PLANNING COMMISSION MEETING TUESDAY, JUNE 14, 2022 6:00 P.M. Council Chambers 40 W MAIN ST, NEWARK, OH 43055

AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES FOR THE MAY 10, 2022 PLANNING COMMISSION MEETING

PUBLIC HEARING

3. ZONING CHANGE FOR 137 N. VERNON AVE

Application Number : PC-22-17 Owner: Phillip Warner Applicant: City of Newark Current Zoning: Newton Township Proposed Zoning: Single-Family Residence, RL – Low Density

4. ZONING CHANGE FOR 91-92 CLINTON STREET

Application Number : PC-22-15 Owner: Urban Development Co. of Ohio Ltd. Applicant: Robert Reames - Manager Current Zoning: TFR – Two-Family Residence Proposed Zoning: MFR – Multi-Family Residence

OLD BUSINESS

There is none this meeting

NEW BUSINESS

5. SITE PLAN REVIEW FOR PROPOSED ENERGY STORAGE BATTERY FACILITY

Application Number : PC-22-19 Owner: Lee Zazworsky, 1984 Coffman Rd. LLC, 1984 Coffman Rd., Newark, Oh 43055 Applicant: Pine Gate Renewables, 130 Roberts Street, Asheville, NC., 28801

6. SITE PLAN REVIEW FOR NEW OFFICE AND MAINTENANCE BUILDINGS, 161 UNION ST.

Application Number : PC-22-21 Owner: Lee Hope Timber Companies, Tom Harvey, 141 Union St., Newark, Oh. 43055 Applicant: ADR & Associates – Ryan Badger, 88 West Church St., Newark, Oh. 43055

7. SITE PLAN REVIEW FOR NEW INDUSTRIAL BUILDING FOR RECYCLING OPERATION, 55 BUILDERS DR.

Application Number : PC-22-22 Owner: Environmental Specialists – Brian Johnson, 55 builders Circle, Newark, Oh. 43055 Applicant: ADR & Associates – Ryan Badger, 88 West Church St., Newark, Oh. 43055

8. SITE PLAN REVIEW FOR LOG POND DRIVE –THE LP APARTMENTS, PHASE 2 – 96 APARTMENT UNITS IN FOUR BUILDINGS

Application Number : PC-22-23 Owner: Log Pond Investments LLC – John Roush, 13375 National Rd., Reynoldsburg, Oh 43068 Applicant: ADR & Associates – Ryan Badger, 88 West Church St., Newark, Oh. 43055

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 12, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY JUNE 21, 2022 4:30 P.M.



Planning Commission c/o Engineering Department 40 West Main St, 2nd Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

City of Newark Planning Commission Zoning District Change Application

commissions/planning-commission

Office Use Only Zoning File #_ PC Application # PC-22-17 Date Received: 4/5/22 Received by: 9/0.0 Amount Due: \$100.00 Paid By: (circle one) Check # ____Cash Receipt #____Cash

Rev 2/13

District Change District Establishment (Newly Annexed)			
Owner			
Property Owner: Phillip Warner	Telephone: 740-405-08-27		
Address: 137 North Verson Hue	E-mail: warner 2251 @ gmail. (on		
City: Newark. State: OV	Zip: 43055 Fax:		
I would prefer to have agendas mailed rather than e-mailed []		
	epresentative		
Representative: C:ty of Newark	Same as above □ Telephone: 740 - (20 - 772)		
Address: 40 W Marn St	E-mail:		
City: Newark State: OH	Zip: 43055 Fax:		
I would prefer to have agendas mailed rather than e-mailed			
	Location		
Street Address: 137, North Vernon			
Parcel Tax ID #: 081-306288-00.000	Number of Acres: , 95		
Lot Number: (if applicable) 78	Property Platted? Yes 🗹 No 🗆		
District Cl	Assification (Zoning Code 08-33, see <u>www.newarkohio.net</u>)		
Present Zoning District: Mourrow Tours	Proposed Zoning District:		
Present Zoning District: New row Townsmin	Proposed Zoning District:		
□ AD Agricultural □ CD Conservation	 □ AD Agricultural □ CD Conservation 		
 □ AD Agricultural □ CD Conservation □ CSI Church School Institutional 	 AD Agricultural CD Conservation CSI Church School Institutional 		
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Zoning File #	PC-22-17
	PC Application #
Present Use:	Proposed Use:
Residential	Residentia
	l Comments
Reason For Request: Newly Annexed property under	ord 22.12
Required Documentation	on and Process Overview
 Licking County Engineer's Office is located at 20 South 2 Legal Description of parcels to be re-zoned. (typically a source: Legal Description must be reviewed and stamped A drawing or map showing the location of all buildings or Application Fee of \$100.00, cash or check. Make check Call the Newark City Engineering/Zoning Department to Newark City Engineering/Zoning Department is located at (740) 670-7727 Note: an Engineering/ Zoning Authorization Signature is Submit all application materials to the Newark City Engine Commission Agenda. Attend the Planning Commission Meetings and Council I Street (1st Floor) throughout the process. The process ty Note: be prepared to answer Planning Commission and 	b be re-zoned. Contact the <u>Licking County Engineer's Office</u> rint out Real Estate Tax parcel information and a parcel map. 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280. Survey description or valid deed description) approved by the Newark City Engineering Department in the parcels. (A current Google aerial photo is acceptable.) payable to "City of Newark". schedule a Zoning and Legal Description Review. at 40 W. Main Street (2nd Floor) Newark, OH 43055 required on this application. See below. <u>heering/Zoning Department</u> for inclusion on a Planning <u>Meetings</u> held in Newark City Council Chambers, 40 W. Main vpically takes 3 -4 months to complete. <u>Council Member's questions regarding your application</u> <u>norwledgement</u> lication is true and factual to the best of my knowledge. <u>Date</u>
My Commission Expires:	
Engineering/Zoning Auth	Notary Public orization – Office Use Only
	ied Approved with Conditions
Representative Signature	Date 4/12/2022
Comments/Conditions: <u>Nowing Armexica</u>	1 TEARINORY
Planning Commission Recommend	lation to Council – Office Use Only
	Approved with Conditions (See Letter of Recommendation)
Planning Director Signature:	
Conditions:	
After Planning Commission Recommendation: Contact the Clerk of Council regarding Council Public Clerk of Council's Office is located at 40 W Main St	

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Licking, in the State of Ohio, and in the Township of Newton,

Being known as Lot Number Seventy-Eight (78), in NORTH VERNON ACRES, according to the plat thereof, as shown of record in Plat Book 4, Page 146 of the plat records of Licking County, Ohio.

Address: 137 North Vernon Avenue, Newark, OH 43055

Parcel No. 062-306288-00,000 BSF005 ANNER

081-306288-00.000 AFTER ANNEX

DUSSCALATE ВV

Div. of Engineering City of Nawark, Ohio

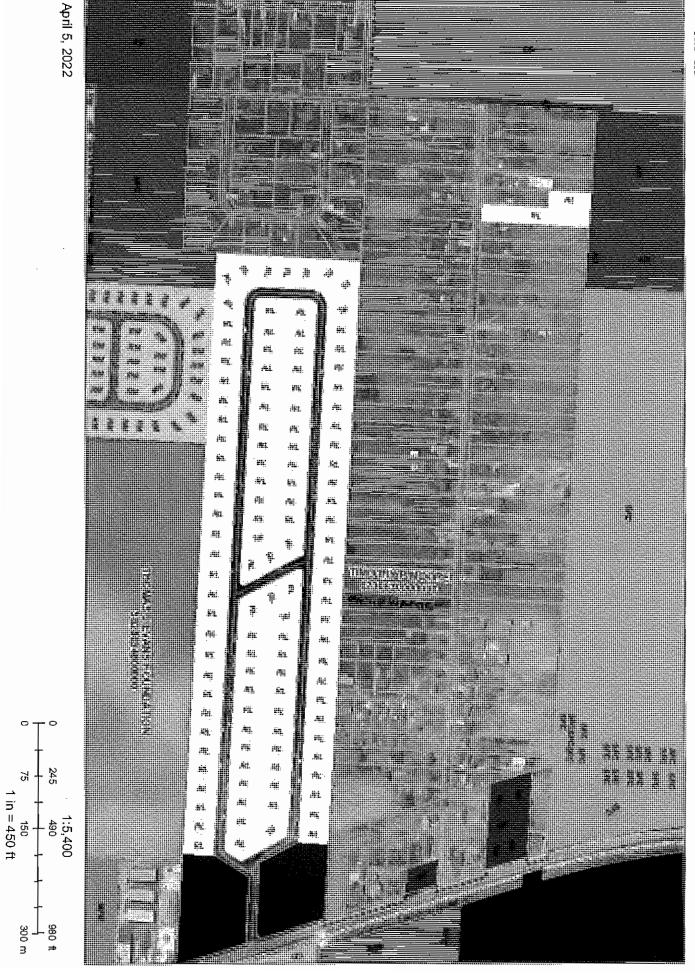
PREM IOKINO ODI VED approved on the (LAT'LE)

LICKING COUNTY TAX MAP Jurisdictional Townships Municipal Corporations Interstates 1/6//2022 ľ - terrender 292,GN Other kuau Rypé ^M ES - ⁰ Tgwpspip road Licking County Auditor GIS Driveway • • • I Ŷ i λ, Interstate/US/State Route <u>.</u> County Road Street Number Only 2 ß Owner Name & Acres Sales - 2022 April 12, 2022 0 0

OnTrac Property Map



137 N Vernon Ave.





Planning Commission c/o Engineering Department 40 West Main St, 2nd Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

City of Newark Planning Commission Zoning District Change Application

www.newarkohio.net/government/boardscommissions/planning-commission Office Use Only Zoning File #_____ PC Application # PC-DD-15 Date Received: 3-21-22 Received by: 3-21-22 Amount Due: \$100.00 Paid By: (circle one) Check # 24/21 Cash Receipt # 5-71/6

Rev 2/13

District Change	District Establishment (Newly Annexed)			
Owner				
Property Owner: Urban Davelognet Co. G	FONtio Ltd. Telephone: 614-466-5286 E-mail: ReamProperties LLCO gmail.com			
Address: P.G. Box 919	E-mail: ReamProperfies LLCO cmail.com			
City: New Albomy State: Off	Zip: 43054 Fax:			
I would prefer to have agendas mailed rather than e-mailed				
Applicant/A	Representative			
Representative: haber lenna-Manac	Same as above T Telephone:			
Address: SAME	E-mail:			
City: State:	Zip: Fax:			
I would prefer to have agendas mailed rather than e-mailed				
	y Location			
	Newark Off 43055			
Parcel Tax ID #: 054-280092-00.000	Number of Acres: 0.2100			
Lot Number: (if applicable) 31 gT	Property Platted? Yes No			
	(Zoning Code 08-33, see <u>www.newarkohio.net</u>)			
Present Zoning District:	Proposed Zoning District:			
□ AD Agricultural □ CD Conservation	AD Agricultural CD Conservation			
CSI Church School Institutional	CSI Church School Institutional			
DC Downtown	DC Downtown			
GB General Business	□ GB General Business			
GC General Commercial	GC General Commercial			
☐ GI General Industrial	□ GI General Industrial			
GO General Office	GO General Office			
HB High Intensity Business	☐ HB High Intensity Business			
LB Limited Intensity Business	LB Limited Intensity Business			
LC Limited Commercial	LC Limited Commercial			
LI Limited Industrial	LI Limited Industrial			
LO Limited Office	LO Limited Office			
MB Medium Intensity Business	MB Medium Intensity Business			
MFC Multi-Family Condo	MFC Multi-Family Condo			
MFH Multi-Family High Rise	MFH Multi-Family High Rise			
MFR Multi-Family Residence	S MFR Multi-Family Residence			
Overlay Historic	Overlay Historic			
Planned Unit Development	Planned Unit Development			
RMH Single-Family Residence Manufactured Home	RMH Single-Family Residence Manufactured Home Single Family Residence (Circle and)			
Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density	Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density			
RS-Suburban RL-Low Density RN-Medium Density RR-High Density	RZL Single-Family Residence Zero Lot Line			
SFC Single-Family Condo	SFC Single-Family Condo			

		PC-22-15
	Zoning File #	PC Application #
	Property Use	
Present Use: <u>Currently it is</u> <u>Fourily Dwelling</u>	<u>a 2</u> <u>vie</u> it, 	sed Use: propose <u>Campletly Renevoting</u> into <u>A 4 fonily a proximally</u> saft Por New Unit.
	Additional Comm	
		- from a & Fonoly Duckley
Required Do	ocumentation and s	Process Overview
 for a tax map or visit <u>http://www.lcounty.com/T</u> Licking County Engineer's Office is located □ Legal Description of parcels to be re-zoned Note: Legal Description must be reviewed □ A drawing or map showing the location of a 	the parcels to be re-zo <u>Treasurer</u> to print out Re I at 20 South 2 nd St (3 rd d. (typically a survey des and stamped approved all buildings on the parc	A contact the <u>Licking County Engineer's Office</u> Real Estate Tax parcel information and a parcel map. Floor) Newark, OH 43055 (740) 670-5280. Secription or valid deed description) d by the Newark City Engineering Department cels. (A current Google aerial photo is acceptable.)
Application Fee of \$100.00, cash or check		-
(740) 670-7727	ent is located at 40 W. N	Main Street (2nd Floor) Newark, OH 43055
	Dwner Acknowledd	aement
I hereby certify that the information provide	d in this application is	is true and factual to the best of my knowledge.
Property Owner Signature:	n-Mage	Date_03/17/26344
Sworn and subscribed before me this 17^{42}	day of March	20.22
My Commission Expires: 06 /06 /2023	6/1	a. Li
·		Notary Public
		on – Office Use Only
Approved 🔁	Denied	Approved with Conditions
Approved St	the	Date//2/2022
Comments/Conditions:		
Planning Commission	Recommendation t	to Council – Office Use Only
Approved	Denied	Approved with Conditions
Planning Director Signature:		(See Letter of Recommendation) Date
Conditions:		
After Planning Commission Recommendat Contact the Clerk of Council regarding <u>Clerk of Council's Office</u> is located at	g Council Public Hearing	g Date and Final Vote. or) Newark, OH 43055 (740) 670-7516.

DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER

Approved By JR Mar 15, 2022 02121190900000026000

TRANSFERRED

Mar 16, 2022 Michael L. Smith LICKING COUNTY AUDITOR SEC 319.902 COMPLIED WITH MICHAEL L. SMITH By: SLM 151.50

InstrID:2022031	3/16/2022	
Pages:2	9:12 AM	
Bryan A. Long		T20220006773
Licking County	Recorder	

WARRANTY DEED By a Limited Liability Company

File 96630

KNOW ALL MEN BY THESE PRESENTS; That 91-93 Clinton St. LLC, a limited liability company organized and existing under the laws of the State of Ohio, the Grantor, for valuable consideration paid, grants, with general warranty covenants, to The Urban Development Company of Ohio LTD, Grantee(s), whose Tax Mailing Address will be PO Box 919 New Albany OH 43054, the following described real property:

Situated in the County of Licking, State of Ohio, City of Newark and being further described as follows: Being a part of Outlot Number 8, commencing at a point tin the West line of Clinton Street, 159 1/4 feet North of the intersection of the West line of Clinton Street, with the North line of Wyoming Street; thence North along the said West line of Clinton Street a distance of 57 feet for a corner, thence West on a line parallel with the North line of Wyoming Street , 160 feet to an alley running North and South for a corner, thence South along the East line of said alley 57 feet for a corner; thence East on a line parallel with the North line of Wyoming Street 160 feet to the Place of Beginning. Begin part of Lot 37 of Council Plat No. 2, Section No. 1, recorded in Plat Book 2, Page 202.

Parcel Number(s):

054-280092-00.000

FIRST ONIO TITLE INSURANCE.

Known as: 91-93 Clinton St Newark, OH 43055

This conveyance is subject to all taxes and assessments which are now or hereafter become liens on said premises, and is subject to all covenants, easements, restrictions, conditions, reservations, reverters, legal highways, zoning laws and ordinances, and governmental regulations, if any, of record, and all coal, oil, gas and other mineral rights and interests previously conveyed, transferred, or reserved of record.

Prior Instrument Number:

Instrument Number 201911220025978, of the Records of the Office of the Recorder, Licking County, Ohio

APPROVED For ZONING BURNAL Description

Div. of Englicoring City of Newark, OHA

IN WITNESS WHEREOF, 91-93 Clinton St. LLC, the Grantor, has caused its name to be subscribed hereto by Benjamin Todd, its Authorized Member.

Signed and acknowledged:

91-93 Clinton St. LLC

Brijamin Todd, Anthonized Member By: Benjamin Todd, Authorized Member

State of Ohio))	
County of	Licking)	SS:

BE IT REMEMBERED, that on this 28^{r} day of February, 2022, before me, the subscriber, a Notary Public in and for said state, personally came Benjamin Todd, Authorized Member of 91-93 Clinton St. LLC, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be the free act and deed of said limited liability company, pursuant to the authority of its Members, and his/her/ their free act and deed personally and as such member(s). This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

4DIM

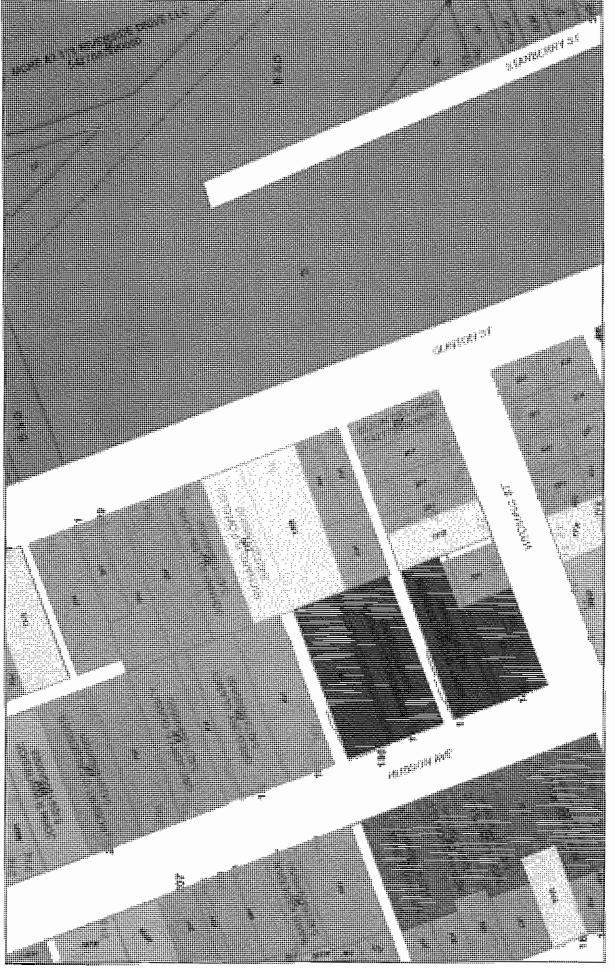
Notary Public Commission Expiration Date:

This instrument was prepared by: Thomas J. Olix, Attorney at Law Olix & Associates, Co., L.P.A 1303 Durness Ct Columbus, Ohio 43235 File 96630

Jordan L. Bradford Notary Public, State of Ohio My Commission Expires December 28, 2023



91-93 Clinton St



April 12, 2022





Headquarters: 130 Roberts Street, Asheville, NC 28801 Charlotte Office: 301 Camp Road, Suite 104, Charlotte, NC 28206 Jacksonville Office: 315 3rd Avenue N, Jacksonville Beach, FL 32256 info@pgrenewables.com 🔶 www.pinegaterenewables.com

MEMO

To: George Carter

From: Matt Boerger

Date: 4/15/2022

Re: Heath Battery Storage Zoning Permit

RECEIVED 4/20/22 ptg

ENGINEERING DIVISION

Mr. Carter, please see the attached zoning permit application for our proposed project known as the Heath Batter Storage. The purpose of our application is to allow for the design and construction of an energy storage (battery) facility for reserve power to the energy grid. Enclosed with our application are the following:

- Site Plan
- Tax Parcel IDs
- ALTA Survey
- Owner Authorization Forms
- Photos of Battery storage elevations of similar projects
- Preliminary survey showing how the proposed project will result in a future lot split, seperting the battery storage project from the master parcel.

We would like to make payment over the phone via credit card and will be mailing hard copies of the enclosed application and documents. If you should need anything else, please let me know. I can be reached by phone at 614-668-8409 or email at mattboerger@pgrenewables.com.

/

Engineering & Zoning Engineering Department 40 W. Main St. Newark, OH 43055 (740) 670-7727

Applicant Name:

City of Newark Zoning/Sign/Fence

Application for Certificate of

Plan Approval

Office Use Only

Application # _____ Application Date: _____ Date Paid: _____ Paid: Check Cash (Circle one) Check Number ____ Amount \$____

Plne (Bate Renewables	- att Boergerw.n	ewarkohio.net
--------	-----------------	------------------	---------------

	Nature of Project: ☐ Addition ☐ Alteration ☑ New Corr Please note, demolitions require a separate application	nstructi	on 🛛 Change of Occu	ipancy 🗆 Sign 🗌 Fence
	Description of Project: Design and construct an energy stora	<u> </u>		
•	Address of Project (Number & Street): 1 N/A - Please see parcel numbers	984 Coffm	an Road, Newark, OH 43055	Auditor's Parcel #: 054-217614-00.000 ; 054-233166-00.000
Dujec	Current Zoning District:Lot #:SLimited Industrial (LI)	ubdivi	sion Name:	Entrance to Subdivision is off of: Coffman Rd.
ld.	On the North South East We Between the intersection of: (give streets)	est side	e of street: Coffman Rd.	Site Telephone: N/A
	Coffman Rd. and Fay Dr.			Site Fax:
		□100	Yr 🗋 500 Yr	Sewer System: DPublic DPrivate
	Flood Zone: X		Airport: Yes No	Water System: Public Private
r	Property Owner: Lee Zazworsky, 1984 Coffman Road, LLC	С		Telephone:
n ner	Address: 1984 Coffman Road			E-mail:
	City: Newark	State: OH	: Zip: 43055	Fax:
htt	Pine Gate Renewables	Sa	ime as above: □	Telephone: 614-668-8409
4 pplicant	Address: 130 Roberts Street		E-mall: mattboerger@pgrenewables.com	
d_{E}	City: Asheville	State: NC	: Zip: 28801	Fax:
ρr	Contractor Name:	Sa	ime as above:⊡	Telephone:
ractor	Address:			E-mail:

 City:
 State:
 Zip:
 Fax:

 Person Preparing Drawings:
 Jim Morrison
 Architect/Engineer Registration Number:

gner	Company: Pine Gate Renewables			E-mail:
	Address: 130 Roberts Street			Telephone:
	City: Asheville	State: NC	Zip: 28801	Fax:

Application #:

Residential: (specify)	Commercial: (specify)	Industrial: (specify)	Other: (specify)
35		Battery Storage Facility	

Notes: (optional)

The proposed project is to construct a battery storage facility to provide back up power during peak energy use

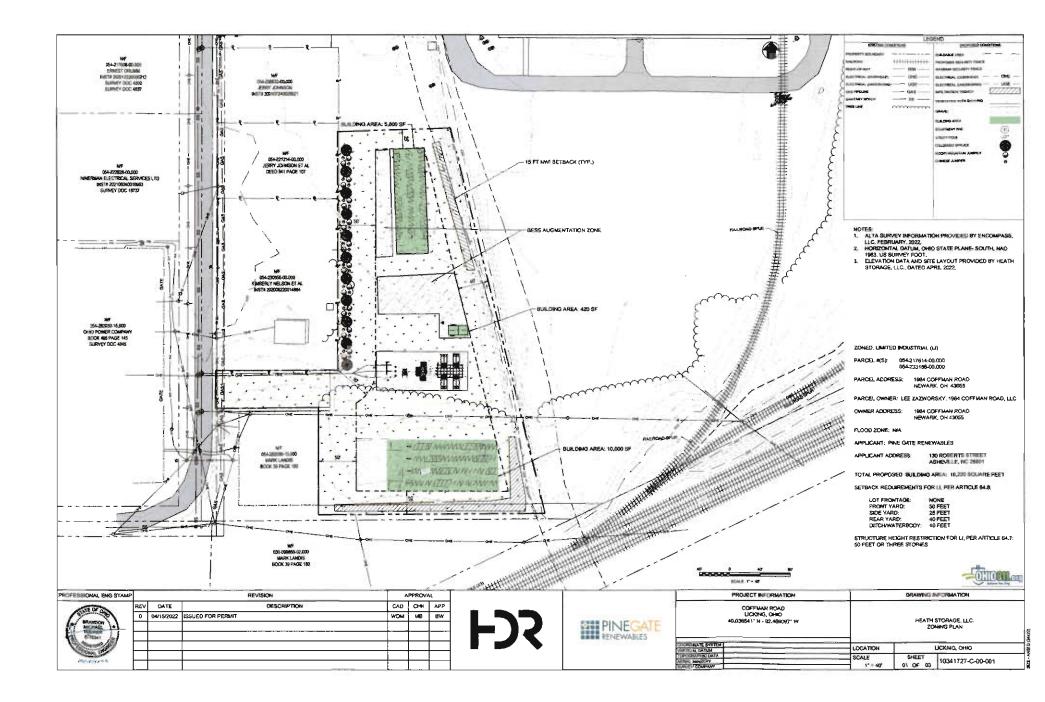
a	Calculate building area as follows:	INSERT PROJECT FLOOR AREA BELOW				
Project Aloor Area	Measure to outside of walls for dimensions	Existing floo	or area	Alterations	New addition(s) or Change of Use	Total Square Feet Area
00F	Include supported	Basement				
y.F	canopies as measured from the center lines of	First Floor				
cl	the furthest columns or	Floor 2,3,4, etc.				
oje	supports	Subtotal				
łď	Do not include roof or canopies which cantilever	Garage/Storage Shed				
	from the building	Total				
	This Application for a Sig Plan for each sign ind Site Plan, indicating th Insert the information Label the sign on the Payment of all application	licating the type, size a ne location of each sig for each sign, selectir Site Plan with the app	and descriptior n. g all applicable ropriate Sign # ne Application	n. e details in the boo from the box belo for Certificate of P	ow. Ian Approval	
"	Sign 1: Sign Face Area:	sq ft	S	ign height above	grade feet	
big	Freestanding		oremises			
	Monument Building		able message able Message		Non-illuminated Temporary	
	On-premises		able Message			Ord. 08-33 Art 135.)
	Sign 2: Sign Face Area:			ign height above g		feet.
-	☐ Freestanding	🗆 Off-j	oremises	.g	□ Illuminated	
	Monument		able message		Non-illuminated	
	Building On-premises		able Message		Temporary Other (Per Other)	
			able Message			d.08-33 Art 135)
		Requ	ired Docum	entation		
	Driginal Application	-				
	ax Map from the County		-It evicting by	ildingo oo wall o		ion covered
	Site Plans showing the lo under this Certificate Ap					
	drawings as well as ot					
	Payment of applicable fe					
Signature	I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed					

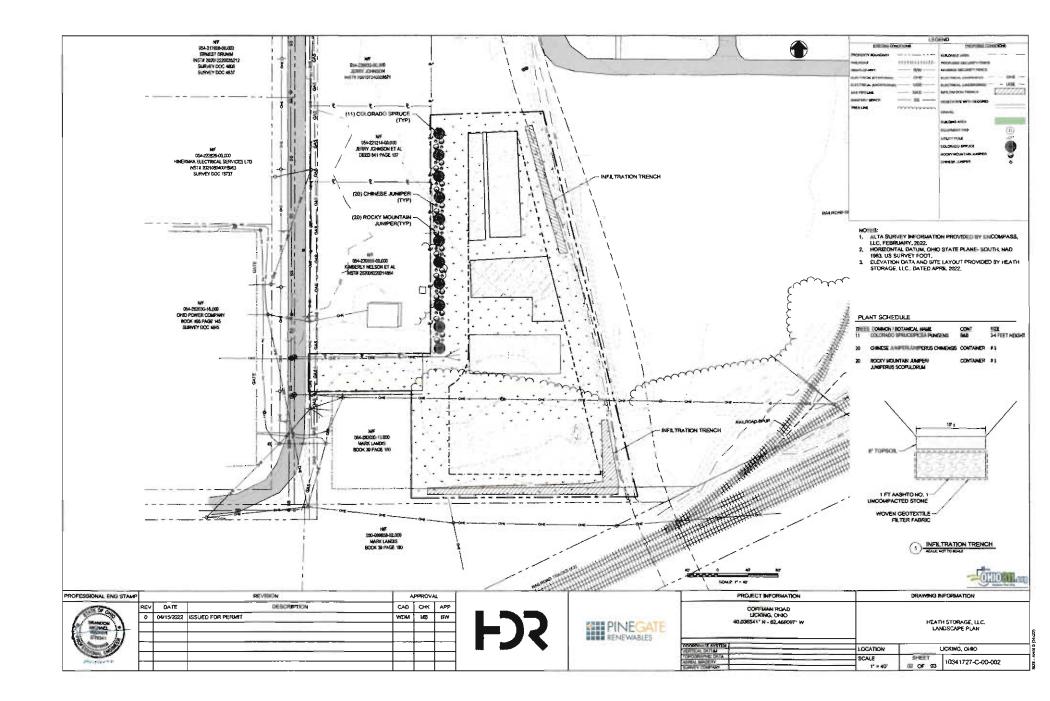
Application #:

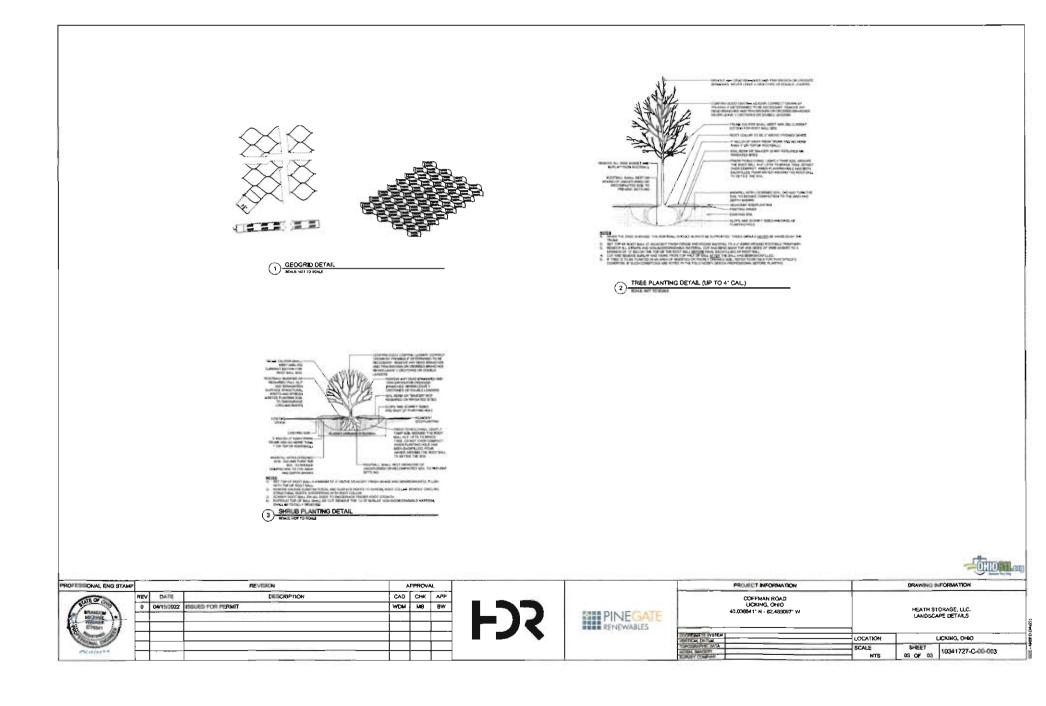
DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY						
Status	Date	Examiner Signature	Date Notified			
Incomplete						
Disapproved						
🗆 Hold		Reason:				

Aces

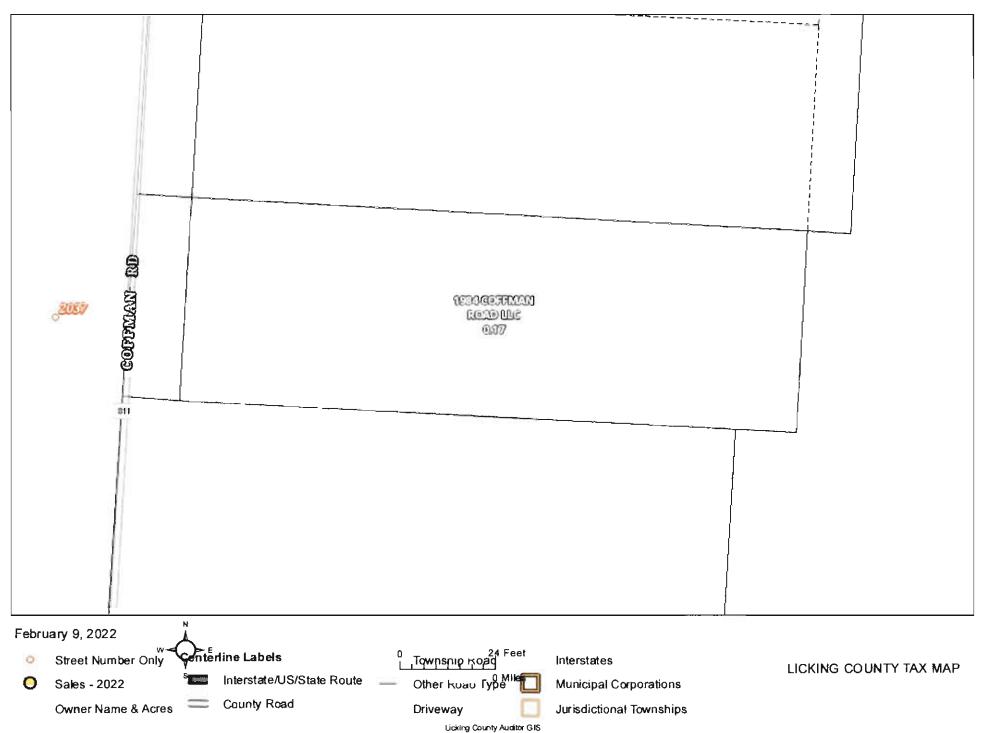
	Application Fee	\$22.50		Application Fee		\$22.50
~	Residential \$9/100 Sq Ft (Max \$225)			1 – 10 SqFt	\$30	
Ìнд	Commercial \$9/100 SqFt (Max \$450)		57	11 – 40 SqFt	\$120	
111	Residential Accessory Fee \$7.50		ιĿί	41 – 100 Sq Ft	\$180	
Zon	Fences, Garages, Sheds		\sim	101 thru 300 SqFt	\$255	
	TOTAL			Temporary Sign	\$7.50	
		472.50		TOTAL		



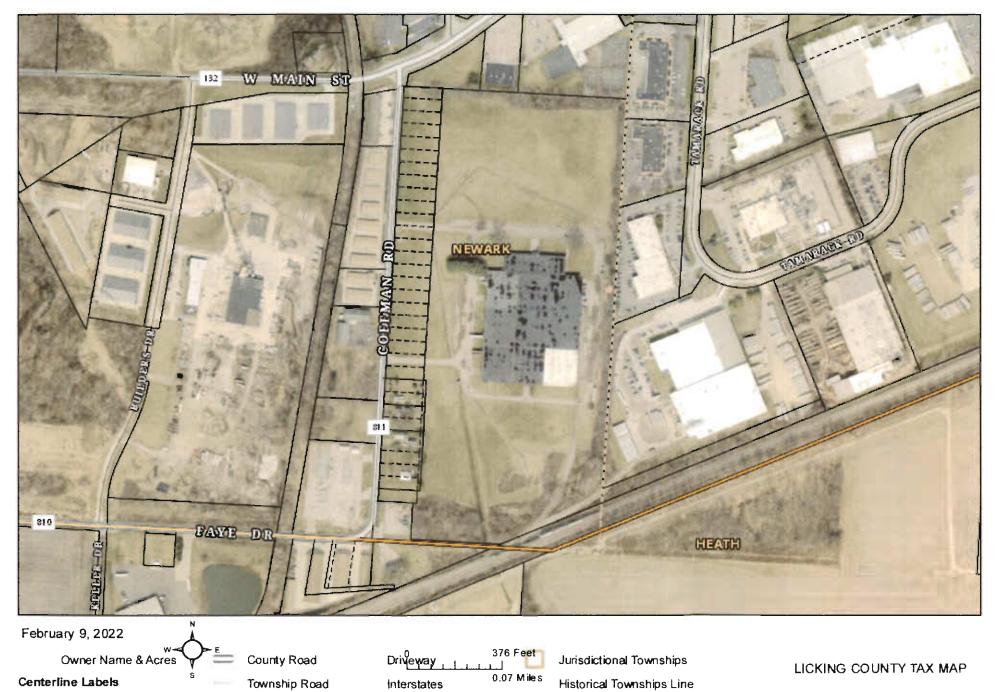




Parcel 054-233166-00.000



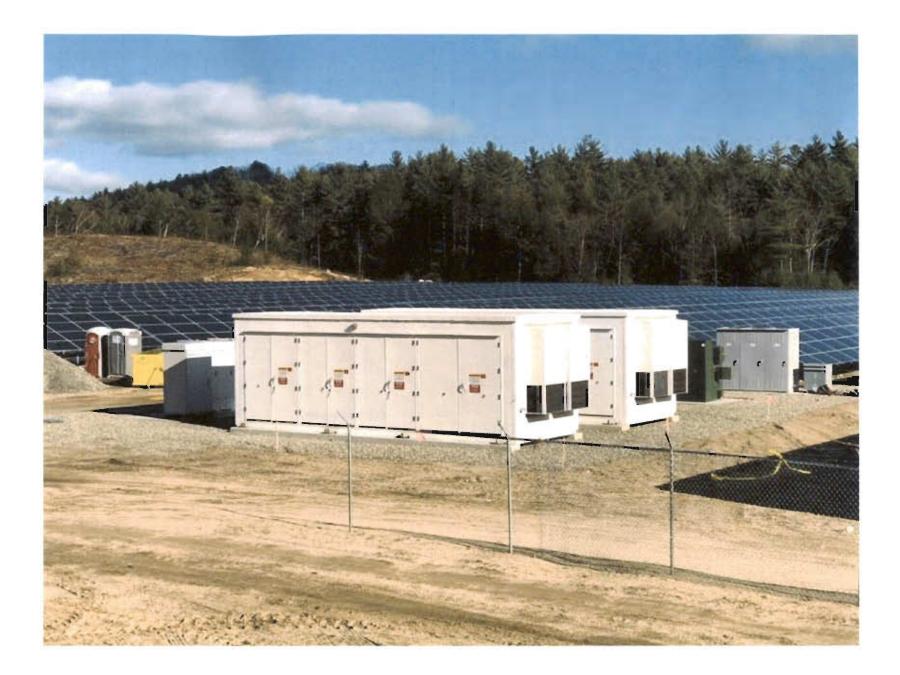
Parcel 054-217614-00.000



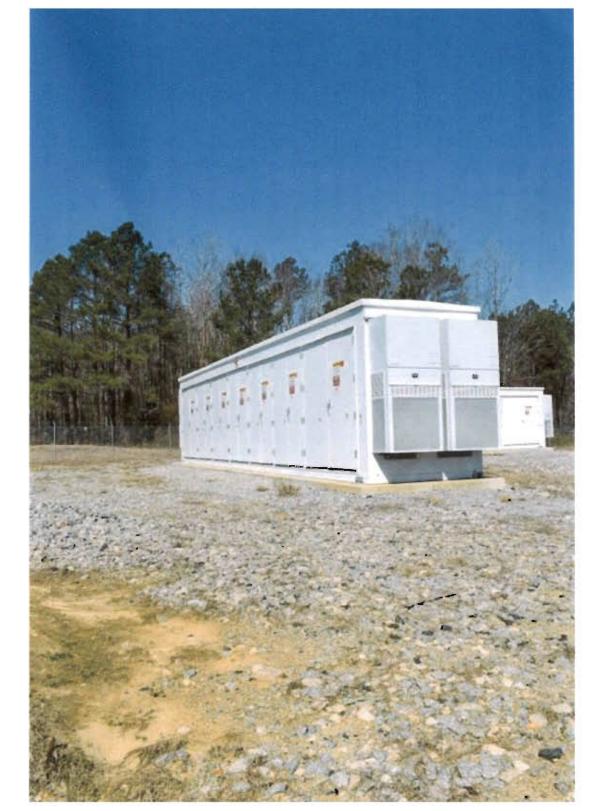
Municipal Corporations County Boundary

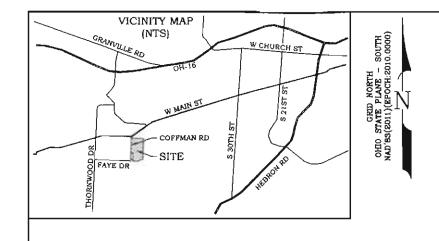
Interstate/US/State Route

Other Road Type









GENERAL NOTES:

- 1. RECORD OWNER(S) OF THE SUBJECT TRACT IS 1984 COFFMAN ROAD, LLC, BY DEED FILED FOR RECORD DECOMBER 27, 2019 AND RECORDED IN INSTRUMENT NO. 201912270028872 OF THE UCHING COUNTY RECORDS.
- 2. ADJOINER INFORMATION BASED ON THE LICKING COUNTY GIS DATABASE AT THE TIME OF THIS SURVEY.
- NORTH SHOWN HEREON IS RETERENCED TO OHIO STATE PLANE SOUTH, NAD'83 (2011)(EPOCH:2010.0000), US FEET AND WAS ESTABLISHED BY GPS METHODS AND PROCESSED THROUGH OPUS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FIRM MAP NO. 390380C0337J, EFFECTIVE DATE OF 3/16/2013 AND FIRM MAP NO. 38089C0336H, EFFECTIVE DATE OF 5/2/2007.
- 5. THIS PLAT IS THE RESULT OF AN ACTUAL OH THE GROUND SURVEY PERFORMED BY ENCOMPASS SURVES, LLC IN JUNUARY 2022, IN ACCORDANCE WITH A COMMITMENT OF THE INSURVICE BY CHICKGO TITLE INSURVICE COMPANY, COMMITMENT NO. 2325820002, HAVING AN EFFECTIVE DATE OF JUNUARY 7, 2022 AT 7:00 AM.

6. THE SUBJECT PROPERTY IS ZONED "U - LIMITED INDUSTRIAL DISTRICT" PER THE ZONING CODE OF THE CITY OF NEWARK.

SETBACKS: FROMT= 50' SIDE= 25' 50' IF ADJOINING & RESIDENTIAL DISTRICT REAR= 40' - 2 STORY 50' - 3 STORY

DISTANCE BETWEEN ANY TWO BUILDINGS= 25'



280 HILLIARD AVE, BUTH 1 ASHEVILLE, NORTH CANOLINA 2001 BSB-575-2116 WWW.BNCOWYAREERVICES.COM DRW.ANW/CHK: JAJ DATE: 01/27/2022 PROJECT NO: 63437

MINOR LAND DIVISION (LOT SPLIT) SURVEY FOR 1984 COFFMAN ROAD, LLC SITUATE OFF COFFMAN ROAD PART OF THE 3RD QUARTER OF TOWNSHIP 2, RANGE 12 UNITED STATES MILITARY LANDS CITY OF NEWARK, COUNTY OF LICKING, STATE OF OHIO

CERTIFICATE OF SURVEYOR

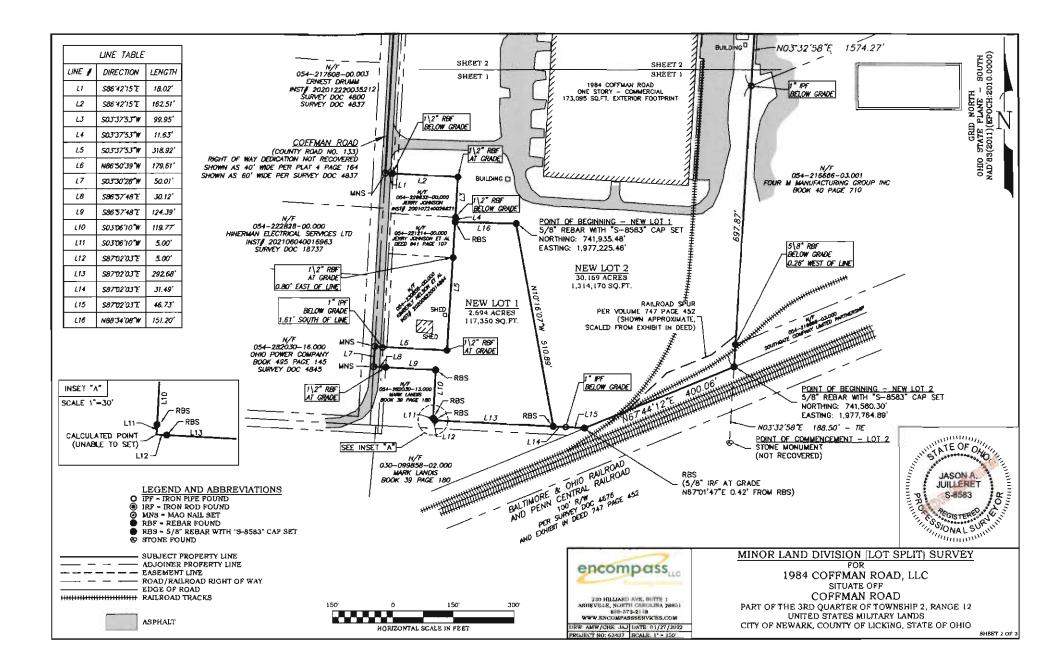
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE LAND SURVEY MADE (UNDER MY SUPERVISION), (BY ME), ON DATE, AND THAT ALL SURVEY MONUMENTS SHOWN HAVE BEEN SET.

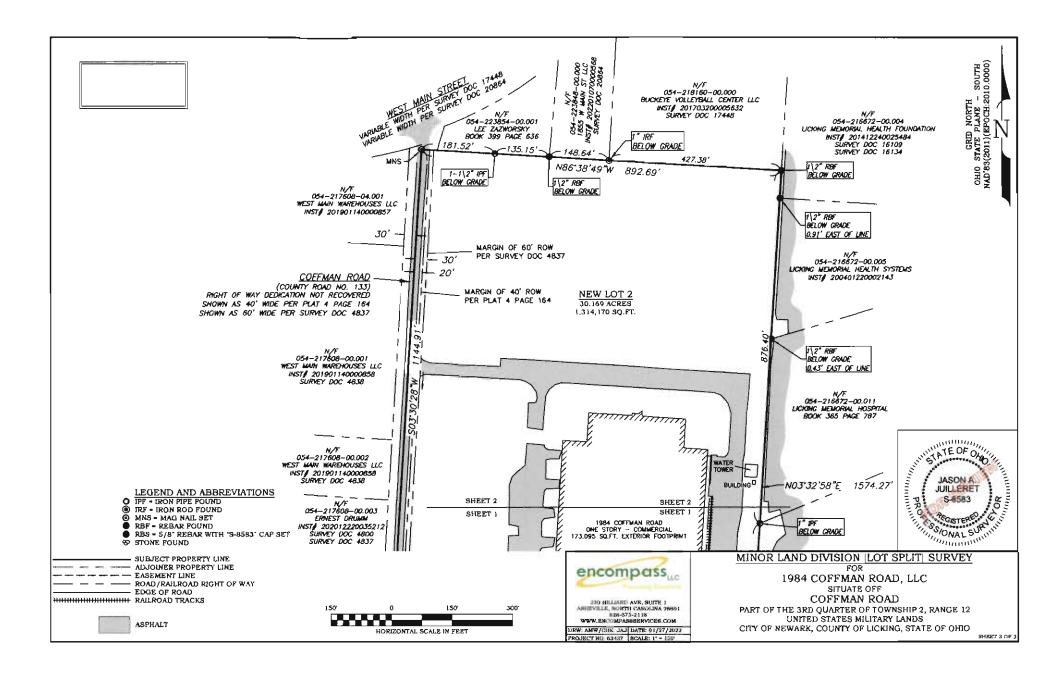
PRELIMINARY, NOT FOR SALES, CONVEYANCES OR RECORDATION

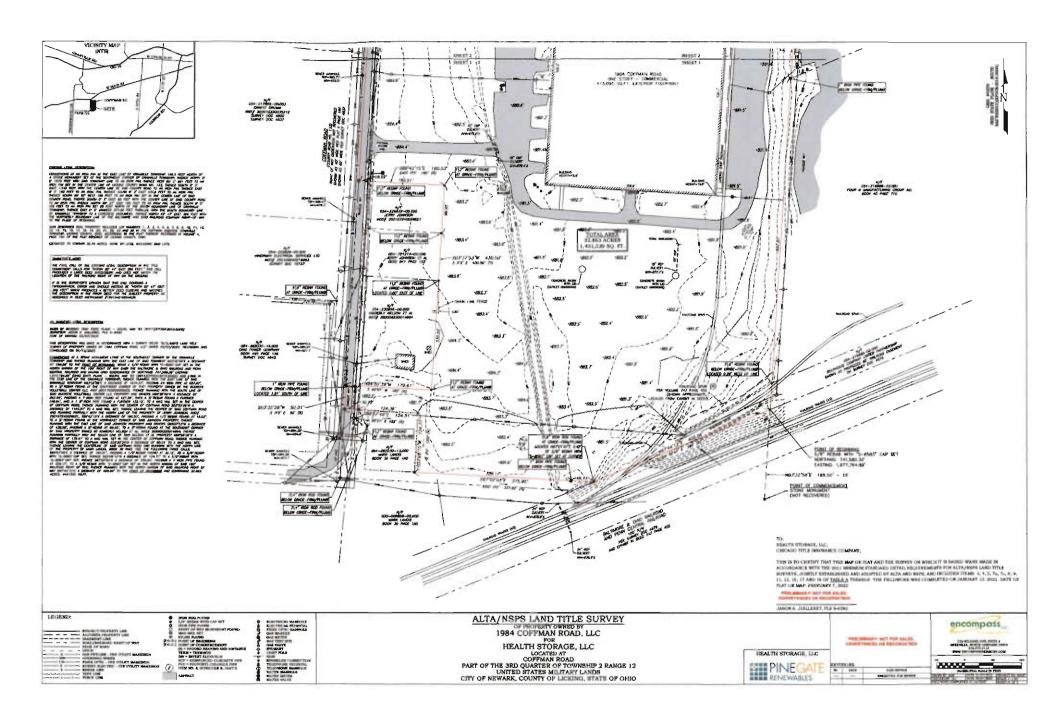
JASON A. JUILLERET, PLS S-8583

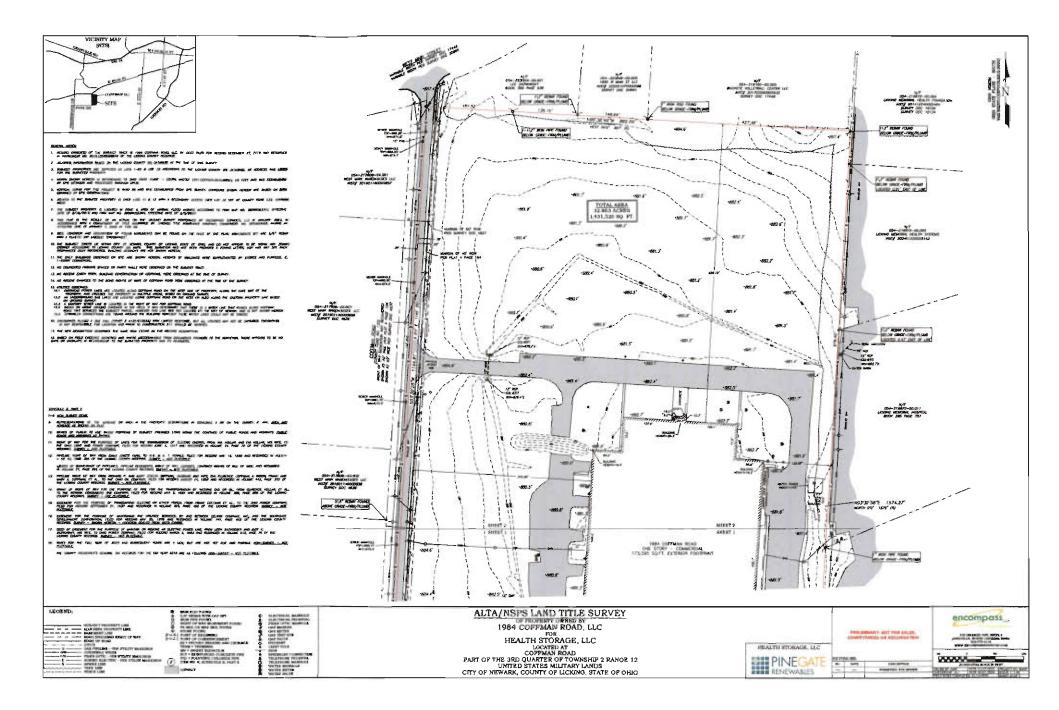


STREET 1 OF 3











JUNE 14, 2022 PLANNING COMMISSION MEETING

Application:

1. PC FILE 22-19: SITE PLAN FOR NEW ENERGY STORAGE BATTERY FACILITY FOR PINEGATE RENEWABLES, 1984 COFFMAN ROAD

Staff Report & Recommendations:

Overview:

The applicant intends to build new energy storage battery facility totaling 16,220 SF on the site.

The Site Plan Review Committee submitted comments on 6/9/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Acting Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector
- A. Zoning District:

This site is zoned Light Industrial District (LI); the proposed use is a permitted use.

Flood Zones: There are no flood zones identified on this site, however there is a drainage ditch on the site.

B. Safety Division Review:

The Police Division has expressed no concerns with this proposal.

The Fire Division stated that plan will need to comply with the Ohio Fire Code Section 608 for Stationary storage battery systems and Section 605.11.2 for Ground mounted photovoltaic arrays for the layout and installation of panels. The designer should review those requirements before construction plan submittals.

The building designer shall contact Bruce Gossett, Newark Fire Dept., to arrange a meeting to discuss the issues related to the OFC.



C. Height Restrictions:

The height of the structures shall be submitted for review and approval.

D. Lot Area & Setbacks:

Parcel is approximately 120,200 S.F. +/-, with proposed 13% building coverage, which meets the lot area requirements. A lot split and combination has been submitted with this application, and will need to be approved before zoning approval. We see no issues with approval of this item.

E. Off-Street Parking & Loading:

No parking spaces are specifically proposed. A variance by BZA may also be needed to allow gravel areas as proposed.

The vast majority of the site is impervious area, either concrete or gravel areas, with no delineated parking spaces. Given the amount of open lot area, we feel that there is adequate room for the parking needed by this or future businesses on this site.

F. Corner Lots:

No structures are proposed at this time in the lot corner area. There has been no stormwater management plan submitted, and this should be submitted and reviewed prior to zoning approval.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 9550 +/- SF of green space and greater than 2350 SF of the green space area shall be ground cover as required by the Zoning Code. In addition, 4 trees are required on the site. A landscaping plan has been submitted, but the above dimensions need to be noted on the future submittals, and this will need to be reviewed prior to zoning approval.

- H. Public & Private Roadways Access Management: All of the proposed driveways are privately owned and maintained by the development.
- I. Site Signage: No signage has been submitted with the proposal.
- J. Traffic Control / Street / Right-of-Way Issues: No changes or additions affecting the traffic flow are proposed.
- K. Engineering / Utilities:

No water or sanitary sewer service lines are proposed. Regarding drainage to/from adjacent sites, the lot split will appear to split the existing drainage ditch running north and east of this site. Is there a drainage easement provided for future operation and maintenance of the ditch by the adjacent private property owners? We would like to see a copy of this easement.



There has been no stormwater management plan submitted, and this should be submitted and reviewed prior to zoning approval.

L. Other Standards/Regulations No other comments at this time.

Recommendations:

Staff recommends approval of this site plan at this time, <u>contingent upon the</u> resolution of the issues listed:

- 1. Fire Dept comment regarding OFC sections listed are addressed.
- 2. Structure Elevations submitted and approved.
- 3. Lot split / combination approved.
- 4. Landscaping area dimensions submitted and approved.
- 5. Stormwater construction plans are submitted and approved. Compliance with City's Stormwater Management requirements, to ensure runoff water does not adversely impact adjacent properties.
- 6. Any of the remaining issues listed above will be addressed on the final construction plans.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

_____ Approved As Submitted

_____ Approved As Noted, With Contingencies

____ Denied

Planning Director

Date



Clientcentric Consulting Design . Engineering . Innovation

May 9, 2022

Brian Morehead, PE George Carter, Deputy Code Admin. & Zoning Insp. City of Newark 40 West Main Street Newark, OH 43055

Re: Hope Timber - Site Compliance Plan

Gentlemen,

Enclosed you will find the following information for your zoning approval:

- > Four (4) Copies of the Site Compliance Plans
- > One (1) Copy of the Site Application and fee, in the amount of \$472.50

If you have any questions, comments, or concerns, please feel free to contact myself.

ADR & Associates, LTD.

R. Ryan Badger Director of Development

c: 21-117

"Working With Clients Since 1997"



City:

õ

Engineering & Zoning 40 W. Main St. Newark, OH 43055 (740) 670-7729 Fax (740) 349-5911 www.newarkohio.net

City of Newark Zoning/Sign/Fence Application for Certificate of Plan Approval

<u>Office Use Only</u>						
Application #						
Application Date:						
Date Paid:						
Paid:	Check	Cash				
(Circle one)						
Check Number						
Amount	\$					

	Nature of Project:	-						
	Addition Alteration New Construction Change of Occupancy/Use Sign Fence Please note, demolitions require a separate application. Upon completion, print to pdf prior to printing to your printer to ensure proper formatting.							
	<u>Please note, demolitions require a separate application</u> Description of Project:	n. Upon c	compl	letion, print to pat prior to p	brinting to your printer to ensure proper formatting.			
	Hope Timber							
	Address of Project (Number & Street): Auditor's Parcel #:							
	141 Union St.	054-217740-00.010						
		Entrance to Subdivision is off of:						
Project	G	ant Zoning District: Lot #: Subdivision Name:			Union St.			
oje	On the 🗋 North 📋 South 🛛 East 🗆 W	the 🗋 North 📋 South 🛛 East 🗀 West side of street:						
Ð	Between the intersection of: (give streets)	740-344-1788						
	Wehrle Ave and Mahom St.				Site Fax:			
					N/A			
	Flood Hazard area? 🛛 N/A 🛛 Floodway	y ⊡100) Yr	🗆 500 Yr	Sewer System: ØPublic Private			
	Flood Zone:	_	Aiı	rport:Yes⊡ No ⊠	Water System: Public Private			
	Is this property part of a Homeowners As	ssociat	i on '	7 Yes□ No ⊠				
	If yes, has the HOA been notified of this Pla	in? Yes	s	No 🔲				
p,	Has there been a Board of Zoning Appeals (BZA) variance granted for this project?							
an	Yes⊡ No □							
Board	If yes, BZA Application # Pending							
	Property Owner:				Telephone:			
2	Hope Timber Companies	740-334-1788						
Owner	Address:		_		E-mail:			
\mathbf{a}	141 Union St.				tharvey@hopetimber.com			
\bigcirc	City:	State	t.	Zip:	Fax:			
	Newark	ОН	-	43055				
	Applicant Name:	pplicant Name: Same as above: 🗌			Telephone:			
nt	ADR & Associates – Ryan Badger				740-345-1921			
22	Address:				E-mail:			
oplicant	88 West Church Street				rbadger@adrinnovation.com			
^{4}p	City:	State	:	Zip:	Fax:			
	Newark	OH		43055	740-345-4994			
2	Contractor Name:	tractor Name: Same as above:			Telephone:			
101								
tractor	Address:	Address:						
					E-mail:			

Zip:

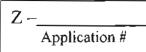
Fax:

State:

AN AN	Engineering & 40 W. Main St Newark, OH 4 (740) 670-772 Fax (740) 349 www.newarko	43055 7 -5911 Ap hip.net	City of Newark Zoning/Sign/Fence plication for Certificate of Plan Approval	Z – Application #	
U_{Se}					
\mathcal{U}	Proposed Occupant Same	cy or Use:			
rea	Calculate building area as follows: - Measure to outside of walls for		New Construction, Additions, Alterations, Change of Use	Project Floor Area (Sq Ft)	
Project Tloor Area			Basement (excluding garage) First Floor (excluding garage)	3600	
looi	dimensions - Include supported canopies as	Floor 2,3,4, etc.			
$t \ T$	measured from th	measured from the center lines of the furthest columns or supports	Subtotal	7600	
jec		f or canopies which	Garage / Porch / Deck / Shed		
Prc		cantilever from the building	Total Project Floor Area	11,200	
Sign	Plan for each sign Site Plan, indicatir Insert the informat Label the sign on	indicating the type, ng the location of ea ion for each sign, se the Site Plan with the Dicable fees as give For additional sign ea: sq ft	electing all applicable details in the box e appropriate Sign # from the box belo n in the Application for Certificate of P s, use the supplemental sheet provide Sign height above g] Off-premises] Variable Message Electronic] Variable Message Mechanical	ow. Ian Approval ed by this office.	
			Required Documentation		
 Original Application Site Plans showing the location and uses of all existing buildings as well as any new construction covered under this Certificate Application. 2 copies of the Site Plan are required for 1, 2 and 3-family residential drawings as well as other accessory uses. 4 copies of the Site Plan are required for all other uses. Payment of applicable fees. Make check payable to "City of Newark." 					
I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed until the certificate applied for herein has been approved and issued by the City of Newark. Property pins must be present prior to inspection.					
Sig	I HEREBY ACK	NOWLEDGE THAT	HAVE READ AND UNDERSTAND THE	ABOVE LISTED INSTRUCTIONS	
	Signature of Applican	t: PRV		Date:05/09/2022	
		e.			

City of Newark

Zoning/Sign/Fence Application for Certificate of Plan Approval



Zoning Fees



Engineering & Zoning

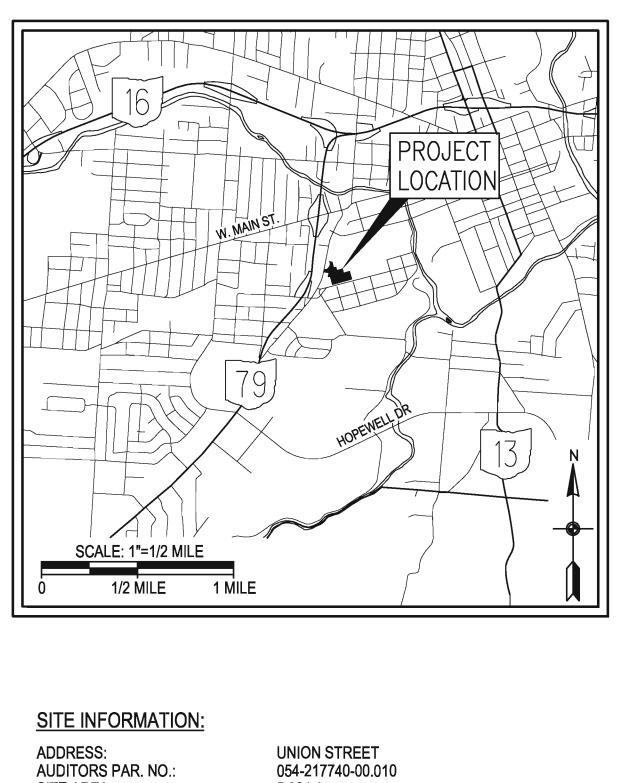
40 W. Main St.

		Project floor area - sq ft	Fee per sq ft	Fees
	Application Fee (Minimum for all Certificates)			\$22.50
res	Residential - 1, 2 & 3 Family Dwellings (Maximum Fee \$225)		\$0.09	
Structures	Commercial, All other Structures (Maximum Fee \$450)	11,200	\$0.09	\$450.00
Str	Residential - Accessory Structures Fee \$7.50 - Fences, Garages, Sheds, Decks***	enter fee or 0		
	Change of Occupancy/Use		\$0.00	\$0.00
	TOTAL(tab out of last field to auto- calculate)			Total Structure Fee \$472.50

***Fences, Garages, Sheds, Decks (detached), Porch (with no roof or sidewalls). \$7.50 fee will show in the total if box is checked.

		# of signs this size	Fee <u>per sign</u>		Fees
	Application Fee				\$22.50
57	(Minimum for all Certificates)				\$22.50
Signs	Sign Face Area = 1 – 10 Sq Ft		\$30.00		
Ś	Sign Face Area = 11 - 40 Sq Ft		\$120.00		The Act is
	Sign Face Area = 41 – 100 Sq Ft		\$180.00		
	Sign Face Area = 101 - 300 Sq Ft		\$255.00		1000
	TOTAL(tab out of last field to auto- calculate)			Total Sign Fee	

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY					
Status		Date	Examiner Signature	Date Notified	
Incomplete					
Dísapproved					
	Nd Reason:				



SITE AREA: PROPOSED BUILDING AREA: PROPOSED DENSITY:

5.381 Ac. 9,600 SQ. FT. 1,784 SQ. FT./Ac.

GI - GENERAL INDUSTRIAL DISTRICT

ZONING INFORMATION:

EXISTING ZOING: EXISTING USE: PROPOSED ZOING: PROPOSED USE: **BUILDING SETBACKS:**

PARKING REQUIRED:

PARKING PROVIDED:

VACANT LOT (PREVIOUSLY MANUFACTURING) GI - GENERAL INDUSTRIAL DISTRICT **OFFICE BUILDING / MAINTENANCE BUILDING** 100' FRON1 50' SIDE 50' REAR 12 TOTAL 12 SPACES - (1 SPACE PER 300 S.F. OF OFFICE) MAINTENANCE BUILDING IS FOR IN-HOUSE USE ONLY 14 TOTAL **12 STANDARD SPACES** 2 HANDICAP SPACES

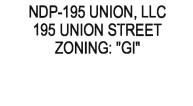
FLOOD INFORMATION:

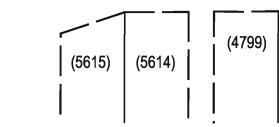
THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 39089C0341H DATED MAY 2, 2007.

VARIANCE REQUESTED:

VARIANCE FROM SECTION 66.8, SETBACKS: A REDUCTION OF 50' SIDE YARD SETBACK TO 10' ON THE SOUTH AND 36' ON THE NORTH IS REQUESTD FOR THE PORTION OF THE PROPERTY ADJACENT TO UNION STREET.

PROPOSED SETBACKS EXCEED THE AVERAGE BUILDING SETBACK OF THE ADJACENT LOTS. THE BUILDING ON THE LOT TO THE NORTH IS LOCATED 10' FROM RIGHT-OF-WAY AND THE BUILDING ON THE LOT TO THE SOUTH IS 13' FROM THE RIGHT-OF-WAY.





EX B/M ----



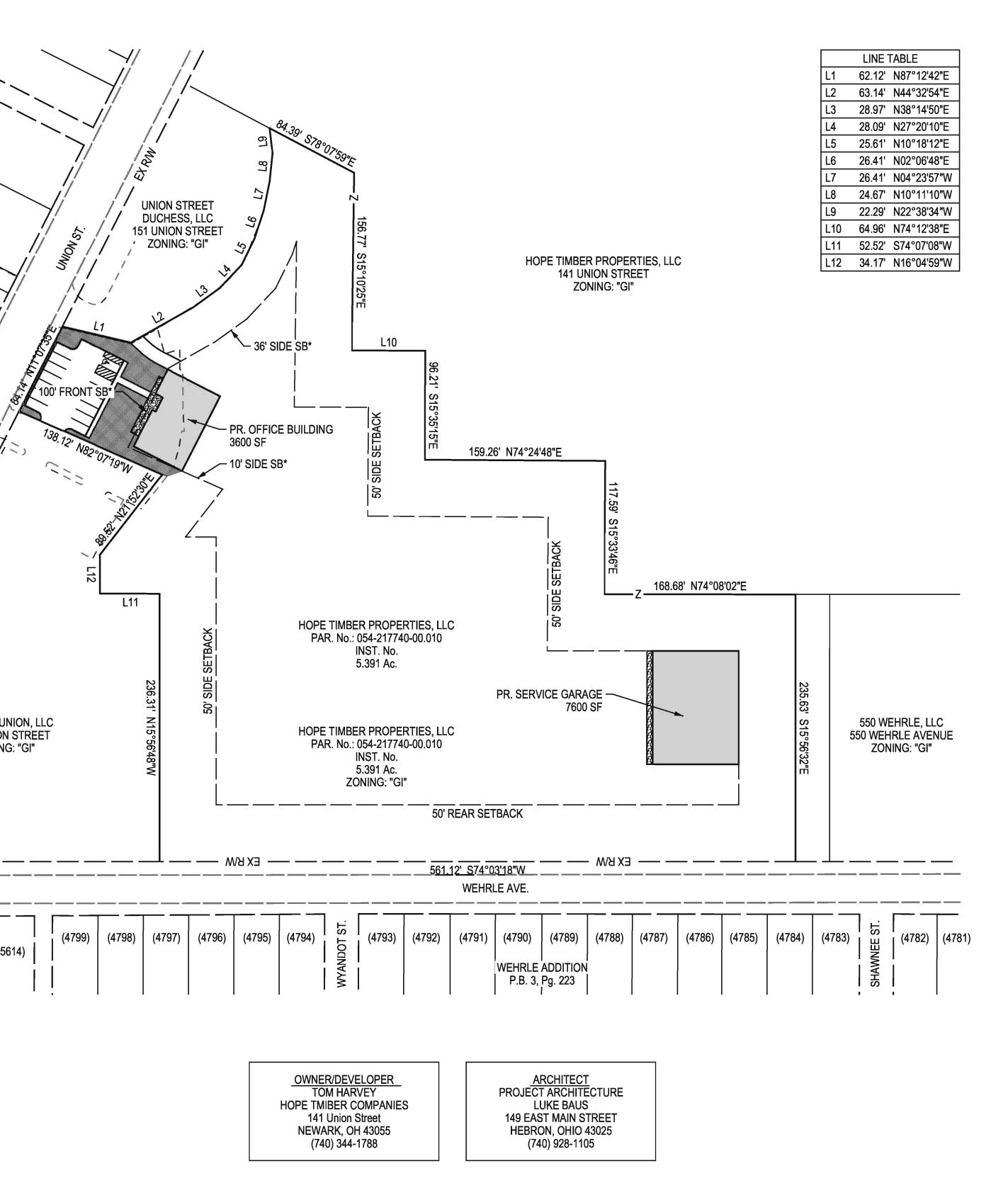
Newark Office: 88 West Church Street Newark, OH 43055 (740) 345-1921 (ph) (740) 345-4994 (fax) www.adrinnovation.com



SEAL

DATE

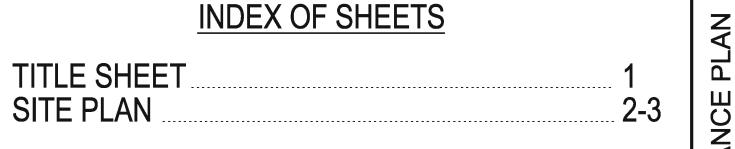
HOPE TIMBER SITE COMPLIANCE PLANS SITUATED IN THE CITY OF NEWARK, LICKING COUNTY, OHIO



PROJECT DESCRIPTION

PROJECT DATA

TOTAL AREA:	5.381	ACRES
PROJECT EARTH DISTURB AREA:	0.506	ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.00	ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	0.506	ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	4.063	ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	4.003	ACRES
RECIEVING WATERS: UN-NAMED TRIBUTARY TO SOUTH FO	RK, LICKING	RIVER





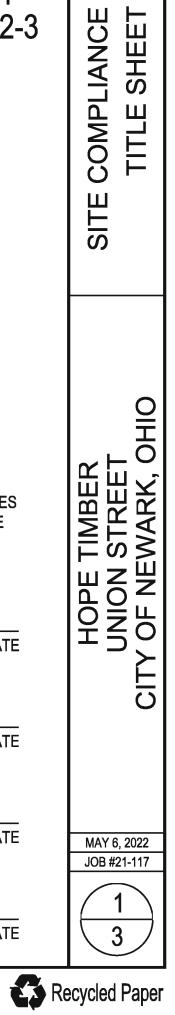
SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ENGINEER	DATE

CITY SERVICE DIRECTOR

CITY UTILITIES SUPERINTENDENT

CITY STORMWATER COORDINATOR

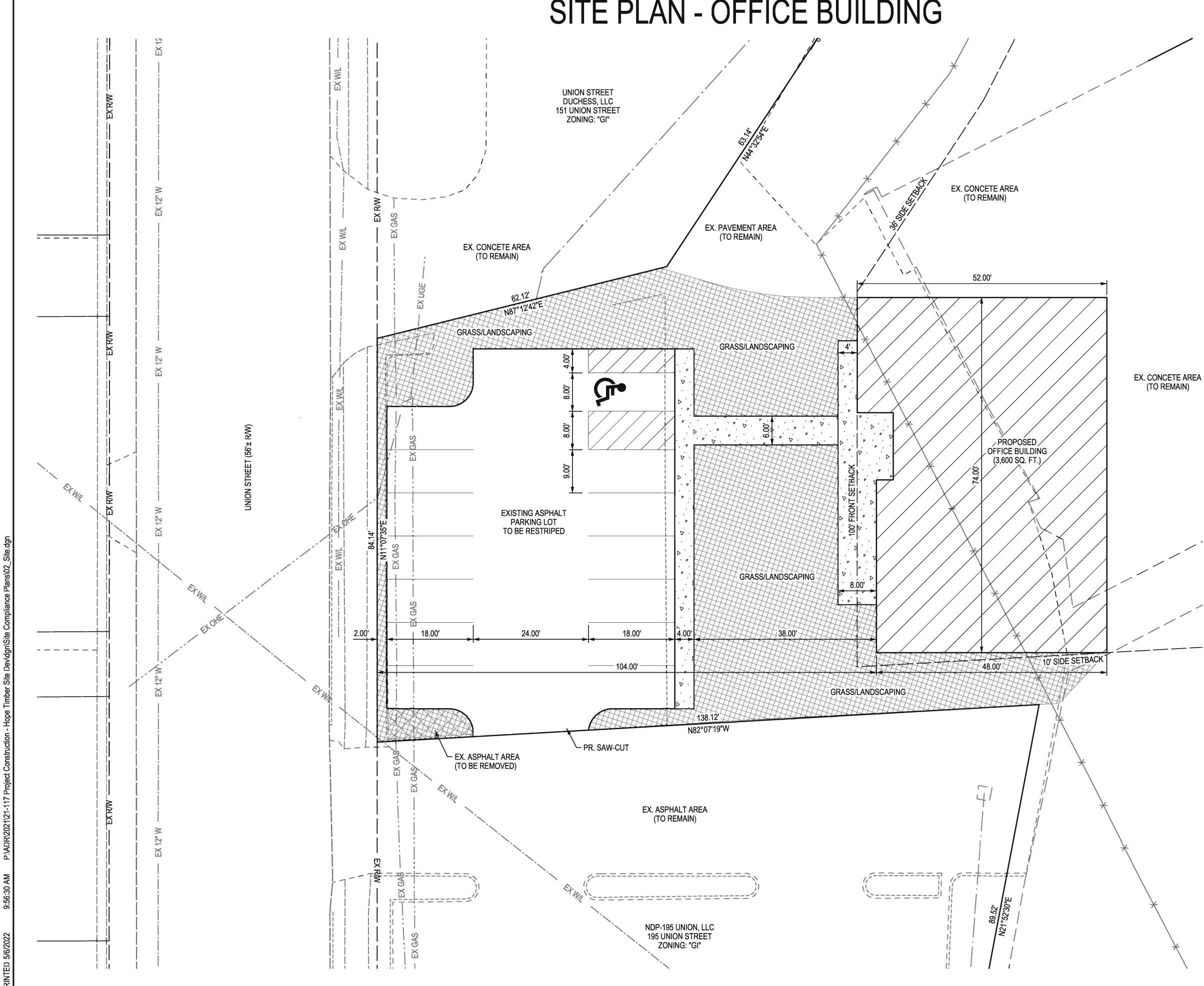


DATE

DATE

DATE

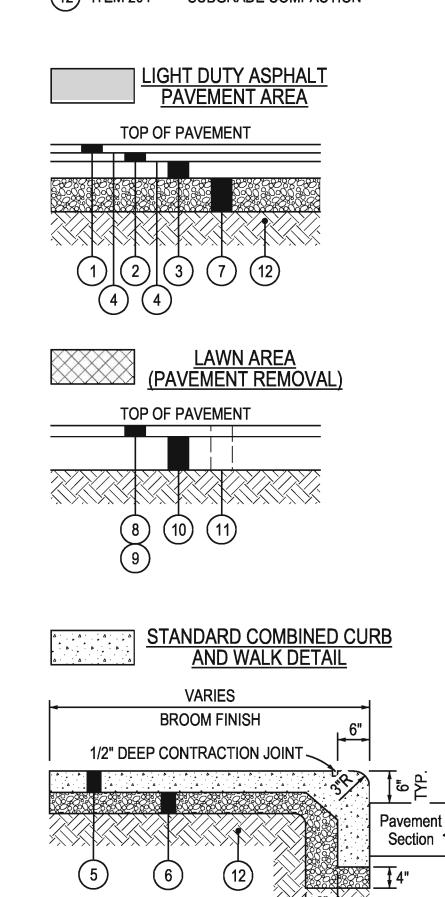
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SITE PLAN - OFFICE BUILDING

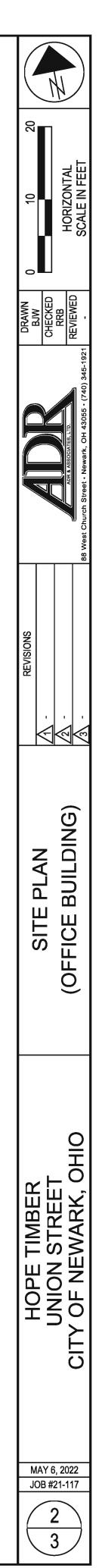
PAVEMENT DETAIL LEGEND

1 ITEM 441 2 ITEM 441	1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG64-22 1 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 (448)
3 ITEM 301	3" ASPHALT CONCRETE BASE
(4) ITEM 407	NON-TRACKING TACK COAT
5 ITEM 608	4" CONCRETE WALK
6 ITEM 304	4" AGGREGATE BASE
7 ITEM 304	6" AGGREGATE BASE
8 ITEM 659	SEEDING AND MULCHING, CLASS1
9 ITEM 659	4" TOPSOIL
(10) ITEM 203	EMBANKMENT
(11) ITEM 202	PAVEMENT REMOVED
(12) ITEM 204	SUBGRADE COMPACTION

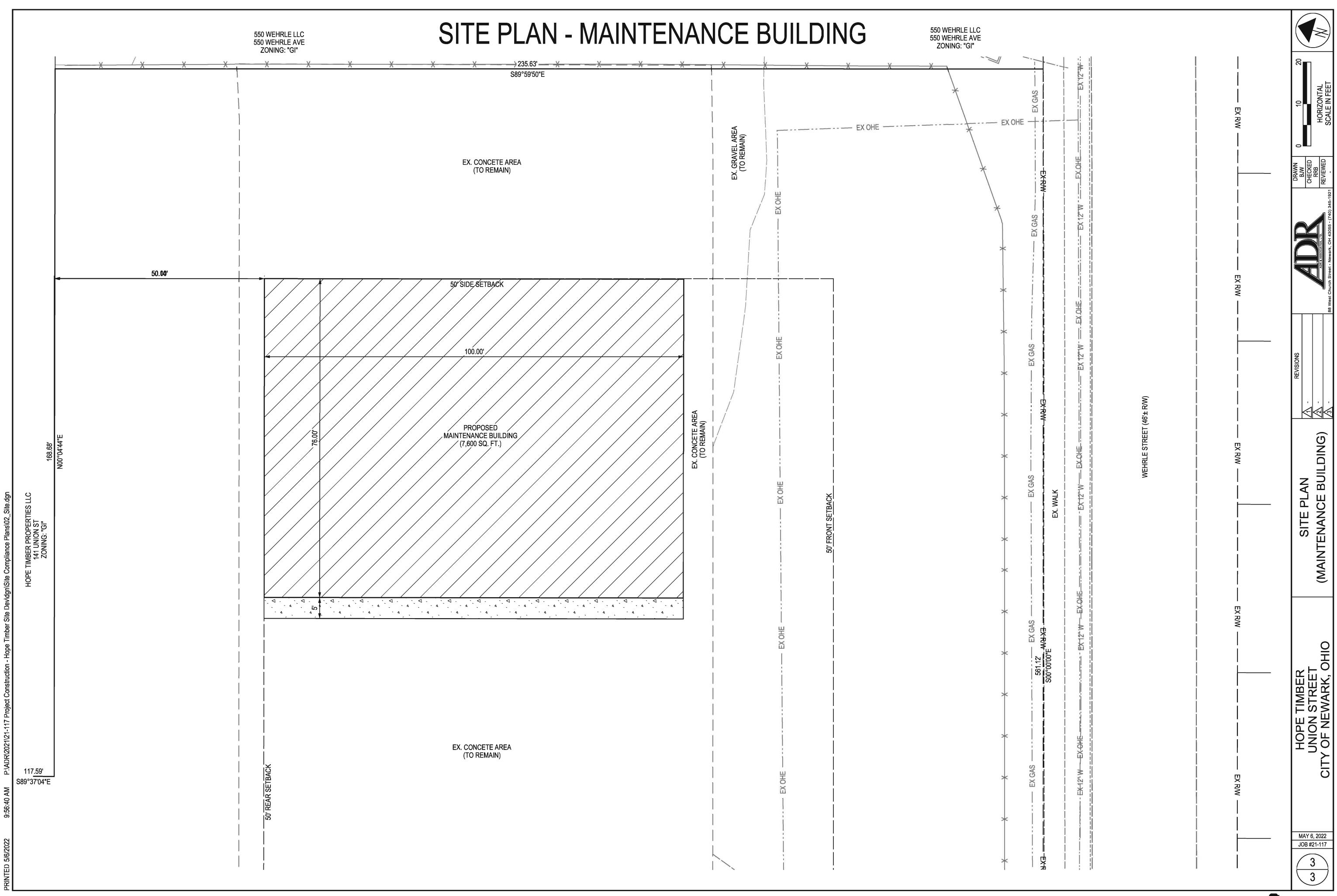


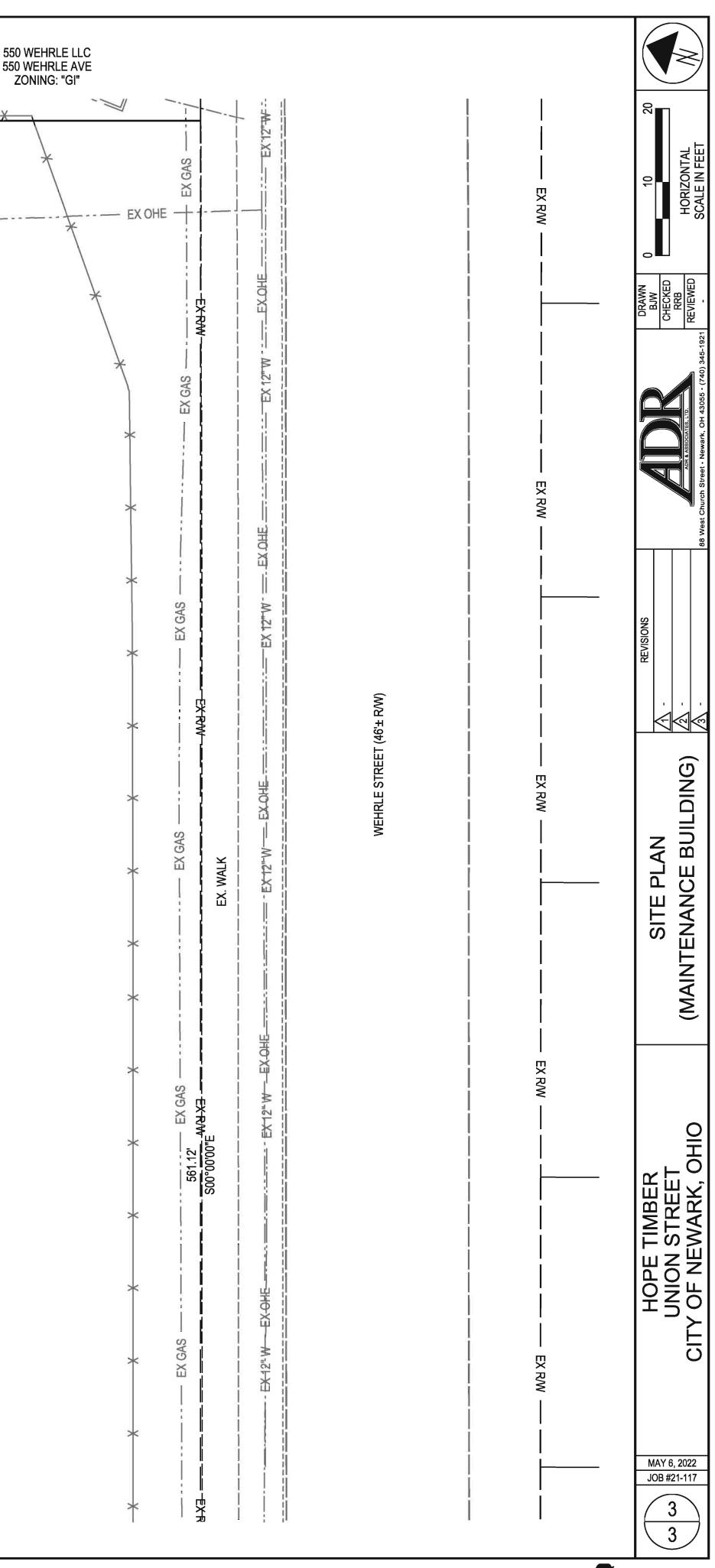
STANDARD CONCRETE WALK WHERE CURB IS NOT PRESENT SHALL MATCH THE BUILD-UP OF THIS DETAIL.

PAYMENT FOR THE SIDEWALK PORTION OF THIS DETAIL SHALL BE INCLUDED WITH ITEM 608 - 4" CONCRETE WALK. PAYMENT FOR THE CURB PORTION OF THIS DETAIL SHALL BE INCLUDED WITH ITEM 609 - CURB, STRAIGHT 18".



Recycled Paper









JUNE 14, 2022 PLANNING COMMISSION MEETING

Application:

1. PC FILE 22-21: SITE PLAN FOR NEW OFFICE AND MAINTENANCE BUILDINGS FOR HOPE TIMBER COMPANIES, 161 UNION STREET

Staff Report & Recommendations:

Overview:

The applicant intends to build new commercial office building totaling 3600 SF and a new 7600 SF maintenance building on the site.

The Site Plan Review Committee submitted comments on 6/9/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Acting Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector
- A. Zoning District:

This site is zoned General Industrial District (GI); the proposed use is a permitted use.

Floodplain – The building site is not located in a floodplain area.

B. Safety Division Review:

The Police Division has no comments on this proposal.

The Fire Division has the following comment:

"Fire Department Access Roads shall be installed and marked per Ohio Fire Code Section 503 and Water Supply per OFC 507. It does not appear that there are existing fire hydrants on this property, but this should be confirmed."

The building designer shall contact Bruce Gossett, Newark Fire Dept., to arrange a meeting to discuss the issues related to the OFC.

C. Height Restrictions:

No drawings or dimensions are submitted to check the building height proposed. The applicant shall provide structure elevation drawings with



dimensions for the proposed structures to ensure conformance with the Zoning Code.

D. Lot Area & Setbacks:

Parcel is approximately 234,400 S.F. +/-, with 4% building coverage, which meets the lot area requirements. A variance from Board of Zoning Appeals would be necessary for the side yard setbacks that are proposed.

E. Off-Street Parking & Loading:

The code requires 12 parking spaces for the office building, and 14 spaces are proposed.

For the proposed maintenance building, the vast majority of the site is impervious area, either concrete or gravel areas, with no delineated parking spaces. Given the amount of open lot area, we feel that there is adequate room for the parking needed by this or future businesses on this site.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The existing site is legal non-conforming with regard to the landscape requirements, as there is no landscaping on this site. Any green space at this location is near the public right-of-way of Union Street. Plans for landscaping of the office building shall be submitted.

- H. Public & Private Roadways Access Management: No new driveway approaches are proposed on public streets to serve this structure.
- I. Site Signage:

No signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:

No changes or additions affecting the traffic flow are proposed. Although not a requirement, there appears to be adequate space available to move the office building parking away from the existing right-of-way of Union Street by several feet. This would be beneficial for future roadway or utility work that may be needed, and parking would not be impacted by such work in the future.

K. Engineering / Utilities:

No specific Water or Sanitary Sewer services to the buildings have yet been proposed; Engineering will follow up for compliance on a construction plan submittal, prior to zoning certificate.

There has been no stormwater management plan submitted, and this should be submitted and reviewed prior to zoning approval as well.



L. Other Standards/Regulations No other comments at this time.

Recommendations:

Staff recommends approval of this basic site plan at this time, <u>contingent upon</u> <u>the resolution of the issues listed:</u>

- 1. Resolution of Fire Division comments and concerns regarding OFC.
- 2. Structure elevation drawings for each building.
- 3. BZA approval of variance for setbacks.
- 4. Landscaping plan for office building.
- 5. Submittal of construction plans detailing Water and Sewer details for each building.
- 6. Compliance with City's Stormwater Management requirements, to ensure runoff water does not adversely impact adjacent properties.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

_____ Approved As Submitted

_____ Approved As Noted, With Contingencies

_____ Denied

Planning Director

Date



Clientcentric Consulting Design . Engineering . Innovation

May 9, 2022

Brian Morehead, PE George Carter, Deputy Code Admin. & Zoning Insp. City of Newark 40 West Main Street Newark, OH 43055

Re: Environmental Specialist - Site Compliance Plan

Gentlemen,

Enclosed you will find the following information for your zoning approval:

- > Four (4) Copies of the Site Compliance Plans
- > One (1) Copy of the Site Application and fee, in the amount of \$472.50

If you have any questions, comments, or concerns, please feel free to contact myself.

ADR & Associates, LTD.

R. Ryan Badger Director of Development

c: 21-104

"Working With Clients Since 1997"

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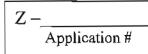
Engineering & Zoning 40 W. Main St. Newark, OH 43055 (740) 670-7729 Fax (740) 349-5911 www.newarkohio.net City of Newark Zoning/Sign/Fence Application for Certificate of Plan Approval

<u>Office Use Only</u>					
Applicati	იი #				
Applicati					
Date Pai	d:				
Paid:		Cash			
(Circle o	ne)				
Check N	umber_				
Amount	\$				

	Nature of Project: □ Addition □ Alteration ⊠ New Construction □ Change of Occupancy/Use □ Sign □ Fence							
	Please note, demolitions require a separate application. Upon completion, print to .pdf prior to printing to your printer to ensure proper formatting. Description of Project:							
	Environmental Specialists							
	Address of Project (Number & Street):			Auditor's Parcel #:				
	55 Builders Lane			054-217608-07.002,-02.000;-				
				00.005;-05.000				
-	Current Zoning District: Lot #: S	ubdivisi	ion Name:	Entrance to Subdivision is off of:				
eci				Builders Dr. & Cir.				
Project	On the 🗆 North 🗀 South 📋 East 🖾 We	est side	of street:	Site Telephone:				
Φ	Between the intersection of: (give streets)			800-331-3443				
	James Rd, and Builders Circle			Site Fax:				
				N/A				
	Flood Hazard area? 🛛 N/A 🛛 Floodway	/ □100 \	Yr 🗖 500 Yr —	Sewer System: @Public Private				
	Flood Zone:		Airport: Yes 🗋 No 🛛	Water System: Public Private				
	Is this property part of a Homeowners As	sociatio	n? Yes⊡ No ⊠					
	If yes, has the HOA been notified of this Plan	n? Yes[
	Has there been a Board of Zoning Appea	(BZA)	variance granted for	this project?				
rd			Vanance grantea ier					
Board	Yes No 🗆							
\mathfrak{B}	If yes, BZA Application # Pending	Dat	e:					
	Property Owner:			Telephone:				
r	BA Johnson Holdings, LLC	-		<u>800-331-3443</u>				
Owner	Address:			E-mail:				
ñ,	5 5 Building Dr.			brianjohnson@esrecycling.co				
\mathbf{O}		04-1-1						
	City:	State:	Zip:	Fax:				
	Newark	OH	43055					
	Applicant Name:	San	ne as above: 🔲	Telephone:				
nt	ADR & Associates – Ryan Badger	041		740-345-1921				
ca	Address:			E-mail:				
Applica	88 West Church Street			rbadger@adrinnovation.com				
d_{p}	City:	State:	Zip:	Fax:				
~	Newark	OH	43055	740-345-4994				
Contractor	Contractor Name:	San	ne as above:	Telephone:				
ac	Address:			E-mail:				
ntr								
ζÕ,	City:	State:	Zip:	Fax:				



Engineering & Zoning 40 W. Main St. Newark, OH 43055 (740) 670-7727 Fax (740) 349-5911 www.newarkohio.net City of Newark Zoning/Sign/Fence Application for Certificate of Plan Approval



ė	Last or present Occupancy or Use: Recycle Processing						
Use	Proposed Occupancy or Use: Same						
Project Floor Area	 Calculate building area as follows: Measure to outside of walls for dimensions Include supported canopies as measured from the center lines of the furthest columns or supports Do not include roof or canopies which cantilever from the building 	New Construction, Additions, Alterations, Change of Use Basement (excluding garage) First Floor (excluding garage) Floor 2,3,4, etc. Subtotal Garage / Porch / Deck / Shed Total Project Floor Area					
	This Application for a Sign Certificate must include the following: Plan for each sign indicating the type, size and description. Site Plan, indicating the location of each sign. Insert the information for each sign, selecting all applicable details in the boxes on this form. Label the sign on the Site Plan with the appropriate Sign # from the box below.						
Sign	Sign 1: Sign Face Area: sq ft □ Freestanding □ Monument	s, use the supplemental sheet provide Sign height above Off-premises Variable Message Electronic Variable Message Mechanical	ed by this office				
	Sign 2: Sign Face Area: sq ft □ Freestanding □ Monument	Sign height above] Off-premises] Variable Message Electronic] Variable Message Mechanical					
🛛 S							

under this Certificate Application. 2 copies of the Site Plan are required for 1, 2 and 3-family residential drawings as well as other accessory uses. 4 copies of the Site Plan are required for all other uses. ⊠ Payment of applicable fees. Make check payable to "City of Newark."

I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed until the certificate applied for herein has been approved and issued by the City of Newark. Property pins must be present prior to inspection.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE LISTED INSTRUCTIONS

Signature of Applicant:

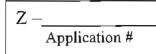
Signature

_Date: __05/09/2022_



Engineering & Zoning 40 W. Main St. Newark, OH 43055 (740) 670-7727 Fax (740) 349-5911 www.newarkohio.net

City of Newark Zoning/Sign/Fence Application for Certificate of Plan Approval



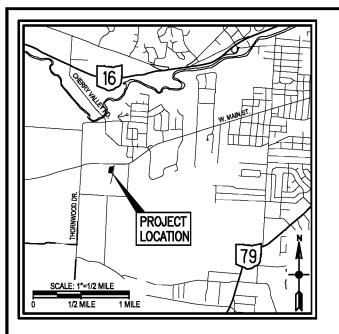
Zoning Fees

	Project floor area - sq ft	Fee per sq ft	Fees
Application Fee (Minimum for all Certificates)			\$22.50
Residential - 1, 2 & 3 Family Dwellings (Maximum Fee \$225)		\$0.09	
(Maximum Fee \$225) Commercial, All other Structures (Maximum Fee \$450) Residential - Accessory Structures	11,658	\$0.09	\$450.00
Residential - Accessory Structures Fee \$7.50 - Fences, Garages, Sheds, Decks***	enter fee or 0		
Change of Occupancy/Use		\$0.00	\$0.00
TOTAL(tab out of last field to auto- calculate)			Total Structure Fee \$472.50

***Fences, Garages, Sheds, Decks (detached), Porch (with no roof or sidewalls). \$7.50 fee will show in the total if box is checked.

		# of signs this size	Fee <u>per sign</u>		Fees
	Application Fee				\$22.50
57	(Minimum for all Certificates)				
Signs	Sign Face Area = 1 – 10 Sq Ft		\$30.00		
S	Sign Face Area = 11 – 40 Sq Ft		\$120.00		
	Sign Face Area = 41 - 100 Sq Ft		\$180.00		
	Sign Face Area = 101 - 300 Sq Ft		\$255.00		
	TOTAL(tab out of last field to auto- calculate)			Total Sign Fee	

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY					
Status		Date	Examiner Signature	Date NotIfied	
Disapproved					
🗇 Hold	_		Reason:		



ENVIRONMENTAL SPECIALIST, INC SITE COMPLIANCE AND IMPROVEMENT PLANS

55 BUILDERS DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO

INDEX OF SHEETS

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PREVENTION PLAN	9-10



ARCHITECT PROJECT ARCHITECTURE LUKE BAUS 149 EAST MAIN STREET HEBRON, OHIO 43025 (740) 928-1105



CITY OF NEWARK STANDARD CONSTRUCTION DRAWINGS		OHIO D STANE	OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWINGS			
400-3	5/96		DM-1.1	7/17/20	TC-41.20	10/18/13
400-4	12/06					
			BP-1.1	7/28/00		

DATE

PROJECT DESCRIPTION

THIS PROJECT IS THE EXPANSION OF AN EXISTING INDUSTRIAL BUSINESS. THE IMPROVEMENTS INCLUDE THE EXPANSION OF THE EXISTING BUILDING, NEW DRIVE APRONS AND ACCESS, NEW REAR PARKING AREAS, AND NEW STORM FACILITIES.

PROJECT DATA

TOTAL AREA:	1.689	ACRES
PROJECT EARTH DISTURB AREA:	1.113	ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.000	ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	1.113	ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.449	ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	1.112	ACRES
RECEIVING WATERS: CITY OF NEWARK MS4		



SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ENG	GINEER

CITY SERVICE DIRECTOR

CITY UTILITIES SUPERINTENDENT

DATE

DATE

CITY STORMWATER COORDINATOR





10

DRAWN JWO CHECKED RRB REVIEWED JTH

SHEET

TITLE

ECIALIST, INC ROVEMENT PLANS K, OHIO

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ENVIR SITE COMF

MAY 15, 2022 JOB #21-104 1

DATE

GENERAL NOTES

SPECIFICATIONS CITY OF NEWARK CONSTRUCTION AND MATERIAL SPECIFICATIONS, DATED JULY, 2018, ALONG WITH THE CURRENT VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CMS SHALL GOVERN THIS PROJECT.

NOTIFICATION THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST 48 HOURS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.

CITY OF NEWARK ENGINEER: (740) 670-7727 WATER DEPARTMENT: (740) 670-7962 SEWER DEPARTMENT: (740) 670-7972 STORMWATER UTILITY: (740) 670-7762

GENERAL THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL INSPECTION FEES.

THE CITY OF NEWARK STORMWATER UTILITY SHALL BE CONTACTED PRIOR TO CONSTRUCTION FOR PRE-CONSTRUCTION GRADING INSPECTION

RE-CONSTRUCTION MEETING WITH THE CONTRACTOR, DEVELOPER, ENGINEER, AND CITY OF NEWARK WATER & SEWER MUST BE HELD BEFORE CONSTRUCTION BEGINS AND BEFORE SIGNED PLANS ARE ISSUED.

ALL CONSTRUCTION STAKING REQUIRED FOR THIS PROJECT SHALL BE PERFORMED BY OR AT THE DIRECTION OF AN OHIO REGISTERED PROFESSIONAL SURVEYOR OR ENGINEER.

GRANULAR BACKFILL SHALL BE TAMPED WITH A VIBRATORY COMPACTOR IN 12" LAYERS (MAXIMUM).

ALL ADJOINING PROPERTIES DISTURBED DURING CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THE SAME OR BETTER CONDITION. THIS INCLUDES GRADING, SEEDING, AND REMOVAL OF EXCESS MATERIALS

THE CONTRACTOR SHALL CLEAN ALL MUD, DIRT, DEBRIS, ETC. FROM THE PUBLIC RIGHT-OF-WAY LEFT AS A RESULT OF WORK ON THIS PROJECT. DAILY.

WITHIN THE PUBLIC RIGHT-OF-WAY, OR WITHIN SEWER OR WATER FASEMENTS, #57 STONE BEDDING AND BACKFILL SHALL BE USED FROM 6" BELOW THE PIPE TO A MINIMUM OF 1' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL SHALL BE APPROVED BY THE CITY. THIS APPLIES TO STORM AND SANITARY. TRENCHES UNDER PAVEMENT AND CURBS SHALL HAVE COMPACTIBLE GRANULAR BACKFILL (ITEM 304) FULL DEPTH. FOR ANY REPLACEMENT OR REMOVAL OF WATERLINES, THE BACKFILL SHALL BE ODOT ITEM 703.

IRON PINS MARKING PROPERTY LINES/CORNERS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PERMANENT SEEDING & MULCHING, TOPSOIL, FERTILIZER, AND WATER AS PER ODOT ITEM 659, TO ALL DISTURBED AREAS.

SAFETY REQUIREMENTS: THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL FEDERAL. STATE AND LOCAL SAFETY REQUIREMENTS. TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PEOPLE (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK

A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF ANY CONSTRUCTION. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS AND MATERIAL SHEETS FOR REVIEW, A LIST OF ALL SUBCONTRACTORS, A WRITTEN SCHEDULE FOR THE PROJECT. EMERGENCY NUMBERS AND OTHER ITEMS. REQUESTED BY THE ENGINEER, PRIOR TO BEGINNING ANY WORK ON THE PROJECT.

CONTRACTOR MUST NOTIFY THE CITY UTILITIES DEPARTMENT 48 HOURS PRIOR TO CONNECTING TO THE WATER OR SEWER SYSTEM.

THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UTILITY

SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE OHIO UTILITIES PROTECTION SERVICE (PHONE 800/362-2764-TOLL FREE) AND TO THE OWNERS OF THE UTILITY FACILITIES SHOWN ON THE PLAN WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153.64 OF THE REVISED CODE. THE ABOVE MENTIONED NOTICE SHALL BE GIVEN AT LEAST 48 HOURS PRIOR TO THE START OF THE CONSTRUCTION

LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS

SANITARY SEWER:	CITY OF NEWARK	740-670-7972
STORMWATER UTILITY:	CITY OF NEWARK	740-670-7762
WATER:	CITY OF NEWARK	740-670-7962
CABLE:	SPECTRUM	740-345-7329
ELECTRIC:	AEP	740-349-8873
GAS:	ENERGY CO-OP	740-344-2102
TELEPHONE:	WINDSTREAM	740-349-8873

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OF UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY. THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.

PAYMENT FOR ALL THE OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 611 CONDUIT ITEM.

MAINTENANCE OF TRAFFIC NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL OCCUR WITHOUT A "USE OF THE PUBLIC RIGHT-OF-WAY" PERMIT APPROVED BY THE CITY ENGINEER AND CITY SERVICE DIRECTOR. IF ANY PORTION OF THE ROADWAY WILL NEED TO BE RESTRICTED, BUT TWO-WAY TRAFFIC WILL BE MAINTAINED. THE CONTRACTOR SHALL DISCLOSE THIS ON THE PERMIT AND NOTIFY THE CITY WITHIN 48-HOURS OF THE RESTRICTION. IF TWO-WAY TRAFFIC CANNOT BE MAINTAINED, THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWO WEEKS PRIOR TO THE CLOSING AND, IF NECESSARY, THE CONTRACTOR WILL BE RESPONSIBLE FOR SUBMITTING A MAINTENANCE OF TRAFFIC PLAN AND POSTING A DETOUR ROUTE. STREET AND/OR SIDEWALK CLOSURES OR RESTRICTIONS IN WHICH NO WORK IS ANTICIPATED WITHIN A REASONABLE TIME FRAME, AS DETERMINED BY THE CITY ENGINEER, SHALL NOT BE PERMITTED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN TRAFFIC WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL ERECT, MAINTAIN, AND REMOVE THE NECESSARY TRAFFIC CONTROL DEVICES, BARRICADES, FLAGGERS, LIGHTS, ETC., TO SAFELY MAINTAIN TRAFFIC AROUND HIS OPERATIONS. ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH SECTION 614 OF THE LATEST EDITION OF THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE LATEST EDITION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND RELEVANT ODOT STANDARD CONSTRUCTION DRAWINGS. IF THE CONTRACTOR FAILS TO COMPLY WITH THESE PROVISIONS, THE CITY ENGINEER SHALL SUSPEND WORK UNTIL THE REQUIREMENTS ARE MET.

STORM SEWER ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED AS PER CITY OF NEWARK ORDINANCE NUMBER 91-59

A NEENAH R-1642 EAST JORDAN 1047 OR FOUTVALENT COMBINATION RING AND LID w/ CITY OF NEWARK SEAL "STORM" LISTED AS NEEDED SHALL BE USED ON ALL MANHOLES.

THE CONTRACTOR SHALL MAINTAIN SERVICE IN THE EXISTING LINE WHEN CONSTRUCTING THE PROPOSED CONNECTION. CONTRACTOR SHALL NOTIFY CITY OF NEWARK, STORMWATER UTILITY 48 HOURS PRIOR TO CONSTRUCTING ANY CONNECTION TO PERFORM A SITE VISIT.

PIPE MATERIAL:

PROVIDE CORRUGATED POLYPROPYLENE TRIPLE-WALL PIPE, PER 2019 ODOT SPECIFICATION 707.69, OR REINFORCED CONCRETE PIPE PER 2019 ODOT SPECIFICATION 706.02, FOR SIZES RANGING FROM 30 INCHES TO 60 INCHES IN DIAMETER

PROVIDE CORRUGATED POLYPROPYLENE DOUBLE-WALL PIPE, PER 2019 ODOT SPECIFICATION 707.65, OR REINFORCED CONCRETE PIPE PER 2019 ODOT SPECIFICATION 706.02, FOR SIZES RANGING FROM 12 INCHES TO 24 INCHES IN DIAMETER.

GLASS FIBER REINFORCED POLYMER MORTAR PIPE, PER 2019 ODOT SPECIFICATION 707.75 MAY BE USED FOR SIZES RANGING FROM 18 INCHES TO 120 INCHES IN DIAMETER.

BEDDING & BACKELL

STRUCTURAL BACKFILL, TYPE 3, (CRUSHED LIMESTONE NO. 57) SHALL BE USED AS BEDDING FROM 6" BELOW THE FIPE TO A MINIMUM OF 1" ABOVE THE PIPE. FOR ALL PIPE BENEATH, OR WITHIN 5" OF PAVEMENT, BACKFILL ABOVE THE BEDDING SHALL BE ITEM 304 FOR THE FULL DEPTH OF THE TRENCH. PLACEMENT AND COMPACTION REQUIREMENTS FOR BACKFILL SHALL BE PER 603 11

THE CONTRACTOR WILL BE REQUIRED TO PERFORM MANDREL DEFLECTION TESTS ON POLYPROPYLENE OR POLYETHYLENE CONDUIT LARGER THAN 12* IN DIAMETER. DEFLECTIONS OF MORE THAN 5% OF THE PIPE DIAMETER WILL BE EVALUATED FOR CORRECTION MEASURES. CONDUIT WITH DEFLECTIONS OF MORE THAN 7.5% WILL NEED TO BE EXCAVATED AND REPLACED OR RE-INSTALLED, AND RE-TESTED AFTER 30 DAYS.

ALL STORM SEWER CONDUIT AND STRUCTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DEVELOPER SHALL BE RESPONSIBLE FOR HIRING GEOTECHNICAL CONSULTANT TO SAMPLE AND TEST NATIVE FILL MATERIALS FOR ACCEPTANCE BY THE CITY

WATERLINE WATERLINES SHALL BE CONSTRUCTED AS PER CITY OF NEWARK SPECIFICATIONS.

ALL WATERLINE MATERIALS SHALL BE AWWA APPROVED

WATERLINES 4" TO 12" SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. CLASS 52. CEMENT LINED WITH BITUMINOUS COATING OR PVC C-909.

WATERLINES SMALLER THAN 4" SHALL BE CONSTRUCTED OF HDPE C-901.

HYDRANTS SHALL BE AMERICAN DARLING MODEL B-84-B, AS SHOWN IN THE CITY OF ARK STANDARD DRAWINGS 800-5 AND 800-6.

ALL BENDS, JOINTS AND DEFLECTIONS, AND FITTINGS SHALL BE BLOCKED WITH CONCRETE AS PER CITY OF NEWARK STANDARD DRAWINGS 800-3 AND 800-4, AS WELL AS, SPECIFICATION 801.05 OR APPROVED JOINT RESTRAINT (IE) MEGALUG, UNIFLANGE, GRIP

ALL TEES SHALL BE ANCHORING TEES (CLOW F-1217). ALL WATER SERVICE LINES SHALL BE 3/4" INCH IN DIAMETER, K-COPPER W/ TAP IN ACCORDANCE WITH CITY OF NEWARK STANDARD DRAWING 800-WS-3. ALL WATER SERVICES SHALL BE AS PER 800-WS-3 MODIFIED TO HAVE TAPS AT THE 2 O'CLOCK AND 10 O'CLOCK POSITIONS WITH COMPRESSION FITTINGS.

ALL WATER SERVICES SHALL BE AS PER CITY OF NEWARK STANDARD DRAWING 800-WS-3 OR 800-WS-3A WITH CURB BOX AND CURB STOP TO BE INSTALLED 1 FOOT INSIDE EASEMENT LINE (TYP.) BY UTILITY SUBCONTRACTOR. ALL CURB BOXES SHALL BE CLEANED AND OPERATIONAL PRIOR TO ACCEPTANCE

A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, DEVELOPER, ENGINEER, AND CITY OF NEWARK WATER & SEWER MUST BE HELD BEFORE CONSTRUCTION BEGINS AND BEFORE SIGNED PLANS ARE ISSUED.

WATERLINE SHOULD BE STAKED TO ENSURE PROPER DEPTH VS. FINISHED GRADE.

THE WATERLINE SHALL BE TESTED AND DISINFECTED PRIOR TO ACCEPTANCE BY THE CITY OF NEWARK AS PER AWWA C800-93 (HYDROSTATIC TEST) AND AWWA C651-92 DISINFECTION)

INDIVIDUAL BOOSTER PUMPS WILL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE.

THE NORMAL WORKING PRESSURE IN THE WATERLINES WILL NOT BE LESS THAN 35 PSI AS PER INFORMATION PROVIDED BY THE CITY OF NEWARK.

IN ALL CONFLICTS IN GRADE BETWEEN WATERLINES AND GRAVITY SEWERS. THE WATERLINES SHALL BE LOWERED DURING CONSTRUCTION. A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATERLINE AND SANITARY/STORM SEWER

NO SERVICE LINE SHALL BE TAPPED NEARER THAN 10 FEET FROM THE END OF THE MAIN PER 800-WS-3. ALL WATER SERVICES SHALL BE AS PER 800-WS-3 MODIFIED TO HAVE TAPS AT THE 2 O'CLOCK AND 10 O'CLOCK POSITIONS WITH COMPRESSION FITTINGS.

WATERLINES SHALL BE CONSTRUCTED TO MAINTAIN A MINIMUM OF 4.5 FEET AND A MAXIMUM OF 6.0 FEET OF COVER FROM TOP OF PIPE TO FINAL GROUND LINE. UNLESS OTHERWISE APPROVED BY THE UTILITIES SUPERINTENDENT

THE OPERATION OF ALL IN-SERVICE VALVES SHALL BE BY WATER DEPARTMENT PERSONNEL ONLY. A 24 HOUR ADVANCE NOTICE SHALL BE GIVEN TO REQUEST SHUTDOWNS FOR TIE-INS.

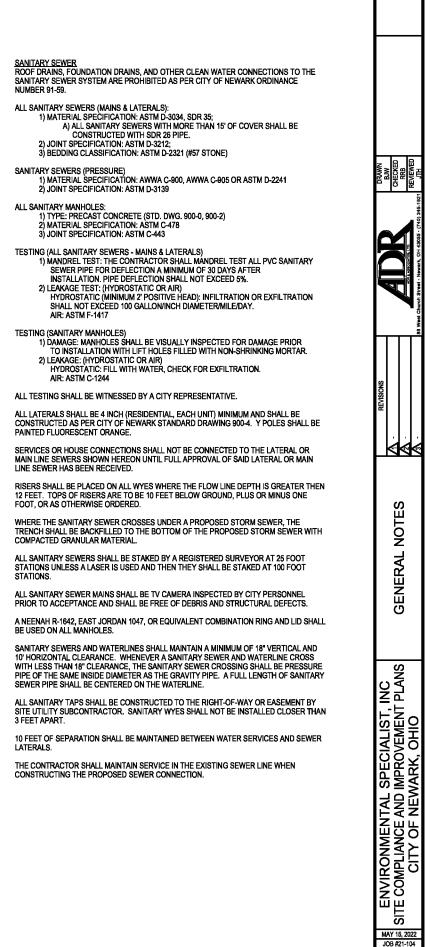
WATER IS NOT TO BE TURNED ON WITHOUT PROPER BACKFLOW PREVENTION OR BEFORE METER INSTALLATION AS PER DRAWINGS 800-WS-1, -2, -3, -7, OR -9B (AS APPLICABLE). IMMEDIATELY NOTIFY WATER OFFICE (740-670-7962) ONCE METER/REMOTE READER IS SET AND READY FOR WATER TO BE TURNED ON AND INSPECTED.

THERE SHALL BE ONE STRUCTURE ON EACH METER. BUILDINGS THAT HAVE MULTIPLE WATER METERS ARE REQUIRED TO HAVE A PRIVATE STOP AND/OR LOCKSTOP ON THE MAIN SIDE OF EACH METER WITH PROPERLY SIZED THERMAL EXPANSION TANK BETWEEN THE DUAL CHECK AND WATER HEATER

AS-BUILT DRAWINGS SHALL BE SUBMITTED PRIOR TO ACCEPTANCE OF SYSTEM.

FINAL WALK THROUGH IS NEEDED PRIOR TO ACCEPTANCE OF SYSTEM.

CONTRACTOR MUST NOTIFY UTILITIES DEPARTMENT 48 HOURS PRIOR TO CONNECTING TO THE WATER OR SEWER SYSTEM.



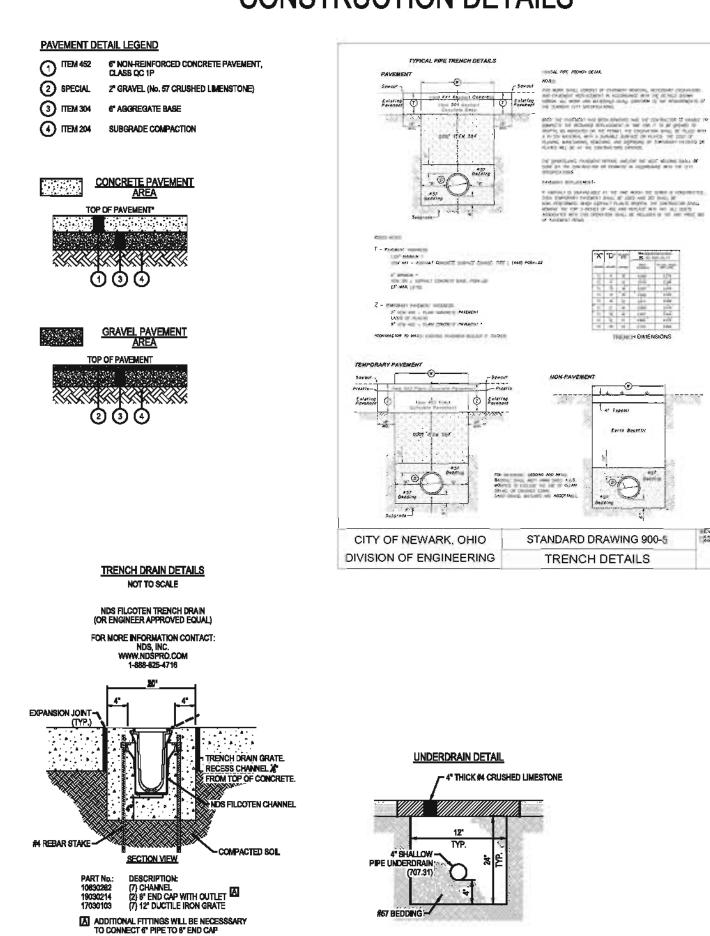


Recycled Paper

CONSTRUCTION DETAILS

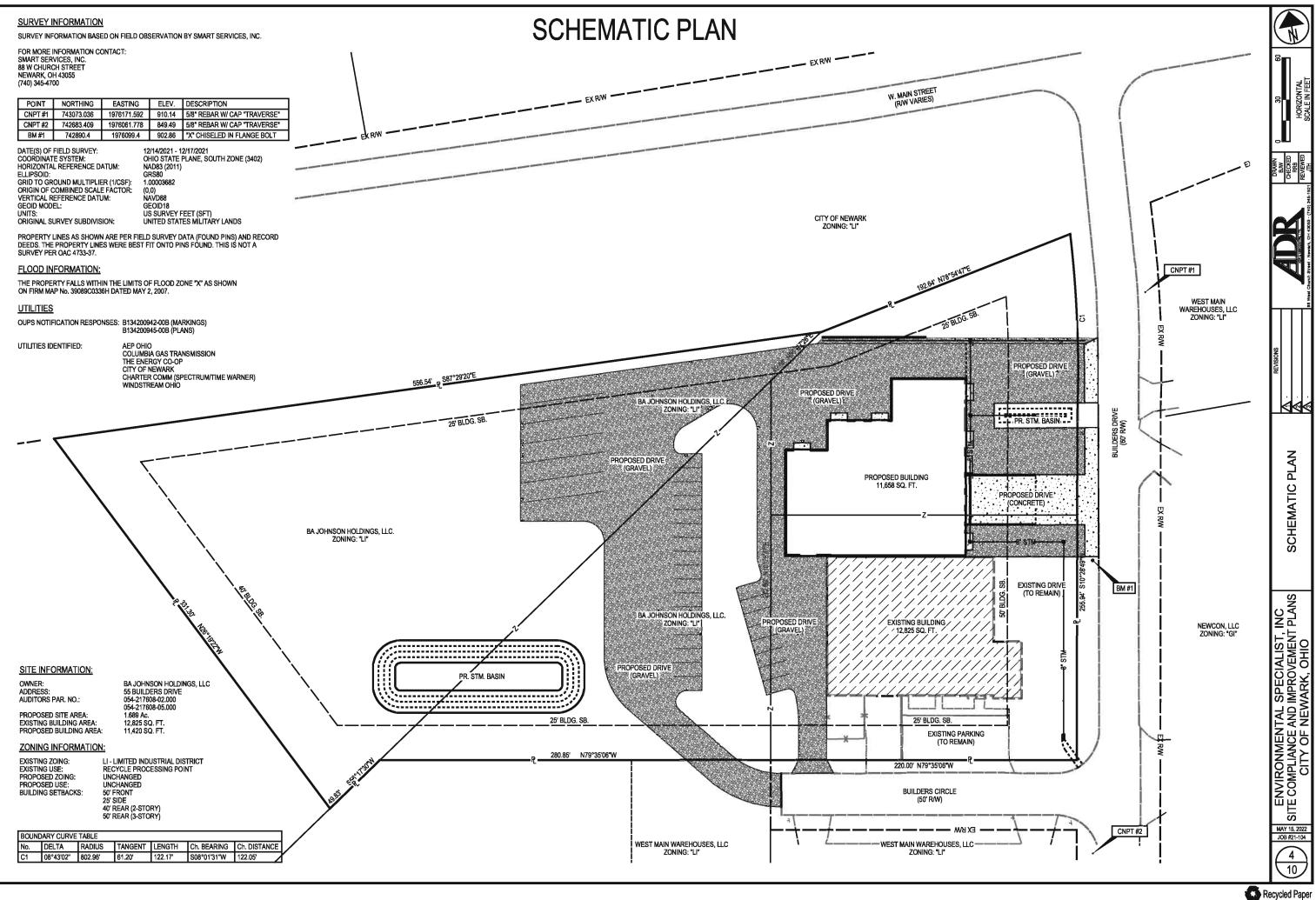
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GENERAL SUMMARY



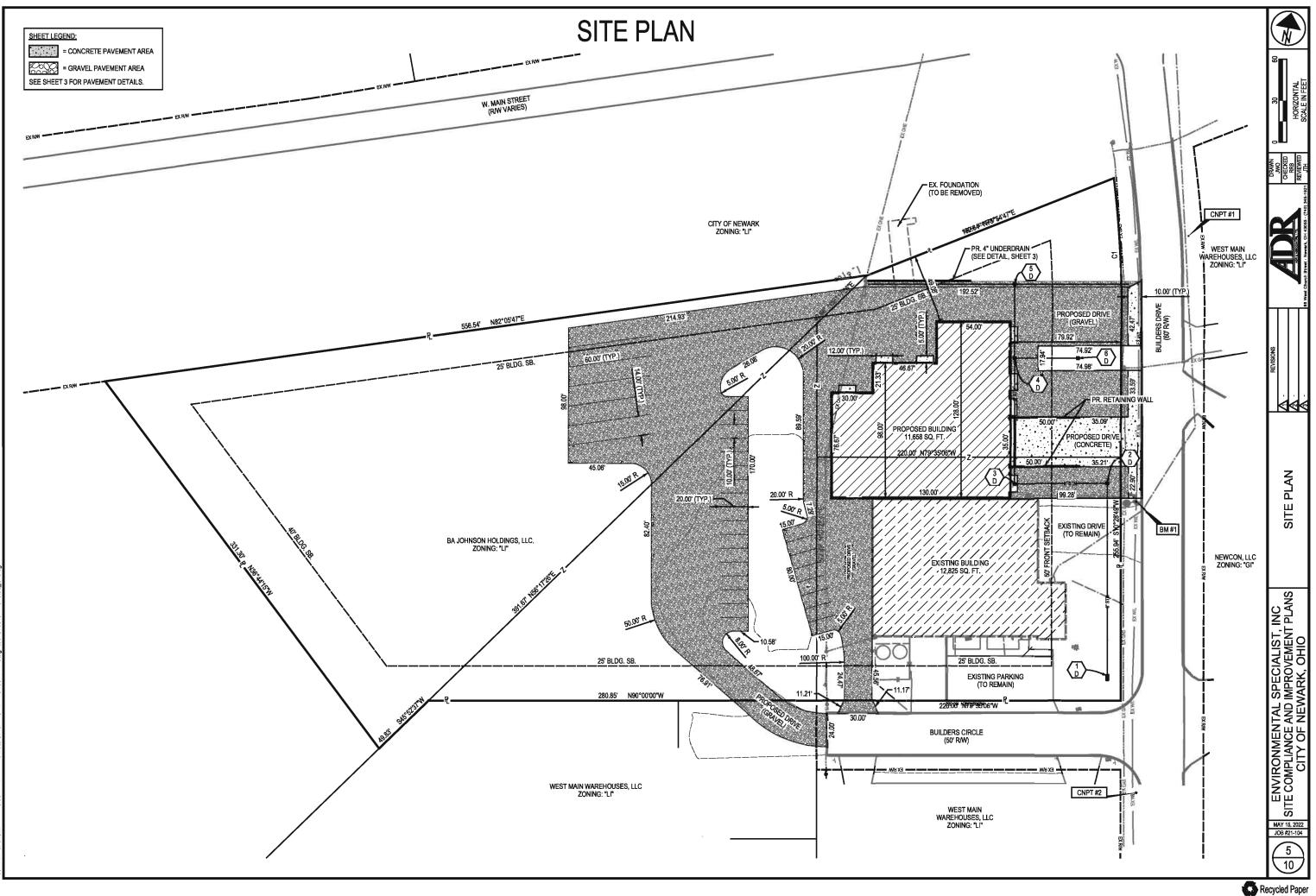




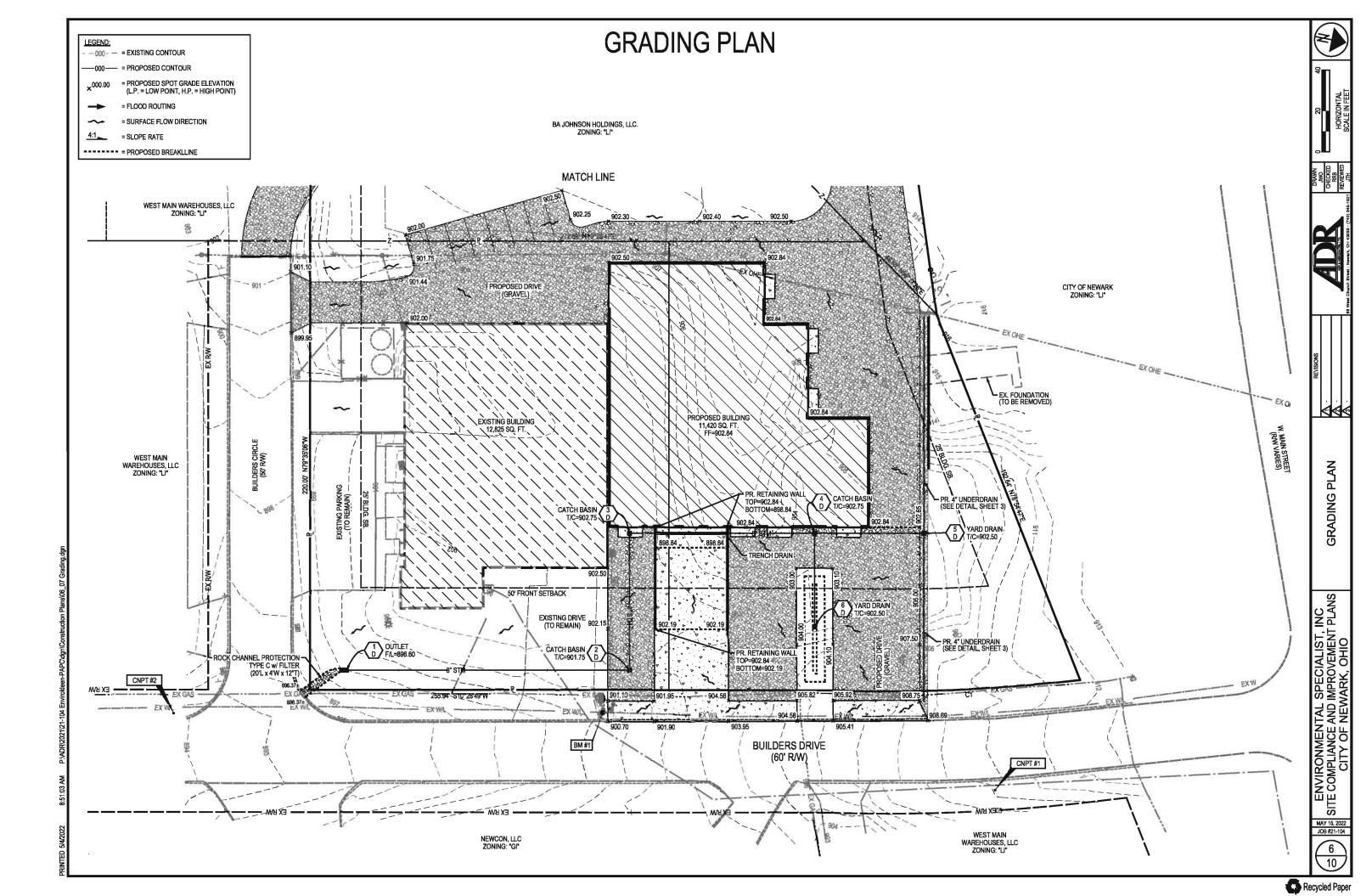


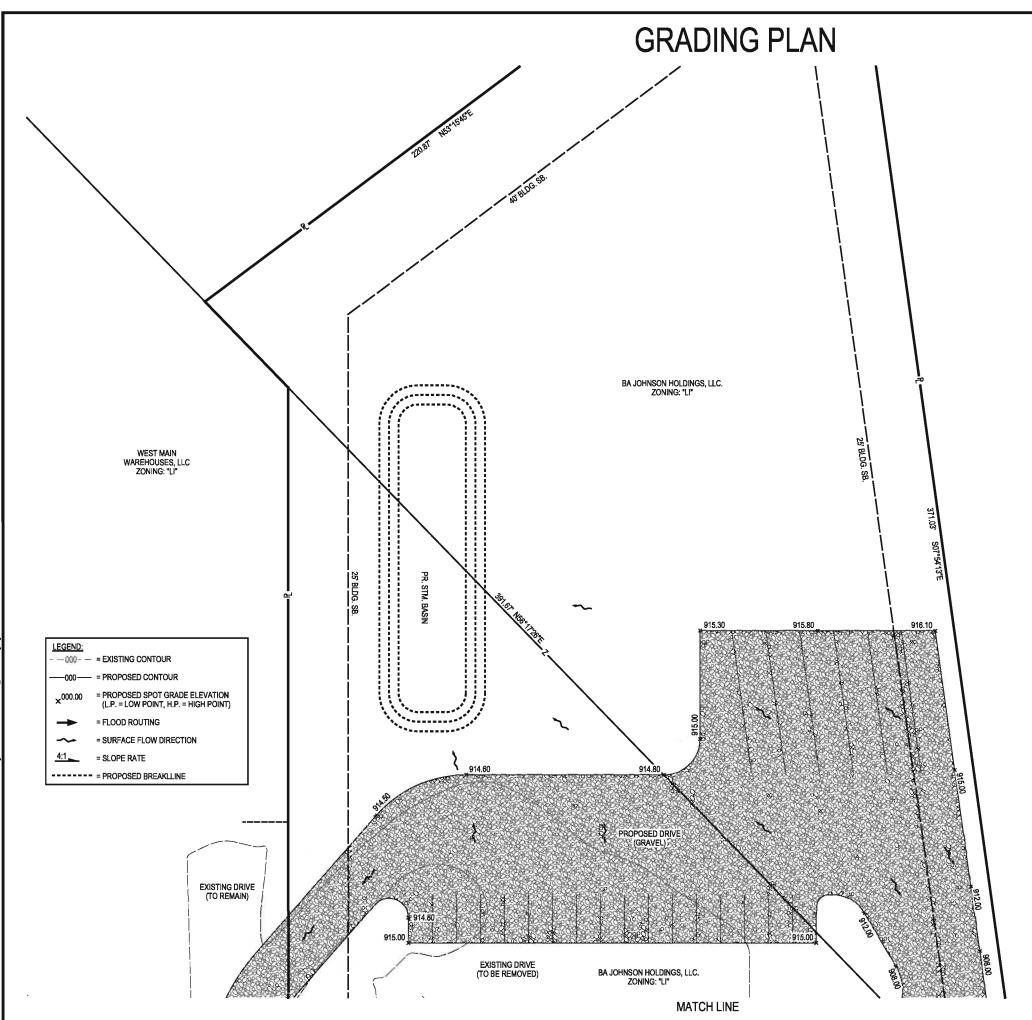
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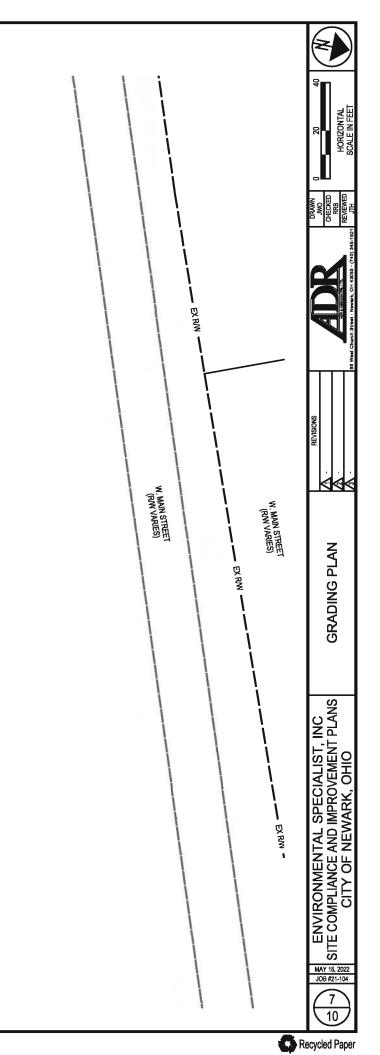


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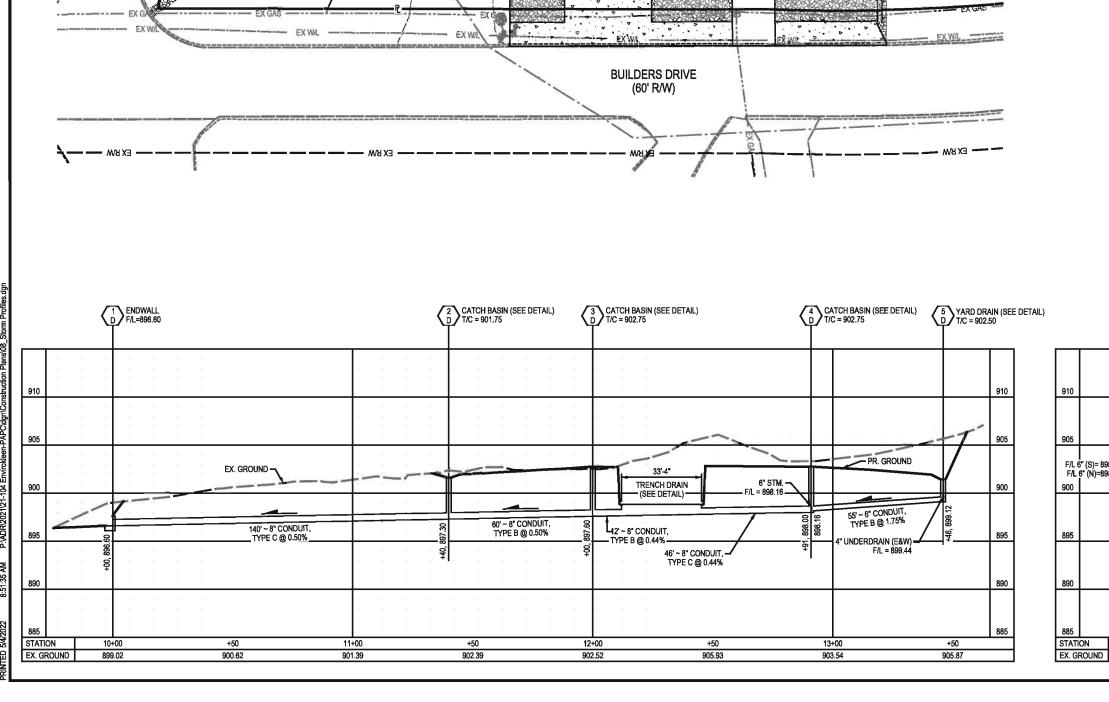


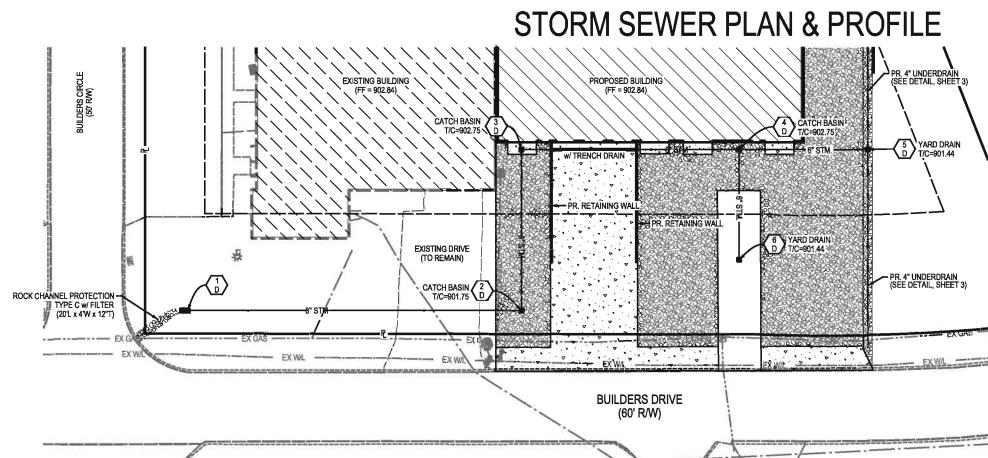


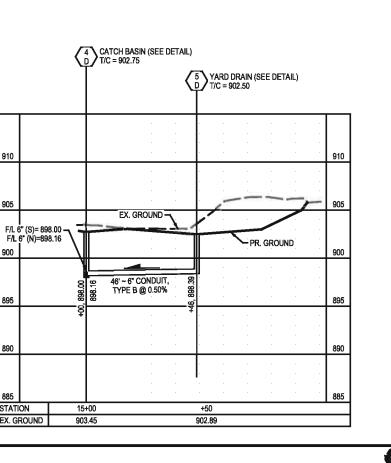
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CITY OF NEWARK ZONING: "LI"









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NOTICE OF INTENT	CONTRACTOR SIGNATURES	
OEPA NOI:		
SUBMITTAL DATE: -	CONTRACTOR	DATE
APPROVAL DATE:		
	SUBCONTRACTOR	DATE

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR REQUIREMENTS

CONTRACTOR RESPONSIBILITY: DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS HOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE MOST RECENT EDITION OF THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM SITE ALONG WITH PROPER MAINTENANCE, AND INSPECTION BY QUALIFIED INSPECTION PERSONNEL IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE FOLLOWING ITEMS: 1. CONTRACTOR SHALL SUBMIT STORM WATER POLLUTION PREVENTION PLAN TO THE CITY OF NEWARK PRIOR TO CONSTRUCTION. 2. NOTICE-OF-INTENT (NOI) MUST BE SUBMITTED TO THE OHIO EPA 21 DAYS PRIOR TO

CONSTRUCTION.

3. CO-PERMITEE NOTICE-OF-INTENT MUST BE SUBMITTED TO THE OHIO EPA PRIOR TO CONSTRUCTION. (SEE BELOW)

4. NOTICE-OF-TERMINATION (NOT) MUST BE SUBMITTED TO THE OHIO EPA AFTER CONSTRUCTION. 5. STORMWATER POLLUTION PREVENTION PLAN AND NOI MUST BE POSTED ON SITE AT ALL TIMES.

THE CO-PERMITTEE NOTICE OF INTENT (NOI) APPLICATION FORM IS USED BY OTHER OPERATORS IDENTIFIED BY THE INITIAL PERMITTEE TO REQUEST SHARED COVERAGE UNDER THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT (CGP). AS DEFINED IN PART VII.O OF THE CGP, AN "OPERATOR" IS ANY PARTY THAT HAS OPERATIONAL CONTROL OVER CONSTRUCTION PLANS AND SPECIFICATIONS OR HAS DAY-TO-DAY OPERATIONAL CONTROL OF THOSE ACTIVITIES AT A PROJECT WHICH ARE NECESSARY TO ENSURE COMPLIANCE WITH THE STORM WATER. POLLUTION PREVENTION PLAN (SWP3) FOR THE SITE COVERED BY THE CGP. THE APPLICANT MUST CERTIFY THEIR INTENTION TO COMPLY WITH THE CGP WHEN SUBMITTING THE COMPLETED CO-PERMITTEE NOI. THERE IS NO FEE FOR THIS APPLICATION FORM.

CONSTRUCTION SEQUENCING AND NOTES

PRIOR TO GRADING OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF THE BARRIER DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATION IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER.

CONTRACTOR SHALL PLACE A STABILIZED CONSTRUCTION ENTRANCE AT THE BEST LOCATION TO PREVENT SEDIMENT FROM BEING TRACKED FROM SITE. USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, AT A 6" MINIMUM THICKNESS. THE ENTRANCE SHALL MEET THE DIMENSIONS SHOWN IN THE DETAIL IN THIS PLAN. EQUIPMENT WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS.

THE CONTRACTOR SHALL MAINTAIN AND REPLACE THE BMPS AS NEEDED TO KEEP THEM OPERATING IN PROPER FUNCTION, ALL SILT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO 1/2 THE HEIGHT OF THE PERIMETER CONTROL FENCE, OR IF IT COVERS ANY PORTION OF THE INLET PROTECTION

ALL CONTROLS SHALL BE INSPECTED EVERY 7 DAYS, AND AFTER EACH 1/2" RAINFALL EVENT.

ALL CONTROLS WILL REMAIN IN PLACE FOR ALL AREAS REMAINING DISTURBED FOR 14 DAYS, AND UNTIL 70% VEGETATION HAS BEEN ACHIEVED.

THE CONTRACTOR SHALL MAINTAIN ALL OFF-SITE RUNOFF THRU THE SITE AND/OR STORMWATER MANAGEMENT BASIN. BYPASS PUMPING, DIVERSION CHANNELS/BERMS, PIPING, ETC. SHALL MEET ALL EROSION CONTROLS REQUIREMENTS DESCRIBED ON THIS PLAN.

CONTROL IMPLEMENTATION SCHEDULE:

1. THE CONTRACTOR SHALL PLACE SEDIMENT FENCE AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE DETAILS OF THIS PLAN

2. UPON EXCAVATION OF SEDIMENT (DETENTION) BASINS, CONTRACTOR SHALL INSTALL FAIRCLOTH SKIMMER AND PLACE SEED AND/OR EROSION CONTROL BLANKETS AS NECESSARY TO ELIMINATE SEDIMENT RUNOFF.

3. UPON COMPLETION OF SITE CLEARING, THE CONTRACTOR SHALL PLACE SEED AND/OR FROSION CONTROL BLANKETS AS NECESSARY TO ELIMINATE SEDIMENT RUNOFF

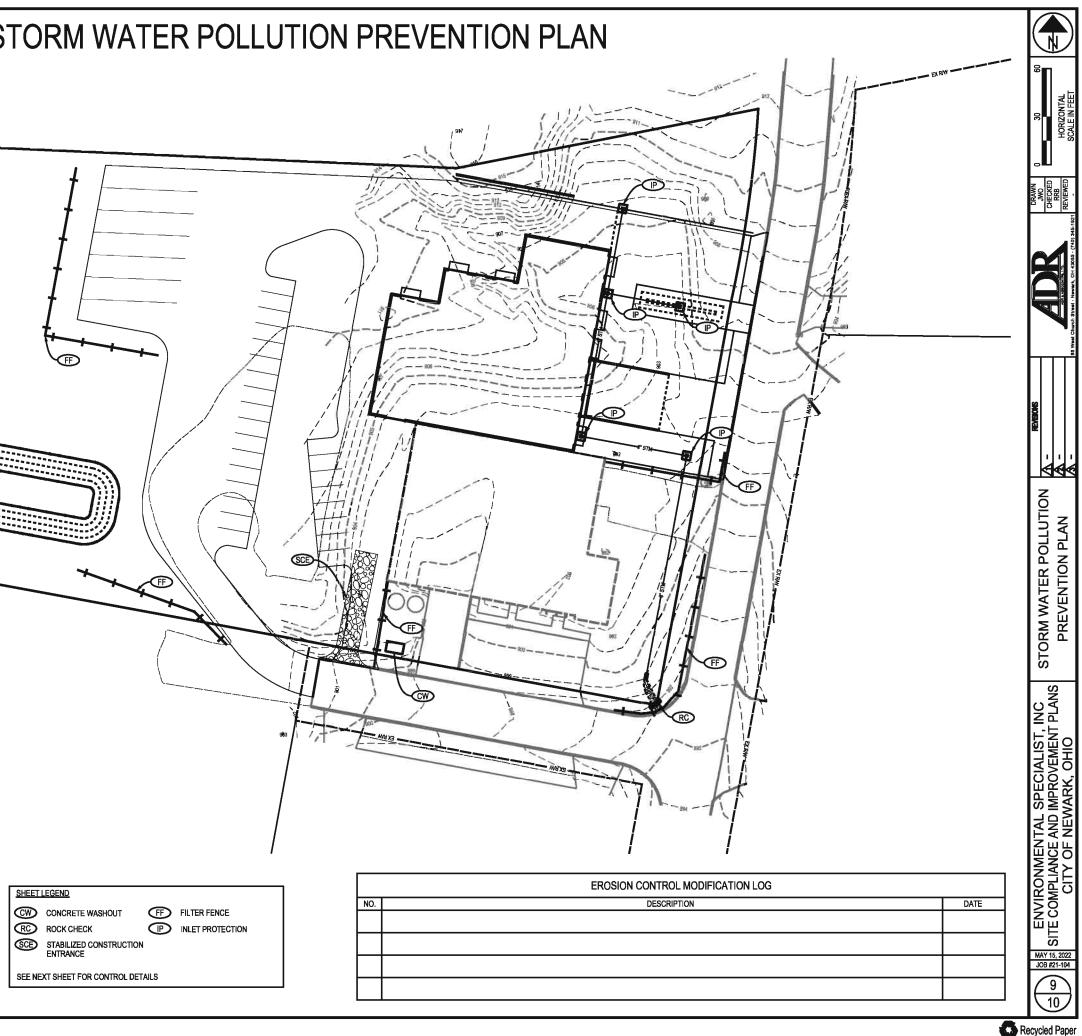
4. THE CONTRACTOR SHALL PLACE SEEDING AND MULCHING AS NECESSARY TO RE-ESTABLISH ALL DENUDED AREAS.

5. THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING THE CONSTRUCTION OPERATIONS.

6. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES, INCLUDING FAIRCLOTH SKIMMER AND SEDIMENTATION FROM SEDIMENT BASIN, ONLY AFTER ALL AREAS HAVE BEEN SEEDED/MULCHED AND 70% STABILIZED.

7. THE CONTRACTOR SHALL INSTALL POST-CONSTRUCTION WATER QUALITY DEVICE ON POND WATER QUALITY STRUCTURE IMMEDIATELY FOLLOWING REMOVAL OF FAIRCLOTH SKIMMER.

8. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL EXISTING INLETS AND STORM SEWER PIPES AND ROCK CHANNEL PROTECTION OF ALL SEDIMENT & DEBRIS INCURRED DURING CONSTRUCTION



PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION:	TIME FRAME TO APPLY EROSION CONTROLS:
ANY AREAS THAT WILL LIE DORMANT	WITHIN SEVEN DAYS OF THE MOST
FOR ONE YEAR OR MORE	RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A	WITHIN TWO DAYS OF REACHING FINAL
STREAM AND AT FINAL GRADE	GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION:	TIME FRAME TO APPLY EROSION CONTROLS:
ANY DISTURBED AREAS WITHIN 50 FEET	WITHIN 2 DAYS OF THE MOST RECENT
OF A STREAM AND NOT AT FINAL	DISTURBANCE IF THE AREA WILL REMAIN
GRADE	FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN 1 YEAR, AND NOT WITHIN 50 FEET OF A STREAM	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST 7 DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE	PRIOR TO THE ONSET OF WINTER
OVER WINTER	WEATHER

SEEDING AND MULCHING

SPECIFICATIONS FOR SEEDING AND MULCHING						
SEED TYPE	SEEDING DATES	PER 1000 SQ FT	PER ACRE			
TALL FESCUE AND ANNUAL RYEGRASS	MARCH 1	2 POUNDS AND 1/2 POUND	90 POUNDS AND 20 POUNDS			
SMALL GRAIN STRAW MULCH	то	100 POUNDS OR 2 TO 3 BALES	2 TONS OR 50 BALES			
FERTILIZER	SEPTEMBER 15	25 POUNDS OF 12-12-12 OR THE EQUIVALENT	1000 POUNDS OF 12-12-12 OR THE EQUIVALENT			
	TEMPORARY SEEDING					
KY 31 AND ANNUAL RYEGRASS	MARCH 1 TO SEPTEMBER 15	1 POUND	40 POUNDS AND 20 POUNDS			
RYE OR WHEAT	SEPTEMBER 15 TO OCTOBER 30	3 POUNDS	2 BUSHELS			
SOIL PROTECTION						
SMALL GRAIN STRAW MULCH	OCTOBER 30 TO MARCH 1	2 TO 3 BALES	3 TONS			

POST CONSTRUCTION BMP(S)

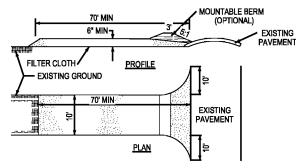
AS REQUIRED IN THE OHIO EPA GENERAL CONSTRUCTION PERMIT, THE LAND OWNER MUST PROVIDE SOME FORM OF A POST CONSTRUCTION WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) FOR THE DEVELOPED SITE. THE TABLE BELOW DESCRIBES THE BMP(S) FOR THIS SITE. ALONG WITH THE INSPECTION AND MAINTENANCE FREQUENCY REQUIREMENTS. BY SIGNING THE NOI, AS THE OWNER, FOR THE GENERAL CONSTRUCTION PERMIT, YOU ARE IN AGREEMENT WITH THE OPERATION AND MAINTENANCE OF THE BMPS FOR THE SITE FOR AS LONG AS OWNERSHIP IS MAINTAINED.

ALL POLLUTANTS COLLECTED WITHIN STRUCTURAL POST-CONSTRUCTION PRACTICES SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

POST CONSTRUCTION BMP OPERATION AND MAINTENANCE PLAN				
BMP TYPE	MAINTENANCE REQUIREMENTS	FREQUENCY		
GRASS FILTER	INSPECTION FOR SILT OR DEBRIS BUILDUP	QUARTERLY		
STRIPS	MOW AND KEEP CLEAN FROM DEBRIS AND ROAD GRIT AND TRASH	AS NEEDED		
	CHECK AND REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES			
INLET & OUTLET STRUCTURES	CHECK SUMP IN OUTLET CONTROL STRUCTURE AND REMOVE DEBRIS	MONTHLY		
	CHECK ORIFICE PLATE IN OUTLET CONTROL STRUCTURE AND REMOVE DEBRIS			
	CHECK FOR DEBRIS IN CONDUITS AND CATCH BASIN/CURB INLETS AND REMOVE IF PRESENT.			
STORM SEWER SYSTEM	CHECK FOR SEDIMENT IN CONDUITS. IF SEDIMENT REACHES 25% CAPACITY, CONDUITS SHOULD BE JET CLEANED.	EVERY 8 MONTHS		
STORMWATER BASIN	INSPECT FOR DAMAGE TO SAFETY DEVICES AND REPAIR.			
	CHECK FOR SIGNS OF BIOLOGICAL (ALGAE) & HYDROCARBON BUILD-UP AND REMOVE IMMEDIATELY.	YEARLY		
	INSPECT FOR INVASIVE VEGETATION AND REMOVE.			
SEDIMENT ACCUMULATION	SEDIMENT IN BASINS SHOULD BE REMOVED WHEN ACCUMULATION REACHES 1' OF DEPTH.	YEARLY		
	BASINS SHOULD BE VERIFIED BY A REGISTERED PROFESSIONAL SURVEYOR TO CONFIRM VOLUME.	EVERY 5 YEARS		

STORM WATER POLLUTION PREVENTION PLAN

SCE STABILIZED CONSTRUCTION ENTRANCE



- CONSTRUCTION SPECIFICATIONS 1. LOCATION- CONTRACTOR SHALL PLACE SCE AT THE BEST LOCATION TO PREVENT SEDIMENT FROM
- BEING TRACKED FROM SITE.

- BEING TRACKED FROM STE. 2. STONE SIZE- USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. 3. LENGTH- AS REQUIRED (70' MIN.). 4. THICKNESS- NOT LESS THAN SIX (6) INCHES. 5. WIDTH- TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE
- INGRESS OR EGRESS OCCURS. 6. FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- 7. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR
- TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. 9. WASHING- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

(FF) PERIMETER FILTER FABRIC FENCE

DIRECTION OF FLOW

STEP 1

- EXCAVATE A 6"X6" TRENCH ALONG THE PROPOSED FENCE LINE.

ALL CONCRETE WASHOUT CONTAINERS SHALL BE PLACED AT LEAST 100' FROM ANY STORM SEWER INLET POINT, OR ANY BODY OF WATER

TO AVOID AN ACCIDENTAL RELEASE CAUSED BY A SPILL. ALL WASHOUT

LOCATIONS SHALL BE DESIGNATED BY SIGN SEEN HERE ON THIS DETAIL

UNIT THAT WILL NOT ALLOW CONCRETE WASH WATER TO ABSORD INTO

SHALL BE TAKEN TO LANDFILL DESIGNATED FOR CONSTRUCTION DEBRIS, AS NEEDED, TO PREVENT OVERFLOWS AND SPILLS.

CONCRETE WASHOUTS SHALL BE AT A MINIMUM A SELE CONTAINED.

THE GROUND. THE CONTAINER SHOULD HAVE SUFFICIENT CAPACITY

SUCH THAT IT WILL NOT OVERFLOW AND CAUSE A SPILL. ALL WASTE

CW CONCRETE WASHOUT

CONCRET

WASHOU AREA

yr www.

CONSTRUCTION SPECIFICATIONS:



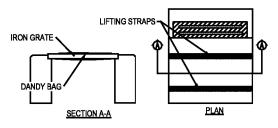
STEP 2-3 - BACKFILL AND COMPACT THE EXCAVATED SOIL. - PLACE FABRIC AND SUPPORT STAKES AND EXTEND FABRIC INTO THE TRENCH

MATERIALS: FURNISH 30" WIDE FILTER FABRIC WITH SOUND WOOD SUPPORTS WITH MAXIMUM ON-CENTER SPACING OF 10". USE FILTER FABRIC CONFORMING TO 712.09 TYPE C.

WASHOUT UNIT

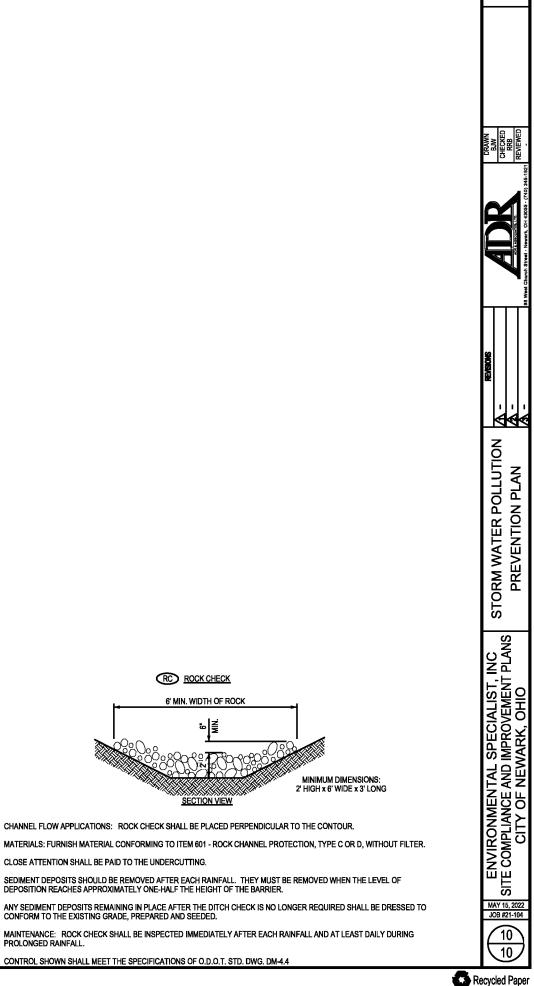
WV.

(IP) INLET PROTECTION



INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF DANDY BAG IS VISIBLE.

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





JUNE 14, 2022 PLANNING COMMISSION MEETING

Application:

1. PC FILE 22-22: SITE PLAN FOR NEW INDUSTRIAL BUILDING FOR ENVIRONMENTAL SPECIALISTS, INC., 55 BUILDERS DR.

Staff Report & Recommendations:

Overview:

The applicant intends to build an additional 11,658 SF industrial building used as a recycle processing point on the site.

The Site Plan Review Committee submitted comments on 6/9/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Acting Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned Light Industrial District (LI); the proposed use is a permitted use.

Flood Zones: There are no flood zones identified on this site.

B. Safety Division Review:

The Police Division has expressed no concerns with this proposal.

The Fire Division has commented that "Fire Department Access Roads shall be installed and marked per Ohio Fire Code Section 503 with attention paid to Section 503.2.3 Surface, since the lot will be gravel."

C. Height Restrictions:

The proposed building height is not mentioned. The applicant shall provide building elevation drawings for the proposed buildings to ensure conformance with the Zoning Code.



D. Lot Area & Setbacks:

The designer states that a lot combination is planned. A lot combination needs to be submitted and approved, to reflect this entire development site as a single parcel. This needs to occur before zoning approval.

Assuming a lot combination of the 4 parcels is approved, the new parcel is approximately 196,020 S.F. +/-, with 12% building coverage, which meets the lot area requirements.

E. Off-Street Parking & Loading:

Code requires 20 parking spaces, and 31 spaces are specifically proposed. New driveway approaches are proposed along Builders Drive and at the west end of Builders Circle. A variance by BZA will also be needed to allow the large gravel parking areas as proposed.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 11,860 +/- SF of green space and greater than 2965 SF of the green space area shall be ground cover as required by the Zoning Code. In addition, 5 trees are required on the site. No landscaping plan has been submitted.

The existing site is legal non-conforming with regard to the landscape requirements, as there is no landscaping on this site. Any green space at this location is in the rear of the lot. Given the nature of this and the existing developed sites on this street, we don't feel that the landscaping requirement would be feasible and beneficial at this site.

- H. Public & Private Roadways Access Management:
 All of the proposed driveways are privately owned and maintained.
- I. Site Signage: No signage has been submitted with the proposal.
- J. Traffic Control / Street / Right-of-Way Issues: No changes or additions affecting the traffic flow are proposed.
- K. Engineering / Utilities:

No specific services to the building addition have yet been proposed, and it is anticipated that services would be extended from the existing building. Engineering will follow up for compliance prior to construction.



There has been a stormwater management plan submitted, and this will be reviewed along with the stormwater design calculations and other construction proposals, prior to zoning approval.

L. Other Standards/Regulations No other comments at this time.

Recommendations:

Staff recommends approval of this site plan at this time, <u>contingent upon the</u> resolution of the issues listed:

- 1. Fire Division comments regarding OFC are addressed.
- 2. Building Elevations submitted and approved.
- 3. Lot combination of 4 parcels submitted and approved.
- 4. Variance for gravel parking areas is approved by BZA.
- 5. Stormwater construction plans are submitted and approved. Compliance with City's Stormwater Management requirements, to ensure runoff water does not adversely impact adjacent properties.
- 6. Any of the remaining issues listed above will be addressed on the final construction plans.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

_ Approved As Submitted

- _____ Approved As Noted, With Contingencies
- _____ Denied

Planning Director

Date