



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

Economic Development & Planning Department  
 James Schimmer, Director

# Technical Review Committee Agenda

Franklin County Engineers Office  
 970 Dublin Road  
 Columbus, OH 43215

Tuesday, October 23, 2012  
 1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. 664-V – Matt Brown

<b>Applicant:</b>	Fisher Homes
<b>Owner:</b>	Fisher Homes
<b>Agent:</b>	Jeffrey Strung, EMH&T
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Royal Elm
<b>Site:</b>	1459 Waggoner Road (PID #171-000025)
<b>Acreage:</b>	83.4-acres
<b>Request:</b>	Requesting a Variance from Section 502.13(B)(10) and Section 502.13(D) of the Franklin County Subdivision Regulations requiring street connections to stub streets.

#### ii. ZON-12-15 – Anthony Hray

<b>Applicant:</b>	Weston Town Center c/o Plaza Properties
<b>Owner:</b>	Weston Town Center c/o Plaza Properties
<b>Agent:</b>	Jackson B. Reynolds, III, Esq.
<b>Township:</b>	Franklin Township
<b>Site:</b>	4279 West Broad Street (PID #140-007155) 185 Georgesville Road (PID #140-000093) 4311 Shoppers Lane (PID #140-003370, 7413, 7414)
<b>Acreage:</b>	67-acres
<b>Request:</b>	Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

#### iii. ZON-12-16 – Anthony Hray

<b>Applicant:</b>	Joseph L. & Stella Bentley
<b>Owner:</b>	Joseph L. & Stella Bentley
<b>Agent:</b>	Laura MacGregor Comek, Esq.
<b>Township:</b>	Franklin Township
<b>Site:</b>	727 Harrisburg Pike (PID #140-001338)
<b>Acreage:</b>	0.35-acres
<b>Request:</b>	Requesting to rezone from the Community Commercial (CC) District to the Select Commercial Planned District (SCPD).

**iv. ZON-12-17 – Anthony Hray**

<b>Applicant:</b>	Douglas McElwee
<b>Owner:</b>	David and Elizabeth Stephens
<b>Agent:</b>	Jason Hettinger
<b>Township:</b>	Hamilton Township
<b>Site:</b>	0 South High Street (PID #150-001172, 173, 174) 0 Jackson Street (PID #150-001175, 177, 179)
<b>Acreage:</b>	0.77-acres
<b>Request:</b>	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

**2. Adjournment of Meeting to November 20, 2012**

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OCT 09 2012

**VARIANCE or APPEAL APPLICATION**

for unincorporated Franklin County

Franklin County Planning Department  
Franklin County, Ohio

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: 10/9/12

Received By: REP

Application No.: 664-V Fee: 350.00

FCPC Date: 11/7/12

**Property Owner/Subdivider/or Agent**

Signature: [Handwritten Signature]

Date: 10/9/12

Name: Jeffrey Adam Strung (EMH&T) on behalf of Fischer Homes

Address: 5500 New Albany Road

City, State, Zip: Columbus, Ohio 43054

Phone No: (614) 775-4700

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

Please see attached letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).



October 9, 2012

Mr. Lee Brown, AICP  
Planning Administrator  
Franklin County Economic Development  
150 South Front Street, FSL Suite 10  
Columbus, Ohio 43215

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OCT 09 2012

Franklin County Planning Department  
Franklin County, Ohio

Subject: Royal Elm

Dear Mr. Brown,

On behalf of our client, Fischer Homes, we are respectfully requesting a variance from Section 502.13 of the Franklin County Subdivision Regulations requiring a street connection from Royal Elm development to the existing stub street, Cordella Street, in the Fieldstone development to the north.

As a part of reinstating the expired development plan for Royal Elm within Jefferson Township - a step which we no longer believe is necessary pursuant to the Jefferson Township Zoning Resolution - the Jefferson Township Zoning Commission and the residents of the Fieldstone development to the north, are requesting the developer not to connect to the existing stub street, Cordella Street, within the Fieldstone development. It is their belief that the connection would be problematic in providing possible cut through traffic to and from Havens Corners Road and Waggoner Road within the development as per the Franklin County Subdivision regulations Section 502.13 (E) (1) "Extension would result in potential regular use by non-local traffic as a cut through between arterial streets".

It should also be noted the Royal Elm and Fieldstone developments already have two different connections to other developments and / or arterial roads without this additional connection to Cordella Street. The Fieldstone development is also within the Gahanna School District while Royal Elm development is in the Licking Heights School District and therefore a vehicular access for school busses is not necessary.

We therefore respectfully request that the variance to eliminate the required vehicular access to Cordella Street be granted. Please feel free to give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Adam Strung", is written over a horizontal line.

Jeffrey Adam Strung, PLA, ASLA  
Director of Planning and Landscape Architecture

A legacy of experience. A reputation for excellence.

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

Columbus • Charlotte • Cincinnati • Indianapolis  
emht.com

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OCT 09 2012

Franklin County Planning Department  
Franklin County, Ohio

DEVELOPMENT PLAN FOR:

ROYAL ELM



SITE STATISTICS:

TOTAL ACREAGE: 83.4 AC±  
 TOTAL RESIDENTIAL LOTS: 259  
 3.4 LOTS: 129  
 0.9 ACRE LOT: 1 (Reserve "A")  
 0.2 ACRE LOT: 1 (Reserve "B")  
 RESERVE "C" (Township Facility): 2.0 AC±  
 TOTAL OPEN SPACE REQUIRED: 16.7 AC± (20% Total AC)  
 (includes Reserve "C")  
 TOTAL GROSS DENSITY: 3.10 Units per Acre

PORTION DEVELOPED (Phases 1, 2, 3 & 4)  
 ACREAGE: 83.4 AC±  
 LOTS: 259  
 GROSS DENSITY: 2.74 Lots/Acre

PORTION UNDEVELOPED (Phases 5, 6, & 7)  
 ACREAGE: 18.5 AC±  
 GROSS DENSITY: 4.88 Lots/Acre

NOTE:

- NOTE "A": Retaining "A", "B", "C" north and south of the north-south, the developer of the "B" shall vary the same setback either 20 or 25 feet.
- NOTE "B": The 30' landscape buffer located within Reserve "C" shall be maintained.
- NOTE "C": The developer shall install electric storage construction fencing prior to the commencement of construction of the project and shall maintain the same within the open spaces, in order to separate the private lots from the open space.



August 16, 2012

Fieldstone Homeowners Association  
777A Dearborn Park  
Worthington OH 43085

Re.: Subdivision Planning Opinion Against Connecting the Fieldstone and Royal Elm  
Subdivisions

Dear Members of the Board,

At your request we have reviewed the concerns expressed by the residents of Fieldstone regarding their desire to abandon the Cordella Street connection between Fieldstone, a medium density subdivision and Royal Elm, a high density subdivision. It should be noted that as planners we typically support connections between neighborhoods, and as a result these types of requests are usually viewed with skepticism. However, after an objective review of all of the information available to us, we have found sufficient evidence to support the claims that this future connection, if completed, will have a deleterious effect on the safety, welfare, and quality of life of the Fieldstone residents. Most affected will be the residents of Cordella Street, Ashley Meadow Drive, and Webley Street (see map on Exhibit A). These conclusions represent our opinion as professional planners and are based upon an examination of the re-zonings, platting, design / deed restrictions and general conditions surrounding the two developments. A summary of this information is included below in support of these findings.

History:

To understand the conditions surrounding this request it is important to review the history behind the planning and the design intent of these two subdivisions. For comparison we have listed the major differences between these two subdivisions (as re-zoned) in Exhibit B of this document. A breakdown of the two subdivisions is as follows:

**Fieldstone** - The Fieldstone subdivision was planned and first submitted for re-zoning by MI Homes in August of 2002 and was approved for re-zoning by the township in April of 2003. The comprehensive plan for the township identified this area as being appropriate for 1 unit per acre, with a small portion of the property being identified for 1-2 units per acre. The property was originally zoned in the Restricted Suburban Residential (RSR) district and was petitioned to be re-zoned by MI homes to the Planned Residential (PR) district. This re-zoning was requested to support a more creative subdivision design, increased open space, and the conservation of environmental and archeological resources. The subdivision was planned in a manner that very much embodies the sound principles of conservation design. These principles advocate for smaller lot sizes to reduce the

consumption of land and costs of infrastructure, while increasing valuable open space, preserving rural character, and conserving environmental resources. The re-zoning originally called for a total of 177 lots (171 constructed for an overall density of 1.69 units / acre), a total of 43% of the property preserved as open space, and two external connections to Havens Corners Road to support the movement of traffic. Deed restrictions include no residential fencing, no pools, sheds or fuel tanks, requirements for removal of pet waste, and approval of architecture by an independent design review committee. The re-zoning was supported by the Franklin County Commissioners (with recommendations) and subsequently approved by the township.

**Royal Elm** - The Royal Elm subdivision was planned and first submitted for re-zoning by Centex Homes two months after the approval of Fieldstone in June of 2003 and was approved for rezoning by the township in December of 2003. At that time the comprehensive plan identified this property as also being appropriate for 1 unit per acre of density. Similar to the Fieldstone subdivision, the Royal Elm property was originally zoned in the Restricted Suburban Residential (RSR) district and was petitioned to be re-zoned to the Suburban Periphery Residential District (SPRD) to permit the development of 259 single family dwelling units for an overall density of 3.1 units per acre. The subdivision was designed in a more typical suburban manner with 50 – 54' lots and 20% open space, the bulk of which is dedicated to preserving the existing stream. In contrast to the Fieldstone development, Royal Elm was designed with one connection to a main road (Waggoner) to support all 259 households. Design commitments and deed restrictions are minimal with some restrictions on fencing, and with sheds, pools, and fuel tanks all permitted with minimal restrictions. The burden of architectural review is held solely by the developer with no provisions in the deed restrictions to transfer this responsibility once all lots are sold. This re-zoning was recommended for denial by the Franklin County Commissioners yet approved by the township. It is safe to assume that the township agreed to the much higher density and decreased standards in an effort to provide the property owner incentive to zone the property in the township and not annex into the City of Columbus.

The Franklin County Commissioners denial of Royal Elm Subdivision demonstrates that its design constructs did not fit with the existing character and integration that had been contemplated when the Cordella Street extension was platted.

As a result of this disparity in planning, design and density there is a considerable difference in traffic generation / management, and feel and character between the two subdivisions. Given the timing of the re-zonings it is safe to assume that MI homes did not foresee the development of the Royal Elm Subdivision in its current configuration when they agreed to the Cordella Street connection during the re-zoning of Fieldstone. In addition it could be argued, based upon the comprehensive plan at that time, that the MI Homes probably considered that Royal Elm would be developed at 1 unit to the acre or in a nature similar to Fieldstone. This disparity causes just concern for the Fieldstone residents for the following reasons:

### Traffic Safety:

The attached traffic report supports vacation of the Cordella Street extension. The following observations are based upon years of land use planning experience and nationally accepted data. The US department of Transportation / Bureau of Transportation Statistics reports that single family household's average a total of 10 vehicular trips per day. For the Fieldstone subdivision, at 171 households, this averages out to approximately 1710 vehicular trips per day distributed through 2 entry points onto Havens Corners. For the Royal Elm subdivision, at 259 households, this averages out to approximately 2590 trips per day distributed through 1 entry point onto Waggoner Rd. If you consider the already completed connection between the Royal Elm subdivision and Willow Brook Crossing, which has a total of 315 households to the south, you have a total number of 574 households averaging approximately 5740 trips per day supported by 2 entry points onto Waggoner Road. This is in sharp contrast to the 1710 trips per day supported by 2 entry points in the Fieldstone subdivision. In addition it is assumed that many, if not most, of these homes find employment in the Columbus / Gahanna area making Havens Corners Road an attractive route to get to Gahanna and to the 670 interchange in the AM peak hours.

As the intersections of Royal Elm Drive and Waggoner Road and Willow Brook Crossing and Waggoner road back up with people turning left onto Waggoner road, it is safe to assume that a significant amount of people from Royal Elm, and potentially many from Willow Brook Crossing, will find their way up Cordella Drive through the Fieldstone Subdivision to get to Havens Corners Road. The adjacent chart illustrates what the impact would be to the Cordella Drive residents if various percentages of these homeowners used this cut-through. For instance, if only 10% of the residents of Royal Elm and Willow Brook use this cut through it would result in an increase of 574 vehicle trips per day through Cordella Drive. If that number increases to 30% the number jumps to 1722 trips per day through Cordella Drive, and so on.

% of Royal Elm / Willow Brook Households using Cordella Cut-Through	Resulting # of New Trips / Day Through the Fieldstone Subdivision
100%	5740
50%	2870
40%	2296
30%	1722
20%	1148
10%	574

**Figure 1**

An extension of Cordella Street into Royal Elm Subdivision creates a traffic pattern which is contrary to typical planning methodologies. If you consider the transect, a widely accepted model of describing density distribution, the typical model moves traffic from less dense, less connected areas across more dense, more connected land use pattern. The conditions created with the Cordella Street connection will move traffic from higher density, through lower density, on the way back toward higher density. This is directly contrary to connectivity planning guidelines. This presents a reasonably negative impact to the safety and welfare of the Cordella Drive residents. In addition, since nearly all of these people will be turning left onto Havens Corners, this will significantly add to the number of vehicular conflicts caused by cars turning into oncoming traffic from the intersection of

Havens Corners and Waggoner Road thereby decreasing the safety of these two intersections.

Quality of Life:

In addition to the quantifiable impacts of increased traffic to the safety and welfare of the residents of Cordella Street, one must also consider the qualitative impacts of this connection as well. Although not as easily identified or argued as engineering issues such as traffic, quality of life also represents an important aspect in the general welfare of the residents of the township. The significant differences in planning, design, and density between the two subdivisions represents a legitimate matter of concern for the residents of Cordella Street and the Fieldstone subdivision. It can be successfully argued that the increased traffic through Fieldstone and the disparity in open space and design standards between these two subdivisions is contradictory to the reasons that the residents of Fieldstone invested in their homes. Most of the residents view the significant open space, quiet streets, and the strict design and deed restrictions of the Fieldstone subdivision as important aspects to their quality of life. Many of these are qualities that enhance and protect the rural nature of the township and reinforce the reasons why the Fieldstone residents chose to live in the township. The density, design, and reduced deed restrictions of the Royal Elm subdivision, being more consistent with typical City of Columbus subdivisions, represent a large contrast to those qualities. Although these are arguably not deciding factors for eliminating the connection, the impacts to the quality of life are no less important to the residents of Fieldstone.

Over time, the traffic impact to Cordella Street will negatively affect the market value of the homes on this street and consequently erode the tax base values. Any reduction in the tax base within an established community negatively affects both the county's and township's ability to provide the basic services which are necessary and

In conclusion it is our professional opinion, based upon the factors described herein, that significant reasons exist to support the idea of vacating the Cordella Drive connection between these two subdivisions. Based upon these factors it can be argued that the connection of these two subdivisions could have a deleterious effect on the safety, welfare, and quality of life of the residents of Cordella Drive, and many others in the Fieldstone subdivision. In addition it could also be argued that the vacation of this connection will have less of a negative effect on the safety and welfare of the residents in the Royal Elm subdivision than keeping the connection would have on the residents of the Fieldstone subdivision. The existing residents of the Royal Elm subdivision are already operating sufficiently without this connection and vacating the connection will have no appreciable effect on their safety or quality of life.

If you have any questions regarding this letter of opinion or the conclusions represented herein please feel free to contact us at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Chillog', with a stylized flourish at the end.

Gregory S. Chillog, RLA  
Associate



August 3, 2012

Kevin Humphreys, Esq.  
332 West Sixth Avenue  
Columbus, OH 43201

**RE: Opinion on Completing the Connection Between the Fieldstone and Royal Elm Neighborhoods**

Mr. Humphreys:

Cut-through drivers are doing so to save time (or the perception of it), avoid heavy traffic and traffic signals, take a less stressful route, shorten their route, as well as other personal reasons. Cut-through traffic has several negatives:

1. it increases volumes on what are typically low volume residential streets
2. it tends to be higher speed which will decrease pedestrian, bike, and child safety
3. higher speeds can lead to a decrease in neighborhood intersection vehicle safety
4. it causes additional wear and tear on neighborhood streets

These items above are not characteristics sought by someone wishing to buy a home in a suburban neighborhood, which can be problematic for a homeowner. A quick internet search will bring up hundreds of hits related to roads that are having cut-through issues where traffic-calming measures (speed bumps, etc.) are being applied, planned, or discussed due to public outcry. If the connection between the Fieldstone neighborhood ("Fieldstone") and the Royal Elm neighborhood ("Royal Elm") via Cordella Street is made ("the Connection"), Cordella Street will experience cut-through traffic. It is clear that the connection of Fieldstone and Royal Elm via an extension of Cordella Street will impact Fieldstone in a negative manner due to this cut-through traffic.

Although recent years have seen a slump in new housing starts, predictions are that Central Ohio will again experience growth at a slower pace: this area will continue to grow. This will fuel congestion at the intersection of Havens Corners Road & Waggoner Road. Many drivers will avoid this congestion by cutting through non-public routes when available. Weekday peak-hour observations in Fieldstone and The Estates at Fieldstone neighborhood ("Estates at Fieldstone") indicate that the Connection will lead to significant cut-through traffic through the Fieldstone neighborhood by Royal Elm residents.

While some Royal Elm residents will cut-through via Fieldstone alone, the majority will cut-through both The Estates at Fieldstone neighborhood and Fieldstone. As these drivers travel from/to Columbus, Gahanna, I-270, I-670, and other points west to/from their homes in Royal Elm, many will take the path depicted in Attachment 1. This path includes York Drive, Welbely Street, and Braden Way in The Estates at Fieldstone; Pateo Pass Drive and Cordella Street in Fieldstone.

At the intersection of Havens Corners Road & Waggoner Road, the right turns eastbound to southbound and left turns northbound to westbound are some of the heaviest movements at this intersection. This is a further indication that the path in Attachment 1 will soon be used by Royal Elm residents once the Connection is made. As these movements at Havens Corners Road & Waggoner Road become heavier, more and more Royal Elm residents will look for alternate routes

to avoid congestion and will settle on this path. This cut-through route allows Royal Elm residents to avoid the signalized intersection of Havens Corners Road & Waggoner Road and shorten their overall route, which will either save them time or give them the perception of time savings. The opposite cut-through path will also be made for the same reasons by Royal Elm residents.

There will also be cut-through traffic that will pass only through Fieldstone as Royal Elm residents return from areas to the east on Havens Corners Road. This path is shown in Attachment 2. This path does not allow a driver to avoid congestion at the intersection of Havens Corners Road & Waggoner Road but does allow them to avoid the signal at the intersection of Waggoner Road and Royal Elm Drive (main entrance to Royal Elm).

There will be Fieldstone and Estates at Fieldstone residents that are unaware of the cut-through issue on Cordella Street and use the Connection to reach Waggoner Road and points south. This will allow them to avoid Havens Corners Road and its intersection with Waggoner Road. As they return, they may take the same path in the opposite direction. This will lead to the same cut-through type concerns in the Royal Elm neighborhood that Fieldstone residents currently have. This will also further increase traffic on Cordella Street.

If congestion at Havens Corners Road & Waggoner Road becomes serious, the Connection also makes an alternative pathway from Havens Corners Road to Waggoner Road that does not go through the intersection of the two roadways. Drivers eastbound on Havens Corners Road will take the path shown in Attachment 1, then continue through Royal Elm, exit via Royal Elm Drive, and then head south on Waggoner Road. This is a complex path but such cut-through is not unheard of when congestion and delays become unacceptable to more aggressive drivers.

There is no doubt that cut-through traffic will be an issue after the Connection is made in the Estates at Fieldstone, Fieldstone, and Royal Elm. This issue will become more and more severe as the intersection of Havens Corners Road & Waggoner Road increase in volume and congestion. If the connection is made, the Township will feel pressured to provide some type of traffic calming measure on Cordella Street or close the Connection.

If you have questions or comments, please contact me anytime at 614-286-0822 or [john@trafficmidwest.com](mailto:john@trafficmidwest.com).

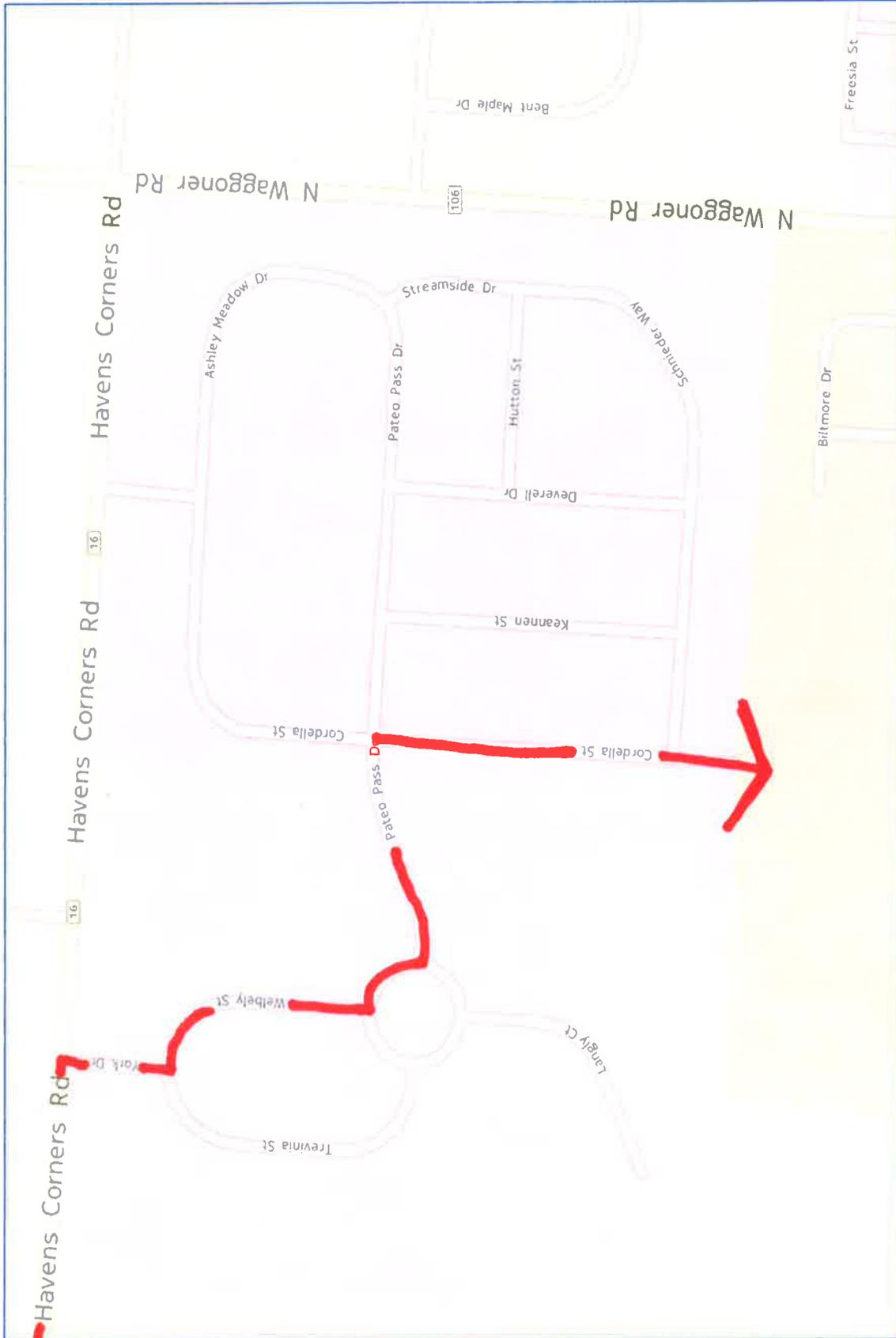
Sincerely,

THE J.GALLAGHER GROUP, INC.

A circular blue seal for the State of Ohio, Registered Professional Engineer, John J. Gallagher, No. 33312. A handwritten signature in blue ink is written over the seal.

John J. Gallagher, MS, PE, PTOE  
President

JJG:jg



July 16, 2011

**ATTACHMENT 1**

Fieldstone Cut-Through Route



July 16, 2011

ATTACHMENT 2

Fieldstone Cut-Through Route



**Franklin County  
Application for Rezoning/Text Amendment**

Application Number: <u>ZON-12-15</u>	Date Filed: <u>10-16-12</u>	Received By: <u>Matt Brown</u>	Total Fees: <u>\$6,000.00</u>	Receipt Number: <u>241116</u>
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**Subject Property Information**

1. Street Address: 4141 West Broad Street
2. Parcel ID Number: 140 - 7155/93/3370/7413/7414
3. Township: Franklin

**RECEIVED**

**Description of Subject Property**

4. Acres to be Rezoned: 67 acres
5. Current Land Use: Shopping Mall
6. Surrounding Land Use:
  - North Commercial Activities
  - South Apartment Complex
  - East Commercial & Manufacturing Activities
  - West Commercial Activities
7. Water Supply Source:  Public (Central)       Private (Onsite)
8. Sanitary Sewer Source:  Public (Central)       Private (Onsite)

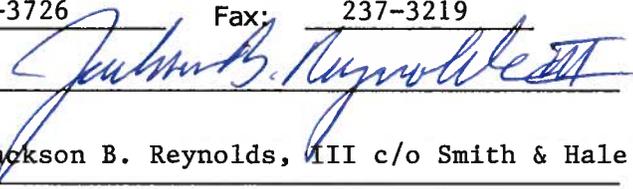
OCT 16 2012  
Franklin County Planning Department  
Franklin County, OH  
Matt Brown

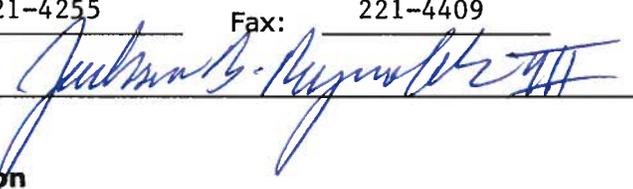
**Rezoning Request**

9. Current Zoning: GI
- Proposed Zoning: CS
10. Proposed Land Use: Shopping Mall
11. Purpose for Request: The property was zoned Heavy Manufacturing in the 1940 and never rezoned as the HM district permitted the commercial activities however with the 2000 Amendments to the Zoning Code the GI district no longer permits commercial activities. The existing structures are non-conforming as are the activities and the owners wish to allow flexibility of both user activity as well as reconstruction of the site.

**Applicant/Owner/Agent Information**

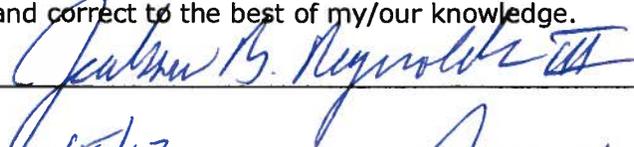
12. Applicant Information: Weston Town Center LLC c/o Plaza Properties  
Address: 3016 Maryland Avenue, Columbus, OH 43209  
Phone: 237-3726 Fax: 237-3219  
Interest in Property: owner/applicant  
Signature: By: 

13. Property Owner: Weston Town Center LLC c/o Plaza Properties  
Address: 3016 Maryland Avenue, Columbus, OH 43209  
Phone: 237-3726 Fax: 237-3219  
Signature: By: 

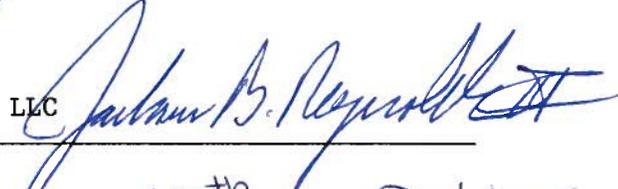
14. Agent Information: Jackson B. Reynolds, III c/o Smith & Hale LLC  
Address: 37 West Broad Street, Suite 725, Columbus, OH 43215  
Phone: 221-4255 Fax: 221-4409  
Signature: 

**Applicant/Owner/Agent Information**

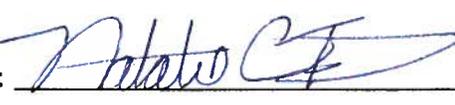
I/we (applicant) Jackson B. Reynolds III swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature:   
(required)

Date: 10/15/12

Property Owner Signature: Weston Town Center LLC  
(required) By: 

Subscribed and sworn to me in my presence and before me on this 15<sup>th</sup> day of October 2012.

Notary Public Signature: 



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

## **Rezoning/Text Amendment Application General Application Requirements**

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

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### **Two (2) copies of each of the following items are required with each application:**

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

### **Two (2) copies of the Development Plan are required with the following information:**

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

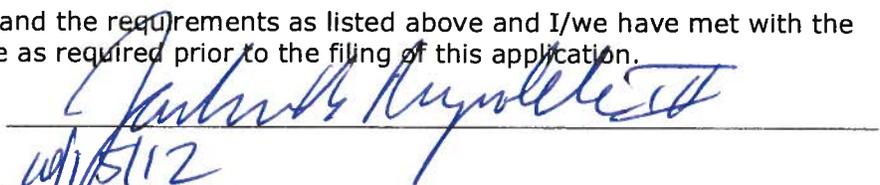
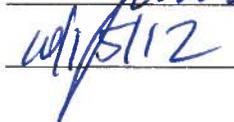
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### Statement of Understanding

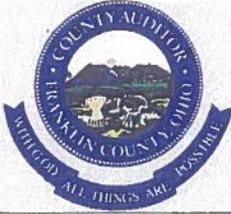
I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

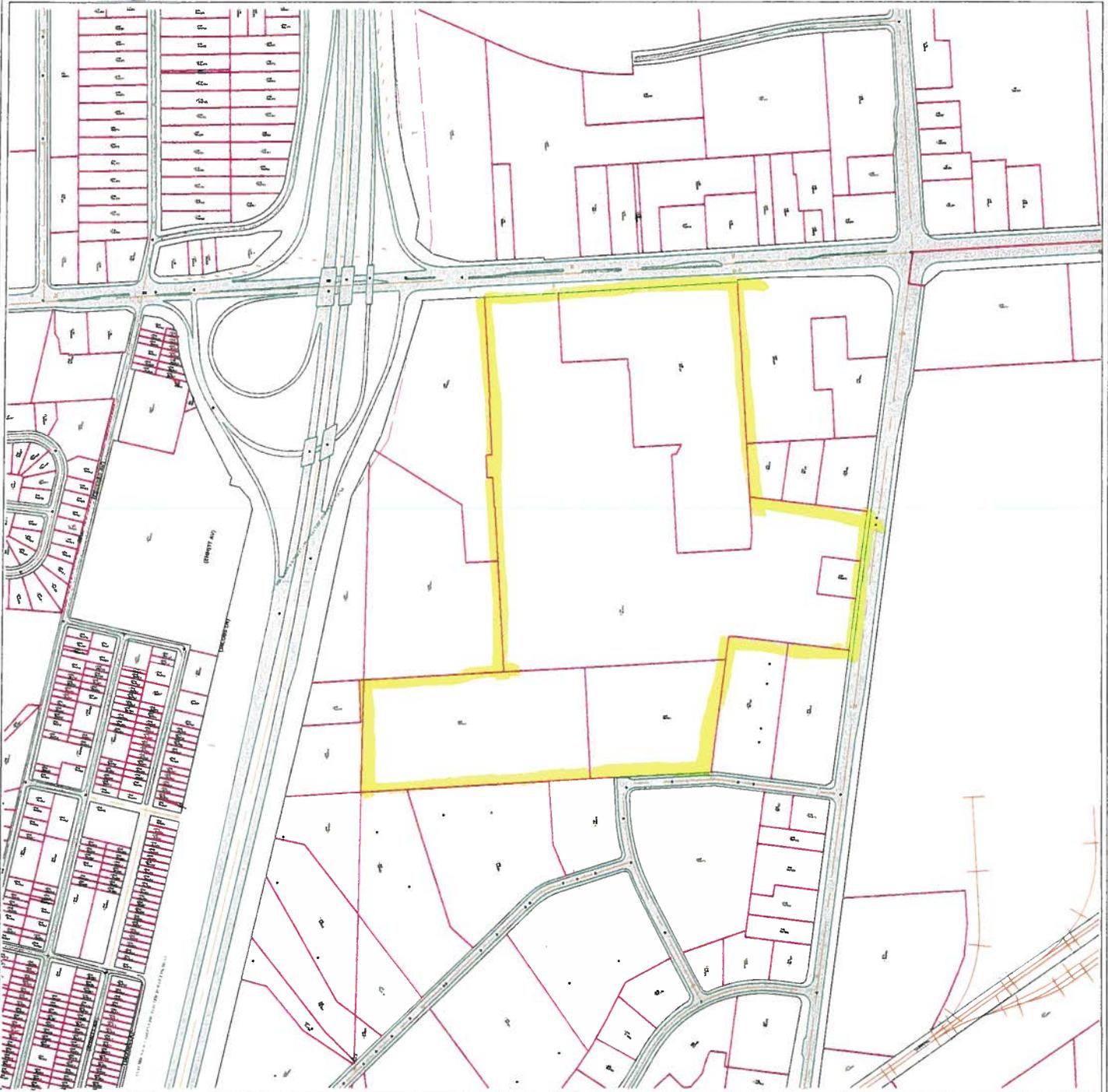
ZON-12-15



# JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 8/26/08



Disclaimer

Scale = 650



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department





ORIGINAL

Franklin County Application for Rezoning/Text Amendment

Application Number: 20N-12-16	Date Filed: 10.16.12	Received By: DAM	Total Fees: \$600.00	Receipt Number: 24117
----------------------------------	-------------------------	---------------------	-------------------------	--------------------------

Subject Property Information

- 1. Street Address: 727 Harrisburg Place
- 2. Parcel ID Number(s): 140 - 001338
- 3. Township(s): Franklin

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OCT 16 2012

Description of Subject Property

- 4. Acres to be Rezoned: 354 +/- ac
- 5. Current Land Use: CS - Car Repair
- 6. Surrounding Land Use:
  - North City Commercial Shopping
  - South CC - Auto Sales
  - East CC - Gas Station
  - West Suburban Apartmt.

Franklin County Planning Department  
Franklin County, Ohio

- 7. Water Supply Source:  Public (Central)  Private (Onsite)
- 8. Sanitary Sewer Source:  Public (Central)  Private (Onsite)

Rezoning Request

- 9. Current Zoning: CS (2011)
- Proposed Zoning: CC
- 10. Proposed Land Use: Auto Sales
- 11. Purpose for Request: To allow for auto sales (companion use to already permitted auto repair business).

**Applicant/Owner/Agent Information**

12. Applicant Information: Joseph L. & ~~Stella~~ Stella L. Bentley  
Address: c/o Laura M. Corneik 500 S. Front St., S-1200  
Phone: 614-229-4557 Fax: 229-4559

Interest in Property: Owners  
Signature: by [Signature]

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13. Property Owner: Same as above

OCT 16 2012

Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Signature: \_\_\_\_\_

Franklin County Planning Department  
Franklin County, Ohio

14. Agent Information: Laura MacGregor Corneik, Esq  
Address: 500 S. Front St. Ste 1200  
Phone: 614-229-4557 Fax: 614-229-4559  
Signature: \_\_\_\_\_

**Applicant/Owner/Agent Information**

I/we (applicant) \_\_\_\_\_ swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: \_\_\_\_\_  
(required)

Date: 10-15-2012

Property Owner Signature: by [Signature] attorney  
(required)

Subscribed and sworn to me in my presence and before me on this 15th day of October

Notary Public Signature: Carol A. Stewart



CAROL A. STEWART  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

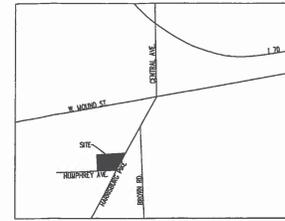
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OCT 16 2012

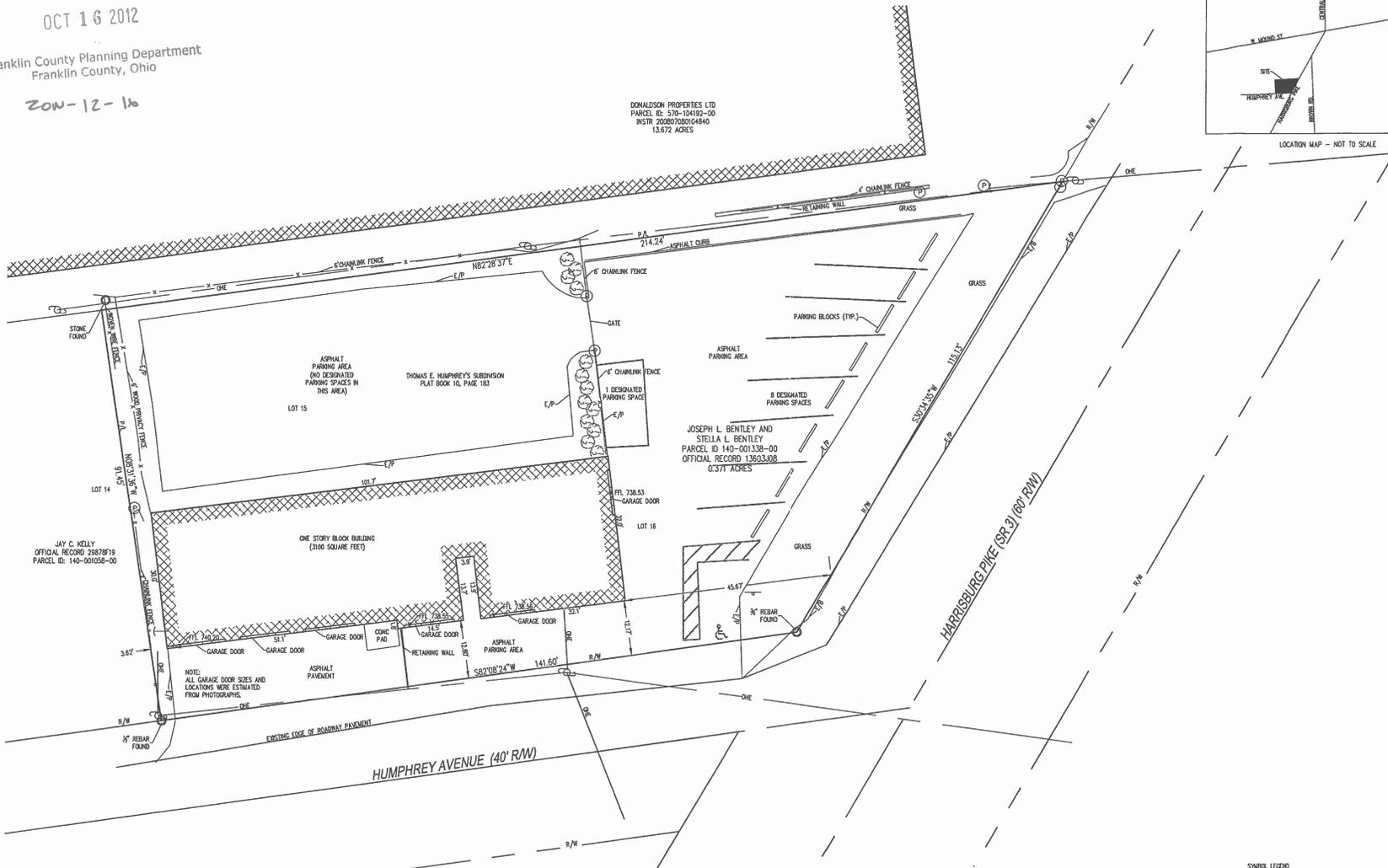
Franklin County Planning Department  
Franklin County, Ohio

ZON-12-1b

DONALDSON PROPERTIES LTD  
PARCEL ID: 578-104192-00  
INSTR 20080785014640  
13.672 ACRES



LOCATION MAP - NOT TO SCALE



JAY C. KELLY  
OFFICIAL RECORD 23878F19  
PARCEL ID: 140-001058-00

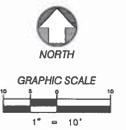
ABBREVIATIONS USED:  
E/P = EDGE OF ASPHALT PAVEMENT  
E/B = EDGE OF BEAM  
O/E = OVERHEAD ELECTRIC

- SYMBOL LEGEND
- BRUSH
  - MAGNETIC PILL
  - FENCE POST
  - GUY WIRE
  - IRON PIN FOUND
  - EXISTING HANDICAP PARKING SPACE
  - POWER POLE
  - SIGN



ENGINEERS • SURVEYORS  
11 WEST MAIN ST  
PO BOX 188  
LOGAN, OH 43138  
740-385-2140  
1495 OLD HENDERSON RD  
COLUMBUS, OH 43220  
614-459-6992  
FAX: 614-459-6987  
TOLL FREE: 866-277-0600  
507 MAIN STREET, SUITE 203  
ZANESVILLE, OH 43701  
740-450-1640

Ohio Utilities Protection Service  
Call before you dig  
1-800-362-2764  
CALL TWO BUSINESS DAYS BEFORE YOU DIG  
ORR NUMBER 888-685-6858



JOSEPH L. BENTLEY & STELLA L. BENTLEY  
727 HARRISBURG PIKE  
COLUMBUS, OHIO

LOTS 15 & 16 OF THOMAS E. HUMPHREY'S SUBDIVISION  
PLAT BOOK 10, PAGE 183

PARCEL NO.  
140-001338-00

09-27-12 CPD SITE PLAN

CPD SITE PLAN  
(EXISTING CONDITIONS)

1 OF 1

SOAPS PROJECT NO. 2610

SELECT PLANNED COMMERCIAL DISTRICT DEVELOPMENT TEXT  
727 Harrisburg Pike (Franklin Twp.)  
.354 Acres

CURRENT ZONING:

PROPOSED DISTRICT: SPCD, SELECT PLANNED COMMERCIAL DISTRICT  
PROPERTY ADDRESS: 727 Harrisburg Pike  
PARCEL NUMBERS: 140-001338

OWNERS: Joseph L and Stella L Bentley c/o Laura MacGregor Comek, Esq.  
500 S. Front Street, Suite 1200, Columbus, Ohio 43215

APPLICANT: Laura MacGregor Comek, Esq.  
CRABBE, BROWN & JAMES, LLP  
500 S. Front Street, Suite 1200, Columbus, Ohio 43215  
Ph: (614) 229-4557; Fax: (614) 229-4559  
[lcomek@cbjlawyers.com](mailto:lcomek@cbjlawyers.com)

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OCT 16 2012

DATE: October 16, 2012

Franklin County Planning Department  
Franklin County, Ohio

APP. No.: \_\_\_\_\_

2012-12-16

1. INTRODUCTION:

The subject property ("Site") is located at the southeast corner of Harrisburg Pike and Humphrey Avenue, and consists of .354+/- acres. The Site lies within the boundaries of the Southwest Area Plan ("Area Plan").

The Site was re-zoned in 2011 to the Community Commercial district and has operated as an automobile repair shop. The owners are seeking to rezone, to allow the specific additional use of car sales on site.

Immediately to the south is an existing used car sale business.

The site is surrounded by a variety of land uses, mostly commercial:

- To the north is a variety of commercial zoning and uses including a large commercial plaza (in City of Columbus)
- Immediately east, across Harrisburg Pike is a gas station and other commercial development zoned Community Community /Community Service
- To the South is the above mentioned used car lot, zoned Community Service. That site has no screening, no setbacks, no green belt.
- To the west is a small pocket of Suburban Apartment Residential.

Just outside the immediate properties are a host of industrial/manufacturing zonings and uses.

2. SECTION 420 SELECT COMMERCIAL PLANNED DISTRICT (SCPD) REGULATIONS.

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SECTION 420.02 - PERMITTED USES:

OCT 16 2012

The following uses shall be permitted for the Site:

Franklin County Planning Department  
Franklin County, Ohio

- i). The existing uses within the CC, Community Commercial District; and
- ii). Used Car Sales as within the CS Community Service District

2012-12-16

3. DEVELOPMENT STANDARDS:

A. The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033, Performance Standards, unless specifically set forth herein.

B. DEVELOPMENT PLAN (§420.034):

i). A Development Plan, Site Map and Legal Description are submitted herewith. Access to the Site shall remain as is, per 2011 approved re zoning. \*

ii). Parking:

a). The existing curb cut along Humphrey Avenue shall service this Site. Note – access was addressed during the 2011 rezoning, resulting in a reduction of the curb cut along Harrisburg Pike.

b). Parking shall be provided as depicted on the attached Site Plan.

iii). Storm Water Drainage:

The requested change is for use only. The applicant will utilize the same buildings/parking as exist currently, per the 2011 re zoning.

iv). Sewage Disposal and Water Supply:

The Site has existing services. The commercial retail use of car sales is the only change being requested with this rezoning. The applicant will utilize the same buildings/parking as exist currently, per the 2011 re zoning.

v). Architectural Design:

The Site was zoned in 2011, at which time site layout was determined, fencing, landscaping installed. The building will remain as depicted on the Site Plan.

vi). Outside Storage:

Other than cars for sale, the outdoor storage of vehicles (not junk) for car repair business, shall be limited to within the enclosed fenced area. \*

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vii). Utilities and Facilities:

No new utilities are proposed with this plan.

Franklin County Planning Department  
Franklin County, Ohio

viii). Pollution:

a) Smoke – No change from current zoning/use. No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD. **ZON-12-16**

b) Odor - No change from current zoning/use. No use shall emit odorous gases or other odorous matter in such quantities

as to be offensive at any point on or beyond the SCPD boundary.

c) Noise - No change from current zoning/use. No commercial, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

ix). Graphics:

Any graphics that require variances to Article V shall be presented in the form of a development plan amendment.

x). Lighting:

During the 2011 re zoning of this property, staff requested the existing lighting be taken down and replaced with cut off down lighting. Those changes were done and zoning clearance issued. No additional lighting is proposed with this plan.

xi). Screening and Landscaping Plan:\*

In accordance with the re zoning of the property from 2011, a general plan for screening and landscaping plan was been provided. At the time of filing this re zoning request, all recommendations and installations of fencing and landscaping have been done.

xii). Fencing:\*

In accordance with the re zoning of the property from 2011, a general plan for screening and landscaping plan was been provided. At the time of filing this re zoning request, all recommendations and installations of fencing and landscaping (or a combination thereof) have been done. There is a wooden privacy fence that separates the Site from the adjacent residential property to the west with 100% opacity. There is a chain link fence internal to the site, which is screened by arbor vitae hedges, which results in essentially 60% opacity if not more.

xiii). Abutting Residential Areas:

In accordance with the re zoning of the property from 2011, a general plan for screening and landscaping plan was been provided. At the time of filing this re zoning request, all recommendations and installations of fencing and landscaping (or a combination thereof) have been done.

xiv). Plantings:

All screen plantings shall be maintained permanently, and any plant material that does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting.

During the 2011 zoning process, the owners agreed to (and installed to obtain zoning

clearance) a detailed list of staff recommendations relating to site appearance, landscaping and buffers (natural and fencings). The site continues to adhere to these recommendations today, which provide ample consideration of the residential apartments to the west.

#### 4. SITE-SPECIFIC INFORMATION:

##### A. Natural Environment.

This area is historically commercial and industrial/manufacturing, as evidenced by the existing commercial plaza, gas station and used car lot. Just beyond these adjacent areas are industrial zoned and used properties. This site marks a point of transition as between the commercial nature of Harrisburg Pike, and residential down Humphreys.

##### B. Existing Land Use.

The site was zoned CC in 2011 and has been an auto repair shop.

##### C. Transportation and Circulation.

The Site will be accessed by the existing curb cut at Humphrey Avenue as currently situated. There is extensive traffic along this stretch of Harrisburg Pike. The proposed use is consistent with existing traffic types and volumes and will not have any significant impact on existing traffic conditions.

##### D. Proposed Development/Planning.

The Site has exiting buildings, parking, etc. The requested re zoning is to make more / effective use of the site, by allowing the additional use of car sales (already car repair).

##### E. Emissions.

Due to the nature of the existing uses and the surrounding commercially zoned corridor, there will be no relevant increase of or addition to emissions.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*denotes items for variance.

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Franklin County Planning Department  
Franklin County, Ohio

ZON-12-16

RECEIVED

OCT 16 2012

Franklin County Planning Department  
Franklin County, Ohio

ZON-12-1b



11 WEST MAIN ST  
PO BOX 188  
LOAN, OH 43138  
740-335-2170  
1957 OLD BENDISBOR RD  
LOAN, OH 43138  
740-335-2170  
614-458-6992  
740-335-2170  
597 MACARTHUR SUITE 203  
ZANESVILLE, OH 43701  
740-458-1640



1-800-582-2764  
OHIO UTILITIES PROTECTION  
COLUMBUS, OHIO  
OHIO UTILITIES PROTECTION  
COLUMBUS, OHIO



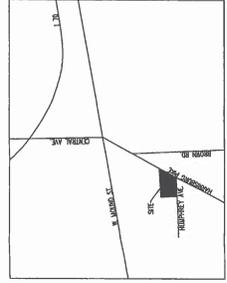
JOSEPH L.  
BENTLEY & STELLA  
L. BENTLEY  
727 HARRISBURG PIKE  
COLUMBUS, OHIO  
LOTS 15 & 16 OF THOMAS  
E. HUMPHREYS  
SUBDIVISION  
PLAT BOOK 10, PAGE 183  
PARCEL NO.  
140-001338-00

09-27-12 CPD SITE PLAN

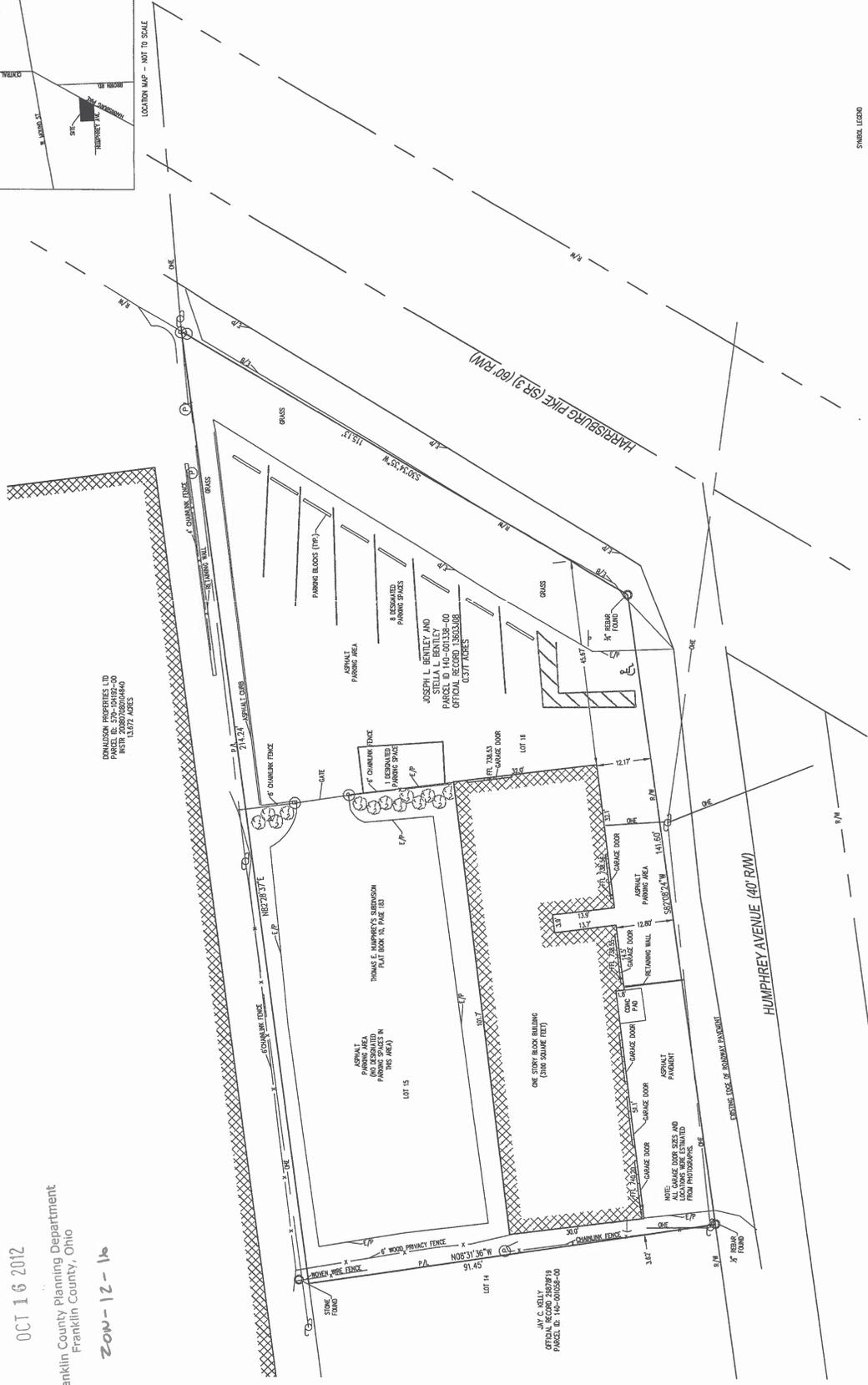
CPD SITE PLAN  
(EXISTING CONDITIONS)

1 OF 1

SLOPE PRODUCT NO. 2610



LOCATION MAP - NOT TO SCALE



DONALDSON PROPERTIES LTD  
PARCEL ID: 570-10192-00  
13.872 ACRES

JOSEPH L. BENTLEY AND  
STELLA L. BENTLEY  
PARCEL ID: 140-001338-00  
OFFICIAL RECORDS SECTION  
COLUMBUS, OHIO

THOMAS E. HUMPHREYS SUBDIVISION  
PLAT BOOK 10, PAGE 183

JAY C. KELLY  
PARCEL ID: 140-001338-00

- SYMBOL LEGEND
- ⊙ BUSH
  - ⊙ METRIC PULL
  - ⊙ TIME POST
  - ⊙ 60M PIN FOUND
  - ⊙ EXISTING MAKEUP PARKING SPACE
  - ⊙ POWER POLE
  - ⊙ 20M

- ABBREVIATIONS LEGEND
- ⊙ P = EDGE OF ASPHALT PAVEMENT
  - ⊙ P = EDGE OF GRASS
  - ⊙ OE = OVERHEAD ELECTRIC

These drawings are instruments of professional service by Sandy Decker CPS, LLC for the address(es) stated. Sandy Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

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Application Number: ZON-12-17	Date Filed: 10-16-12	Received By: Matt Brown	Total Fees: \$600.00	Receipt Number: 241118
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**Subject Property Information**

- Street Address: 6281 South High Street, Shadelville, Hamilton Township
- Parcel ID Number(s): 150 - 001173-00 + 150-001172-00 +
- Township(s): HAMILTON

150-001174-00  
150-001175-00  
150-001177-00  
150-001179-00

**Description of Subject Property**

- Acres to be Rezoned: ~~0.14~~ .774 APM
- Current Land Use: VACANT
- Surrounding Land Use:
  - North COMMERCIAL STRIP MALL
  - South CONVENANT STORE - GAS STATION
  - East U.S. 23
  - West RESIDENTIAL HOUSE
- Water Supply Source:  Public (Central)       Private (Onsite)
- Sanitary Sewer Source:  Public (Central)       Private (Onsite)

**Rezoning Request**

- Current Zoning: RESIDENTIAL
- Proposed Zoning: Select Commercial Planned District
- Proposed Land Use: FAMILY DOLLAR STORE
- Purpose for Request: TO CHANGE LOT FROM RESIDENTIAL TO COMMERCIAL. THERE IS COMMERCIAL ON THE NORTH & SOUTH SIDES AND INTERSTATE U.S. 23 TO THE EAST. THIS IS A CORNER VACANT LOT ON U.S. 23 AND STATE RT 665.

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OCT 16 2012

**Applicant/Owner/Agent Information**

12. Applicant Information: DOUGLAS P. McELWEE  
Address: P.O. Box 462 Bainbridge, OH 45612  
Phone: 740-634-3363 Fax: 740-634-3213  
Interest in Property: To Build A FAMILY DOLLAR STORE  
Signature: Douglas P. McElwee

13. Property Owner: David + Elizabeth Stephens  
Address: 421 Shanahan Rd Lewis Center OH 43035  
Phone: 614 738 8802 Fax: \_\_\_\_\_  
Signature: David Stephens Elizabeth Stephens

14. Agent Information: Jason Hottinger  
Address: 16254 Maple Street Loveland, Ohio  
Phone: 740-601-3205 Fax: 740-634-3213  
Signature: J. Hottinger

**Applicant/Owner/Agent Information**

I/we (applicant) DAVID + Elizabeth Stephens swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

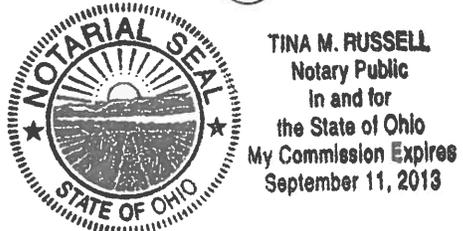
Applicant Signature: (required) Not Available

Date: 8/2/2012

Property Owner Signature: (required) David Stephens Elizabeth Stephens

Subscribed and sworn to me in my presence and before me on this 2<sup>nd</sup> day of Aug 20 12.

Notary Public Signature: Tina M Russell



## Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

---

### Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030 525-3084
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

### Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

~~X~~ - All easements, utility poles, fire hydrants, significant tree stands, and obstructions.

8. Parcel and building area in square feet.
9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
10. Existing and proposed traffic circulation pattern.
- ~~11.~~ Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

---

#### Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

*8/9/12*

# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

## SELECT COMMERCIAL PLANNED DISTRICT (SCPD) TEXT

6281 SOUTH HIGH STREET, SHADEVILLE, HAMILTON TOWNSHIP

Proposed District: Select Commercial Planned District  
Property Address: 6281 South High Street, Shadeville, Hamilton Township, Ohio  
Owners: Douglas P. McElwee, DBA W&M of Lockbourne LLC  
Applicant: Jason Hettinger, DBA HHC Limited  
Date of Text: October 15, 2012  
Application Number:

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OCT 16 2012

ZON-12-17

Franklin County Planning Department  
Franklin County, OH

Introduction: The proposed development area is located in Hamilton Township adjacent to Route 23 South in Shadeville. The property is presently vacant and being rezoned to commercial from residential. W&M of Lockbourne LLC proposed to develop the land and build a Family Dollar for the Village of Shadeville and rural residents.

Presently the surrounding uses are as follows: To the west is residential property, to the east is Route 23 South, to the north is a strip mall, to the south is a Marathon Fuel Station/Carry Out.

1. Permitted Uses: The following uses shall be permitted:
  - a. Those used listed in Section 328.021 CC Community Commercial District, of the Franklin County Zoning Resolution including OMB SIC Group Code: #53 General Merchandise Stores.
2. Prohibited Uses:
  - a. Adult Entertainment
  - b. Those uses not in conformance with the CC Community Commercial District of the Franklin County Zoning Resolution.
3. Vegetation: There are a few significant trees on the property that will be maintained and incorporated into newly developed design. See Screening & Landscaping.
4. Soil Type: To be verified before engineered drawings developed
5. Traffic Volume:
  - a. SR 665 – 15,025 vehicles per 24 hour period per ODOT Traffic Monitoring Section.
  - b. Peak hours of traffic 7:00 am and 4:00 pm
  - c. Over 10% of the traffic is between 6:00 am and 7:00 am.
  - d. The majority of the traffic is in the morning from 6:00 am thru 8:00 am. The proposed store hours will not add any additional traffic in the morning and generally will not add to the traffic in the afternoon to the area.
  - e. The proposed store will may add a very minimal increase in traffic flow on Jackson Street (less than 100 vehicles per day, maximum)

# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

## 6. Access:

- a. Since the property is adjacent to Route 23 South, as considering traffic entering and exiting Route 23 South, the access and exit to the property will be on the far west side along Jackson Street.
- b. There is no secondary access being considered for this location.

## 7. Parking:

- a. 23 Parking spaces shall be provided including 2 handicapped parking spaces.

The parking areas are buffered from the residential areas by shrubs and existing trees. New trees/shrubs will be planted in the parking area to divide the parking into smaller spaces.

## 8. Stormwater Drainage – The developed site will be drained via appropriately designed stormwater catch basins that will flow into the newly constructed stormwater piping. See Grading/Stormwater Drainage Plan.

## 9. Sewage Disposal and Water Supply – The site will have an approved OEPA well supplying the building. The well is located on the adjacent property (Attachment #1). Sanitary requirements will be met with a newly installed mound septic system. This system will be approved by the OEPA as well as the Franklin County Health Board. When an approved municipal sewer system is available in the area the site will tap into the service and remediate the mound septic system per OEPA.

## 10. Architectural Design

- a. The building shall be metal/block clad single story building with a seamed metal roof.
- b. The entrance to the building will be from front facing Jackson Street.
- c. The building height will not exceed 21'-0" from the finish grade to the building.

## 11. Outside Storage – A dumpster has been located on the plan with a concrete pad. No other outside storage areas are permitted.

## 12. Utilities and Facilities – All utilities shall be placed underground when feasible.

# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

## 13. Pollution

- a. Smoke – No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD
- b. Odor – No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.
- c. Noise – No commercial, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

## 14. Graphics – No sign located within the SCPD shall advertise off-premise activity. All signs shall meet the applicable provisions of SECTION 541 as well as the following:

- a. Wall Signs – Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.
- b. Free Standing Signs – Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan submission verifying the need for same.
- c. Temporary real estate for sale or for lease signs shall not exceed fifty (50) square feet in total area.
- d. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign.

## 15. Lighting – Site lighting shall be provided by building exterior LED directional wall lights in the parking lot area and at the rear of the building.

## 16. Screening and Landscaping – Screening of the parking area will be handled with new and existing trees. The existing trees on the west side of the lot will shield the residential areas from any vehicle headlights or building lighting. The newly planted trees on the east side will break up the parking area and provide shade and greenery in the parking area.

In addition the dumpster will be screened on three sides by a 6' board fence.

# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: [hhclimited@yahoo.com](mailto:hhclimited@yahoo.com)

If there are any questions or if more detailed information is required please contact Jason Hettinger at 740-601-3205.

Thank You,



Jason Hettinger, P.E.

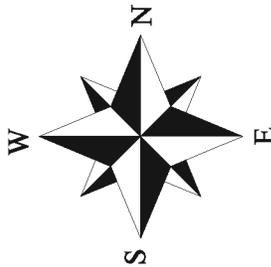


**LEGEND**

- ▬ PROPERTY LINE
- ⊕ CENTER LINE
- SITE AREA = 33806 SQ. FT., .74 ACRES
- ▨ GRASS AREA = 8723 SQ. FT. (GRASSY POND)
- ▨ CONC. PAVING = 61 RECEIVING AREA PAD
- ▨ CONC. DRIVEWAYS = 683
- ▨ FREEZER/COOLER PADS = 100
- ▨ TOTAL OF CONCRETE = 1255
- ▨ PARKING SPACES = 70
- ▨ OFF ST. PARKING = 20 SPACES
- ▨ SOIL TYPE = C-03, Ockley silt loam, 0 to 2 percent slopes
- ▨ TRAFFIC VOLUME RT 688 = 3000 TRAFFIC MONITORING SECTION
- ▨ PEAK HOURS OF TRAFFIC = 7:00 AM AND 4:00 PM
- ▨ AND 5.5% AT 4:00 PM
- ▨ THERE IS MORE TRAFFIC IN THE MORNING THE 6:00, 7:00 AND 8:00
- ▨ OF THE DAY
- ▨ TRAFFIC WILL NOT BE SUBSTANTIALLY AFFECTED BY THIS PROPOSAL
- ▨ TO BUSINESS HOURS 10:00 AM TO 5:00 PM
- ▨ MUNICIPAL WATER PROVIDED FROM JACKSON STREET

**SHEET INDEX**

1/7	DEVELOPMENT PLAN
2/7	LIGHTING PLAN
3/7	SCREENING AND LANDSCAPE PLAN
4/7	ARCH. PLAN EXTERIOR ELEVATIONS
5/7	GRADING/STORM WATER PLAN
6/7	GRAPHICS PLAN / DETAILS
7/7	SURVEY



NEW BUILDING FOR:  
 FAMILY DOLLAR STORES  
 US ROUTE 23 AND 886 (681 SOUTH HIGH STREET)  
 LOCODORNEA157  
 DEVELOPMENT PLAN  
 DRAWN: CDR EMPTING SERVICES  
 DATE: 04-20-09  
 SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	BY	DESCRIPTION

ZON-12-17

HHC LIMITED  
 16254 MAPLE STREET LAURELVILLE, OHIO 43135  
 PHONE # (740)601-3205 EMAIL: HHCLIMITED@YAHOO.COM

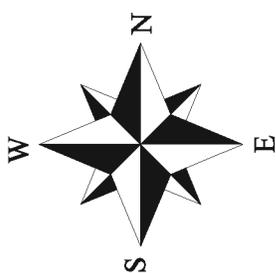
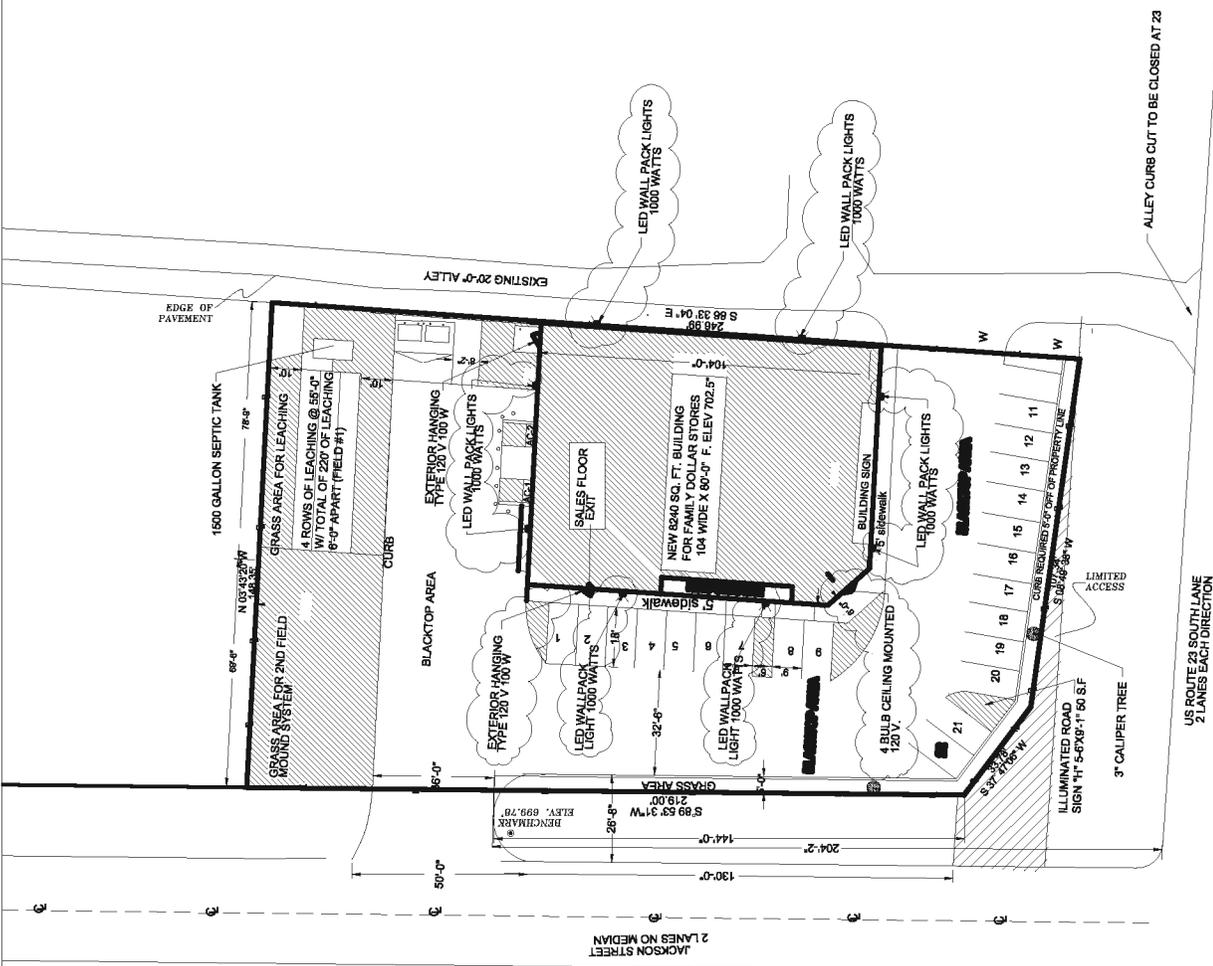
NO.	DATE	REVISION

REVISIONS



NEW BUILDING FOR:  
 FAMILY DOLLAR STORES  
 US ROUTE 23 AND 88 (681 SOUTH HIGH STREET)  
 LOCOSBOURNE 4137  
 LIGHTING PLAN  
 DRAWN BY: CDR SHAWTYN GIBSON  
 CHECKED BY: JASON HETTINGER  
 DATE: 04-20-20  
 SCALE: 1/8"=1'-0"

2/7



SSUL  
 ENG. NO.  
 2/7

ALLEY CURB CUT TO BE CLOSED AT 23  
 US ROUTE 23 SOUTH LANE  
 2 LANES EACH DIRECTION  
 US ROUTE 23 NORTH LANE  
 2 LANES EACH DIRECTION

JACKSON STREET  
 2 LANES NO MEDIUM











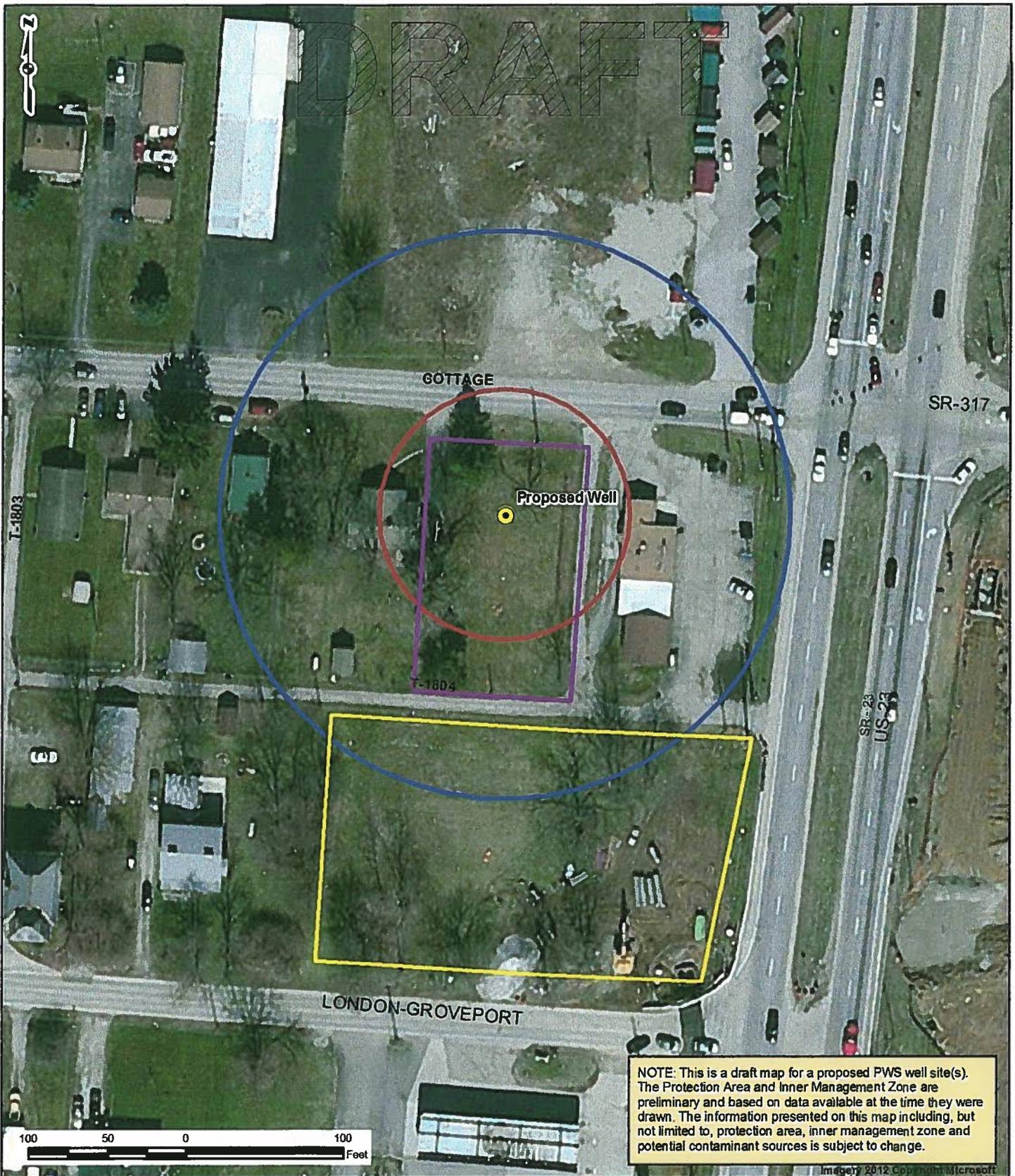


Figure 1. Preliminary Drinking Water Source Protection Area, Proposed Family Dollar Store at SR 665 and SR 23 Franklin County

October 11, 2012

**Legend**

- Proposed Well
- Preliminary Protection Area
- Preliminary Inner Management Zone
- Cottage St. Property
- Proposed Store Location





John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Scott J. Nally, Director

October 10, 2012

RECEIVED

OCT 16 2012

ZON-12-17

Franklin County Planning Department  
Franklin County, OH

Re: **Franklin County  
Family Dollar-Shadeville  
Transient Noncommunity  
Public Water System  
PWS ID: 2569112  
STU ID: 2562505**

Mr. Doug McElwee  
D&K Construction  
1120 State Route 41 South  
Bainbridge, OH 45612

Dear Mr. McElwee:

On October 5, 2012, I met with you and your contractor to review a proposed well site for a new well to serve the Family Dollar-Shadeville property at 29 Cottage Street in Lockbourne, Ohio. The property is in the Village of Shadeville near US 23 and SR 665 (London Groveport Road) in southern Franklin County. The proposed well site is located at 29 Cottage Street in Shadeville and is approximately 50 feet west of the eastern property line, 50 feet east of the western property line and approximately 50 feet south of Cottage Street. The site is on two lots located behind the store, which will have frontage on SR 665. A map of the site showing the proposed well location is attached and is being included herein for documentation. The proposed well site complies with the requirements of Ohio EPA in accordance with Ohio Administrative Code (OAC) 3745-9 and is hereby accepted subject to the following conditions:

1. The sanitary isolation radius is determined from the estimated average daily water demand of 250 gallons per day. Based upon this, the owner of the water supply shall maintain ownership and sanitary control of all land within a 50 foot radius of any permanent production well installed at this site.
2. The use of all land within this 50 foot isolation radius must conform to requirements of the Ohio EPA. This land shall be maintained such that no new possible sources of contamination are established within the prescribed area. In addition, an inner management zone and drinking water source protection area will be identified for this well in the Source Water Assessment Report the Ohio EPA will prepare once the well is drilled and operational.

OAC 3745-9-04 outlines additional restrictions on what can be located within these two areas.

3. The well must be located at least 50 feet from any body of surface water.
4. All necessary local permits shall be obtained.

5. Well construction must comply with all Ohio EPA Water Well Standards as specified in the Ohio Administrative Code (OAC) 3745-9-01 through 3745-9-10. You can view these rules on the internet at:  
[www.epa.ohio.gov/ddagw/rules.aspx](http://www.epa.ohio.gov/ddagw/rules.aspx).

General criteria, applicable to all wells, include the following:

- a. A minimum of 25 feet of solid, watertight casing must extend below the ground surface as required by OAC 3745-9-05 (F).
- b. Minimum casing diameter shall be five inches.
- c. Well casing shall conform to the following:

**Steel**

- minimum thickness as defined in OAC 3745-9-05 (B)(2)
- pipe specification as defined in OAC 3745-9-05 (B)(2)
- joint specifications as defined in OAC 3745-9-05 (B)(2)

**Thermoplastic (i.e. PVC)**

- minimum SDR as defined in OAC 3745-9-05 (B)(3)
- pipe specification as defined in OAC 3745-9-05 (B)(3)
- joint specifications as defined in OAC 3745-9-05 (B)(3)

Thermoplastic well casing shall not be installed where potential or known contaminants may degrade or permeate plastic and must not be driven.

- d. The well must be properly grouted in accordance with Section 3745-9-07 of the Ohio Administrative Code (OAC) which requires that all annular spaces be completely filled with grout from the ground surface to the bottom of the annular space.

All annular spaces shall be of sufficient size so that the grout can be properly placed per OAC 3745-9-05(V).

- e. The well cap/seal shall be a watertight, secured with screws or other appropriate connections, and vented to the atmosphere. Well caps, pitless adapter or pitless unit, must conform with "Water System Council Pitless Adapter Standard PAS-97, Performance Standards for Sanitary Water Well Pitless Adapters, pitless Units, and Watertight Well Caps" (1997) in accordance with OAC 3745-9-05(P).

- f. OAC 3745-9-05 (Q) requires that the top of the casing extend at least three feet above the 100-year flood or the highest known flood elevation, whichever is higher. Under no circumstance shall the casing extend less than 12 inches above finished grade in accordance with OAC 3745-9-05(O).
  - g. The PWS well shall be developed upon completion until turbidity or sand content in the well is minimal. Mechanical development techniques shall be used. Chemical development may also be utilized with prior consultation with the District Office.
  - h. Well screen shall be installed where the geological formations are unconsolidated or incompetent.
  - i. AC 3745-9-05 (U)(1) requires that the casing and top of well be protected against inadvertent damage.
6. Detail plans (template attached) prepared in accordance with OAC 3745-91 of well construction, upper terminal development, chlorination facilities, and any other treatment shall be approved by the Ohio EPA prior to placing the well and any associated treatment facilities into service.

As a requirement of this detail plan approval, it will be necessary to submit along with the three copies of the plans:

- a. A copy of any deed or other document showing the ownership and sanitary control of the prescribed isolation area.
- b. In accordance with OAC 3745-9-09(B), a pump test must be performed to determine the stable yield and drawdown of the well. The pump test is to be conducted at the time the well is drilled. The pump test shall be conducted in accordance with the following pump test requirements:

For low use non-community wells (0-10,000 GPD), the pumping test shall be conducted at a constant rate for a period of 12 hours either at the peak hourly demand, or at least 1.5 times the pump design rate if the well cannot sustain peak hourly flow. A copy of the 24-Hour Pumping Test Report form or equivalent must be forwarded to this office. The 24-Hour Pumping Test Report form is contained in Ohio EPA Division of Drinking and Ground Waters "Guidelines for Design of Small Public Ground Water Systems", Third Edition, Appendix G, available at:

[www.epa.ohio.gov/portals/28/documents/engineering/greenbook.pdf](http://www.epa.ohio.gov/portals/28/documents/engineering/greenbook.pdf).  
OAC 3745-9-09 should be consulted for additional requirements regarding the pumping test.

- c. A copy of the well log that shall be filed with the Ohio Department of Natural Resources (ODNR) as required by Section 1521.05 of the Ohio Revised Code. The log is also to be attached to your detail plans.
- d. A copy of the chemical analysis, performed at a laboratory certified by the State of Ohio, for samples collected at the end of the 12 hour pumping test. Ensure that Sample Monitoring Point (SMP) identifier RS001 is used on the laboratory Sample Submission Report forms. The sampler should also indicate to the lab this is a new well.
- e. The well must be disinfected and bacteriologically tested in accordance with OAC 3745-9-08. Results from two consecutive total coliform samples collected from the well at least twenty-four hours apart and analyzed in an Ohio EPA certified lab must be provided with the detail plans.

Use of a DPD test kit to ensure no chlorine residual remains in the well before sampling is required and is to be noted on the Sample Submission Report for each sample. Do not analyze any bacteriological sample with any chlorine residual present.

- f. Any applicable specifications.
- g. A copy of the water supply data sheet completely filled out.
- h. The Plan Approval Fees which is equal to \$150 plus 0.35% of the estimated water project cost, made payable to the Treasurer of the State of Ohio. [ $\$150.00 + (.0035 \times \text{estimated water project cost})$ ].

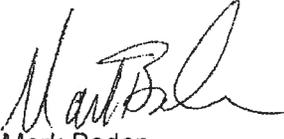
In addition, if the well is part of a public water system required to be licensed under Chapter 6109 of the Revised Code, include a \$20 Well Log Fee in the fee calculation. Ohio EPA is required to collect this fee for ODNR.

Additional treatment or another water source may be required depending on the results of the chemical analysis. Please note that if the proposed water system will include treatment then the corresponding waste stream(s) will need to be properly disposed. You will need to contact the Division of Surface Water at this office to discuss waste disposal methods.

This site acceptance shall become void one year from the date of this letter unless a formal plan approval has been issued.

Mr. Doug McElwee  
D&K Construction  
Page -5-

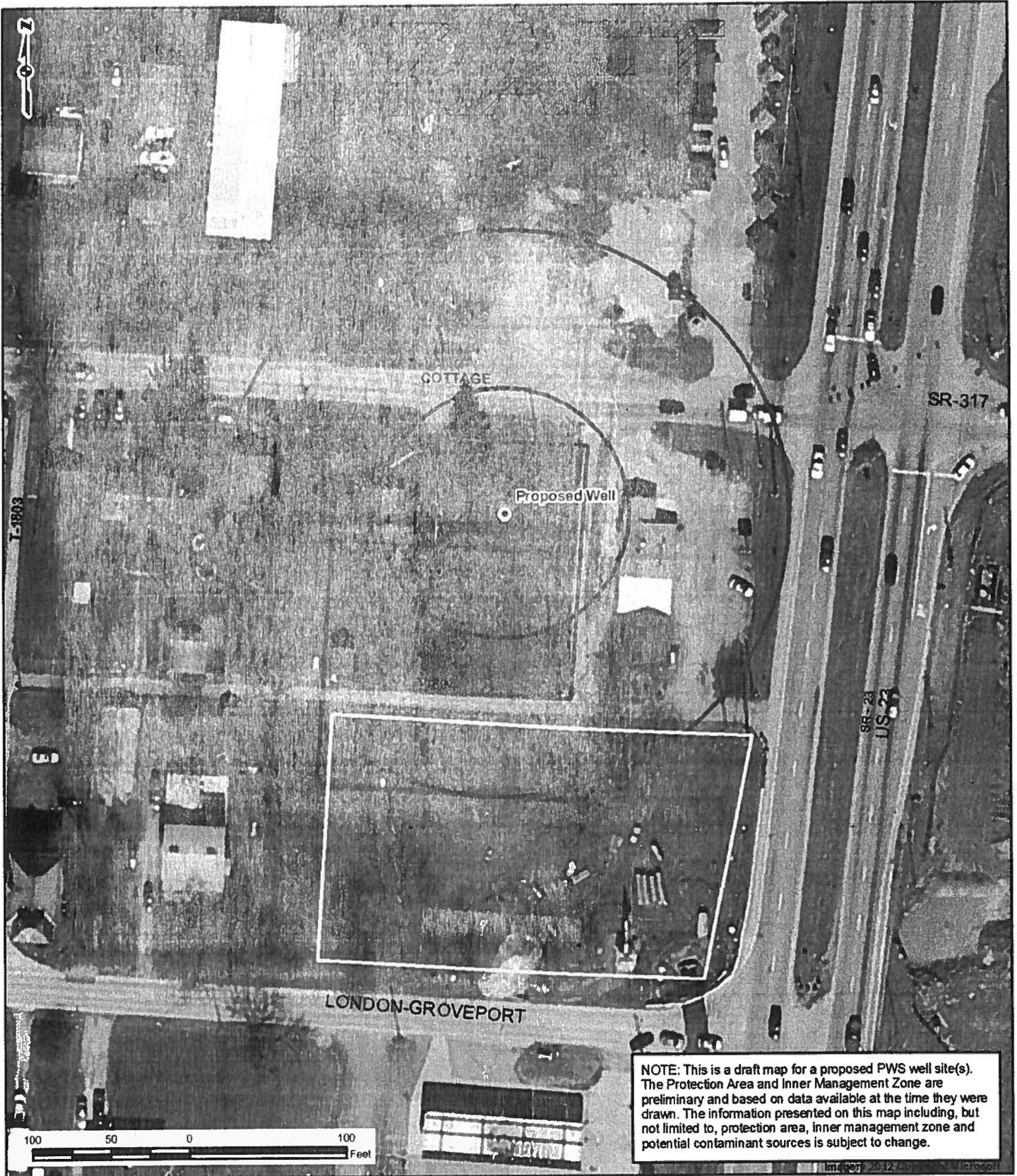
Sincerely,

A handwritten signature in black ink, appearing to read "Mark Boden". The signature is fluid and cursive, with the first name "Mark" and last name "Boden" clearly distinguishable.

Mark Boden  
Environmental Specialist  
Division of Drinking and Ground Waters  
Central District Office

c: Jeff Gee, Gee Drafting Services  
Franklin County Health Department  
DDAGW/CDO/DW  
DDAGW/CO/DW

Enclosure: Site Map, Detail Plan Approval Package



**Figure 1. Preliminary Drinking Water Source Protection Area, Proposed Family Dollar Store at SR 665 and SR 23 Franklin County**

October 11, 2012

**New Well Site Evaluation**



**Environmental Protection Agency**  
United States of America

**Legend**

- Proposed Well
- Preliminary Protection Area
- Preliminary Inner Management Zone
- Cottage St. Property
- Proposed Store Location

Hamilton Soil Investigations, LLC  
Steve Hamilton, CPSS  
6702 Haggerty Rd.  
Hillsboro, Ohio  
Cell 937-763-5597 Phone 937-393-8239

D&K Construction  
1090 SR 41  
P.O. Box 462  
Bainbridge, OH 45612

The site investigated was located along SR 665, in Hamilton Township, Franklin County, Ohio

A number of observations were made and 1 technical soil description was recorded and flagged on the lot as indicated on the contour map.

The site was mapped as:  
OcA-Ockley silt loam, 0 to 2 percent slopes

The one proposed system area was flagged on the lot and the size of the proposed system area is indicated on the contour map. Smearing of the trenches sidewalls is possible. The site had an old house on the site about 40 or more years ago. By revising the building plan there is a possibility of getting 2 systems in the area that was observed for the site and soil evaluation. It will be tight and care needs to be taken.

**Area A: (Pink flags)**

Soil drainage: Well drained

Slope: 0 to 2 percent slopes

Shape: Concave

Redox features range: None observed

Restrictive layer range: None observed

The calculated field size at >30mg/L is (36' X 112')

The calculated field size at <30mg/L is (27' X 112')

A slight change in flag placement might be needed to meet the calculated dimensions of the system area and the contour of the slope, but they still fall within the described technical soil description.

RECEIVED

OCT 16 2012

2012-12-17

Franklin County Planning Department  
Franklin County, OH

# Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Franklin  
 Township / Sec: Hamilton  
 Property Address/Location: SR 665  
 Land Use / Vegetation: Weeds  
 Landform: Terrace  
 Position on Landform: Flat  
 Percent Slope: 1  
 Shape of Slope: Concave  
 Applicant Name: D&K Construction  
 Address: 1090 SR 41  
P.O. Box 462  
Bainbridge, OH 45612  
 Phone #: 740-634-3668  
 Test Hole #: A  
 Latitude/Longitude: N39° 49' 56.6" W83° 00' 04.8"  
 Method: Pit  Auger  Probe

Date: 6/28/2012  
 Evaluator: Stephen Hamilton, CPSS  
 Hamilton Soil Investigations, LLC  
6702 Haggerty Road  
Hillsboro, OH 45133  
 Certification Stamp or Certification #: SSSA# 24711  
 Signature: *Stephen Hamilton*  
 Phone #: Cell: 937-763-5597 Home: 937-393-8239

Soil Profile		Estimating Soil Saturation				Estimating Soil Permeability					
		Munsell Color (hue, value, chroma)		Redoximorphic Features		Texture	Structure		Consistence	Other Soil Features	
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class		Approx % Clay	Approx % Fragments			Grade
Ap	0-11	10YR 4/3			1	18		1	f & m	gr	fr
Bt1	11-22	7.5YR 4/6			1	22		2	m	sbk	fi
2Bt2	22-28	7.5YR 4/6			1	24	1	2	m	sbk	fi
2Bt3	28-38	7.5YR 4/6			cl	28	2	2	m	sbk	fi
2Bt4	38-48	10YR 4/4	c2d 7.5YR 5/6 Fe acc		cl	32	4	2	m	sbk	fi
2Bt4	48-60	10YR 4/4	c2d 7.5YR 5/6 Fe acc		cl	34	5	2	m	sbk	fi
<b>Limiting Conditions:</b>											
Perched Seasonal Water Table		Depth to (in.)		Descriptive Notes							
Apparent Water Table				Mn oxides (10YR 2/1) from 11 to 60 inches.							
Highly Permeable Material				Smearing of the trenches sidewalls is possible							
Bedrock				Pink flags							
Restrictive Layer				Space is very limited for placement of another area							
				Sewage might be available in a couple of years							

Note: The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08

Landforms
Upland*
Terrace
Flood plain
Lake Plain
Beach Ridge
*Includes glacial till plain and end moraine

Position on Landform
Depression
Flat
Knoll
Crest
Hillslope
Footslope

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature		
Master Horizons	Horizon Suffixes	Horizon Modifiers
O Predominately organic matter (litter & humus)	a Highly decomposed organic matter	Numerical Prefixes: Used to denote lithologic discontinuities.
A Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay	b Buried genetic horizon	
E Mineral, loss of Si, Fe, Al, clay, organic matter	d Densic layer (physically root restrictive)	Numerical Suffixes: Used to denote subdivisions within a master horizon
B Subsurface accumulation of clay, Fe, Al, Si, humus, sesquioxides; loss of CaCO <sub>3</sub> ; subsurface soil structure	e Moderately decomposed organic matter	
C Little or no pedogenic alteration, unconsolidated earthy material, soft bedrock	g Strong gley	
R Hard bedrock	i Slightly decomposed organic matter	
	p Plow layer or artificial disturbance	
	r Weathered of soft bedrock	
	t Illuvial accumulation of silicate clay	
	w Weak color or structure within B	
	x Fragipan characteristics	

Soil Texture			
Texture Class Abbreviations	Textural Class Modifiers		
Coarse Sand	cos	Gravelly	GR
Sand	s	Fine Gravelly	FGR
Fine Sand	fs	Medium Gravelly	MGR
Very Fine Sand	vfs	Coarse Gravelly	CGR
Loamy Coarse Sand	lcos	Very Gravelly	VGR
Loamy Sand	ls	Extremely Gravelly	XGR
Loamy Fine Sand	lfs	Cobbly	CB
Loamy Very Fine Sand	lvfs	Very Cobbly	VCB
Coarse Sandy Loam	cosl	Extremely Cobbly	XCB
Sandy Loam	sl	Stony	ST
Fine Sandy Loam	fsl	Very Stony	VST
Very Fine Sandy Loam	vfsl	Extremely Stony	XST
Loam	l	Bouldery	BY
Silt Loam	sil	Very Bouldery	VBY
Silt	si	Extremely Bouldery	XBY
Sandy Clay Loam	scl	Channery	CN
Clay Loam	cl	Very Channery	VCN
Silty Clay Loam	sicl	Extremely Channery	XCN
Sandy Clay	sc	Flaggy	FL
Silty Clay	sic	Very Flaggy	VFL
Clay	c	Extremely Flaggy	XFL

\*Estimate approximate clay percentage within 5 percent

Soil Structure					
Grade	Size	Type (shape)			
Structureless	0	Very Fine	vf	Granular	gr
Weak	1	Fine	f	Angular Blocky	abk
Moderate	2	Medium	m	Subangular Blocky	sbk
Strong	3	Coarse	co	Platy	pl
		Very Coarse	vc	Prismatic	pr
		Extr. Coarse	cc	Columnar	cpr
		Very Thin*	vn	Single Grain	sg
		Thin*	tn	Massive	m
		Thick*	tk	Cloddy	CDY
		Very Thick*	vk		

\* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils" Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderson, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

**Calculated Absorption Area**

**D & K Construction**

**SR 665**

**Site**

$$4BR \times 120 = 480$$

**Area A**  
**>30mg/L**

$$480 / .6 = 800\text{ft}^2 = \text{Area}$$

$$480 / 4.3 = 111.6\text{ft} = \text{Length}$$

$$800 / 111.6 \times 5 = 35.8\text{ft.} = \text{Width}$$

(36' x 112')

**Area A**  
**<30mg/L**

$$480 / .8 = 600\text{ft}^2 = \text{Area}$$

$$480 / 4.3 = 111.6\text{ft} = \text{Length}$$

$$600 / 111.6 \times 5 = 26.9\text{ft.} = \text{Width}$$

(27' x 112')

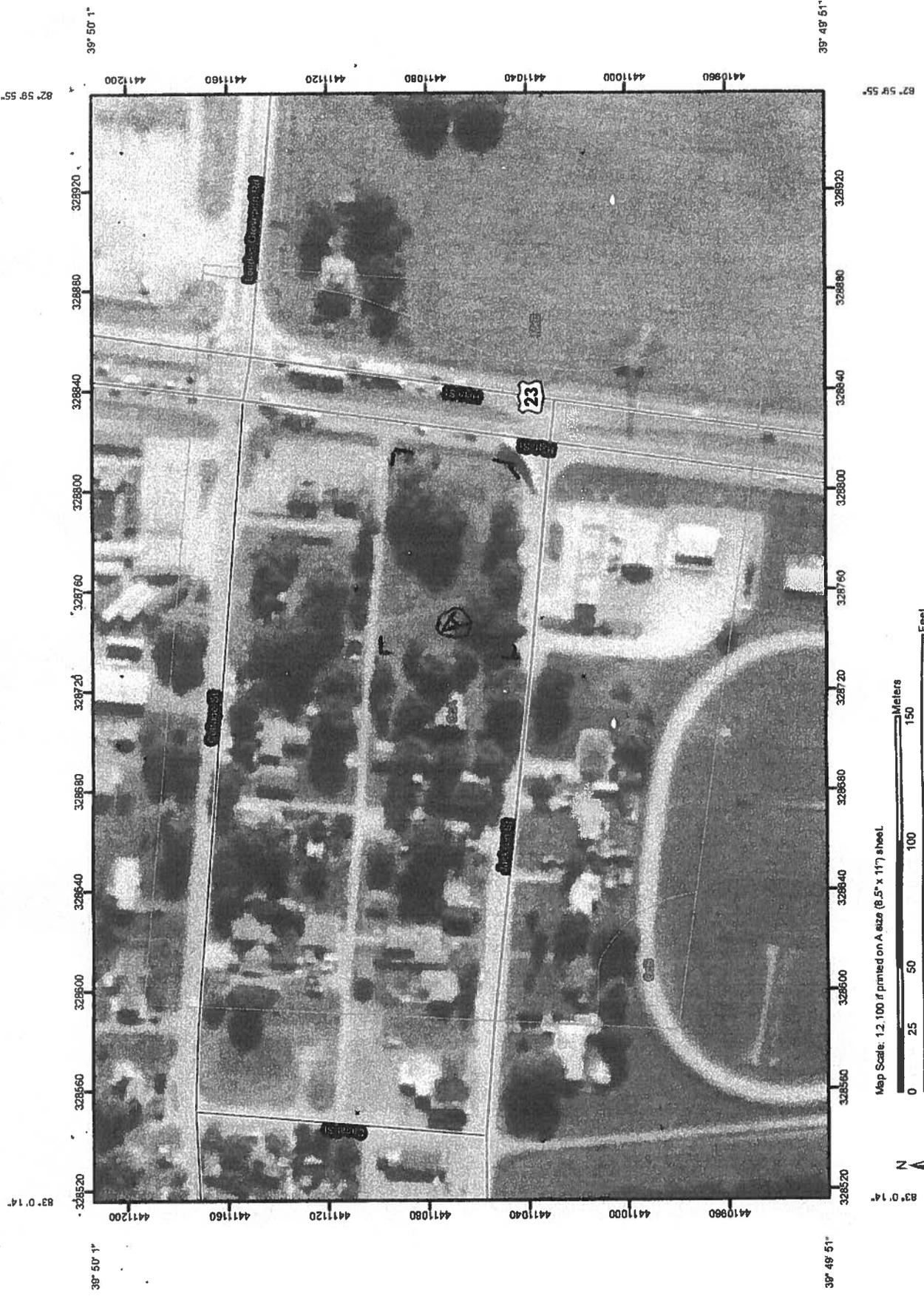
Table 1. Infiltration rates in gal/d/ft<sup>2</sup> for wastewater of >30 mg/L, \* or wastewater of <30 mg/L, \* and hydraulically limited loading rates in gal/d/ft<sup>2</sup> for soil characteristics of texture and structure and site conditions of slope and infiltration distance. Values assume wastewater volume of >150 gal/d/ft<sup>2</sup>/d. If horizon consistency is stronger than firm or dry cemented class at the site, permeability is assumed; the horizon is limiting regardless of other soil characteristics.

Texture	Soil Characteristics		Infiltration Loading Rate, gal/d/ft <sup>2</sup>	Hydraulic Limited Loading Rate, gal/d/ft <sup>2</sup>						Row
	Structure	Shape		Slope						
				0-4%		5-9%		>10%		
		>30 mg/L	<30 mg/L	Infiltration Distance, in	Infiltration Distance, in	Infiltration Distance, in	Infiltration Distance, in	Infiltration Distance, in	Infiltration Distance, in	
COS, S, LCOS, LS	--	Grage	0.8	1.6	8-12	24-48	8-12	24-48	8-12	24-48
		USG	0.4	1.0	4.0	6.0	5.0	7.0	6.0	7.0
FS, VFS, FSL, VFSL	--	OSG	0.4	1.0	3.5	4.5	5.5	4.0	5.0	6.0
		OM	0.2	0.6	3.0	3.5	4.0	3.0	4.1	4.6
CSI, ** SL	PL	1	0.7	0.5	3.0	3.5	4.0	3.6	4.1	4.6
		2, 3	0.0	0.0	3.0	3.5	4.0	3.6	4.1	4.6
FSL, VFSL	PR/BK /GR	1	0.4	0.7	3.5	4.5	5.5	4.0	5.0	6.0
		2, 3	0.6	1.0	3.5	4.5	5.5	4.0	5.0	6.0
I	PL	DM	0.2	0.5	2.0	2.3	2.6	2.4	2.7	3.0
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
SIL	PR/BK /GR	1	0.4	0.6	3.0	3.5	4.0	3.5	4.1	4.6
		2, 3	0.6	0.8	3.3	3.8	4.3	3.6	4.1	4.6
SCL, CL, SICL	PL	DM	0.0	0.2	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
SC, C, SIC	PR/BK /GR	1	0.4	0.6	2.4	2.7	3.0	2.7	3.0	3.5
		2, 3	0.6	0.8	2.7	3.0	3.3	3.0	3.3	3.8
A	H	DM	0.0	0.0	2.4	2.9	3.4	2.7	3.0	3.5
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
B	PL	DM	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
C	PR/BK /GR	1	0.7	0.3	2.0	2.5	3.0	2.2	2.7	3.2
		2, 3	0.4	0.6	2.4	2.9	3.4	2.7	3.0	3.5
D	PL	DM	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
E	PR/BK /GR	1	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		2, 3	0.2	0.3	2.4	2.9	3.4	2.7	3.0	3.5
F	PL	DM	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
G	PR/BK /GR	1	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		2, 3	0.2	0.3	2.4	2.9	3.4	2.7	3.0	3.5
H	PL	DM	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
I	PR/BK /GR	1	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		2, 3	0.2	0.3	2.4	2.9	3.4	2.7	3.0	3.5
J	PL	DM	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
K	PR/BK /GR	1	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		2, 3	0.2	0.3	2.4	2.9	3.4	2.7	3.0	3.5
L	PL	DM	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
M	PR/BK /GR	1	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		2, 3	0.2	0.3	2.4	2.9	3.4	2.7	3.0	3.5
N	PL	DM	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		1, 2, 3	0.0	0.0	3.0	3.5	4.0	3.5	4.1	4.6
O	PR/BK /GR	1	0.0	0.0	2.0	2.5	3.0	2.2	2.7	3.2
		2, 3	0.2	0.3	2.4	2.9	3.4	2.7	3.0	3.5

\* 30 mg/L applies to BODs. \*\* CSI is actually C(SL) - coarse, sandy loam.

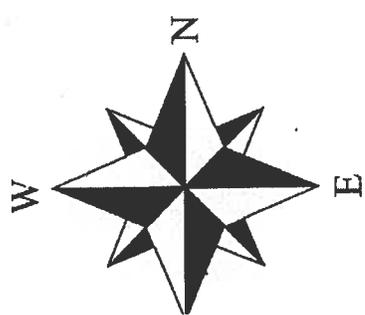
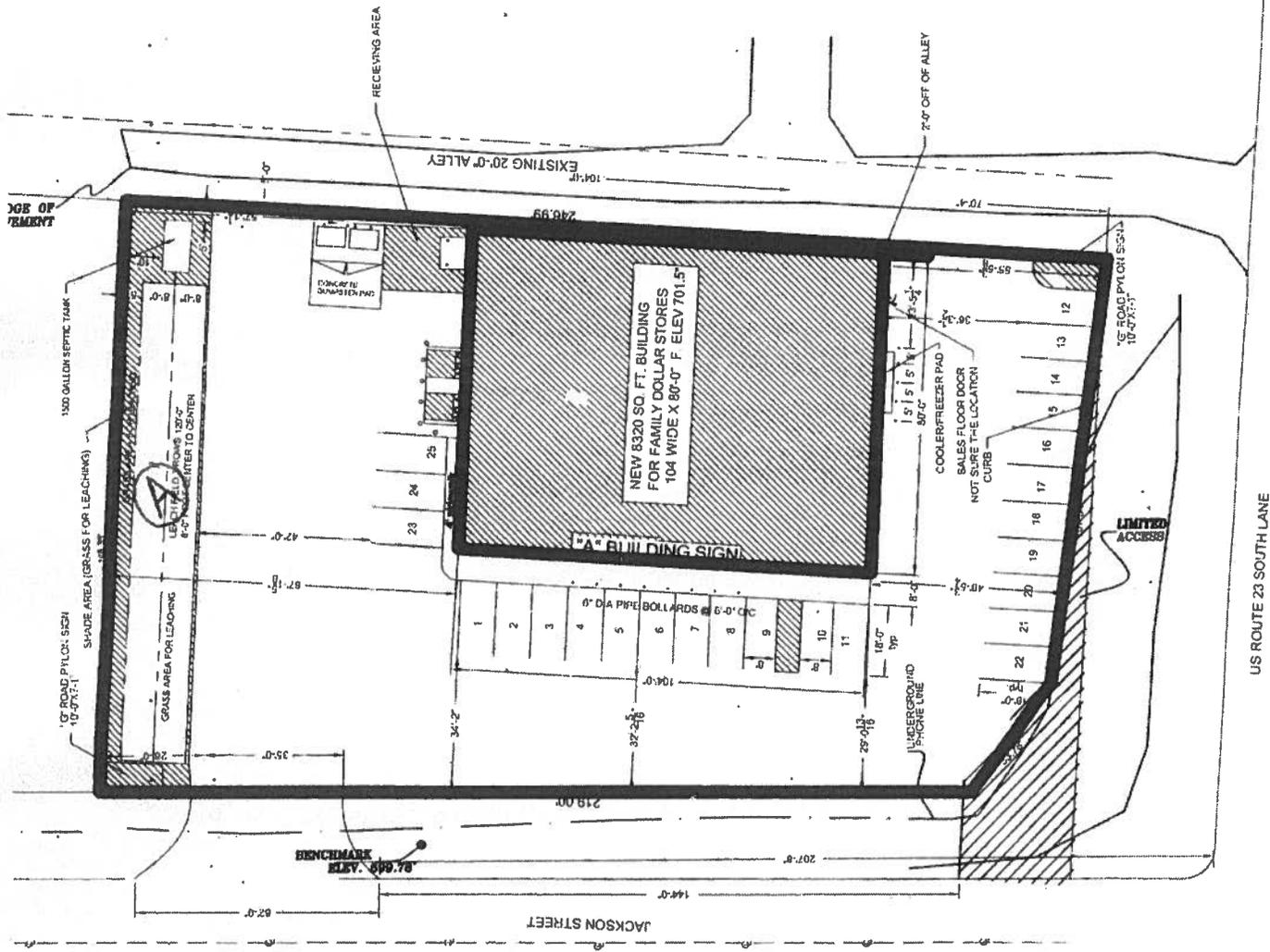
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Soil Map—Franklin County, Ohio





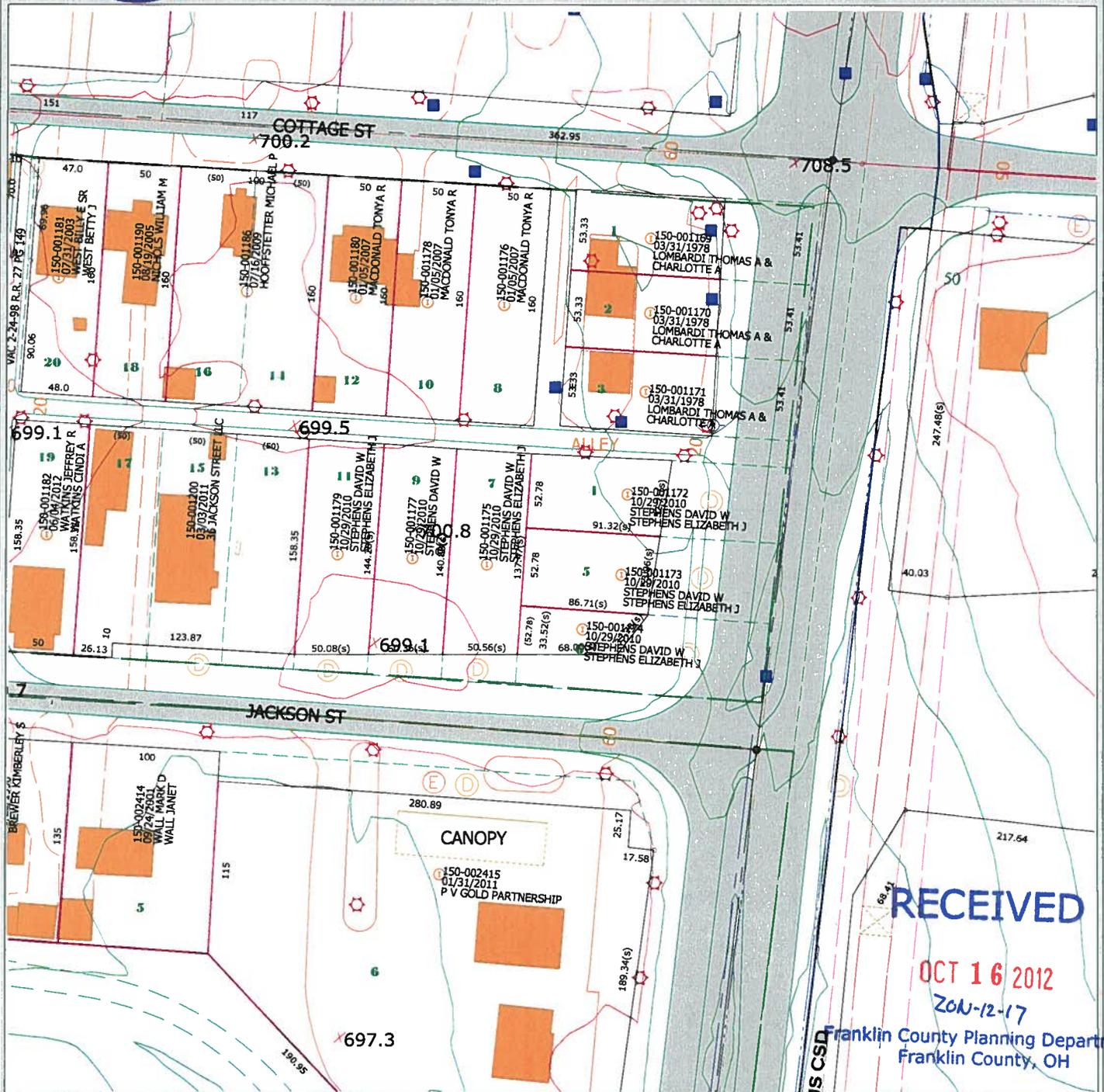
**LEGEND**  
 P PROPERTY LINE  
 & CENTER LINE





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 10/16/12



**RECEIVED**  
OCT 16 2012  
ZON-12-17  
Franklin County Planning Department  
Franklin County, OH

**Disclaimer**

This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Scale = 100  
Grid North