

**PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 9, 2024 6:00 P.M.  
Council Chambers  
40 W MAIN ST, NEWARK, OH 43055**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE November 14, 2023 PLANNING COMMISSION MEETING**

**OLD BUSINESS**

There is none this meeting

**NEW BUSINESS**

- 3. SITE PLAN REVIEW PC 23-42 - New Taco Bell Restaurant, 105 Dayton Road**  
**Application Number :** PC-23-42  
**Owner:** MRG Ohio Propco LLC, 10600 Shadow Wood Dr, Houston, Tx 77043  
**Applicant:** Anthony Wong - Kimley Horn and Associates Inc., 7965 N. High St., Columbus, Oh. 43235
- 4. SITE PLAN REVIEW PC 23-41 Site Plan Review for new multi-family apartment complex, Vista Residential Partners, West Main St., north of Builders Drive**  
**Application Number :** PC-23-41  
**Owner:** Frederick William Englefield IV, PO Box 1187, Newark, Ohio 43058  
**Applicant:** Vista Residential Partners - Scott Hartley, 2964 Peachtree Rd., Atlanta, Ga. 30305  
**Architect:** Archall-Jonathan Grubb, 49 East 3<sup>rd</sup> Ave., Columbus, Oh. 43201  
**Engineer:** ADR - Brian Wood, 88 West Church St., Newark, Oh. 43055

**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, FEBRUARY 13, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY JANUARY 16, 2024 4:30 P.M.**



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

---

### JANUARY 9, 2024 PLANNING COMMISSION MEETING

#### Application:

1. ***PC FILE 23-42: SITE PLAN FOR NEW TACO BELL RESTAURANT, 105 DAYTON ROAD***

#### Staff Report & Recommendations:

##### **Overview:**

The applicant intends to build a 2,154 SF new restaurant building with drive-thru service.

The Site Plan Review Committee submitted comments on 1/4/2024 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 General Commercial District (GC); the proposed use is a permitted use.

**Flood Zones:** This structure is not located in the 100-year Floodplain Area.

##### B. Safety Division Review:

The Police Division and Fire Divisions have no issues with the proposed structure.

##### C. Height Restrictions:

There are no height restrictions in the GC District.

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

Parcel is approximately 76,666 S.F. +/-, with 2.8% building coverage, which meets the lot setback and area requirements of 35% maximum coverage. The building meets the setback requirements of the code.

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

Code requires 22 parking spaces for the new development on this site, and 22 new spaces are specifically proposed.



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

---

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 2,154 +/- SF of green space (Lawn) and greater than 540 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 3 trees are required on the entire site. No landscaping plan has been submitted for review, but is required to verify the required landscaping areas.

H. Public & Private Roadways – Access Management:

A new driveway approach is planned with this structure, and the access will be via the 60' ingress/egress easement to the south of the site, rather than a new approach onto Dayton Road, which would have required an additional turn lane on Dayton Road. This driveway could also serve any future development on the west half of the parcel. From an engineering standpoint, we prefer this driveway approach and recommended it to the designer.

I. Site Signage:

No additional signage has been submitted with the proposal. The exterior building elevations are shown with building signs shown, but these need to be submitted separately for a zoning permit for the site signage.

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

No comments on these items.

K. Engineering / Utilities:

Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans; these have not yet been submitted for review. Engineering will follow up for compliance prior to construction.

There have been no stormwater management calculations submitted, and this will be submitted and reviewed prior to zoning approval. There is no public storm sewer nearby, so the design manages the stormwater on this site.

L. Other Standards/Regulations

A site lighting plan has been submitted with this proposal, and the lighting levels look to be acceptable. There is no residential property nearby this development that could be impacted.

No other comments at this time.



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

---

### Recommendations:

Staff recommends conditional approval of the Site Plan in order to grant Zoning approval of the site, provided the following issues are addressed:

1. Landscaping plan submitted with more detail, calculations and measurements.
2. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City's Stormwater Management requirements.

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

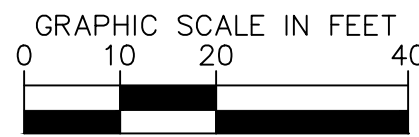
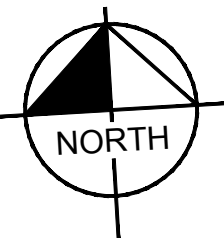
WCK AMY K. SUPPESSESS TRUSTEE  
7 DAYTON ROAD  
DAYTON, OH 45424  
PID: 055-282750-04.000  
4.83 AC

MRG OHIO PROPCO LLC  
DAYTON RD  
DAYTON, OH 45424  
PID: 055-282634-00.000  
1.76 AC

MRG OHIO PROPCO LLC  
DAYTON RD  
DAYTON, OH 45424  
PID: 055-163596-00.000  
0.51 AC

LICKING COUNTY DEVELOPMENT COMPANY, LTD.  
55/57 DAYTON ROAD  
DAYTON, OH 45424  
PID: 055-282750-00.000  
2.42 AC

PITTSBURG, CINCINNATI, CHICAGO  
& ST. LOUIS RAILROAD  
TRACK MAP VOL. 1, PAGE 113



#### LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING MANHOLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG
- PROPOSED FACE-OF-CURB
- PROPOSED BACK-OF-CURB
- PROPOSED SIDEWALK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- NUMBER OF PARKING STALLS

#### SITE PLAN KEY NOTES

- 6" CONCRETE CURB (PER CMS ITEM 609)
- CONCRETE SIDEWALK (PER CMS ITEM 608)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- LIGHT DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- FLUSH CURB (PER CMS ITEM 609)
- ACCESSIBLE RAMP (PER CMS ITEM 608)
- 4" WIDE PAINTED SOLID LINE, WHITE, TYP. (PER CMS ITEM 641)
- TRANSVERSE/DIAGONAL LINE, WHITE, TYP. (PER CMS ITEM 641)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (PER CMS ITEM 641)
- VAN ADA PARKING STALL SIGNAGE
- WHEEL STOP
- MENU BOARD
- DRIVE THRU CANOPY
- REFUSE ENCLOSURE
- PAVEMENT MARKING, WHITE (PER CMS ITEM 641)
- BOLLARD
- CLEARANCE BAR
- SITE LIGHT POLE
- TRANSFORMER PAD
- 24" STOP BAR (PER CMS ITEM 641)
- STOP SIGN
- DO NOT ENTER SIGN
- PYLON (FREESTANDING) SIGN, 20 FEET AFG

#### SITE PLAN NOTES

- ALL CURB RADI TO BE 3- FEET UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

#### SITE UTILITY SUMMARY

- ELECTRIC:** AEP HAS FACILITIES AVAILABLE ON THE WEST SIDE OF DAYTON ROAD WITH CAPACITY TO SERVE THIS DEVELOPMENT.
- GAS:** THE ENERGY COOPERATIVE HAS FACILITIES AVAILABLE ON THE WEST SIDE OF DAYTON ROAD WITH CAPACITY TO SERVE THE DEVELOPMENT.
- TELEPHONE:** SPECTRUM HAS FACILITIES AVAILABLE WITH CAPACITY TO SERVE THE DEVELOPMENT.
- SANITARY:** THE CITY OF NEWARK HAS A 12" PUBLIC SANITARY MAIN ALONG THE EAST AND SOUTH SIDES OF THE PROPERTY WITH CAPACITY TO SERVE THIS DEVELOPMENT. AN EXISTING 6" SERVICE STUB (WYE) WAS PROVIDED ON THE MAIN FOR USE BY THIS SITE.
- STORM SEWER:** A BIORETENTION OR DRY BASIN WILL BE UTILIZED TO MANAGE THE STORMWATER ON-SITE AND DISCHARGE TO THE EXISTING DITCH ALONG THE WEST SIDE OF DAYTON ROAD IN COMPLIANCE WITH CITY REGULATIONS.
- WATER:** THE CITY OF NEWARK HAS A 16" PUBLIC WATER MAIN ALONG THE WEST SIDE OF DAYTON ROAD WITH CAPACITY TO SERVE THIS DEVELOPMENT. A 2" DOMESTIC WATER SERVICE WILL BE PROVIDED TO THE BUILDING. METERING AND BACKFLOW PREVENTION WILL COMPLY WITH CITY REGULATIONS.

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
7965 CALHOUN STREET, SUITE 200  
COLUMBUS, OH 43235  
PHONE: 614-454-6899  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: ACW

DRAWN BY: ACW

CHECKED BY: AUS

### SITE PLAN

**TACO BELL**

CITY OF NEWARK  
LICKING COUNTY, OHIO

SUBMITTAL DATE:  
12/18/2023

KHA PROJECT NO.  
190164010

SHEET NUMBER

**1**

FRONT ELEVATION

1/4" = 1'-0"

1

ZONING

SUBMITTAL

|   | DATE       | REMARKS |
|---|------------|---------|
| 1 | 12/15/2023 | ZONING  |
|   |            |         |
|   |            |         |
|   |            |         |
|   |            |         |
|   |            |         |

CONTRACT DATE:

BUILDING TYPE:      END. MED 40

WM UPLOAD DATE:      06/30/2022

BRAND DESIGNER:

SITE NUMBER:

STORE NUMBER:

PA/PM:      RA

DRAWN BY.:      EB

JOB NO.:

ENDEAVOR 2.0

ADDRESS TBD DAYTON RD

NEWARK, OH



ENDEAVOR 2.0

EXTERIOR

ELEVATIONS

A4.0

PLOT DATE: 12/14/2023 9:22 AM

PAINTING

APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.

PRIMER: 1 COAT SW A24W8300

FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.

A-100 EXTERIOR LATEX SATIN.

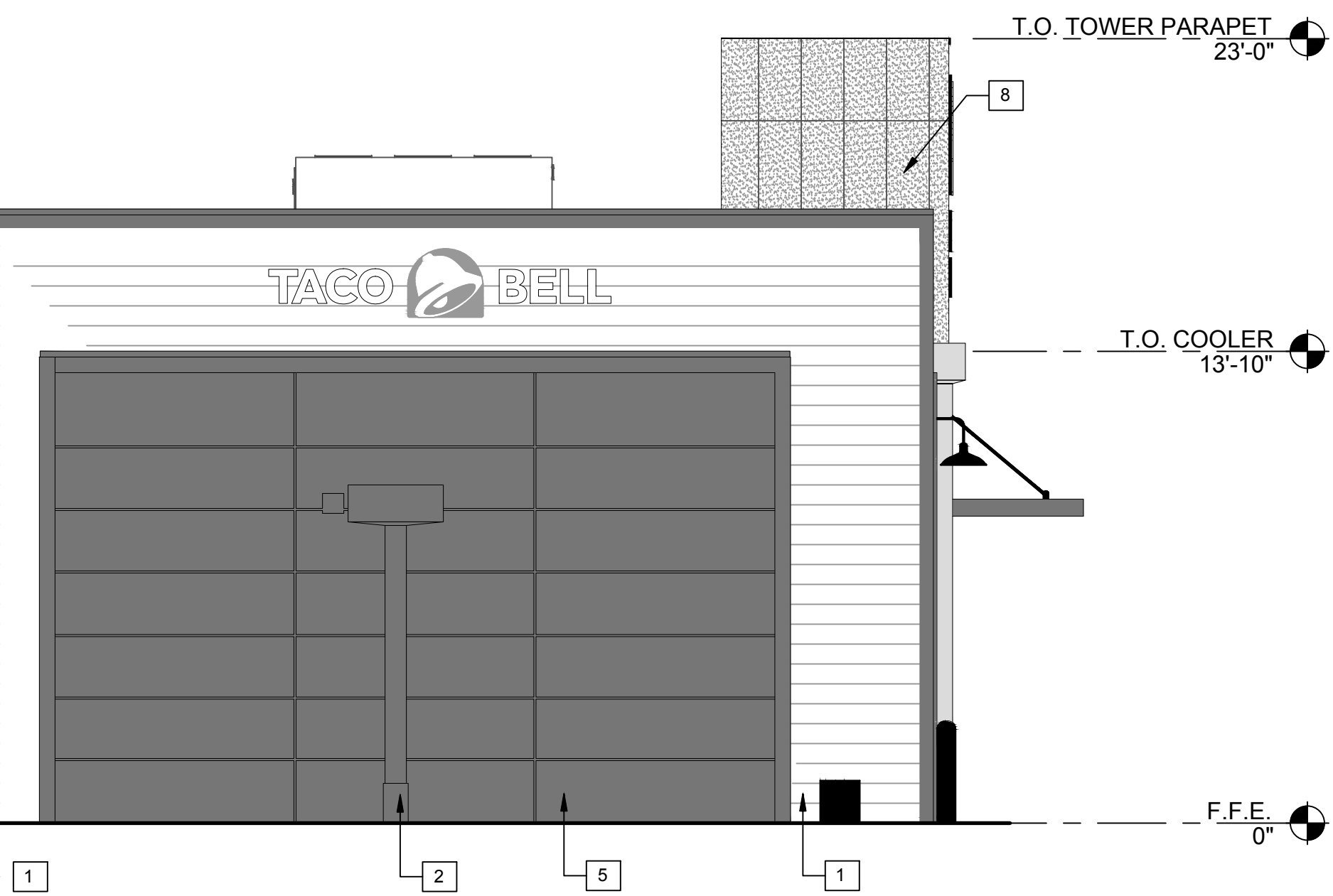
PAINT NOTES

A

| CONTACT INFORMATION      |               | ALUMINUM TRIM PROFILES [ALTERNATE SOURCE] |                                             |
|--------------------------|---------------|-------------------------------------------|---------------------------------------------|
| LOSS                     | SEE C / A 7.2 | DESCRIPTION                               | ITEM ID - MANUFACTURER                      |
| SS                       |               | SURROUND J CHANNEL TRIM                   | T2 - FRY REGLET<br>JMS - TAMLYN             |
| LOSS                     |               | SURROUND VERTICAL TRIM                    | V2 - FRY REGLET<br>W516RV - TAMLYN          |
| SS                       | SEE C / A 7.2 | VENT SCREEN                               | VST38 - TAMLYN                              |
| SS                       | SEE C / A 7.2 | SURROUND HORIZONTAL TRIM                  | W2 - TAMLYN                                 |
|                          |               | SURROUND DRAINAGE FLASHING                | XWF - TAMLYN                                |
|                          | SEE C / A 7.2 | SURROUND OUTSIDE CORNER TRIM              | OC9 - FRY REGLET<br>XOCRS16 - TAMLYN        |
|                          | SEE C / A 7.2 | SURROUND INSIDE CORNER TRIM               | IC1 or IC21 - FRY REGLET<br>XICS16 - TAMLYN |
| SS                       |               |                                           |                                             |
| COATING                  |               |                                           |                                             |
| EXTERIOR FINISH SCHEDULE |               | D                                         |                                             |

3' 0" 0' 0" 0' 0" 0' 0"

REAR ELEVATION 1/4" = 1'-0" 1



REAR ELEVATION 1/4" = 1'-0" 3

ZONING SUBMITTAL

|   | DATE       | REMARKS |
|---|------------|---------|
| 1 | 12/15/2023 | ZONING  |
|   |            |         |
|   |            |         |
|   |            |         |
|   |            |         |

CONTRACT DATE:  
BUILDING TYPE:      END. MED 40  
WM UPLOAD DATE:      06/30/2022  
BRAND DESIGNER:  
SITE NUMBER:  
STORE NUMBER:  
PA/PM:      RA  
DRAWN BY.:      EB  
JOB NO.:

ENDEAVOR 2.0

ADDRESS TBD DAYTON RD  
NEWARK, OH



ENDEAVOR 2.0 EXTERIOR ELEVATIONS

A4.1

PLOT DATE: 12/14/2023 9:22 AM



POINT-BY-POINT PLAN IS DIAGRAMMATIC IN NATURE AND SHOWN FOR REFERENCE PURPOSES ONLY. FIXTURES ALONG PROPERTY LINES TO HAVE HOUSE-SIDE SHIELDS TO ENSURE FULL CUT OFF AT PROPERTY LINE. LIGHTING LEVELS ALONG PROPERTY LINE TO BE 0.0 FC PER TENANT AND/OR LOCAL AHJ REQUIREMENTS. COORDINATE WITH MANUFACTURER PRIOR TO BID.

REFERENCE  
DOCUMENTS ONLY

NOT FOR  
CONSTRUCTION

TACO BELL NEWARK, OH  
STREET ADDRESS  
CITY, STATE, ZIP

PHOTOMETRIC PLAN - ELECTRICAL SHELL

PHOTOMETRIC PLAN - ELECTRICAL SHELL  
1/16" = 1'-0"

Contents:

PHOTOMETRIC PLAN

ELECTRICAL SHELL

E110

| LUMINAIRE SCHEDULE SHELL |               |              |                           |      |                  |                                                                                 |       |                |
|--------------------------|---------------|--------------|---------------------------|------|------------------|---------------------------------------------------------------------------------|-------|----------------|
| TAG                      | DESCRIPTION   | MANUFACTURER | MODEL                     | LAMP | FINISH/<br>COLOR | COMMENTS                                                                        | VOLTS | INPUT<br>WATTS |
| P1                       | SITE LIGHTING | LITHONIA     | DSX1 LED P3 40K T2M MVOLT | LED  | DARK<br>BRONZE   | MOUNT TO 25'-0" SQUARE STEEL POLE. COORDINATE WITH POLE BASE DETAIL THIS SHEET. | 120   | 102            |
| P2                       | SITE LIGHTING | LITHONIA     | DSX1 LED P2 40K TFM MVOLT | LED  | DARK<br>BRONZE   | MOUNT TO 25'-0" SQUARE STEEL POLE. COORDINATE WITH POLE BASE DETAIL THIS SHEET. | 120   | 70             |
| P3                       | SITE LIGHTING | LITHONIA     | DSX1 LED P5 40K T5M MVOLT | LED  | DARK<br>BRONZE   | MOUNT TO 25'-0" SQUARE STEEL POLE. COORDINATE WITH POLE BASE DETAIL THIS SHEET. | 120   | 138            |

REFERENCE  
DOCUMENTS ONLY

NOT FOR  
CONSTRUCTION

COPYRIGHT 2023  
ALL DRAWINGS AND SPECIFICATIONS SHALL  
REMAIN THE PROPERTY OF ANNEX ENGINEERING  
GROUP AND MAY NOT BE USED, DUPLICATED,  
OR ALTERED WITHOUT THE WRITTEN CONSENT  
OF THE ENGINEER.

TACO BELL NEWARK, OH  
STREET ADDRESS  
CITY, STATE, ZIP

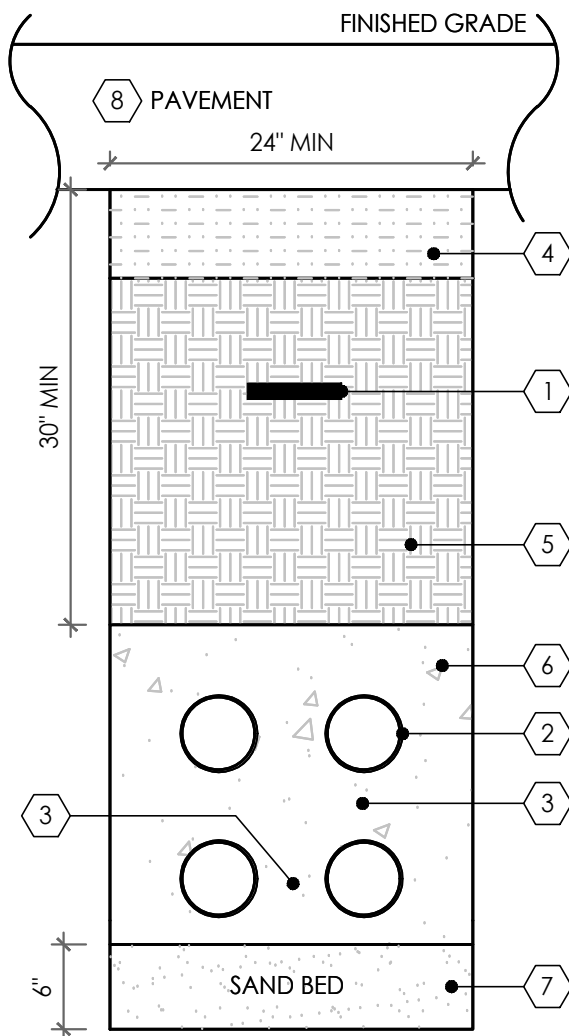
|               |             |
|---------------|-------------|
| Issue Record: |             |
| 12.13.2023    | PRELIMINARY |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |

Drawn: SS      Checked: DS

Project No:  
MRG001

Contents:  
  
SCHEDULES & DIAGRAMS  
ELECTRICAL SHELL

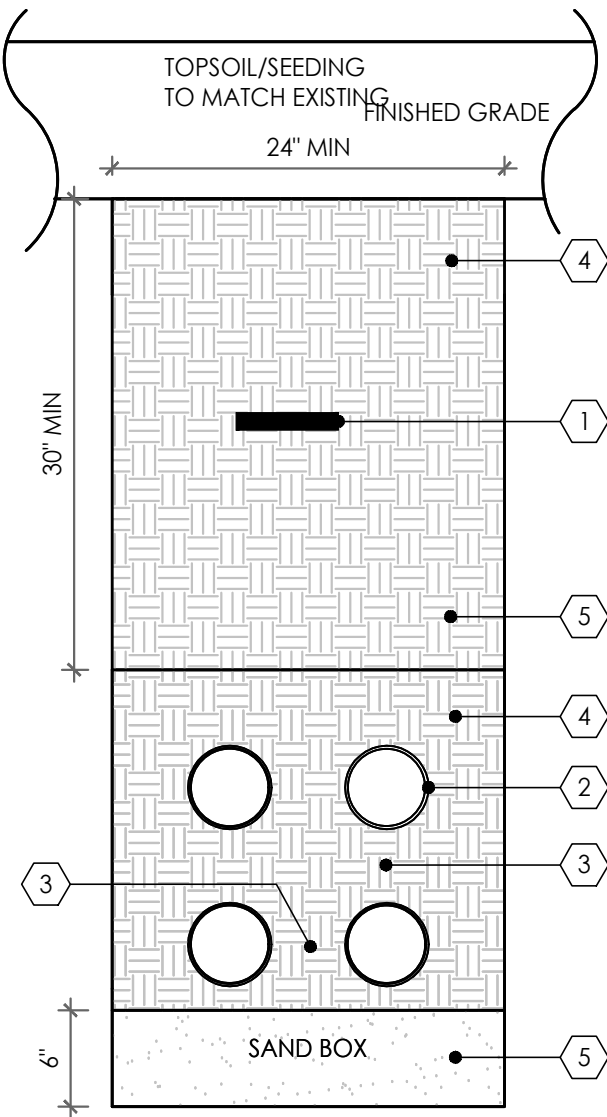
E400



3 DUCT BANK UNDER NEW PAVEMENT DETAIL  
N.T.S.

- KEYED NOTES:
- 3" WIDE DETECTABLE TAPE. INSTALL 12" BELOW FINISHED GRADE. (ONE PER 12" OF TRENCH WIDTH)
  - ELECTRICAL DUCTS SHALL BE 4" (UNLESS OTHERWISE NOTED) SCHEDULE 40 PVC. INSTALL 4" SEPARATION BETWEEN DUCTS AND SIDES OF TRENCH.
  - SUB-BASE MATERIAL 6" DEEP AND COMPACTED TO 90%.
  - BACKFILL WITH EXCAVATED OR BORROWED MATERIAL. MATERIAL SHALL BE FREE OF ROCKS 2" DIAMETER AND LARGER. COMPACT TO 90% IN MAX 8" LIFT OF LOOSE SOIL.
  - CONCRETE ENCASEMENT. ALL PIPING SHALL BE LAID ON A BED OF SAND 6" DEEP. WELL TAMPED INTO PLACE AND PROPERLY GRADED TO PERMIT THE PIPE TO HAVE AN EVEN BEARING THROUGHOUT ITS ENTIRE LENGTH.
  - PAVEMENT BY OTHERS.

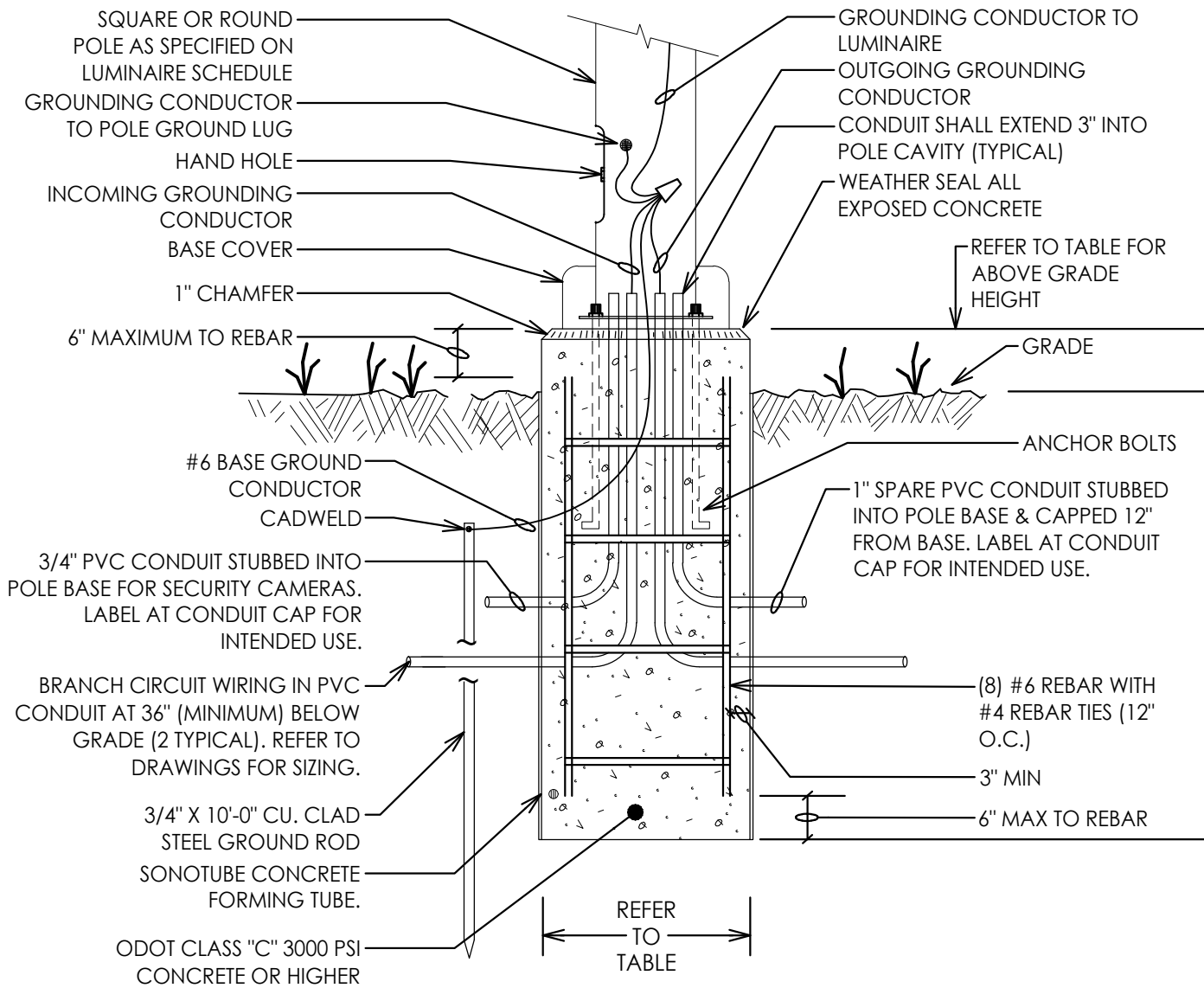
GENERAL NOTES:  
A. TYPICAL FOR ALL CONDUITS/DUCT BANKS, REGARDLESS OF QUANTITY.



2 DUCT BANK UNDER LAWN DETAIL  
N.T.S.

- KEYED NOTES:
- 3" WIDE DETECTABLE TAPE. INSTALL 12" BELOW FINISHED GRADE. (ONE PER 12" OF TRENCH WIDTH)
  - ELECTRICAL DUCTS SHALL BE 4" (UNLESS OTHERWISE NOTED) SCHEDULE 40 PVC. INSTALL 4" SEPARATION BETWEEN DUCTS AND SIDES OF TRENCH. ALIGN DUCTS ON CHAIRS. BACKFILL WITH EXCAVATED OR BORROWED MATERIAL. MATERIAL SHALL BE FREE OF ROCKS 2" DIAMETER AND LARGER. COMPACT TO 90% IN MAX 8" LIFT OF LOOSE SOIL.
  - ALL PIPING SHALL BE LAID ON A BED OF SAND 6" DEEP. WELL TAMPED INTO PLACE AND PROPERLY GRADED TO PERMIT THE PIPE TO HAVE AN EVEN BEARING THROUGHOUT ITS ENTIRE LENGTH.

GENERAL NOTES:  
A. TYPICAL FOR ALL CONDUITS/DUCT BANKS, REGARDLESS OF QUANTITY.  
B. BRANCH CIRCUITS SHALL BE LIMITED TO 40A/3 PHASE FOR THIS DETAIL.



| LUMINAIRE BASE DIMENSIONS |          |            |          |                    |
|---------------------------|----------|------------|----------|--------------------|
| POLE HEIGHT               | LOCATION | BASE DEPTH | BASE DIA | ABOVE GRADE HEIGHT |
| ≤10'-0"                   | PARKING  | 48"        | 18"      | 30"                |
| 15'-0"                    | PARKING  | 48"        | 24"      | 30"                |
| 20'-0"                    | PARKING  | 48"        | 24"      | 30"                |
| 25'-0"                    | PARKING  | 60"        | 24"      | 30"                |
| 30'-0"                    | PARKING  | 72"        | 24"      | 30"                |

- NOTES:
- DETAIL ASSUMES 2000 PSF AVERAGE LATERAL SOIL BEARING CAPACITY IN UNDISTURBED (OR WELL COMPACTED) EARTH.
  - DESIGN ASSUMES SINGLE OR DOUBLE LUMINAIRE NOT EXCEEDING POLE MANUFACTURER'S SPECIFICATIONS FOR WEIGHT, MAXIMUM EPA (EFFECTIVE PROJECTED AREA), AND 100 MPH DESIGN WIND SPEED.
  - CONSULT STRUCTURAL ENGINEER IF ACTUAL SITE CONDITIONS (OR LUMINAIRE CONFIGURATION) VARIES FROM DESIGN ASSUMPTIONS.
  - USE GRADE 60 REINFORCING STEEL. USE EPOXY COATED STEEL IN PARKING LOT APPLICATIONS OR IN AREAS WHERE DE-ICING SALT IS USED. MAINTAIN 3" (MINIMUM).
  - INSTALL POLE IN STRICT ACCORDANCE WITH POLE MANUFACTURER'S RECOMMENDATIONS. VIBRATION DAMPERS SHALL BE PROVIDED.
  - ANCHOR BOLTS SHALL NOT BE CUT OFF FOR ANY REASON. EXTENSION COUPLERS ARE NOT PERMITTED.
  - INSTALL FOUNDATION A MINIMUM OF 2'-6" FROM BACK OF CURB IN PARKING LOTS. INSTALL FOUNDATION A MINIMUM OF 36" FROM STORM OR SANITARY PIPING.
  - AT LOCATIONS WHERE THE EXISTING SLOPE IS 6:1 OR GREATER, THE BURIED DEPTH OF FOUNDATION SHALL APPLY TO THE LOW SIDE OF SLOPE.

1 POLE MOUNTED LUMINAIRE BASE DETAIL  
N.T.S.



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

---

### **JANUARY 9, 2024 PLANNING COMMISSION MEETING**

#### **Application:**

1. ***PC FILE 23-41: SITE PLAN FOR NEW MULTI-FAMILY APARTMENT COMPLEX BY VISTA RESIDENTIAL PARTNERS, WEST MAIN STREET, JUST NORTH OF BUILDERS DRIVE***

#### **Staff Report & Recommendations:**

##### **Overview:**

The applicant intends to build a new apartment complex with 9 three and four-story buildings housing 308 units (154 one-bedroom units and 154 two-bedroom units), and 1 clubhouse / pool building.

The Site Plan Review Committee submitted comments on 1/4/2024 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 Multi-Family High-Rise Residence District (MFH); the proposed use is a permitted use.

**Flood Zones:** This development is not located in the 100-year Floodplain Area.

##### **B. Safety Division Review:**

The Police Division has no issues with the proposed development. The Fire Division has had prior discussions with the designer, and provided the access requirements needed for the development.

##### **C. Height Restrictions:**

There are no height restrictions on any principal building in the MFH District.

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

Parcel is approximately 636,804 S.F. +/-, with 13.7% building coverage, which meets the lot setback and area requirements of 33% maximum coverage. The buildings meet the setback requirements of the code.



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

---

A lot split and combination is also needed to conform with the proposed site plan. The current proposal is spanning 2 separate parcels with 2 separate owners.

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

Code requires 693 parking spaces for the new development on this site, and 470 new spaces are specifically proposed (a minimum of 1.5 spaces per unit). This does not meet the requirements, so this would require a variance approval from the Board of Zoning Appeals. We understand this will be a case discussed at the January 25, 2024 BZA meeting.

We have concerns regarding the variance proposal, since it represents a relatively large 32% reduction in the number of required parking spaces. If the variance is not approved, there would be a significant impact to the site plan. Adding up to 223 parking spaces would appear to be extremely challenging with the current site configuration and topography, so we would anticipate that significant revisions would need to be made to the site plan for anything less than full variance approval.

**F. Corner Lots:**

There are no structures proposed in the corner lot areas.

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

The landscaping requirement consists of 195,000 +/- SF of green space (Lawn) and greater than 48,750 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 78 trees are required on the entire site. A landscaping plan has been included for review, and the calculations listed meet the required landscaping areas.

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

A new driveway approach is planned with this development, and to better to comply with access management standards, we prefer to see the driveway aligned with Builders Drive to the south. The designer has pointed out that this alignment would create a sight-distance issue, and is proposing to move the driveway approximately 150' west to resolve this issue. The negative aspect of this proposal is that the minimum driveway spacing requirements are not met. Additional roadway work on West Main Street west of Builders Drive could eliminate the sight-distance issue, but this engineering problem still needs more work to resolve.

**I. Site Signage:**

No additional signage has been submitted with the proposal. The exterior building elevations are shown with the various building layouts. Any other signage will need to be submitted and reviewed separately for a zoning permit.



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

---

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

We have had earlier discussions with the developer regarding our concerns about the increased traffic that this development will generate, and about the City's future plans to improve West Main Street between Coffman Road and Thornwood Drive. This has resulted in the development of a Traffic Impact Study to try to find a resolution to these issues, and recommendations for roadway improvements. The draft study has been submitted, we've provided comments, but the study is not yet final. We hope to coordinate improvements on West Main Street that will be beneficial as more development occurs in that area.

K. Engineering / Utilities:

Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans; these have not yet been submitted for review. Engineering will follow up for compliance prior to construction.

L. Other Standards/Regulations

1. This development should include a multi-purpose path connection to the existing path. We would promote a connection through the development and along the east property line to connect with the existing path. We would be glad to investigate / coordinate such an improvement with the T.J. Evans Foundation, as easements may be needed to accomplish this improvement.
2. The City Administration may propose to enter into a Development Agreement with the Developer of this site, similar to the agreements that we have done on prior residential developments. There are several outstanding roadway issues that could be addressed in such an agreement, and the City has also discussed an exaction fee to address off-site improvements, as has been negotiated on other recent development projects.

### Recommendation:

**At this time, our recommendation is to table the approval of this site plan.** There are still several outstanding issues that need to be resolved before recommending full or conditional approval of this site plan.

If BZA variances are not approved, the site plan will need major revisions to meet the zoning requirements, and will likely need to be revised and resubmitted.

In any case, the following issues need to be addressed, at a minimum:

1. BZA variance for parking space count needs resolved.
2. Lot split / combination is submitted and approved.



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

---

3. Access management – driveway location issue needs resolved
4. Traffic Impact Study completion and roadway improvement agreement
5. Development Agreement, if needed
6. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City's Stormwater Management requirements.

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

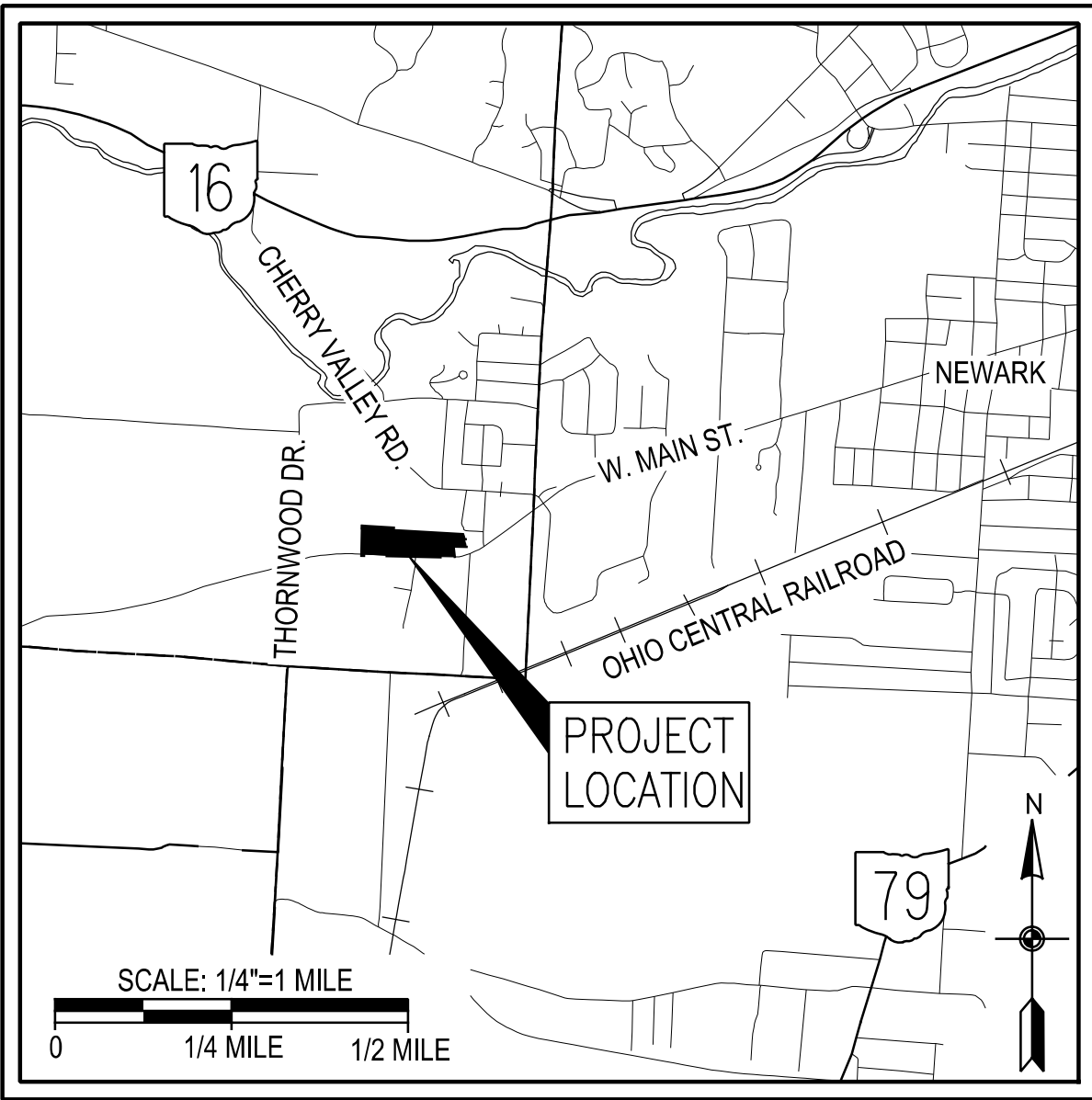
### **Planning Commission Action on Recommendation:**

- ☐ Approved As Submitted
- ☐ Approved As Noted, With Contingencies
- ☐ Denied
- ☐ Tabled for future meeting

---

Planning Director

Date



SITE INFORMATION:

ADDRESS: W. MAIN STREET  
AUDITORS PAR. NO.: 054-216636-00.000  
PROPOSED SITE AREA: 14.619 Ac.  
PROPOSED BUILDING AREA: 87,200 SQ. FT.  
LOT COVERAGE: 13.7%  
PROPOSED DENSITY: 5,965 SQ. FT./Ac.

ZONING INFORMATION:

EXISTING ZONING: MFH - MULTI-FAMILY HIGH-RISE  
EXISTING USE: VACANT LOT  
PROPOSED ZONING: NO CHANGE  
PROPOSED USE: MULTI-FAMILY APARTMENTS  
BUILDING SETBACKS: 35' FRONT  
30' SIDE  
50' REAR  
\*FOR BUILDINGS OR STRUCTURES EXCEEDING THIRTY FEET IN HEIGHT, THE SIDE YARD SET BACK SHALL BE ONE FOOT ADDITIONAL FOR EACH FOOT OF HEIGHT EXCEEDING THIRTY FEET

PARKING REQUIRED: 693 TOTAL  
2 SPACES PER UNIT (ONE BEDROOM) x 154 UNITS  
2.5 SPACES PER UNIT (TWO BEDROOM) x 154 UNITS  
PARKING PROVIDED: 470 TOTAL (1.52 SPACES PER UNIT)  
460 STANDARD SPACES  
10 HANDICAP SPACES

FLOOD INFORMATION:

THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 39089C0336H DATED MAY 2, 2007.

VARIANCES REQUESTED:

VARIANCE FROM SECTION 1290.02, PARKING SPACES REQUIRED (2 SPACES PER ONE BEDROOM UNIT, 2.5 SPACES PER TWO BEDROOM UNIT, 3.5 SPACES PER THREE BEDROOM UNIT). PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 1.5 SPACES PER UNIT REGARDLESS OF BEDROOMS.

TRAILHEAD VISTA  
SITE COMPLIANCE PLAN  
SITUATED IN THE CITY OF NEWARK,  
LICKING COUNTY, OHIO

PROJECT DATA

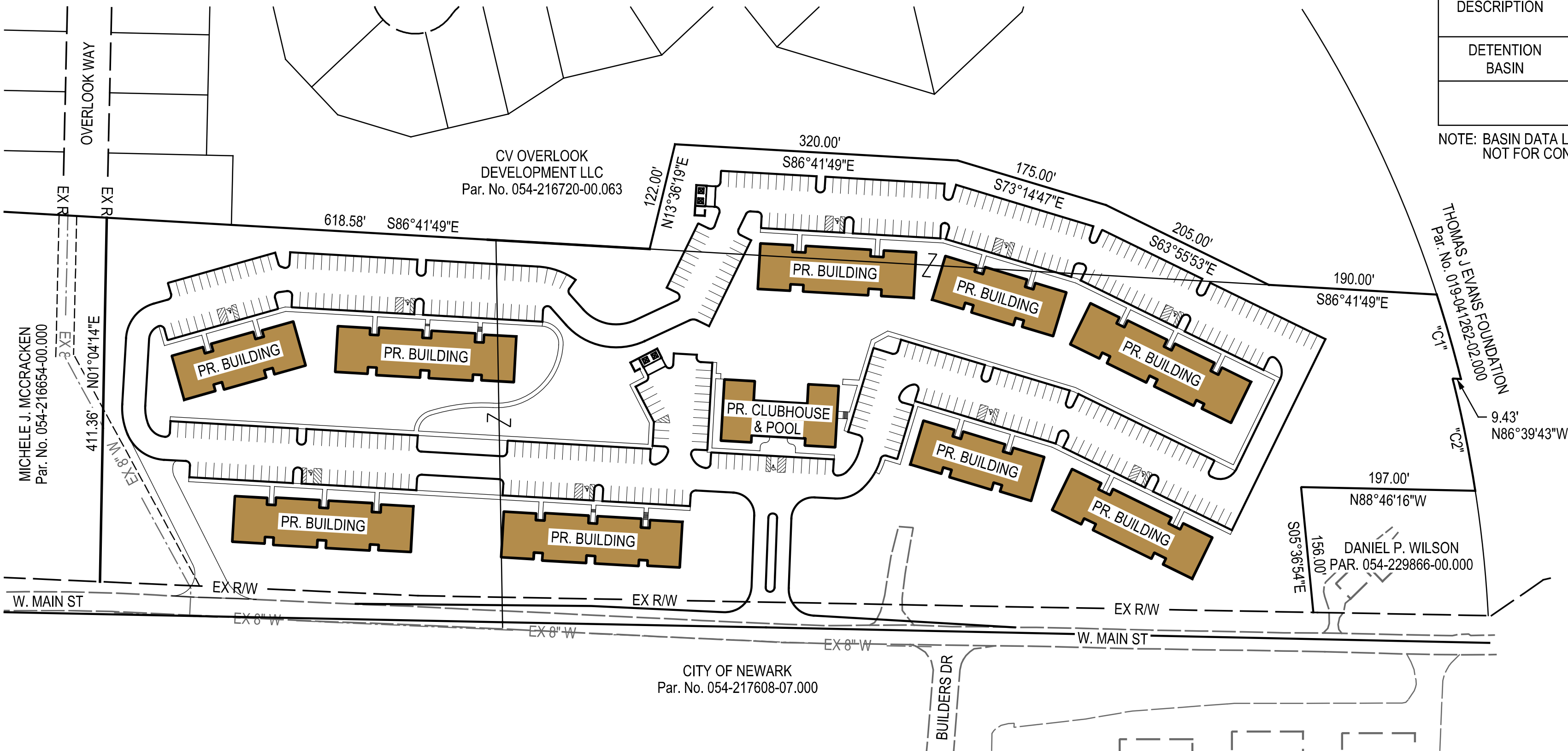
|                                                              |                    |       |
|--------------------------------------------------------------|--------------------|-------|
| TOTAL AREA:                                                  | 14.61              | ACRES |
| PROJECT EARTH DISTURB AREA:                                  | 12.39              | ACRES |
| ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA: | 0.070              | ACRES |
| NOTICE OF INTENT EARTH DISTURBED AREA:                       | 12.46              | ACRES |
| IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:                   | 0.040              | ACRES |
| IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:                  | 7.20               | ACRES |
| RECEIVING WATERS:                                            | CITY OF NEWARK MS4 |       |

NOTE: AREAS LISTED FOR PRELIMINARY PURPOSES, NOT FOR CONSTRUCTION.

100 YEAR DETENTION TABLE

| DESCRIPTION     | VOLUME REQUIRED (C.F.) | ELEVATION REQUIRED | VOLUME PROVIDED (C.F.) | ELEV. FOR PROVIDED VOLUME |
|-----------------|------------------------|--------------------|------------------------|---------------------------|
| DETENTION BASIN | 179,670                | 920.01             | 210,613                | 921.00                    |

NOTE: BASIN DATA LISTED FOR PRELIMINARY PURPOSES, NOT FOR CONSTRUCTION.



| BOUNDARY CURVE TABLE |           |          |         |             |              |
|----------------------|-----------|----------|---------|-------------|--------------|
| No.                  | DELTA     | RADIUS   | LENGTH  | Ch. BEARING | Ch. DISTANCE |
| "C1"                 | 04°01'55" | 1411.39' | 99.32'  | S15°59'43"E | 99.30'       |
| "C2"                 | 04°44'50" | 1402.39' | 116.20' | S11°43'13"E | 116.16'      |



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 \_\_\_\_\_ DATE \_\_\_\_\_

CITY UTILITIES SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY STORMWATER COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_

INDEX OF SHEETS

|                         |                      |
|-------------------------|----------------------|
| TITLE SHEET             | 1                    |
| SITE PLAN               | 2                    |
| SIGHT DISTANCE EXHIBITS | 3-4                  |
| LANDSCAPING PLAN        | (PROVIDED BY OTHERS) |
| ARCHITECTURAL DETAILS   | (PROVIDED BY OTHERS) |



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

Digitally signed by  
Brian C. Klingenberg  
Date: 2023.12.08  
10:11:54-05'00'

BRIAN C. KLINGENBERG, P.E.  
OHIO PROFESSIONAL ENGINEER #82904

DATE

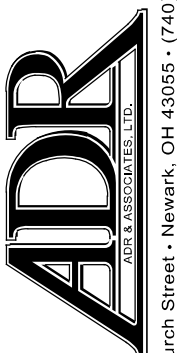
OWNER/DEVELOPER  
VISTA RESIDENTIAL PARTNERS  
SCOTT HARTLEY  
2964 PEACHTREE ROAD  
ATLANTA, GA. 30305  
(740) 963-1083  
sh@vistarp.com

ARCHITECT  
ARCHALL ARCHITECT  
JONATHAN GRUBB  
49 E. 3rd AVE.  
COLUMBUS, OHIO 43201  
(614) 469-7500  
jgrubb@archall.com



SEAL

DRAWN  
AJM/MS  
CHECKED  
BJW  
REVIEWED  
BCK



REVISIONS

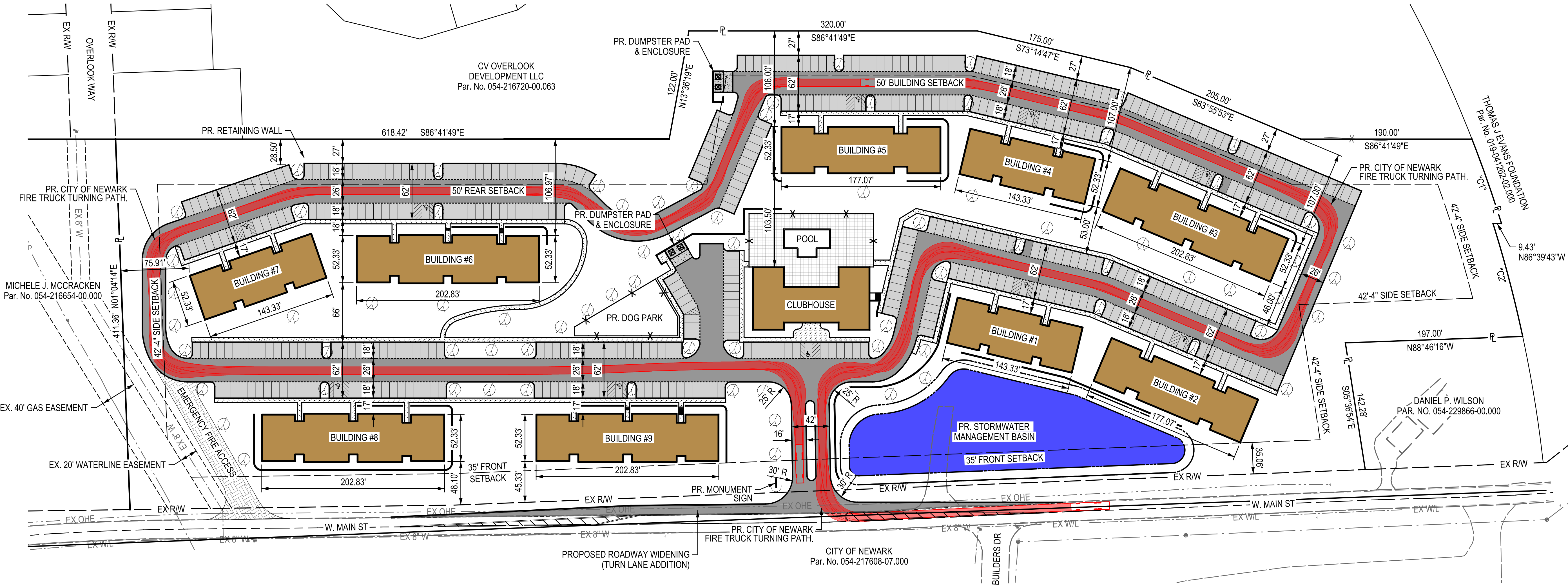
SITE COMPLIANCE PLAN  
TITLE SHEET

TRAILHEAD VISTA  
CITY OF NEWARK

DEC. 8, 2023  
JOB #23-062

1  
4

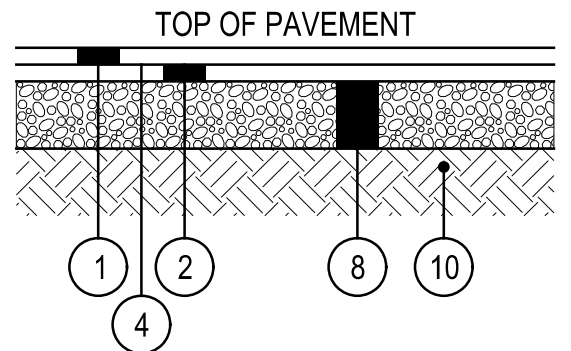
SITE PLAN



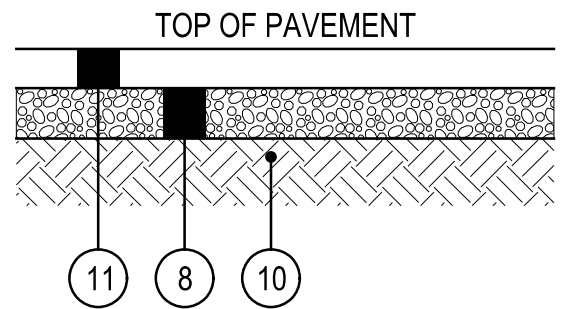
NOTE: MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 18'

| BOUNDARY CURVE TABLE |           |          |         |             |              |
|----------------------|-----------|----------|---------|-------------|--------------|
| No.                  | DELTA     | RADIUS   | LENGTH  | Ch. BEARING | Ch. DISTANCE |
| "C1"                 | 04°01'55" | 1411.39' | 99.32'  | S15°59'43"E | 99.30'       |
| "C2"                 | 04°44'50" | 1402.39' | 116.20' | S11°43'13"E | 116.16'      |

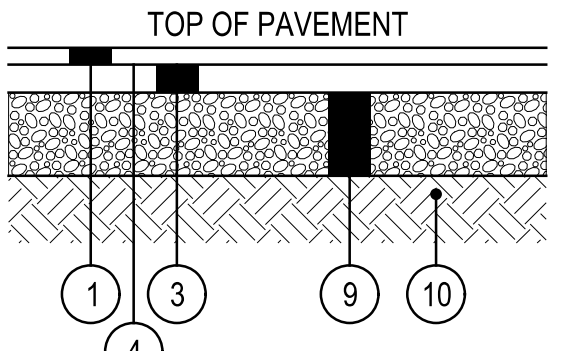
LIGHT DUTY ASPHALT  
PAVEMENT AREA



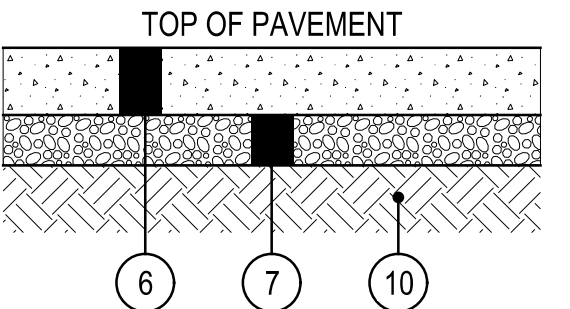
EMERGENCY FIRE  
ACCESS AREA



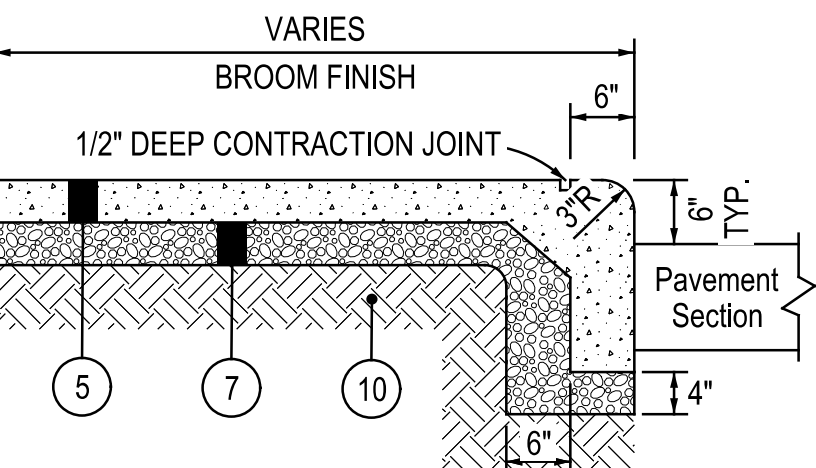
HEAVY DUTY ASPHALT  
PAVEMENT AREA



P.C. CONCRETE  
PAVEMENT AREA



STANDARD COMBINED CURB  
AND WALK DETAIL



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

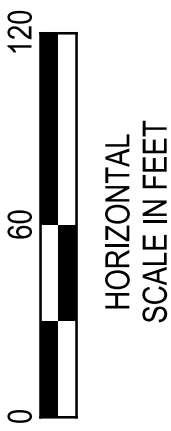
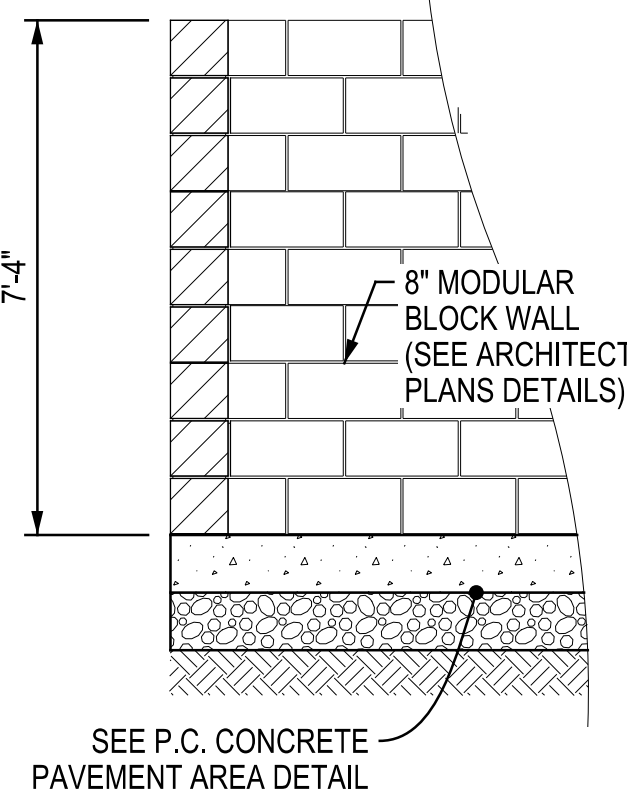
PAYMENT FOR THE SIDEWALK PORTION OF THIS DETAIL SHALL BE INCLUDED WITH ITEM 608 - 4" CONCRETE WALK.

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

PAVEMENT DETAIL LEGEND

- ① ITEM 441 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG64-22
- ② ITEM 441 1 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 (448)
- ③ ITEM 441 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 (448)
- ④ ITEM 407 NON-TRACKING TACK COAT
- ⑤ ITEM 608 4" CONCRETE WALK
- ⑥ ITEM 452 8" NON-REINFORCED P.C. CONCRETE PAVEMENT, CLASS C
- ⑦ ITEM 304 4" AGGREGATE BASE
- ⑧ ITEM 304 8" AGGREGATE BASE
- ⑨ ITEM 304 10" AGGREGATE BASE
- ⑩ ITEM 204 SUBGRADE COMPACTION
- ⑪ ITEM 659 3" TOPSOIL

DUMPSTER PAD &  
ENCLOSURE DETAIL



DRAWN  
AJM/MS  
CHECKED  
BWW  
REVIEWED  
BCK

ADR  
ARCHITECTURAL  
DRAWINGS  
REVISIONS

| REVISIONS |
|-----------|
| 1         |
| 2         |
| 3         |
| 4         |
| 5         |
| 6         |
| 7         |
| 8         |
| 9         |
| 10        |
| 11        |
| 12        |
| 13        |
| 14        |
| 15        |
| 16        |
| 17        |
| 18        |
| 19        |
| 20        |
| 21        |
| 22        |
| 23        |
| 24        |
| 25        |
| 26        |
| 27        |
| 28        |
| 29        |
| 30        |
| 31        |
| 32        |
| 33        |
| 34        |
| 35        |
| 36        |
| 37        |
| 38        |
| 39        |
| 40        |
| 41        |
| 42        |
| 43        |
| 44        |
| 45        |
| 46        |
| 47        |
| 48        |
| 49        |
| 50        |
| 51        |
| 52        |
| 53        |
| 54        |
| 55        |
| 56        |
| 57        |
| 58        |
| 59        |
| 60        |
| 61        |
| 62        |
| 63        |
| 64        |
| 65        |
| 66        |
| 67        |
| 68        |
| 69        |
| 70        |
| 71        |
| 72        |
| 73        |
| 74        |
| 75        |
| 76        |
| 77        |
| 78        |
| 79        |
| 80        |
| 81        |
| 82        |
| 83        |
| 84        |
| 85        |
| 86        |
| 87        |
| 88        |
| 89        |
| 90        |
| 91        |
| 92        |
| 93        |
| 94        |
| 95        |
| 96        |
| 97        |
| 98        |
| 99        |
| 100       |

SITE COMPLIANCE PLAN  
SITE PLAN

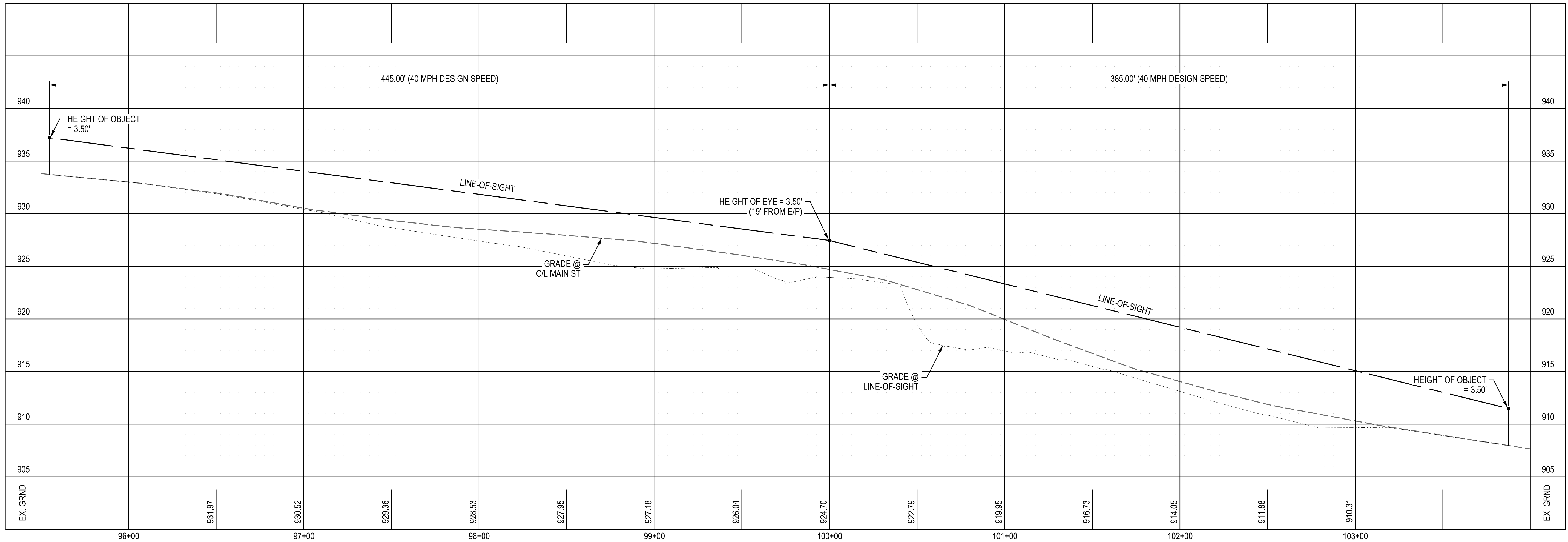
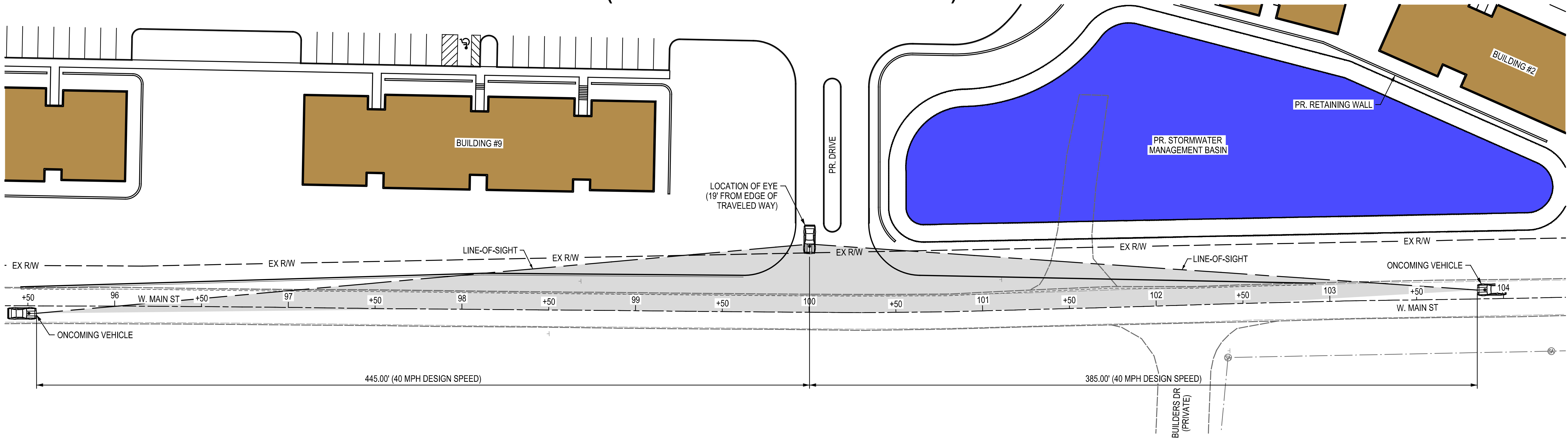
TRAILHEAD VISTA  
CITY OF NEWARK

DEC. 8, 2023  
JOB #23-062

2  
4

PRINTED 12/8/2023 10:07:30 AM P:\ADRs\2023\23-062 Trailhead Vista - Newark\cogn\Site Compliance Plans\03-04\_Sight Distance Exhibit.dgn

# SIGHT DISTANCE EXHIBIT (PREFERRED LOCATION)



0

30

60

HORIZONTAL SCALE IN FEET

0

5

10

VERTICAL SCALE IN FEET

0

5

10

DRAWN

AM

CHECKED

BW

REVIEWED

BCK

ADR

ADRIAN ASSOCIATES, INC.

688 West Church Street - Newark, OH 43055 - (740) 345-1921

REVISIONS

A

-

A

-

A

-

SIGHT DISTANCE EXHIBIT  
(PREFERRED LOCATION)

TRAILHEAD VISTA  
CITY OF NEWARK

DEC. 8, 2023

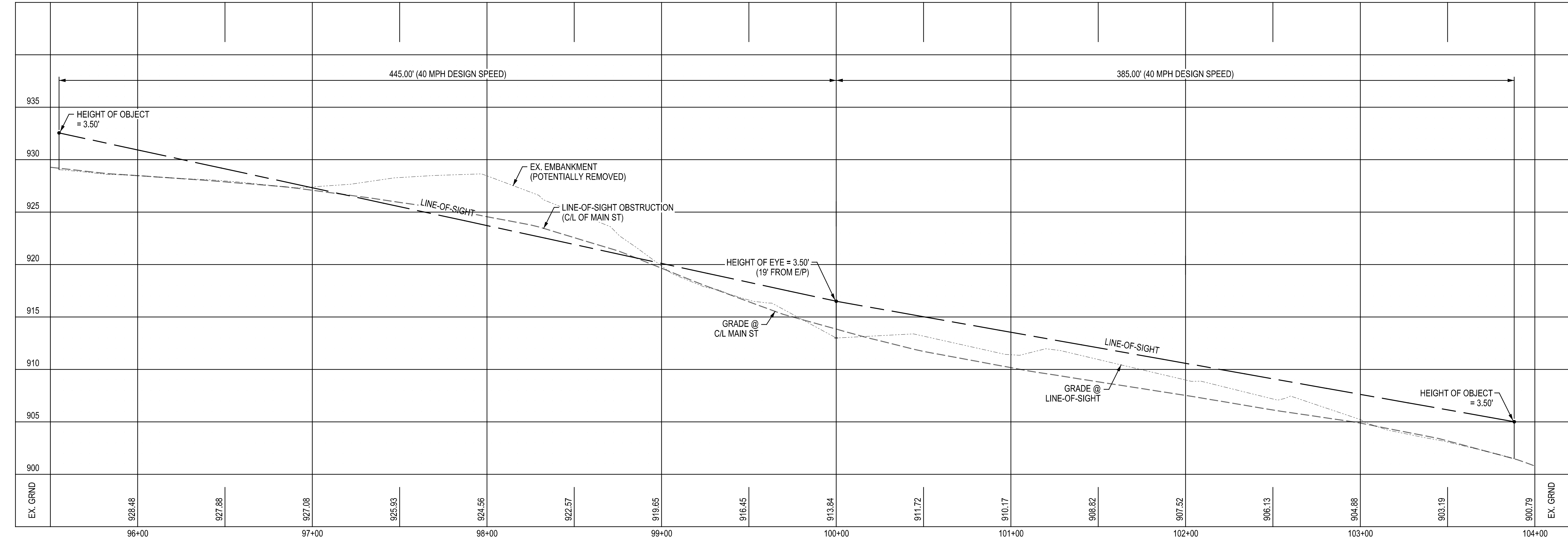
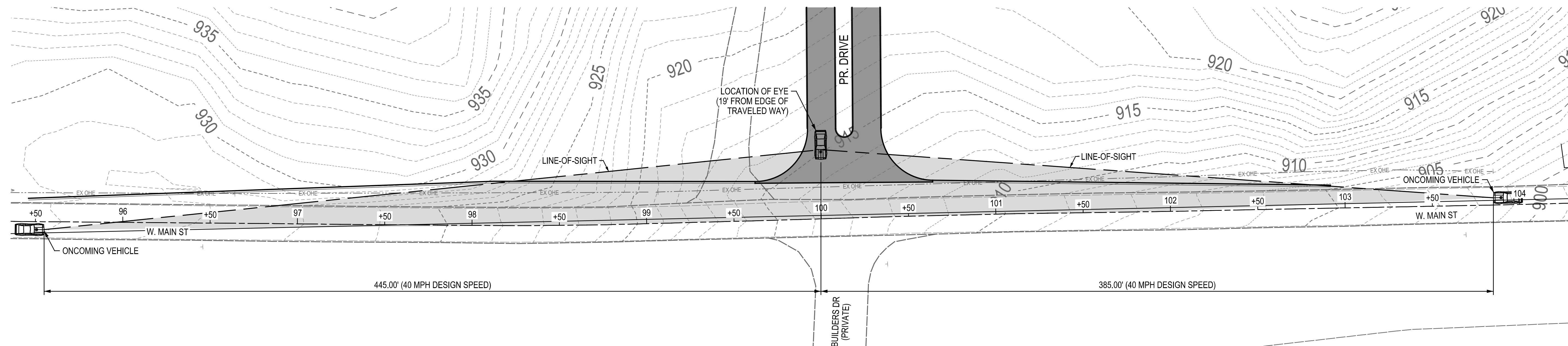
JOB #23-062

3

4

Recycled Paper

SIGHT DISTANCE EXHIBIT  
(ALTERNATIVE LOCATION)



ADP

88 West Church Street • Newark, OH 43055 • (740) 345-1821

REVISIONS

SIGHT DISTANCE EXHIBIT  
(ALTERNATIVE LOCATION)

TRAILHEAD VISTA  
CITY OF NEWARK

DEC. 8, 2023  
JOB #23-062

4

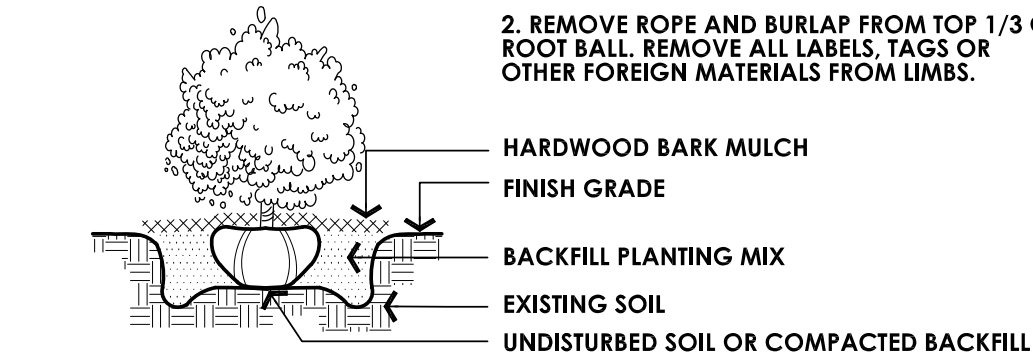
4

PRINTED 12/8/2023 10:01:30 AM P:\ADP\2023\23-062 Trailhead Vista - Newark\ dgn Site Compliance Plans\03-04\_Sight Distance Exhibit.dgn

0 30 60  
HORIZONTAL SCALE IN FEET

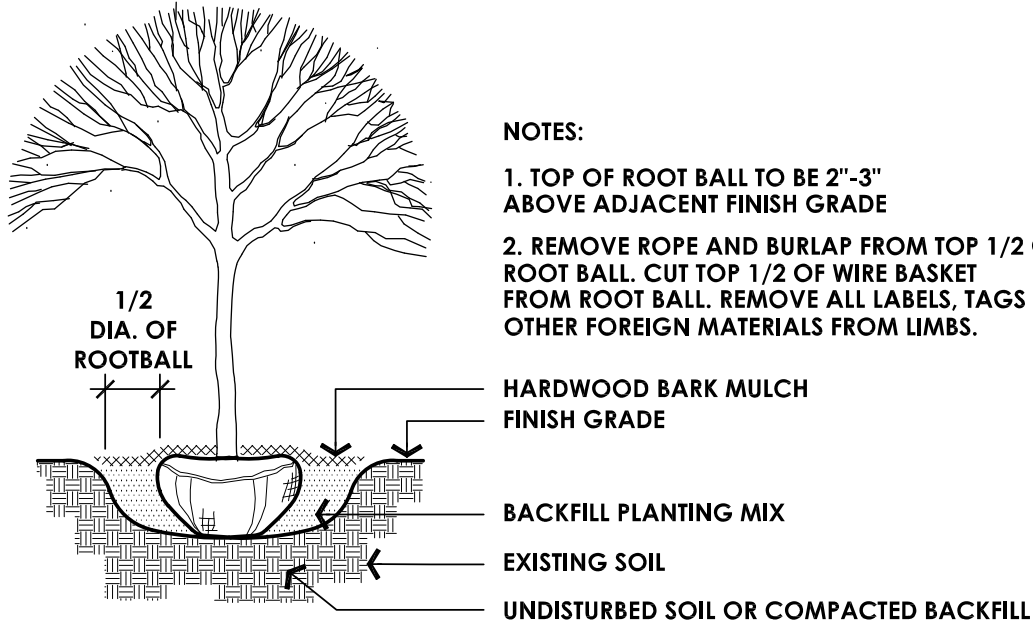
0 5 10  
VERTICAL SCALE IN FEET

Recycled Paper



## 1 SHRUB PLANTING DETAIL

NTS



## 2 DECIDUOUS TREE PLANTING DETAIL

NTS

PLANT MATERIALS LIST CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

| QTY                              | ABR | BOTANICAL NAME                  | COMMON NAME               | SIZE      | ROOT  | REMARKS                               |
|----------------------------------|-----|---------------------------------|---------------------------|-----------|-------|---------------------------------------|
| SHADE TREES                      |     |                                 |                           |           |       |                                       |
| 18                               | ARO | Acer Rubrium 'October Glory'    | OCTOBER GLORY RED MAPLE   | 2.5" Cal. | B&B   |                                       |
| 5                                | NS  | Nyssa sylvatica                 | BLACK TUPELO              | 2.5" Cal. | B&B   |                                       |
| 4                                | TC  | Tilia cordata 'Greenspire'      | GREENSPIRE LINDEN         | 2.5" Cal. | B&B   |                                       |
| 17                               | UH  | Ulmus 'Homestead'               | HOMESTEAD ELM             | 2.5" Cal. | B&B   |                                       |
| 5                                | QB  | Quercus bicolor                 | SWAMP WHITE OAK           | 2.5" Cal. | B&B   |                                       |
| 26                               | ZSG | Zelkova Serrata 'Green Vase'    | GREEN VASE ZELKOVA        | 2.5" Cal. | B&B   |                                       |
| SHRUBS                           |     |                                 |                           |           |       |                                       |
| 6                                | IHG | Itea virginica 'Henry's Garnet' | HENRY'S GARNET SWEETSPIRE | 18" Hgt.  | Cont. |                                       |
| 298                              | JCS | Juniperus chinensis 'Sea Green' | SEA GREEN JUNIPER         | 24" Hgt.  | B&B   | MAINT. @ 4' MIN HGT. SPACED @ 4' O.C. |
| PERENNIALS/ GRASSES/ GROUNDCOVER |     |                                 |                           |           |       |                                       |
| 12                               | HHR | Hemerocallis 'Happy Returns'    | HAPPY RETURNS DAYLILY     | 1 Gal.    | Cont. |                                       |

### CONSTRUCTION NOTES:

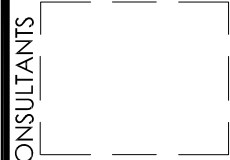
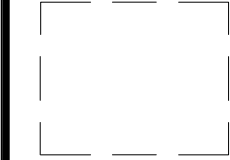
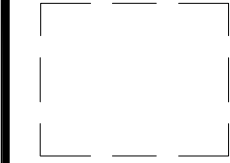
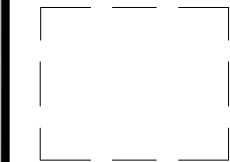
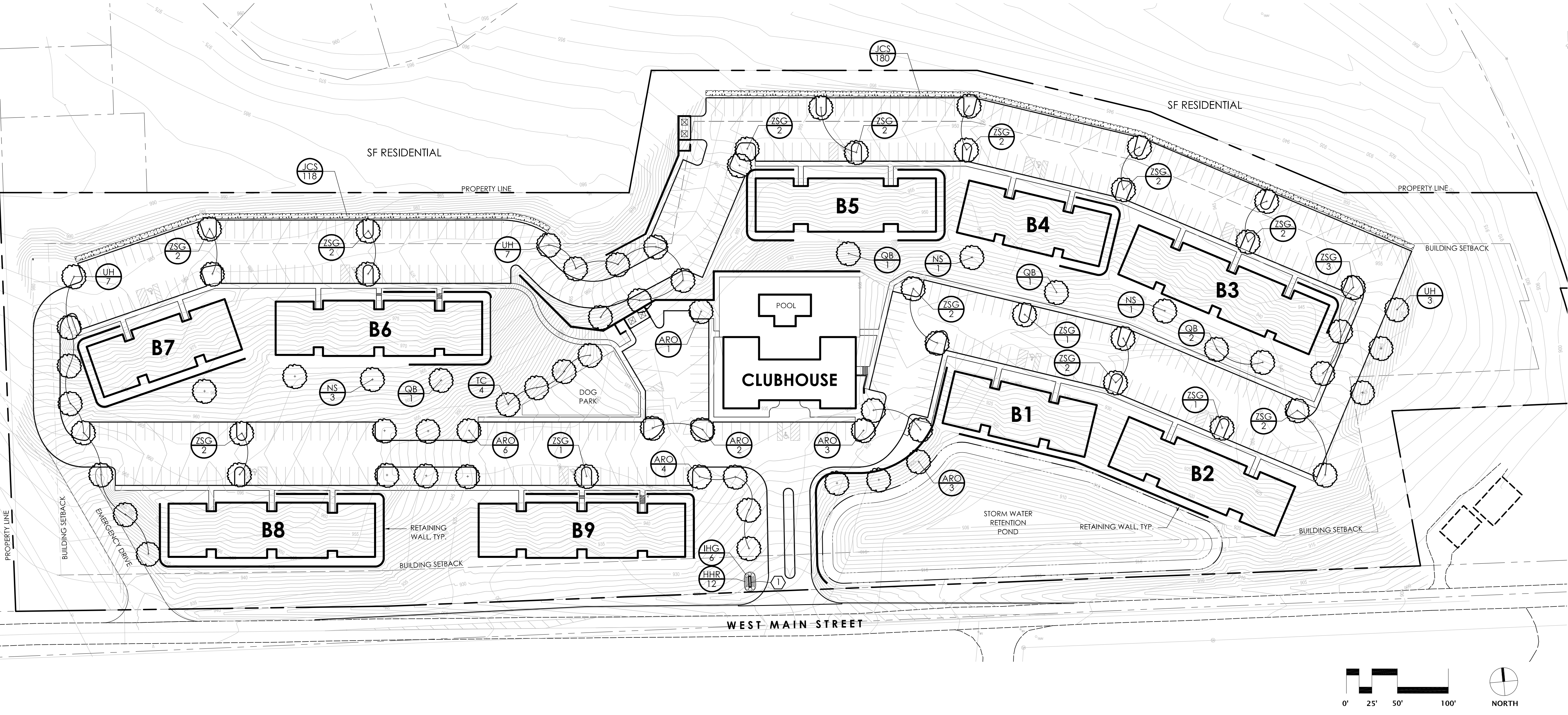
- MONUMENT SIGN - LOCATION SHOWN IS APPROXIMATE. SIGN TO MEET ZONING REQUIREMENTS. DETAILS TBD AND WILL BE PROVIDED UPON FINAL ENGINEERING.

### GENERAL LANDSCAPE NOTES:

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- ABOVE GROUND UTILITIES SHALL BE SCREENED WITH EVERGREEN PLANTING AND BE PROVIDED UPON FINAL ENGINEERING.

### LANDSCAPE CODE SUMMARY

| CODE SECTION                                                                         | REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                 | PROVIDED                                                                         |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--|----------------------------|--------------|-------------------|--|---|-------|-------|---|------------------|---------|----------|-------------------------------------------|--------|--|--|---------------------|------------------------------------|
| 125.3 - Development and Maintenance of Parking Areas<br>1. Screening and Landscaping | ...screening shall be between 4 and 6 feet in height and shall be maintained in good condition. Landscaping provided in lieu of such screening shall consist of a strip of land not less than 15 feet in width planted with an evergreen hedge, or planting of evergreen shrubs not less than 4 feet in height, providing a continuous 75% opaque buffer.                                                                                | 4' hgt. evergreen hedge provided along north facing parking as indicated on plan |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| 130.6.6 - Multi-Family and Green Space Requirements                                  | <table><tr><th colspan="2">Square Foot of Green Space</th><th>Count - based on 308 units</th></tr><tr><th>Unit numbers</th><th>Sf of Green Space</th><th></th></tr><tr><td>3</td><td>4,500</td><td>4,500</td></tr><tr><td>4</td><td>add 500 per unit</td><td>152,500</td></tr><tr><td>beyond 4</td><td>add 500 per (4) units or fraction thereof</td><td>38,000</td></tr><tr><td></td><td></td><td>195,000 sf required</td></tr></table> | Square Foot of Green Space                                                       |  | Count - based on 308 units | Unit numbers | Sf of Green Space |  | 3 | 4,500 | 4,500 | 4 | add 500 per unit | 152,500 | beyond 4 | add 500 per (4) units or fraction thereof | 38,000 |  |  | 195,000 sf required | 320,334 sf of green space provided |
| Square Foot of Green Space                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                          | Count - based on 308 units                                                       |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| Unit numbers                                                                         | Sf of Green Space                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                  |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| 3                                                                                    | 4,500                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4,500                                                                            |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| 4                                                                                    | add 500 per unit                                                                                                                                                                                                                                                                                                                                                                                                                         | 152,500                                                                          |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| beyond 4                                                                             | add 500 per (4) units or fraction thereof                                                                                                                                                                                                                                                                                                                                                                                                | 38,000                                                                           |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                          | 195,000 sf required                                                              |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| 130.6.6 - Multi-Family and Green Space Requirements                                  | <table><tr><th colspan="2">Number of Trees</th><th>Count - based on 308 units</th></tr><tr><th>Unit numbers</th><th>Number of Trees</th><th></th></tr><tr><td>3</td><td>5</td><td>1</td></tr><tr><td>4</td><td>add 1 per unit</td><td>1</td></tr><tr><td>beyond 4</td><td>add 1 per (4) units or fraction thereof</td><td>76</td></tr><tr><td></td><td></td><td>78 trees required</td></tr></table>                                      | Number of Trees                                                                  |  | Count - based on 308 units | Unit numbers | Number of Trees   |  | 3 | 5     | 1     | 4 | add 1 per unit   | 1       | beyond 4 | add 1 per (4) units or fraction thereof   | 76     |  |  | 78 trees required   | 79 trees provided                  |
| Number of Trees                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                          | Count - based on 308 units                                                       |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| Unit numbers                                                                         | Number of Trees                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                  |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| 3                                                                                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1                                                                                |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| 4                                                                                    | add 1 per unit                                                                                                                                                                                                                                                                                                                                                                                                                           | 1                                                                                |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
| beyond 4                                                                             | add 1 per (4) units or fraction thereof                                                                                                                                                                                                                                                                                                                                                                                                  | 76                                                                               |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |
|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                          | 78 trees required                                                                |  |                            |              |                   |  |   |       |       |   |                  |         |          |                                           |        |  |  |                     |                                    |



## TRAILHEAD VISTA

NEWARK, OH

Vista Residential Partners

2964 Peachtree Road  
Atlanta, GA 30305

### PROJECT NO.

Date: 12/05/23

Issued for: City Review

### REVISIONS

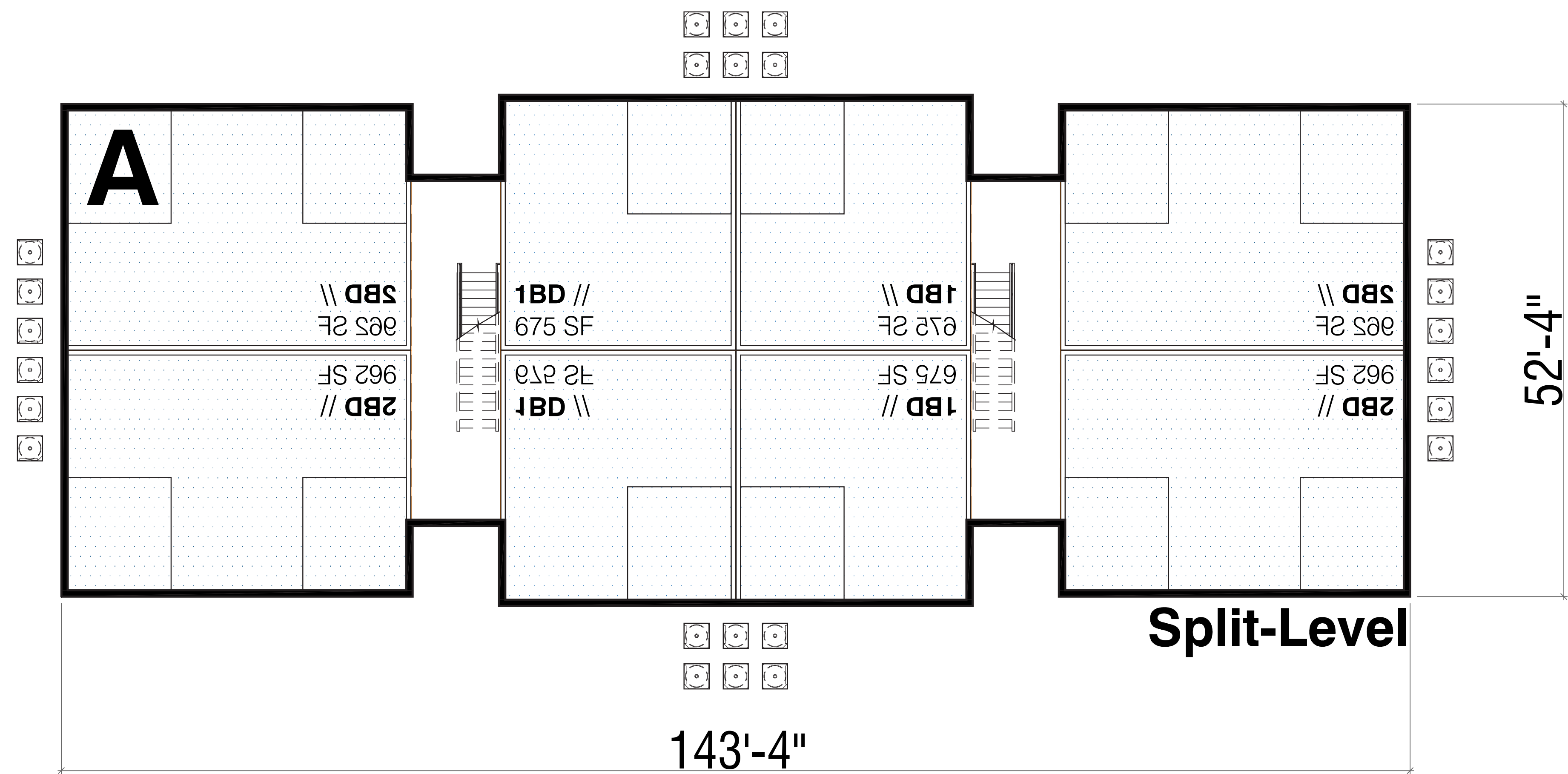


## LANDSCAPE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Number  
L1.01

Building Type A // 7,300 SF  
# Buildings // 03  
# Levels // 03 / 04 Split  
Units / BLDG // 28







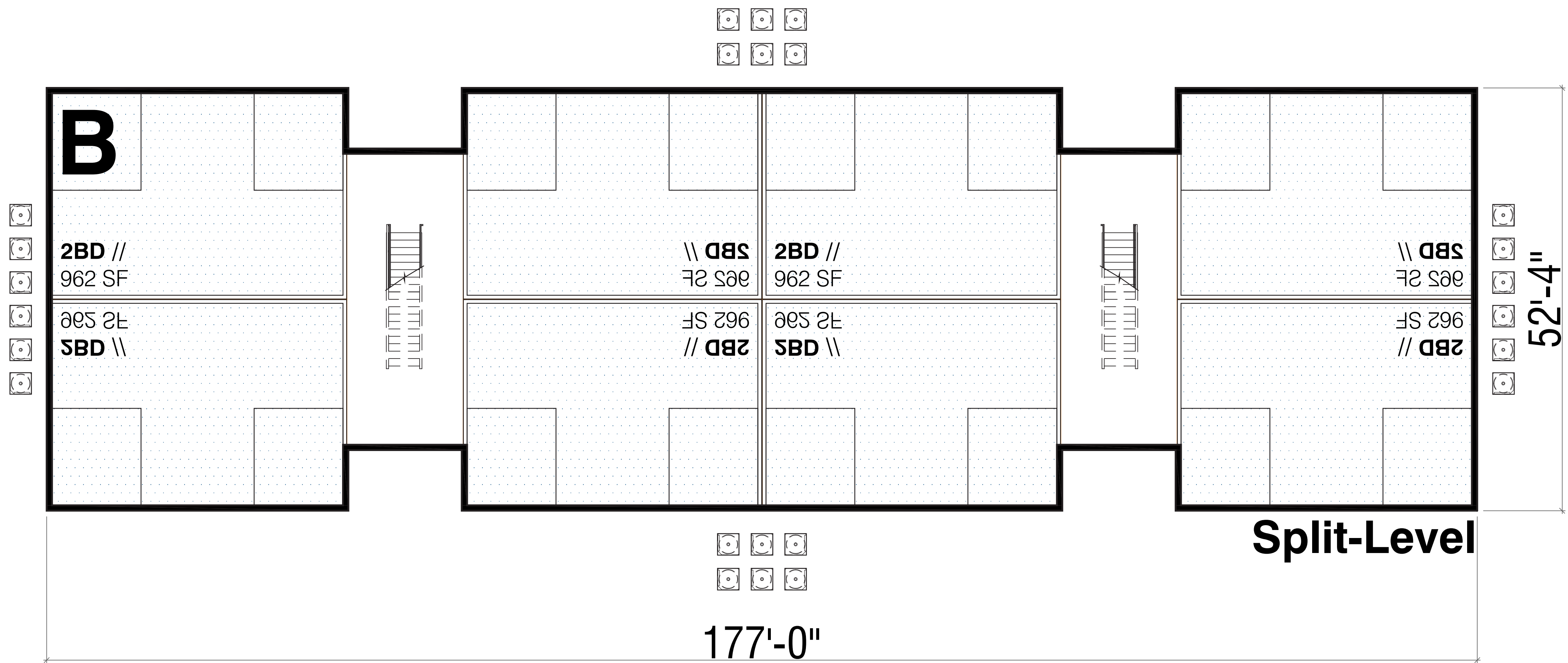


|           |         |
|-----------|---------|
| T.O. ROOF | 144'-4" |
| EAVE      | 130'-6" |
| LEVEL 03  | 122'-0" |
| LEVEL 02  | 111'-0" |
| LEVEL 01  | 100'-0" |
| LEVEL 00  | 87'-0"  |



|           |         |
|-----------|---------|
| T.O. ROOF | 144'-4" |
| EAVE      | 130'-6" |
| LEVEL 03  | 122'-0" |
| LEVEL 02  | 111'-0" |
| LEVEL 01  | 100'-0" |
| LEVEL 00  | 87'-0"  |

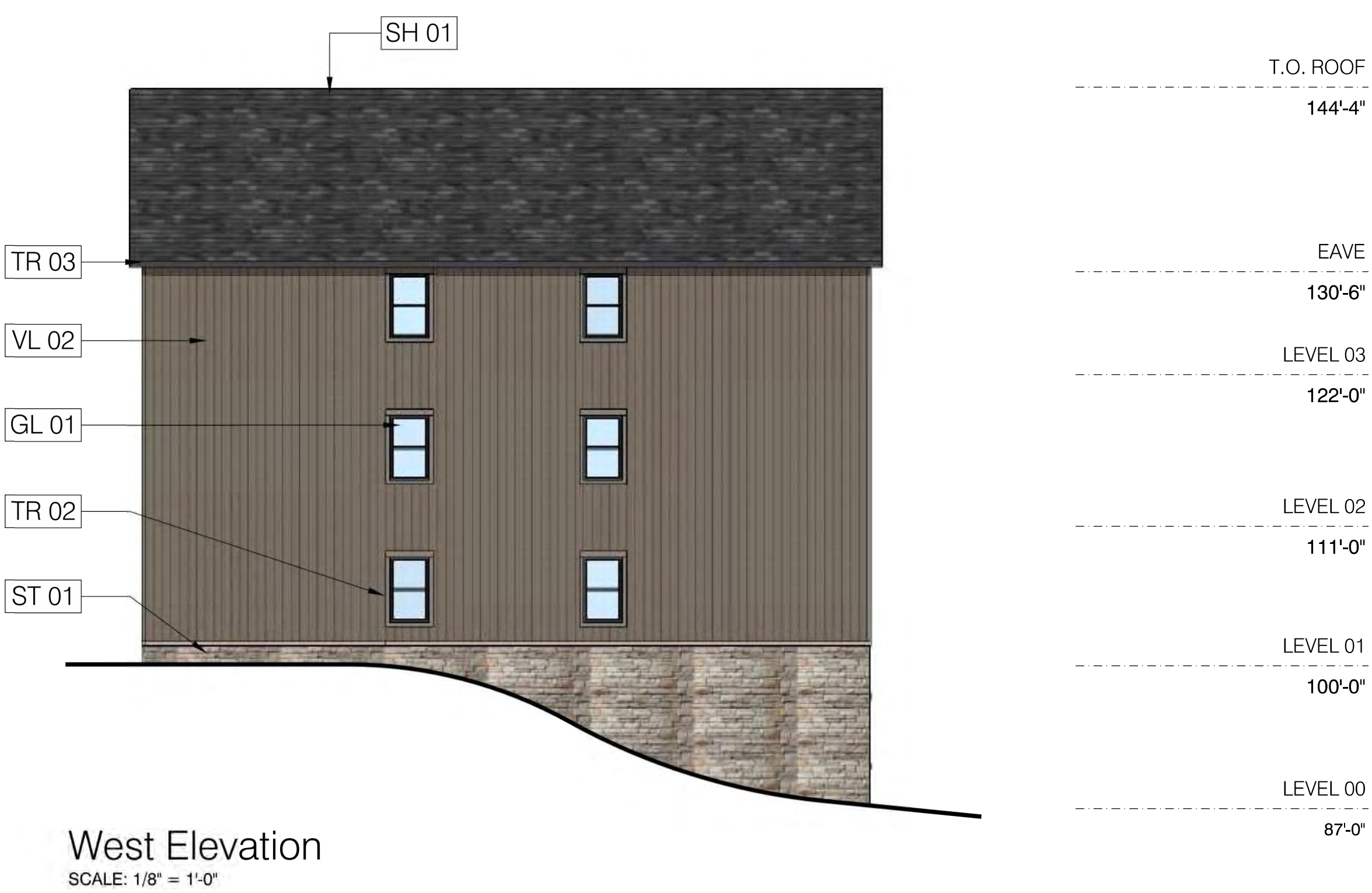
Building Type B // 8,850 SF  
# Buildings // 02  
# Levels // 03 / 04 Split  
Units / BLDG // 28



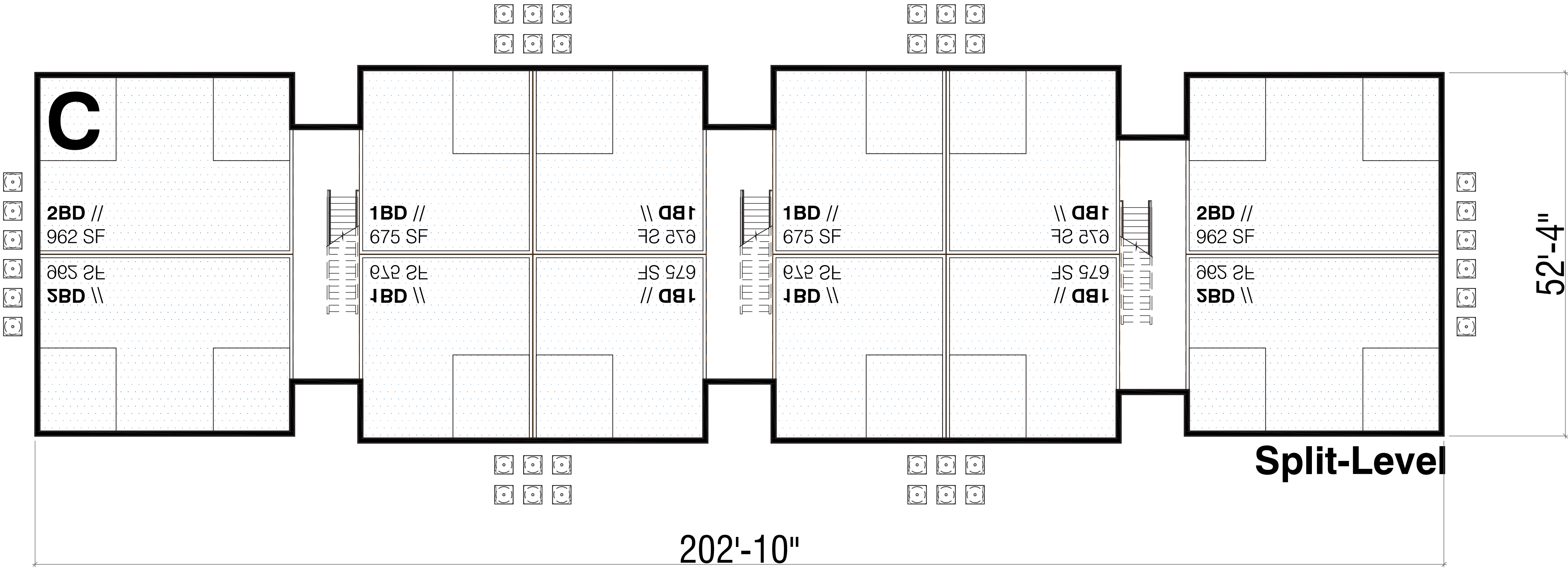








Building Type C // 10,400 SF  
# Buildings // 04  
# Levels // 03 / 04 Split  
Units / BLDG // 42













**ST 01**

|          |           |
|----------|-----------|
| MATERIAL | STONE     |
| PRODUCT  | PROVIA    |
| COLOR    | OTTAWA    |
| INSTALL  | DRY STACK |



**SH 01**

|          |                 |
|----------|-----------------|
| MATERIAL | ASPHALT SHINGLE |
| PRODUCT  | -               |
| COLOR    | DARK            |
| INSTALL  | -               |



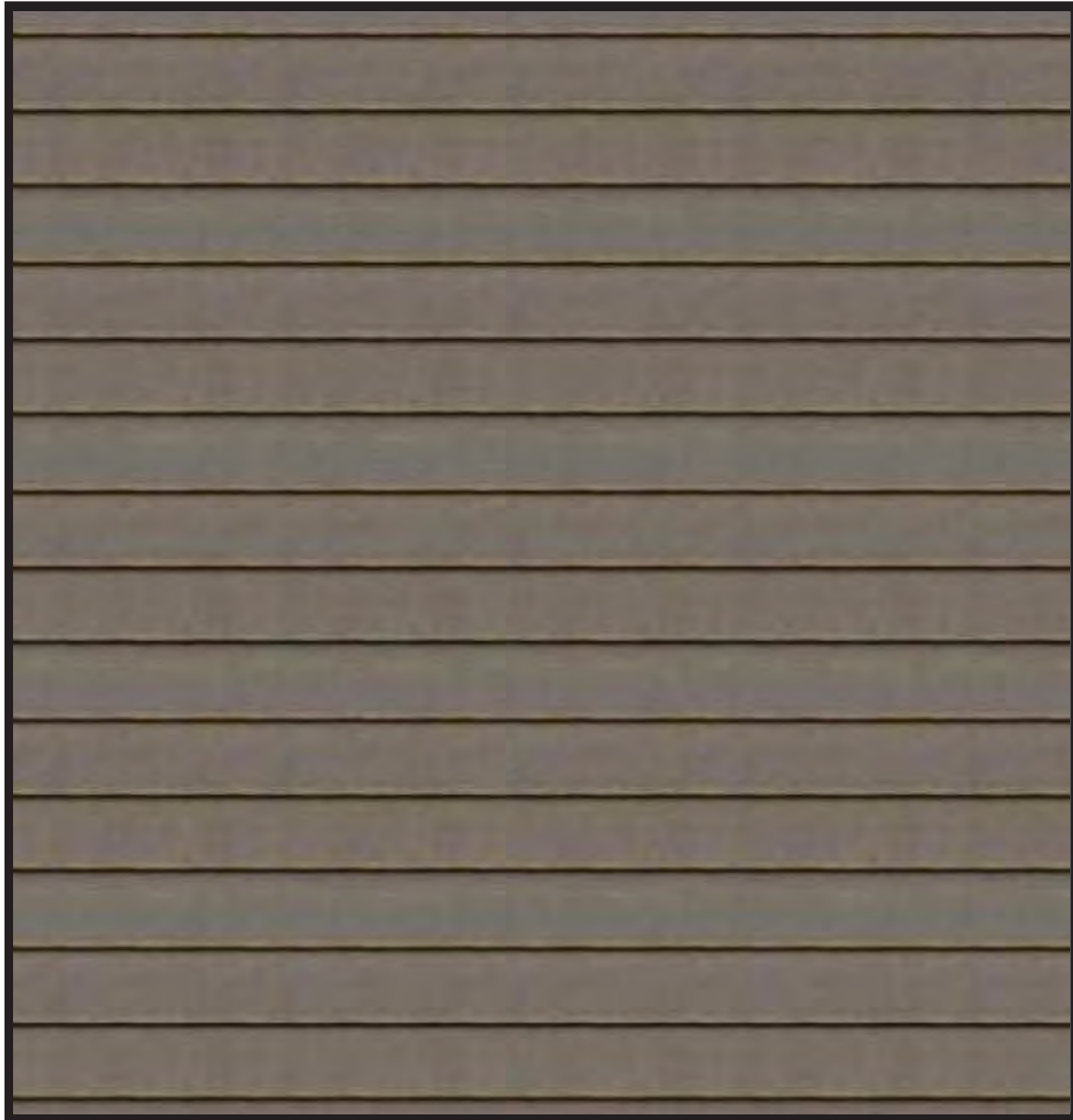
**VL 01**

|          |                |
|----------|----------------|
| MATERIAL | VINYL          |
| PRODUCT  | -              |
| COLOR    | LIGHT BROWN    |
| INSTALL  | HORIZONTAL LAP |



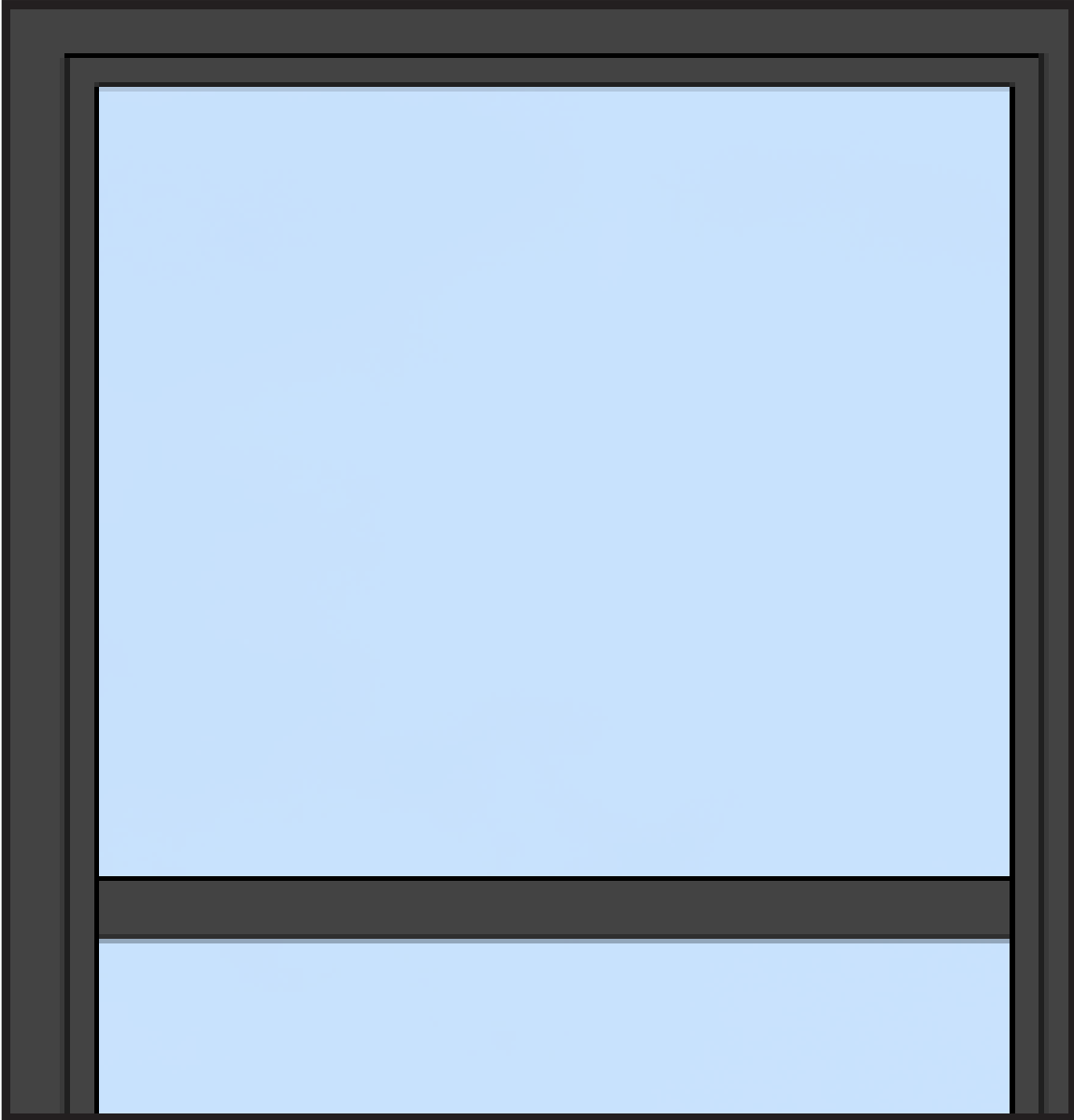
**VL 02**

|          |                |
|----------|----------------|
| MATERIAL | VINYL          |
| PRODUCT  | -              |
| COLOR    | DARK BROWN     |
| INSTALL  | BOARD & BATTEN |



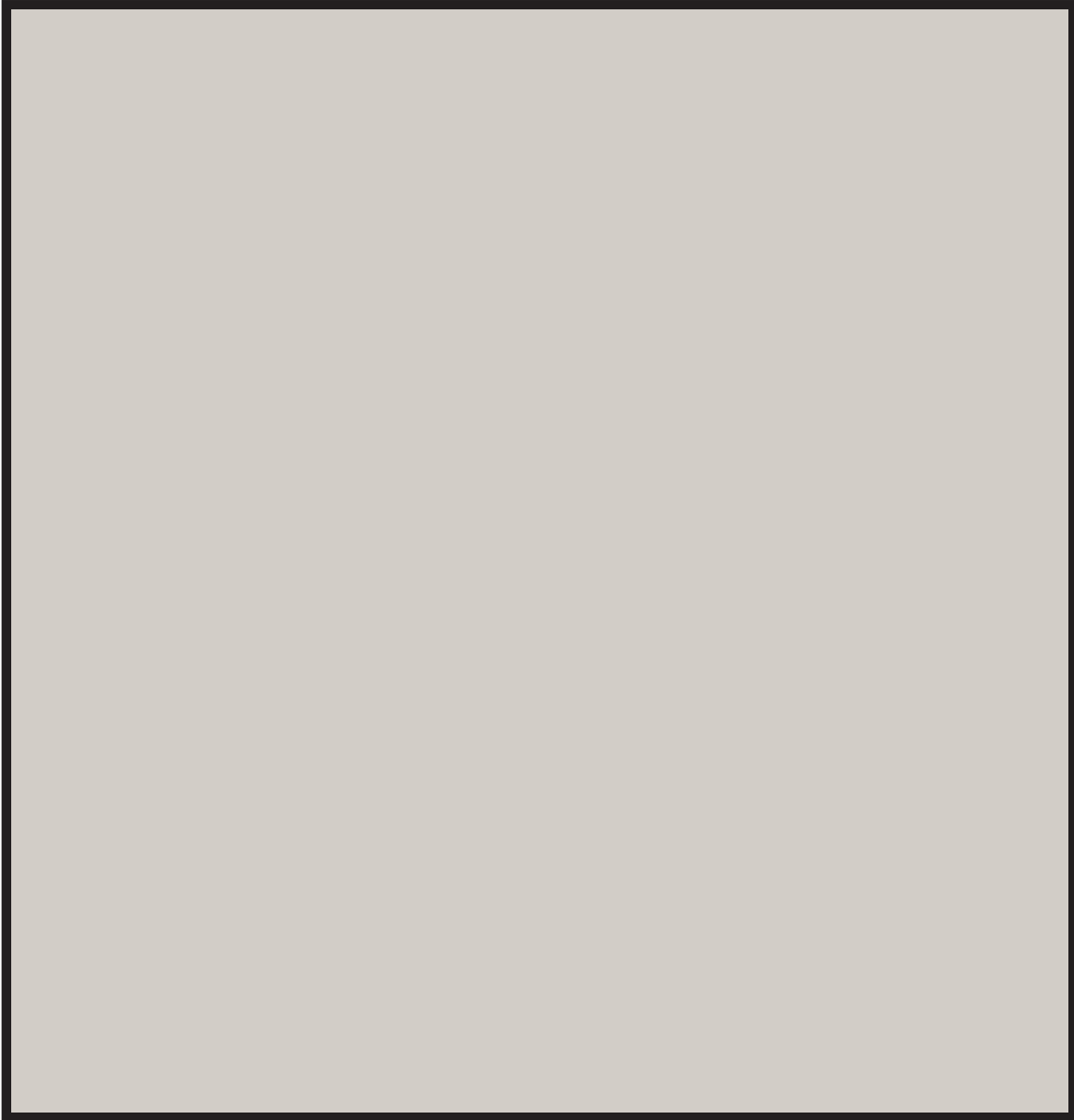
**VL 03**

|          |                |
|----------|----------------|
| MATERIAL | VINYL          |
| PRODUCT  | -              |
| COLOR    | DARK BROWN     |
| INSTALL  | HORIZONTAL LAP |



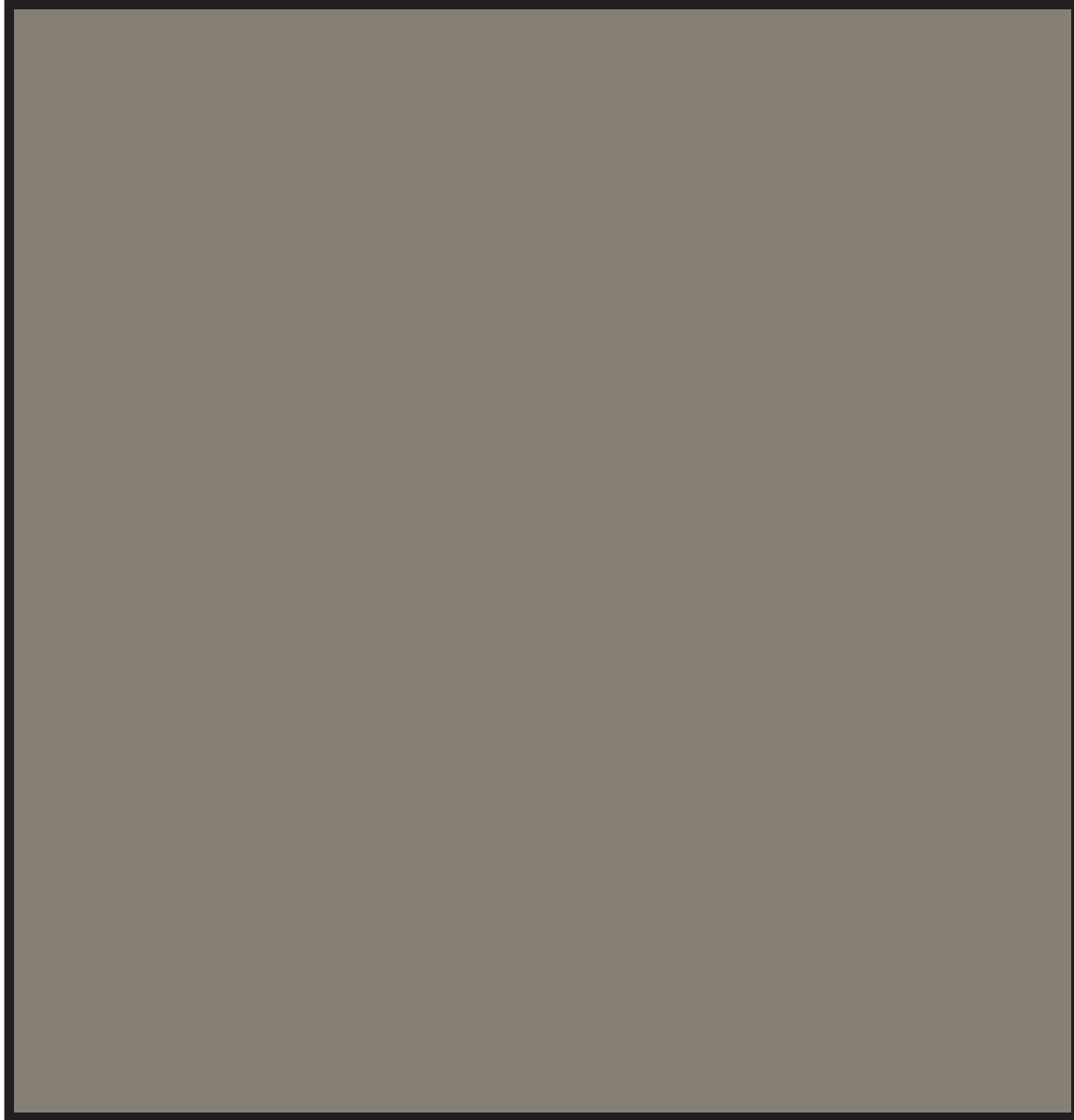
**GL 01**

|          |                        |
|----------|------------------------|
| MATERIAL | VINYL                  |
| PRODUCT  | -                      |
| COLOR    | DARK                   |
| INSTALL  | SINGLE-HUNG (OPERABLE) |



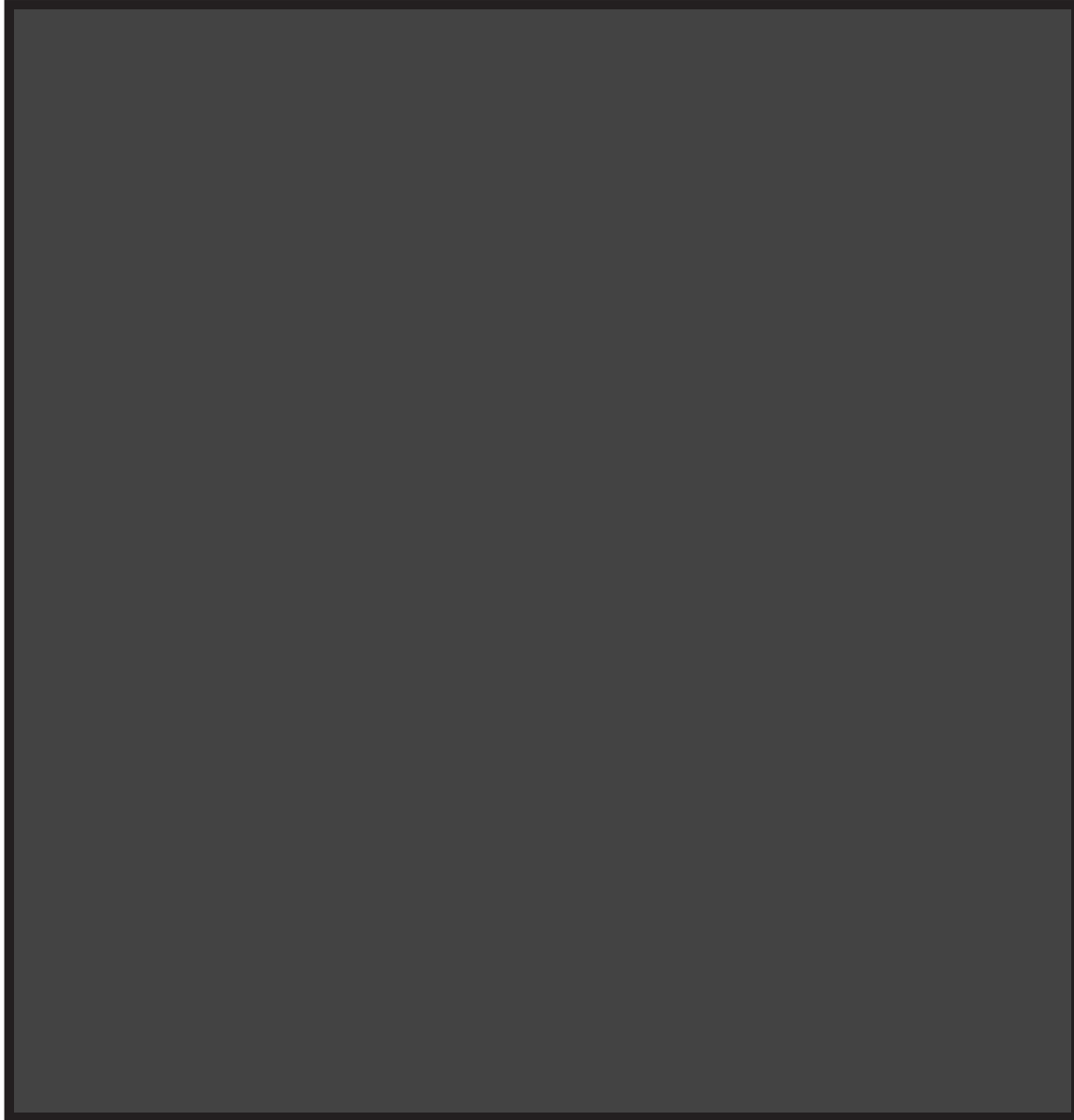
**TR 01**

|          |             |
|----------|-------------|
| MATERIAL | VINYL       |
| PRODUCT  | -           |
| COLOR    | LIGHT BROWN |
| INSTALL  | TRIM        |



**TR 02**

|          |            |
|----------|------------|
| MATERIAL | VINYL      |
| PRODUCT  | -          |
| COLOR    | DARK BROWN |
| INSTALL  | TRIM       |



**TR 03**

|          |           |
|----------|-----------|
| MATERIAL | VINYL     |
| PRODUCT  | -         |
| COLOR    | DARK      |
| INSTALL  | ROOF TRIM |