PLANNING COMMISSION MEETING TUESDAY, JUNE 10, 2025 6:00 P.M. COUNCIL CHAMBERS 40 W MAIN ST, NEWARK, OH 43055

#### **AGENDA**

- 1. CALL TO ORDER
- 2. APPROVAL OF MINUTES FOR THE MAY 13, 2025 PLANNING COMMISSION MEETING

#### **PUBLIC HEARING**

3. ZONING CHANGE FOR 170 OBANNON AVE., NEWARK OHIO

Application Number: PC-25-21

Owner: Connie and Steve Westbrook

Applicant: Kyle Michalek

Current Zoning: LC – Limited Commercial Proposed Zoning: LI – Limited Industrial

#### **OLD BUSINESS**

4. PC-23-03 Right-of-Way Dedication for South 11th Street at West Main Street

Owner: Windsor Landing LLC

71 Seldom Seen Road Powell , OH 43065

joe.circle@thewindsorcompanies.com

This plat was previously approved by Planning Commission in January 2023, and subsequently the project was delayed. Currently the project is now moving forward, so we will move forward with dedication by City Council.

5. Construction Plan Submittal for PC-25-20 - Planters Ridge Subdivision, Phase 4

Owner: Stone Works Partners, LLC

1239 Cherry Valley Road SE

Newark, OH 43055

Eriech Horvath – <a href="mailto:ehorvath@stoneworksllc.com">ehorvath@stoneworksllc.com</a>

Engineer: Verdantas

1555 West Main St Newark, OH 43055

Amanda Spencer – <u>aspencer@verdantas.com</u>

Joe Wolfe – <u>jwolfe@verdantas.com</u>

The Preliminary Plat for this subdivision was approved in 2004, and after changes in ownership of the undeveloped land, the construction plan submittal generally conforms with the previous plat. The current submittal actually has 3 fewer lots than the Preliminary Plat showed. We are currently reviewing the construction plans for compliance, but bringing this to PC as public information at this point.

#### **NEW BUSINESS**

6. Site Plan Review for PC-25-24 – Site Plan Review for new storage unit building, West Main Warehouses LLC, 105 Builders Drive

Owner / Applicant: West Main Warehouses LLC – Michael Correll

1851 Cherry Valley Road Newark, OH 43055 Sheric59@hotmail.com

7. PC-24-59 Right-of-Way Dedication for Waterworks Road at Mt. Vernon Road, 1110 Mt. Vernon Road

Owners: NDP-195 Union LLC, Patrick Sullivan

PO Box 4532

Newark, OH 43055

Sullivan@newarkcic.com

David & Lisa Rhodes Ltd. 723 Granville Road Newark, OH 43055 Rhoder1@yahoo.com

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 8, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, JUNE 16, 2025, 4:30 P.M.

BY: ORDINANCE NO. 25-17

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 170 OBANNON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-198390-00.000 AND PARCEL TAX ID#054-198396-00.000, FROM THAT OF LC LIMITED COMMERCIAL ZONING DISTRICT TO LI LIMITED INDUSTRIAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from LC LIMITED COMMERCIAL ZONING DISTRICT TO LI LIMITED INDUSTRIAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

#### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

<b>Section 4:</b> This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.
Passed this day of, 20
PRESIDENT OF COUNCIL
ATTEST:Clerk of Council
DATE FILED WITH MAYOR:
DATE APPROVED BY MAYOR:
MAYOR
FORM APPROVED:
DESCRIPTION APPROVED:Brian Morehead, Engineer
Prepared by the Office of the Director of Law

DESCRIPTION APPROVED WILLIAM C LOZIER LICKING COUNTY ENGINEER APPROVED BY 7-14-15



Fiduciary Deed



Pgs: 1 \$28.00 T20 07/14/2015 4:20PM BXMG Bryan A. Long Licking County Recorder

Know all Men by these Presents

That Connie K. Westbrook, fka Connie K. Richard, Executor of the Estate of Donna M. Stack, Deceased, for valuable consideration received, grants with fiduciary covenants to Connie K. Westbrook, whose tax mailing address is 5670 Linnville Road SE, Newark, Ohio 43056, the following described real estate:

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

Being Lot Numbers Four (4) and Five (5) in Bellevista Annex, to the City of Newark, Ohio, a subdivision of land in Licking County, Ohio, according to a Plat of the same recorded in Vol. 3, pages 277 and 278 of the Plat Records in the Recorder's Office, Licking County, Ohio. \*\*\*SEE BELOW\*\*\*

Except for real estate taxes and special assessments, if any, which shall be prorated to the date of the delivery of the deed after which the Grantor assumes and agrees to pay.

Subject to all legal highways, all limitations of access to public roads or highways, leases and rights of way, zoning regulations, easements of record and restrictive covenants.

Property Address: Permanent Parcel Nos.:

170 O'Bannon Avenue, Newark, Ohio 43055 054-198390-00.000 and 054-198396-00.000

Prior Reference:

Reference: Volume 387, Page 971, Official Record, Licking County, Ohio
ESTATE OF DONNA MAE STACK AKA DONNA M STACK 2006-0389

day of October, 2014.

Connie K. Westbrook, fka Connie K. Richard, Executor of the Estate of Donna Mae Stack, Deceased

STATE OF OHIO COUNTY OF LICKING, ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Connie K. Westbrook, fka Connie K. Richard, Executor of the Estate of Donna M. Stack, Deceased, personally known by me to be the person executing the foregoing instrument who acknowledged the signing of the same to be her free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Newark, Licking County, Ohio, this 7th day of October, 2014.

Notary Public

James R. Cooper, Attorney At Law NOTARY PUBLIC - STATE OF OHIO My commission has no expiration date Sec. 147.03 R.C.

THIS INSTRUMENT TREPARED BY: MORROW, GORDON & BYRD, Ltd., Attorneys at Law, 33 West Main Street, P.O. Box 4190, Newark Ohio 43058-4190, (740) 345-9611

\*\*\*ALSO ANY AND ALL RIGHT, TITLE AND INTEREST IN THE VACATED ALLEY PER ORDINANCE 47-10] LYING EAST OF THE CAPTION REAL ESTATE.





Engineering Mewark,



Planning Commission c/o Engineering Dept. 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

#### **CITY OF NEWARK, OHIO | PLANNING COMMISSION**

Rev 8/13	
☑ District Change	☐ District Establishment (Newly Annexed)
Ou	oner
Property Owner: CONNIE K. WESTBROOK AND	STEVE WESTBROOK Telephone: 740-258-0633
Address: 5670 LINNVILLE RI) SE	E-mail:
City: NEWARK State: OH	Zip: <i>H</i> 3056 Fax:
I would prefer to have agendas mailed rather than e-mailed	
	epresentative
Representative: KYLE MICHALEK  Address: 160 0'BANNON AVE	Same as above ☐ Telephone: 330 -936 -1101
Address: 160 0'BANNON AVE	E-mail: KMILHALEK DMILHALEK MANDERGURING. COM
City: NEWARK State: OH	Zip: 43055 Fax:
I would prefer to have agendas mailed rather than e-mailed	
Property	Location
Street Address: 170 OBANNON AVIE	
Parcel Tax ID #: 054-198390-00,000	Number of Acres: 0.12 % 0.12
Lot Number: (if applicable) <i>与 さ</i> り	Property Platted? Yes ☒ No □
District Cli	assification (Zoning Code 08-33, see www.newarkohio.net)
Present Zoning District:	Proposed Zoning District:
☐ AD Agricultural ☐ CD Conservation ☐ CSI Church School Institutional ☐ DC Downtown ☐ GB General Business	□ AD Agricultural     □ CD Conservation     □ CSI Church School Institutional     □ DC Downtown     □ GB General Business
<ul> <li>☐ GC General Commercial</li> <li>☐ GI General Industrial</li> <li>☐ GO General Office</li> <li>☐ HB High Intensity Business</li> </ul>	<ul> <li>☐ GC General Commercial</li> <li>☐ GI General Industrial</li> <li>☐ GO General Office</li> <li>☐ HB High Intensity Business</li> </ul>
<ul> <li>□ LB Limited Intensity Business</li> <li>☑ LC Limited Commercial</li> <li>□ LI Limited Industrial</li> <li>□ LO Limited Office</li> <li>□ MB Medium Intensity Business</li> <li>□ MFC Multi-Family Condo</li> <li>□ MFH Multi-Family High Rise</li> <li>□ MFR Multi-Family Residence</li> <li>□ Overlay Historic</li> <li>□ Planned Unit Development</li> <li>□ RMH Single-Family Residence Manufactured Home</li> <li>□ Single-Family Residence (Circle one)</li> <li>□ RS-Suburban RL-Low Density RM-Medium Density RH-High Density</li> <li>□ RZL Single-Family Residence Zero Lot Line</li> <li>□ SFC Single-Family Residence</li> </ul>	<ul> <li>□ LB Limited Intensity Business</li> <li>□ LC Limited Commercial</li> <li>☑ LI Limited Industrial</li> <li>□ LO Limited Office</li> <li>□ MB Medium Intensity Business</li> <li>□ MFC Multi-Family Condo</li> <li>□ MFH Multi-Family High Rise</li> <li>□ MFR Multi-Family Residence</li> <li>□ Overlay Historic</li> <li>□ Planned Unit Development</li> <li>□ RMH Single-Family Residence Manufactured Home</li> <li>□ Single-Family Residence (Circle one)</li> <li>□ RS-Suburban RL-Low Density RM-Medium Density RH-High Density</li> <li>□ RZL Single-Family Residence Zero Lot Line</li> <li>□ SFC Single-Family Residence</li> <li>□ TFR Two-Family Residence</li> </ul>

Zoning File#

PC-25-2\

Property Use
Present Use: Proposed Use:
- UNOCCUPIED HOME. MANUFACTURING FACILITY EXPANSION
Additional Comments
Reason For Request: WANT TO PURLHAGE PROPERTY NEXT DOOR TO EXPAND MY BUSINESS.
Required Documentation and Process Overview
Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on
his/her behalf.  Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned  Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
Obtain a 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 during the Engineering Review.
Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels  Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
Call the Newark City Engineering Department to schedule an Engineering Review Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.  Submit Application and required documentation  Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
Attend the Planning Commission Meetings and Council Meetings  Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' 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 CANNUL & Sept 1000 Date: 12/10/26 AMPRILL NO.
Sworn and subscribed before me this day of December ,20 24 = 3
My Commission Expires: 1 0 22 , 2029 Notary Public Notary
Engineering/Zoning Authorization – Office Use Only
Approved ☑ Denied ☐ Approved with Conditions ☐
Engineering Signature: Date: 4/30/2025
Comments/Conditions: Description Approved For Denvic Publishes
Planning Commission Recommendation to Council — Office Use Only  Approved □ Denied □ Approved with Conditions □
Planning Director Signature:
Conditions:
After Planning Commission Recommendation:  Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.  Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

Michael L. Smith, Auditor Roy Van Atta, Treasurer

BOR Card CAUV Documents Land Map Parcel Pictometry Sketch Street View Structures Transfers Values

Help Login

<u>~</u>

Transfer Date: 07/14/2015 Amount: \$17,500 Acres: 0.12 LOT 4 BELLEVISTA ANNEX Search WESTBROOK CONNIE K FIND YOUR PARCEL 170 OBANNON AVE NEWARK, OH 43055 Conveyance: 1903 On Contract: No Bankruptcy: No Tax Lien: No Foreclosure: No Homestead: No Owner Occ: No Land: \$10,600 Improv: \$0 Total: \$10,600 Valid Sale: No Other O ⊠ axes © © GIS Homestead . UNITICED AVE Downloads Forms BOR CAUV Dog License P CONNE K 0.121 WESTBROOK CONNE K 0.121 O'BANNON AVE 138 CULLISON MARY E 0.36 MCKINLEY AVE

For questions or suggestions regarding OnTrac, contact the Licking County Auditor's Office by clicking here. By accessing or using this web site, you agree to be bound by these Terms and Conditions.

Using a low screen resolution? Try our Mobile Version.

Street Number Only April 17, 2025

Sales - 2025 Sales - 2024

0

Interstate/US/State Route e Owner Name & Acres Senterline Labels

County Road 1 Township Koad

Other Road Type

Interstates

Driveway

Municipal Corporations

LICKING COUNTY TAX MAP

Licking County Auditor GIS



NEWARK

0 25 50 100 150 200

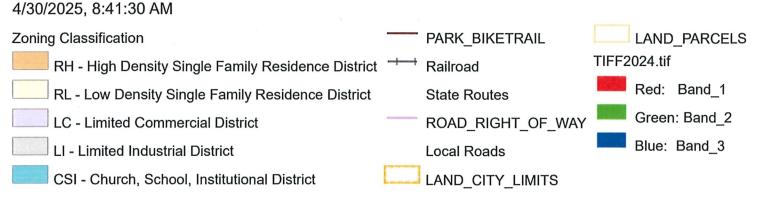
Feet

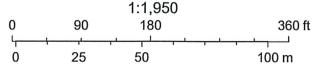
170 O'BANNON AVE MAY 19, 2025



## Proposed Zoning Change - 170 O'Bannon Ave







# DESCRIPTION

SOUTH ELEVENTH STREET & WEST MAIN STREET DEDICATION PLAT

IN THE CITY OF NEWARK, OHIO

Being situated in Let 7, 4th Charton, Township 2 North, Range 12 West, United States Milliary Lands, City of Newark, County of Lotting, State of 100, and being part of a 2.773-exer text as conveyed to Windoor Landing, LLC, an Oble Limited Libelity Company by dead of record in instrument 20248250014570 as recorded in the Libeling County Recorder's Office, and further described as follows:

Beginning at an iron pin found capped "Kordakhamath PS7802" at the intersection of the northarity right or way line of Jeffneson Street (60' wido) with the easterity right of way line of South 11th Street (65' wide), aid point size being the southwesterity comes of the grantor's property;

Thence along the exatinty right of way line of South 16th Street and the grantof a westerty line, North 16th Off West for a clientee of 42.23 of Section ang nall found at the intersection of the easterfy right of way line of South 16th Street with the acutherly right of way line of Swat Main Street (Width Yarde, said point also being the northwesterly come of the grantee property.

Thence along the southerly right of way line of West Main Street and the grantor's northerly line the following 2 (three) courses:

1) North 73\* 54' 26" East for a distance of 48.29 feet to a mag nall found;

2) North 75\* 18\* 01" East for a distance of 28.26 feet to a mag nail found;

3) North 76' 16' 26' East for a distance of 21.30 feet to an Iron pin found capped "MILLS 7789", asid points also being the ontolheadsomy control of the grantor's property and the northweaterly control of a 4.233-ero tracts a conveyed to A4 RACTIME BAND NEWARK1, LLC by deed of neodr in instrument 2621/695013685.

. 0.137 Acre Right of Way

28.05

West Main Street (Width Varies)

Thence leaving the southerty right of way line of Weat Main Streat and with the easterty line of the grantice property and the weethyly line of said of againties property and the weethyl line of said of the Caract South for 47% East for a distance of 5,625 feet to an iron pin set.

Thence across the grantor's property the following 6 (six) courses:

1) South 74" 03" 54" West for a distance of 10.00 feet to an Iron pin set;

2) Paraliol to and 10 feet southenty of the southenty right of way line of West Main Street, South 76\* 15' 28" West for a distance of 202.22 feet to an Iron pin set;

3) Parallel to and 10 feet southerly of the southerly right of way line of West Main Street, South 75\* 18' 01" West for a distance of 28.05 feet to an Iron pin set;

South 11th Street (45' Width)

) Paraliel to and 10 feet southerly of the southerly right of way line of West Main Street, South 73\* 54\* 28" West for a distance of 21.16 feet to an Iron pin set; 5) South 28\* 58\* 41" West for a distance of 28.32 feet to an Iron pin set; 6) Parallel to and 7 feet easterly of the easterly right of way line of South 11th Street, South 6° 0° 1° 1° East for a filteration of 330-17 feet to an intent place to the northerly right of way line of Jeffrest or Street (50° Width) and the granter's southerly line;

There with the northedy right of way line of Jefferaon Street and the grantier's southerly line, South 74' of 12' What for a district on 67'00 feet to the Tirop Polity of Beginning and containing 0.137 extra of which all 6.137 extra are within Auditor's Percei Namber 064-277812-00.003, subject however to all other legal fights of way, essenents and agreements of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed in 2021.

Iron pins set are 5/3"x30" rebar topped by a yellow plastic identification cap stamped "KORDA ENGINEERING".

The bearings are based on the northerly line of Jefferson Street being South 74\*01'58" West as thereneed to the Ohio State Plane Coordinate System, South Zone, NAD53, with 2011 NSTS Adjustment.

OWNER'S CONSENT AND OFFER OF DEDICATION

The undensigned, owner of the lands platted herein, being duly authorized in the symmless, does hence of the platter is cornectly present its Eventh Street Inservation Street & West Main Street hence of the platter is supplication of tits? Acres of land, more of teat, and does hereby except this platf of same and dedicates to public use as evalual of or part of south Eventh Street and West Main Street shown hereon and not here their and of the platter of south Eventh Street and West Main Street shown hereon and not hereby dedicated.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: Alexius Dorsey

PRINTED:

Authorized Agent Windsor Landing, LLC an Ohio Limited Liability Company

CERTIFICATE OF NOTARY PUBLIC

PRINTED:

Before me, a Notry Public in and for said County, personally spopsach Advisulto consy as anchorded agent of Windsor Lending, LLC, an Ohio Linited Liability Company, who can exhow deeped the signing of the fore-going insurament and that the same is his free set and can wait as the new act and deeped of Windsor Landing, LLC, an Ohio Linited Liability Company, for the purposes expressed Investig.

In witness whereof, I have hereunto set my hand and affixed my official seal

2025. Day of

NOTARY PUBLIC

Notory Public Stamp



MONUMENT LEGEND 5/8"x30" Iron pin set - 3/4" Iron pipe found o – Iron pin found A – Survey nall found Survey nail set

REGISTERED SURVEYOR NO.7803

CERTIFICATE OF SURVEYOR

15 418 N Location Map

(2)

Approved by the Planning Commission of the City of Newark, Ohio, (2)

Day of

SECRETARY CHAIRMAN

LOCATION

(2)

W Main St

The public right-of-way dedicated, hereon, is hereby accepted as such by the City of Newark, Ohio. Approved and accepted this By Ordinance No.

In witnesse, thereof, I hereunto set my hand and affixed my seal Day of

Street (50 Width)

Loo Pin Found Loop House

CLERK OF COUNCIL, CITY OF NEWARK

,City Engineer on 2025. Day of Approved by

day of Transferred this

AUDITOR, LICKING COUNTY, OHIO

, 2025. Filed for recording this Restrictions Fee

Restrictions recorded in Official Record Volume Day of Recorded this Plat Book

RECORDER, LICKING COUNTY, OHIO

2). The sources of data inferenced in the compilation of this plat and text herein are the records of the Licking County Recorder's URIOL, Licking County Audiors's Office, and the Licking County Engineer's Office, and include: County Engineer's Office, and include: County Deed Records, County Plat Records, and County Tax Maps. Iron pins set are 6/8"x30" rebar topped by a yellow plastic identification cap stamped "KORDA ENGINEERING".

1). The bearings are based on the northerly line of Jefferson Street being South 74\*01'58" West as referenced to the Ohio State Plane Coordinate System, South Zone, NAD63, with 2011 NSRS Adjustment.

SURVEY DATA

Korda/Nemeth Engineering, Inc. – Consulting Engineering, Inc. – Consulting Engineering Metamora Disc., Sulta 200 – Columbus, Ohio 42312-7010

1620 Westernack Disc., Sulta 200 – Columbus, Ohio 42312-7010

1821 614-491-1650

RIGHT-OF-WAY DEDICATION SOUTH ELEVENTH STREET & WEST MAIN STREET

1 OF 1 1" = 80" 03/17/2025 DATE FIELD DRAWN CHECKED JOB NO. 2021-0419 DLQ DKS DYNO

DATE

C0.00 TITLE SHEET 04/09/2025 LET 140°344°2421 NEWYSK OH 43022°3333 1222 MEST WYN STREET PRELIMINARY NOT FOR CONSTRUCTION PHASE 4 DESYMM BY JPW verdantas РГАИТЕРЗ ВІВСЕ SHEET SCALE: 1" = 2,000" LOCATION MAP Springs Springs Con Club INDEX OF SHEETS WAP: STORM WATER UTILITY, CITY OF NEWARK CITY OF NEWARK, LICKING COUNTY, OHIO THE STANDARD DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF CITY OF NEWARK STANDARD CONSTRUCTION DRAWINGS SPELIMS, REBETT MET.
SPELIMS, TDESS, A.
P. 405-27708-04.007
NST. NO. 19977310017814
NST. NO. 19977310017814
NST. NO. 19977310017814 CONSTRUCTION PLANS FOR: – LAKDOCR, PATRICK LAKDOCR, TERESA P.K. 088–297200–02.029 WST. NG. 202101210002107 Q.344 AG. PLANTERS RII PHASE 4 INDEX MAP **(9)** (9) 0 **©** OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWINGS SHERYL LYNN DRIVE ල € <u>\_</u>

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CREEKS EDGE DRIVE

NEWTON TOWNSHIP CITY OF NEWARK

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verdantas

JAMES T. WATKINS, P.E. 57855

	THE CURRENT REQUIREMENTS OF THE CITY OF NEWARK, THE CONSTRUCTION AND MATERIALS SPECIFICATIONS	THE ONIO DEPARTMENT OF TRANSPORTATION, INCLUDING ALL SUPPLEMENTS THERETO, AS WELL AS	MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION SHALL CONERN THE MATERIALS AND INCREMANSHIP
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- UTILITY OWNERS. Fredomng utilities and owners are located within the mork laims of the project: 절불

S OT TON
TELECHAUNICATIONS WANDSTREAM WAS FOURTH STREET NEWARK, OND 4,2055 (740) 348-8551
DECIRIC APP 777 HOPENELL DRIVE HEATH, GHO 43056 (740) 548-4059
GAS THE BURGY COOPERATIVE 120 CYBILL DRYKE HEBRCH, ONO 43025 (740) 348-1116

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ECCIVED BY THE CONTRACTOR SHALL MOTEY THE OTIL OF MEMORY TONNE, IEDMENDELL A LINGUIA OF THE (3) DAYS SENDE GENERIC WORK, HOLDIN'S AND PERSONS EXCLUSE, WHEN THE CONTRACTOR SUPPORT OPERATIONS FOR THE (3) OR MUSE OFFICIAL HE SHALL MOTEY THE OTIL EMBERTER. A LINGUIA OF THEMP-FRUE (24) HOUSE BETORE EXCLUSION WORK. The opposopsymbor syll, scales, all regissary permits, pay any inspection, tap or Fees no connection to any city owed line syll, be ance lint, these iteas have been the city.

IN AN AREA REGISTERED U AT LEAST SEVENTY-THO (72) HOURS PRIOR TO CAMBOHOM CONSTRUCTION OPERATIONS MAY INVOLVE. UNDERGROUND UTILITY FACILITIES, THE CONTRACTOR SMALL NOTIFY THE PROTECTION SERVICE AND THE OWNERS OF EACH UTILITY FACILITY SHOWN IN THE PLANS.

609 – CONSTRUCTION STAKING. SALL CONSTRUCTION STAKING SVALL BE DONE BY OR UNDRY THE DRECTION OF A PROFESSOAL, RECISTBED SALL CONSTRUCTION STAKING SVALL BE DONE BY OR UNDRY THE DRECTION OF A PROFESSOAL, RECISTBED

80 GIO – SANITARY FACILITIES THE CONTRUCTOR SMUL FURNISH AND MANITAIN INSPECTORS FOR THE DURATION OF THE WORL

CLANG, DANGE, LISS OR DEPOSE IS ATTRIBUTED. TO BOXEY WARTY, SONCES, DESCUE OF DATA!, OR MAIRY TO NO STREAMING OF WARDE ATTRIBUTED OF OF SERSELING PROSPERA, MO IS CAUSD IN WISELS OF IN PARTY FOR THE SERSON OF MALLY ALT OF GASSING OF THE COMPANIENCE, MO IS CAUSD TO SERSON OF THE COMPANIENCE, MO IS CAUSD TO THE WART OF THE WARD SERSON OF THE COMPANIENCE AND THE OF THE WARTH OF THE W CIT - LEGAL DIMENSION AND WEIGHT LIMITS
WHISTON'S TRANSPORT STATE AND RESENTE ONCO (LICIA LIMITS FOR DIMENSIONS AND WHISTON THE WISTON TO HARMON'S STATE, AND RESENTE OF CORREST. 1 YEST THE ADMOST ONE ON MATERIAL THE COMMUNICATION TO THE PRESENTE OF WISTON THE WIST

1- USE OF FIRE HYDRANTS.
OFFICIAL WEST MOTED THE USE OF PRE INTRAMES WILL NOT BE FEATURED AND THAT USE OF FIRE HYDRANTS WILL SEXLE WITH THE COMPAUTORS PROSECUTION FOR THET OF A PARILL UTILITY, CONTRACTOR SHALL CORROWNER. WITH THE DANSON OF WAIRS TO ACCESS THE WAIRS SHAPLY.

N HW MAN LOUGH AND THE CONTRIBUTIONS ON THE SERVERS ON MAY OF THEN AUGUST ON DEPONDED ON THE SERVERS ON THE AUGUST OF THE CONTRIBUTION ON ME.

4 - EMERICAN'Y PHONE NUMBER COMPOUND SOUTH POST OF THE TREADEN WHY A 24 HORT TEDPHORE NUMBER TO REJUCT THE A RESPONSE A HURT IN THE COSE OF MINERAL HORSON, COSE NOW, OR NUMBER BEATTED WAS PREMISED BY THE COMPUTER N SOIN BEREINESS NET THE COMPUTER'S RESPONSELIT. NO THAT OF THE CHIT OF SWORTELL.

CIS - INCLUSIVE BID. PROMOTIVE MATERIALS, AND EQUIMENT REQUED TO COMPETE THE PROMOTIC COMPISSION OF ON YINDOW MICH DOES NOT NAME A SPECIAC PAY TIDA MALL BE NIGLIDED INF PROPERLY LITTLES.

CLE — HORKING HOURS.
Whose HOURS TO THOM TO THOM HOURY THROUGH FROM? A THOM TO SERVING SHOULD TO SERVING WHO WHOSE WHOSE SHOULD THE PERSONNED OR SERVING FOR OFF SERVING HOURN'S WHOLE THE SERVING SHOULD THE PERSONNED HOSE OF A SERVING A HOLDING, HE SHULL SHOULD THE SERVING SHOULD

CIB—RECORD DRAWINGS.

THE COMPLETE WALL PROVIDE NO MATCHA A SET OF RECORD CONSTRICTION DRAWINGS AS ISS WORK ON HIS PRACET PROCESSES. THE ELECTRICA MAY CONSIDER OF HIS PROCESSES THE CONSTRUCT OF HIS PROCESSES THE CONSTRUCT OF HIS PROPRESSES THE CONSTRUCT OF HIS PROPRESSES THE CONSTRUCT OF HIS CONDUCTOR SHALL RISK SOME IN 18th JACK APPLY AND PROPRESSES METHOD OF HIS PROVIDE. THE COMPLETION SHALL RISK SCHOOL DRAWINGS TO ALL DRAWINGTON PROCESSES METHOD STRENGS FOR THE CONSTRUCTION PROCESSES METHOD.

A) LOCATION, TOP-OF-CLORING, AN FLOW LIFE ELEVATIONS FOR ALL SANTHEY AND STONG STARS STREAMED, AND WITH SERVICE LINEAU LOCATIONS OF ALL WITH LINES, WAYES, HITHOWATS STREAMED, STONGER, OR DISPOSATIONS OF THE PRIPROPER PARK SET. SENT TO THE THE DEPOLACIES IS RESPONSILE FOR HANNO 4 COPIES OF THE RECORD CONSTRUCTION DRAWNGS (CITY AND DIWER AFTER THE PROJECT IS COMPLETE). THE PLANS MUST INCLUDE THE FOLLOWING.

THE DEPLOPER SAUL ALSO PROVIDE THE OTTY AND OWERS WITH ELECTRONIC CLOOP FLES OF THE IDAMINISS IN GROSS TO INCREPORATE THE PROJECT NTO THE CITY CIS. THE CLOOP FLE CORROWATE SHALL BE STATE PLAKE SOUTH, NAD CIS, NAVO RE.

GIS \_ SHOP DRAININGS AND /OR PRODUCT DATA.

THE CONTINCTOR SHALL SHEET FOR THE PRACTE PROSECULATES APPROVE, TOU, (4) CHESS OF PROPERIORS AND/OF PRODUCT DATA, LUIN 15 INTS TOR TORNE NO PROPROVE, TO PROSECULATE SHEET PROSECULATES AND PROSECULATES AND PROSECULATES AND PROSECULATES AND PROSECULATES.

THE RECEIVED THE RETINED TO THE CONTINUE.

CZ2 – PROTECTION AND RESTORATION OF PROPERTY.
THE COMPACTOR IS RESPONSED. FOR THE PROTECTION AND RESTORATION OF ALL PRIVITE, AND PROPERTY BAPACTORS OF MACCHORAGE WITH 107/10.

COT - WORK LIMITS

IN COMMUNICATION OF SACRETS TO THE PRACET SIT BODS BRAIDWORT OF HE DISTINGTION OF STANDARD TO ADDRESS OF STANDARD TO THE OFFICE THE PRACET STANDARD TO THE OFFICE THE OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THE SEEDING, AND REJUDYAL OF EXCESS MATERIAL. ALL ADJOHNIC PROPERTIES DISTURBED DURING OR BETTER CONDITION. THIS INCLUDES GRADING,

CZG — MISCELLANEOUS WORK SAUL BE FORGOURD I'R THE CONTRUCTION NO THE COST OF SAUL BE NOLLDO IN THE FROE SIGN FOR THE WORKS BLUTON TIES.

027 – FINAL CLEAN-UP THE COMPLETOR SAUL CLEAV UP ALL DEBNS AND INTERALS RESUMO FROM HIS OPENATIONS A RESTORE ALL SHRANGES, STRUCTURES, AND PROPRITY TO ITS ORGANL, CONDITION TO SATISFACTION OF THE NERWAY.

물물

44, DESSEQUE EL RESCOSO, DE AUCOSONO, THE LOR, REDUNDINEN, DE DISSE, RELAKELES OF COMMUNES WHIT FIRST CHARLE, SERVICES MENOSONO, MENOSON SZÓ — NOTAMIECATION THE CORNACIONE NA HOSANTA NO HOLD HAMESS THE CITY, CAMES, LOSSES AND EMPORES THE ELIBERTS THAN MAN ALANGET ALL CAMES, DAULINGS, MICHORAL RAZINE, MOD, BERGINESS THAN MAN ALANGET ALL CAMES, DAULINGS, LOSSES AND EMPORTED THAN ANY SICH ALTONOGYS TEES ARESHO CUT OF OR RESULTING THEN PREPERVANCE OF THE MONE, PRODUCED THAN ANY SICH

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PROJECT NO. 25160 PRELIMINARY NOT FOR CONSTRUCTION

SANTARY TEXTING.
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THE MACHINE TEXTHE SHALL BE RACCORDANCE WITH ASTER DOXON, THE MARROEL MIST BE All LEAST SSS OF
THE BACE TOSICE DAMATER OF THE PPEF.

ALL TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERIO PROFESSIONAL DIGINISTS OR A TRESPESSIONAL OF THE LIGHT PRICE BID FOR THE ABOVE WILL BE INCLUDED IN THE UNIT PRICE BID FOR AL JOHANY STORS SAME OF ROSSORE TIDES OF RICEASURE AND DESTRAIDEN, HAINE WARRING SELLE. SELLE OF POSTINE FROD SALL. BE MARINASD DURNG THE TOST A WARRING DURNG THE TOST A WARRING DURNG THE TOST A WARRING TO DURNG THE TOST A WARRING TO THE TOTAL WARRING TO THE TOST A WARRING TO THE TOST

SANTARY SEWER CONNECTIONS.

FOR TAKES, PRANTARD ROMEN, AND OTHER CLEM WATER CONNECTIONS TO THE SANTARY SEWER SYSTEM, ARE PROPRIED IN THE CITYLE MEABLE. SERVICES. SERVICES OR HOUSE CONNECTIONS SAUL NOT BE CONNECTED. TO THE LATERAL OR JUAN LINE SCHICKS SHOWN HEREON UNIT, PULL APPROVIL OF SOU LATERAL ON JUAN LINE STRIKE NAS BEEN RECEDIED.

CONNECTION TO EXISTING PIPE.

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AN EXEMIC CHOOLIT IS SHALL SE THE RESPONSEMENT OF THE CONTRACTION TO LOCKIT THE DESIRNE CONDUIT.

BOTH AS TO LIVE AND CAUGE SETURES TO LIVE THE PROPRISED CONDUIT.

WAS USE FALLAND AND STRAKE AN ALTHOUGH THE PROSECUL THEORY OF GROUNDS THE WAS SHELL BE EXPERTED BY ALCOHOLOGY WHI THE STREETINGS AND PROSECUL THOUGH AND ALCOHOLOGY CHARLES AND THE STRAIN SHALL BE PREVIOUS OF THE OILY SHOULD BE SHALL BE REALD BY THE CHARLEST BY ALTHOUGH AND THE CHARLEST BY THE STRAIN SHALL BY THE CHARL SHALL BY ALTHOUGH AND THE STRAIN SHALL BY THE CHARLEST BY THE STRAIN SHALL S

C0.01 04/09/2025 SCALE SHEET

**Verdantas** 

I) WATERAL SPECIFICATION ASTA D-2034, SPR 34;
A)ALL SANTARY SENES WITH MORE THAN 15 OF COVER
ASTA D-2034 SDR 26;

1200 WEST AND STREET NEWARK, OH 42066-3939 TEL 740.344.5451

JUNIT SECRECATION. ATTA D-2272.

JUNITY MET DE SELVE ON A STONE (AS STONE (AS STONE (AS STONE ON A STONE ON A

S.Z. - ENGLERT CEANIC THE CHANCHER RESETS HORD THA PLASE SHILL RESPONDED BY ALKNOW OF STREETS OF MAY THE CHANCHER SPECIAL SHOP SHALL RESPONDED AS A RESULT OF HEAVER OTHEN AS RETENAND OF THE CET ARRESTS AS AS RESPONDED.

CSB - WEATHER CONDITIONS. ALL CONSTRUCTION AND MATERIAL USING SMUL RE IN ACCROMINGS WITH CLIMATE CONDITIONS ADDRESSED CARRENT ESSE OF THE OND DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.

THE ORIGINATOR OF THE CONTRACTOR UNGER THIS PARADAMY SAULT NOT CATED TO THE LUBELTY OF THE ORDERED, THE ADAPTED ASSIST OF THE PROMADING TO PAYMONIAL OF UNKNY PLASE, ORDERED SERVING THE STATE OF THE ORIGINAL PROMADING THE ORIGINAL PROMADING THE ORIGINAL STATES OF THE ORIGINAL PROMADING THE ORIGINAL PROMADING THE ORIGINAL STATES OF THE ORIGINAL PROMADING THE ORIGINAL

THE FLOW IN ALL STORM SENGE, DRAMS, AND WITBROOMSES BROOMFERD SHALL BE WANTAND. BY SENGENGED AND MEMORY AT HE WORSENED WITBROOMSES AND DRAWS ARE DISTINGED DESTROOM DRAWS THE PRESCRIPTION OF THE WORK, THE SHALL BE INSTITUTED BY THE CONTRACTION AT HIS OFFICE DEPOSE. TO A COMPUTAN SATISACTION TO THE CITAL DEMONSE.

DOD - IRANINGS.

LA TINNE STREET, CALVETS, HEAVALLS, CHER NATTS, MANCACS, WITHOUS OF COSTINICITION, NO WOODANGERS FOR DEMONS, AND APPRILIMANTESS SHOWN ON THESE TANS, SOULL CONFORM TO THE RALLES NO STREET, MISS OF THE STREET, AND STREE

MUTERAL STORES ARE CAUSTING IN TEACT COORDINATE WITH THE UNIVERSITY OF THE STORES OF T BADOZILI.

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SAULL DETEND FROM THE TREADES SATION TO THE SAUGHANCE.

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WITSTAKES SHALL BE CONSTRUCTED TO JAMPIAN A JAMBADA OF 4.5 TEET AND A JAMBADA OF 6.0 TITLET OF CORPOR FROM THO OF PIPE, TO FINAL, CHOUND LINE, IMEES OTHERWISE APPROVED BY THE MANHOLES SYMLI BE TESTED FOR LEAKS USING THE NEGATIVE AIR (VACUUM) METHOD. TESTING SYMLL BE PERFORMED AS PER ASTAL CIZ44.

**ВЕИЕВА** ИОТЕЯ

PHASE 4

PLANTERS RIDGE

СІТУ ОЕ ИЕМАКК ~ FRANKLIN COUNTY ~ OHIO

PERMITS.

\*\* FROM FOR LOA! WHIRE SENICE WAST BE GRIVNED FROM THE GITY OF NEWING DINGSHOW OF WHIRE MORE OF MANNEY GRIVES. MENULLID AS PART OF THIS PRACEST, AND PROR TO MANNEY MAY ADDRIONAL TAPS YNTO THESE WHIRE UNES.

MATERIAE TESTING.
LAW NITH BURS SHALL BE PRESSARE TISTED AT 150 PP FOR 2 MODES PROR TO ACCUPANCE BY PIEC OT O REMAKE, THE COST OF THE MODE WILL BE NOLLIDED IN THE UNIT PROC 500 FOR THE WAITER WAY, THIS COST OF THE MODES WAS THE COST OF THE WAITER WAY, THIS TESTING WAS THE WAY, THIS THIS WAY, THIS

CONTINUES AND AUTOMOTIVE OF THE CORRESPONDENT AND AUTOMOTIVE OF AUTOMOTIVE OTAMOTIVE OF AUTOMOTIVE O

THE CONTRACTOR SYLLL BE AWARE THAT THE DISTING SCHIEDS MAY BE OPENATIVE DISTINGS OF PRESSARE (HEAD) DURING THIES OF RAWFALL! THERETORE THE CONTRACTOR SYLLL DISTINGS CULTION WERN MYRRANG ON THESE SCHIEDS.

SANITARY SEMER All sanitary sembs (Mans and Latenals);

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ALL NATED MEST.

ALL NATED PACE.

ALL NA OPERATION OF IN SERVICE VALVES SYVLL BE BY WATER DIMSION PERSONNEL ONLY. A 24 HOUR NOTICE SHALL BE REQUIRED FOR SYUT DOWNS.

WATER USES SHIP IN SECURITY IN LEGIT OF THE CONTINUE OF THE SECURITY SECURTY SECURITY SECURIT

all ware struce lines shall be as per city standard constituction drawing 800-vs-3. Or 800-vs-3.4.

WITES IN TO TO BE THREED ON WITHOUT PROPER BLOCKOW PREVENTING OR BETORE WETEN STRUKLING NEW PREVENCES THROUGH DRAWING DOR-12-2,3-7 OF -38 (G. MPRLOURT), MARDATHY MITEN WITEN OFFICE (VIL) AND ONCE WETEN/REJOTE REJORS IS SET AND FROM FAR WITEN TO BE THREED ON AND MERCETTE.

HORS SAUL RE BIT ONE STRUTHER ON ELICH KEITS, BULDMEN THAT HAVE MULTHEL WITER WE WENDEN TO HAVE WAYNES TON WAYNE TON BOW TO SCHOOL WITER WAY A DAY, GICK VIKIE, ATTER DON HERR WITH PROPREY SCED THESMAL DEPANSON TANK RETHESH THE DAYL GICK AND WAITER HEATER.

HETERALS AND MATERIALS MOST MET AWAY SPECIFICATIONS AND A STATEMENT OF PERSONALISM MAST BE INRESIDENT IN THE CITY.

BITMANDES SOUL, EL CONTRUCTO OF NOTIFE FROM PRY, CLASS SE CRIDENT INFORMATION THAN THE SOUL SE CONTRUCTOR OF NOTIFE FROM PRY SOURCE WAS SOURCE SOURCE. THE CONTROL SOURCE TRANSPORT OF ANY SOURCE STORMAND SOURCE SOURCE SOURCE TO SOURCE SOURCE TO SOURCE TOWN TO SEE THAN SO PS AS PROSENTIAN PROVIDED BY PRESTY OF SEE ANK. TO PE SOUR PRES. SOURCE SEE SOULCE TANDER SOURCES THAN 10 PET T FROM THE DOS OF THE MAN PRES.

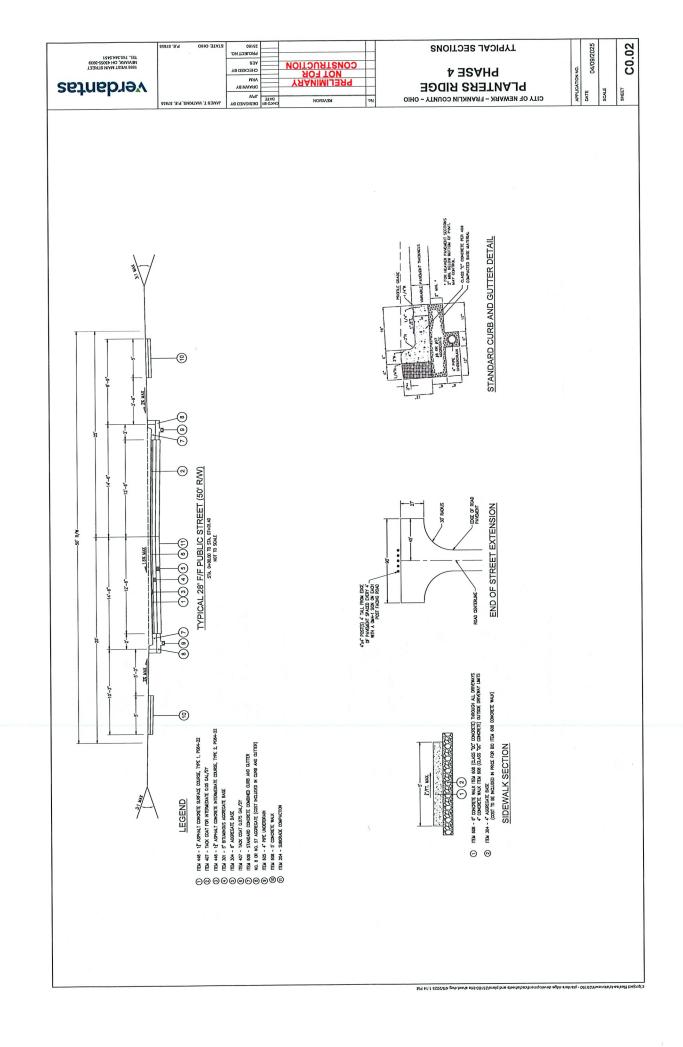
AN' TITING PROPALD JAJANT DATING WARS SHALL BE DOE AT THE CONTRUCTOR'S ROX AND IN STREET CHARACTURE THE THE RECORDERATE OF THE DIABLESSE & SAUGHORY TEST RESULTS CANNET BE CHARACTURE WAY. THE RIFE HE SHALL BE CONSENSED THRUIT BE TO STREET WE CHARACTURE AT THE CHARACTURE AT THIS C SIZEMIC STREES, AND STRUCTIBES.

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payabat for all operations described above saall be included in the Items bid for installing pipe and/or alangles.

THE CONTRACTOR SAUL HAND STAIR ALL PPE AND FITTINGS THAT ARE NOT OTHERWISD DISINEDIED. THE ANDOM OF OLLORIE TO BE USED DARINE HAND STAUBBRICK PRILLIES DETERMINED BY THE OTH.



STATE OHO PLE STATE	PROJECT NO.			I
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JAMES T. WATKINS, P.E. 5765	NAC DESIGNED BX	CHKO BY	REVISION	.oN

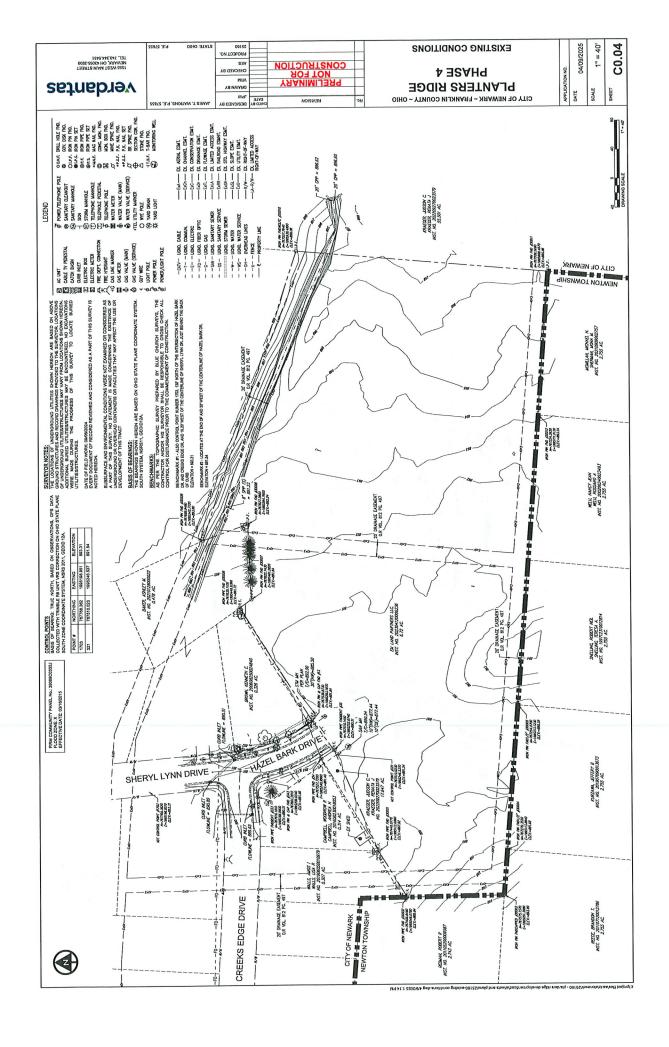
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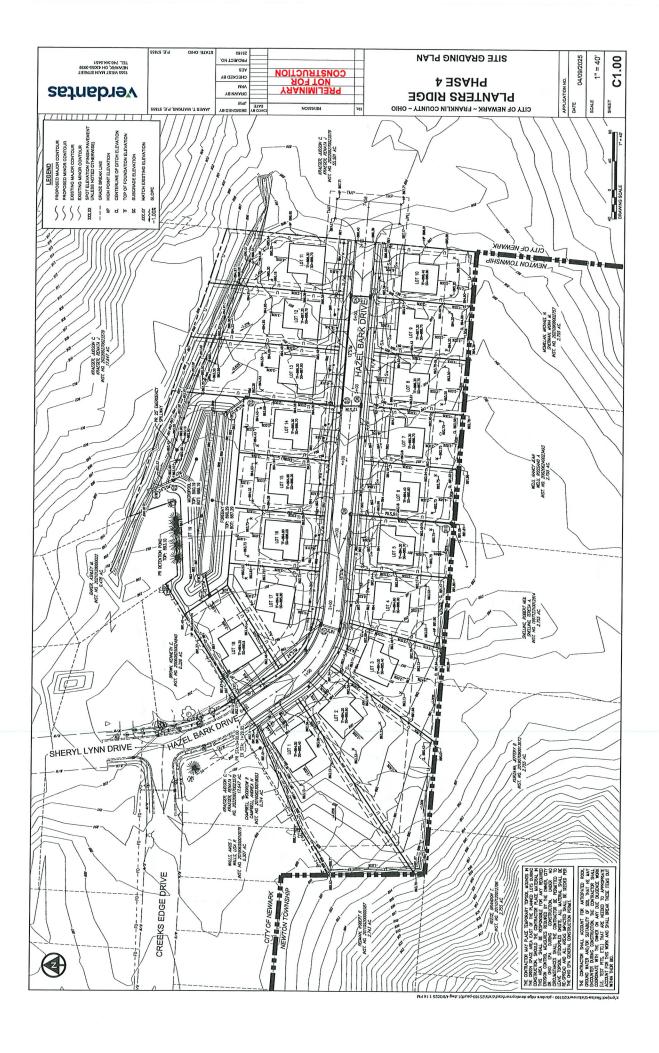
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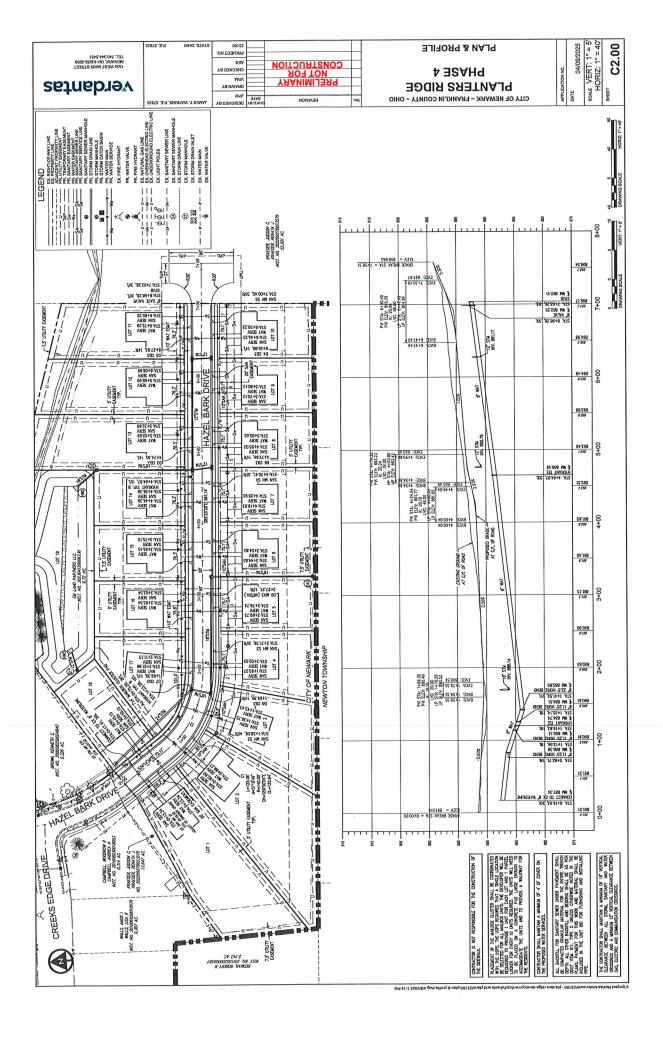
verdantas

			Project: Planters Ridge
つて十四つとしょく	1040		Project No: 25160
ロフレト	בממ		Date: 02/28/2025
			Last Edited By: JPW
Estimat	Estimated Developer Site Earthwork	Earthwork	
Verdantas has provided the following data from Civil 3D's surface comparison tool.  (+) Cut, (-) Fill	owing data from ( (+) Cut , (-) Fill	Civil 3D's surface o	omparison tool.
Surface Comparison	Cut (CY)	FIII (CY)	Volume (CY)
Existing Surface to Proposed Surface	4,071	5,501	-1,430
Fetin	Fetimated Davement Volume	Volume	
	110110	- Contract	
Pavement Section	Thickness (Inch)	Area (SF)	Volume (CY)
Roadway	14	18,750	810
Curb	12	337	
Gutter	9	503	
Curb and Gutter Aggerate	9	895	17
Total Estima	Total Estimated Pavement Volume =	lume =	849
	Conclusion		
Estimated Site Earthwork			-1,430
Estimated Pavemnt Volume	9		849
	Fetima	Estimated Fill Needed -	

ITEMS	QUANTITES	TINU	DESCRIPTION
202	LUMP	SUM	CLEARING AND GRUBBING
252	29	L.F.	FULL DEPTH SAWCUT
204	2,663	S.Y.	SUBGRADE COMPACTION (ROADWAY)
301	289	C.Y.	5" BITUMINOUS AGGREGATE BASE
304	347	C.Y.	6" AGGREGATE BASE
407	206	GAL.	TACK COAT FOR INTERMEDIATE (0.060 GAL/S.Y.)
407	206	GAL.	TACK COAT (0.060 GAL/S.Y.)
448	72	C.Y.	1-1/4 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
448	101	C.Y.	1-3/4 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
605	1,406	L.F.	4" UNDERDRAIN
809	5,618	S.F.	5' CONCRETE WALK
609	1,406	L.F.	CITY OF NEWARK STANDARD CONCRETE COMBINED CURB & GUTTER
623	LUMP	SUM	CONSTRUCTION LAYOUT STAKES
			STORM SEWER
601	8	EA.	ROCK CHANNEL PROTECTION, TYPE "C"
604	е	EA.	HEADWALL, ODOT HW-2.1
604	9	EA.	CATCH BASIN (ODOT CB3)
604	4	Ę.	CATCH BASIN (ODOT CB2-3)
604	1	EA.	MANHOLE 48" BASE (ODOT MH3)
901	8	F.	6" CONDUIT, TYPE C (707.33)
901	209	LF.	12" CONDUIT. TYPE B (707.33)
901	26	L.F.	12" CONDUIT. TYPE C (707.33)
901	189	L.F.	18" CONDUIT. TYPE B (707.33)
901	308	LF.	18" CONDUIT. TYPE C (707.33)
901	179	L.F.	24" CONDUIT. TYPE B (707.33)
			WATER
801	19	L.F.	6" WATER PIPE & FITTINGS (FIRE HYDRANTS), DUCTILE IRON PIPE, CLASS 5
801	899	L.F.	8" WATER PIPE & FITTINGS, DUCTILE IRON PIPE, CLASS 5
802	2	EA.	6" VALVE W/ BOX (HYDRANT VALVES)
802	1	EA.	8" VALVE W/ BOX
805	18	EA.	3/4" WATER SERVICE TAP
808	2	EA.	FIRE HYDRANT (CITY OF NEWARK STANDARD DRAWING 800-5)
			EROSION CONTROL
832	983	LF.	FILTER FABRIC FENCE
832	29,520	S.Y.	TEMPORARY SEEDING (OVERLOT)
832	1,609	S.Y.	PERMANENT SEEDING (RW)
832	4	E.A.	DANDY BAGS FOR CATCH BASINS
832	9	E.A.	DANDY BAGS FOR CURB & GUTTER INLETS
832	1	E.A.	CONCRETE WASHOUT
832		L	





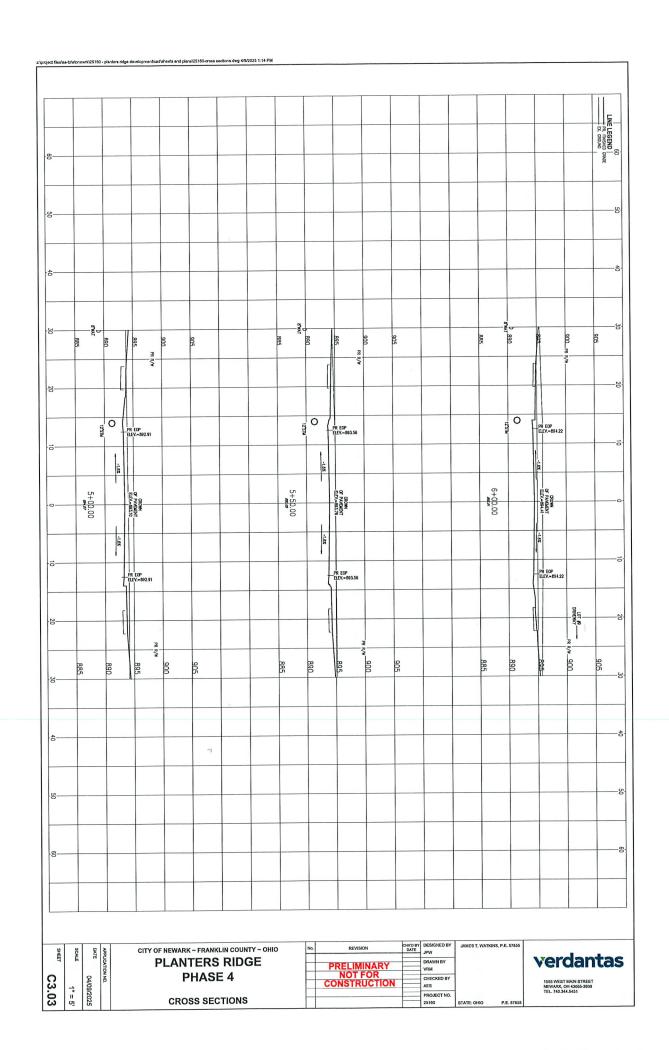


PROJECT NO. CROSS SECTIONS C3.00 PRELIMINARY NOT FOR CONSTRUCTION PHASE 4 ASW DBYWN BA verdantas PLANTERS RIDGE CILL OF NEWARK ~ FRANKLIN COUNTY ~ OHIO 895 885 DRIVEWAY PR EOP - 7213 PR E0P TEV.=890.81 PR E0P - PEEV.=891.06 PR E0P CROWN OF PAYSUBIT BEV.=890.78 PR EOP - ELEY.=891.06 PR EOP \_ELEV.=591.32 o₹ 0 \$ LINE LEGEND |
PR. FINISHED GRADE
EX. GROUND

CROSS SECTIONS C3.01 PRELIMINARY
CONSTRUCTION APPLICATION NO.
DATE 04/09 PHASE 4 ASM DISYAM BA verdantas CITY OF NEWARK ~ FRANKLIN COUNTY ~ OHIO DATE JPW JAMES T. WATKINS, P.E. 57655 900 895 O O PR EOP ... PR E0P ELEY-890.62 O 2+50.00 3+00.00 CROWN OF PAVENENT ELEY.=891.32 CROWN OF PAYBUBIT BLEV.--801.07 -1.6X FE EOP 7 PR E0P PR EOP ELEY.=891.13 885 895

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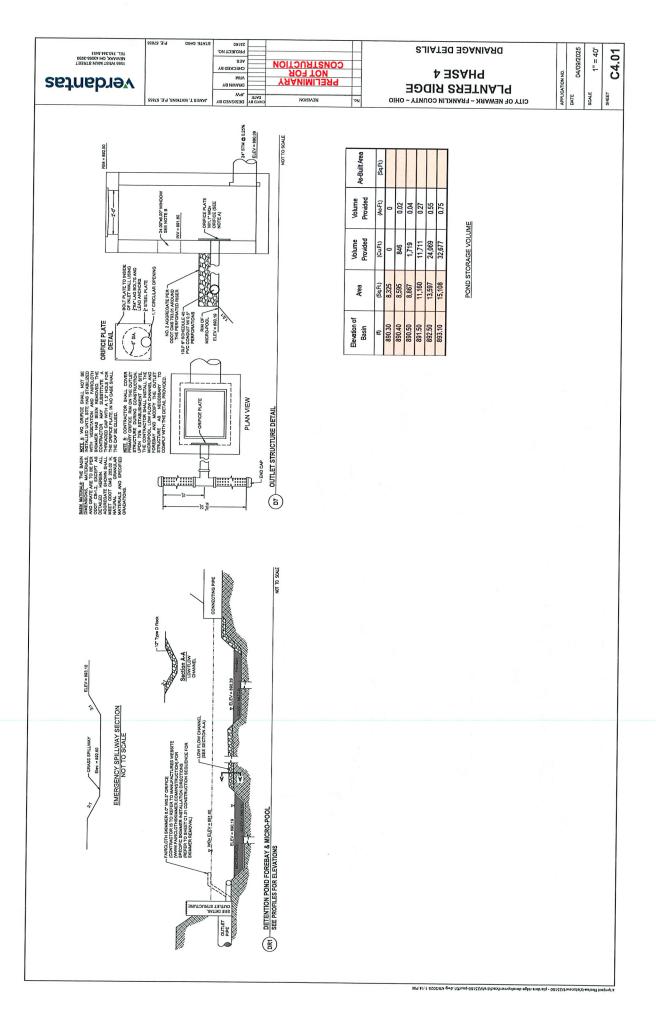
PROJECT NO. 25160 CROSS SECTIONS C3.02 1" = 5' 1555 WEST MAIN STREET NEWARK, OH 43055-3839 TEL. 740.344.5451 VES CHECKED BA PRELIMINARY NOT FOR CONSTRUCTION APPLICATION NO.
DATE 04/09 PHASE 4 verdantas РГАИТЕРЯ ВІВСЕ CITY OF NEWARK ~ FRANKLIN COUNTY ~ OHIO 88 NAVENAY 4+50.00 3+50.00 PR E0P LINE LEGEND |
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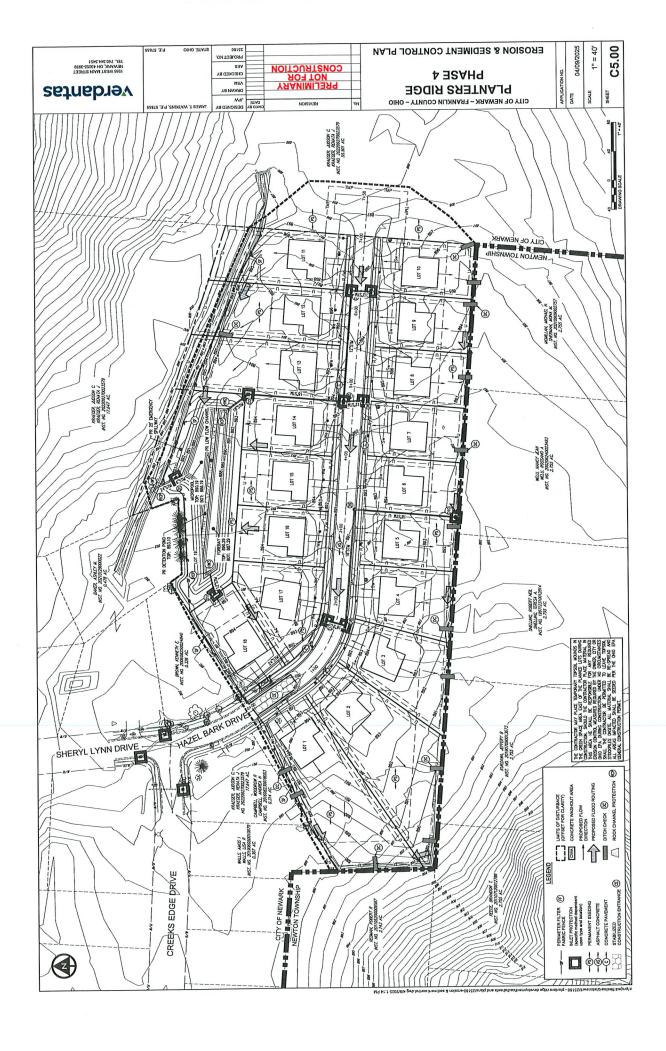


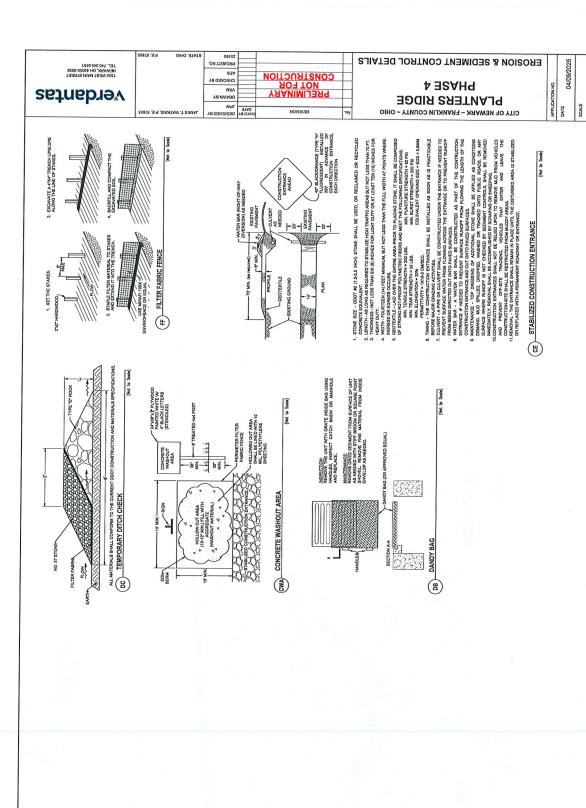
z 'project files/aa-tz/atonewrk/25160 - planters ridge development/ced/aheets and plans/25160-cross sections dwg 4/9/2025 1:14 PM LINE LEGEND |
PR. FINSHED GRADE
EX. GROUND 895 PR EOP ELEV.=894.87 6+50.00 7+00.00 PR EOP ELEV.=894.87 900 DESIGNED BY
JPW
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AES SCALE CITY OF NEWARK ~ FRANKLIN COUNTY ~ OHIO JAMES T. WATKINS, P.E. 57855 **PLANTERS RIDGE** verdantas PRELIMINARY NOT FOR CONSTRUCTION PHASE 4 **CROSS SECTIONS** 

P.E. 57855

C4.00 DRAINAGE PROFILES & DETAILS 04/09/2025 PRELIMINARY NOT FOR CONSTRUCTION VE2 CHECKED BA APPLICATION NO.
DATE 04/0 PHASE 4 ALM DEYMA BA verdantas PLANTERS RIDGE SCALE СІТУ ОЕ ИЕМАКК ~ ЕКАИКГІИ СОПИТУ ~ ОНІО 11 00 00 400 B HW3 GAVE GAVE 083 0+28 5 030 0400 03 4+9718 4+9718 40 D10 COMPACTED CRANKLIAR BACKFILL-4+00 DOSTING GRUDE 2+40.5 3+34.45 3+34.45 SZ 158 - MIN 2+08.31 2+08.31 02 1+73 HW2 0Z 069=M2 THE VIDEN ROP, TIPE C-10 1+00 1+00 PROPOSED GRADE-0+46.9 5 H \$ <del>\$ \$ \$ \$</del> 00+0 X ROP, TIPE C. 

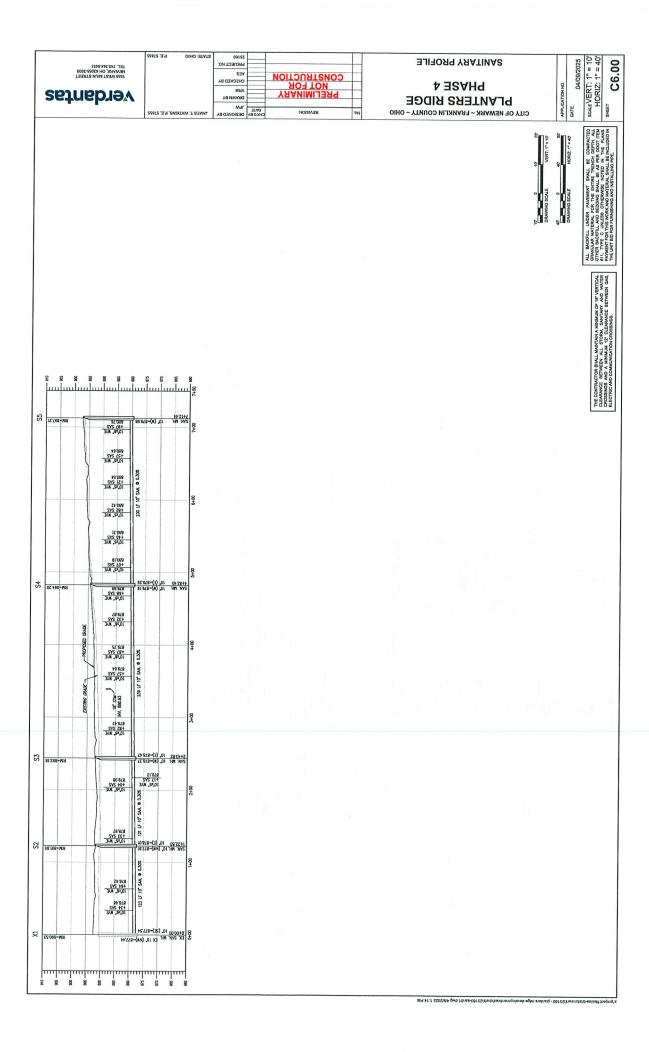






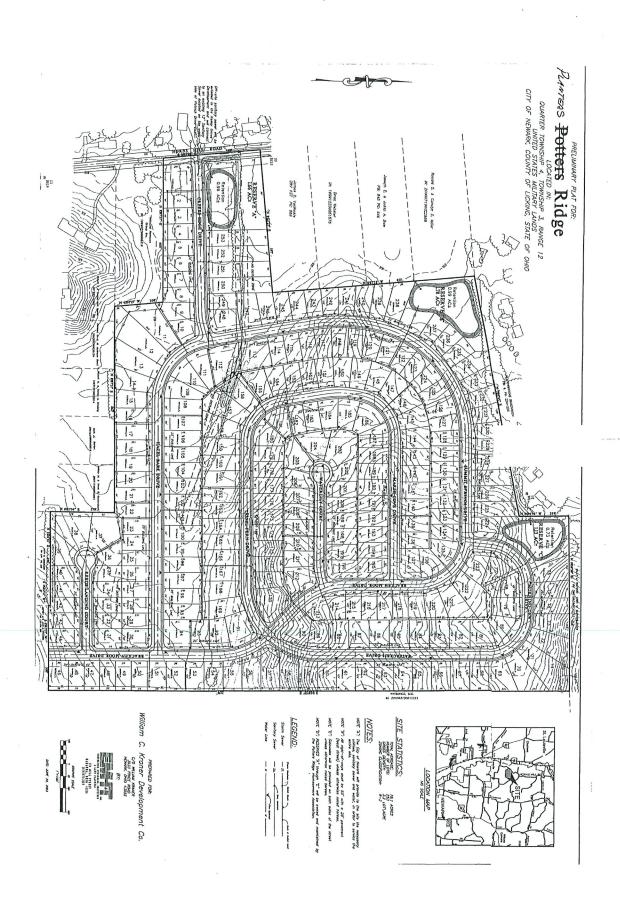
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Licking County Auditor GIS





## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

#### JUNE 10, 2025 PLANNING COMMISSION MEETING

#### **Application:**

1. PC FILE 25-24: SITE PLAN FOR NEW STORAGE UNIT BUILDING, WEST MAIN WAREHOUSES LLC, 105 BUILDERS DRIVE

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

#### Overview:

The applicant intends to build a 5,400 SF new storage unit building at the above site, which has previously been partially developed with storage buildings, south of this site.

The Site Plan Review Committee submitted comments on 6/5/2025 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, Water Administrator

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:** The building site is not located in a floodplain area.

#### B. Safety Division Review:

The Police Division and Fire Division has no comments with the proposed structure.

#### C. Height Restrictions:

The proposed building appears to meet the requirements. The applicant shall provide building elevation drawings for the proposed buildings to ensure conformance with the Zoning Code.

#### D. Lot Area & Setbacks:

Parcel is approximately 711,334 S.F. +/-, with 8% building coverage, which meets the area requirements of 35% maximum coverage.

The proposed building location meets the setback requirements, and the review is based on the future dedication of the adjacent portion of Builders Drive as a public street.

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

For the proposed building, the majority of the developed portion of the site is impervious area with gravel with no delineated parking spaces. Given the amount of open lot area, we feel that there is adequate room for the parking needed by this or future businesses on this site. A variance by BZA was previously granted to allow gravel parking area as proposed.

#### 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



### CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

Zoning Code. In addition, 10 trees are required on the site. Due to this being the same parcel as previous development, this has been addressed.

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 plans for improvements to this portion of Builders Drive to bring it to City standards for a public street dedication, and the City is working with the property owners to accomplish this work. The property technically has frontage on Fave 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:

No specific Water or Sanitary Sewer services to the buildings have yet been proposed; Engineering will follow up for compliance on a construction plan submittal, if water and sewer are planned to be provided to the building, prior to zoning certificate. There has been no stormwater management plan submitted, and this additional area may already be covered by the previous designs on the property, with minor changes.

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

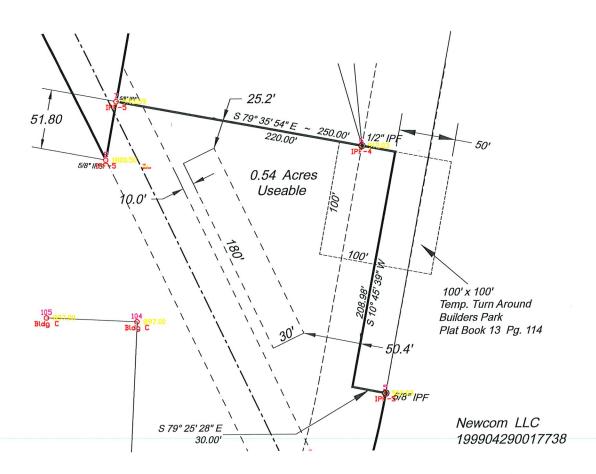
#### Recommendations:

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

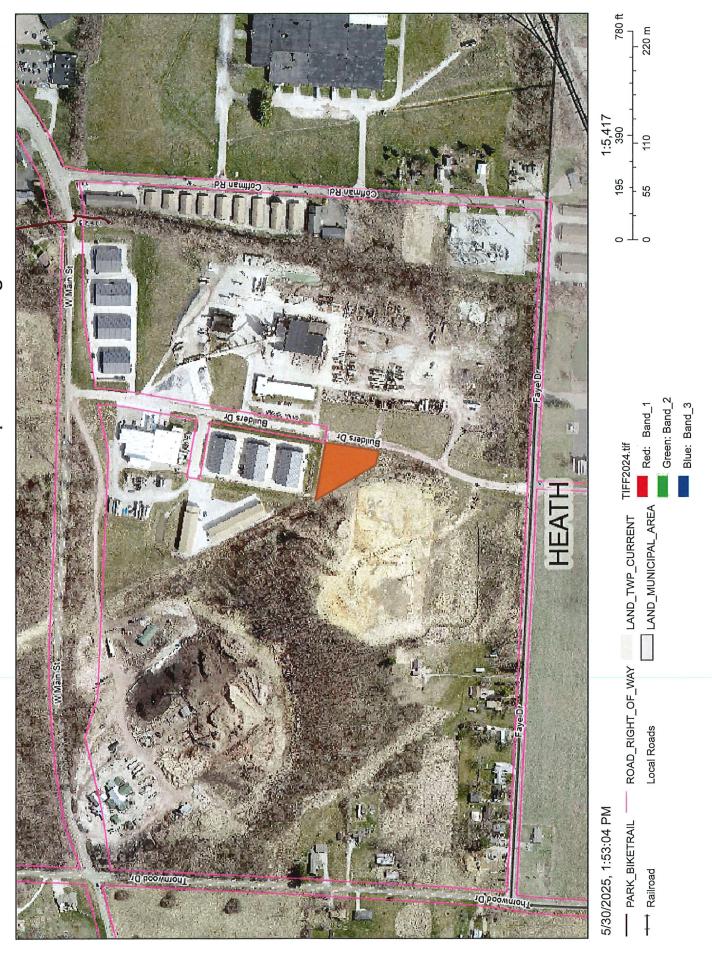
- 1. Building Elevations submitted and approved.
- 2. Stormwater, sanitary sewer and water construction plans are submitted and approved.
- 3. Any of the remaining issues listed above will be addressed on the final construction plans.

If approved by Planning Commission, the zoning certificate will not be granted until the

above conditions are resolved / m	et.	
Planning Commission Action of Approved As Submitted Approved As Noted, With the Denied		
Planning Director	Date	



125-145 Builders Drive - Proposed Building Site



## City of Newark Division of Engineering

#### MEMORANDUM

TO:

**NEWARK PLANNING COMMISSION** 

FROM:

BRIAN R. MOREHEAD, CITY ENGINEER

DATE:

6 JUNE 2025

RE:

DEDICATION PLAT for Right-of-Way on Waterworks Road at

Mt. Vernon Road

I have reviewed the dedication plat for the above right-of-way, located at the northeast corner of Waterworks Road at Mt. Vernon Road. The following comments are based on my review and compliance with the Subdivision Ordinance of The City of Newark.

This dedication is for additional right-of-way for future intersection widening at this location anticipated as northeast Newark develops in the future. The parcel on the immediate corner is being prepared for sale and transfer by Newark Development Partners, so the time was appropriate to resolve the right-of-way before the sale. The right-of-way width and access restrictions conform to our newly adopted Thoroughfare and Access Management regulations.

#### SECTION 3.09

1. No additional comments.

#### SECTION 4.07

2. No additional comments.

#### RECOMMENDATION

I recommend approval of this Dedication Plat. If approved by Planning Commission, I will prepare legislation for City Council to dedicate the right-of-way to public use. When legislation is passed by City Council, the Plat will be released for recording.

BRM

Cc:

George Carter, Zoning Inspector

Zoning File PC-25-25

City Engineer

