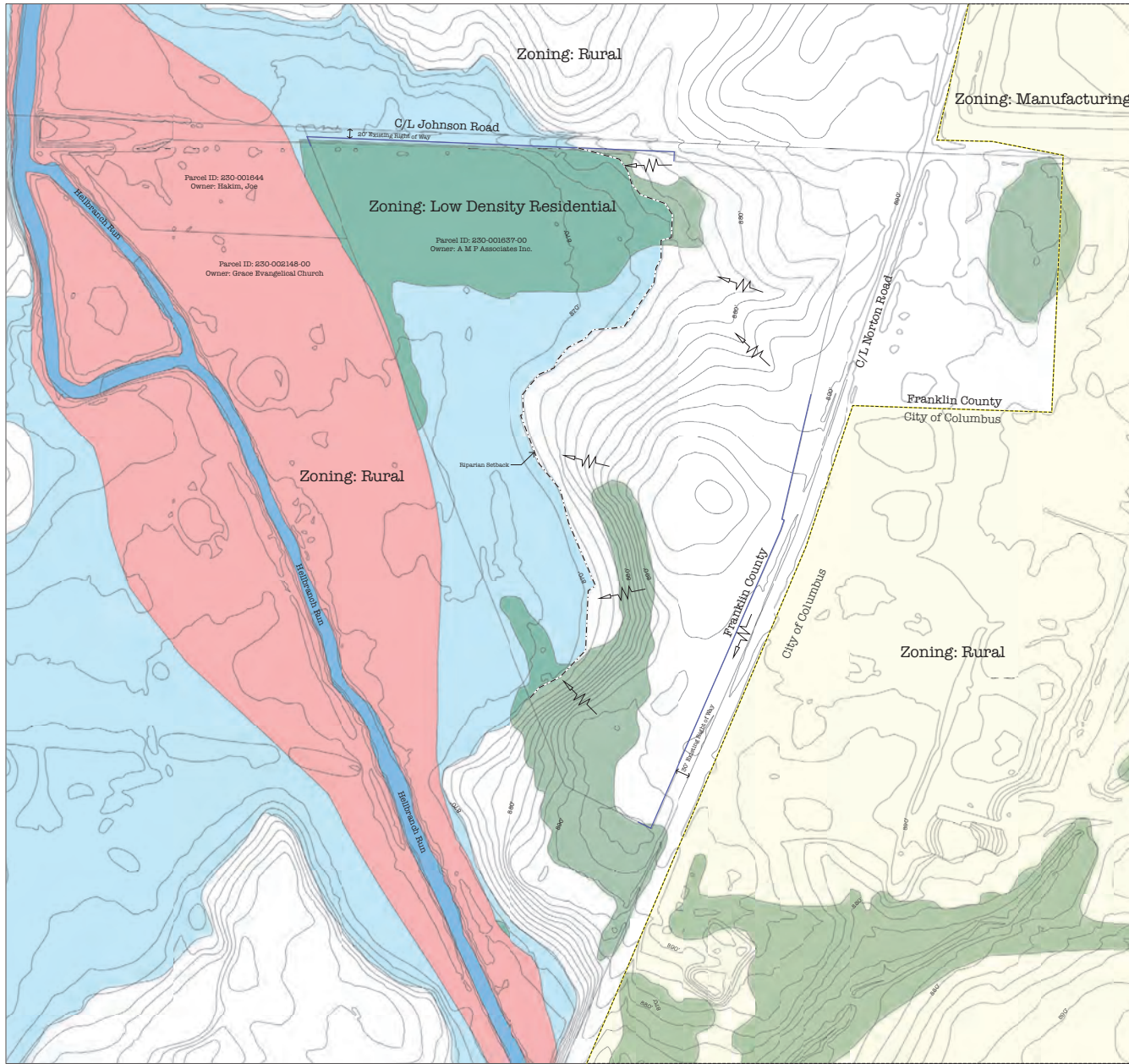


Y&K Consulting
10100 Galloway Rd
Galloway, OH 43119
614.519.1969

Owner:
A.M. Sikes
14723 Abram Road
Galloway, OH 43119

New Country Club Estates
Parcel No. 230-001637-00

Cover Page

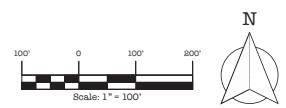


Legend

	Regulatory Floodway
	Wooded Areas
	Surface Water - Hellbranch Run
	100 Year Flood Plain
	City of Columbus Political Jurisdiction
	Riparian Setback
	Franklin County - City Of Columbus Political Boundary
	Major Storm Routing Path

Notes:

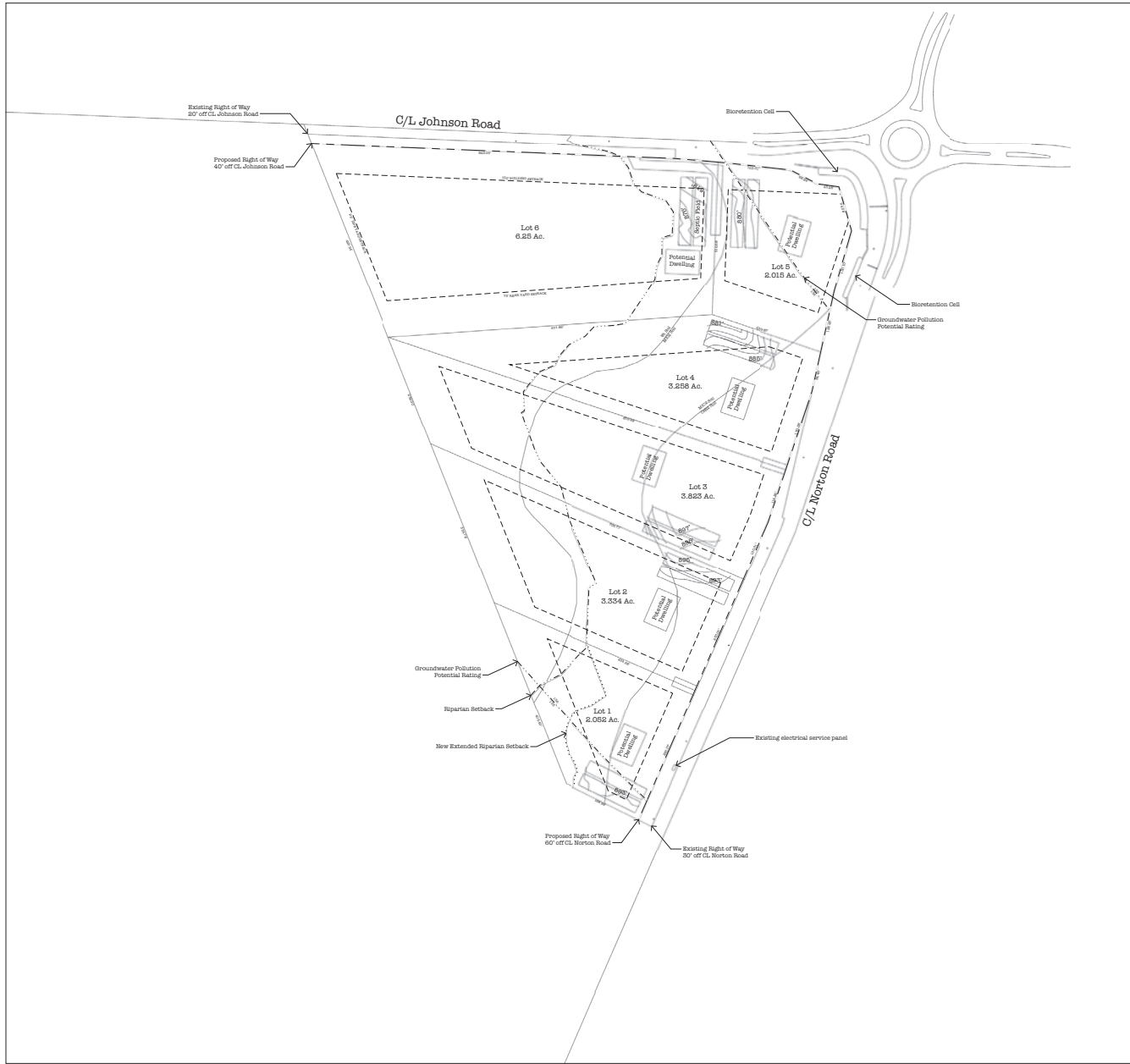
- This proposal is to create new residential lots named Country Club Estates by subdividing Parcel 230-001637 (23.32 acres) into 6 individual residential lots. The purpose of this plan is not for land development but to detail the division of the original parcel into 6 new residential lots 2 acres and greater. Once this phase is complete, each residential lot will be required to undergo its own independent development approval process and permitting
- The indicated floodplain area (9.035 acres) is to remain in its natural state with no buildings, structures, or other hard surfaces permitted
- All newly created parcels will remain zoned as 'low density residential'
- This property is in the Upper Scioto Watershed and within the Hellbranch Run sub-watershed
- No known agricultural tiles exist on this property
- No wetlands and/or ponding areas exist on this property
- The proposed subdivision is located within the Southwestern City School District



Boykortechnic
 Owner:
 A. M. F. Associates
 14723 Abram Road
 Gallowsburg, OH 43119
 06.01.2020

New Country Club Estates
 Parcel No. 230-001637-00

Existing Conditions



Notes:

- Additional right-of-way dedication required by resolution number 90-97 are as follows:
 Johnson Road: (40' from CL) 0.348 AC.
 Norton Road: (60' from CL) 0.347 AC.
- Setback lines are based on Franklin County zoning resolution 504.01 as amended and readopted August 13, 2019
- Lot 1 riparian setback is extended to the top of the 12% slope area

Septic Field Design **Potential Dwelling Footprint**

Water wells cannot be within 50 feet of septic field boundaries

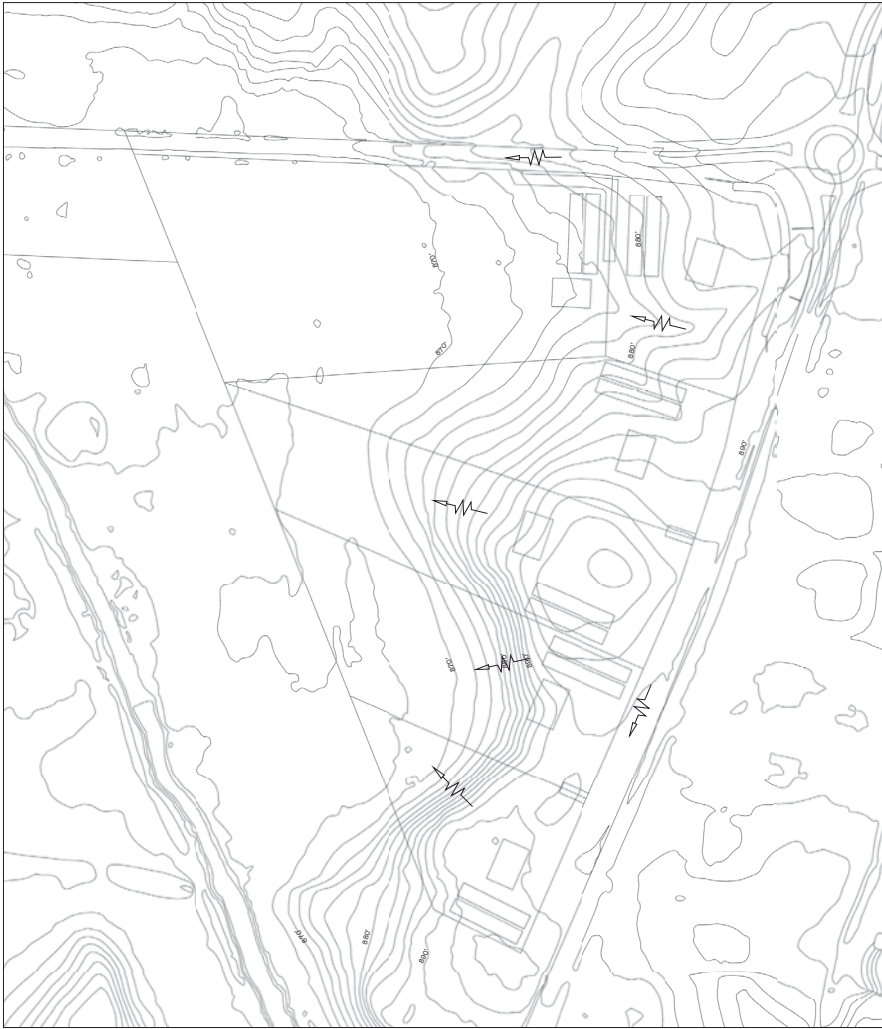
Denotes utility/power pole

Owner: A.M. Estates
 14723 Aborn Road
 Gallaway, OH 43119

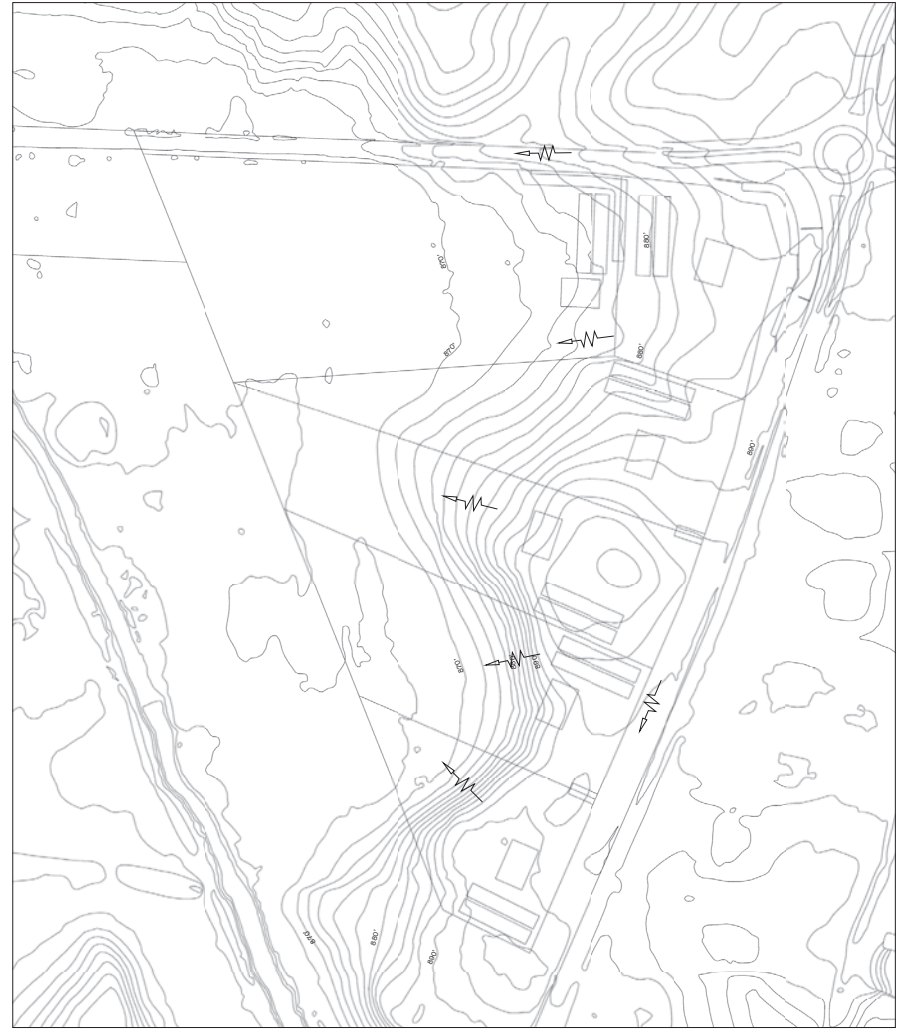
New Country Club Estates
 Parcel No. 250-001637-00

Preliminary Plan


Existing Grading

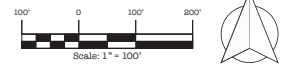


Proposed Grading Plan



Notes:
 Grading remains unchanged in all lots with the exception of lots 5 and 6
 Lots 5 and 6 grading to be changed according to drawing to keep major storm routing away from potential dwellings and septic fields

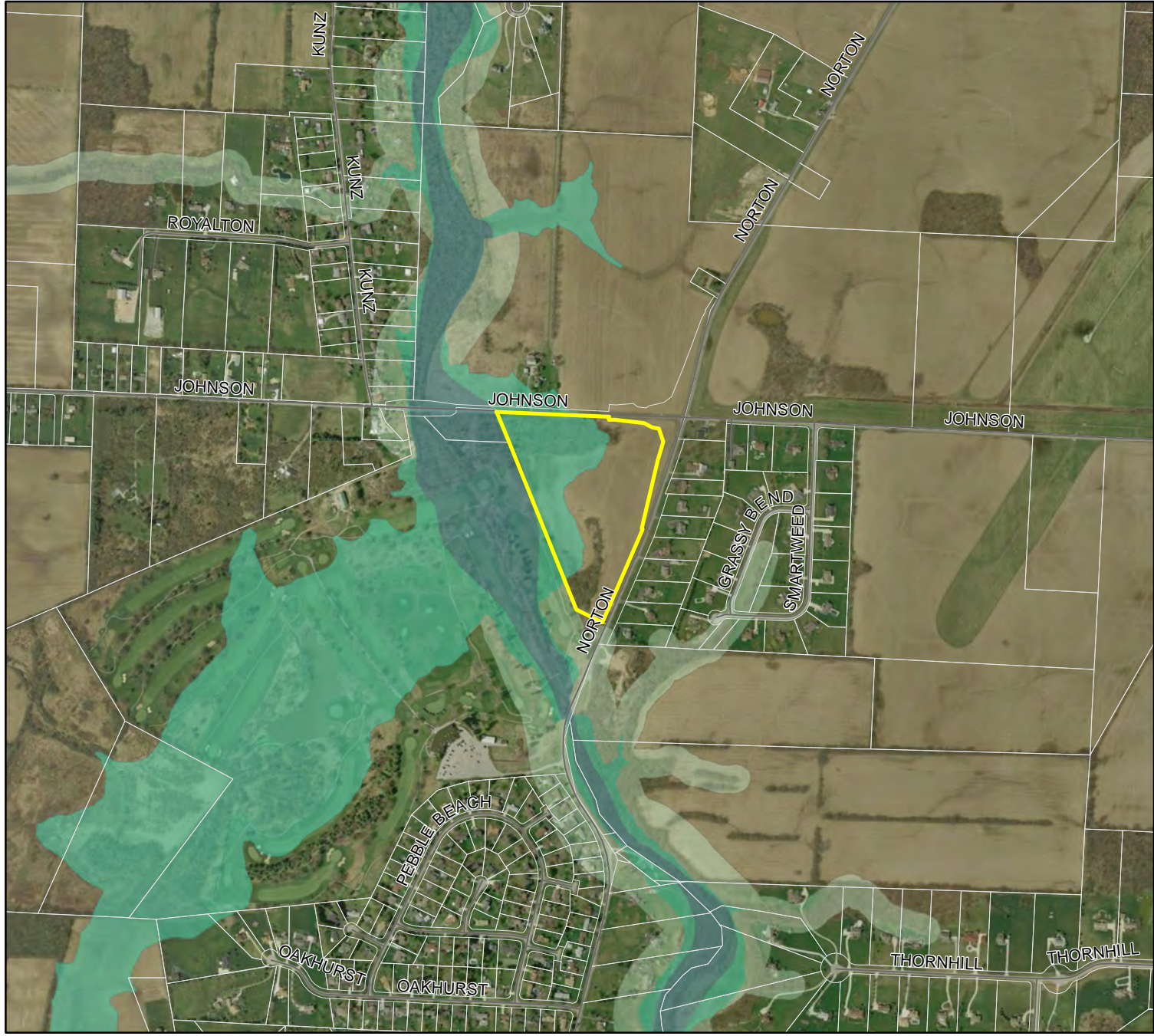
 Major Storm Routing Path



Owner:
 A.M. Estates
 14728 Abram Road
 Gallaway, OH 43119

New Country Club Estates
 Parcel No. 250-001637-00






Proposed Grading Plan

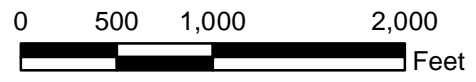
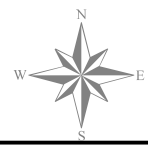
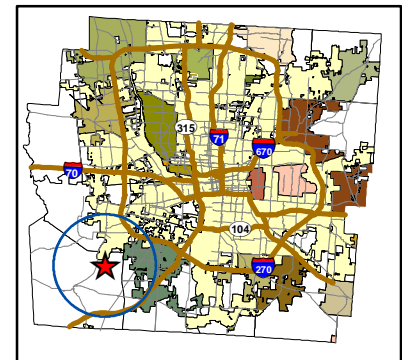


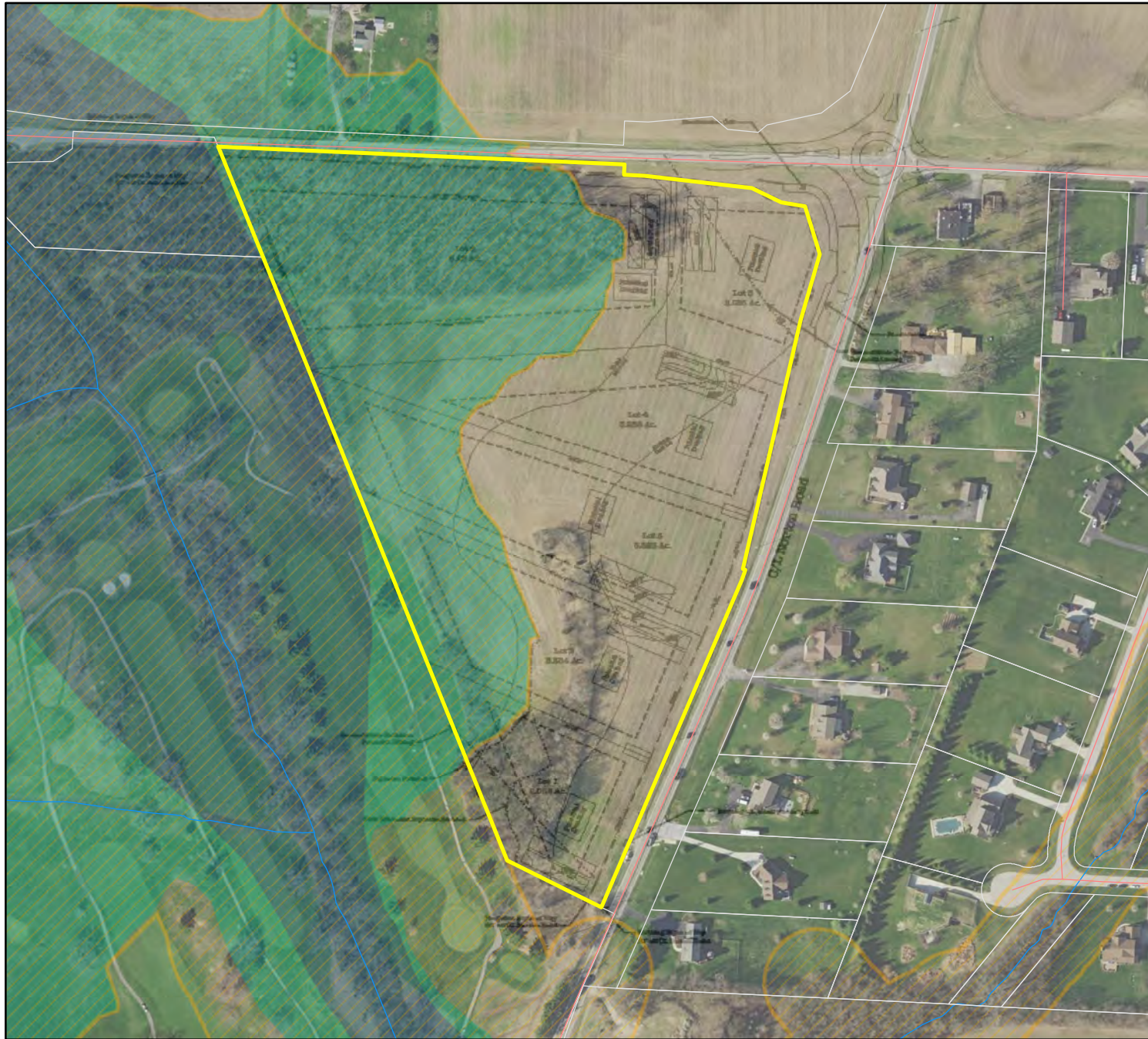
716-V&PP

Requesting preliminary plan approval of a single-family residential development with six lots and requesting a Variance from Section 402.01(B) of the Franklin County Subdivision Regulations to allow leaching areas and homes with below grade floor elevations to be located in poorly drained soils.

Acres: 23.32
Township: Pleasant

-  0 Norton Rd
-  Floodway
-  100 Year Floodplain
-  Streets
-  Parcels











716-V&PP

Requesting preliminary plan approval of a single-family residential development with six lots and requesting a Variance from Section 402.01(B) of the Franklin County Subdivision Regulations to allow leaching areas and homes with below grade floor elevations to be located in poorly drained soils.

Acres: 23.32
Township: Pleasant

-  0 Norton Rd
-  Riparian Setbacks
-  Floodway
-  100 Year Floodplain
-  Streets
-  Parcels

