Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A

Wednesday, September 11, 2019
1:30 pm

1. **Call roll for board members**
2. **Introduction of staff**
3. **Swearing in of witnesses**
4. **Approval of minutes from the August 14, 2019 meeting**
5. **New Business**

i. 672-PP-E-2 – Brad Fisher

Owner:	Rockford Homes & William McCoy Jr.
Applicant:	Rockford Homes
Engineer:	EMH&T – Jeff Strung
Subdivision:	Morrison Farms East
Township:	Jefferson Township
Site:	5284 Taylor Road (PID #170-000007), 3134 Waggoner Rd (171-000587)
Acreage:	46.700-acres
Utilities:	Public water and sewer
Request:	Requesting a 2-year extension to the Morrison Farms East Preliminary Plan.

ii. JEFF-19-03 – Brad Fisher

Owner/Applicant:	Daffney Geyer
Township:	Jefferson Township
Site:	7372 E. Broad St. (PID #170-001007)
Acreage:	0.410-acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Restricted Suburban Residential district (RSR) to the Suburban Office (SO) district.

iii. JEFF-19-04 – Brad Fisher

Owner:	Rhea Kaplan
Applicant:	Grand Communties, LLC.
Township:	Jefferson Township
Site:	McOwen Rd. (PID #170-000054), Waggoner Rd. (170-000008)
Acreage:	102.200-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Countryside Residential (CSR) district to the Planned Suburban Residential (PSR) district.

6. **Adjournment of Meeting to October 9, 2019**

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
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MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION
Wednesday, August 14, 2019

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, August 14, 2019.

Present were:
Nancy White, Chairperson
Tim Guyton, Vice Chairperson
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Tamara Howard
Kevin Pangrace

Franklin County Economic Development and Planning Department:
Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator
Brad Fisher, Planner
Terry Barr, Planning Coordinator

Chairperson White opened the hearing. The first order of business being the roll call, introduction of Staff, and swearing in of witnesses. The next order of business was approval of the minutes of the July 10, 2019, meeting. Ms. Burrus made a motion to approve the minutes of the July 10, 2019, meeting. It was seconded by Ms. Howard. The motion passed by a five-to-zero vote, with Mr. Chaney and Mr. Blechschmidt abstaining.

OLD BUSINESS:

The next order of business being Case 692-FP-1. A motion was made to remove the matter from the table by Mr. Guyton. It was seconded by Mr. Blechschmidt. The motion passed by a unanimous vote. The owner is M/I Homes of Central Ohio. The applicant and engineer is EMH&T, represented by Matt Kirk. The subdivision is Farms at Jefferson, Phase 1, located in Jefferson Township. The request is for Final Plat approval of Farms at Jefferson Phase 1 subdivision to allow the creation of a 42-lot subdivision. Mr. Fisher read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney to approve Case 694-FP-1. The motion was seconded by Mr. Blechschmidt. The motion was approved by a seven-to-zero vote.

The next order of business being Case 692-FP-2. A motion was made to remove the matter from the table by Mr. Guyton. The motion was seconded by Ms. Burrus. The motion passed by a unanimous vote. The owner is M/I Homes of Central Ohio. The applicant and engineer is EMH&T, represented by Matt Kirk. The subdivision is Farms at Jefferson Phase 2, located in Jefferson Township. The request is for Final Plat approval of the Farms at Jefferson Phase 2 subdivision to allow the creation of a 51-lot subdivision. Mr. Fisher read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Blechschmidt to approve Case 694-FP-2. The motion was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote.

The next order of business being Zoning Amendment Case PERRY-19-02. A motion was made by Mr. Guyton to remove the matter from the table. The motion was seconded by Ms. Burrus. The motion was approved by a unanimous vote. Mr. Chaney abstained. The request is for a text amendment to the Perry Township Zoning Resolution to allow additional fence materials, extend the permitted number of residential portable storage units and the days stored, expand on the commercial storage container criteria, address decorative driveway apron removal, and restrict political sign location and removal. Mr. Barr read and presented the case to the Franklin County Planning Commission. Mr. Blechschmidt made a motion to approve Case PERRY-19-02. The motion was seconded by Mr. Guyton. The motion was approved by a six-to-zero vote. Mr. Chaney abstained.

The next order of business being Case ZON-19-06. A motion was made by Mr. Chaney to remove the matter from the table. The motion was seconded by Mr. Blechschmidt. The motion was approved by a unanimous vote. Mr. Brown indicated the applicant requested withdrawal of the rezoning application. Mr. Guyton moved to accept the request from the applicant to withdraw ZON-19-06. The motion was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote.

NEW BUSINESS:

The next order of business being Case 667-FP(a). The owner is Pulte Homes Ohio LLC. The engineer and applicant is EMH&T, represented by Matt Kirk. The subdivision is Villages at Jefferson Run, located along Jefferson Run in Jefferson Township. The request is for approval of a Final Plat for the Villages at Jefferson Run Phase 1 subdivision to allow the creation of 14 single-family lots and two reserves. Mr. Fisher read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney to approve Case 667-FP(a). The motion was seconded by Mr. Blechschmidt. The motion was approved by a seven-to-zero vote.

The next order of business being Case 707-V. The owners and applicants are Robert and Janice Brownfield. The engineer and applicant is EMH&T, represented by Matt Kirk. The lot is located in Brown Township along Amity Road. The request is for a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of one lot that has a side lot line that is beyond 5 degrees of perpendicular to Amity Road. Mr. Fisher read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Blechschmidt to approve Case 707-V with one recommended Staff condition. The motion was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote. A motion was made by Mr. Blechschmidt to adopt findings of fact. The motion was seconded by Mr. Chaney. The motion was approved by a seven-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 September 11, 2019. It was seconded by Mr. Chaney. The motion was approved by unanimous vote. The proceedings were adjourned at 2:00 p.m.

_____

Signature

Minutes of the August 14, 2019, Franklin County Planning Commission hearing were approved this 11th day of September, 2019.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Planning Commission
September 11, 2019

Case: 672-PP-E-2

Prepared by: Brad Fisher

Owner:	Rockford Homes Inc. and William A. McCoy, Jr
Applicant:	Rockford Homes
Engineer:	EMH&T – Jeff Strung
Subdivision:	Morrison Farms East
Township:	Jefferson Township
Site:	5284 Taylor Road (PID #170-000007), 3134 Waggoner Road (PID #171-000587)
Acreage:	46.7-acres
Utilities:	Public water and sewer
Request:	Requesting a 2-year extension to the Morrison Farms East Preliminary Plan.

Background Information

Proposal:

The Preliminary Plan for the Morrison Farms East Subdivision is set to expire on December 13, 2019. The applicant is requesting a 2-year extension to the approved Preliminary Plan from the expiration date of December 13, 2019. Final plats for phases 1-3 have been approved. The preliminary plan extension is needed to allow for completion of phases 4-6. Upon build-out the development will have 227 single-family lots with 33-acres of open space.

History:

The Preliminary Plan for the Morrison Farms East Subdivision was ***conditionally approved*** at the April 8, 2015 Planning Commission meeting with 8 conditions.

The Preliminary Plan was revised and ***conditionally approved*** at the December 13, 2017 Planning Commission meeting with the following 7 conditions:

1. The stream buffer zone label along Rameys Run Creek must be revised on the final plat to be a stream buffer zone/drainage easement.
2. The applicant must complete a Traffic Impact Study for the proposed development.
3. The applicant must pay for any necessary off-site improvements deemed necessary by the Franklin County Engineer's office based on the Traffic Impact Study.
4. The Belhaven Drive stub street needs to be removed from construction plans and the final plat for Phase V or be properly terminated in accordance with Section 502. 13 of the Subdivision Regulations.
5. The final plat must include a street connection to Marcrest Drive in Phase VI.
6. Sidewalks must be 5 feet in width.
7. The open space/reserves must be delineated in accordance with the township's zoning approval which requires a minimum of 2-split rails.

A Final Plat for the first phase was approved at the August 13, 2014 Planning Commission meeting. Phase 1 included 37 lots and 1 reserve with 10.8-acres of open space.

A Final Plat for the second phase was approved at the July 13, 2016 Planning Commission meeting. Phase 2 included 39 lots and 5 reserve with 6.44-acres of open space.

A Final Plat for the third phase was approved at the August 8, 2018 Planning Commission meeting. Phase 3 included 39 lots and 3 reserve with 8.46-acres of open space.

Overview and Analysis:

The extension request letter submitted by the applicant indicates that phase 4 of the development is under construction and planned to be finished this fall.

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 Morrison Farms East Subdivision with the 7 conditions that were approved at the December 13, 2017 Planning Commission meeting.

- The Preliminary Plan for the Morrison Farms East Subdivision will expire on **September 11, 2021.**

EMH&T
Engineers, Surveyors, Planners, Scientists

August 15, 2019

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

Subject: Morrison Farms East
Subdivision case 672-PP

Dear Mr. Brown,

On behalf of our client, Rockford Homes, we are respectfully requesting the extension of the approved preliminary plan for Morrison Farms East. The preliminary plan was approved on December 13, 2017 and will expire on December 13, 2019.

Morrison Farms East is a multiple phased development and therefore we are requesting a two year extension of the preliminary plan to December 13, 2021. Section Four of the development is under construction and it will be finished this fall.

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

Sincerely,

Jeffrey Adam Strung, PLA, ASLA
Vice President

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800
Columbus • Charlotte • Indianapolis
emht.com

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Planning Commission
September 11, 2019

Case: JEFF-19-03

Prepared by: Brad Fisher

Owner/Applicant:	Daffney Geyer
Township:	Jefferson Township
Site:	7372 E. Broad St. (PID #170-001007)
Acreage:	0.41-acres
Utilities:	Private water and wastewater
Zoning:	Restricted Suburban Residential (RSR)
Request:	Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Suburban Office District (SO).

Summary

The applicant is requesting to rezone from the Restricted Suburban Residential District (RSR) to the Suburban Office District (SO) to allow for an insurance office use. Staff recommends ***denial*** due to the request not keeping with the intent of the Standard District Regulations.

Request

The subject site is located on the north side of East Broad Street, between Reynoldsburg-New Albany Road and Waggoner Road in Jefferson Township.

The request is to rezone one (1) property, containing a single-family home and a detached garage built in 1954, to allow for an insurance office use. If approved, all permitted uses found in the SO district would be permitted provided the applicable development standards could be met.

Surrounding Zoning and Land Use

The subject site and properties to the east and west are zoned Restricted Suburban Residential District (RSR) and developed as low to medium-density single-family residential in Jefferson Township. There is a single-family subdivision to the north located in the City of Columbus, and a single-family subdivision to the south located in the City of Reynoldsburg.

Comprehensive Plan

The Jefferson Township 2050 Comprehensive Plan, adopted by the Township in 2018, includes a Land Use Management Plan Map that identifies the subject site as the Transitional Area. The Transitional Area recommends allowing for flexibility with changing land uses along the major corridors. Appropriate uses for the subject site include the conversion of a private residence to an office or commercial use, or a more intense commercial use provided it is not out of character with adjacent uses. Additionally, the Comprehensive Plan recommends that if these parcels are developed into higher intensity uses, development should occur in context with surrounding uses. As with any use in Jefferson Township, developments in the Transitional Area character type should be designed in such a way that preserves the aesthetic character of the site, limits visual clutter, and works well in context with surrounding uses.

Staff believes that the proposed rezoning does not keep with the Comprehensive Plan recommendations or the adopted Core Values principals. This rezoning would allow for a residential lot to transition into an office use as recommended. However, the Suburban Office development standards would require any

redevelopment of the site to be developed in a manner that would not occur in context with the surrounding uses, preserve aesthetic character of the site or limit visual clutter.

Staff Analysis

Existing Zoning District – Restricted Suburban Residential (RSR)

The property is currently located in the Restricted Suburban Residential District (RSR). This district is for low density residential developments that are intended to promote attractiveness, order and efficiency and a healthful, safe environment.

The minimum lot size in the RSR district is 1-acre and the lot must be of sufficient size to meet sanitation requirements.

The RSR District allows for a Home Occupation, however the site does not meet the minimum required 5-acres lot size. A Conditional Use in the RSR District does not allow for an insurance office use.

Proposed Zoning District – Suburban Office (SO)

The request is to rezone to the Suburban Office District (SO) to allow for an insurance office use. The SO district is intended to provide an opportunity for development of low-intensity office and related service uses which functionally and aesthetically blend with and compliment the predominantly residential and rural characteristics of the Township.

Permitted uses in the SO district include:

- Finance and Insurance
- Public Administration
- Educational Services
- Veterinary Services/Pet Care
- Funeral Home
- Travel Agency
- Social Organizations
- Business Associations

Suburban Office - Development Standards

- Minimum Lot Size – 1-acre
  - Existing lot size – 0.41-acres
- Minimum Lot Width – 100 feet
  - Existing Lot Width – 99.94 feet.
- Minimum Side Yard – 25 feet
  - Existing Side Yard – 1 +/- feet (west), 12 +/- feet (east)
- Minimum Rear Yard – 50 feet
  - Existing Rear Yard – 38 +/- feet
- Building Line Setback – 110 feet from street centerline
  - Existing setback – 127 +/- feet
- Parking Area Setback – 25 from residential lots
- Parking/Loading Space Setback – 66 feet from centerline (permitted at front property line)

Technical Review Committee

Jefferson Water and Sewer District

Stated that public water and sewer service is not available for this section of E. Broad Street.

Franklin County Public Health Department

Provided no comments as to whether or not the existing onsite well and wastewater system could adequately serve permitted uses of the Suburban Office district.

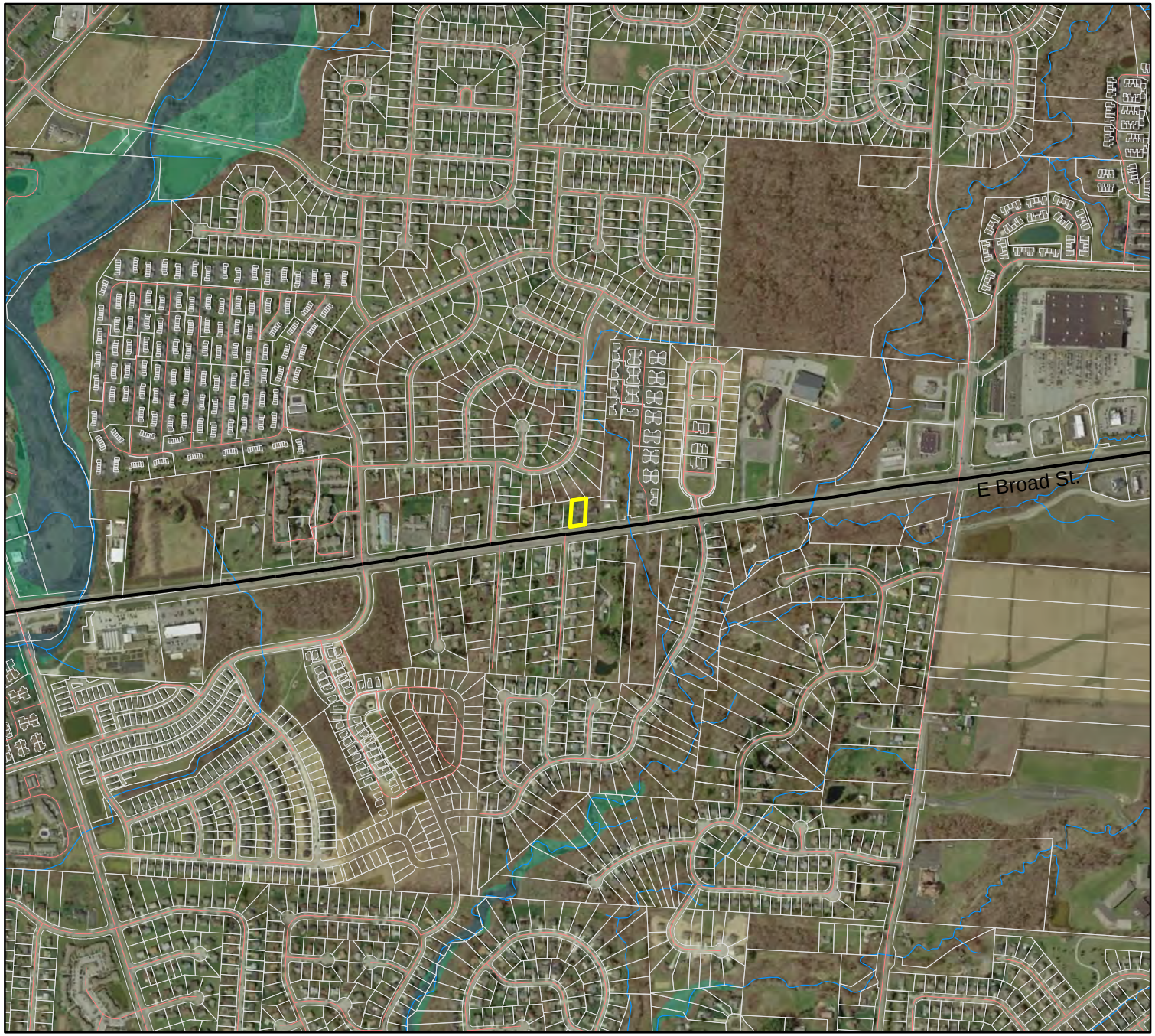
Franklin County Engineer's Office and the Franklin Soil and Water Conservation District

Indicated no concerns with the request.

Staff Review
The proposed zoning district keeps with the land use recommendation of the adopted comprehensive plan. However, Staff has concerns that future re-development of the site would not meet the requirements of the Suburban Office district because of the small lot size and no access to public utilities. Furthermore, compliance with the Suburban Office standards would result in development that is out of character with the surrounding uses. Base on the existing lot size and building setback requirements, all required parking would need to be located forward of any proposed structure, which would cause visual clutter.

Staff notes that the subject site does not meet the required 1-acre lot size, and the existing home and detached garage would become non-conforming with respect to side yard and rear yard setbacks if the rezoning request is approved. If the subject site is to be used for a specific use without access to public utilities, it would be better served to rezone to a Planned District and clearly identify the proposed use, site design and how private water and wastewater will be provided for that use.

Staff Recommendation
Staff recommends ***denial*** of the request to rezone from the Restricted Suburban Residential District (RSR) to the Suburban Office District (SO).

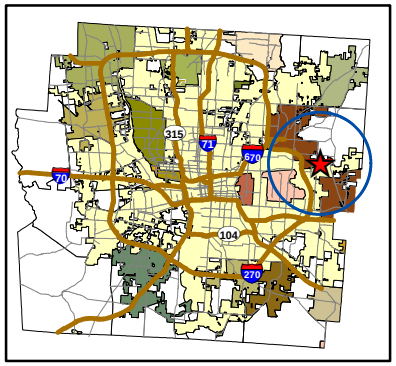


JEFF-19-03

Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Suburban Office District (SO).

Acres: 0.41
Township: Jefferson

Floodway
100 Year Floodplain
7372 E Broad
Streets
Parcels



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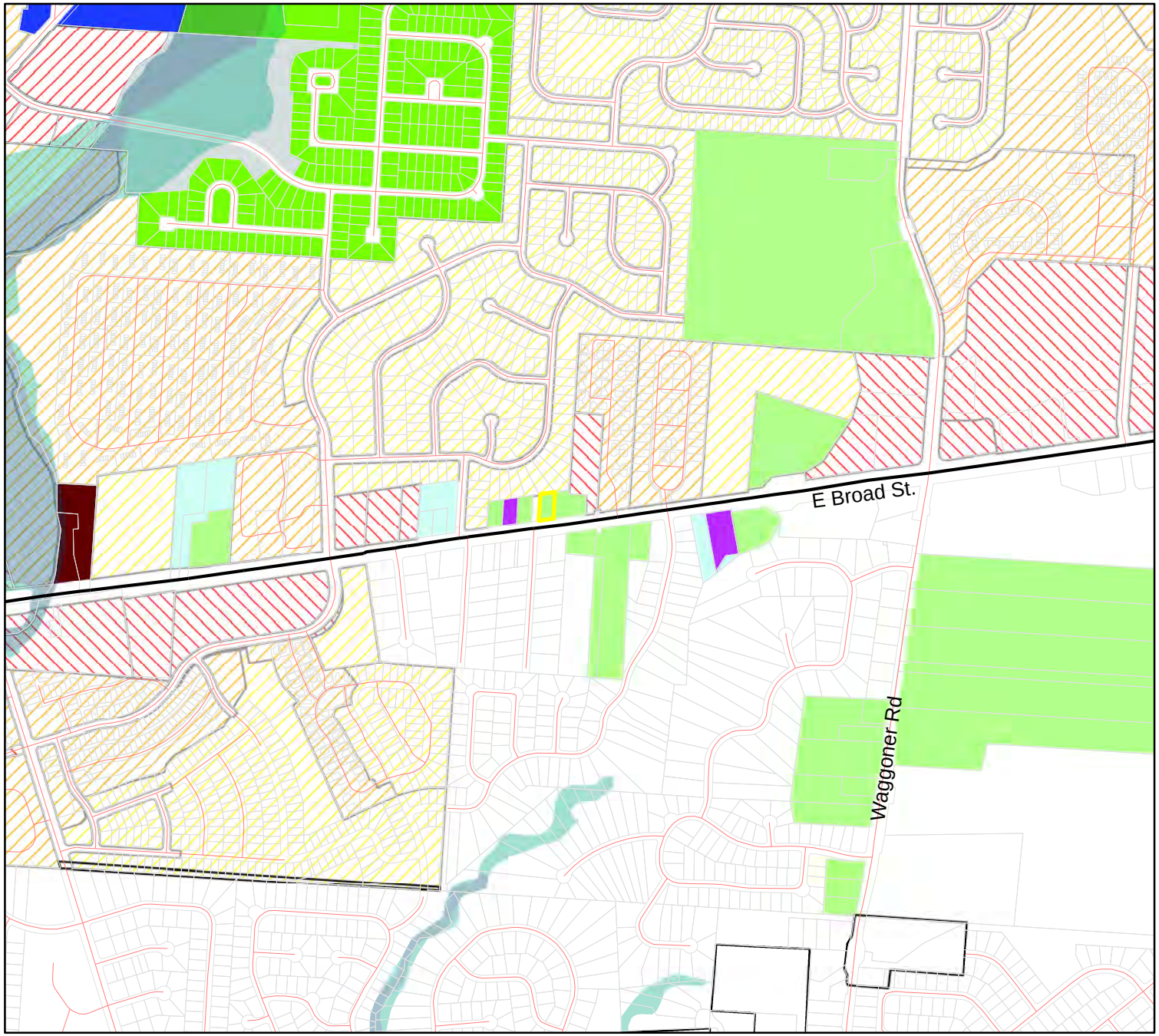


JEFF-19-03

Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Suburban Office District (SO).

Acres: 0.41
Township: Jefferson

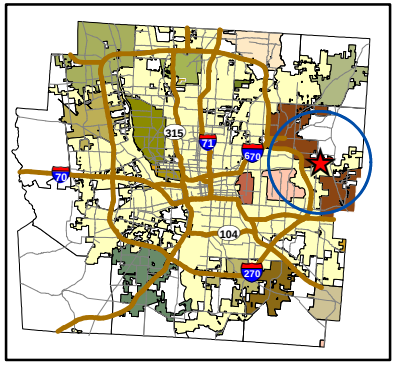
Floodway
100 Year Floodplain
7372 E Broad
Streets
Parcels

Jefferson Township Zoning

Countryside Residential
Restricted Suburban
Planned Suburban Res.
Suburban Office & Inst.
Community Service
Limited Industrial

Columbus Zoning

Residential
Commercial
Multi-family



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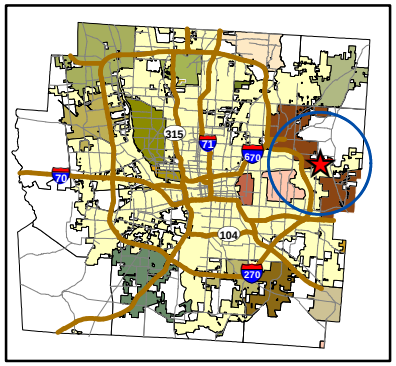
JEFF-19-03

Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Suburban Office District (SO).

Acres: 0.41
Township: Jefferson

7372 E Broad
Streets
Parcels



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Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Planning Commission
September 11, 2019

Case: JEFF-19-04

Prepared by: Brad Fisher

Owner:	Johnathan Kaplan
Applicant:	Grand Communities, LLC – Hillary Laffin
Engineer:	CEC, Inc. – Brian Burkhart
Township:	Jefferson Township
Site:	McOwen Rd. (PID #170-000054), Waggoner Rd. (PID #170-000008)
Acreage:	102-acres
Utilities:	Public water and sewer
Zoning:	Countryside Residential (CSR)
Request:	Requesting to rezone from the Countryside Residential District (CSR) to the Planned Suburban Residential District (PSR).

Summary
The applicant is requesting to rezone from the Countryside Residential District (CSR) to the Planned Suburban Residential District (PSR) to allow the property to develop as a single-family subdivision. The subdivision is proposed to be developed in four (4) phases. Staff recommends ***conditional approval***.

Project overview
The request is to rezone two (2) properties to allow the development of 99 single-family lots within a residential subdivision. The subject site is located at the southeast corner of Waggoner Road and McOwen Road. The site includes a mix of agricultural and wooded land, with high-voltage power lines bisecting the two (2) lots. The development will include 60.86-acres of open space, described as a reserve area on the site plan. There is 48.8-acres of existing wooded area on the site and 30.5-acres of the wooded area will be preserved. The gross density proposed is 0.97 dwelling units per acre. The development includes one access point to Waggoner Road.

Surrounding Zoning and Land Use
Properties to the north and east are zoned Countryside Residential (CSR), developed with single-family homes including a mix of agricultural land and woods. Properties to the south are zoned Planned Suburban Residential (PSR), developed with a single-family subdivision and Restricted Suburban Residential (RSR), developed with single-family homes. All surrounding properties are located in Jefferson Township.

Existing Zoning District
The property is currently located in the Countryside Residential District (CSR). This district is intended for areas where agricultural uses are appropriate and where conservation of the land is important.

Permitted uses in the district include single-family dwellings, home occupations, accessory uses, guest houses, schools, religious uses, adult family homes and child day cares. The minimum lot size in the CSR district is 5-acres. Based on the minimum lot size of the CSR district the maximum density is 0.2 dwelling unit per acre.

Proposed Zoning District
The request is for approval of a development plan in the Planned Suburban Residential District (PSR). The intent of the PSR District is to promote imaginative, well-designed developments, which preserve open space, respect the physical qualities and limitations of the land and provide improved living environments.

Planned Suburban Residential District Requirements
Permitted Uses
The PSR district allows for the uses permitted in the existing Restricted Suburban Residential District (RSR) in addition to attached single-family, townhouses, or other innovative forms of suburban residential development.

The applicant has proposed to develop the site with detached, single-family dwellings.

Tract and Density Criteria
The minimum area to be considered for a rezoning to the Planned Suburban Residential District (PSR) is 10 acres. The proposed area for rezoning is 102-acres in size.

The maximum density in the PSR District is 2.5 dwelling units per gross acre. The proposed development has a gross density of 0.97 dwelling units per acre.

Development Standards
1. *Open Space*
    - 40 percent of the gross tract area must be designated as open space, 40.9-acres for this specific development area
        - The proposal includes 60.86 acres of open space to be placed in platted reserves. All reserve areas will be owned by Jefferson Township and maintained by the Saddlecrest Subdivision Home Owners Association
2. *Lot and Yard Areas*
    - Minimum lot area is 7,000 square feet
        - Proposed minimum lot area is 10,000 square feet
    - Minimum lot width at front setback is 60 feet
        - Proposed minimum lot width is 85 feet
    - Minimum front setback is 25 feet from right-of-way
        - Proposed front setback is 25 feet
    - Minimum side yard is five (5) feet
        - Proposed minimum side yard is five (5) feet
    - Minimum rear yard is 20% of lot depth
        - Proposed minimum rear yard is 20% of lot depth
3. *Roads*
    - Roads must be approved by the Jefferson Township Fire Department and the Franklin County Subdivision Regulations street standards must be met
        - All roads proposed are public
        - The roads are classified as Local (with curb)
            - Minimum pavement width required by the Subdivision Regulations is 25 feet
                - Proposed pavement width is 25 feet
            - Minimum right-of-way is 50 feet
                - Proposed right-of-way is 50 feet
            - Minimum centerline radius is 175 feet
                - Proposed centerline radius is 175 feet or greater
        - The proposed development will have one access point to Waggoner Road with an 83 +/- foot wide apron, and will be 26 +/- feet wide at the right-of-way line

4. *Parking*
    - The PSR District requires off-street parking in compliance with Article VIII of the Township Zoning Resolution
        - The example architectural designs submitted with the application materials indicate that homes will have attached, two (2) car garages, meeting the requirements of Article VIII
        - The Home Owners Association Declaration states that all lots shall provide a minimum of two (2) off-street parking spaces, exclusive of garages
5. *Buffer Area*
    - The Township Zoning Commission has discretion to require buffer areas where the particular location causes the necessity of buffering. The zoning commission when deemed necessary shall define size, location, type and density of buffering
        - The proposed development plan indicates the frontage along Waggoner Road will be landscaped using the tree and vegetative species specified in the Jefferson Township Scenic Byways Management Plan, however no landscaping is shown on the Landscaping Plan.
        - Staff notes that no proposed buffer is proposed along the McOwen Road
6. *Lot Arrangement*
    - No dwelling unit may back up to a street
        - No lots directly back up to a street, however Horseshoe Bend and Saddlecrest Drive include lots that rear facing toward McOwen Road and Waggoner Road, and they are not buffered or screened

<u>Natural Resource Protection</u>

1. *Wetlands*
    - 100 percent of all wetland areas must be protected except as follows:
        - Where disturbance is necessary for access to buildable portions of the property, if no alternative exists
        - Where required to provide access to water-related use
        - Where a street crossing the wetland is essential to the establishment of a permitted use
    - All development proposals which disturb any wetland areas shall provide proof of approval by the U.S. Army Corp of Engineers
    - A site assessment was conducted by Civil & Environmental Consultants and the site assessment map identifies: eight (8) wetlands, two (2) swales and three (3) streams
    - The Development Plan and Text indicates that all wetlands and streams will be placed within a reserve area

2. *Drainage Ways*
    - 100 percent of all drainage ways as defined by Section 620.05(B(1)) of the Township Zoning Resolution must be protected per said section as permanent open space
        - Two (2) swales and three (3) streams were identified in the northwest, southwest and south-central portion of the development site. These drainage ways are completely contained in reserve areas
3. *Floodplains*
    - 100 percent of all floodplain areas must be protected as permanent open space
        - No regulatory floodplain areas exist within the development area
4. *Woodlands*
    - No less than 50% of the trees within a mature woodland and no less than 20% of the trees in a young woodland, as defined by Section 620.05(D(1)) of the Township Zoning Resolution, shall be preserved
        - The site contains 48.8-acres of woodlands and the development plan states that 30.5-acres of existing young woodlands within the reserve area will be preserved. Staff notes that no determination was provided as to the status (young or mature) of the

woodlands. The Development Plan states that 29 percent of woodlands within proposed reserves will be preserved, which is incorrect. 62.5 percent of the woodlands are proposed to be preserved.

Divergence Request

1. A divergence is being requested from the required 250 foot building setback for a new subdivision along Waggoner Road. This requirement is found in the Jefferson Township Scenic Byways Corridor Management Plan
    a. The applicant indicated that the proposed 180 foot building setback matches what was approved for the Paddock Reserve subdivision immediately adjacent to the south.
    b. Staff confirms that the divergence to allow for a 180 foot building setback matches what was approved for the Paddock Reserve subdivision.
    c. Staff notes that the Preliminary Plan for Paddock Reserve was approved with a 180 foot building setback with a condition that "the frontage along Waggoner Road must be landscaped using the tree and vegetative species specified in the Jefferson Township Scenic Byway Management Plan." The applicant proposed a double row of trees along Waggoner Road and four-rail split rail fencing to be installed along any reserve area abutting the lots.

Comprehensive Plan

The Jefferson Township 2050 Comprehensive Plan was adopted in 2018. The Township's Land Use Management Plan recommends the subject property for Low Density Residential uses. The Comprehensive Plan text recommends one-acre stand-alone single-family lots, one-acre subdivision lots, and subdivisions that utilize conservation or "cluster" development principles to preserve community space. Densities in excess of one unit per acre may be granted based upon the merits of the development plan. Lots should not exceed 20 percent lot coverage, lots setback a minimum of 150 feet from roadways, provide 40 percent open space, limited on-street parking may be permitted, and provide screening along the frontage of the development.

Jefferson Township also adopted Core Values in 1996 to describe the community's vision for the future. One Core Value is to adhere to the following principles:

- Protect and nurture the Township's exceptional natural landscape.
- Prevent inappropriately located, poorly planned and/or extremely high density development because of its negative impact on Jefferson Township's rural beauty, natural resources, infrastructure and "Green Community" character.
- Identify areas where growth is likely and provide the means to accommodate that growth in ways that do not diminish the Green Community Character of the Township.
- Promote and enhance the Township's economic viability

Staff believes the proposed subdivision keeps with the Comprehensive Plan's recommendations and adheres to the Plan's Core Values. Screening along both roadways will be provided by existing trees that will be protected in reserves and additional landscaping will be provided at the entrance to the subdivision. This is a conservation style development preserving 60.8-acres of open space and the existing trees.

Jefferson Township Scenic Byways Management Plan

The Scenic Byways Management Plan, adopted by the Township Trustees in 2003 and updated in 2015, helps to protect the character and nature of major corridors in Jefferson Township. Waggoner Road, adjacent to the proposed development, is classified as a Scenic Byway.

The Management Plan makes numerous recommendations, including:

- Proposed subdivisions along the byways should match the traditional rural setbacks and prevent the massing of structures close to the roadway.
- When the side or back of structures are placed in a manner that would be visible from the byway it must be heavily screened by vegetation.

- When using fencing, use post on board or split rail styles no higher than 42 inches in height
- Preserve fence rows, hedges, pastures, wooded lots, and open fields.
- Use native plants and natural planting schemes in new developments

The proposed development would meet all of the recommendations of the Scenic Byways Plan provided the proposed fence height were reduced from 48 inches to 42 inches. The subdivision matches Paddock Reserve's building setback, and all lots will have buildings that are setback farther from Waggoner Road than most existing developed, single-family lots. Four board or four split rail fencing will be required along any reserve area.

Technical Review

Jefferson Water and Sewer District

A letter was provided indicating that after a preliminary review of the proposal, the required water and sewer service may exceed the planned capacity to serve this site. A variance application will need to be submitted in order to determine what additional capacity fees may be required. Evidence of water and sewer capacity must be provided at the time of applying for a Preliminary Plan.

Jefferson Township Fire Department

A letter in support of the request was submitted. The letter indicated three (3) street design elements that will need to be addressed prior to the approval of a Preliminary Plan.

- The turning radius for the first street east of the entrance shall accommodate the department's specifications, which include an inside turn of 24 feet, a curb to curb of 39 feet, and a wall to wall of 47 feet.
- The cul-de-sac must either be 96 feet in diameter or meet the Street Design Standards as required in the Franklin County Subdivision Regulations.
- Developments of one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Franklin County Engineer's Office

A Traffic Access Study (TAS) was submitted and is currently under review. If any roadway improvements are deemed necessary after a complete review of the TAS, they must be constructed or bonded prior to the Franklin County Engineer's office signature on the Final Plat.

Franklin County Drainage Engineer's Office

Prior to the approval of a Preliminary Plan, proof that there is an adequate drainage outlet must be provided and the drainage outlet must be properly maintained.

Franklin Soil and Water Conservation District

Indicated no concerns with the request.

Franklin County Economic Development and Planning Department

- The proposed four board or four split rail fencing should be reduced from 48 inches to 42 inches.
- The location of high voltage electric transmission lines will require the following note on the plat:
    - "Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not completely understood at this time."
- There is one (1) deficiency to the Franklin County Subdivision Regulations that would require a variance request at the time of applying for the Preliminary Plan:
    - 30 lots are located in poorly drained soils (8, 9, 12-15, 28, 29, 32-39, 46, 47, 80-87, 95-98). A variance would be needed to the Franklin County Subdivision Regulations to allow homes with basements in these soils.

Staff analysis

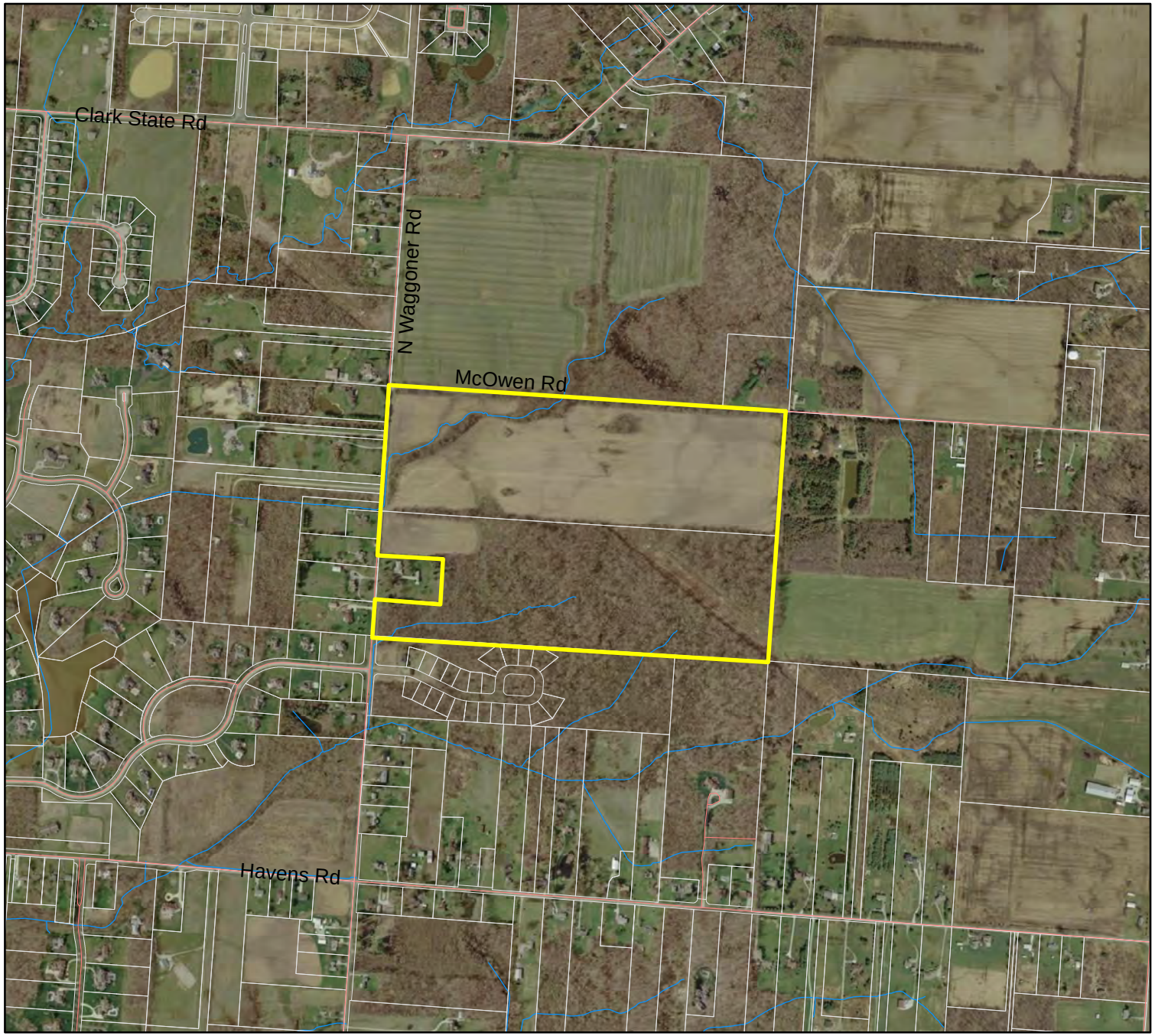
Basis of Approval: The basis for approving a Planned Suburban Residential (PSR) District application shall be, but is not limited to, the following:

1. *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this zoning resolution;*
    - The development proposal as submitted complies with the purpose and intent of the Planned Suburban Residential District (PSR) to allow imaginative, well-designed developments, which preserve open space and respect the physical limitations of the land.
    - Staff notes that the building setback divergence is minimal, and is in line with the previously approved Paddock Reserve subdivision to the south.
2. *That the proposed development is in conformity with a comprehensive plan or portion thereof as it may apply;*
    - Staff believes the proposal keeps with the Township's adopted Plan by protecting the natural landscape, preventing inappropriately located development because of its negative impact on Jefferson Township's rural beauty and natural resources and protecting the character and nature of major corridors in Jefferson Township.
    - The proposed fence height is 48 inches from grade, six (6) inches taller than what is recommended by the Scenic Byways Management Plan. Staff recommends reducing the fence height to meet the maximum recommended height of 42 inches.
3. *That the proposed development advances the general welfare of the Township and the immediate vicinity;*
    - The development as proposed has more than the required open space, preserves trees, wetlands and steams, provides for adequate off-street parking, and properly screens the development from Waggoner Road and McOwen Road as recommended by the Jefferson Township 2050 Comprehensive Plan.
4. *The benefits, improved arrangement, and the design of the proposed development justify the deviation from standard residential development requirements included in the zoning resolution.*
    - Provided the comments by Staff and the Technical Review Agencies are addressed, Staff believes the deviation from standard residential development requirements would be justified.

Staff Recommendation

Staff recommends ***conditional approval*** of the request to rezone from the Countryside Residential District (CSR) to the Planned Suburban Residential District (PSR). The conditions of approval are as follows:

1. The applicant must satisfy the Jefferson Water and Sewer District requirements for public water and sewer.
2. Street Classification and Design Standards must be met per Section 502 of the Franklin County Subdivision Regulations prior to the approval of the development.
3. If any roadway improvements are deemed necessary after a complete review of the TAS, they must be constructed or bonded prior to the Franklin County Engineer's office signature on the Final Plat.
4. Prior to the approval of a Preliminary Plan, proof that there is an adequate drainage outlet must be provided and the drainage outlet must be properly maintained.
5. The proposed four board or four split rail fencing may not exceed 42 inches in height.
6. The location of high voltage electric transmission lines will require the following note on the plat: "Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not completely understood at this time."
7. The applicant must apply for a variance at the time of applying for a Preliminary Plan to allow for homes with below grade floor elevations located in poorly drained soils. The lot numbers impacted are labeled on the Site Plan as 8, 9, 12-15, 28, 29, 32-39, 46, 47, 80-87, 95-98.
8. Prior to approval of a Preliminary Plan, the following must be addressed in order to meet the Jefferson Township Fire Department requirements: turning radius for the first street east of the entrance must include an inside turn of 24 feet, a curb to curb of 39 feet, and a wall to wall of 47 feet, the cul-de-sac must be 96 feet in diameter or meet the Street Design Standards as required in the Franklin County Subdivision Regulations, and a second approved fire apparatus access roads must be provided.
9. Update the "existing woods preserved within proposed reserve areas" to accurately reflect 62.5 percent on sheet C000 of the Development Plan.

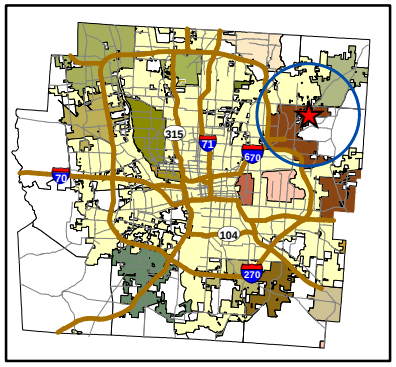


JEFF-19-04

Requesting to rezone from the Countryside Residential District (CSR) to the Planned Suburban Residential District (PSR).

Acres: 102
Township: Jefferson

PIDs #170-000054 and #170-000008
Streets
Parcels
Stream



Franklin County
Where Government Works

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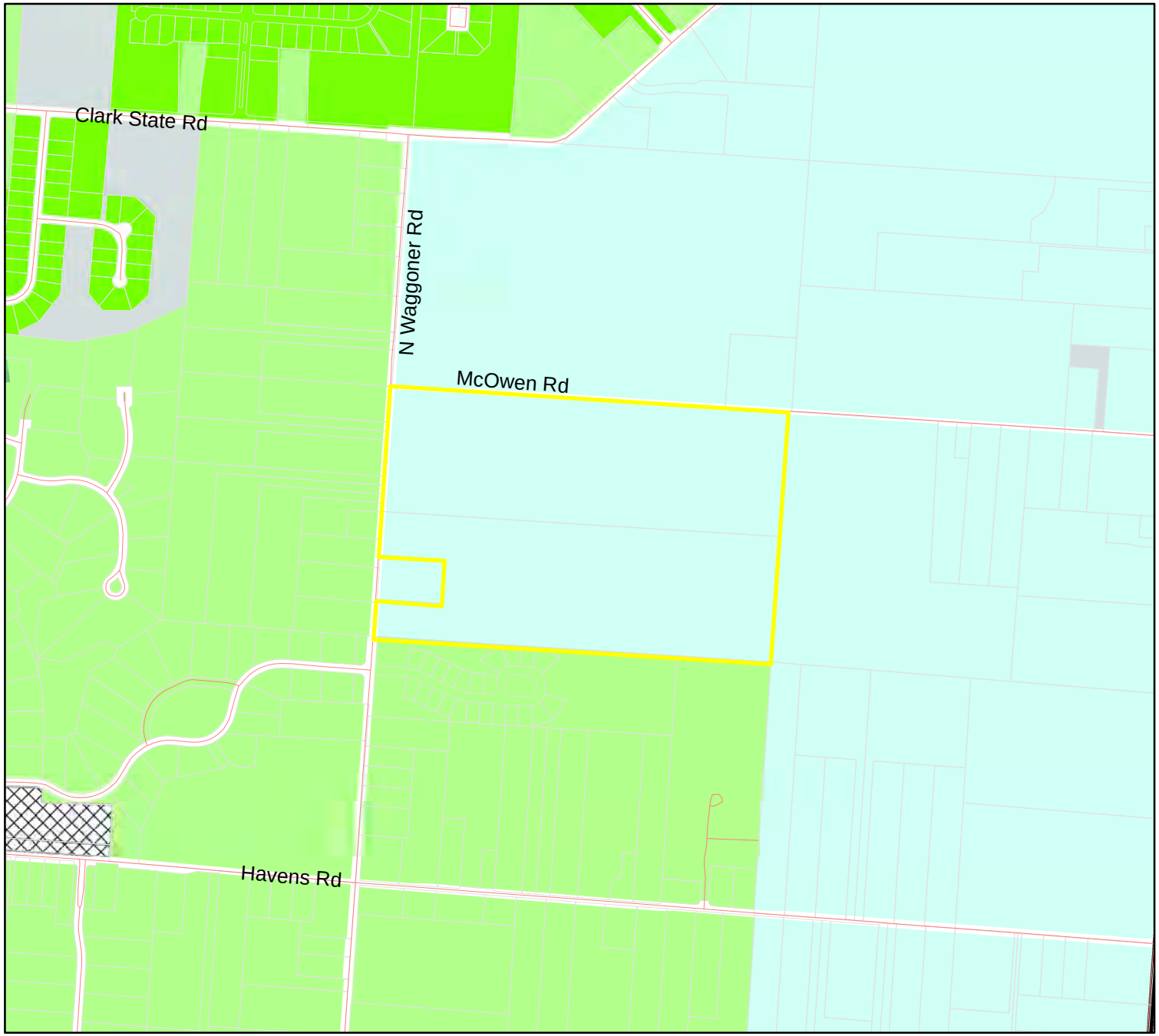


JEFF-19-04

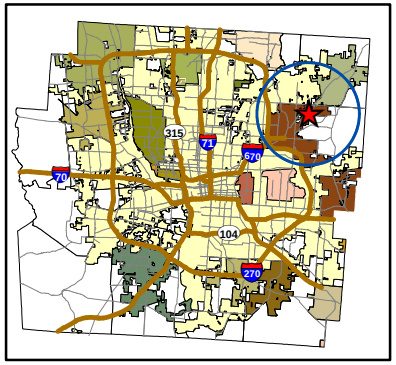
Requesting to rezone from the Countryside Residential District (CSR) to the Planned Suburban Residential District (PSR).

Acres: 102
Township: Jefferson

PIDs #170-000054 and #170-000008
Streets
Parcels
Stream

Jefferson Township Zoning

Countryside Residential
Restricted Suburban
Planned Suburban Res.
Exceptional Use
Government



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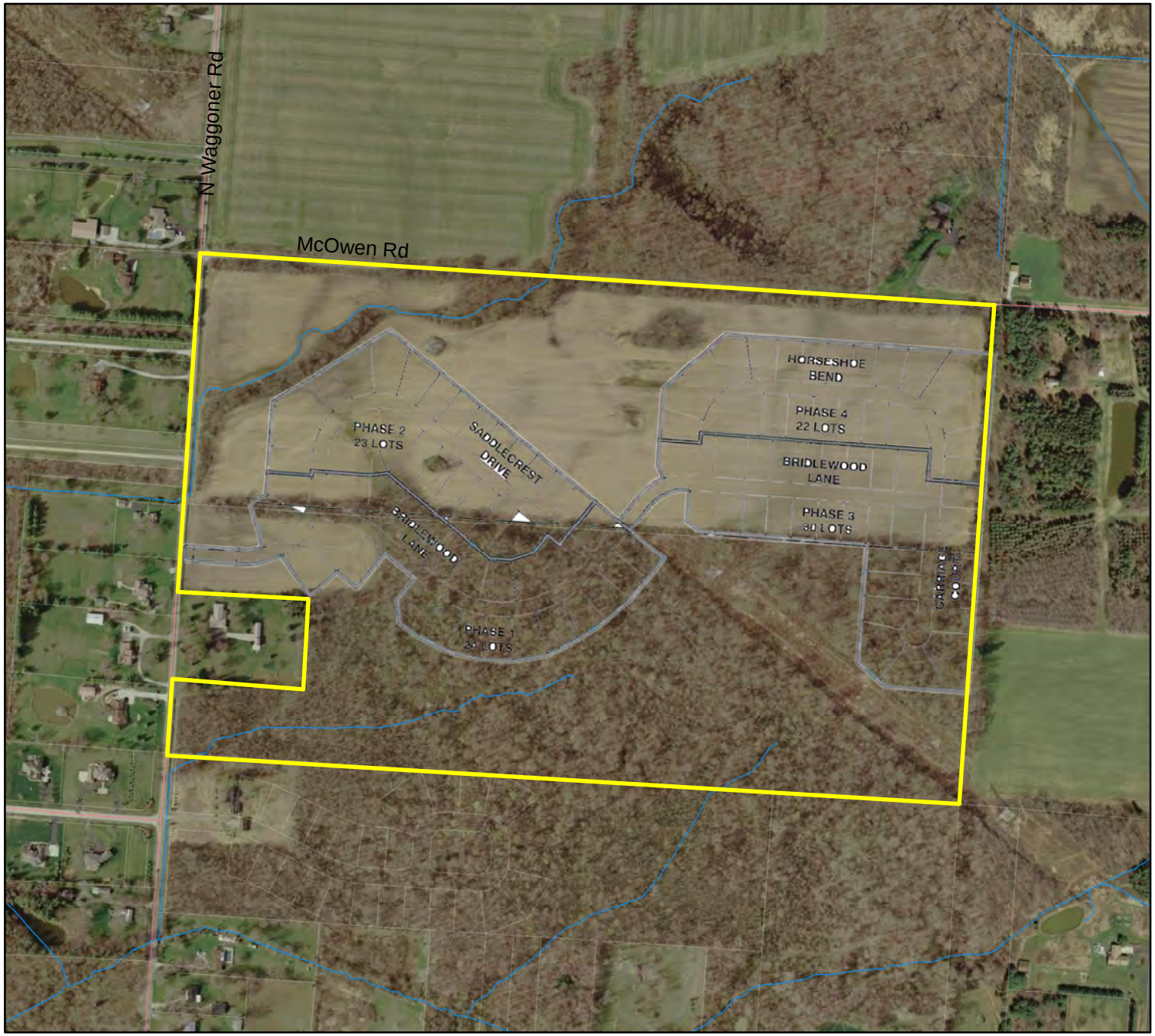

JEFF-19-04

Requesting to rezone from the Countryside Residential District (CSR) to the Planned Suburban Residential District (PSR).

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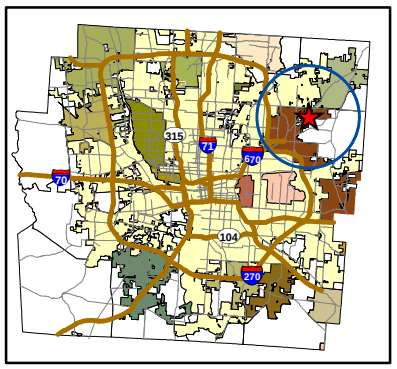
Parcels
Stream



Franklin County
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TABLE OF CONTENTS

1.0 DEVELOPMENT PLAN TEXT 1

2.0 APPLICATION FOR ZONING CHANGE 3

APPENDICES

Appendix A: Development Plan
Appendix B: Legal Description
Appendix C: Aerial Exhibit
Appendix D: Sample Architectural Design Concepts
Appendix E: Landscape Plan & Design Concepts
Appendix F: Sample Deed Restrictions
Appendix G: Utility Availability Letter
Appendix H: Evidence of Control Letter
Appendix I: Adjacent Owners & Addresses

RECEIVED
Aug 15 2019
JEFFERSON TWP. ZONING

1.0 DEVELOPMENT PLAN TEXT

Applicant:	Grand Communities LLC 3940 Olympic Blvd., Suite 400 Erlanger, KY 41018
Owner:	Jonathan Kaplan 2319 Echo Hills Cir. NE. Atlanta, GA. 30345
Engineer/ Surveyor:	Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road, Suite 250 Worthington, OH 43085
Property Address:	McOwen Road & Waggoner Road, Blacklick, Ohio 43004
Property Acreage:	102.22 Acres
Tax Parcel Number:	170-000054-00 & 170-000008-00

1.1 PROJECT NARRATIVE

The project site consists of approximately 102.22 acres located at the southeast corner of Waggoner Road and McOwen Road. It is currently zoned Countryside Residential District (CSRD).

Currently located around the proposed development to the:

- North of the property is one single family home, and undeveloped woodlands and open field;
- South of the property is Paddock Reserve Subdivision;
- East of the property is developed single family, large lots;
- West of the property is developed single family, large lots.

The applicant is requesting to rezone the property to Planned Suburban Residential District (PSR). The proposed development will consist of 99 detached single family homes. Lots will be eighty-five feet in width at the building line.

Site Acreage:	102.22 Acres
Number of Lots:	99
Open Space/ Percentage:	60.86 acres/ 60%
Right of Way:	9.47 Acres
Gross Density:	0.97 Lots per Acre
Net Density:	1.07 Lots per Acre

To the greatest extent possible, the developer intents to preserve 30.50 acres of the existing young woodlands located on the project site. All wetlands and streams located on site will be placed within a reserve area/ open space.

1.2 UTILITIES

All utilities shall be underground except for telephone and cable pedestals and electric transformers.

1.2.1 Waterline

There is an existing 12" waterline located on the east side of Waggoner Road available for connection.

1.2.2 Sanitary

Existing 18" sanitary sewer is being constructed on the east side of Waggoner Road, and will be available for connection by the time development activities commence.

1.2.3 Drainage

Existing drainage flows northeast to southwest. Two retention ponds are being proposed one at the southeast corner and another at the southwest corner of the project site.

1.3 DIVERGENCE REQUEST

A divergence is being requested from the required 250-foot building setback for new subdivisions along Waggoner Road, as required per the Jefferson Township Scenic Byways Corridor Management Plan.

The 180' setback matches the Paddock Reserve Subdivision immediately adjacent to the south. The existing tree line along Waggoner Road is to be preserved and landscaping is proposed at the entrance of the development to preserve the scenic byway streetscape.

2.0 APPLICATION FOR ZONING CHANGE

JEFFERSON TOWNSHIP
ZONING COMMISSION

TEL: (614) 855-4265
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

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AUG 20 2019
Franklin County Planning Department
Franklin County, OH

JEFF-19-04

APPLICATION FOR ZONING CHANGE

Case Number: R219-000003 Date: 8/15/2019

Applicant: Grand Communities LLC	Property Owner: Jonathan, Linda, + Marcie Kaplan
Street Address: 3940 Olympic Blvd. suite 400	Street Address: 2319 Echo Hills
City: Erlanger State: KY Zip: 41018	City: Atlanta State: GA Zip: 30345
Phone Number: (859)341-4709	Phone Number: (404)634-7760
E-Mail Address: hlaffin@fischerhomes.com	E-Mail Address: jonkaplan7@gmail.com

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the ***Countryside Residential District (CSRD)*** *to the* ***Planned Suburban District (PSR)*** *for property located at:*

Street Address: McOwen Road Parcel #: 170-000054-00

Acreage to be rezoned: 52.62

Street Address: Waggoner Road Parcel #: 170-000008-00

Acreage to be rezoned: 49.60

---- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is:

The proposed use of the property is Low Density Residential, consistent with the Jefferson Township Comprehensive Plan. Ninety-nine (99) single family homesites

2. The property is currently being used for:

Agricultural/ farming

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Aug 15
JEFFERSON TWP. ZONING

3. The legal description of the property for which the rezoning is requested:

See attached

4. The property is outlined on the attached Auditor's **map.**

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

The proposed Saddlecrest PSR is a ninety-nine (99) homesite, single-family residential community on approximately 102 acres of land. The density will be approximately 0.96 units/acre. This density is consistent with the density guidelines noted in the Jefferson Township Comprehensive Plan. The homesites within the community will have a minimum lot width of eighty-five feet (85'), measured from the building setback line. The development will fit in with existing residential communities, specifically, Paddock Reserve, located directly south of the site. In many ways, Saddlecrest will mimic Paddock Reserve in character and content.

The site will preserve many natural features currently found on the site, including woodlands, streams and wetlands. The open space on the site will exceed the minimum requirement of forty percent (40%) open space, and every wetland and stream throughout the subdivision will be preserved through careful planning considerations.

6. Attachments and additional information required:

A. Complete and sign application

B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.

C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.

D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.

E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.

F. A recent photograph of the property to be rezoned must accompany the application.

G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.

H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.

I. Application filing fee payable to Jefferson Township. ***(Fee $500 + $25 per acre/Residential; $1,000 + $50 per acre/Planned District, Commercial or Industrial)***

Fee to request a modification to an Approved Development Plan ***$500 + 50 Notice***

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, ____Hillary Laffin ____ (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Hillary Laffin Date: 8/9/2019

8. Certification:

Before completing this application and executing the following cortication, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Jonathan E. and Linda M. Kaplan certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: Jon E Kap Please Print: Jonathan E. Kaplan

Mailing Address: 2319 Echo Hills Cir NE

City, State, and Zip: Atlanta GA 30345

Phone Number: (404) 634-7760 Cell #: (404) 338 0631

E-Mail Address: jonkaplan7@gmail.com

Signature of Property Owner: Linda M. Kaplan Please Print: LINDA M KAPLAN

Mailing Address: 2319 Echo Hills Circle NE.

City, State, and Zip: ATLANTA GA 30345

Phone Number: (404) 634-7760 Cell #: (404) 402 5286

E-Mail Address: rubes0628jl@aol.com

Signature of Property Owner: MEKpl Please Print: MARCIE E KAPLAN

Mailing Address: 61 Kensington Pk.

City, State, and Zip: Arlington, MA 02476

Phone Number: (781) 648 5940 Cell #: (617) 417 7770

E-Mail Address: mkpsyd@verizon.net

Signature of Applicant: Hillary Laffin (If different than property owner) Please Print: HILLARY LAFFIN

Mailing Address: 3940 OLYMPIC BLVD. SUITE 400

City, State, and Zip: ERLANGER, KY, 41018

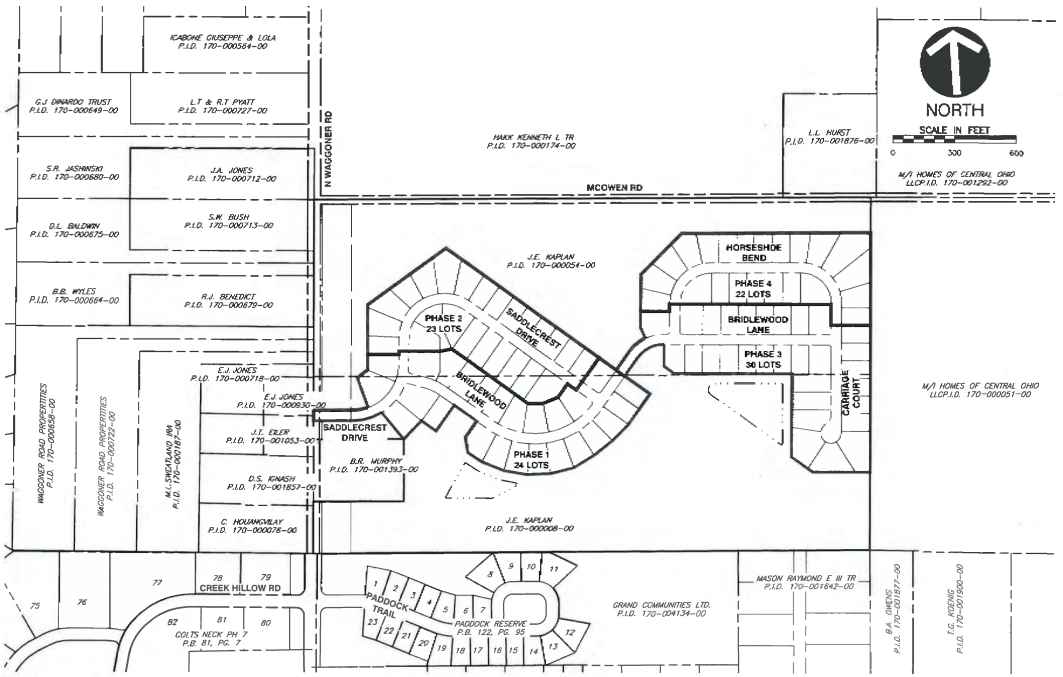
Phone Number: (859) 341 - 4709 Cell #: (513) 827-0008

E-Mail Address: hlaffin@fischerhomes.com

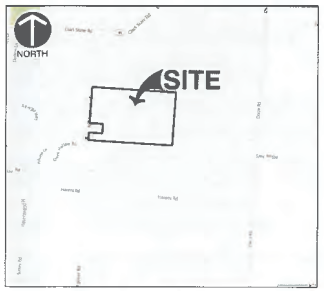
APPENDIX A

DEVELOPMENT PLAN

DEVELOPMENT PLAN
FOR
SADDLECREST
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
AUGUST 2019



INDEX MAP
1"=300'



VINCITY MAP
1"=2,000'

LEGEND

- EXISTING PARCEL LINES
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING CENTERLINE
- EXISTING TREELINE
- EXISTING WETLAND BOUNDARY
- ST — EXISTING STORM SEWER
- G — EXISTING GAS PIPELINE
- W — EXISTING WATERLINES
- SAN — EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STREAM
- EXISTING STRUCTURE
- OH-E — EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING SOIL TYPE BOUNDARY
- BeB — EXISTING SOIL TYPE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED SITE BOUNDARY
- PROPOSED PARCEL LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED BASIN
- ST — PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- W — PROPOSED 8" WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- SAN — PROPOSED 8" SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM ROUTING PATH
- DE — PROPOSED DRAINAGE EASEMENT
- SE — PROPOSED SANITARY EASEMENT
- WE — PROPOSED WATER EASEMENT

SOIL SURVEY LEGEND

MAP SYMBOL	SOIL NAME
BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Cen1B2	CENTERBURG SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
Cen1C2	CENTERBURG SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Pm	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

SITE DATA

SITE ADDRESS =	EAST SIDE OF WAGGONER ROAD, SOUTH OF MCOWEN ROAD
SCHOOL DISTRICT=	GAHANNA-JEFFERSON LOCAL SCHOOLS
TOTAL SITE ACREAGE =	102.22 AC.
LOT ACREAGE =	37.776 ACRES
RESERVE ACREAGE =	60.864 ACRES
RIGHT OF WAY ACREAGE =	9.47± ACRES
TOTAL PROPOSED SINGLE FAMILY RESIDENTIAL LOTS =	99 (85'x140' TYP.)
EXISTING WOODS ON SITE =	48.82± ACRES (48%)
EXISTING WOODS PRESERVED WITHIN PROPOSED RESERVE AREAS =	30.50± ACRES (29%)

ZONING

CURRENT ZONE:	COUNTRYSIDE RESIDENTIAL DISTRICT (CSRD)
PROPOSED ZONE:	PLANNED SUBURBAN RESIDENTIAL DISTRICT (PSR)
OPEN SPACE REQUIRED:	40.88± ACRES (40%)
OPEN SPACE PROVIDED:	60.86± ACRES (60%)
GROSS DENSITY:	0.97± LOTS/ACRE (99 LOTS/102.22 AC.)
NET DENSITY:	1.067± LOTS/ACRE (99 LOTS/ (102.22 AC.-9.47 AC.))
MINIMUM LOT SIZE:	10,000 SQ. FT. (0.23 AC.)
MINIMUM LOT WIDTH @ BUILDING SETBACK:	85'

SETBACKS

FRONT:	25'
SIDE:	5' MIN./ 15' TOTAL
REAR:	20% LOT DEPTH

NOTES

1. PER FEMA FLOOD INSURANCE RATE MAP NUMBER 39049C0216K AND 39049C0217K, DATED 06/17/08; THE SITE IS ZONED X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. WETLAND & STREAM DELINEATION COMPLETED BY CEC IN JULY 2019.
3. RESERVE AREAS TO BE OWNED BY JEFFERSON TOWNSHIP AND MAINTAINED BY THE SADDLECREST SUBDIVISION HOME OWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.
4. PER THE GROUND WATER POLLUTION POTENTIAL REPORT NO. 40 FOR FRANKLIN COUNTY, THE SITES POLLUTION POTENTIAL INDEX RANGE IS 100-119.
5. ROAD TYPICAL PER COUNTY SUBDIVISION STANDARDS.
6. PER FRANKLIN COUNTY SUBDIVISION REGULATIONS 402.01B- LOTS 8, 9, 12, 13, 14, 15, 16, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 45, 46, 47, 80, 81, 82, 83, 84, 85, 86, 87, 95, 96, 97, 98, AND 99 HAVE POORLY DRAIN SOILS (Pm) LOCATED ON SITE.
7. FOUR BOARD OR FOUR SPLIT RAIL FENCING SHALL BE REQUIRED ALONG ANY RESERVE AREA ABUTTING LOTS IN THE SADDLECREST SUBDIVISION.
8. NO TREES SHALL BE PLANTED WITHIN THE PUBLIC RIGHT OF WAY.
9. CLUSTER MAILBOXES FOR THE DEVELOPMENT ARE TO BE LOCATED WITHIN THE PUBLIC ROW. THEY SHALL BE PLACED THROUGHOUT THE SUBDIVISION WITH NO MORE THAN TWO (2) CLUSTER BOX UNITS GROUPED TOGETHER.
10. A TOTAL OF 99 LOTS ARE ALLOWED WITHIN THIS SUBDIVISION.
11. THE FRONTAGE ALONG WAGGONER ROAD SHALL BE LANDSCAPED USING THE TREE AND VEGETATIVE SPECIES SPECIFIED IN THE JEFFERSON TOWNSHIP SCENIC BYWAY MANAGEMENT PLAN.

REFERENCES

1. PARCEL LINES FROM SURVEY COMPLETED BY CEC IN JULY 2019.
2. TOPOGRAPHIC INFORMATION SHOWN FROM FRANKLIN COUNTY AUDITORS.
3. SOILS INFORMATION SHOWN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.

ENGINEER/ SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085

CONTACT: BRIAN BURKHART, P.E.
PHONE: 614-315-7172
EMAIL: BBURKHART@CECINC.COM

DEVELOPER

GRAND COMMUNITIES LLC
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KY 41018

CONTACT: HILLARY LAFFIN
PHONE: 859-344-7261
EMAIL: hlaffin@fischerhomes.com

OWNER

JONATHAN KAPLAN
2319 ECHO HILLS CIR NE
ATLANTA, GA 30345

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

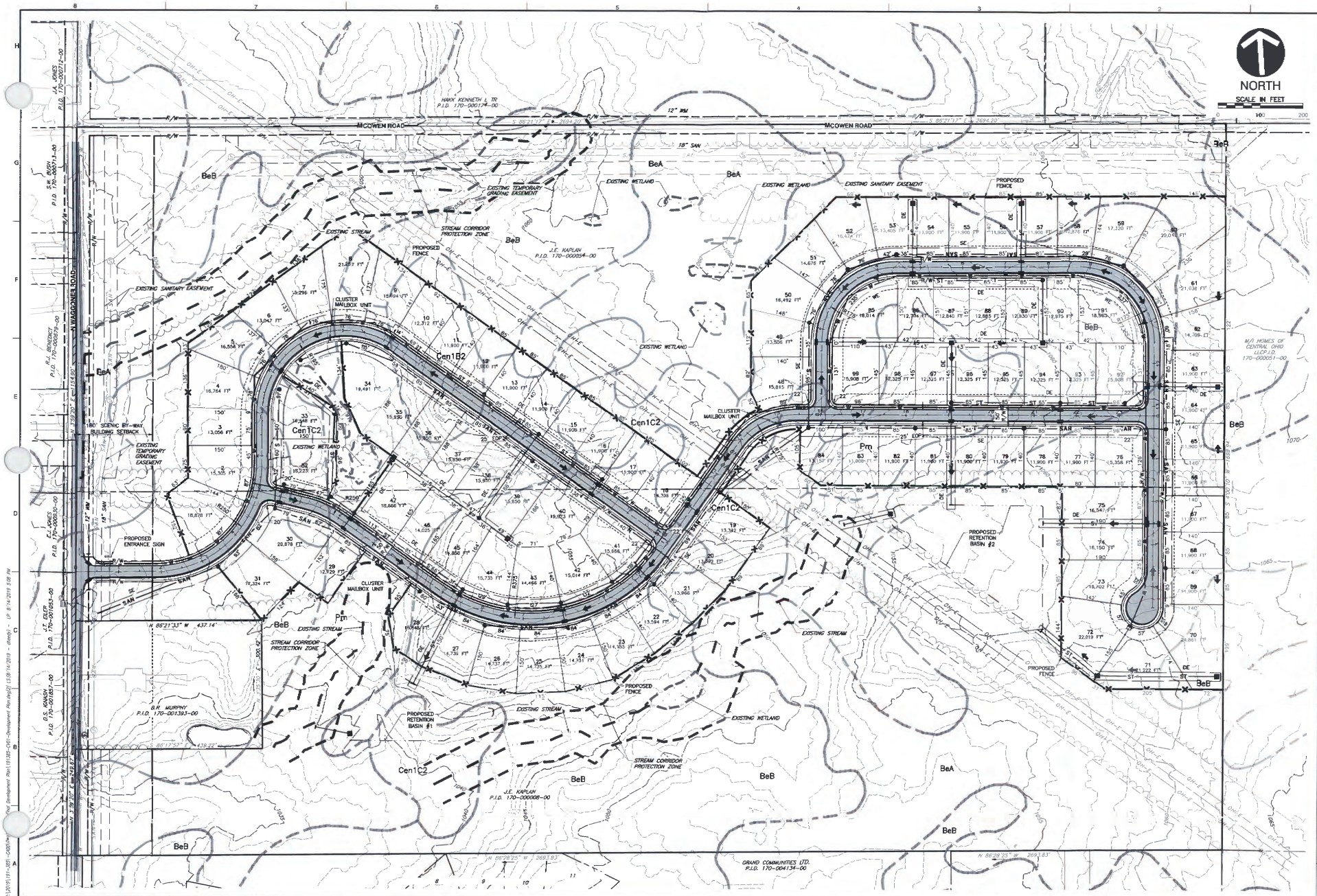
GRAND COMMUNITIES LLC
SADDLECREST
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

DEVELOPMENT PLAN

DATE:	AUGUST 2019
DRAWN BY:	DJH
CHECKED BY:	DJH
DWG SCALE:	AS NOTED
PROJECT NO:	191-385
APPROVED BY:	

DRAWING NO.: C000
SHEET 1 OF 2

P:\2019\191-385\1-CAD\Dwg\Plot Development Plan\191385-C001-Development Plan.dwg[1 LS](8/14/2019 - dhenly) - LS: 8/14/2019 2:33 PM



REVISION RECORD		
NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

GRAND COMMUNITIES LLC
SADDLECREST
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

DEVELOPMENT PLAN

DATE:	AUGUST 2019
DRAWN BY:	DJH
DWG SCALE:	1"=100'
CHECKED BY:	DJH
PROJECT NO:	191-385
APPROVED BY:	

DRAWING NO.:
C001
SHEET 2 OF 2

APPENDIX C

AERIAL EXHIBIT

REFERENCE

1. PARCEL LINES & TOPOGRAPHIC INFORMATION SHOWN FROM FRANKLIN COUNTY AUDITORS.
2. AERIAL INFORMATION PROVIDED BY OGRIP DATA DOWNLOADS.

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
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GRAND COMMUNITIES LLC
SADDLECREST
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

AERIAL EXHIBIT

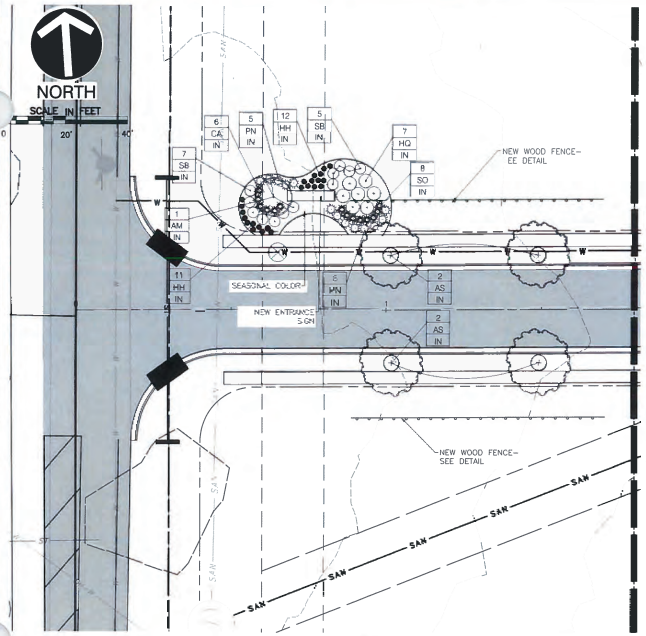
DATE:	AUGUST 2019
DWG SCALE:	1"=100'
PROJECT NO:	191-385
DRAWN BY:	SAA
CHECKED BY:	DJH
APPROVED BY:	

DRAWING NO.: 1

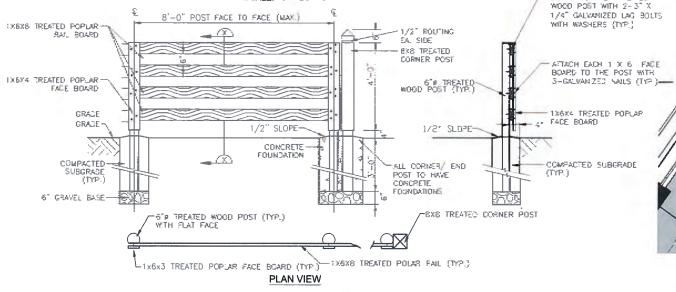
SHEET 1 OF 1

APPENDIX E

LANDSCAPE PLAN & DESIGN CONCEPTS



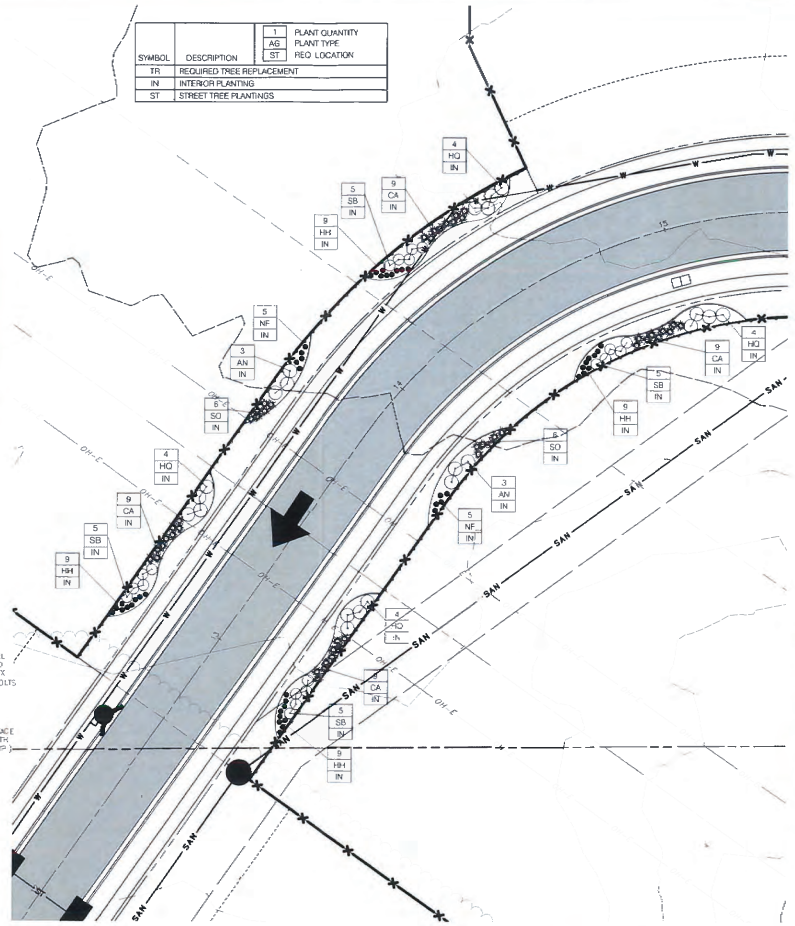
WEST ENTRANCE ENLARGEMENT PLAN
SCALE: 1"=20'-0"



DETAIL 704- FOUR RAIL WOOD FENCE DETAIL
NOT TO SCALE

SYMBOL	DESCRIPTION
TR	REQUIRED TREE REPLACEMENT
IN	INTERIOR PLANTING
ST	STREET TREE PLANTINGS

1 = PLANT QUANTITY
AG = PLANT TYPE
ST = REQ. LOCATION

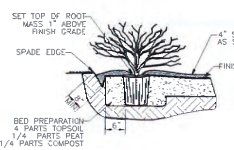


GENERAL LANDSCAPE NOTES:

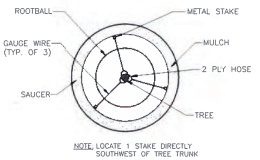
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2014", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. PLANT MATERIAL TO BE INSTALLED TO MAINTAIN 4" MULCH EDGE AT MATURE GROWTH ADJACENT TO ALL HARDSCAPES.
12. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
13. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT. ALL DEAD, DAMAGED OR MISSING LANDSCAPE MATERIALS WILL BE REPLACED PER THE CITY OF CANAL WINCHESTER.
15. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
16. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
17. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
18. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
19. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

OVERALL PLANTING SCHEDULE

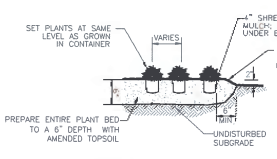
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND	REMARKS	HEIGHT AT MATURITY SPREAD AT MATURITY
	AS	4	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2"-2 1/2" Cal. B & B	Deciduous Tree	50' 35'
	AM	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8'-8' Ht. Multi Stem	Ornamental Tree	12'-15' 10'-12'
	AN	8	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	24" No. 7 Cont.	Deciduous Shrub	3'-4' 4'-5'
	CA	42	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1' 12"-18" No. 3 Cont.	Ornamental Grass	3' 3'
	HH	59	Hemerocallis ssp. 'Mini Stella'	Mini Stella Daylily	12" No. 2 Cont.	Perennial Space 18" O.C.	18" 18"
	HQ	23	Hydrangea quercifolia 'Pee Wee'	Pee Wee Dwarf Hydrangea	18"-24" No. 7 Cont.	Deciduous Shrub	3'-4' 4'-5'
	NF	10	Nepeta x faassenii 'Blue Wonder'	Blue Wonder Catmint	12" No. 1 Cont.	Perennial	18" 18"
	PA	13	Picea abies 'Pumila'	Pumila Spruce	15"-18" No. 5 Cont.	Evergreen Shrub	2' 4'-5'
	SB	32	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	24" No. 3 Cont.	Deciduous Shrub	2'-3' 3'-4'
	SO	20	Sporobolus heterolepis	Prairie Dropseed	12" No. 3 Cont.	Native Grass	2'-3' 2'-3'



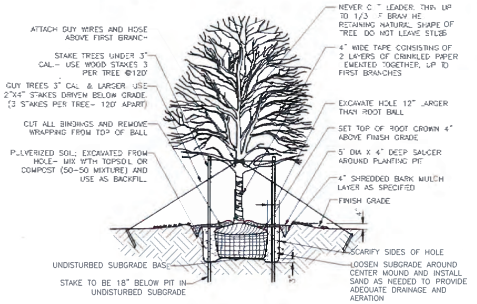
DETAIL 703 - SHRUB/ SMALL TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 702 - TREE STAKING DETAIL
NOT TO SCALE



DETAIL 701 - ORNAMENTAL GRASS/ PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



DETAIL 700 - SHADE TREE PLANTING DETAIL
NOT TO SCALE

NO	DATE	REVISION RECORD DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

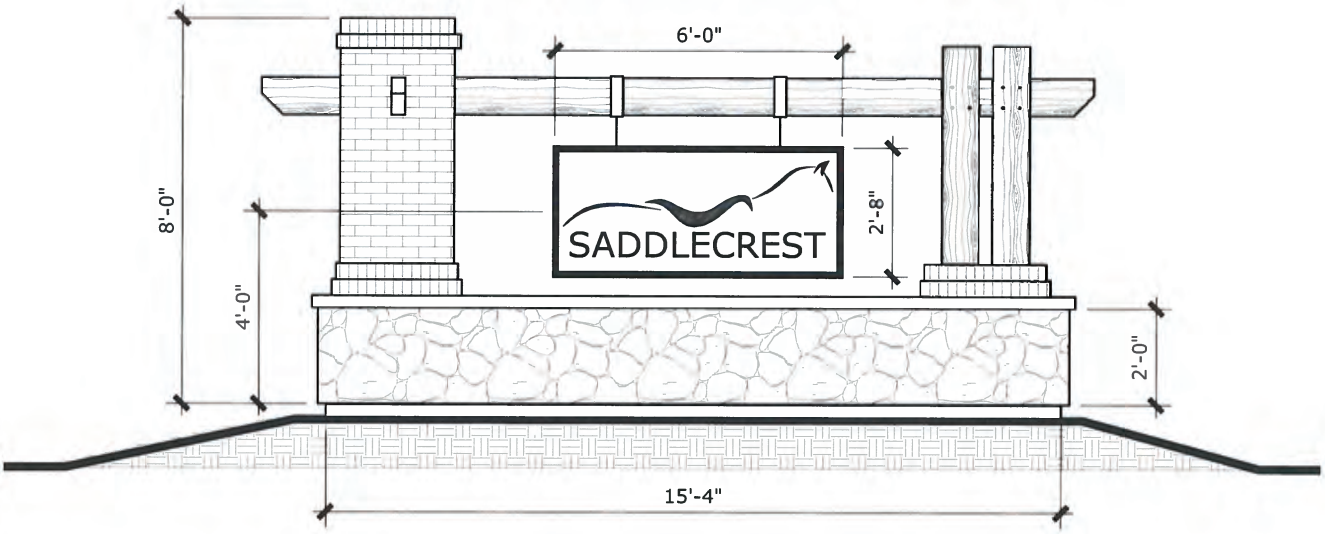
GRAND COMMUNITIES LLC
SADDLECREST
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

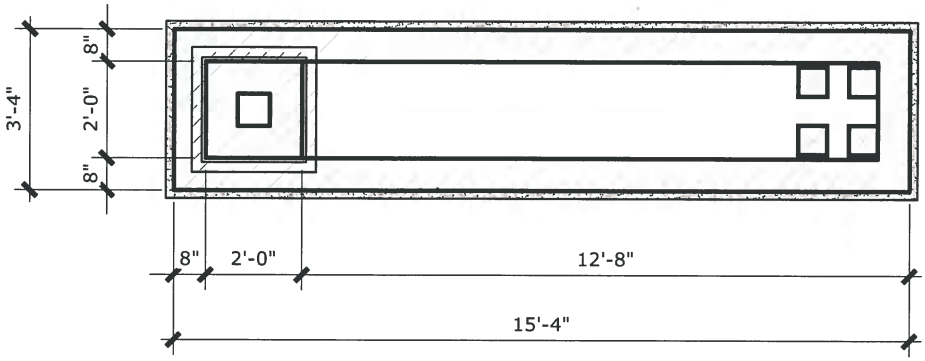
LANDSCAPE PLAN

DATE: AUGUST 2019 DRAWN BY: DJH
DWG SCALE: AS NOTED CHECKED BY: DJH
PROJECT NO: 191-385
APPROVED BY:

DRAWING NO.: C700
SHEET 1 OF 1

Conceptual Signage





FISCHER HOMES

Saddlecrest
Community Entry Feature
8.12.2019

APPENDIX G

UTILITY AVAILABILITY LETTER

JEFFERSON
WATER AND SEWER DISTRICT

Robert Stewart, Director

August 12, 2019

Mr. David Heedy, P.E.
Civil & Environmental Consultants, Inc.
250 Old Wilson Rd. Suite 250
Worthington, Ohio 43085

RE: Kaplan Tract

Mr. Heedy,

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

After my preliminary review on the plot plan that you submitted, you may require services in excess of our planned capacities. As such, you will need to submit a variance application to determine to what extent there may be additional capacity fees charged that may affect your development. Please submit a development plan once it is available.

I have attached the variance application that you may submit to my attention once completed.

If you would like to discuss this matter or have questions, please contact me.

Respectfully,

Robert A. Stewart, Director

6455 Taylor Road • Blacklick, Ohio 43004
Phone: 614-864-0740 • Fax:614-864-9192
www.jwsd.org
"This institution is an equal opportunity provider."

APPENDIX H

EVIDENCE OF CONTROL LETTER

Jefferson Township
Zoning and Building
6545 Havens Road
Blacklick, OH 43004

August 2nd, 2019

Re: Kaplan Property (Saddlecrest)

Jefferson Township,

We understand that under Section 620.06 (C) (8) of Jefferson Township's Zoning Resolution, Grand Communities, LLC is required to provide evidence that it has sufficient control over the Kaplan property consisting of approximately 102.22+/- acres, more or less, containing two parcels (170-000008-00 and 170-000054-00) in Jefferson Township, Franklin County, Ohio to proceed with Preliminary Plan and zoning approvals. Pursuant to the agreement between the owners of the Kaplan property and Grand Communities, LLC, please take this letter as evidence that Grand Communities, LLC has sufficient control and can proceed with its application for rezoning, and development plan/text approvals.

Please let us know if you need additional information. Thank you.

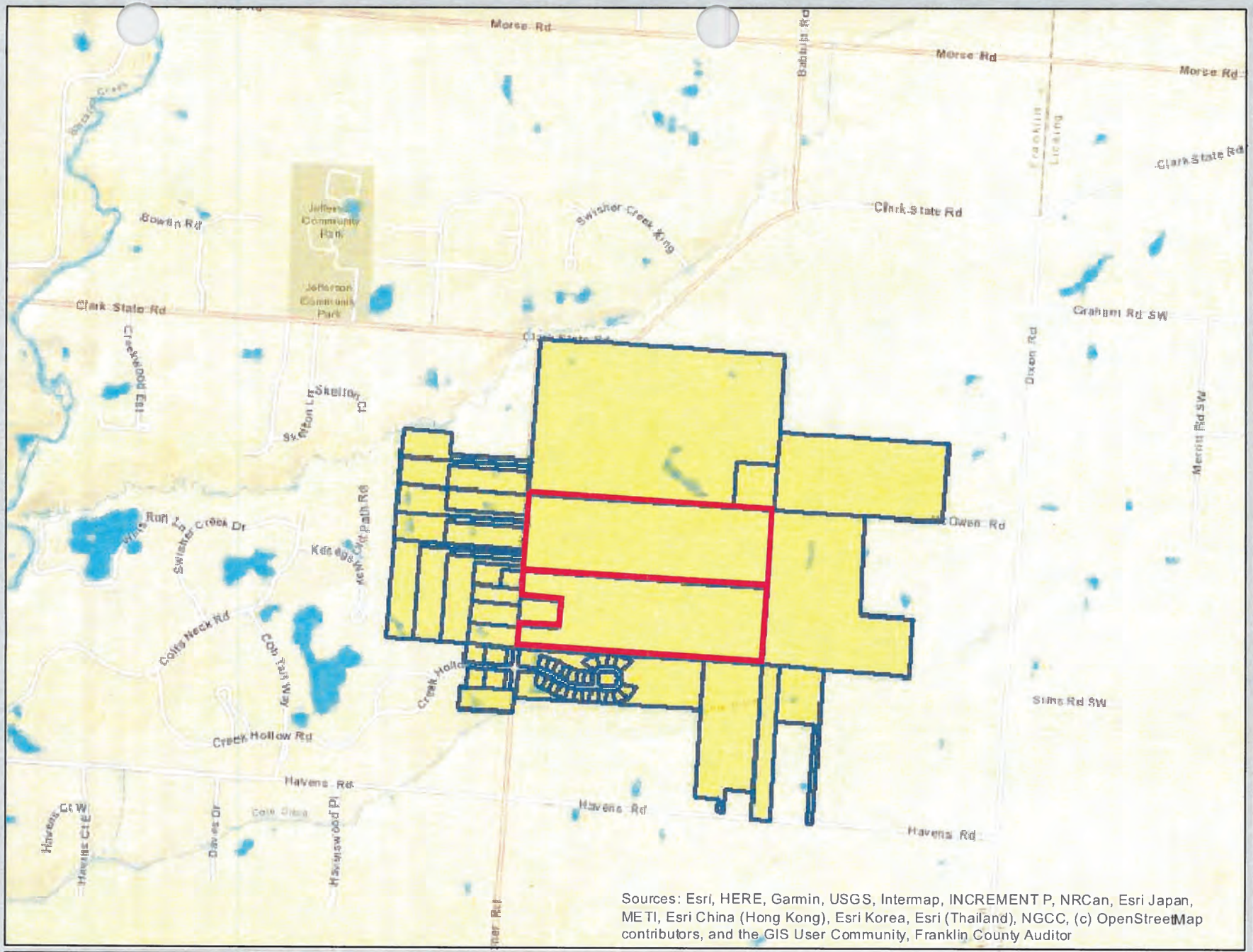
Jonathan E. Kaplan — 8/7/19 date

Linda M. Kaplan — 8/7/19 date

Marcie E. Kaplan — 8/8/19 date

APPENDIX I

ADJACENT OWNERS & ADDRESSES



Legends

Planimetric Legend
Source: FC Auditor - 2018 Aerial Photography
- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend
Source: OSP - 2011 LiDAR Collection
- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend
Source: FC Auditor & Engineer
Parcels
- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary

Boundaries
- County Boundary
- City, Village, Town Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

Scale

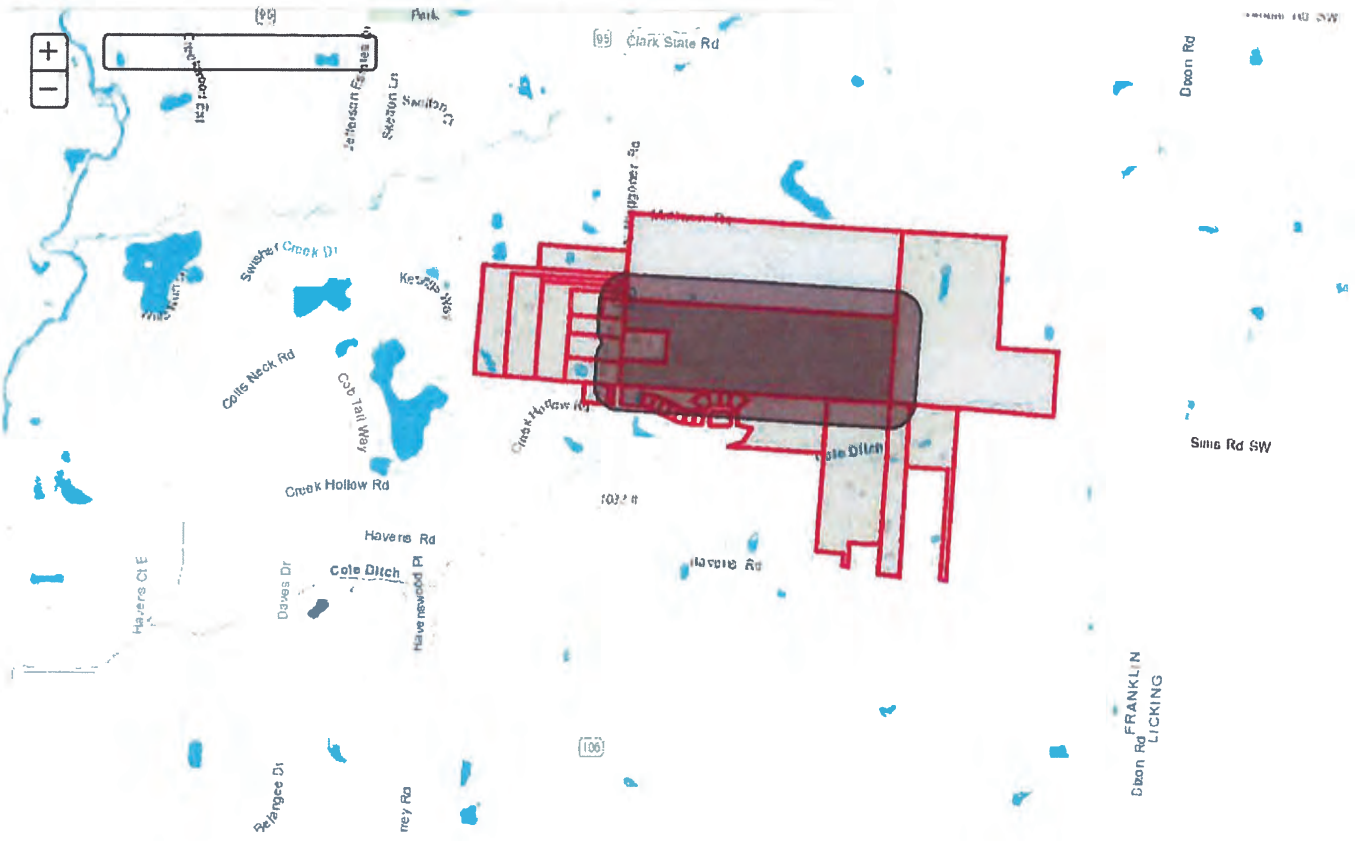
1 " = 1,505 '

0 375 750 1,500 ft

FRANKLIN COUNTY AUDITOR
MICHAEL STINZIANO
PRINTED: JULY 16, 2019

MICHAEL STINZIANO
Franklin County Auditor

Disclaimer
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin GIS Division of any discrepancies.
Source:
The data on this map was originally compiled at 1"= 100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1929 (when displayed).


Clark State Rd
Dean Rd
Sims Rd SW
Cole Ditch
Creek Hollow Rd
Havens Rd
Cole Ditch
Dean Rd
FRANKLIN
LICKING

Jefferson Community Park
Graha
Dean Rd
Sweet Creek Dr
Cole Neck Rd
Creek Hollow Rd
Cole Ditch
Sims Rd SW
Havens Rd
FRANKLIN
LICKING

OUR OFFICE SEARCH ONLINE TOOLS REFERENCE CONTACT US

Current Parcel List

Results Click rows to view property details Displaying 1 - 25 of 32

Alt ID	Site Address	Owner 1	Owner 2
170-001642-00	8000 HAVENS RD	MASON RAYMOND E III TR	
170-002321-00	8436 CREEK HOLLOW RD	OPPONG BERNARD K TR	
170-002330-00	CREEK HOLLOW RD	COLTS NECK HOMEOWNERS	ASSOCIATION
170-004108-00	8482 PADDOCK TR	FISCHER HOMES COLUMBUS LP	
170-004109-00	8494 PADDOCK TR	GRAND COMMUNITIES LLC	
170-004110-00	8508 PADDOCK TR	GRAND COMMUNITIES LLC	
170-004111-00	8516 PADDOCK TR	ALANIS RACHAEL N	ALANIS HECTOR JR
170-004112-00	8528 PADDOCK TR	FISCHER HOMES COLUMBUS II LLC	
170-004113-00	8542 PADDOCK TR	TASONG PERPETUA L	
170-004114-00	8556 PADDOCK TR	GRAND COMMUNITIES LLC	
170-004131-00	PADDOCK TR	GRAND COMMUNITIES LTD	
170-004115-00	8570 PADDOCK TR	VONDERAU CHLOE	VONDERAU BRADEN
170-004116-00	8582 PADDOCK TR	OTT JEROME A	OTT NICOLE A
170-004117-00	8588 PADDOCK TR	FISCHER HOMES COLUMBUS II LLC	
170-004118-00	8600 PADDOCK TR	MALEY JOHN	MALEY LAURIE
170-004133-00	PADDOCK TR	GRAND COMMUNITIES LTD	
170-004134-00	8609 PADDOCK TR	GRAND COMMUNITIES LTD	
170-000076-00	3905 WAGGONER RD	HOUANGVILAY CHINDA	HOUANGVILAY VONGSAVANH
170-001857-00	3931 WAGGONER RD	IGNASH DANIEL S	
170-001053-00	3939 WAGGONER RD	EILER JOSEPH T	EILER JODI L
170-000930-00	3995 WAGGONER RD	JONES ERIC J	JONES SARAH L
170-000718-00	WAGGONER RD	JONES ERIC J	JONES SARAH L
170-000187-00	WAGGONER RD	EQUITY TRUST COMPANY CUSTODIA...	
170-000722-00	4055 WAGGONER RD	WAGGONER ROAD PROPERTIES	LP
170-000658-00	WAGGONER RD	WAGGONER ROAD PROPERTIES	LP

Printable Version

Results Page: [1] 2 Next >>

Selection Manager
Select page all
Select all
Deselect page all
Deselect all

Search Manager
View List - Map

Reports
Proximity Report
Map Report
Parcel Summary
Parcel Detail

Go

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OUR OFFICE SEARCH ONLINE TOOLS REFERENCE CONTACT US

Current Parcel List

Results — Click rows to view property details — Displaying 26 - 32 of 32

	Alt ID	Site Address	Owner 1	Owner 2
☐	170-000679-00	4095 WAGGONER RD	BENEDICT RONALD J	FRANCES M
☐	170-001877-00	8060 HAVENS RD	OWENS BRENT A	OWENS LISA S
☐	170-001900-00	8190 HAVENS RD	KOENIG TIMOTHY G	BEVERLY M
☐	170-000051-00	8015 MCOWEN RD	M/I HOMES OF CENTRAL OHIO LLC	
☐	170-000054-00	MCOWEN RD	KAPLAN JONATHAN E	KAPLAN LINDA M, KAPLAN M...
☐	170-000008-00	WAGGONER RD	KAPLAN JONATHAN E	KAPLAN LINDA M, KAPLAN M...
☐	170-001393-00	3930 WAGGONER RD	MURPHY BENJAMIN R	MURPHY SHARI L

Printable Version

Results Page: << Prev 1 [2]

Selection Manager

Select page all
Select all
Deselect page all
Deselect all

Search Manager

View List - Map

Reports

Proximity Report
Map Report
Parcel Summary
Parcel Detail

Go

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Current Parcel List

Results — Click rows to view property details — Displaying 1 - 18 of 18

Alt ID	Site Address	Owner 1	Owner 2
170-001292-00	8008 MCOWEN RD	M/I HOMES OF CENTRAL OHIO LLC	
170-000174-00	7765 CLARK STATE RD	HALL KENNETH L TR	HALL RHODA K TR
170-001876-00	7976 MCOWEN RD	HURST LINDA L	HURST BARBARA M
170-001053-00	3939 WAGGONER RD	EILER JOSEPH T	EILER JODI L
170-000930-00	3995 WAGGONER RD	JONES ERIC J	JONES SARAH L
170-000718-00	WAGGONER RD	JONES ERIC J	JONES SARAH L
170-000187-00	WAGGONER RD	EQUITY TRUST COMPANY CUSTODIA...	
170-000722-00	4055 WAGGONER RD	WAGGONER ROAD PROPERTIES	L P
170-000658-00	WAGGONER RD	WAGGONER ROAD PROPERTIES	L P
170-000679-00	4095 WAGGONER RD	BENEDICT RONALD J	FRANCES M
170-000664-00	4101 WAGGONER RD	WYLES-BICKEL BETHANY A TR	BICKEL BRENT A TR
170-000675-00	4135 WAGGONER RD	BALDWIN DARREN L	VAN MEEUWEN BETTINE
170-000713-00	4155 WAGGONER RD	BUSH STEVEN W	BUSH THERESA A
170-000712-00	4175 WAGGONER RD	JONES JULIE A	JONES STEVE E
170-000680-00	4201 WAGGONER RD	JASHINSKI STEVEN R	JO DEANNE
170-000051-00	8015 MCOWEN RD	M/I HOMES OF CENTRAL OHIO LLC	
170-000054-00	MCOWEN RD	KAPLAN JONATHAN E	KAPLAN LINDA M, KAPLAN M...
170-000008-00	WAGGONER RD	KAPLAN JONATHAN E	KAPLAN LINDA M, KAPLAN M...

Printable Version — Results Page: [1]

Selection Manager

Select page all
Select all
Deselect page all
Deselect all

Search Manager

View List - Map

Reports

Proximity Report
Map Report
Parcel Summary
Parcel Detail

Go

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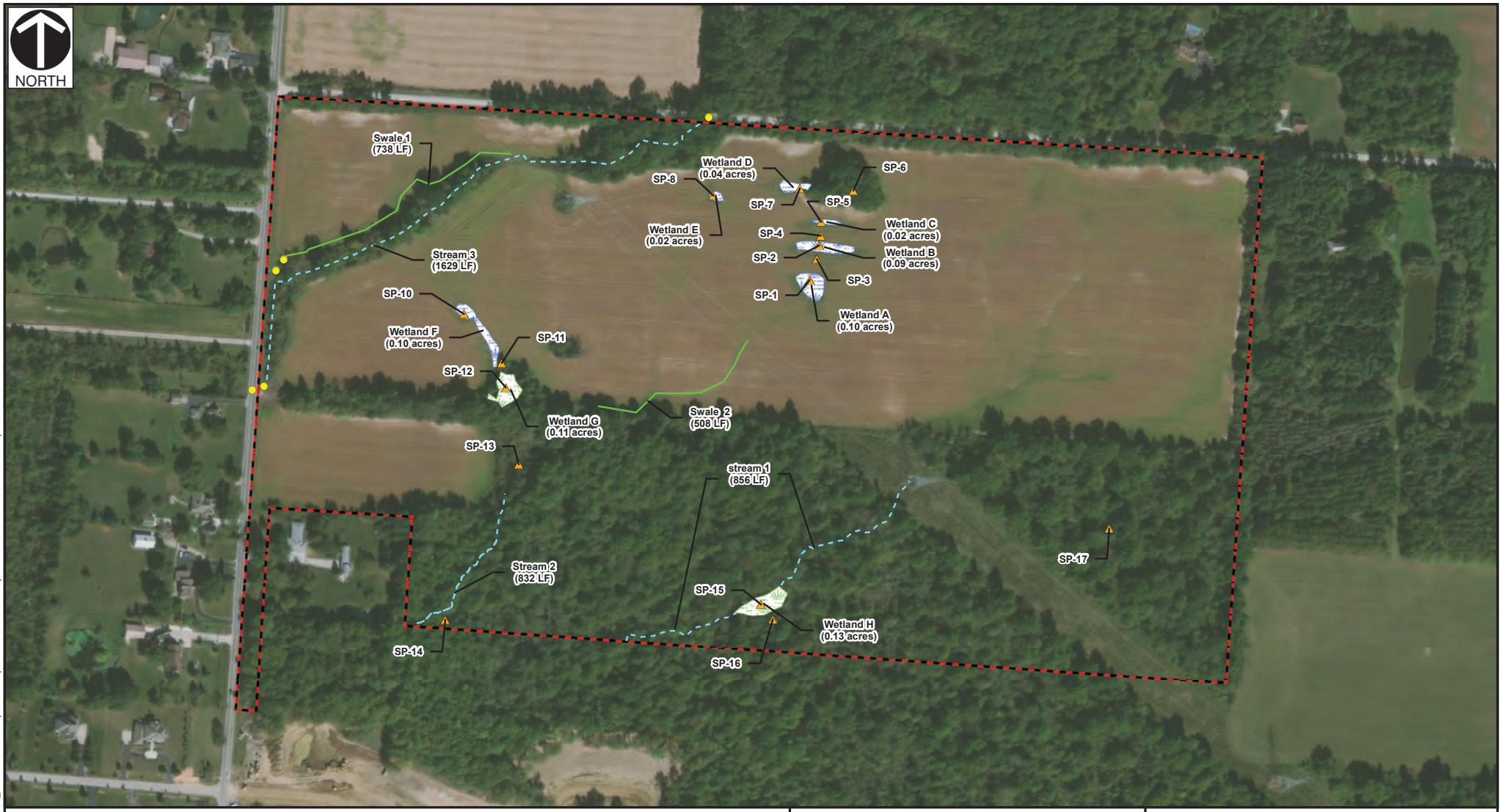
Case: JEFF-19-04
Received: 8/23/19



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LEGEND

- APPROXIMATE SITE BOUNDARY
- DELINEATED PEM WETLAND
- DELINEATED PFO WETLAND
- EPHEMERAL STREAM
- INTERMITTENT STREAM
- SWALE
- WETLAND DETERMINATION SAMPLE POINT
- EXISTING CULVERT

SCALE IN FEET

0 125 250 500

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cecinc.com

KAPLAN PROPERTY
BLACKLICK, JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

DATA DOWNLOAD MAP

DRAWN BY:	MAK	CHECKED BY:	DRAFT	APPROVED BY:		FIGURE NO.:	1
DATE:	7/11/2019	MAP SCALE:	1 " = 250 '	PROJECT NO:	191-385		