



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, July 29, 2014
1:30 p.m.

1. New Business

A. Planning Commission

i. 641-FP(a) – Matt Brown

Applicant/Owner:	Rockford Homes, Inc.
Agent:	Matthew Kirk, EMH&T
Township:	Jefferson Township
Subdivision:	Morrison Farms East Section 1
Site:	3134 Waggoner Road (PID #170-000587)
Acreage:	13.21-acres
Request:	Requesting Final Plat approval to allow the creation of 37 single-family lots and 2 reserves with 4.299-acres of open space.

B. Board of Zoning Appeals

i. CU-3818 – Anthony Hray

Applicant/Owner:	Justiniano Duro
Township:	Franklin Township
Site:	3375 Fisher Road (PID #140-003765)
Acreage:	1.90-acres
Zoning:	Rural District
Utilities:	Public water and onsite wastewater
Request:	Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow for a home occupation with the storage of commercial vehicles and equipment in an area zoned Rural.

ii. VA-3819 – Anthony Hray

Applicant/Owner:	Tina Green
Township:	Madison Township
Site:	7540 Groveport Road (PID #180-001073)
Acreage:	2.63-acres
Zoning:	Rural District
Utilities:	Onsite water and wastewater
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will fail to meet the required setback from the side property line in an area zoned Rural.

iii. VA-3820 – Anthony Hray

Applicant/Owner:	South-Western City Schools, Mark Waller
Township:	Franklin Township
Site:	3505 Briggs Road (PID #140-000373)
Acreage:	38.05-acres
Zoning:	Rural District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Sections 302.047, 505.022(a) and 505.024(a) of the Franklin County Zoning Resolution to allow the construction of a new elementary school that will exceed the maximum height permitted and the placement of a dumpster that will fail to meet the required location and screening requirements in an area zoned Rural.

2. Adjournment of Meeting to August 26, 2014

PAID

JUN 25 2014

RECEIVED

JUN 25 2014

SUBDIVISION FINAL PLAT APPLICATION

for unincorporated Franklin County

Franklin County Planning Department
Franklin County, Ohio

Economic Development &
Planning Department

Received By:

1546

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff:

Date Submitted: 6/25/14

Received By: Matt Brown

Date Accepted / Rejected / /

By: _____

Application No.: 641-PP(6) Fee: 4,650.00 ✓

FCPC Date: 8/13/14

I, ROCKFORD HOMES, INC., being the owner of the lands within the
(print or type landowner's name)

proposed subdivision, hereby request the Franklin County Planning Commission (FCPC) to approve the accompanying subdivision plat named MORRISON FARM EAST SECTION 1, located in JEFFERSON Township. The plat contains 37 lots, 2 reserves and 13.211 total acres. I understand approval action by the FCPC must be ratified by the full FCPC board prior to the plat being signed by the executive director of FCPC.

Twenty (20) copies of the plat signed by the subdivider and engineer/surveyor, the original Subdivider's Agreement signed by the subdivider, and one copy of the engineering and construction plans signed by the county are submitted in support of this request. To the best of my knowledge and belief, information and materials submitted to FCPC for the purposes of obtaining approval of this plat are complete, true and correct.

Property Owner/Subdivider

Signature: Donald Wick

Date: 6/23/14

Name: Donald Wick

Address: 999 Polaris Parkway Suite 200

City, State, Zip: Columbus, Ohio 43240

Phone No.: (614) 785-0055

Engineer/Surveyor

Signature: Matthew A. Kirk

Date: 6/23/14

Name: MATTHEW A. KIRK - EMT + T

Address: 5500 NEW ALBANY ROAD

City, State, Zip: COLUMBUS, OHIO, 43054

Phone No.: (614) 715-4131

MORRISON FARMS EAST

SECTION 1

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and located in Quarter Township 1, Township 1, Range 16, United States Military Lands, containing 13.211 acres of land, more or less, said 13.211 acres being part of that tract of land conveyed to ROCKFORD HOMES, INC. by deed of record in Instrument Number 200310020316654, Recorder's Office, Franklin County, Ohio.

The undersigned, ROCKFORD HOMES, INC., as Ohio corporation, by DONALD R. WICK, Executive Vice President, owner of the land plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "MORRISON FARMS EAST SECTION 1", a subdivision containing Lots numbered 1 to 37, both inclusive, and areas designated as Reserve "A" and Reserve "B", does hereby accept this plat of same and dedicates to public use, as much, all or part of the Court and Drive shown hereon, and not heretofore dedicated. Franklin County shall not accept the plated rights-of-way for public use until construction is satisfactorily completed.

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

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

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

In Witness Whereof, DONALD R. WICK, Executive Vice President of ROCKFORD HOMES, INC., has hereunto set his hand this 20th day of June, 2014.

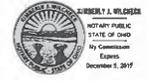
Signed and Acknowledged
In the presence of: ROCKFORD HOMES, INC.

Conroy Threinenkopf By Donald R. Wick
DONALD R. WICK
Executive Vice President
B. Wick

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DONALD R. WICK, Executive Vice President of ROCKFORD HOMES, INC., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROCKFORD HOMES, INC., for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 10th day of June, 2014.
My commission expires 12-31-17
Andrew J. Wilczek
Notary Public State of Ohio



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

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

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

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

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

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

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

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

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

Franklin County Commissioners

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

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

Deputy Auditor, Franklin County, Ohio

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

File No. _____

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

Plat Book ___ Pages _____

RECEIVED
JUN 25 2014
Franklin County Planning Department
Franklin County, Ohio

641-FP(2)



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 100'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to FCCS Monument Numbers 0927 and 6640, and is based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83.

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

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

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

SURVEYED & PLATTED BY



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

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

By Matthew A. Wick 9 June 14
Professional Surveyor No. 7855 Date



MORRISON FARMS EAST

SECTION 1

NOTE "A" - At the time of platting, all of the land hereby being platted as Morrison Farms East Section 1 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0219K, with effective date of June 17, 2005.

NOTE "B" - RESERVE "A" AND RESERVE "B": Reserve "A" and Reserve "B", as designated and delineated here, shall be owned by Jefferson Township and maintained by the Morrison Farms East Homeowner's Association as Passive Park/Open Space and Detention/Retention. Reserve "B" will be maintained in its natural state subject to any necessary stormwater facilities. A grass strip five feet in width will be maintained within the reserve along the rear of the lots.

NOTE "C": At the time of platting, all of Morrison Farms East Section 1 is in the Licking Heights School District.

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

NOTE "E" - LOTS IN MORRISON FARMS EAST SECTION 1: Prior to the construction of the footing/foundation for the residential building to be constructed on lots 10-13, 19, 20, 24-26, 28-35, all inclusive, the builder of such building shall confer with the Franklin County Development Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot. As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside drain tiles as well as a back up sump pump.

NOTE "F" - STREAM BUFFER ZONE: The Stream Buffer Zone, as designated and delineated herein, shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Buffer Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created. Additional restrictions include:

1. No dumping or burning of refuse.
2. No hunting or trapping.
3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
4. Nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, rotten, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety.
5. No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the reserves.

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

NOTE "H" - ACREAGE BREAKDOWN:

Total acreage:	13,211 Ac.
Acreage in Right-of-way:	1,616 Ac.
Acreage in remaining lots:	7,296 Ac.
Acreage in Reserves:	4,299 Ac.

NOTE "I" - ACREAGE BREAKDOWN: Morrison Farms East Section 1 is out of the following Franklin County Parcel Number:

Parcel Number 171-000557	13,211 Ac.
--------------------------	------------

NOTE "J": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Morrison Farms East Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°35'30"	1250.00'	100.03'	S 88°25'30" W	100.00'
C2	4°35'30"	1250.00'	100.03'	N 88°25'30" W	100.00'
C3	46°49'04"	550.00'	449.42'	N 27°15'36" E	437.03'
C4	0°28'04"	1250.00'	100.03'	N 87°54'50" W	10.20'
C5	2°34'22"	1225.00'	55.00'	S 87°26'06" E	55.00'
C6	2°09'44"	1225.00'	43.02'	S 87°43'41" E	43.02'
C7	2°47'11"	1275.00'	62.01'	N 89°29'27" W	62.00'
C8	1°47'54"	1275.00'	46.02'	N 87°02'54" W	46.02'
C9	6°28'04"	1225.00'	168.00'	N 85°54'55" W	100.00'
C10	89°00'00"	26.00'	31.42'	S 48°51'03" W	28.28'
C11	3°20'38"	575.00'	33.94'	N 89°31'22" E	33.94'
C12	8°12'04"	575.00'	62.23'	N 10°17'44" E	62.20'
C13	8°12'04"	575.00'	62.23'	N 10°29'47" E	62.20'
C14	8°12'04"	575.00'	62.23'	N 22°41'51" E	62.20'
C15	8°12'04"	575.00'	62.23'	N 28°53'54" E	62.20'
C16	8°12'04"	575.00'	62.23'	N 30°55'58" E	62.20'
C17	8°12'04"	575.00'	62.23'	N 41°18'01" E	62.20'
C18	8°12'04"	575.00'	62.23'	N 47°30'05" E	62.20'
C19	41°29'24"	50.00'	36.08'	S 29°55'50" W	30.30'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C20	28°32'56"	50.00'	24.91'	N 23°32'01" E	24.66'
C21	87°10'32"	50.00'	58.63'	N 71°25'51" E	55.33'
C22	53°14'48"	50.00'	46.47'	S 48°23'15" E	44.81'
C23	53°15'24"	50.00'	46.48'	S 04°51'31" W	44.83'
C24	60°35'09"	50.00'	52.87'	S 61°47'08" W	50.44'
C25	15°25'40"	50.00'	13.47'	N 85°24'16" E	13.47'
C26	30°04'02"	50.00'	22.75'	N 83°38'32" E	22.55'
C27	4°44'41"	525.00'	43.48'	N 48°12'30" E	43.46'
C28	8°06'10"	525.00'	74.25'	N 41°47'04" E	74.18'
C29	8°06'10"	525.00'	74.25'	N 33°40'34" E	74.18'
C30	8°06'10"	525.00'	74.25'	N 25°34'43" E	74.18'
C31	9°27'37"	525.00'	86.68'	N 10°47'50" E	86.58'
C32	8°12'36"	525.00'	75.28'	N 07°57'32" E	75.22'
C33	96°50'00"	20.00'	31.42'	N 41°08'51" W	28.28'
C34	110°4'32"	125.00'	23.02'	N 89°41'15" W	23.02'
C35	3°17'37"	1225.00'	49.01'	N 89°50'23" W	69.00'
C36	8°16'50"	1225.00'	6.00'	S 89°24'33" W	6.00'
C37	2°20'14"	1275.00'	52.02'	S 89°33'54" E	52.02'
C38	2°14'48"	1275.00'	50.00'	S 87°16'22" E	50.00'



MORRISON FARMS EAST

SECTION 1

DRAINAGE EASEMENT FRANKLIN COUNTY DRAINAGE ENGINEER

1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.

2. No structures or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be created or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.

3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the ground waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.

4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.

5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.

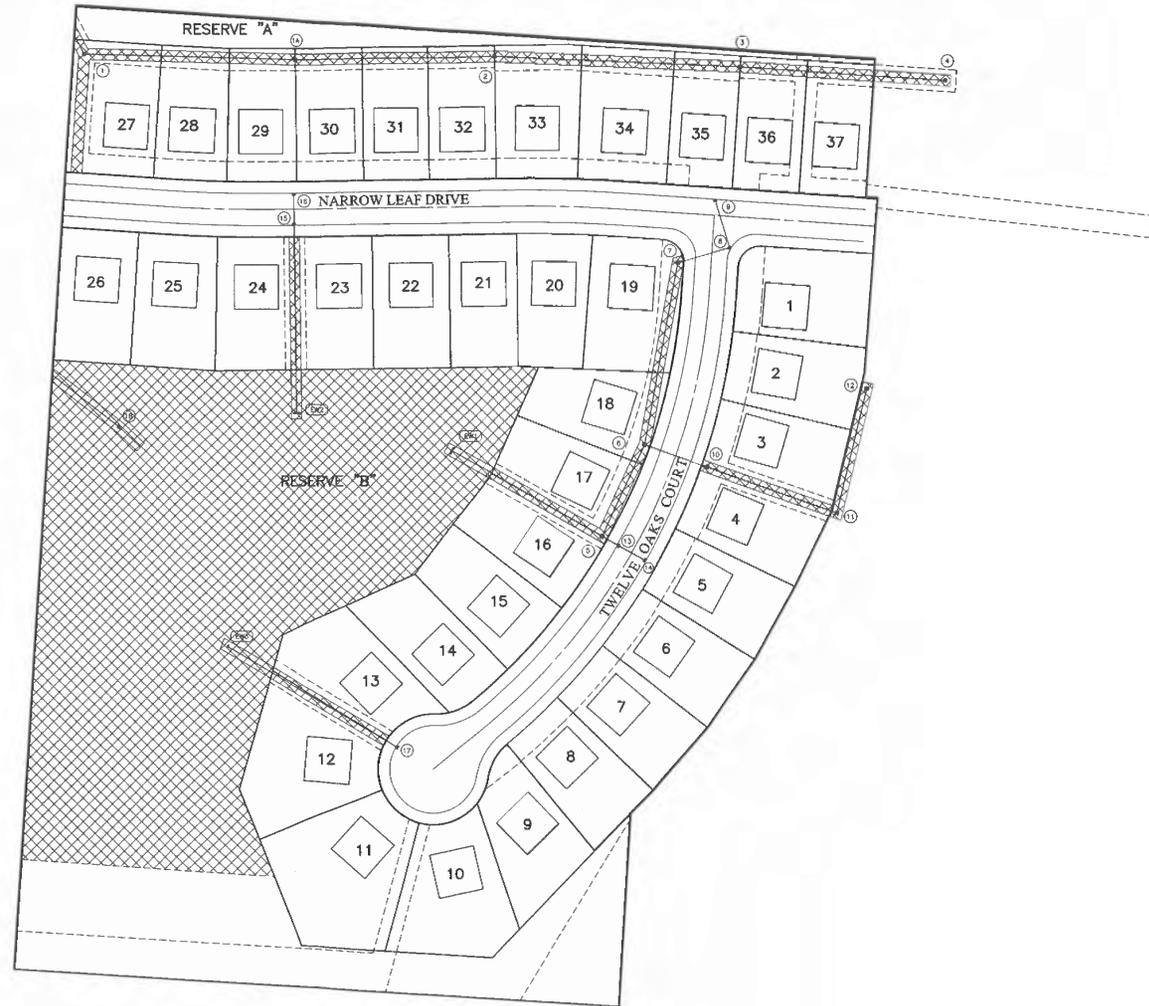
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

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

HATCH LEGEND



Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require fencing sufficient to maintain adequate drainage.



C:\Users\johnd\Documents\Projects\20130790\MORRISON FARMS EAST\SECTION 1\DWG\SECTION 1.DWG, DATE: 07/23/2013, 10:28:14 AM, PLOT: 1, SHEET: 3 OF 3, SCALE: 1/8"=1'-0", DRAWN BY: J. H. HARRIS, CHECKED BY: J. H. HARRIS, DATE: 07/23/2013, 10:28:14 AM

Appendix B

SUBDIVIDER'S AGREEMENT – COUNTY OF FRANKLIN, OHIO

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

This Agreement, between ROCKFORD HOMES INC, the subdivider, and the County of Franklin concerning the MORRISON FARMS EAST subdivision plat, shall set out conditions, requirements and considerations relative to the construction of required improvements and the issuance of county zoning, building and health permits for lots and reserves in the above named subdivision. This Agreement shall be binding on the subdivider(s) and his/her/their personal representatives, heirs and assigns, upon the submission and approval of the construction plan and shall be subject to the following:

- A. All improvement plans (street, drainage, storm water management, sanitary, water, erosion and sedimentation control, grading, etc.) shall be signed by the subdivider's engineer. Improvement plans approved by the county engineer, county drainage engineer, county sanitary engineer, or Franklin County Public Health shall be a part of this Agreement.
- B. Requirements and provisions of the subdivision plat and Subdivision Regulations of Franklin County, Ohio shall be a part of this Agreement.
- C. No county zoning, building or health permits shall be issued for development of lots or reserves in this subdivision until all required improvements have been properly completed to the satisfaction of the county engineer and the Franklin County Economic Development and Planning Department.
- D. The Subdivider further agrees that any violation of, or unsatisfactory compliance with, any provision, stipulation, or requirement of this Agreement, the subdivision plat, or the Subdivision Regulations of Franklin County, Ohio shall constitute a breach of contract and may subject the Subdivider and subdivision to enforcement measures such as, but not limited to: stop work orders, use of surety, forfeiture of deposited funds, moratoria on development permits, fines, revocation of approvals or permits, plat recall, etc.
- E. All work shall be performed within a 1 yr period from the approval date of the Final Plat. However, an extension of time may be granted if approved by the Board of Franklin County Commissioners.

[Signature]
First Witness

[Signature]
Subdivider

9/26/2012
Date

[Signature]
First Witness

Subdivider

Date

[Signature]
Franklin County Engineer

4-30-14
Date

RECEIVED

SEP 26 2012

Franklin County Planning Department
Franklin County, Ohio

~~641-PP~~
641-PP



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Conditional Use

Revised January 1, 2009

RECEIVED

JUL 7 2014

CU

Franklin County Planning Department
 Franklin County, OH

Property Information	
Site Address 3375 FISHER Rd., COLUMBUS, OH 43204	
Parcel ID(s) 140-003765-00	Zoning RURAL
Township FRANKLIN	Acreage 1.8968 ACRES
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Staff Use Only
Case # CU-3818
Date filed: 7/7/2014
Fee paid 350.00
Receipt # 1412
Received by: JPL
Hearing date: 8/18/2014
Zoning Compliance: N/A

Applicant Information	
Name/Company Name JUSTINIANO G. DURO	
Address 5907 PRIVILEGE DR. HILLIARD, OH 43026	
Phone # (614) 562-7012	Fax # (614) 777-7980
Email JREDservices@AOL.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 JUSTINIANO G. DURO	
Address 5907 PRIVILEGE DR. HILLIARD, OH 43026	
Phone # (614) 562-7012	Fax # (614) 777-7980
Email JREDservices@AOL.COM	

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

Conditional Use(s) Requested

Section

511.03

Description

CONDITIONAL USE HOME OCCUPATION

Section

Description

Section

Description

Describe the project

BASICALLY, WE SHALL USED FOR STORAGE & PARKING OF OUR VEHICLES, EQUIPMENT, TOOLS, & SUPPLIES FOR OUR MOBILE POWER WASHING, CLEANING & TRASH pick up BUSINESS .

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.

- Proposed Use or Development of the Land: THE 155' x 99.95' SECTION OF THE LOT WITH EXISTING GARAGE, BARN, SHED, & FOUNDATION SHALL BE USED FOR OUR MOBILE POWER WASHING, CLEANING, & TRASH pick up BUSINESS. THE BARN & PART OF THE GARAGE SHALL BE USED FOR STORING OUR EQUIPMENT, TOOLS & SUPPLIES & TO PARK OUR VEHICLES ^{INSIDE} SPECIALLY DURING WINTER. THE REST OF THE AREA IS FOR PARKING. PLEASE SEE ATTACHED DRAWING.
- How will the proposed development relate to the existing and probable future land use character of the area: THE PROPOSED USE OR DEVELOPMENT WOULD NOT DISTURB OR AFFECT TO THE EXISTING & PROBABLE FUTURE LAND USE OF THE AREA BECAUSE WE SHALL NOT BUILT ANY STRUCTURES OTHER THAN A FENCE, & OR MAKE ANY CHANGES TO THE LANDSCAPE
- 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? YES, WE ALREADY PUT 250' WOOD FENCE ON BOTH SIDE OF THE LOT & CONTINUED BY A CHAIN LINK FENCE. OTHER THAN THAT, WE SHALL NOT BUILT OR PUT OR ERECTED ANY SIGNAGE OF ANY SHAPE, SIZE, OR FORM.

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses? NO, BECAUSE ONCE A YEAR THE FRANKLIN COUNTY BOARD OF HEALTH CONDUCT ON THE SPOT INSPECTION TO US. IT'S A RURAL NEIGHBORHOOD QUITE A DISTANCE FROM ONE HOUSE TO ANOTHER PLUS NO CUSTOMER COMING IN & OUT INTO THE PROPERTY. WE DO OUR WORK AT CUSTOMER SITE, NOTHING AT FISHER. TWO TRUCKS RUNNING AT THE SAME TIME DRIVERS COMES IN GET THE TRUCK, GO TO CUSTOMER SITE & BY THE END OF THE DAY/SHIFT COME BACK PARK THE TRUCK & GO HOME. NO REALLY MUST ACTIVITY OR TRAFFIC GOING ON.
5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

NO. WE DON'T HAVE HEAVY EQUIPMENT THAT COULD DAMAGE THE STREET, LANDSCAPE OR ENVIRONMENT. THE BIGGEST TRUCK WE HAVE IS A 16' BOX TRUCK. THERE ARE ONLY TWO TRUCKS RUNNING EVERY DAY TO DO THE WORK AT CUSTOMER SITE. WE JUST USE FISHER FOR OUR STORAGE AND PARKING. THE COMPOUND IS ENCLOSED WITH FENCE.

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

YES. WE DO HAVE ALREADY ELECTRIC, GAS, & WATER, PHONE LINE, & SATELITE CABLE.

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

OTHER THAN TO MAINTAIN HEALTHY ENVIRONMENT, IT WILL CREATE JOB. AND ABOVE ALL PAY TAXES.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?
MAY BE. BUT OUR MOM & POP TYPE BUSINESS IS ALWAYS ON SHAKEY GROUND. WE CANNOT AFFORD TO HIRE AN AGENT. OUR CASH FLOW IS ALWAYS LIMITED. THE TYPE & OPERATION OF OUR BUSINESS CONVENTIONAL USE WE I BELIEVE IT SERVE SAME
9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use? YES. WE'LL DO & OBEY ALL MANDATES OF THE ZONING REQUIREMENTS UNDER THE CONDITIONAL USE.

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police). NO, NOT AT ALL. THEY CAN HAVE ACCESS TO THE PROPERTY AT ANYTIME. THERE'S NO MUST ACTIVITY & TRAFFIC EVERY DAY.

11. Did the applicant purchase the property with knowledge of the zoning restrictions? NO, BECAUSE, WHEN I DROVE ALONG FISHER RD. I SAW SOME BUSINESS ALSO, AND THE REALTOR DID NOT SAY ANYTHING ABOUT THE USE OF THE PROPERTY OR
Conditional Use-Expanded Home Occupation (Only) RESTRICTIONS.

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.).

PLEASE SEE MY ANSWER ON SEPARATE PAPER NEXT PAGE.

Answer to question #1 on "Conditional Use-Expanded Home Occupation (only)" page 3.

Answer:

Our business is mobile power washing, cleaning, and trash pick up. Water is one of the main life blood of our business. Without easy access to water or supply, it will create a tremendous hardship not only to our business but also to ourselves. Please see attached letter to "WHOM IT MAY CONCERN".

We shall use only 155'L x 99.95'W (15,492.25 Square feet area) section of the lot. That is with a barn, garage, shed, & foundation, please see attached drawing. Our typical hours of operations is from 8:00 p.m. to 3:00 a.m. We do our work at customer's site only, nothing at Fisher Road. Two trucks running at the same time. One will leave to go to customer's site around 8:00 p.m. and back around 3:00 a.m., and the other one leave around 10:00 p.m. and back around 3:00 a.m. also, five days a week. During the day, nothing is really going on. Other than my son who leave in the house will fill up the water tank, and make sure the trucks are ready for use. On weekend only one truck is running. It leave around 4:00 a.m. and back around 11:00 a.m. So, basically the driver and his helper comes in and leave immediately to go to customer's site and by the end of the day they come back park the truck and leave. Any trash that they have must be transferred into the dumpster first before they leave. Overall they spent approximately an average of 10 minutes each day or one hour only each week inside the compound.

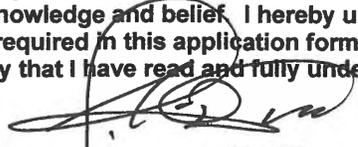
Answer to question #5 on page 4.

Nothing shall be stored or kept outside, other than 3 of our 5 trucks and one dumpster trailer are park outside. Only the upper part of the vehicles can be seen from the road and from adjacent residential lots. The dumpster trailer is park on the side of the garage in front of the barn. It is totally can not be seen from the road and from the adjacent east side residential lots. We planned to built an enclosure and cover it. So that it shall be completely enclosed. The 155' x 99.95' section is within the 6' wood fence. In addition, we planned to plant pine trees along the boundaries. Please see attached drawing.

2. How many non-resident employees? EIGHT (8). THREE (3) NEVER GO TO OR USE THE COMPOUND. FROM THEIR HOUSE, THEY GO STRAIGHT TO CUSTOMER SITE. AND AT THE END OF THE DAY, THEY GO STRAIGHT HOME.
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? YES. BUT WE SHALL NOT USED THE HOUSE FOR OUR BUSINESS. ONLY THE 155'x99.95' SECTION OF 1.8968 ACRES DWELLING LOT SHALL BE USED FOR OUR BUSINESS. PLEASE SEE ATTACHED DRAWING.
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?
NOTHING WHAT SO EVER. WE ARE ON CLEANING BUSINESS ONLY & WE DO IT AT CUSTOMER'S SITE ONLY, NOTHING AT FISHER ROAD.
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!**
PLEASE SEE MY ANSWER ON SEPARATE PAPER, ATTACHED.
6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?
NONE OR NOT APPLICABLE.
7. Will there be any signage? Signage shall be consistent with the provisions of Section 541.03(8).
NO, WE SHALL NOT PUT OR ERECTED ANY SIGNAGE OF ANY SHAPE, SIZE OR FORM WHAT SO EVER.
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.
IT'S BARELY NEGLIGIBLE. IF THERE IS, IT MAY HAPPENED ONLY TWICE OR THREE TIMES A YEAR. IT WILL BE DELIVERED BY A PICK UP TRUCK OR SMALL VAN. WE BOUGHT OUR SUPPLIES DIRECTLY FROM SAM'S CLUB, HOME DEPOT, & FROM OTHER LOCAL STORE AROUND COLUMBUS.

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.


JUSTINIANO G. DURRO
Applicant

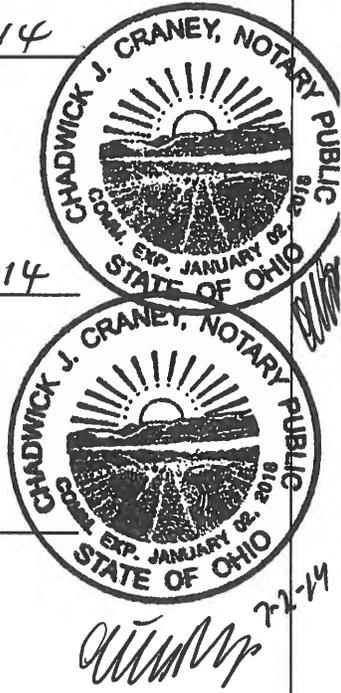
July 2, 2014
Date


JUSTINIANO G. DURRO
Property Owner (Signature must be notarized)

July 2, 2014
Date

Property Owner (Signature must be notarized)

Date



NOTE:

PLEASE SEE ATTACHED PAPER FOR OUR SUPPLEMENTAL REASONS WHY WE APPLY FOR CONDITIONAL USE.

*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.

CU-3818

Select Language
 Powered by Google Translate



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

MAP(GIS)

Parcel Info
 Parcel ID: **140-003765-00** Map Routing Number: **140-0018E -066-00** Owner: **DURO JUSTINIANO,** Location: **3375 FISHER RD**
Click owner name for additional records

- 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

County Location
 Area Maps
 Select Items
 Proximity Report
 Theme Maps
 Print
 Legend

Zoom

IN

OUT

Move

Current Map: 1388' x 1022'

Click to view map using:

Ortho Photographs taken in 20

The closest fire station from the center of this map is 1.6 miles away. Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 12	1.6 miles
Columbus Station 17	1.7 miles
Franklin Township - 192	2.0 miles

County Recorder Documents

3375 FISHER RD.

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.

	Parcel ID: 140-003172-00 Owner: ADAMS JOHN C Location: 3433 FISHER RD Sale Amt: \$57,500
	Parcel ID: 140-002140-00 Owner: PICKENS RONNIE & RONNIE L Location: FISHER RD Sale Amt: \$0
	Parcel ID: 140-003943-00 Owner: PICKENS RONNIE & RONNIE L

RECEIVED

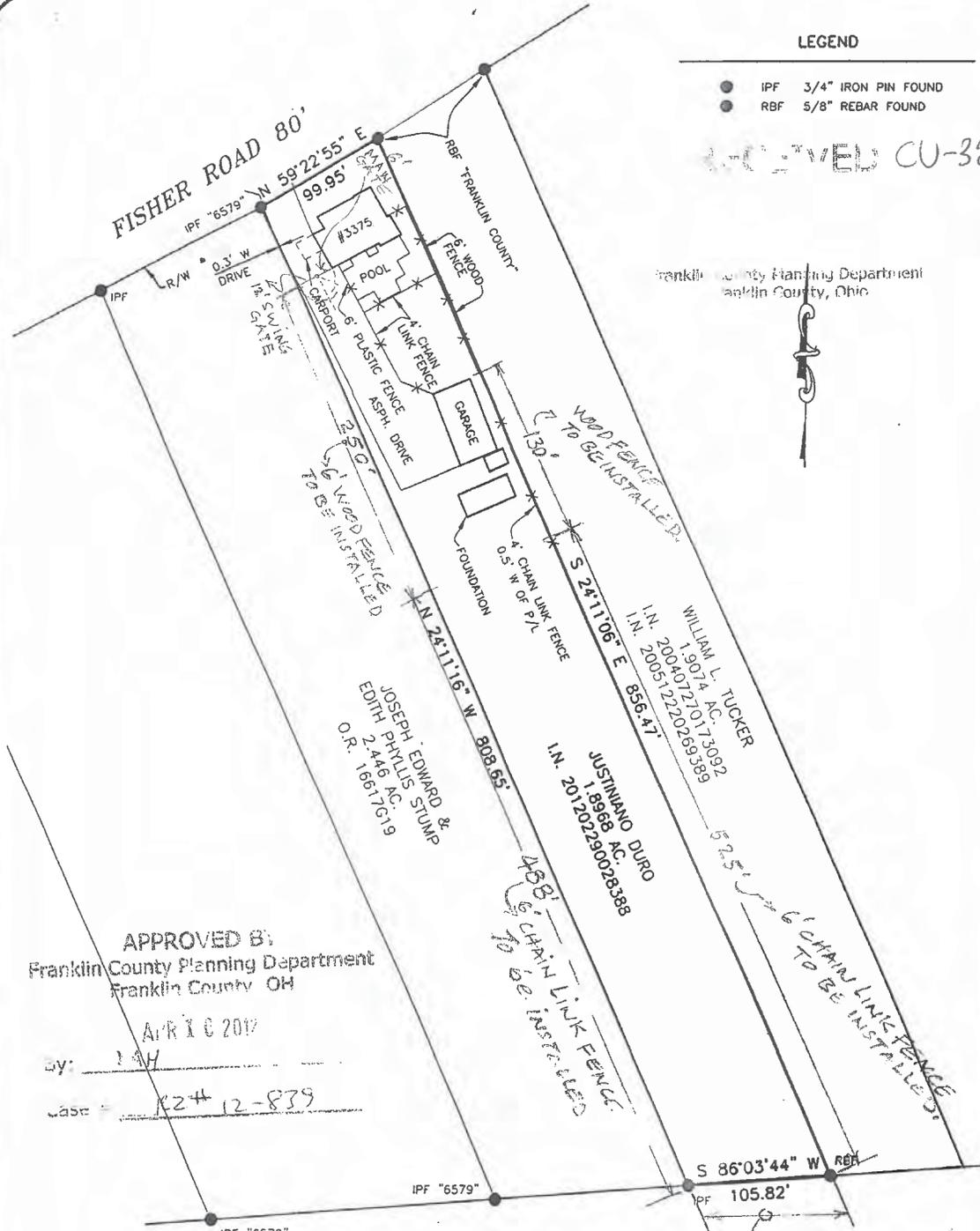
JUL - 7 2014

Franklin County Planning Department
 Franklin County, OH

LEGEND

- IPF 3/4" IRON PIN FOUND
- RBF 5/8" REBAR FOUND

RECEIVED CU-3878



APPROVED BY:
Franklin County Planning Department
Franklin County OH
APR 16 2012
By: [Signature]
Case: 124-12-839

RECEIVED

JUL - 7 2014

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF $N 59^{\circ}22'55'' E$ FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF FISHER ROAD, AND ARE INTENDED TO DENOTE ANGLES ONLY.

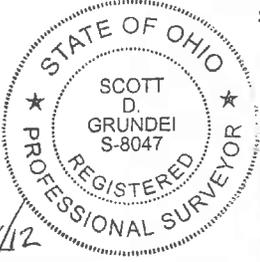
NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN MARCH OF 2012 AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

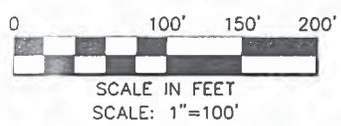
Scott D. Grundei 4/4/12
DATE

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047



SURVEY OF
1.8968 ACRES
LYING IN

LOT 5 OF THE HEIRS OF ELISHA WILSON
PLAT BOOK 4, PAGE 249
TOWNSHIP OF FRANKLIN, COUNTY OF FRANKLIN
STATE OF OHIO



LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 4/3/12 FILE NO. 135678

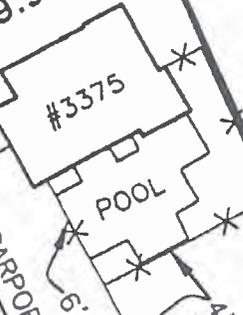
DRAWN BY: TINY

CU-3818

ROAD 80'

6579" N 59°22'55" E
99.95'
0.3' W DRIVE

RBF "FRANKLIN COUNTY"
6' WOOD FENCE

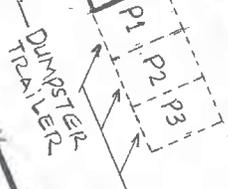


6' WOOD FENCE
PROPERTY LINE

155'-0"
END OF WOOD FENCE

SCALE: 2"=100'

A B C D
EMPLOYEE
PARKING
18' x 10'



26'-0"
S 24°11'06" E

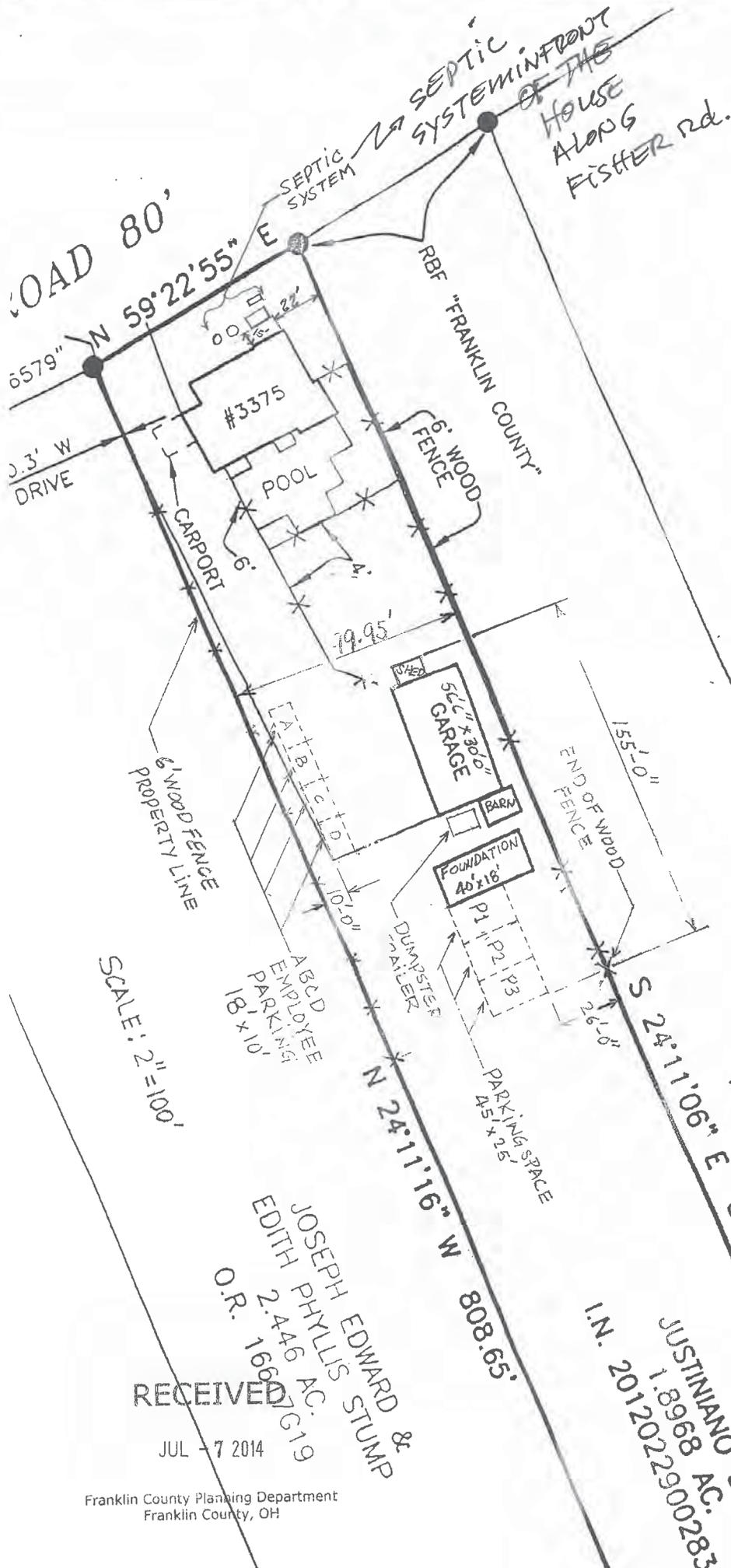
JOSEPH EDWARD &
EDITH PHYLLIS STUMP
O.R. 2.446 AC.
16617G19

WILLIAM L. TUCKER
I.N. 200407270173092
1.9074 AC.
200512220269389
856.47'

JUSTINIANO DURO
I.N. 2012022900283
1.8968 AC.

RECEIVED
JUL - 7 2014

CU-3818



JOSEPH EDWARD &
EDITH PHYLLIS STUMP
O.R. 2.446 AC.
1667G19

WILLIAM L. TUCKER
1.9074 AC.
I.N. 200407270173092
I.N. 200512220269389
856.47'

JUSTINIANO DURO
1.8968 AC.
I.N. 2012022900283

RECEIVED
JUL -7 2014

JRED SERVICES, LLC

5907 Privilege Dr., Hilliard OH 43026 Tel. (614) 562-7012 Fax (614) 777-7980

List of vehicles and Equipment:

- 1.) 1 unit 250 Dodge Ram Pick up Truck
- 2.) 1 unit F350 Ford Pick up Truck
- 3.) 1 unit E350 Ford Econoline 16 feet Box Truck
- 4.) 1 unit Silverado Truck 14 feet stake bed
- 5.) 1 unit Mitsubishi Truck 14 feet stake bed
- 6.) 1 unit 12'L x 7'W Dumpster Trailer
- 7.) 1 unit 10'L x 5'W Lawn care Trailer
- 8.) 1 unit 12'L x 6'W Lawn care Trailer

RECEIVED

JUL - 7 2014

Franklin County Planning Department
Franklin County, OH

CU-3818

JRED SERVICES, LLC

5907 Privilege Dr., Hilliard OH 43026 Tel. (614) 562-7012 Fax (614) 777-7980

June 2, 2014

TO WHOM IT MAY CONCERN:

Dear Sir/Madam,

Respectfully I would like to express our feeling that if we move out from this place, it will create a great burden and hardship not only to our business but also to ourselves and health. My wife just turn 63 and I'm 63 also this coming December. We worked hard to reach this American dream, owning a business and property.

Since the major part of our business is mobile power wash, we need water everyday. We used an average of 600 gallons a day. We can not find a place to lease or rent with water and enough space to park our trucks that fit our budget.

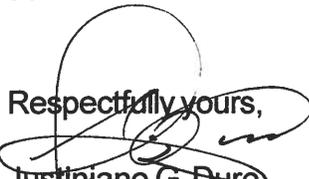
Before we got this place, we rented a self storage and parking, but there was no water available. So, what we did, we pick up the trucks drove to our house and fill up water. Then drove it back to self storage and parking. Drop it off, and pick up another truck. Drove to our house fill up water and drove back to self storage and parking. We did this everyday, 7 days a week. We drove approximately 36 miles a day, 252 miles a week. Each day we spent almost 4 hours just to fill up water into our trucks. If the trucks and or the pressure washer unit broke down, need repair, We fixed it right on the parking lot, under the sun, pouring rain, sub-zero temperature. No garage to put inside to do the repair. Whereas at Fisher we do have a roof.

When we got this place (3375 Fisher Rd.), it reduces tremendously our hardship and operating cost. So the company decided to share those saving to its employees. In term of 401K profit sharing and full paid holidays. These benefits our employees doesn't enjoyed before.

It will be a great hardship again not only to ourselves, to our employees, but also to the company as a whole if we go back to self storage and parking place again.

Your kind consideration on this matter is highly appreciated and thank you so much in advance.

Respectfully yours,


Justiniano G. Duro
Sole Member/Owner
JRED Services, LLC

RECEIVED

JUL - 7 2014

Franklin County Planning Department
Franklin County, OH



Application for Zoning Variance

Revised January 1, 2009

RECEIVED

JUL 16 2014 VA

Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Franklin County Planning Department
 Franklin County, OH

Property Information	
Site Address: 7540 Groveport Rd. Groveport, Ohio 43125	
Parcel ID(s): 180-001073-00	Zoning: Rural
Township: Franklin	Acreage: 2.63
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)

Applicant Information	
Name/Company Name:	
Address: Tina Green 7540 Groveport Rd. Groveport, Ohio 43125	
Phone #: 614-374-6095	Fax #:
Email: tgreen24@columbus.rr.com	

Property Owner Information	
Name/Company Name:	
Address: SAME	
Phone #:	Fax #:
Email:	

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

Staff Use Only	
Case # VA-3819	
Date filed: 7/16/2014	
Fee paid: 350.00	
Receipt #: 1440	
Received by: JPL	
Hearing date: 8/18/2014	
Zoning Compliance: RZ-14-1356	

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 type="checkbox"/>	Proof of water & waste water supply
Please see the Application Instructions for complete details	

Variance(s) Requested

Section

512.02 (2)

Description

Accessory Building Setback Requirement

Section

Description

Section

Description

Describe the project

To replace existing garage that collapsed due to heavy snow and ice over the winter of 2014. Using existing footer and foundation.

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.

(No) There are other properties to the right and left of mine with structures close or closer to there property lines.

See Attachment

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

(yes) Many others to the right and left of me have one, two and/or more structures like mine.

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

(No) This special circumstances did not result from any wrong doing by owner. It was due to heavy snow and ice on roof that caused it to collapse.

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

No: As previously stated, many others have one, two, or even three structural building, with some just as close or closer to there property lines (SEE ATTACHMENT)

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: Health issues or safety concerns would be present on the variance. The previous garage was there nearly 50 years, it was built in 1965.

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

No: One of the reasons for purchasing this property was the benefit of two garages, one for our cars and the other to store things for the house and my business. I do believe that w/out the second garage, it would decrease the value of the property.

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

the new requirment is 20ft., the existing building is 15.8 ft. > difference is approx. 4.4 ft.

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) In fact I have a letter from the next door neighbor (SEE ATTACHMENT) (she has no problem w/ replacing the garage)

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)

(would not affect any of the above.) Garage has been there 50 years)

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

No zoning material was ever provided

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

(No) relocating the garage would have extreme issue, for only 4.4 ft.

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

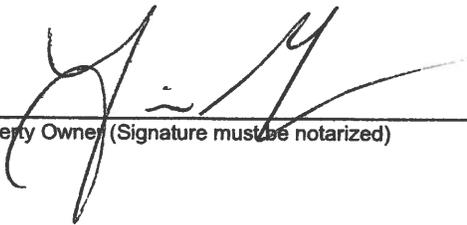
yes: It is why I purchased the property. I need the extra storage and I would like to keep the current value of my property.

Affidavit

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

Applicant _____

Date _____


Property Owner (Signature must be notarized) _____

7-16-14
Date _____

Property Owner (Signature must be notarized) _____

Date _____

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

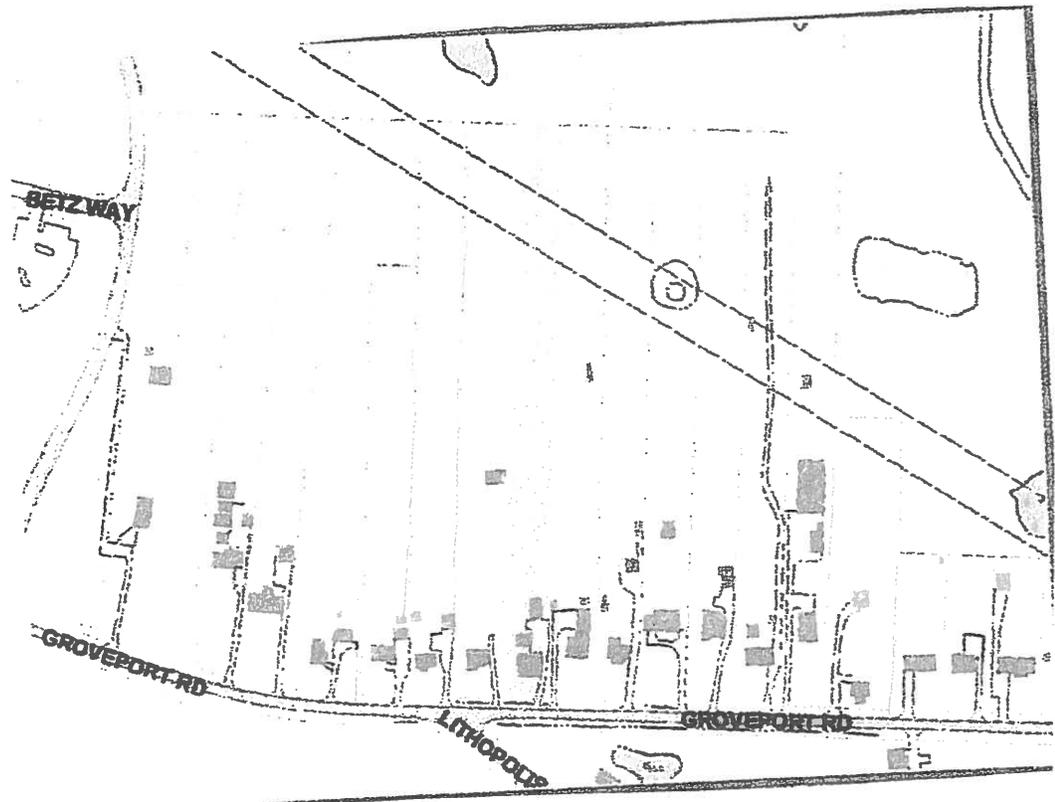
****Approval does not invalidate any restrictions and/or covenants that are on the property.**

 7/16/14
State of OH
County of Franklin



Attachment

TO Question 1 and 4



RECEIVED

JUL 16 2014

Franklin County Planning Department
Franklin County, OH

VA-3819

Attachment

TO Question 8

Attention: Economic Development & Planning Department

Dear Jonathan Lee,

This letter is in reference to my application which was denied for my detached garage. I am writing to appeal your decision and would like you to reconsider. My neighbors next to us at 7550 Groveport Rd, Groveport, Ohio 43125 have agreed and gave us their permission to rebuild our garage.

Sincerely,

Tina Green

Signature:

Date:

Maria Swonger

Signature:

Maria Swonger

Date:

6-12-14

RECEIVED

JUL 16 2014

Franklin County Planning Department
Franklin County, OH

VA-3819

ATTACHMENT

11) Could the applicant's predicament be feasibly be obtained through some method other than a variance ? Garage cannot be relocated.

1) Trees located on the left side would obstruct the building (they would need to be removed and/or extremely trimmed)

2) Access to the back of the property would be hindered.

3) The existing garage on the property is a parking garage. To move over the new one would restrict access in and out of the new one. In addition to moving it over the driveway would need to be extended.

4) The cost of relocating the garage could ^{hinder} enable reconstruction. As well as change the natural flow of the property in its current format which in my opinion makes for a very nice layout.

Note: As a business owner the second garage is needed for storage, tools, mowers, materials, etc.

RECEIVED

JUL 16 2014

Franklin County Planning Department
Franklin County, OH

VA-3819

RECEIVED

JUL 16 2014

Franklin County Planning Department
Franklin County
 Economic Development & Planning
 VA-3819
 150 South Front Street, FSL Suite 10,
 Columbus, Ohio 43215-7104
 Tel: 614-525-3094 Fax: 614-525-7155
 www.FranklinCountyOhio.gov

Application for
Certificate of Zoning Compliance
 Residential Construction

RECEIVED

MAY 29 2014

Franklin County Planning Department
 Franklin County, OH

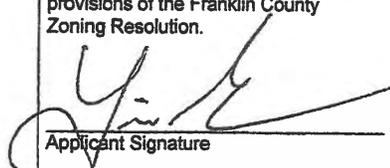
Property Information	
Site Address	7540 Groveport Rd Groveport OH 43125
Parcel ID	180-001073-00
Zoning District	Rural
Township	Madison T
Lot Acreage	2.63

RZ#	14-1356
Staff Use Only	
Date of Action	6/10/2014
Approved / Denied	Approved / <u>Denied</u>
Reviewed by:	JPL
Fee Paid:	75.00
Receipt #	1346
Zoning District	Rural
Road Frontage (ft)	93ft.
Lot Coverage %	2.9%
Non-Conf. (Y/N)	YES (lot)
Floodplain (Y/N)	NO
VA/CU Req'd (Y/N)	Yes

Development Proposal	
<input type="checkbox"/> New Residence	<p>Building Setbacks from Property Line</p> <p>Front: _____ ft</p> <p>Side: _____ ft</p> <p>Rear: _____ ft</p>
<input type="checkbox"/> Room Addition	
<input type="checkbox"/> Patio / Deck	
<input type="checkbox"/> Swimming Pool	
<input checked="" type="checkbox"/> Detached Structure	
<input type="checkbox"/> Home Occupation	
<p>Replacing Existing Garage using existing footer and foundation</p>	

Staff Comments
 Replacing an existing non-conforming 22' x 40' detached garage. Proposed building - does not conform to accessor building setback requirements B-2014-200

Applicant Information	
Name	TINA & David Green
Address	7540 Groveport Rd Groveport OH 43125
Phone #	614-374-6095 or 614-679-4717
Email	tgreen24@columbus.rr.com

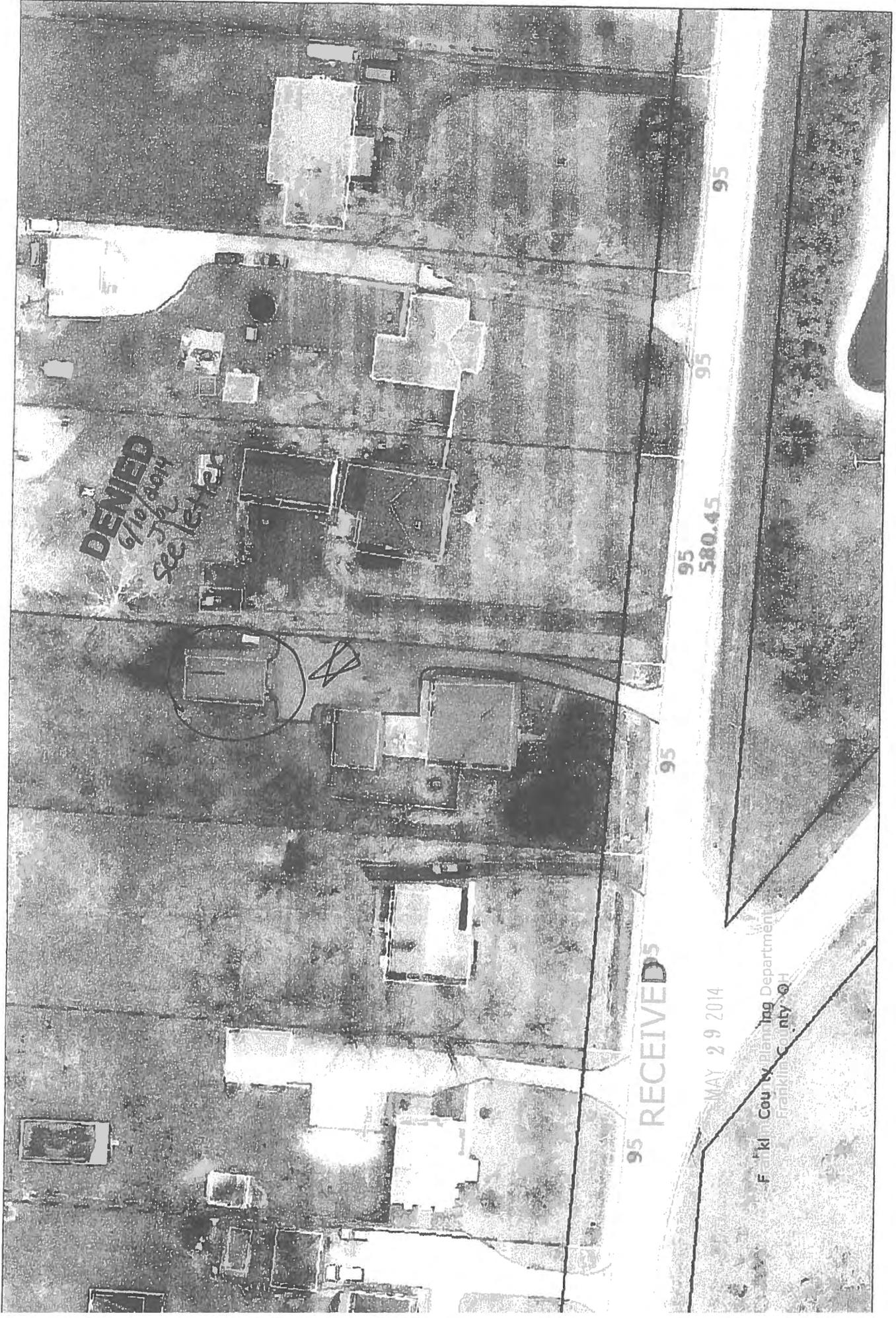
Applicant's Statement	
<p>Applicant certifies that all information contained herein is true and accurate and is submitted to induce the issuance of a certificate of zoning compliance. Applicant agrees to be bound by the provisions of the Franklin County Zoning Resolution.</p>	
 Applicant Signature	
<p>5-29-14 Date</p>	

Property Owner Information	
Name	
Address	Same
Phone #	
Email	

Parcel ID
180-001073

Map Routing No.

Location



DENIED
6/10/2014
See letter

95 RECEIVED 5

MAY 29 2014

Franklin County Planning Department
Franklin County OH

0 17 34 51 68 85 ft



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

June 10, 2014

Tina Green
7540 Groveport Rd.
Groveport, OH 43125

Re: Certificate of Zoning Compliance Application RZ# 14-1356 (7540 Groveport Rd.)

Ms. Green:

This correspondence is in regard to Certificate of Zoning Compliance Application RZ-14-1356, filed May 29, 2014 with the proposal to replace an existing non-conforming 22' by 40' detached garage. The application has been reviewed for compliance with the applicable development standards set forth in Section 302 and Article V of the Franklin County Zoning Resolution. The application fails to meet all applicable standards and has therefore been denied based on the following:

1. Section 512.02(2) – Accessory Building Setback Requirements: For a lot size between 2 and 3 acres in size, all accessory buildings must be at least 20 feet away from the property lines.
 - The proposed accessory building is located less than 20 feet away from the side property line.

To resolve these deficiencies, the Certificate of Zoning Compliance must be modified to comply with these standards or a formal variance request and application must be made and granted by the Franklin County Board of Zoning Appeals. I have attached the Variance Application and Board of Zoning Appeals meeting schedule for your reference.

Should you have any questions or require any additional information regarding the Certificate of Zoning Compliance Application, please feel free to contact me at 614-525-4879 or jxlee@franklincountyohio.gov.

Respectfully,

Jonathan Lee
Planner

Enclosures

S 83°59'46" E 95.04'

N 04°24'14" E 1205.71'

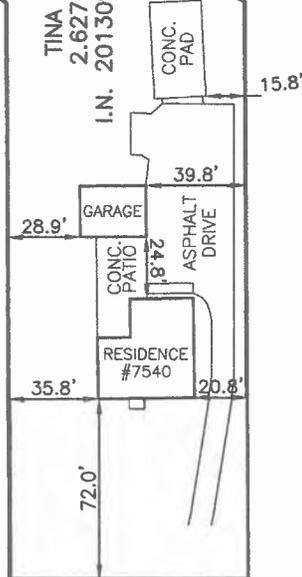
S 04°24'14" W 1203.54'

117.42'

167.86'

100' ELECTRIC EASEMENT

TINA GREEN
2.627 ACRES
I.N. 201309100153584



RECEIVED

JUL 16 2014

Franklin County Planning Department
Franklin County, OH

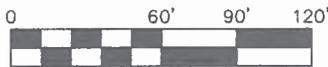
VA-3819

N 85°18'16" W 95.00'
GROVEPORT ROAD

AS-BUILT
SURVEY OF
2.627 ACRES
LYING IN

SECTION 27, TOWNSHIP 11, RANGE 21

TOWNSHIP OF MADISON, COUNTY OF FRANKLIN,
STATE OF OHIO



SCALE IN FEET
SCALE: 1"=60'

CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

DRAWN BY: DJH

Scott D. Grundeil

7/14/14

SCOTT D. GRUNDEIL, P.S.
REGISTERED SURVEYOR NO. 8047

DATE



LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 7/14/14

FILE NO. 160284

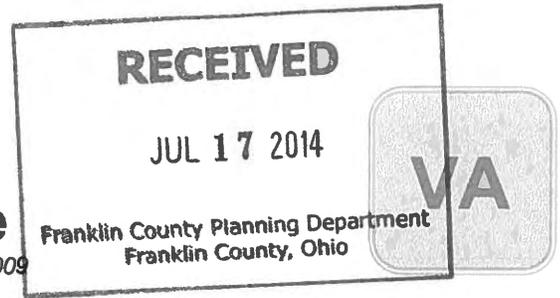


Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
**Zoning
 Variance**

Revised January 1, 2009



Property Information	
Site Address 3501 Briggs Road, Columbus, OH 43204	
Parcel ID(s) 140-000373	Zoning Rural
Township Franklin	Acreage 45.39
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name South Western City Schools, Attn. Mark Waller	
Address 3805 Marlane Drive Grove City, OH 43123	
Phone # 614-801-3133	Fax # 614-871-2781
Email mark.waller@swcs.us	

Property Owner Information	
Name/Company Name South Western City Schools, Attn. Mark Waller	
Address 3805 Marlane Drive Grove City, OH 43123	
Phone # 614-801-3133	Fax # 614-871-2781
Email mark.waller@swcs.us	

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

Staff Use Only
Case # VA-3820
Date filed: 7/17/14
Fee paid 650.00
Receipt # 1448
Received by: DAM
Hearing date: 8/18/14
Zoning Compliance: ZC-14-4337

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

Variance(s) Requested	
Section	302.047
Description	Building Height
Section	505.022
Description	Dumpster Location
Section	
Description	

Describe the project
Demolition of the existing West Franklin Elementary School and construction of a new 600 student elementary school. Project will include installation of underground utilities, asphalt pavement, walks, and landscaping.

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.

None _____

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.

None _____

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

None _____

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.

None

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?

The site could still be developed as an elementary school, but the building would be unique from the other 12 the District is in process of constructing. Placing the dumpsters in a conforming location would adversely affect traffic patterns and mixing of pedestrians/play areas on the site.

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

Proposed building height is 40'-2", a variance of 2'-2". Dumpster location along frontage road of building.

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

No

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

Trash pickup would be easier without having to navigate other site traffic.

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

Yes

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.

Mark Waller
Applicant

July 17, 2014
Date

Mark Waller for SWCS
Property Owner (Signature must be notarized)

7/17/14
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.**

STATE OF Ohio
COUNTY OF Franklin

Sworn to (or affirmed) and subscribed before me
this 17 day of July, 2014, by Mark Waller

Nancie A. Bevilacqua
Notary Public's Signature Notary Name
Personally Known OR
Type of Identification Produced _____



Nancie A. Bevilacqua
Notary Public, State of Ohio
My Commission Expires 05-29-2016

Property Report

Generated on 05/08/13 at 03:09:33 PM

Parcel ID **140-000373-00** Map Routing No **140-0020D -035-00** Card No **1** Location **3505 BRIGGS 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.

Received by EDP 7.17.14

VA-3820

**OHIO EPA
NPDES STORMWATER CONSTRUCTION PERMIT
GENERAL PERMIT #HCO00004**

PERMITTEE: SOUTH-WESTERN CITY SCHOOL DISTRICT
3802 MARFANE DRIVE
GROVE CITY, OHIO 43123
(614) 870-3000

OWNER: SOUTH-WESTERN CITY SCHOOL DISTRICT
3802 MARFANE DRIVE
GROVE CITY, OHIO 43123
(614) 870-3000

NPDES PERMIT: 4G0041827AG
DATE OF ISSUE: JUNE 13, 2013

CENTER OF PROJECT
LATITUDE: N 39°9337.40" LONGITUDE: W 83°0946.15"

PROJECT DESCRIPTION
NEW ELEMENTARY SCHOOL, N COLUMBUS, FRANKLIN COUNTY, OHIO, INCLUDING THE SCHOOL BUILDING, PLAY FIELDS, PARKING LOTS, SANITARY SEWERS, STORM SEWERS, WATERLINES AND OTHER RELATED UTILITIES. SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, GRADING, INSTALLATION OF THE SEWERS AND OTHER UTILITIES AND THE PREPARATION FOR FINAL SEEDING.

PROJECT DATA
TOTAL SITE AREA: 45.60 ACRES
TOTAL DISTURBED AREA: 7.01 ACRES
PROPOSED IMPERVIOUS AREA: 3.75 ACRES
EXISTING IMPERVIOUS AREA: 2.45 ACRES
RUNOFF COEFFICIENT FOR PRE-CONSTRUCTION: 0.4-0.6
RUNOFF COEFFICIENT FOR POST-CONSTRUCTION: 0.5-0.8
POND LAND: ELEMENTARY SCHOOL
RECEIVING WATER: CITY OF COLUMBUS SEWERS TO SCOTO BPO RUN

ESTIMATED CONSTRUCTION DATES: 12/01-14/02/16
SLOPE SPECIFICATIONS:
7 TO 18 PERCENT SLOPES
CR - CROSSLAND AND COMPLEX
0 TO 2 PERCENT SLOPES
CR - CROSSLAND AND COMPLEX
0 TO 2 PERCENT SLOPES
MVC - MUDHARBAN LAND COMPLEX
0 TO 12 PERCENT SLOPES
MVC - MUDHARBAN LAND COMPLEX
0 TO 12 PERCENT SLOPES

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEANUP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

TITLE	NAME	PHONE NUMBER
SITE SUPERINTENDENT	MARV WALLER	614-401-1133

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:
1. CLEAR PERSONNEL FROM THE SPILL AREA AND HOPE OFF AREA.
2. STOP THE SPILL.
3. USE SUBSTANTIAL MATERIALS, PLUG PUTTY, OR HOPE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
4. ASK A TEMPORARY CONTAINMENT CREW OF SOLID MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEANUP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

ADDITIONAL EMERGENCY CONTACT NUMBERS:	24 HOUR PHONE NO.:
---	---
---	---
---	---
OHIO EPA	614-726-3999

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH A REVISION IN APRIL 2008. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS. ALL SUBCONTRACTORS SHALL SIGN THE NOI.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CONCRETE MANUAL AND AN EQUIVARIANT HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&E) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE CONTRACTOR, OWNER, ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OHIO NPDES PERMIT TO THE OWNER, ENGINEER AND THE OEPA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

ALL DEWATERING ACTIVITY SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PRACTICES OUTLINED IN PART B/C/D/E/F OF THE OEPA GENERAL PERMIT.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&E METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY HAVE TO BE PERIODICALLY REMOVED AND RE-APPLIED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS TO WORK PROGRESS. ANY CHANGES SHALL BE NOTIFIED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOOL, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATING, SOIL, RRP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PLACED STREETS ADJACENT TO THE SITE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

OPERATION SEQUENCE FOR TEMPORARY AND PERMANENT BMP INSTALLATION

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. TEMPORARY SEDIMENT CONTROL, AND STORAGE DURING THE PROPOSED CONSTRUCTION WILL OCCUR IN TEMPORARY SEDIMENT BASIN. LOCATED IN THE PROPOSED DETENTION BASIN, WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. MUDDY WATER FROM EXCAVATED AREAS SHOULD BE PUMPED INTO DIVERSION CHANNELS THAT DISCHARGE INTO THE TEMPORARY SEDIMENT BASIN.
CONSTRUCTION WILL START IN DECEMBER 2014 WITH THE CONSTRUCTION OF PROPOSED DETENTION BASINS AND TEMPORARY SEDIMENT BASINS. FOLLOWING THE INSTALLATION OF ALL EROSION CONTROL ITEMS, DEMOLITION OF EXISTING STRUCTURES WILL BEGIN, FOLLOWED BY CONSTRUCTION OF THE PROPOSED SCHOOL BUILDING, ALL PROPOSED UTILITIES, AND ALL PROPOSED SITE IMPROVEMENTS. ACTIVITIES FOR CONSTRUCTION WILL INCLUDE MASS GRADING, EXCAVATION AND TRENCHING.
THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

- INSTALL PERMITTER EROSION CONTROL ITEMS AND INLET PROTECTION EXISTING STRUCTURES.
- DEMOLISH OF EXISTING BUILDING AND PAVEMENT AREAS. REMOVE CUT AND CAP ALL UTILITIES.
- STAIN TOPSOIL, AND UNSUITABLE MATERIAL, ACROSS THE SITE. STOCKPILE TOPSOIL, ONSITE AND MAINTAIN WITH TEMPORARY SEEDING.
- INSTALL ALL TEMPORARY SEDIMENT CONTROLS WITHIN 24 HOURS FOLLOWING THE STRIPPING OPERATION. USE TEMPORARY DRAINAGE CHANNELS TO ROUTE RUNOFF TO SEDIMENT BASIN PRIOR TO THE INSTALLATION OF THE PROPOSED STORM SEWER SYSTEM.
- PERFORM MASS GRADING FOR BUILDING PAD AND PARKING AREAS.
- INSTALL SITE UTILITIES AND INSTALL INLET PROTECTION STRUCTURES AS WORK PROGRESSES.
- ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION REGULATIONS INCLUDING:
 - SEEDING
 - DITCH MATTING
 - INLET PROTECTION
 - MULCHING
 - WATERING
- INSTALL FINAL PAVING AND PERMANENT SEEDING.
- PROVIDE PERMANENT STABILIZATION FOR ANY DISTURBED AREAS AND REMOVE TEMPORARY SEDIMENT CONTROLS, PERMITTER CONTROL AND INLET PROTECTION, EXCAVATE, ACCUMULATED SEDIMENT FROM SEDIMENT BASIN AND REMOVE BRIMMER DEVICE, STABILIZE DETENTION BASIN AREA.

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO. HCO00004. (SEE TABLE 1)

TABLE 1: PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO. HCO00004. (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE. THE AREA WILL REMAIN EROSION PROTECTED FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL, SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OR PERMIT COVERAGE FOR THE INDIVIDUAL LOTS.
DISTURBED AREAS THAT WILL BE EXPOSED OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING
MULCH AND OTHER APPROPRIATE VEGETATION PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDEVELOPED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRASS STRAW APPLIED AT THE RATE OF 3 TONS/AC, OR 138 LB/1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ-FT. SECTIONS AND PLACE THREE 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:
1. MECHANICALLY USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL, STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT GENERALLY LONGER THAN 6".

- MULCH NETTING-USING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE AREAS OF WATER CONCENTRATION AND AREAS WHERE SLOPES TO BE EXPOSED.
- ASPHALT EMULSION/FORM STRAW MULCH. APPLY AT THE RATE OF 160 GAL/AC, (0.1 GAL/SQ) INTO THE MULCH AS IT IS BEING APPLIED OR AS RECOMMENDED BY THE MANUFACTURER.
- SYNTHETIC BRASSER OR STRAW/TWINE NETTING SUCH AS AGRI-TAC (OR AGRI-TAC), DCO-70, PETRO-SET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL			
SEED TYPE	PER 1000 SQ FT	PER ACRE	PER ACRE
PERMANENT TREGRASS	1 POUND	40 POUNDS	40 POUNDS
ANNUAL GRASS	1 POUND	40 POUNDS	40 POUNDS
SMALL GRASS/STRAW	90 POUNDS	3 TONS	
FOUR BINS	6 POUNDS OF 100-LB/50 OR 100-LB/42	200 POUNDS OF 100-LB/50 OR 100-LB/42	

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

WINTER SEEDING & MULCHING

WINTER SEED AND MULCH IS REQUIRED FOR EARTH DISTURBANCE ACTIVITY OPERATIONS OCCURRING BETWEEN OCTOBER 15 AND MARCH 15 AND CAN ONLY BE INSTALLED DURING THAT TIME. ALL STRAW MULCH INCLUDED IN THIS WORK MUST BE EITHER CRIMPED PLACED OR INSTALLED WITH A BIOGRADABLE BONDED FIBER MATRIX. CRIMPED MULCH IS REQUIRED TO BE ANCHORED INTO THE SOIL SURFACE WITH A MECHANICAL CRIMPING IMPLEMENT OR OTHER SUITABLE METHOD APPROVED BY THE ENGINEER. THE MULCH INCLUDED IN THIS WORK MUST BE CAPABLE OF PROVIDING SUFFICIENT DURABLE PROTECTIVE COVER THAT PROVIDES OEPA NPDES PERMIT COMPLIANT EROSION CONTROL FOR A MINIMUM OF 6 MONTHS. THE USE OF OTHER SEED AND/OR MULCH MATERIALS IN THIS TIME PERIOD REQUIRES SPECIFIC APPROVAL BY THE ENGINEER. THE USE OF WINTER SEEDING AND MULCHING IS NOT AN ACCEPTABLE PRACTICE FOR PROTECTING THE SUBGRADE SURFACE.

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCES) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D	IRRIGATION NEEDED
PERMANENT SEEDING	●	●	●	●	●	●	●	●	●	●	●	●	IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOI IS APPLIED
DORMANT SEEDING	○	○	○	○	○	○	○	○	○	○	○	○	
TEMPORARY SEEDING	○	○	○	○	○	○	○	○	○	○	○	○	
SEEDING	○	○	○	○	○	○	○	○	○	○	○	○	
MULCHING	○	○	○	○	○	○	○	○	○	○	○	○	

INSPECTIONS

ALL BMPs ON THIS SITE SHALL BE INSPECTED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 1.5 INCHES PER 24 HOUR PERIOD. A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR AT LEAST 3 YEARS. INSPECTIONS SHALL BE CARRIED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

- THE INSPECTION DATE.
- NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
- WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IN THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
- WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
- LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
- LOCATIONS OF BMPs THAT NEED TO BE MAINTAINED;
- LOCATIONS) OF SMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- LOCATIONS) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND;
- CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWPS NECESSARY AND IMPLEMENTATION DATES.

THE PERMITTEE SHALL MAINTAIN A RECORD OF ALL INSPECTIONS FOR A PERIOD OF 3 YEARS FOLLOWING THE SUBMITTAL OF THE NOTICE OF TERMINATION.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE ALL EROSION CONTROL INSTALLATIONS AS NEEDED TO ENSURE THE CONTROL PERFORMANCE OF THEIR INTENDED FUNCTION. ALL REPAIRS TO BMPs SHALL BE MADE WITHIN 7 DAYS (OR SOONER IF POSSIBLE) OF NOTIFICATION OF DEFICIENCIES. IF THE CORRECTIONS ARE NOT MADE WITHIN THE 7 DAY PERIOD, LIQUIDATED DAMAGES MAY BE ASSESSED AS PER THE COOT CAS SECTION 190.27.

ONGOING INSPECTION OF INSTALLATIONS WILL BE PERFORMED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVED DURING CLEANING OF OR REMOVAL OF BMP INSTALLATIONS SHALL BE PLACED IN AREAS NOT SUBJECT TO EROSION AND PERMANENTLY STABILIZED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- IF SURPLUS PRODUCT MUST BE DISPOSED, EFFORTS WILL BE MADE TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED. THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA. EQUIPMENT AND MATERIALS WILL BE KEPT AND LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KNITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT NURSE FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-8378). THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL.
- SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOIL WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSD).
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS - ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A Diked AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS - FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS - ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING AND DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

- VEGETATIVE COVER AND/MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS, SAYING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- WAITING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND BEFORE ANY OTHER MAJOR TRUCK, ROAD AND OTHER TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- SPRAY-ON ADHESIVES - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURER'S INSTRUCTIONS.

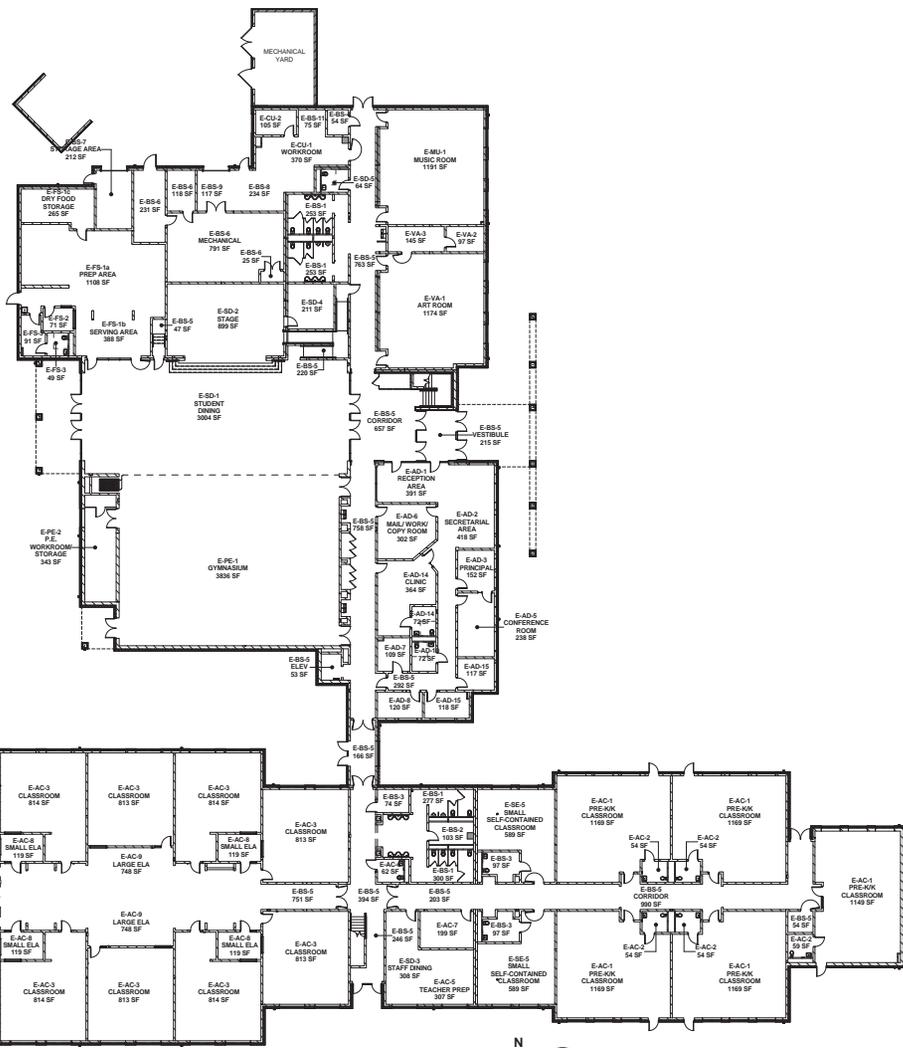
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A DUTY I OBLIGATED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSONS OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE PENALTIES FOR FURNISHING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPROVEMENT FOR KNOWING VIOLATIONS.

DATE: 07-17-2014

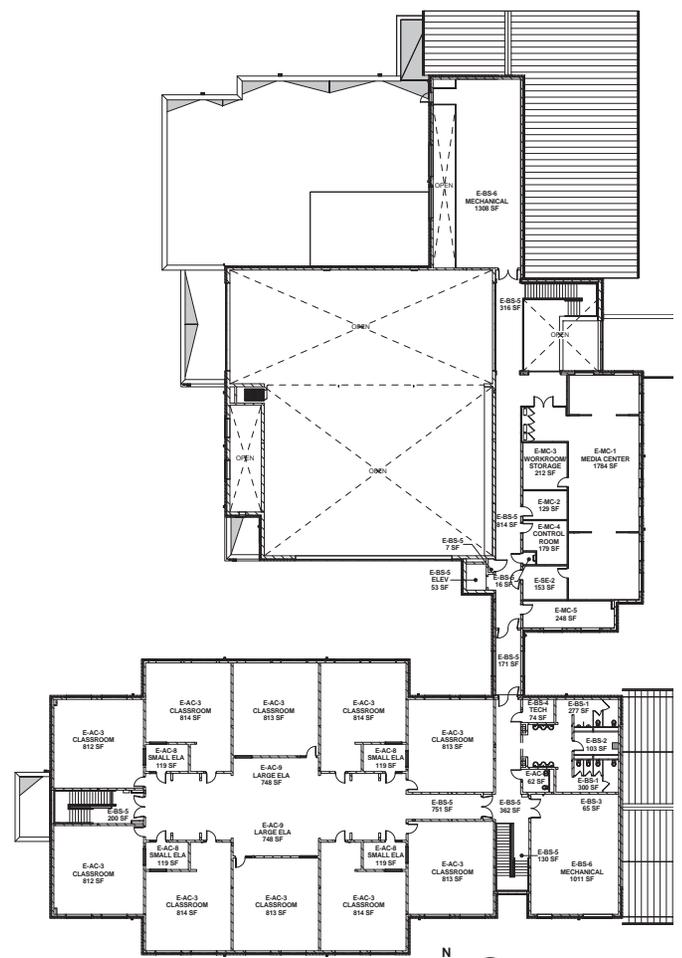
COMMON NO: 2012014.12

THE KLEINGERS GROUP
CIVIL ENGINEERS
SURVEYING
LANDSCAPE ARCHITECTURE
www.klengr.com
16100 Wagon Wheel Dr. #100
Grove City, OH 43123
614-870-2200
614-870-2201
614-870-2202
614-870-2203
614-870-2204
614-870-2205
614-870-2206
614-870-2207
6

c:\Users\mehop\Documents\ARCH\West Franklin ES.mehop.rvt



1 FIRST FLOOR OSFC PLAN
X101 1/16" = 1'-0"



2 SECOND FLOOR OSFC PLAN
X101 1/16" = 1'-0"

OSFC DEPARTMENT SCHEDULE (NET AREA)		
DEPARTMENT	AREA	POR SF
ACADEMIC CORE	26936 SF	27140 SF
ADMINISTRATIVE SPACES	2474 SF	2480 SF
BUILDING SERVICES	1524 SF	15843 SF
CUSTOMAL SPACES	474 SF	500 SF
FOOD SERVICE SPACES	1972 SF	2315 SF
MEDIA CENTER SPACES	2551 SF	2520 SF
MUSIC SPACES	1191 SF	1200 SF
PHYSICAL EDUCATION SPACES	4179 SF	4400 SF
SPECIAL EDUCATION SPACES	1524 SF	1550 SF
STUDENT DINING	4486 SF	4480 SF
VISUAL ARTS SPACES	1115 SF	1150 SF
	62418 SF	63675 SF

OSFC GROSS BUILDING AREA	
BUILDING AREA	AREA (GROSS)
FIRST FLOOR GRADES 1-4 (600 STUDENTS)	15007 SF
SECOND FLOOR GRADES 1-4 (600 STUDENTS)	14814 SF
FIRST FLOOR CORE (600 STUDENTS)	23928 SF
SECOND FLOOR CORE (600 STUDENTS)	6425 SF
PKK WING (600 STUDENTS)	9465 SF
	69539 SF

POR GSF DEVELOPED 69984 SF

Received by EDP 7.17.14
VA-3820

400 Montgomery Road
 Suite 400
 Columbus, OH 43204
 614.270.1234
 614.270.1234
 614.270.1234
 614.270.1234

SLIP
 LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
WEST FRANKLIN ELEMENTARY SCHOOL
 3501 Briggs Road, Columbus, OH 43204
SOUTH-WESTERN CITY SCHOOL DISTRICT
 3805 Maritime Drive, Grove City, OH 43123

ISSUANCES
 06-11-14 (REVISION) 06-11-14
 06-11-14 (ISSUE/DEVELOPMENT) 06-11-14
 06-11-14 (FINAL SUBMITTAL) 06-11-14

OSFC DATA PLANS
 DATE 06-13-14
 COMM NO. 2012014-12

X101