

January 27, 2026

Mr. Greg Fedner
Mr. Doug Holz
City of Columbus, Division of Water Reclamation
111 North Front Street
Columbus, Ohio 43215

RE: Type II Variance from Stormwater Drainage Manual for the following addresses:

- 799-803 Bassett Avenue
- 813 Bassett Avenue
- 835-839 Bassett Avenue
- 841-843 Bassett Avenue
- 847-853 Bassett Avenue

Dear Mr. Fedner and Mr. Holz,

Please see the attached application for our Statement of Support for a Type II Variance from the City of Columbus Stormwater Drainage Manual.

The proposed project will include construction of one 2-unit dwelling and four 3-unit dwellings, all on vacant lots, with parking which is accessible from the rear alley. These lots are separated by single family lots under different ownership. See Appendix B for the proposed site plans for each address.

The construction of a 2-unit dwelling and four 3-unit dwellings are considered to be a “Larger Common Development”, despite being constructed on small parcels platted in 1884. Thus, these improvements are subject to the requirements of the current city stormwater manual which requires detailed design, expensive onsite underground detention, and a connection to the city’s public stormwater infrastructure.

A variance is being requested because the requirements of the current Stormwater Drainage Manual would impose significant financial and scheduling hardships that would result in the project not being viable and not being built. See Appendix C for the exhibits showing the proposed stormwater improvements needed to fully comply with the requirements of the Manual. See Appendix D for the exhibits showing the proposed improvements and the minimal impact alternative. See Appendix E for the exhibits showing the preferred design for each site.

The following information is provided in support of the application:

Project Name: Bassett Avenue Development

Parcel #s: 010-081680, 010-08161, 010-347233, 010-347908, 010-028998, 010-057054,
010-050000, 010-056560, 010-018662, 010-013686, 010-042053

Site Area: 0.632 Acres

Owner: Habitat for Humanity MidOhio

Primary Contact:

Joel Grimes

Habitat for Humanity MidOhio

614-257-8020

JGrimes@habitatmidohio.org

THE PROJECT:

The proposed project will include construction of one 2-unit dwelling and four 3-unit dwellings, all on adjacent vacant lots, with parking which is accessible from the rear alley. See Appendix B for the proposed site plans for each address. The lots are currently vacant but once had residential structures.

IMPORTANT CONSIDERATIONS:

The project has a similar stormwater impact to the previous residential structures before they were demolished. The existing stormwater infrastructure was not reduced in size when the previous residential structures were demolished. The existing stormwater infrastructure can accommodate the new stormwater impacts. The impervious areas of the improvements for each site are detailed below:

799-803 Bassett Avenue	
ITEM	AREA (S.F.)
Building (Total for all 2 parcels)	2,058
Parking Area (Total for all 2 parcels)	342
Total Impervious Area: 2,400 S.F.	

813 Bassett Avenue	
ITEM	AREA (S.F.)
Building (Total for all 3 parcels)	2,541
Parking Area (Total for all 3 parcels)	990
Total Impervious Area: 3,531 S.F.	

835-839 Bassett Avenue	
ITEM	AREA (S.F.)
Building (Total for all 3 parcels)	2,449
Parking Area (Total for all 3 parcels)	1,151
Total Impervious Area: 3,600 S.F.	

841-843 Bassett Avenue	
ITEM	AREA (S.F.)
Building (Total for all 3 parcels)	2,542
Parking Area (Total for all 3 parcels)	990
Total Impervious Area: 3,532 S.F.	

847-853 Bassett Avenue	
ITEM	AREA (S.F.)
Building (Total for all 3 parcels)	2,542
Parking Area (Total for all 3 parcels)	990
Total Impervious Area: 3,532 S.F.	

Each individual parcel is below the requirement of 2,000 square foot of new impervious area threshold requiring stormwater design and on-site detention.

Construction of a single-family house on each parcel is a possibility, but not necessarily the best option. If single-family houses are built, the project will face significant impacts including:

- Not performing as well financially: significantly reduced income and only marginally reduced construction and development costs
- May not meet lender requirements, specifically the debt-service-coverage ratio (1.2x)
- The parcels are under Zoning Classification R-3, which limits a single-family dwelling to be situated on a lot no less than 5,000 square feet in area. None of the lots are larger than 2,615 square feet individually. The parcels would need to be rezoned or a variance would be needed to accommodate single family homes, which can be very expensive.
- Single-family homes would have an equal or more impact on the city stormwater system than duplex or triplex housing.
- Will delay the start of the project by 4 to 6 months for the development of new architectural plans, site plans and potential building variance submissions.

CHALLENGE:

The Stormwater Manual considers the construction of a 2-unit dwelling and four 3-unit dwellings are considered to be a “Larger Common Development”, and thus the project is subject to the stormwater quantity and quality control requirements detailed in the manual.

It is our understanding that these existing urban lots once had homes and that the existing city infrastructure accounted for the stormwater from these lots. Also, the existing city stormwater capacity was not decreased when the homes were demolished.

It is not practical to comply with the requirements of the Stormwater Manual for this project. The requirement of a CC-Storm Plan due to the increase in impervious area, and additional on-site stormwater controls for the site impose significant hardships and would result in the project not being viable and not being built. It is unfair and unreasonable to burden small builders and developers with the significant cost of storm water infrastructure.

To fully comply with the requirements of the Stormwater Manual for this project, there would be several additional work items that would add significant cost to the overall project. These items include civil engineering, storm sewer design and calculations, surveying and right-of-way permits and inspections; construction of the underground detention and storm sewers to connect to the existing public stormwater infrastructure. The cost of these additional items is detailed below for each site:

799-803 Bassett Avenue	
ITEM	COST ESTIMATE
Civil Engineering, Storm Design and Calculations, Surveying, ROW Permits & Inspections	\$35,000
Construction of Underground Detention	\$13,000
Storm Sewer and Connection to City Infrastructure	\$15,000
Total Cost:	\$63,000

813 Bassett Avenue	
ITEM	COST ESTIMATE
Civil Engineering, Storm Design and Calculations, Surveying, ROW Permits & Inspections	\$35,000
Construction of Underground Detention	\$13,000
Storm Sewer and Connection to City Infrastructure	\$15,000
Total Cost:	\$63,000

835-839 Bassett Avenue	
ITEM	COST ESTIMATE
Civil Engineering, Storm Design and Calculations, Surveying, ROW Permits & Inspections	\$35,000
Construction of Underground Detention	\$13,000
Storm Sewer and Connection to City Infrastructure	\$15,000
Total Cost: \$63,000	

841-843 Bassett Avenue	
ITEM	COST ESTIMATE
Civil Engineering, Storm Design and Calculations, Surveying, ROW Permits & Inspections	\$35,000
Construction of Underground Detention	\$13,000
Storm Sewer and Connection to City Infrastructure	\$15,000
Total Cost: \$63,000	

847-853 Bassett Avenue	
ITEM	COST ESTIMATE
Civil Engineering, Storm Design and Calculations, Surveying, ROW Permits & Inspections	\$35,000
Construction of Underground Detention	\$13,000
Storm Sewer and Connection to City Infrastructure	\$15,000
Total Cost: \$63,000	

See Appendix B for the exhibits showing the proposed stormwater improvements needed to fully comply with the requirements of the Stormwater Manual. The stormwater improvements detailed in Appendix B also assume that the detention can act as one system for each duplex or triplex. If this is not possible due to existing property line boundaries, that could potentially add more cost to each development site or create the need for shared stormwater easements across multiple parcels.

We are also including a minimal impact alternative, in lieu of full compliance with the manual, to reduce the impervious area of the project. We are proposing permeable pavers in lieu of the concrete parking areas. This would reduce the overall impervious area for each site, but it would not be enough to get under the 2,000 square foot of new impervious surface requirement resulting in stormwater design and calculations needing to be completed. This alternative is being proposed because it would reduce the new impervious area to approximately 2,000 square feet per site and would provide significant cost savings for the project when compared to the full compliance solution. The cost for the permeable pavers to be installed is approximately \$15 per square foot. The total cost savings between the full compliance solution and the minimal impact alternative are detailed below:

799-803 Bassett Avenue	
ITEM	COST ESTIMATE
Full Compliance Solution	\$63,000
Minimal Impact Alternative (342 S.F. @ \$15/S.F.)	\$15,130
Total Cost Savings: \$47,870	

813 Bassett Avenue	
ITEM	COST ESTIMATE
Full Compliance Solution	\$63,000
Minimal Impact Alternative (990 S.F. @ \$15/S.F.)	\$24,850
Total Cost Savings: \$38,150	

835-839 Bassett Avenue	
ITEM	COST ESTIMATE
Building (Total for all 3 parcels)	\$63,000
Minimal Impact Alternative (1,151 S.F. @ \$15/S.F.)	\$27,265
Total Cost Savings: \$35,735	

841-843 Bassett Avenue	
ITEM	COST ESTIMATE
Building (Total for all 3 parcels)	\$63,000
Minimal Impact Alternative (990 S.F. @ \$15/S.F.)	\$24,850
Total Cost Savings: \$38,150	

847-853 Bassett Avenue	
ITEM	COST ESTIMATE
Full Compliance Solution	\$63,000
Minimal Impact Alternative (990 S.F. @ \$15/S.F.)	\$24,850
Total Cost Savings: \$38,150	

See Appendix D for the exhibits showing the proposed stormwater improvements with the minimal impact alternative.

OUR REQUEST

Based on the hardships described, we are requesting that the following addresses be considered separately and that the lots are not considered a “Larger Common Development”; and that the requirements for CC Plans as well as stormwater detailed design, expensive onsite underground detention, and a connection to the city’s public stormwater infrastructure be waived.

- 799-803 Bassett Avenue
- 813 Bassett Avenue
- 835-839 Bassett Avenue
- 841-843 Bassett Avenue
- 847-853 Bassett Avenue

APPENDICIES

- Appendix A: Variance Application Forms
- Appendix B: Proposed Site Plans
- Appendix C: Full Compliance Exhibits
- Appendix D: Minimal Impact Alternative Exhibits
- Appendix E: Preferred Design Exhibits

APPENDIX A
TYPE II (NON-STREAM PROTECTION) VARIANCE APPLICATION

Type II (Non-Stream Protection) Variance Application

Application should be submitted via email to stormvariance@columbus.gov with this cover page and all required support documentation.

I. APPLICANT INFORMATION

Owner/Developer	:	
Primary Contact	:	
Project Name	:	
Property PID(s)	:	
Legal Address	:	
Associated Plan Number	:	
Total Site Area	:	
Site Disturbance	:	

II. VARIANCE REQUEST

☐ **Type II:** Non-Stream Protection Variance (non-SCPZ issues)

SWDM section(s)/subsection(s)* of request :

**Please confirm before submittal that a Type A variance is not applicable.*

III. NARRATIVE SUMMARY

Briefly summarize the specific substantial hardship resulting from complying with the SWDM requirements and why the variance is requested.

Note: The following is an example provided for reference only. Do not fill in the blanks or submit it as-is. You must erase the example text below and write your own project-specific summary.

The improvements are subject to the requirements of the Stormwater Drainage Manual because of the amount of new impervious surface that is being added to the site. The requirements impose significant financial and scheduling hardships that would result in the project not being viable and ultimately not being built.

IV. SIGNATURE & ACKNOWLEDGEMENT

Applicant acknowledges that a Type II Variance shall be utilized for anything in the Manual other than stream protection (non-SCPZ) issues and requires a demonstration that full compliance with the Stormwater Drainage Manual is impracticable because of specific site conditions.

Applicant acknowledges that they are submitting all appropriate and required materials for review. Incomplete applications will be returned to the applicant.

Signature

Date

Type II (Non-Stream Protection) Variance Application Checklist

SITE DEVELOPMENT ALTERNATIVES & JUSTIFICATION

Type II variance applications must include three site development plans: (1) Full Compliance (no deviation from the Manual); (2) Minimal Impact (less deviation from the Manual); and (3) Preferred Alternative (applicant's preferred development plan). Provide the following to support the variance justification.

- ☐ Exhibit for each alternative, depicting:
 - ☐ Proposed improvements
 - ☐ Existing and proposed utilities, stormwater controls, and topography (minimum 2' contours)
 - ☐ Streams, waterways, SCPZ boundary, 100-year floodplain, and floodway limits
 - ☐ Other relevant information for comprehensive evaluation
- ☐ Explanation of how each alternative meets or fails Manual compliance requirements.
- ☐ Demonstration of undue hardship. *If applicable, describe how strict adherence to the Manual Requirements would deprive the owner of reasonable use of their land or make the project not feasible.*
 - ☐ Technical: Describe site-specific conditions (e.g., topography, infrastructure, land use restrictions) that make full compliance with the Manual an undue hardship.
 - ☐ Economic: Provide evidence and supporting documentation demonstrating undue economic hardship due to full compliance with the Manual. This could include a cost comparison of materials, labor, and resources; the percentage increase in the total project budget; and projected revenue lost.
- ☐ Justification for deviation from full compliance with the Manual. In addition to the hardship(s) identified above, please include any additional information that justifies deviation from full compliance with the Manual.

Type II (Non-Stream Protection) Variance Application

Application should be submitted via email to stormvariance@columbus.gov with this cover page and all required support documentation.

I. APPLICANT INFORMATION

Owner/Developer	:	
Primary Contact	:	
Project Name	:	
Property PID(s)	:	
Legal Address	:	
Associated Plan Number	:	
Total Site Area	:	
Site Disturbance	:	

II. VARIANCE REQUEST

☐ **Type II:** Non-Stream Protection Variance (non-SCPZ issues)

SWDM section(s)/subsection(s)* of request :

**Please confirm before submittal that a Type A variance is not applicable.*

III. NARRATIVE SUMMARY

Briefly summarize the specific substantial hardship resulting from complying with the SWDM requirements and why the variance is requested.

Note: The following is an example provided for reference only. Do not fill in the blanks or submit it as-is. You must erase the example text below and write your own project-specific summary.

The improvements are subject to the requirements of the Stormwater Drainage Manual because of the amount of new impervious surface that is being added to the site. The requirements impose significant financial and scheduling hardships that would result in the project not being viable and ultimately not being built.

IV. SIGNATURE & ACKNOWLEDGEMENT

Applicant acknowledges that a Type II Variance shall be utilized for anything in the Manual other than stream protection (non-SCPZ) issues and requires a demonstration that full compliance with the Stormwater Drainage Manual is impracticable because of specific site conditions.

Applicant acknowledges that they are submitting all appropriate and required materials for review. Incomplete applications will be returned to the applicant.

Signature

Date

Type II (Non-Stream Protection) Variance Application Checklist

SITE DEVELOPMENT ALTERNATIVES & JUSTIFICATION

Type II variance applications must include three site development plans: (1) Full Compliance (no deviation from the Manual); (2) Minimal Impact (less deviation from the Manual); and (3) Preferred Alternative (applicant's preferred development plan). Provide the following to support the variance justification.

- ☐ Exhibit for each alternative, depicting:
 - ☐ Proposed improvements
 - ☐ Existing and proposed utilities, stormwater controls, and topography (minimum 2' contours)
 - ☐ Streams, waterways, SCPZ boundary, 100-year floodplain, and floodway limits
 - ☐ Other relevant information for comprehensive evaluation
- ☐ Explanation of how each alternative meets or fails Manual compliance requirements.
- ☐ Demonstration of undue hardship. *If applicable, describe how strict adherence to the Manual Requirements would deprive the owner of reasonable use of their land or make the project not feasible.*
 - ☐ Technical: Describe site-specific conditions (e.g., topography, infrastructure, land use restrictions) that make full compliance with the Manual an undue hardship.
 - ☐ Economic: Provide evidence and supporting documentation demonstrating undue economic hardship due to full compliance with the Manual. This could include a cost comparison of materials, labor, and resources; the percentage increase in the total project budget; and projected revenue lost.
- ☐ Justification for deviation from full compliance with the Manual. In addition to the hardship(s) identified above, please include any additional information that justifies deviation from full compliance with the Manual.

Type II (Non-Stream Protection) Variance Application

Application should be submitted via email to stormvariance@columbus.gov with this cover page and all required support documentation.

I. APPLICANT INFORMATION

Owner/Developer	:	
Primary Contact	:	
Project Name	:	
Property PID(s)	:	
Legal Address	:	
Associated Plan Number	:	
Total Site Area	:	
Site Disturbance	:	

II. VARIANCE REQUEST

☐ **Type II:** Non-Stream Protection Variance (non-SCPZ issues)

SWDM section(s)/subsection(s)* of request :

**Please confirm before submittal that a Type A variance is not applicable.*

III. NARRATIVE SUMMARY

Briefly summarize the specific substantial hardship resulting from complying with the SWDM requirements and why the variance is requested.

Note: The following is an example provided for reference only. Do not fill in the blanks or submit it as-is. You must erase the example text below and write your own project-specific summary.

The improvements are subject to the requirements of the Stormwater Drainage Manual because of the amount of new impervious surface that is being added to the site. The requirements impose significant financial and scheduling hardships that would result in the project not being viable and ultimately not being built.

IV. SIGNATURE & ACKNOWLEDGEMENT

Applicant acknowledges that a Type II Variance shall be utilized for anything in the Manual other than stream protection (non-SCPZ) issues and requires a demonstration that full compliance with the Stormwater Drainage Manual is impracticable because of specific site conditions.

Applicant acknowledges that they are submitting all appropriate and required materials for review. Incomplete applications will be returned to the applicant.

Signature

Date

Type II (Non-Stream Protection) Variance Application Checklist

SITE DEVELOPMENT ALTERNATIVES & JUSTIFICATION

Type II variance applications must include three site development plans: (1) Full Compliance (no deviation from the Manual); (2) Minimal Impact (less deviation from the Manual); and (3) Preferred Alternative (applicant's preferred development plan). Provide the following to support the variance justification.

- ☐ Exhibit for each alternative, depicting:
 - ☐ Proposed improvements
 - ☐ Existing and proposed utilities, stormwater controls, and topography (minimum 2' contours)
 - ☐ Streams, waterways, SCPZ boundary, 100-year floodplain, and floodway limits
 - ☐ Other relevant information for comprehensive evaluation
- ☐ Explanation of how each alternative meets or fails Manual compliance requirements.
- ☐ Demonstration of undue hardship. *If applicable, describe how strict adherence to the Manual Requirements would deprive the owner of reasonable use of their land or make the project not feasible.*
 - ☐ Technical: Describe site-specific conditions (e.g., topography, infrastructure, land use restrictions) that make full compliance with the Manual an undue hardship.
 - ☐ Economic: Provide evidence and supporting documentation demonstrating undue economic hardship due to full compliance with the Manual. This could include a cost comparison of materials, labor, and resources; the percentage increase in the total project budget; and projected revenue lost.
- ☐ Justification for deviation from full compliance with the Manual. In addition to the hardship(s) identified above, please include any additional information that justifies deviation from full compliance with the Manual.

Type II (Non-Stream Protection) Variance Application

Application should be submitted via email to stormvariance@columbus.gov with this cover page and all required support documentation.

I. APPLICANT INFORMATION

Owner/Developer	:	
Primary Contact	:	
Project Name	:	
Property PID(s)	:	
Legal Address	:	
Associated Plan Number	:	
Total Site Area	:	
Site Disturbance	:	

II. VARIANCE REQUEST

☐ **Type II:** Non-Stream Protection Variance (non-SCPZ issues)

SWDM section(s)/subsection(s)* of request :

**Please confirm before submittal that a Type A variance is not applicable.*

III. NARRATIVE SUMMARY

Briefly summarize the specific substantial hardship resulting from complying with the SWDM requirements and why the variance is requested.

Note: The following is an example provided for reference only. Do not fill in the blanks or submit it as-is. You must erase the example text below and write your own project-specific summary.

The improvements are subject to the requirements of the Stormwater Drainage Manual because of the amount of new impervious surface that is being added to the site. The requirements impose significant financial and scheduling hardships that would result in the project not being viable and ultimately not being built.

IV. SIGNATURE & ACKNOWLEDGEMENT

Applicant acknowledges that a Type II Variance shall be utilized for anything in the Manual other than stream protection (non-SCPZ) issues and requires a demonstration that full compliance with the Stormwater Drainage Manual is impracticable because of specific site conditions.

Applicant acknowledges that they are submitting all appropriate and required materials for review. Incomplete applications will be returned to the applicant.

Signature

Date

Type II (Non-Stream Protection) Variance Application Checklist

SITE DEVELOPMENT ALTERNATIVES & JUSTIFICATION

Type II variance applications must include three site development plans: (1) Full Compliance (no deviation from the Manual); (2) Minimal Impact (less deviation from the Manual); and (3) Preferred Alternative (applicant's preferred development plan). Provide the following to support the variance justification.

- ☐ Exhibit for each alternative, depicting:
 - ☐ Proposed improvements
 - ☐ Existing and proposed utilities, stormwater controls, and topography (minimum 2' contours)
 - ☐ Streams, waterways, SCPZ boundary, 100-year floodplain, and floodway limits
 - ☐ Other relevant information for comprehensive evaluation
- ☐ Explanation of how each alternative meets or fails Manual compliance requirements.
- ☐ Demonstration of undue hardship. *If applicable, describe how strict adherence to the Manual Requirements would deprive the owner of reasonable use of their land or make the project not feasible.*
 - ☐ Technical: Describe site-specific conditions (e.g., topography, infrastructure, land use restrictions) that make full compliance with the Manual an undue hardship.
 - ☐ Economic: Provide evidence and supporting documentation demonstrating undue economic hardship due to full compliance with the Manual. This could include a cost comparison of materials, labor, and resources; the percentage increase in the total project budget; and projected revenue lost.
- ☐ Justification for deviation from full compliance with the Manual. In addition to the hardship(s) identified above, please include any additional information that justifies deviation from full compliance with the Manual.

Type II (Non-Stream Protection) Variance Application

Application should be submitted via email to stormvariance@columbus.gov with this cover page and all required support documentation.

I. APPLICANT INFORMATION

Owner/Developer	:	
Primary Contact	:	
Project Name	:	
Property PID(s)	:	
Legal Address	:	
Associated Plan Number	:	
Total Site Area	:	
Site Disturbance	:	

II. VARIANCE REQUEST

☐ **Type II:** Non-Stream Protection Variance (non-SCPZ issues)

SWDM section(s)/subsection(s)* of request :

**Please confirm before submittal that a Type A variance is not applicable.*

III. NARRATIVE SUMMARY

Briefly summarize the specific substantial hardship resulting from complying with the SWDM requirements and why the variance is requested.

Note: The following is an example provided for reference only. Do not fill in the blanks or submit it as-is. You must erase the example text below and write your own project-specific summary.

The improvements are subject to the requirements of the Stormwater Drainage Manual because of the amount of new impervious surface that is being added to the site. The requirements impose significant financial and scheduling hardships that would result in the project not being viable and ultimately not being built.

IV. SIGNATURE & ACKNOWLEDGEMENT

Applicant acknowledges that a Type II Variance shall be utilized for anything in the Manual other than stream protection (non-SCPZ) issues and requires a demonstration that full compliance with the Stormwater Drainage Manual is impracticable because of specific site conditions.

Applicant acknowledges that they are submitting all appropriate and required materials for review. Incomplete applications will be returned to the applicant.

Signature

Date

Type II (Non-Stream Protection) Variance Application Checklist

SITE DEVELOPMENT ALTERNATIVES & JUSTIFICATION

Type II variance applications must include three site development plans: (1) Full Compliance (no deviation from the Manual); (2) Minimal Impact (less deviation from the Manual); and (3) Preferred Alternative (applicant's preferred development plan). Provide the following to support the variance justification.

- ☐ Exhibit for each alternative, depicting:
 - ☐ Proposed improvements
 - ☐ Existing and proposed utilities, stormwater controls, and topography (minimum 2' contours)
 - ☐ Streams, waterways, SCPZ boundary, 100-year floodplain, and floodway limits
 - ☐ Other relevant information for comprehensive evaluation
- ☐ Explanation of how each alternative meets or fails Manual compliance requirements.
- ☐ Demonstration of undue hardship. *If applicable, describe how strict adherence to the Manual Requirements would deprive the owner of reasonable use of their land or make the project not feasible.*
 - ☐ Technical: Describe site-specific conditions (e.g., topography, infrastructure, land use restrictions) that make full compliance with the Manual an undue hardship.
 - ☐ Economic: Provide evidence and supporting documentation demonstrating undue economic hardship due to full compliance with the Manual. This could include a cost comparison of materials, labor, and resources; the percentage increase in the total project budget; and projected revenue lost.
- ☐ Justification for deviation from full compliance with the Manual. In addition to the hardship(s) identified above, please include any additional information that justifies deviation from full compliance with the Manual.

APPENDIX B
PROPOSED SITE PLANS



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. HFHM01-JOB40

DATE: 06/30/25

FOR HABITAT FOR HUMANITY MIDOHIO. HOUSE STYLE DUPLEX
LOT/SUBDIVISION PT LOT 1, PT LOT 2 , PT LOT 3/BELL AND ESTICE PARCELS

ADDRESS 799-803 BASSETT AVE SCALE 1"= 20'
COUNTY OF FRANKLIN CITY OF COLUMBUS DRAWN BY: NV

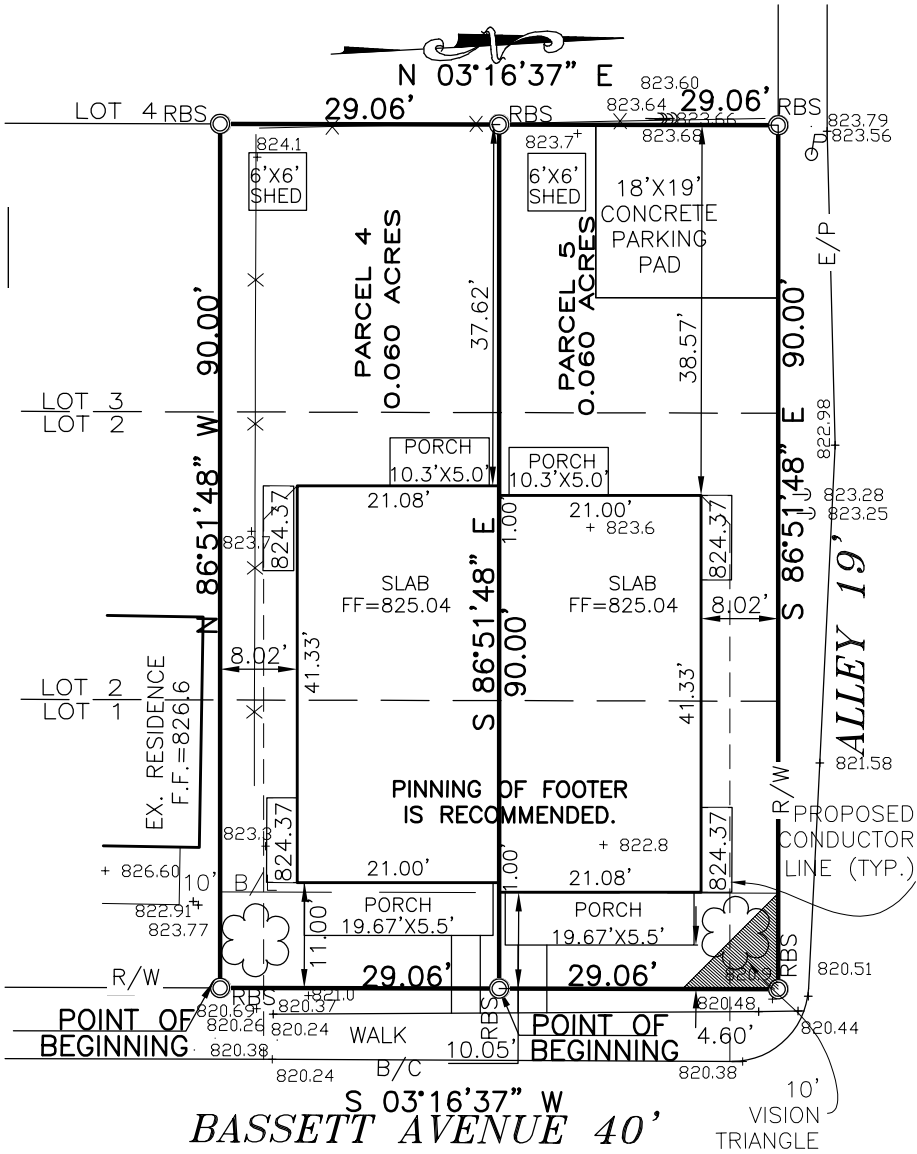
P.B. 12 PAGE 98
MINIMUMS: R: 25' S: 3'
MAXIMUM BUILDING HEIGHT =35'

LEGEND

●	IPF IRON PIN FOUND
○	RBF REBAR FOUND
○	RBS REBAR SET
—X—	UTILITY POLE
—X—	EXISTING FENCE LINE
▲	GAS LINE MARKER
XXX.X	PROPOSED GRADE
XXX.X	EXISTING GRADE

A TREE WILL BE PROVIDED PER THE
SIZE REQUIREMENTS IN SECTION
3321.13. THE FINAL LOCATION OF THE
TREE WILL BE DETERMINED AT THE
TIME THAT LANDSCAPING IS INSTALLED.

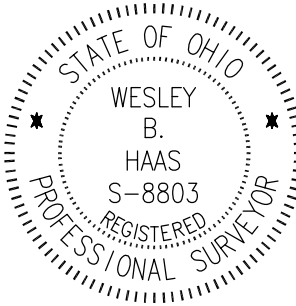
* STABILIZE CONSTRUCTION ENTRANCE.



LOT CALCULATIONS ARE FOR
ESTIMATING PURPOSES ONLY,
AND SHOULD BE VERIFIED BY
THE BUILDER OR CONTRACTOR.

PARCEL 4 LOT CALCULATIONS		PARCEL 5 LOT CALCULATIONS	
LOCATION	AREA S.F.	LOCATION	AREA S.F.
LOT	2615	LOT	2615
HOUSE	1029	HOUSE	1029
GARAGE	N/A	GARAGE	N/A
DRIVE	N/A	DRIVE	342
REAR YD	1094	REAR YD	1121
VEGETATION	1569	VEGETATION	1230
GAR/REAR YD	N/A	GAR/REAR YD	N/A
LOT COV	39.36%	LOT COV	39.36%
REAR YD	41.84%	REAR YD	42.87%
IMPERVIOUS LOT COV.	41.38%	IMPERVIOUS LOT COV.	41.26%

THIS PROPERTY IS LOCATED
IN FLOOD ZONE X.
MAP NO. 39049C 0327K
EFF. DATE: 06/17/2008.



BUILDER TO INSTALL AND MAINTAIN EROSION
CONTROL THROUGHOUT ALL PHASES OF
CONSTRUCTION. FIELD MODIFICATIONS MAY BE
NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING
PLOT PLAN WAS PREPARED FROM INFORMATION
PROVIDED BY THE CLIENT AND DATA OBTAINED
FROM ENGINEERED SUBDIVISION PLANS. THIS
PLOT PLAN IS TO BE USED BY THE CLIENT
FOR THE SOLE PURPOSE OF OBTAINING A
BUILDING PERMIT. THE USE OF THE PLOT PLAN
FOR ANY OTHER USE IS STRICTLY PROHIBITED.

WESLEY B. HAAS
REGISTERED SURVEYOR NO. 8803

06/30/25
DATE



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. HFHM01-JOB39

DATE: 06/24/25

FOR HABITAT FOR HUMANITY MIDOHIO. HOUSE STYLE TRIPLEX
LOT/SUBDIVISION LOT 18 & LOT 19 /BYRNE AND PETERS SUBDIVISION
ADDRESS 813 BASSETT AVENUE SCALE 1"= 20'
COUNTY OF FRANKLIN CITY OF COLUMBUS DRAWN BY: NV

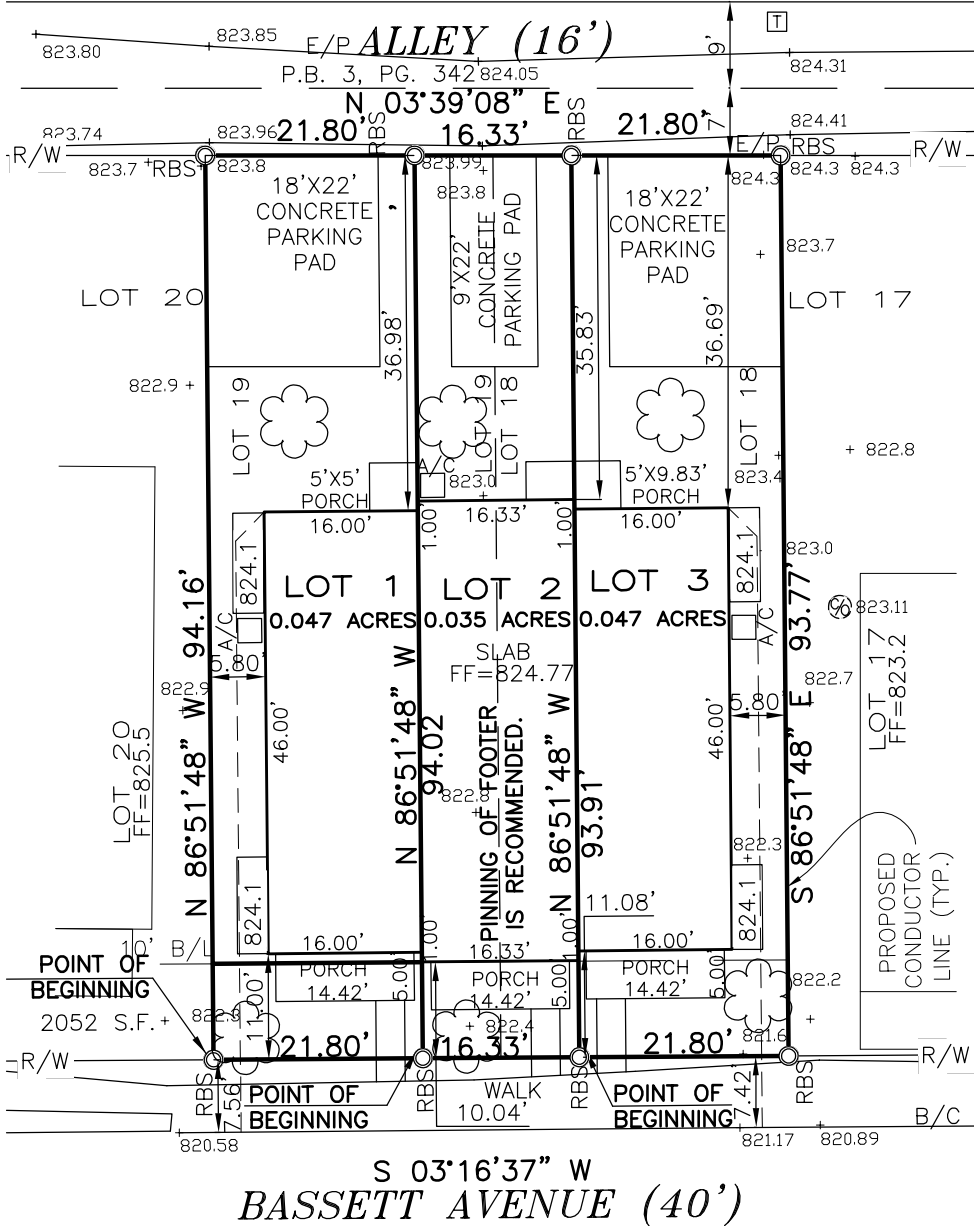
P.B. 3 PAGE 342
MINIMUMS: R: 25% S: 3'
MAXIMUM BUILDING HEIGHT =35'

LEGEND

●	IPF IRON PIN FOUND
○	RBF REBAR FOUND
○	RBS REBAR SET
—	UTILITY POLE
—X—	EXISTING FENCE LINE
▲	GAS LINE MARKER
XXX.X	PROPOSED GRADE
XXX.X	EXISTING GRADE

A TREE WILL BE PROVIDED PER THE
SIZE REQUIREMENTS IN SECTION
3321.13. THE FINAL LOCATION OF THE
TREE WILL BE DETERMINED AT THE
TIME THAT LANDSCAPING IS INSTALLED.

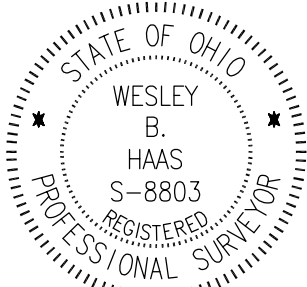
* STABILIZE CONSTRUCTION ENTRANCE.



LOT CALCULATIONS ARE FOR
ESTIMATING PURPOSES ONLY,
AND SHOULD BE VERIFIED BY
THE BUILDER OR CONTRACTOR.

LOT 1 CALCULATIONS		LOT 2 CALCULATIONS		LOT 3 CALCULATIONS	
LOCATION	AREA S.F.	LOCATION	AREA S.F.	LOCATION	AREA S.F.
LOT	2052	LOT	1535	LOT	2046
HOUSE	833	HOUSE	876	HOUSE	832
GARAGE	N/A	GARAGE	N/A	GARAGE	N/A
DRIVE	396	DRIVE	198	DRIVE	396
REAR YD	808	REAR YD	586	REAR YD	801
VEGETATION	804	VEGETATION	445	VEGETATION	800
GAR/REAR YD	N/A	GAR/REAR YD	N/A	GAR/REAR YD	N/A
LOT COV	40.61%	LOT COV	57.08%	LOT COV	40.67%
REAR YD	39.41%	REAR YD	38.21%	REAR YD	39.15%
IMPERVIOUS LOT COV	61.09%	IMPERVIOUS LOT COV	71.37%	IMPERVIOUS LOT COV	61.22%

THIS PROPERTY IS LOCATED
IN FLOOD ZONE X.
MAP NO. 39049C0327K.
EFF. DATE: 06/17/2008.



BUILDER TO INSTALL AND MAINTAIN EROSION
CONTROL THROUGHOUT ALL PHASES OF
CONSTRUCTION. FIELD MODIFICATIONS MAY BE
NECESSARY.
WE HEREBY CERTIFY THAT THE FOREGOING
PLOT PLAN WAS PREPARED FROM INFORMATION
PROVIDED BY THE CLIENT AND DATA OBTAINED
FROM ENGINEERED SUBDIVISION PLANS. THIS
PLOT PLAN IS TO BE USED BY THE CLIENT
FOR THE SOLE PURPOSE OF OBTAINING A
BUILDING PERMIT. THE USE OF THE PLOT PLAN
FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Wesley B. Haas
REGISTERED SURVEYOR NO. 8803

06/30/25
DATE



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. HFHM01-JOB41

DATE: 07/01/25

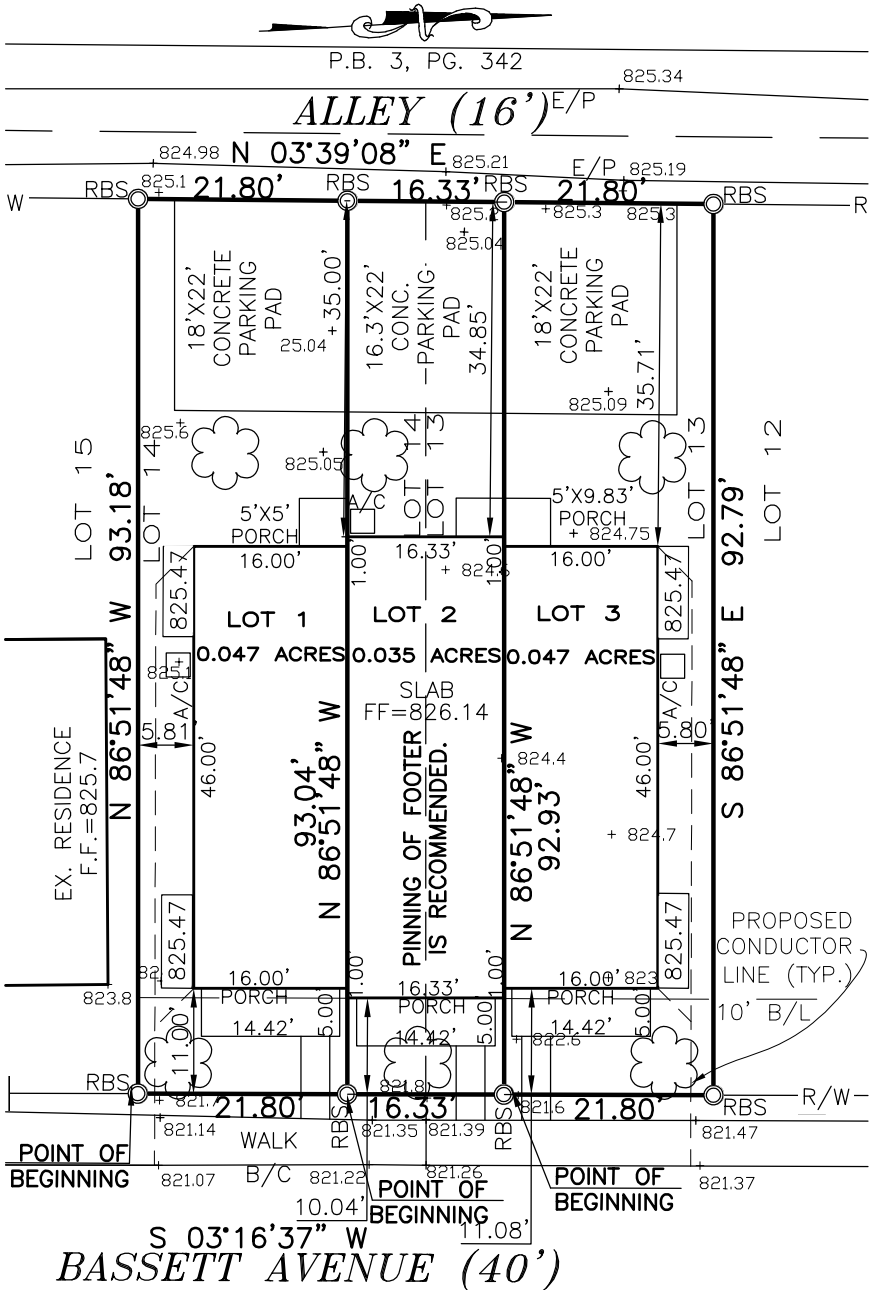
FOR HABITAT FOR HUMANITY MIDOHIO. HOUSE STYLE TRIPLEX
LOT/SUBDIVISION LOT 13 & LOT 14/ BYRNE & PETERS SUBDIVISION
ADDRESS 835-839 BASSETT AVE SCALE 1"= 20'
COUNTY OF FRANKLIN CITY OF COLUMBUS DRAWN BY: NV

P.B. 3 PAGE 342
MINIMUMS: R: 25% S: 3'
MAXIMUM BUILDING HEIGHT =35'

LEGEND	
●	IPF IRON PIN FOUND
○	RBF REBAR FOUND
○	RBS REBAR SET
—	UTILITY POLE
—X—	EXISTING FENCE LINE
▲	GAS LINE MARKER
XXX.X	PROPOSED GRADE
XXX.X	EXISTING GRADE

A TREE WILL BE PROVIDED PER THE SIZE REQUIREMENTS IN SECTION 3321.13. THE FINAL LOCATION OF THE TREE WILL BE DETERMINED AT THE TIME THAT LANDSCAPING IS INSTALLED.

* STABILIZE CONSTRUCTION ENTRANCE.



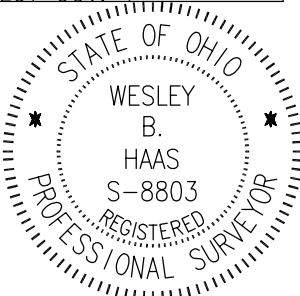
LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT 3 CALCULATIONS		LOT 2 CALCULATIONS		LOT 3 CALCULATIONS	
LOCATION	AREA S.F.	LOCATION	AREA S.F.	LOCATION	AREA S.F.
LOT	2030	LOT	1519	LOT	2025
HOUSE	833	HOUSE	784	HOUSE	832
GARAGE	N/A	GARAGE	N/A	GARAGE	N/A
DRIVE	396	DRIVE	359	DRIVE	396
REAR YD	787	REAR YD	570	REAR YD	780
VEGETATION	783	VEGETATION	258	VEGETATION	778
GAR/REAR YD	N/A	GAR/REAR YD	N/A	GAR/REAR YD	N/A
LOT COV	41.02%	LOT COV	51.61%	LOT COV	41.11%
REAR YD	38.77%	REAR YD	37.56%	REAR YD	38.50%
IMPERVIOUS LOT COV.	61.73%	IMPERVIOUS LOT COV.	82.74%	IMPERVIOUS LOT COV.	61.87%

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
MAP NO. 39049C 0327K
EFF. DATE: 06/17/2008.



WESLEY B. HAAS
REGISTERED SURVEYOR NO. 8803

07/01/25
DATE



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. HFHM01-JOB42

DATE: 07/01/25

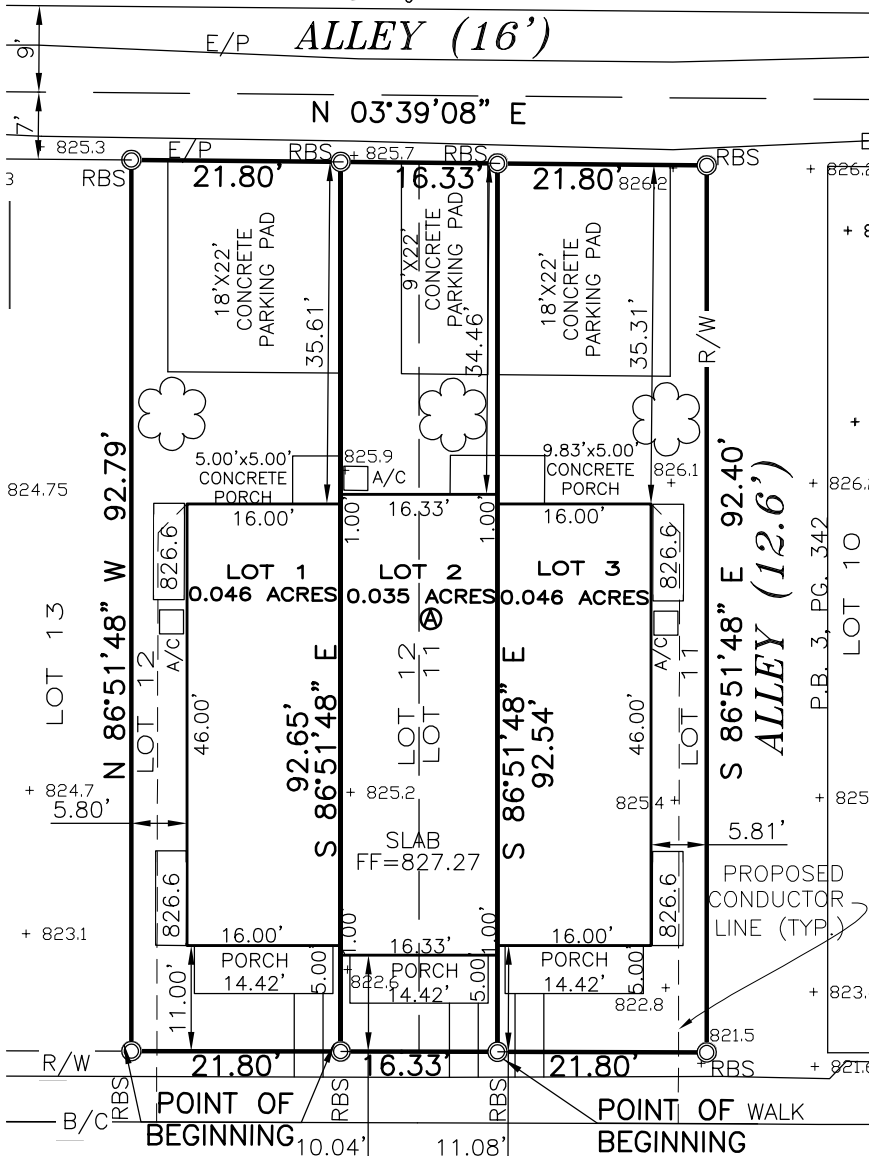
FOR HABITAT FOR HUMANITY MIDOHIO. HOUSE STYLE TRIPLEX
LOT/SUBDIVISION LOT 11 & LOT 12/ BYRNE & PETERS SUBDIVISION
ADDRESS 841-843 BASSETT AVENUE SCALE 1"= 20'
COUNTY OF FRANKLIN CITY OF COLUMBUS DRAWN BY: NV
P.B. 3 PAGE 342
MINIMUMS: R: 25% S: 3'
MAXIMUM BUILDING HEIGHT =35'

LEGEND

●	IPF IRON PIN FOUND
○	RBF REBAR FOUND
○	RBS REBAR SET
—X—	UTILITY POLE
—X—	EXISTING FENCE LINE
▲	GAS LINE MARKER
XXX.X	PROPOSED GRADE
XXX.X	EXISTING GRADE

A TREE WILL BE PROVIDED PER THE SIZE REQUIREMENTS IN SECTION 3321.13. THE FINAL LOCATION OF THE TREE WILL BE DETERMINED AT THE TIME THAT LANDSCAPING IS INSTALLED.

* STABILIZE CONSTRUCTION ENTRANCE.



S 03°16'37" W
BASSETT AVENUE (40')
PINNING OF FOOTER
Ⓐ IS RECOMMENDED.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT 1 CALCULATIONS		LOT 2 CALCULATIONS		LOT 3 CALCULATIONS	
LOCATION	AREA S.F.	LOCATION	AREA S.F.	LOCATION	AREA S.F.
LOT	2021	LOT	1512	LOT	2016
HOUSE	833	HOUSE	876	HOUSE	833
GARAGE	N/A	GARAGE	N/A	GARAGE	N/A
DRIVE	396	DRIVE	198	DRIVE	396
REAR YD	778	REAR YD	564	REAR YD	771
VEGETATION	774	VEGETATION	423	VEGETATION	769
GAR/REAR YD	N/A	GAR/REAR YD	N/A	GAR/REAR YD	N/A
LOT COV	41.21%	LOT COV	57.92%	LOT COV	41.30%
REAR YD	38.51%	REAR YD	37.30%	REAR YD	38.24%
IMPERVIOUS COV	62.02%	IMPERVIOUS COV	72.02%	IMPERVIOUS COV	62.16%

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.



THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
MAP NO. 39049C 0327K
EFF. DATE: 06/17/2008.

Wesley B. Haas
REGISTERED SURVEYOR NO. 8803

07/01/25
DATE



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. HFHM01-JOB43

DATE: 07/01/25

FOR HABITAT FOR HUMANITY MIDOHIO. HOUSE STYLE TRIPLEX
LOT/SUBDIVISION LOT 9 & LOT 10 / BYRNE & PETERS SUBDIVISION
ADDRESS 847-853 BASSETT AVE SCALE 1"= 20'
COUNTY OF FRANKLIN CITY OF COLUMBUS DRAWN BY: NV

P.B. 3 PAGE 342

MINIMUMS: R: 25' S: 3'

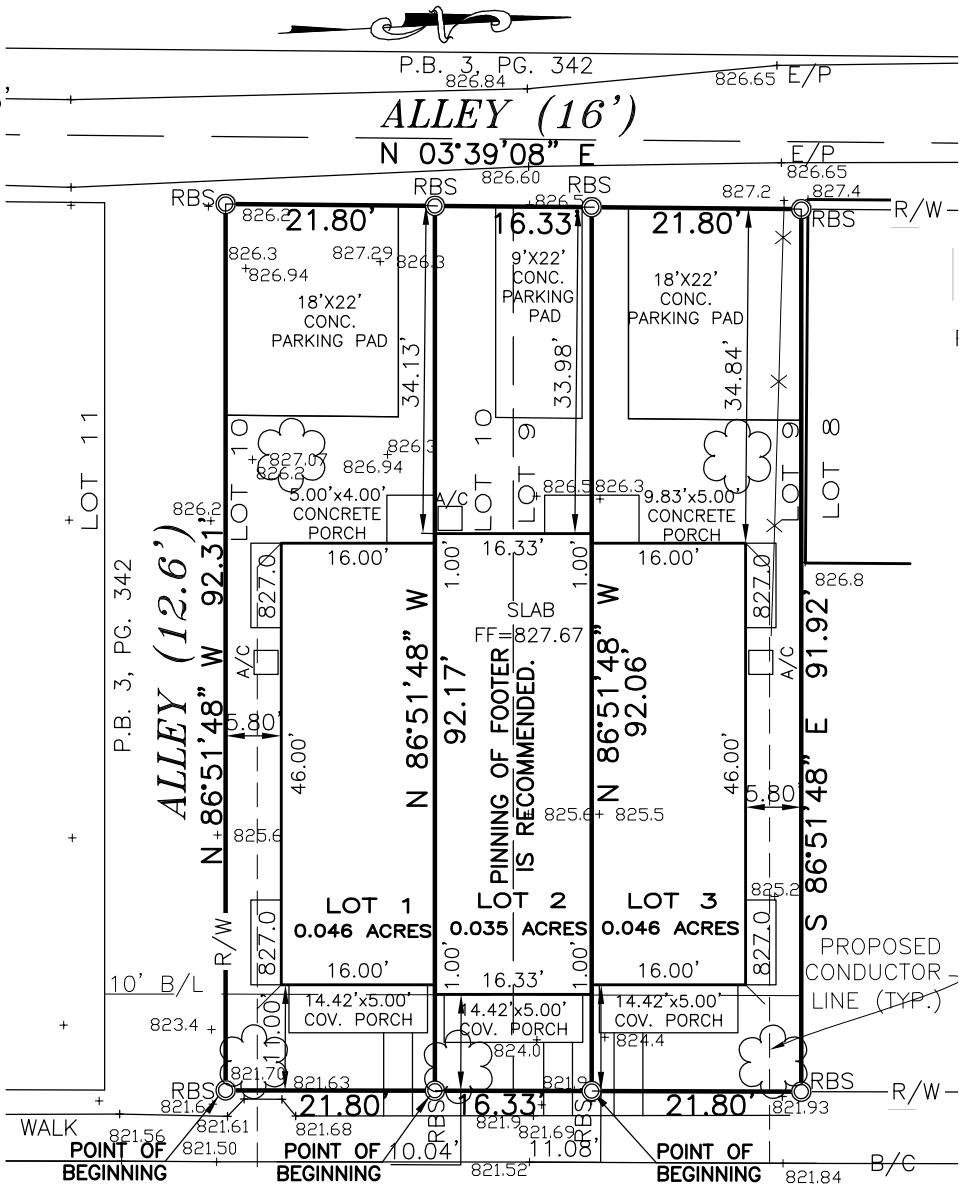
MAXIMUM BUILDING HEIGHT =35'

LEGEND

●	IPF IRON PIN FOUND
○	RBF REBAR FOUND
○	RBS REBAR SET
—X—	UTILITY POLE
—X—	EXISTING FENCE LINE
▲	GAS LINE MARKER
XXX.X	PROPOSED GRADE
XXX.X	EXISTING GRADE

A TREE WILL BE PROVIDED PER THE SIZE REQUIREMENTS IN SECTION 3321.13. THE FINAL LOCATION OF THE TREE WILL BE DETERMINED AT THE TIME THAT LANDSCAPING IS INSTALLED.

* STABILIZE CONSTRUCTION ENTRANCE.



LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT 1 CALCULATIONS		LOT 2 CALCULATIONS		LOT 3 CALCULATIONS	
LOCATION	AREA S.F.	LOCATION	AREA S.F.	LOCATION	AREA S.F.
LOT	2011	LOT	1504	LOT	2006
HOUSE	833	HOUSE	876	HOUSE	833
GARAGE	N/A	GARAGE	N/A	GARAGE	N/A
DRIVE	396	DRIVE	198	DRIVE	396
REAR YD	768	REAR YD	556	REAR YD	761
VEGETATION	764	VEGETATION	416	VEGETATION	759
GAR/REAR YD	N/A	GAR/REAR YD	N/A	GAR/REAR YD	N/A
LOT COV	41.42%	LOT COV	58.20%	LOT COV	41.51%
REAR YD	38.19%	REAR YD	36.97%	REAR YD	37.92%
IMPERVIOUS LOT COV.	62.47%	IMPERVIOUS LOT COV.	72.81%	IMPERVIOUS LOT COV.	62.48%

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.



THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
MAP NO. 39049C 0327K
EFF. DATE: 06/17/2008.

Wesley B. Haas
REGISTERED SURVEYOR NO. 8803

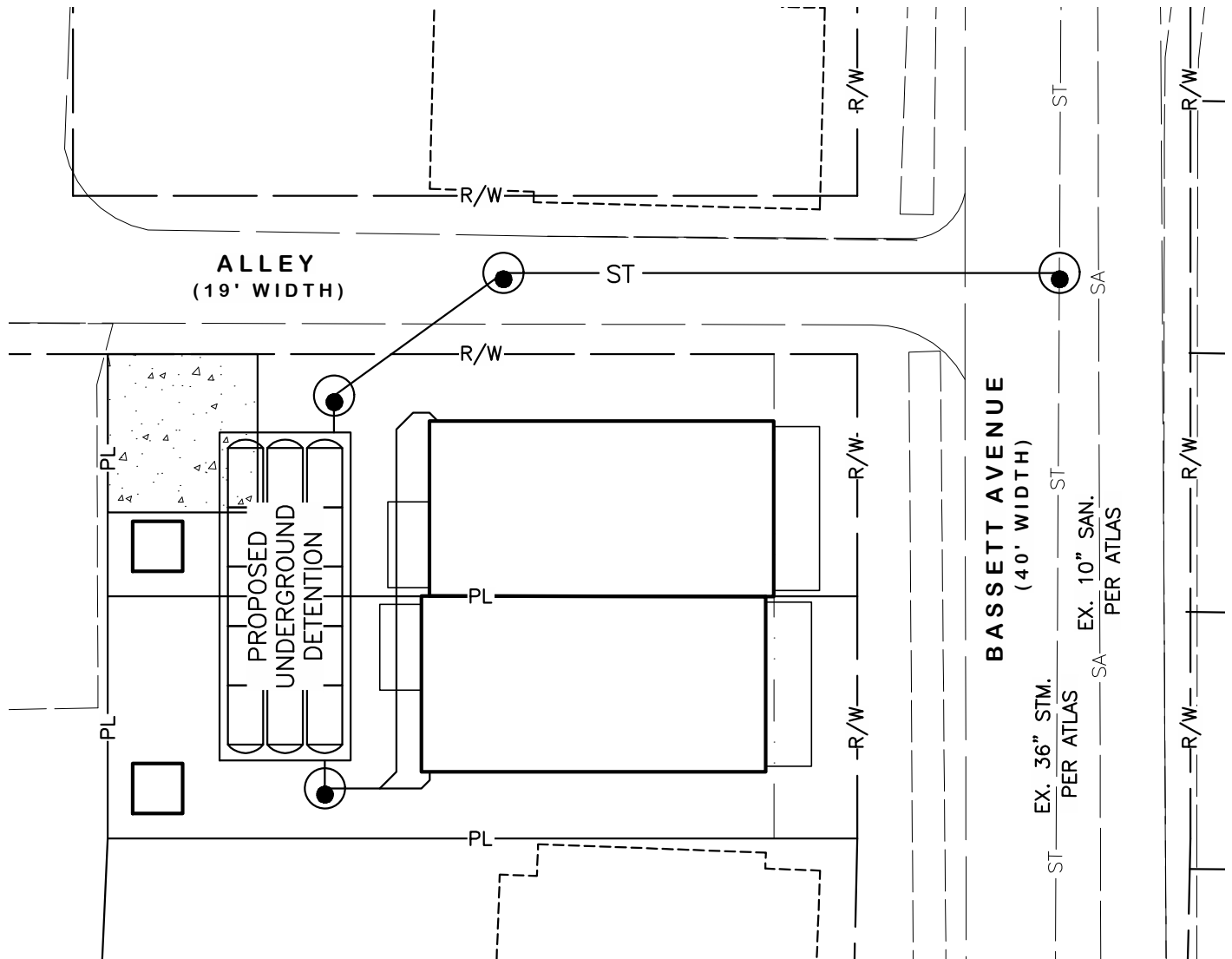
07/2/25
DATE

APPENDIX C
FULL COMPLIANCE EXHIBITS

BASSETT AVE. DEVELOPMENT

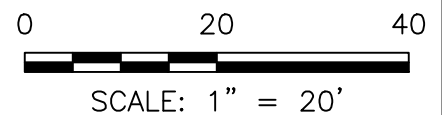
799-803 BASSETT AVENUE

COLUMBUS, OH. 43219



EX. 36" STM.
PER ATLAS

EX. 10" SAN.
PER ATLAS

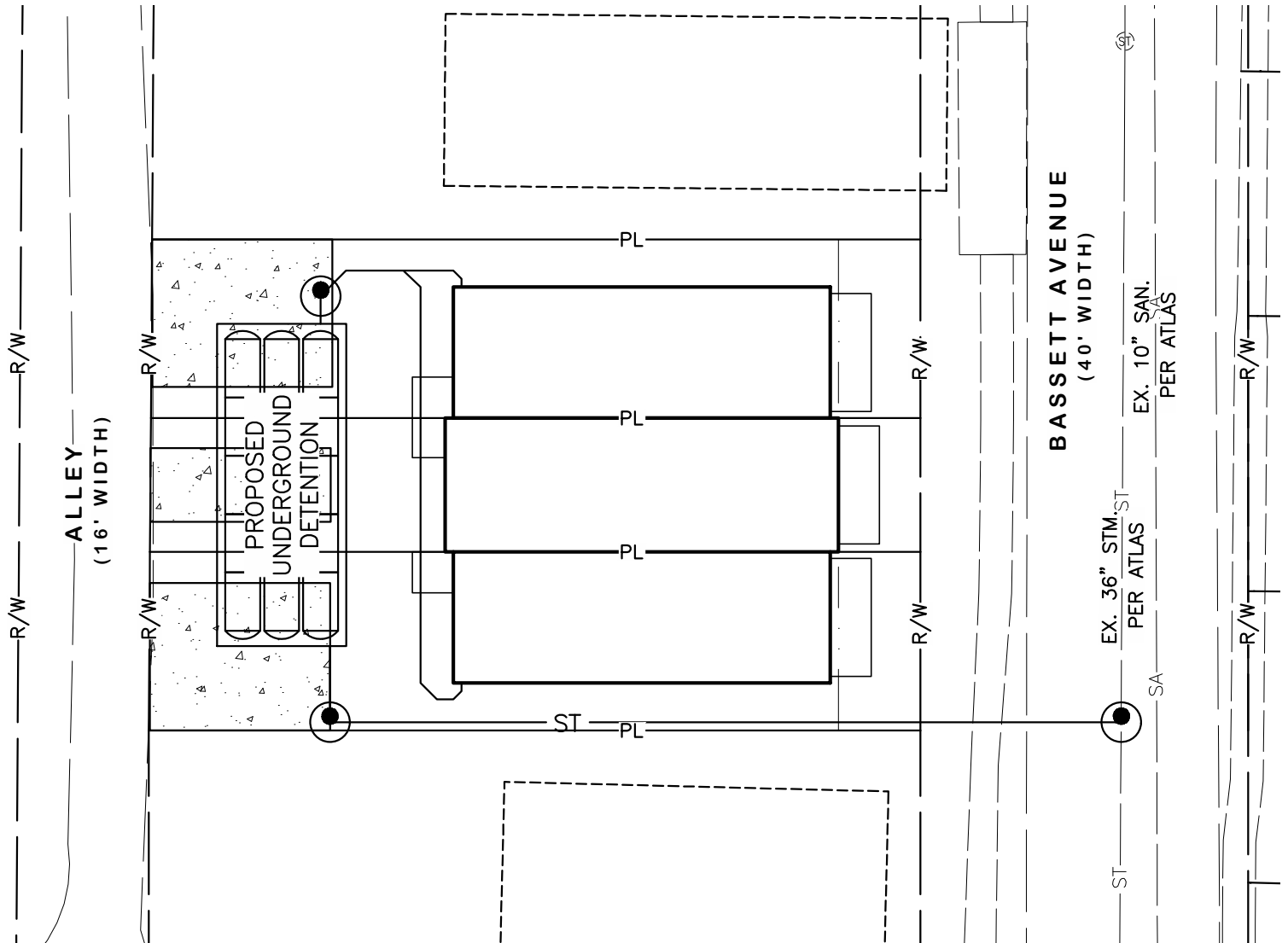


E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT

813 BASSETT AVENUE
COLUMBUS, OH. 43219



BASSETT AVENUE
(40' WIDTH)

EX. 10" SAN.
PER ATLAS

EX. 36" STM. ST
PER ATLAS

SA

ST

PL

PL

PL

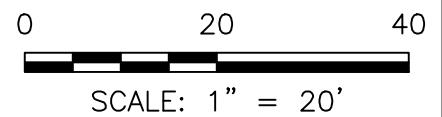
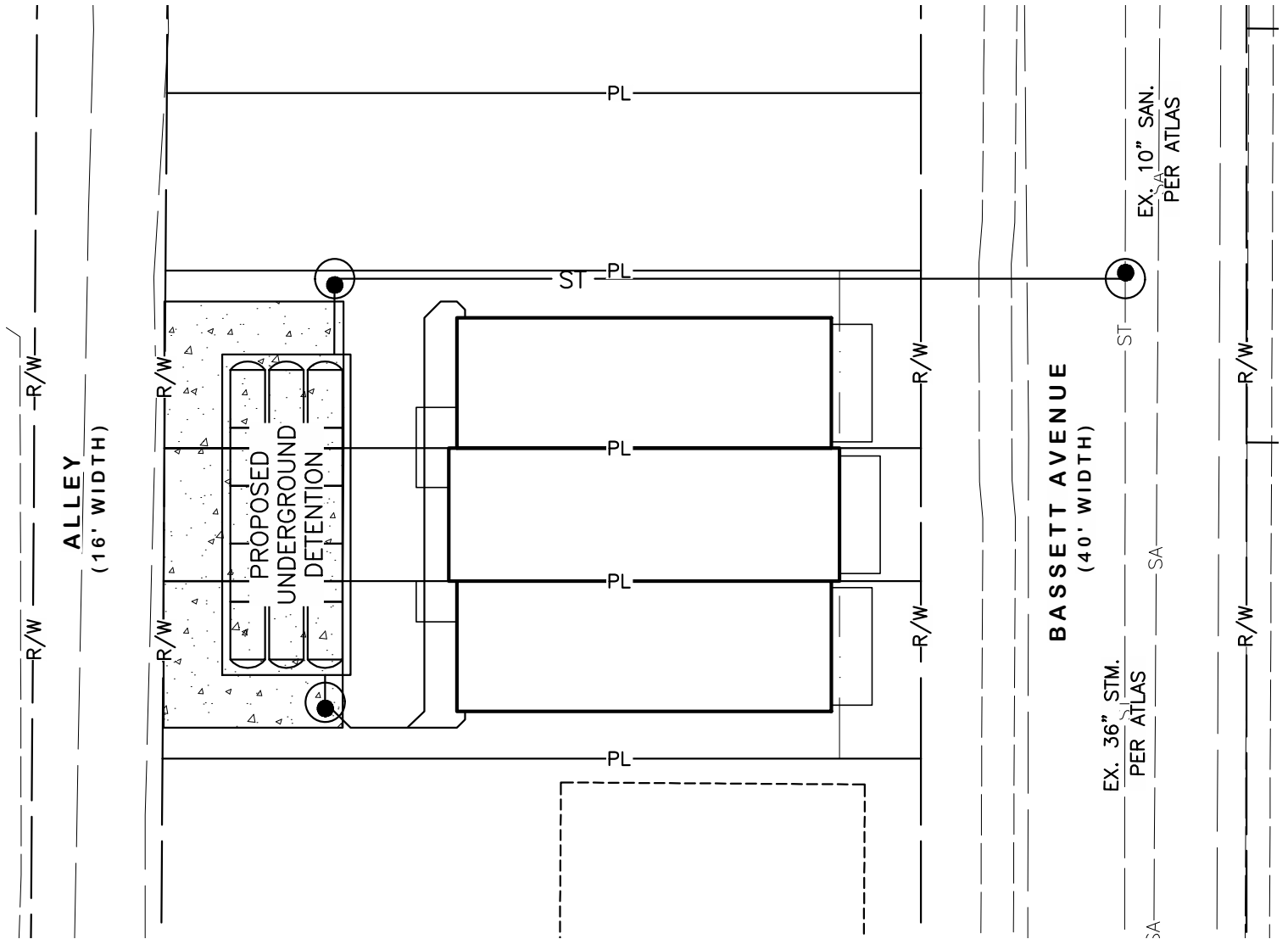
ST PL

0 20 40
SCALE: 1" = 20'

E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT
835-839 BASSETT AVENUE
COLUMBUS, OH. 43219

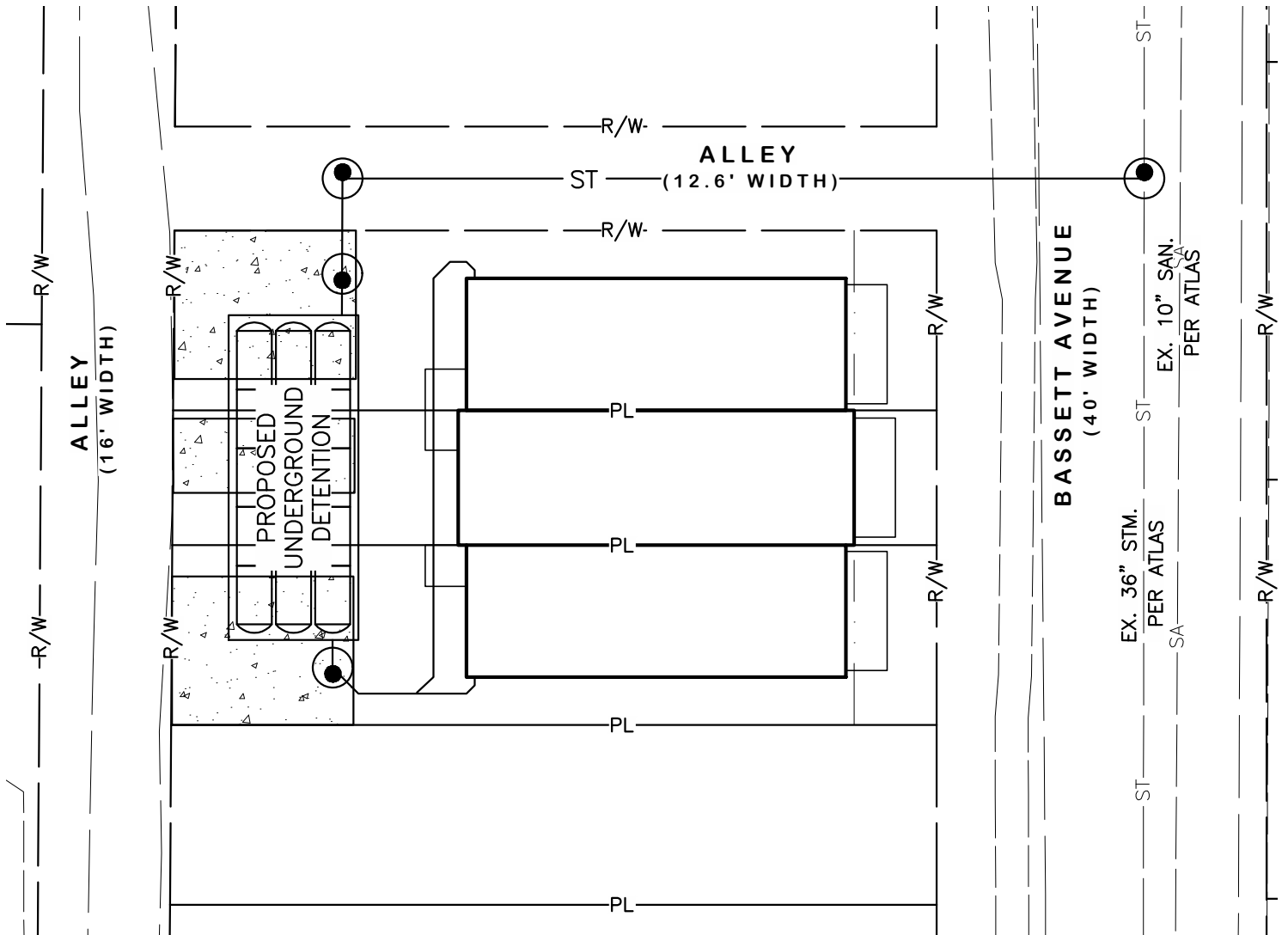


E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT

841-843 BASSETT AVENUE
COLUMBUS, OH. 43219

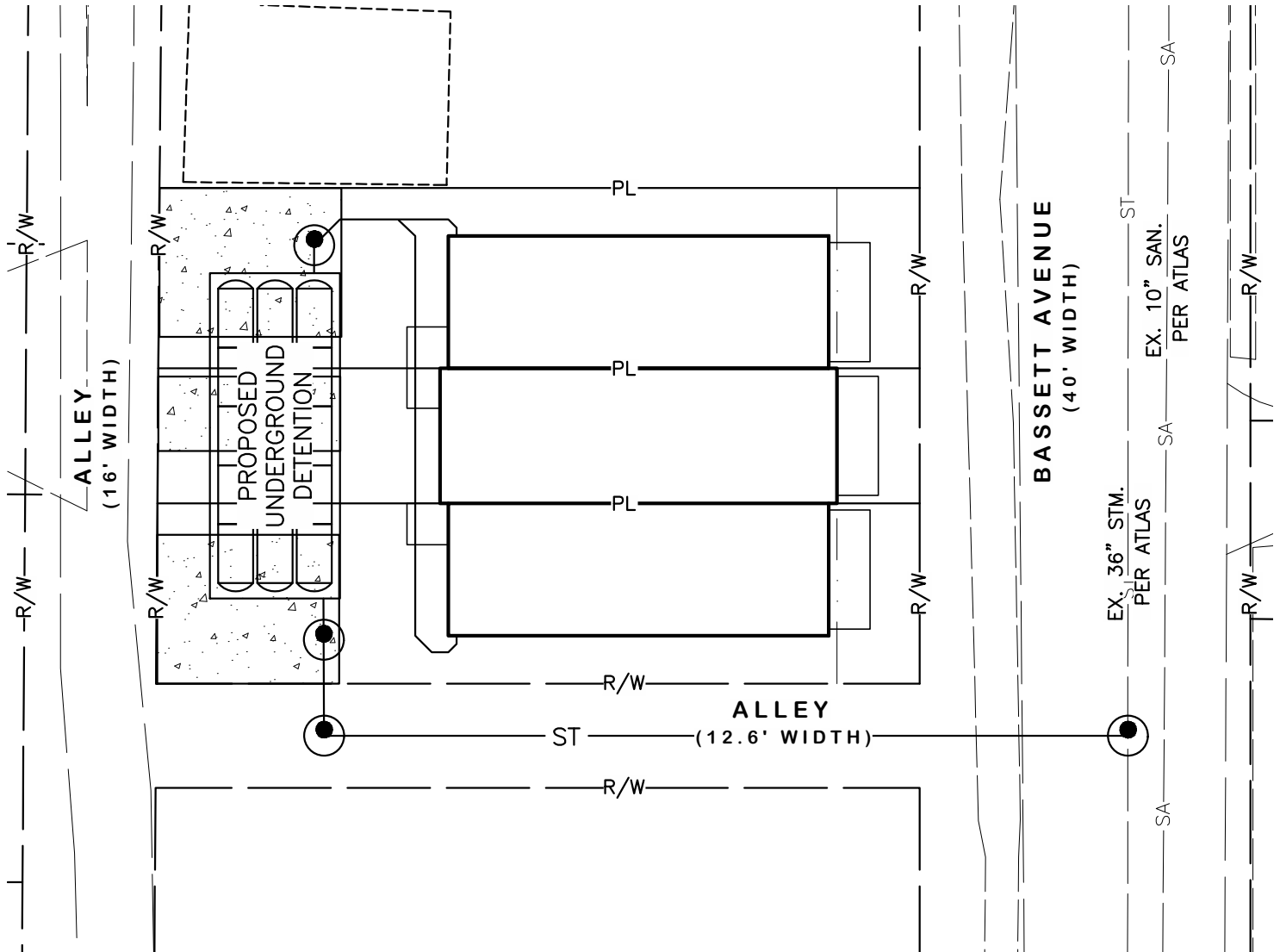


E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT

847-853 BASSETT AVENUE
COLUMBUS, OH. 43219



E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

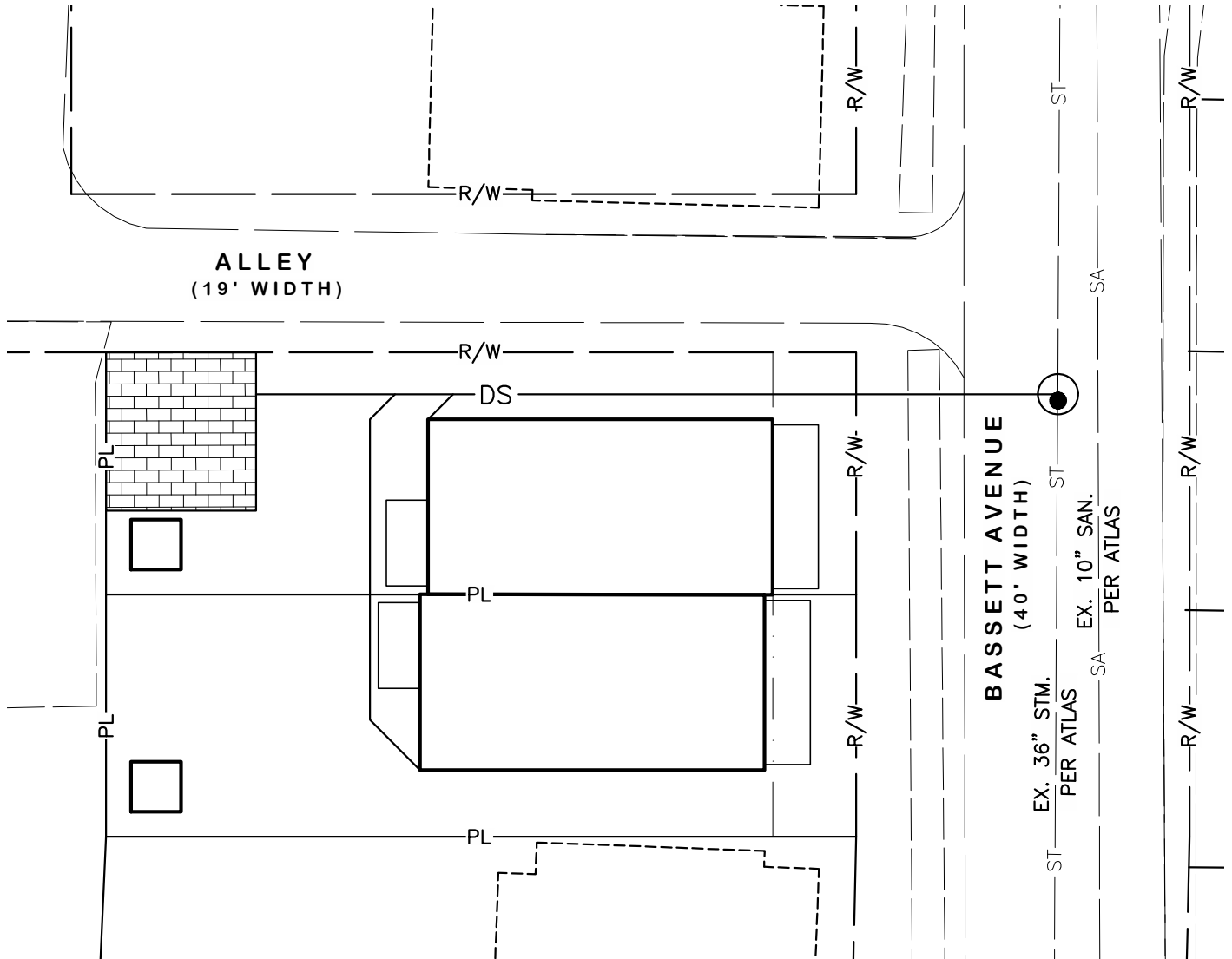
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SCALE: 1" = 20'

APPENDIX D
MINIMAL IMPACT ALTERNATIVE EXHIBITS

BASSETT AVE. DEVELOPMENT

799-803 BASSETT AVENUE

COLUMBUS, OH. 43219



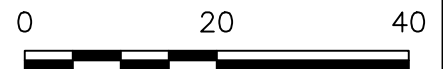
LEGEND



PR. PVIOUS PAVERS

E. P. FERRIS
AND
ASSOCIATES

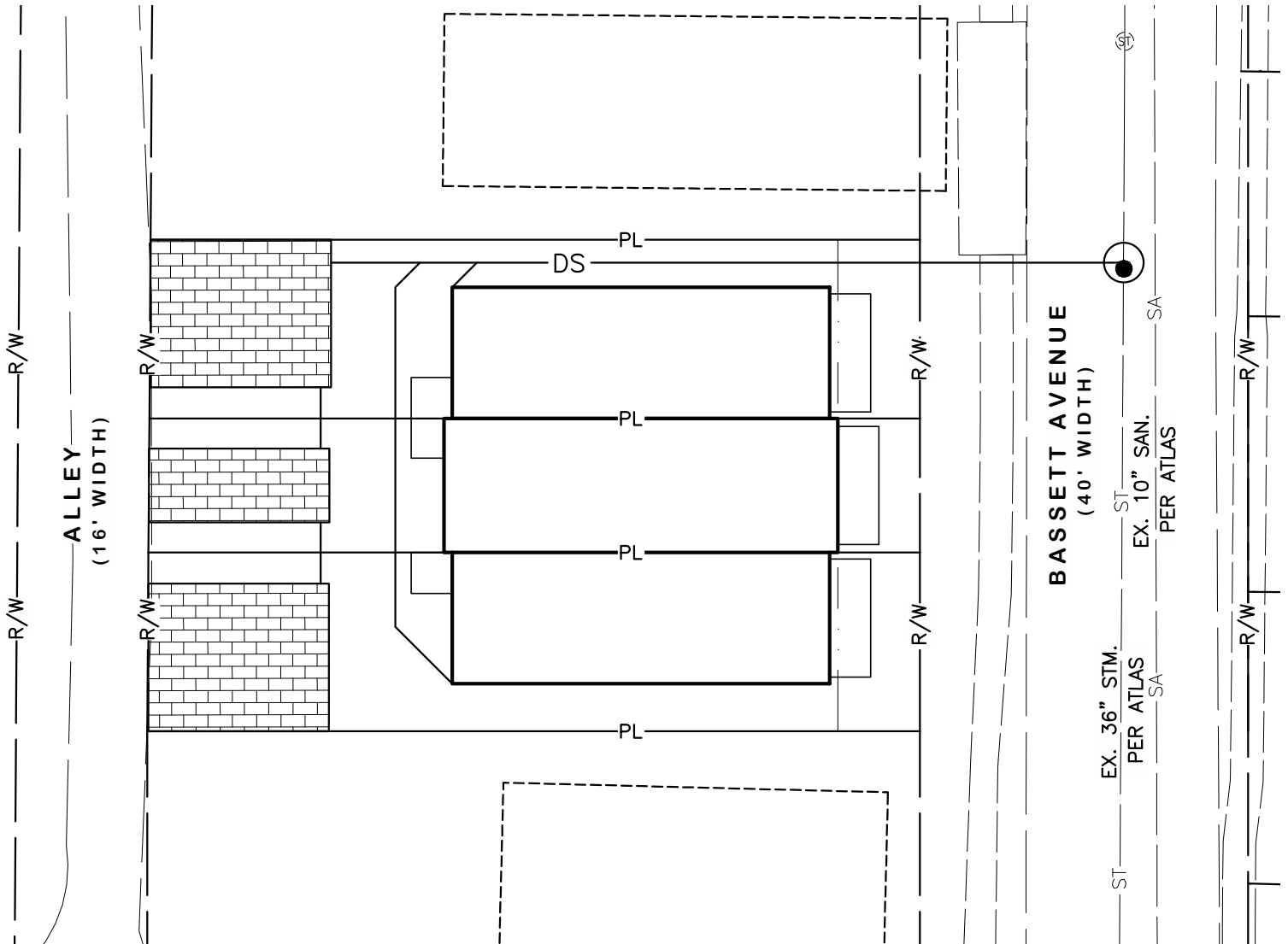
Consulting Civil Engineers and Surveyors



SCALE: 1" = 20'

BASSETT AVE. DEVELOPMENT

813 BASSETT AVENUE
COLUMBUS, OH. 43219



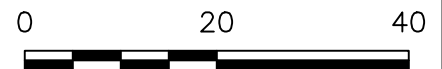
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PR. PERVIOUS PAVERS

E. P. FERRIS
AND
ASSOCIATES

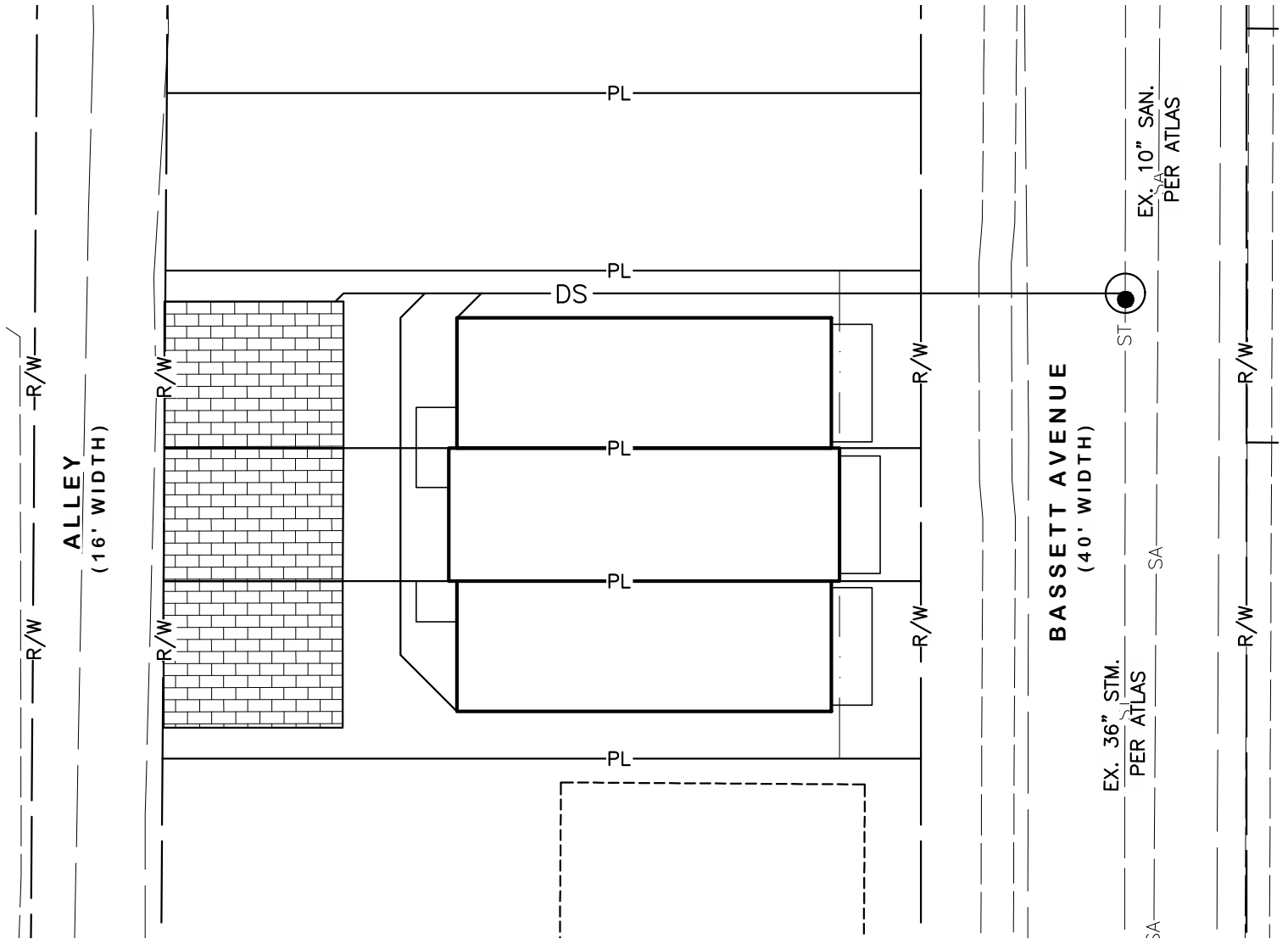
Consulting Civil Engineers and Surveyors



SCALE: 1" = 20'

BASSETT AVE. DEVELOPMENT

835-839 BASSETT AVENUE
COLUMBUS, OH. 43219



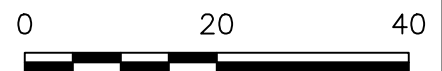
LEGEND



PR. PERVIOUS PAVERS

E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

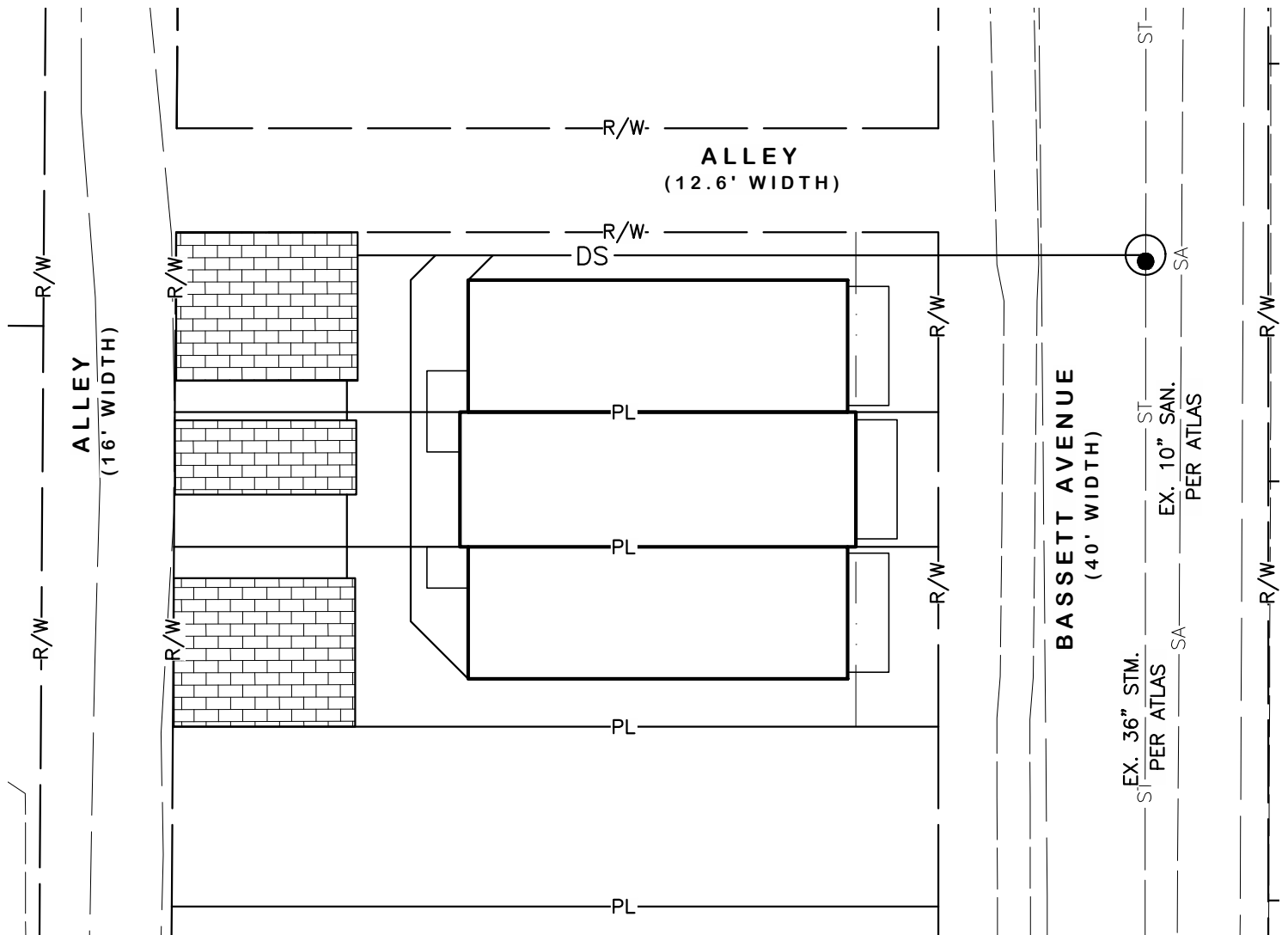


SCALE: 1" = 20'

BASSETT AVE. DEVELOPMENT

841-843 BASSETT AVENUE

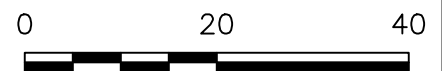
COLUMBUS, OH. 43219



LEGEND



PR. PERVIOUS PAVERS

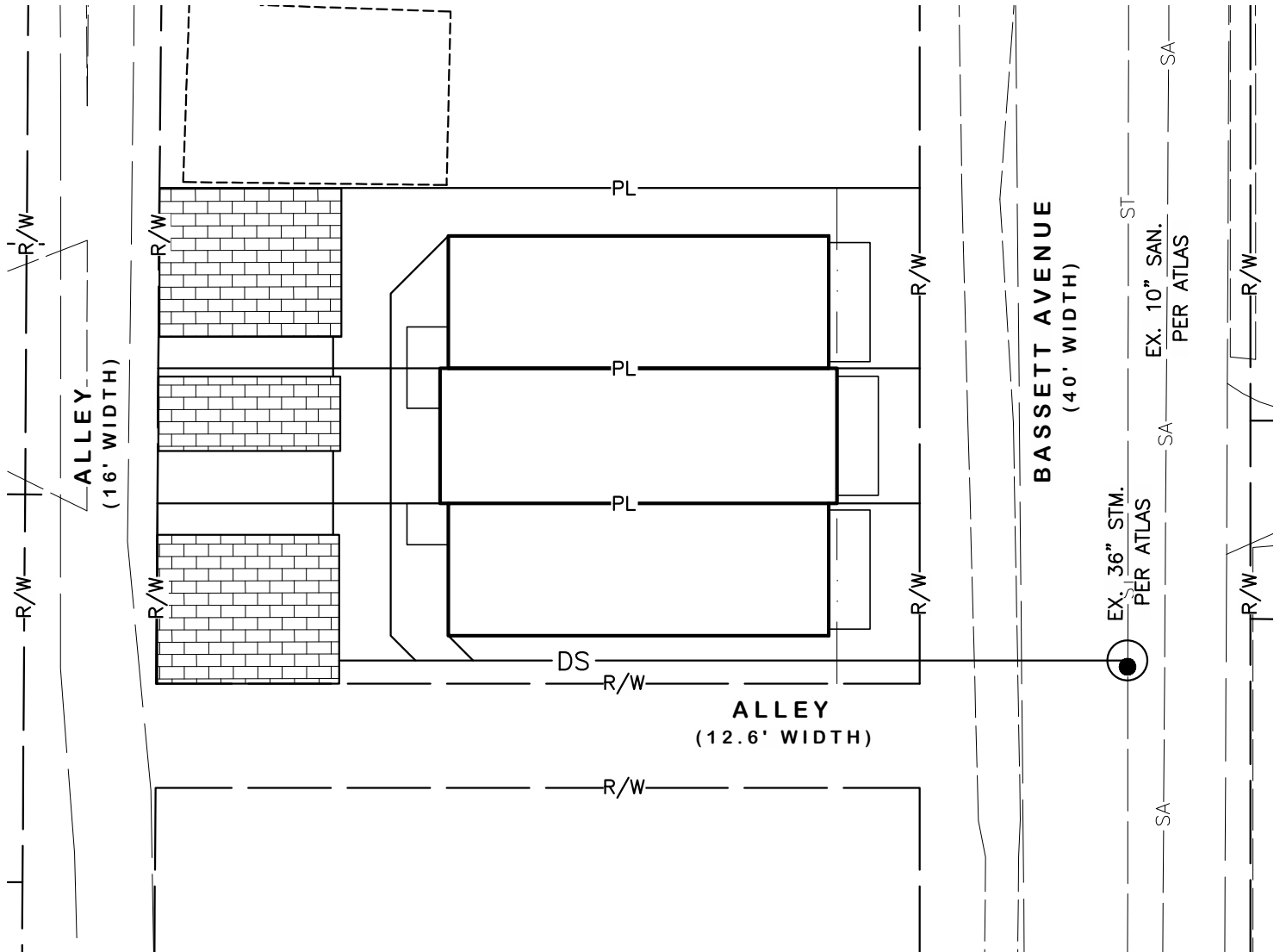


SCALE: 1" = 20'

E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT
847-853 BASSETT AVENUE
COLUMBUS, OH. 43219



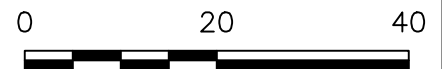
LEGEND



PR. PERVIOUS PAVERS

E. P. FERRIS
AND
ASSOCIATES

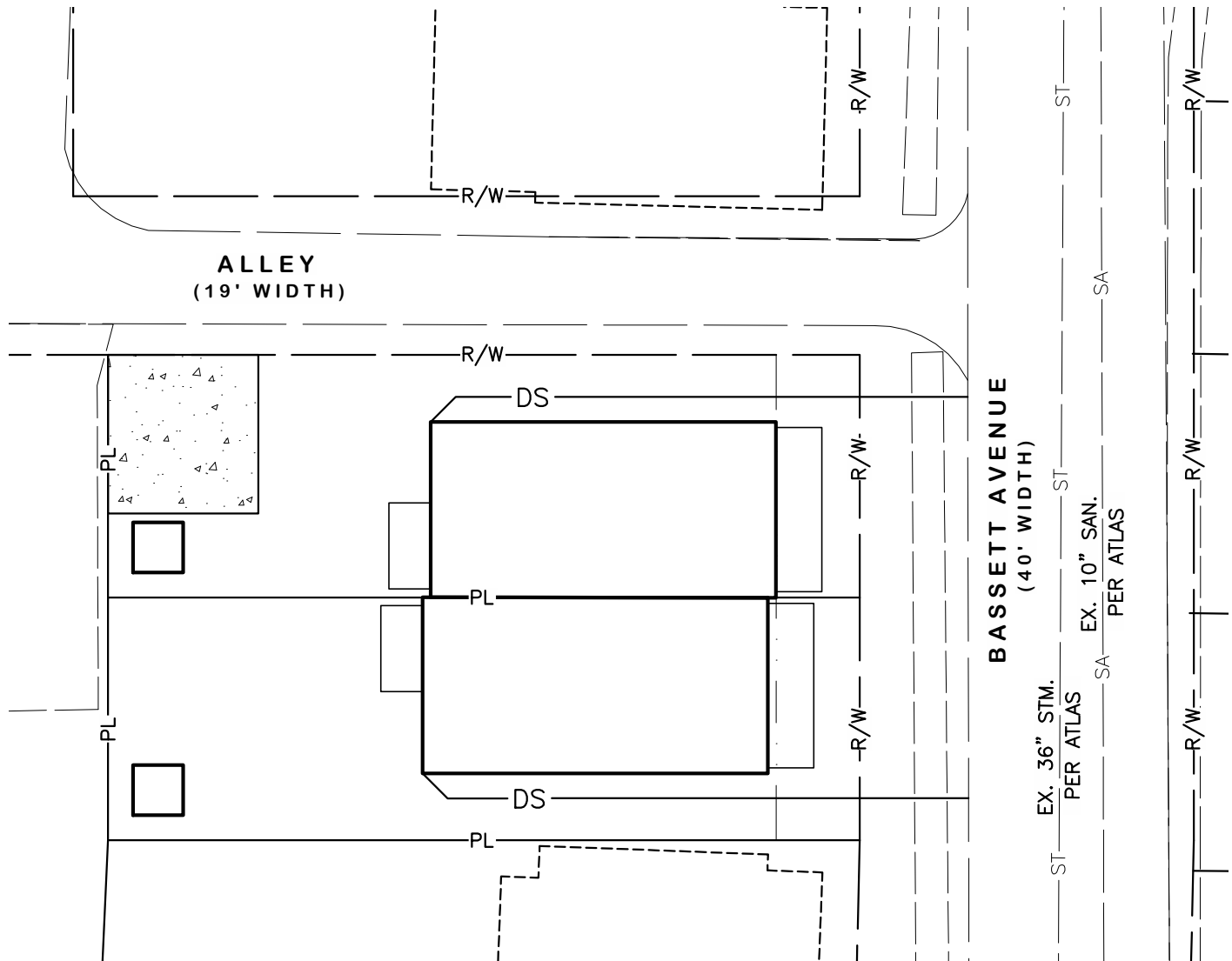
Consulting Civil Engineers and Surveyors



SCALE: 1" = 20'

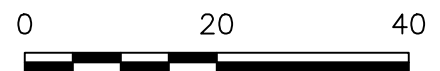
APPENDIX E
PREFERRED DESIGN EXHIBITS

COLUMBUS, OH. 43219



E. P. FERRIS
AND
ASSOCIATES

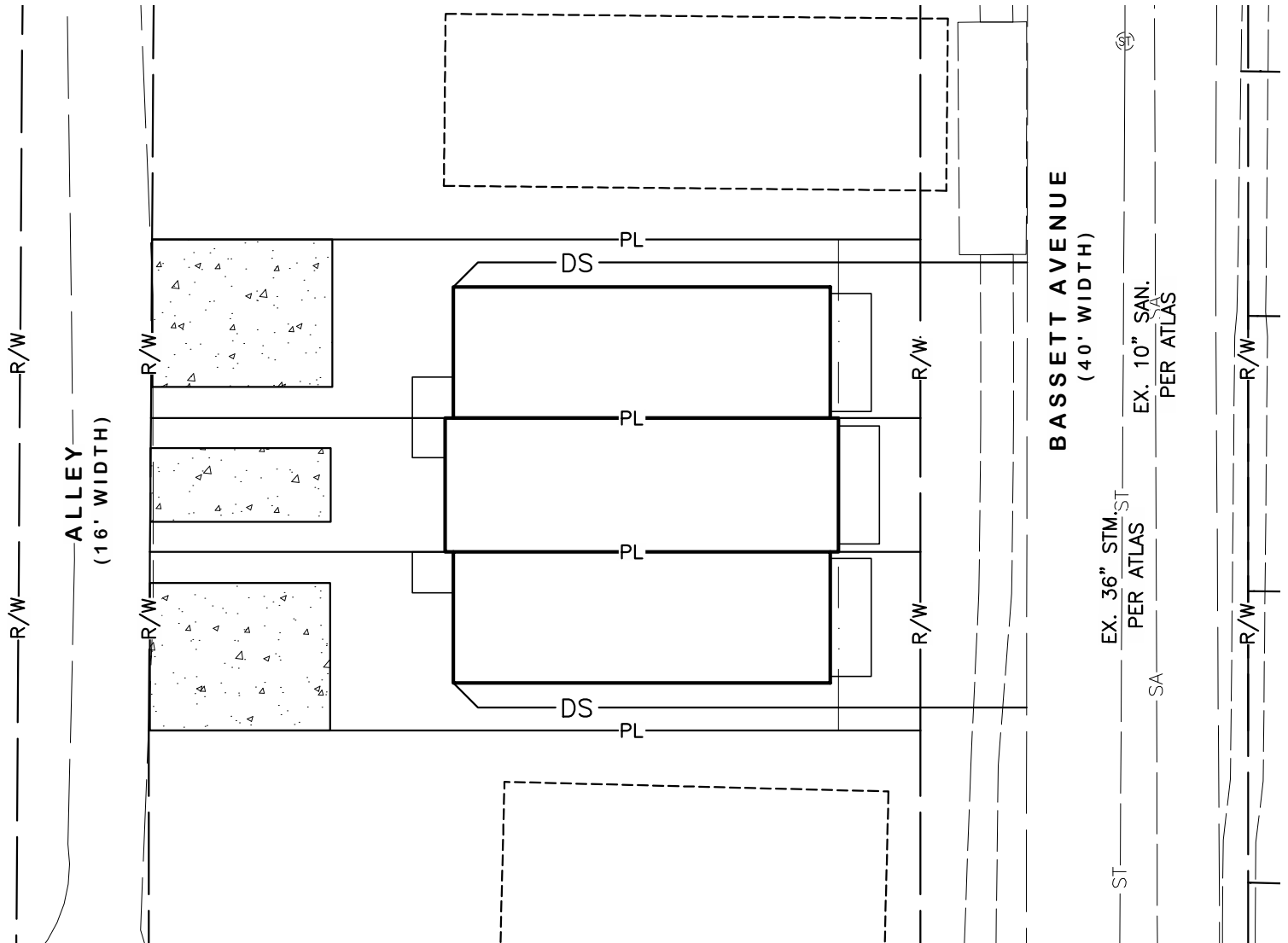
Consulting Civil Engineers and Surveyors



SCALE: 1" = 20'

BASSETT AVE. DEVELOPMENT

813 BASSETT AVENUE
COLUMBUS, OH. 43219

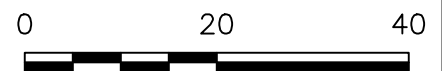


EX. 36" STM. ST
PER ATLAS

EX. 10" SAN.
PER ATLAS

SA

ST

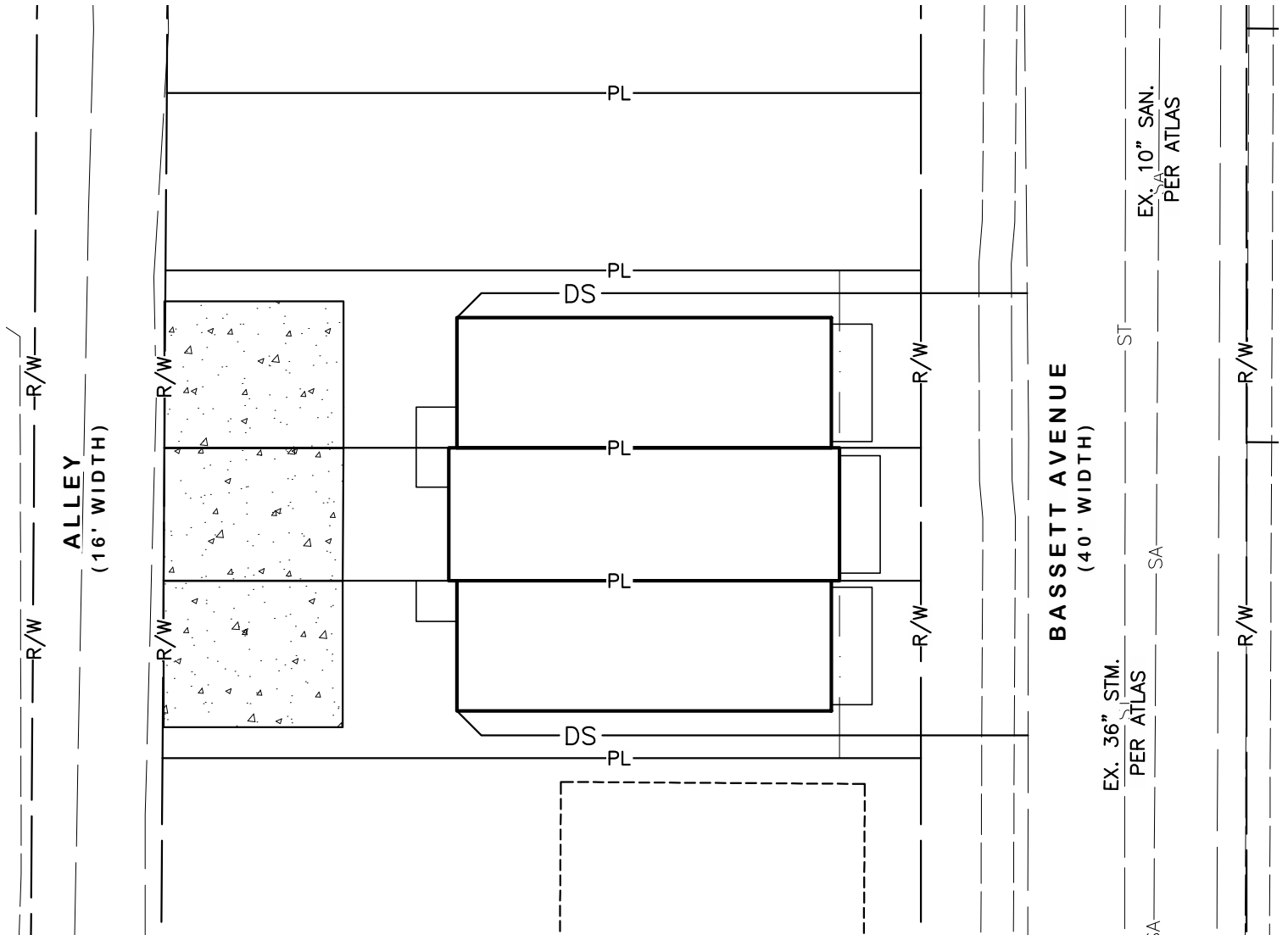


SCALE: 1" = 20'

E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT
835-839 BASSETT AVENUE
COLUMBUS, OH. 43219



BASSETT AVENUE
(40' WIDTH)

EX. 36" STM.
PER ATLAS

SA

SA

ST

EX. 10" SAN.
PER ATLAS



0 20 40

SCALE: 1" = 20'

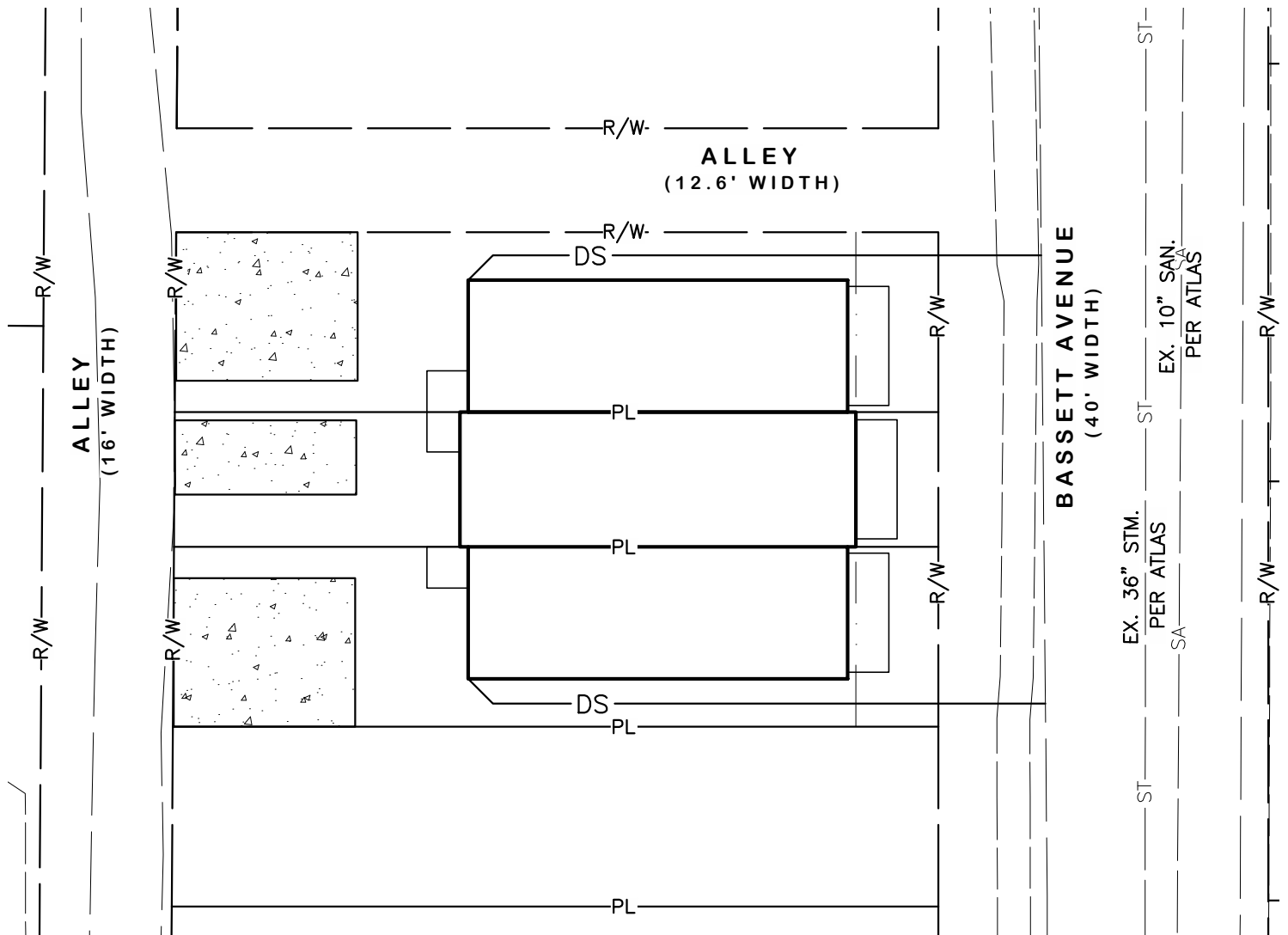
E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT

841-843 BASSETT AVENUE

COLUMBUS, OH. 43219



ST
EX. 36" STM.
PER ATLAS
SA
ST
EX. 10" SAN.
PER ATLAS
ST
R/W



0 20 40
SCALE: 1" = 20'

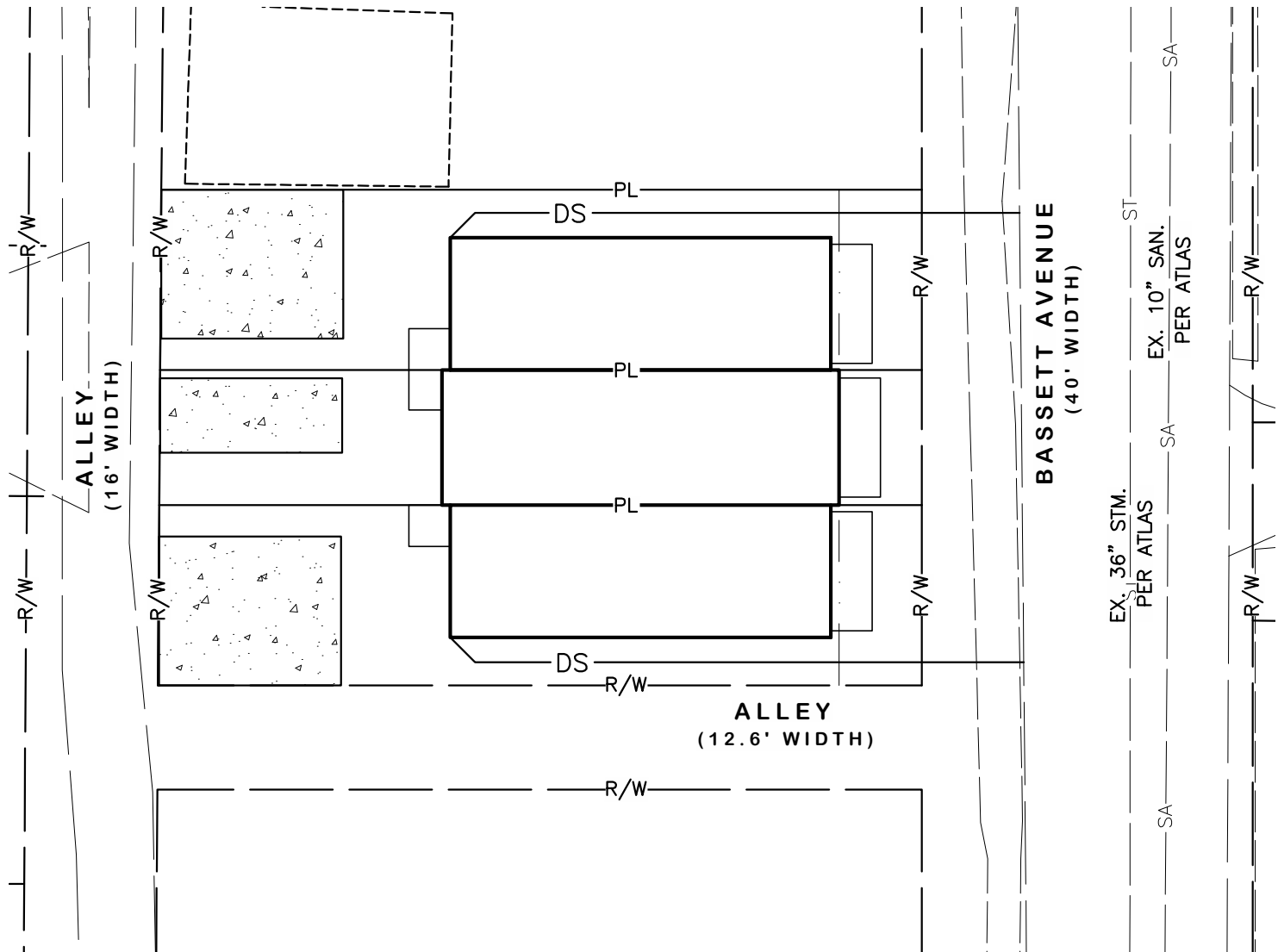
E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

BASSETT AVE. DEVELOPMENT

847-853 BASSETT AVENUE

COLUMBUS, OH. 43219



EX. 36" STM.
PER ATLAS

SA

EX. 10" SAN.
PER ATLAS

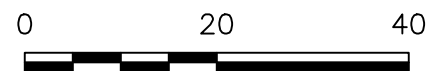
SA

ST

SA

E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors



SCALE: 1" = 20'