



Franklin County Planning Commission

Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Thursday, April 8, 2026
1:30 pm

1. Call to Order (Chair)
2. Call roll for Board Members (Planning Admin Assistant)
 - a. Board of Commissioner Members/Alternate Designee(s)
 - b. Regular Planning Commission Members
 - c. Acknowledgement of Quorum
3. Introduction of Staff (Planning Administrator)
4. Approval of minutes from March 11, 2026, meeting
 - a. Motion to Approve Minutes (Chair)
 - b. Discussion of Minutes
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)
5. New Business

i. Legislative Matter: ZON-26-01 Austin Workman

Owner/Applicant:	Sienna Rose LLC/Reed Anderson
Township:	Clinton
Site:	1877 Kenny Rd (PID #130-002621) & Kenny (130-001681)
Acreage:	1.023-acres (1877 Kenny Rd) & 0.15-Acres (1878 Kenny Rd)
Utilities:	Public water and wastewater
Zoning:	Limited Industrial (LI)
Request:	Requesting to rezone 1.173-acres from the Limited Industrial (LI) district and Restricted Urban Residential (R-8) districts to the Select Commercial Planned District (SCPD).

- a. Staff Presentation (Staff)
- b. Applicant Presentation
- c. Call for Motion to Recommend Approval (Chair)
- d. Roll Call on Motion/Vote (Planning Admin Assistant)

ii. Legislative Matter: 791-PP Kayla Johnson

Owner/Applicant:	Sands Decker/Horsepower Property LLC
Township:	Brown Township
Site:	7124 Davis (PID #120-000318)
Acreage:	21.116-acres
Utilities:	Private water and wastewater
Zoning:	Planned Low Density Residential (PR-6)
Request:	Requesting approval of a Preliminary Plan for the Olive Farm Estates that consist of eight lots with 12.058 acres of open space and 1.88 acres of roadway in an area zoned Planned Low Density Residential (PR-6).

- a. **Staff Presentation (Staff)**
- b. **Applicant Presentation**
- c. **Call for Motion to Recommend Approval (Chair)**
- d. **Roll Call on Motion/Vote (Planning Admin Assistant)**

iii. Legislative Matter: Jack-26-01 Kayla Johnson

Owner/Applicant:	Claudia Realty LLC/Spartak Selmiaj
Township:	Jackson Township
Site:	1696 Dyer Rd. (PID #160-000860)
Acreage:	10.05-acres
Utilities:	Private water and wastewater
Zoning:	Exceptional Use (EU)
Request:	Request for the Franklin County Planning Commission recommendation to the Jackson Township Zoning Commission to amend an approved rezoning's development plan to the Exceptional Use (EU) district for outdoor soccer fields.

- a. **Staff Presentation (Staff)**
- b. **Applicant Presentation**
- c. **Call for Motion to Recommend Approval (Chair)**
- d. **Roll Call on Motion/Vote (Planning Admin Assistant)**

6. Motion to Adjourn Meeting to May 13, 2026 (Chair)

- a. **Roll Call (Planning Admin Assistant)**

MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION
Wednesday, March 11, 2026

The Franklin County Planning Commission convened at the Franklin County Government Center, Board of Commissioners' Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Wednesday, March 11, 2026, 1:30 p.m.

Present were:

Chet Chaney, Chairman
Daniel Blechschmidt, Vice Chair
Ashley Hoye
Roxyanne Burrus
Arion Owens
Katherine Page
Claire Bennett

Franklin County Economic Development and Planning Department members:

Raimere Fitzpatrick, Planning Administrator
Sean Karns, Administrative Assistant
Tamara Ennist, Planning Administrator
Austin Workman, Planner
Kayla Johnson, Planner

Franklin County Prosecutor's Office members:

Devin Bartlett, Assistant Prosecuting Attorney
Jesse Armstrong, Assistant Prosecuting Attorney

Also Present:

Ismail Ahmed, Applicant
Matt Beckett, Applicant

Chair Chet Chaney called the meeting to order and requested a roll call, after which a quorum was established and staff introductions were made. The Commission reviewed the minutes from the January 14, 2026, meeting. Ms. Burrus noted a correction that her name had been omitted from the attendance list. With no further corrections, Mr. Blechschmidt moved to approve the minutes as amended, seconded by Ms. Page. Upon roll call vote, the motion passed unanimously.

The next order of business was to hear Zoning Case ZON-26-02. Ms. Johnson presented the case, a request to rezone property located at 2695 Baughman Avenue and an adjoining parcel from the Rural District to the Urban Residential (R-12) District to permit a duplex development. The combined parcel totals approximately 0.4 acres and is served by public utilities. The proposal is consistent with the Clinton-Mifflin Land Use Plan, which recommends medium-density residential development. Staff reported that no technical agencies raised concerns regarding the rezoning and recommended conditional approval, with the condition that the parcels be combined prior to zoning compliance if developed together. Applicant Ismail Ahmed appeared and stated the proposed development would be used as a rental property. The applicant agreed with the staff condition. Following discussion, Mr. Blechschmidt moved to approve Case No. ZON-26-02 with the staff condition requiring lot combination. The motion was seconded by Ms. Burrus, and upon roll call vote, the motion passed unanimously.

The Commission then heard Replat Case 796, regarding the Forest Ridge Subdivision. Mr. Workman presented the request for property located at 32 Forest Ridge Drive in Sharon Township. The proposal sought approval to replat Reserve C of the subdivision—originally designated for a wastewater treatment facility—into a buildable residential lot (Lot 1A). The parcel consists of approximately 0.343 acres and is zoned Suburban Residential (R-4). Staff explained that the wastewater facility had been abandoned following the extension of public sanitary sewer service in 1988. The site is surrounded primarily by single-family residential uses, with one nearby commercial use. Commission discussion focused on whether any subsurface infrastructure from the former wastewater facility remained. Staff noted that any such concerns would be addressed during the zoning compliance phase, including coordination with utility locating services and relevant agencies.

Applicant Matt Beckett appeared and indicated that no known wastewater infrastructure remained but acknowledged that utility verification would occur as required. Ms. Burrus moved to approve Replat Case 796, seconded by Ms. Owens. Upon roll call vote, the motion passed with one abstention (Mr. Hoye) and all remaining members voting in favor.

With no further business to come before the Commission, Ms. Burrus moved to adjourn, seconded by Mr. Blehschmidt. The motion passed unanimously, and the meeting adjourned at 1:49 p.m.

The minutes of the March 11, 2026 meeting of the Franklin County Planning Commission were approved this _____ day of _____, 2026.

Chair’s Signature

STAFF REPORT
Planning Commission
April 8th, 2026

Case: ZON-26-01
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Sienna Rose LLC/Jack B Reynolds, III
Township:	Clinton Township
Site:	1877 Kenny Rd (PID#130-002621) & 1878 Kenny (130-001681)
Acreage:	1.023-Acres (1877 Kenny Rd) & 0.15-Acres (1878 Kenny Rd)
Utilities:	Public water and wastewater
Zoning:	Limited Industrial (LI) and Restricted Urban Residential (R-8)
Request:	Requesting to rezone 1.173-acres from the Limited Industrial (LI) and Restricted Urban Residential (R-8) districts to the Select Commercial Planned District (SCPD).
Recommendation:	Staff recommends <u>Approval</u> for the rezoning request of 1877 Kenny Rd and <u>Denial</u> of the rezoning request of 1878 Kenny Rd.

II. Property Background/History

The properties of 1877 and 1878 Kenny Rd are located on the south side of Kenny Rd and at the intersection of Kenny and Kinnear Roads.

- 1877 Kenny Rd.
 - 1945 – ±3,678sq ft structure was constructed
 - 1945-1995 – a ±2,500 sq ft structure storage units constructed.
 - 1995 – ±712 sq ft addition to storage units constructed
 - 2025 – Property owner acquired property
- 1878 Kenny Rd.
 - 1939 – University View Subdivision Est.
 - 2019-2020 – House on the property was demolished due to fire damage
 - 2025 – Property owner acquired property.

III. Surrounding Land Use/Zoning 1877 Kenny Rd (Southwest corner)

Location	Jurisdiction	Zoning	Land Use
North	City of Columbus	College Research Park (UCRPD)	Institutional
South	Clinton Twp	Suburban Apartment Residential (R-24)	Multi-Family
East	Clinton Twp	Restricted Urban Residential (R-8)	Single-Family Homes
West	Clinton Twp	Limited Industrial (LI)	Industrial

1878 Kenny Rd (Southeast corner)

Location	Jurisdiction	Zoning	Land Use
North	City of Columbus	College Research Park (UCRPD)	Institutional
South	Clinton Twp	Restricted Urban Residential (R-8)	Single-Family
East	Clinton Twp	Restricted Urban Residential (R-8)	Single-Family
West	Clinton Twp	Limited Industrial (LI)	Commercial

IV. Comprehensive Plan

Clinton West Neighborhood Plan (2012) identifies the proposed land use of 1877 Kenny Rd as Limited Range Commercial. The limited-range commercial land use is intended for mainly small businesses with second floor offices and residences that serve local residents needs. The plan recommends the following zoning districts for proposed land uses: Suburban Apartment Residential (R-24) district, Suburban Office (SO) district, and the Neighborhood Commercial (NC) district.

The Plan identifies the proposed land use of 1878 Kenny Rd as medium density residential. This land use is intended to restrict properties to single-family, residential uses and no commercial uses. The plan recommends that properties in this land use be zoned under the Restricted Urban Residential (R-8) district. The request to rezone this parcel to the SCPD for use as employee parking is not consistent with the recommendations of the Plan.

V. Zoning District Review

Existing zoning – Limited Industrial (LI) district:

The Limited Industrial District is provided for a broad range of industrial activities which are more intense than those permitted in the Restricted Industrial District. Outdoor storage, general warehouse-related truck traffic, service vehicles and equipment may occur in this district. Although the Limited Industrial District permits a wide range of industrial uses, the district does not permit several of the more intense uses permitted in the General Industrial District.

Existing Zoning – Restricted Urban Residential (R-8) district:

The Restricted Urban Residential District is intended for urban neighborhoods served by centralized water and sanitary sewer which have developed with lot sizes of approximately 7,200 square feet for single-family homes and with allowances for two-family and townhouse dwellings with 5,000 square feet of lot size per unit.

Proposed zoning – Select Commercial Planned District (SCPD):

The Select Commercial Planned District is intended to provide a Flexible approach to commercial developments in unincorporated Franklin County. Non-residential development of a specified type, character and mix may be suitable with proper controls, using the SCPD as a transitional zoning district.

VI. Development Text

Based on Section 420.034 of the Franklin County Zoning Resolution (FCZR), the following details must be provided for in either the map or Text: these development standards shall apply to the property of 1877 Kenny Rd unless stated otherwise. See applicants' development text for full proposed standards

1. Permitted Uses

- a. Restaurant, retailing activities, storage & office uses as specified in the Suburban Office (SO) District and Neighborhood Commercial (NC) District
 - i. Excluding conditional uses of the NC district
- b. Personal (self) storage use
- c. Automobile detailing
 - i. Interior/exterior detailing and/or cleaning
 - ii. Window tinting & Vinyl wrapping
 - iii. No auto repairs or body shop work.
 - iv. One car operation at a time
- d. Parking lot on the 1878 Kenny Rd property to provide four (4) employee parking spaces.

2. Site Map

- a. Applicant has provided site and building plans that depict location of structures, parking, and location of where the proposed uses will take place inside structure
- b. Proposed employee parking lot on 1878 Kenny Rd not shown on the plan.

3. Vegetation

- a. 30 ft green belt between commercial building and Kenny Rd, 18 ft green belt along Kinnear. 33.78% of the property being open space (grass lawn)
- b. Applicant has not identified any additional vegetation on the site plan or development text. Aerial imagery shows an existing tree line along the southern property line

4. Soils

- a. No poorly drained or erodible soils identified on the properties.

5. Traffic

- a. The property has two (2) curb cuts.
- b. Internal access will be two-way traffic on an asphalt parking lot.
- c. A Traffic study has been requested by the engineer's office for future zoning compliance submittal for a change of use. Applicants are in the process of getting this finalized.

6. Access

- a. The LI zoned property has two access points, one along Kenny Rd and the other along Kinnear Rd
- b. The R-8 zoned property (1878 Kenny) has one access point along Kenny Rd

7. Parking

- a. Applicant is proposing to restripe the existing parking lot to create an additional four (4) parking spaces resulting in 18 total onsite parking spaces. Spaces have been reoriented from one-way angled configurations to 90-degree parking
- b. Applicant is proposing adding four (4) employee parking spots on the R-8 zoned property (1878 Kenny Rd).
 - i. The proposed parking is not shown on the development plan

- ii. Parking will be subject to further review and must comply with applicable standards for drainage and commercial parking, screening, and buffering requirements.
8. Storm Water Drainage
 - a. Drainage and run-off shall not cause property damage to off-site areas. No requirements have been identified for on-site drainage improvements. Redevelopment of the existing residential property for employee parking will be required to meet applicable County stormwater management requirements.
 9. Sewage Disposal and Water Supply
 - a. Public Water and Wastewater provided by the City of Columbus
 - b. Auto-detailing use proposes the use of water containment mats inside the space designated for the use to contain water which will be extracted with a water vacuum and disposed of off site.
 10. Architectural Design
 - a. No new buildings to be constructed
 - b. Building drawings show only ±16% of structure will be used for auto detailing, remaining ±84% used for a coffee shop.
 11. Outside Storage
 - a. There will be no outdoor storage on the site.
 12. Utilities and Facilities
 - a. Public utilities including water and wastewater provided by the City of Columbus
 13. Pollution
 - a. No smoke or odor will be emitted from any point beyond the SCPD boundary. The noise level shall be no greater than sixty (60) decibels at the lot lines. Trash will be removed from the site to appropriate facility.
 14. Signage and Graphics
 - a. Applicant is requesting a freestanding sign and wall signage with no proposed location or designs
 - b. There will be no off-premise graphics permitted on-site
 - c. The existing billboard will remain on the property.
 15. Lighting
 - a. lighting will be wall mounted and will be directed downwards and shall not be directed outwards
 - b. All wall lighting that is visible to the residential properties shall be cut-off type fixtures (downward lighting) attached to building
 16. Screening and Buffering
 - a. There is an existing tree line on the southern property line
 - b. No specific parking lot screening is identified for the existing parking lot. The applicant will be required to demonstrate compliance with parking lot screening requirements at the commercial zoning compliance phase unless otherwise approved with the rezoning.
 - c. No screen and buffering shown for the proposed employee parking lot on 1878 Kenny Rd

17. Development Standards

- a. Applicants will be using development standards of Section 332.03 for greenbelts, lighting, and landscaping, unless otherwise depicted on the development plan and/or text.

VII. **Technical Agency Review:**

The informal technical review occurred on 03/18/2026. Below are the comments received.

1. ***Franklin County Engineer's Office:***

- *Site plans concerns.*
- *Proposed uses could cause impacts to traffic on an already congested intersection*
 - *Will require a traffic study for more intensive uses with commercial zoning compliance submittal*
- Concerns that vehicles backing out of parking spots near the Kenny Rd access point are likely to cause conflict with vehicles entering the site.
- *Development of parking Lot on 1878 Kenny Rd will need to comply with the Stormwater Drainage Manual*

2. **Franklin Soil and Water Conservation District**

- Application indicates auto-detailing will be a use on site. Can more detail be provided on where that activity will occur and how wash water will be contained/disposed of? This waste cannot discharge to storm infrastructure. Columbus may require a treatment device (oil water separator) prior to discharging to sanitary.

3. ***Franklin County Planning Department:***

- Parking on the property of 1878 Kenny Rd will be required to have screening and buffering to reduce the impact of car headlights on the abutting residential properties, and the right of ways
- Staff also has concerns with the impacts of employee versus residential generated trips and impacts of these trips on the intersection.

VIII. **Staff Analysis**

The surrounding area is characterized by institutional/educational uses and warehousing located along the Kenny/Kinnear Rd corridors and residential uses consisting of single family and multi-family dwellings.

According to the development text, the proposed auto-detailing business will service one car at a time. Detailing will consist of interior/exterior cleaning, window tinting, and vinyl wrapping. There will be no automotive body repair. Staff does not believe this use would create a negative impact to the area. The FSWCD has expressed concerns regarding the proper discharge of grey water. The applicant has indicated this will be disposed of off-site. There are no guarantees or adequate controls to ensure proper disposal. This issue will need to be resolved to the satisfaction of FSWCD and the City of Columbus prior to commercial zoning compliance approval.

The applicants' other proposed permitted uses of the (SO) and (NC) district would be consistent with the Clinton West Neighborhood Plan. The applicants' plan proposes a coffee shop that will have no drive through. The engineer's office has concerns that the trip generation for this use will cause increased traffic at an already congested intersection. Because of this, the engineers asked the applicant to provide a traffic study for this use to be provided with the future commercial zoning compliance application.

The proposed rezoning of 1878 Kenny Rd is not consistent with the Clinton West Neighborhood Plan but could still be consistent with the commercial character of the area. Properties located at the intersection are developed and zoned for non-residential uses. Staff believes the four (4) employee parking spaces proposed to be added to the property of 1878 Kenny Rd could cause traffic and compatibility issues. The spacing of the driveway (± 30 ft from intersection) may create ingress/egress conflicts with traffic flows at the Kenny Kinnear Rd intersections. The County Engineers will need to approve commercial access at this location. Depending on how the parking spots are oriented, car headlights could be directed onto neighboring residential properties, and/or to drivers at the intersection of Kenny and Kinnear Rd. The applicant will need to design a parking lot that will have screening and buffering per section 521.17 of the Franklin County Zoning Resolution and to meet the standards for a commercial parking facility per Section 531. The property on which the commercial uses are proposed has space to expand the existing parking area to provide additional parking spaces. The applicant has elected to not pursue this option.

IX. Recommendation

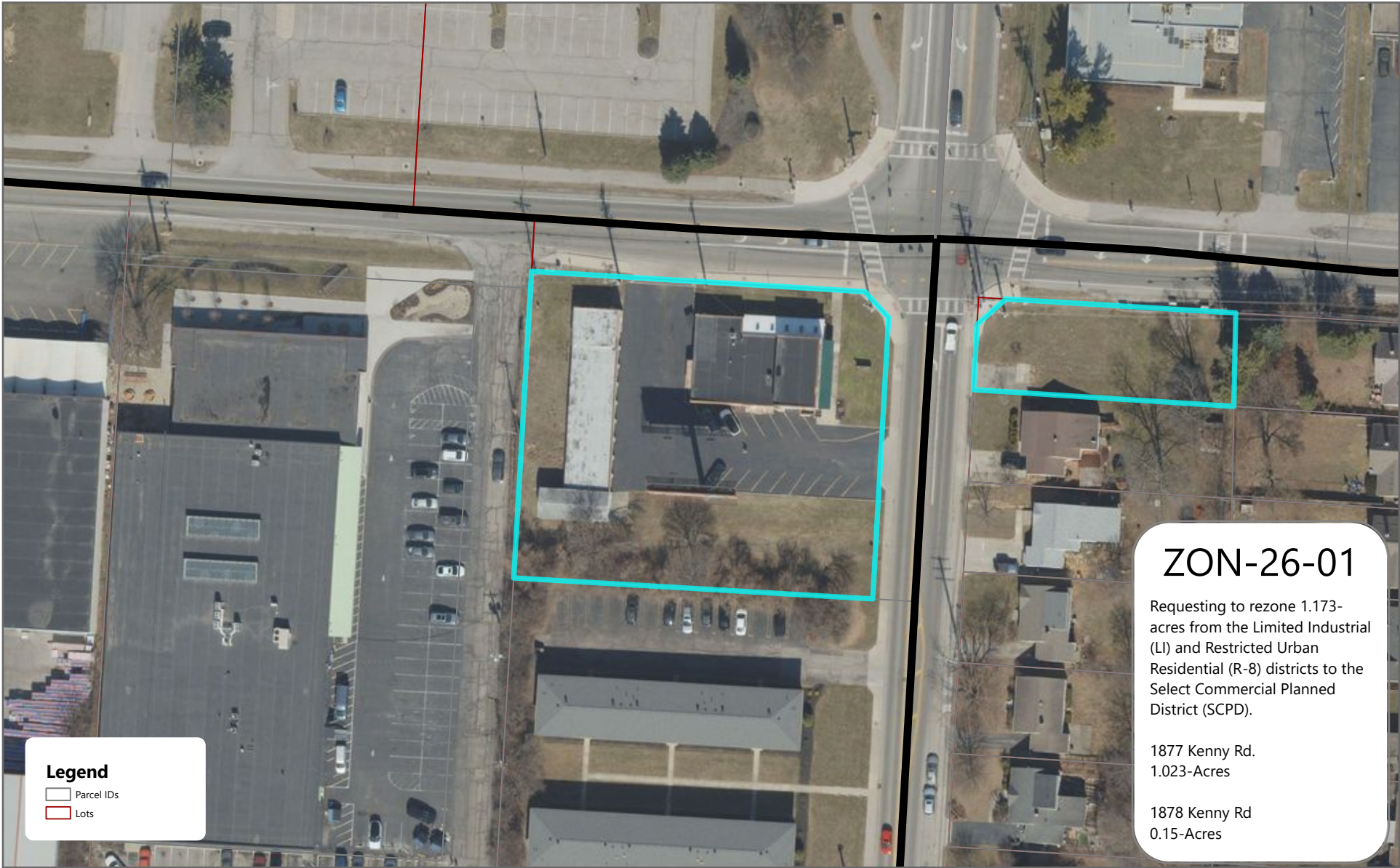
Staff recommends that the Planning Commission recommend ***Denial*** of the request to rezone from the Restricted Urban Residential (R-8) district to the Select Commercial Planned District (SCPD). Should the Rural Zoning Commission and Board of Commissioners approve the request to rezone this parcel, staff recommends the following conditions:

1. Applicants provide a revised development plan that includes the parking lot on the 1878 Kenny Rd property that will be presented to the Rural Zoning Commission (RZC) and/or Board of Commissioners.
2. Parking Lot on the property of 1878 Kenny Rd shall be developed to meet parking standards of Section 531 of the FCZR and applicable stormwater/drainage requirements of the FCEO.
3. The parking lot on the property of 1878 Kenny Rd shall meet screening and buffering requirements for a parking lot per Section 521.17 of the FCZR.
4. A traffic study meeting the Counties Engineers Office requirements shall be provided for to include this parcel (PID# 130-001681) with future zoning compliances applications.

Staff recommends that the Planning Commission recommend ***Conditional Approval*** of the request to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

The conditions are as follows:

1. Applicant revise development plan and text to identify an area for future parking lot expansion on the development plan prior to consideration by the Franklin County Board of Commissioners.
2. Prior to initiation of any car washing activities, the applicant shall demonstrate to the satisfaction of FSWCD and the City of Columbus water/sewer that the method of disposal of grey water generated from washing activities will be properly disposed.



ZON-26-01

Requesting to rezone 1.173-acres from the Limited Industrial (LI) and Restricted Urban Residential (R-8) districts to the Select Commercial Planned District (SCPD).

1877 Kenny Rd.
1.023-Acres

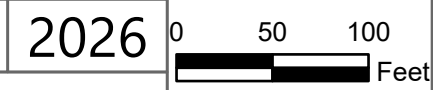
1878 Kenny Rd
0.15-Acres

Legend

- Parcel IDs
- Lots



ZON-26-01



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



ZON-26-01

Requesting to rezone 1.173-acres from the Limited Industrial (LI) and Restricted Urban Residential (R-8) districts to the Select Commercial Planned District (SCPD).

1877 Kenny Rd.
1.023-Acres

1878 Kenny Rd
0.15-Acres

Legend

- Parcel IDs
- Lots



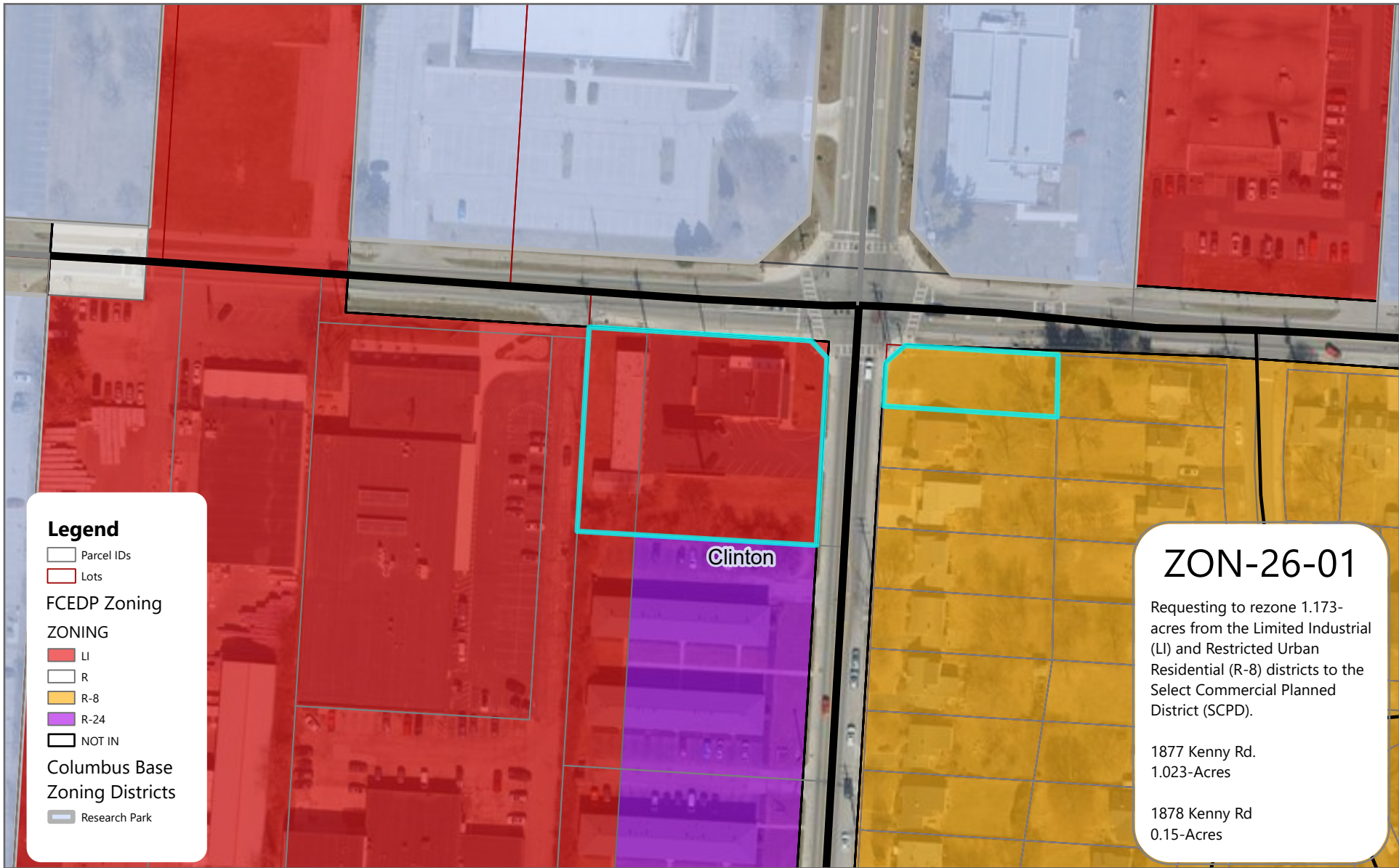
ZON-26-01



2026

0 75 150 Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



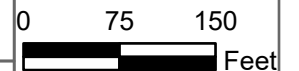
ZON-26-01



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

2026



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Property Information

Site Address: 1877^s 1878^o Kenny Rd, Columbus OH
Parcel ID(s): 130-002621-00 130-001681
Total Acreage: 1.023 acres Township: Clinton Twn

Property Description

Acres to be rezoned: 1.023 acres
Current Land Use: Floral shop
Surrounding Land Uses:
North: Kinnear Rd
South: Kenny Rd apartment
East: Kenny Rd
West: Post foundation-education center

Rezoning Request

Current Zoning: LI
Proposed Zoning: SCPD

Proposed Land Use: Auto detailing services conducted indoors and no mechanical or body shop work
Purpose for Request:

The purpose of this rezoning request is to allow for a low-impact commercial service use that is more appropriate for the site than permitted industrial zoning. Auto detailing generates less noise, traffic, and environmental impact than industrial uses and supports local employment and small business development.

Staff Use Only

Case # 201-20-01
Date Filed: 1/13/26
Fee Paid: \$1,100
Receipt # 26-00102
Received By: Karla J.
Technical Review Date: 1/27/26
Big Darby Panel Date: N/A
Planning Commission Date: 2/11/26
Rural Zoning Commission Date: 2/19/26
Commissioners Date: 3/10/26

Checklist

- Fee Payment (checks only)
- Completed Application
- Notarized Affidavit
- Legal description of property
- Location/Area map
- Water/Wastewater information
- Development Plan (if a planned district request)

Water & Wastewater

- Water Supply
- Public (Central)
 - Private (On-site)
 - Other

Wastewater Treatment

- Public (Central)
- Private (On-site)
- Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 2



Property Owner Information

Name:

Address:

Phone #

Fax #

Email:

Applicant Information

Same as property owner

Name: Jackson B. Reynolds, III

Address: Smith & Hale LLC

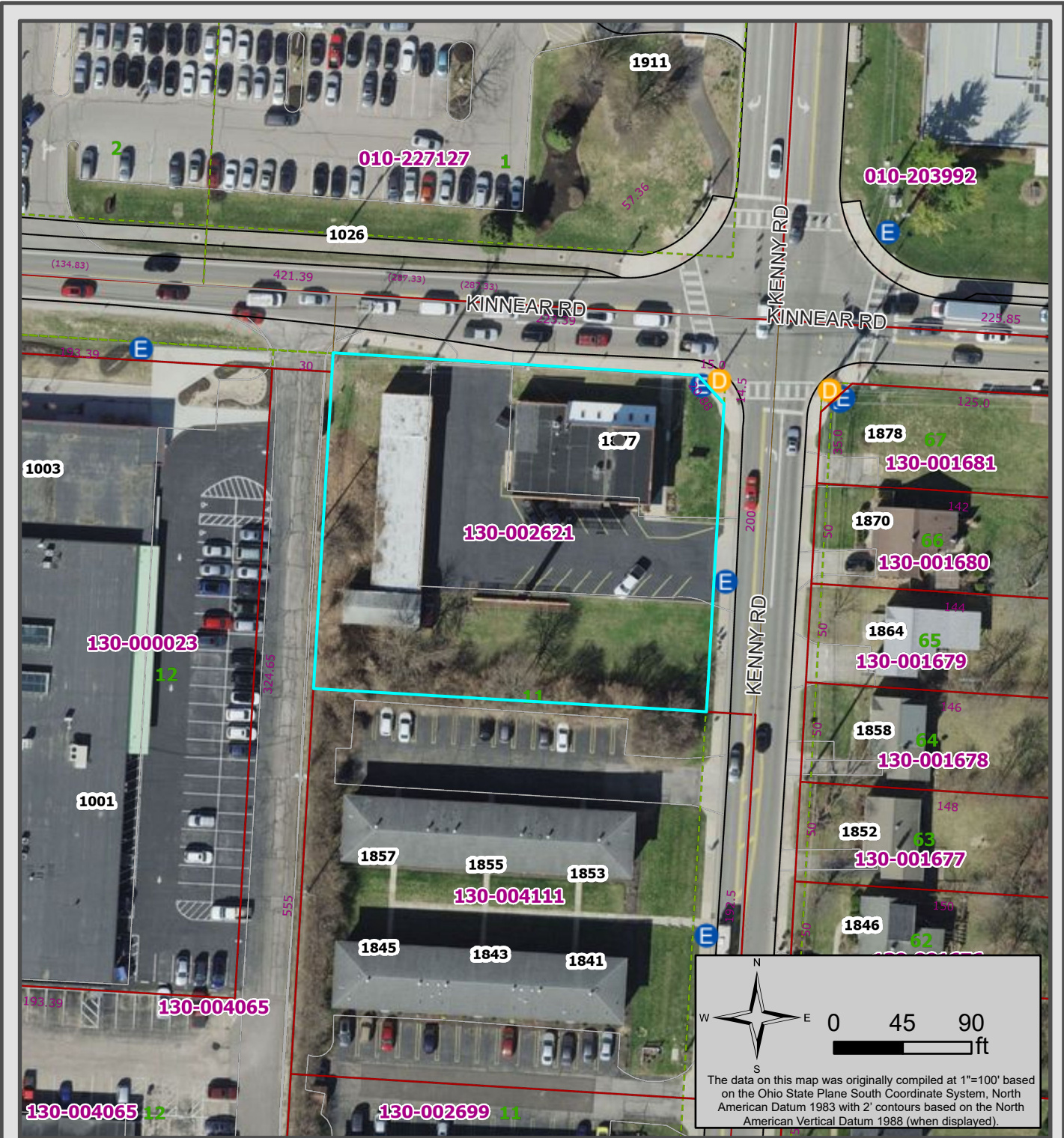
172 E. State Street, Suite 550

Columbus, OH 43215

Phone # (614) 221-4255 x15

Fax # (614) 221-4409

Email: JReynolds@smithandhale.com



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced January 13, 2026



Planimetric Legend
Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

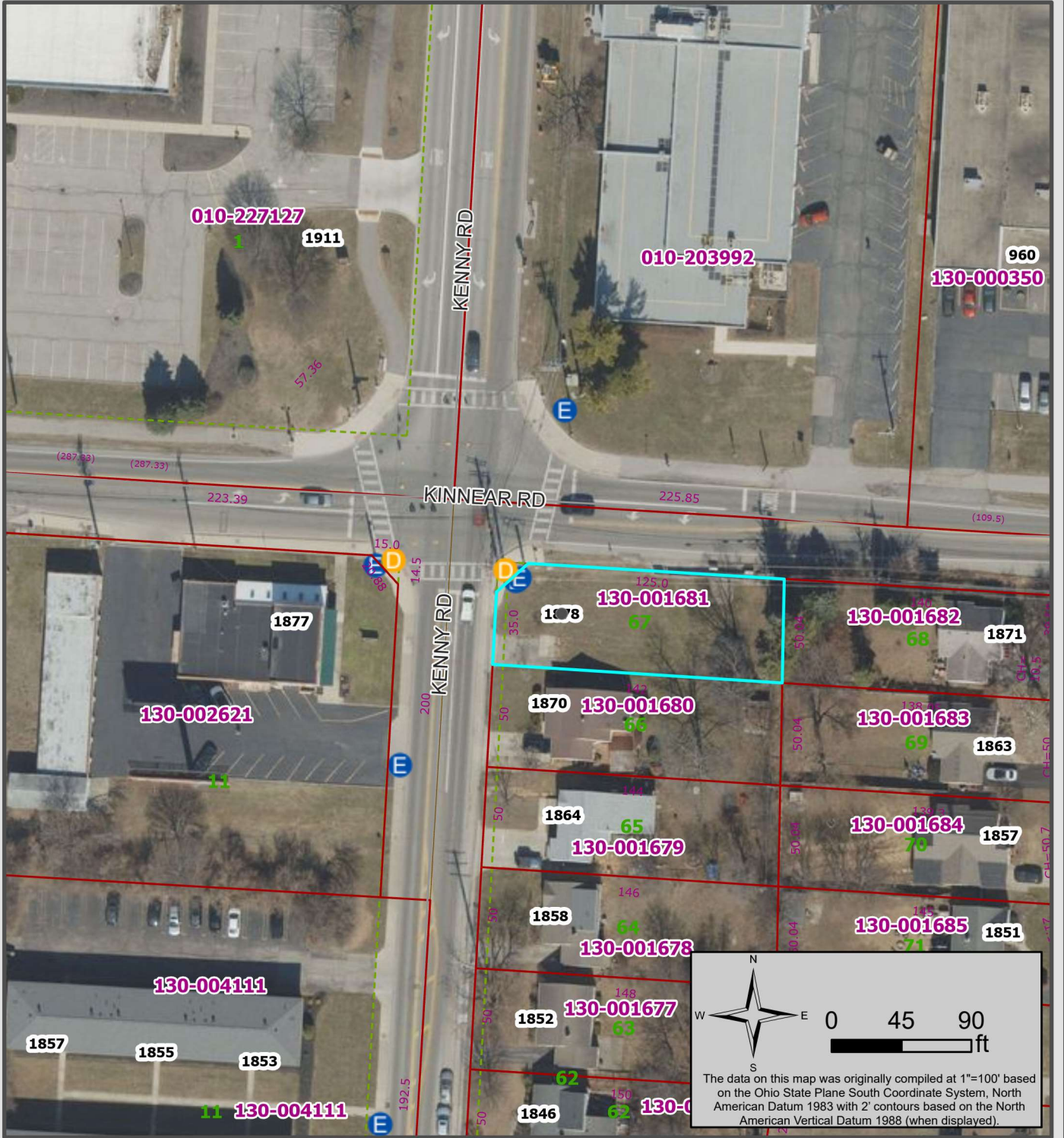
Appraisal Legend
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend
Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

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



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Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 27, 2026



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
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Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
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DO NOT DETACH



Instrument Number: 202506130062289
Recorded Date: 06/13/2025 11:48:33 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):
Strip Hoppers Leithart McGrath & Terlecky Co.
575 S 3rd St

Columbus, OH 43215-5755

Simplifile

Transaction Number: T20250043926
Document Type: DEED
Document Page Count: 3

Submitted By (Simplifile):
Strip Hoppers Leithart McGrath & Terlecky Co.
575 S 3RD ST

Columbus, OH 43215-5755

Simplifile

First Grantor:
ROSES TKS LLC

First Grantee:
SIENNA ROSE LLC

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$8.00
Total Fees:	\$42.00
Amount Paid:	\$42.00
Amount Due:	\$0.00

Instrument Number: 202506130062289
Recorded Date: 06/13/2025 11:48:33 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED
06-13-2025
MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

90005312
CONVEYANCE TAX
EXEMPT
M BW
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

LIMITED WARRANTY DEED

ROSES TKS, LLC., an Ohio limited liability company, Grantor, for valuable consideration received, Grants, with Limited Warranty covenants, to **SIENNA ROSE, LLC**, an Ohio limited liability company, Grantee, whose tax-mailing address is 1877 Kenny Road, Columbus, Ohio 43212, the real property particularly described on Exhibit A, attached.

Franklin County, Ohio Parcel Number: 130-002621-00

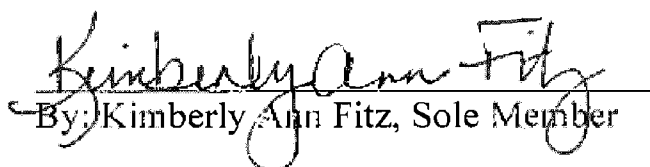
Property address: 1877 Kenny Road, Columbus, Ohio 43212

Prior Instrument Reference: Instrument No. 200710100177096, Franklin County, Ohio Recorder

Subject to easements, conditions, covenants, and restrictions, if any, of prior record, and real estate taxes and assessments, if any, now a lien, and subject to unsatisfied mortgages of record, created by or previously assumed by the Grantor herein.

Witness the Grantor's hand, by its sole Member, on the date set forth in the following acknowledgement.

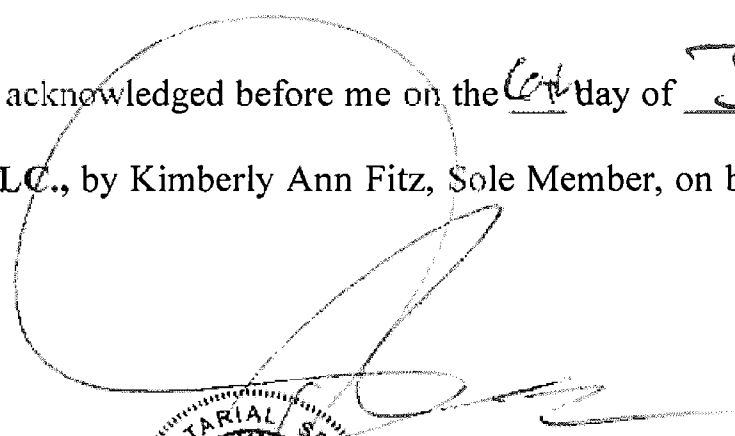
ROSES TKS, LLC


By: Kimberly Ann Fitz, Sole Member

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me on the 10th day of June, 2025 by the Grantor, **Roses TKS, LLC.**, by Kimberly Ann Fitz, Sole Member, on behalf of the company.



DAVID K. LOWE, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
Section 147.03R.C.

This instrument was prepared by: Paul W. Leithart II, Attorney at Law
Strip, Hoppers, Leithart, McGrath & Terlecky Co., L.P.A.
575 South Third Street
Columbus, Ohio 43215
(614) 228-6345 - telephone
(614) 228-6369 - facsimile
pwl@columbuslawyer.net

Exhibit A

Legal Description

Situated in the State of Ohio, County of Franklin and Township of Clinton:

Being Two Hundred (200) feet off of the north end of Lot Number Eleven (11) of Lewis Sells' Subdivision of Lot No. 3 of Ephraim Sells' Heirs' Subdivision, as the said Lot No. 11 is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, page 6B, Recorder's Office, Franklin County, Ohio.

SAVE AND EXCEPT:

Less and excepting therefrom the following .003-acre tract as conveyed by Ralph R. and Carol A. Barber to the Franklin County Commissioners in instrument No. 199712100163697, recorded on December 10, 1997.

Situated in the State of Ohio, County of Franklin and Township of Clinton, being a part of Lot 11 of Lewis Sells' Subdivision, of record in Plat Book 8, Page 6B, and being part of that tract of land as described in a deed to Ralph R. Barber and Carol A. Barber, of record in Official Record Volume 5200, Page A12, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 11, being also the intersection of the westerly right-of-way line of Kenny Road, 50 feet in width, with the southerly right-of-way line of Kinnear Road, 60 feet in width;

Thence South $1^{\circ} 51' 45''$ West, along said westerly right-of-way line, a distance of 14.5 feet to a point;

Thence North $44^{\circ} 03' 41''$ West, crossing said Lot 11, a distance of 20.88 feet to a point in the southerly right-of-way line of Kinnear Road;

Thence South $87^{\circ} 58' 21''$ East, along said right-of-way line, a distance of 15.00 feet to the place of beginning and containing 0.003 acre of land.

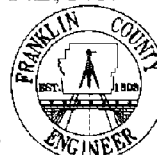
Bearings herein are based on North $1^{\circ} 51' 45''$ East for Kenny Road.

This description was prepared by M-E Engineering, Inc., Civil Division, Robert S. Wynd, Registered Surveyor No. 6872, March 12, 1994.

**ALL OF
(130)
002621**

DESCRIPTION VERIFIED

ADAM W. FOWLER, P.E., P.S.

BY: MBDATE: Jun 13, 2025

CODED NOTES

GENERAL NOTES

- REFER TO EXPANDED SYMBOL LEGEND FOR ADDITIONAL INFORMATION ON THE INDEX SHEET
- EXTERIOR PLAN DIMENSIONS ARE MEASURED TO FACE OF SHEATHING/FACE OF BLOCK/FACE OF CONCRETE/CENTER OF GRID LINE WHERE APPLICABLE
- INTERIOR PLAN DIMENSIONS ARE MEASURED TO FACE OF STUD/FACE OF BLOCK/FACE OF CONCRETE/CENTER OF GRID LINE WHERE APPLICABLE
- INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSION ARE TO BE LOCATED 4 1/2" OFF OF ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED
- WINDOW AND DOOR OPENING DIMENSIONS W/ "R.O." REPRESENT ROUGH OPENINGS. MANUFACTURER TO ACCOUNT FOR SHIM SPACE.
- WINDOW AND DOOR OPENING DIMENSIONS ARE TO THE OUTSIDE OF OPENING. REFER TO CUT SHEETS FOR ROUGH OPENINGS. MANUFACTURER TO ACCOUNT FOR SHIM SPACE.
- PROVIDE ALL REQUIRED BLOCKING, FURRING, AND BACK FOR ANY WALL-MOUNTED FIXTURES, SHELVING AND ACCESSORIES.
- CONTRACTORS SHALL COORDINATE THE SIZE AND LOCATION OF ALL NEW M.E.P. ITEMS OR OPENINGS W/THE APPROPRIATE CONTRACTOR
- PLUMBING FIXTURES, SINKS, ELECTRIC WATER COOLERS, WATER CLOSETS, URINALS, ETC. ARE TO BE CENTERED W/CABINETS, PARTITIONS, AND FRAMED OPENINGS, U.N.O. ON ENLARGED PLANS / ELEVATIONS

PLAN LEGEND

- NOT ALL PLAN SYMBOLS MAY BE USED ON EACH SHEET
- NEW WALL ASSEMBLY
- EXISTING WALL ASSEMBLY
- SHEAR WALL REFER TO STRUCTURE
- DEMOLISHED WALL ASSEMBLY/ELEMENT
- INDICATES TYPE A UNIT IS BEING ILLUSTRATED
- NEW DOOR NUMBER "#"- REFER TO DOOR SCHEDULE (A6.00)
- EXISTING DOOR NUMBER "#"- REFER TO DOOR SCHEDULE
- NEW GLAZING ASSEMBLY "A"- SEE GLAZING ELEVATIONS
- EXISTING GLAZING ASSEMBLY
- INDICATES COLUMN LINE

ROOM SCHEDULE

LEVEL 1	COFFEE	152 SF
LEVEL 1	FOOD/PREP	251 SF
LEVEL 1	FRONT SITTING	500 SF
LEVEL 1	FUTURE TENANT	589 SF
LEVEL 1	GREENHOUSE	355 SF
LEVEL 1	HALLWAY	114 SF
LEVEL 1	MISC	23 SF
LEVEL 1	MISC	11 SF
LEVEL 1	REAR SITTING	599 SF
LEVEL 1	RESTROOM 1	46 SF
LEVEL 1	RESTROOM 2	55 SF
LEVEL 1	STORAGE	158 SF
LEVEL 1	VESTIBULE	25 SF
		2,877 SF
LEVEL 2	LIBRARY SITTING	604 SF
LEVEL 2	STORAGE	192 SF
		797 SF
Grand total: 15		3,673 SF

ROOM SCHEDULE - OCCUPANCY

BUSINESS (B)	FOOD/PREP	251 SF
BUSINESS (B)	COFFEE	152 SF
BUSINESS (B)	HALLWAY	114 SF
BUSINESS (B)	RESTROOM 2	55 SF
BUSINESS (B)	RESTROOM 1	46 SF
		617 SF
SEATING (A-2)	FRONT SITTING	500 SF
SEATING (A-2)	REAR SITTING	599 SF
SEATING (A-2)	GREENHOUSE	355 SF
SEATING (A-2)	LIBRARY SITTING	604 SF
SEATING (A-2)	VESTIBULE	25 SF
		2,083 SF
STORAGE (S-1)	STORAGE	158 SF
STORAGE (S-1)	STORAGE	192 SF
STORAGE (S-1)	MISC	23 SF
STORAGE (S-1)	MISC	11 SF
		384 SF
Grand total: 14		3,084 SF

5TH AVE COFFEE SHOP
TENANT IMPROVEMENT

1877 KENNY RD, COLUMBUS, OH 43212

DRAWING SET

1/24/2026	PROGRESS
	FINAL COORDINATION
	BID
	PERMIT
	CONSTRUCTION

REVISIONS

SCALE

NOT FOR
CONSTRUCTION

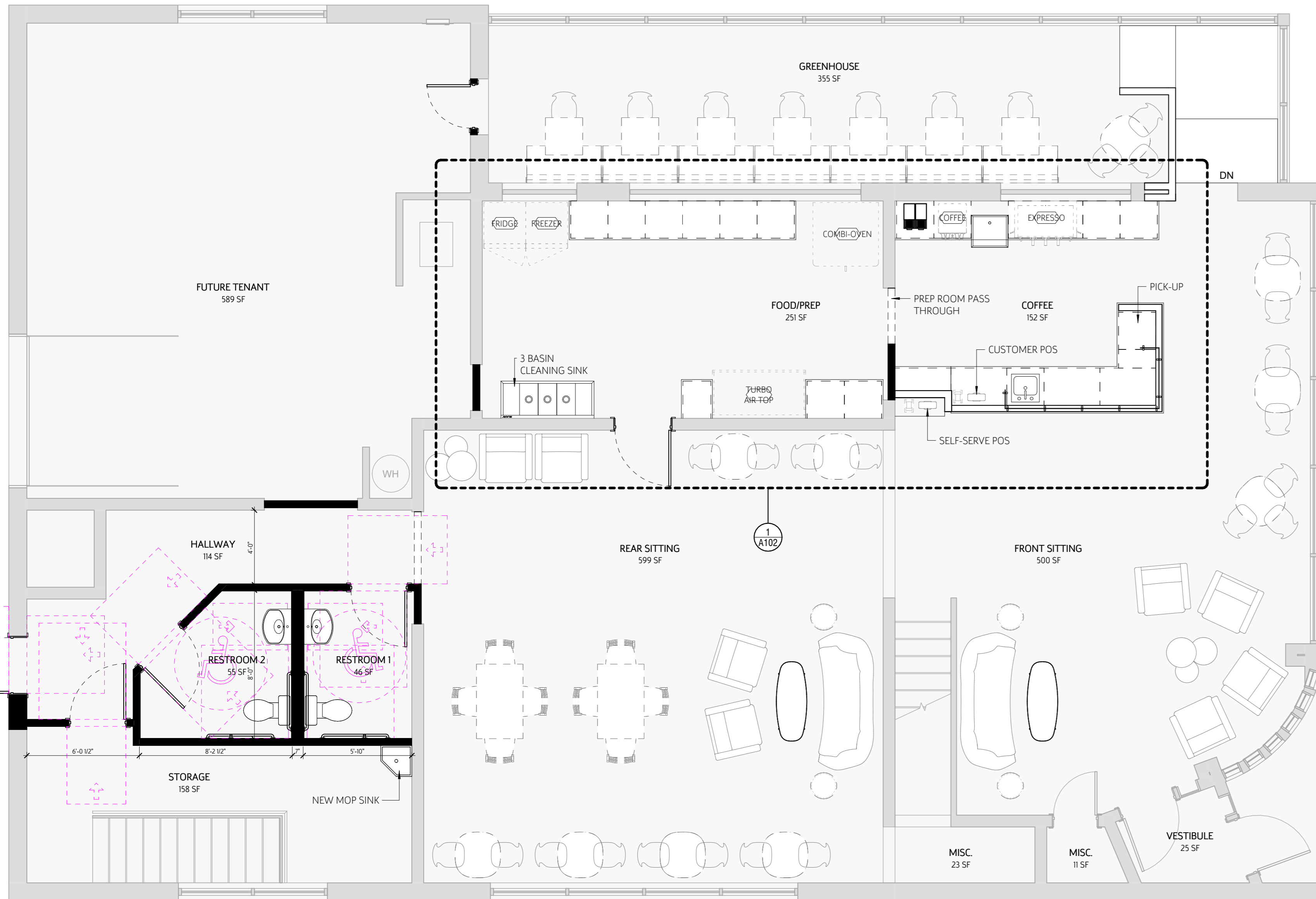
PROJECT NUMBER 024018

SHEET TITLE SCHEMATIC PLANS

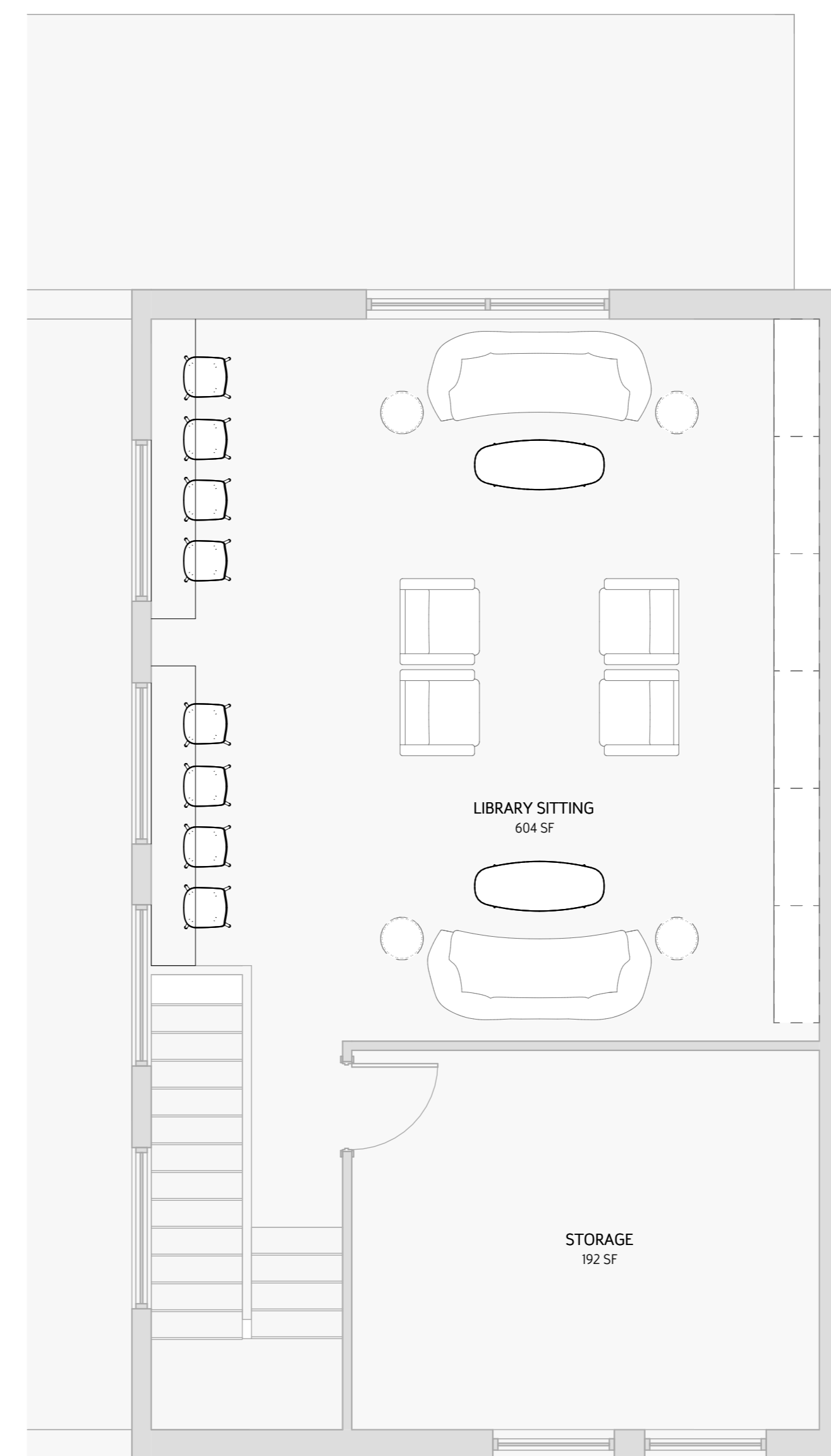
SHEET NUMBER

A

A101



1 LVL 1 PLAN - PROPOSED
SCALE 1/4" = 1'-0"



2 LVL 2 PLAN - PROPOSED
SCALE 1/4" = 1'-0"

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
CLINTON TOWNSHIP
1877 KENNY ROAD
SIENNA ROSE LLC PROPERTY
ZON No. 26-01

BACKGROUND:

The subject property is located on the southwest corner of Kenny Road and Kinnear Road, next to single family homes to the east, industrial to the west, apartments to the south and academic uses to the north. The property is currently zoned Limited Industrial and has two (2) existing commercial buildings, a parking lot, and a billboard. The proposed SCPD will allow the expansion of neighborhood type business to locate on the property.

The existing site has a one 3,700 square foot commercial building and one storage building (nine (9) doors). The property is zoned Limited Industrial (L-I) and the owner is seeking to rezone to allow auto detailing (SIC 7542 b) as a permitted use as well as a variety of other neighborhood friendly uses so the owner can lease to users that would be supported by neighboring properties rather than the uses listed in the Limited Industrial (L-I) district.

PERMITTED USES:

The property shall be used for restaurant, retailing activities, storage and office uses as is specifically set forth in Neighborhood Commercial district (NC) excluding conditional uses as listed in 325.031, the Suburban Office district (SO) and automobile detailing operation (SIC 7542 b). The automotive detailing services (that will be conducted on the back side of the main building) are interior/exterior detailing or cleaning, window tinting, vinyl wrapping. No auto repairs or body shop work will be performed at this site. Water containment mats will be used inside the building which contain the water and be sucked up with a water vacuum and disposed off site. Personal storage use (SIC 4225 in Franklin County Resolution Section) and the existing billboard shall remain onsite.

There are two (2) existing buildings on the site. One is the commercial structure and the other is a storage building, as these units will be rented out to the onsite tenants and to the public.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.03 Community Service (CS) conditional use specifications of the Franklin County Zoning Resolution.

1. A thirty (30) foot wide front "greenbelt" and is located between the commercial building and Kenny Road and a eighteen (18) foot greenbelt is provided along Kinnear Road.

2. All lighting shall be directed downward. No lighting shall be directed outward from the buildings toward surrounding properties. Provided on site plan.

LIGHTING:

All wall lighting on the subject property that is visible from residentially used or zoned neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings.

SIGNAGE AND GRAPHICS:

- A. A freestanding sign and wall signage will be permitted on site and sized per zoning code.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.
- C. The existing billboard will remain on the property.

ENVIRONMENTAL TREATMENT:

- A. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- B. There shall be two (2) curb cuts allowed on this site, as permitted by the County Engineer's Office.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building(s) and parking areas are located.
- B. Parking requirements shall be as shown on the site plan.

ARCHITECTURAL DESIGN:

All of the buildings are existing and no others are proposed for the site. The tallest building is 35'.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas and shall meet standards set by the Franklin County Engineer's Office.

SEWAGE DISPOSAL AND WATER SUPPLY:

The site utilizes centralize utilities supplied by the City of Columbus.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.
- D. Any trash or waste is removed from the site to an appropriate facility by the employees of the operation.

OUTSIDE STORAGE:

- A. No outside storage shall be permitted on the lot.

TRAFFIC & CIRCULATION:

1. The subject property shall have two (2) curb cuts which is shown on the Site Plan. Circulation within the subject property shall be in the area as indicated surrounding the commercial building. A traffic access study will be done by the applicant and submitted to the Franklin County Engineer for approval.
2. A waiver is included as a part of this application to reduce the parking requirements from 42 spaces to 18 spaces (Section 531.021 and 670.082 of the Franklin County Zoning Code). The owner currently owns 1878 Kenny Road which can provide up to four (4) parking spaces for employee use.

Jackson B. Reynolds, III
Attorney for _____
(614) 221-4255

LAND USE CATEGORY DESCRIPTIONS



Medium Density Residential

Restricted to single-family, residential uses. No commercial uses.



High Density Residential

Includes a range of housing types such as apartments, townhouses and condominiums. No commercial uses.



memerga.com

Office + Residential

Mix of small offices and multi-family residential.



Limited-Range Commercial

Mainly small businesses with second floor offices and residences. Serves local residents.



hotelsbycity.net

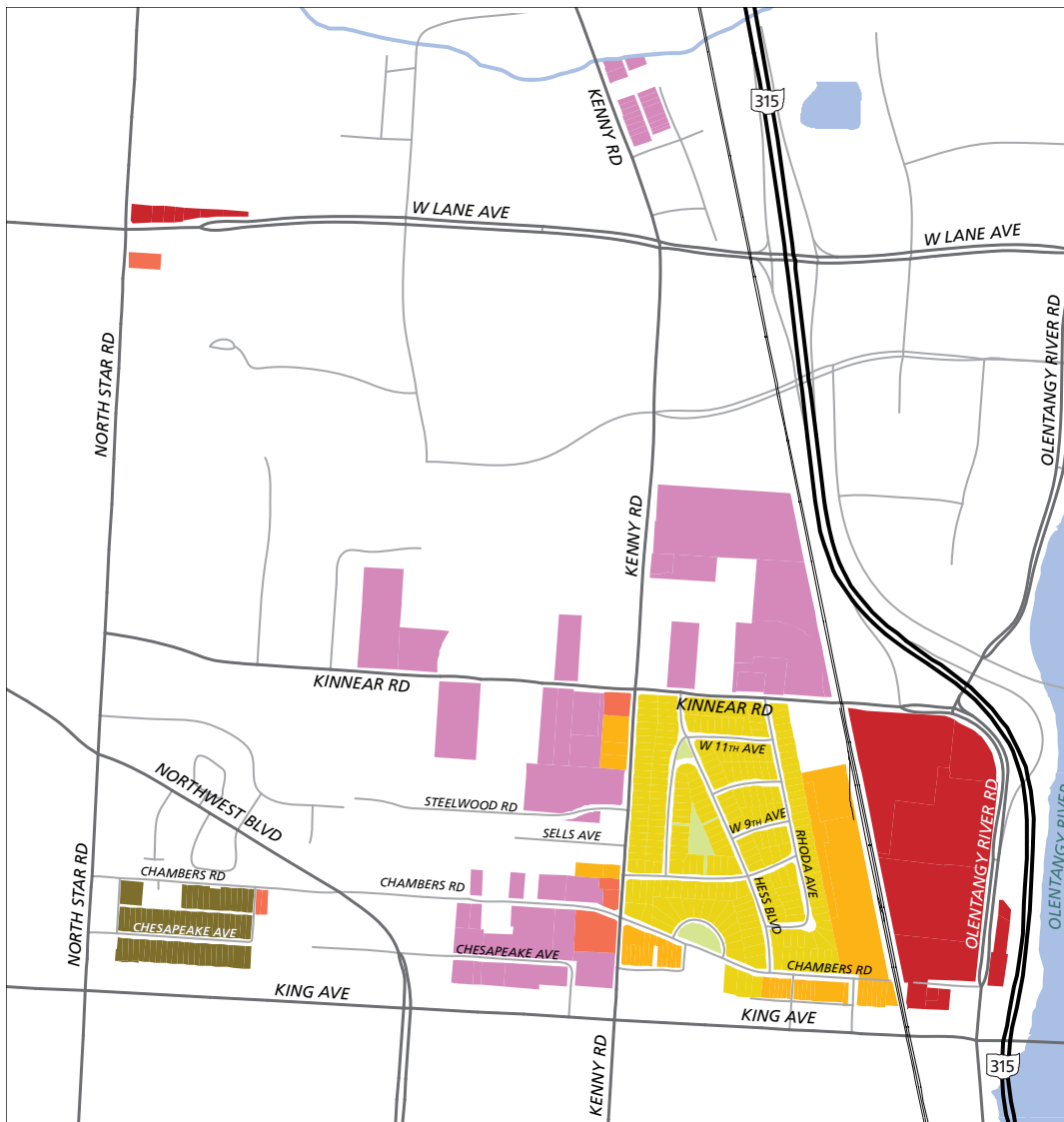
Full-Range Commercial

Contains the widest variety of uses: commercial, office and residential. Buildings are encouraged to contain multiple uses.



Light Industrial + Office

Primarily offices and small scale manufacturing or industry. Some limited retail allowed.



FUTURE LAND USE MAP

- Medium Density Residential R-8
- High Density Residential* R-12 R-24
- Office + Residential* R-12 R-24 SO
- Limited-Range Commercial* R-24 SO NC
- Full-Range Commercial* R-24 SO NC CC CS
- Light Industrial + Office* SO NC RI LI
- Parks

R-12 *What is this?*

Each land use shown here corresponds to a group of established zoning districts in the zoning code, such as R-12—a residential zoning district.

**See the Design Guidelines on page 61 for further descriptions of these categories*

STAFF REPORT
Planning Commission
April 8th, 2026

Case: 791-PP
Prepared by: Kayla Johnson

I. Summary

Owner/Engineer:	HORSEHOUSE PROPERTY LLC/SANDS DECKER
Township:	Brown Township
Site:	7124 Davis Road (PID #120-000318)
Acreage:	24.116-acres
Utilities:	Private water and wastewater
Request:	Requesting preliminary plan approval of the Olive Farm Estates subdivision to create 8 single-family lots on a private street with 12.059 acres of open space and 15.012 acres of reserve area.
Recommendation:	Staff recommends <i>approval</i> .

II. Property Background/History

The proposed subdivision, Olive Farm Estates, was historically a single-family lot developed in 1958 zoned Rural (R). In 2024, a rezoning of the site was approved for the Planned Low Density Residential (PR-6) district. The site is impacted by hydric soils in a Tier 1 area as identified in the Big Darby Watershed Master Plan, located north of the existing residence.

III. Zoning District Review

The subject site was rezoned (#ZON-23-12) in 2024 to the Planned Low Density Residential District (PR-6). The preliminary plan is generally consistent with the approved development plan approved with the rezoning.

As identified on the PR-6 development plan, Open Space A (southeast open space area) is now a stormwater detention basin for the subdivision. Other open space areas and residential lots have been minimally adjusted to accommodate this facility and meet the open space requirements. The driveway serving the existing residence is reoriented from Davis Road to access the proposed private roadway located east of the residence. The existing driveway extends to the northwest to the existing detached accessory structure. Thirty percent (30 %) open space, as defined by the Franklin County Zoning Resolution and as described in the PR-6 district standards, has been met for the proposal. Development standards for the residential lots are outlined in the preliminary plan.

IV. Stormwater Management

The preliminary plan includes one (1) stormwater retention basin, approximately 1.073 acres, located in proposed Reserve B. The proposed stormwater system will be required to be built in accordance with the Franklin County Stormwater Drainage Manual. A stormwater management report was provided in the submission. The reserve area and easements were identified for the stormwater infrastructure to be maintained by the Franklin County Drainage Department.

V. Traffic and Access Management

The proposed subdivision will include one access point to Davis Road via a private open ditch roadway, Jerusalem Drive. Access of the individual lots are directed to the private road located in Reserve F to be owned and maintained by the HOA.

Additional right-of-way will be dedicated along Davis Road for the shared use pathway extended from the Heritage Preserve subdivision adjacent to the site.

VI. Open Space & Conservation

The proposed subdivision will include 12.059-acres of open space owned and maintained by the Homeowners Association. This open space represents 50% percent of the gross acreage of the property subject to the restrictions of the conservation easement held by The Land Conservancy of Ohio. The northern, northwestern, and western portions of the property lines are lined by trees. Just north of the existing residence, in Reserves C and D, is a Tier 1 area. Existing trees will be removed to accommodate construction of the private street. The site is impacted by poorly drained soil, Kokomo, as identified by the Franklin County Subdivision Regulations.

VII. Technical Agency Review:

The preliminary plan was reviewed between May 2025 and March 2026.

Review comments made during the previous TRC reviews were addressed at the time of the most recent resubmittal.

VIII. Staff Analysis

Staff recommends *approval* of the Preliminary Plan to allow the construction of an 8-lot single-family subdivision on a private street with 12.059 acres of open space and 15.012 acres of reserve area.



791-PP



Requesting preliminary plan approval of the Olive Farm Estates subdivision to create single-family lots on a private street with 12.059 acres of open space and 15.012 acres of reserve area.

Township: Brown

Address: 7124 Davis Road
PID #120-000318

Acreage: 24.116 acres

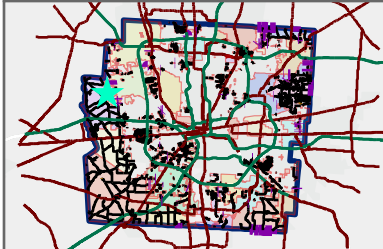
Legend

-  Parcel IDs
-  R-O-W Centerlines

Municipalities Outside FCEDP Jurisdiction

-  Hilliard

Brown



Case File: 791-PP

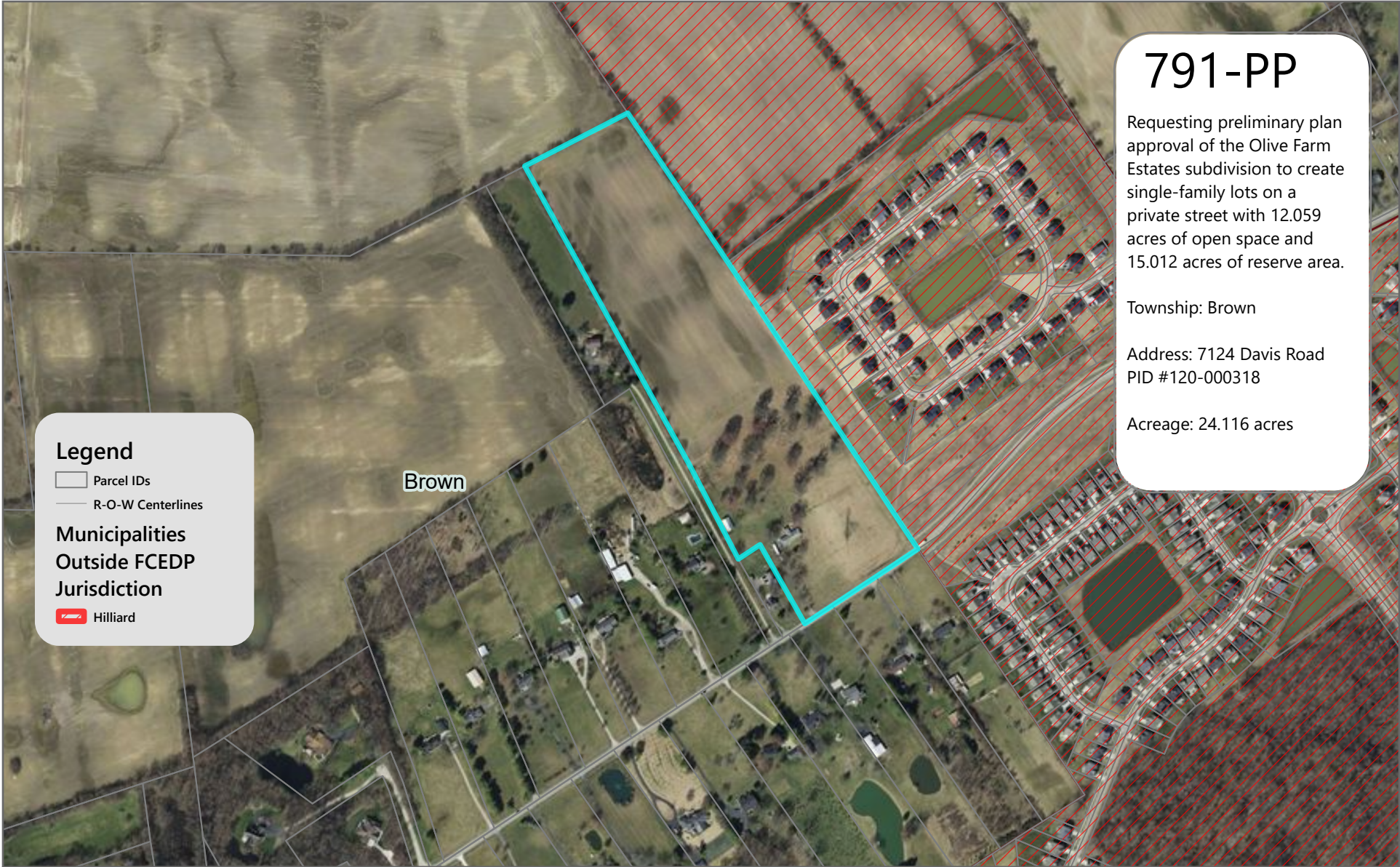


Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





791-PP



Requesting preliminary plan approval of the Olive Farm Estates subdivision to create single-family lots on a private street with 12.059 acres of open space and 15.012 acres of reserve area.

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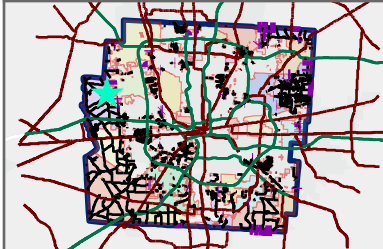
Legend

-  Parcel IDs
-  R-O-W Centerlines

Municipalities Outside FCEDP Jurisdiction

-  Hilliard

Brown



Case File: 791-PP



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Preliminary Plan Page 1



Property Information

Site Address: 7124 Davis Rd, Hilliard, OH 43026	
Parcel ID(s): 120-000318	
Total Acreage: 24.116	Current Zoning: PLANNED LOW DENSITY RESIDENTIAL (PR-6)
Township: BROWN	School District: HILLIARD CSD
Fire Department: NORWICH	Police Department: FRANKLIN COUNTY SHERIFF'S OFFICE

Subdivision Proposal

General

Proposed Subdivision Name: OLIVE FARM ESTATES

Total Number of Lots Proposed: 8	Proposed Number of Phases: 1
----------------------------------	------------------------------

Non-Residential Areas		Typical Lot Characteristics	
Reserve Areas:	15.012 acres	Width:	VARIES, 180' MIN ft
Open Space:	12.059 acres	Depth:	VARIES, 155' MIN ft
Streets:	2.362 acres	Typical Lot Area:	1.0 acres

Roadways

Existing Access Roads	Proposed New Streets	Roadway Design	
<input type="checkbox"/> State	<input type="checkbox"/> Public	Will the subdivision have sidewalks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> County	<input checked="" type="checkbox"/> Private		
<input type="checkbox"/> Township	<input type="checkbox"/> Both	Will the subdivision have curbs and gutters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable		

Stormwater Infrastructure

<input checked="" type="checkbox"/> Public
<input type="checkbox"/> Private
<input type="checkbox"/> Other

Water & Wastewater

Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central)	<input type="checkbox"/> Public (Central)
<input checked="" type="checkbox"/> Private (On-site)	<input checked="" type="checkbox"/> Private (On-site)
<input type="checkbox"/> Other	<input type="checkbox"/> Other

Staff Use Only

Case # 791-PP
Date Filed: 1/6/26
Fee Paid: Resumb.
Receipt # Resubm.
Received By: Kayla J.
Date Accepted/Rejected:
Planning Commission Date: 2/11/26

Subdivision Variance Needed

Yes If yes, you must attach a Variance Application to the Preliminary Plan Application

No

*Proposals requiring more than 3 variances must be heard at a separate meeting.

Checklist

- Completed Application
- Fee Payment (checks only)
- Preliminary Plan - 5 Copies folded
- Preliminary Plan - One 11"x17"
- Electronic Copy in PDF and CAD
- Subdivider's Agreement & HOA Declaration



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Preliminary Plan Page 2



Property Owner Information

Name: HORSEHOUSE PROPERTY LLC

Address: 2669 RUSTLING OAK BLVD, HILLIARD, OH 43026

Phone # 614-483-4472

Fax #

Email: abuamin60@gmail.com

Engineer/Surveyor Information

Name: SANDS DECKER

Address: 1495 OLD HENDERSON RD, COLUMBUS, OH 43220

Phone # 614-459-6992

Fax #

Email: jknerr@sandsdecker.com

Applicant Information

Same as property owner

Same as engineer/surveyor

Name:

Address:

Phone #

Fax #

Email:



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Preliminary Plan Page 3



Applicant Signature

The undersigned acknowledge/s this Preliminary Plan Application does not constitute a Subdivision Plat application and understands the filing deadlines and meeting schedules associated with this request. Approval of a Preliminary Plan does not constitute acceptance of any public improvements shown. Such acceptance can only be made in conjunction with the Final Plat requirements and procedures specified in the Franklin County Subdivision Regulations. The Subdivision Plat is not considered filed until a Final Plat application is submitted and accepted, in accordance with the Subdivision Regulations of Franklin County, Ohio.

To the best of my/our knowledge and belief, information and materials submitted as a part of this Preliminary Plan application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.

Horseshoe properties LLC
Applicant

4/17/2023
Date

Sandy Decker
Engineer

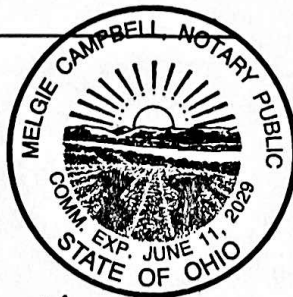
4/17/2023
Date

[Signature]
Property Owner (Signature must be notarized)

04/17/2023
Date

Property Owner (Signature must be notarized)

Date



No Oath or Affirmation was
Administered

[Signature] 4/17/2023

Big Darby Accord Advisory Panel

Record of Action

Revised 5/2/07

Date: December 17, 2025

Jackson Knerr
Project Engineer, SANDS DECKER
1495 Old Henderson Rd.
Columbus, Ohio 43220

Subject: Preliminary Plan for Olive Farm Estates Subdivision
#AP-25-01, 7124 Davis Road

Good afternoon,

The Big Darby Accord Advisory Panel considered the preliminary plan, Case #AP-25-01 at the December 9th, 2025 meeting.

The proposal was recommended for approval with the following condition(s):

1. The ownership and maintenance of the open space areas must be identified within the preliminary plan prior to consideration by the Franklin County Planning Commission
2. Open space areas must be within conservation easements and be identified as reserves prior to consideration by the Franklin County Planning Commission.
3. Details must be provided in the Homeowners Association's Declaration of Covenants and Restrictions for maintaining infrastructure and open space areas within the subdivision prior to consideration by the Franklin County Planning Commission.
4. The township shall receive the most up to date soils report and associated documentation, inclusive of the individual lot reports, determining the areas adequate for septic systems prior to the hearing with the Franklin County Planning Commission.

Your proposal will now continue through the standard county preliminary plan review process. The recommendation of the Panel will be forwarded and presented with the Franklin County Planning Commission hearing under case #791-PP upon resolution of previous review comments.

Respectfully,



Kayla Johnson (Planner)

DEED OF CONSERVATION EASEMENT

This Deed of Conservation Easement ("Conservation Easement") is made this 14th day of October, by and between Olive Farm Estate Homeowners Association (the "Grantor"), its successors and assigns, having an address at 7124 Davis Road Hilliard Ohio 43026 and THE LAND CONSERVANCY OF OHIO, INC., an Ohio nonprofit corporation (the "Grantee"), having an address at 6796 Regency Drive Westerville, Ohio 43082

WHEREAS, the Grantor is the sole owner in fee simple of certain real property situated in Franklin County, Ohio; and

WHEREAS, in connection with Grantor's development of Property, and in accordance with the Franklin County Regional Planning Commission and,

WHEREAS, to protect the quality of the open space the Franklin County Regional Planning Commission has required that Grantor, as a condition of being issued a development permit ("the "Permit"), grant a conservation easement in and to a portion of the Property :

:

WHEREAS, the Grantor further intends, as owner of the Easement Area, to convey to the Grantee the right to preserve and protect the conservation values of the Easement Area in perpetuity for conservation and wildlife resources; and

WHEREAS, the Grantee is a publicly supported, tax-exempt nonprofit organization and a qualified organization under Section 501(c)(3) and 170(h), respectively, of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder, whose primary purpose is the preservation, protection or enhancement of land in its natural, scenic, historical, agricultural, forested and/or open space condition.

NOW THEREFORE, in consideration of the foregoing premises and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. **Grant of Easement:** The Grantor hereby grants and conveys to the Grantee, its successors and assigns, an estate, interest, easement and servitude in and to the Easement Area of the nature and character and to the extent hereinafter expressed, to be and to constitute a servitude upon the Easement Area, which estate, interest, easement and servitude will result from the covenants and restrictions set forth herein and hereby imposed upon the use of the Easement Area by the Grantor, and, to that end and for the purpose of accomplishing the

intent of the parties hereto, the Grantor covenants on behalf of itself, its heirs, successors and assigns with the Grantee, to do and refrain from doing, severally and collectively, upon the Easement Area, the various acts hereinafter described, it being hereby agreed and expressed that the doing and the refraining from doing said acts, and each thereof, is and will be for the benefit of the Grantee.

2. **Term of Easement:** The Easement granted hereunder shall be perpetual to the extent permitted by law and shall have no expiration date.
 3. **Conservation Values:** The Easement Area possesses substantial value in conserving and protecting the physical, biological, chemical and overall ecological integrity of the easement area
 4. **Prohibited Actions:** Any activity on, or use of, the Easement Area inconsistent with the purposes of this Conservation Easement or detrimental to the conservation values expressed herein is expressly prohibited. By way of example, and not of limitation, the following activities and uses are explicitly prohibited except to the extent that an activity is required to fulfill the terms and conditions of the Easement and upon notification of the Grantee:
 - a. **Commercial Activities:** Commercial, residential development or industrial activity is prohibited.
 - b. **Construction:** The placement or construction of any man-made modifications or structures such as buildings, structures, fences, roads and parking lots is prohibited. The Grantor shall inform the Grantee of any such construction.
 - c. **Cutting Vegetation:** Any cutting of trees, ground cover or vegetation, or destroying by any means of herbicides or pesticides, is prohibited, except in the management of those plant species deemed by the State of Ohio to be invasive species. Any control of these species shall be done in consultation with and permission of the Grantee.
 - d. **Utility Easement:** In the event a utility easement exists on or through the Easement Area, vegetation may be cut or managed in accordance with the terms of the utility easement, except chemical control of vegetation shall be discouraged.
 - e. **Land Surface Alteration:** The removal of soil, sand, gravel, rock, minerals or other materials from the Easement Area, or doing any act that would alter the topography of the Easement Area, shall be prohibited. Except that oil and natural gas extraction may be permissible in accordance with any lease
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that is in existence at the time the conservation easement is recorded. The grantee shall be made aware 60 days prior to any surface drilling or directional drilling.

- f. **Dumping:** the dumping or placement of waste, garbage and any other materials or items are not permitted and may not be accumulated on the Easement Area.
 - g. **Water Courses:** Water courses, streams including the adjacent riparian areas may not be dredged, straightened, filled, channelized, impeded, diverted or otherwise altered, except to the extent authorized by the Permit.
 - h. **Utilities:** New transmission lines for electric power, natural gas or petroleum products on the Easement Area shall be discouraged and only installed with approval of the Grantee and upon securing any necessary permits; however, the Easement Area may be bored to install utilities. The boring site shall be outside the Easement Area.
 - i. **Other Activities:** Each and every other activity or construction project on the Easement Area, which endangers the conservation values of the Easement Area, shall be prohibited.
 - j. **Exceptions:** Notwithstanding the foregoing, in the event that the Grantee shall reasonably determine that it is necessary to undertake one of the above prohibited activities in order to avoid damage to persons or adjacent properties, the Grantee shall cause to be prepared a management plan for the undertaking of such otherwise prohibited activities, which shall be undertaken by a third party pursuant to such management plan. By way of example, in the event that a tree within the Easement Area becomes diseased or decayed and threatens a building on an adjacent property, or in the event that a beaver dam is constructed within the Easement Area which threatens to flood adjacent properties, or trees fall blocking a stream which may result in flooding or erosion the provisions of this subsection (j) shall be followed and reasonable activities in accordance with such management plan shall be undertaken in order to avoid such potential or threatened damage.
 - k. **Division:** Any division or subdivision of the Easement Area is prohibited.
5. **Rights of Grantee:** The Grantor confers the following rights upon the Grantee to perpetually maintain the conservation values of the Easement Area:
- a. **Right to Enter:** The Grantee has the right to enter upon the Easement Area at reasonable times to monitor or to enforce compliance with this
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Conservation Easement; provided that such entry shall be upon prior reasonable notice to the Grantor and during normal business hours. The Grantee may not, however, unreasonably interfere with the Grantor's use and quiet enjoyment of the Easement Area or the Property. The Grantee's right to enter is personal to Grantee and Grantee has no right to permit others to enter the Easement Area except permission may be granted to other individuals for the purposes of carrying out the responsibilities of the Grantee as required by this easement. The parties hereto acknowledge and agree that the public is not granted access to the Easement Area under this Conservation Easement.

- b. **Right to Preserve:** The Grantee has the right to prevent any activity on or use of the Easement Area that is inconsistent with the terms or purposes of this Conservation Easement.
 - c. **Right to Require Restoration:** The Grantee shall have the right to require the restoration of the areas or features of the Easement Area, which are damaged by any activity inconsistent with this Conservation Easement.
 - d. **Signs:** The Grantee, at its sole cost and expense, shall have the right to place signs on the Easement Area, which identify the land as being protected by the Conservation Easement. The number, size and content of any such signs are subject to the Grantor's prior approval. The Grantee reserves the right to post or clearly mark the Easement Area's boundaries.
6. **Permitted Uses:** The Grantor reserves to itself, and to its successors and assigns, all rights accruing from its ownership of the Easement Area, including the right to engage in or permit or invite others to engage in all uses of the Easement Area that are not expressly prohibited herein and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the following rights are expressly reserved:
- a. **Right to Convey:** The Grantor retains the right to sell, mortgage, bequeath, donate or otherwise convey the Easement Area. Any conveyance shall remain subject to the terms and conditions of this Conservation Easement and the subsequent interest holder shall be bound by the terms and conditions hereof.
 - b. **Right to Maintain:** The Grantor retains the right to maintain, renovate and replace any existing structure(s), if any, including culverts, on the Easement Area in substantially the same location and size. Any expansion or replacement may not substantially alter the character or function of the structure and requires the Grantee's prior written approval, which approval shall not be unreasonably withheld, conditioned or delayed.
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- c. **Right to Access:** The Grantor shall retain, for itself, its agents, employees and contractors and its successors and assigns, the right to unimpeded access to the Easement Area to carry out the terms of the easement or the Permit or otherwise comply with applicable law.
 - d. **Right to Monitor and Maintain:** The Grantor retains the right to construct, maintain, monitor, repair and replace any mitigation construction and plantings.
 - e.
7. **Grantee's Remedies:** In the event of a breach of this Conservation Easement, the Grantee shall have the following remedies and obligations and shall be subject to the following limitations:
- a. **Delay in Enforcement:** A delay in enforcement shall not be construed as a waiver of the Grantee's rights to enforce the terms of this Conservation Easement.
 - b. **Acts Beyond Grantor's Control:** The Grantee may not bring an action against the Grantor for modifications occurring to the Easement Area, which result from causes beyond the Grantor's control. Examples include, without limitation: unintentional fires, storms, natural earth movement, trespassers or the Grantor's well-intentioned actions in response to an emergency which result in changes to the Easement Area. The Grantor has no responsibility under this Conservation Easement for such unintended modifications. The Grantee may, however, bring an action against another party for modifications that impair the conservation values identified in this Conservation Easement.
 - c.
 - d. **Notice and Demand:** If the Grantee determines that the Grantor or any third party is in violation of this Conservation Easement, or that a violation is threatened, the Grantee shall provide written notice to the Grantor or such third party. The written notice shall identify the violation and request corrective action to cure the violation or restore the Easement Area. The Grantor shall advise the Grantee in writing in the event of any change in the business address of the Grantor at any time subsequent to the execution hereof.
 - e. **Failure to Act:** If, for a fifteen (15) day period after the date of receipt of written notice provided pursuant to subparagraph c., above, the Grantor or third party continues violating this Conservation Easement, or, if the Grantor or third party does not abate the violation or begin to implement corrective measures within the foregoing fifteen (15) day period requested by the

Grantee, or fails to continue diligently to cure such violation until finally cured, the Grantee shall notify the appropriate state and federal permitting agency. The Grantee may also bring an action in law or in equity to enforce the terms of the Conservation Easement and recover any damages for the loss of the conservation values protected hereunder. The Grantee is also entitled to enjoin the violation through injunctive relief, seek specific performance, declaratory relief, restitution, reimbursement of reasonable expenses or an order compelling restoration of the Easement Area. If a court with jurisdictional authority determines that the Grantor has failed to comply with this Conservation Easement, then the Grantor also agrees to reimburse all reasonable costs and attorney fees actually incurred by the Grantee in compelling such compliance.

- f. **Unreasonable Litigation:** If either party, the Grantee or the Grantor, initiates litigation against the other party to enforce the terms of this Conservation Easement, and if the court with jurisdictional authority determines that the litigation was without reasonable cause or in bad faith, then the initiating party shall be obligated to reimburse the other party for reasonable costs and attorney fees actually incurred in defending the action.
 - g. **Grantor's Absence:** If the Grantee determines that this Conservation Easement is being violated, the Grantee will make a good faith effort to notify the Grantor. If, through reasonable efforts, the Grantor cannot be notified, and if the Grantee determines that emergency circumstances exist that justify prompt action to mitigate or prevent undue impairment of the Conservation Easement, then the Grantee may pursue its lawful remedies without prior notice and without awaiting the Grantor's opportunity to cure; provided, however, that Grantee shall continue to use reasonable efforts to notify Grantor.
 - h. **Cumulative Remedies:** The preceding remedies of the Grantee are cumulative. Any, or all, of the remedies may be invoked by the Grantee if there is an actual or threatened violation of this Conservation Easement.
8. **Ownership Costs and Liabilities:** In accepting this Conservation Easement, the Grantee shall have no liability or other obligation for costs, liabilities, taxes or insurance of any kind related to the Easement Area, except as required under this Conservation Easement. The Grantee and its trustees, officers, employees, agents and members have no liability arising from injury or death to any person or from physical damage to any other property located on the Easement Area or otherwise, unless due to Grantee's negligence or willful misconduct, or as required under this Conservation Easement. Grantor retains all responsibilities and shall
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bear all costs and liabilities of any kind related to ownership, operation and maintenance of the Easement Area, but reserves the right to seek contribution, indemnification and any other form of payment from any third party, for such liabilities.

9. **Remediation:** If, at any time, there occurs, or has occurred, a release in, on, or about the Easement Area of any substance now or hereafter defined, listed, or otherwise classified and in excess of any amount permitted pursuant to any federal, state, or local law, regulation, or requirements as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, the Grantor agrees to take all steps reasonably necessary to assure its containment and remediation, including any cleanup that may be required, unless the release was caused by the Grantee or any third party not under the control of the Grantor, in which case the Grantee shall be responsible therefore.
 10. **Cessation of Existence:** If the Grantee shall cease to be authorized to acquire and hold conservation easements, then this Conservation Easement shall become vested in another qualified entity that is eligible to acquire and hold a conservation easement under Ohio law, upon the mutual consent of the Grantor. The Grantor agrees to execute and deliver such documents and instruments as may be reasonably necessary to properly reflect the substitution of the replacement of the Grantee hereunder.
 11. **Termination:** This Conservation Easement may be extinguished only by an unexpected change in condition which causes it to be impossible to fulfill the Conservation Easement's purposes, or by exercise of eminent domain. If subsequent circumstances render the purposes of this Conservation Easement impossible to fulfill, then this Conservation Easement may be partially or entirely terminated only by judicial proceedings initiated by either the Grantor or the Grantee. In the event of such termination, the Grantee shall promptly notify the Franklin County Regional Planning Commission in writing, and such notice shall include an explanation as to the circumstances underlying the termination.
 12. **Recordation:** The Grantee shall record this instrument in a timely fashion in the official records of Franklin County, Ohio, and the Grantee may re-record it at any time as may be required to preserve its rights in this Easement. The Grantor shall submit a copy of the notarized, recorded and filed Conservation Easement to the Franklin County Regional Planning Commission within thirty (30) days of filing the easement.
 13. **Assignment:** This Conservation Easement is transferable and runs with the land but the Grantee may assign its rights and obligations hereunder only to an
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organization mutually agreed to by the Grantor, and Franklin County Regional Planning Commission and that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable) and authorized to acquire and hold conservation easements under Ohio law, and any applicable federal tax law. As a condition of such transfer, the Grantee shall require that the assignee organization must agree in writing to assume all of the Grantee's obligations and duties hereunder and to carry out the conservation purposes that this Conservation Easement is intended to advance. The Grantee agrees to give written notice to the Grantor of an assignment at least twenty (20) days prior to the date of such assignment and to furnish promptly to the Grantor an executed copy of the Assignment and Assumption Agreement to be recorded in the official records of Franklin County, Ohio. The failure of the Grantee to give such notice shall not affect the validity of such assignment nor shall it impair the validity of this Conservation Easement or limit its enforceability in any way. In the event the Grantee ceases to exist or is unable to carry out the terms of the easement, the Franklin County Regional Planning Commission shall serve as the Grantee.

14. **Liberal Construction:** This Conservation Easement shall be liberally construed in favor of maintaining the conservation values of the Easement Area. The section headings and subheadings identified herein are for reference purposes only and shall not be used to interpret the meaning of any provision hereof.
 15. **Notices:** For purposes of this Conservation Easement, notices may be provided to either party, by personal delivery or by mailing a written notice certified mail, return receipt requested, to that party at the address shown at the outset of this agreement, or at the last known address of a party. Notice is deemed given upon (i) personal delivery or (ii) two days after depositing the properly addressed notice with the U.S. Postal Service.
 16. **Severability:** If any portion of this Conservation Easement is determined to be invalid or unenforceable, the remaining provisions of this Conservation Easement will remain in full force and effect.
 17. **Successors:** This Conservation Easement shall be a covenant running with the land and shall constitute a burden on the Easement Area and shall run to the benefit of the parties hereto and their successors in interest. All subsequent owners of the Easement Area shall be bound to all provisions of this Conservation Easement to the same extent as the current parties.
 18. **Termination of Rights and Obligations:** A party's future rights and obligations under this Conservation Easement shall terminate upon the transfer of that party's interest in the Easement Area. Liability for acts or omissions occurring prior to transfer shall survive any such transfer.
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19. **Applicable Law:** This Agreement shall be governed by and construed in accordance with the substantive law of the State of Ohio.
 20. **Entire Agreement:** This Conservation Easement sets forth the entire agreement of the parties and supersedes all prior discussions and understandings.
 21. **"As Is" Condition:** The Grantee shall conduct an initial baseline inventory of the Easement Area. The inventory shall include: a description of the general vegetative cover and ecosystems existing on the property, existence and location of any state and federal endangered species or other significant occurrences as indicated by the Natural Heritage Database or other sources, structures, disturbed areas, mineral extraction, roadways, utility easements and any other data relevant to the current "as is" condition of the property. The Grantee has examined the Easement Area and agrees to accept the "as is" condition of the Easement Area for purposes of this Conservation Easement.
 22. **Site Monitoring:** The Grantee shall develop a site-monitoring program to ensure the terms of this Conservation Easement are being upheld. The Easement Area shall be inspected a minimum of one (1) time annually.
 23. **Estoppel Certificate:** Upon request of the Grantor, the Grantee shall within fifteen (15) days execute and deliver to the Grantor an estoppel certificate setting forth the status of the Grantor's compliance with this Conservation Easement.
 24. **Grantor's Remedies:** In the event of a breach of this Conservation Easement by Grantee, the Grantor shall have the following remedies and shall be subject to the following limitations:
 - a. **Delay in Enforcement:** A delay in enforcement shall not be construed as a waiver of the Grantor's rights to enforce the terms of this Conservation Easement.
 - b. **Notice and Demand:** If the Grantor determines that the Grantee is in violation of this Conservation Easement, the Grantor shall provide written notice via certified mail to the Grantee. The written notice shall identify the violation and request corrective action to cure the violation. The Grantee shall advise the Grantor in writing in the event of any change in the business address of the Grantee at any time subsequent to the execution hereof.
 - c. **Failure to Act:** If, for a fifteen (15) day period after the date of Grantee's receipt of written notice provided pursuant to subparagraph b., above, the Grantee continues violating this Conservation Easement, or, if the Grantee does not abate the violation or begin to implement corrective measures
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within the foregoing fifteen (15) day period requested by the Grantor, or fails to continue diligently to cure such violation until finally cured, the Grantor may bring an action in law or in equity to enforce the terms of the Conservation Easement and recover any damages. The Grantor is also entitled to enjoin the violation through injunctive relief, seek specific performance, declaratory relief, restitution, reimbursement of reasonable expenses or an order compelling restoration of the Easement Area. If a court with jurisdictional authority determines that the Grantee has failed to comply with this Conservation Easement, then the Grantee also agrees to reimburse all reasonable costs and attorney fees actually incurred by the Grantor in compelling such compliance.

- d. **Grantor's Absence:** If the Grantor determines that this Conservation Easement is being violated, the Grantor will make a good faith effort to notify the Grantee. If, through reasonable efforts, the Grantee cannot be notified, and if the Grantor determines that emergency circumstances exist that justify prompt action to mitigate or prevent undue impairment of the Conservation Easement, then the Grantor may pursue its lawful remedies without prior notice and without awaiting the Grantee's opportunity to cure; provided, however, that Grantor shall continue to use reasonable efforts to notify Grantee.
- e. **Cumulative Remedies:** The preceding remedies of the Grantor are cumulative. Any, or all, of the remedies may be invoked by the Grantor if there is an actual or threatened violation of this Conservation Easement.

IN WITNESS WHEREOF, the Grantor and the Grantee have set their hands on the day and year first above written.

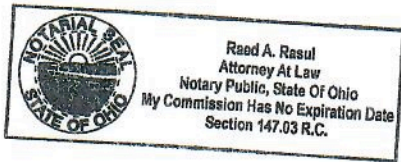
GRANTOR:

By: H. Saleh
Hussein M Saleh.

Title: Operator Manager
Olive Farm Estate Homeowners
Association.

STATE OF OHIO)
COUNTY OF Franklin) SS.

The foregoing instrument was acknowledged before me this 14 day of October, 2025, by Hussein Saleh on behalf of



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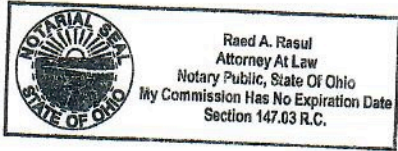
Notary Public
GRANTEE:


THE LAND CONSERVANCY OF OHIO, INC.,
an Ohio nonprofit corporation

By: [Signature]
Executive Director

STATE OF OHIO)
COUNTY OF Franklin) SS:

The foregoing instrument was acknowledged, before me this 17 day of October 2025, by _____ as or on behalf of Grantee.





Notary Public

Document prepared by The Land Conservancy of Ohio Inc.

**DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS
FOR OLIVE FARM ESTATES**

BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO

PREAMBLE

This Declaration of Conditions, Covenants, and Restrictions (“Declaration”) is made by **Horsehouse Property LLC**, an Ohio limited liability company (“Declarant”), as owner of the real property described on the subdivision plat titled “**Olive Farm Estates**”, to be recorded in the Franklin County Recorder’s Office.

This Declaration is made pursuant to:

- **Ohio Revised Code Chapter 5312 (Planned Community Act)**
- **Section 508 of the Franklin County Subdivision Regulations**
- **The Big Darby Accord**
- **The Conservation Easement granted to The Land Conservancy of Ohio, Inc.**

Declarant hereby subjects the Property to the covenants, conditions, restrictions, easements, and obligations set forth herein, which shall run with the land and bind all present and future Owners.

ARTICLE 1 — DEFINITIONS

1. “Association” or “HOA”- Olive Farm Estates Homeowners Association, an Ohio nonprofit corporation.
2. “Property” -The real property comprising the subdivision known as Olive Farm Estates, as shown on the recorded subdivision plat.
3. “Lot” - Any platted residential lot intended for single-family use.
4. “Owner” - The record owner of a Lot.
5. “Reserves” - means all parcels designated on the recorded subdivision plat as Reserve A, Reserve B, Reserve C, Reserve D, Reserve E, Reserve F, and any other Reserve areas shown on the plat. Reserves include conservation areas, protected open space, meadows, savannahs, native plantings, stormwater management facilities, buffer zones, and the private roadway designated as **Reserve F (Jerusalem Drive)**.

6. "Conservation Easement" -The perpetual conservation easement granted to The Land Conservancy of Ohio, Inc., recorded at Instrument No.
7. "Private Street" - The roadway designated as **Reserve F (Jerusalem Drive)**, as shown on the recorder subdivision plat.

ARTICLE 2 — CREATION OF THE HOMEOWNERS ASSOCIATION

1. Formation - Declarant has formed the Olive Farm Estates Homeowners Association as an Ohio nonprofit corporation.
2. Mandatory Membership - Ownership of a Lot automatically confers membership in the Association. Membership is appurtenant to the Lot and may not be waived.
3. Voting Rights - Each Lot is entitled to one vote.
4. Purpose - The Association is responsible for the operation, maintenance, repair, and replacement of all Common Areas.

ARTICLE 3 — COMMON AREAS

1. **Ownership.** The Association shall own all Reserves, including all conservation areas, protected open space, stormwater facilities, and the private roadway.
2. **Description.** The Common Areas consist of all Reserves shown on the recorded plat, including:
 - a. **Reserves A, C, D, and E** (open space), Reserve B (stormwater basin), and Reserve F (private roadway)
 - b. **Reserve B** (dry extended detention basin and stormwater infrastructure)
 - c. **Reserve F** (Jerusalem Drive – private street)
 - d. All drainage easements, culverts, stormwater conveyance systems, entry features, signage, and landscaping located within the Reserves.

ARTICLE 4 — PERMANENT OPEN SPACE RESTRICTIONS (Section 508 Compliance)

1. Perpetual Restriction - All Reserves subject to the Conservation Easement or permanent protection restrictions shall remain preserved in accordance with the Conservation Easement, the Declaration, and all applicable regulations.
2. Conservation Easement - The Reserves subject to the Conservation Easement are governed by the terms of that easement, and the Association and all Owners must comply with it.

3. No Conversion - Reserves subject to the Conservation Easement may not be sold, transferred, or converted to private use except to another HOA or public entity approved by Franklin County.
4. County Enforcement - If the Association fails to maintain the Reserves subject to the Conservation Easement, Franklin County may enter, maintain, and assess the Association for costs.
5. **Stormwater facilities and the private roadway are not considered protected conservation areas**, but remain part of the Reserves and must be maintained by the Association.

ARTICLE 5 — MAINTENANCE RESPONSIBILITIES OF THE HOA

The Association shall maintain, repair, and replace the following:

1. The Association shall maintain, repair, and replace the following:
 - a. Reserves
 - b. Meadows, savannahs, and native plantings
 - c. Meadow Reserves (A and E) shall not be mowed under any circumstances, except for the removal or treatment of State-identified invasive species. Savannah Reserves (C and D) may include mown walking paths, but no other mowing is permitted
 - d. Invasive species control
 - e. Tree preservation
 - f. Trash removal
 - g. Habitat areas required by the Big Darby Accord
2. Stormwater Facilities
 - a. Dry extended detention basin
 - b. Forebay and micropool
 - c. Inlets, outlets, culverts
 - d. Storm pipes within Common Areas
 - e. Erosion control structures
 - f. Compliance with the Franklin County Stormwater Manual
3. Private Street (Jerusalem Drive)
 - a. Pavement
 - b. Shoulders and ditches
 - c. Snow removal
 - d. Repairs and resurfacing
 - e. Signage
 - f. Drainage structures
 - g. Liability insurance

4. Easements
 - a. Drainage easements
 - b. Access easements
 - c. Utility easements (if HOA-maintained)
 - d. Conservation Easements, including all restrictions and obligations imposed by the recorded Conservation Easement held by The Land Conservancy of Ohio, Inc.

5. Entry Features & Landscaping
 - a. Signage
 - b. Lighting
 - c. Landscaping beds

6. Reserve Fund -The HOA shall maintain a capital reserve fund sufficient to repair and replace:
 - a. Stormwater facilities
 - b. Private street
 - c. Common Area improvements

7. The HOA, not individual lot owners, is responsible for maintaining the Reserves and Common Areas.

8. All maintenance responsibilities described in this Article are the sole responsibility of the Association and shall not be assigned to individual Lot Owners.

9. The Association is responsible for **aesthetic maintenance only** of stormwater facilities unless otherwise required by Franklin County. Functional performance, engineering compliance, and hydrologic operation remain subject to County oversight.

10. **Reserve F (Jerusalem Drive)** shall be maintained as the private roadway serving the subdivision.

ARTICLE 6 — ASSESSMENTS

1. Annual Assessments - Levied to fund maintenance, insurance, reserves, and operations.

2. Special Assessments - May be levied for capital repairs or emergencies.

3. Lien Rights - Unpaid assessments constitute a lien against the Lot.

ARTICLE 7 — USE RESTRICTIONS

1. Residential Use Only - Lots shall be used for single-family residential purposes.

2. Architectural Review - Exterior modifications require approval by the Board.

3. Nuisances - No noxious or offensive activity shall be permitted.
4. Rentals - The Board may adopt reasonable rental restrictions.
5. Compliance with Easements - Owners must comply with all easements, including the Conservation Easement.

ARTICLE 8 — ENFORCEMENT

1. HOA Enforcement -The Association may enforce this Declaration through legal or equitable remedies.
2. Owner Enforcement -Any Owner may enforce these covenants.
3. County Enforcement - Franklin County may enforce maintenance obligations under Section 508.

ARTICLE 9 — AMENDMENTS

1. General Amendments - This Declaration may be amended by approval of 67% of Owners.
2. Open Space Amendments - Any amendment affecting Open Space or Reserve Areas requires County approval.
3. Conservation Easement - This Declaration may not amend or conflict with the Conservation Easement.

ARTICLE 10 — MISCELLANEOUS

1. Duration - This Declaration runs with the land in perpetuity.
2. Severability - Invalid provisions do not affect the remainder.
3. Notices - Notices shall be sent to the address of record for each Owner.
4. Insurance - The Association shall maintain liability insurance covering the Common Areas.

EXECUTION

IN WITNESS WHEREOF, Declarant has executed this Declaration on the ____ day of _____, 2026.

HORSEHOUSE PROPERTY LLC

RECEIVED

MAY 6 2025

Franklin County Planning Department
Franklin County, OH

3. Site Data Table

Acreage of Developed Areas	
Site Area: Gross	24.116
Roads and ROW	2.402
Site Area: Net of ROW	21.714
Zoning districts: area for each district	24.116
Residential land use area	24.116
Non-residential land use area	0

Acreage statements: open space	
Stream corridor protection zone area	0
Other preservation and no-disturb zones	4.69
Open space: total	12.133
Natural areas* (including SCPZ)	4.69
Active recreation area	0
Stormwater management facilities area	0.725
Other area	6.698

Density calculations	
Density: gross	1 unit per 3 acres or .33 units per acre
Density: net of rights-of-way	.368 units per acre
Density: net of rights-of-way, open space are	0.835 units per acre

Open space calculations			
Open space requirement percentage			
Area		Divided by	
Open space: total	12.133	Site area: gross	0.50311
Open space: total	12.133	Site area: net of rights-of-way	0.558
SCPZ area	0	Site area: net of rights-of-way	0
Natural areas* (including SCPZ)	4.69	Site area: net of rights-of-way	0.216
Active recreation area	0	Site area: net of rights-of-way	0
Stormwater mgmt. facilities area	0.725	Site area: net of rights-of-way	3%
Natural areas* (including SCPZ)	4.69	Open space: total	0.33
Active recreation area	0	Open space: total	0

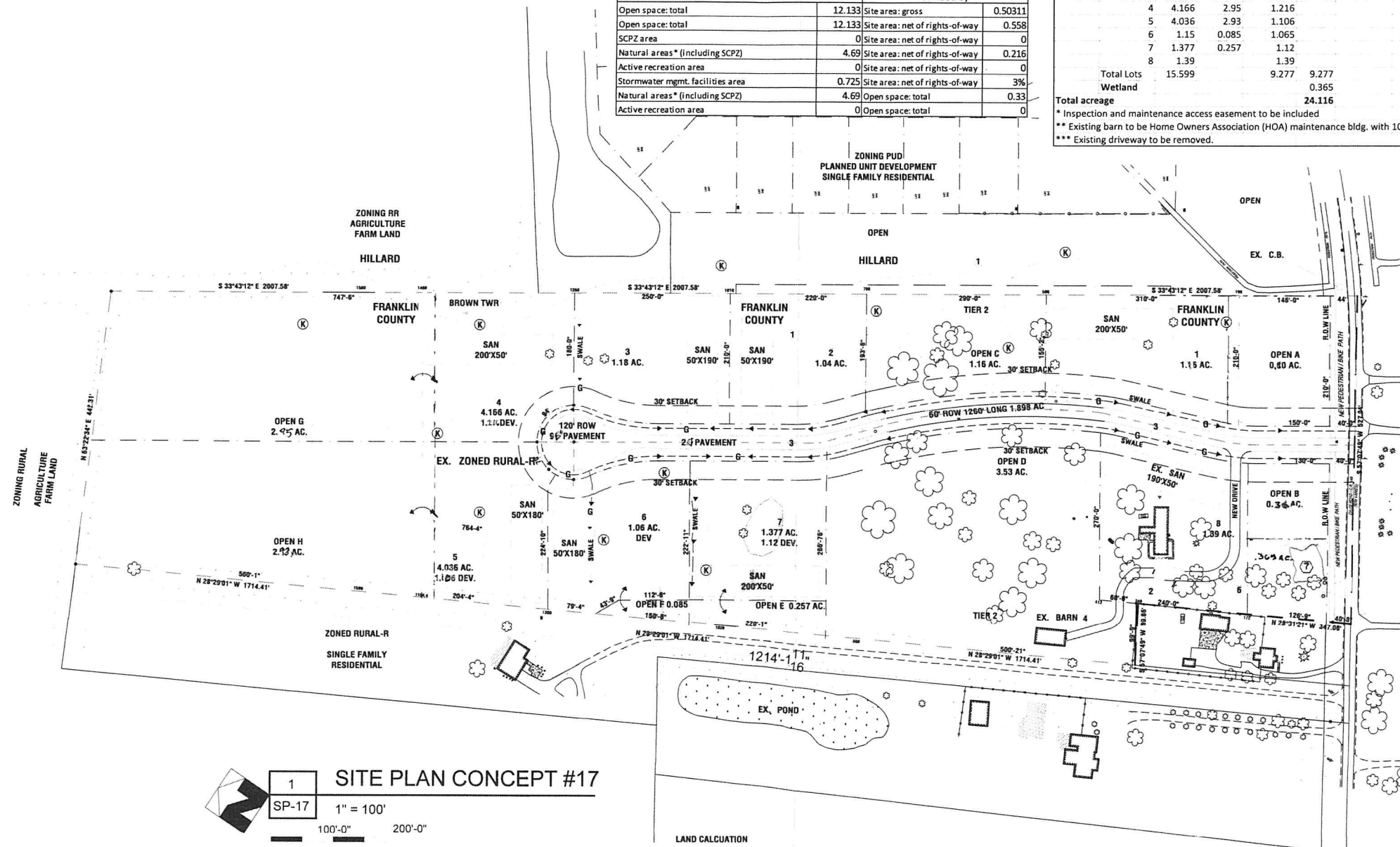
Open Space & Acreage Table

Land Total Acreage	Open Ac.	Ac.Sum.	Easement	Proposed native vegetation	Comments
24.116					
50% Land Acreage	12.058				
Net Land; minus ROW	21.714				
Open Space					
OPEN A	0.8		HOA	Meadow	With 3' concrete monuments
OPEN B	0.36		HOA	Meadow	
OPEN C	1.16		HOA	Mature trees and grassy savanna	Mowed pathways
OPEN D	3.53		HOA	Mature trees and grassy savanna	Mowed pathways, exist. Barn **
OPEN E	0.257		Lot owner	Meadow	Accessed thru Open D
OPEN F	0.085		Lot owner	Meadow	Accessed thru Open D & E
OPEN G	2.95		Lot owner *	Meadow and spot wetland	Wetland is lot owners option
OPEN H	2.93		Lot owner *	Meadow and spot wetland	Wetland is lot owners option
Total Open Space	12.072	.5006=50%	12.072		

Right-Of-Way	
Davis Road	0.504
New Street	1.898
Total ROW	2.402

Lots	LotAc.	Dev. Ac.
1	1.26	1.16
2	1.04	1.04
3	1.18	1.18
4	4.166	2.95
5	4.036	2.93
6	1.15	0.085
7	1.377	0.257
8	1.39	1.39
Total Lots	15.599	9.277
Wetland		0.365
Total acreage		24.116

* Inspection and maintenance access easement to be included
 ** Existing barn to be Home Owners Association (HOA) maintenance bldg, with 10' gravel drive
 *** Existing driveway to be removed.



1 SITE PLAN CONCEPT #17
 SP-17 1" = 100'
 100'-0" 200'-0"

- PLAN NOTE:
- EXISTING 6" FIELD TILE EXTENDS TO EX. C.B.
 - WINE GARDENER DITCH COULD NOT BE FOUND.
 - SPEED BUMPS MAYBE REQUIRED
 - EXISTING BARN TO BECOME ASSOCIATION MAINTENANCE BLDG WITH GRAVEL DRIVE
 - SWALES → → → SWALES WITH GRAVEL TRENCHES → G → G
 - EXISTING DRIVE TO BE REMOVED.
 - WETLAND, AREA TO BE ENGINEERED

LAND CALCULATION
 EXIST SITE 24.116 ACRES
 (K) = KOKOMO SOIL

MARK R. DENNY, ARCHITECT
 1085 KENILWORTH PLACE COLUMBUS, OHIO 43209
 Phone # 614.804.8688
 E-Mail: coarchitect@aol.com

DAVIS ROAD DEVELOPMENT
 SUB DIVISION
 7124 DAVIS ROAD, BROWN TOWNSHIP OHIO

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EXPIRES 12-31-2025

DRAWN	A.ABOUNEAMA
CHECKED	MARK R. DENNY
DATE	01/24/2024
REVISIONS	1/30/2024 2/21/2024
Approved and I warrant that I am a duly licensed and registered Professional Engineer in the State of Ohio. Dennis R. Hulse, P.E.	
JOB NO	21020M2
FILE	M01
SHEET	SP #17

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-23-12 (Economic Development & Planning)

WHEREAS, Case #ZON-23-12: The applicant is Mark R. Denny, Architect, on behalf of the owner Horsehouse Property LLC. The request is to rezone 24.116-acres from the Rural (R) District to the Planned Low Density Residential District (PR-6) District to authorize the development of an 8-lot single-family subdivision with dedicated open space; now, therefore,

WHEREAS, On February 13, 2024, the Big Darby Accord Advisory Panel recommended approval of the proposed rezoning from the Rural (R) district to the Planned Low Density Residential (PR-6) District, with conditions; and,

WHEREAS, on February 14, 2024, the Franklin County Planning Commission recommended approval of the proposed rezoning with recommended conditions; and

WHEREAS, on February 22, 2024, the Franklin County Rural Zoning Commission recommended conditional approval of the rezoning with the following conditions:

1. The proposed development must comply with the Franklin County Subdivision Regulations.
2. The applicant must identify the stormwater best management practices utilized and its functionality to the satisfaction of Franklin Soil and Water Conservation District, Franklin County Drainage Engineer's Department, and other regulatory authority. Such practices must be shown on the major subdivision construction plans and approved as appropriate to the development of the site.
3. Open space areas must be planted with Ohio native plant species and maintained in a natural state. Such plantings must be shown on the major subdivision Construction Plans and approved by the Franklin Soil & Water Conservation District as being appropriate for the development site.
4. Open spaces must be placed in an easement to the benefit of the subdivision's Homeowners Association, demarcated with carsonite posts or fencing harmonious with the agricultural character of the area, and include signage indicating that the area is a no disturb natural area.
5. Open spaces must have a conservation easement held by a public entity in perpetuity.

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-23-12 (Economic Development & Planning)

6. The property owner must participate in the Big Darby Revenue Program including a \$2,500 per unit developer contribution and, at the discretion of the County, the creation of a Tax Increment Financing and New Community Authority.
7. The site plan shall be altered to provide a minimum of 50% open space, which shall be accomplished prior to submission for hearing by the Rural Zoning Commission.
8. The proposed roadway must meet the Ohio Fire Code requirements with a roadway width of 26 feet and a minimum cul-de-sac width of 96 feet upon submission of the major subdivision's Preliminary Plans.

WHEREAS, on March 12, 2024 the Board of County Commissioners held a public hearing in accordance with the requirements of Revised Code Section 303.12 and voted to adopt the recommendation of the Rural Zoning Commission at such hearing.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby adopted and the application of Horsehouse Property, LLC. (owner), 7124 Davis Road (PID #120-000318), Columbus, Ohio, being application number ZON-23-12 is hereby approved with the following conditions.

1. The proposed development must comply with the Franklin County Subdivision Regulations.
2. The applicant must identify the stormwater best management practices utilized and its functionality to the satisfaction of Franklin Soil and Water Conservation District, Franklin County Drainage Engineer's Department, and other regulatory authority. Such practices must be shown on the major subdivision construction plans and approved as appropriate to the development of the site.
3. Open space areas must be planted with Ohio native plant species and maintained in a natural state. Such plantings must be shown on the major subdivision Construction Plans and approved by the Franklin Soil & Water Conservation District as being appropriate for the development site.
4. Open spaces must be placed in an easement to the benefit of the subdivision's Homeowners Association, demarcated with carsonite

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-23-12 (Economic Development & Planning)

posts or fencing harmonious with the agricultural character of the area, and include signage indicating that the area is a no disturb natural area.

5. Open spaces must have a conservation easement held by a public entity in perpetuity.
 6. The property owner must participate in the Big Darby Revenue Program including a \$2,500 per unit developer contribution and, at the discretion of the County, the creation of a Tax Increment Financing and New Community Authority.
 7. The site plan shall be altered to provide a minimum of 50% open space, which shall be accomplished prior to submission for hearing by the Rural Zoning Commission.
 8. The proposed roadway must meet the Ohio Fire Code requirements with a roadway width of 26 feet and a minimum cul-de-sac width of 96 feet upon submission of the major subdivision's Preliminary Plans.
2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after March 12, 2024.

Prepared by: Marcus Duemmel

SIGNATURE SHEET

Resolution No. 326-24

March 12, 2024

RESOLUTION TO ADOPT THE RECOMMENDATION OF THE RURAL ZONING COMMISSION OF FRANKLIN COUNTY, OHIO – CASE #ZON-23-12.

(EDP - Economic Development and Planning)

Upon the motion of Commissioner Erica C. Crawley, seconded by Commissioner Kevin L. Boyce:

Voting:

Kevin L. Boyce, President
John O'Grady
Erica C. Crawley

Aye
Absent
Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Brittany Razek, Clerk
Board of County Commissioners
Franklin County, Ohio



STAFF REPORT

Board of County Commissioners

March 12, 2024

Case ZON-23-12

Prepared by: Kayla Johnson

Owner:	Horsehouse Property, LLC
Applicant:	Mark Denny
Township:	Brown Township
Site:	7124 Davis Road (PID #120-000318)
Acreage:	24.116-acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Rural (R) to the Planned Low Density Residential District (PR-6) to allow for the development of a single-family subdivision with 8 lots.

Summary

Requesting to rezone from the Rural (R) District to the Planned Low Density Residential District (PR-6). Staff believes that the proposed rezoning to the PR-6 contributes to the general health, safety and welfare of the community by encouraging appropriate use and development of the land affected and the overall development of the surrounding area; staff recommends **approval with conditions**.

Request

The area to be rezoned is a 24.116-acre property. The 24.116-acre area is located north of Davis Road, east of Walker Road, and south of Scioto Darby Creek Road in Brown Township. The proposed rezoning would allow the site to be developed with 1 existing and 7 proposed residences.

Surrounding Land Use/Zoning

The area to be rezoned is currently occupied by a single-family residence constructed in 1958. To the east of the site are single-family residences within the platted Heritage Preserve subdivisions also zoned as “Planned Unit Development (PUD)” in the City of Hilliard’s jurisdiction. Land located north of the subject site is zoned and used for agricultural purposes also within the City of Hilliard’s jurisdiction. Land to the south and west are in Brown Township zoned Rural (R) with single-family development.

The area is significantly impacted by hydric soils.

Comprehensive Plans

The area proposed for rezoning is subject to the Brown Township Comprehensive Plan adopted in 2005. Brown Township’s Plan recommends the future land use as Residential Transitional Density (RTD) in a maximum density of 1 unit per acre with 50% open space. The RTD recommends the site for single-family dwelling units. The Plan identifies the subject site being affected by a Second Tier Conservation Area of lands impacted by hydric soils which shall be protected by any means possible. Conservation style development patterns are expected in the recommended land use through clustering while still preserving tiered conservation areas, lessening environmental impacts of development, and continual promotion of the rural character. The applicant has located proposed open space near neighboring lot’s open spaces. The proposal also includes an extension of a pedestrian path located north of the site.

The Big Darby Accord Watershed Master Plan adopted in 2006 subjects the site to a Conservation Development overlay which recommends the site for Rural density of 0.2-0.4 units per acre with 50% open space. The site also has a Tier 1 environmental conservation zone. Tier 1 areas include floodplains, wetlands, in-stream sensitive habitat area, critical groundwater recharge, or pollution potential zones. Staff's review did not identify any Tier 1 features on the subject site however the site does include a wooded area larger than 3 acres. Wooded areas larger than 3 acres in size are identified in the Watershed Master Plan as Tier 2 areas. The proposal is reducing the number of trees that exist to develop a roadway and residential lots overlapping parts of the tiered area however this roadway is necessary to access developable portions of the property.

To reduce the amount of impervious surface, the Master Plan also includes a recommendation for roadways to not exceed a width of 18-20 feet. The applicant proposes a roadway width of 22 feet to comply with County Subdivision Regulation requirements. Drainage swales along the roadway have been proposed.

The proposed density is 0.37 units per acre which is within the recommended density range. The proposed open space as shown in submitted plans will not reach a minimum of 50% recommended by the Plans. The applicant proposes stormwater best management practices necessary for the site in lieu of meeting the open space requirement. Native plantings and non-invasive cultivars are planned for all open space areas. The proposal does not meet the Plan's recommendations for developing the site.

Staff Analysis

Existing zoning – Rural (R) District

The Rural District is intended for agricultural and residential development in areas where there is a lack of public utilities and other resources. Permitted uses include agriculture, single-family dwelling, home occupation, school, park, religious use, adult family home and daycare.

Proposed zoning – Planned Low Density Residential (PR-6) District

The Planned Low Density Residential District is intended to provide latitude in the arrangement and design of primarily single-family dwellings based on a unified development plan conceived and carried out for an entire area. Within this district, appropriate and reasonable population density is maintained while a variety of dwelling units is allowed. Natural features such as topography and drainage ways should be maintained in a natural state so far as possible on a unified and integrated basis to maximize desirability and stability as a residential area. Centralized water and sewer are required. Any change or modification to an approved development plan must go through the amendment process.

The applicant has provided a development text and plan describing how the site will be used and developed. These materials are included in the meeting materials.

Technical Agency Review

Franklin County Engineer's Office

The Engineer's Office reviewed the Development Plan and stated that the right-of-way must be a minimum width of 40 feet from the centerline and quit claim deeded to the County Commissioners. The proposed right-of-way shall consider a 1-foot distance from the edge of the southern proposed pedestrian path. The Engineer's Office will install speed calming measures as deemed necessary onto the proposed roadway.

Franklin County Drainage Engineer's Office

The Drainage Engineer's Office provided comment that the engineering plans need to follow the Franklin County Stormwater Drainage Manual. The applicant will also need to submit the engineering plans to the Franklin County Engineer's Office for review and approval.

Franklin Soil and Water Conservation District (FSWCD)

The FSWCD stated that the land use in open space areas should be limited to passive activities and have demarcation of the boundary to promote natural features. The site should be identified as Tier II since wooded areas greater than 3 acres are present. The FSWCD can assist the applicant in developing a management plan for vegetative plantings of native species and non-invasive cultivars.

Norwich Township Fire Department

The private road that is going in does not meet the Ohio Fire Code requirements for Fire Apparatus Access Roads. The cul-de-sac needs to be a minimum of 96 feet across (Pg. 585 2017 OFC Diagram) and a minimum of 26-foot-wide roadway (table D103.4 2017 OFC Pg. 586) because of the length of the road at 1,260 feet.

Staff Review

The Zoning Resolution regulates buildings and land use for the purpose of promoting public health, safety and welfare throughout Franklin County. Rezoning proposals are evaluated to determine if such a proposal encourages the appropriate use and development of the land affected and the overall development of the surrounding area such as to achieve this purpose.

The proposed uses of the site would be beneficial to nearby residents and the general public. The proposed site compliments the nearby subdivisions' development while protecting the Rural character through designated open space. The open space will not meet the standards of applicable land use plans for the Township and Big Darby Accord. The proposed open space will meet the PR-6 district's minimum requirement of 30%. In lieu of meeting the open space recommended, the stormwater controls will benefit nearby residents while keeping with the Master Plan's recommended best management practices.

Staff believes that the proposed rezoning to the Planned Low Density Residential (PR-6) District advances the general health, safety, and welfare of the community by encouraging appropriate use and development of the land affected and the overall development of the surrounding area. The PR-6 district requirement that developments be served by central water and sanitary sewer is not warranted in this instance as the proposed density is significantly below that permitted in the PR-6 district. The applicant has provided soils information indicating that the proposed lots can be adequately served by onsite wastewater treatment.

Big Darby Accord Advisory Panel Recommendation

On February 13, 2024 the Big Darby Accord Advisory Panel recommended approval with the conditions of the request to rezone from the Rural (R) district to the Planned Low Density Residential (PR-6) District to allow the development of a single-family subdivision with 8 lots and dedicated open space.

1. The proposed development must comply with the Franklin County Subdivision Regulations.
2. The applicant must identify the stormwater best management practices utilized and its functionality to the satisfaction of Franklin Soil and Water Conservation District, Franklin County Drainage Engineer's Department, and other regulatory authority. Such practices must be shown on the major subdivision construction plans and approved as appropriate to the development of the site.
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5. Open spaces must have a conservation easement held by a public entity in perpetuity.
6. The property owner must participate in the Big Darby Revenue Program including a \$2,500 per unit developer contribution and, at the discretion of the County, the creation of a Tax Increment Financing and New Community Authority.

7. The site plan shall be altered to provide a minimum of 50% open space, which shall be accomplished prior to submission for hearing by the Rural Zoning Commission.

Planning Commission Recommendation

On February 14, 2024 the Franklin County Planning Commission recommended approval with the conditions outlined by the Big Darby Accord Advisory Panel of the request to allow the development of a single-family subdivision with 8 residential lots and dedicated open space.

Rural Zoning Commission Action

On February 22, 2024 the Franklin County Rural Zoning Commission approved with the conditions outlined by staff of the request to allow the development of a single-family subdivision with 8 residential lots and dedicated open space.

Staff Recommendation

Based on Staff's Review, Staff recommends approval with conditions of the proposed rezoning from the Rural (R) district to the Planned Low Density Residential District (PR-6). The conditions of approval are as follows:

1. The proposed development must comply with the Franklin County Subdivision Regulations.
2. The applicant must identify the stormwater best management practices utilized and its functionality to the satisfaction of Franklin Soil and Water Conservation District, Franklin County Drainage Engineer's Department, and other regulatory authority. Such practices must be shown on the major subdivision construction plans and approved as appropriate to the development of the site.
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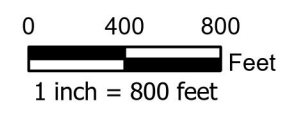
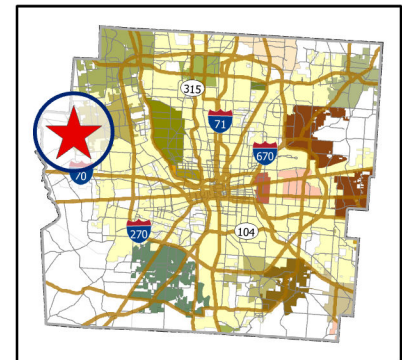


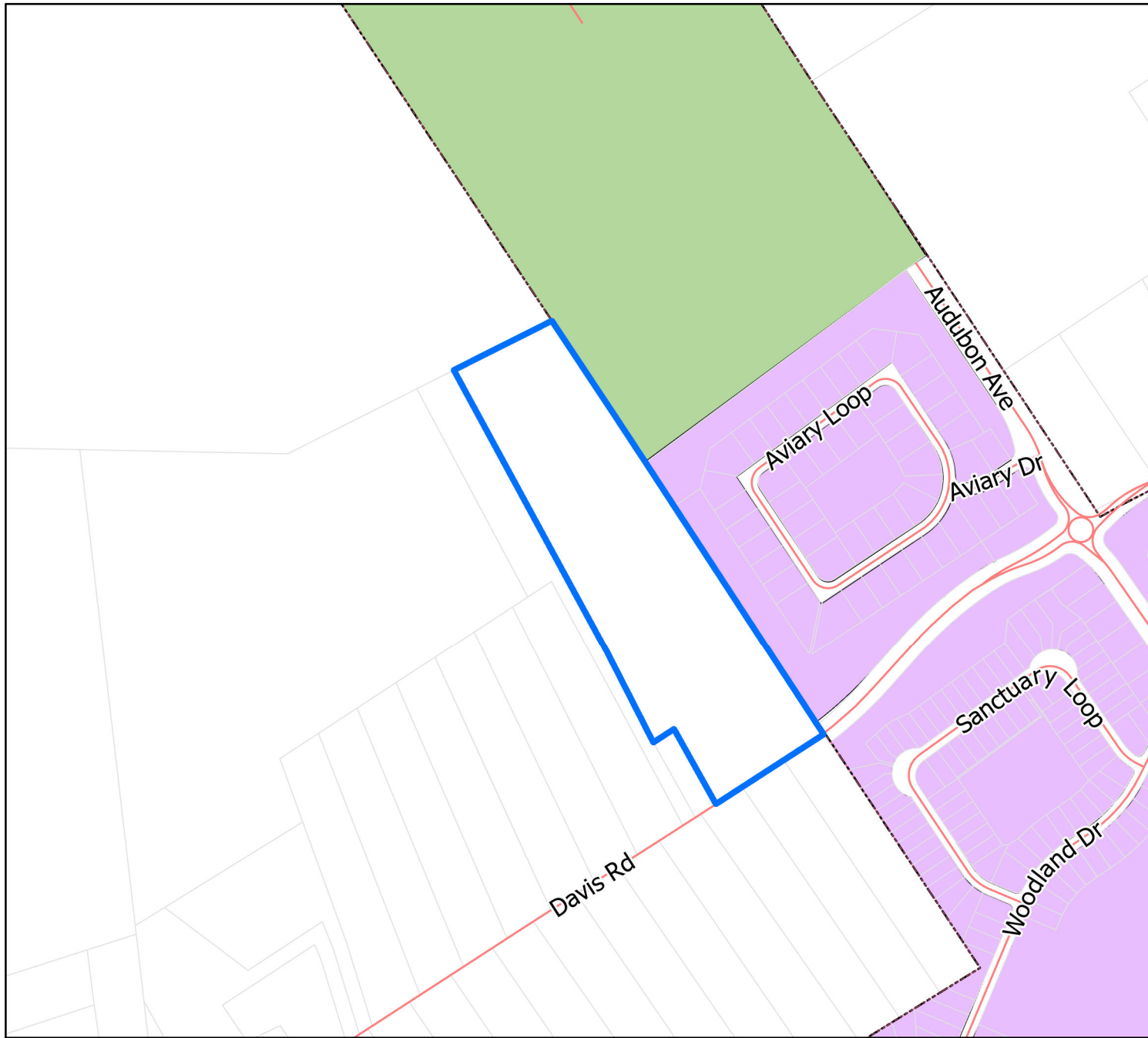
ZON-23-12

Requesting to rezone from the Rural District (R) to the Planned Low Density Residential District (PR-6) to allow for the development of a single-family subdivision with 8 lots.

Acres: 24.116-acres
 Township: Brown Township

- Streets
- Waterbodies
- Parcels
- 7124 Davis Road





ZON-23-12

Requesting to rezone from the Rural District (R) to the Planned Low Density Residential District (PR-6) to allow for the development of a single-family subdivision with 8 lots.

Acres: 24.116-acres
Township: Brown Township

7124 Davis Road
 Streets

Municipal Boundary

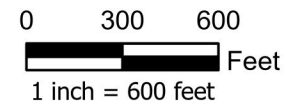
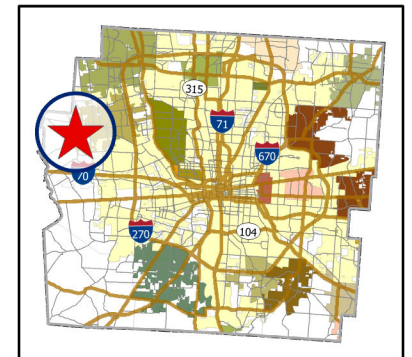
City
 Township
 Parcels

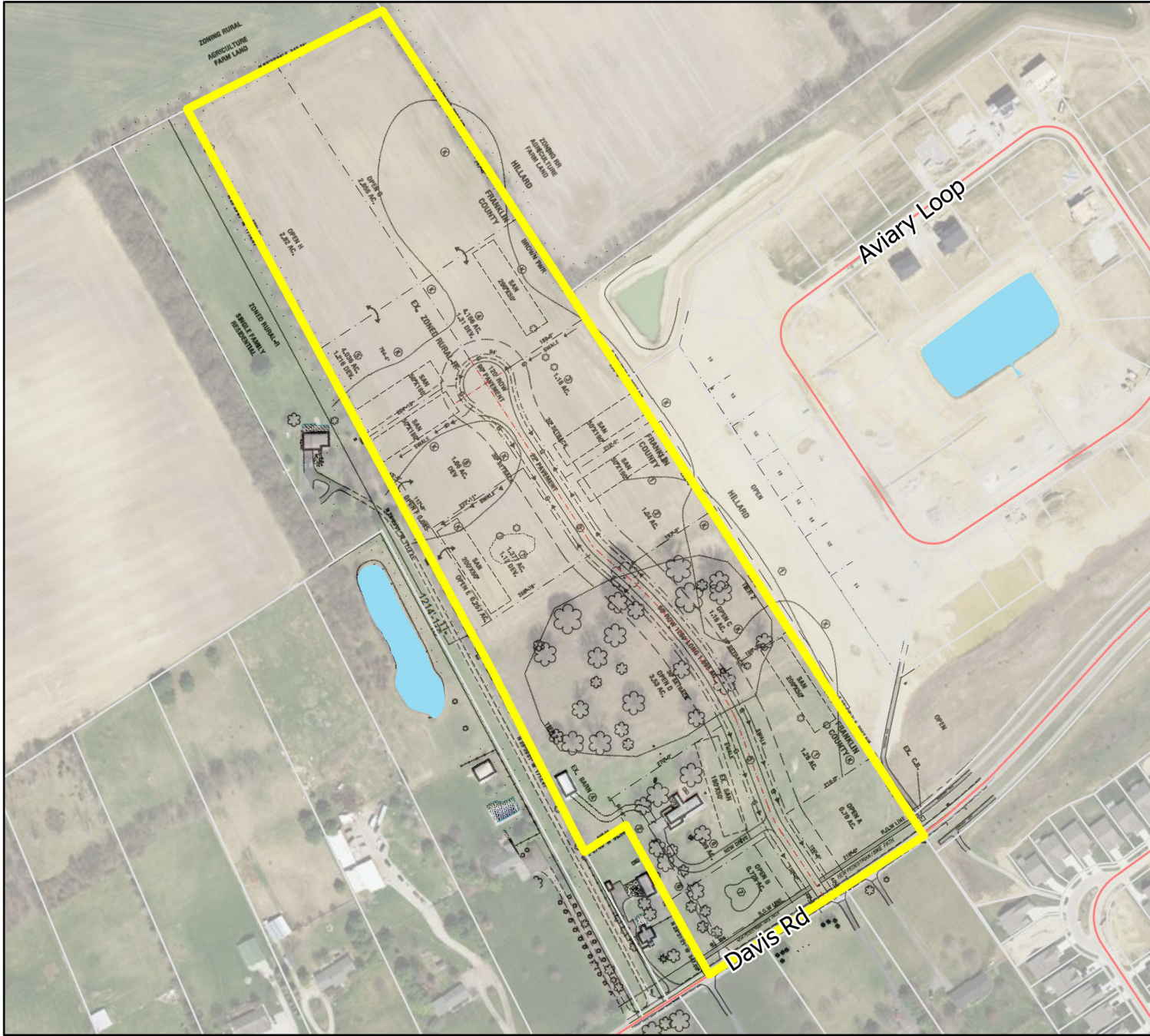
Zoning Districts - Hilliard

PUD
 R-R

Zoning - County

Rural



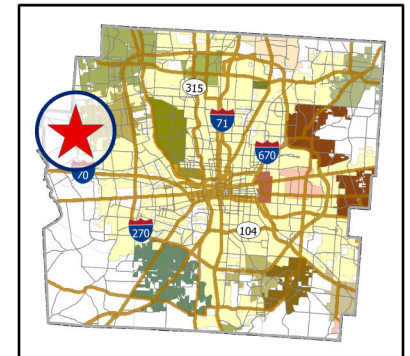


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Requesting to rezone from the Rural District (R) to the Planned Low Density Residential District (PR-6) to allow for the development of a single-family subdivision with 8 lots.

Acres: 24.116-acres
Township: Brown Township

-  Streets
-  Waterbodies
-  Parcels
-  7124 Davis Road



3. Site Data Table

Acreage of Developed Areas	
Site Area: Gross	24.116
Roads and ROW	2.402
Site Area: Net of ROW	21.714
Zoning districts: area for each district	24.116
Residential land use area	24.116
Non-residential land use area	0

Acreage statements: open space	
Stream corridor protection zone area	0
Other preservation and no-disturb zones	4.69
Open space: total	12.133
Natural areas* (including SCPZ)	4.69
Active recreation area	0
Stormwater management facilities area	0.725
Other area	6.698

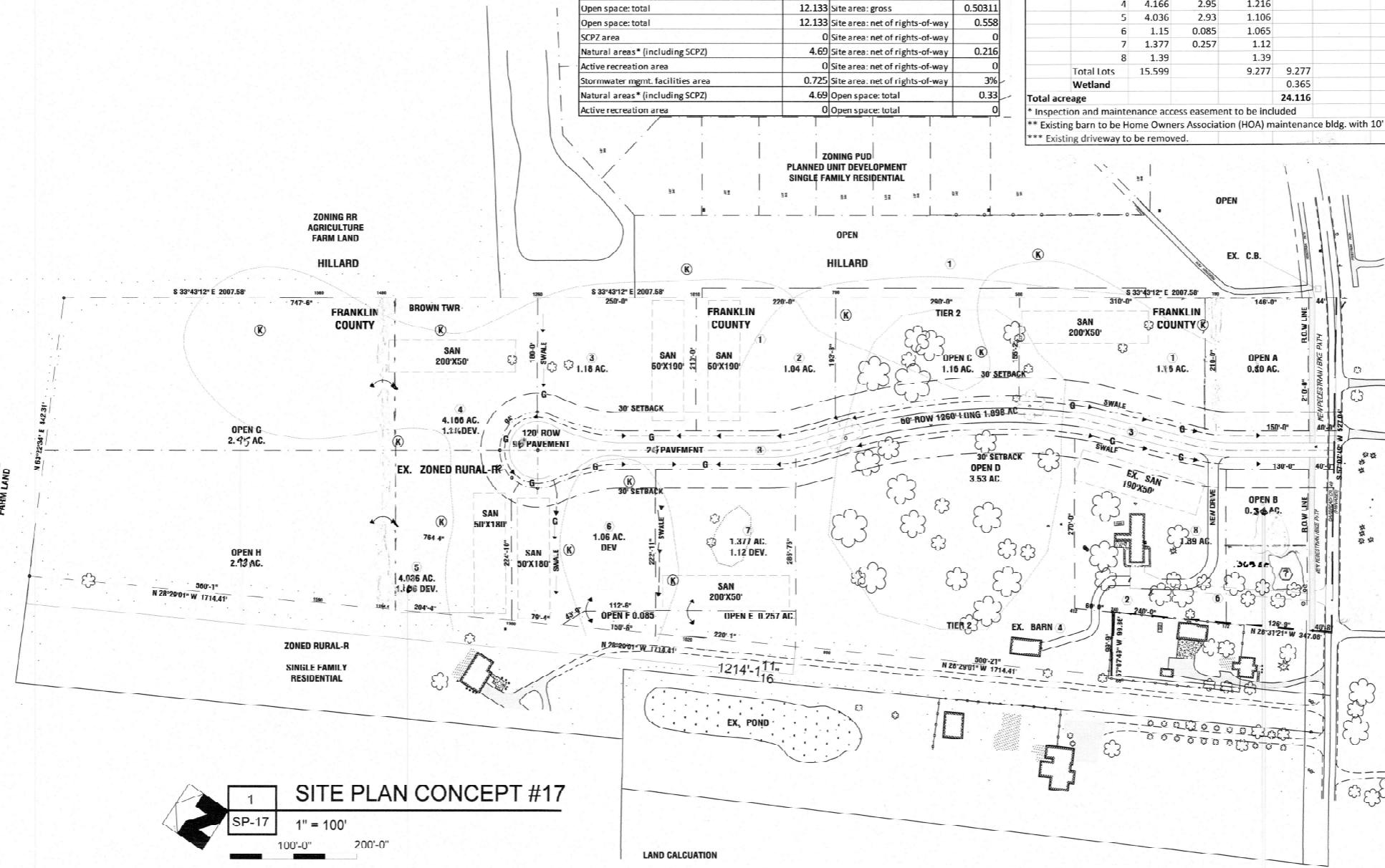
Density calculations	
Density: gross	1 unit per 3 acres or .33 units per acre
Density: net of rights-of-way	.368 units per acre
Density: net of rights-of-way, open space are	0.835 units per acre

Open space calculations			
Open space requirement percentage			
Area	Divided by		
Open space: total	12.133	Site area: gross	0.50311
Open space: total	12.133	Site area: net of rights-of-way	0.558
SCPZ area	0	Site area: net of rights-of-way	0
Natural areas* (including SCPZ)	4.69	Site area: net of rights-of-way	0.216
Active recreation area	0	Site area: net of rights-of-way	0
Stormwater mgmt. facilities area	0.725	Site area: net of rights-of-way	3%
Natural areas* (including SCPZ)	4.69	Open space: total	0.33
Active recreation area	0	Open space: total	0

Open Space & Acreage Table

Land Total Acreage	Open Ac.	Ac.Sum.	Easement	Proposed native vegetation	Comments
50% Land Acreage	24.116				
Net Land; minus ROW	12.058				
Net Land; minus ROW	21.714				
Open Space					
OPEN A	0.8		HOA	Meadow	With 3' concrete monuments
OPEN B	0.36		HOA	Meadow	
OPEN C	1.16		HOA	Mature trees and grassy savanna	Mowed pathways
OPEN D	3.53		HOA	Mature trees and grassy savanna	Mowed pathways, exist. Barn **
OPEN E	0.257		Lot owner	Meadow	Accessed thru Open D
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Right-Of-Way					
Davis Road		0.504		grasses per County Stds	with bicycle path
New Street		1.898		grasses per County Stds.	
Total ROW		2.402	2.402		
Lots					
Lot	LotAc.	Dev. Ac.			
1	1.26	1.16			
2	1.04	1.04			
3	1.18	1.18			
4	4.166	2.95			
5	4.036	2.93			
6	1.15	0.085			
7	1.377	0.257			
8	1.39	1.39			
Total Lots	15.599	9.277	9.277		
Wetland			0.365		Eng'd stormwater wetland ***
Total acreage			24.116		

* Inspection and maintenance access easement to be included
 ** Existing barn to be Home Owners Association (HOA) maintenance bldg. with 10' gravel drive
 *** Existing driveway to be removed.



1 SITE PLAN CONCEPT #17
 SP-17 1" = 100'
 100'-0" 200'-0"
 PLAN NOTE: (K)

- EXISTING 6" FIELD TILE EXTENDS TO EX. C.B.
- WINE GARDNER DITCH COULD NOT BE FOUND.
- SPEED BUMPS MAYBE REQUIRED
- EXISTING BARN TO BECOME ASSOCIATION MAINTENANCE BLDG WITH GRAVEL DRIVE
- SWALES WITH GRAVEL TRENCHES → G → G
- EXISTING DRIVE TO BE REMOVED.
- WETLAND AREA TO BE ENGINEERED

LAND CALCULATION
 EXIST SITE 24.116 ACRES
 (K) = KOKOMO SOIL

MDA
MARK R. DENNY, ARCHITECT
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 Phone # 614 804 8688
 E-Mail: coarchitect@aol.com

DAVIS ROAD DEVELOPMENT
SUB DIVISION
 7124 DAVIS ROAD, BROWN TOWNSHIP OHIO

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STATE OF OHIO
MARK R. DENNY
 ARCHITECT
 REGISTERED ARCHITECT

EXPIRES 12-31-2025
 DRAWN A AROUINFAMA
 CHECKED MARK R. DENNY
 DATE 01/24/2024
 REVISIONS 1/20/2024
 2/21/2024
 SHEET
SP #17

BROWN TOWNSHIP FRANKLIN COUNTY, OHIO OLIVE FARM ESTATES 7124 DAVIS RD

ZONING INFORMATION	
REQUIREMENT	PROVIDED
MINIMUM LOT SIZE (AC):	1.0
MINIMUM LOT WIDTH (FT):	62
PRINCIPAL BUILDING MINIMUM REAR YARD SETBACK (FT):	42
MINIMUM SIDE YARD SETBACK (FT):	10
PRINCIPAL BUILDING MINIMUM FRONT YARD SETBACK (FT):	30
ACCESSORY BUILDING MINIMUM REAR YARD SETBACK (FT):	5
ACCESSORY BUILDING MINIMUM SIDE YARD SETBACK (FT):	5
MAXIMUM BUILDING HEIGHT:	< 38'
SINGLE-STORY MINIMUM FINISHED FLOOR AREA (SF):	3,015
MINIMUM ACCESS DRIVE SPACING (FT):	25

LOT COVERAGE		
MAX ALLOWABLE LOT COVERAGE 20%	PROPOSED LOT COVERAGE	
LOT 1	6.94%	
LOT 2	8.77%	
LOT 3	8.39%	
LOT 4	7.48%	
LOT 5	8.03%	
LOT 6	8.11%	
LOT 7	8.74%	
LOT 8	13.07%	

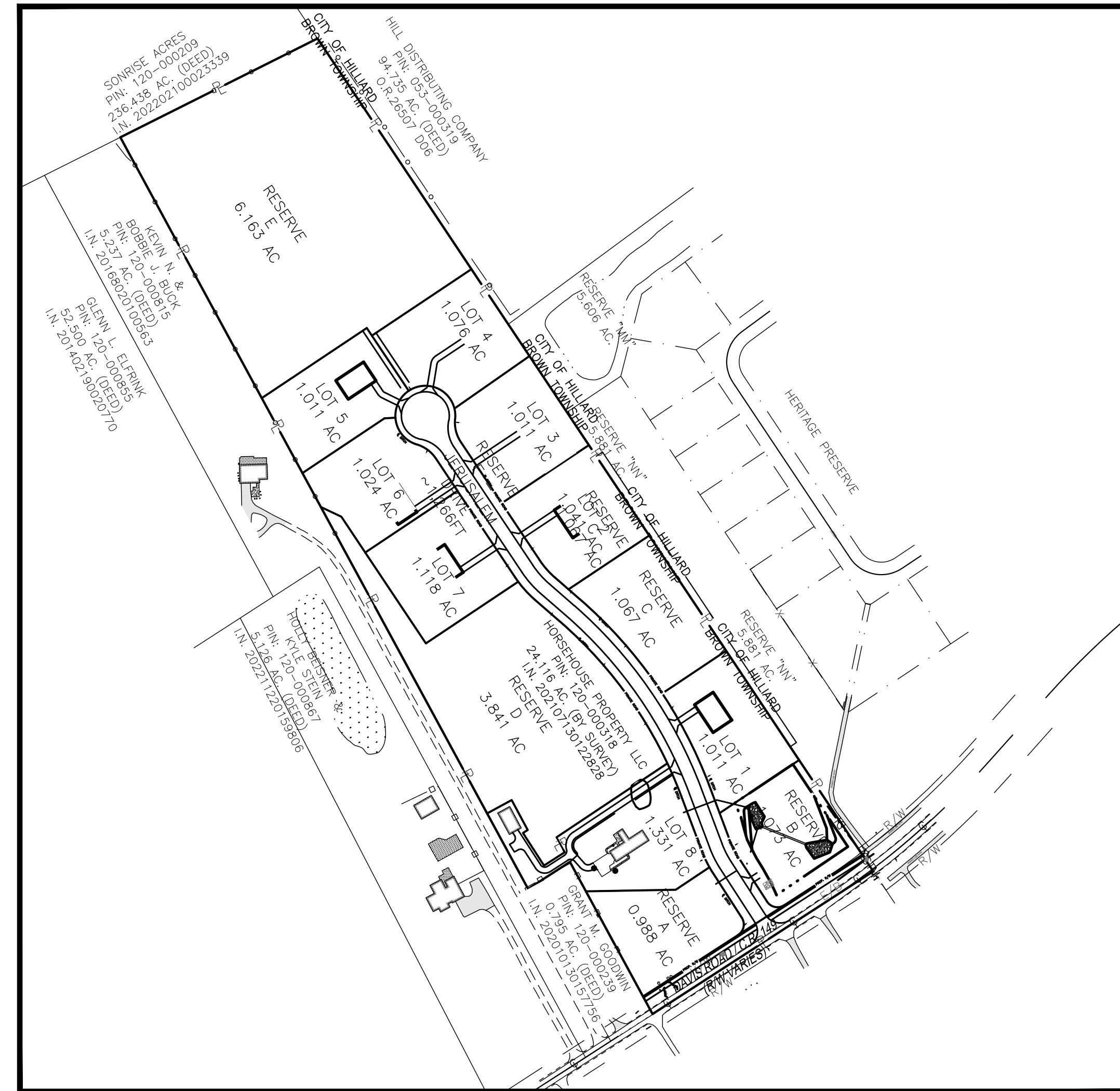
LOT	CULVERT SIZE	SLOPE
1	18"	0.33%
2	18"	0.33%
3	18"	0.33%
4	15"	0.38%
5	15"	0.37%
6	18"	0.31%
7	18"	0.31%
8	18"	0.33%

GENERAL INFORMATION	
SUBDIVISION NAME	OLIVE FARM ESTATES
CERTIFIED ADDRESS	7124 DAVIS ROAD
PARCEL NO.	120-000318
ZONING CLASSIFICATION/DISTRICT	PLANNED LOW DENSITY RESIDENTIAL (PR-6)
TOTAL SITE AREA (SF OR AC)	24.116 AC
FLOOD INSURANCE RATE MAP (FIRM) NUMBER	39049C0140K
MOST RECENT EFFECTIVE DATE OF FIRM	6/17/2008
BASE FLOOD ELEVATION (BFE)	ZONE X
TAX DISTRICT	BROWN TOWNSHIP
SCHOOL DISTRICT	HILLIARD CITY SCHOOL DISTRICT

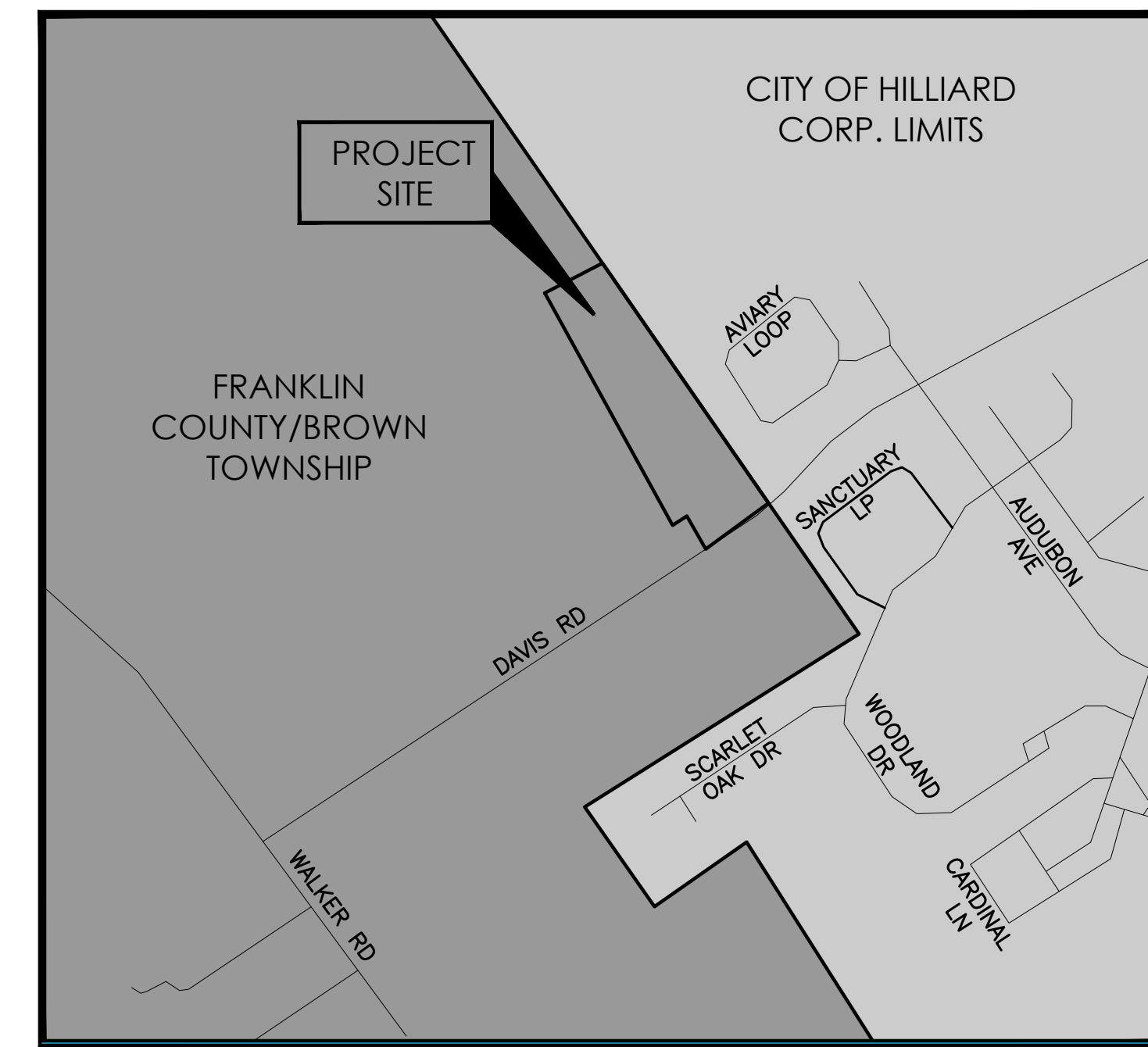
ODOT STD. DWG	
DWG. NO.	DESCRIPTION
CB-2-2A,2B,2C	CATCH BASIN NO.'S 2-2A, 2-2B, 2-2C
CB-2-3,2-4	CATCH BASIN NO.'S 2-3, 2-4
CB-2-5,2-6	CATCH BASIN NO.'S 2-5, 2-6
HW-1.1	FULL HEIGHT HEADWALL

THE STANDARD DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF.

SITE DATA TABLE	
SITE AREA: GROSS	24.116 AC
ROADWAYS & RIGHT-OF-WAY	2.362 AC
SITE AREA: NET OF RIGHT-OF-WAY	21.754 AC
ZONING DISTRICT: AREA FOR EACH DISTRICT	24.116 AC
RESIDENTIAL LAND USE AREA	8.622 AC
NON-RESIDENTIAL LAND USE AREA	N/A
STREAM CORRIDOR PROTECTION ZONE AREA	N/A
OTHER PRESERVATION AND NO-DISTURB ZONES	4.608 AC
OPEN SPACE: TOTAL	12.059 AC
NATURAL AREAS (INCLUDING SCPZ)	4.608 AC
ACTIVE RECREATION AREA	N/A
STORMWATER MANAGEMENT FACILITIES AREA	1.073 AC
OTHER AREA	7.451 AC
DENSITY: GROSS	0.33 DU/AC
DENSITY: NET OF RIGHT-OF-WAY	0.37 DU/AC
DENSITY: NET OF RIGHT-OF-WAY, OPEN SPACE AREAS	0.83 DU/AC
OPEN SPACE REQUIREMENT PERCENTAGE	50%
OPEN SPACE: TOTAL/SITE AREA: GROSS	50%
OPEN SPACE: TOTAL/SITE AREA: NET OF RIGHT-OF-WAY	55.4%
SCPZ AREA/SITE AREA: NET OF RIGHT-OF-WAY	N/A
NATURAL AREAS (INCLUDING SCPZ)/SITE AREA: NET OF RIGHT-OF-WAY	21.2%
ACTIVE RECREATION AREA/SITE AREA: NET OF RIGHT-OF-WAY	N/A
STORMWATERMGMT FACILITIES AREA/SITE AREA: NET OF RIGHT-OF-WAY	4.9%
NATURAL AREAS (INCLUDING SCPZ)/OPEN SPACE: TOTAL	38.2%
ACTIVE RECREATION AREA/OPEN SPACE TOTAL	N/A



INDEX MAP
1"=200'



VICINITY MAP
NOT TO SCALE

LEGEND	
	FRANKLIN COUNTY/BROWN TOWNSHIP
	CITY OF HILLIARD CORP LIMITS

PROJECT DESCRIPTION: PROJECT CONSISTS OF DIVIDING AN EXISTING 24.116 ACRE LOT INTO 8 SINGLE FAMILY RESIDENTIAL LOTS WITH ON-SITE WATER AND SEPTIC IN ADDITION TO REQUIRED OPEN SPACE. A PRIVATE ROAD WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.

OWNER/DEVELOPER: MAHMOUD RABABAH
HORSE HOUSE PROPERTY INC
4200 ABBEY CHASE CRT
HILLIARD, OHIO 43026
614-483-4472
ABUAMIN60@GMAIL.COM

ARCHITECT: MARK R. DENNY
MARK R. DENNY, ARCHITECT
1065 KENILWORTH PLACE
COLUMBUS, OH, 43209
614-804-8688
COARCHITECT@AOL.COM

CIVIL ENGINEER: SCOTT SANDS
SANDS DECKER
1495 OLD HENDERSON RD.
COLUMBUS, OHIO 43220
614-459-6992
SCOTT.SANDS@SANDSDECKER.COM

INDEX OF SHEETS

C100	TITLE SHEET
C102	SITE DETAILS
C200	EXISTING SITE SURVEY & DEMOLITION PLAN
C300	SITE DIMENSION PLAN
C301	SITE DIMENSION PLAN (CONT.)
C302	SITE GRADING PLAN
C303	SITE GRADING PLAN (CONT.)
C304	JERUSALEM DRIVE PLAN
C305	JERUSALEM DRIVE PROFILE
C400	STORM WATER POLLUTION PREVENTION NOTES & DETAILS

NOTE: FINAL ENGINEERING DETAILS WILL BE DETERMINED DURING THE SUBDIVISION CONSTRUCTION PLAN REVIEW.



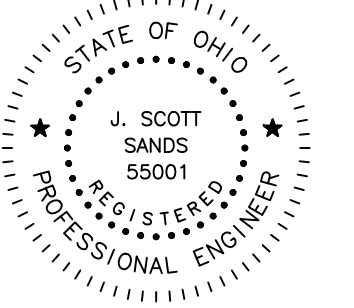
OFFICES

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Zanesville, Ohio 43701
740-450-1640

**NOT FOR
CONSTRUCTION**



J. Scott Sands 03-17-26
Registered Engineer Date

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**OLIVE FARM
ESTATES**
7124 DAVIS ROAD

02-17-26

PRELIMINARY PLAN
- 6TH SUBMITTAL

TITLE SHEET

C100

SD PROJECT NO. 4612

NOT FOR CONSTRUCTION

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OLIVE FARM ESTATES
7124 DAVIS ROAD

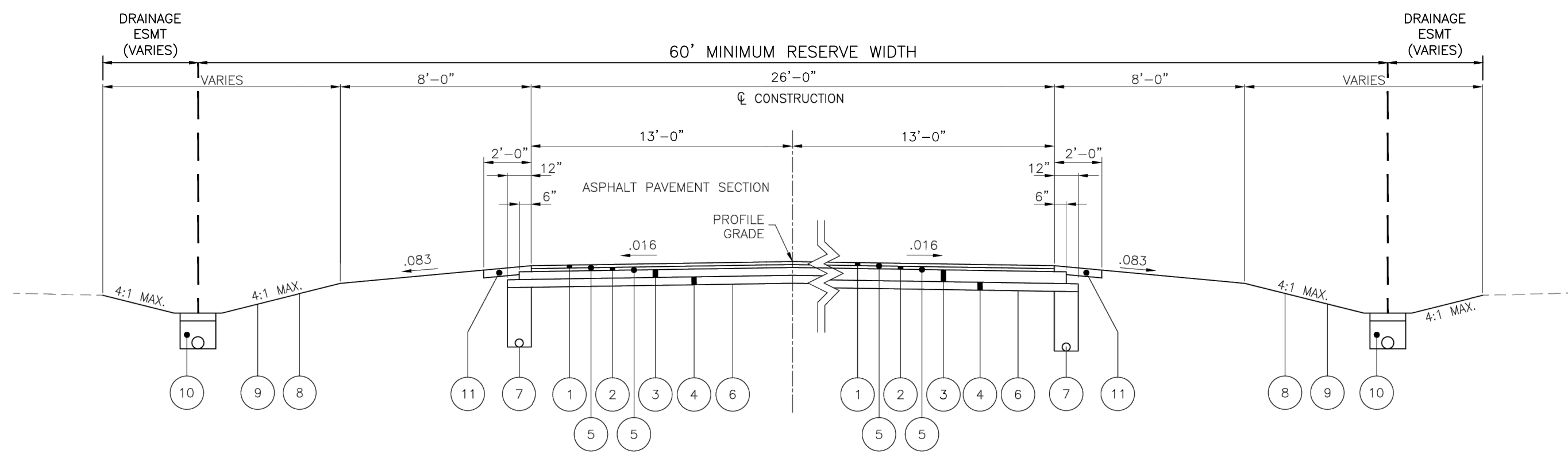
02-17-26

PRELIMINARY PLAN
- 6TH SUBMITTAL

SITE DETAILS

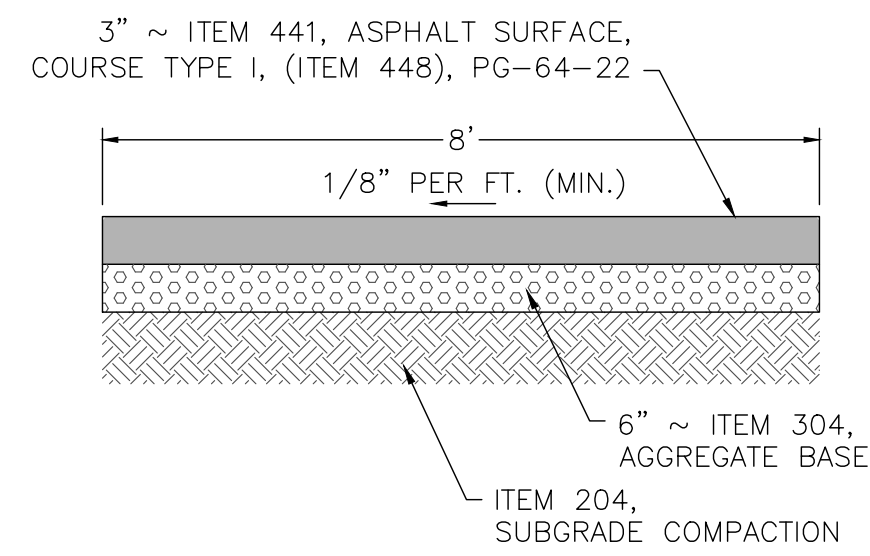
C102

SD PROJECT NO. 4612

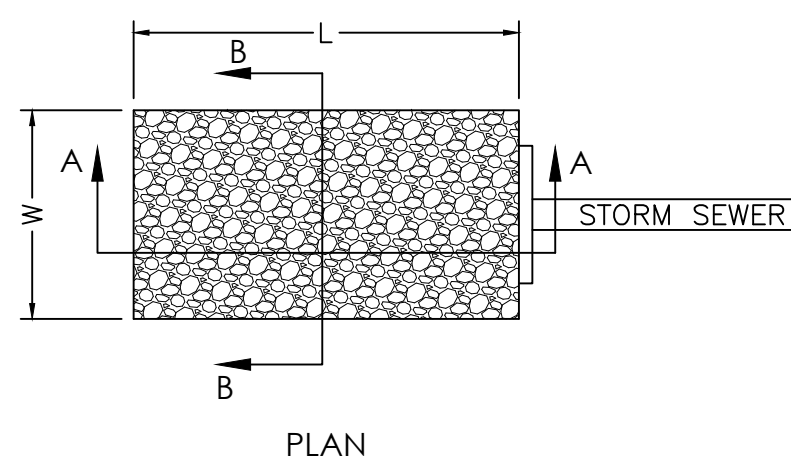


**TYPICAL SECTION
26' PAVEMENT SECTION
PRIVATE STREET
OPEN DITCH**

- | | | | |
|------------|--|------------|--|
| ① ITEM 441 | 1-1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (448), PG64-22 | ⑦ ITEM 605 | 4" PIPE UNDERDRAIN - SEE FCEO STANDARD DRAWING RD-06 |
| ② ITEM 441 | 1-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (448), PG64-22 | ⑧ ITEM 653 | TOPSOIL FURNISHED AND PLACED |
| ③ ITEM 301 | 4" ASPHALT CONCRETE BASE, PG64-22 | ⑨ ITEM 659 | SEEDING AND MULCHING |
| ④ ITEM 304 | 4" AGGREGATE BASE | ⑩ ITEM 605 | 8" DUAL WALL PIPE PERFORATED |
| ⑤ ITEM 407 | NON-TRACKING TACK COAT (0.08 GAL/SQ YD) | ⑪ ITEM 411 | STABILIZED CRUSHED AGGREGATE (T=4") |
| ⑥ ITEM 204 | SUBGRADE COMPACTION | | |

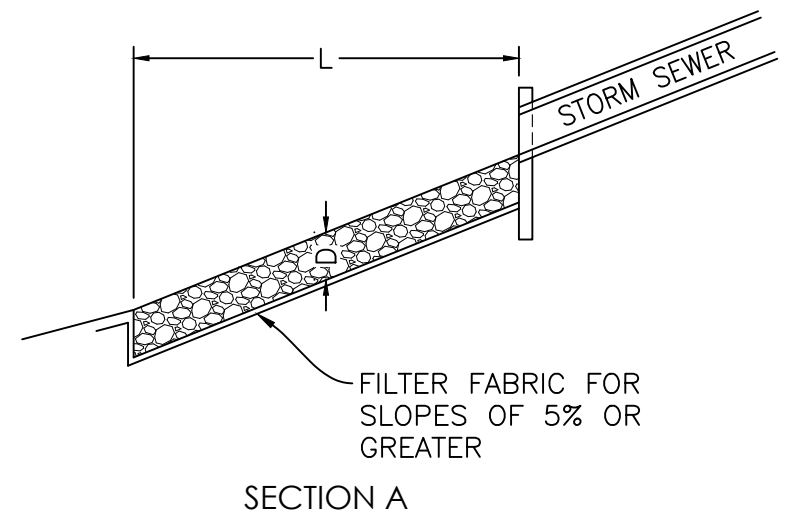


ASPHALT WALKING PATH
NOT TO SCALE

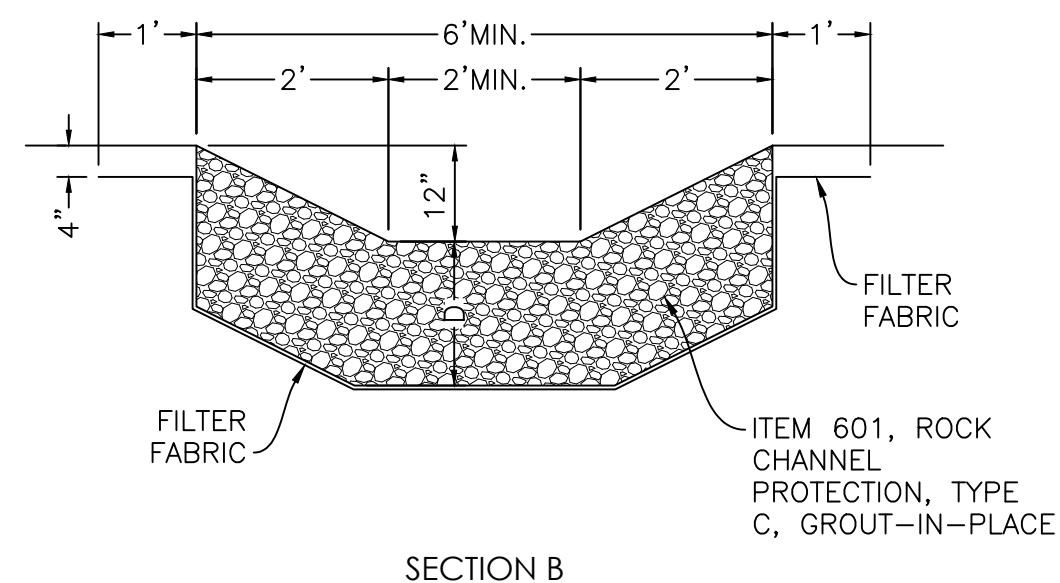


PLAN

L & W AS SHOWN ON CONSTRUCTION PLANS
D AS SHOWN ON CONSTRUCTION PLANS OR 18" MIN.

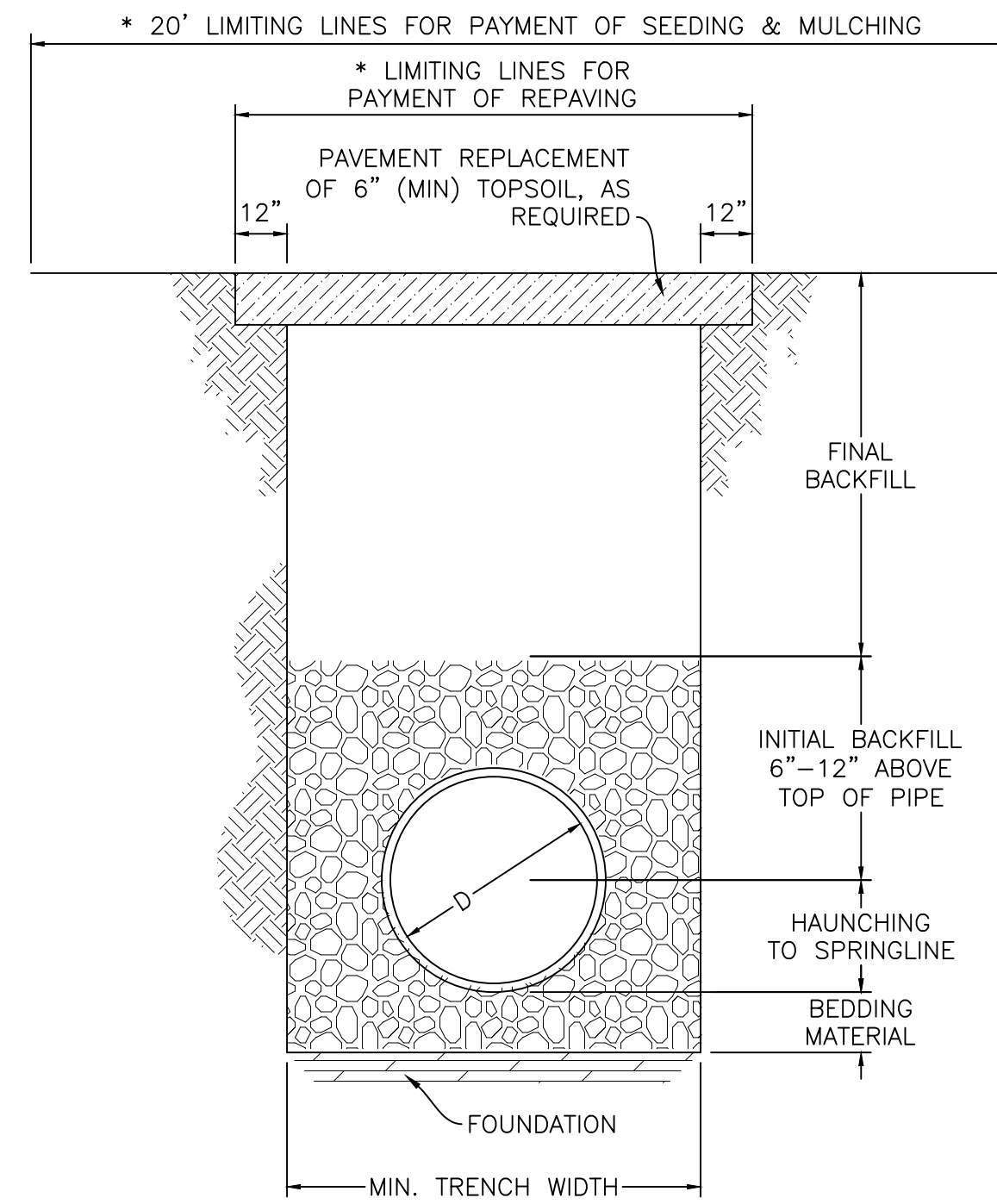


SECTION A



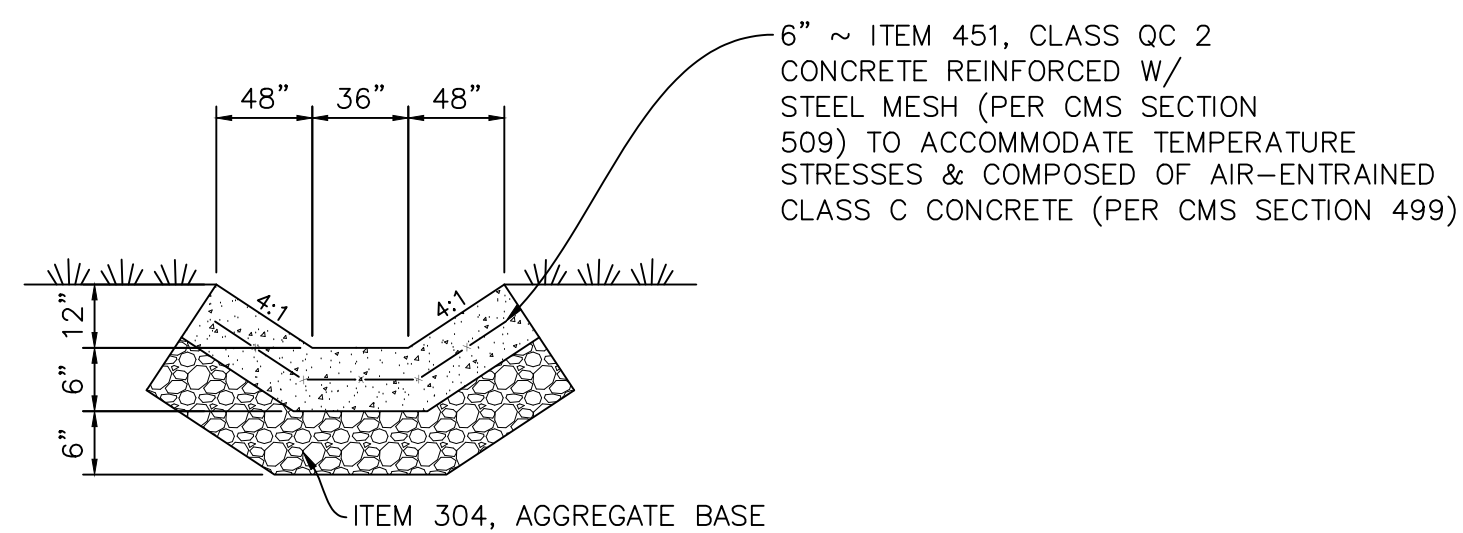
SECTION B

ROCK CHANNEL PROTECTION DETAIL
NOT TO SCALE



* LIMITING LINES FOR PAYMENT APPLY ONLY WHEN CONTRACT PROVIDES FOR UNIT PRICE PAYMENT OF PAVEMENT REPLACEMENT AND SEEDING & MULCHING.

TYP. TRENCH CORRUGATED PE PIPE
NOT TO SCALE



SAWCUT & SEAL (SILICON) CONTRACTION JOINTS AT 5' C/C
PROVIDE FIBERBOARD CONTRACTION JOINTS AT 100' C/C
NOTE: PROVIDE 3/4" DIA WEEP HOLES 3" FROM BOTTOM OF CHANNEL SPACED AT 3' O.C.

CONCRETE CHANNEL
NOT TO SCALE

- NOTES:
- FOUNDATION: WHERE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER & REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWER & OTHER GRAVITY-FLOW APPLICATIONS", LATEST EDITION. AS AN ALTERNATIVE & AT THE DISCRETION OF THE ENGINEER, TRENCH BOTTOM MAY BE STABILIZED USING WOVEN GEOTEXTILE FABRIC.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III, & INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MIN. BEDDING THICKNESS SHALL BE 4" FOR 4"-24" & 42"-48" PIPE & 6" FOR 30"-36" PIPE.

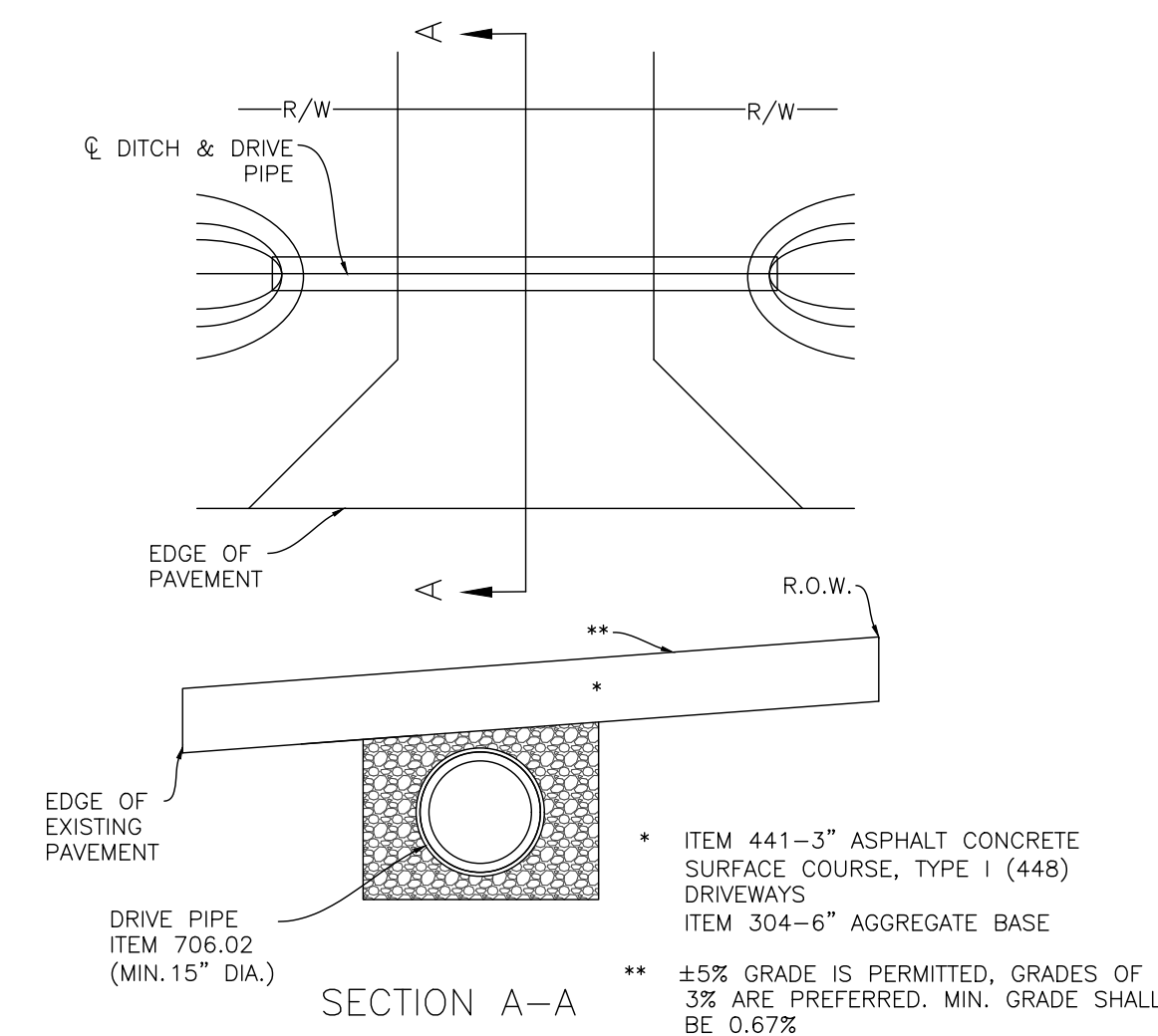
- HAUNCHING & INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III, & INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MIN. RECOMMENDED TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Ø	MIN. WIDTH
4"	21"
6"	23"
8"	25"
10"	28"
12"	31"
15"	34"
18"	39"
24"	48"
30"	66"
36"	78"
42"	83"
48"	89"
60"	102"

- THE EXCAVATED TRENCH WIDTH TWELVE INCHES (12") ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION.
- MINIMUM COVER: MIN. RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE AS FOLLOWS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FROM TOP OF PIPE TO GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MIN. COVER
H25 (FLEXIBLE PAVEMENT)	12" **
H25 (RIGID PAVEMENT)	12"
E80 RAILWAY	24"
HEAVY CONSTRUCTION	48"

** TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION.



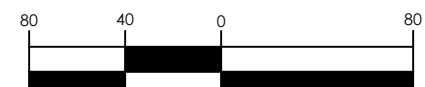
TYPICAL DRIVE APRON
NOT TO SCALE

NOT FOR CONSTRUCTION

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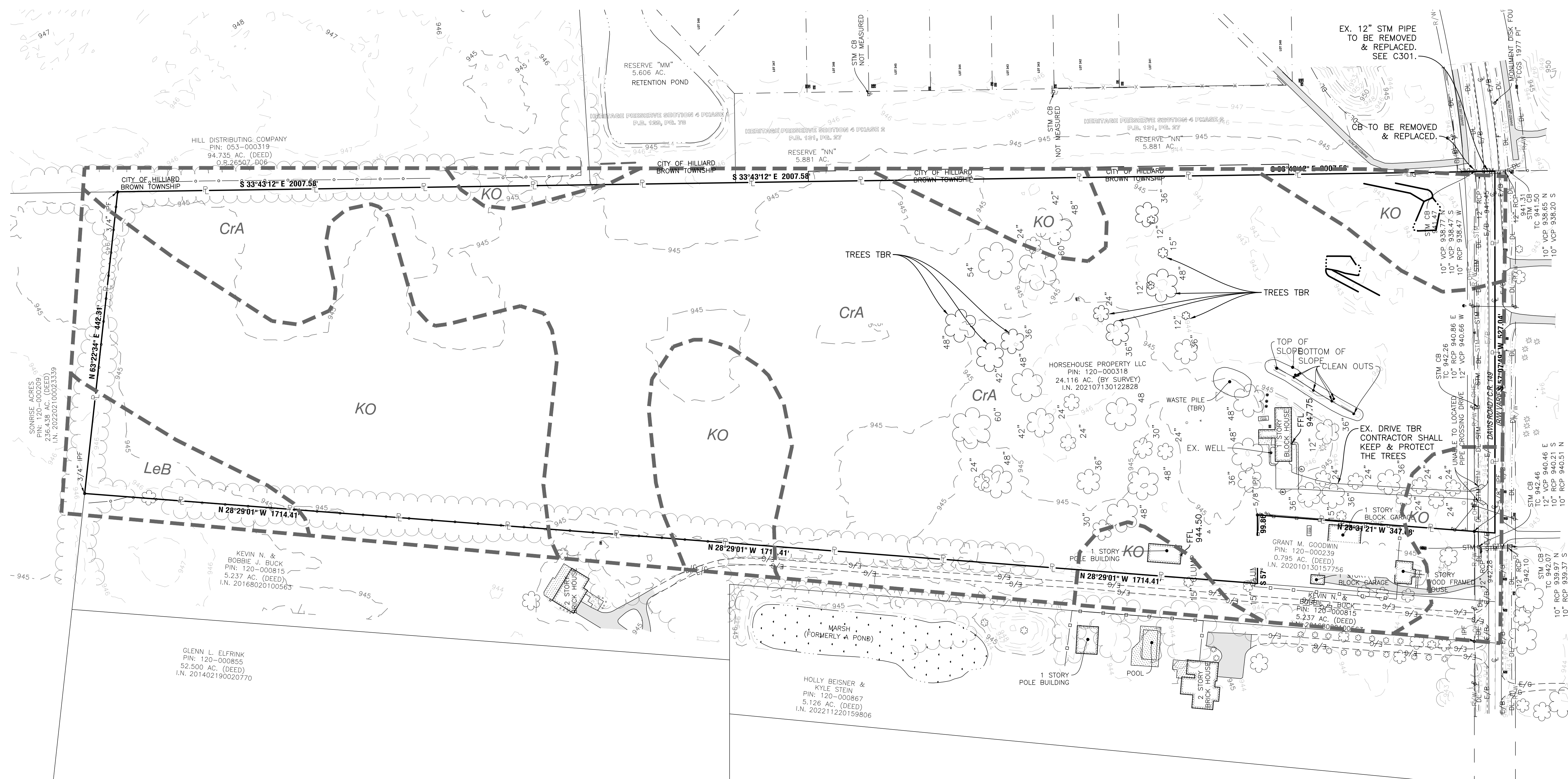
GRAPHIC SCALE



1" = 80'

(22" X 34" PLOT)

OLIVE FARM ESTATES
7124 DAVIS ROAD



LEGEND

- PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY
 - STORM LINE
 - OVERHEAD ELECTRIC & COMM LINE
 - EDGE OF GRAVEL
 - EDGE OF BERM
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - TREE LINE
 - DITCH LINE
 - MANHOLE
 - CATCH BASIN
 - SEPTIC TANK
 - POWER POLE
 - GUY WIRE
 - GUY POLE
 - PULL BOX
 - TRANSFORMER
 - MAILBOX
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - TREE ID NUMBER
 - POST
 - SIGN
- FINISHED FLOOR
 - CONTROL POINT
 - IRON PIN FOUND
 - CONCRETE
 - ASPHALT
 - PATIO
 - BUILDING
- ABBREVIATIONS**
- CPP CORRUGATED PLASTIC PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - SAN SANITARY
 - STM STORM
 - MH MANHOLE
 - CB CATCH BASIN
 - TC TOP OF CASTING
 - FFL FINISHED FLOOR

HORIZONTAL REFERENCE BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY GPS OBSERVATIONS TO THE ODOT VRS RTK NETWORK.

SURVEYOR'S NOTES

- BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN REFERENCES HEREON RECORDED AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER.

- FEMA INFORMATION
 PANEL: 39049C0137K
 EFFECTIVE DATE: JUNE 17, 2008
 ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARKS

TBM 1
 ELEVATION = 944.31
 BENCH TIE DRIVEN INTO THE BASE OF A WOOD UTILITY POLE LOCATED IN THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, ALSO BEING ±23 FEET NORTH OF THE EDGE OF PAVEMENT OF DAVIS ROAD AND ALSO BEING ±10 FEET SOUTHWEST OF THE SUBJECT PROPERTY DRIVEWAY.

TBM 2
 ELEVATION = 943.40
 BENCH TIE DRIVEN INTO THE BASE OF A WOOD UTILITY POLE LOCATED ±77.5 FEET NORTH-NORTHEAST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, ALSO BEING ±41.8 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF DAVIS ROAD AND ALSO BEING ±13.5 FEET NORTH OF A PEDESTRIAN PATH

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET A304701201 & A304701204:

- COLUMBIA GAS OF OHIO (ROB CALDWELL, LEADER FIELD ENG.) 1-614-818-2104
- AT&T OHIO (CHARLES JOHNSON, MANAGER OSPE) 1-740-532-9943
- AEF OHIO POWER (ROD SLONEKER, ENG. LIAISON COORDINATOR) 1-614-883-6817
- CHARTER COMMUNICATIONS (SAM LUTZ, CONSTRUCTION SUPERVISOR) 1-614-481-5047
- CITY OF HILLIARD (STORM) 1-614-876-7361
- CITY OF HILLIARD (ELECTRIC) 1-614-876-7361
- CITY OF HILLIARD (FIBER) 1-614-876-7361
- FRANKLIN COUNTY ENGINEERS (STEVE BUSKIRK, UTILITY SERVICES) 1-614-525-3063

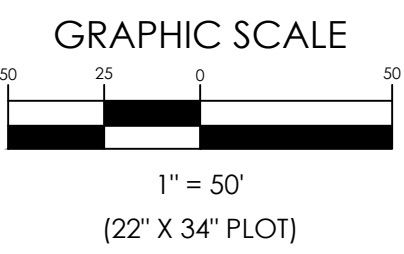
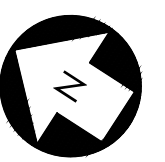
*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

CONTROL POINT TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
60	CAPPED REBAR	737484.9570	1771462.7250
61	CAPPED REBAR	737725.3100	1771213.3600

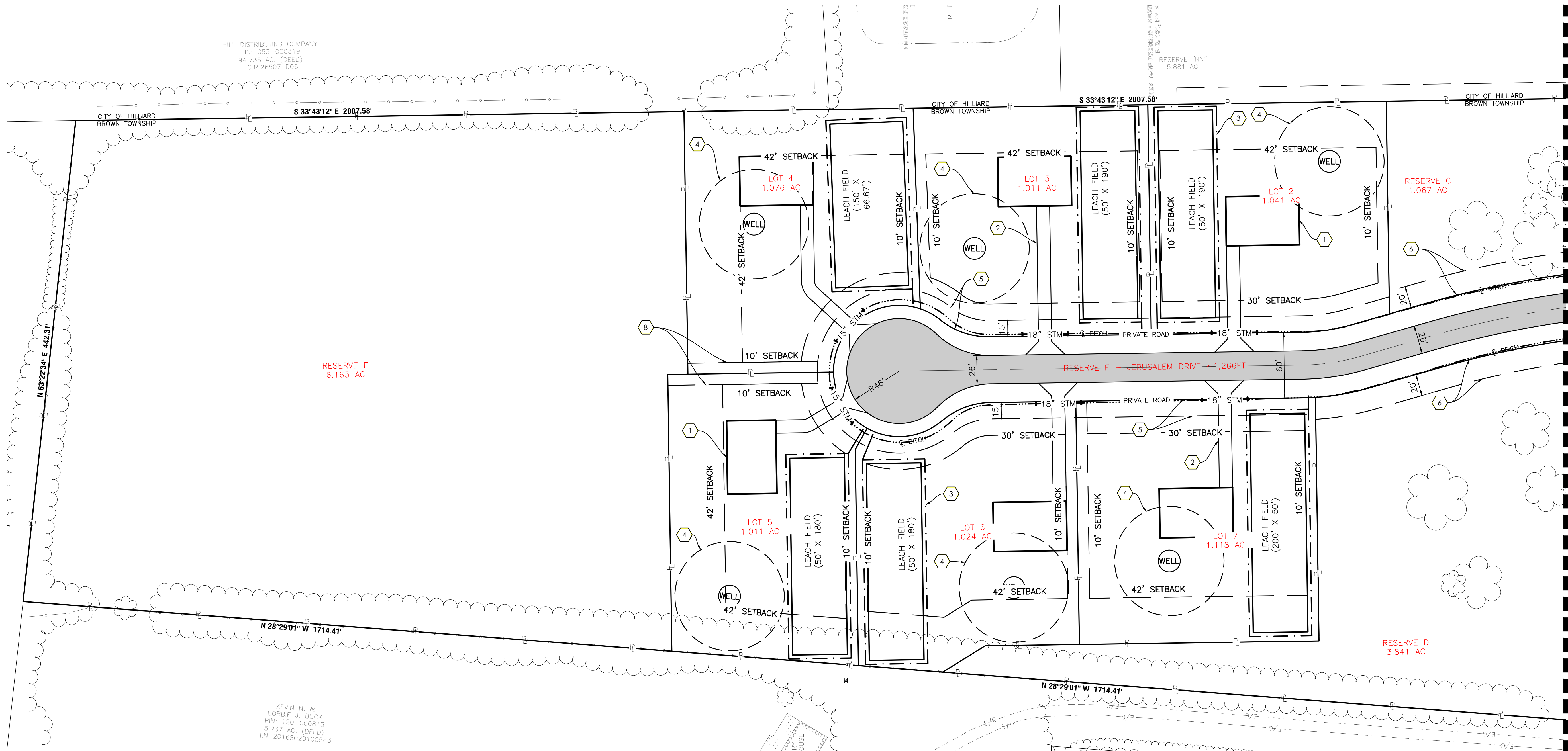
SOIL	
ABBREVIATION	NAME
CrA	CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
KO	KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
LeB	LEWISBURG-CROSBY COMPLEX, 2 TO 6 PERCENT SLOPES

NOT FOR CONSTRUCTION

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OLIVE FARM ESTATES
7124 DAVIS ROAD



HILL DISTRIBUTING COMPANY
PIN: 053-000319
94.735 AC. (DEED)
O.R.26507 D06

RESERVE E
6.163 AC

KEVIN N. &
BOBBIE J. BUCK
PIN: 120-000815
5.237 AC. (DEED)
I.N. 20168020100563

SITE KEYNOTES

- HOUSE PAD, TYP. FINAL LOCATION TO BE DETERMINED BY HOMEOWNER/BUILDER.
- RESIDENTIAL DRIVEWAY PER DETAIL ON SHEET C102, TYP. FINAL LOCATION TO BE DETERMINED BY HOMEOWNER/BUILDER.
- LEACH FIELD PERIMETER DRAIN TO CONNECT INTO PROP. 8" UNDERDRAIN.
- 50' WELL ISOLATION RADIUS.
- 15' DRAINAGE & ACCESS EASEMENT PARALLEL & ADJACENT TO THE PRIVATE ROADWAY.
- 20' DRAINAGE & ACCESS EASEMENT PARALLEL & ADJACENT TO THE PRIVATE ROADWAY.
- 25' DRAINAGE & ACCESS EASEMENT PARALLEL & ADJACENT TO THE PRIVATE ROADWAY.
- 20' ACCESS EASEMENT.
- EXISTING WELL. SEE SHEET C200.
- PROP. STORM WATER DETENTION BASIN LOCATION.
- STOP BAR PER OUMTCD.
- 15' BASIN ACCESS & MAINTENANCE EASEMENT.
- EXISTING SEPTIC SYSTEM. SEE SHEET C200.
- 8" UNDERDRAINS.
- 12' GRAVEL DRIVE FOR HOA STORAGE BARN.
- ACCESS EASEMENT FOR HOA STORAGE BARN.
- POWER POLES TO BE RELOCATED BETWEEN EDGE OF PROP. R/W & PROP. SHARED USE PATH. CONTRACTOR SHALL MAINTAIN 2' SPACING BETWEEN POWER POLES & SHARED USE PATH.
- PROP. DRIVE ACCESS FOR BASIN.
- PROP. 8' SHARED USE PATH TO BE EXTENDED ACROSS THE R/W. SEE DETAIL ON C102.
- EX. 12" VCP SHALL BE REMOVED & REPLACED.
- EX. CB TO BE REMOVED & REPLACED. SEE SHEET C303.
- ODOT HW2.1.

MISC. NOTES

- KEYNOTES SHOWN ARE A COMPREHENSIVE LIST OF SITE KEYNOTES FOR THE ENTIRE SITE. NOT EVERY NOTE IS REFERENCED ON NOR APPLICABLE TO EVERY SHEET.
- ALL ITEM NUMBERS REFER TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND & REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE A/E.
- DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E.
- RESERVES A, C, D, & E SHALL BE HELD IN A CONSERVATION EASEMENT. RESERVE B SHALL BE HELD IN A DRAINAGE & MAINTENANCE EASEMENT. RESERVE F REPRESENTS THE PRIVATE ROADWAY THAT ALLOWS ACCESS FOR INDIVIDUAL LOTS, EMERGENCY, PUBLIC ACCESS, ETC. ALL EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT. ALL CONSERVATION EASEMENTS SHALL BE HELD BY THE LAND CONSERVANCY OF OHIO, INC FOR THE PURPOSE TO PRESERVE & PROTECT THE CONSERVATION VALUES OF THE EASEMENT. ALL RESERVES SHALL BE MAINTAINED & OWNED BY THE HOA WITH THE EXCEPTION OF RESERVE B. RESERVE B SHALL BE OWNED & MAINTAINED AESTHETICALLY BY THE HOA. DRAINAGE EASEMENTS WITHIN RESERVE B SHALL BE DEDICATED TO FRANKLIN COUNTY ENGINEER TO MAINTAIN FUNCTIONALITY OF THE PROPOSED STORMWATER FEATURES. ANY LANDSCAPING/TREE PLANTINGS MUST BE APPROVED THROUGH FRANKLIN COUNTY ENGINEER. PERMITTED USES IN OPEN SPACE RESERVES SUBJECT TO CONSERVATION EASEMENT & RECOMMENDATIONS OF THE BIG DARBY ACCORD WATERSHED MASTER PLAN, AS AMENDED.
- SUMP PUMPS & DOWNSPOUTS MUST BE TIED INTO DITCH UNDERDRAIN WITH A POP UP LOCATED IN THE

LEGEND

	STANDARD DUTY ASPHALT PAVEMENT, SEE ROADWAY TYP. SECTION.
	PROP. LOT LINE
	PROP. SETBACK LINE
	PRIVATE ROADWAY
	PROP. DITCH LINE
	PROP. EASEMENT
	PROP. 8" UNDERDRAINS

PURPOSE OF RESERVES

NAME	USE	OWNERSHIP	EASEMENT TYPE	MAINTENANCE RESPONSIBILITY
RESERVE A	OPEN SPACE	HOA	CONSERVATION	HOA
RESERVE B	STORMWATER MANAGEMENT FACILITY (DETENTION BASIN)	HOA	DRAINAGE & MAINTENANCE	FRANKLIN COUNTY ENGINEER
RESERVE C	OPEN SPACE	HOA	CONSERVATION	HOA
RESERVE D	OPEN SPACE	HOA	CONSERVATION	HOA
RESERVE E	OPEN SPACE	HOA	CONSERVATION	HOA
RESERVE F	OTHER AREA (PRIVATE ROADWAY)	HOA	N/A	HOA

NOTE: PERMITTED USES IN OPEN SPACE RESERVES SUBJECT TO CONSERVATION EASEMENT & RECOMMENDATIONS OF THE BIG DARBY ACCORD WATERSHED MASTER PLAN, AS AMENDED.

NOT FOR CONSTRUCTION

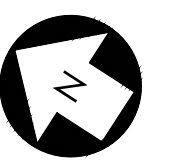
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- 20' DRAINAGE & ACCESS EASEMENT PARALLEL & ADJACENT TO THE PRIVATE ROADWAY.
- 25' DRAINAGE & ACCESS EASEMENT PARALLEL & ADJACENT TO THE PRIVATE ROADWAY.
- 20' ACCESS EASEMENT.
- EXISTING WELL. SEE SHEET C200.
- PROP. STORM WATER DETENTION BASIN LOCATION.
- STOP BAR PER OMUTCD.
- 15' BASIN ACCESS & MAINTENANCE EASEMENT.
- EXISTING SEPTIC SYSTEM. SEE SHEET C200.
- 8" UNDERDRAINS.
- 12' GRAVEL DRIVE FOR HOA STORAGE BARN.
- ACCESS EASEMENT FOR HOA STORAGE BARN.
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- PROP. DRIVE ACCESS FOR BASIN.
- PROP. 8' SHARED USE PATH TO BE EXTENDED ACROSS THE R/W. SEE DETAIL ON C102.
- EX. 12" VCP SHALL BE REMOVED & REPLACED.
- EX. CB TO BE REMOVED & REPLACED. SEE SHEET C303.
- ODOT HW2.1.

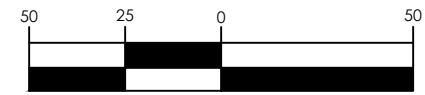
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- DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E.
- RESERVES A, C, D, & E SHALL BE HELD IN A CONSERVATION EASEMENT. RESERVE B SHALL BE HELD IN A DRAINAGE & MAINTENANCE EASEMENT. RESERVE F REPRESENTS THE PRIVATE ROADWAY THAT ALLOWS ACCESS FOR INDIVIDUAL LOTS, EMERGENCY, PUBLIC ACCESS, ETC. ALL EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT. ALL CONSERVATION EASEMENTS SHALL BE HELD BY THE LAND CONSERVANCY OF OHIO, INC FOR THE PURPOSE TO PRESERVE & PROTECT THE CONSERVATION VALUES OF THE EASEMENT. ALL RESERVES SHALL BE MAINTAINED & OWNED BY THE HOA WITH THE EXCEPTION OF RESERVE B. RESERVE B SHALL BE OWNED & MAINTAINED AESTHETICALLY BY THE HOA. DRAINAGE EASEMENTS WITHIN RESERVE B SHALL BE DEDICATED TO FRANKLIN COUNTY ENGINEER TO MAINTAIN FUNCTIONALITY OF THE PROPOSED STORMWATER FEATURES. ANY LANDSCAPING/TREE PLANTINGS MUST BE APPROVED THROUGH FRANKLIN COUNTY ENGINEER. PERMITTED USES IN OPEN SPACE RESERVES SUBJECT TO CONSERVATION EASEMENT & RECOMMENDATIONS OF THE BIG DARBY ACCORD WATERSHED MASTER PLAN, AS AMENDED.
- SUMP PUMPS & DOWNSPOUTS MUST BE TIED INTO DITCH UNDERDRAIN WITH A POP UP LOCATED IN THE YARD OUTSIDE OF THE ROW/ROAD RESERVE.

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GRAPHIC SCALE



1" = 50'

(22' X 34" PLOT)

OLIVE FARM ESTATES
7124 DAVIS ROAD

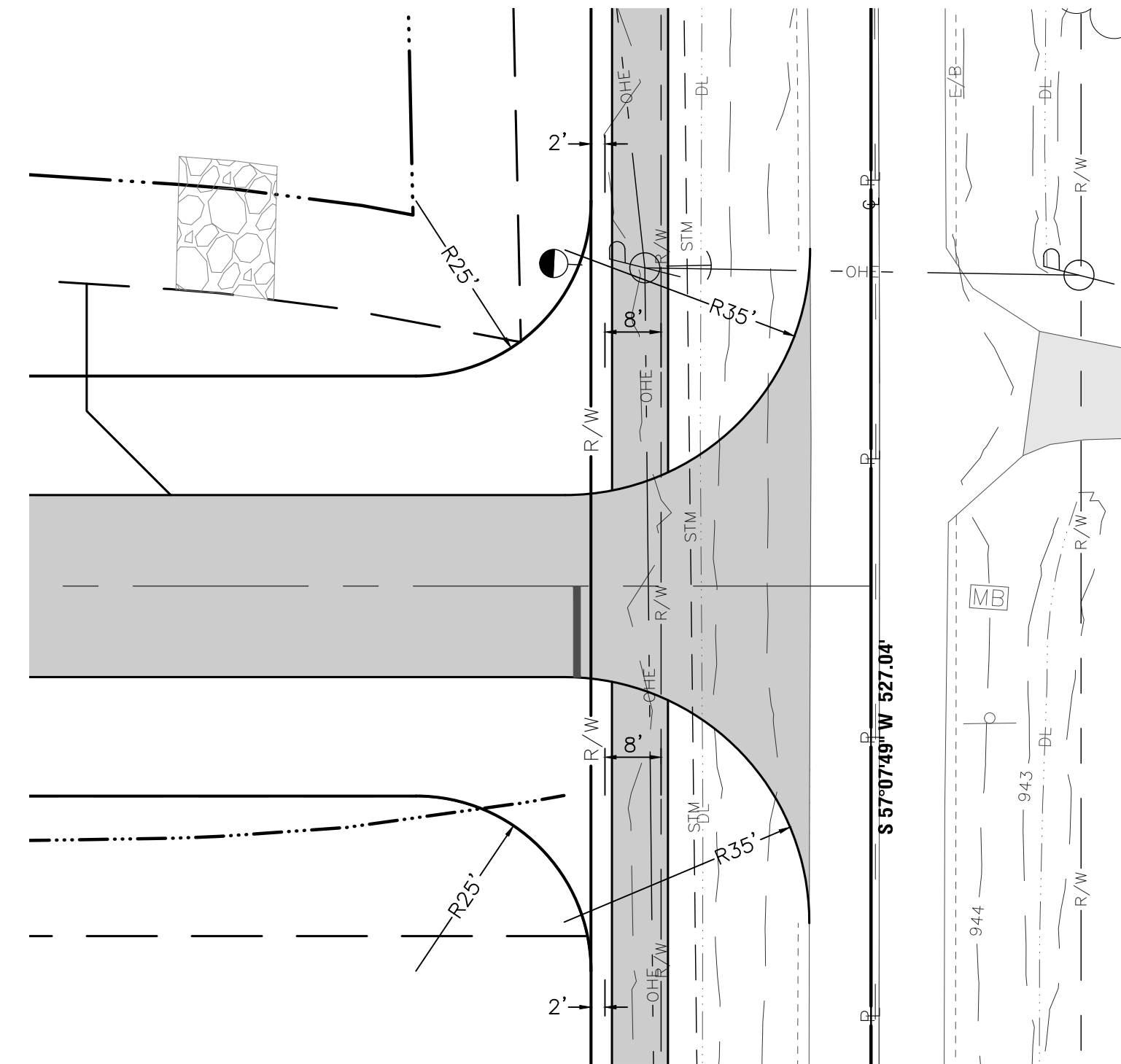
02-17-26

PRELIMINARY PLAN
- 6TH SUBMITTAL

SITE DIMENSION PLAN
(CONT.)

C301

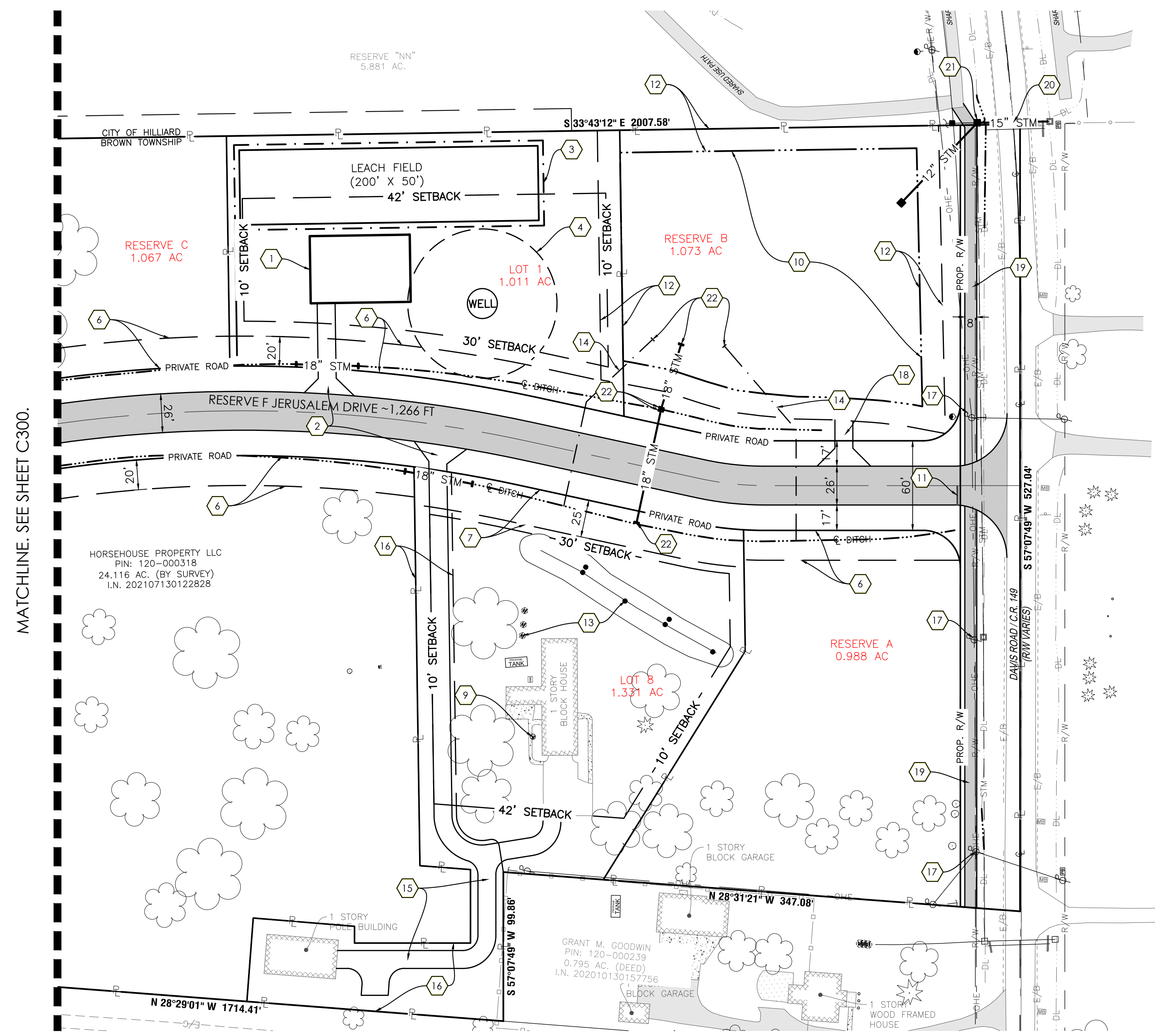
SD PROJECT NO. 4612



INTERSECTION DETAIL

SCALE: 1" = 20'

2



JERUSALEM DRIVE PLAN

SCALE: 1" = 50'

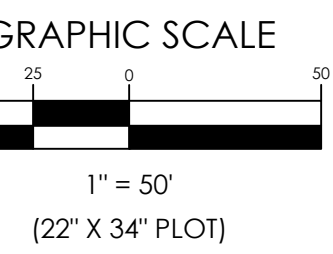
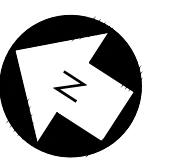
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MATCHLINE. SEE SHEET C300.

NOT FOR CONSTRUCTION

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OLIVE FARM ESTATES
7124 DAVIS ROAD

02-17-26

PRELIMINARY PLAN
- 6TH SUBMITTAL

SITE GRADING PLAN

C302

SD PROJECT NO. 4612

GRADING KEYNOTES

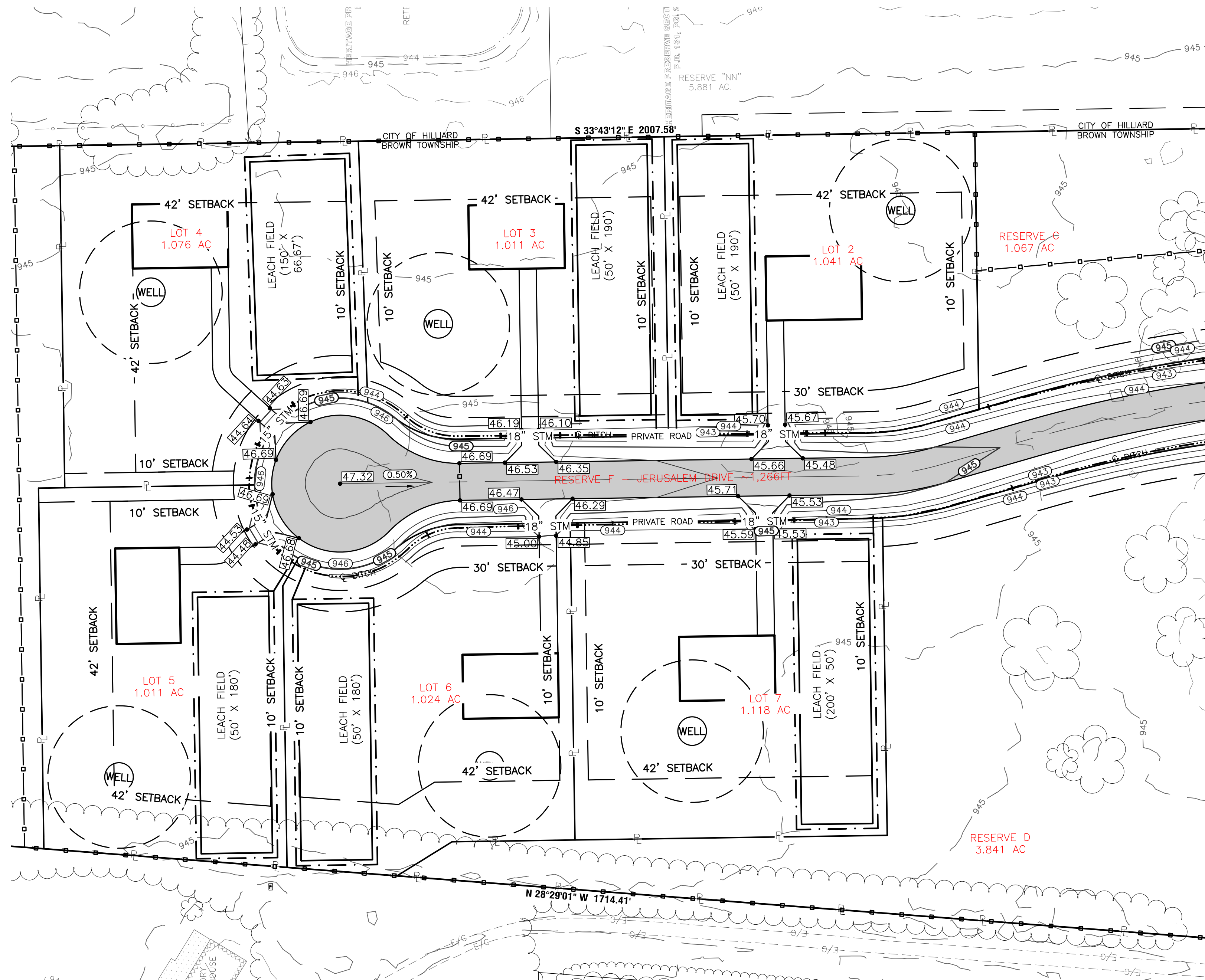
1. FOREBAY, SIZED FOR 10% WATER QUALITY VOLUME.
2. MICROPOOL, SIZED FOR 10% WATER QUALITY VOLUME.
3. 10' MAINTENANCE ACCESS TO THE FOREBAY & MICROPOOL.
4. OVERFLOW WEIR, SEE DETAIL ON C302.
5. CONCRETE CHANNEL. SEE DETAIL ON SHEET C102.
6. ODOT 2-3 CB WILL BE CONSTRUCTED WITH A TYP. WINDOW TO MAINTAIN DITCH FLOW.
7. 6'W X 8'L X 18"D, ROCK CHANNEL PROTECTION, TYPE C, WITH FILTER, 703.19.

MISC. NOTES

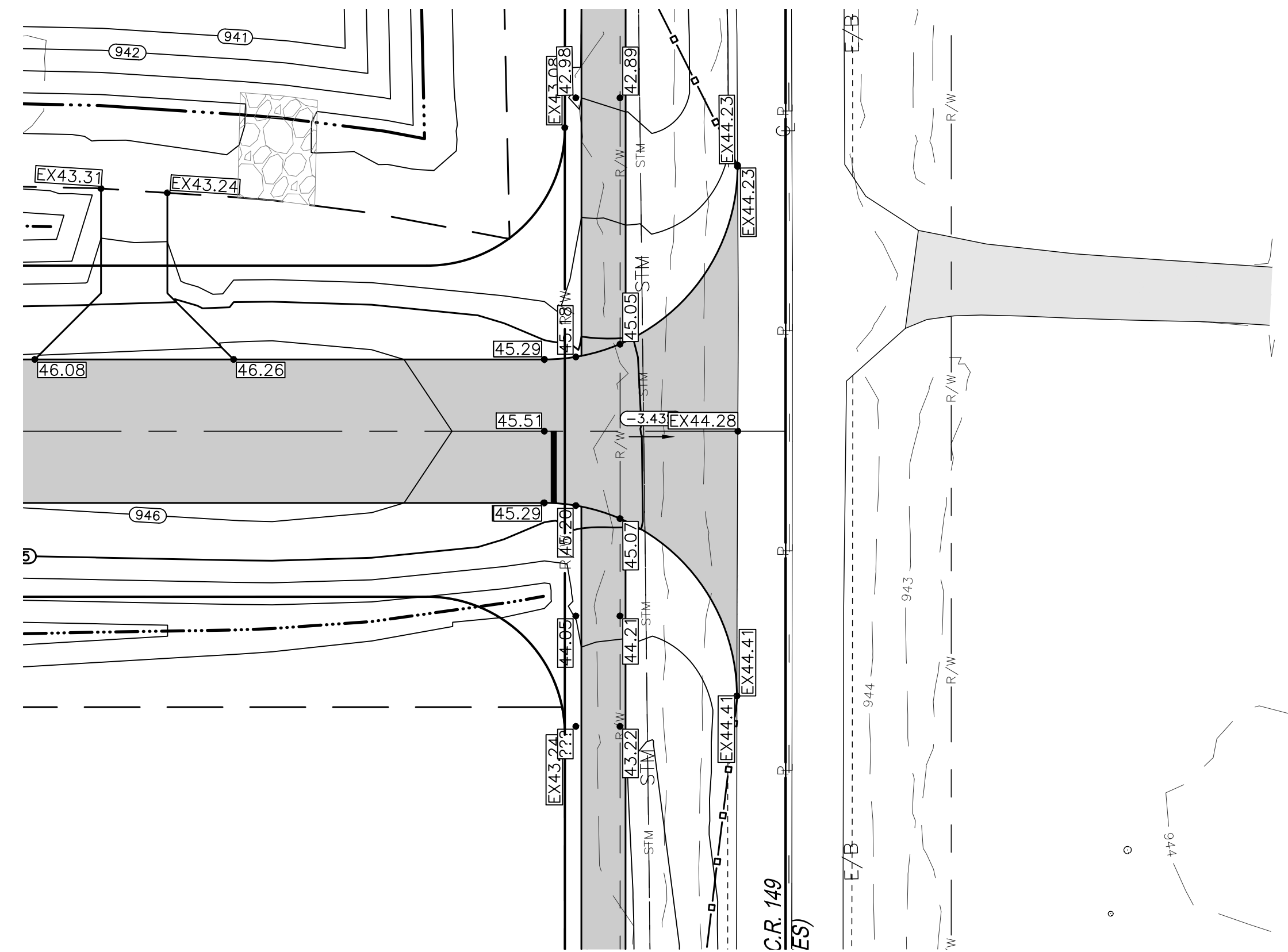
- KEYNOTES SHOWN ARE A COMPREHENSIVE LIST OF GRADING KEYNOTES FOR THE ENTIRE SITE. NOT EVERY NOTE IS REFERENCED ON NOR APPLICABLE TO EVERY SHEET.
- ALL GRADES SHOWN ARE PAVEMENT ELEVATIONS AT FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED. EX = EXISTING, TC = TOP OF CASTING, BC = BACK OF CURB, LP = LOW POINT, HP = HIGH POINT.
- ALL SPOT GRADES HAVE BEEN TRUNCATED FOR LEGIBILITY. ADD 900 TO ALL ELEVATIONS.
- ALL PROPOSED DITCHED & AREAS 3:1 OR STEEPER SHALL REQUIRE ITEM 671, TEMPORARY EROSION CONTROL MATTING, TYPE C, INSTALLED & SECURED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AREA PER DETAIL. LOCATION SHALL BE DETERMINED IN THE FIELD.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER DETAIL. AS SHOWN ON CONSTRUCTION PLANS.
- CONTRACTOR SHALL PROVIDE ROCK DITCH CHECK IN ALL PROPOSED DITCHES. ROCK DITCH CHECK SHALL BE INSTALLED & SECURED ACCORDING TO ODOT STD. DWG. DM-4.4. (PLACE EVERY 150' BEGINNING AT THE DOWNSTREAM END OF THE DITCH). MAINTAIN IN PROPER CONDITION THROUGH CONSTRUCTION UNTIL 80% STABILIZATION HAS BEEN ACHIEVED.
- ALL STORM STRUCTURES LOCATED IN PAVEMENT SHALL BE FITTED WITH A CONCRETE COLLAR AND FINGER DRAINS.
- ALL EXISTING AND PROPOSED STORM SEWER INLETS ARE TO BE FITTED WITH EROSION CONTROL DEVICES DURING CONSTRUCTION.
- EXISTING MANHOLES, WATER VALVES, OR OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO GRADE ACCORDING TO THE UTILITY OWNER'S REQUIREMENTS. DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO A SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

LEGEND

- DITCH CHECK. SEE MISC. NOTES.
- INLET PROTECTION. SEE DETAIL.



MATCHLINE: SEE SHEET C303.



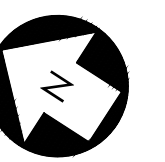
INTERSECTION DETAIL

SCALE: 1" = 30'

2

NOT FOR CONSTRUCTION

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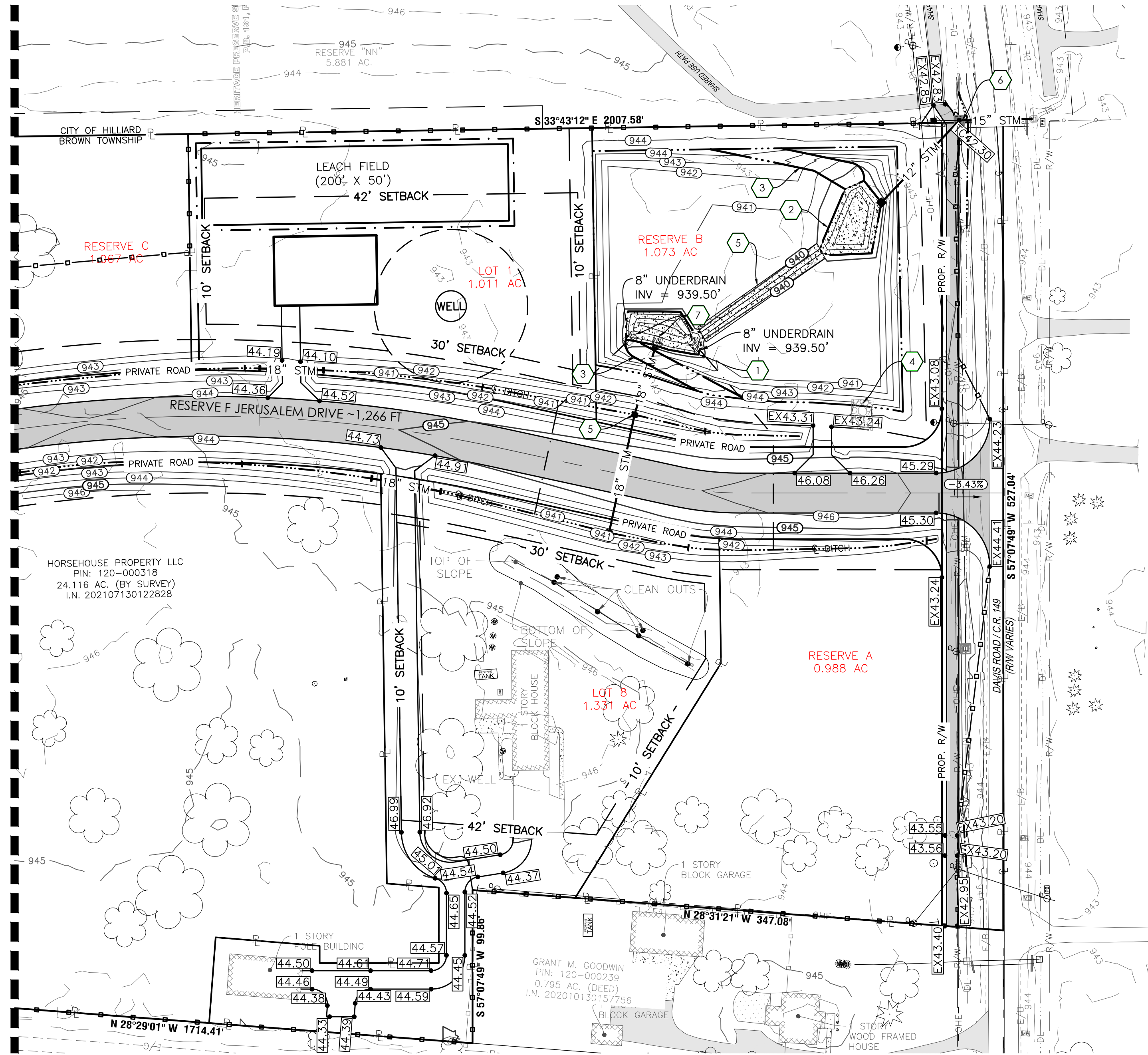
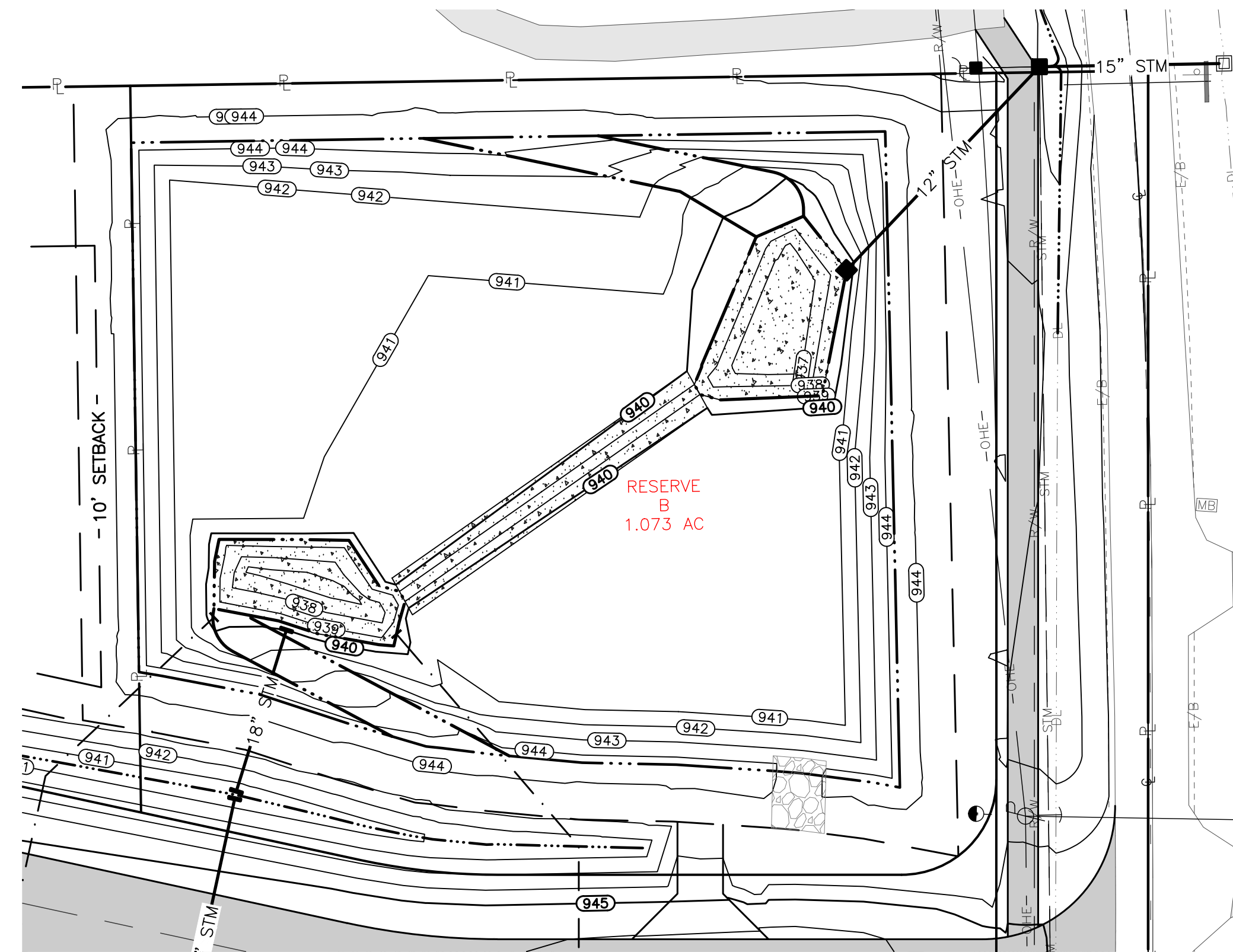
OLIVE FARM ESTATES
7124 DAVIS ROAD

02-17-26 PRELIMINARY PLAN - 6TH SUBMITTAL

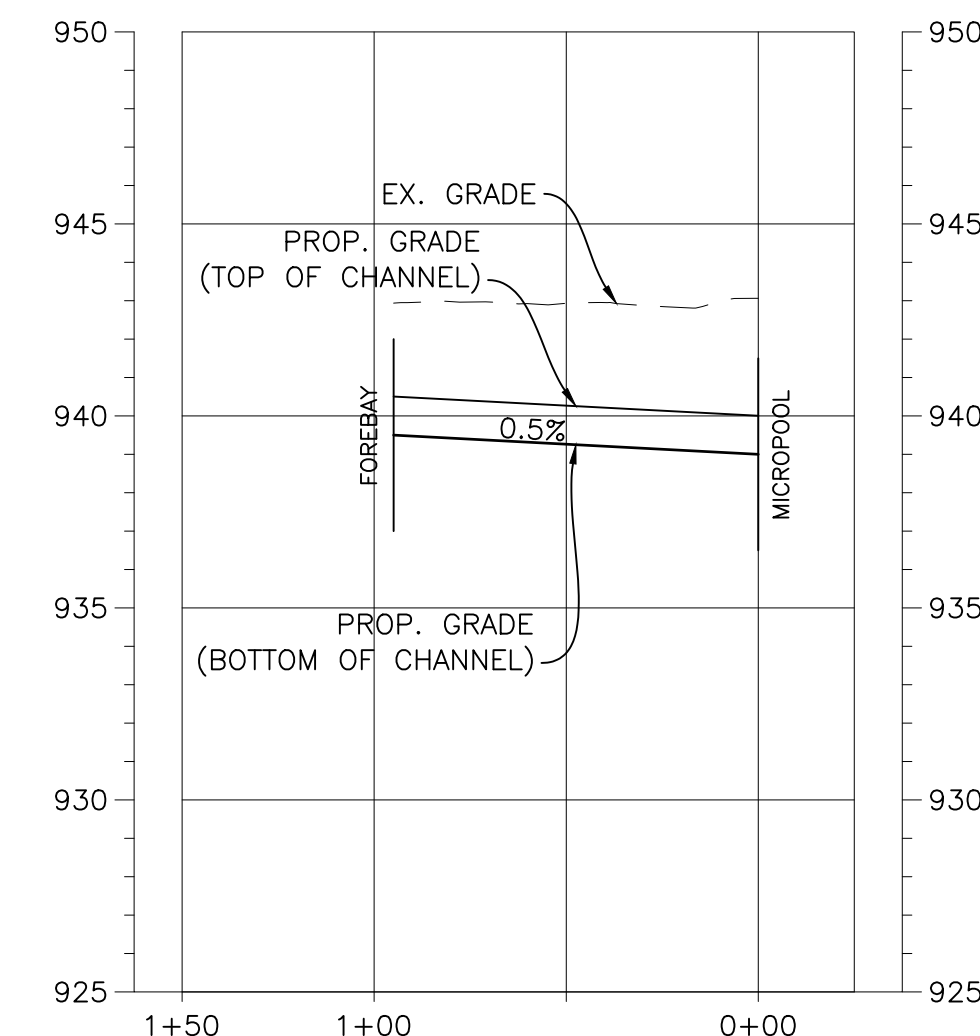
SITE GRADING PLAN (CONT.)

C303

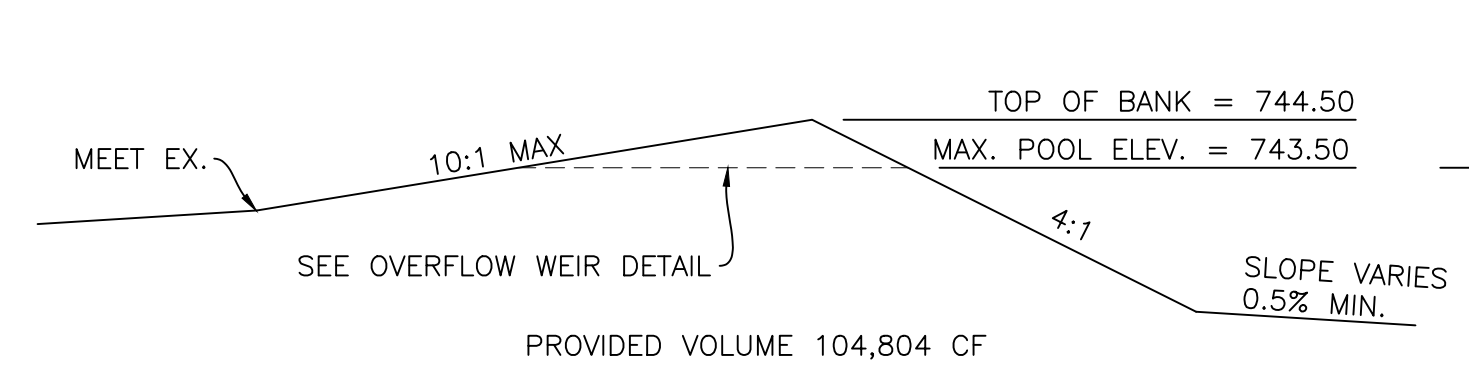
SD PROJECT NO. 4612



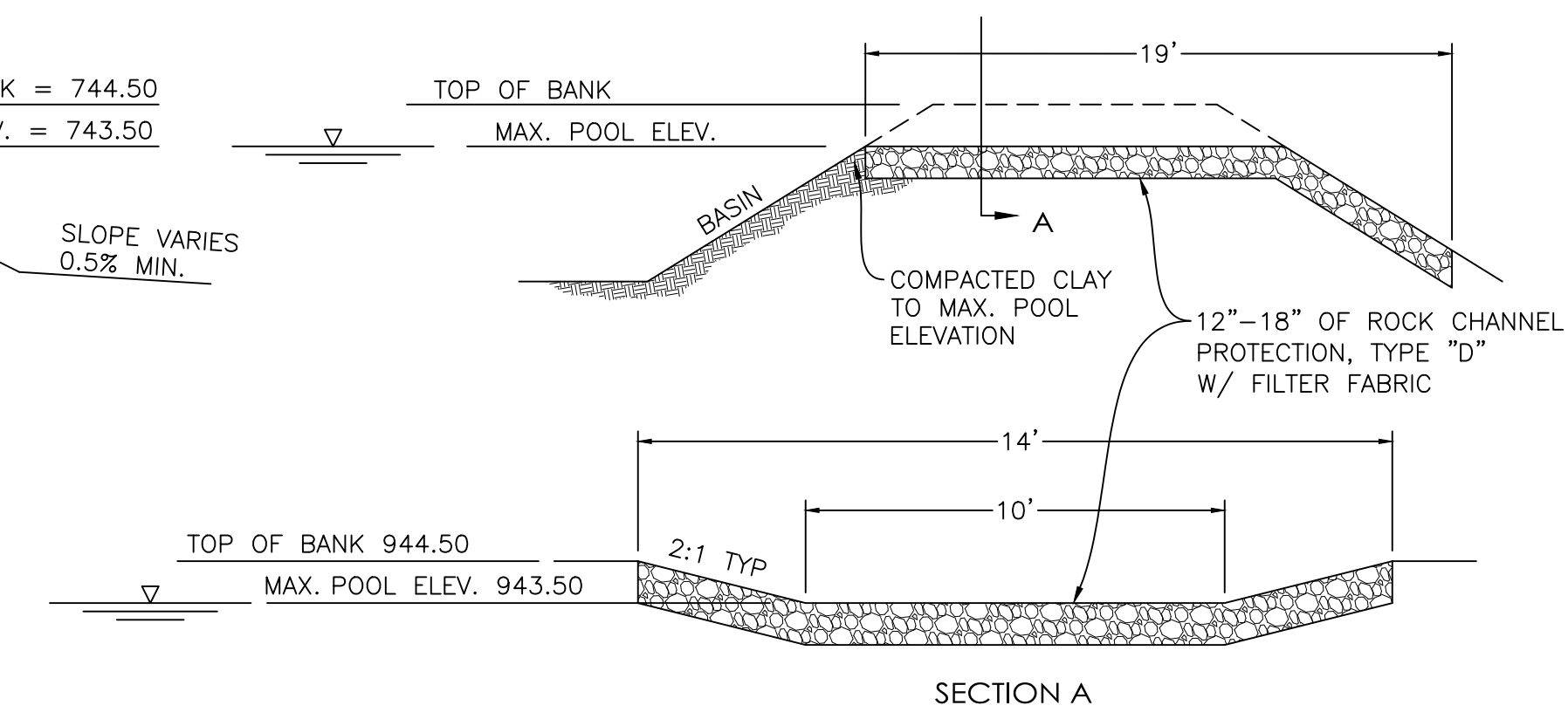
JERUSALEM DRIVE PLAN
SCALE: 1" = 50'



CONCRETE CHANNEL
H: 1" = 50'
V: 1" = 5'



TYPICAL BASIN SECTION
NOT TO SCALE



OVERFLOW WEIR
NOT TO SCALE

GRADING KEYNOTES

- FOREBAY, SIZED FOR 10% WATER QUALITY VOLUME.
- MICROPOOL, SIZED FOR 10% WATER QUALITY VOLUME.
- 10' MAINTENANCE ACCESS TO THE FOREBAY & MICROPOOL.
- OVERFLOW WEIR, SEE DETAIL ON C302.
- CONCRETE CHANNEL. SEE DETAIL ON SHEET C102.
- ODOT 2-3 CB WILL BE CONSTRUCTED WITH A TYP. WINDOW TO MAINTAIN DITCH FLOW.
- 6'W X 8'L X 18"D, ROCK CHANNEL PROTECTION, TYPE C, WITH FILTER, 703.19.

MISC. NOTES

- KEYNOTES SHOWN ARE A COMPREHENSIVE LIST OF GRADING KEYNOTES FOR THE ENTIRE SITE. NOT EVERY NOTE IS REFERENCED ON NOR APPLICABLE TO EVERY SHEET.
- ALL GRADES SHOWN ARE PAVEMENT ELEVATIONS AT FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED. EX = EXISTING, TC = TOP OF CASTING, BC = BACK OF CURB, LP = LOW POINT, HP = HIGH POINT.
- ALL SPOT GRADES HAVE BEEN TRUNCATED FOR LEGIBILITY. ADD 900 TO ALL ELEVATIONS.
- ALL PROPOSED DITCHED & AREAS 3:1 OR STEEPER SHALL REQUIRE ITEM 671, TEMPORARY EROSION CONTROL MATTING, TYPE C, INSTALLED & SECURED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AREA PER DETAIL. LOCATION SHALL BE DETERMINED IN THE FIELD.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER DETAIL. AS SHOWN ON CONSTRUCTION

- PLANS.**
- CONTRACTOR SHALL PROVIDE ROCK DITCH CHECK IN ALL PROPOSED DITCHES. ROCK DITCH CHECK SHALL BE INSTALLED & SECURED ACCORDING TO ODOT STD. DWG. DM-4.4. (PLACE EVERY 150' BEGINNING AT THE DOWNSTREAM END OF THE DITCH). MAINTAIN IN PROPER CONDITION THROUGH CONSTRUCTION UNTIL 80% STABILIZATION HAS BEEN ACHIEVED.
 - ALL STORM STRUCTURES LOCATED IN PAVEMENT SHALL BE FITTED WITH A CONCRETE COLLAR AND FINGER DRAINS
 - ALL EXISTING AND PROPOSED STORM SEWER INLETS ARE TO BE FITTED WITH EROSION CONTROL DEVICES DURING CONSTRUCTION.
 - EXISTING MANHOLES, WATER VALVES, OR OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO GRADE
 - ACCORDING TO THE UTILITY OWNER'S REQUIREMENTS. DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO A SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

LEGEND

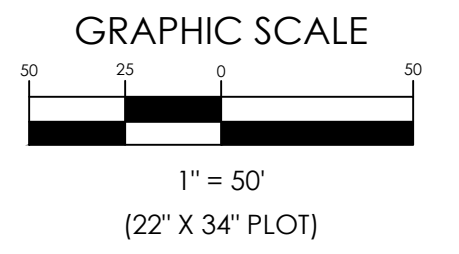
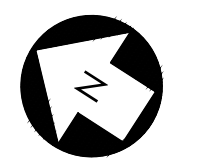
- DITCH CHECK. SEE MISC. NOTES.
- INLET PROTECTION. SEE DETAIL.
- PERIMETER GEOTEXTILE FABRIC FENCE. SEE ODOT STD. DWG. DM-4.4.

MATCHLINE: SEE SHEET C302.

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OLIVE FARM ESTATES
7124 DAVIS ROAD

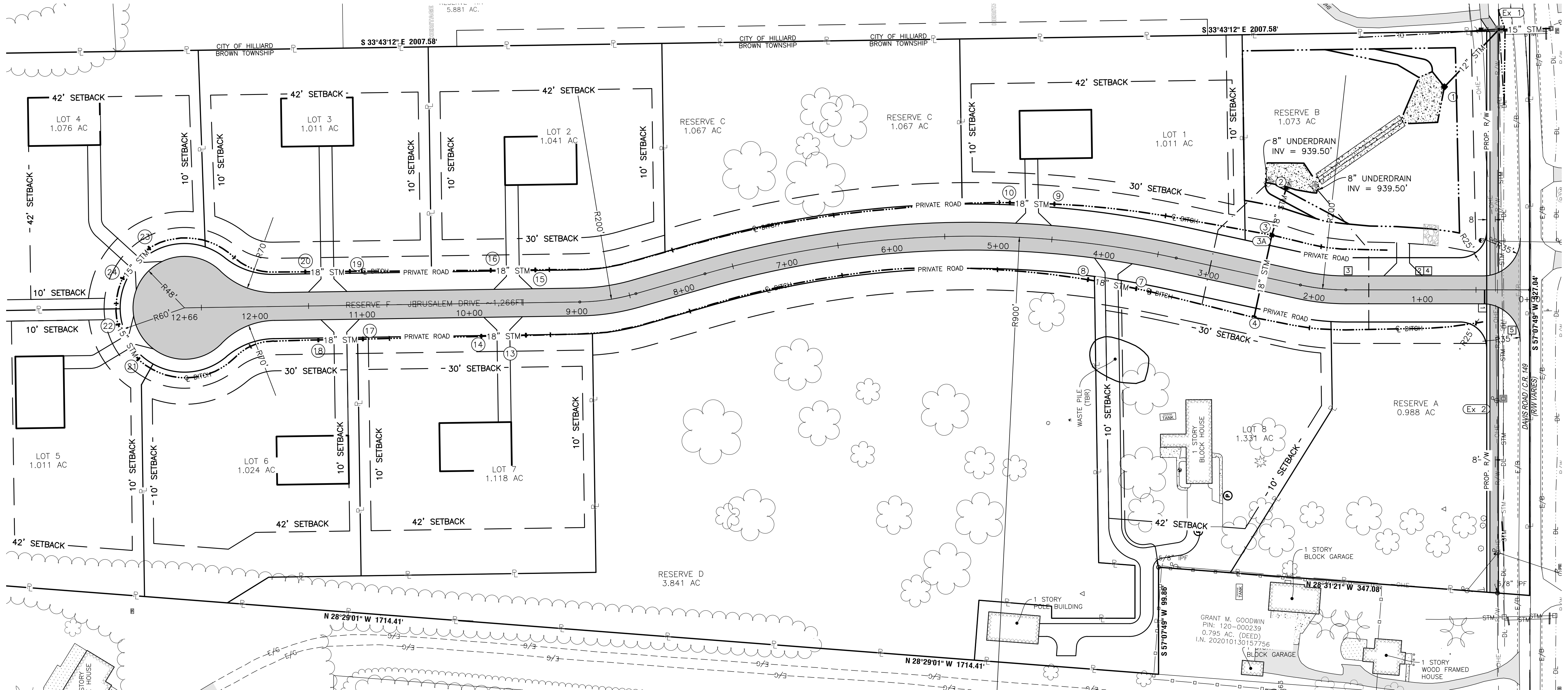
02-17-26

PRELIMINARY PLAN
- 6TH SUBMITTAL

JERUSALEM DRIVE PLAN

C304

SD PROJECT NO. 4612



SIGN LEGEND

- | | | | |
|---|-------------------------------|---|--------------------|
| 1 | STOP SIGN (R1-1) | # | SIGNS ON SAME POLE |
| 2 | SPEED LIMIT 25MPH SIGN (R2-1) | # | |
| 3 | CHILDREN AT PLAY SIGN | | |
| 4 | NO OUTLET SIGN (W14-2) | | |
| 5 | STREET SIGN (D3-1) | | |

IDENTIFIED LOCATIONS ARE APPROXIMATE ONLY

MISC. NOTES

- ALL ITEM NUMBERS REFER TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND & REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE A/E.
- DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E.
- CONTRACTOR SHALL DEMARCATÉ THE OPEN SPACE EASEMENT WITH CARSONITE POSTS OR FENCING AND INCLUDE SIGNAGE INDICATING THAT THE AREA IS A "NO DISTURB" NATURAL AREA. CONTRACTOR SHALL COORDINATE STYLE WITH OWNER.

JERUSALEM DRIVE PLAN

SCALE: 1" = 50'

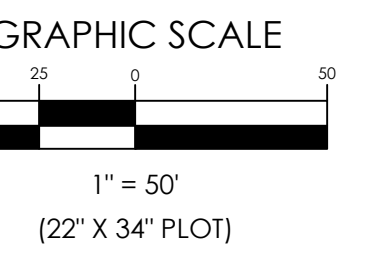
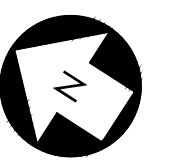


LEGEND

- STANDARD DUTY ASPHALT PAVEMENT, SEE ROADWAY TYP. SECTION.
- PROP. LOT LINE
- PROP. SETBACK LINE
- PROP. RIGHT-OF-WAY
- PROP. DITCH LINE
- PROP. EASEMENT
- PROP. 8" UNDERDRAIN

NOT FOR CONSTRUCTION

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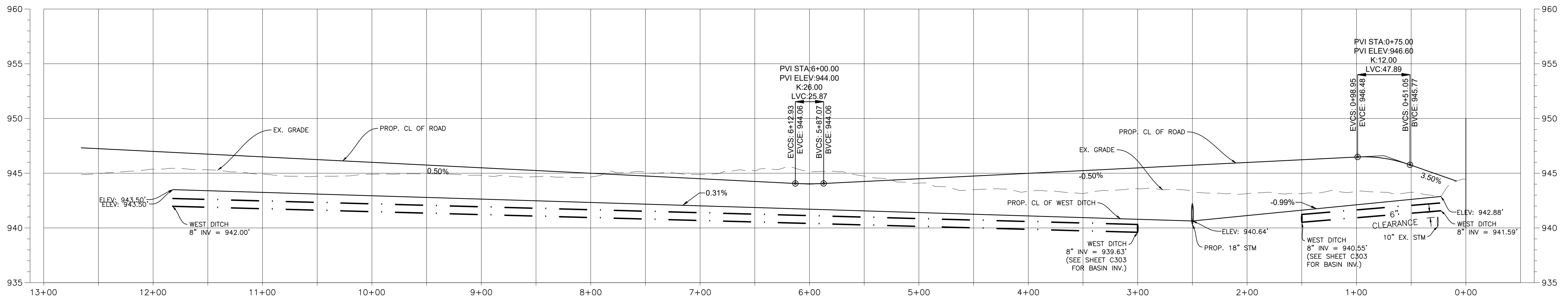
OLIVE FARM ESTATES
7124 DAVIS ROAD

02-17-26 PRELIMINARY PLAN - 6TH SUBMITTAL

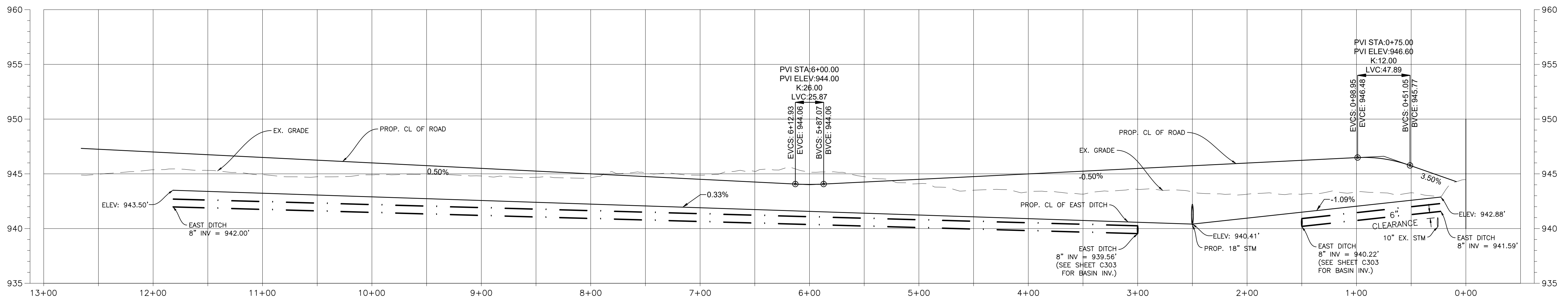
JERUSALEM DRIVE PROFILE

C305

SD PROJECT NO. 4612



JERUSALEM DRIVE WEST DITCH PROFILE
H: 1" = 50'
V: 1" = 5'



JERUSALEM DRIVE EAST DITCH PROFILE
H: 1" = 50'
V: 1" = 5'

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TIMING OF SEDIMENT-TRAPPING PRACTICES: SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT ANY SITE DEMOLITION &/OR EARTH-DISTURBING ACTIVITY.

PERIMETER CONTROLS & OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

FOR DISTURBED AREAS THAT WILL LIE DORMANT FOR 1 YEAR OR MORE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS OF MOST RECENT DISTURBANCE.

FOR DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE & AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS OF REACHING FINAL GRADE.

FOR ANY OTHER DISTURBED AREAS AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

FOR DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE & NOT AT FINAL GRADE, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.

FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN 1 YEAR, & NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST 7 DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).

FOR DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER, TEMPORARY EROSION CONTROLS SHALL BE APPLIED PRIOR TO ONSET OF WINTER WEATHER.

SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.

SEDIMENT BARRIERS: SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES & WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED & SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

ALL CONCENTRATED WATER SOURCES SHALL DISCHARGE INTO A VIABLE SEDIMENT BASIN.

SEDIMENT BASINS SHALL BE CLEANED OUT ANY TIME ACCUMULATED STORAGE REACHES THE SEDIMENT VOLUME ELEVATION AS INDICATED IN THE CONSTRUCTION DOCUMENTS.

ALL WATER SOURCES SHALL DISCHARGE IN A NON-EROSIVE MANNER.

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER & IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY & TO SURVIVE ADVERSE WEATHER CONDITIONS.

NON-SEDIMENT POLLUTANT CONTROLS: HAZARDOUS/TOXIC WASTES SHALL NOT BE DISPOSED OF ON-SITE OR DUMPED INTO SEWERS, DRAINS OR CATCH BASINS. ANY HAZARDOUS/TOXIC WASTE SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION &/OR TAKEN TO AN APPROVED RECYCLING CENTER.

CONSTRUCTION SEQUENCE:

1. THE CONTRACTOR SHALL ESTABLISH A STABILIZED CONSTRUCTION ENTRANCE.
2. THE CONTRACTOR SHALL PLACE THE REQUIRED SEDIMENT FENCE & OTHER CONTROLS PRIOR TO DENUDED.
3. THE CONTRACTOR SHALL PERFORM SITE EARTHWORK OPERATIONS IN ACCORDANCE WITH THE PLAN DETAILS & NOTES.
4. THE CONTRACTOR SHALL APPLY WATER OR DUST PALLIATIVE ON DISTURBED AREAS DURING CONSTRUCTION TO ALLEVIATE OR PREVENT DUST NUISANCE PER ITEM 616. DUST PALLIATIVE SHALL CONSIST OF CALCIUM CHLORIDE MEETING THE REQUIREMENTS OF SECTION 712.02. THE WATER OR CALCIUM CHLORIDE SHALL BE SPREAD UNIFORMLY OVER THE SURFACE OF THE DISTURBED AREAS.
5. EXPOSED SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
6. THE CONTRACTOR SHALL PLACE SEEDING & MULCHING AS NECESSARY TO STABILIZE ALL DENUDED AREAS. ALL DENUDED AREAS SHALL HAVE SOIL STABILIZATION, EITHER TEMPORARY OR PERMANENT, ACCORDING TO THE GENERAL PERMIT &/OR THE NOTES ON THIS SHEET.
7. THE CONTRACTOR SHALL REMOVE & DISPOSE OF THE EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE ESTABLISHED VEGETATIVE COVER.
8. AFTER REMOVAL OF EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN INLETS & STORM PIPES OF ANY/ALL SEDIMENT INCURRED DURING CONSTRUCTION.

INSPECTION SCHEDULE:

THE CONTRACTOR OR HIS/HER AGENT SHALL MAKE REGULAR

INSPECTIONS OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED BELOW. THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN & THE NEED FOR ADDITIONAL CONTROL MEASURES.

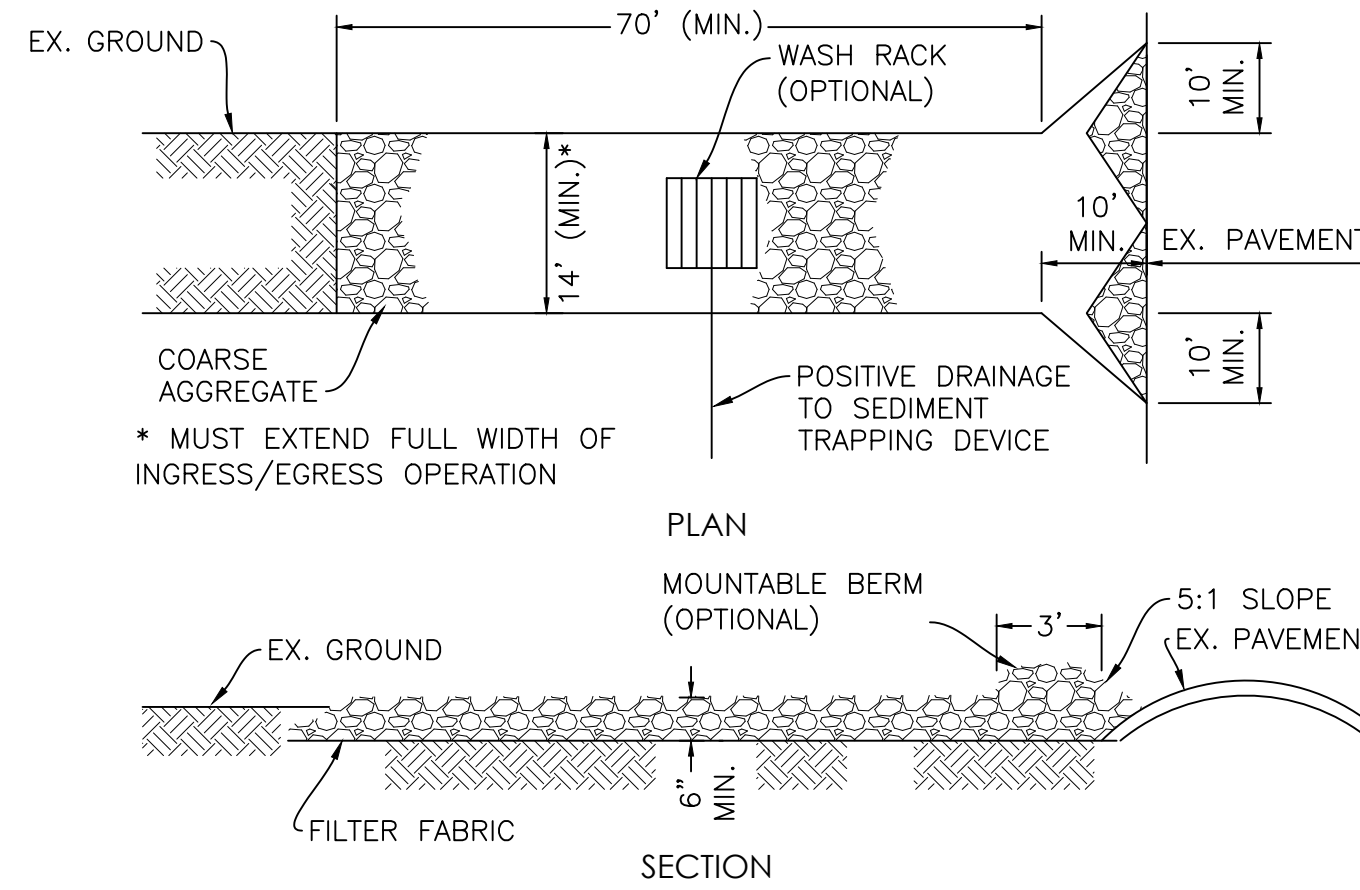
THE FOLLOWING INSPECTION SCHEDULE SHALL BE MAINTAINED & RECORDED IN THE STORMWATER POLLUTION PREVENTION MANUAL. INSPECTION SCHEDULES MAY BE REDUCED TO MONTHLY IF, & ONLY IF, THE ENTIRE SITE IS DORMANT & HAS BEEN TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME. RECORDS SHALL BE PRESERVED FOR THREE YEARS FOLLOWING TERMINATION OF CONSTRUCTION.

1. DIVERSION SWALE & STRUCTURAL PROTECTION – INSPECT EVERY 15 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.

2. INLET PROTECTION – INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL & DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.

3. VEGETATIVE PLANTING – INSPECT AFTER SPROUTING OCCURS & REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE. REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

ODOT SWP3 STD. DWG	
DWG. NO.	DESCRIPTION
DM-4.2	EROSION CONTROL MAT
DM-4.4	ROCK CHECK DAM
DM-4.4	PERIMETER GEOTEXTILE FABRIC FENCE
DM-4.4	YARD INLET PROTECTION



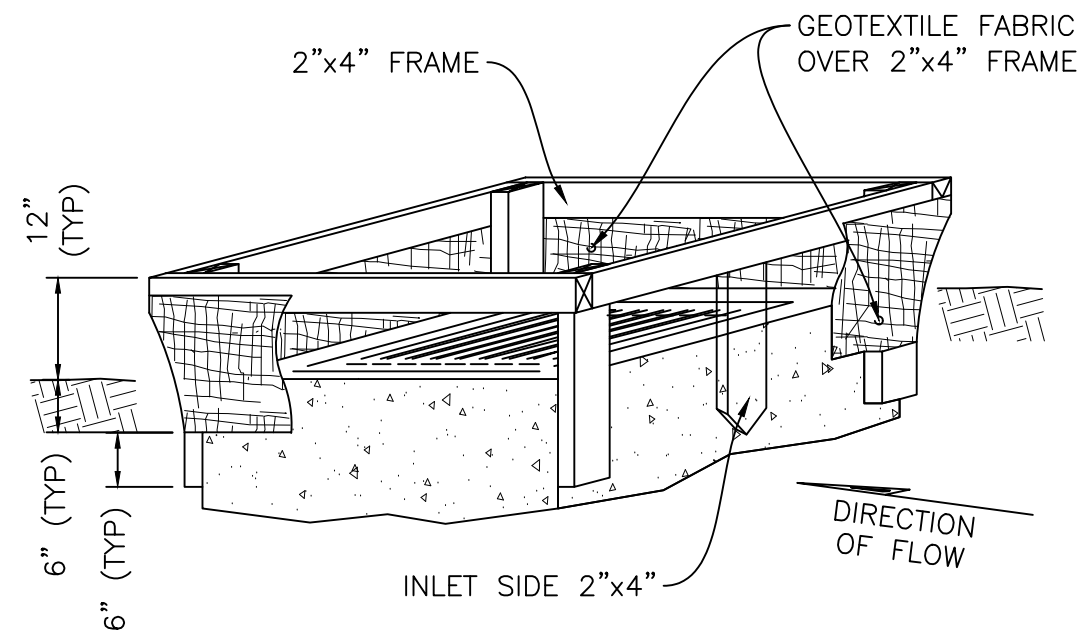
CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE – 2" STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – 70' MIN (30' FOR INDIVIDUAL LOTS).
3. THICKNESS – NOT LESS THAN 6".
4. WIDTH – 14' MIN. BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – ODOT 712.09, TYPE D, TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS PERMITTED.
7. MAINTENANCE – ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND & REPAIR &/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE.
9. PERIODIC INSPECTION & NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

1



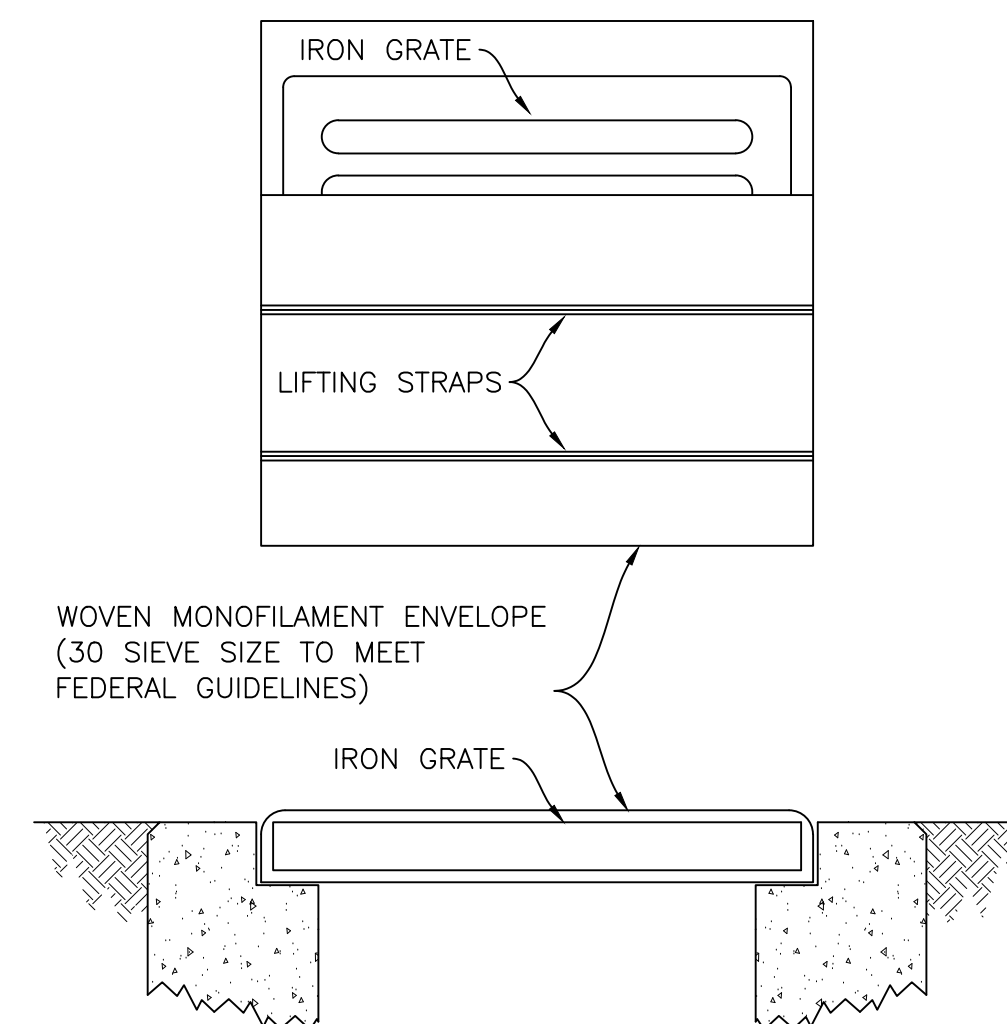
SEE ODOT SCD DM-4.4 FOR ADDITIONAL DETAILS.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM PANELS, SURFACE & VICINITY OF UNIT AFTER EACH RAIN EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN CONTAINMENT AREA OF UNIT AS NEEDED.

INLET PROTECTION LAWN AREAS (ODOT)

NOT TO SCALE

3



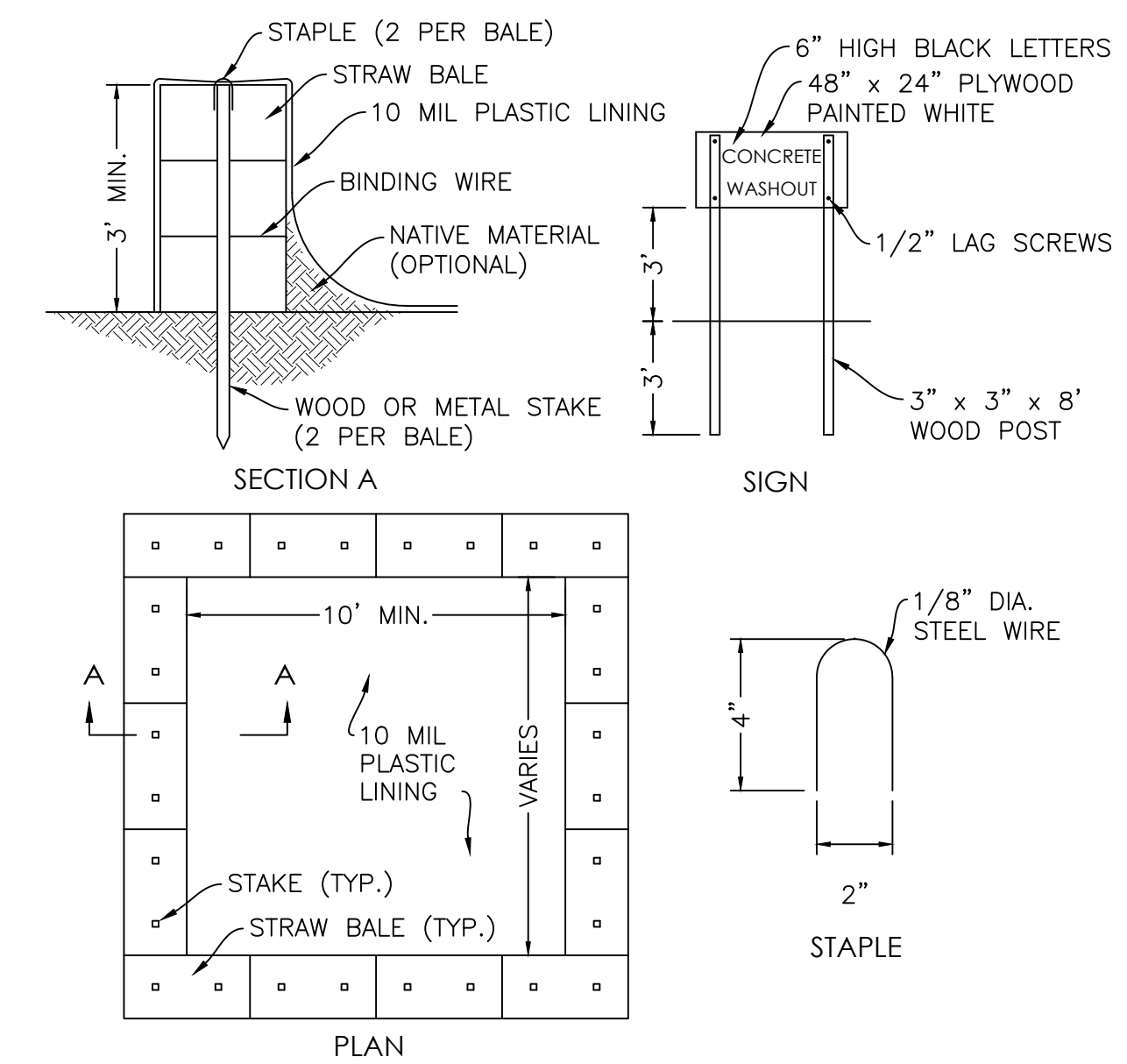
TO INSPECT CATCH BASIN: REMOVE UNIT WITH GRATE INSIDE, INSPECT BASIN AND REPLACE UNIT.

MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BROOM OR SQUARE SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

INLET PROTECTION PAVEMENT AREAS

NOT TO SCALE

4



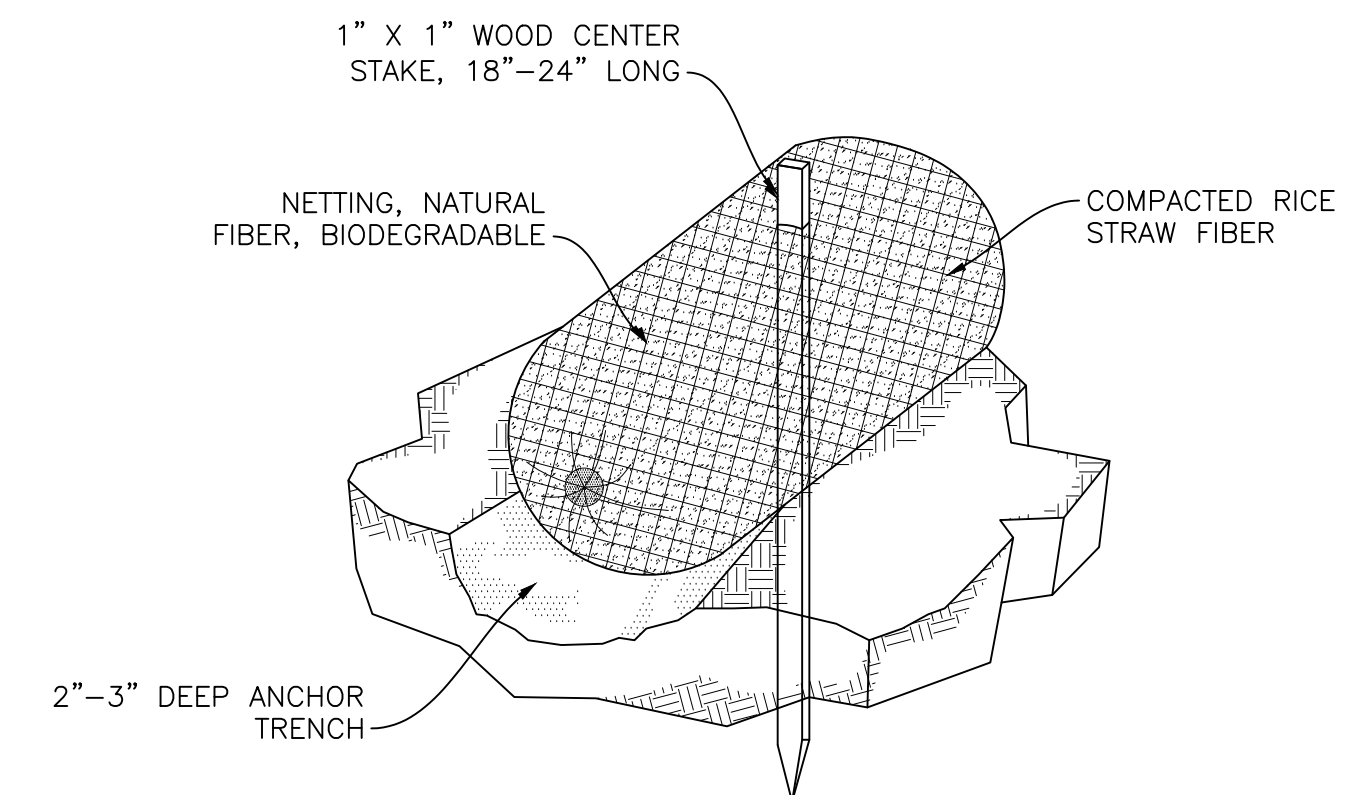
NOTES:

- ACTUAL LOCATION & LAYOUT SHALL BE DETERMINED IN THE FIELD.
- PIT CAN BE DUG INTO THE GROUND OR FORMED ABOVE GRADE.
- PLASTIC LINING SHALL BE MAINTAINED FREE OF TEARS OR HOLES.
- AFTER THE PIT IS USED & WASHWATER HAS EVAPORATED OR BEEN VACUUMED OFF, THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP & REMOVED FROM THE PIT.
- IF DAMAGE OCCURS TO THE STRAW BALES OR PLASTIC LINING DURING THE REMOVAL OF SOLIDS, THE PIT SHALL BE REPAIRED & RELINED WITH NEW PLASTIC TO ACHIEVE A LEAK-PROOF SYSTEM.
- A PRE-FABRICATED PORTABLE VINYL WASHOUT CONTAINER WITH FILTER BAG OR METAL WASHOUT CONTAINER SERVICE MAY BE USED AS SUBSTITUTES FOR THE STRAW BALE & PLASTIC LINER PIT.

CONCRETE WASHOUT AREA

NOT TO SCALE

2



INSTALLATION:

1. EXCAVATE 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE WATTLE IN TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE WATTLE WITH 18"-24" LONG WOOD STAKES EVERY 3'-4' WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF WATTLE LEAVING 2"-3" OF STAKE EXPOSED ABOVE WATTLE. STAKES SHALL BE DRIVEN PERPENDICULAR TO SLOPE FACE.

STRAW WATTLE

ALTERNATE FOR SEDIMENT FENCE

NOT TO SCALE

5

ESTIMATED PROJECT SCHEDULE:
BEGIN CONSTRUCTION: XX/XX/20XX
END CONSTRUCTION: XX/XX/20XX

NOT FOR CONSTRUCTION

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



OLIVE FARM ESTATES
7124 DAVIS ROAD

STORM WATER POLLUTION PREVENTION NOTES & DETAILS

C400

STAFF REPORT
Planning Commission
April 8th, 2026

Case: JACK-25-05
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	CLAUDIA REALTY LLC/Spartak Selmiaj
Township:	Jackson Township
Site:	1696 Dyer Rd. (PID #160-000860)
Acreage:	9.959 acres
Utilities:	Public water / Private wastewater
Request:	Request for the Franklin County Planning Commission recommendation to the Jackson Township Zoning Commission to amend an approved rezoning's development plan to the Exceptional Use (EU) district for outdoor soccer fields.
Recommendation:	Staff recommends a recommendation of <i><u>conditional approval</u></i> .

II. Property Background/History

- In May 2015, the Franklin County Planning Commission recommended the Township approve a rezoning of approximately 12 +/- acres from the Township's Suburban Residential (SR) district to the Exceptional Use (EU) district for the development of an indoor athletic facility and outdoor foot golf course (case #JACK-15-02). This was followed by Township Trustee ***approval***.
- In January 2025, the Franklin County Planning Commission recommended the Township conditionally approve a modification of the Exceptional Use (EU) district for the development of an indoor soccer field and an athletic facility case #JACK-24-08). This was followed by Township Trustee ***approval***.
- In November 2025, the applicant requested to amend the previously approved Exceptional Use (EU) district rezoning adding two outdoor soccer fields and removing the indoor soccer field.
- In December 2025, the Franklin County Planning Commission recommended the Township conditionally approve a modification of the Exceptional Use (EU) district for the development of two-outdoor soccer fields and an indoor athletic facility (case #JACK-25-05). This was followed by Township Trustee ***denial***.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Jackson Twp.	Semi-Rural Residential (SR)	Single-family residential; vacant
South	Columbus	Rural	Manufactured home park; single-family residential
East	Columbus; Jackson Twp.	Rural; Semi-Rural Residential (SR)	Single-family residential
West	Jackson Twp.	Suburban Residential (SURB)	Single-family residential

IV. Comprehensive Plan

The Southwest Area Plan (2009) recommends the Semi-Rural Residential land use category. This is either for larger residential lots with private water and wastewater or low-density single-family residential development with central water and sewer. Density is intended to be less than 3 dwelling units per acre.

The Jackson Township Comprehensive Plan (2010) recommends the site for the Semi-Rural Residential (SR) zoning district. This includes moderate to low density, detached, single-family residential development. Goal C (pg. 79) of the Plan identifies township residents providing feedback for increased park and open space areas.

The existing EU district does not meet the land use plan recommendations specific to the lot, and the “open space” or “park” recommended uses is inconsistent with the private recreational facility being proposed. The previously approved EU zoning allows for the proposed use; however, the development plan has been revised to remove the proposed indoor soccer field and include two outdoor soccer fields which require reapproval of the EU zoning.

V. Zoning District Review

Existing zoning – Exceptional Use (EU):

The Jackson Township Zoning Resolution identifies the EU district as a Special District. This district is intended for land uses not otherwise identified in the standard zoning districts. The EU district allows for recreational facilities on an admission fee or membership basis upon approval of a development plan based on Section 208.05(B)(1) of the Jackson Township Zoning Resolution.

Proposed modifications:

Proposals	2024 Submission	January 2025 Resubmission	November 2025	March 2026
Outdoor Soccer Fields	Two (2) 210'x330' fields Two (2) 105'x165' fields Two (2) 30'x59' volleyball courts	None	Two (2) 210'x330' fields	Two (2) 210'x330' fields
Indoor Soccer Fields	One (1) 96'x129' field	One (1) 96'x125' field	None	None
Expanded Parking	Add 104 spaces (163 spaces total)	Add 60 spaces (119 spaces total) w/ future 40 space expansion	Add 60 spaces (119 spaces total) w/ future 40 space expansion	Add 60 spaces (119 spaces total) w/ future 40 space expansion

- Proposals all included the existing athletic facility to remain, expanded parking, and added a stormwater detention facility.
- The modified plan includes removal of an approved indoor athletic field that is replaced with two (2) outdoor fields as described above.

VI. Development Standards

Standards outlined in the Jackson Township Zoning Resolution, Article 2 or other Sections that may be applicable, shall be used to assess compliance with the EU district.

Staff has identified standards for landscaping (Section 304.06), buffering (Section 304.11), and lighting (Section 305.04(E)) within the review of the submitted Development Plan. Details are insufficient or do not comply with the regulations. No challenge has been identified by staff for the developer to meet these standards.

VII. Technical Agency Review:

- 1. Franklin County Engineer's Office (Mobility):** *A traffic study was completed with one access to Dyer Road. No roadway improvements are warranted. Multiple curb cuts, as described in the Development Plan/Text, would not be allowed per the Franklin County Access Management Regulations.*
- 2. Franklin County Engineer's Office (Drainage):** *A stormwater management report, SWPPP, and Operation and Maintenance Plan must be provided for review and approval by the Drainage Engineer's office prior to issuance of a certificate of zoning compliance.*

3. **Franklin County Public Health:** Field verification is required with a Building Plan Review application. The proposed location of the soccer fields may conflict with the location of the existing septic system. (**relocated fields meet the Public Health requirements**)
4. **Franklin County Planning Department:** Parking area landscaping and buffering adjacent to the residential district are not in compliance with Township zoning requirements. Locations of the right-of-way and lighting are not identified within the Development Plan.

VIII. Staff Analysis

Based on Section 208.05(B)(2) of the Jackson Township Zoning Resolution, the basis of approval for the Exceptional Use District shall be:

- A. That the proposed development is consistent in all respects to the purpose, intent and applicable standards of this Zoning Resolution;
 - a. Staff Response: The proposed development is consistent with the historic recreational use of the lot. Requirements for parking lot screening and buffering are not consistent with Township zoning standards.
- B. That the proposed development is in conformity with the Jackson Township Comprehensive Plan or a portion thereof as it may apply;
 - a. Staff Response: The proposed development does not meet the land use plans' recommendations for the specific lot, but it does meet what is intended for similar land uses recommended for other properties within either of the Plans. The request is to amend a previously approved use of the lot.
- C. That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justifies the change in the land use character of the area.
 - a. Staff Response: The development generally compliments the surrounding area and aligns with previous approvals and uses under the Exceptional Use district. In conforming to the proposed development to meet regulations, staff finds that the proposed amendment to the rezoning advances the general welfare of the township.

Staff recommends a recommendation be made for **conditional approval** of the request to modify the rezoning of the Exceptional Use (EU) district for outdoor soccer fields. The recommended conditions are as follows:

1. Revise the Development Plan and associated Text to meet Township Zoning, County Access Management Regulations, County Stormwater Drainage Manual, and other applicable regulations.

2. Township Zoning requirements for landscaping and buffering and lighting must be resolved prior to approval of the development plan by the Jackson Township Trustees and/or certificate of zoning compliance.
3. A stormwater management report, SWPPP, and Operation and Maintenance Plan must be provided for review and approved by the Drainage Engineer's office prior to issuance of a certificate of zoning compliance.



JACK-26-01



Request for the Franklin County Planning Commission recommendation to the Jackson Township Zoning Commission to amend an approved rezoning's development plan to the Exceptional Use (EU) district for outdoor soccer fields.

Township: Jackson




Address: 1696 Dyer Road (PID #160-000860)

Acreage: 9.959 acres

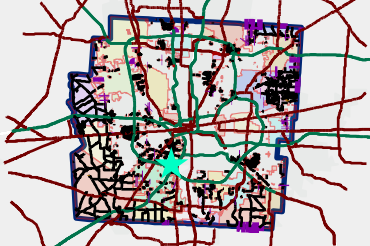
Legend

-  Parcel IDs
-  R-O-W Centerlines

Municipalities Outside FCEDP Jurisdiction

-  Columbus
-  Jackson
-  NFHL 100-Year Floodplain

Case File: JACK-26-01



Esri Community Maps Contributors, Franklin County Auditor, Ohio Rail Development Commission, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 125250375500625  Feet



JACK-26-01

Request for the Franklin County Planning Commission recommendation to the Jackson Township Zoning Commission to amend an approved rezoning's development plan to the Exceptional Use (EU) district for outdoor soccer fields.

Township: Jackson

Address: 1696 Dyer Road (PID #160-000860)

Acreage: 9.959 acres

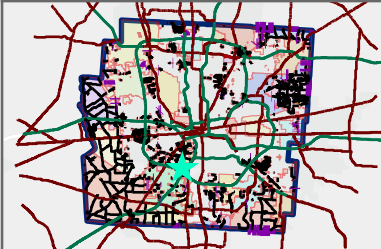
Legend

- Parcel IDs
- R-O-W Centerlines

Municipalities Outside FCEDP Jurisdiction

- Columbus
- Jackson

Jackson



Case File: JACK-26-01



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 125 250 Feet

Fee Paid by Cash / Check # _____, \$ _____

Application # -ZC-20

ZONING COMMISSION APPLICATION

REQUEST FOR HEARING BEFORE ZONING COMMISSION

3756 Hoover Road Grove City, OH 43123 614-875-2742

Property Owner: CLAUDIA REALTY LLC Applicant: SPARTAK SELMIAJ

Address: 1696 DYER RD Zoned: EU

Property Location: 1696 DYER RD

PID: 160-160-000860-00 Area/Acres: 10.05 Floodplain: _____

(Home): _____ (Work) : _____ (Cell): 614-634-3304

Email Address: ALBAUTO@SBCGLOBAL.NET

Summary of Zoning Commission: *It is the responsibility of the Zoning Commission to review and recommend a change in how land is zoned as well as the specific regulations and requirements of the Township Zoning Resolution. It is the responsibility of applicants appearing before the Zoning Commission to have all required site plans, drawings, descriptions and all facts ready for public review and discussion. The schedule of required hearings may be extended by actions of continuance at any step in the procedures.*

To the Township Zoning Commission, the applicant requests the following:

Re-Zoning / PUD

Map/Text Amendment

Exceptional Use

A change in zoning from the existing _____ District to the proposed _____ District

A change in use from the existing SIC _____ to the proposed SIC _____

General Description of the Request

Exceptional Use approval would need to be amended to reflect the addition of (2) turf fields and additional parking

1. Describe in specific detail the proposed request noting special and unique conditions of the proposed use. Attach development text as required.

Proposed plan includes the addition of (2) turf fields and additional parking

SUBMITTAL CHECKLIST

- | | |
|---|---|
| <input type="checkbox"/> Legal Description/ Deed | <input type="checkbox"/> Photos Documenting Requested Use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input type="checkbox"/> Detailed Building Plan | <input type="checkbox"/> FCDD Date _____ |
| <input type="checkbox"/> Tax Parcel Listing of All Property
Owners within 500' | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Notices Sent _____ |
| | <input type="checkbox"/> Tech Review Date _____ |
| | <input type="checkbox"/> Plan.Comm. Hrg _____ |
| | <input type="checkbox"/> Twp. ZC Hrg _____ |

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We SPARTAN SOCIETY
(Name)

1999 ARLINGTON AVE COL OH 43212 Home: _____
(Address) (City, State, Zip Code) (Phone)


Cell: 6146343304 Business: _____
(Phone) (Phone)

" the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

[Signature]
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this NOV 3 day of NOV 2025
(Day) (Month) (Year)

 JOSEFINA Y. SURIEL-PEREZ
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
08-25-2030

[Signature]
(Notary Signature)

Stamp or Seal

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio



EXISTING TREE CANOPY TO BE PRESERVED WHERE POSSIBLE

EXISTING TREE CANOPY TO BE PRESERVED WHERE POSSIBLE

30' BUFFER AROUND DRIP FIELD - NOT TO BE DISTURBED

EXISTING SEPTIC DRIP FIELD

EXISTING SEPTIC TANK, FAST AERATION, AND DOSING TANK LOCATION

EXISTING INDOOR FIELD, RESTROOMS, AND CONCESSIONS TO REMAIN

NEW BUILDING SIGNAGE LOCATION

EXISTING PARKING LOT AND STRIPING TO REMAIN

NEW ACCESS CONTROL GATE AS INDICATED

EXISTING MONUMENT SIGN TO REMAIN

EXISTING TREE CANOPY TO BE PRESERVED WHERE POSSIBLE

FULL-SIZE SOCCER FIELD, TYP. OF (2)

20' 3-TIER BLEACHER SEATING, TYP.

EXISTING TREE CANOPY TO BE PRESERVED WHERE POSSIBLE

12' X 20' X 6' TALL, 100% OPAQUE DUMPSTER ENCLOSURE WITH BOLLARDS AND CONCRETE APRON

12' TALL PARKING LOT LIGHT FIXTURE TYP. OF (6) LOCATIONS

(1) NEW TREE (2" CALIPER) PER 6 PROPOSED PARKING SPACES (10 TOTAL)

594SF OF LANDSCAPE ISLAND PROVIDED (211SF REQUIRED)

FUTURE 40 SPACE PARKING LOT EXPANSION

5' SIDEWALK AT PARKING AREA

6' TALL, 100% OPAQUE FENCING TO SCREEN PARKING AREA AS INDICATED

STORMWATER DETENTION AREA. FINAL LOCATION AND SIZE TO BE DETERMINED BY CIVIL ENGINEER

CONCRETE PATIO W/ PICNIC SEATING W/ UMBRELLAS

CONNECTOR TO NEW PARKING LOT

MIN. 36" TALL CONIFEROUS SHRUB LANDSCAPE SCREENING

EXISTING STORMWATER DETENTION AREA

LANDSCAPE SCREENING AT ADJACENT PROPERTY. QUANTITY, SIZE, AND SPECIES TO BE COORDINATED WITH PROPERTY OWNER

GENERAL NOTES - SITE PLAN

- A. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- B. All dimensions are from finished surface to finished surface, unless noted otherwise.
- C. Architectural site plan is provided to show the relationship of the architectural elements and to provide plan and detail key reference only.

PARKING CALCULATIONS

EXISTING: 59 SPACES
 PROPOSED: 60 SPACES
 TOTAL: 119

ZONING - EXCEPTIONAL USE DISTRICT

BACKGROUND:
 The subject side is located on the north side of Dyer Road west of Brown Road. The site is surrounded by single-family residential land uses. The site incorporates approximately 10 acres and has one owner. The site has an existing 12,800 square foot building which houses indoor recreation activities. The site is zoned Exceptional Use. The applicant is requesting to amend the approved Exception Use zoning to permit expanded outdoor recreational activities on the site. Two new 70,000sf square foot outdoor fields will be constructed on the property to provide for outdoor recreation activities.

PERMITTED USES:
 Activities include: workout facilities or sports training, including but not limited to soccer training and practice, a clubhouse with retail space, indoor and outdoor seating with televisions and beverage service.

Food trucks shall be permitted on the parking lots as a temporary activity. Indoor activities shall operate seven (7) days a week starting at 7a.m. and on certain nights of the week will continue until midnight (on Friday and Saturdays) and 10p.m. on the other nights.

DEVELOPMENT STANDARDS:
 Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 203 General Provisions of the Jackson Township Zoning Code.

LIGHTING:
 All new lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the building, patio, and parking area unless located for landscaping and security purposes.

All types of parking, building, and other exterior lighting to be on poles shall be from the same "family" from the same manufacturer's type and style.

All lighting poles shall be either of wood or dark or bronze metal construction.

Parking lot lighting shall not exceed twelve (12) feet in height.

The exterior lighting for the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage, and type of lighting.

SIGNAGE AND GRAPHICS
 One freestanding graphic shall be allowed along the Dyer Road frontage. The total size of the sign shall not exceed fifty (50) square feet and shall not be any higher than ten (10) feet.

One building-mounted illuminated graphic shall be permitted on the existing structure. The total size of the sign shall not exceed fifty (50) square feet and shall not be any higher than ten (10) feet.

Directional signs for ingress and egress shall be permitted at the curb cuts on Dyer Road to direct traffic in and out of the site.

No off-premise graphic shall be permitted on site nor any illumination which flashes, travels, animates, or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:
 The parking lot shall be landscaped along the eastern and southern edge with a variety of shrubs and other landscaping materials to produce a height of three (3) feet with a 60% opacity within two (2) years.

The screening and landscaping plan for the development of the site shall conform to the submitted drawings and such screening shall provide a buffer to the areas to the west, south, and east. All screen plantings shall be maintained permanently and any plant which does not survive shall be replaced within one year with material meeting the specifications of the original planting. Maintenance of the screening materials shall be the responsibility of the property owner and failure to replace and maintain the screening materials shall be a violation of the Jackson Township Zoning Code.

ZONING - EXCEPTIONAL USE DISTRICT (CONT'D)

SITE PLAN
 The property shall be used in accordance with the submitted site plan. The attached site plan illustrates the area where the building and parking areas will be located. This site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall, however, conform to the site plan.

Parking requirements shall conform to those found in Section 531 of the Jackson Township Zoning Code.

STORMWATER DRAINAGE:
 Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements for the Franklin County Development Regulations. The new building(s) will be guttered and the down spouts will tie into a drainage system that routes the surface drainage into the catch basins located on the site. If necessary, additional catch basins will be located on the parking lot and sized to permit on-site detention in the parking areas and the provide for a gradual release of surface water into the new and existing catch basins.

The building will also conform to the requirements of the Franklin County development regulations and will utilize the detention basin used for stormwater drainage. The stormwater detention plan will accompany the site plan for detailing the methods to be used to handle stormwater drainage off the site.

SEWAGE DISPOSAL AND WATER SUPPLY:
 Centralized water is available to serve the site and an existing onsite septic system will serve the various utilities permitted on the property.

POLLUTION:
 Smoke: No smoke shall be emitted from any structure in the Exceptional Use District.

Noise: The noise level shall be no greater than eighty (80) decibels at the lot line.

Odor: No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the Exceptional Use District boundary.

ARCHITECTURAL DESIGN:
 The building lot coverage shall not exceed 35% of the lot and parking lot coverage (excluding access drives) shall not exceed an additional 30% coverage for a total of 65% coverage of the site.

No outside storage shall be permitted on the site. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot.

All utilities shall be placed underground.



PROJECT STATUS

CONCEPT PLAN UPDATE

CURRENT ISSUE DATE

3.11.2026

PROJECT NO.

24028

REVISIONS

#	Description	Date

PROJECT INFORMATION

614 Soccer

Spartak Selimaj

1696 Dyer Rd.
 Grove City, OH 43123



SHEET NAME

Concept Site Plan

SHEET NUMBER

A100

