



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

Economic Development & Planning Department  
James Schimmer, Director

# Technical Review Committee Agenda

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

February 23, 2016  
1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. BLEN-16-01 – Matt Brown

<b>Applicant:</b>	Blendon Township Zoning Commission
<b>Township:</b>	Blendon Township
<b>Request:</b>	Requesting to amend the Blendon Township Zoning Resolution

#### ii. ZON-16-01 – Matt Brown

<b>Applicant/Owner:</b>	William McQuirt
<b>Township:</b>	Hamilton Township
<b>Site:</b>	4635 Obetz Reese (150-000117)
<b>Acreage:</b>	3.64 acres
<b>Zoning:</b>	SCPD
<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District (SCPD)

### B. Board of Zoning Appeals

#### i. CU-3850 – Matt Brown

<b>Applicant:</b>	Ted Blahnik
<b>Owner:</b>	Daniel & Lorrie Olson
<b>Township:</b>	Brown Township
<b>Site:</b>	8159 Morris Rd (120-001249)
<b>Acreage:</b>	5.0 acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Private water and private waste water
<b>Request:</b>	Requesting a Conditional Use from Section 302.0392 of the Franklin County Zoning Resolution to allow the construction of a pond over 1,000 square feet in size in an area zoned Rural.

## 2. Adjournment of Meeting to March 22, 2016.



Economic Development & Planning Department  
James Schimmer, Director

# Request for Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input checked="" type="checkbox"/> Blendon	<input type="checkbox"/> Plain
<input type="checkbox"/> Jackson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Jefferson	<input type="checkbox"/> Washington
<input type="checkbox"/> Perry	

Case Number
BLEN - 16-01

Meeting Dates	
Review Body	Date
Tech Review	2/23/16
Planning Commission	3/9/16
Zoning Commission	
Board of Trustees	

Amendment Type	
<input type="checkbox"/> Map amendment	
<input checked="" type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	List sections of zoning resolution to be amended 7.00, 7.60, SECTION 531.051, SECTION 412.03	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name	BRYAN RHOADS
Address	6350 S. HEMPSTEAD RD WESTERVILLE, OHIO 43081
Phone #	614-839-2013
Fax #	614-839-2013
Email	BRYAN.RHOADS@BLENDONTWP.ORG

**RECEIVED**  
**FEB 10 2016**  
 Franklin County Planning Department  
 Franklin County, OH

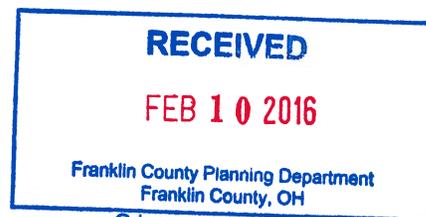
**MOTION BY THE  
BLENDON TOWNSHIP ZONING COMMISSION  
TO INITIATE A PROPOSED AMENDMENT  
TO THE BLENDON TOWNSHIP  
ZONING RESOLUTION**

Motion by MR. GUMMER seconded by MR. LEE to initiate for consideration, pursuant to Ohio Revised Code Section 519.12, a proposed amendment to the Blendon Township Zoning Resolution which would, if adopted, add Section 660-Commerical Overlay District (COD) to the Zoning Resolution and which would include sections detailing: the purpose and establishment of the COD; establishment of area-wide standards including, general design standards, landscape and screening, lighting, parking and circulation and graphics; establishment of a Pedestrian Oriented, Large Format and General Commercial sub districts in the COD, requirements for each sub district in the COD, including, permitted uses, conditional uses, architectural standards and development standards; establishes definitions for certain terms used in the COD text. This amendment would also amend Section 201.03 by adding Section 201.034 and the COD as a zoning district in the Zoning Resolution and revising the Zoning Map to designate the COD area. In addition, the amendment would add Section 7.60 listing the COD as a special district under Section 7.0. The COD is shown on the COD Overlay Zoning District Map which is attached to and made part of the proposed amendment text. The amendment also revises Section 531.051 by allowing the parking of commercial vehicles for two hours in residential districts; allowing for extended parking of a commercial vehicle in residential districts if the vehicle is directly related to a use occurring on a residential property; and allowing the overnight parking of light-duty commercial vehicles in residential districts if owned or operated by current household resident. Lastly, the amendment revises the Effect of Approval provisions in Section 412 (PUD) Planned Unit Development Residential District, Section 420 (SCPD) Select Commercial Planned District, Section 435 (PHS) Planned Highway Service District, Section 444 (PIP) Planned Industrial Park District and Section 640 (EU) Exceptional Use District.

All such proposed revisions are reflected in the Zoning Amendment Text having a cover page entitled "Township Zoning Amendment Case Number RZ16-000001" dated February 9, 2016 (a copy of which Text shall be appended to the minutes of this meeting). Furthermore and as part of this motion, the Zoning Commission hereby directs that a public hearing on this proposed amendment be held on MARCH 15, 2016, at 7:00 p.m. at the Blendon Township Senior Center located at 6330 S. Hempstead Road, Westerville, Ohio 43081, and further authorizes and directs the Zoning Inspector to transmit this proposed amendment to the Franklin County Planning Commission for its recommendation, to make the amendment available for public examination and to give notice of this public hearing by publication, all in accordance with applicable law.

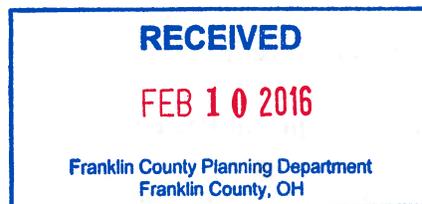
Roll call vote:

MRS. CORDRAY - YES  
MR. GUMMER - YES  
MR. LEE - YES  
MR. KNOX - YES



**BLENDON TOWNSHIP  
ZONING AMENDMENT  
NUMBER RZ16-000001**

**February 9, 2015**



BLEN-16-01

# BLENDON TOWNSHIP ZONING RESOLUTION

## TEXT AMENDMENT

February 9, 2016

### I. Section 7.00: The Special Districts

*Section 7.00 shall be amended by adding the following special zoning district:*

#### **SECTION 7.60 COMMERCIAL OVERLAY DISTRICT (Section 660)**

The Commercial Overlay District is established to create standards to enhance the commercial development pattern within Blendon Township.

### II. Section 201.03: Special Districts

*Section 201.03 shall be amended by adding the following special zoning district:*

**201.036 Commercial Overlay**

### III. Article VI Special Districts

*Article VI shall be amended by adding the following:*

#### **SECTION 660 – COMMERCIAL OVERLAY DISTRICT**

##### **660.01 PURPOSE AND INTENT OF COMMERCIAL OVERLAY DISTRICT**

The Commercial Overlay District (COD) was established to create standards to enhance the development pattern within the Township. Development of commercial properties has historically focused on automobile travel and overlooked pedestrian mobility. Thus, commercial development resulted in restrictive pedestrian access and a lack of connectivity between the streets and buildings due to large parking lots. The existing building setbacks and site orientation have also created a disjointed pattern, which has contributed to the lack of overall character and image of the Township.

Important goals of the COD include improving pedestrian mobility, accommodating multiple transportation options, and enhancing landscaping and building appearance. Improving these areas will help to maintain a high-quality community for residents and businesses, and create an economic environment to attract and support future development. The overlay standards are intended to achieve the following objectives:

- Implement appropriate building and parking setback standards that accommodate redevelopment and establish continuity and consistency within commercial districts;
- Promote high-quality building materials and timeless architecture;

- Establish and reinforce pedestrian-oriented development where appropriate;
- Promote development that features landscaping, facade transparency, rear parking lots, user-friendly access, and appropriately scaled lighting and signage;
- Enhance connectivity between uses to allow for easy flow of automobile and pedestrian traffic and;
- Enhance the attractiveness of commercial districts to further economic development.

## **660.02 ESTABLISHMENT OF COMEMRICAL OVERLAY DISTRICT**

The boundaries of the COD are part of the Official Zoning Map. The COD applies to any and all commercial parcels and/or properties within Blendon Township having the Zoning District designation SO, NC, CC, CS, RI, or LI. Within the COD, there are three sub districts. These areas shall be referred to as the Pedestrian Oriented, Large Format, and General Commercial Sub Districts, defined as follows:

### **Section 660.021 – Pedestrian Oriented Sub District**

Properties within the Pedestrian Oriented Sub District, classified as all commercial properties within Blendon Township having primary frontages along Westerville Road between Dempsey Road and Paris Court, not including any properties classified as Large Format Commercial.

### **Section 660.022 – Large Format Sub District**

All commercial or industrially zoned properties for which total building floor area is greater than or equal to 40,000 square feet.

### **Section 660.023 – General Commercial Sub District**

Any area within the COD that is not defined by the Pedestrian Oriented or Large Format Sub Districts.

### **660.024 – Application and Extent**

The COD shall apply and extend as follows:

- 1.) The expansion or redevelopment of a building's gross floor area by more than 75% over a seven year period or less shall subject the entire site to all standards and requirements herein;
- 2.) Routine maintenance and in-kind replacement of materials are exempt from the provisions herein;
- 3.) All new construction or expansion of an existing building or use;
- 4.) Exterior alteration, enhancement, or reconfiguration of a building;

- 5.) The construction or installation of a parking lot is subject to all applicable provisions herein; and
- 6.) Exterior lighting, fencing, or other accessory structures, and signage are subject to all the applicable provisions herein.

### **660.03 PEDESTRIAN ORIENTED SUB DISTRICT**

#### **660.031 – Permitted and Conditional Uses**

All uses, both permitted and conditional, shall conform to the underlying Zoning District of the property.

#### **660.032 – Development Standards**

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- a) Minimum building and pavement front setback: 25 feet
  - (i) Parking shall not be permitted in the front yard. Access drives shall be permitted.
  - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Zoning Commission and the Township Administrator.
- b) Maximum front building façade setback: 40 feet
- c) Minimum rear and side yard building setback: 15 feet
- d) Minimum rear and side yard pavement setback: 10 feet

#### **660.033 – Architectural Standards**

Buildings shall receive four-sided architectural treatments, including traditional and natural materials and pedestrian-scaled architectural features. Building entrances must be emphasized and have at least one entrance oriented toward the primary street. Buildings shall have a tripartite organization, meaning they shall be designed with a base, middle, and cap.

### **660.04 LARGE FORMAT SUB DISTRICT**

#### **660.041 – Permitted and Conditional Uses**

All uses, both permitted and conditional, shall conform to the underlying Zoning District of the property.

#### **660.042 – Development Standards**

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- a) Minimum building and pavement front setback: 25 feet
  - (i) Parking shall not be permitted in the front yard. Access drives shall be permitted.
  - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Zoning Commission and the Township Administrator.
- b) Minimum rear and side yard building setback: 15 feet
- c) Minimum rear and side yard pavement setback: 10 feet

### **660.05 GENERAL COMMERCIAL SUB DISTRICT**

#### **660.051 – Permitted and Conditional Uses**

All uses, both permitted and conditional, shall conform to the underlying Zoning District of the property.

#### **660.052 – Development Standards**

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- a) Minimum building and pavement front setback: 25 feet
  - (i) One row of double-loaded parking may be permitted within front yard between front setback and front building façade. Access drives shall be permitted.
  - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Zoning Commission and the Township Administrator.
- b) Maximum front building façade setback: 90 feet
- c) Minimum rear and side yard building setback: 15 feet
- d) Minimum rear and side yard pavement setback: 10 feet

### **660.05 COD AREA WIDE STANDARDS**

#### **660.51 Accessibility**

- 1) A public sidewalk with a minimum width of five (5) feet shall be provided along all streets (excluding alleys), extend across the entire frontage of the lot, and connect to the sidewalks on adjacent properties.

- 2) A pedestrian walkway with a minimum width of five (5) feet shall be provided from the public sidewalk to a primary building entrance (note the area shall be striped if extending through a parking area).
- 3) A clearly marked pedestrian walkway/pathway with a minimum width of four (4) feet shall be provided from a parking lot to a building entrance.
- 4) Public /private spaces such as courtyards, plazas, and outdoor eating spaces shall be incorporated where applicable; such spaces may be located within the front yard setback upon approval from the Zoning Commission and the Township Administrator.
- 5) Where appropriate, pedestrian and bicycle connections to adjacent residential neighborhoods and bicycle paths shall be provided.
- 6) Amenities such as bicycle racks and benches shall be provided. Industrially zoned properties shall be exempt.

#### **660.52 General Design Standards**

- 1) A primary building shall be oriented parallel to a primary street, or as parallel as the site permits.
- 2) The height of a building shall be a minimum of eighteen (18) feet above grade.
- 3) A building frontage that exceeds a width of sixty (60) feet shall incorporate articulation, offsets of the wall plane, and/or pilasters to inhibit a large expanse of blank wall and add interest to the facade.
- 4) For a primary building frontage of a commercial use in any Sub District, a minimum of forty (40) percent of the façade area facing the primary street shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least four (4) feet, with the exception of blinds, curtains or other interior decorative elements. Industrially zoned properties shall be exempt.
- 5) A minimum of sixty (60) percent of the front building façade and thirty (30) percent of the side building façade, not including glazing, shall be of traditional and natural materials. Industrially zoned properties shall be exempt.
- 6) Any drive-thru shall be attached to the principal building and located at the rear or side of the building.
- 7) Any roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.
- 8) Gables shall have a minimum depth of eight (8) feet, parapet walls shall extend around to the side of the building.

- 9) If at least fifty (50) percent of a building is redeveloped, overhead utilities serving that building shall be placed underground.

### **660.53 Landscaping and Screening**

Landscaping is an important component which shapes the character of a site and corridor in which it resides.

- 1) The greenbelt area or front setback area shall be landscaped and planted with at least one shade tree and three shrubs per fifty (50) lineal feet, or fraction thereof, in lieu of any front yard tree requirements set out within the code of ordinances.
- 2) All rights-of-way and tree lawns must be maintained by the primary property owner in accordance with Township code.
- 3) Parking lots containing more than 6,000 square feet of area or 20 or more vehicular parking spaces shall provide interior landscaping as well as perimeter landscaping.
  - a) For every ten twenty (20) parking spaces, the applicant shall provide no less than two hundred (200) square feet of interior landscaped areas containing at least one tree with a minimum diameter of 2 inches, and four shrubs. Parking lot corners shall not count toward this requirement.
  - b) No individual landscape area shall be larger than 500 square feet in size in parking lots less than 30,000 square feet and no individual area shall be larger than 2,000 square feet in parking lots over 30,000 square feet.
  - c) All parking lots shall provide perimeter landscaped screening with a mature height of not less than 24" to create a continual opaque buffer. Parking lots shall have perimeter landscaping of a minimum width of ten (10) feet exclusive of vehicle overhang.

### **660.54 Lighting**

- 1) Exterior lighting shall be designed, located, constructed, and maintained to minimize light and reflected light trespass and spill over off the subject property.
- 2) The light level along a property line adjacent to a residentially zoned or used property shall not exceed an average intensity of one-half (1/2) footcandle.
- 3) The height of parking lot lighting shall not exceed:
  - a) Eighteen (18) feet in the Pedestrian Oriented and General Commercial Sub Districts
  - b) Twenty-eight (28) feet in the Large Format Sub District
- 4) Parking lot lighting fixtures and poles shall be black in color. No 'shoe box' style fixtures shall be permitted.

- 5) Exterior building illumination shall be from concealed sources. Strobe or flashing lights and exposed neon lights are not permitted. Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the facades onto neighboring property, streets, or the night sky.
- 6) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas.

#### **660.055 Parking and Circulation**

- 1) The Township Administrator may reduce the required number of off-street parking spaces by up to fifty (50) percent in conjunction with a major site plan approval after giving due consideration to the following factors:
  - a) Type of land use/development;
  - b) Hours of operation;
  - c) Pedestrian traffic and accessibility;
  - d) Availability of transit service;
  - e) Opportunities for shared parking;
  - f) Availability of on street parking;
  - g) Availability of other public parking; and
  - h) Elimination of arterial curb cuts.
- 2) The Township Administrator may reduce or eliminate the required number of loading spaces in conjunction with a major site plan approval after giving due consideration to the following factors:
  - a) Frequency and time of deliveries;
  - b) Necessary size and nature of delivery vehicles;
  - c) Impact on adjoining streets or alleys; and
  - d) Neighborhood character.

#### **660.55 Graphics**

- 1) Notwithstanding anything to the contrary herein, in addition to all other code provisions, any new graphic, or sign, other than a like-kind replacement for maintenance reasons, or for a face change in a cabinet box, either ground or wall mounted due to a change in owner or occupant(s) is subject to all the provisions of this section.

- 2) The following types of signs are not permitted: exposed neon, monopole, roof mounted, rotating, flashing messages, bare bulbs, changeable copy (except fuel pricing, public, and semi-public uses), bench signs, wall cabinet signs, handmade signs, and banners.
- 3) Except as permitted within this section, only one ground sign is permitted per property street frontage; however it may include the names of all the major tenants of that parcel. Only a monument-type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten (10) feet from the right-of-way. For General Commercial and Pedestrian Oriented Sub Districts, the height of a ground sign shall not exceed six (6) feet above grade, and the sign area shall not exceed fifty (50) square feet. For the Large Format Sub District, the height of a ground sign shall not exceed fifteen (15) feet above grade, and the sign area shall not exceed 120 square feet.
- 4) Each tenant is permitted up to one wall sign per street frontage. The size of the wall signage shall not exceed one square foot per one linear foot of building face in which the sign is to be attached.
- 5) One wall mounted blade sign per building is permitted only in the Pedestrian Oriented Sub District, and are required to be a minimum of eight (8) feet above the walkway. Blade signs shall not exceed eight (8) square feet.
- 6) When indirectly lighting a ground sign, the light source shall be screened from motorist view.

## **SECTION 660.06 DEFINITIONS**

This section contains many commonly used terms found within this chapter of the code. In addition to the definitions listed herein, all definitions from Section 720 of the zoning code shall also apply.

**Building Frontage** - The side, or facade, of a building closest to and most nearly parallel to an abutting street.

**Build-To-Line** - The distance from a primary or secondary right-of-way where the front of the building is to be located.

**Building Frontage, Primary** - A building frontage that abuts a street listed as a primary street.

**Building Frontage, Secondary** - A building frontage that abuts an alley or street not listed as a primary street.

**Building, Rear** - The wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.

**Drive-Thru** - A building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

**Footcandles** - A unit of light intensity that is equal to the amount of light falling on one square foot area from a one candela light source at a distance of one foot (one lumen per square foot).

**Gable** - The triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof, or the whole end wall of a building or wing having a pitched roof.

**Parapet Wall** - A low wall barrier at the edge of a roof or structure, which may serve to prevent falls over the edge or serve as a stylistic feature.

**Primary Street** - Within this section, the following are designated as primary streets: Westerville Road, Morse Road, Cleveland Avenue, Executive Parkway, Sunbury Drive, and Corporate Drive.

**Redevelopment** - The increase of a developed property or building gross floor area or combination thereof by more than seventy-five (75) percent over a seven (7) year period.

**Routine Maintenance** - Work that is planned and performed to maintain and preserve the condition of the building or site including but not limited to painting, landscaping, roof repair, parking rehabilitation, and window replacement and treatment.

**Stacking Space** - Area where cars are permitted to wait in a resting state to access a use, or at a traffic signal or sign.

**Traditional and Natural Materials** - Any of the following materials: clay bricks (full or thin set, if thin set, corners must have full brick appearance), stone, manufactured stone (samples must be provided), wood, or fiber cement board siding.

**Tree Lawn** - A small area, often planted with trees and grass, between a street and the sidewalk of that street.



**IV. Section 531.05: Limitation of parking in residential zoning districts**

*Section 531.051 shall be deleted in its entirety and amended as follows:*

**531.051 - Commercial Vehicles** – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo, or freight, and shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.

The parking of commercial vehicles for longer than two hours on public streets or on properties within all residential districts is prohibited with the following exceptions:

1. Any vehicle owned or operated primarily by a resident of the household and which meets the following criteria:
  - a) Vehicle is classified as Class One or Class Two by the U.S. Department of Energy;
  - b) Vehicle does not exceed 10,000 pounds;
  - c) Vehicle does not contain more than four tires;
  - d) Vehicle does not contain and is not used to haul hazardous material as defined in the “Hazardous Materials Transportation Act”, 88 Stat. 2156 (1975), 49 U.S.C. 1801, as amended; and,
  - e) Vehicle is the only commercial vehicle operated and parked by a resident in the residential district of that resident.
2. Any vehicle being used for the purpose of delivery to or the receiving of goods or other articles from a residence, or in connection with the construction, repair, or other services performed, during the actual parking time.

**V. Section 412.03 Procedure**

*Section 412.034 shall be deleted in its entirety and amended as follows:*

**412.034 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the PUD Residential District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period

and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

## **VI. Section 420.03 Procedure**

*Section 420.035 shall be deleted in its entirety and amended as follows:*

**420.035 – Effect of Approval** –The Development Plan as approved by the Blendon Township Board of Trustees shall constitute an amendment to the Blendon Township Zoning Map as it applies to the land included in the approved amendment. Detailed Site Plan approval is assured based on good faith compliance with the approved Development SCPD Plan.

The approval of the Development Plan shall be for a period of two (2) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

## **VII. Section 435.03 Procedure**

*Section 435.034 shall be deleted in its entirety and amended as follows:*

**435.034 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the Planned Highway Service District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

## VIII. Section 444.03 Procedure

*Section 444.034 shall be deleted in its entirety and amended as follows:*

**444.034 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the Planned Industrial Park District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

**640.033 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment of the Special District Map and a supplement to the Exceptional Use District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.



Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (ZON-16-01), Date Filed (2/16/16), Received By (Matt Brown), Total Fees (\$1,300.00), Receipt Number (16-00329)

Subject Property Information

- 1. Street Address: 4635 Obetz-Reese Road
2. Parcel ID Number(s): 150 - 000117
3. Township(s): Hamilton



Description of Subject Property

- 4. Acres to be Rezoned: 3.64 acres
5. Current Land Use: Tow Truck Operation
6. Surrounding Land Use: North I-270 & Exceptional Use- Farmed Area, South Rural-Single family housing, East RR & Planned Industrial District, West Exceptional Use- Farmed area
7. Water Supply Source: [ ] Public (Central) [ ] Private (Onsite)
8. Sanitary Sewer Source: [ ] Public (Central) [ ] Private (Onsite)

Rezoning Request

- 9. Current Zoning: SCPD, Proposed Zoning: SCPD
10. Proposed Land Use: Tow Truck Operation
11. Purpose for Request: The proposal is to update the site plan approved by the County Commissioners in 2008 as elements of the site have changed in the intervening eight (8) years.

**Applicant/Owner/Agent Information**

12. Applicant Information: William "Rusty" McQuirt  
Address: 4845 Obetz-Reese Rd. Columbus, OH 43207  
Phone: 679-3909 Fax: 614-491-3511  
Interest in Property: Owner  
Signature: William R. McQuirt

13. Property Owner: William "Rusty" McQuirt  
Address: 4845 Obetz-Reese Rd., Columbus, OH 43207  
Phone: 679-3909 Fax: 614-491-3511  
Signature: William R. McQuirt

14. Agent Information: Jackson B. Reynolds, III c/o Smith & Hale LLC  
Address: 37 W. Broad St., #460, Columbus, OH 43215  
Phone: 221-6255 Fax: 221-6409  
Signature: Jackson B. Reynolds

**Applicant/Owner/Agent Information**

I/we (applicant) William "Rusty" McQuirt 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: William R. McQuirt  
(required)

Date: 2/9/16

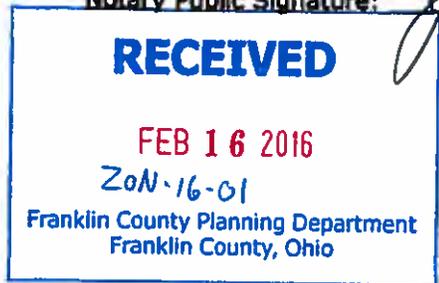
Property Owner Signature: William R. McQuirt  
(required)

Subscribed and sworn to me in my presence and before me on this 9 day of FEBRUARY 20 16.

Notary Public Signature: Jack E. Coms



Jack E. Coms  
Notary Public, State of Ohio  
My Commission Expires 07/16/2018





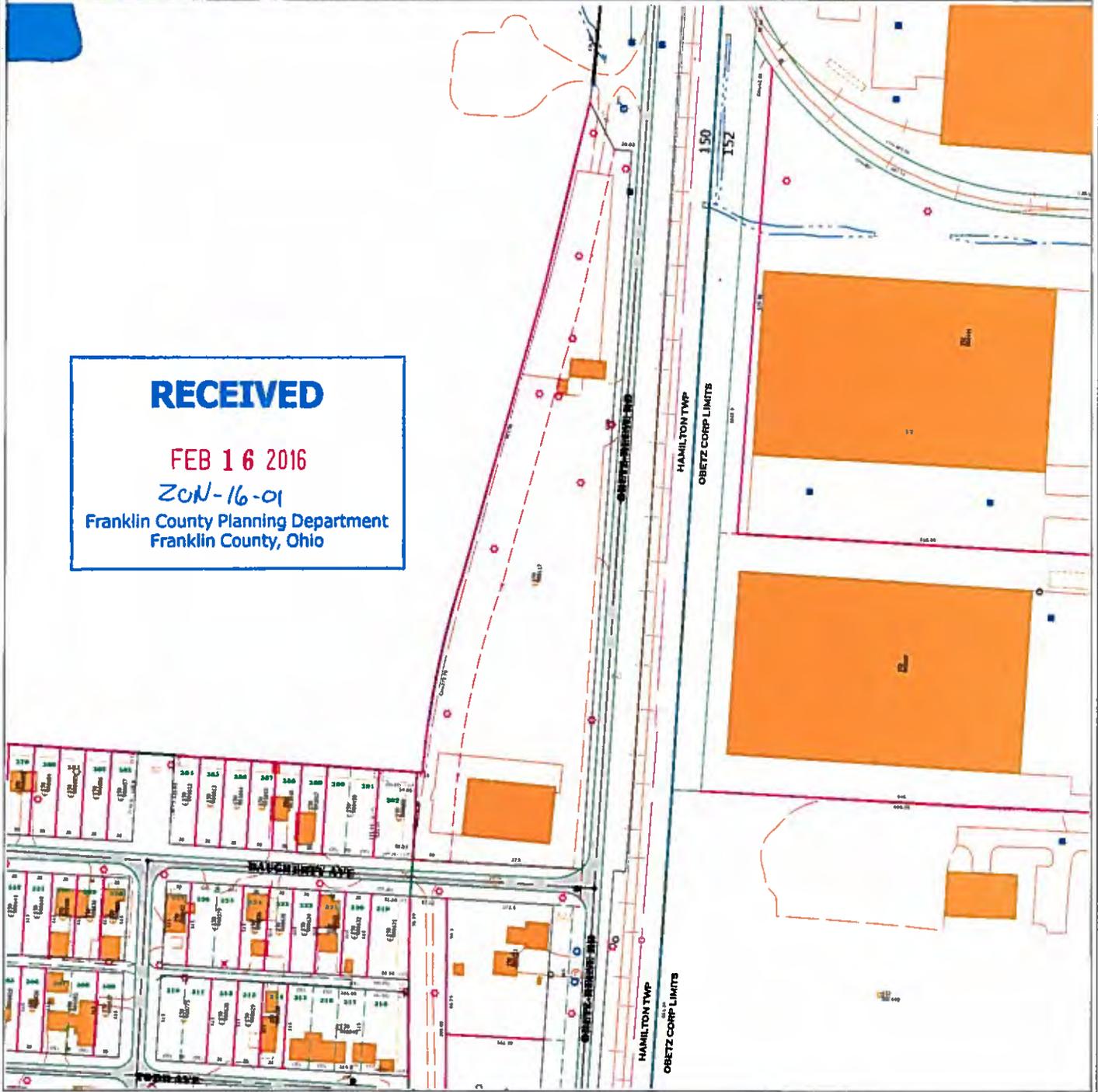


# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/28/16

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ZON-16-01  
Franklin County Planning Department  
Franklin County, Ohio



Disclaimer

Scale = 200



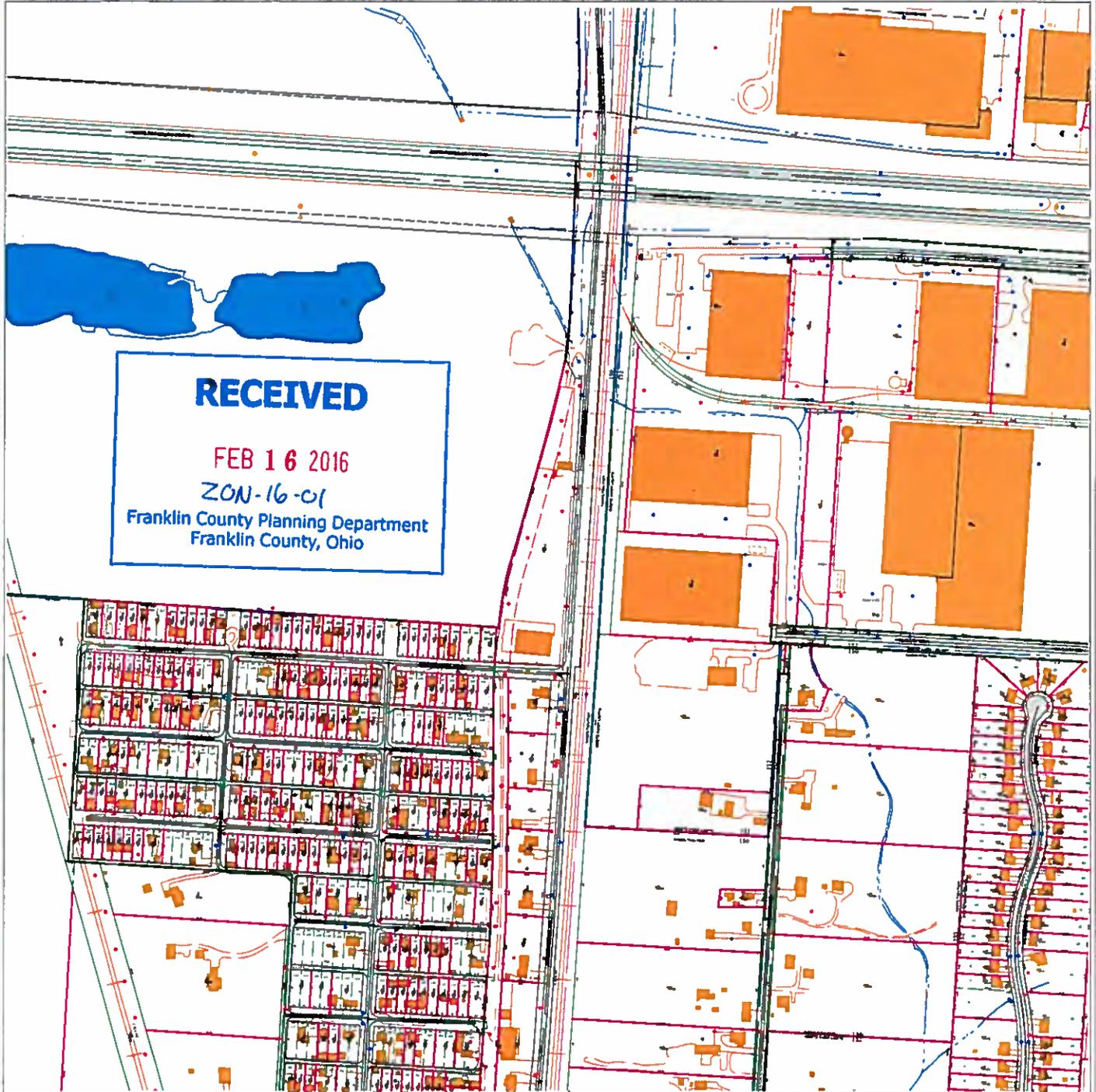
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/28/16



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Franklin County, Ohio

Disclaimer

Scale = 500



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

Application for Second Amendment of Development Plan for 4635 Obetz-Reese Road

In support of its application for an amendment to the development plan for an existing Select Commercial Planned District (SCPD), Rusty's Towing Service (Russel McQuirt) property owner of 4635 Obetz-Reese Road, submits the following revised development plan.

1. OVERVIEW

Rusty's Towing Service, hereinafter applicant, owns one parcel as part of this development plan, the parcel is 3.64 acres in size. The site is currently zoned Select Commercial Planned District (SCPD), with an existing gravel parking lot that is used for tractor trailer storage on the southern portion of the site and a small amount of automobile impound storage on the north side of the site.

The applicant purchased the property in 1999 and rezoned the property to Select Commercial Planned District in 2001. At the time, the applicant had proposed two buildings on site. These were never constructed, thus, many of the design elements in the original zoning application were never performed. The applicant in 2008 submitted a revised development plan for the Select Commercial Planned District (SCPD) property, it included a new storage building for wrecked trucks and parts storage, a modified entrance for the site to control access onto Obetz-Reese Rd., a revised landscaping and lighting plan, while maintaining outdoor storage for tow trucks, trailers and impound cars. The applicant has made some modifications to the existing site development and like to add additional other elements including a loading dock, additional fueling station with canopy and additional screening for the site. The single family home that was a part of the previous plan has been removed.

2. PLAN DOCUMENTS

The following documents have been submitted concurrent with the submission of this development plan.

1. Legal description of the applicant's site
2. Survey plat of the applicant's site
3. Site plan, including parking and building location, landscaping plan, impound area and other existing facilities
4. Description of proposed improvements



All documents submitted to Franklin County shall comprise a part of the plan as approved.

3. PRESENT USES OF THE SITE

The site is currently being used for tractor-trailer storage and tow truck parking, automobile storage, a storage building and a fueling station. The site has limited access due to an existing fence that was installed for security purposes. The existing site contains one property, with AEP maintaining a 20' easement in the gravel truck lot for maintenance of the power poles that are onsite.

The site is currently being used as two separate areas. The existing fenced in area (with privacy slats) to the north is used as an impound lot for cars. This area is locked and secured by two gates and 7 ft. high chain link fence with barbed wire along the top of the fence.

The area south of the automobile impound lot is used as a storage area for trailers, tow trucks and employee vehicles that are parked while the employees are driving the company trucks during the day and for trucks that are awaiting repair and an 80'x120' building that was approved in 2008. A fueling area for the company trucks is located along the western site of the parcel.

Applicant is seeking to amend the existing, Select Planned Commercial Development, development plan to maintain these uses as well as for the intended use stated below.

#### 4. DEVELOPMENT PLAN

Permitted uses within a Select Planned Commercial Development in Franklin County includes uses for any of the districts listed in Section 420.02. Applicant seeks approval of a loading dock and fuel canopy and screening, as well as maintaining the existing uses falling within the parameters stated in Section 344, Limited Industrial District (LI). This application is being made only for the purpose of amending the existing development plan to include the uses stated above to conform to Section 420.02.

- a. Size. The one tract is approximately 3.64 acres in size, the Franklin County requirement for the minimum lot size, based on LI District is 40,000 sq. ft.
- b. Grouping of buildings and access. The existing home and garage have been removed.

The existing building on this site is an 80'x120' pre-fabricated steel building for housing trucks awaiting repairs, truck parts and maintenance equipment. It has internal floor drains that will drain to a holding tank so that grease and oil, etc. can be collected and disposed of as necessary. The building is accessed from Obetz-Reese Road. The existing entrance was modified to a narrowed width of 148 ft. per the Franklin County Engineer traffic Department's recommendation. This drive width allows for a tractor-trailer to be able to turn around on-site, to make pick-ups, deliveries or to just turn around and avoid going through town where bridge clearances won't allow a large truck to pass. The drive approach was paved per the Franklin County Engineer's standards.

There will be no increase in truck traffic or otherwise than from what is already being generated by the site with the new building and dock area. The same trailer-storage, truck pick up and impound operation will still be functioning as they currently are. However, the new building allows Rusty's Towing a place to store wrecked trucks and parts for those trucks in a dry environment to prevent further damage to the vehicle. In addition the existing building, at the south end of the parcel. An additional fuel tank and canopy will be added beside the existing fuel station and landscapes will be constructed over each to provide protection to those utilizing the pump.

- c. Screening and Landscaping. The proposed plan shows existing fence screening slats

surrounding the automobile impound area on the north side of the site. The screening along Obetz-Reese Rd. will include a vegetative screening of White Pine and Blue Spruce trees. These trees are planned to be 6'-7' in height and will be planted with a spacing of twenty feet.

A tree and shrubbery screening is proposed along the Daugherty Rd. at the south side of the lot to screen the homes across the street and will be extended north along the western lot line to screen the dock area per Section 420.031,14 (a).

- d. Parking and loading areas. The lot currently consists of a gravel parking lot and it is the owner's intention to maintain this due to the internal truck traffic that would damage asphalt and cause a maintenance problem. The proposed development plan shows four parking spaces for employees at the storage building. There are also twelve employee parking spots for employees to park their personal vehicles while driving company trucks.

The proposed development plan shows 34 spaces that are currently being used for trailer storage and will continue to be used as such. Company trucks can be fueled from the two (2) existing fuel tanks located just north of these spaces.

The existing fence in automobile impound area can be accessed from the gravel parking lot, through a gate that is located behind the existing house. There are currently 39 spaces dedicated for impounding purposes in this area.

There have been some concerns about fluids leaking out of vehicles stored in the impound area. Currently, there has not been a problem with automobiles leaking fluids on the site and the owner does not anticipate a future problem with this. The reason for this is that when impounded cars are brought to the site, many of these cars are in good working order and do not have any leakage problems to begin with. They have been brought to the site, any fluids that have leaked from the vehicles have already done so at the crash site due to the initial impact of the crash.

- e. Signage. The applicant does not plan to install a sign at this time, but will install a sign as a later date per section 420.034,14 (b).

- f. Storm Water Drainage. Drainage will be maintained as it currently is, except in the immediate existing building areas. Storm water will be routed through roof drains and catch basins to the existing catch basin at the southern portion of the site.

- g. Sewage Disposal and Water Supply. There are currently no water or sewer facilities in the area. The Building's will have sleeves under the foundation and through the floor for future connection if water and sewer become available.

- h. Architectural Design. The proposed storage building will be a pre-fabricated steel building with 8-12' wide x 15' high doors on the front and man doors on either side of the building. The building will have a 3½: 12 pitch with a total building height of 27-½ ft. The color of the building is tan with a green roof. This building exists on the site concurrent with the amendment to the SCPD.

- i. Outside Storage. The proposed site plan shows maintaining the outside storage areas for the truck and trailer storage as well as the fenced in car impound area. No additional outside storage is being proposed with this developmental plan submittal.
  
- j. Utilities and facilities. There is an existing fuel tank that is for company truck use that will remain on site and a new fueling tank will be added to supplement the fueling capacity for the operation. There is also a gas line that runs along the east side of the site next to the existing fence that serves the existing home.
  
- k. Pollution. The existing operation for Rusty's Towing is being maintained as it currently operates. The only change will be the indoor storage for wrecked and damaged trucks and parts storage. We believe that the storage building will actually reduce noise generate by the site by moving damaged trucks and equipment and parts storage indoors. The proposed building will also act as a noise buffer for the homes to the south.

**PLANT LIST**

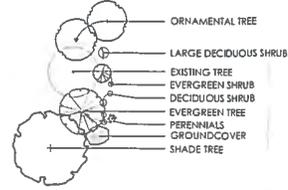
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
3	PIC	PICEA ABIES	NORWAY SPRUCE	5-6' HGT	B&B	
<b>SHRUBS</b>						
17	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' HGT	B&B	

\*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

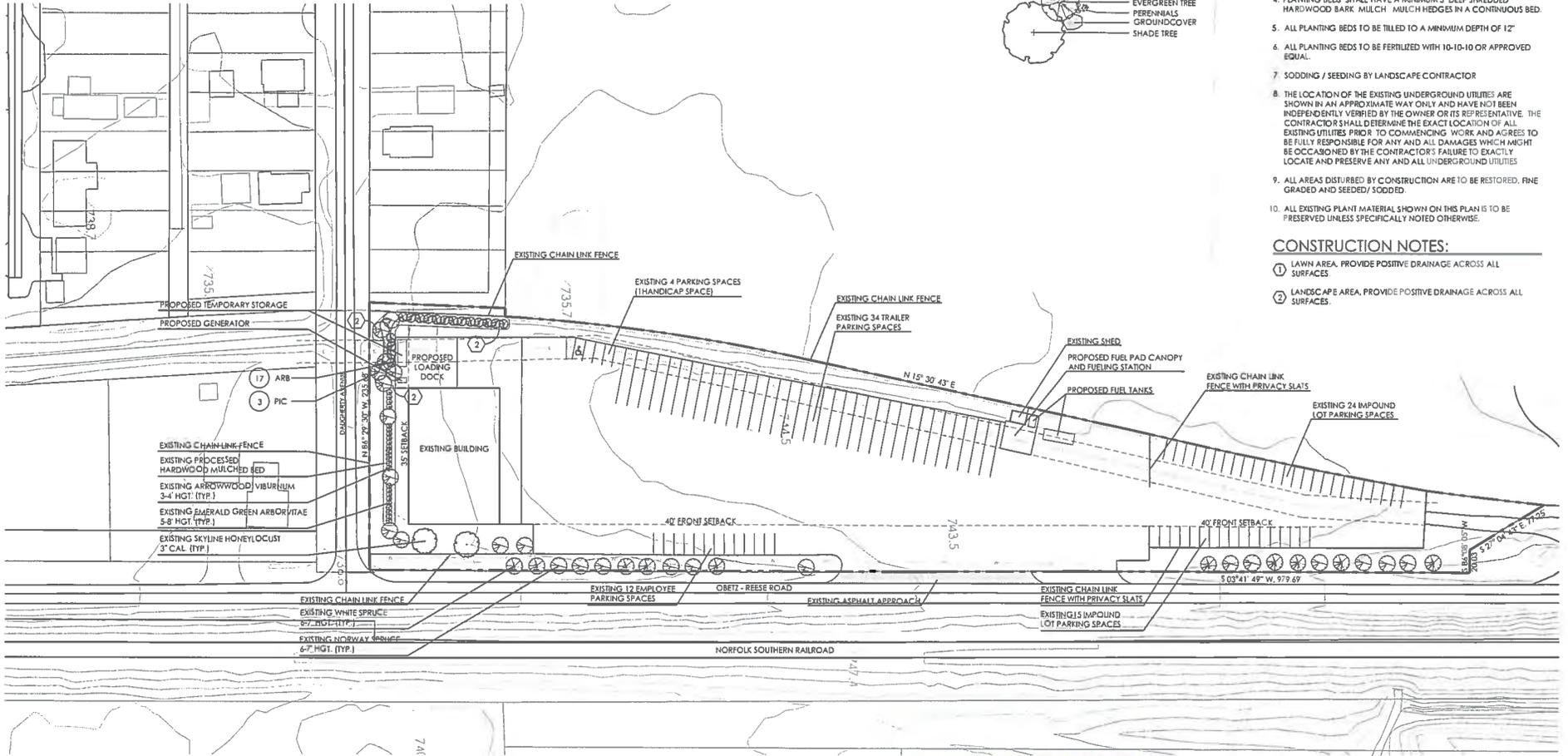


**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

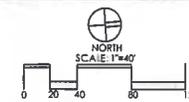
**CONSTRUCTION NOTES:**

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



DEVELOPMENT PLAN  
**RUSTY'S TOWING**  
 PREPARED FOR RUSTY'S TOWING  
 DATE 2/1/16

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**Faris Planning & Design**  
 LANDSCAPE ARCHITECTURE  
 243 N. 51st Street  
 Columbus, OH 43215  
 p 614.487.1964 www.farisplanninganddesign.com

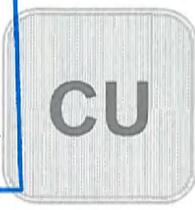


**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

Application for  
**Conditional Use**  
 Revised January 1, 2009

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 Franklin County, Ohio



Property Information	
Site Address 8159 Morris Road, Hilliard, Ohio	
Parcel ID(s)  120-001249	Zoning  residential/agriculture
Township  Brown	Acreage 5.0
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	Williams Creek Consulting, Inc <i>Ted Blahnik</i>
Address	247 East Livingston Avenue, Columbus, Ohio
Phone #	614 224 4473
Fax #	614 224 4485
Email	tblahnik@williams creek.net

Property Owner Information	
Name/Company Name	Dan Olson
Address	Same as property information
Phone #	614 425 8843
Fax #	
Email	olsondanny@hotmail.com

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

Staff Use Only
Case #  CU-3850
Date filed: 2/11/16
Fee paid 350.00
Receipt # 16-00310
Received by: KS
Hearing date: 3/21/16
Zoning Compliance: RZ-16-2081

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

Case #  
CW-3850

Conditional Use(s) Requested	
Section	302.0392 - Ponds
Description	Residential Fishing Pond
Section	
Description	
Section	
Description	

Describe the project
The project includes excavation and construction of a 0.8 acre pond on a residential parcel.
All excavated material will remain onsite. The pond will overflow to the north to an unnamed tributary roadside ditch that leads to Big Darby Creek. Makeup water will be supplied by an onsite groundwater well, if needed.

**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:  
Recreational fishing pond  
\_\_\_\_\_  
\_\_\_\_\_
- How will the proposed development relate to the existing and probable future land use character of the area:  
Current surrounding land use is rural residential/agricultural. The pond and associated landscaping is expected to enhance the aesthetic appeal of the area.  
\_\_\_\_\_  
\_\_\_\_\_
- 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?  
Current surrounding land use is rural residential/agricultural. The pond and associated landscaping is expected to enhance the aesthetic appeal of the area.  
\_\_\_\_\_  
\_\_\_\_\_

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?  
The pond is expected to help treat local stormwater runoff prior to discharging offsite. A pond safety shelf is included in the proposed design to limit potential hazard.
5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?  
No. The pond is expected to blend into the rural landscape and provide an aesthetic improvement.
6. Will the Conditional Use be served adequately by essential public facility and services?  
The pond is located immediately behind a newly constructed home with county road access to the residential driveway. No structures, landscape, or earthworks exist or are proposed that would limit access to the rear of the home by emergency vehicles.
7. How will the proposal meet the development standards of that specific district?  
Although this pond is not specifically purposed for stormwater runoff management, the safety ledge and subsurface slopes are designed in accordance with local rules for stormwater management ponds.
8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?  
No. Ponds require a conditional use permit.
9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?  
Yes. Ponds are a common feature on rural residential and agricultural lands.
10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).  
No. The pond is not expected to interfere with the delivery of governmental services.
11. Did the applicant purchase the property with knowledge of the zoning restrictions?  
Yes, however the pond is not a specifically restricted use by zoning.

**Conditional Use-Expanded Home Occupation (Only)**

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

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

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2. How many non-resident employees?

---

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

---

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

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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!***

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6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

---

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

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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.*

---

Case #  
CW-3850

**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.

*[Handwritten Signature]*

12/01/2015

Applicant

Date

*[Handwritten Signature]*

12/2/15

Property Owner (Signature must be notarized)

Date



**BRIAN SMELTZER**  
Notary Public, State of Ohio  
My Comm. Expires July 25, 2017

*[Handwritten Signature]*

12-2-15

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.**

ParcelID: 120-001249-00  
OLSON DANIEL

Map-Rt:

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Franklin County, Ohio

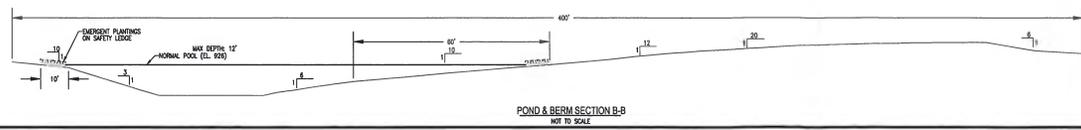
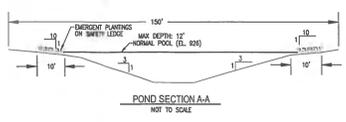
CU - 3850







- LEGEND**
- PROPERTY BOUNDARY
  - - - RIGHT OF WAY
  - - - EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - UNDERPAV/SP
  - BUILDING SETBACK LINE
  - NORMAL POOL (ELEV. 920)
  - LIMITS OF DISTURBANCE
  - STREET CENTERLINE
  - EMERGENCY OVERFLOW ROUTING



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 Franklin County, Ohio

0-3850

DAN OSBORN  
 8159 MORRIS ROAD  
 HILLIARD, OHIO  
 619 N. PENNSYLVANIA STREET  
 INDIANAPOLIS, INDIANA 46204  
 PH: (317) 422-9800  
 WWW.WILLIAMS-CREEK.COM

**WILLIAMS CREEK CONSULTING**



DRAWN BY: AER  
 CHECKED BY: TB  
 SCALE: AS SHOWN  
 DATE: 2/9/2016

REVISIONS

**OLSON PROPERTY**  
 8159 MORRIS ROAD  
 HILLIARD, OHIO

**PROPOSED GRADING**

PROJECT NUMBER  
 DRAWING NUMBER  
**C1.1**  
 SHEET 2 OF 5



- LEGEND**
- PROPERTY BOUNDARY
  - - - POINT OF VIEW
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - UNDERDRAIN/TSO
  - WELDRIP SERVICE LINE
  - NORMAL POOL (20.0V X10)
  - LIMITS OF DISTURBANCE
  - PROPOSED SELF FENCE SEE SHEET C1.4 FOR DETAILS
  - EROSION CONTROL BANDSET SEE SHEET C1.4 FOR DETAILS
  - STREET CENTERLINE

DAN OSBORN  
8159 MORRIS ROAD  
HILLIARD, OHIO

619 N. PENNSYLVANIA STREET  
INDIANAPOLIS, INDIANA 46204  
PH: (317) 422-0800  
PROF@WILLIAMSCREEK.COM

**WILLIAMS CREEK CONSULTING**



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CHECKED BY: TB  
SCALE: AS SHOWN  
DATE: 2/9/2016

REVISIONS	

**OLSON PROPERTY**  
8159 MORRIS ROAD  
HILLIARD, OHIO

**EROSION CONTROL PLAN**

PROJECT NUMBER

DRAWING NUMBER  
**C1.2**  
SHEET 3 OF 5

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Franklin County Planning Department  
Franklin County, Ohio

W-3850



- LEGEND**
- PROPERTY BOUNDARY
  - - - RIGHT OF WAY
  - - - EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - UNDERDRAIN/TSO
  - SWAGING SERVICE LINE
  - NORMAL POOL (ELEV. 100)
  - LIMITS OF DISTURBANCE
  - GOOSE NETTING TO BE PLACED AROUND ALL PLUG PLANTINGS
  - ..... PROPOSED PERMANENT TURF SEED MIX SEE SHEET C1.4 FOR DETAILS
  - STREET CENTERLINE

**EMERGENT PLUG PLANTINGS**

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
<i>Wolffia globosa</i>	Wolffia	PLUG, 3" O.C.	75
<i>Limnolobos</i>	Great Blue Lobelia	PLUG, 3" O.C.	75
<i>Lythrum salicaria</i>	Common Lythrum	PLUG, 3" O.C.	75
<i>Phytolacca americana</i>	Red-top	PLUG, 3" O.C.	75
<i>Sparganium angustifolium</i>	Sparganium	PLUG, 3" O.C.	75
<b>TOTAL</b>			<b>300</b>

DAN OSBORN  
8159 MORRIS ROAD  
HILLIARD, OHIO

619 N. PENNSYLVANIA STREET  
INDIANAPOLIS, INDIANA 46204  
PH: (317) 422-0800  
WWW.WILLIAMS-CREEK.COM

**WILLIAMS CREEK**  
CONSULTING

STATE OF OHIO  
THEODORE BLANKIN  
60457  
PROFESSIONAL ENGINEER

OWN BY: AER  
CHD BY: TB  
SCALE: AS SHOWN  
DATE: 2/9/2016

REVISIONS

NO.	DESCRIPTION

**OLSON PROPERTY**  
8159 MORRIS ROAD  
HILLIARD, OHIO

**SEEDING & PLANTING PLAN**

PROJECT NUMBER

DRAWING NUMBER  
**C1.3**  
SHEET 4 OF 5

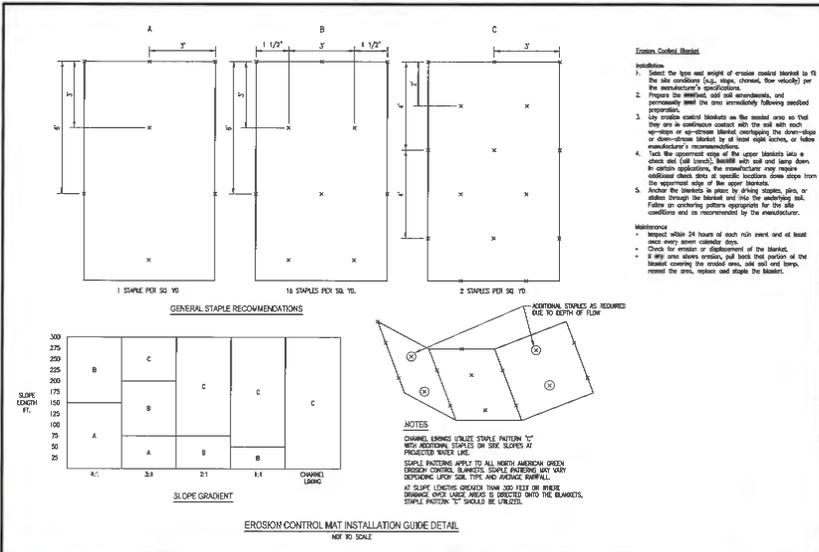
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Franklin County, Ohio

CU-385D

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**FEB 11 2016**  
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 Franklin County, Ohio  
 00-3850



**SILT FENCE**

**LOCATION**

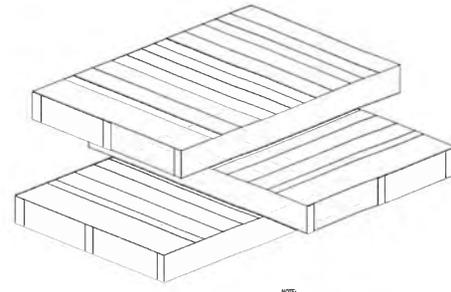
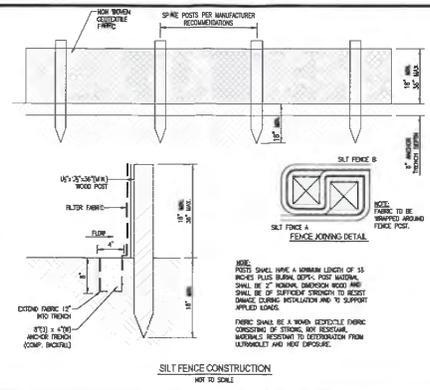
- Installed parallel to the slope contour.
- Minimum of 10 feet beyond the top of slope to provide a windrow storage area.
- Accessible for maintenance (removed or replaced on all fast repair).

**INSTALLATION**

- Lay out the location of the fence so that it is parallel to the contour of the slope and at least 10 feet beyond the top of slope to provide a windrow storage area. Turn the ends of the fence so loops such that the point of contact between the ground and the bottom of the fence and perimeter of a higher elevation than the top of the fence of its lowest side.
- Excavate on right-hand slope by four-foot wide trench along the entire length of the fence line. Underneath the fence on the down-slope side of the excavated trench and the support posts on the down-slope side of the trench.
- Drive the support posts at least 18 inches into the ground, tightly securing the fabric between the posts on each side into the soil. A maximum of 12 inches of the filter fabric should extend into the trench. If it is necessary to join the ends of two fabrics, use the recommended method shown.
- Use the lower 18-inch section of filter fabric on the bottom of the trench and extend it toward the up-slope side of the trench.
- Secure the trench with soil material and compact it in place.

**MAINTENANCE**

- Inspect within 24 hours of a rain event and at least once every seven calendar days.
- If fence fabric shows signs of displacement, or in any other adverse conditions, replace the affected portion immediately. Note: All repairs should meet specifications as outlined within this manual.
- Remove deposited sediment when 18 inches of filter fabric is buried or when 1 inch of sediment over the height of the fence at its lowest point. When collecting drainage area has been established, remove the fence and sediment promptly, grade the site to meet with the surrounding area, and stabilize.



NOTE:  
 STAPLER & STAPLE PALLETS 3 HIGH  
 SECURE WITH 3/8" BARS  
 LUNGER STRUCTURE TO BE DIMENSIONED IN DEEP ZONE (GREATER THAN 6 FEET) AND AWAY FROM ANY SWAY AREAS

**SEED TOLERANCE CHART**

SPECIES	SEEDING RATE LB./ACRE	EMERGIBLE pH	SEED SURVIVAL <sup>1</sup> %	GERMINITY <sup>2</sup> %	WEIGHT G/1000
<b>LEVEL AND SLOPING OPEN AREAS</b>					
1. BTA FESCUE	36	5.0-5.5	2	1	2
2. BTA FESCUE	25	5.0-5.5	2	1	2
3. BTA FESCUE	15	5.0-5.5	2	1	2
4. CRACKING RED FESCUE	15	4.0	2	1	2
<b>DRYUP GRASS AND CUTS</b>					
4. BTA FESCUE	10	4.0-5.5	2	1	2
5. BTA FESCUE	25	5.0-5.5	2	1	2
6. BTA FESCUE	36	5.0-5.5	2	1	2
7. CRACKING RED FESCUE	10	4.0	2	1	2
<b>LOWLAND NON-WAIVERANCE AREAS</b>					
4. BTA FESCUE	40	5.0-5.5	2	1	2
5. BTA FESCUE	36	5.0-5.5	2	1	2
6. BTA FESCUE	36	5.0-5.5	2	1	2
7. CRACKING RED FESCUE	15	4.0	2	1	2
8. BTA FESCUE	15	4.0	2	1	2

<sup>1</sup> - 1 - PREPARED 2 - WILL TOLERATE <sup>3</sup> - INCLUDE WITH SPECIFIC INOCULANT.

**PERMANENT TURF GRASS SEED MIX**

TYPE OF SEEDS - GRASSES	COMMON NAME	lbs./ACRE
Festuca arundinacea	Tall Fescue	210
Festuca rubra	Creeping Red Fescue	70
Poa annua	Field Poa	35
Poa trivialis	Sheep Fescue	35
<b>GRASSES lbs PER ACRE</b>		
350		
TYPE OF SEEDS - COVER CROPS	COMMON NAME	lbs./ACRE
Phaseolus vulgaris	Common Bean	32
Lathyrus pratensis	Annual Ryegrass	6
<b>COVER CROP lbs PER ACRE</b>		
38		

**PERMANENT SEEDING DATES**

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
NON-RECORDED*												
RECORDED												
DORMANT SEEDING**												

IRRIGATION NEEDED DURING THIS PERIOD TO CONTROL DROUGHT AT TIMES OTHER THAN IN THE SHADDED AREAS. USE MILDCLAY.

\* LATE SUMMER SEEDING DATES MAY BE EXTENDED 3 DAYS IF MULCH IS APPLIED.

\*\* INCREASE SEEDING APPLICATION BY 50%.

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 INDIANAPOLIS, INDIANA 46204  
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 INFO@WILLIAMSCREEK.COM

**WILLIAMS CREEK**  
 CONSULTING



DRAWN BY: AER  
 CHECKED BY: TT  
 SCALE: AS SHOWN  
 DATE: 2/9/2016

REVISIONS

NO.	DATE	DESCRIPTION

**OLSON PROPERTY**  
 8155 MORRIS ROAD  
 HILLIARD, OHIO

**DETAILS**

PROJECT NUMBER

DRAWING NUMBER  
**C1.4**  
 SHEET 2 OF 5