



Commissioner Marilyn Brown • **Commissioner** Paula Brooks • **Commissioner** John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

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

Tuesday, April 29, 2014
1:30 p.m.

1. New Business

A. Planning Commission

i. 669-V

Applicant/Owner/Engineer:	Bob Wynd M-E/IBI Group
Township:	Brown Township
Site:	8543 Morris Road (PID #120-000397)
Acreage:	38.147-acres
Zoning:	Rural
Utilities:	Onsite water and waste water
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment resulting in a lot that will fail to meet the required depth to width ratio of four (4) to one (1).

B. BZA

i. VA/CU-3813

Applicant:	AT&T Mobility – Cynthia Rafalski
Owner:	Eugene J. Boso and Diana H. Babbert
Agent:	GPD Group – Ed Block, P.E.
Township:	Pleasant Township
Site:	8684 Alkire Road (PID #230-001173)
Acreage:	3.257-acres
Zoning:	Rural
Utilities:	Not applicable
Request:	Requesting a Variance from Section 302.0394(17) and a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower that will fail to meet the required setback from a public park, resource protection district and greenway in an area zoned Rural.

ii. VA-3814

Applicant/Owner:	Jeff Haskett
Township:	Norwich Township
Site:	3948 Riverview Drive (PID #200-000425)
Acreage:	1.37-acres
Zoning:	Rural
Utilities:	Onsite water and waste water
Request:	Requesting a Variance from Section 110.041 to allow the construction of a new home on a non-conforming lot that fails to meet the required abutment on an improved, publicly maintained right-of-way in an area zoned Rural.

2. Adjournment of Meeting to May 27, 2014



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

RECEIVED

APR 11 2014



Application for
**Subdivision
 Variance or
 Appeal**

Franklin County Planning Department
 Franklin County, OH

Property Information	
Site Address 8543 MORRIS ROAD HILLIARD OH 43026	
Parcel ID(s) 120-397	Total Acreage 38.147 ACRES
Township BROWN	Zoning RURAL
School District HILLIARD CSD	Fire Department/Police Department NORWICH TWP / FRANKLIN COUNTY SHERIFF

Staff Use Only	
Case #	669-V
Hearing date:	May 14, 2014
Date filed:	April 11, 2014
Fee paid	350.00
Receipt #	2003

Property Owner/Engineer/Agent Information	
Name BOB WYND M-E / IBI GROUP	
Address 635 BROOKSEGE BLVD. WESTERVILLE, OH 43081	
Phone # (614) 361-5863	Fax # (614) 818-4902
Email bob.wynd@ibigroup.com	

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

501.05 Lot Geometry – The Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District has the opportunity to acquire additional acreage for the Prairie Oaks Metro Park. This acreage would need to be split from the parcel at 8543 Morris Road currently consisting of 38.147 acres (County parcel number 120-000397). This split, if approved, would leave the remainder parcel with a depth to width lot ratio of 7.2:1, therefore not in conformance with the Franklin County Subdivision Regulations. The variance should be granted based on the following reasons:

1. The acreage split out would be combined with existing Metro Parks property and would not create an additional building site.
2. Although the remainder lot ratio would be 7.2:1, the existing ratio is 9.9:1 and the split would be somewhat of an improvement.
3. This split would be in the public interest and is not to generate additional income.
4. The frontage on Morris Road would utilize the existing driveway via an access agreement with the Grantor and would be for service vehicles only. No additional driveway to be constructed.
5. The remainder parcel is actually only being returned to its original configuration that existed in 1998 before being combined into the existing 38.147 acre parcel.

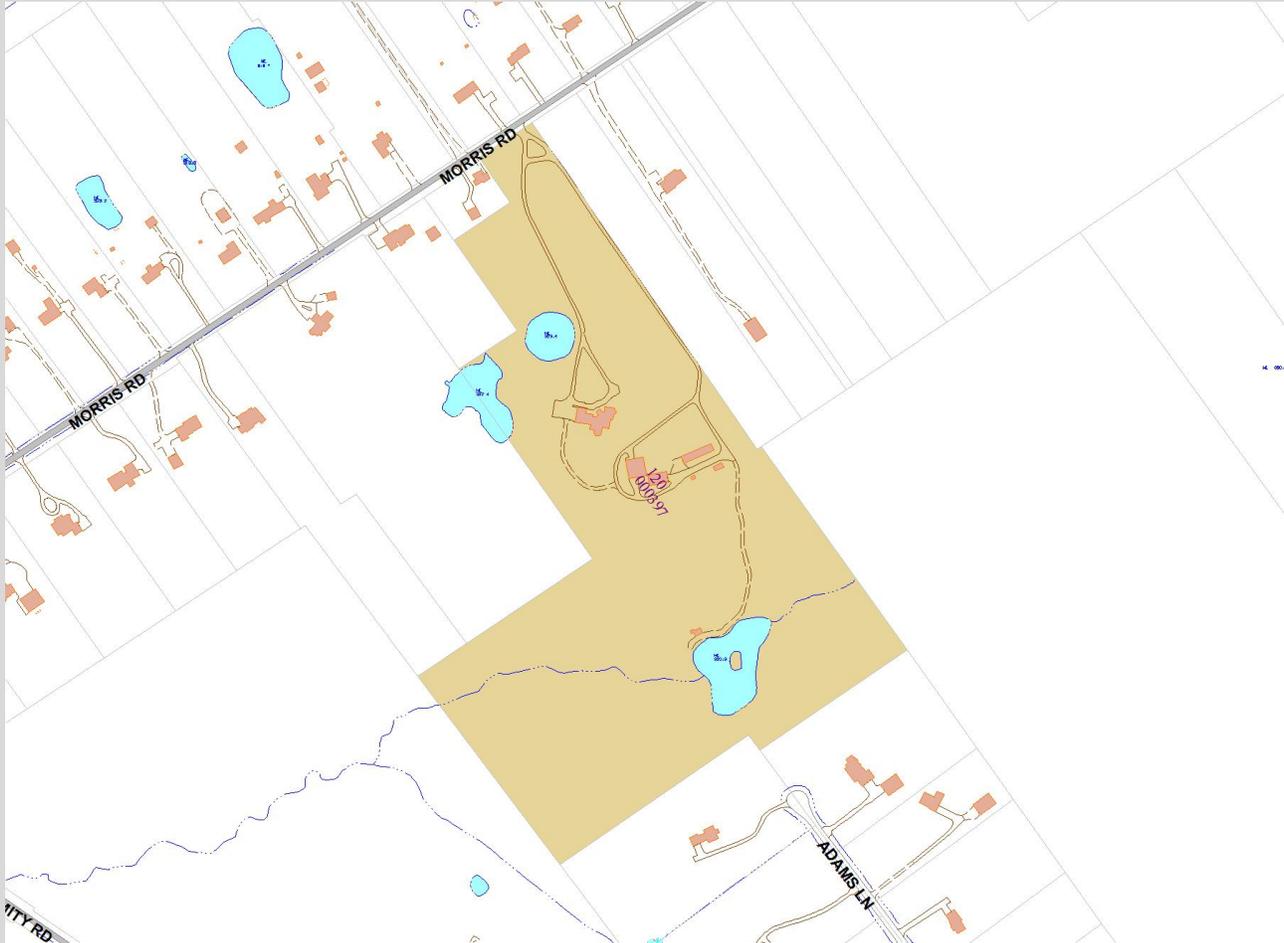
Applicant Signature			
	April 11, 2014		
Applicant	Date	Applicant	Date

Property Report

Generated on 04/22/14 at 10:46:19 AM

Parcel ID	Map Routing No	Card No	Location
120-000397-00	120-0009B -030-00	1	8543 MORRIS RD

GIS



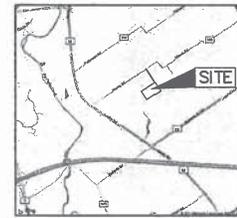
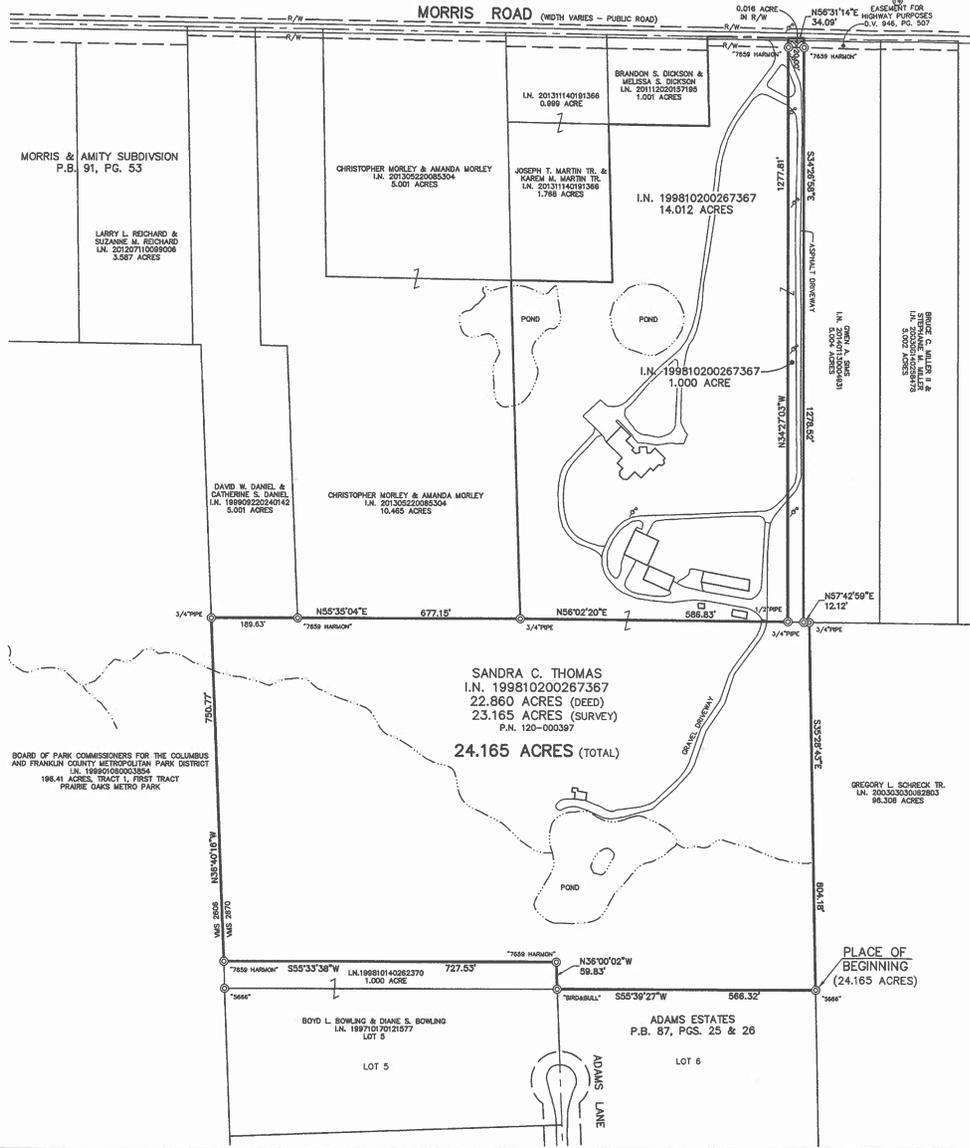
Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

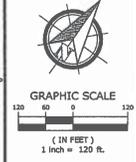
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BROWN,
VIRGINIA MILITARY SURVEY No. 2670

669-V



VICINITY MAP
(NOT TO SCALE)



GLOBAL INTELLIGENCE.
LOCAL KNOWLEDGE.

635 Brookside Boulevard
Westerville, OH 43081
Contact: Bob Wood
614-411-6900
Fax: 614-411-6911
www.ibigroup.com

LEGEND

- ⊙ IRON PIN FOUND (CAPPED AS NOTED)
- ⊕ CARBONITE POST
- ⊖ UTILITY POLE

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey No. 2670 and being all of that 1,000-acre tract and all of that 23.860-acre tract as described in a deed to Sandra C. Thomas, of record in instrument number 199810200267367, of record in reference herein being in the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

- Beginning at an iron pin found capped 566" at the southeasterly corner of said 23.860-acre tract, the northeasterly corner of Lot 6 of Adams Estates P.B. 67, Pgs. 25 and 26 and in the westerly line of that 98.308-acre tract as described in a deed to Gregory L. Schreck, Trustee, of record in instrument number 200303000082803;
- Thence South 52°58'27" West, along the northerly line of Lot 6, a distance of 98.32 feet to an iron pin found capped "Site 8" at the northeasterly corner of Lot 6 and the southeasterly corner of that 1,000-acre tract as described in a deed to Boyd L. and Diane S. Bowling, of record in instrument number 19981040282370;
- Thence North 38°02'28" West, along the southerly line of said 1,000-acre tract, a distance of 58.53 feet to an iron pin found capped "7858 Harmon" at the southeasterly corner of some;
- Thence South 52°32'38" West, along the northerly line of said 1,000-acre tract, a distance of 727.53 feet to an iron pin found capped "7858 Harmon" at the northeasterly corner of some; the southerly line of that 198.41-acre tract (Tract 1, First Tract) as described in a deed to found of the Commissioners of the Columbus and Franklin County Metropolitan Park District, of record in instrument number 199810200267367;
- Thence North 38°40'16" West, along the southerly line of said 198.41-acre tract, a distance of 750.77 feet to a 1/2-inch pipe (no cap) at the southeasterly corner of that 5,004-acre tract as described in a deed to David W. and Catherine S. Daniel, of record in instrument number 199810200264912;
- Thence North 52°35'04" East, along the southerly line of said 5,004-acre tract, passing an iron pin capped "7858 Harmon" at the southeasterly corner of some at 189.83 feet and continuing along the southerly line of that 14,012-acre tract as described in a deed to Christopher and Amanda Morley, of record in instrument number 20130202003204, a total distance of 677.10 feet to a 1/2-inch pipe found (no cap) at the southeasterly corner of some and at the southeasterly corner of that 14,012-acre tract of record in the aforementioned deed to Sandra C. Thomas, of record in instrument number 199810200267367;
- Thence North 16°02'20" East, along the southerly line of said 14,012-acre tract, a distance of 588.53 feet to a 1/2-inch pipe found (no cap) at the southeasterly corner of some;
- Thence North 34°27'03" West, along the southerly line of said 14,012-acre tract with a new distance line, a distance of 127.78 feet to a point in the centerline of Morris Road, width, width, and witnessed by an iron pin found capped "7858 Harmon" in the southerly right-of-way the 20 feet south;
- Thence North 52°31'16" East, along said centerline, a distance of 34.08 feet to the northeasterly corner of that 5,004-acre tract as described in a deed to Owen A. Sims, of record in instrument number 201401000004921;
- Thence South 34°28'42" East, passing an iron pin found capped "7858 Harmon" at a distance of 20 feet, a total distance of 127.82 feet to a 1/2-inch pipe found (no cap) at the southeasterly corner of said 5,004-acre tract;
- Thence North 57°42'59" East, along the southerly line of said 5,004-acre tract, a distance of 121.12 feet to a 1/2-inch pipe found (no cap) at the northeasterly corner of the aforementioned 98.308-acre tract (Gregory L. Schreck, Trustee);
- Thence South 32°28'42" East, along the westerly line of that 98.308-acre tract, a distance of 304.16 feet to the place of beginning and containing 24.165 acres of land, 0.000 acre of which lies within the right-of-way of Morris Road.

TITLE COMMITMENT NOTES

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY, LLC. COMMITMENT NO. 147827-TA WITH AN EFFECTIVE DATE OF MARCH 11, 2014. THE FOLLOWING ARE FROM THE SCHEDULE B-SECTION II OF SAID COMMITMENT:

- Item 14) Easement of record in Deed Book 946, Page 507 does apply to subject property and is plotted.
- Item 15) Easement of record in Deed Book 982, Page 35 does not apply to subject property.
- Item 16) Easement of record in Deed Book 982, Page 38 does not apply to subject property.
- Item 17) Easement of record in Deed Book 1304, Page 531 does not apply to subject property.
- Item 18) Easement of record in Deed Book 3018, Page 12 does not apply to subject property.
- Item 19) Easement of record in Deed Book 3328, Page 105 does not apply to subject property.

FLOOD NOTE

THE TRACT SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP PANEL No. 38048C0276K, DATED JUNE 17, 2008.

BEARING REFERENCE

BEARINGS HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83 (1986 ADJUSTMENT) WHICH ESTABLISHES A BEARING OF NORTH 58°11'4" EAST FOR MORRIS ROAD, THE NORTH LINE OF THE THOMAS PROPERTY.

TITLE NOTES

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CERTIFICATION

To: Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, First American Title Insurance Company and Talon Title Agency, LLC.
This is to certify that this plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on March 19, 2014.

SUBMISSION:

REVISION:

STAMP



SANDRA C. THOMAS
8543 MORRIS ROAD
BROWN TOWNSHIP,
FRANKLIN COUNTY, OHIO

FIELD	DATE	DRAFT	CHECK
BS	DC	BSW	
ME NO.:	14-024-1-3-24		
DATE:	APRIL 2014		
SCALE:	HORIZONTAL: 1"=120'		
	VERTICAL:		
SHEET TITLE:	ALTA/ACSM LAND TITLE SURVEY		
SHEET NO.:			

ALTA/ACSM Land Title Surveys are based on the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on March 19, 2014.



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Application for Zoning Variance

Revised January 1, 2009



Economic Development & Planning Department
 James Schlimmer, Director

Property Information	
Site Address 8684 Alkire Rd., Grove City, OH 43123	
Parcel ID(s) 230-001173-00	Zoning Rural
Township Pleasant	Acreage 3.257 Acres
Water Supply <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite) N/A	Wastewater Treatment <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite) N/A

Applicant Information	
Name/Company Name AT&T Mobility - Cynthia Rafalski	
Address 8372 East Broad Street Reynoldsburg, OH 43068	
Phone # (440) 241-8273	Fax #
Email	

Property Owner Information	
Name/Company Name Eugene J. Boso and Diana H. Babbert	
Address 7911 Clark State Road Blacklick, OH 43004	
Phone # (614) 855-7989	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name GPD Group - Ed Block, P.E.	
Address 520 South Main Street, Suite 2531 Akron, OH 44311	
Phone # (330) 572-2100	Fax #
Email eblock@gpdgroup.com	

Staff Use Only
Case # VA/CU-3813
Date filed: 4/21/14
Fee paid
Receipt #
Received by: DAH
Hearing date: 5/19/14
Zoning Compliance:

Document Submission
The following documents must accompany this application:
<input type="checkbox"/> Completed application
<input type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #

Variance(s) Requested	
Section	302.0394 (17) Telecommunication Towers
Description	No telecommunication tower shall be located within one thousand (1,000) feet of any resource protection district or greenway
Section	
Description	
Section	
Description	

Describe the project	
Proposal to install a wireless telecommunications facility. The proposed wireless telecommunications facility will include a 1-story prefabricated radio shelter, an emergency backup generator installed on concrete pad, a 150' tall monopole tower and related electrical and telephone services within a proposed chain link fenced compound. The site is within 1000 feet of a resource protection area.	

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

- Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

The 1000' setback prohibits telecommunication coverage of the metro park area which, at minimum, is a safety concern for anyone visiting the park by limiting their access to contacting emergency services.

- That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Yes, it would.

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

The special conditions and circumstances do not result from any actions of the applicant.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

Because there are other structures within the 1000' setback, this variance would not grant the applicant any special privilege.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No. It would provide the ability to quickly contact emergency services and therefore improve public safety.

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

Yes.

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

400 feet vs. 1,000 feet (resource protection area)

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No, the site will be obscured by a landscaping plan for minimum visibility and no adjoining properties will be altered or harmed in any way.

9. How would the variance adversely affect the delivery of governmental services?
(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

This variance would not affect the delivery of governmental services.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

There is no purchase.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No, it could not.

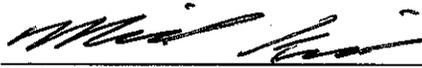
12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

No.

Case #

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.


Applicant

4/21/14
Date

Property Owner (Signature must be notarized)

Date

Property Owner (Signature must be notarized)

Date

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

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

Application instructions

Please submit the following:

1) Application Form

Completed application form with notarized signatures

2) Fee – non refundable

Checks only payable to *Franklin County Treasurer*

3) Covenants or deed restrictions.

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

4) Auditor's Tax Map.

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) Site map

Provide a map showing the subject property with the following items:

- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) Proof of utility service

Provide proof from the provider of your water and wastewater services.

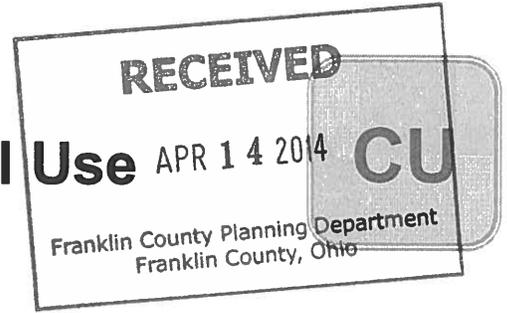
Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
Conditional Use
 Revised January 1, 2009



Property Information	
Site Address 8684 ALKIRE RD., GROVE CITY, OH 43123	
Parcel ID(s) 230-001173-00	Zoning RURAL
Township PLEASANT	Acres 3.257 ACRES
Water Supply <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite) N/A	Wastewater Treatment <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite) N/A

Staff Use Only
Case # CU - 3813
Date filed: 4/14/14
Fee paid \$650.00
Receipt # 1254
Received by: Matt Brown
Hearing date: May 19, 2014
Zoning Compliance:

Applicant Information	
Name/Company Name AT&T MOBILITY - CYNTHIA RAFALSKI	
Address 8372 EAST BROAD STREET REYNOLDSBURG, OH 43068	
Phone # (440) 241-8273	Fax #
Email	

Property Owner Information	
Name/Company Name EUGENE J. BOSO AND DIANA H. BABBERT	
Address 7911 CLARK STATE RD BLACKLICK OH 43004	
Phone # (614) 855-7989	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name GPD GROUP - ED BLOCK, P.E.	
Address 520 SOUTH MAIN STREET, SUITE 2531 AKRON, OH 44311	
Phone # (330) 572-2100	Fax #
Email eblock@gpdgroup.com	

Document Submission
The following documents must accompany this application:
<input type="checkbox"/> Completed application
<input type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Conditional Use(s) Requested	
Application	302.0394 TELECOMMUNICATION TOWERS
Description	INSTALLATION OF PROPOSED 150' MONOPOLE TOWER
Section	
Description	
Section	
Description	

Describe the project

Proposal to install a wireless telecommunications facility. The proposed wireless telecommunications facility will include a 1-story prefabricated radio shelter, an emergency backup generator installed on concrete pad, a 150' tall monopole tower and related electrical and telephone services within a proposed chain link fenced compound.

NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.

1. Proposed Use or Development of the Land:
Land to be used for proposed wireless telecommunications facility. Facility will include 1 story prefabricated radio shelter, emergency backup generator, a 150' monopole tower and related electrical and telephone services within proposed chain link fenced compound.
2. How will the proposed development relate to the existing and probable future land use character of the area:
Due to the rural, agricultural character of the surrounding land, we do not believe that the proposed telecommunications site will have an impact on the character of the surrounding area.
3. Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?
The proposed site is unmanned, with maintenance check 1-2 times per month. The proposed tower will emit no noise, odor, fumes or vibrations. The tower will be painted light gray to blend with the surrounding environment and will not cause an glare.

Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

The conditional use will not be hazardous or disturbing to the existing or future neighboring uses.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

The conditional use will not be detrimental to property in the immediate vicinity or to the community as a whole. The proposed tower is intended to increase coverage in the community.

6. Will the Conditional Use be served adequately by essential public facility and services?

The conditional use will be served adequately by essential public facility and services.

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

Standards will be met in accordance with section 302.0394 of the Franklin County Zoning Resolution.

Please refer to the attached letter.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

No, per conversation with Matt Brown.

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

Yes.

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police)?

The conditional use would not adversely affect the delivery of governmental services.

11. Did the applicant purchase the property with knowledge of the zoning restrictions?

Proposed telecommunication facility leased with knowledge of zoning restrictions.

Conditional Use-Expanded Home Occupation (Only)

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

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

- How many non-resident employees?
-
3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?
-
4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?
-
-
-
5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be **completely** screened from adjacent residential lots and abutting streets? ***This must be met!***
-
-
-
6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?
-
7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*
-
8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*
-

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Cynthia A Ryle
Applicant

3/5/14
Date

Eugene Joseph Boso
Property Owner (Signature must be notarized)

3-10-2014
Date

Diana H. Bisset
Property Owner (Signature must be notarized)

3-10-2014
Date

Signed before me on 3/10/14 by Diana H. and Eugene Joseph Boso.

[Handwritten signature]



01-24-15

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

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

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

4) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

Provide proof from the provider of your water and wastewater services.

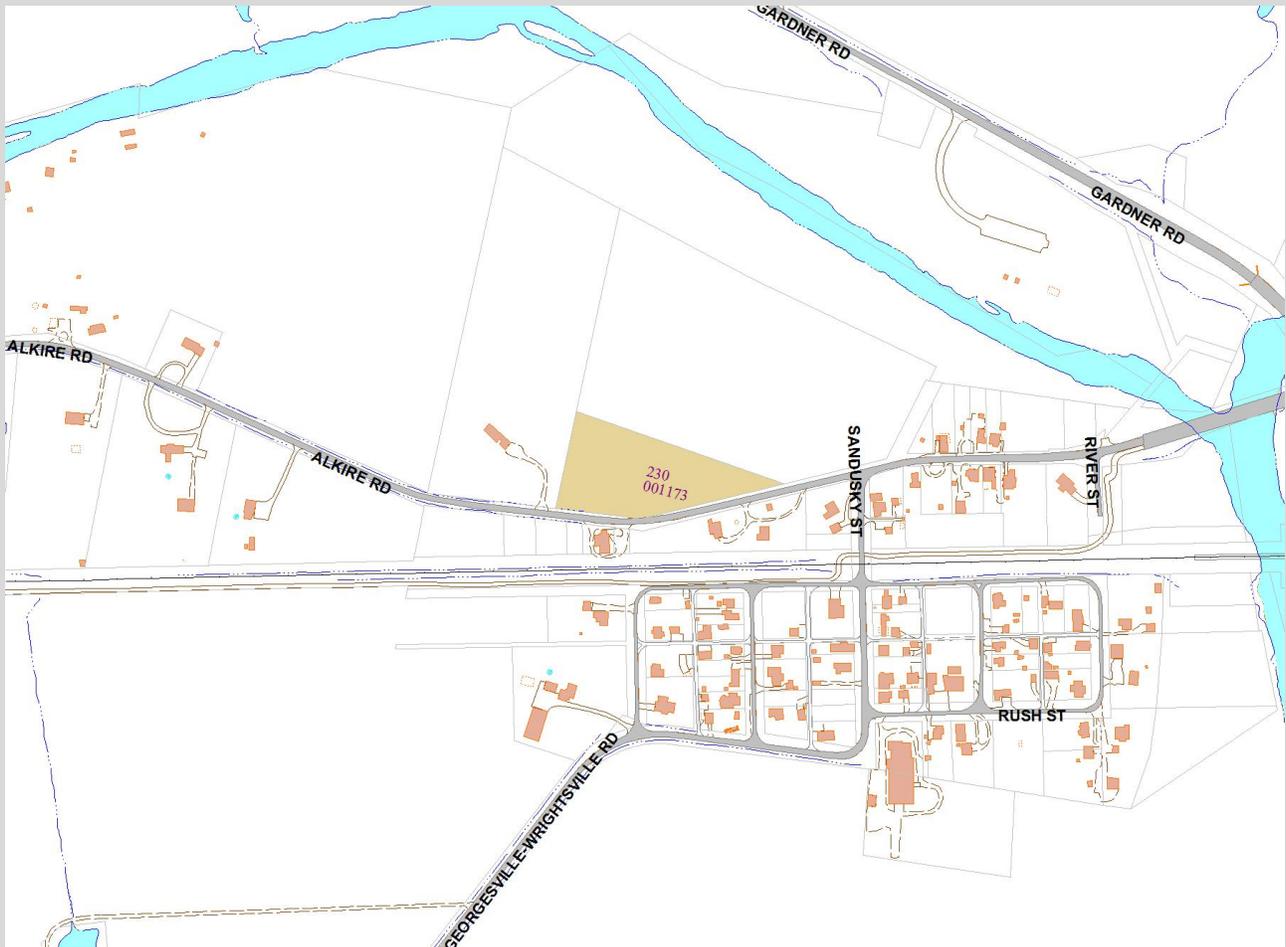
Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

Property Report

Generated on 04/22/14 at 10:37:05 AM

Parcel ID **230-001173-00** Map Routing No **230-0077F -003-00** Card No **1** Location **8684 ALKIRE RD**

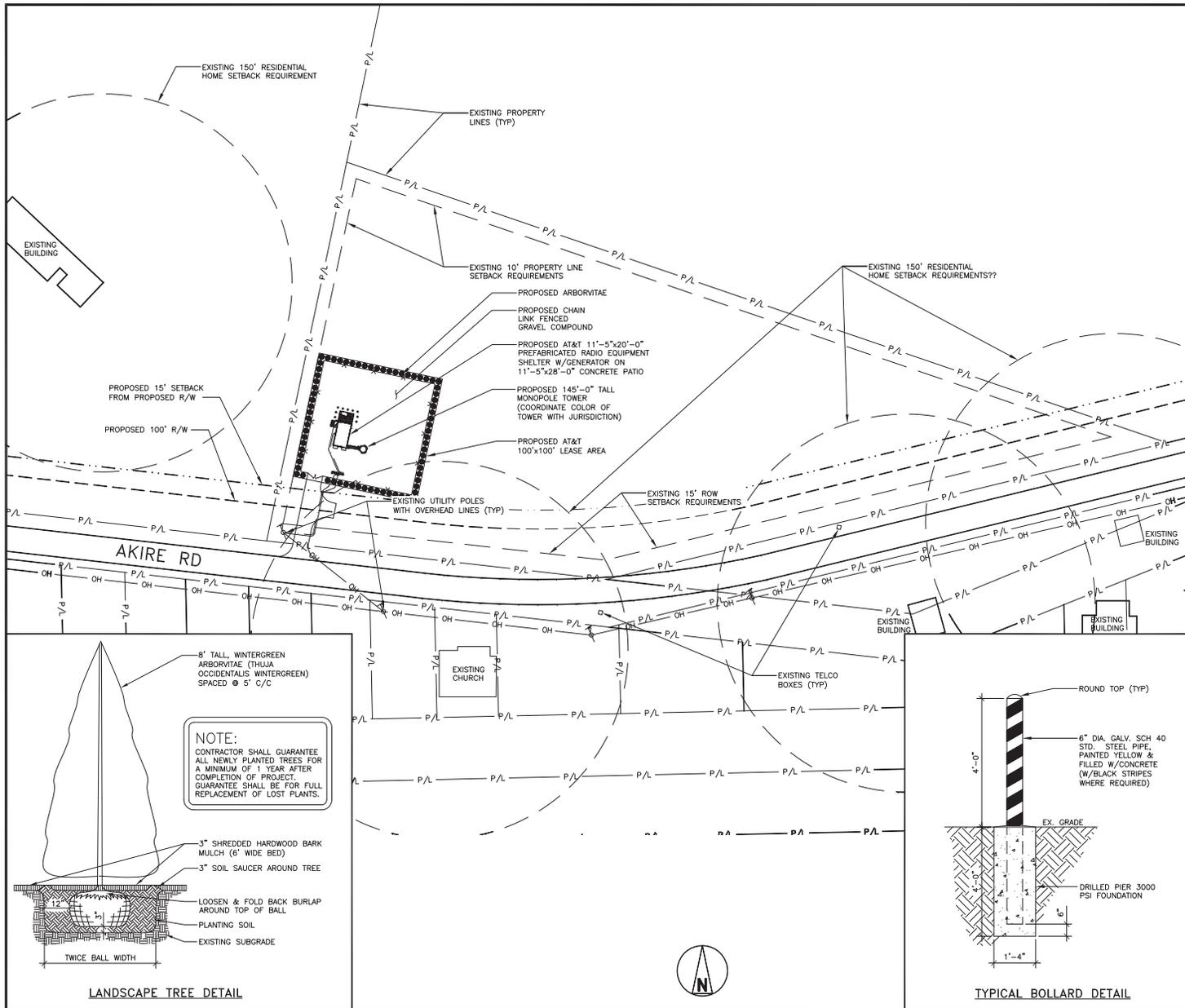
GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



OVERALL SITE PLAN

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.
5. FOR FIBER TRUNK REF AT&T LTE GUIDE LINES REV. 1.9 PAGE 13 TABLE 2.1.2.
6. FOR DC POWER CABLE TRUNK REF AT&T LTE GUIDE LINES REV 1.9 PAGE 14 TABLE 2.1.3
7. SHELTER SHALL BE SET PER FIBREBOND'S SPECIFICATIONS. SEE FIBREBOND DRAWING DB298; LIFTING, STORAGE, AND TRANSPORTATION DIAGRAM.

VA/CU-3813
4/21/14

APPLICANT/OWNER:

8372 EAST BROAD STREET
FLOOR 2 - SOUTH (83)
REYNOLDSBURG, OHIO 43068

PREPARED BY:

GPD GROUP.
Glas, Pyra, Schomer, Burns & DeFries, Inc.
520 South Main Street, Suite 2531
Akron, Ohio 44311
330-572-2100 Fax 330-572-2101

SEAL:

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO: 2013749.89
DRAWN BY: NMT
CHECKED BY: EAB

LANDLORD/PROPERTY OWNER SIGNATURE:

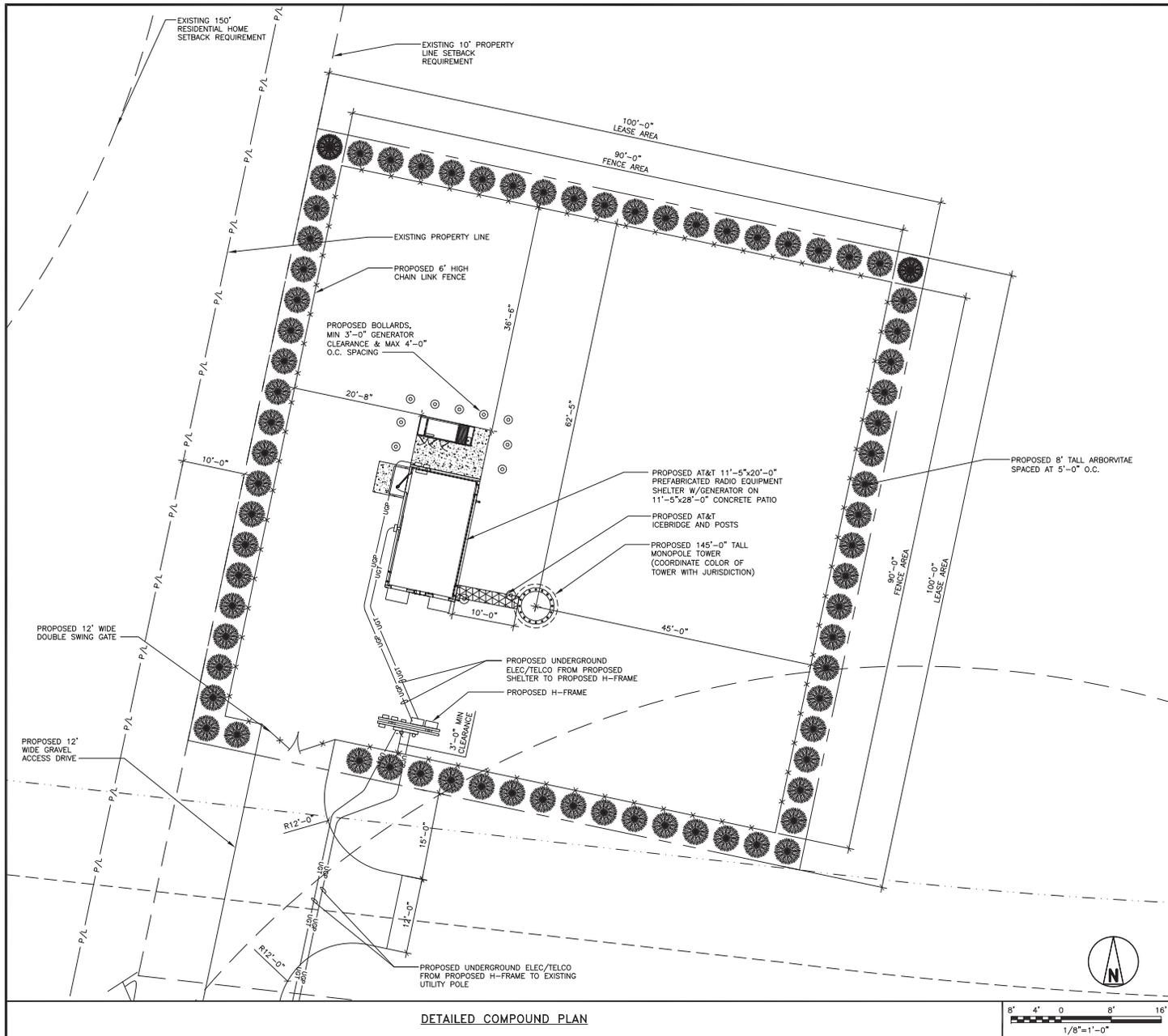
REV	DATE	DESCRIPTION
A	10/16/13	ISSUED FOR REVIEW

PROJECT LOCATION:
BATTELLE DARBY CREEK
SOH3173
8684 AKIRE RD
GROVE CITY, OH 43123

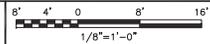
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1

NOTES



DETAILED COMPOUND PLAN



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.
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6. FOR DC POWER CABLE TRUNK REF AT&T LTE GUIDE LINES REV 1.9 PAGE 14 TABLE 2.1.3
7. SHELTER SHALL BE SET PER FIBREBOND'S SPECIFICATIONS. SEE FIBREBOND DRAWING DB298; LIFTING, STORAGE, AND TRANSPORTATION DIAGRAM.

VA/CU-3813

4/21/14

APPLICANT/OWNER:



PREPARED BY:



SEAL:

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PROJECT NO: 2013749.89

DRAWN BY: NMT

CHECKED BY: EAB

LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
X	10/16/13	ISSUED FOR REVIEW

NOTES

- FENCE ——— x ——— x ———
- LEASE AREA - - - - -
- PROPOSED ICE BRIDGE

PROJECT LOCATION:

BATTELLE DARBY CREEK
SOH3173
8684 ALKIRE RD
GROVE CITY, OH 43123

SHEET TITLE:

DETAILED
SITE PLAN

SHEET NUMBER:

C-2

LEGEND

VA/CU-3813
4/21/14

APPLICANT/OWNER:



8372 EAST BROAD STREET
FLOOR 2 - SOUTH (B3)
REYNOLDSBURG, OHIO 43068

PREPARED BY:



GPD GROUP.
Glas, Pyle, Schomer, Burns & DeWine, Inc.
520 South Main Street, Suite 2531
Akron, Ohio 44311
330-572-2100 Fax 330-572-2101

SEAL:

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PROJECT NO: 2013749.89
DRAWN BY: NMT
CHECKED BY: EAB

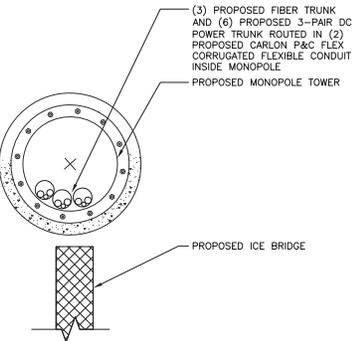
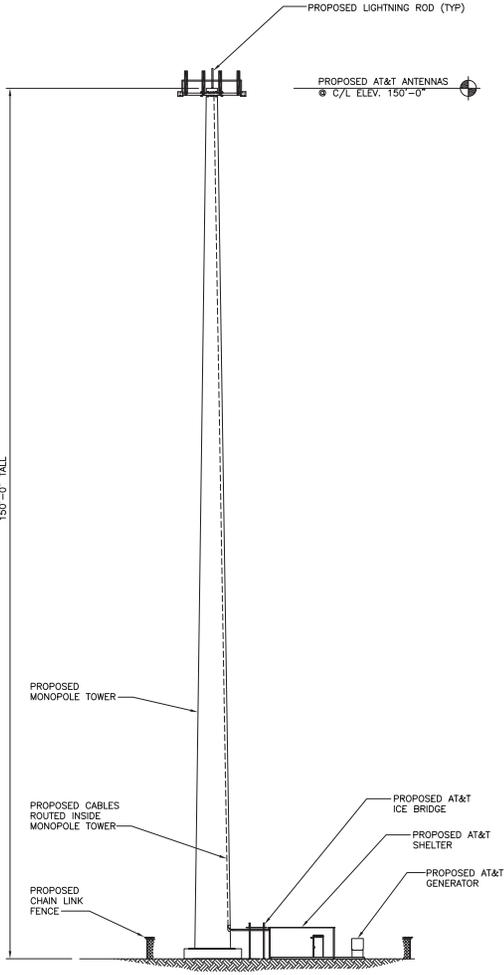
LANDLORD/PROPERTY OWNER SIGNATURE:

REV	DATE	DESCRIPTION
A	10/16/13	ISSUED FOR REVIEW

PROJECT LOCATION:
BATTLELLE DARBY CREEK
SOH3173
8684 ALKIRE RD
GROVE CITY, OH 43123

SHEET TITLE:
TOWER ELEVATION,
ANTENNA & COAX PLANS

SHEET NUMBER:
T-1



NOT USED

NO SCALE

2

NOT USED

3

TOWER ELEVATION

NO SCALE

1

COAX/FIBER ROUTING PLAN

NO SCALE

4

NOT USED

5



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

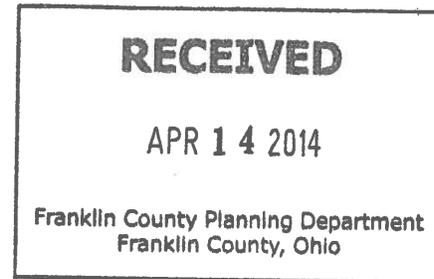
Akron Office

520 South Main Street
Suite 2531
Akron, OH 44311

tel 330.572.2100
fax 330.572.2101
www.gpdgroup.com

March 12, 2014
2013749.89

Matt Brown
Franklin County Economic
Development & Planning
150 South Front St.
FSL Suite 10
Columbus, OH 43215
Phone: (614) 525-3095



ca-3813

RE: AT&T Mobility

Site Name: SOH3173 Battelle Darby Creek, OH
Site Address: 8684 Alkire Road
Planning & Zoning

Mr. Brown,

Our office represents AT&T Mobility, formerly Ameritech Wireless Communications (DBA Cingular Wireless), a licensed public utility providing cellular communication services in Ohio. This letter is to inform you of the AT&T Mobility proposal to install a telecommunications facility at 8684 Alkire Road, Grove City, OH. The proposed wireless telecommunication facility will include an 11'-5" x 20'-0" 1-story prefabricated radio shelter, an emergency backup generator (located on concrete pad), and a 150' tall monopole tower and related electrical and telephone services within a proposed chain link fenced compound.

Based on the application requirements by Franklin County, as required by the Franklin County Zoning Resolution section 302.0394, regulations for telecommunications tower and other requirements, please see the following in the enclosed binder:

Requirements Per Section 302.0394 – Telecommunication Towers:

1. *The maximum height of a tower shall not exceed 150 feet.*

Top of tower will be 150 feet above ground level. Please refer to **Tab 2** sheet T-1 for tower elevation details.

2. *The tower and any stabilization structures or guide wires shall not be placed closer than ten (10) feet from a side or rear property line.*

Tower will be place a minimum of ten feet from a side or rear property line. Please refer to **Tab 2** sheet C-1 for an overall site plan that will show a minimum 10' setback.

3. *The tower shall not be placed closer than 150 feet from any existing residential dwelling.*

The closest existing residential dwelling is greater than 150' from proposed tower. Please refer to **Tab 2** sheet C-1 for an overall site plan that will show any 150' residential dwelling setbacks.

4. *Minimum lot size for which a tower is to be placed shall be two (2) acres.*

The lot where the proposed tower is to be placed is 3.257 acres. Please refer to **Tab 3** for property information from the County Auditor.

5. *The tower shall be located a minimum of fifteen (15) feet from the edge of the existing right-of-way line or proposed right-of-way line as depicted in the Thoroughfare Plan as adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961 and as amended from time to time, whichever right-of-way is greater.*

The proposed tower is located beyond 15' of the existing right-of-way line. Please refer to **Tab 2** sheet C-1 for an overall site plan detailing this measurement.

6. *Security fencing shall be provided to prevent uncontrolled access to the tower site.*

Security fencing will be provided. Please refer to **Tab 2** sheet C-2 for a detailed site plan that will show the proposed security fence.

7. *The tower shall be designed to aesthetically complement the surrounding community. Towers shall be painted in a non-contrasting color minimizing visibility unless otherwise required by the FCC or FAA.*

Tower is located on property which is surrounded by natural trees and landscaping. Existing landscaping shall help obscure tower and equipment shelter. Tower will also be galvanized steel and painted light grey to achieve a non-contrasting color, minimizing visibility.

8. *A landscaping plan must be submitted and approved by the Board of Zoning Appeal. An evergreen hedge planted three (3) feet on center or an evergreen tree line planted five (5) feet on center is suggested. All existing vegetation shall be retained and maintained to the extent possible.*

The proposed fence will be surrounded by proposed 8' tall arborvitae spaced at 5' O.C. Please refer to **Tab 2** sheet C-2 for site plan with landscape plan.

9. *Advertising shall not be permitted anywhere on the tower or site with the exception of identification signs and no trespassing signs, which are required.*

No signage shall be placed except for those required. Please refer to **Tab 4** for example signage.

10. *The tower shall not be artificially lighted except to assure safety or as required by the FAA.*

The proposed tower will not be artificially lighted or require lighting per FAA.

11. *Towers must be designed and certified by an engineer to be structurally sound and, at a minimum, in conformance with the Ohio Basic Building Code.*

Certification has been provided in the letter found in **Tab 5**. Please also refer to the example tower design drawings in the same location.

12. *The tower shall be fully automated and unattended on a daily basis, and shall be visited only for periodic and necessary maintenance.*

Proposed site is to be unmanned, with maintenance checks 1-2 times per month.

13. *The applicant or tower provider shall demonstrate that the telecommunication tower must be located where it is proposed in order to service the applicant's service area and that no viable siting alternative exists. There shall be an explanation of why a tower at this proposed site is technical necessary.*

Please refer to **Tab 6** for coverage maps provided by the RF engineer to demonstrate coverage area before and after.

14. *Where the tower is located on a property with another principal use, the applicant shall present documentation that the owner of the property supports the application and that vehicular access is provided to the property. Reasonable access and circulation shall be provided to the tower.*

Please refer to **Tab 7** for the signed lease agreement. Also please refer to **Tab 2** sheet C-1 for an overall site plan showing the vehicular access.

15. *Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other towers to the extent possible, the removal of the tower within one-hundred eighty (180) days after the site's use is discontinued, proof that other co-location opportunities have been explored and are unavailable and that notice has been provided as required in Section 303.211 of the Ohio Revised Code.*

Please refer to **Tab 8** for a signed statement indicating what has been outlined in the condition above.

16. *A tower may be attached to a residential or non-residential building or a structure that is a permitted use in the district; including, but not limited to, a church, a municipal or governmental building or facility, agricultural building, and a building or structure owned by a utility, provided conditions two (2) through fifteen (15) above are met and the tower height does not exceed twenty (20) feet above the existing building or structure to which the tower is attached.*

The proposed monopole tower is supported by its own foundation, this does not apply.

Matt Brown,

March 12, 2014

17. *No telecommunication tower shall be located within one thousand (1,000) feet of any historic site, historic district, public park, resource protection district or greenway.*

Please refer to **Tab 9** for confirmation of the one thousand (1,000) foot setback of any historic site, historic district, public park, resource protection district or greenway.

Included with the application provided to Franklin County is a check for \$650.00 for the zoning application fee.

If you have any questions or if any additional information is needed, please contact me at (330) 572-2192

Salutation,
GPD Group



Edward Block, P.E.
Project Manager

EAB/gb



at&t

OH3173-BATTELLE DARBY CREEK

Needed Capacity & Coverage Improvements

RECEIVED

APR 14 2014

cu-3213

Franklin County Planning Department
Franklin County, Ohio

Restricted Proprietary Information

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Needed Improvements

❖ **Target area** needs coverage and capacity improvements in the Georgesville area.

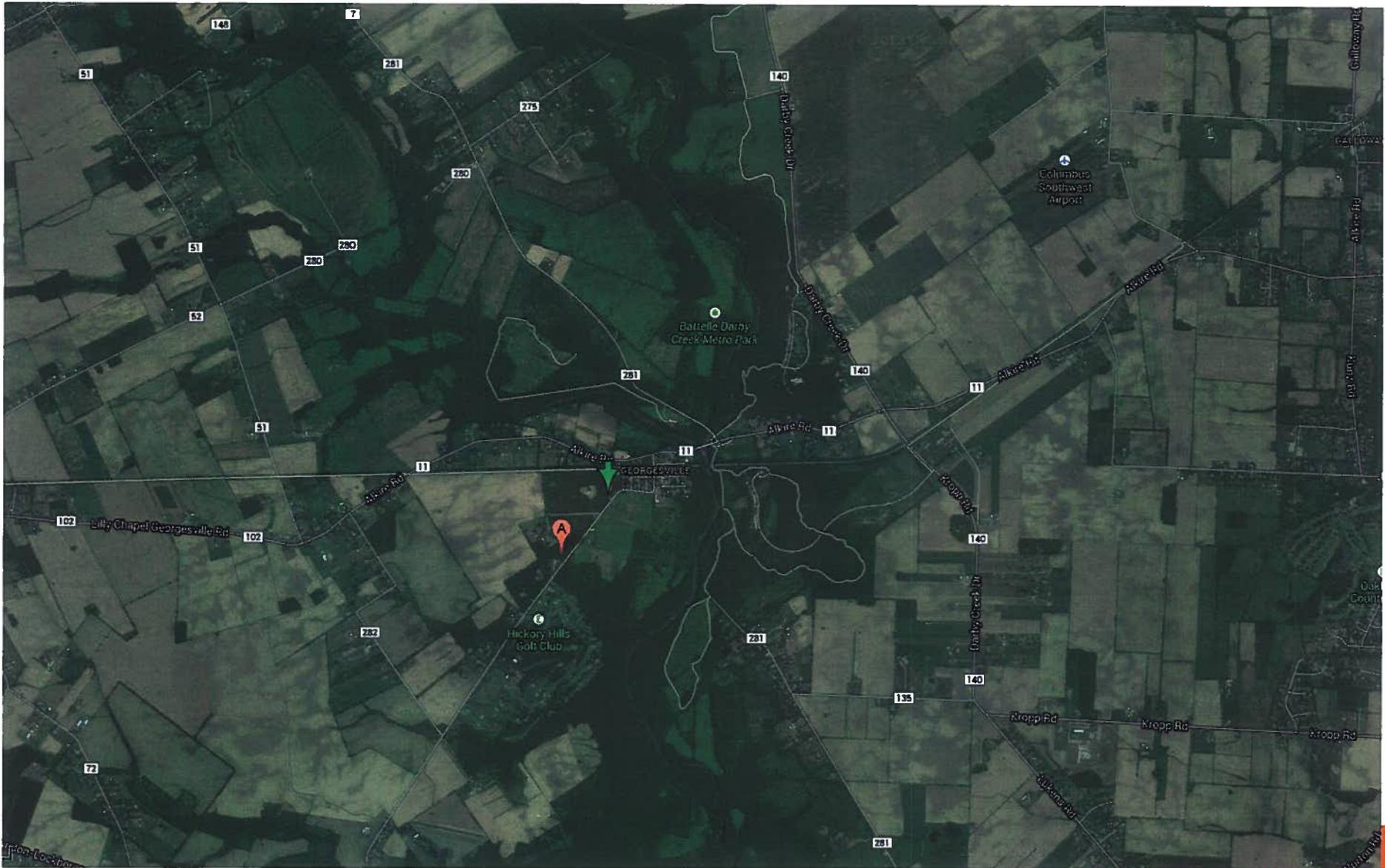
- There was a Crown tower that was investigated but it was ~1.5 miles to the SE of the targeted area and when propagation was run using the existing Crown tower it did not give the desired coverage improvement in the target area.
- Coverage Map signal level explanation
 - **Green**-Excellent in-building and outdoor coverage
 - **Blue**-Good in-building and Excellent outdoor coverage
 - **Yellow**-Marginal in-building and Good outdoor coverage
 - **Red**-Poor to No in-building and Marginal outdoor coverage
 - **Grey**-No in-building and Poor to No outdoor coverage



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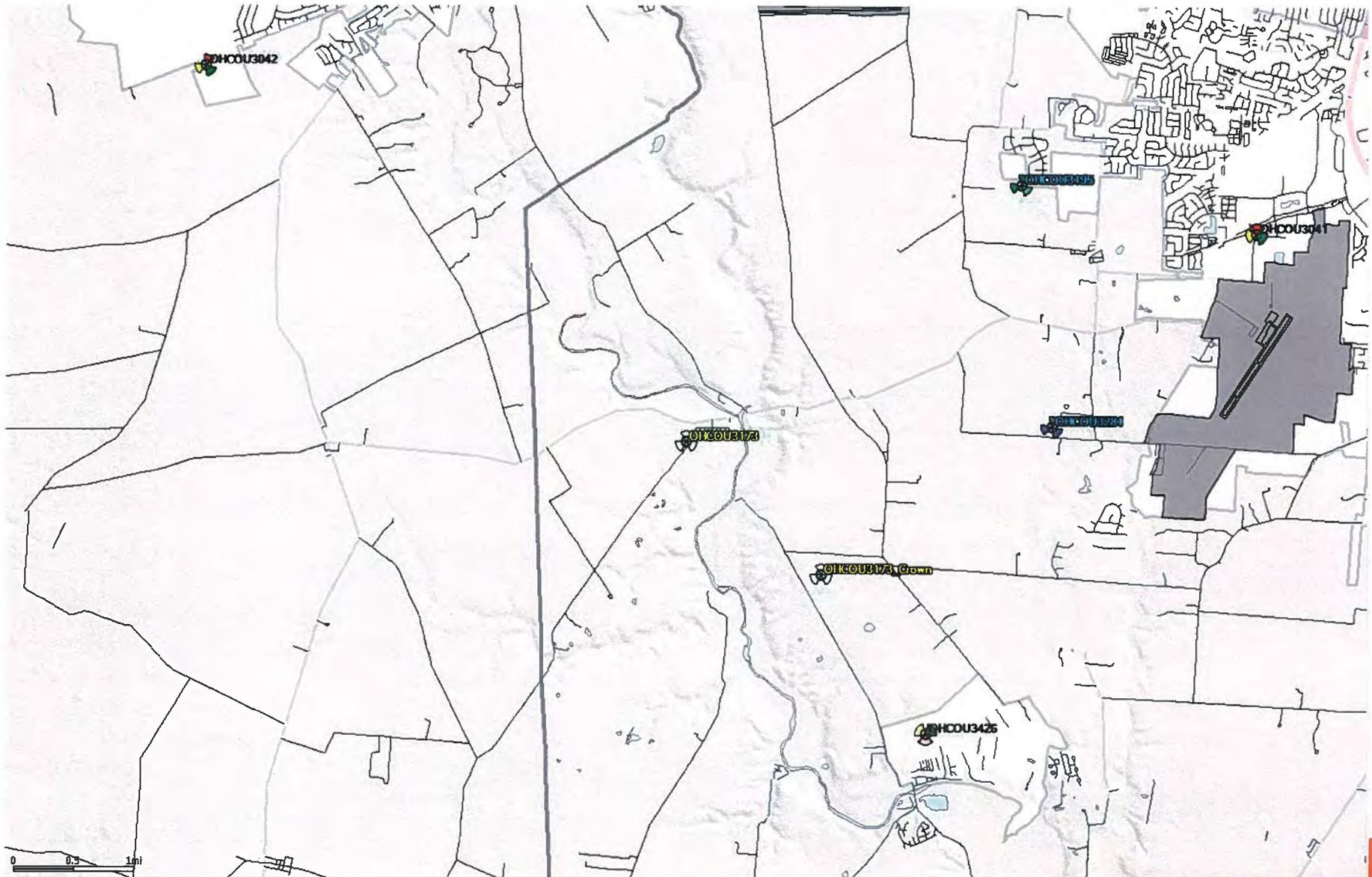
Satellite Map Of General Area of BATTELLE DARBY CREEK



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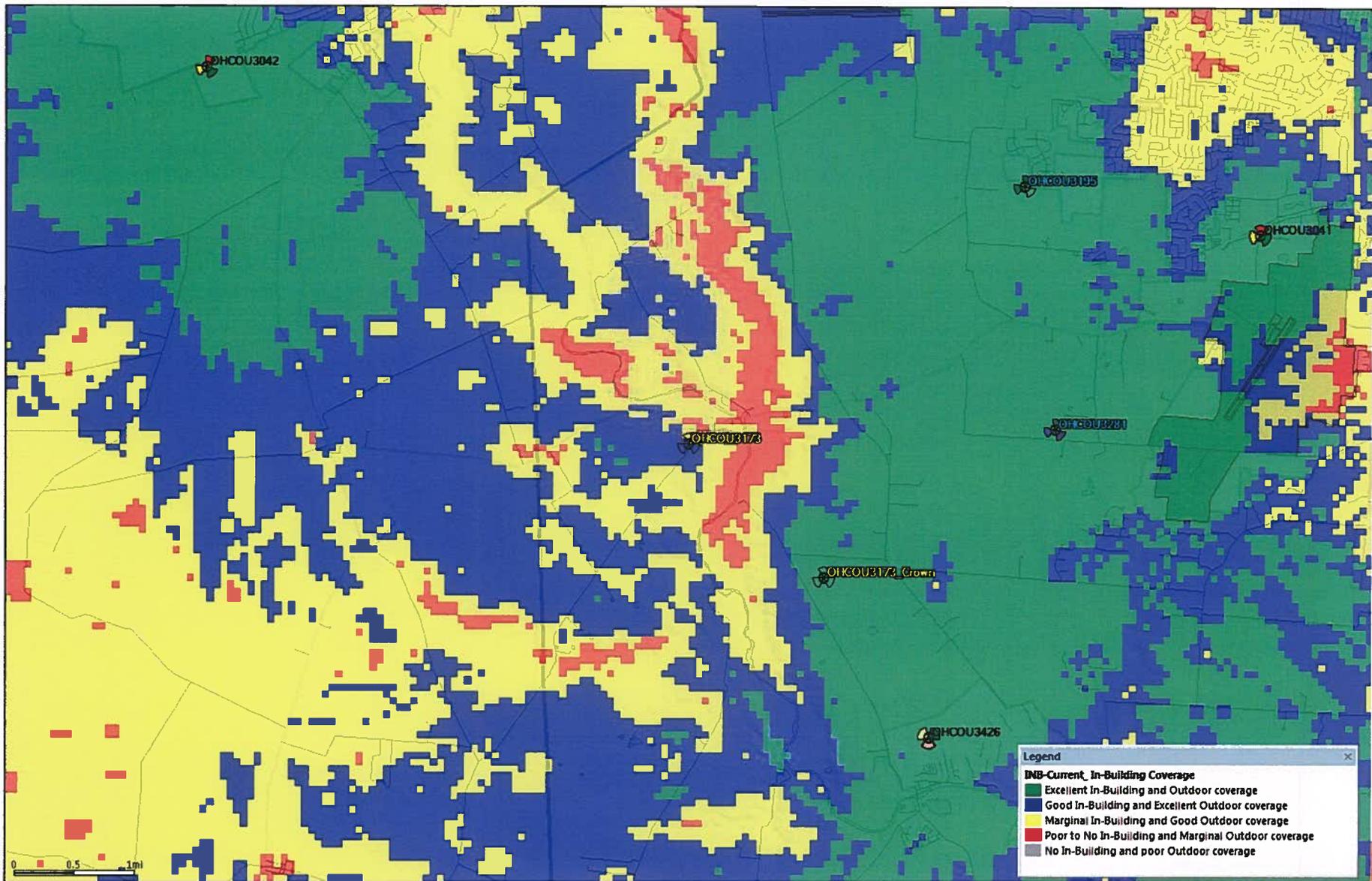
AT&T Existing sites in Black, Future sites in Blue and OH3173 in Yellow



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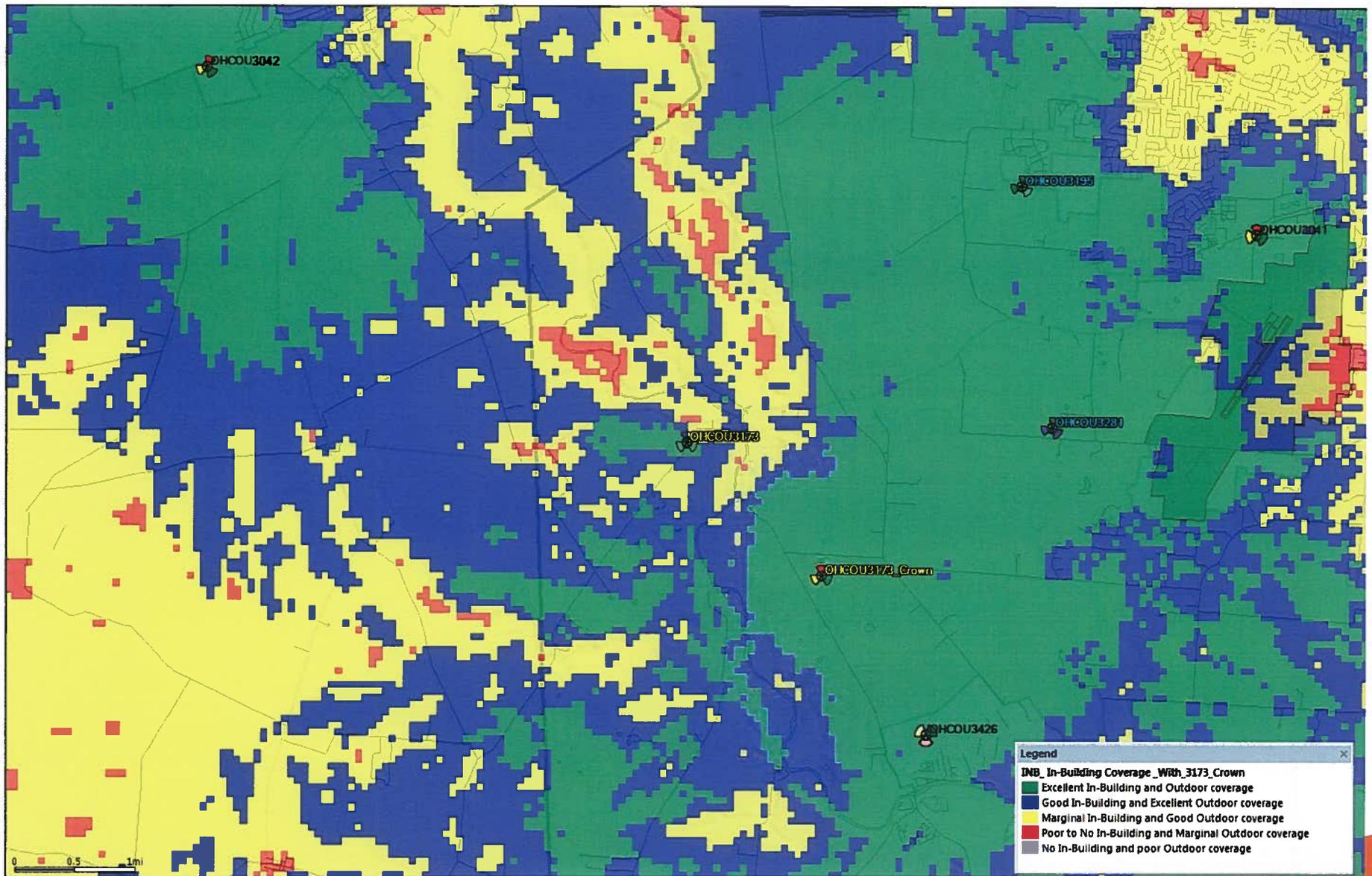
Coverage Plot Without OHCOU3173 Site



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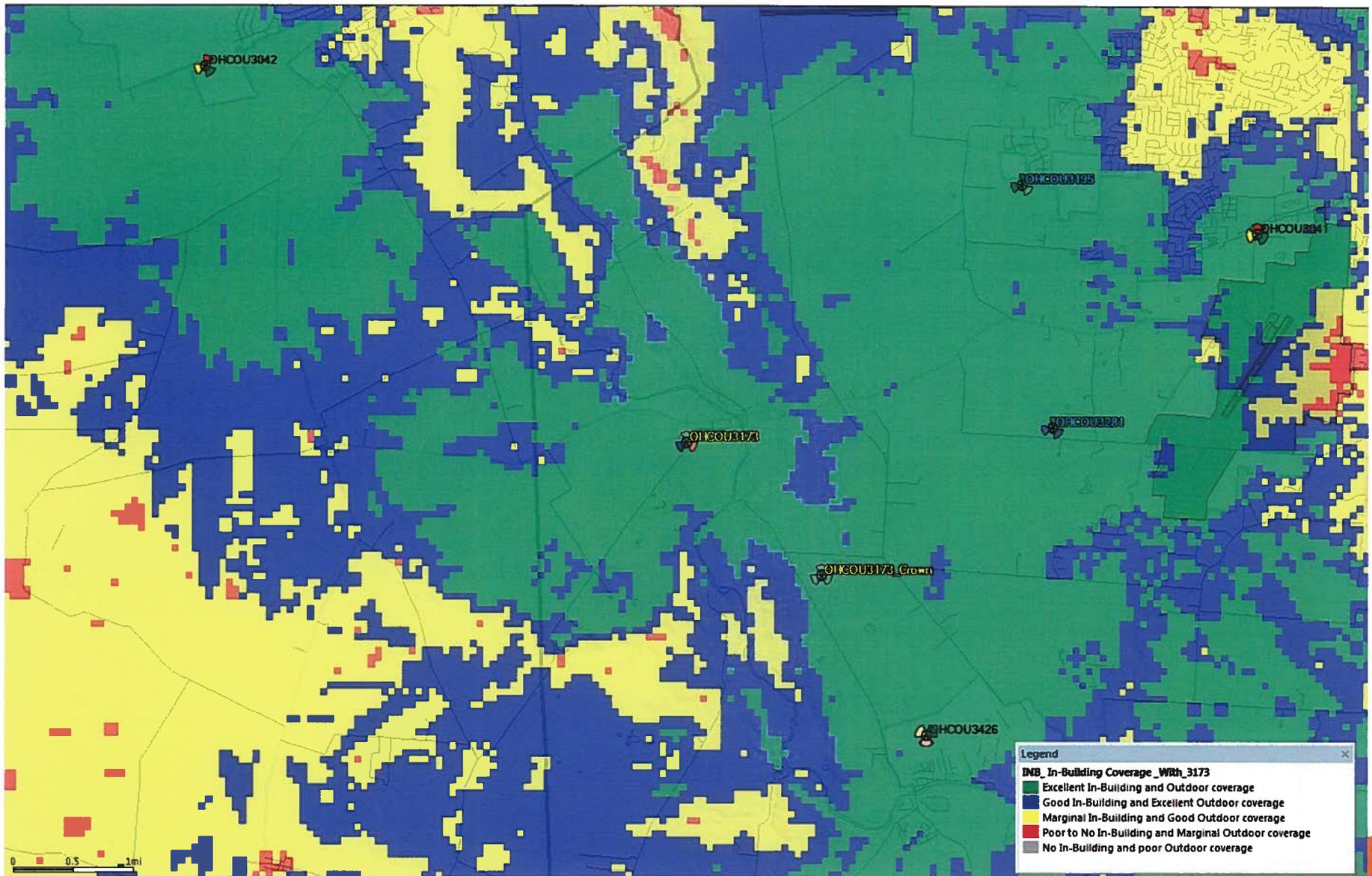
Coverage Plot With OHC0U3173_Crown Site



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Coverage Plot With OHCOU3173 Site



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AT&T Mobility
8377 East Broad St.
Reynoldsburg, Ohio 43068

March 11, 2014

Matt Brown
Planner
Franklin County Planning
150 S Front St., Suite 10
Columbus, OH 43215
Phone: (614) 525-5647

Re: Zoning Application for
AT&T New Site 3173 Battelle Darby Creek
8684 Alkire Road
Grove City, OH 43123

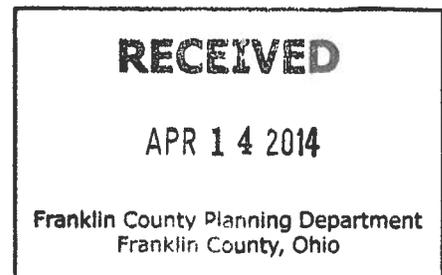
Dear Mr. Brown,

The purpose of this letter is to meet the narrative requirement in the Franklin County Zoning Code, Section 302.0394, Telecommunication Towers, item #15, with regard to collocation on the proposed AT&T tower.

AT&T Wireless (dba new Cingular Wireless, PCS) will allow for co-location on this tower site, to the extent possible.

Sincerely,

Cynthia Rafalski
Senior Real-Estate Manager SOH Market
AT&T Wireless



cu-3813



GPD GROUP®
Glaus, Pyto, Schomer, Burns & DeHaven, Inc.

Akron Office

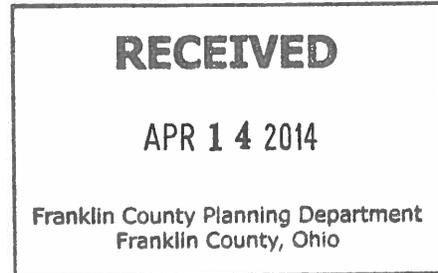
520 South Main Street
Suite 2531
Akron, OH 44311

tel 330.572.2100
fax 330.572.2101
www.gpdgroup.com

March 12, 2014

2013749.89

Matt Brown
Franklin County Economic
Development & Planning
150 South Front St.
FSL Suite 10
Columbus, OH 43215
Phone: (614) 525-3095



RE: AT&T Mobility

Site Name: SOH3173, Battelle Darby Creek, OH
Site Address: 8684 Alkire Road
Planning & Zoning

Mr. Brown,

The purpose of this letter is to meet the tower design requirement as listed in Section 302.0394 of the Franklin County Zoning Resolution for the address listed above.

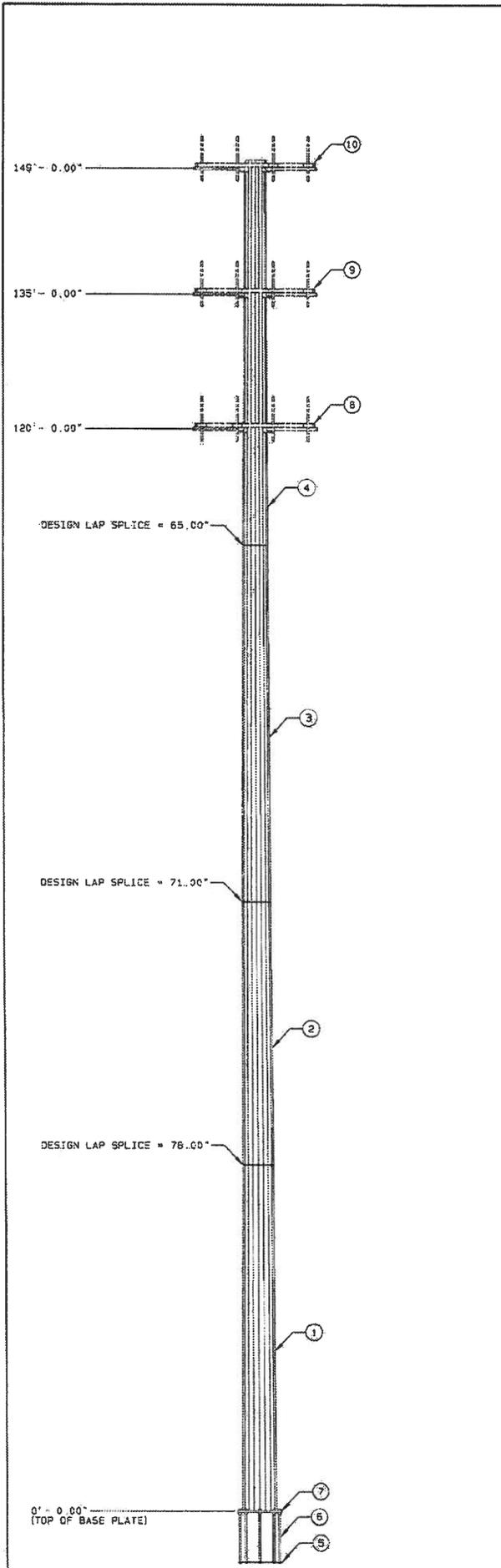
At the time of this letter, the tower subject to this application has not yet been designed. Once designed, the tower will be structurally sound and will comply with all applicable federal, state and local building laws including, the Ohio Building Code and National Electric Code.

Once the tower design has been completed, the design can be provided to the zoning office. Enclosed with this letter is the tower design of a similar tower as an example.

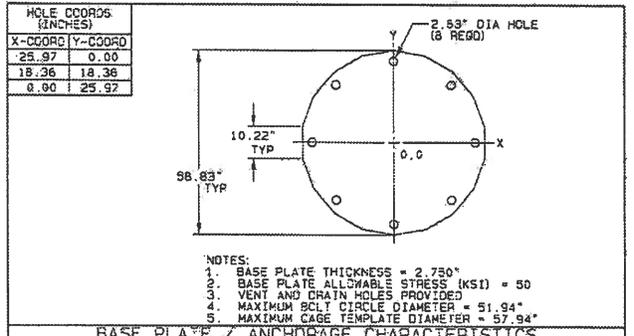
If additional information is required, I can be reached via email eblock@gpdgroup.com or my direct office line at 330-572-2192.

Sincerely,
GPD Group

Edward A Block, PE
Project Manager



ITEM ID	NO. REQD	FEATURES	UNIT WEIGHT (LBS)	HEIGHT (LBS)
1	1	SECTION A (VALMONT STEEL SPEC S-22)	6,306	6,306
2	1	SECTION B (VALMONT STEEL SPEC S-22)	3,817	3,617
3	1	SECTION C (VALMONT STEEL SPEC S-22)	3,687	3,687
4	1	SECTION D (VALMONT STEEL SPEC S-22)	2,646	2,646
5	1	SECTION E (VALMONT STEEL SPEC S-22)	107	107
6	8	2 25" x 4.5 UNC-2A ANCHOR BOLT, LENGTH = 6.00'	97	776
7	1	BASE PLATE	1,833	1,833
8	1	VALMONT PLATFORM (13'-5" FACE)	1,589	1,589
9	1	VALMONT PLATFORM (13'-5" FACE)	1,589	1,589
10	1	VALMONT PLATFORM (13'-5" FACE)	1,589	1,589
1	1	TOP CAGE PLATE (REMOVE BEFORE SETTING POLE)	139	139
1	1	SAFETY CLIMBING CABLE (LENGTH = 140.00')	108	108
2	2	GROUNDING LUG	2	4
		GALVANIZING	467	467
147	1	STEP AND CLIP (VALMONT STANDARD)	1	74
2	2	HAND HOLE (5" x 8")	17	34
3	3	HAND HOLE (9" x 24")	66	198
2	2	HAND HOLE (5" x 8")	17	34
9	9	HAND HOLE (6" x 18") (TUBE)	12	108
1	1	POLE CAP	54	54



- NOTES:**
- FACTORED REACTIONS FOR FOUNDATION DESIGN:
 MOMENT = 25,321 IN-KIPS
 SHEAR = 19,667 #
 VERTICAL = 29,273 #
 - GALVANIZED PER ASTM A-123.
 - DESIGN CRITERIA: EIA/TIA 222-G
 - THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
 EXPOSURE CATEGORY = C
 STRUCTURE CLASSIFICATION = 2
 TOPOGRAPHY CATEGORY = 1
 EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS SDS = 0.18
 WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 50 YEAR WIND RETURN PERIOD
 A. CASE 1: WIND = 90 MPH WIND SPEED
 B. CASE 2: WIND = 40 MPH WIND SPEED AND WIND SPEED
 DESIGN ICE THICKNESS = 0.75 INCH
 C. EQUIPMENT
- | DESCRIPTION | MTG (FT) | CENTROID (FT) | ECC (FT) | WITHOUT ICE EPA WT (FT**2) | WITHOUT ICE WT (LBS) | WITH ICE EPA WT (FT**2) | WITH ICE WT (LBS) |
|-----------------------|----------|---------------|----------|----------------------------|----------------------|-------------------------|-------------------|
| 1-Lightning Rod, 8' | 150.00 | 154.00 | 0.00 | 1.12 | 37 | 1.77 | 45 |
| 1-Platform, P:Rod w/ | 149.00 | 150.50 | 0.00 | 11.78 | 1300 | 15.08 | 1765 |
| 6-Tower Top Amp (TTA) | 149.00 | 149.00 | 0.00 | 15.18 | 270 | 16.86 | 354 |
| 1-Platform, P:Rod w/ | 135.00 | 136.50 | 0.00 | 11.78 | 1300 | 15.08 | 1765 |
| 6-Tower Top Amp (TTA) | 135.00 | 135.00 | 0.00 | 15.18 | 270 | 16.86 | 354 |
| 1-Platform, P:Rod w/ | 120.00 | 121.50 | 0.00 | 11.78 | 1300 | 15.08 | 1765 |
| 6-Tower Top Amp (TTA) | 120.00 | 120.00 | 0.00 | 15.18 | 270 | 16.86 | 354 |
| 12-APXV18-2085:7-C | 149.00 | 149.00 | 0.00 | 45.84 | 312 | 83.12 | 1620 |
| 6-APXV18-2085:7-C | 135.00 | 135.00 | 0.00 | 22.92 | 156 | 31.50 | 804 |
| 6-APXV18-2085:7-C | 120.00 | 120.00 | 0.00 | 22.92 | 156 | 31.36 | 792 |
- FEEDLINES ARE PLACED INTERIOR TO POLE SHAFT (UNLESS NOTED OTHERWISE).

RECEIVED

APR 14 2014

Franklin County Planning Department
Franklin County, Ohio

CU-3813

STATE OF OHIO
WILLIAM R. HEIDEN III
E-65334
REGISTERED PROFESSIONAL ENGINEER

ITEM ID	LENGTH	BASE OD	TCP OD	THK	MATL
1	44' - 9.00"	44.75"	39.38"	0.313"	A572 65 KSI
2	35' - 0.00"	40.64"	36.44"	0.250"	A572 65 KSI
3	45' - 0.00"	37.59"	32.19"	0.219"	A572 65 KSI
4	42' - 11.00"	33.21"	28.06"	0.188"	A572 65 KSI



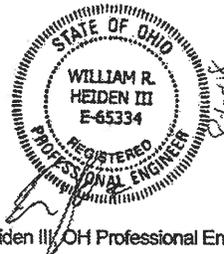
11962-68
FOUNDATION NOTES

1. THIS FOUNDATION HAS BEEN DESIGNED FOR A TAPERED POLE TOWER. THE BASE REACTIONS USED IN THE DESIGN ARE:

MOMENT = 25321. IN-KIPS
SHEAR = 19667. LBS
VERTICAL 29273. LBS

2. SOIL AS PER REPORT CPH ENGINEERING, INC. DATED 6/16/08 (FILE# 08-126)
3. CONCRETE TO BE 3000 PSI @ 28 DAYS. REINFORCING BAR TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. CONCRETE INSTALLATION TO CONFORM TO ACI-318 (2002) BUILDING REQUIREMENTS FOR REINFORCED CONCRETE. ALL CONCRETE TO BE PLACED AGAINST UNDISTURBED EARTH FREE OF WATER AND ALL FOREIGN OBJECTS AND MATERIALS. A MINIMUM OF THREE INCHES OF CONCRETE SHALL COVER ALL REINFORCEMENT. WELDING OF REBAR NOT PERMITTED.
4. A COLD JOINT IS PERMISSIBLE UPON CONSULTATION WITH PIROD. ALL COLD JOINTS SHALL BE COATED WITH BONDING AGENTS PRIOR TO SECOND POUR.
5. ALL REINFORCING STEEL TO BE FORMED INTO A CAGE PRIOR TO SETTING INTO POSITION IN THE EXCAVATED PIER.
6. PERMANENT STEEL CASING SHALL NOT BE USED WITHOUT CONSENT FROM FOUNDATION DESIGNERS.
7. BENDING, STRAIGHTENING OR REALIGNING (HOT OR COLD) OF THE ANCHOR BOLTS BY ANY METHOD IS PROHIBITED.
8. CROWN TOP OF FOUNDATION FOR PROPER DRAINAGE.
9. A TEMPORARY, FULL LENGTH STEEL CASING MAY BE REQUIRED DURING INSTALLATION.
10. DRILLING SLURRY AND TREMIE METHODS OF CONCRETE PLACEMENT MAY BE REQUIRED DURING INSTALLATION.
11. FOUNDATION IS TO BEAR ON INSITU SILTY SAND AT APPROXIMATELY 31.5' BELOW GRADE. THE BEARING SURFACE IS TO BE FREE OF ANY LOOSE MATERIAL & SUBSEQUENTLY INSPECTED BY A QUALIFIED ON-SITE GEOTECHNICAL ENGINEER.

TOWER FOUNDATION



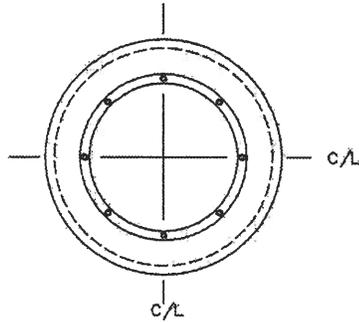
William R. Heiden III, OH Professional Engineer # E-65334

		T-MOBILE A6C0182 CANAL WINCHESTER, OH TP44.75 X 150'	
APPROVED/ENG.	WRH 8/6/2008	valmont 1-877-467-4763 Plymouth, IN 1-888-880-9191 Salem, OR STRUCTURES	
APPROVED/FOUND.	WRH 8/6/2008		
COPYRIGHT 2008			
DRAWN BY	M.S.	DRAWING NO.	
From: F1011550.DFT - 08/06/2008 14:07	ENG. FILE NO. A-406215-	220856	
Printed from 220856_D100.DWG - 08/06/2008 14:37	ARCHIVE F-1011550	PAGE 1 OF 4	

TOP VIEW

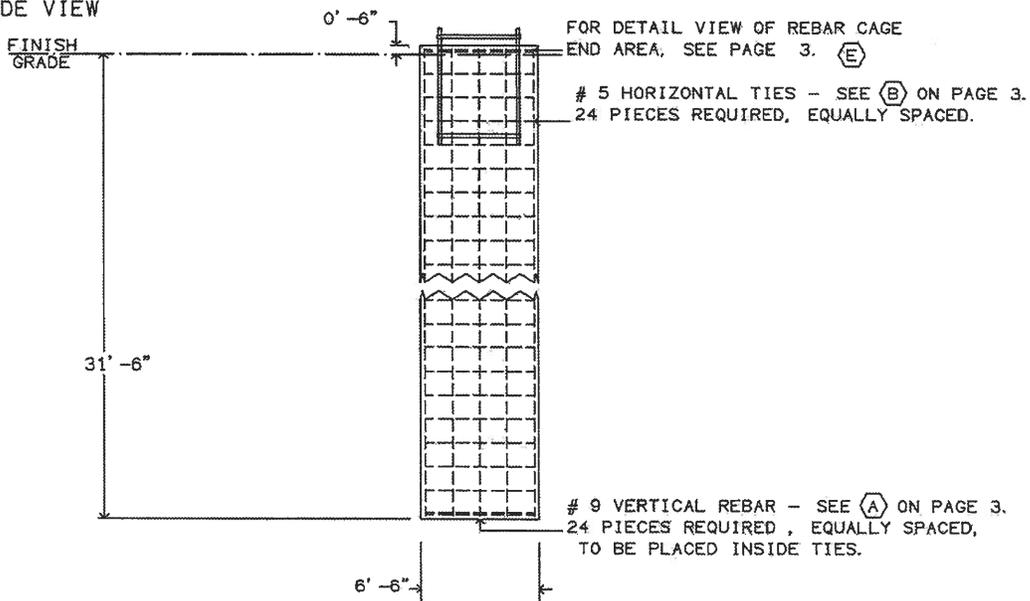
TOP AND SIDE VIEWS ARE
DRAWN TO DIFFERENT SCALE

BASE FLANGE MUST BE CENTERED IN PIER
WITHIN +/- 10% OF PIER DIAMETER



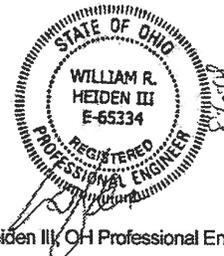
CROWN TOP OF FOUNDATION TO
FACILITATE DRAINAGE.

SIDE VIEW



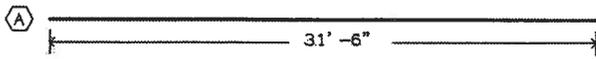
TOWER FOUNDATION

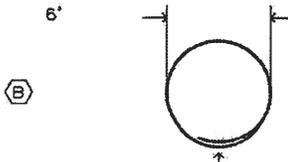
39.3 CUBIC YARDS CONCRETE REQUIRED
FOR INSTALLATION SPECIFICATIONS AND
ADDITIONAL INFORMATION, SEE PAGE 1
OF THIS DRAWING.



William R. Heiden III, OH Professional Engineer # E-65334

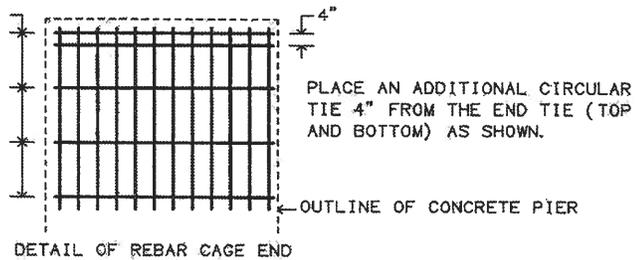
		T-MOBILE A6C0182 CANAL WINCHESTER, OH TP44.75 X 150'	
APPROVED/ENG.	WRH	8/6/2008	valmont STRUCTURES
APPROVED/FOUND.	WRH	8/6/2008	
COPYRIGHT 2008			
DRAWN BY	M.S.		DRAWING NO. 220856
From: F1011550.DFT - 08/06/2008 14:07	ENG. FILE NO. A-406215-		PAGE
Printed from 220856_0200.DWG - 08/06/2008 14:09 @ 08/06/2008 14:37	ARCHIVE F-1011550		2 OF 4

Ⓐ  # 9 REBAR - 24 PIECES REQ. TOTAL
APPROX WT = 107.1# EACH, 2570# TOTAL

Ⓑ  # 5 REBAR - 24 PIECES REQUIRED TOTAL
APPROX UNBENT LENGTH = 21' - 1"
APPROX WT = 22.0# EACH, 528# TOTAL

LAP DIMENSION: 2' - 2- 3/4"
PLACE REBAR RINGS SO THAT LAPS ON
ADJACENT RINGS ARE 180 DEGREES APART.
SEE PAGE 2 FOR RING PLACEMENT.

1' - 6"
PLACE FIRST TIE AT END OF VERTICAL
BARS (TOP AND BOTTOM) AND CONTINUE
SPACING AS SHOWN THROUGHOUT PIER.



Ⓔ

TOWER FOUNDATION

TOTAL APPROX REBAR WEIGHT = 3098#
REINFORCING BAR TO CONFORM TO
ASTM A615 GRADE 60 SPECIFICATIONS.



William R. Heiden III, Oh Professional Engineer # E-65334

T-MOBILE
A6C0182 CANAL WINCHESTER, OH
TP44: 75 X 150'

APPROVED/ENG.	WRH	8/6/2008
APPROVED/FOUND.	WRH	8/6/2008
COPYRIGHT 2008		
DRAWN BY	M.S	



DRAWING NO.
220856

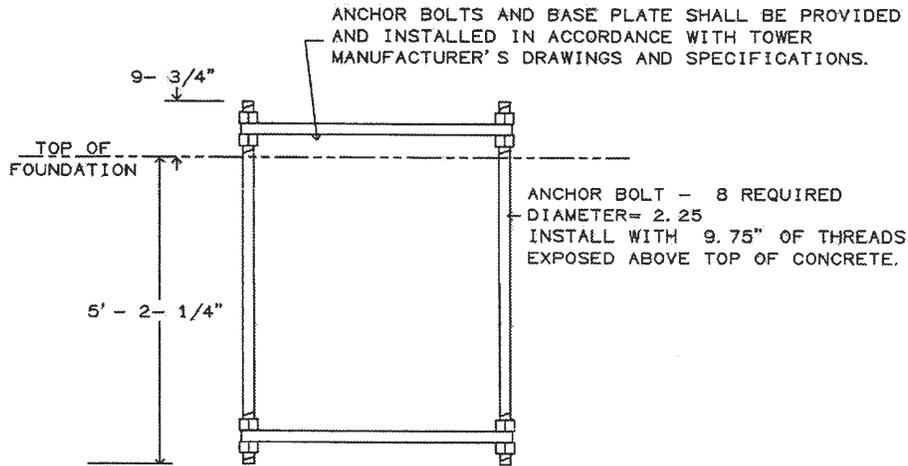
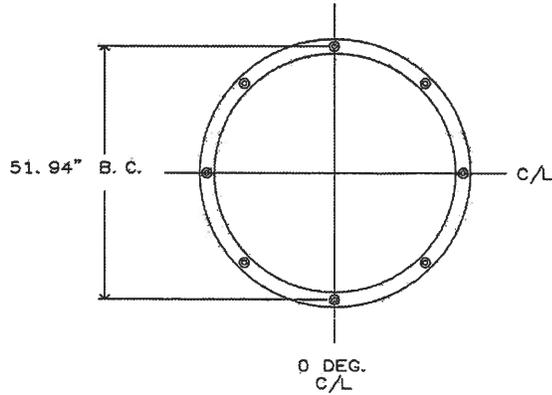
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Printed from 220856_03@@.DWG - 08/06/2008 14: 09 @ 08/06/2008 14: 37

ENG. FILE NO. A-406215-
ARCHIVE F-1011550

PAGE 3 OF 4

BASE FLANGE MUST BE CENTERED IN PIER
WITHIN +/- 10% OF PIER DIAMETER.



TOWER FOUNDATION
TOWER ANCHOR BOLT PLACEMENT



William R. Heiden III, OH Professional Engineer # E-65334

T-MOBILE
A6C0182 CANAL WINCHESTER, OH
TP44.75 X 150'

APPROVED/ENG.	WRH	8/6/2008
APPROVED/FOUND.	WRH	8/6/2008
COPYRIGHT 2008		
DRAWN BY	M.S.	



DRAWING NO.
220856
PAGE

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ENG. FILE NO. A-406215-
F-1011550

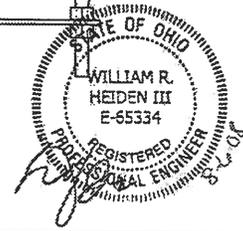
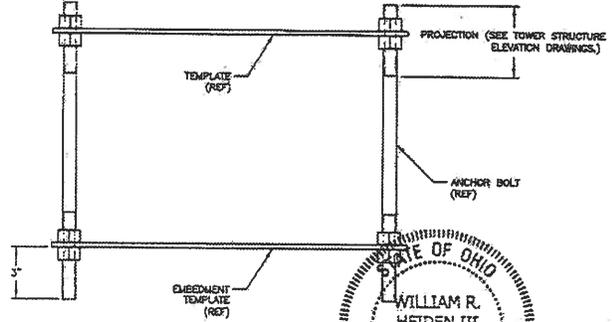
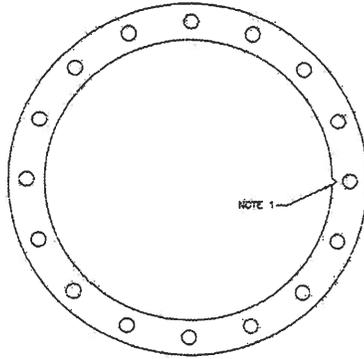
4 OF 4

Printed: 02/28/2008 13:05

FIELD ASSEMBLY/ERECTION DRAWING

NOTES:

1. V-NOTCH INDICATES CENTERLINE FLAT #10 ON 12 SIDED POLES.
 V-NOTCH INDICATES CENTERLINE FLAT #13 ON 16 SIDED POLES.
 V-NOTCH INDICATES CENTERLINE 270° ON 18 SIDED POLES.
 (UNLESS OTHERWISE NOTED, PORTHOLE C/L AT 6" ELEVATION
 IN LINE WITH "V" NOTCH.)
2. QUANTITY, SIZE, AND ORIENTATION OF BOLTS FOR REFERENCE ONLY.
 BOLT ORICLE FOR REFERENCE ONLY.
 SEE TOWER STRUCTURE ELEVATION VIEW FOR DETAILS.



<p>PROPRIETARY NOTE: THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.</p>			<p>DESCRIPTION ANCHOR BOLT CAGE ASSEMBLY</p>		<p>valmont STRUCTURES</p> <p>1-877-667-6763 Plymouth, MI 1-800-626-9791 Salem, OR</p>	
					<p>TOLERANCE NOTE: TOLERANCES ON DIMENSIONS UNLESS OTHERWISE NOTED ARE (PLUS OR MINUS) MACHINING 0.030" AND STRUCTURAL 0.060". BENDS ARE (+ OR -) 1/2 DEGREE.</p>	
<p>REV. DESCRIPTION OF REVISIONS QPD BY DATE</p>						



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

RECEIVED

APR 15 2014



Franklin County Planning Department
 Franklin County, OH

Property Information	
Site Address 3948 Riverview Dr	
Parcel ID(s) 200-000425-00	Zoning R
Township Norwich	Acreage 1.37
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Staff Use Only
Case # VA-3814
Date filed: 4/15/2014
Fee paid 350.00
Receipt # 1256
Received by: JPL
Hearing date: 5/19/2014
Zoning Compliance: RZ-14-1273

Applicant Information	
Name/Company Name Jeff Haskett	
Address 3075 Asbury Dr Upper Arlington, OH 43221	
Phone # 614-226-5068	Fax #
Email jhaskett@me.com	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name Jeff Haskett	
Address 3075 Asbury Dr Upper Arlington, OH 43221	
Phone # 614-226-5068	Fax #
Email jhaskett@me.com	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Case #
VA-3814

Variance(s) Requested	
Section	110.041
Description	Non-conforming lots
Section	
Description	
Section	
Description	

Describe the project
Applicant seeks to build a single family dwelling at 3948 Riverview Dr, a private rd.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.
Yes. A dwelling used to exist on this parcel for many decades. Prior owners demolished the home. Dwellings exist on all other Riverview Dr. parcels.
2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.
True.
3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
True.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

True.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No.

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

No.

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

Considering that a dwelling used to exist, the variance isn't substantial

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No. Neighbors have expressed excitement to applicant; they are thankful to see the empty lot receive care and attention.

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

It would not.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

No.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No.

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

Yes.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

JEFFERY L. CAROLINE HASKETT
Applicant

4-14-14
Date

[Signature]
Property Owner (Signature must be notarized)

4-15-14
Date

Caroline Haskett
Property Owner (Signature must be notarized)

4-15-14
Date

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

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

On this the 15th day of April, 2014, Jeffery L. Haskett and Caroline Haskett signed this document.



SHARON R NYE
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 3-22-15

Sharon R. Nye

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

4) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).



Auditor Home Real Estate Home Search Specialty Maps Auditor Services Contact Us On-Line Tools

MAP(GIS)

Parcel ID: 200-000425-00 Map Routing Number: 200-0063C -015-00 Owner: HASKETT JEFFERY L, HASKETT CAROLINE Location: 3948 RIVERVIEW DR

Parcel Info

- Summary
Property Profile
Land
Building
Improvements
Interactive Map
MAP(GIS)
Sketch
Photo
Transfer History
BOR Status
CAUV Status
Area Sales Activity
Area Rentals
Tax/Payment Info
Current Levy Info
Assessment Payoff
Tax Distribution
Rental Contact
Property Reports
Recorder's Office Document Search
Area Sex Offender Inquiry



Current Map: 1222' x 900'

Click to view map using:



Pay Real Estate Taxes Here



Data updated on: 2014-04-14 06:23:49

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APR 15 2014

Franklin County Planning Department Franklin County, OH

Image Date: Mon Apr 14 15:36:18 EDT 2014

Ortho Photographs taken in 2011

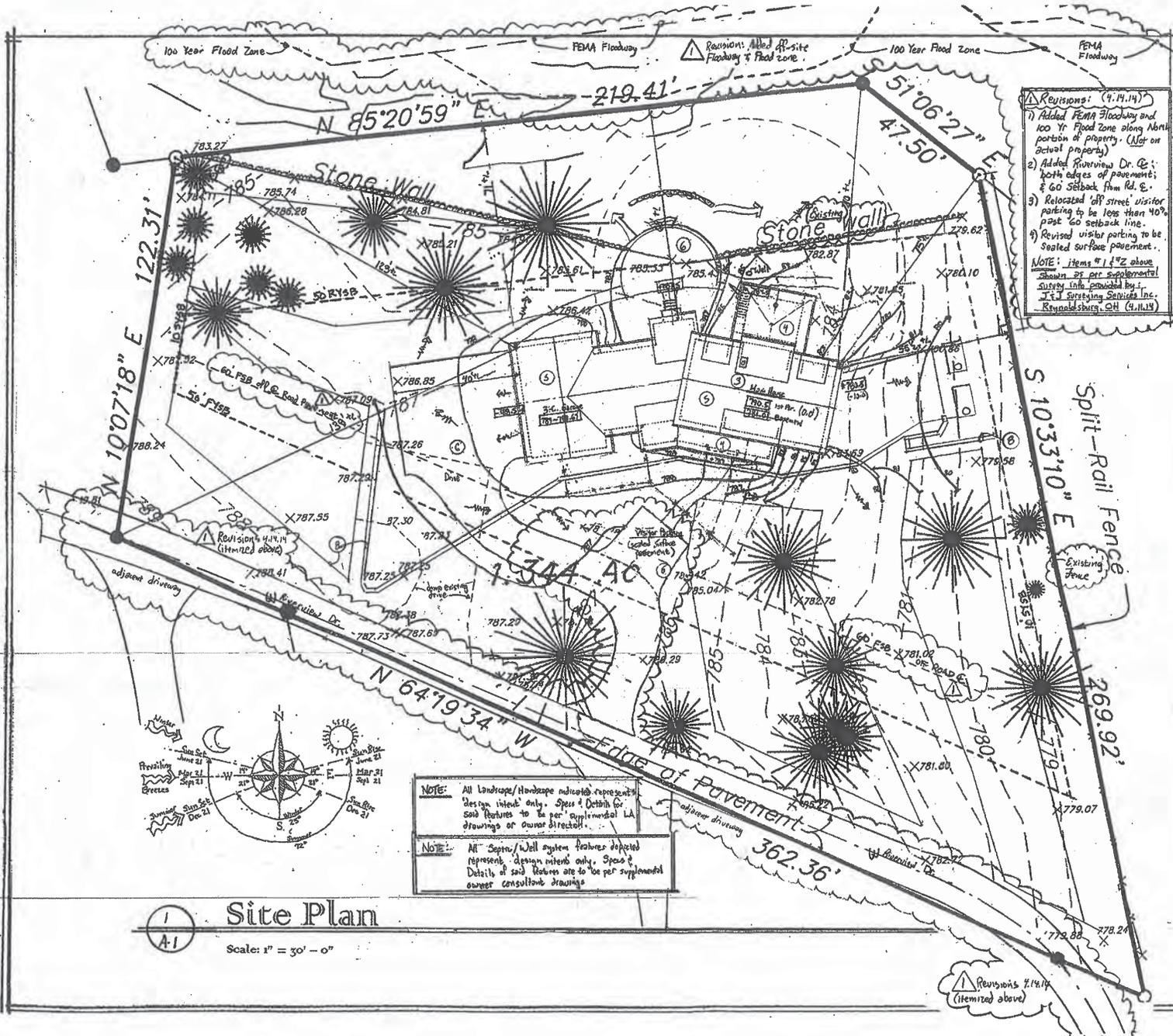
The closest fire station from the center of this map is 4945 feet away.
Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 30	4945 feet
Upper Arlington - 72	1.6 miles
Upper Arlington - 73	1.7 miles

County Recorder
Documents

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Revised
4/14/14

Revisions: (4.14.14)

- 1) Added FEMA Floodway and 100 Yr Flood Zone along Abrupt portion of property. (Not on actual property)
- 2) Added Riverview Dr. C&G: both edges of pavement; & 60 Setback from Rd. E.
- 3) Relocated off street visitor parking to be less than 40% past 60 setback line.
- 4) Revised visitor parking to be sealed surface pavement.

NOTE: items #1 & 2 above shown as per supplemental survey info provided by J.T. Surveying Services Inc. Reynoldsburg, OH (4.14.14)

Zoning Compliance
Application RZ-14-1273

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APR 15 2014

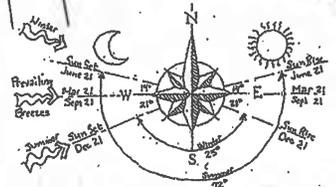
Franklin County Planning Department
Franklin County, Ohio



Site Plan Revisions

Drawing #1, Sht # A-1
Scale: 1"=30'-0"
(Revisions 'clouded')

Haskett Residence
3948 Riverview Dr
Site Revisions Addendum #1
14th, April 2014
Nau & Bullock Architects

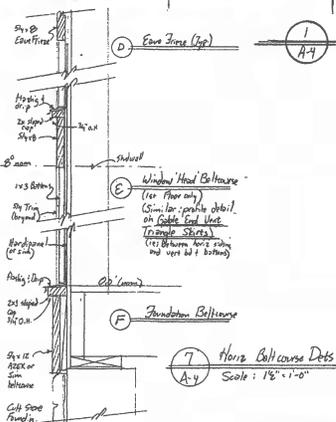
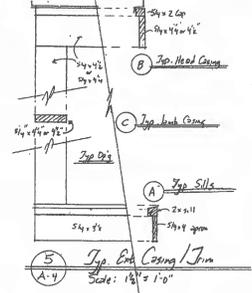
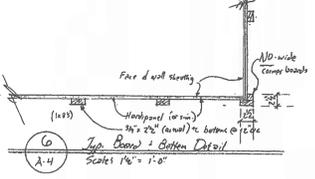
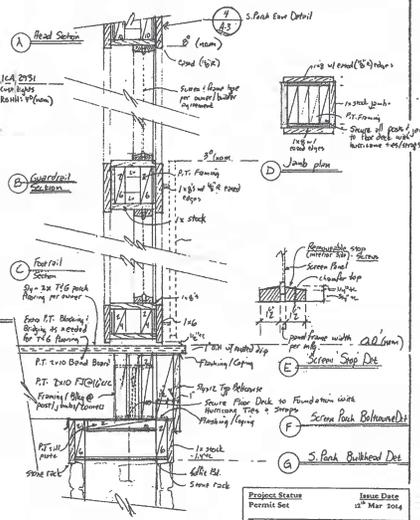
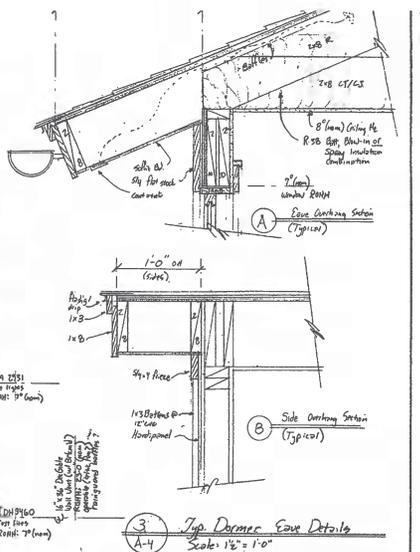
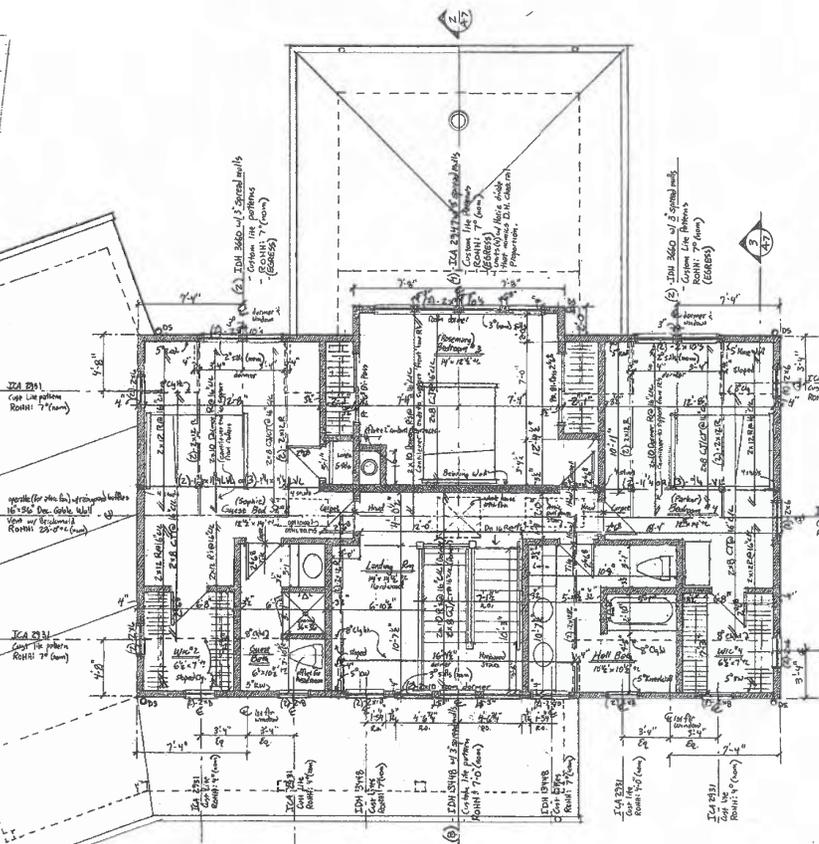
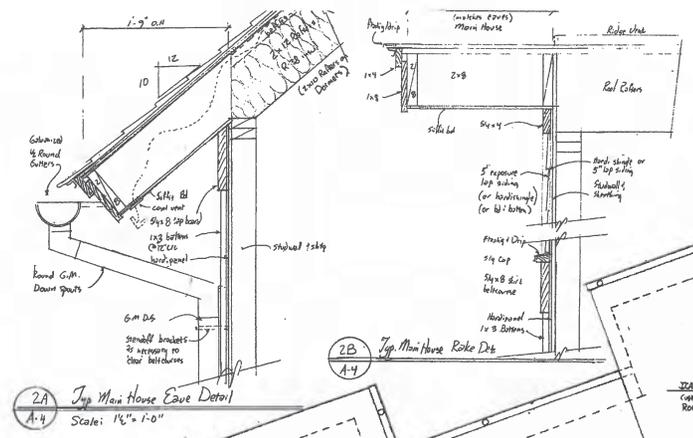


NOTE: All Landscape/Hardscape indicated represents design intent only. Space & Details for said features to be per supplemental LA drawings or owner directed.

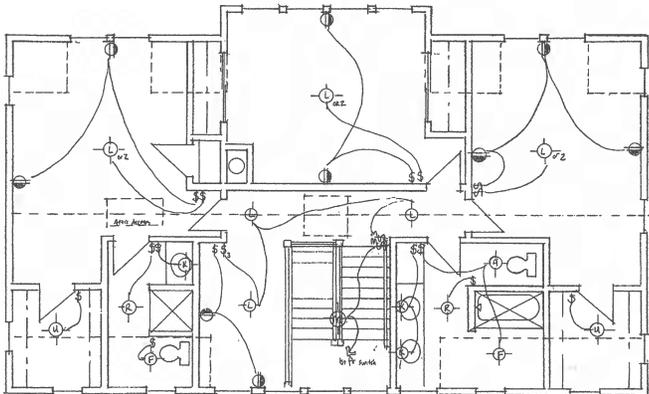
NOTE: All Septic/Well system features depicted represent design intent only. Space & Details of said features are to be per supplemental owner consultant drawings.

1
A-1
Site Plan
Scale: 1" = 30' - 0"

Revisions 2/14/14
(Itemized above)



Project Status	Issue Date
Permit Set	12 th Mar 2024
Revisions:	
Basket Residence 5508 Riverview Dr New Home Columbus, OH 43221	
A-4	
Naw & Bullock Architects 3667 N High St., Worthington, Ohio 43085	



2nd Floor Plan Electrical

Electrical Plans

(NOTE: SEE BASEMENT FLOOR PLAN CONT. #A)

Scale: 1/4" = 1'-0"

Electrical Legend



ELECTRICAL SCHEDULE

1	RECESSED OUTLET
2	RECESSED SWITCH
3	RECESSED FLOOR OUTLET
4	RECESSED WALL SWITCH
5	RECESSED IN-WALL OUTLET
6	RECESSED JUNCTION BOX
7	RECESSED CEILING LIGHT
8	RECESSED FLOOD LIGHT
9	RECESSED WALL SWITCH
10	RECESSED IN-WALL OUTLET
11	RECESSED JUNCTION BOX
12	RECESSED CEILING LIGHT
13	RECESSED FLOOD LIGHT
14	RECESSED WALL SWITCH
15	RECESSED IN-WALL OUTLET
16	RECESSED JUNCTION BOX
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25	RECESSED IN-WALL OUTLET
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30	RECESSED IN-WALL OUTLET
31	RECESSED JUNCTION BOX
32	RECESSED CEILING LIGHT
33	RECESSED FLOOD LIGHT
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35	RECESSED IN-WALL OUTLET
36	RECESSED JUNCTION BOX
37	RECESSED CEILING LIGHT
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39	RECESSED WALL SWITCH
40	RECESSED IN-WALL OUTLET
41	RECESSED JUNCTION BOX
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50	RECESSED IN-WALL OUTLET
51	RECESSED JUNCTION BOX
52	RECESSED CEILING LIGHT
53	RECESSED FLOOD LIGHT
54	RECESSED WALL SWITCH
55	RECESSED IN-WALL OUTLET
56	RECESSED JUNCTION BOX
57	RECESSED CEILING LIGHT
58	RECESSED FLOOD LIGHT
59	RECESSED WALL SWITCH
60	RECESSED IN-WALL OUTLET
61	RECESSED JUNCTION BOX
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71	RECESSED JUNCTION BOX
72	RECESSED CEILING LIGHT
73	RECESSED FLOOD LIGHT
74	RECESSED WALL SWITCH
75	RECESSED IN-WALL OUTLET
76	RECESSED JUNCTION BOX
77	RECESSED CEILING LIGHT
78	RECESSED FLOOD LIGHT
79	RECESSED WALL SWITCH
80	RECESSED IN-WALL OUTLET
81	RECESSED JUNCTION BOX
82	RECESSED CEILING LIGHT
83	RECESSED FLOOD LIGHT
84	RECESSED WALL SWITCH
85	RECESSED IN-WALL OUTLET
86	RECESSED JUNCTION BOX
87	RECESSED CEILING LIGHT
88	RECESSED FLOOD LIGHT
89	RECESSED WALL SWITCH
90	RECESSED IN-WALL OUTLET
91	RECESSED JUNCTION BOX
92	RECESSED CEILING LIGHT
93	RECESSED FLOOD LIGHT
94	RECESSED WALL SWITCH
95	RECESSED IN-WALL OUTLET
96	RECESSED JUNCTION BOX
97	RECESSED CEILING LIGHT
98	RECESSED FLOOD LIGHT
99	RECESSED WALL SWITCH
100	RECESSED IN-WALL OUTLET

ELECTRICAL GEN. NOTES

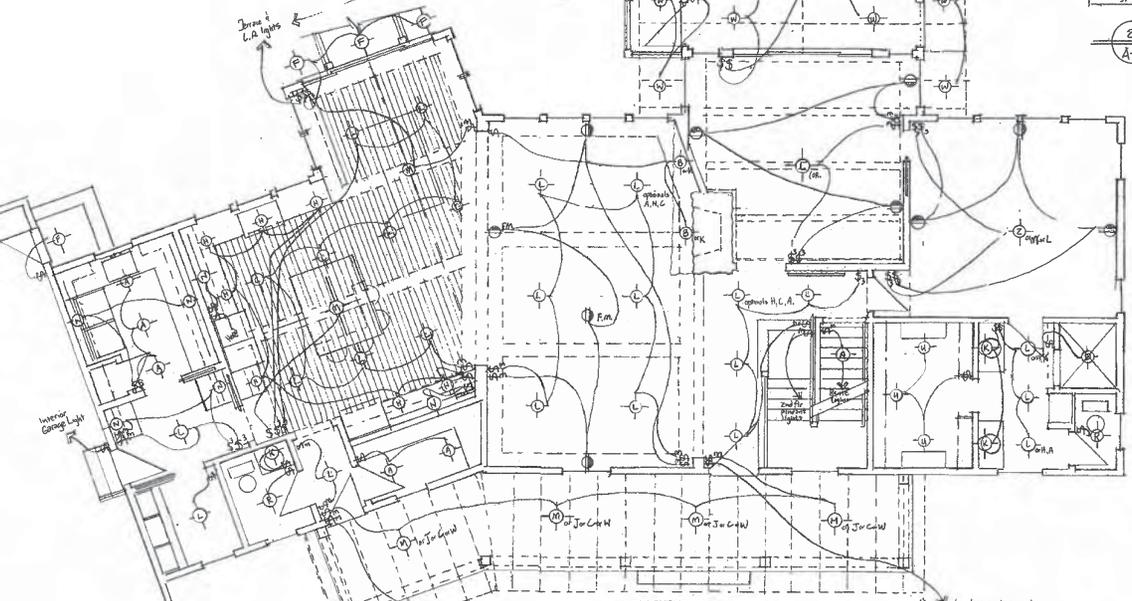
1. ELECTRICAL SYMBOLS AND NOTATION SHALL BE AS SHOWN ON THESE PLANS. REFER TO THE ELECTRICAL CODE FOR FURTHER INFORMATION.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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Architectural - Interior - General Notes, Intents, & Specifications

1. INTERIOR FINISHES: Refer to the Architectural Specifications for details on materials and installation.
2. LIGHTING: Refer to the Electrical Plans for fixture locations and specifications.
3. WALLS: Refer to the Architectural Plans for wall construction and finishes.
4. FLOORS: Refer to the Architectural Plans for floor construction and finishes.
5. CEILING: Refer to the Architectural Plans for ceiling construction and finishes.
6. DOORS: Refer to the Architectural Plans for door construction and finishes.
7. WINDOWS: Refer to the Architectural Plans for window construction and finishes.
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9. ELEVATORS: Refer to the Architectural Plans for elevator construction and finishes.
10. MECHANICAL: Refer to the Mechanical Plans for HVAC, plumbing, and electrical equipment.

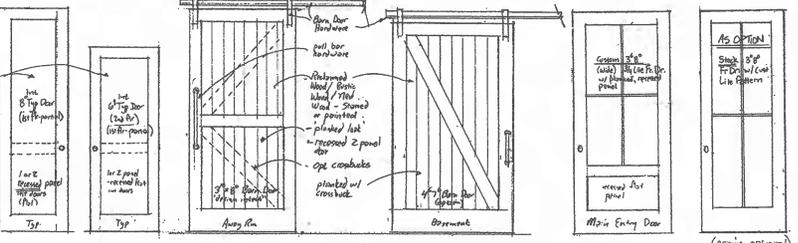
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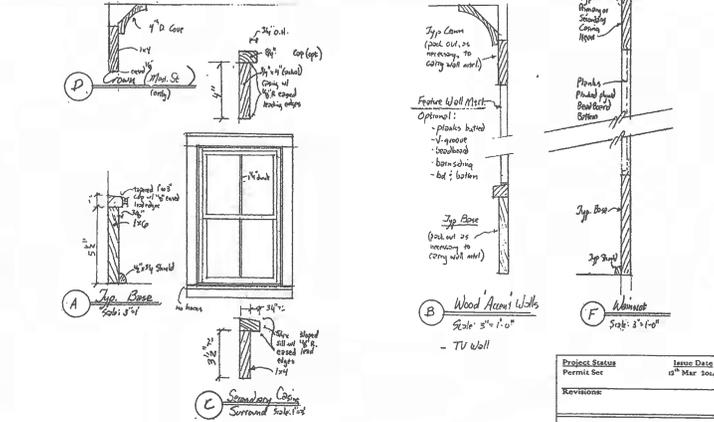
1st Floor Plan Electrical

Landscape Lights / pole light (see Garage Door Lights?)



Doors - Design Intent

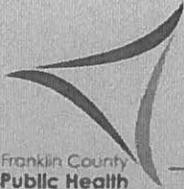
Scale: 1/2" = 1'-0"



Typical Millworks

Scale: As Noted

Project Status: Permit Set
 Issue Date: 07-Mar-2024
 Revision:
Haskett Residence
 5548 Riverview Dr
 New Home
 Columbus, OH 43221
A-8
 Nau & Bullock Architects
 364 N High St., Worthington, Ohio 43085



February 11, 2014

Jeff Haskett
3075 Asbury Drive
Upper Arlington, Ohio 43221

Re: 3948 Riverview Drive
Columbus, Ohio 43221
Tax District 200 Parcel 000425

Dear Mr. Haskett:

The Site and Soil Review for the proposed Household Sewage Treatment System for the above referenced location has been reviewed and is hereby approved for a four bedroom home with an anticipated daily water usage of 480 gallons per day, or 120 gallons per bedroom.

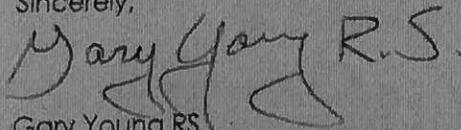
Please be advised that the area of the primary and the replacement soil absorption areas must not be compromised by vehicle traffic, any excavation or added fill in the designated areas. These areas must be staked and flagged or roped off exactly as marked by the soil scientist to prevent soil damage during the construction of the home.

The building permit application and plans may now be submitted to Franklin County Economic Development for review. They will then send them to this department for further review.

After the review process is completed you may then apply for the Household Sewage System Installation Permit. A Homeowners Agreement and an Economic Impact Form must be submitted with the Sewage Permit. Your installer must be registered with our department and must also be qualified through the system suppliers training process to install the drip distribution system.

Please feel free to contact me if you have any questions.

Sincerely,


Gary Young R.S.
Water Quality Program Supervisor

RECEIVED

APR 15 2014

Franklin County Planning Department
Franklin County, OH