The Olive Branch, 5064 Old 3C Highway, Westerville, Ohio 43082
Alternative Site Plan Layout
Prepared for: Genoa Township Trustees' Meeting on 08/15/2024
Submission Deadline: 08/09/2024

In response to the Trustees' request, we are pleased to present an alternative site layout for The Olive Branch business at 5064 Old 3C Highway, Westerville, Ohio. After extensive review and numerous iterations, the development team, in collaboration with surveyors, soil scientists, septic designers, civil engineers, drone mappers, graphic designers, and meetings with representatives from Genoa Township, the Genoa Township Fire Department, the Delaware Engineer's Office, and the Delaware Health Department, has crafted this alternative plan. Despite the considerable challenges involved, this layout represents our best solution.

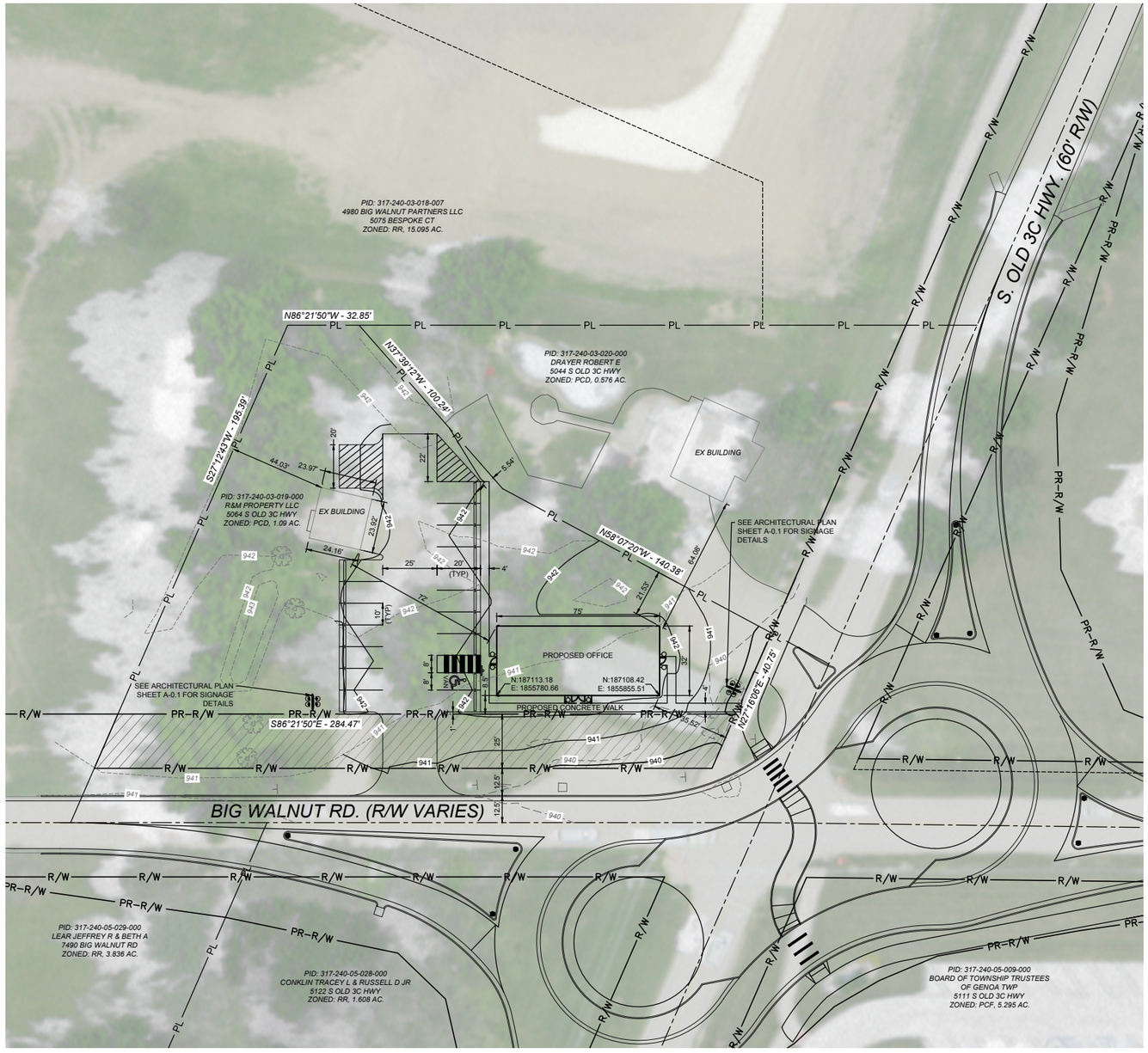
The Owner is deeply committed to accommodating the diverse needs and concerns surrounding this project while maintaining the project's financial viability. To honor the Trustees' request for an alternative layout, the Owner is making a significant additional financial investment, despite not being a large-scale developer. Mindy, the Owner, is currently juggling five jobs to fulfill her dream of working close to home in Genoa Township. As a long-time community member, she is dedicated not just to meeting the requirements but to creating a development that the entire community can take pride in.

As previously discussed, this site presents numerous challenges and constraints, making it one of the most complex site developments in Genoa Township. Key considerations include the necessity of connecting to the existing septic mound, the lack of alternative septic mound locations, the significant loss of property due to upcoming right-of-way extensions for a new roundabout, safety access to the roundabout, building setbacks, utility access, respect for neighboring properties' access, future accessibility, affordability, aesthetics, fire department access, health department regulations, and community concerns. These factors, both subjective and objective, have been addressed to the best of our ability in this proposal.

The Owner is committed to absorbing a significant cost increase to make this alternative layout feasible and is pleased with the resulting aesthetics. We hope this plan garners the support of both the Trustees and the community. The development team has thoroughly and exhaustively explored many approaches, and feel this is the best layout. We trust that the efforts of the Owner and her team will be appreciated and the community and Trustees approve of the alternative site plan layout.

Supporting information included with this submission, in addition to the materials provided in the original Final Development Plan, consists of:

1. This Summary Narrative
2. Renderings of the Original Layout and the Alternate Layout
3. Conceptual Civil Site Plan with the Alternate Layout
4. Soil Testing/Design Drawings confirming no viable alternative septic options



HATCH LEGEND:

DEDICATED R/W AREA

SITE DATA

ZONING:

PROPERTY OWNER:	R&M PROPERTY LLC
PARCEL ID:	317-240-03-019-000
SITE ACREAGE (PRE R/W DEDICATION):	1.09 AC.
SITE ACREAGE (POST R/W DEDICATION):	0.70 AC.
R/W DEDICATED AREA:	0.16 AC. (NOTE: THIS IS EXCLUSIVE OF THE AREA BETWEEN THE EXISTING R/W LINES OF BIG WALNUT ROAD AND OLD 3C HIGHWAY AND THE RESPECTIVE R/W CENTERLINES. PER THE COUNTY AUDITOR, THE PROPERTY BOUNDARY CURRENTLY INCLUDES THE AREA BETWEEN EXISTING R/W AND R/W CENTERLINE (0.23 ACRES) WHICH ACCOUNTS FOR THE REMAINING AREA POST R/W DEDICATION.)
EXISTING ZONING:	PCD
OVERLAY DISTRICT:	HOOVER WATERSHED OVERLAY DISTRICT
FEMA FLOODPLAIN PANEL:	39041C0207K (EFF. 4/16/2009)

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH:	22'
STANDARD PARKING STALL:	10'x20'
ADA PARKING STALL:	8'x20'

BUILDING DATA:

PROPOSED BUILDING HEIGHT:	33'
PROPOSED BUILDING GROSS FLOOR AREA:	2,400 SQ. FT.
DENSITY:	8.57 OFFICES/ACRE
EXISTING BUILDING HEIGHT:	12'
EXISTING BUILDING GROSS FLOOR AREA:	576 SQ. FT.
EXISTING BUILDING USE:	STORAGE & MAINTENANCE

PARKING DATA:

STANDARD SPACES PROVIDED:	16
ADA SPACES PROVIDED:	1

LANDSCAPE DATA:

EXISTING IMPERVIOUS AREA:	0.222 AC.
PROPOSED IMPERVIOUS AREA:	0.268 AC.
GREENSPACE:	0.432 AC.
LOT COVERAGE:	7.84%

DEVELOPER

R&M PROPERTY LLC
5064 S. OLD 3D HWY.
WESTERVILLE, OHIO 43082

ENGINEER

AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43231
CONTACT: GARRETT BAKER
PHONE: 614-901-2235
EMAIL: GBAKER@STRUCTUREPOINT.COM

HORZ 1"=30' 0 30 60

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FINAL DEVELOPMENT PLAN
FOR
THE OLIVE BRANCH OFFICES
WESTERVILLE, DELAWARE COUNTY, OHIO
SITE PLAN

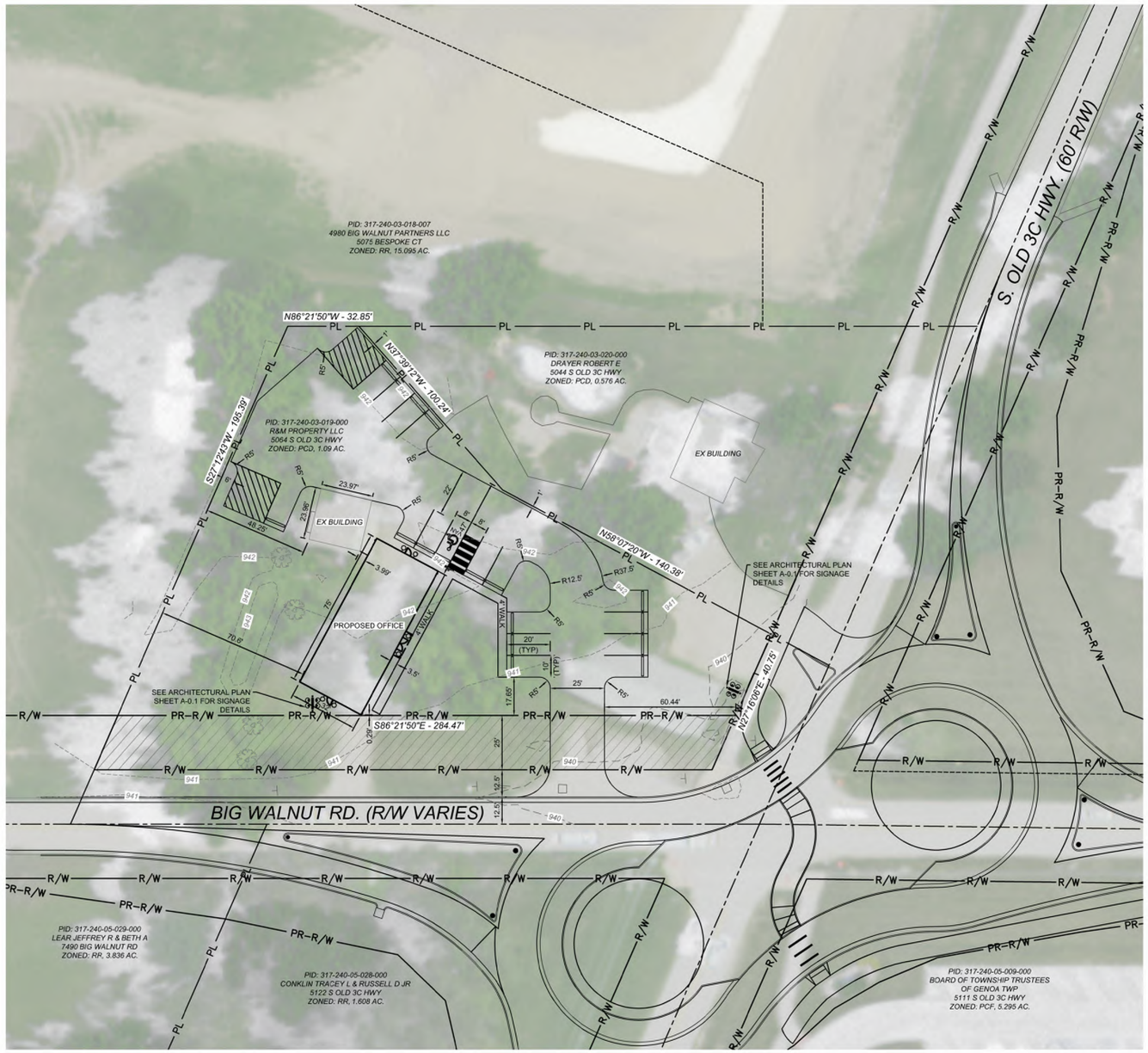
REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	5/20/2024
DRAWN BY:	JJK
CHECKED BY:	GPB
JOB NUMBER:	2024.00366

C100

PLOT SCALE: 1:1 EDIT DATE: 6/2024 - 10:48 AM EDITED BY: JKROKEY DRAWING FILE: O:\2024\00366\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\FDP\2024.00366 TS.DWG



HATCH LEGEND:

DEDICATED R/W AREA

HORZ 1"=30' 0 30 60

SITE DATA

ZONING:

PROPERTY OWNER:	R&M PROPERTY LLC
PARCEL ID:	317-240-03-019-000
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EXISTING ZONING:	PCD
OVERLAY DISTRICT:	HOOVER WATERSHED OVERLAY DISTRICT
FEMA FLOODPLAIN PANEL:	39041C0207K (EFF. 4/16/2009)

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH:	25'
STANDARD PARKING STALL:	10'x20'
ADA PARKING STALL:	8'x20'

BUILDING DATA:

PROPOSED BUILDING HEIGHT:	33'
PROPOSED BUILDING GROSS FLOOR AREA:	2,400 SQ. FT.
DENSITY:	8.57 OFFICES/ACRE
EXISTING BUILDING HEIGHT:	12'
EXISTING BUILDING GROSS FLOOR AREA:	576 SQ. FT.
EXISTING BUILDING USE:	STORAGE & MAINTENANCE

PARKING DATA:

STANDARD SPACES PROVIDED:	16
ADA SPACES PROVIDED:	1

LANDSCAPE DATA:

EXISTING IMPERVIOUS AREA:	0.222 AC.
PROPOSED IMPERVIOUS AREA:	0.346 AC.
GREENSPACE:	0.354 AC.
LOT COVERAGE:	7.84%

DEVELOPER
R&M PROPERTY LLC
5064 S. OLD 3D HWY.
WESTERVILLE, OHIO 43082

ENGINEER
AMERICAN STRUCTUREPOINT
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DATE:	8/9/2024
DRAWN BY:	AMS
CHECKED BY:	GPB
JOB NUMBER:	2024.00366

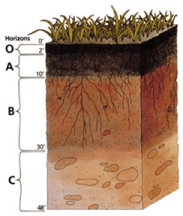
C100

PLOT SCALE: 1:1 EDIT DATE: 8/9/24 - 12:56 PM EDITED BY: ASAKEMILLER DRAWING FILE: O:\2024\00366\D_DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\FDP\2024.00366 TS 2.DWG


bustransit


L10
CITY CENTER

Soil and Environmental
Consulting Services, Inc.



Friday, August 09, 2024

Dalton Rager
DNR Septic and Service
dnrsepticandservice@gmail.com

Re: Soil investigation for on-site septic disposal for 5064 South Old 3 C Highway, Genoa Township, Delaware County.

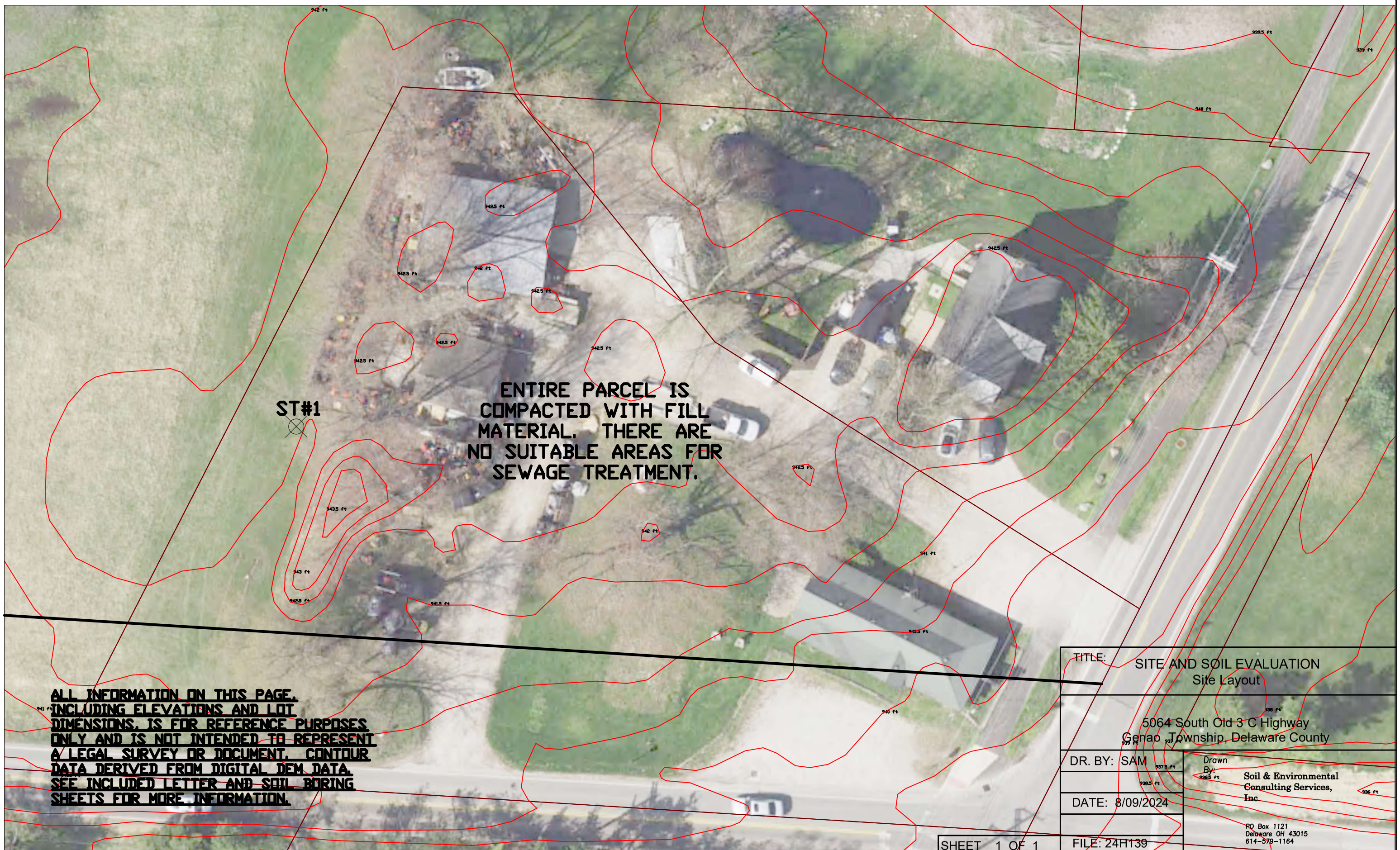
Enclosed you will find the requested detailed soil descriptions for 5064 South Old 3 C Highway, Genoa Township, Delaware County.

The soils of the selected sites were mapped and described on the enclosed sheets for your records. The locations of the soil borings have been located using GPS and the locations have been delineated on the enclosed map. Copies of this letter, soil boring descriptions, sketch, and system drawing should be submitted to local health department. The health department will make the determination if the soil and site area is suitable for onsite sewage treatment.

Please protect all areas approved for septic disposal by having the contractor stake and rope off the proposed locations prior to driveway and basement excavation. No soil, building, or waste material should be stored on the proposed absorption areas. Disturbance to the areas may result in compaction and the subsequent failure of the system. Any disturbance to the504 absorption area voids the results of this analysis.

If you have any questions or want to move forward with the septic design process feel free to contact us.

Steven Miller, CPSS



TITLE: SITE AND SOIL EVALUATION
Site Layout

5064 South Old 3 C Highway
Genoa Township, Delaware County

DR. BY: SAM

DATE: 8/09/2024

FILE: 24H139

SHEET 1 OF 1

Drawn By:
Soil & Environmental Consulting Services, Inc.
PO Box 1121
Delaware OH 43015
614-579-1164

Site and Soil Evaluation for Sewage Treatment and Dispersal

County:	Delaware	Land Use / Vegetation:	Grasses & Forbs
Township / Sec.:	Genoa	Landform:	Till Plain
Property Address/Location:	5064 South Old 3 C Highway	Position on Landform:	Backsope
		Percent Slope:	0.5%
Applicant Name:	DNR Septic	Shape of Slope:	Linear / Linear
Address:		Bedrooms or GPD:	
		Date:	Wednesday, August 07, 2024
Phone #:		Evaluator:	Steven Miller, CPSSc
Lot #:			Soil & Environmental Consulting, Inc.
Test Hole #:	1		P.O. Box 1121
Latitude/Longitude:			Delaware OH 43015
Method:	___ Pit ___ Auger X Tube	Job Number:	24H139
		Soil Series:	

Signature:

Phone#: p-614.579.1164
soilconsultant@yahoo.com

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	Other Soil Features
B1	0 to 8	10YR 4/3			ex gr l	10	80	0		pl	vfi	
B2	8 to 15	10YR 4/3		5%10YR 5/2	vco l	10	50	0		pl	vfi	
Bt	15 to 35	10YR 5/4		30%10YR 5/2	sicl	36	2	2	m	sbk	fi	
BC	35 to 39	10YR 4/4		25%10YR 5/2	sicl	34	2	2	m	sbk	vfi	
Cd	39+	10YR 4/3		20%!0YR 5/2	sicl	32	5	0		m	vfi	

Limiting Conditions	inches	Description	Remarks / Risk Factors:
Perched Seasonal Water Table	8		Surface water should be diverted around system. Subsurface ag drainage may be present.
Apparent Water Table	>60		
Highly Permeable Material	>60		
Bedrock	>60		
Restrictive Layer	0	compacted drive material	

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

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

Position on Landform
Depression
Flat
Knoll
Crest
Hillslope
Footslope

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature

Master Horizons	
O	Predominantly organic matter (litter & humus)
A	Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay
E	Mineral, loss of Si, Fe, Al, clay, organic matter
B	Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of $CaCo_3$; subsurface soil structure
C	Little or no pedogenic alteration, unconsoilidated earthy material, soft bedrock
R	Hard bedrock

Horizon Suffixes	
a	Highly decomposed organic matter
b	Buried genetic horizon
d	Densic layer (physically root restrictive)
e	Moderately decomposed organic matter
g	Strong gley
i	Slightly decomposed organic matter
p	Plow layer or artificial disturbance
r	Weathered or soft bedrock
t	Illuvial accumulation of silicate clay
w	Weak color or structure within B
x	Fragipan characteristics

Horizon Modifiers
Numerical Prefixes: Used to denote lithologic discontinuities.
Numerical Suffixes: Used to denote subdivisions within a master horizon.

Soil Texture

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

*Estimate approximate clay percentage within 5 percent

Soil Structure

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

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

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

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