

**VIOLET TOWNSHIP**  
**ZONING & BUILDING DEPARTMENT**

12970 Rustic Drive • Pickerington, Ohio 43147  
(614) 575-5559 • Fax (614) 575-5562

To: All Commercial Zoning and Building Permit Applicants

From: Don Day, R.B.O.  
Kelly Sarko, Zoning Inspector

Subject: Commercial Construction within Violet Township

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Violet Township requires Zoning and Plans Examination and Building Permits for all new construction.

Prior to any new commercial construction (for, large commercial projects, additions to buildings, parking lot expansions, etc.), a preliminary design meeting with Township officials must occur prior to the submission of documents for plans examinations and Zoning approval. Depending on the scope and magnitude of the project, representatives of the Violet Township Fire Department, Fairfield Soil and Water Conservation District, Fairfield County Regional Planning Commission, Fairfield County Utilities, the Fairfield County Engineer and/or the Violet Township Engineer may also be invited to this meeting. This meeting will help the applicant determine if there are issues which might not have been addressed in the preparation of construction and site preparation drawings.

It should be noted that major developments may be required to be platted pursuant to the Fairfield County Subdivision Regulations.

The following items must accompany completed and signed Zoning and Plan Review/Building Permit application forms:

1. A Drainage, Erosion and Sedimentation Control Permit (DESC Permit) must be obtained from Fairfield Soil and Water Conservation District. Please contact Chad Lucht, Senior Urban Specialist at (740)653-8154. Construction on the site cannot occur until a DESC Permit has been issued and proper erosion and sedimentation control measures are in place.
2. Four sets of complete construction drawings. Additionally, one (1) set of construction drawings shall be submitted to the Violet Township Fire Department for review and comment.
3. Three site or plot plans drawn to scale. Such drawing shall show all existing structures and their size; the proposed size and location of all new construction on the property, provisions for parking and loading spaces. The drawing must be appropriately labeled and show proper setback dimensions as measured perpendicular from the front, side and rear property lines to the closest point or edge of new construction, existing structures as well as to parking areas. Setbacks and use of the property must comply with the Violet Township Zoning Resolution.
  - a. If proposed construction or site development is occurring within a Planned Mixed Use Commercial District or Planned Business and Industrial District, a

Development Plan must be approved by the Violet Township Zoning Commission and the Violet Township Board of Trustees.

- b. Should a new construction project be located within the Violet Township-Village of Canal Winchester CEDA area, the project must comply with the CEDA Development Plan. Site Plans and Exterior Elevations will be reviewed jointly by the Village of Canal Winchester and Violet Township in order to determine compliance with the CEDA Development Plan. Zoning and Building Permits and Plans Examination for projects within the CEDA, entirely within Violet Township are issued by Violet Township.
4. If there is any area of the property which contains any portion of a regulatory 100-year floodplain, A Flood Hazard Building Permit must be obtained from Fairfield County Regional Planning Commission. Please contact the Fairfield County Floodplain Administrator at (740)687-7110 for additional information. A Certificate of Zoning Compliance cannot be issued unless this permit has been issued by Fairfield County Regional Planning Commission.
5. Right-of-Way Permit or permission for curb cut. For those properties with frontage along a Township road right-of-way, a Right-of-Way Permit must be submitted and approved by the Violet Township Engineer. For those properties with frontage to a County maintained right-of-way, the Fairfield County Engineer's Office must be contacted (740)687-7050.
  - a. Access to Township-maintained roadways may be subject to provisions of the Violet Township Access Management Manual.
  - b. Pursuant to Violet Township Trustees Resolution Number 2002-0904-02, a property owner and/or builder must establish a single point of access onto said property, place large gravel within the access and utilize only that access point for all ingress/egress to and from the property during the construction period.
  - c. For installation of a culvert or drain tile in a drainage ditch within a Township road right-of-way, an inspection by the Township Engineer is required prior to covering the culvert with fill material.
6. If the proposed new construction is not served with public water and/or sewer services, a copy of the approved well and sewer permits issued by the Ohio EPA and/or Fairfield County Health Department must be provided at the time of submittal of plans for Zoning and Plans Exam approval.
7. Application Fees. Permits will not be processed until Plans Examination Deposit and Zoning Permit fees have been received. Plans Examination, and Building Permit fees will be assessed according to the Violet Township Building Department Fee Schedule and will cover the costs of plan reviews by the Plans Examiner.
8. Adjudication Fees. Adjudication fees may be required if drawings are required to be resubmitted.

**VIOLET TOWNSHIP FIRE DEPARTMENT**  
**8700 REFUGEE RD**  
**PICKERINGTON, OHIO 43147**  
614-837-4123

**FIRE PROTECTION REQUIREMENTS FOR NEW CONSTRUCTION**

The Violet Township Fire Department being the Fire Authority Having Jurisdiction (AHJ) has established the following Fire Protection requirements, to aid developers and architects planning new construction within its jurisdictional boundaries.

**FIRE DEPARTMENT ACCESS:**

1. Public roads/streets width shall be a minimum of 30 feet in width for Commercial/Industrial Development, and a minimum of 26 feet in width for Planned Subdivision Development (Unobstructed, Islands in entrances, Cul-de-Sacs, etc., shall not be included in the calculation for street widths.
2. Fire Lane locations shall be determined by the Fire AHJ, shall be a minimum of 25 feet wide, and shall be properly signed and striped.
3. Outside turning radius shall be a minimum of 51 feet. (See attached diagram)
4. Overhead clearance shall be a minimum of 13 feet 6 inches.
5. A Knox Rapid Entry System Key Box shall be installed in a location determined by the Fire AHJ, approximately 5 feet above finished grade.
6. Street names shall be submitted for review by the Fire AHJ prior to final approval.

**FIRE HYDRANTS:**

1. Public and Private fire service mains and appurtenances shall be a minimum of 8-inch line.
2. Spacing between fire hydrants shall not exceed 350 feet. The minimum distance to the building that a fire hydrant can be located is 40 feet.
3. Fire hydrants shall have a 5-inch "Stortz" fitting attached to the steamer port, plus two additional 2-1/2 inch side discharge ports equipped with National Standard Hose Thread. (All Threads provided for fire department connections to sprinkler systems, standpipe systems, yard hydrants or any other fire hose connection shall be compatible with the connections utilized by the local fire department.)
4. All hydrants shall be installed, inspected, tested, and approved in accordance with NFPA 24.

### **SPRINKLER SYSTEM:**

1. Provide a 5-inch “Stortz” fitting for the Fire Department Connection, 30 degree Turn down.
2. The Fire Department Connection shall be located within 100 feet of a fire hydrant. Remote connections will have approval of Fire Department AHJ provided access and protection from vehicle traffic in the same manner as a fire hydrant. Fire Department AHJ shall approve FDC locations.
3. FDC testing: All fire department connections shall be required to pass a hydrostatic test (200# per 2 hours) as is required for the building fire suppression system. All FDC lines shall be flushed prior to final approval and witnessed by the fire AHJ.
4. FDC shall be appropriately labeled with a metal sign with raised letters and shall be permanently mounted on all fire department connections serving fire sprinklers, standpipes, or fire pump connections.
5. Fire hydrant and fire department connection located on same side of street.
6. Provide an audible and visual alarm on the outside wall above the Fire Department Connection. To be approved by AHJ..
7. All sprinkler control valves must be supervised with tamper devices connected to the fire protection supervisory system and to a central station alarm service.
8. The sprinkler system shall be installed in accordance with NFPA 13.

### **STANDPIPE SYSTEMS:**

1. Standpipe systems shall comply with all the requirements of NFPA 14 for a Class III Standpipe System (2 ½ inch hose connections), Exception No 2. (2 ½ “ hose connections equipped with a 2 ½ “ to 1 ½” reducer and a cap attached with a chain), including minimum flow rates and residual pressure requirements.
2. An adequate number of class II standpipes shall be installed to allow any point in the building to be reached by a 100-foot length of hose and a 25-foot water stream. Standpipe connections shall be required at all designated Exit Locations.
3. Fire Hose/Fire Hose Racking installations **SHALL NOT** be installed for use by building occupants without prior approval from the Fire AHJ. Where the building is protected throughout by an approved automatic sprinkler system, hose stations for use by the building occupants shall not be required, subject to the approval of the AHJ.
4. A shut-off valve shall be provided at each hose connection location.

### **FIRE ALARM SYSTEMS:**

1. Fire Alarm Systems shall require prior review with the Fire AHJ.
2. Fire Alarm System installations and testing shall comply with all the requirements in accordance to NFPA 72.
3. There will posted at alarm panel(s) and copy given to Fire AHJ a diagram with the specific location of all devices as stated on the alarm panel(s).

### **VEHICLE IMPACT PROTECTION**

As per Chapter 3, Ohio Fire Code 2005

### **PROPANE CYLINDER/TANK STORAGE**

As per Chapter 38, Ohio Fire Code 2005

References: Ohio Fire Code, NFPA, Ohio Building Code

Updated 02-2006