

# Big Darby Accord Advisory Panel

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Meeting Agenda  
bigdarbyaccord.com

## Big Darby Accord Advisory Panel

June 9, 2020

1:30pm

Zoom Conference Meeting

To Participate: Call (929) 436-2866; Meeting ID: 929 6895 8352; Password 857167

1. Roll Call
2. Introduction of Staff
3. Approval of minutes from January 14, 2020
4. Old Business
5. New Business:

### **Case #AP-20-01**

Owner/Applicant: A M P Associates, Inc.  
Engineer: Alexander Yakhnitskiy  
Township: Pleasant Township  
Address: 0 Norton Road (230-001637)  
Acreage: 23.320-acres  
Request: Requesting approval of a 6 lot single-family residential subdivision.

6. Adjourn to July 14, 2020

# Big Darby Accord Advisory Panel

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Minutes

## MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

**Tuesday, January 14, 2020**

The Big Darby Accord Advisory Panel convened in the Franklin County Courthouse, 1<sup>st</sup> floor, Commissioner's Hearing Room, Columbus, Ohio 43215 on Tuesday, January 14, 2020.

Present were:

John Bryner

Sheree Gossett-Johnson (1:48 p.m.)

Steve Gordon

Ashley Hoye

Anthony Sasson

John Tetzloff

Franklin County Economic Development and Planning Department members:

Matt Brown, Planning Administrator

Jenny Snapp, Assistant Director

City of Columbus Department of Development members:

Marc Rostan, Senior Planner

Chairperson Hoye opened the hearing at 1:32 p.m.

The first order of business being the roll call of members and the introduction of Staff.

The next item of business was the approval of the minutes from the December 10, 2019, meeting. Dr. Gordon made a motion that the minutes be approved. The motion was seconded by Mr. Tetzloff. The motion was approved by a vote of four yeases and one abstention.

The next item of business being the election of Chairman for the 2020 Big Darby Accord Advisory Panel. Mr. Tetzloff nominated Ashley Hoye to continue as the Chairperson. The nomination was seconded by Mr. Sasson. The nomination was approved by unanimous vote.

The next item of business being the election of Vice Chairperson for the 2020 Big Darby Accord Advisory Panel. Mr. Sasson nominated Dr. Gordon to serve as Vice Chairperson. The nomination was seconded by Chairperson Hoye. The nomination was approved by unanimous vote.

# Big Darby Accord Advisory Panel

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## Minutes

The next item of business was an amendment to Section D-3 of the bylaws to change the locations of future meetings to the County Commissioners Hearing Room, 369 South High Street, First Floor. Dr. Gordon made a motion to amend Section D-3 of the bylaws to reflect the change of meeting rooms. It was seconded by Mr. Sasson. The motion was approved by a five-to-zero vote.

The next item of business being Case No. AP-19-03, Hill Farm Subdivision. The applicant is M/I Homes, Inc. The location is the City of Hilliard and Brown Township. The site is located at 7380 Scioto Darby Creek Road. It is 692.615 gross and 622.8 net acres in size. The request is to table the case at the applicant's request. Mr. Tetzloff made a motion to remove Case No. AP-19-03 from the table. It was seconded by Dr. Gordon. The motion was approved by a five-to-zero vote.

The next item of business being a motion by Mr. Bryner to table Case No. AP-19-03 until the February 11, 2020, meeting. It was seconded by Dr. Gordon. The motion was approved by a five-to-zero vote.

Ms. Jenny Snapp made an introductory presentation welcoming the Panel to the new meeting room.

The next item of business was a continuation of a presentation made by Anthony Sasson regarding wetland buffers.

Mr. Sasson's presentation was paused so the Panel could hear a presentation by Jim Ramsey from the Franklin County Drainage Engineer's Office.

Mr. Sasson resumed his presentation.

Mr. Tetzloff suggested that he would like to table the discussion in order to review the Bid Darby Accord Watershed Master Plan and to review the Rainwater and Land Development Guidelines.

There being no further business to come before the Big Darby Accord Advisory Panel, the hearing was adjourned at 3:18 p.m.

A full transcript of proceedings may be found [at this link](#).

# Big Darby Accord Advisory Panel

## Development Review Checklist

To be completed by Agency Staff  
Revised 10/1/08

### Section A: General Information

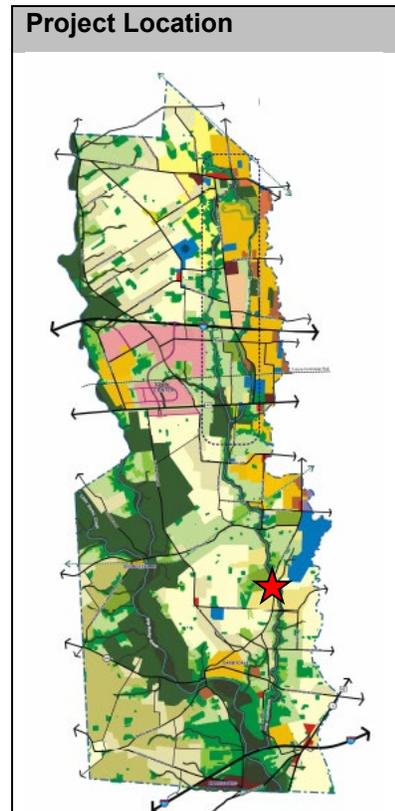
Project Information	
Site Address 0 Norton Road Grove City, Ohio 43123	Parcel ID(s) 230-001637
Existing Zoning District(s) Low Density Residential (LDR)	Total Acreage: Gross 23.32 acres
Proposed Zoning District(s) Low Density Residential (LDR)	

Tracking Information
Accord Panel Case # AP-20-01
Jurisdiction Case # 716-PP

Jurisdiction	
<input type="checkbox"/> Brown Township	<input type="checkbox"/> Columbus
<input type="checkbox"/> Norwich Township	<input type="checkbox"/> Grove City
<input checked="" type="checkbox"/> Pleasant Township	<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Prairie Township	<input type="checkbox"/> Hilliard
<input type="checkbox"/> Washington Township	

Meeting Dates	
Review Body	Date
Staff Review:	05/19/2020
Accord Panel:	6/09/2020
Jurisdiction Commission	6/10/2020 – PC

Agency Staff Information – Primary Contact	
Name Brad Fisher	
Jurisdiction / Agency Name Franklin County – Franklin County EDP	
Address 150 S. Front St. FSL Suite 10 Columbus, OH 43215	
Phone # 614-525-4684	Fax # 614-525-7155
Email bxfisher@franklincountyohio.gov	



Zoning Authority
<input type="checkbox"/> Columbus
<input checked="" type="checkbox"/> Franklin County
<input type="checkbox"/> Grove City
<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Hilliard
<input type="checkbox"/> Prairie Township

Subdivision Authority
<input type="checkbox"/> Columbus
<input checked="" type="checkbox"/> Franklin County
<input type="checkbox"/> Grove City
<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Hilliard

**Section B: Background**

**Project Description**

The subject property is located at the southwest corner of Johnson Road and Norton Road, just southwest of Bolton Field Airport in Pleasant Township. The total lot size is 23.32-acres and is undeveloped agricultural land.

The request is to develop a 6-lot single-family subdivision. The homes will be served by private water and wastewater with access from Johnson Road and Norton Road. Proposed lot sizes range from 2.778 to 5.127-acres in size.

**Background Information**

Lot history

Total acreage	The site was rezoned in 1996 to Low Density Residential and has been historically used for agriculture.
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**Section C: Assessment and Evaluation****Conservation Assessment**

The site is identified as Tier 1,2 and 3 land with an existing protected area associated with Hellbranch Run. The tier 1 land on the site is primarily floodplain and riparian setback area. The tier 2 and 3 land is where the development is proposed. Tier 2 lands are recommended for protection through land acquisition and other programs. Tier 3 lands are also recommended for protection through land acquisition or to add conservation easements within a conservation development subdivision. However, the request is to develop in accordance with the site's existing zoning and is not a conservation subdivision.

The applicant indicated that 9.04-acres will be dedicated as openspace, however no reserves have been identified on the Development Plan. Staff notes that the 9.04-acres is located within the regulatory floodplain and Big Darby Riparian Setback, which restricts development of the area. There is a note on the plan that this area is to remain in its natural state with no buildings, structures, or other hard surfaces.

4.53 +/- acres of woods are located within the subdivision and a large portion of the woods is protected by the riparian setback.

**Streams and Wetlands Assessment**

No wetlands have been identified on the site per the National Wetland Inventory Map. Hellbranch Run is just west of the site on an adjacent property. The riparian setback associated with the stream extends onto lots 1-4 and 6 and is identified on the plan.

**Stormwater Best Management Practices Assessment**

Lots 1-4 will maintain current drainage paths. A grading plan was submitted which indicates grading will change on lots 5 and 6 to drain away from potential homes and septic systems. The Subdivision will be required to comply with the Franklin County Stormwater Drainage Manual.

**Alternative Wastewater Systems Assessment**

Private wastewater systems were approved for all 6 lots by the Franklin County Public Health Department on May 29, 2020.

**Revenue Assessment**

The applicant indicated that they do not plan on participating in the Big Darby Revenue Program. No additional information was provided.

In 2009 Franklin County authorized a revenue program identifying tools for revenue generation and the allowable uses of revenue. The revenue program calls for a \$2,500 developer contribution per residential unit. This would be due at the time of applying for a Construction Plan approval.

Resolution 0271-09 – Big Darby Accord Revenue Agreement

**Section D: Overall Assessment and Staff Analysis****Overall Assessment**

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes a Proposed General Land Use Map and a Conservation Strategy Map to help guide development. The Proposed General Land Use Map and Conservation Strategy Map identifies the area as tier 1,2 and 3 lands with an existing protected area associated with Hellbranch Run. Tier 1 lands are located within the regulatory floodplain. Tier 2 lands are recommended for protection through land acquisition. Tier 3 lands may be suitable for passive recreation and certain types of sensitively designed active recreation.

Staff notes that an Accord Plan principle included the creation of a General Land Use Plan that recognizes existing sewer and wastewater treatment capacities, while taking into account the rights accorded watershed landowners under current zoning. The subject site was zoned Low Density Residential prior to the adoption of the Big Darby Accord Watershed Master Plan.

The Proposed development complies with existing zoning requirements including the avoidance of floodplain, riparian setback, and steep slope areas.

Staff Analysis				
Requirement	Yes	No	NA	Analysis
Existing conditions site map is complete	<input checked="" type="checkbox"/>			Site map submitted.
Conceptual site plan is complete	<input checked="" type="checkbox"/>			Development Plan submitted.
Site data table is complete and accurately calculated	<input checked="" type="checkbox"/>			Site data table is identified on Sheet 2.
Assessments	Pass	Fail	Explanation - Items incomplete, steps required to correct, etc.	
Conservation assessment		<input checked="" type="checkbox"/>	Development is proposed in tier 3 lands.	
Streams and wetlands assessment			N/A. No streams or wetlands located on the site.	
Stormwater management assessment			Need to be determined by the FCDE.	
Alternative wastewater assessment	<input checked="" type="checkbox"/>		Septic systems for all 6 lots approved by Public Health.	
Revenue assessment		<input checked="" type="checkbox"/>	The applicant will be required to participate in the Big Darby Revenue Program.	
Staff analysis overall assessment			The proposal does not comply with the Plan's recommended 50 percent dedicated openspace, however, the proposal complies with the site's by-right zoning.	

Staff Recommendation					
Staff recommends:					
<input checked="" type="checkbox"/> Approval  <input type="checkbox"/> Disapproval					
Reasons / Conditions:					
Checklist prepared by:  <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <u>Brad Fisher</u>                      Agency Staff Member                 </td> <td style="width: 33%; border: none;"> <u>Planner</u>                      Title                 </td> <td style="width: 33%; border: none;"> <u>6/09/20</u>                      Date                 </td> </tr> </table>			<u>Brad Fisher</u> Agency Staff Member	<u>Planner</u> Title	<u>6/09/20</u> Date
<u>Brad Fisher</u> Agency Staff Member	<u>Planner</u> Title	<u>6/09/20</u> Date			

# Big Darby Accord Advisory Panel

## Applicant Checklist and Submittal Requirements

Revised 1/26/2018

### About the Panel

The Big Darby Accord Advisory Panel is an eleven-member body appointed by communities within the planning area. The Panel reviews zoning and development applications for compliance with the Big Darby Accord's goals and policies and provides recommendations to the Accord's member jurisdictions.

Project Information
Project Name Country Club Estates
Project location Corner of Norton Rd. and Johnson Rd.
Checklist Completed by Aleksandr Yakhnitskiy P.E.

### Instructions

Please complete this form. The form provides guidance to applicants with projects that require Accord Panel review.

An application package for the Panel consists of 4 required components

1. Existing conditions site map
2. Conceptual site plan
3. Site data table
4. Applicant's checklist

**Note:** Incomplete application packages will not be scheduled for Accord Panel review and will be returned to the applicant. For additional information (including meeting dates and timeline) please contact the jurisdiction in which the project is located.

### 1. Existing Conditions Site Map: Required Elements

**Instructions:** Submit a map that details existing conditions of the subject site. Include each element listed below.

**Map size:** 24" x 36"

**Map extent:** Subject site plus 300' surrounding the subject site

**Checkboxes:** Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

**Scale:** 1"=300' minimum

#### Surface water Elements

- Watershed and subwatershed boundaries
- Surface water locations including perennial, intermittent, ephemeral streams
- Floodway and 100-year floodplain
- Wetlands: jurisdictional and agricultural
- Drainage patterns
- Field tile locations
- Groundwater recharge / pollution protection zones
- Wellhead protection zone
- Stream water quality (EPA assessment)
- Stormwater management facilities (on-site & nearby)
- Water quality monitoring points (Site-level and, any OEPA within 300' of subject site and nearest Ohio EPA downstream and upstream monitoring sites)

#### Utility and Roadway Elements

- Existing septic systems
- Existing wells
- Existing utilities and easements
- Existing roads and rights-of-way

#### Land Elements

- Soil types including location of hydric soils (if present)
- Topography and 2-foot contours
- Wooded areas
- Open space / natural Areas
- Significant wildlife habitat
- Existing easements
- Easement planting and management plan

#### Other Elements

- Political jurisdiction boundaries
- Existing zoning of surrounding parcels
- Nearby recreation and community facilities
- Other historical, natural or cultural resources

**RECEIVED**

**MAY 19 2020**

Franklin County Planning Department  
Franklin County, OH

AP-20-01

# Big Darby Accord Advisory Panel

## 2. Conceptual Site Plan: Required Elements

**Instructions:** Submit a conceptual site plan showing the elements listed below

**Map size:** 24" x 36".

**Map extent:** Subject site

**Checkboxes:** Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

**Scale:** 1"=200' minimum

Physical Elements	Environmental Elements
<input checked="" type="checkbox"/> Property lines	<input checked="" type="checkbox"/> Floodway and 100-year floodplain
<input checked="" type="checkbox"/> Setbacks / build-to lines	<input checked="" type="checkbox"/> Stream corridor protection zone area
<input checked="" type="checkbox"/> Building footprint	<input checked="" type="checkbox"/> SCPZ permanent on-site designation (method/design)
<input type="checkbox"/> NA Parking areas	<input type="checkbox"/> NA LID techniques: location and type
<input type="checkbox"/> NA Proposed roadways	<input type="checkbox"/> NA Stormwater BMPs: location and type
<input type="checkbox"/> NA Proposed utilities and easements	<input type="checkbox"/> NA Water quality monitoring points
<input checked="" type="checkbox"/> Adjacent street names and access points	<input type="checkbox"/> NA Planting areas: location, size, species
<input checked="" type="checkbox"/> Adjacent zoning and land uses	<input type="checkbox"/> NA Location of stormwater recharge zone
<input checked="" type="checkbox"/> Vicinity map and north arrow	

## 3. Site Data Table: Required Elements

**Instructions:** Submit a table with the following data listed. Include the table as a separate document or list the data on the conceptual site plan.

**Checkboxes:** Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

\*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.

Acreage statements: developed areas	Density calculations
<input checked="" type="checkbox"/> Site area: gross	<input checked="" type="checkbox"/> Density: gross
<input checked="" type="checkbox"/> Roadways and rights of way	<input checked="" type="checkbox"/> Density: net of rights-of-way
<input checked="" type="checkbox"/> Site area: net of rights-of way	<input checked="" type="checkbox"/> Density: net of rights-of-way, open space areas
<input checked="" type="checkbox"/> Zoning districts: area for each district	
<input checked="" type="checkbox"/> Residential land use area	
<input checked="" type="checkbox"/> Non-residential land use area	
	<b>Open space calculations</b>
	<input checked="" type="checkbox"/> Open space requirement percentage
	Include a table showing the following calculations. The areas named below must be consistent with the acreage statements to the left
	<i>Area</i>
	<i>Divided by:</i>
	<input checked="" type="checkbox"/> Open space: total      Site area: gross
	<input checked="" type="checkbox"/> Open space: total      Site area: net of rights-of-way
	<input checked="" type="checkbox"/> SCPZ area      Site area: net of rights-of-way
	<input checked="" type="checkbox"/> Natural areas* (including SCPZ)      Site area: net of rights-of-way
	<input checked="" type="checkbox"/> Active recreation area      Site area: net of rights-of-way
	<input checked="" type="checkbox"/> Stormwater mgmt. facilities area      Site area: net of rights-of-way
	<input checked="" type="checkbox"/> Natural areas* (including SCPZ)      Open space: total
	<input checked="" type="checkbox"/> Active recreation area      Open space: total

# Big Darby Accord Advisory Panel

## 4. Applicant's Checklist: Required Elements

**Instructions:** Complete the table below. Information provided should demonstrate how your proposal complies with the goals and policies of the Big Darby Accord. Please identify and explain any variation from the Accord Plan.

If you include a separate document instead of completing the table below, *each requirement below must be addressed in the order listed.*

### Conservation

Requirement (BDA reference)	Details/Comments
If land is proposed for development that is Tier 1 through 3, specify what types of development is being proposed for these areas?	The property in question is composed of Tier 1, which is the 100 year floodplain, Tier 2 which is the wooded area and Tier 3. Tier 1 and Tier 2 of the property will be left as open space, and Tier 3 part of the property to be developed and create low density residential plots that are greater than 2 acres
What Tier 1 land is being protected and how is it being protected (3.1)?	Tier 1 land on this property is made up of 100 year flood plain and it will be fully protected by designating it as open space.
What Tier 2 Land is being protected and how is it being protected (3.1)?	Tier 2 land on the property is made up of wooded area and 100 year flood plain, will be fully protected by designating that area as open space.
What Tier 3 Land is being protected and how is it being protected (3.1)?	Tier 3 land will only be developed for 2 acre or bigger residential parcels, which can only be developed 20% of the property, so 80% will be non-developed per Franklin county Zoning Resolution 304.041.
Are wooded areas greater than 3 acres being preserved and how will they be protected (3.1.1)?	Yes there is about 4.53Ac. wooded acres on the property will be fully protected by designating it as open space.
How much open space is being provided? Will the open space provided be based on the minimum of 10 acres per 1,000 residents? Note: this includes any tiered land that is being preserved. (5.16)?	There will be 9.04 acres provided as open space for this property. It is more than minimum requirements per residents as only 6 dwelling will be on this property.
How will the open space be connected within site?	All of the open space designated for this site is all connected together.
How will the open space link with off-site open space (5.4.2)?	The open space on the site is a continuation of by off-site open space that are connected, all part of the 100 year floodzone for Hellbranch creek.
How will the open space be permanently protected (4.3)? Describe: easements, dedication, etc.	Open space will be dedicated as open space in each parcel that it falls on, will be recorded in the plot description.
What plant species are native and non-invasive (4.3)?	Currently the plot is an agricultural field and has been for almost 100 years so no plants are on it.
Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)?	Not applicable as the land was agricultural field and no plants grew on it.
Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)?	Not applicable as the land was agricultural field and no plants grew on it.

### Streams and Wetlands

Requirement (BDA reference)	Details/Comments
Have all the wetlands (agricultural) been identified in conjunction with NRCS (4.2.2)?	No wetland has been identified on this property
Have all the wetlands (non-agricultural) been identified in conjunction with Army Corps of Engineers and OEPA (4.2.2)? Please indicate category of each wetland.	No wetland has been identified on this property
Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)?	No wetland has been identified on this property
If identified wetlands will be impacted, explain status of permit and plans for mitigation. The Accord recommends mitigation within the Accord planning area (4.2.2)	No wetland has been identified on this property
Will the development provide a wetland protection plan during the construction phase (4.2.2)?	No wetland has been identified on this property
How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)?	100 year floodplain will be protected and designated as open space for this development, and will be protected from fill and excavation as its in the stream corridor protection zone.
How does the project incorporate stream restoration (3.6)?	The stream will not be impacted by this project so no stream restoration is required. The land closest to the stream will be designated as open space, so no development will be on it.
How does the project incorporate site monitoring of water quality?	Each plot will follow construction requirements from building and zoning to protect water quality.
Are any streams located on the site? If so, indicate stream use designation and attainment status.	No stream is located on this site.
Does any portion of the project fall within the Stream Corridor Protection Zone? If yes, how has	Yes this property has stream corridor protection zone. Its mapped and calculated by FEMA. The SCPZ will be designated as open space and protected from development on it.

# Big Darby Accord Advisory Panel

it been calculated and how will it be protected? (4.2.1)?	
What are the proposed uses and ownership for the SCPZ (4.2.1)?	The proposed use of SCPZ is open space, and will be owned by property owners whose property will have SCPZ. Each property with SCPZ will have open space plotted and recorded on its deed.
Stormwater Best Management Practices	
Requirement (BDA reference)	Details/Comments
Are the detention (quantity) controls adapted from the critical storm method (4.7.1)?	This property will be developed for low density residential plots, so no stormwater detention controls will be build
Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)?	The low density residential plots, over 2 acres, will not have any significant impact on groundwater recharge rate.
Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)?	The proposed development is just a lot split no construction activities will be conducted. Each individual plot when being developed will have to complete and follow SWPPP for each site.
What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)?	Not applicable to this project as no construction or disturbance will occur, just a lot splits.
Were BMPs selected through the site planning process, please describe your approach(4.8.1)?	The land is being split off into low density residential plots 2 acres or bigger, each plot will select appropriate BMP's when the plot is developed.
How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)?	The land is being split off into low density residential plots 2 acres or bigger, each plot will select appropriate BMP's when the plot is developed.
How are the BMPs consistent with Low Impact Development principles (3.5.2)?	The land is being split off into low density residential plots 2 acres or bigger, each plot will select appropriate BMP's when the plot is developed.
List BMPs that will be utilized on the project below: (3.8.3)	The land is being split off into low density residential plots 2 acres or bigger, each plot will select appropriate BMP's when the plot is developed.
Sewer System	
Requirement (BDA reference)	Details/Comments
What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)?	Since no sewer is available near by, each lot will have a Home Septage Treatment System on each lot, that will meet all of the requirements set forward by Ohio Department of Health and Franklin County.
How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)?	Since this will be low density residential plots, 2 acres or greater, with adequate amount of good draining soil, it is aligned with regulation for development for this land.
Does the project provide measures for site-level monitoring (4.9.2)?	Each plot will have its soil tested and on-site treatment systems designed for each plotted parcel.
Revenue	
Requirement (BDA reference)	Details/Comments
Is Tax Increment Financing in place or planned (5.5.4)?	No planned, private developing no financing
Is a New Community Authority in place or planned (5.5.4)?	Not applicable to this project
Has a developer contribution been applied (financial) (5.5.4)?	Not applicable to this project
Has a developer contribution provided (in-kind) (5.5.4)	Not applicable to this project
Overall	
Requirement (BDA reference)	Details/Comments
How is the proposed Land Use consistent with the Big Darby Accord Plan. If not consistent with the Accord's land use plan, specify how land use it differs from the Accord Plan (3.3)?	The land use is consistent with the Big Darby Accord plan, as the development is meeting all of the requirements of low density residential zoning requirements. Each proposed plot will be greater than 2 acres, and open space is being set apart from development and SCPZ is protected to meet Big Darby Accord Plan.
Is the proposed density consistent with Big Darby Accord Plan (3.3)?	The proposed density if .25Dus/acread and Big Darby Accord plan for Residential Rural is .2-.5

# Big Darby Accord Advisory Panel

Does the project conserve a minimum of 50% of land as open space* (4.4)? (Conservation Development area only)	Yes each lot will be less than 50% developed as per Franklin County Resolution 304.04 that only 20% of the property can have any development on it. In addition to this 9.04 acres are being designated as open space for the overall land usage of this property.
How does the project incorporate LID principles? Please list all LID techniques to be used. (3.5.2)	The development is a low density residential plot creation, and each plot when developed will be using low-impact development techniques, and open space will be created.
How does the project incorporate the Town Center Principles (4.6)? (Town Center area only)	Not applicable to this project
Does the site incorporate LEED Principles (3.4)? (Required in LEED area)	Not applicable to this project
Does the project incorporate the required public facilities? How will schools, fire, police service be provided? (5.3.3)?	Not applicable to this project. This property is in Pleasant Township, and all of the services, fire, police and schools will be provided by either township or Franklin County.
How will the project provide overall trail linkages (4.11)?	Not applicable to this project, as there is no trails on the property.
How will the project provide the required transportation improvements (4.10)?	Not applicable to this project as this will be low density residential plots.

\*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.

**Acreage statmens: developed areas**

Description	Acres
Site area gross	23.32
Roadways and rights of way	2.59
Site area: net of rights-of way	20.73
<b>Zoning districts</b>	
Residential land use area	11.69
Non-residential land use area	9.04

**Acreage statements: open space**

Description	Acres
Stream Corridor protection zone area	9.04
Other preservation and no-disturb zones	0
Open Space total	9.04

**Density calculations**

Description	DU/ac
Density: gross(6 dwelling units/23.32 acres)	0.25
Density net of right-of-way (6du/20.73 ac)	0.29
Density: net of rights-of way, open space areas (6 dwelling units/11.69 acres)	0.51

**Open space calculations**

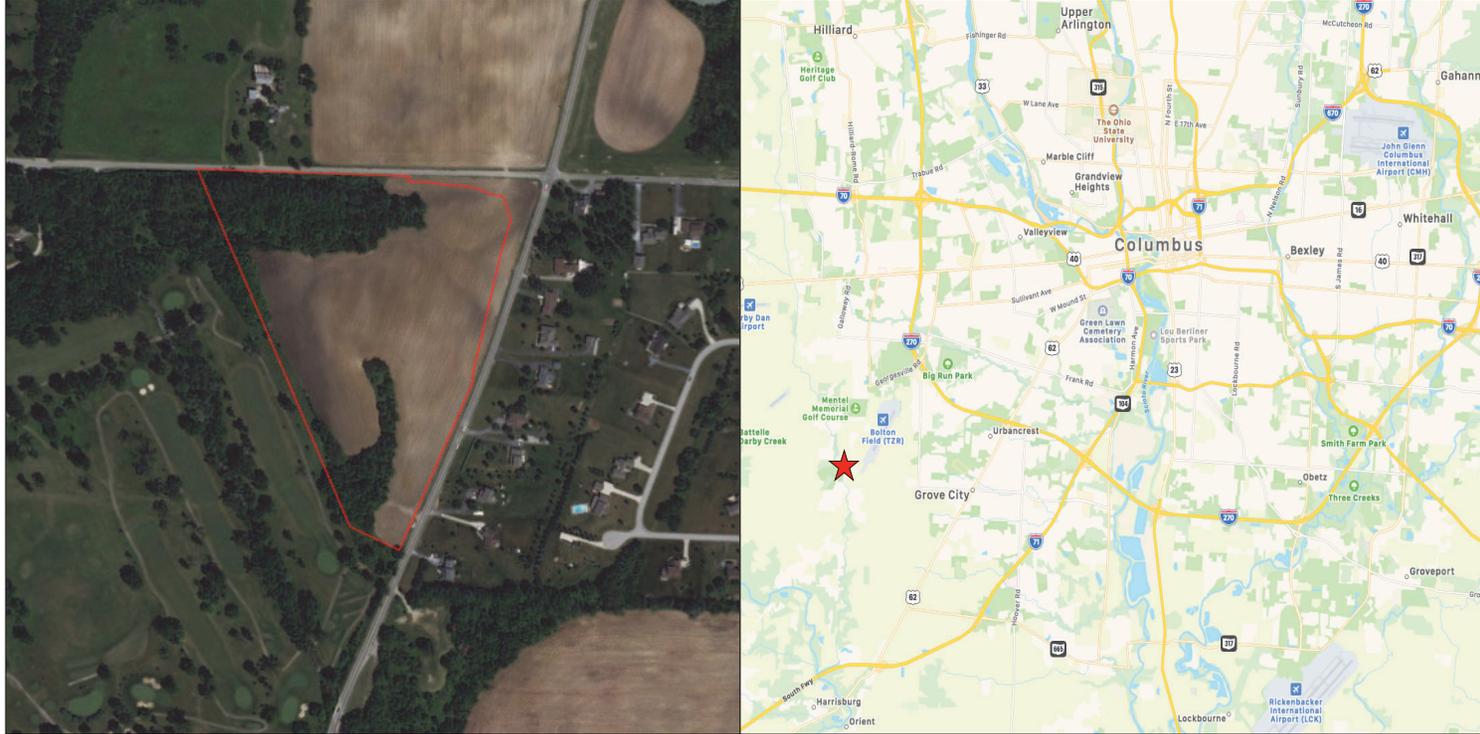
Area	Divided by	Percentage
Open space total (9.04 acres)	Site area gross (23.32 acres)	38.76
Open space total (9.04 acres)	Site area: net of rights-of-way (20.73 acres)	43.60
SCPZ area (9.04 acres)	Site area: net of rights-of-way (20.73 acres)	43.60
Natural areas(including SCPZ)(9.04 acres)	Site area: net of rights-of-way (20.73 acres)	43.60
Active recreation area (0 acres)	Site area: net of rights-of-way (20.73 acres)	0
Stormwater mgmt facilities area (0 acres)	Site area: net of rights-of-way (20.73 acres)	0
Natural areas(including SCPZ)(9.04 acres)	Open space total (9.04 acres)	100
Active recreation area (0 acres)	Open space total (9.04 acres)	0

\*Franklin County Zoning Resolution 304.041 allows a maximum of 20% development to cover the property in low density residential zoning that this property is in. So even though the site area: net of rights-of-way is 20.73 acres with maximum of 20% development allowed by Zoning resolution, maximum the site can be developed is  $20.73 \text{ acres} \times 20\% = 4.1 \text{ acres}$  overall can be maximum developed.

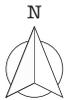
# New Country Club Estates

Parcel No. 230-001637-00

Franklin County - Pleasant Township



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Preliminary Plan	3
Proposed Grading Plan	4



Y&K Consulting  
11000  
Galloway, OH 43119  
614.519.1969

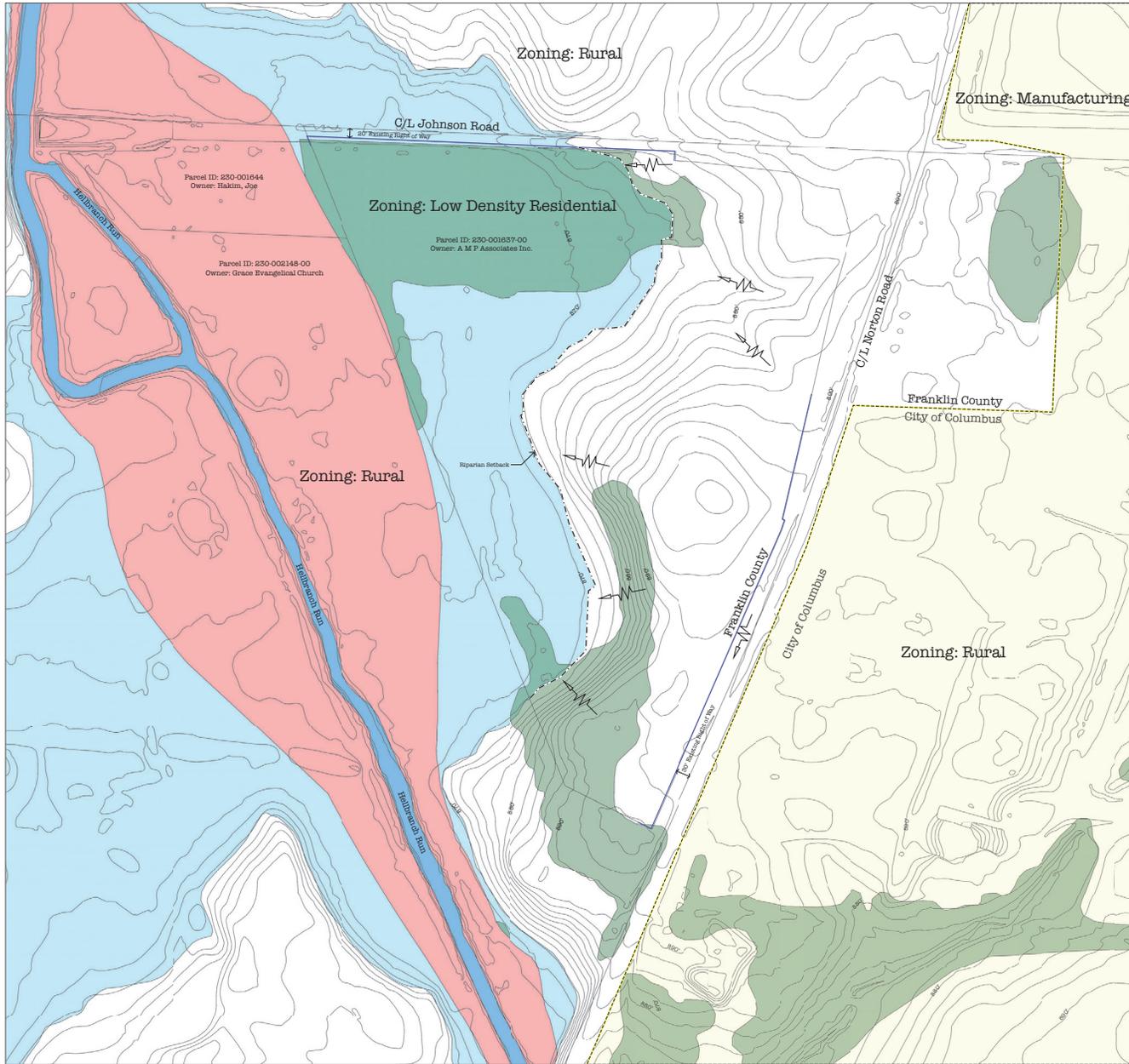
Owner:  
A.M. P  
14723 Albro Road  
Galloway, OH 43119

New Country Club Estates  
Parcel No. 230-001637-00

Cover Page

1  
4

BoydKorTechnic  
06.01.2020

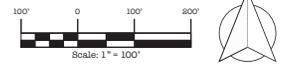


### Legend

	Regulatory Floodway
	Wooded Areas
	Surface Water - Hellbranch Run
	100 Year Flood Plain
	City of Columbus Political Jurisdiction
	Riparian Setback
	Franklin County - City Of Columbus Political Boundary
	Major Storm Routing Path

**Notes:**

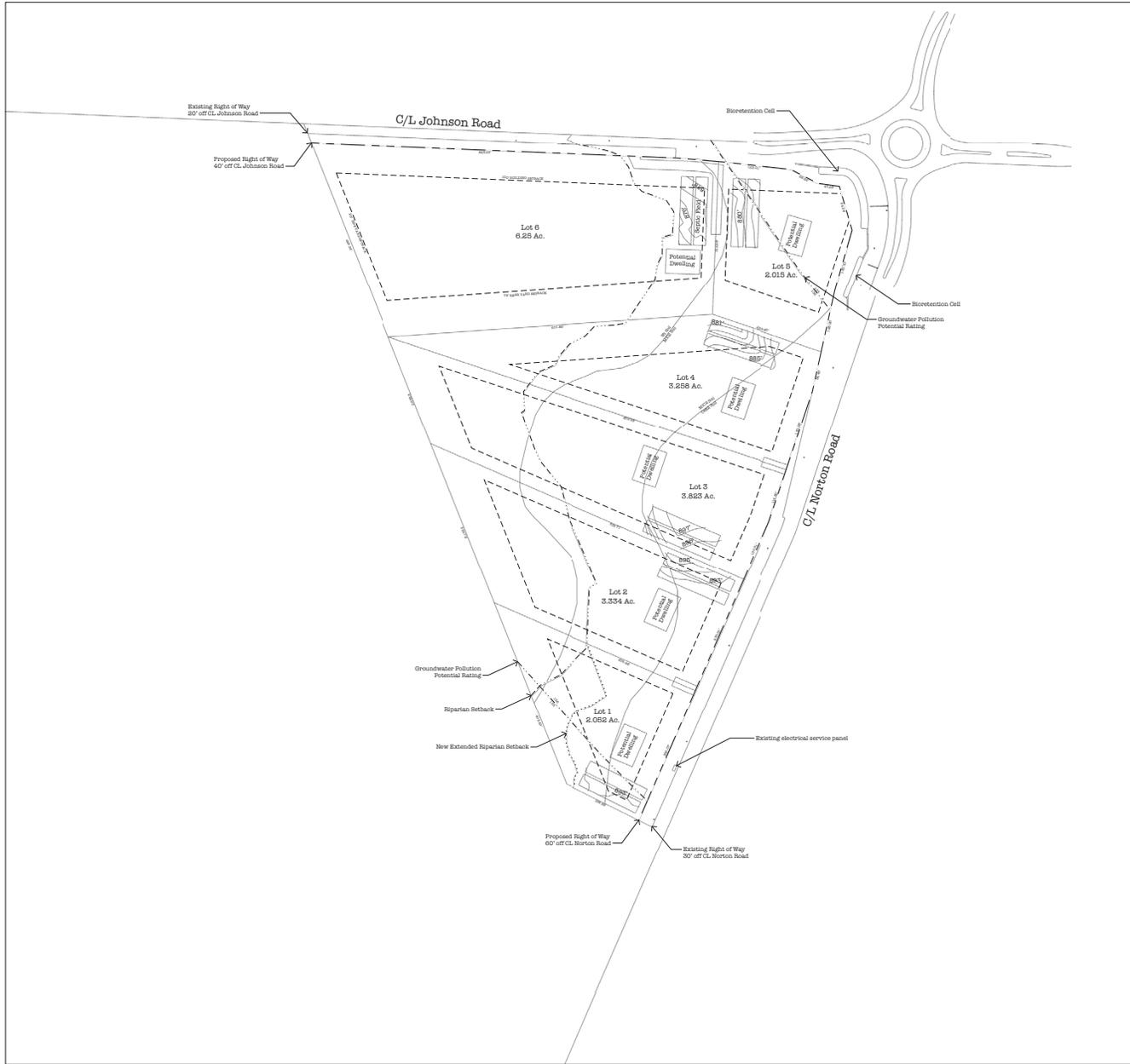
- This proposal is to create new residential lots named Country Club Estates by subdividing Parcel 230-001637 (23.32 acres) into 6 individual residential lots. The purpose of this plan is not for land development but to detail the division of the original parcel into 6 new residential lots 2 acres and greater. Once this phase is complete, each residential lot will be required to undergo its own independent development approval process and permitting
- The indicated floodplain area (9.035 acres) is to remain in its natural state with no buildings, structures, or other hard surfaces permitted
- All newly created parcels will remain zoned as 'low density residential'
- This property is in the Upper Scioto Watershed and within the Hellbranch Run sub-watershed
- No known agricultural tiles exist on this property
- No wetlands and/or ponding areas exist on this property
- The proposed subdivision is located within the Southwestern City School District



Boykortechnic  
 Owner:  
 A. M. P. Associates  
 14723 Abram Road  
 Gallowsport, OH 43119  
 06.01.2020

**New Country Club Estates**  
 Parcel No. 230-001637-00

**Existing Conditions**



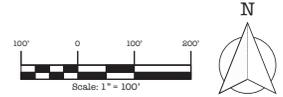
**Notes:**

- Additional right-of-way dedication required by resolution number 90-97 are as follows:  
 Johnson Road: (40' from CL) 0.348 AC.  
 Norton Road: (60' from CL) 0.347 AC.
- Setback lines are based on Franklin County zoning resolution 504.01 as amended and readopted August 13, 2019
- Lot 1 riparian setback is extended to the top of the 12% slope area

**Septic Field Design** **Potential Dwelling Footprint**

Water wells cannot be within 50 feet of septic field boundaries

Denotes utility/power pole



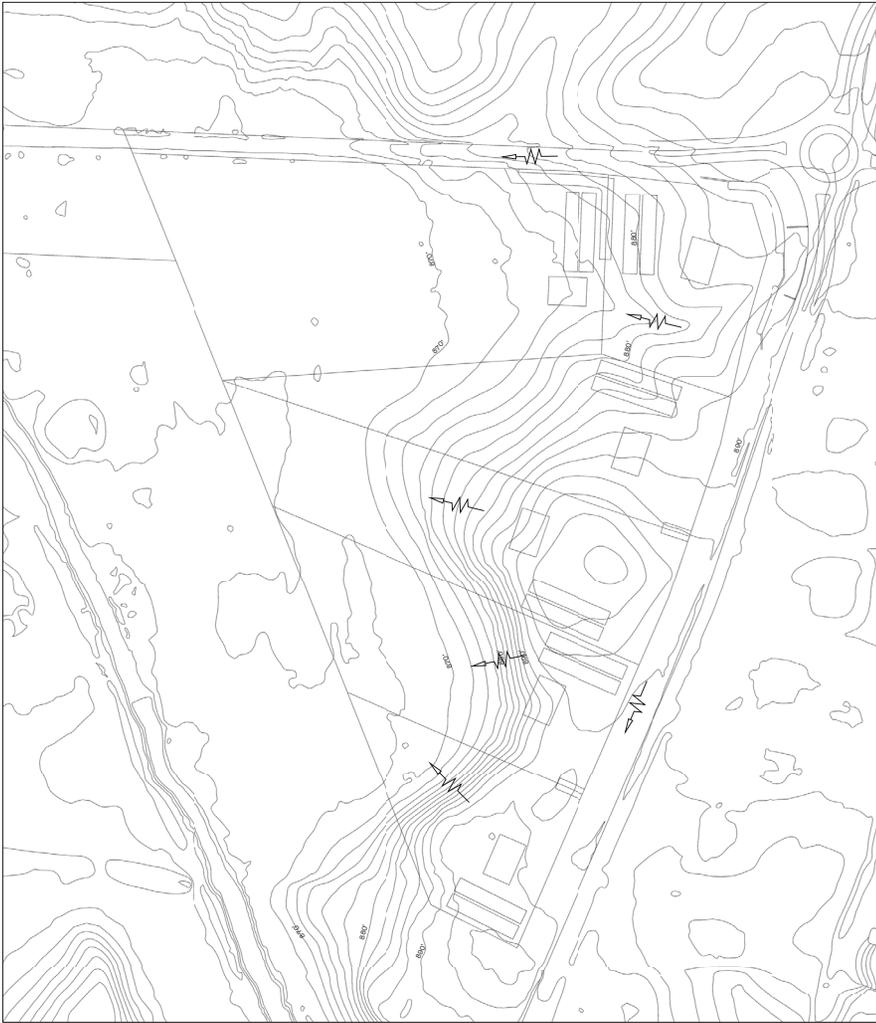
Owner: A.M. Estates  
 1472 Abram Road  
 Gallaway, OH 43119

Project: Boyko/Technic  
 06.01.2020

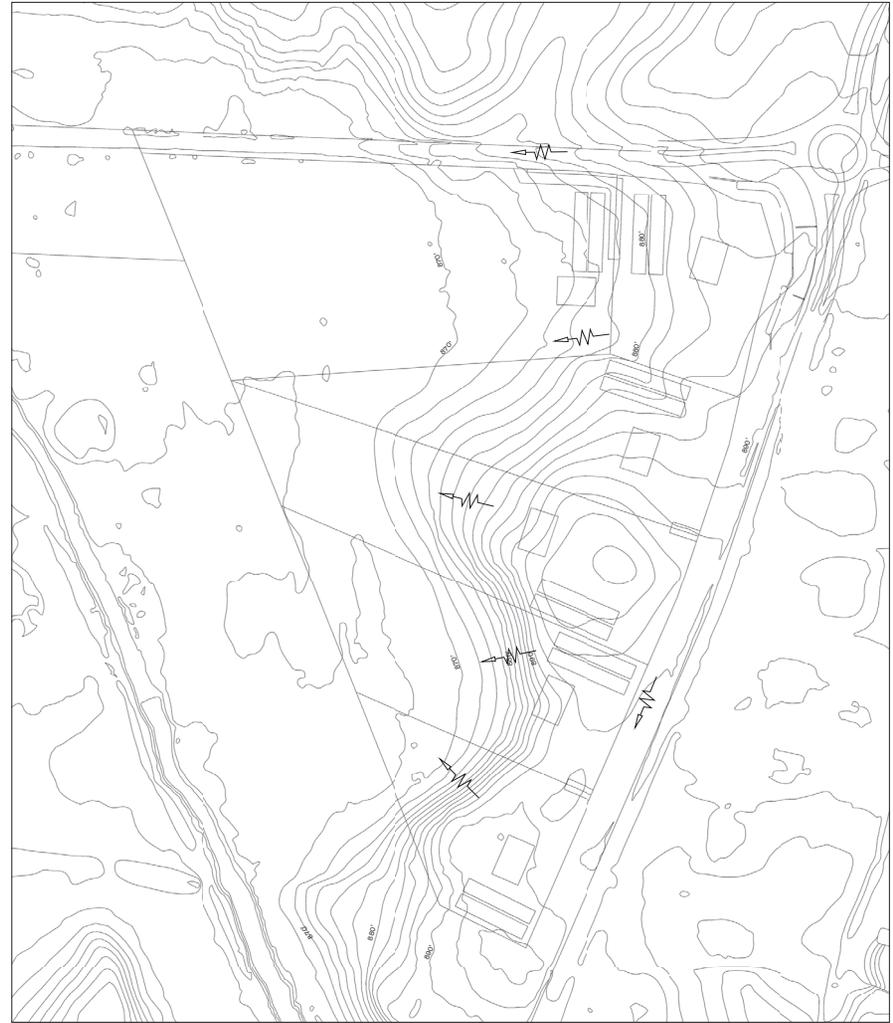
New Country Club Estates  
 Parcel No. 250-001637-00

Preliminary Plan

### Existing Grading



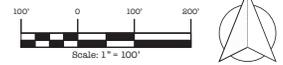
### Proposed Grading Plan



**Notes:**

Grading remains unchanged in all lots with the exception of lots 5 and 6  
 Lots 5 and 6 grading to be changed according to drawing to keep major storm routing away from potential dwellings and septic fields

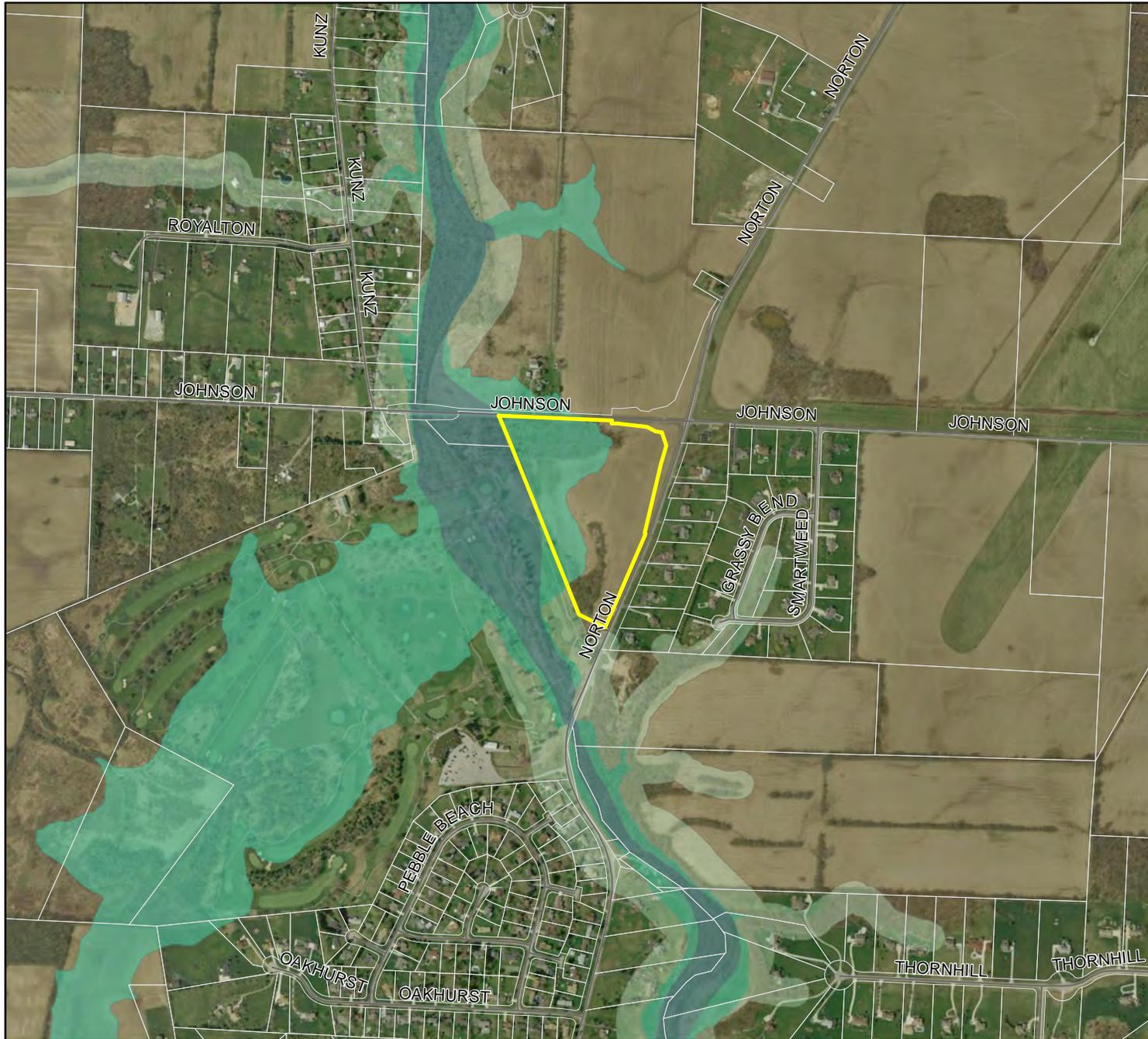
 Major Storm Routing Path



Owner:  
 A.M. Estates  
 14728 Abram Road  
 Gallaway, OH 43119

New Country Club Estates  
 Parcel No. 250-001637-00

Proposed Grading Plan



**AP-20-01**

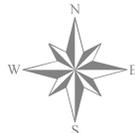
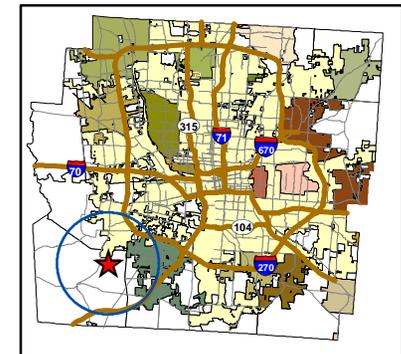
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Requesting preliminary plan approval of a single-family residential development with six lots.

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Acres: 23.32  
Township: Pleasant

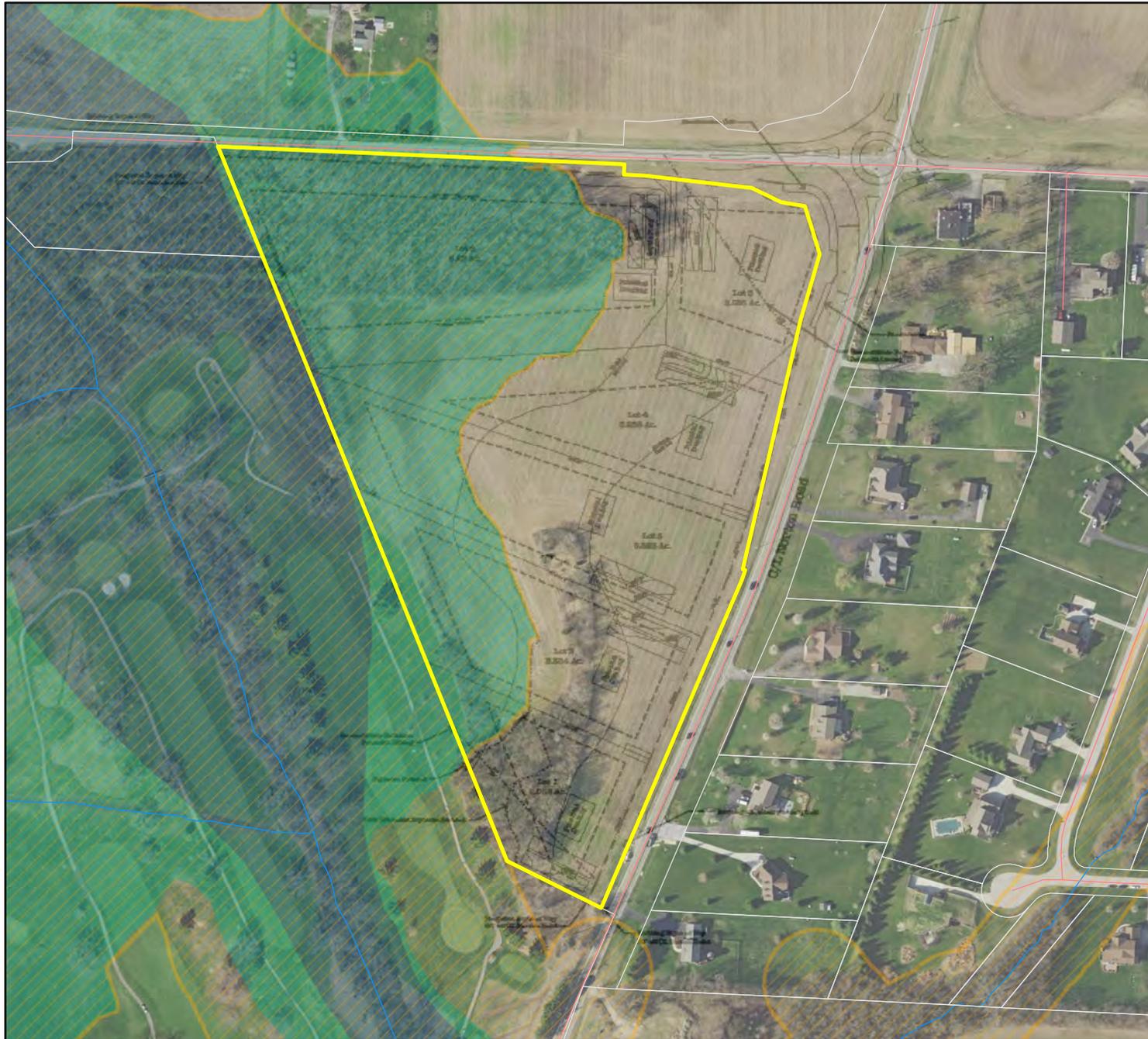
-  0 Norton Rd
-  Floodway
-  100 Year Floodplain
-  Streets
-  Parcels



# AP-20-01

Requesting preliminary plan approval of a single-family residential development with six lots.

Acres: 23.32  
Township: Pleasant



- 0 Norton Rd
- Riparian Setbacks
- Floodway
- 100 Year Floodplain
- Streets
- Parcels

