

**PLANNING COMMISSION MEETING**  
**TUESDAY, September 12, 2023 6:00 P.M.**  
**Council Chambers**  
**40 W MAIN ST, NEWARK, OH 43055**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE August 8, 2023 PLANNING COMMISSION MEETING**

**PUBLIC HEARING**

- 3. ZONING CHANGE FOR 74 South 30<sup>th</sup> Street, Newark, Ohio**

Application Number : PC-23-22  
Owner: Karen Doherty  
Applicant: Candice Cook  
Current Zoning: LB - Limited Intensity Business  
Proposed Zoning: GO - General Office

- 4. ZONING CHANGE FOR 196 South 5<sup>th</sup> Street, Newark, Ohio**

Application Number : PC-23-23  
Owner: Thomas J. Evans Foundation  
Applicant: Scott Hayes  
Current Zoning: MB - Medium Intensity Business  
Proposed Zoning: MFR - Multi-Family Residence

**OLD BUSINESS**

There is none this meeting

**NEW BUSINESS**

- 5. SITE PLAN REVIEW - New rental storage/warehouse building units - 125 Builders Drive**

**Application Number :** PC-23-30  
**Owner:** Michael Correll, 1851 Cherry Valley Rd. Newark, Ohio 43055  
**Applicant:** Michael Correll, 1851 Cherry Valley Rd. Newark, Ohio 43055

**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, OCTOBER 10, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY SEPTEMBER, 2023 4:30 P.M.**



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

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**  
[www.newarkohio.net/government/boards-commissions/planning-commission](http://www.newarkohio.net/government/boards-commissions/planning-commission)

Office Use Only  
Zoning File #  
PC Application # 9023-22  
Date Received: 6/12/23  
Received by: RF  
Amount Due: \$100.00  
Paid By: (circle one)  
Check # Cash  
Receipt # 949567

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Karen R. Doherty (Trevin Pierce)</u>		Telephone: <u>740.504.3790</u>	
Address: <u>1470 Krebs Drive Newark</u>		E-mail: <u>drkrddds@yahoo.com</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: <u>Candice Cook</u>		Same as above <input type="checkbox"/>	Telephone: <u>614.696.0610</u>
Address: <u>198 Granville St.</u>		E-mail: <u>Candy9856@gmail.com</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax # <u>740 405 1637</u>
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>74 S 30<sup>th</sup> St</u>			
Parcel Tax ID #: <u>054-221880-00.000</u>		Number of Acres: <u>.19</u>	
Lot Number: (if applicable) <u>2 PT + 3 PT</u>		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input checked="" type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence <b>(Circle one)</b> RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input checked="" type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence <b>(Circle one)</b> RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

**Property Use****Present Use:**Office**Proposed Use:**DayCare**Additional Comments**

**Reason For Request:** The reason why I would like this property rezoned is because I would like to go off of the State Standards for Square Footage and their guidelines.

**Required Documentation and Process Overview**

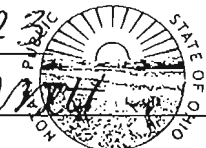
- ☐ Original Application Form – must contain notarized signature of the property owner
- ☐ Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the Licking County Engineer's Office for a tax map or visit <http://www.lcounty.com/Treasurer> to print out Real Estate Tax parcel information and a parcel map. Licking County Engineer's Office is located at 20 South 2<sup>nd</sup> St (3<sup>rd</sup> Floor) Newark, OH 43055 (740) 670-5280.
- ☐ Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)  
**Note: Legal Description must be reviewed and stamped approved by the Newark City Engineering Department**
- ☐ A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptable.)
- ☐ Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
- ☐ Call the Newark City Engineering/Zoning Department to schedule a Zoning and Legal Description Review. Newark City Engineering/Zoning Department is located at 40 W. Main Street (2nd Floor) Newark, OH 43055 (740) 670-7727  
**Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.**
- ☐ Submit all application materials to the Newark City Engineering/Zoning Department for inclusion on a Planning Commission Agenda.
- ☐ Attend the Planning Commission Meetings and Council Meetings held in Newark City Council Chambers, 40 W. Main Street (1<sup>st</sup> Floor) throughout the process. The process typically takes 3 -4 months to complete.  
**Note: be prepared to answer Planning Commission and Council Member's questions regarding your application**

**Owner Acknowledgement**

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: Karen H. BohertyDate: 5 June 2023Sworn and subscribed before me this 5<sup>th</sup> day of June, 2023My Commission Expires: 2.23.26

Notary Public



DARCY DURST GROSSETT  
Notary Public  
State of Ohio  
My Comm. Expires  
February 23, 2026

**Engineering/Zoning Authorization – Office Use Only**Approved ☒Denied ☐Approved with Conditions ☐Representative Signature: Sam M...Date: 6/30/2023Comments/Conditions: DESCRIBED APPROVED FOR ZONING PURPOSES.**Planning Commission Recommendation to Council – Office Use Only**Approved ☐Denied ☐Approved with Conditions ☐  
(See Letter of Recommendation)

Planning Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

**After Planning Commission Recommendation:**

- ☐ Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote.  
Clerk of Council's Office is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

File No: 320021237

Instr: 20020600017127 06/06/2002  
 Pages: 1 F: \$14.00 1: 19PM  
 Bryan A. Long T20020014498  
 Licking County Recorder BX80X-STEC

## GENERAL WARRANTY DEED

TWIN INVESTMENTS, LTD., an Ohio Limited Liability Company, of Licking County, Ohio for valuable consideration paid, grant(s) with general warranty covenants to KAREN R. DOHERTY, whose tax-mailing address is:

the following REAL PROPERTY:

Situated in the State of Ohio, County of Licking and in the City of Newark, being bounded and described as follows:

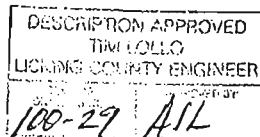
Being a parcel of land 90 feet in width facing on the East side of South 30th Street and 100 feet in depth from West to East off of the entire West ends of Lots Numbered Two and Three in the Wintermute Addition to the said City of Newark, as shown on the Plat of said Addition, recorded in Volume 3, at page 121 of the Plat Records in the Office of the Recorder, Licking County, Ohio; the East line of the premises hereby conveyed being parallel with the East line of South 30<sup>th</sup> Street.

More Commonly Known As: 74 South 30th Street, Newark, Ohio 43055

**EXCEPTION TO THE WARRANTIES:** Excepting from the general warranty covenants, all easements, leases, conditions and restrictions of record, if any, and except real estate taxes for the year 2002 and thereafter, for which taxes have been paid and/or adjustment has been made between the parties and which, therefore, the grantees herein assume and agree to pay.

Parcel Number: 54-221880-00.000

Prior Instrument Reference: Official Record Volume 683, page 188, Licking County, Ohio



Executed this 1st day of May, 2002.  
 TWIN INVESTMENTS, LTD.

*Charles E. Haire*  
 By: Charles E. Haire, Member

State of Ohio  
 County of Licking, ss:

BE IT REMEMBERED, That on this 1st day of May, 2002, before me, the subscriber, a Notary Public in and for said county and state, personally came TWIN INVESTMENTS, LTD., by Charles E. Haire, Member the above named Grantors in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed, for the uses and purposes therein mentioned.

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



LESLIE A. BAUGHMAN  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires  
 June 19, 2004

*Leslie A. Baughman*  
 NOTARY PUBLIC:  
 My Commission Expires:

This instrument was prepared by: Marshall McCormick, Attorney at Law  
 2800 Corporate Exchange Drive, Suite 160  
 Columbus, Ohio 43231

Auditor's and Recorder's Stamps

TRANSFERRED  
 Date *May 3 2002*  
*J. Terry Evans*  
 Licking County Auditor

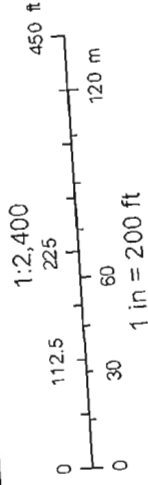
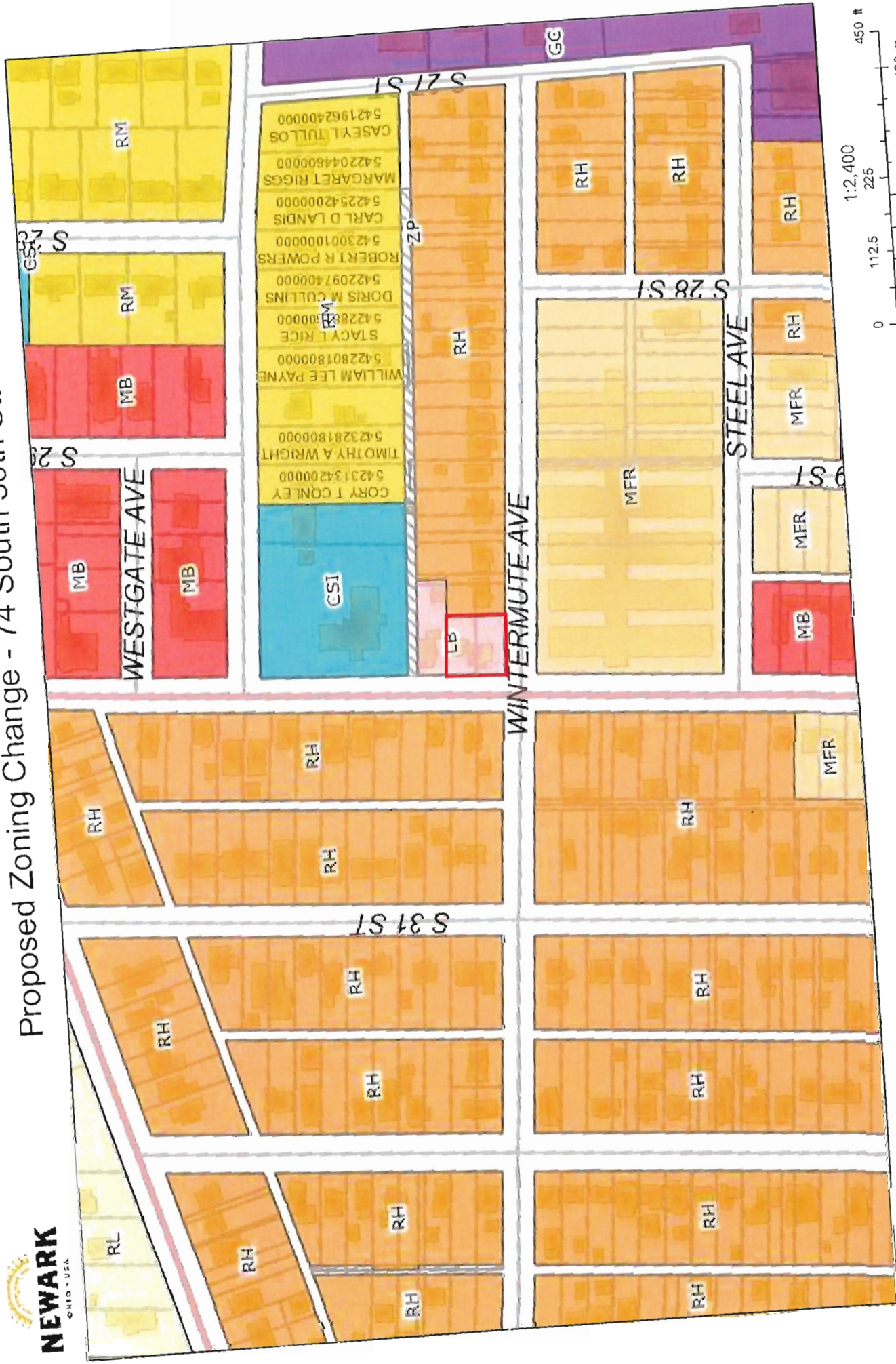
SEC.319.202 COMPLIED WITH  
 J. TERRY EVANS, AUDITOR  
 BY *170.00 amj*

Description APPROVED For Zoning Purposes  
 Div. of Engineering  
 City of Newark, Ohio

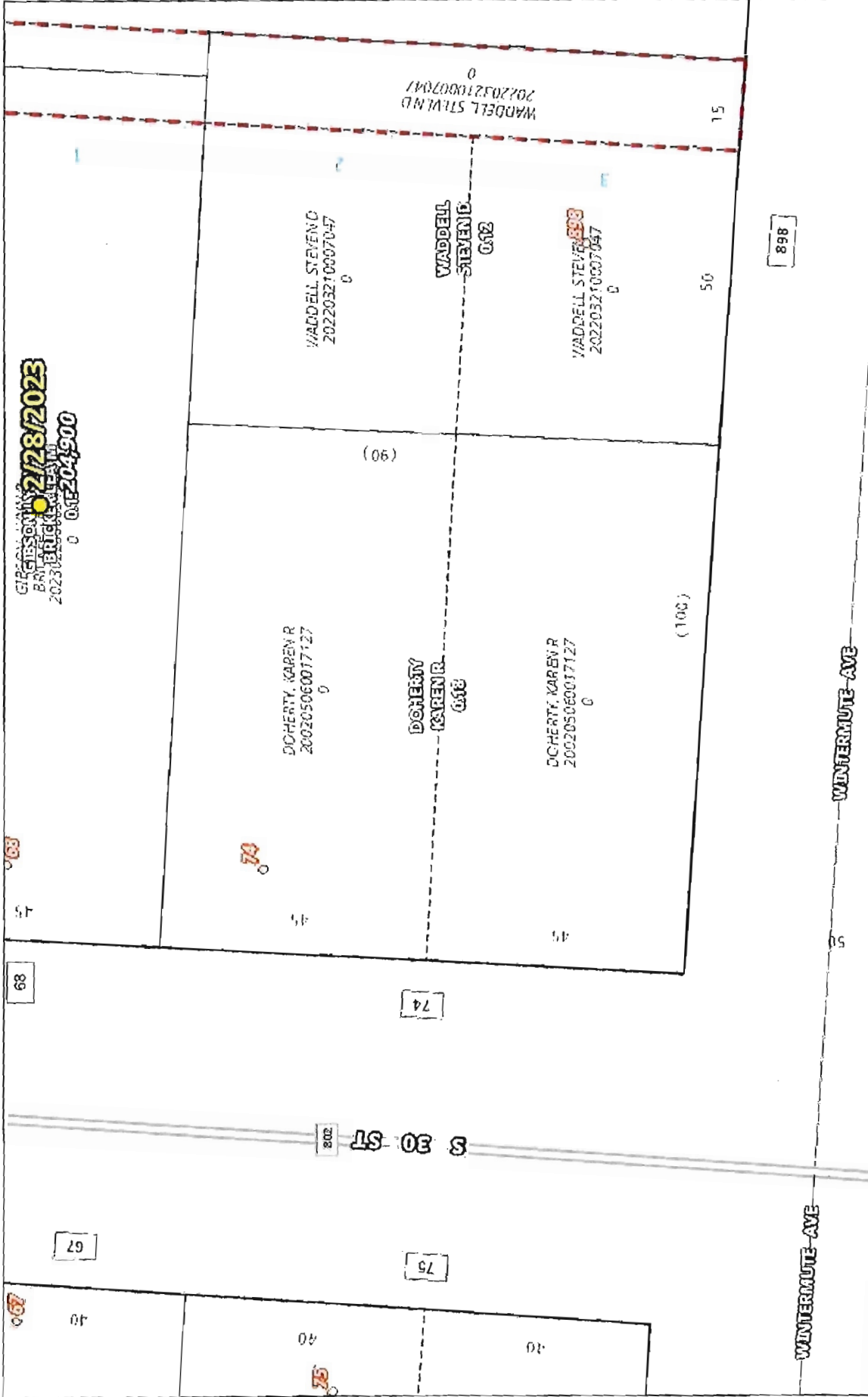




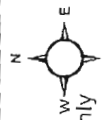
# Proposed Zoning Change - 74 South 30th St.



# OnTrac Property Map



June 1, 2023



Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

Township road

Other Road Type


Driveway

Interstates

Municipal Corporations

LICKING COUNTY TAX MAP

Licking County Auditor GIS

Agent Full		Commercial-Retail	
	<b>List Number:</b> 223002820		<b>Status:</b> Active
			<b>Listing Agreement Type:</b> Exclusive Right to Sell
			<b>Listing Service:</b>
			<b>Original List Price:</b> \$189,999
			<b>List Price:</b> \$189,999
		<b>Use Code:</b> 471 - DWELLING CONVERTED TO RETAIL	<b>List Price Sqft:</b> \$115.43
		<b>Parcel #:</b> 054-221880-00.000	<b>VT:</b>
		<b>Tax District:</b> 054	<b>Previous Use:</b>
		<b>For Sale:</b> Yes	<b>Zoning:</b> Commercial
		<b>For Lease:</b> No	
		<b>Occupancy Rate:</b>	<b>Exchange:</b> No
		<b>Gross Income:</b> 0	<b>Mortgage Balance:</b>
		<b>Total Op Expenses:</b> 0	
		<b>NOI:</b> 0	
		<b>Assoc/Condo Fee:</b>	
		<b>Addl Acc Cond:</b> None Known	
		<b>Tax Abatement:</b> No	
		<b>Abatement End Date:</b>	
		<b>Taxes (Yrly):</b> 1,587.68	<b>Tax Incentive:</b> No
		<b>Assessment:</b>	<b>Possession:</b> Closing

**General Information**

<b>Address:</b> 74 S 30th Street	<b>Unit/Suite #:</b>	<b>Zip Code:</b> 43055	<b>Tax District:</b> 054
<b>Between Street:</b> W. Main & Wintermute	<b>City:</b> Newark	<b>Corp Limit:</b> Newark	
<b>Complex:</b> Wintermute	<b>County:</b> Licking	<b>Township:</b> None	
<b>Dist To Interchange:</b>	<b>Mult Parcels/Sch Dis:</b> No	<b>Near Interchange:</b>	

**Building Information**

<b>Total SqFt Available:</b> 1,646	<b>Minimum Sqft Avail:</b> 1,646	<b>Max Cont Sqft Avail:</b> 1,646
<b>Bldg Sq Ft:</b> 1,646	<b>Acreage:</b> 0.19	<b>Lot Size:</b>
<b># Floors Above Ground:</b> 1	<b># Units:</b> 1	<b>Parking Ratio/1000:</b>
<b># of Docks:</b> 0	<b># Drive-In Doors:</b> 0	<b>Total Parking:</b> 10
<b>Year Built:</b> 1960	<b>Year Remodeled:</b>	<b>Bay Size:</b>
<b>Traffic Count/PerDay:</b>	<b>Celling Height Ft:</b>	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

<b>Lease Rate \$/Sq Ft:</b> 115.43	<b>Term Desired:</b>
<b>Expenses Paid by L:</b>	<b>Will LL Remodel:</b>
<b>T Reimburses L: Curr Yr Est \$/SF TRL:</b> 0	<b>Finish Allow/SQFT \$:</b>
<b>T Contracts Directly:</b>	<b>Pass Exp Over BaseYr:</b>
<b>Curr Yr Est \$/SF TRL:</b> 0	<b>Exp Stop \$:</b>
<b>Curr Yr Est \$/SF LL:</b>	

**Features**

<b>Heat Fuel:</b> Gas	<b>Sewer:</b>
<b>Heat Type:</b> Forced Air	<b>Electric:</b> Single Phase
<b>Electric:</b> Single Phase	<b>Misc Int &amp; Ext Info:</b>
<b>Services Available:</b> Electric; Gas; Water	
<b>Construction:</b> Block; Frame	
<b>Sprinkler:</b> None	
<b>Mult Use:</b> Office; Retail	
<b>New Financing:</b> Conventional	<b>MLS Primary PhotoSrc:</b> Realtor Provided

**Property Description****Agent to Agent Remarks**

<b>Dir Neg w/Sell Perm:</b> No	<b>Contact Name:</b>	<b>Contact Phone:</b>
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**Listing Info**

<b>Auction/Online Bidding Y/N:</b> No	<b>Auction Date:</b>	<b>Sub Agency:</b> No	<b>SA Amount:</b>	<b>BB/TR Amount:</b> 3 Percent	<b>VRC:</b> No
<b>Sub Property Type:</b> Retail			<b>LD:</b> 02/03/2023		
<b>Listing Office:</b> 07653		Howard HannaRealEstateServices	740-927-7400	<b>Ofc Fax:</b>	
<b>Listing Member:</b> 667510138 Lic #: 2017003840		Katie Houghton	740-485-4495	<b>Agent Other Phone:</b>	
<b>Agent EMail:</b> Katie.Houghton@HERealtors.com		Katie Houghton		<b>Pref Agt Fax:</b> 740-927-1933	
<b>Brokerage License #:</b> 2009000755		<b>Showing Phone #:</b> 614-255-5588		<b>Addl Contact Info:</b> 740-485-4495	

<b>Sold Info</b>			
<b>Under Contract Date:</b>	<b>Sold Date:</b>	<b>DOM:</b> 14	<b>SP:</b>
<b>Selling Office:</b> -	<b>Sold Terms:</b>	<b>CDOM:</b> 14	<b>Sold Non-MLS:</b> No
<b>Selling Member:</b> - - Lic#		<b>SrCns:</b>	<b>SrAst:</b>
<b>Selling Brokerage Lic #:</b>		<b>Concession Comments:</b>	

Sold Non-MLS: No

February 16, 2023

Prepared by: Maxine Becker

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Maxine Becker on Thursday, February 16, 2023 12:21 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.





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

# City of Newark Planning Commission Zoning District Change Application

[www.newarkohio.net/government/boards-commissions/planning-commission](http://www.newarkohio.net/government/boards-commissions/planning-commission)

Office Use Only

Zoning File #  
PC Application # 06-23-23  
Date Received: 6/12/23  
Received by: NS  
Amount Due: \$100.00 ✓  
Paid By: (circle one)  
Check # CC Cash  
Receipt # OK  
PO Card 6/13/23

Rev 2/13

<input type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Thomas J. Evans Foundation</u>		Telephone: <u>740 349-8276</u>	
Address: <u>25 E. Walnut St. / PO Box 4217</u>		E-mail: <u>jennifer@tjevans.org</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: <u>SCOTT HAYES</u>		Same as above <input type="checkbox"/>	Telephone: <u>740 877-6924</u>
Address: <u>2225 Handscrabble Rd.</u>		E-mail: <u>scott@jailministries.org</u>	
City: <u>Alexandria</u>	State: <u>OH</u>	Zip: <u>43001</u>	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>196 S. 5<sup>th</sup> St. Newark OH 43055</u>		<u>(Flood: A/AE)</u>	
Parcel Tax ID #: <u>054-215028-00-000</u>		Number of Acres: <u>0.47</u>	
Lot Number: (if applicable) <u>847</u>		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input checked="" type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	



**Property Use****Present Use:**

Daytime Homeless Shelter

**Proposed Use:**

Transitional Housing for 5 men

**Additional Comments**

**Reason For Request:** To help fulfill the need for transitional housing  
To be a better neighbor in the community by shutting down the  
operation of Vertical 196 Shelter

**Required Documentation and Process Overview**

- ☐ Original Application Form – must contain notarized signature of the property owner
- ☐ Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the [Licking County Engineer's Office](#) for a tax map or visit <http://www.lcounty.com/Treasurer> to print out Real Estate Tax parcel information and a parcel map. [Licking County Engineer's Office is located at 20 South 2nd St \(3rd Floor\) Newark, OH 43055 \(740\) 670-5280.](#)
- ☐ Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)  
**Note: Legal Description must be reviewed and stamped approved by the Newark City Engineering Department**
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**Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.**
- ☐ Submit all application materials to the [Newark City Engineering/Zoning Department](#) for inclusion on a Planning Commission Agenda.
- ☐ Attend the [Planning Commission Meetings](#) and [Council Meetings](#) held in Newark City Council Chambers, 40 W. Main Street (1st Floor) throughout the process. The process typically takes 3 -4 months to complete.  
**Note: be prepared to answer Planning Commission and Council Member's questions regarding your application**

**Owner Acknowledgement**

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature:

Jennifer W. Roberts  
Executive Director, Thomas G. Evans Foundation

Date:

6/12/23

Sworn and subscribed before me this

12

day of

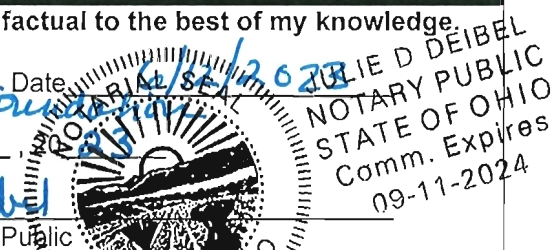
June

My Commission Expires:

9-11-2024

Notary Public

Julie D. Deibel

**Engineering/Zoning Authorization – Office Use Only**Approved ☒Denied ☐Approved with Conditions ☐

Representative Signature

Ben R. [Signature]

Date

6/30/23

Comments/Conditions:

Description approved for zoning purposes.

**Planning Commission Recommendation to Council – Office Use Only**Approved ☐Denied ☐Approved with Conditions ☐  
(See Letter of Recommendation)

Planning Director Signature:

Date

Conditions:

**After Planning Commission Recommendation:**

- ☐ Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote.  
[Clerk of Council's Office](#) is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

63095

## Know all Men by these Presents

That THOMAS A. POWELL, JR. AND BETTY D. POWELL, HUSBAND AND WIFE  
and RONALD R. FULLER AND SHARON D. FULLER, HUSBAND AND WIFE

of Licking County, Ohio,  
in consideration of the sum of One Dollar (\$1.00), and other good and  
valuable consideration

to them in hand paid by THE THOMAS J. EVANS FOUNDATION

whose address is 36 North Second Street, Newark, Ohio, 43055

do hereby Grant, Bargain, Sell and Convey  
to the said THE THOMAS J. EVANS FOUNDATION

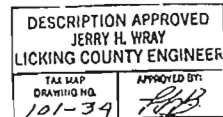
assigns forever, the following described Real Estate, situate in the  
of Newark in the County of Licking  
and the State of Ohio. its successors, heirs and

Being Lot Number 847 in Coffman's Second (2d) Addition, as the  
same is shown of record in Volume 1 at page 87 of the Plat Records  
of Licking County, Ohio.

SUBJECT to any and all easements, rights of way, conditions and  
restrictions of record, all legal highways, zoning ordinances,  
rules and regulations.

Being the same premises conveyed to Thomas A. Powell, Jr. and Betty  
D. Powell and Ronald R. Fuller and Sharon D. Fuller by instruments  
recorded in Volume 680 at page 177, Volume 698 at page 221, and  
Volume 809 at page 823, Licking County Deed Records.

NOTE: The lease recorded in Volume 137 at page 373 Lease Records  
of Licking County, Ohio, is hereby cancelled. The original term  
has expired and notice of the exercise of the option to renew was  
never received. The recorder is hereby requested to make a notation  
on the margin of said instrument.



SEC. 319.202 COMPLIED WITH  
GEORGE D. BUCHANAN, AUDITOR  
BY mc 144.00

	680	177
Last Transfer: Deed Record Volume	698	Page 221
	809	823

and all the Estate, Right, Title and Interest of the said grantors in and to said premises;  
To have and to hold the same, with all the privileges and appurtenances thereunto belonging,  
to said grantee, its successors and assigns forever.

And the said

Thomas A. Powell, Jr., Betty D. Powell, Ronald R. Fuller  
and Sharon D. Fuller

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and  
Unincumbered, and that they will defend the same against all lawful claims of all  
persons whomsoever.

EXCEPT the taxes and assessments which shall be pro-rated between  
the grantors and the grantee to the time of closing and those taxes  
and assessments due and payable thereafter.

Documentation

APPROVED

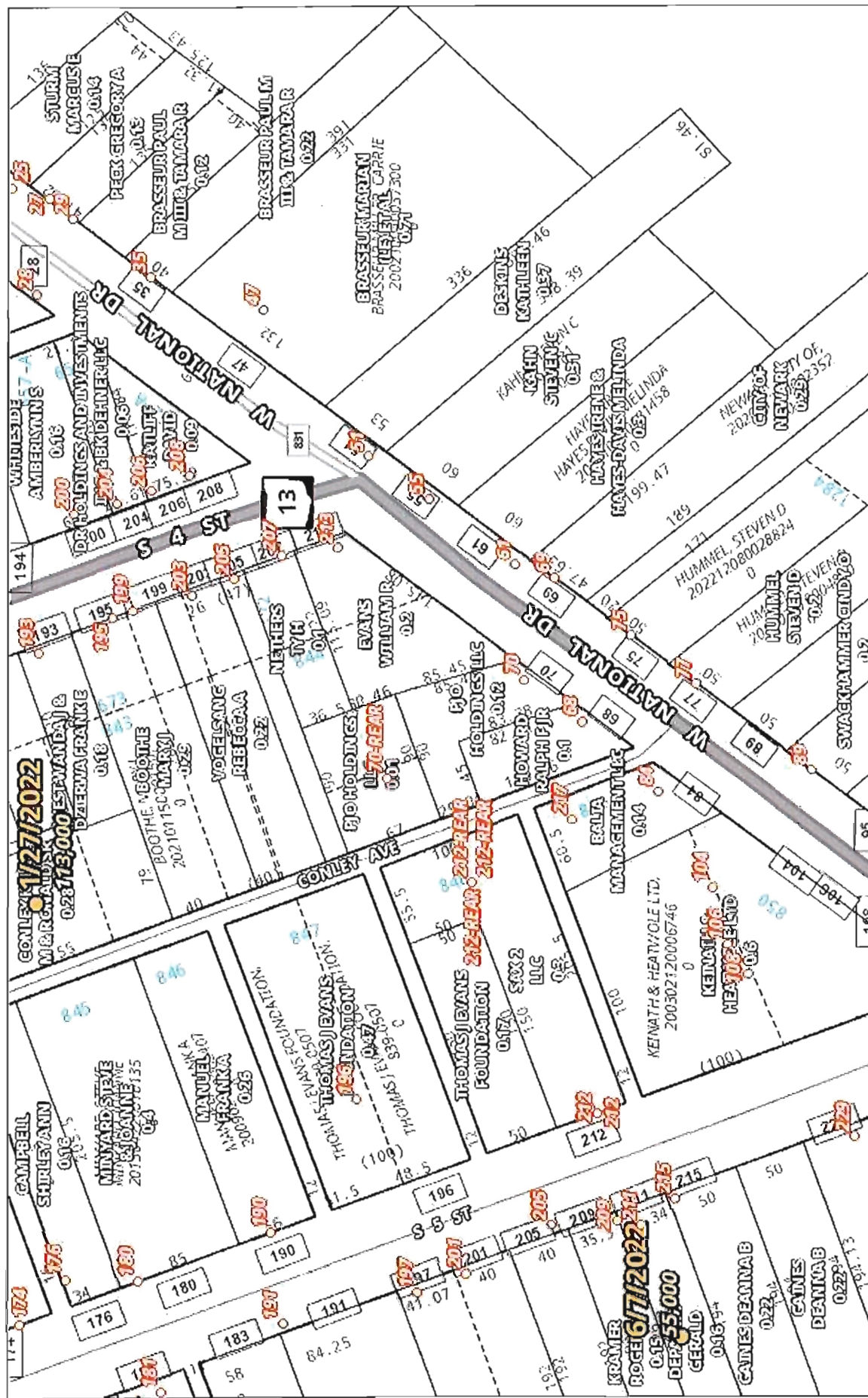
Div. of Engineering  
City of Newark, Ohio

For Zoning  
Purposes

Recorder's Office, Lansing Co. Q10  
Received 01/18/91  
at 2-18/91  
Received 01/20/91  
in the 899 pages 27  
of unbound  
Robert E. Vance  
RECEIVED E. WISE, Recorder  
Fee \$ 10.00  
HT-1.001



# OnTrac Property Map



June 23, 2023

Street Number Only      Owner Name & Acres

Sales - 2023

 Sales - 2022

0 County Road 94 Feet  
Township Road 0.02 Miles

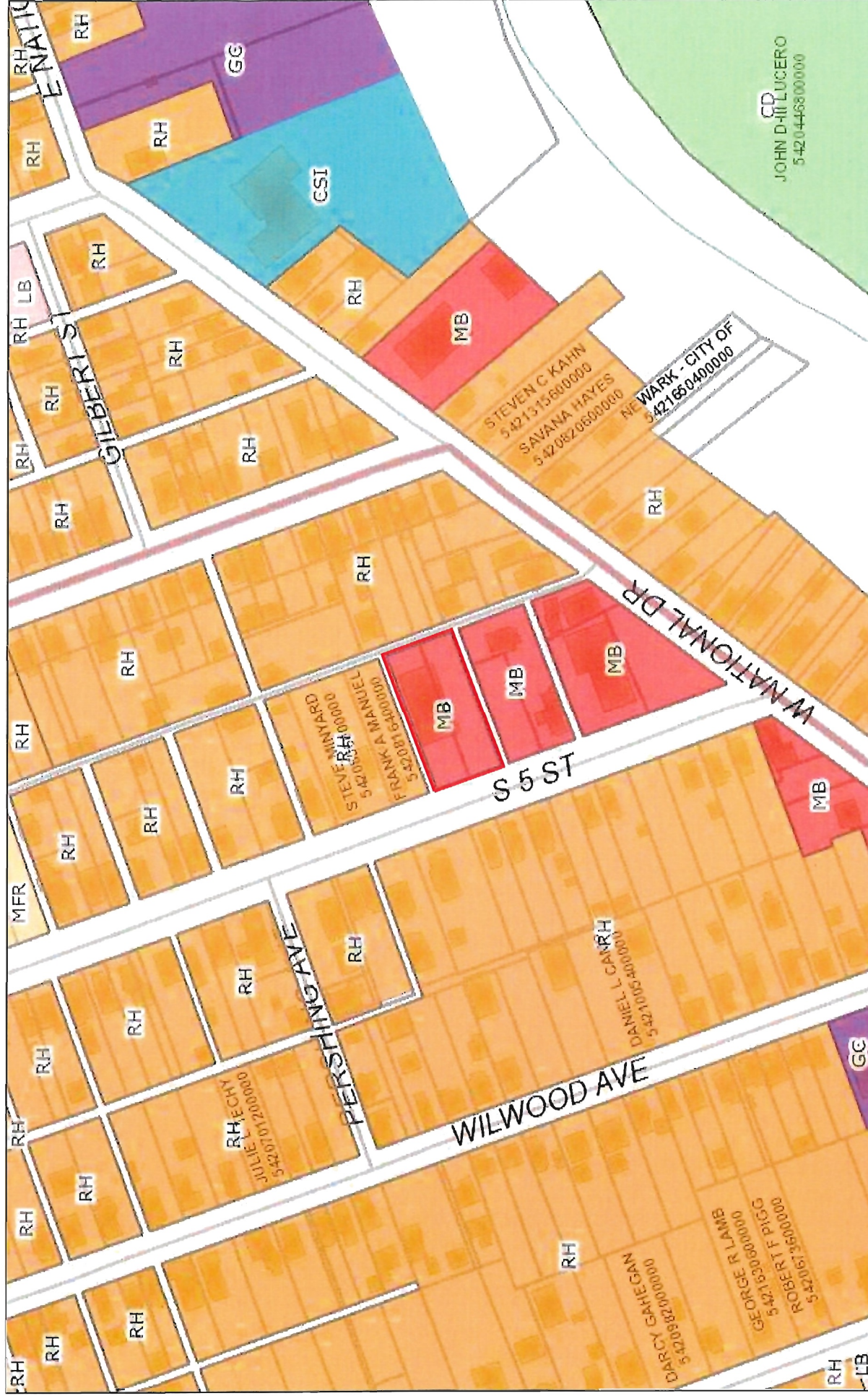
Interstate/US/State Route

Licking County Auditor GIS

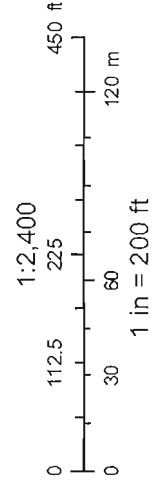
LICKING COUNTY TAX MAP



# Proposed Zoning Change - 196 South 5th St.



June 30, 2023





## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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### SEPTEMBER 12, 2023 PLANNING COMMISSION MEETING

#### Application:

1. ***PC FILE 23-30: SITE PLAN FOR NEW RENTAL STORAGE/WAREHOUSE BUILDINGS, MICHAEL CORRELL, 125 BUILDERS DRIVE***

#### Staff Report & Recommendations:

##### **Overview:**

The applicant intends to build 3 new 16,000 SF rental storage/warehouse buildings at the south end of Builders Drive.

The Site Plan Review Committee submitted comments on 9/7/2023 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, 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 Limited Industrial District (LI); the proposed use is a permitted use.

**Flood Zones:** These structures are not located in the 100-year Floodplain Area.

##### B. Safety Division Review:

The Police Division has no issues with the proposed structures. The Fire Division requests the installation of a fire hydrant near the proposed buildings, and we have made this comment during the review of the construction plans.

##### C. Height Restrictions:

The structures meet the height restrictions in the LI District.

##### D. Lot Area & Setbacks:

Parcel is approximately 711,335 S.F. +/-, with 6.7% building coverage, which meets the lot setback and area requirements of 25% maximum coverage.



## **CITY OF NEWARK PLANNING COMMISSION STAFF REPORT**

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**E. Off-Street Parking & Loading:**

Code requires 16 parking spaces for the new development on this site, and 36 new spaces are specifically proposed. BZA has previously granted a variance for gravel parking lot areas on Builders Drive.

**F. Corner Lots:**

There are no structures proposed in the corner lot areas.

**G. Landscaping, Buffering & Greenspace:**

The landscaping requirement consists of 17,800 +/- SF of green space and greater than 4450 SF of the green space area shall be ground cover as required by the Zoning Code. In addition, 10 trees are required on the site. No landscaping plan has been submitted, and this will need to be reviewed prior to zoning approval.

**H. Public & Private Roadways – Access Management:**

The southern half of Builders Drive is not dedicated as a public street, and has served as a private driveway as it intersects with Faye Drive. There are no improvements proposed to this portion of Builders Drive to bring it to City standards for a public street dedication. This is acceptable in this zoning district, and the property technically has frontage on Faye Drive. No new driveway approaches are planned at Faye Drive, an existing approach will be utilized.

**I. Site Signage:**

No additional signage has been submitted with the proposal.

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

No comments on these items.

**K. Engineering / Utilities:**

New water and sanitary sewer service lines are proposed; Engineering is reviewing the construction plans at this time, and providing comments back to the designer. Engineering will review this project to comply with the City's Stormwater Management requirements. There is no public storm sewer nearby, so the design manages the stormwater on this site.

There are several challenging issues to deal with on this site, including an assumed wetland area, an existing drainage ditch, gas lines and other overhead utilities crossing the site, and steep topography on the western portion of the site.

**L. Other Standards/Regulations**

No other comments at this time.



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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### Recommendations:

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

1. Landscaping plans submitted and approved.
2. Stormwater, sanitary sewer and water construction plans are submitted and approved.
3. Any of the remaining issues listed above will be addressed on the final construction plans.

If approved by Planning Commission, the zoning certificate will be granted.

### Planning Commission Action on Recommendation:

\_\_\_\_\_ Approved As Submitted

\_\_\_\_\_ Approved As Noted, With Contingencies

\_\_\_\_\_ Denied

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Planning Director

Date

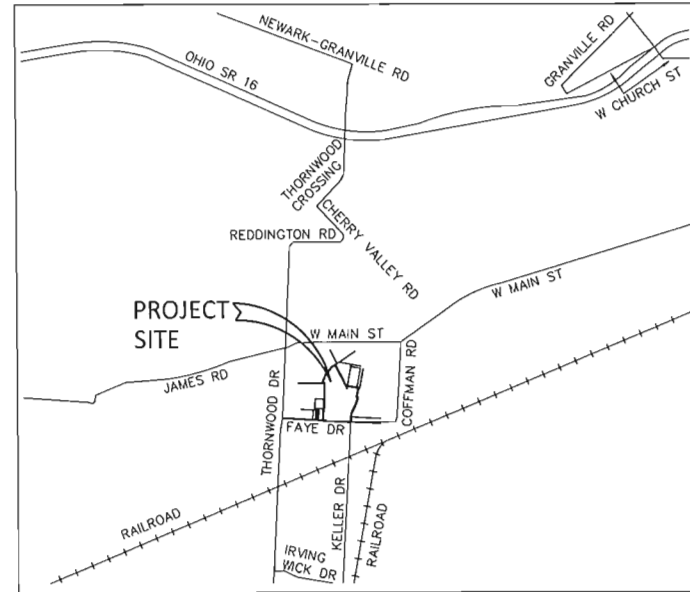


# FAYE DRIVE STORAGE

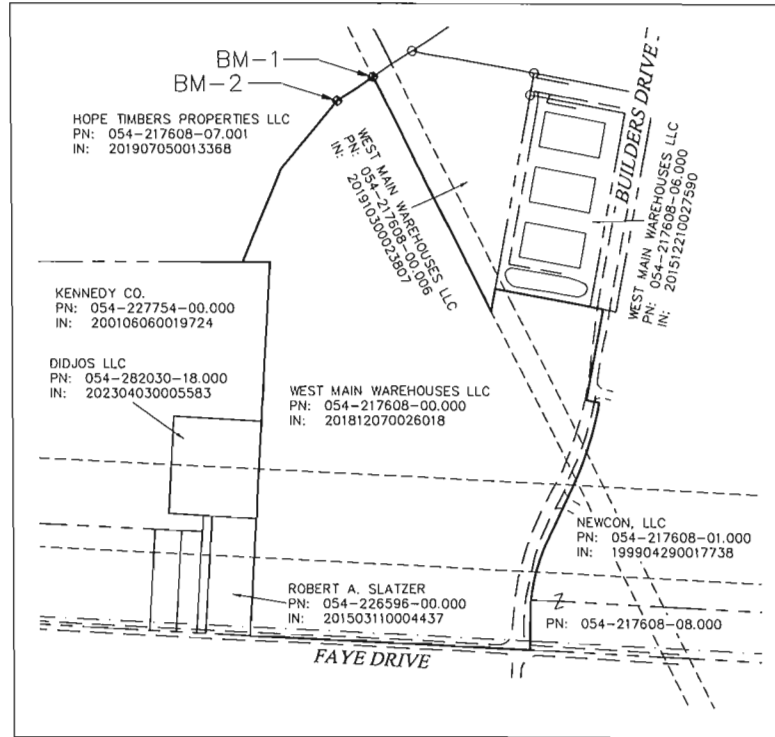
Builders Drive

## CONSTRUCTION PLANS

CITY OF NEWARK, LICKING COUNTY, OHIO  
2023



VICINITY MAP  
SCALE: 1" = 2000'



PROJECT LOCATION MAP  
SCALE: 1" = 200'

### STANDARD CONSTRUCTION DRAWINGS

THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS ARE  
CONSIDERED TO BE A PART THEREOF:

OHIO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS  
CB 2-2A CATCH BASIN NO. 2-2A OM-1.1 OUTLETS, DRAINS AND SEWERS  
CB 2-2C CATCH BASIN NO. 2-2C OM-4.4 EROSION CONTROL MISC  
HW-2.1 HALF HEIGHT HEADWALL

### CITY OF NEWARK STANDARD DRAWINGS

#### WATER AND SEWER

800-WS-2 WATER METER/EXTERIOR REGISTER  
800-WS-3 WATER SERVICE INSTALLATION  
800-3 BLOCKING DETAIL - BENDS  
800-4 BLOCKING DETAIL - TEES & PLUGS  
800-5 HYDRANT DETAILS  
800-6 HYDRANT SETTINGS  
800-7 VALVE BOX GRADE ADJUSTMENT  
800-8 TYPICAL POTABLE WATER BLOW-OFF  
800-9 WATERLINE LOWERING DETAIL  
900-0 PRE-CAST CONCRETE MANHOLES  
900-3 MANHOLE GRADE ADJUSTMENT  
900-4 HOUSE SEWER LATERALS  
900-5 TRENCH DETAILS  
900-9 SEWER LATERAL CLEAN OUT

STANDARD DRAWINGS PROVIDED FOR REFERENCE ONLY.  
CONTRACTOR IS RESPONSIBLE FOR CONCRETE BLOCKING

### BENCHMARKS

B.M. #1 B.M. #2  
IRON PIN W/ BOESHART CAP AT NORTHERNMOST  
CORNER OF PROPERTY  
N: 742782.068 (NAD 83, OH SOUTH ZONE)  
E: 1975480.244  
ELEV. = 917.94 (NAVD 88)  
IRON PIN W/ BOESHART CAP AT NORTHWEST  
CORNER OF PROPERTY  
N: 742727.939 (NAD 83, OH SOUTH ZONE)  
E: 1975399.459  
ELEV. = 933.09 (NAVD 88)

### INDEX OF SHEETS

Sheet Title	Sheet Number
COVER SHEET	1
GENERAL NOTES	2
EXISTING CONDITIONS	3
SITE PLAN	4
GRADING PLAN	5
UTILITY PLAN	6
UTILITY PROFILES	7
POND DETAILS	8
SWPPP PLAN	9
SWPPP DETAILS	10

### OWNER/DEVELOPER:

WEST MAIN WAREHOUSES, LLC  
1851 CHERRY VALLEY RD  
NEWARK, OH 43055

### SITE DATA

SITE AREA = 16.333 AC.  
DISTURBED AREA = 5.220 AC  
RUNOFF FLOWS SOUTH ALONG BUILDERS DR TO  
FAYE DR THEN EAST ALONG FAYE DR IN ROADSIDE DITCHES  
PRE CN=70 / POST CN=88

### APPROVALS

SIGNATURES BELOW SIGNIFY ONLY AGREEMENT WITH THE GENERAL PURPOSES AND INTENT  
OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE OWNER AND  
ENGINEER PREPARING THE PLANS.

CITY OF NEWARK, DIRECTOR OF PUBLIC SERVICE

DATE

CITY OF NEWARK, WATER/WASTEWATER  
ADMINISTRATOR

DATE

CITY OF NEWARK, ENGINEER

DATE

CITY OF NEWARK, STORM WATER UTILITY MANAGER

DATE

For Construction

### ADDENDUMS

ADDENDUM NO.	ADDENDUM DATE	ISSUED BY

### UNDERGROUND UTILITIES

CONTACT SERVICE  
TWO WORKING DAYS  
BEFORE YOU DIG



811 OR 1-800-362-2764  
(TOLL FREE)



### REVISIONS

REV. NO.	DESCRIPTION

DRAWN BS/TW  
CHECKED TW

Job No. 22072

CITY OF NEWARK, LICKING, OHIO

Project FAYE DR STORAGE

Sheet Name COVER SHEET

WILLIS ENGINEERING & SURVEYING

Date: 8/3/2023

Scale: AS SHOWN



12512 West Bank Drive  
Millsport, OH 43046  
(740) 739-4030

Sheet 1

SPECIFICATIONS:

CITY OF NEWARK CONSTRUCTION AND MATERIALS SPECIFICATIONS, DATED AUGUST 1, 1990, ALONG WITH THE 2013 VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CMS AND CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED 2012 SHALL GOVERN THIS PROJECT.

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/SEWER: (740) 670-7940  
STORM WATER DEPARTMENT: (740) 670-7762

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.

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, FLAGMEN, 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.

TRAFFIC CONTROL:

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, FLAGMEN, AND LIGHTS TO SAFELY MAINTAIN TRAFFIC AROUND HIS OPERATIONS. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF NEWARK'S TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.

IN NO CASE SHALL THE STIPULATIONS OF THESE TRAFFIC CONTROL NOTES WAIVE THE REQUIREMENTS OF EITHER THE CONSTRUCTION AND MATERIAL SPECIFICATIONS OR THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES:

IF PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, AND A CONFLICT ARISES, BOTH AS TO LINE AND GRADE PROCEED AS FOLLOWS:

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY, IF CONSTRUCTED AS SHOWN IN 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 OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 603 CONDUIT ITEM.

GENERAL:

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL INSPECTION FEES. ALL CONSTRUCTION STAKING REQUIRED FOR THIS PROJECT SHALL BE PERFORMED BY OR AT THE DIRECTION OF AN OHIO REGISTERED PROFESSIONAL SURVEYOR OR ENGINEER.

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.

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

#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 AND THIS APPLIES TO STORM AND SANITARY. TRENCHES UNDER PAVEMENT, DRIVES, CURBS AND WALKS SHALL HAVE COMPACTED GRANULAR BACKFILL (CGB) (304) FULL DEPTH. FOR ANY REPLACEMENT OR REMOVAL OF WATERLINES, THE BACKFILL SHALL BE IN ACCORDANCE WITH THE CITY OF NEWARK SPECIFICATIONS.

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

THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND/OR PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.

THE CONTRACTOR IS HEREBY NOTIFIED THAT HE/SHE SHALL BE RESPONSIBLE FOR CLEANING OF STREETS OR ANY MUD, DIRT, SAND, GRAVEL, STONES, OF ANY KIND OF MATERIAL THAT HAVE DEPOSITED AS A RESULT OF HIS/HER OR SUB-CONTRACTOR'S OPERATIONS. PAVED SURF SHALL BE CLEANED AT THE END OF EACH WORK DAY OR MORE OFTEN AS DETERMINED BY THE CITY ENGINEER OR HIS REPRESENTATIVE.

THE CONTRACTOR IS ADVISED THAT HIS WORK WILL BE IN PROXIMITY TO OCCUPIED RESIDENCES. THEREFORE, IT IS EXPECTED THE CONTRACTOR WILL PERFORM HIS/HER EARTH-WORK OPERATIONS TO MINIMIZE DUST, WHEN CONDITIONS ARE SUCH THAT DUST BECOMES A MAJOR PROBLEM, THE CONTRACTOR IS ADVISED TO APPLY A DUST PALLIATIVE PER ITEM 616.

THE CONTRACTOR IS HEREBY NOTIFIED THAT PUBLIC RIGHT-OF-WAY AREAS, INCLUDING ROADSIDE DITCHES, DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. IN ADDITION, ANY DEPOSITS OF SEDIMENT, SAND OR GRAVEL OR DIRT DEPOSITED UPON THE RIGHT-OF-WAY BY THE CONTRACTOR'S OPERATIONS SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.

UTILITIES:

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF UTILITIES AS REQUIRED BY SECTION 153.64 ORC. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND ELEVATION WHEN WORKING IN THEIR VICINITY.

WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT THE EXACT ELEVATION MAY BE DETERMINED AND THE NECESSARY ADJUSTMENTS MADE. COST OF THE ABOVE, IF ANY, WILL BE INCLUDED IN THE PRICE BID FOR THE PERTINENT ITEM.

LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL UTILITY LINES, SERVICES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED WITH THE PRICE BID FOR THE PERTINENT ITEM, UNLESS OTHERWISE NOTED ON THE PLANS.

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 CONSTRUCTION WITH THE EXCEPTION FOR TEPPCO WHO SHALL BE NOTIFIED THREE DAYS IN ADVANCE BEFORE BEGINNING EXCAVATION OR EQUIPMENT MOVEMENT WITHIN THEIR RIGHT-OF-WAY, NO TRENCHING, BORING, OR PLOWING EQUIPMENT WITHIN TEPPCO RIGHT-OF-WAY SHALL BE PERMITTED WITHOUT A TEPPCO REPRESENTATIVE ON SITE.

A PRECONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF ANY CONSTRUCTION.

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

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

CITY OF NEWARK  
WATER & SEWER DEPT  
1275 EAST MAIN ST  
NEWARK, OH 43055  
(740) 670-7972  
ATTN: JOHN KREAGER--[jkreager@newarkohio.net](mailto:jkreager@newarkohio.net)

ELECTRIC  
AMERICAN ELECTRIC POWER  
777 HOPEWELL DR  
HEATH, OH 43056  
740-349-4011  
ATTN: JEFF VANDINE--[jvandine@aep.com](mailto:jvandine@aep.com)  
CC DAVID HOWLER--[dhowler@aep.com](mailto:dhowler@aep.com)

CABLE  
CHARTER COMMUNICATIONS  
311 N. 11TH STREET  
NEWARK, OH 43055  
740-322-6703  
ATTN: RON BOLE--[ron.bole@charter.com](mailto:ron.bole@charter.com)  
CC CRAIG OMAN--[Craig.Oman@charter.com](mailto:Craig.Oman@charter.com)

TELEPHONE:  
WINDSTREAM  
776 HOPEWELL DR  
HEATH, OH 43056  
740-349-5946  
ATTN: TIM LILLY--[Timothy.Lilly@windstream.com](mailto:Timothy.Lilly@windstream.com)

ENERGY CO-OP  
1500 GRANVILLE RD  
NEWARK, OH 43055  
740-348-1254  
ATTN: GREG WILSON--[gwilson@theenergycoop.com](mailto:gwilson@theenergycoop.com)

COLUMBIA GAS OF OHIO  
98 STEUBENVILLE AVE  
CAMBRIDGE, OH 43725  
740-995-0817  
ATTN: JOE CARMICHAEL--[JCarmichael@nsource.com](mailto:JCarmichael@nsource.com)  
CC: LARRY WILKIN--[lwilken@nsource.com](mailto:lwilken@nsource.com)

WATERLINE:

WATER SERVICE LINES SHALL BE CONSTRUCTED AS PER CITY OF NEWARK STANDARD DRAWING 800-WS-3.

WATER LINES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, CLASS 52, CEMENT LINED WITH BITUMINOUS COATING.

HYDRANTS SHALL BE AMERICAN DARLING MODEL B-62-B WITH ANCHORING PIPE LENGTH AS REQUIRED TO PLACE HYDRANT MIDWAY BETWEEN THE CURB AND SIDEWALK, AS SHOWN IN THE CITY OF NEWARK STANDARD DRAWINGS 800-5 AND 800-6. MINIMUM OF 2 FEET BEHIND BACK OF CURB.

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 801-5 OR APPROVED JOINT RESTRAINT (IC) MEGALUG, UNFLANGE, GRIP RING.

ALL TEES SHALL BE ANCHORING TEES (CLOW F-1217).

ALL WATER SERVICE LINES SHALL BE AS PER CITY OF NEWARK STANDARD DRAWING 800-WS-3 OR 800-WS-3A WITH CURB BOX AND STOP TO BE INSTALLED 1 FOOT INSIDE THE RIGHT OF WAY OR EASEMENT BY UTILITY SUBCONTRACTOR.

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 C600-99 (HYDROSTATIC TEST) AND AWWA C651-99 (DISINFECTION). COST FOR TESTING SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 801.

INDIVIDUAL BOOSTER PUMPS SHALL 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 INCH VERTICAL AND 10 FEET HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OUTSIDE EDGE OF THE SANITARY/STORM SEWER CONDUIT AND STRUCTURES.

NO SERVICE LINE SHALL BE TAPPED NEARER THAN 10 FEET FROM THE END OF THE MAIN.

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 NOTICE SHALL BE GIVEN TO REQUEST SHUT DOWNS FOR TE-INS.

ALL WATERLINE MATERIALS SHALL BE AWWA APPROVED.

WATER IS NOT TO BE TURNED ON WITHOUT PROPER BACKFLOW PREVENTION OR BEFORE METER INSTALLATION AS PER DRAWING 800-WS, -2, -3, -7 OR 98 (AS APPLICABLE). IMMEDIATELY NOTIFY WATER OFFICE ONCE METER/REMOTE READER IS SET AND READY FOR WATER TO BE TURNED ON AND INSPECTED.

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

THE WATER DISTRIBUTION DEPARTMENT IS TO BE CONTACTED AND MUST BE PRESENT WHEN WATER LINES ARE FILLED AND/OR FLUSHED. NO MORE THAN ONE 2 1/2" OUTLET ON ONE HYDRANT IS TO BE OPENED AT A TIME WHEN FLUSHING. ALL VALVES ARE TO BE OPERATED BY WATER DISTRIBUTION PERSONNEL ONLY.

SANITARY 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 AS AMENDED.

ALL SANITARY SEWERS (MAINS AND LATERALS):  
1. MATERIALS AND SPECIFICATION: ASTM D-3034,SOR 35.  
a. ALL SANITARY SEWERS WITH MORE THAN 15' OF COVER SHALL BE CONSTRUCTED WITH EXTRA STRENGTH VITRIFIED CLAY PIPE.  
2. JOINT SPECIFICATION: ASTM D-3212.  
3. BEDDING CLASSIFICATION: #57 STONE 100% PASS 3" SIEVE.  
4. ALL SEWER MAINS SHALL HAVE A MINIMUM OF THREE (3) FEET OF COVER.  
5. INSTALL A CLEANOUT AT THE END OF ALL LATERALS. SEE DETAIL ON SHEET C4.

SANITARY SEWERS (PRESSURE):  
1. MATERIAL SPECIFICATION: AWWA C-900, AWWA C-905 OR ASTM D-2241  
2. JOINT SPECIFICATION: ASTM D-3139

ALL SANITARY MANHOLES:  
1. TYPE: PRECAST: STD. DWG 900-0, 900-2  
2. MATERIAL SPECIFICATION: ASTM C-150  
3. JOINT SPECIFICATION: ASTM C-443

TESTING (ALL SANITARY SEWERS -MAINS AND LATERALS)  
1. MANDREL TEST: THE CONTRACTOR SHALL MANDREL TEST ALL PVC SANITARY SEWER PIPES FOR DEFLECTION A MINIMUM OF 30 DAYS AFTER INSTALLATION. PIPE DEFLECTION SHALL NOT EXCEED 5%.  
2. LEAKAGE TEST: (HYDROSTATIC OR AIR): HYDROSTATIC (MINIMUM 2' POSITIVE HEAD): INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLON/INCH DIAMETER/MILE/DAY.  
AIR: ASTM F-1417  
3. AIR TESTING SHALL BE WITNESSED BY AN AUTHORIZED REPRESENTATIVE OF THE DIVISION OF WATER.

TESTING (SANITARY MANHOLES):  
1. DAMAGE: MANHOLES SHALL BE VISUALLY INSPECTED FOR DAMAGE PRIOR TO INSTALLATION WITH LIFT HOLES FILLED WITH NON-SHRINKING MORTAR.  
2. LEAKAGE TEST (HYDROSTATIC OR AIR): HYDROSTATIC: FILL WITH WATER, CHECK FOR EXFILTRATION. AIR: ASTM C-1244.

ALL LATERALS SHALL BE 4-INCH MINIMUM AND SHALL BE CONSTRUCTED AS PER CITY OF NEWARK STANDARD DRAWING 900-4. WYE POLES SHALL BE PAINTED FLUORESCENT GREEN.

SERVICES OR HOUSE CONNECTIONS SHALL NOT BE CONNECTED TO THE LATERAL OR MAIN LINE SEWERS SHOWN HEREON UNTIL FULL APPROVAL OF SAID LATERAL OR MAIN SEWER HAS BEEN RECEIVED.

RISERS SHALL BE PLACED ON ALL WYES WHERE THE FLOW LINE DEPTH IS GREATER THAN 12 FEET. TOPS OF RISERS ARE TO BE 10 FEET BELOW GROUND, PLUS OR MINUS ONE FOOT, OR AS OTHERWISE ORDERED.

WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER, THE TRENCH SHALL BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER WITH COMPACTED GRANULAR MATERIAL.

ALL SANITARY SEWERS SHALL BE STAKED BY A REGISTERED SURVEYOR AT 25 FOOT STATIONS UNLESS A LASER IS USED AND THEN THEY SHALL BE STAKED AT 100 FOOT STATIONS.

ALL SANITARY SEWER MAINS SHALL BE TV CAMERA INSPECTED BY CITY PERSONNEL PRIOR TO ACCEPTANCE AND SHALL BE FREE OF DEBRIS AND STRUCTURAL DEFECTS.

A NEENAH R-1642, EAST JORDAN 1047, OR EQUIVALENT COMBINATION RING AND LID SHALL BE USED ON ALL MANHOLES.

SANITARY SEWERS SHALL MAINTAIN A MINIMUM OF 18" VERTICAL AND 10 FOOT HORIZONTAL CLEARANCE FROM ALL WATERLINES.

ALL SANITARY MANHOLE BOTTOMS SHALL HAVE A SMOOTH CONTINUOUS RADIUS CHANNEL FOR TURNING SIDE DRAINS. SEE THE CITY OF COLUMBUS STANDARD DRAWING AA-S117 FOR A VISUAL DETAIL.

ALL SANITARY TAPS SHALL BE CONSTRUCTED TO THE RIGHT OF WAY OR EASEMENT BY SITE UTILITY SUBCONTRACTOR. SANITARY WYES SHALL NOT BE INSTALLED CLOSER THAN 6 FEET APART. 10 FEET OF SEPARATION SHALL BE MAINTAINED BETWEEN WATER SERVICES AND SEWER LATERALS.

THE CONTRACTOR SHALL MAKE PROVISIONS TO MAINTAIN FLOWS IN THE EXISTING SEWER AT ALL TIMES DURING CONSTRUCTION. METHODS FOR MAINTAINING FLOWS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. AT NO TIME WILL SANITARY SEWAGE BE ALLOWED TO DISCHARGE TO ANY RIVER OR STREAM NOR SPILL OUT ON THE GROUND. APPROVAL OF PLANS BY THE ENGINEER TO MAINTAIN FLOWS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TO ADEQUATELY PROVIDE FOR ALL FLOWS.

THE CONTRACTOR SHALL BE AWARE THAT THE EXISTING SEWERS MAY BE OPERATING UNDER PRESSURE <HEAD> DURING TIMES OF RAINFALL; THEREFORE THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING ON THESE SEWERS.

DRAINAGE

ALL STORM SEWER, CULVERTS, HEADWALLS, CURB INLETS, MANHOLES, METHODS OF CONSTRUCTION, AND WORKMANSHIP FOR DRAINAGE AND APPURTENANCES SHOWN ON THESE PLANS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE CITY OF NEWARK AND ODOT ITEMS 602, 603, & 604 CURRENT ON THE DATE OF CONTRACT UNLESS THE REQUIREMENTS OF SUCH RULES AND REGULATIONS ARE UPGRADED BY THE FOLLOWING NOTES OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN.

THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE CITY OF NEWARK.

MATERIALS

ALL STORM SEWERS AND CULVERTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

STORM SEWERS SHALL BE REINFORCED CONCRETE (706.02) OR HDPE (707.33) IN ACCORDANCE WITH ODOT ITEM 603, TYPE B-F (DEPENDING ON LOCATION) WITH A MINIMUM SIZE OF 12".

STORM MANHOLES AND INLETS SHALL BE IN ACCORDANCE WITH THE CITY OF NEWARK STANDARD DRAWINGS AND INSTALLED AS PER ODOT ITEM 604. INLETS ON STREETS WITH A PROPOSED GRADE SLOPE GREATER THAN 2% SHALL HAVE VANE GRATES INSTALLED.

ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.

BACKFILL

ALL BACKFILL FOR STORM SEWERS AND CULVERTS UNDER PAVEMENT AND WITHIN 5 FEET OF THE PAVEMENT SHALL BE COMPACTED GRANULAR MATERIAL FOR THE ENTIRE TRENCH DEPTH OR BOTTOM OF SUBBASE. ALL OTHER BACKFILL AND BEDDING SHALL BE AS PER ODOT ITEM 603 TYPE C. PAYMENT FOR THIS WORK AND MATERIAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR FURNISHING AND INSTALLING THE CONDUIT.

For Construction

ADDENDUMS

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Job No. 22072

CITY OF NEWARK, LICKING, OHIO

Project FAYE DR STORAGE

Sheet Name GENERAL NOTES

WILLIS ENGINEERING & SURVEYING



Date: 8/3/2023  
Scale: N/A



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Millsport, OH 43046  
(740) 739-4030

Sheet 2





**LEGEND**

---	PROPERTY BOUNDARY
---	EXISTING PROPERTY BUNDARY
ST ST	EXISTING STORM SEWER
W W	EXISTING WATERLINE
S S	EXISTING SANITARY SEWER MAIN
GAS	EXISTING GAS MAIN
OH	EXISTING OVERHEAD POWER LINES
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF DRIVE

**For Construction**

**ADDENDUMS**

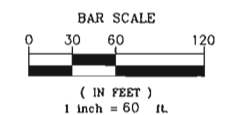
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CHECKED: TW  
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CITY OF NEWARK, LICKING, OHIO

Project **FAYE DR STORAGE**

Sheet Name **EXISTING CONDITIONS**

**WILLIS ENGINEERING & SURVEYING**

Date: 8/3/2023  
Scale: 1"=60'  
**WES**  
12512 West Bank Drive  
Maidersport, OH 43046  
(740) 739-4030

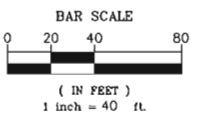






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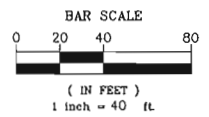
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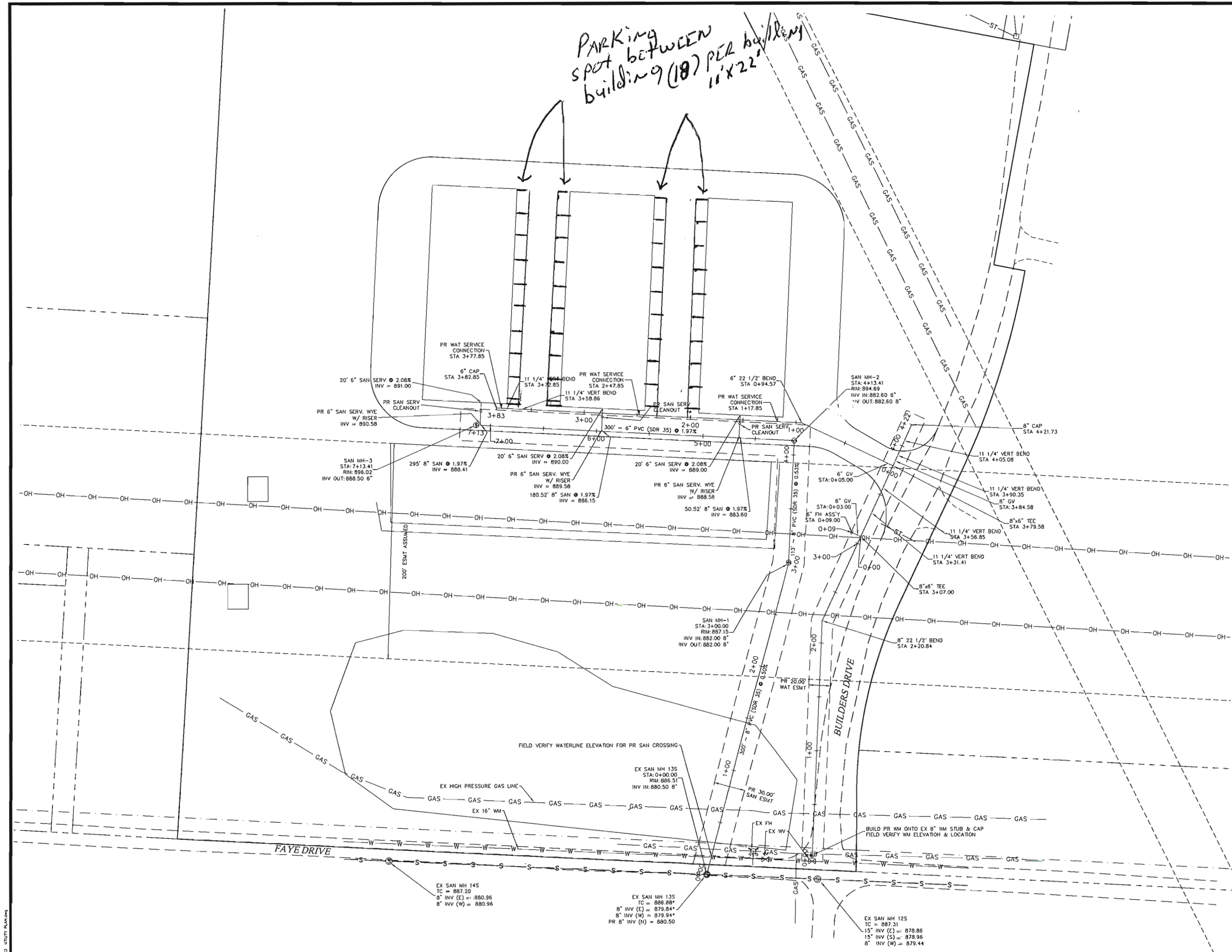
REV. NO.	DESCRIPTION

Job No. 22072

**WES**  
JOINT VENTURE (PWS & ELLIOTT)

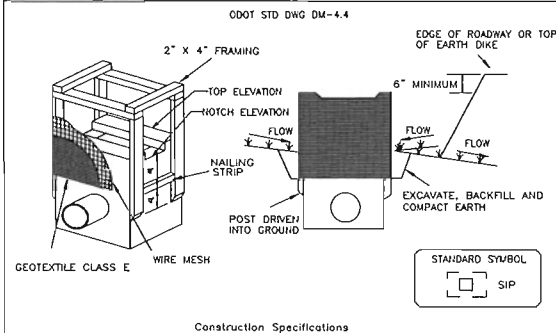
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Sheet 6





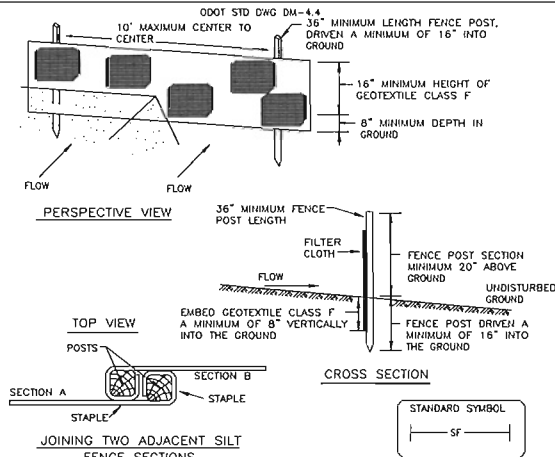
## STANDARD INLET PROTECTION (IP)



Construction Specifications

- Excavate completely around the inlet to a depth of 18" below the notch elevation.
- Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.
- Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
- Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
- Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
- If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
- The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

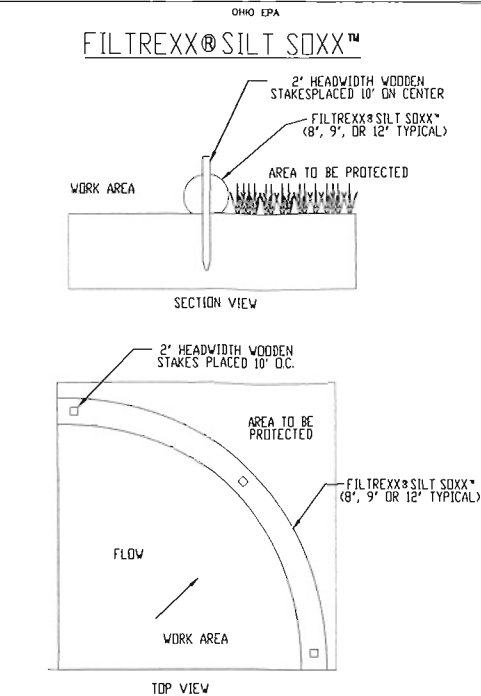
## SILT FENCE (SF)



Construction Specifications

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:  
Tensile Strength 50 lbs/in (min.) Test: MSMT 509  
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509  
Flow Rate 0.3 gal ft<sup>2</sup> / minute (max.) Test: MSMT 322  
Filtering Efficiency 75% (min.) Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

## SILT SOCK DITCH CHECK (DC)



- NOTES:
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  - SILT SOCK® FILL TO MEET APPLICATION REQUIREMENTS.
  - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

PER OHIO EPA

**Soil Stabilization.** Stabilization of disturbed areas shall, at a minimum, be initiated in accordance with the time frames specified in the following tables.

Table 1: Permanent Stabilization

Area requiring permanent stabilization	Time frame to apply erosion controls
Any areas that will be dormant for one year or more	Within seven days of the most recent disturbance
Any areas within 50 feet of a surface water of the state and at final grade	Within two days of reaching final grade
Other areas at final grade	Within seven days of reaching final grade within that area

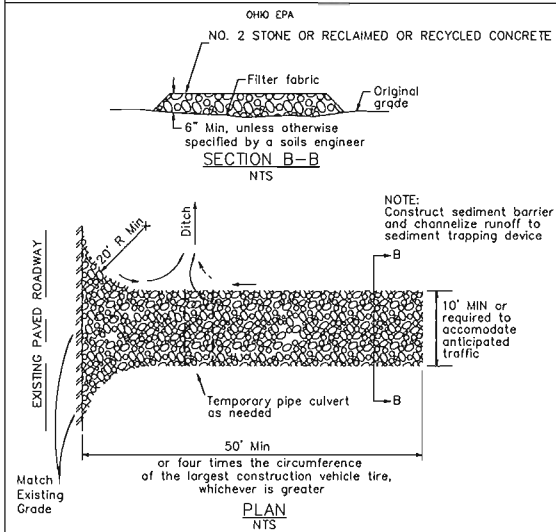
Table 2: Temporary Stabilization

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a surface water of the state and not at final grade	Within two days of the most recent disturbance if the area will remain idle for more than 14 days
Any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a surface water of the state	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lots. Prior to the onset of winter weather

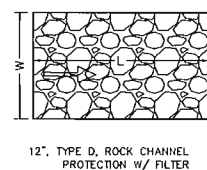
Where vegetative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques must be employed. Permanent and temporary stabilization are defined in Part VII.

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. PERMANENT AND TEMPORARY STABILIZATION IS DEFINED IN PART VII OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY GENERAL PERMIT AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. PERMIT NUMBER "AG, EFF" AND EXPIRES SOURCE: OHIO EPA PERM IT NO. 0000005, PART II, SUBSECTION (B) ON PAGE 9 OF 60.

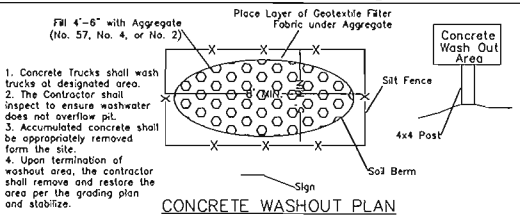
## CONSTRUCTION ENTRANCE (CE)

SECTION B-B  
NTSPLAN  
NTS

## ROCK CHANNEL DETAIL



## CONCRETE WASHOUT (CW)



- Concrete Trucks shall wash trucks at designated area.
- The Contractor shall inspect to ensure washwater does not overflow pit.
- Accumulated concrete shall be appropriately removed from the site.
- Upon termination of washout area, the contractor shall remove and restore the area per the grading plan and stabilize.

## SWPPP LEGEND

- DRAINAGE FLOW
- ← FLOOD ROUTE FLOW
- (CE) CONSTRUCTION ENTRANCE PROTECTION
- (SF) SILT FENCE
- (IP) STORM SEWER INLET PROTECTION
- (WQ) WATER QUALITY BASIN WITH SEDIMENT CONTROL
- (DP) DETENTION POND
- (CW) CONCRETE WASHOUT AREA
- (OP) OUTLET PROTECTION
- (DC) DITCH CHECK

## SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT PONDS AND PERIMETER SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE STABILIZED. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF 21 DAYS OR GREATER SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN FIVE DAYS.

## EROSION CONTROL CONSTRUCTION SEQUENCE

- THE CONTRACTOR SHALL CONSTRUCT ALL RETENTION PONDS AND SEDIMENT BASINS. THE PERIMETER FILTER FENCE SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR SEDIMENT DAM CONSTRUCTION. ALL SEDIMENT PONDS SHALL BE CONSTRUCTED TO THE SIZE SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL STRIP THE TOP SOIL
- THE CONTRACTOR SHALL THEN EXCAVATE THE ROADWAY AND PARKING LOT TO ITS' FINAL SUBGRADE AND GRADE ALL DITCHES TO THEIR FINAL ELEVATION. ALL CONDUIT SHALL THEN BE INSTALLED WITH ALL PERMANENT EROSION CONTROL MEASURES. THIS SHALL INCLUDE ALL DUMPED ROCK FILL, EROSION CONTROL MATTING AND FILTER FABRIC.
- CONTRACTOR SHALL THEN INSTALL DITCH CHECKS IN ALL DITCHES AT EVERY 1.5 FEET OF FALL OR 100FT, WHICHEVER IS MORE OFTEN.
- PERMANENT SEEDING MUST TAKE PLACE NO MORE THEN 7 DAYS AFTER FINAL GRADING OF THE SITE. THE SEEDING SHALL BE IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS ON THIS DRAWING. ALL SEEDING MUST BE ACCOMPANIED BY HYDROMULCH PLACED IN ACCORDANCE WITH THE CHART BELOW

## CONSTRUCTION ENTRANCE

THE CONTRACTOR SHALL INSTALL A CONSTRUCTION ENTRANCE

## MAINTENANCE AND INSPECTION

SEDIMENT BASINS & SILT FENCE - THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS, ONCE A WEEK OR IMMEDIATELY AFTER A RAINFALL OF MORE THAN 1/2" IN A 24 HOUR PERIOD. IF THE CONTROL IS NOT OPERATING EFFICIENTLY OR AS DESIGNED THE CONTRACTOR SHALL CORRECT THE DEFICIENCY AND ALL BASINS OR SEDIMENT BASINS AND ASSOCIATED BMP'S MUST BE DREDGED TO REMOVE SEDIMENT WITHIN 10 DAYS OF INSPECTION DATE. ALL MAINTENANCE OF NON-BASIN BMP'S, I.E., SILT FENCE AND SILT SOCKS SHALL REQUIRE THE REMOVAL OF BUILD-UP SEDIMENT AT THE BASE OF THE FENCE/SOCK WITHIN 3 DAYS OF INSPECTION DATE.

DOCUMENTATION - THE CONTRACTOR WILL PREPARE DOCUMENTATION OF EACH INSPECTION UTILIZING THE OHIO EPA SWPPS CHECKLIST. DOCUMENTATION MUST BE MADE AVAILABLE TO JURISDICTIONAL AGENCIES WHEN REQUESTED. WORKING - THE SEEDING AREAS SHALL NOT BE MOWED LOWER THAN 2" UNTIL 90% OF THE AREA IS ESTABLISHED. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, AS DETERMINED BY THE DEVELOPER, THE CONTRACTOR SHALL APPLY WATER AT A RATE OF 5000 GAL/AC. TO THE SEEDING AREA. REPAIRS - THE DEVELOPER SHALL INSPECT ALL SEEDING AREAS FOR FAILURE AND ORDER

## EROSION CONTROL STANDARDS

- CUTS AND FILLS MAY NOT ENDANGER ADJOINING PROPERTY
- THE DEVELOPER AND CONTRACTOR NEED TO ESTABLISH A MAILBOX AT THE CONSTRUCTION ENTRANCE OR NEXT TO THE CONSTRUCTION TRAILOR. SAID MAILBOX SHALL CONTAIN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), ALL INSPECTION LOGS/REPORTS, AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), APPROVED NOTICE OF INTENT (NOI).
- SEDIMENTATION FACILITIES AND OTHER CONTROL MEASURES SHALL BE INSTALLED PER THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND BE MAINTAINED THROUGHOUT THE DEVELOPMENT AND CONSTRUCTION PROCESS TO REMOVE SEDIMENT FROM THE RUNOFF WATERS DRAINING THE LAND UNDER DEVELOPMENT.
- TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS (STEEP SLOPES) DURING DEVELOPMENT AS IDENTIFIED ON THE SWPPP OR BY THE LICKING COUNTY SOIL & WATER CONSERVATION DISTRICT OR LICKING COUNTY ENGINEER (OR ENGINEER'S DESIGNER). THESE MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF INITIAL DISTURBANCE.
- STRAW, MULCH, OR NETTING MATERIAL PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS WITHIN 48 HOURS OF INITIAL DISTURBANCE.

## For Construction

## ADDENDUMS

ADDENDUM NO.	ADDENDUM DATE	ISSUED BY

UNDERGROUND UTILITIES

CONTACT SERVICE  
TWO WORKING DAYS  
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## REVISIONS

REV. NO.	DESCRIPTION

DRAWN	BS/TW
CHECKED	TW

Job No. 22072

CITY OF NEWARK, LICKING, OHIO

Project FAYE DR STORAGE

Sheet Name SWPPP DETAILS

WILLIS ENGINEERING &amp; SURVEYING

Date: 8/3/2023

Scale: N/A



12512 West Bank Drive  
Millersport, OH 43046  
(740) 739-4030

Sheet 10

SITE CONTACT: Mike Correll  
1851 CHERRY VALLEY RD  
NEWARK, OH 43055

OHIO EPA Facility Permit No: OH0000005

NARRATIVE:  
Project Description-Grading and utility installation for the proposed commercial development.

Inlet Stream- Stormwater runoff from the site is tributary to an offsite ditch that discharges to No Name Creek.

Best Management Practices- The estimated disturbed area is less than 10 acres, therefore the Storm water basins will serve as temporary sediment basins during construction. Stormwater runoff during construction activities will be managed by sediment fences, inlet protection, and Silt Socks. Disturbed areas will be stabilized according to the temporary and permanent seeding requirements.