PLANNING COMMISSION MEETING TUESDAY, OCTOBER 14, 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 SEPTEMBER 9, 2025 PLANNING COMMISSION MEETING

#### **PUBLIC HEARING**

#### 3. ZONING CHANGE FOR 77 N. FULTON AVE., NEWARK, OHIO

Application Number: PC-25-41

Owner: Angus & Mac Property Solutions

**Applicant: Jason Angus** 

Current Zoning: Single-Family Residence, RH-High Density

Proposed Zoning: MFR, Multi-Family Residence

#### 4. ZONING CHANGE FOR 2205 CHERRY VALLEY RD., NEWARK, OHIO

Application Number: PC-25-35

Owner: Cherry Valley Family Life Center

Applicant: Englefield Oil Co.

Current Zoning: CSI, Church School Institutional

Proposed Zoning: GB, General Business

#### 5. ZONING CHANGE FOR 60 PROSPECT ST., NEWARK, OHIO

Application Number: PC-25-33

Owner: Lenka Fucikova Applicant: Lenka Fucikova

Current Zoning: Single-Family Residence, RH-High Density

Proposed Zoning: HB, High Intensity Business

#### 6. ZONING CHANGE FOR 274 N. CEDAR ST., NEWARK, OHIO

Application Number: PC-25-32 Owner: Brothers Masonry Applicant: Tim Murphy

Current Zoning: LC, Limited Commercial

Proposed Zoning: MFR, Multi-Family Residence

#### **OLD BUSINESS**

# 7. RECOMMENDATION FOR ZONING CHANGE FOR SW CORNER OF SHARON VALLEY RD. AND COUNTRY CLUB, NEWARK, OHIO

Application Number: PC-25-28 Owner: Highpoint Development Applicant: Bryan McAnally

Current Zoning: TFR – Two-Family Residence Proposed Zoning: CSI - Church School Institutional

#### **NEW BUSINESS**

8. Site Plan Review for PC 25-43, Cherry Bend Apartment Development, Phase 1, Cherry Bottom Drive

Owner / Applicant: Stone Works Partners, LLC

1239 Cherry Valley Road SE

Granville, OH 43023

Bryan Lewis

blewis@stoneworksllc.com

9. Site Plan Review for PC 25-42, The Retreat at Newark Condominium Development, 2236 River Road

Owner / Applicant: Rocky Point Partners

81 South 4th Street, Suite 305

Columbus, OH 43215

Alex Marsh

alex@rockypointpartners.us

Engineer: Advanced Civil Design, Inc.

781 Science Boulevard, Suite 100

Columbus, OH 43230

Tom Warner

twarner@advacnedcivildesign.com

10. Site Plan Review for PC 25-46, Walmart Supercenter Building Expansion, 1315 North 21st Street

Owner: Walmart RE Business Trust

PO Box 8050

Bentonville, AR 72712 Mike Rutherford

Mike.Rutherford@walmart.com

Applicant / Engineer: Dewberry Engineering, Inc.

551 Piney Forest Road Danville, VA 24540 Emily Ragsdale

eragsdale@dewberry.com

#### 11. <u>MISCELLANEOUS</u> – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 12, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, OCTOBER 20, 2025, 4:30 P.M.

BY: Deter Cost, Brown June 25-28

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 77 NORTH FULTON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-242388-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE, RH-HIGH DENSITY ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE 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 SINGLE-FAMILY RESIDENCE, RH-HIGH DENSITY ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE 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.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

r doocd tillo	day of	, 20
		PRESIDENT OF COUNCIL
ATTEST: Clerk	of Council	
DATE FILED WI	TH MAYOR:	
DATE APPROVI	ED BY MAYOR:	
MAYOR	An	1
FORM APPROV	/ED: Director of Lav	v

#### DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER

Approved By JW Dec 01, 2022

<del>02121014104047019000</del> <del>02121014104047019100</del> <del>02121014104047021000</del> 02121014104047020000 TRANSFERRED

Dec 01, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 225.00

InstrID:202212010028216 12/1/2022
Pages:2 F: \$34.00 9:49 AM
Bryan A. Long T20220030765
Licking County Recorder

#### WARRANTY DEED

File # 100110

KNOW ALL MEN BY THE PRESENTS THAT; Christopher S Roberts and Tina M Roberts, Husband and Wife, Grantor(s) for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant(s), with general warranty covenants, to Angus & Mac Property Solutions LLC, Grantee. whose Tax Mailing Address will be PO Box 4460 Newark OH 43058.

The following described real property:

Situated in the State of Ohio, County of Licking, and in the City of Newark:

Being Lot Number 6652, 6653 and 6654, of Martha E. Taylor's First Addition to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 47, Recorder's Office, Licking County, Ohio, including vacated alley to the south of Lot No. 6652 as per Ordinance No. 2886.

FIRST OHIO TITLE INSURANCE BOX

Parcel Number:

-054-242376-00.000, 054-242388-00.000 & 054-242382-00.000

Known as:

77 North Fulton Ave Newark, OH 43055

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any, contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

Prior Instrument Number:

Instrument Number 201812060027194, of the Records of

the office of the Recorder, Licking County, Ohio

APPROVED FOR ZONING PLASSONS SOU

Div. of Engineering City of Newark, Ohlo



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

Zoning File #\_
PC Application # PC Appli

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

Rev 8/13		
District Change	□ District Establishment (	Newly Annexed)
Ou	ner	
Property Owner: Angus a Mac Prope.	The second second	Telephone: 740 644 569
Address: 1606 Montgomery Rd.	E-mail: Jangus	
City: Newark State: OH	Zip: 43055	Fax:
I would prefer to have agendas mailed rather than e-mailed		
Applicant/R	epresentative	1
Representative: Wason Angus	Same as above	Telephone:
Address: 901 W. Main St.	E-mail:	The state of the s
City: New 9th State: OH	Zip:	Fax:
I would prefer to have agendas mailed rather than e-mailed		
Property	Location	
Street Address: 77 1/ Fultan	Ave. Newa	rh OH 43055
Parcel Tax ID #: 054 - 242 388 - 00,000	Number of Acres:	1
Lot Number: (if applicable) (653	Property Platted? Yes ☐ No ☐	
THE STATE OF THE S	assification (Zoning (	Code 08-33, see www.newarkohio.net)
Present Zoning District:	Proposed Zoning Distric	t:
☐ AD Agricultural	☐ AD Agricultural	
	LI AD Agricultural	
☐ CD Conservation	☐ CD Conservation	Man Aria
☐ CD Conservation☐ CSI Church School Institutional	☐ CD Conservation☐ CSI Church School Ins	titutional
☐ CD Conservation ☐ CSI Church School Institutional ☐ DC Downtown	☐ CD Conservation☐ CSI Church School Ins☐ DC Downtown	titutional
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### Proposed Zoning Change - 77 North Fulton Ave.







## ANGUS & MAC PROPERTY SOLUTIONS LLC 77 FULTON AVE

Tax District: 054 - NEWARK CITY-NEWARK CSD

School District: NEWARK CSD

Neighborhood: 00116 Newark - Fulton Ave to Pine St

Classification: 510 Single family platted lot

Acreage:

Property Desc: LOT 6653 MARTHA E TAYLOR'S 1ST ADD

Parcel #: 054-242388-00.000

Rt #: 054-101.41-151.000

1 of 1



BOR 2023

#### ATTRIBUTES

Story Height: 1 1/2
Exterior Wall: Frame
Heating: Central Warm Air

Cooling: Central
Basement: Pt Bsmt/Pt Crawl

Attic:

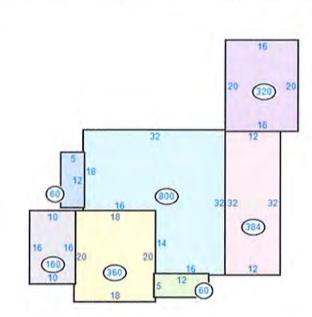
Total Rooms: 9.0
Bedrooms: 3.0
Family Rooms: 0.0
Dining Rooms: 1.0

Full Baths: 1.0 Half Baths: 1.0 Other Fixtures: 0.0

Year Built: 1830 Finished Living Area: 2,664

Fireplace Openings: 0.0 Fireplace Stacks: 0.0

Basement Garage(s): 0
Basement Finished: No



AREA		VALUES (by tax ye	ar)	Land Im	provement	Total
First Floor: Upper Floor:	1,664 360	2024	Market CAUV	35,100 0	97,900 0	133,000 0
Attic: Half Story: Crawl:	0 640 1,280	2023	Market CAUV	35,100 0	97,900 0	133,000 0
Basement:	384	2022	Market CAUV	21,100 0	73,100 0	94,200 0

#### **SALES HISTORY**

Pcl # Instrument Type Sale Price Conv # V LO Previous Owner

12/01/2022 3 WD - WARRANTY 75000.00 4369 N N ROBERTS CHRISTOPHER S & TINA M 12/26/2018 3 JS - JOINT SURVIVORSHIP 7000.00 4156 N N BLAINE JOSEPH W & SUSAN A

#### **IMPROVEMENTS**

Description		Yr Built	SqFt Value	
TAKES	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	853.19	853.19	1706.38
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	1.00	1.00	2.00
Gross Due	0.00	854.19	854.19	1708.38
Payments	0.00	854.19	854.19	1708.38
Net Due	0.00	0.00	0.00	0.00

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.



BY: Nove Cast BARNER ORDNANCE NO. 25-29

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 2205 CHERRY VALLEY ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #056-042864-00.001, FROM THAT OF CSI CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT TO GB GENERAL BUSINESS 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 CSI CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT TO GB GENERAL BUSINESS 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.

Section 4: 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	H MAYOR:	
DATE APPROVED	D BY MAYOR: _	
MAYOR	1	
FORM APPROVE	D: Director of La	aw
DESCRIPTION AF	PPROVED:Bria	n Morehead, Engineer

Prepared by the Office of the Director of Law

# REZONING DESCRIPTION AT THE NORTHEAST CORNER OF TORNWOOD CROSSING AND CHERRY VALLEY ROAD CITY OF NEWARK, LICKING CO., OHIO

Situated in the State of Ohio, County of Licking, City of Newark, in Quarter Township 3, Township 2 North, Range 12 West, United State Military Lands and being a 6.570 acre portion of an original 34.85 acre tract of land conveyed to Cherry Valley Family Life Center, by deed of record in Official Record 39, Page 241, all records referenced to the Recorder's Office, Licking County, Ohio, said tract to be rezoned bounded and described as follows:

Beginning at a point at the intersection of the southeasterly right-of-way line of Thornwood Crossing (variable width) with the northeasterly right-of-way line of Cherry Valley Road (variable width), at a corner of a 3.236 acre tract of land conveyed, as Parcel 4-WLV for Thornwood Crossing roadway purposes, to the Ohio Department of Transportation, by deed of record in Instrument No. 201604080006839, at the north corner a 0.725 acre tract of land conveyed, as Parcel 4-WDV for Cherry Valley Road roadway purposes, to the Ohio Department of Transportation, by deed of record in Instrument No. 201604080006839, said point being 146.99 feet right of centerline Station 63+60.59 of Thornwood Crossing, as shown upon Sheet 20 of 38 of the Ohio Department of Transportation Right-of-Way Plans for LIC-THORNWOOD CROSSING;

thence N 22° 15' 05" E crossing a portion of said original 34.85 acre tract, along an easterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 129.29 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing;

thence N 42° 24' 28" E crossing a portion of said original 34.85 acre tract, along a southeasterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 510.93 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing;

thence N 37° 46' 46" E crossing a portion of said original 34.85 acre tract, along an easterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 171.76 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing, at a corner of said original 34.85 tract, and in the west line of a 23.9 acre tract of land conveyed to the State of Ohio, by deed of record in Official Record 685, Page 360;

thence S 03° 55' 17" W along an east line of said original 34.85 acre tract and along a portion of the west line of said 23.9 acre tract a distance of 198.09 feet to a point at a corner of said original 34.85 acre tract, at the southwest corner of said 23.9 acre tract, and at a corner of a 5.780 acre tract of land conveyed to The Thomas J. Evans Foundation, by deed of record in Official Record 923, Page 593;

thence along common easterly lines of said original 34.85 acre tract and westerly lines of said 5.780 acre tract the following five (5) courses and distances;

- 1. S 45° 33' 39" W a distance of 137.49 feet to a point;
- 2. 5 00° 24' 40" E a distance of 139.00 feet to a point;
- 3. S 46° 22' 58" E a distance of 266.19 feet to a point;
- 4. S 16º 27' 37" W a distance of 339.96 feet to a point;
- S 47° 27° 37" W a distance of 198.68 feet to a point in the northeasterly right-of-way line of Cherry Valley Road;

thence N 43° 31' 52" We crossing a portion of said original 34.85 acre tract and along the northeasterly rightof-way line of Cherry Valley Road a distance of 156.59 feet to a point at a corner of said 0.725 acre Parcel 4-WDV:

thence N 01° 32' 38" W crossing a portion of said original 34.85 acre tract, along the northeasterly rightof-way line of Cherry Valley Road, and along the east line of said 0.725 acre Parcel 4-WDV a distance of 67.27 feet to a point at the northeast corner of said 0.725 acre Parcel 4-WDV; thence N 40° 55' 19" W crossing a portion of said original 34.85 acre tract, along the northeasterly rightof-way line of Cherry Valley Road, and along the northeasterly line of said 0.725 acre Parcel 4-WDV a distance of 348.64 feet to the place of beginning;

containing 6.570 acres of land, more or less, and subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd. (formerly Bird + Bull, Inc.), Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in May, 2025. Basis of bearings is the centerline Thornwood Crossing for Cherry Valley Road north, being N 41° 17' 1" E, as shown on Sheet 7 of 17 of the Ohio Department of Transportation Right-of-Way Plans for LIC-16-16.80, and all other bearings are based upon this meridian.

Kevin L. Baxter ~ Ohio Surveyor No. 7697

KEVIN
BAXTER
S-7697 C
SURVEYOR

APPROVED FOR Zounce

Div. of Engineering City of Newark, Ohio



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

Zoning File #	
PC Application # PL-	25-35
Date Received: 7/2	9/23
Received by:	CC
Amount Due:\$300.00	
Paid By: (circle one)	
Check#	Cash
Receipt #	

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

PD-7/24/35

Rev 8/13			
District Change		□ District Establishment	(Newly Annexed)
	Ou	ner	
Property Owner: Cherry Valle	y Family Life Center		Telephone:
Address: 2249 Cherry Valley	Road	E-mail:	
City: Newark	State: Ohio	Zip: 43055	Fax:
I would prefer to have agenda	s mailed rather than e-mailed 🗆		
	Applicant/R	epresentative	
Representative: Englefield O	il Co.	Same as above □	Telephone: See attached
Address: 1935 James Parkv	vay	E-mail: See attached	
City: Heath	State: Ohio	Zip: 43056	Fax: See attached
I would prefer to have agenda	s mailed rather than e-mailed		
	Property	Location	
Street Address: 2249 Cherry	Valley Road 2205		
Parcel Tax ID #: 056-042864	-00.001	Number of Acres: 6.57	
Lot Number: (if applicable)		Property Platted? Yes □ No ■	
Wall Plan to	District Cl	assification (Zoning	Code 08-33, see www.newarkohio.net)
Present Zoning District:	-/	Proposed Zoning Distri	ct:
Present Zoning District:  AD Agricultural CD Conservation CSI Church School Institutional DC Downtown GB General Business GC General Commercial GI General Industrial GO General Office HB High Intensity Business LB Limited Intensity Business LI Limited Commercial LI Limited Industrial CO Limited Commercial LI Limited Industrial DO Limited Industrial CO Limited Office MB Medium Intensity Business MFC Multi-Family Condo MFH Multi-Family High Rise MFR Multi-Family Residence Overlay Historic Planned Unit Development RMH Single-Family Residence Manufactured Home Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density RZL Single-Family Residence Zero Lot Line		☐ Single-Family Resider	cial iness usiness usiness al  Business ndo h Rise sidence ment esidence Manufactured Home nce (Circle one) ensity RM-Medium Density RH-High Density

	Zoning File #	PC Application #
	Property Use	
Present Use: Vacant Land	Proposed Use: Convenience Store	e with Fuel
	Additional Comments	
Reason For Request: To develop site as a convenience :	store with fuel sales.	
Require	ed Documentation and Process Overvi	iew
present, attach an Authorization Letter his/her behalf.  Obtain a Tax Map and Auditor's Parch Note: Tax Maps can be provided by the Education of parcels Note: Legal Description must be reviewed Obtain a Parcel Drawing or Map show Note: Aerial maps can be provided by the Education of Parcels Note: Aerial maps can be provided by the Education of Parcels Newark City Engineering Department Note: The Engineering Jepartment Note: The Engineering Jepartment Note: A \$300 Application and required document Note: A \$300 Application Fee must accorded Attend the Planning Commission Mee Newark City Council Chambers, 40 W. Note: be prepared to answer Planning Commission Mee Newark City Council Chambers, 40 W. Note: be prepared to answer Planning Commission Description of Property Owner Signature:  My Commission Expires: 3/19125	and Council Meetings Main Street (1st Floor).  Make check payable to "City etings and Council Meetings Main Street (1st Floor).  Main Street (2st Floor).  Make check payable to "City Floor).  Main Street (1st Floor).  Make check payable to "City Floor).  Main Street (1st Floor).  Make check payable to "City Floor).  Main Street (1st Floor).  Make check payable to "City Floor).  Main Street (1st Floor).  Make check payable to "City Floor).  Main Street (1st	w. valid deed description) ew. view. view. view. of Newark".  g your application  o the best of my knowledge.  7/2  PATRICIA PHE Notary Public State of Oh My Cornm. Exp. March 19, 20
Engineerin Approved	$ng/Z$ oning Authorization – Office Use Denied $\square$	<i>e Only</i> Approved with Conditions □
Engineering Signature: Bu	Mh Date:	0/17/2025
Comments/Conditions:	En Apparos For Zanco	mass>
Planning Commiss Approved □	sion Recommendation to Council – Of	fice Use Only Approved with Conditions □
Planning Director Signature:	Date:	
Conditions:  After Planning Commission Recomme Contact the Clerk of Council regarding Clerk of Council's Office 40 W Main St	endation: g Council Public Hearing and Final Vote dates. (2nd Floor-Mayor's Office) (740) 670-7516.	

# SUPPELEMENTAL INFORMATION FOR ZONING DISTRICT CHANGE APPLICATION

Englefield Oil Co. is serving as the representative for the property owner for purposes of the lot split application. Accordingly, the property owner has authorized John Gordon, on behalf of Englefield Oil Co., to sign all applications necessary to submit the lot split application.

Going forward, all information and communications related to the same should be forwarded to Englefield Oil's Co.'s legal counsel, whose contact information is below:

Christopher A. Rinehart Rinehart Legal Services, Ltd. P.O. Box 16308 Columbus, Ohio 43216

T: (614) 221-1244 F: (614) 343-1549

E: crinehart@rinehartlegal.com

In addition to the foregoing, on the plans associated with the proposed signs for the project, the applicant has submitted a sign site plan that shows the location of the proposed pole sign and monument sign, which may not match the official site plan for the project. The sign site plan is provided for informational purposes only to show the proposed location of the identified signs. The official site plan proposed for the project (which shows the location of the referenced signs) is also enclosed. To the extent there are any discrepancies between the sign site plan and the official site plan, the official site plan shall control.

The undersigned Cherry Valley Family Life Center hereby authorizes John S. Gordon to sign documents as an agent for the zoning and lot split applications for a portion of parcel # 056-042864-00.091, being +/- 7 acres of vacant land located on the east side of Thornwood Crossing, Newark, Ohio.

Brent Heishman, Pastor

STATE OF OHIO

COUNTY OF Licking SS:

Before me, a Notary Public in and for said State and County, personally appeared Brent Heishman, Pastor of Cherry Valley Family Life Center, an Ohio nonprofit organization, who acknowledged the signing of the foregoing instrument and that the same is his free act and deed and that the same is the free act and deed of said corporation for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my official seal on the

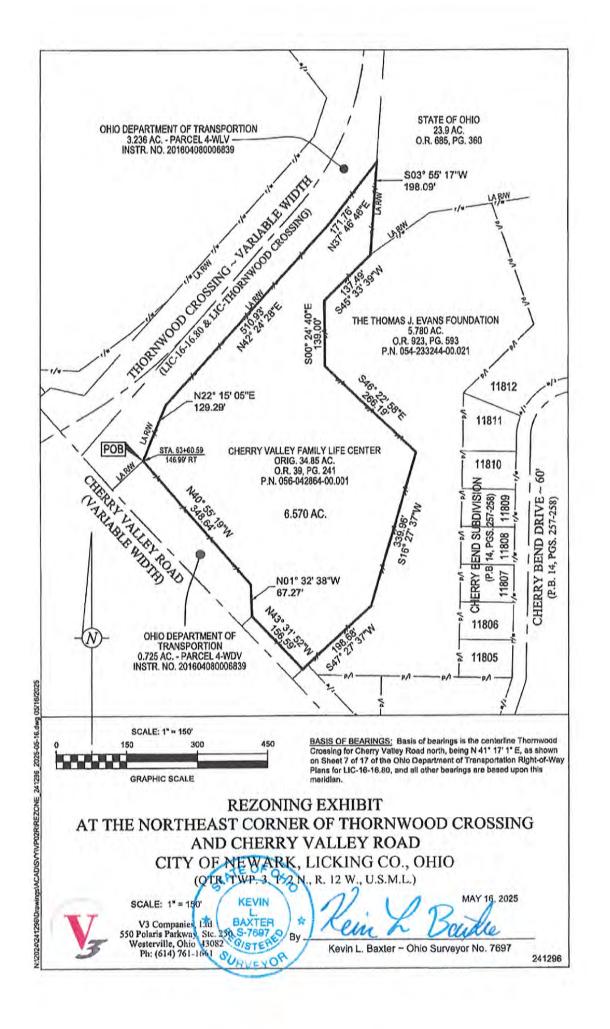
8th day of July

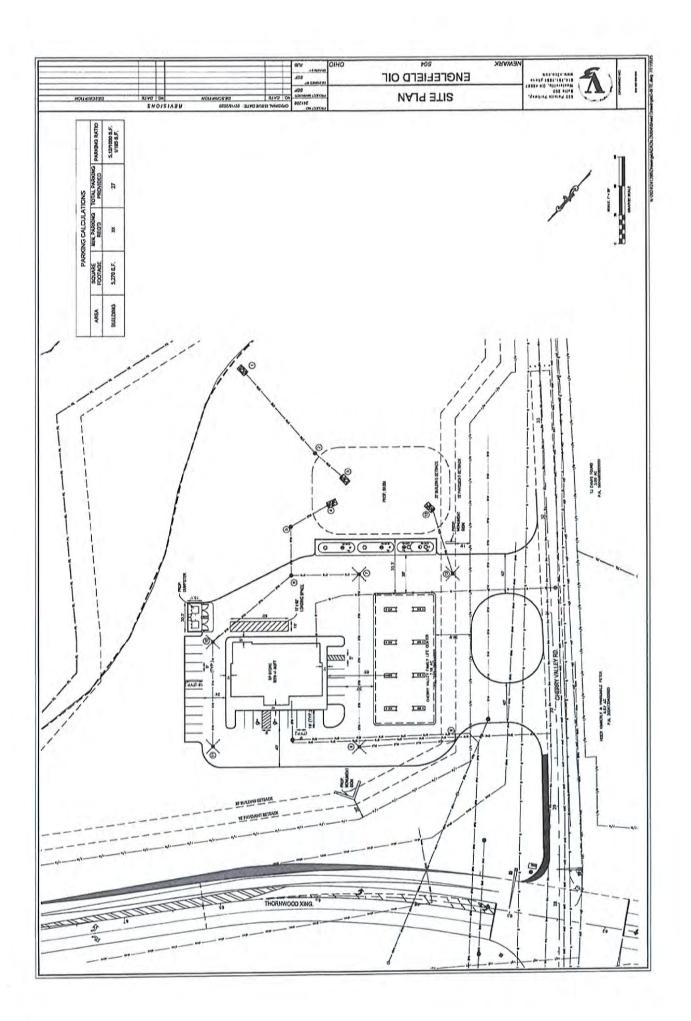
,2025.

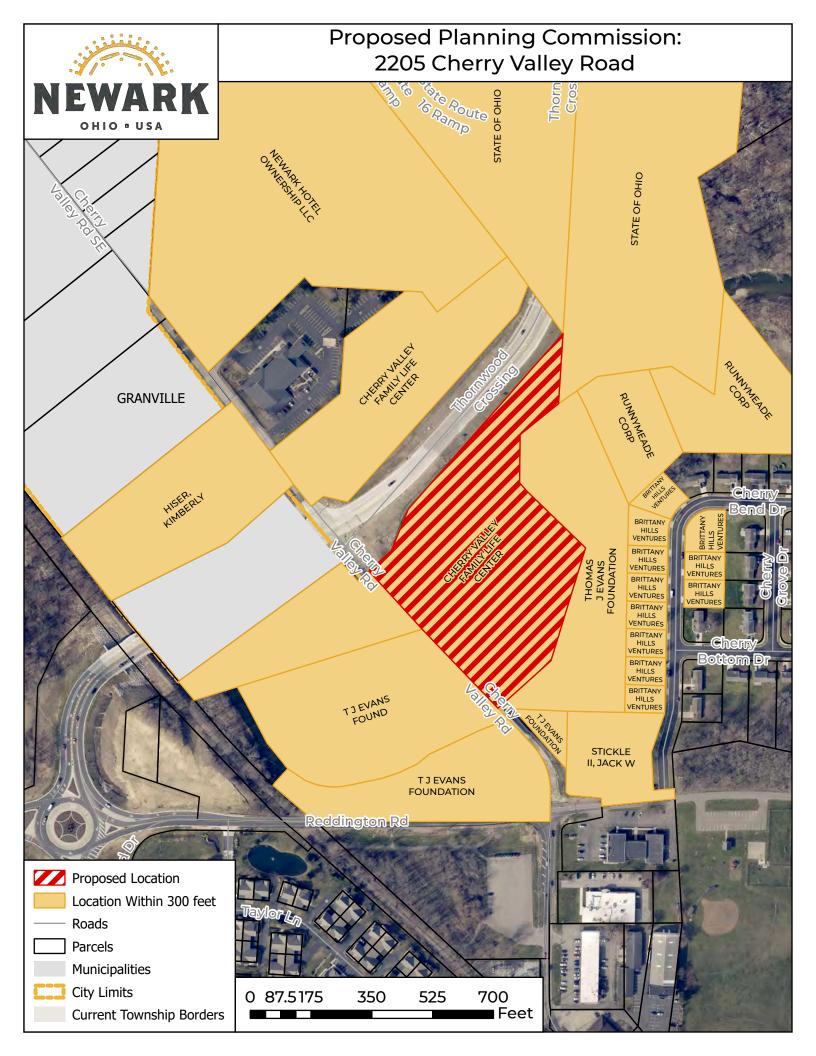
**Notary Public** 

### OnTrac Property Map









BY: MC COST BARROW ME NO. 25-30

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 60 PROSPECT STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-201204-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO HB HIGH INTENSITY BUSINESS 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 SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO HB HIGH INTENSITY BUSINESS 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.

**Section 4:** 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 o	f Council	
DATE FILED WIT	TH MAYOR:	
DATE APPROVE	D BY MAYOR: _	
MAYOR	1	2
FORM APPROVE	ED: Director of La	aw .
DESCRIPTION A		n Morehead, Engineer

Prepared by the Office of the Director of Law

DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER

Approved By JM Jan 16, 2025 02121012401128015000

#### TRANSFERRED

Jan 16, 2025
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319,902 COMPLIED WITH
MICHAEL L. SMITH
By: AT 585,00

InstrID:202501160000859 Pages:2 F: \$39.00 Record A. Long

3:04 PM T20250000865

1/16/2025

Bryan A. Long Licking County Recorder

#### **GENERAL WARRANTY DEED**

(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Ann M. Reese, unmarried,** of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Lenka Fucikova** 

whose tax mailing address is 60 Pospect St, Newark, 01143055

the following real property situated in the City of Newark, County of Licking, State of Ohio:

Situated in the 4th Quarter, Township 2N, Range 12W, USML, City of Newark, County of Licking, State of Ohio, and being part of Lot 20 of the George McMullens Farm as recorded in Plat Book 1, Page 128 of the Plat Records, and being all of the Ann M. Reese parcel, as recorded in Instrument Number 201811090023959, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at a 1/2" dia. iron pin found at the Southwest corner of Lot 21 of said George McMullens Farm, said point being on the North line of Prospect Street, 49.50 feet wide,

Thence, South 84° 27' 47" East, 136.42 feet, along the North line of Prospect Street, to a 1/2" dia. Iron pin found at the Southeast corner of the Martha Reyes Palomino parcel, as recorded in Instrument Number 202210140024899, said point also being the True Point of Beginning for the parcel herein described;

Thence, North 05° 18' 50" East, 545.28 feet, along the East line of said Palomino parcel, passing an iron pin set at 446.90 feet, to a point, inaccessible, on the South line of the Newark Lodge No 499 Loyal Order of Moose parcel, as recorded in Volume 553, Page 627 of the Deed Records;

Thence, South 65° 36' 40" East, 82.56 feet, along the South line of said Newark Lodge parcel, to a point, inaccessible, at the Northwest corner of the St. John's Evangelical and Reformed Church, Inc. parcel, as recorded in Volume 560, Page 253, of the Deed Records;

Thence, South 05° 18' 50" West, 518.60 feet, along the West line of said St. John's Evangelical parcel, and West line of the Matthew D. & Ashley C. Canfield parcel, as recorded in Instrument Number 201403050003955, passing an iron pin set at 112.73 feet, to an iron pin set on the North line of Prospect Street;

Thence, North 84° 27' 47" West, 78.03 feet, along the North line of Prospect Street, to the True Point of Beginning.

Containing 0.953 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive convenants.

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis 57996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

PN 054-201204-00.000

This Description is based on a survey made under the supervision of Todd D. Willis in October 2023, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Parcel No.: 054-201204-00.000

Div. of Engineering

Div. of Engineering City of Newark, Ohlo



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

District Change	☐ District Establishment (Newly Annexed)	
	wner	
Property Owner: Lepta Frighto ia	Telephone: 740-618-3	
Address: 60 PROSTECT STREET	E-mail: Lenka. hueltora @ yahoo. com	
City: Neckark State: OH	Zip: <b>43055</b> Fax:	
I would prefer to have agendas mailed rather than e-mailed		
Applicant,	Representative	
Representative:	Same as above 🖂 Telephone:	
Address:	E-mail:	
City: State:	Zip: Fax:	
l would prefer to have agendas mailed rather than e-mailed		
	ty Location	
Street Address: 60 Prospect st	reet	
Parcel Tax ID #: 054-20(204-00.000	Number of Acres: 0.9510	
Lot Number: (if applicable)	Property Platted? Yes ☐ No ☐	
	Classification (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   □ GC General Commercial   □ GI General Industrial   □ GO General Office   □ HB High Intensity Business   □ LC Limited Intensity Business   □ LC Limited Commercial   □ LI Limited Industrial   □ LO Limited Office   □ MB Medium Intensity Business   □ MFC Multi-Family Condo   □ MFH Multi-Family High Rise   □ MFR Multi-Family Residence   □ Overlay Historic   □ Planned Unit Development   □ RMH Single-Family Residence Manufactured Home   ☑ Single-Family Residence (Circle one)	□ AD Agricultural   □ CD Conservation   □ CSI Church School Institutional   □ DC Downtown   □ GB General Business   □ GC General Commercial   □ GI General Industrial   □ GO General Office   ■ HB High Intensity Business   □ LB Limited Commercial   □ LI Limited Commercial   □ LI Limited Industrial   □ LO Limited Office   □ MB Medium Intensity Business   □ MFC Multi-Family Condo   □ MFH Multi-Family High Rise   □ MFR Multi-Family Residence   □ Overlay Historic   □ Planned Unit Development   □ RMH Single-Family Residence Manufactured Home   □ Single-Family Residence (Circle one)	

Zoning File #

PC Application #

	Property Use
Present Use:	Proposed Use: Yoga classes, Events for children
	Additional Comments
Reason For Request:	James Commission
	Documentation and Process Overview e the notarized signature of the property owner. If a notarized signature is not
his/her behalf.  Obtain a Tax Map and Auditor's Parcel Nu Note: Tax Maps can be provided by the Engin Obtain a Legal Description of parcels to be Note: Legal Description must be reviewed and Obtain a Parcel Drawing or Map showing Note: Aerial maps can be provided by the Engin Call the Newark City Engineering Department - 40 Note: The Engineering Department - 40 Note: The Engineering Zoning Authorization Submit Application and required document Newark City Engineering Department - 40 Note: A \$300 Application Fee must accompand Attend the Planning Commission Meeting Newark City Council Chambers, 40 W. Main	peering Department during the Engineering Review. The re-zoned. (typically a survey description or valid deed description) of stamped approved during the Engineering Review. The location of all buildings on the review. The location of all buildin
Note: be prepared to answer Planning Comm	olssion and Council Members' questions regarding your application Owner Acknowledgement
I hereby certify that the information provid	led in this application is true and factual to the best of my knowledge.
Property Owner Signature:	Lenka Fucikaja Date: 7-22-25
Sworn and subscribed before me this	day of Joly ,20
My Commission Expires: 5/11/20	Notary Public
	Zoning Authorization — Office Use Only  Denied □ Approved with Conditions □
Approved 🖸	1/ = ha have
Engineering Signature:	Date: 0 /17/2025
Comments/Conditions: 16-5-921 DTTU	APPROVED FOR ZENUC RURASSS.
Planning Commission	Recommendation to Council – Office Use Only
Approved □	Denied ☐ Approved with Conditions ☐
Planning Director Signature:	Date:
Conditions:  After Planning Commission Recommendate Contact the Clerk of Council regarding Council regarding Council regarding Council Clerk of Council's Office 40 W Main St (2nd	uncil Public Hearing and Final Vote dates.

#### 2nd half taxes are due July 16, 2025

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

Help Login



Parcel: 054-201204-00.000 (Direct Link)

Owner: FUCIKOVA LENKA

Parcel Address: 60 PROSPECT ST NEWARK, OH 43055

> Legal Desc: LOT 20 PT GEORGE MCMULLEN FARM

> > Acres: 0.9510

Tax District: 054 NEWARK CITY-NEWARK CSD

Township:

Municipality: NEWARK

School District: NEWARK CSD

Neighborhood: 00500 Newark - Prospect St to

Isabelle Rd

Parent Parcel:

Owner Mailing FUCIKOVA LENKA Address: 60 PROSPECT ST NEWARK OH 43055

Mailing Address: FUCIKOVA LENKA

**60 PROSPECT ST** NEWARK OH 43055

Class Group: Residential

510 Single family platted lot

Class:

TIF:

Utilities: 6 - All

Foreclosure: No

Escrow Account:

Bankruptcy: No

Tax Lien: No

Block Transfers: No

FIND YOUR PARCEL

Owner V



054-201204-00.000 **FUCIKOVA LENKA 60 PROSPECT ST** NEWARK, OH 43055

Acres: 0.95 LOT 20 PT GEORGE MCMULLEN FARM (FORMERLY FRANKLIN'S ADD) (0.953 AC)

Land: \$57,800 Improv: \$115,800 Total: \$173,600

Transfer Date: 01/16/2025 Amount: \$195,000 Conveyance: 123 Valid Sale: Yes

Homestead: No Owner Occ: Yes

Foreclosure: No On Contract: No Bankruptcy: No Tax Lien: No Block Transfers: No



Interstate/US/State Route Centerline Labels

Interstates Township Koad

Driveway

County Road 1

Owner Name & Acres

Street Number Only

Sales - 2025 Sales - 2024

0 0 0

LICKING COUNTY TAX MAP

Municipal Corporations

Licking County Auditor GIS

Other Road Type

Property Address: 60 Prospect Street, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument Number 201811090023959, Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Executed this January 15, 2025.

Grantor(s):

Ann M. Reese

State of LXCO

The foregoing instrument was acknowledged before me freely this 151 Y day of January, 2025, by Ann M. Reese.

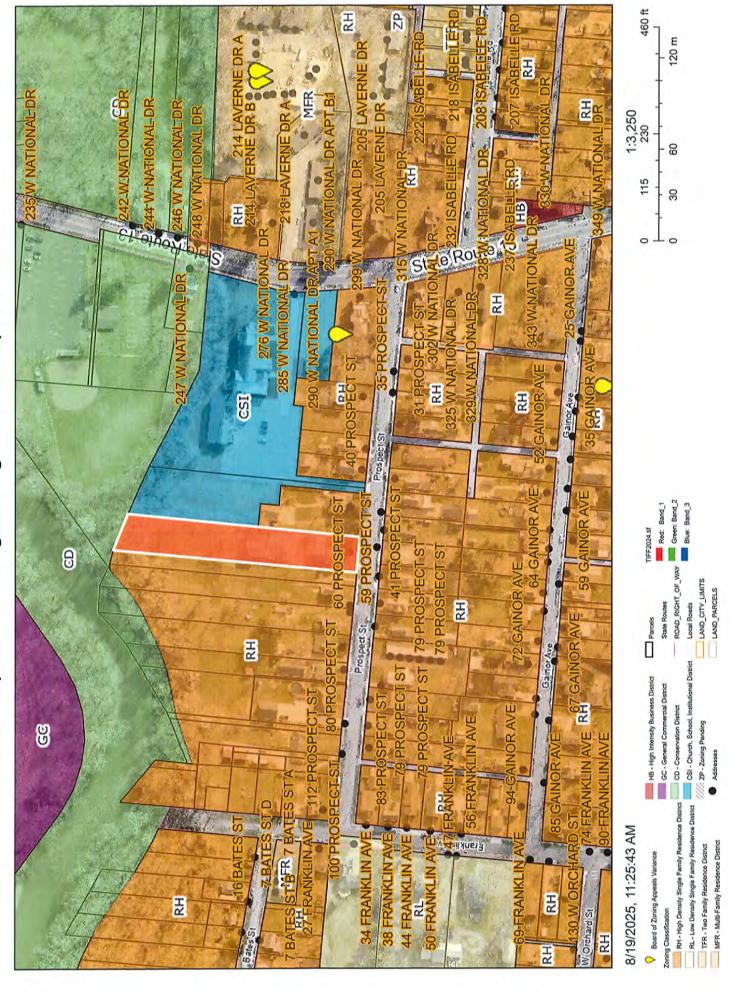
JASMINE BROWN My Comm. Exp. 07-21-2026 JD No. 12680135-2

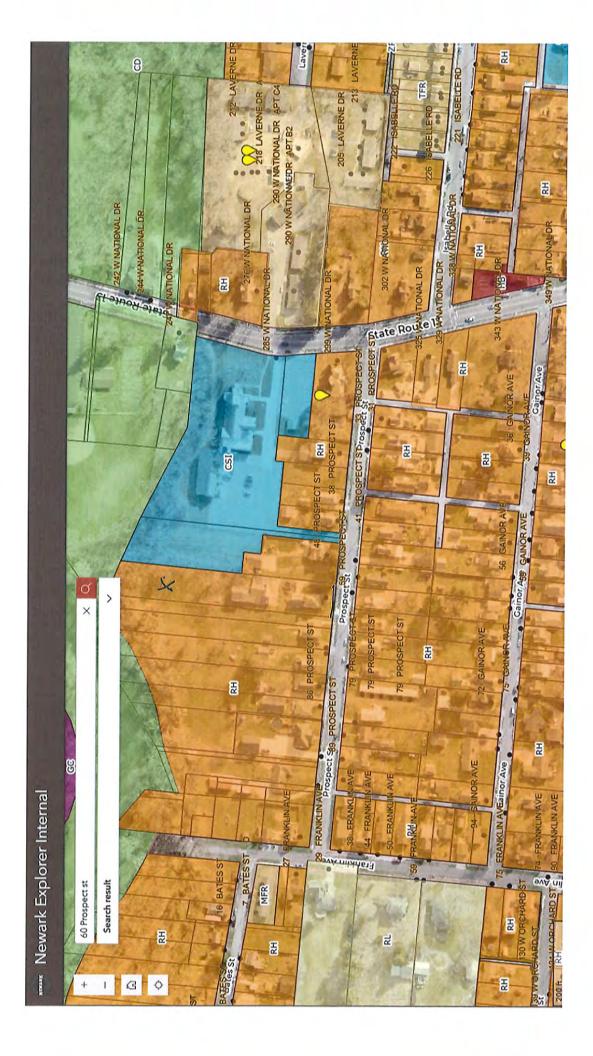
Notary Public: Jasmine Dyaw Notary County/State: /(angl), Texas County Acting In: Comal Commission Expires: 7/2/12026

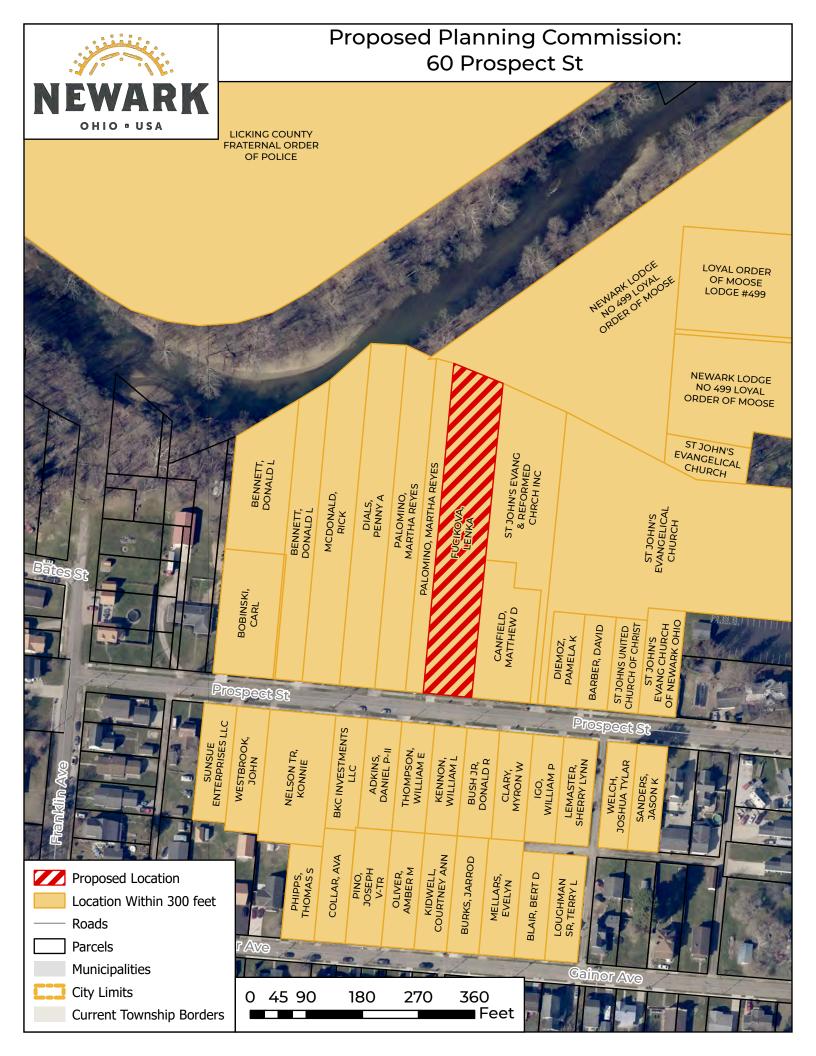
This instrument was prepared by: Blevins & Associates LLC 920 Cherryfield Avenue Columbus, OH 43235

First American Title File Number: 2811266NE

Proposed Zoning Change - 60 Prospect St.







BY: Role Cost BARNER PROINANCE NO. 25-31

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 274 NORTH CEDAR STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-193848-00.000, FROM THAT OF LC LIMITED COMMERCIAL ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE 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 MFR MULTI-FAMILY RESIDENCE 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.

**Section 4:** 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	f Council	
DATE FILED WIT	H MAYOR:	
DATE APPROVE	D BY MAYOR:	
MAYOR	The	
FORM APPROVE	ED: Director of Lav	W
DESCRIPTION A		Morehead, Engineer

Prepared by the Office of the Director of Law

#### LEGAL DESCRIPTION FOR ZONING DISTRICT CHANGE IN THE CITY OF NEWARK

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

Being all of Lots 3741 and 3742 and part of Lot 3743 in the Augustus H. Heisey's Addition as shown in Plat Book 3A, Page 254 in the U.S. Military Lands of Licking County, Ohio, and being all of the same lands conveyed to Brother's Masonry, LLC as recorded in Instrument Number 201912260028759 in the Recorder's Office, Licking County, Ohio;

The above parcels were replatted into Lot 3741-A (0.317 acres) by plat recorded in Instrument Number 202009180024438 in the Recorder's Office, Licking County, Ohio.

Auditor's Parcel Number: 054-193848-00.000

Street Address: 274 North Cedar Street, Newark, Ohio 43055.

BRM 8/19/2025 APPROVED FOR ZOUNCE DE PROVED PARASES

Div. of Engineering City of Newark, Ohio



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

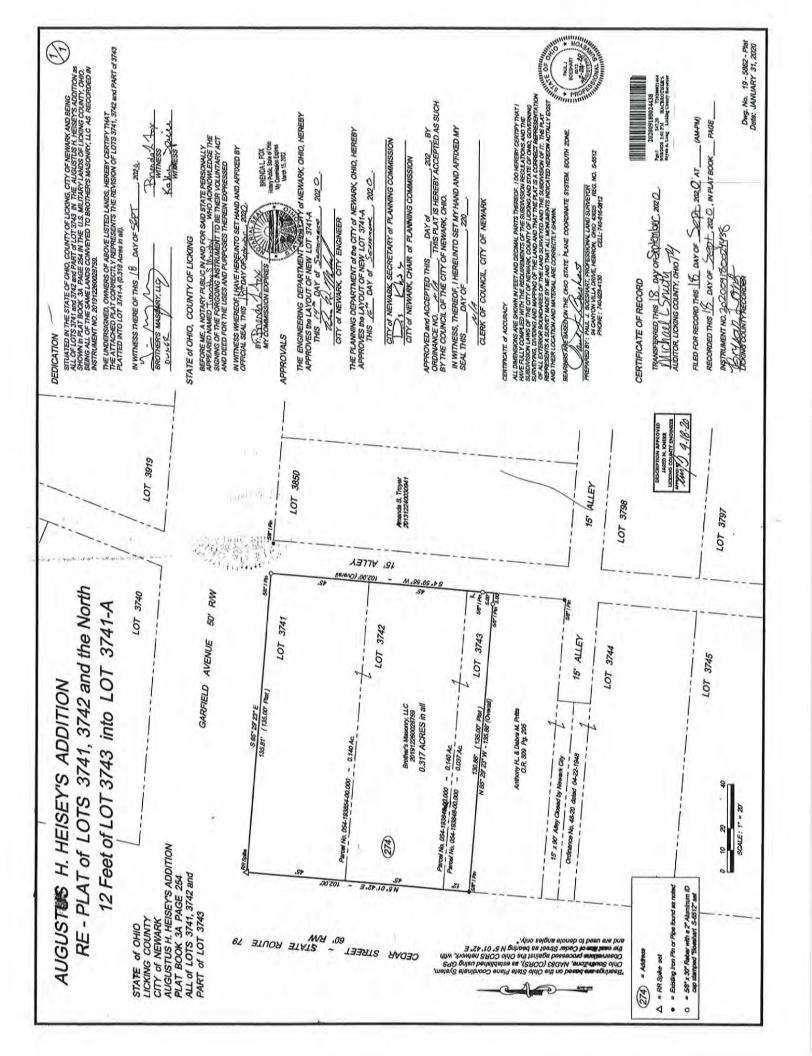
#### CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13	225 2 111 112 2 11 11 2 11 11 11 11 11 11 1
☐ District Change	☐ District Establishment (Newly Annexed)
Ou	mer
Property Owner: BROTHERS MASONEY	Telephone: 740-281-4373
Address: 394 W. NATIONAL DR.	E-mail: BROTHERS-MSONRY BYAHOO.
City: NEWARIC State: 0 14	Zip: 43055 Fax:
I would prefer to have agendas mailed rather than e-mailed	
Applicant/Representative	
Representative: Tim Mureity	Same as above ☐ Telephone: Same
Address: 394 W NATIONAL DR.	E-mail: SAME
City: NEWACK State: 01+	Zip: 43056 Fax:
I would prefer to have agendas mailed rather than e-mailed	
Property	Location
Street Address: 274 N CEOAR ST.	
Parcel Tax ID#: 654-193848-00.000	Number of Acres: , 3 / 3
Lot Number: (if applicable) 3 741-A	Property Platted? Yes ☑ No □
District Classification (Zoning Code 08-33, see www.newarkohio.net)	
Present Zoning District:	Proposed Zoning District:  AD Agricultural
☐ AD Agricultural ☐ CD Conservation	☐ CD Conservation
☐ CSI Church School Institutional☐ DC Downtown	☐ CSI Church School Institutional☐ DC Downtown
☐ GB General Business	GB General Business
<ul> <li>☐ GC General Commercial</li> <li>☐ GI General Industrial</li> </ul>	☐ GC General Commercial☐ GI General Industrial
☐ GO General Office	☐ GO General Office
<ul><li>☐ HB High Intensity Business</li><li>☐ LB Limited Intensity Business</li></ul>	☐ HB High Intensity Business ☐ LB Limited Intensity Business
LC Limited Commercial	☐ LC Limited Commercial
LI Limited Industrial	☐ LI Limited Industrial
<ul><li>☐ LO Limited Office</li><li>☐ MB Medium Intensity Business</li></ul>	☐ LO Limited Office☐ MB Medium Intensity Business
☐ MFC Multi-Family Condo	☐ MFC Multi-Family Condo
☐ MFH Multi-Family High Rise	MFH Multi-Family High Rise
<ul> <li>☐ MFR Multi-Family Residence</li> <li>☐ Overlay Historic</li> </ul>	<ul><li>☑_MFR Multi-Family Residence</li><li>☐ Overlay Historic</li></ul>
☐ Planned Unit Development	☐ Planned Unit Development
☐ RMH Single-Family Residence Manufactured Home	RMH Single-Family Residence Manufactured Home
<ul> <li>Single-Family Residence (Circle one)</li> <li>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</li> </ul>	☐ Single-Family Residence (Circle one)  RS-Suburban RL-Low Density RM-Medium Density RH-High Density
☐ RZL Single-Family Residence Zero Lot Line	☐ RZL Single-Family Residence Zero Lot Line
☐ SFC Single-Family Condo ☐ TFR Two-Family Residence	☐ SFC Single-Family Condo ☐ TFR Two-Family Residence
LITA I WO-Family Residence	LI TTY TWO-I armity Residence

Zoning File #

PC Application #

Property	Use
Present Use:	Proposed Use:
VACANT	MFU
Additional C	omments)
Reason For Request:	
BUILD A TRIPLE	EX
Required Documentation of	and Process Overview
<ul> <li>□ Complete Application Form — must include the notarized signal present, attach an Authorization Letter from the property owner his/her behalf.</li> <li>□ Obtain a Tax Map and Auditor's Parcel Numbers of the parcel Note: Tax Maps can be provided by the Engineering Department du</li> <li>□ Obtain a Legal Description of parcels to be re-zoned. (typically Note: Legal Description must be reviewed and stamped approved d</li> <li>□ Obtain a Parcel Drawing or Map showing the location of all but Note: Aerial maps can be provided by the Engineering Department of Call the Newark City Engineering Department to schedule and Newark City Engineering Department - 40 W. Main Street (2nd Foote: The Engineering/Zoning Authorization Signature must be obtained by Submit Application and required documentation Newark City Engineering Department - 40 W. Main Street (2nd Foote: A \$300 Application Fee must accompany this Application. Meter Attend the Planning Commission Meetings and Council Meeting Newark City Council Chambers, 40 W. Main Street (1st Floor).</li> <li>Note: be prepared to answer Planning Commission and Council Meetings.</li> </ul>	Is to be re-zoned ring the Engineering Review. y a survey description or valid deed description) luring the Engineering Review. uildings on the parcels during the Engineering Review. Engineering Review Floor). (740) 670-7727 ained prior to Application processing-See Office Use below. Floor) lake check payers.  POLLY A. KEMP NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES
Owner Acknow	
Property Owner Signature:  Sworn and subscribed before me this 17 th day of My Commission Expires: 5/1/2009	Date: 7/17/25  Notary Public
Engineering/Zoning Authoriz	
Approved Denied	
Planning Commission Recommendati	on to Council – Office Use Only
Approved ☐ Denied ☐	☐ Approved with Conditions ☐
Planning Director Signature:	Date:
Conditions:  After Planning Commission Recommendation:  Contact the Clerk of Council regarding Council Public Hearing Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office)	





201912260028759 Pgs:2 534.00 T20190024262 12/26/201912:06 PM BXFIRST AMER Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY

LICKING LICKING LICKING PAPPOVED BY

LICKING LICKING PAPPOVED BY

LICKING LICKING PROVED BY

TRANSFERRED
Date Dec 26, 2019

May J. S. A
Liciting County Auditor

SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: GAU (02-00)

#### **GENERAL WARRANTY DEED**

(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Tim Murphy, married**, of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Brothers Masonry LLC**, an **Ohio limited liability company**,

whose tax mailing address is 14940 Willoy Rd. Fouz eys bury On, 43822

the following real property situated in the City of Newark, County of Licking, State of Ohio:

#### Parcel 1

Situated in the County of Licking, in the State of Ohio and in the City of Newark:

Being Lot Number Three Thousand Seven Hundred Forty-two (3742) and a strip of ground 12 feet wide off the entire Northside of Lot Number 3743 in A.H. HEISEY'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 254, Recorder's Office, Licking County, Ohio.

#### Parcel 2

Situated in the County of Licking, in the State of Ohio and in the City of Newark:

Being known as Lot Number Three Thousand Seven Hundred Forty-one (3741) in A.H. HEISEY'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 254, Recorder's Office, Licking County, Ohio.

Parcel No.: 054-193848-00.000 and 054-193854-00.000

Property Address: 274 N. Cedar Street, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument No. 201905310010601, Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

(Continued on next page)







Ginger Murphy, spouse of grantor, releases all rights of dower therein.

Executed this December 241, 2019.

Grantor(s):

Tim Murphy

Ginger Murphy

day of



WENDY S. MILLER Notary Public, State of Ohio My Commission Expires December 13, 2021

Notary Public: Notary County/State: / County Acting In: Commission Expires:

This instrument was prepared by: Blevins & Associates LLC 920 Cherryfield Avenue Columbus, OH 43235

File Number: 2618942NE NE

# Proposed Zoning Change - 274 North Cedar St.







AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS THE SE CORNER OF SHARON VALLEY ROAD AND COUNTRY CLUB, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-286350.00-000, FROM THAT OF TFR — TWO-FAMILY RESIDENCE ZONING DISTRICT TO CSI — CHURCH SCHOOL INSTITUTIONAL 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 TFR – TWO-FAMILY RESIDENCE ZONING DISTRICT TO CSI – CHURCH SCHOOL INSTITUTIONAL 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.

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 MAYO	R:
MAYOR	7
FORM APPROVED: Director	of Law
DESCRIPTION APPROVED:	Brian Morehead, Engineer

Prepared by the Office of the Director of Law

Section 4: This ordinance shall become effective at the earliest time permitted by

#### LEGAL DESCRIPTION FOR ZONING DISTRICT CHANGE IN THE CITY OF NEWARK

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

Being the remaining unplatted 12.777 acres of the original 114.411 acres conveyed to High Point Development, as recorded in Deed Book 464, Page 335, Instrument No. 199207300017252 in the Recorder's Office, Licking County, Ohio;

This parcel is generally bounded on the north by Sharon Valley Road, on the west by Milner Road, on the east by Country Club Drive, and on the south by Sharon Run.

Auditor's Parcel Number: 054-286350-00.000

Street Address: Sharon Valley Road, Newark, Ohio 43055.

BRM 6/30/2025

Div. of Engineering

City of Newark, Ohio



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

Zoning File #
PC Application #
Date Received: 4 25 25
Received by: 4 25 25
Amount Due:\$300.00
Paid By: (circle one)
Check # 4 25 25
Receipt #

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

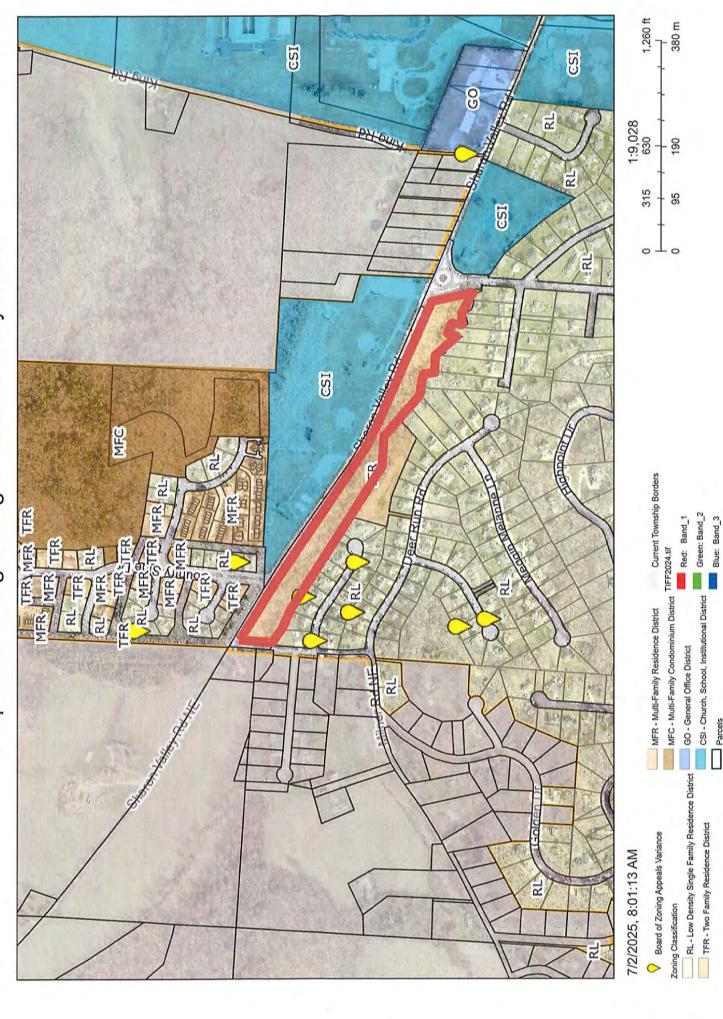
Rev 8/13	
☐ District Change	☐ District Establishment (Newly Annexed)
Ou	vner
Property Owner: Higho and Development	Telephone: 44-314-130
Address: 35 S. Pauk Place Suite 350	E-mail: b_Mchaell a washte Mchaell
City: State: 6	Zip:(/3055 Fax
I would prefer to have agendas mailed rather than e-mailed	
Applicant/R	epresentative
Representative: Representative: Mc/hull	Same as above Telephone:
Address:	E-mail:
City: State:	Zip: Fax:
I would prefer to have agendas mailed rather than e-mailed	
Property	Location
	yllen & Country Club - SE corne
Parcel Tax ID #: 054- 286 350.00-000	Number of Acres: 12.77
Lot Number: (if applicable)	Property Platted? Yes ☐ No ☐
District Cla	assification (Zoning Code 08-33, see www.newarkohio.net)
Present Zoning District:	Proposed Zoning District:
☐ AD Agricultural ☐ CD Conservation	☐ AD Agricultural ☐, CD Conservation
☐ CSI Church School Institutional	CSI Church School Institutional
☐ DC Downtown	☐ DC Downtown
☐ GB General Business☐ GC General Commercial	☐ GB General Business☐ GC General Commercial
☐ GC General Commercial	☐ GI General Industrial
☐ GO General Office	☐ GO General Office
☐ HB High Intensity Business	☐ HB High Intensity Business
☐ LB Limited Intensity Business☐ LC Limited Commercial	☐ LB Limited Intensity Business☐ LC Limited Commercial
☐ LI Limited Industrial	☐ LI Limited Industrial
☐ LO Limited Office	☐ LO Limited Office
☐ MB Medium Intensity Business	MB Medium Intensity Business
☐ MFC Multi-Family Condo ☐ MFH Multi-Family High Rise	☐ MFC Multi-Family Condo ☐ MFH Multi-Family High Rise
☐ MFR Multi-Family Residence	☐ MFR Multi-Family Residence
☐ Overlay Historic	☐ Overlay Historic
☐ Planned Unit Development	☐ Planned Unit Development☐ RMH Single-Family Residence Manufactured Home
☐ RMH Single-Family Residence Manufactured Home ☐ Single-Family Residence (Circle one)	☐ RMH Single-Family Residence Manufactured Home ☐ Single-Family Residence (Circle one)
RS-Suburban RL-Low Density RM-Medium Density RH-High Density	RS-Suburban RL-Low Density RM-Medium Density RH-High Density
☐ RZL Single-Family Residence Zero Lot Line	RZL Single-Family Residence Zero Lot Line
SFC Single-Family Condo TFR Two-Family Residence	☐ SFC Single-Family Condo ☐ TFR Two-Family Residence
11 1 1 Wo-1 diffilly Mediachide	—

Zoning File #

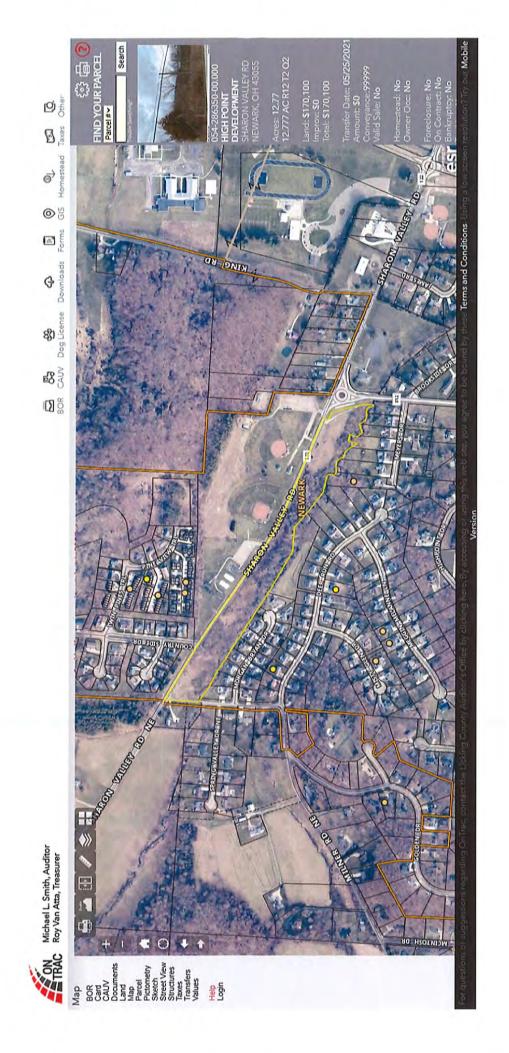
PC-2025-28
PC Application #

Property Use		
Present Use: Vacant Land	Proposed Use: ASSISTED LIVING	
Additional C	omments)	
We are Losting a a 38,	TER but only up to 6,0005F.	
We are Losing a a 38,	or of New building.	
Required Documentation	and Process Overview	
<ul> <li>✓ Complete Application Form – must include the notarized sign present, attach an Authorization Letter from the property own his/her behalf.</li> <li>✓ Obtain a Tax Map and Auditor's Parcel Numbers of the parce Note: Tax Maps can be provided by the Engineering Department of Obtain a Legal Description of parcels to be re-zoned. (typicall Note: Legal Description must be reviewed and stamped approved of Obtain a Parcel Drawing or Map showing the location of all be Note: Aerial maps can be provided by the Engineering Department Call the Newark City Engineering Department - 40 W. Main Street (2nd Note: The Engineering/ Zoning Authorization Signature must be obeing Submit Application and required documentation Newark City Engineering Department - 40 W. Main Street (2nd Note: A \$300 Application Fee must accompany this Application. Note: A \$300 Application Fee must accompany this Application. Note: A \$300 Application Fee must accompany this Application. Note: A \$300 Application Fee must accompany this Application. Note: Department Commission Meetings and Council Meet Newark City Council Chambers, 40 W. Main Street (1st Floor). Note: Department to answer Planning Commission and Council Meetings and C</li></ul>	er, giving the Representative permission to act on  els to be re-zoned uring the Engineering Review.  ly a survey description or valid deed description) during the Engineering Review.  utildings on the parcels during the Engineering Review.  Engineering Review Floor). (740) 670-7727 tained prior to Application processing-See Office Use below.  Floor) Make check payable to "City of Newark".  ings  embers' questions regarding your application	
Owner Acknow		
Property Owner Signature: TISHA VAN HOUTEN  Property Owner Signature: TISHA VAN HOUTEN  Notary Public, State of Ohio Sworn and subscribed before me till 2026  My Commission Expires: April 8th 2026	Date: 5/7/25  Notary Public	
Engineering/Zoning Authori		
Approved Denied    Engineering Signature:   Comments/Conditions:   Denied    Denied    Denied    Denied	□ Approved with Conditions □  Date: 7/2/2025	
Planning Commission Recommendat	ion to Council – Office Use Only	
Approved ☐ Denied [		
Planning Director Signature:	Date:	
Conditions:  After Planning Commission Recommendation:  Contact the Clerk of Council regarding Council Public Hearing Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office	and Final Vote dates.	

Proposed Zoning Change - Sharon Valley Road



# Sharon Valley Road





Michael L. Smith, Auditor Roy Van Atta, Treasurer



















#### Parcel

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



#### 2nd half taxes are due July 16; 2025



Parcel: 054-286350-00.000 (Direct Link)

Owner: HIGH POINT DEVELOPMENT

Parcel Address: SHARON VALLEY RD NEWARK, OH 43055

Legal Desc: 12.777 AC R12 T2 Q2

Acres: 12.7700

Tax District: 054 NEWARK CITY-NEWARK

Township:

Municipality: NEWARK School District: NEWARK CSD

Neighborhood: 01500 Newark - Londondale

Parent Parcel:

Owner Mailing HIGH POINT Address: DEVELOPMENT

MCANALLY CO 35 S PARK PL NEWARK OH 43055

Mailing Address: HIGH POINT

DEVELOPMENT MCANALLY CO 35 S PARK PL STE 300 NEWARK OH 43055

Class Group: Residential

Class: 302 acres 502 Resid Unplat 10-19.99

TIF:

Utilities: 6 - All

Foreclosure: No

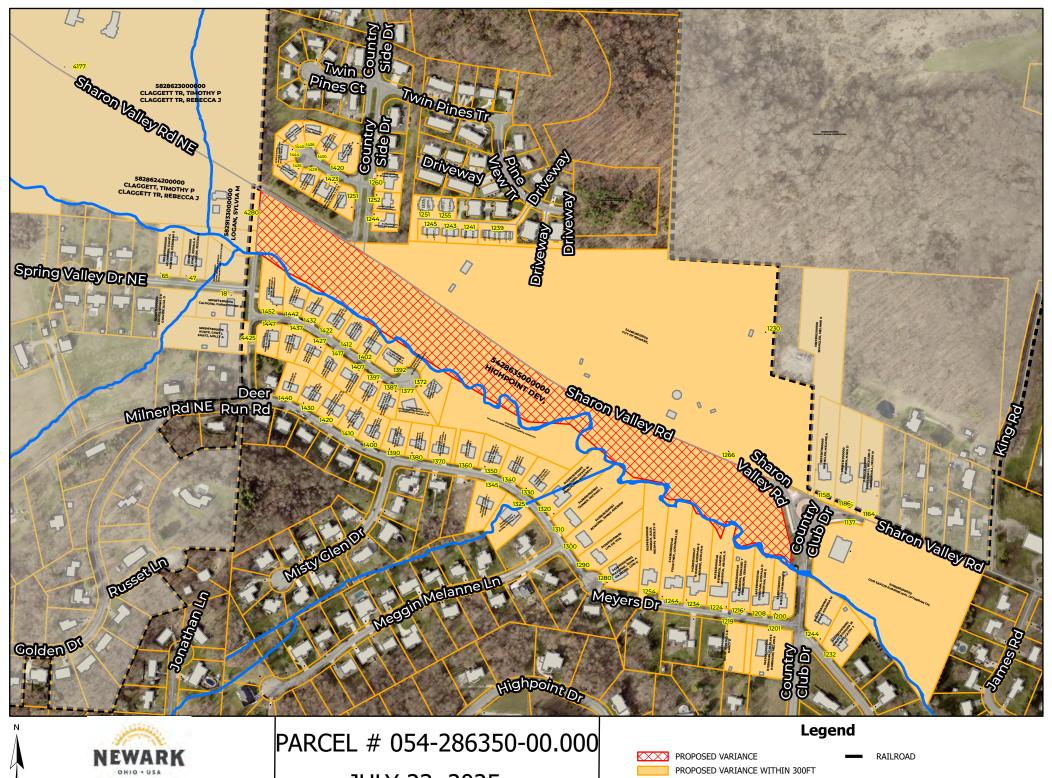
Escrow Account:

Bankruptcy: No

Tax Lien: No

Block Transfers: No





760 380 570 95 190

JULY 23, 2025



CITY LIMITS

#### OCTOBER 10, 2025 PLANNING COMMISSION MEETING

#### **Application:**

1. PC FILE 25-43: SITE PLAN FOR CHERRY BEND APARTMENTS, PHASE 1
DEVELOPMENT, CHERRY BOTTOM DRIVE

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

#### Overview:

The applicant intends to build Phase 1 - Building 1, a 7-unit multi-family apartment development at this location. This plan was submitted to our office for preliminary review in 2018, the project never moved forward, and is now being re-submitted for approval.

We believe the entire proposed build-out of all phases of this development needs to be considered under this review, as well as the current Phase 1 proposal.

The Site Plan Review Committee submitted comments on 10/9/2025 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 Multi-Family Residential District (MFR); the proposed use is a permitted use.

**Flood Zones:** There are no regulatory flood zones located on this property, however there is currently a 500 year flood zone, which does not require flood insurance coverage. A CLOMR approved in this area has no impact on this site.

#### B. Safety Division Review:

The Police Division has no issues with the proposed structure.

The Fire Division has no issues with the proposed structure.

#### C. Height Restrictions:

No building elevations have not been provided, and are needed to review the building height proposed.

#### D. Lot Area & Setbacks:

Phase 1: Parcel is approximately 122,435 S.F. +/-, and with 7 units, 26,862 SF are required, which meets the lot area requirements for the MFR District.

All Phases: Parcel is approximately 313,718 S.F. +/-, and with 57 units, 218,526 SF are required, which meets the lot area requirements for the MFR District.

The separation between buildings in Phases 2, 3 & 4 do not meet the required 18' spacing, and will need to be adjusted going forward.

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

Phase 1: Code requires 20 parking spaces for the development, and 18 spaces are specifically proposed. Two spaces need added, or a BZA variance would be needed to approve this item.

All Phases: Code requires 159 parking spaces for the development, and 164 spaces are specifically proposed, which meets the requirements.

#### F. Corner Lots:

There are no corner lot issues with this development.

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

Phase 1: The landscaping requirement consists of 5125 SF of green space and 1281 SF of ground cover required by the Zoning Code. In addition, 7 trees are required on the site.

All Phases: The landscaping requirement consists of 11,625 SF of green space and 2906 SF of ground cover required by the Zoning Code. In addition, 20 trees are required on the site.

No landscaping calculations have been submitted at this time, and need to be added to the plan.

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

All of the proposed streets and driveways will be privately owned and maintained by the development. The new private driveway approaches into the development from the existing ends of Cherry Bend Drive and Cherry Bottom Drive.

We believe the entire proposed build-out of all phases of this development needs to be considered as traffic impacts are considered.

The City's Access Management and Traffic Impact Study regulations now apply to this development, and a turn lane analysis is needed to determine the impacts of the added traffic at the Reddington Road intersection, and the need for improvements may be able to be made incrementally.

The AM-TIS regulations also suggest an additional access to Reddington Road should be created, at a minimum for emergency access.

#### I. Site Signage:

No additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.

J. Traffic Control / Street / Right-of-Way Issues: No street or right-of-way issues are anticipated.

#### K. Engineering / Utilities:

Engineering and Water staff will need to review the detailed water, sanitary and stormwater management plans; these have not been submitted for review as part of this package, however some comments were provided:

1. The project will require a Permit-To-Install for water and sanitary services from Ohio EPA. This submittal will require the detailed plans mentioned above.

Engineering will follow up for compliance prior to construction.

- L. Other Standards/Regulations
  - 1. This development should include a multi-use path connection to the existing path. We would be glad to investigate / coordinate such an improvement with the adjacent land owners, as easements may be needed to accomplish this improvement.
  - 2. The City Administration will 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 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.

#### Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan for this multi-family development, provided the following issues are addressed:

- 1. Provide building elevations to review height.
- 2. Landscaping calculations for green space and ground cover.
- 3. BZA variances are addressed.
- 4. Traffic Impact Study recommendations and roadway improvement agreement
- 5. Resolution of the water, sanitary and stormwater design requirements and OEPA PTI submittal.
- 6. Compliance with City's Stormwater Management requirements, including post-construction.
- 7. Connection to existing multi-use path is included in development plans.
- 8. Development Agreement to address any other issues.

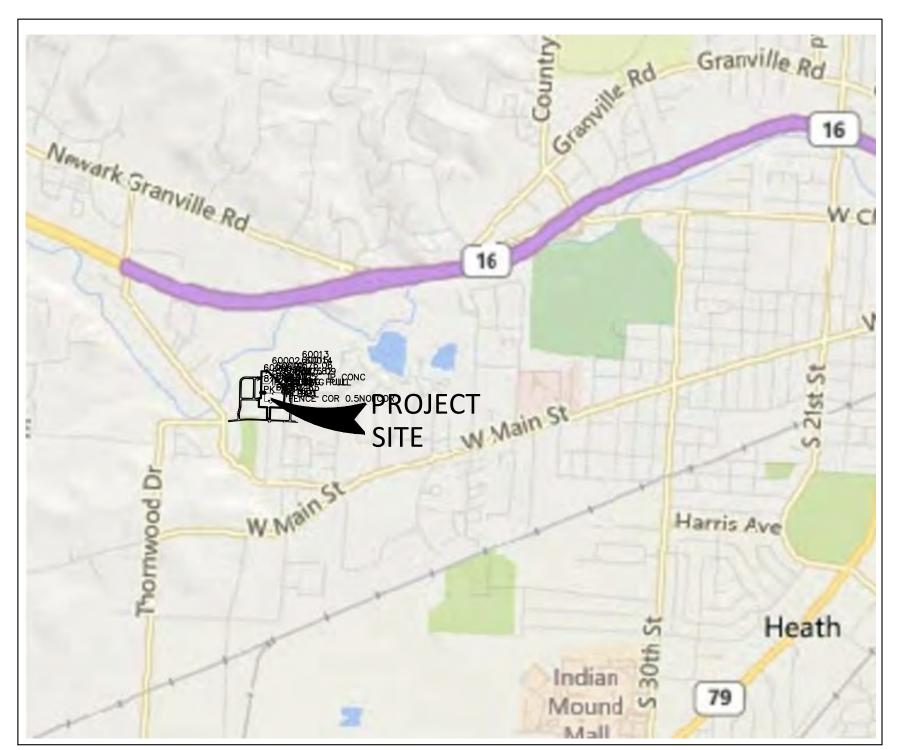
If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Rec	ommendation:	
Approved As Submitted		
Approved As Noted, With Contin	ngencies	
Denied		
Planning Director	Date	

## CHERRY BEND APARTMENTS- PHASE 1

#### CONSTRUCTION PLANS - NOV. 2018

CITY OF NEWARK, OHIO

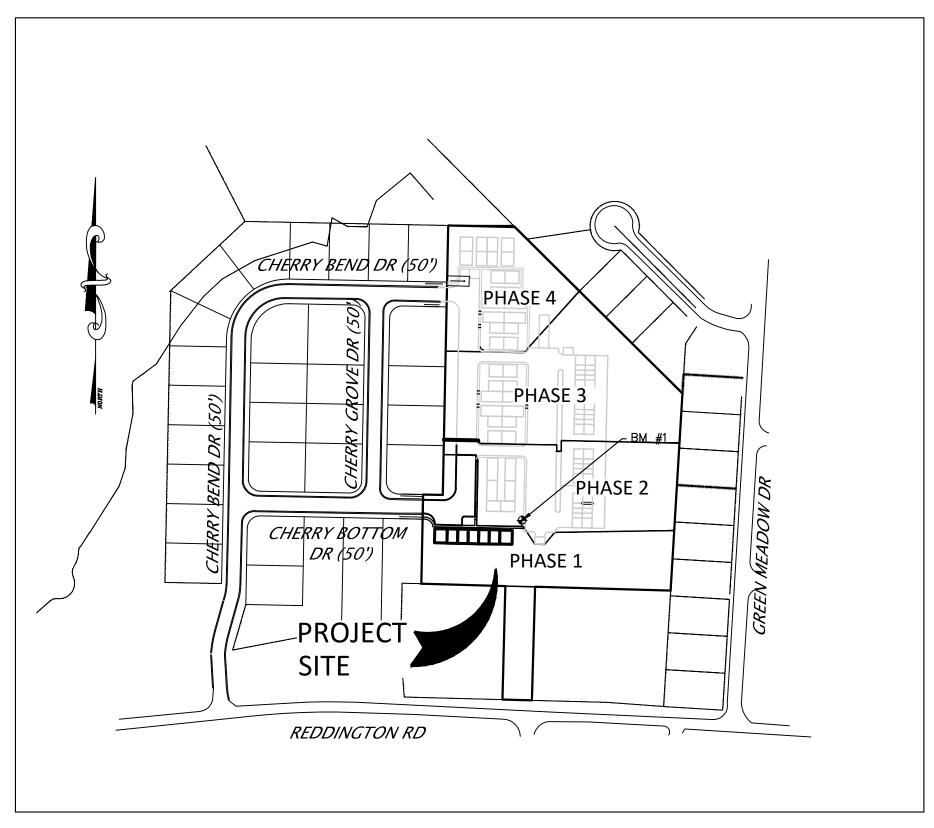


VICINITY MAP

#### QUANTITIES

**BENCHMARKS** NAVD 1988 DATUM

NORTH EDGE TOP SAN MH. ELEV.=876.21



#### PROJECT LOCATION MAP

SCALE: 1" = 200'

OVERALL SITE DATA	PHASE 1 SITE DATA
OVERALL AREA = 313,718 SF = 7.2 AC	PHASE 1 AREA = 122,435 SF = 2.8 AC
BUILDINGS = 37,000 SF GARAGES = <u>11,200 SF</u> TOTAL 48,200 SF=1.1 AC	BUILDINGS = 10,685 SF GARAGES = 2,800 SF TOTAL 13,485 SF = 0.3 AC
PARKING LOTS = $73,000 \text{ SF} = 1.676 \text{ AC}$	PARKING LOTS = 29,680 SF = 0.7 AC
TOTAL IMPERVIOUS = 2.8 AC % IMPERVIOUS =39%	TOTAL IMPERVIOUS = 1.0 AC % IMPERVIOUS = 35%
OPEN SPACE = 4.4 AC	OPEN SPACE = 1.8 AC

#### STANDARD CONSTRUCTION DRAWINGS

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

400-3 400-4

800-3 BLOCKING DETAILS
800-4 BLOCKING DETAILS
800-5 HYDRANT DETAILS
800-6 HYDRANT SETTINGS
800-WS-3 WATER SERVICE INSTALLATION METER SETTING

CB-2.1 HW-2.2

### OHIO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS

SIDEWALK & DRIVEWAY SECTION TYPICAL DRIVEWAY PLAN

CONCRETE MANHOLES HOUSE SEWER LATERALS

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

#### **INDEX OF SHEETS**

DESCRIPTION	SHEET NO.
COVER SHEET	1
GENERAL NOTES	2
EXISTING CONDITIONS PLAN	3
OVERALL SITE PLAN	4
PHASE 1 SITE PLAN	5
OVERALL GRADING PLAN	6
PHASE 1 GRADING PLAN	7
PHASE 1 UTILITY PLAN	8
STORM SEWER PROFILES	9
STORM SEWER DETAILS	10
SWPPP PLAN	11
SWPPP DETAILS	12
WATER AND SEWER DETAILS	13-16

#### **APPROVALS**

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

CITY OF NEWARK, DIRECTOR OF PUBLIC SERVICE DATE CITY OF NEWARK, UTILITIES SUPERINTENDENT DATE CITY OF NEWARK, ENGINEER DATE CITY OF NEWARK, STORM WATER UTILITY MANAGER DATE

54526

REG. NO.

10- -2018

DATE

#### OWNER/DEVELOPER:

STONEWORKS PARTNERS

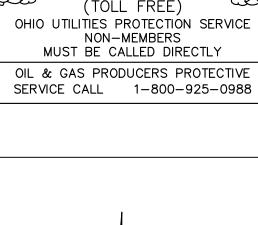
1239 Cherry Valley Rd Granville, OH 43Ó23 TEL: (740) 920-4099

TODD WILLIS, P.E.

Issued For Construction

	ADDENDUMS	
ADDENDUM NO.	ADDENDUM DATE	ISSUED BY

#### UNDERGROUND UTILITIES CONTACT BOTH SERVICES CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-362-2764 (7) (TOLL FREE)





	REVISIONS
REV. NO.	DESCRIPTION

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CHECKED		
Job No. 1803	2	

CITY OF NEWARK, LICKING CO, OHIO

#### CHERRY BEND APARTMENTS PHASE 1

**COVER SHEET** 

Scale: As Shown Date: 11/3/2018

WILLIS ENGINEERING & SURVEYING

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

Sheet

#### **SPECIFICATIONS:**

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

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

CITY OF NEWARK ENGINEER: (740) 670-7727 WATER DEPARTMENT/SEWER: (740) 670-7940 STORM WATER DEPARTMENT: (740) 670-7762

#### SAFETY REQUIREMENTS:

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

#### MAINTENANCE OF TRAFFIC

THE CONTRACTOR SHALL MAINTAIN TWO LANES, TWO WAY TRAFFIC AT ALL TIMES ON ALL EXISTING STREETS WITHIN THE CONSTRUCTION AREA. EXCEPTION: DURING THE HOURS OF 9 A.M. TO 4 P.M., ONE-LANE TWO-WAY TRAFFIC MAY BE MAINTAINED AS PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (OMUTCD) FIGURE C-18. OPEN TRENCHES SHALL BE SECURELY PLATED DURING NON-WORKING HOURS.

#### TRAFFIC CONTROL:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN TRAFFIC WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL ERECT, MAINTAIN AND REMOVE THE NECESSARY TRAFFIC CONTROL DEVICES, BARRICADES, FLAGMEN, AND LIGHTS TO SAFFLY MAINTAIN TRAFFIC AROUND HIS OPERATIONS. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF NEWARK'S TRAFFIC CONTROL FOR CONSTRUCTION' AND MAINTENANCE OPERATIONS.

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

#### CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES:

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

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

PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 603 CONDUIT ITEM.

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

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

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

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

#57 STONE BEDDING AND BACKFILL SHALL BE USED FROM 6" BELOW THE PIPE TO A MINIMUM OF 1' AROVE THE PIPE THE REMAINDER OF THE RACKELL SHALL BE APPROVED BY THE CITY AND THIS APPLIES TO STORM AND SANITARY. TRENCHES UNDER PAVEMENT, DRIVES, CURBS AND WALKS SHALL HAVE COMPACTED GRANULAR BACKFILL (CGB) (304) FULL DEPTH. FOR ANY REPLACEMENT OR REMOVAL OF WATERLINES, THE BACKFILL SHALL BE IN ACCORDANCE WITH THE CITY OF NEWARK SPECIFICATIONS.

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

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

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

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

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

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

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

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

THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE OHIO UTILITIES PROTECTION SERVICE (PHONE 800-362-2764 TOLL FREE) AND TO THE OWNERS OF THE UTILITY FACILITIES SHOWN ON THE PLAN WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153. 64 OF THE REVISED CODE. THE ABOVE MENTIONED NOTICE SHALL BE GIVEN AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION WITH THE EXCEPTION FOR TEPPCO WHO SHALL BE NOTIFIED THREE DAYS IN ADVANCE BEFORE BEGINNING EXCAVATION OR EQUIPMENT MOVEMENT WITHIN THEIR RIGHT-OF-WAY. NO TRENCHING, BORING, OR PLOWING EQUIPMENT WITHIN TEPPCO RIGHT-OF-WAY SHALL BE PERMITTED WITHOUT A TEPPCO REPRESENTATIVE ON SITE.

A PRECONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF ANY CONSTRUCTION. CONTRACTOR MUST NOTIFY UTILITIES DEPARTMENT 48 HOURS PRIOR TO CONNECTING TO

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

AMERICAN ELECTRIC POWER

777 HOPEWEL DR

740-349-4069

607-936-1014

DAVE WISNER

539 S. MAIN ST

419-421-2211

FINDLAY OH 45840

GAS

HEATH, OH 43056

71 WEST DENISON PKWY

MARATHON ASHLAND PIPE LINE LLC

CORNING NY 14830

NEWARK WATER DIST. DEPT. 1275 EAST MAIN STREET NEWARK, OHIO 43055 (740) 670-7940 ADELPHIA III N. 11TH STREET NEWARK. OH 43055

740-345-4000 TELEPHONE: 66 N. FOURTH STREET NEWARK. OH 43055 740-349-8551

NEWARK SEWER MAINT. DEPT. 1275 EAST MAIN STREET NEWARK, OHIO 43055 740-670-7940

740-670-7762 ENERGY CO-OP 120 ONEILL DR. HEBRON, OH 43025

NEWARK, OH 43055

STORM SEWER:

CITY OF NEWARK 34 S 5TH St

#### WATERLINE:

740-344-2102

WATER SERVICE LINES SHALL BE CONSTRUCTED AS PER CITY OF NEWARK STANDARD DRAWING

WATER LINES, 8 " AND 6", SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, CLASS 52, CEMENT LINED WITH BITUMINOUS COATING. ALL 2" WATER LINES SHALL BE COPPER, TYPE 'K', AWWA C800. HYDRANTS SHALL BE AMERICAN DARLING MODEL B-84-B WITH ANCHORING PIPE LENGTH AS

OF NEWARK STANDARD DRAWINGS 800-5 AND 800-6. MINIMUM OF 2 FEET BEHIND BACK OF CURB. ALL BENDS. JOINTS AND DEFLECTIONS, AND FITTINGS SHALL BE BLOCKED WITH CONCRETE AS PER CITY OF NEWARK STANDARD DRAWINGS 800-3 AND 800-4, AS WELL AS SPECIFICATION 801-5 OR

REQUIRED TO PLACE HYDRANT MIDWAY BETWEEN THE CURB AND SIDEWALK, AS SHOWN IN THE CITY

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

APPROVED JOINT RESTRAINT (IE) MEGALUG, UNIFLANGE, GRIP RING.

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

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

THE WATERLINE SHALL BE TESTED AND DISINFECTED PRIOR TO ACCEPTANCE BY THE CITY OF NEWARK AS PER AWWA C600 (HYDROSTATIC TEST) AND AWWA C651-14 (DISINFECTION). COST FOR TESTING SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 801.

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

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

CONTRACTOR MUST MAINTAIN A MINIMUM PRESSURE OF 20 PSI (140 KPA) AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW.

IN ALL CONFLICTS IN GRADE BETWEEN WATERLINES AND GRAVITY SEWERS. THE WATERLINES SHALL BE LOWERED DURING CONSTRUCTION. A MINIMUM OF 18 INCH VERTICAL AND 10 FEET HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OUTSIDE EDGE OF THE SANITARY/ STORM SEWER CONDUIT AND STRUCTURES.

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

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

THE OPERATION OF ALL IN-SERVICE VALVES SHALL BE BY WATER DEPARTMENT PERSONNEL ONLY. A 24-HOUR NOTICE SHALL BE GIVEN TO REQUEST SHUT DOWNS FOR TIE-INS. ALL WATERLINE MATERIALS SHALL BE AWWA APPROVED.

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

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

THE WATER DISTRIBUTION DEPARTMENT IS TO BE CONTACTED AND MUST BE PRESENT WHEN WATER LINES ARE FILLED AND/OR FLUSHED. NO MORE THAN ONE 2 4" OUTLET ON ONE HYDRANT IS TO BE OPENED AT A TIME WHEN FLUSHING. ALL VALVES ARE TO BE OPERATED BY WATER DISTRIBUTION PERSONNEL ONLY.

SANITARY SEWER:

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

ALL SANITARY SEWERS (MAINS AND LATERALS):

MATERIALS AND SPECIFICATION: ASTM D-3034,SDR 35: a. ALL SANITARY SEWERS WITH MORE THAN 15' OF COVER SHALL BE CONSTRUCTED WITH EXTRA

STRENGTH VITRIFIED CLAY PIPE.

JOINT SPECIFICATION: ASTM D-3212 BEDDING CLASSIFICATION: #57 STONE 100% PASS 3" SIEVE.

ALL SEWER MAINS SHALL HAVE A MINIMUM OF THREE (3) FEET OF COVER.

5. INSTALL A CLEANOUT AT THE END OF ALL LATERALS. SEE DETAIL ON SHEET C4. SANITARY SEWERS (PRESSURE):

MATERIAL SPECIFICATION: AWWA C-900, AWWA C-905 OR ASTM D-2241 JOINT SPECIFICATION: ASTM D-3139

ALL SANITARY MANHOLES: TYPE: PRECAST: STD. DWG 900-0, 900-2

MATERIAL SPECIFICATION: ASTM C-478 JOINT SPECIFICATION: ASTM C-443 & C-923

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

3. ALL TESTING SHALL BE WITNESSED BY AN AUTHORIZED REPRESENTATIVE OF THE DIVISION OF

TESTING (SANITARY MANHOLES): DAMAGE: MANHOLES SHALL BE VISUALLY INSPECTED FOR DAMAGE PRIOR TO INSTALLATION WITH

LIFT HOLES FILLED WITH NON-SHRINKING MORTAR. LEAKAGE TEST (HYDROSTATIC OR AIR): HYDROSTATIC: FILL WITH WATER, CHECK FOR EXFILTRATION. AIR: ASTM C-1244.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### MATERIALS

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

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

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

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

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

#### For Construction

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(TOLL FREE)
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SERVICE CALL 1-800-925-0988

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Job No. 18032		

REVISIONS

CHERR	RY BEND APARTMENT
Project	PHASE 1

CITY OF NEWARK, LICKING CO, OHIO

Sheet Name General Notes

Scale: None

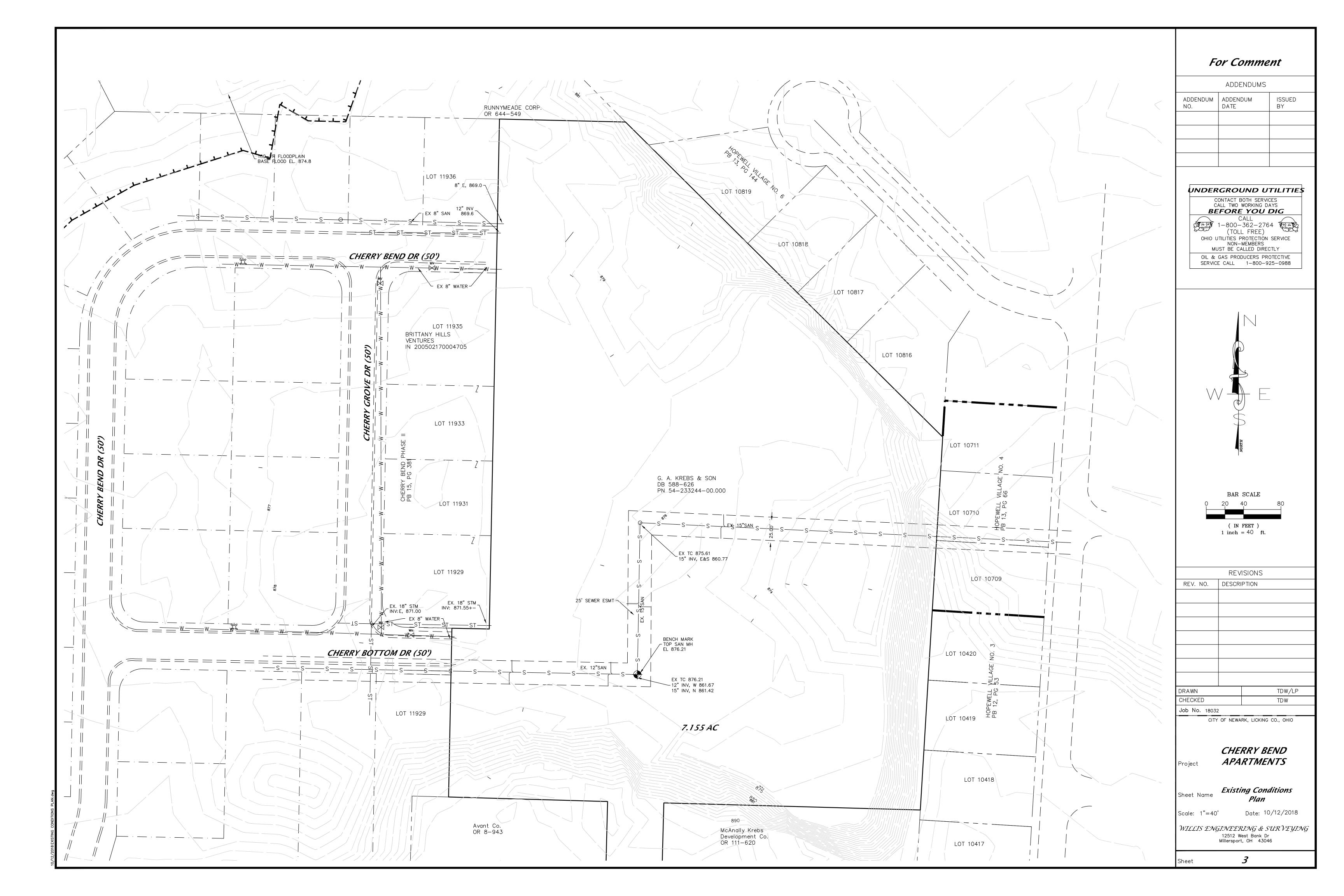
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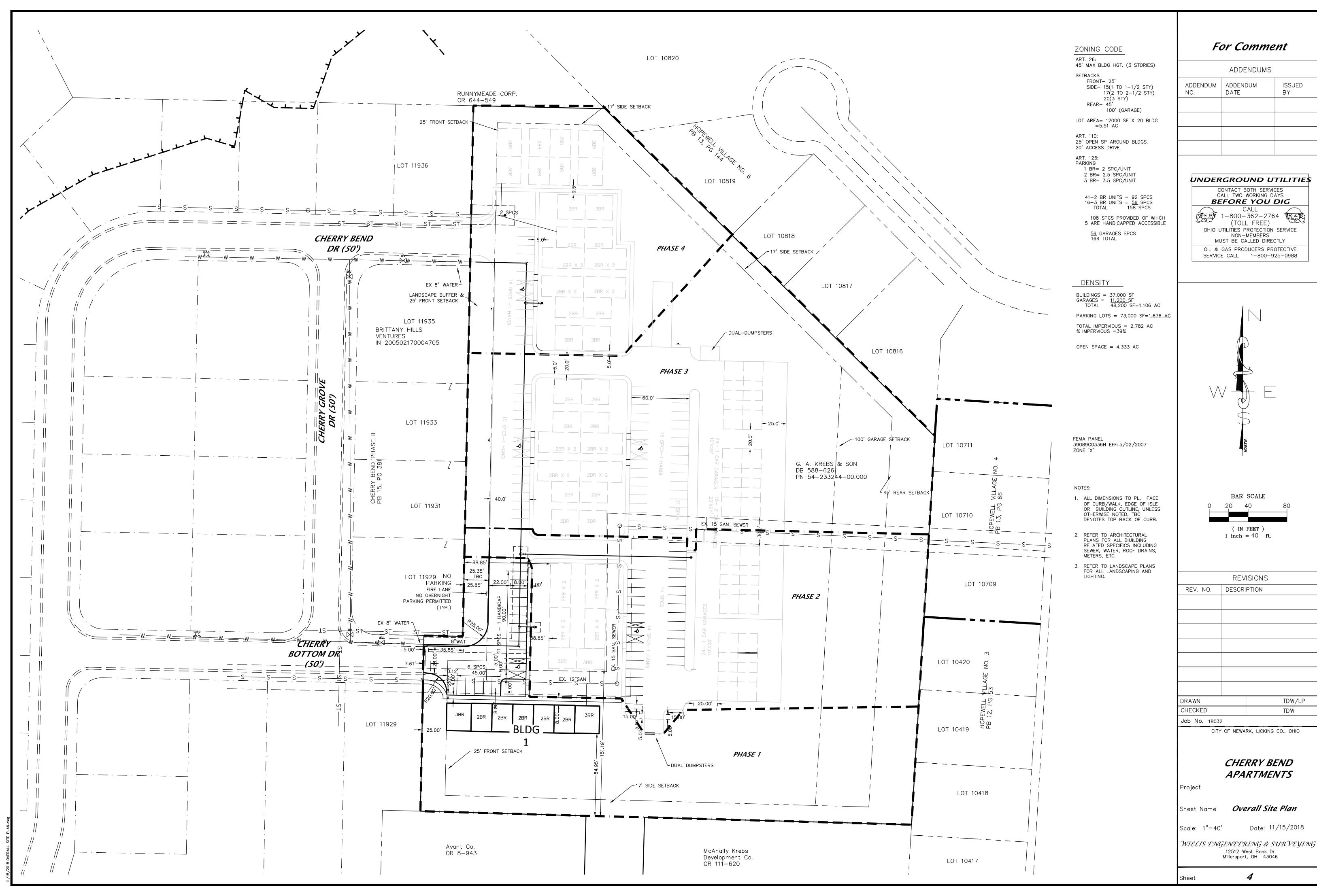
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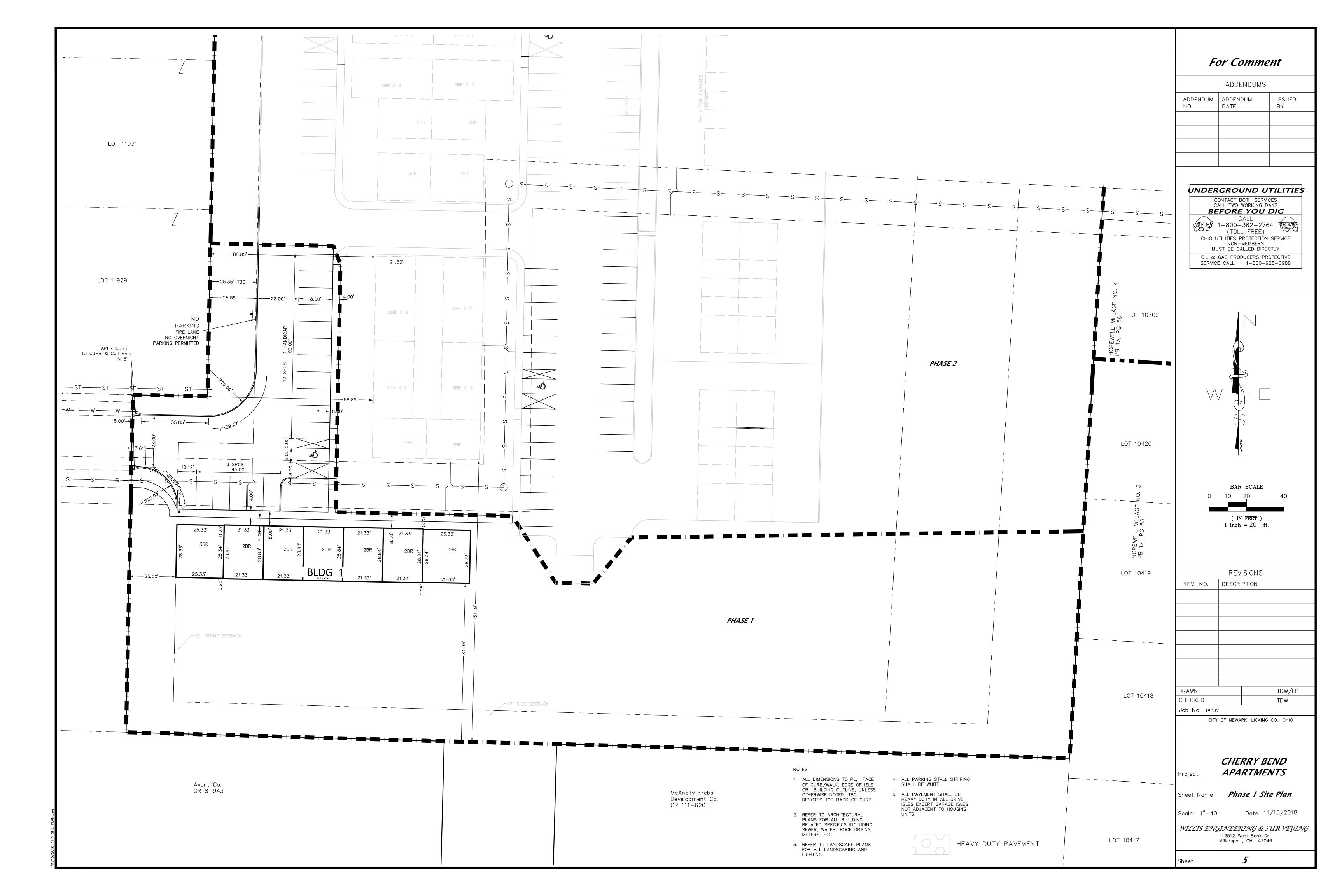
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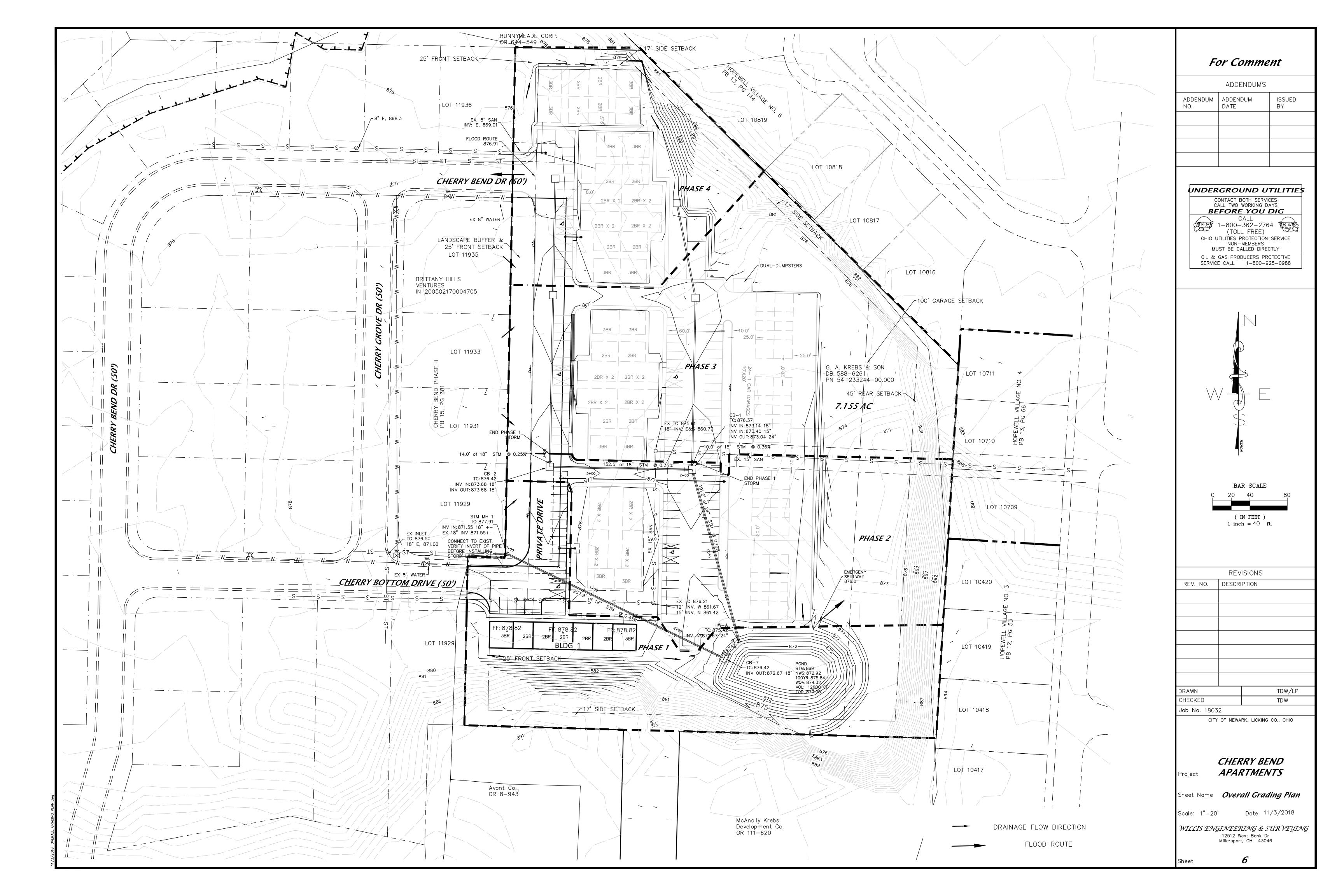
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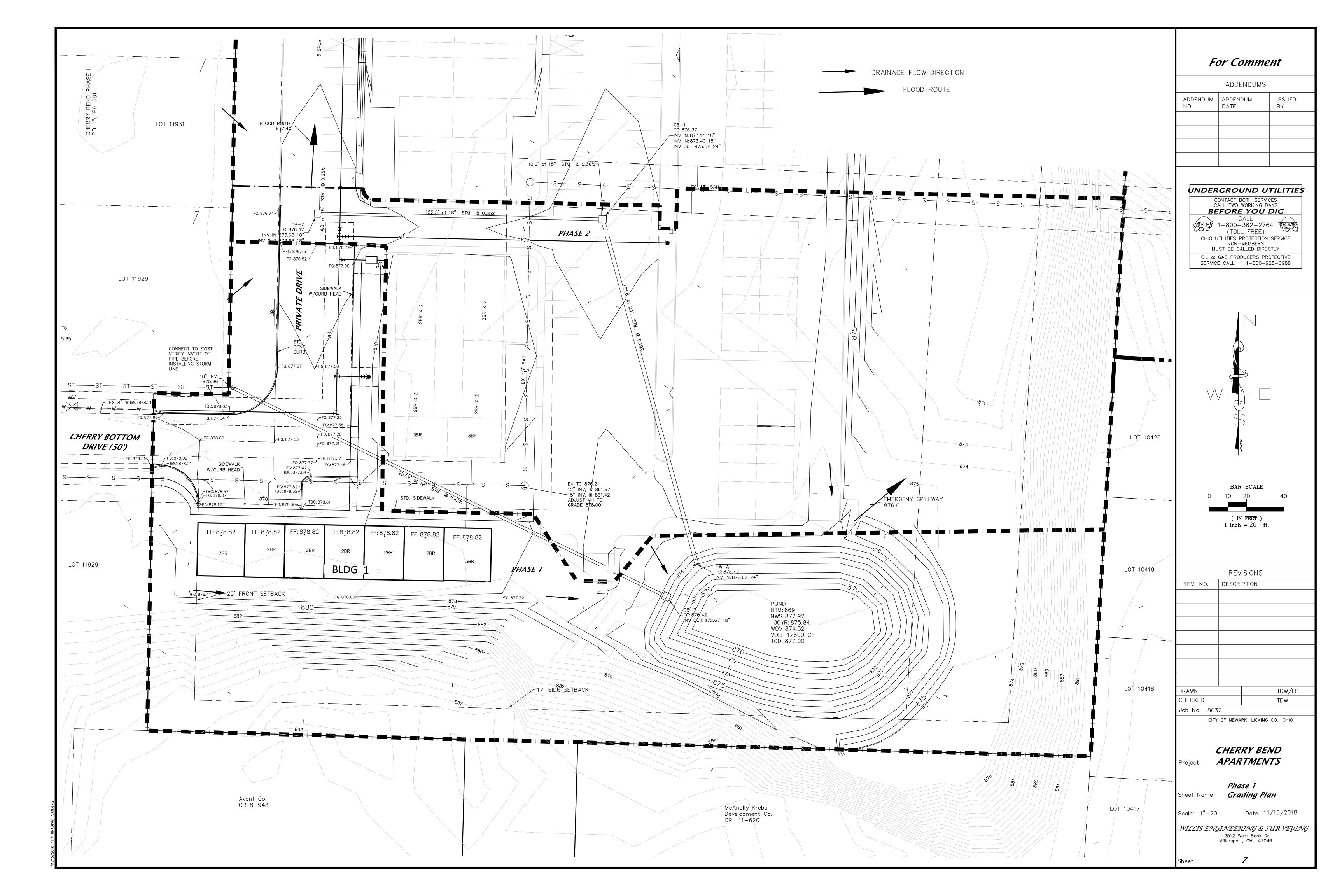
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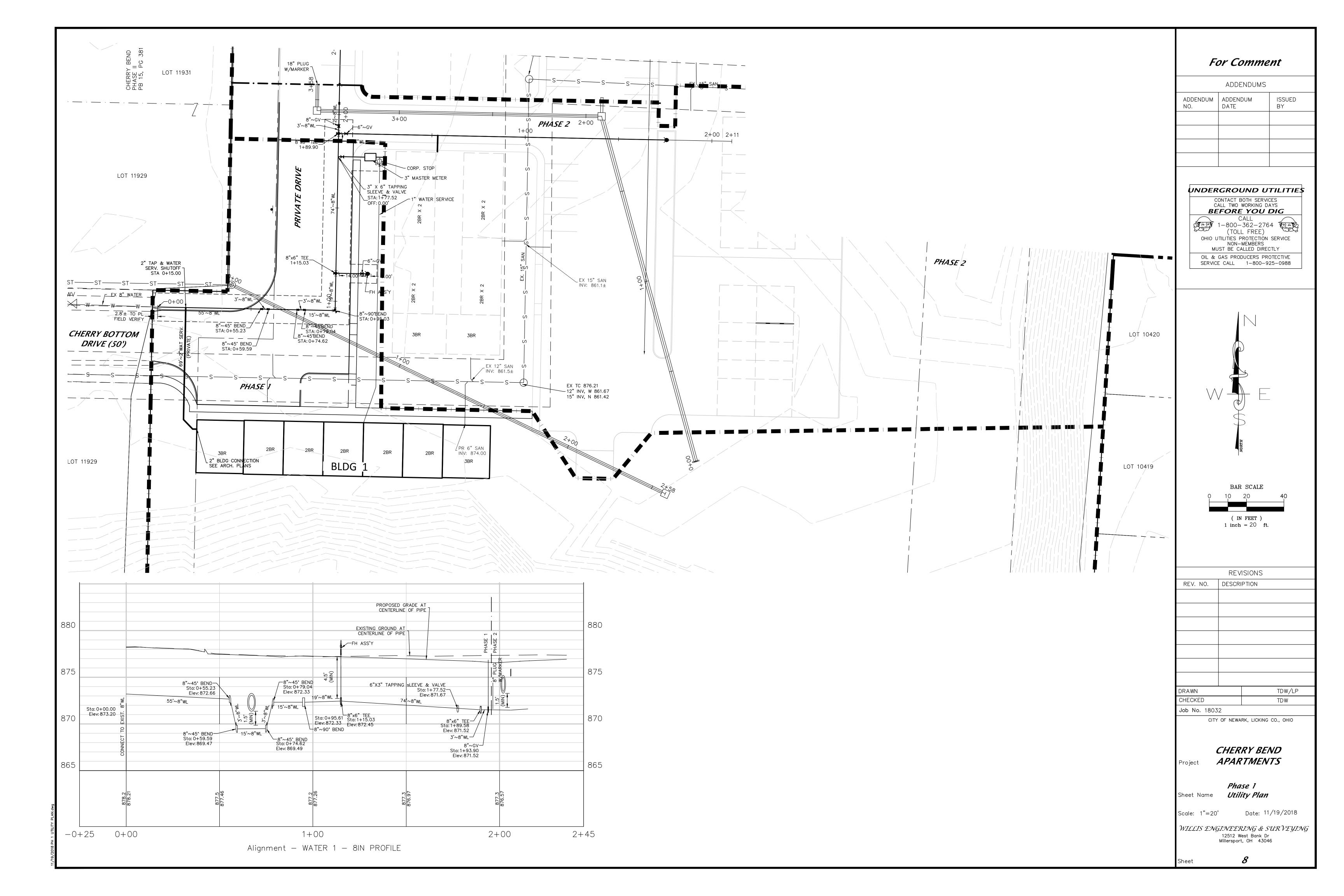




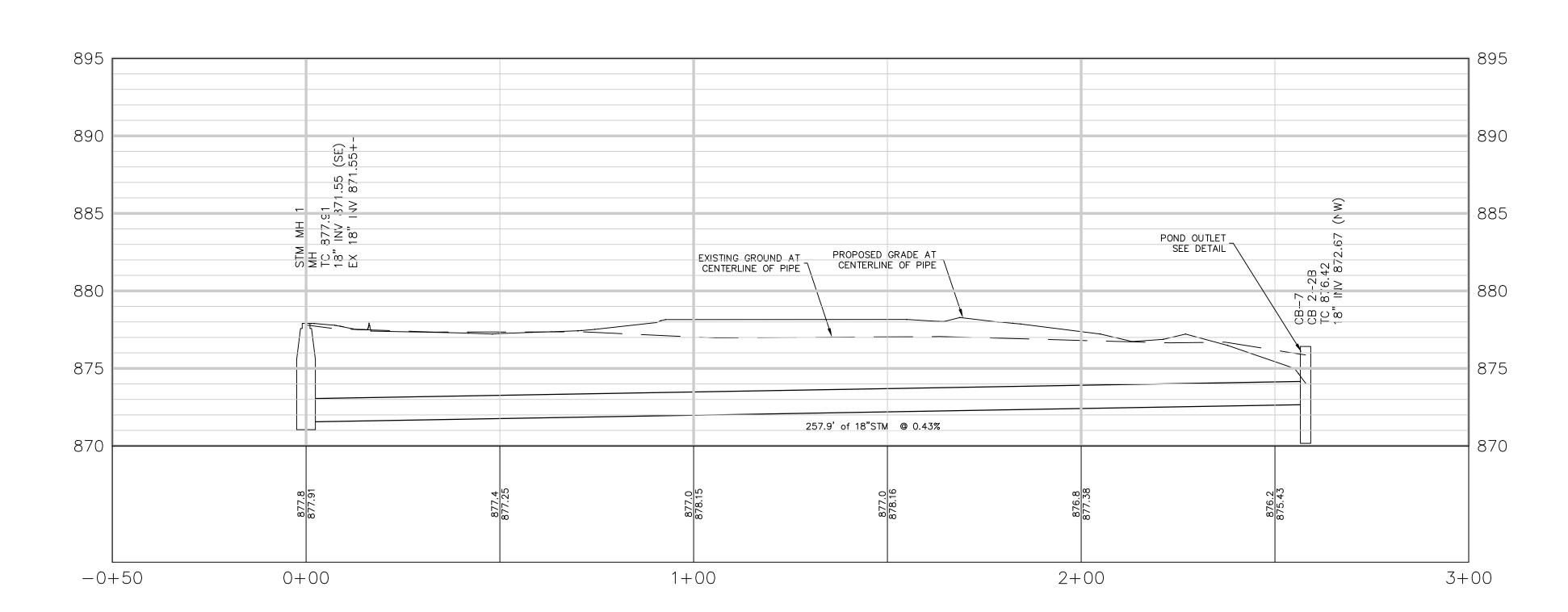








#### 890 885 885 237 873.14 873.40 873.04 PROPOSED GRADE AT CENTERLINE OF PIPE 880 EXISTING GROUND AT CENTERLINE OF PIPE CB – CCB – 118" 24" 875 875 PLUG AND MARK W/ STM MARKER 152.5' of 18"STM @ 0.35% 191.6' of 24"STM @ 0.19% 14.0' of 18"STM @ 0.25%— 0+003+00 2+00 1 + 00Alignment — (STORM SEWER) — (3)PROFILE



Alignment - (POND OUTLET) - (2) PROFILE

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CITY OF NEWARK, LICKING CO., OHIO				

CHERRY BEND APARTMENTS

Sheet Name Storm Sewer Profiles

Scale: 1"=20' Date: 10/16/2018

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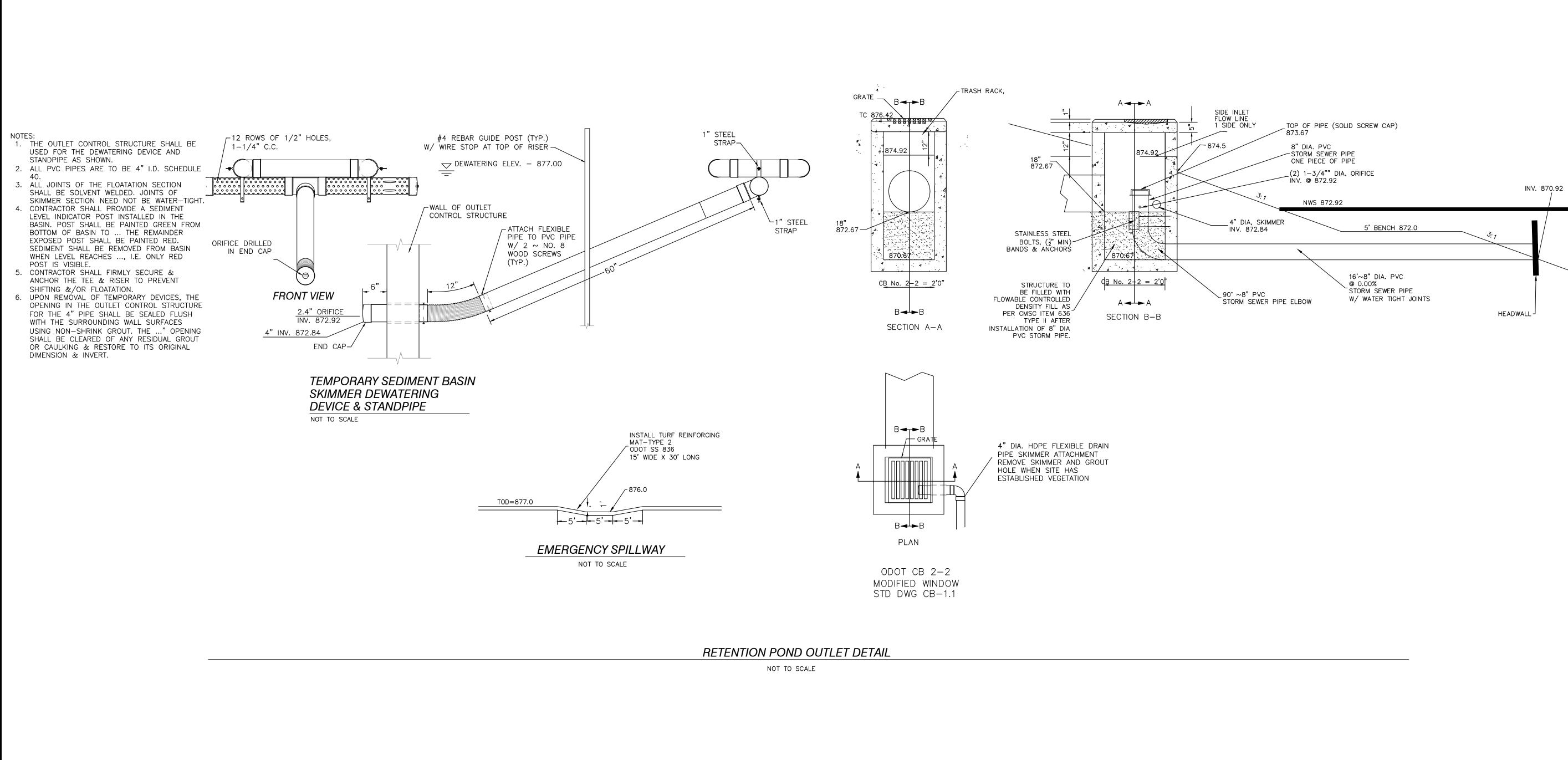
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10/16/2018 STORM SEWER PROFILES.



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CITY OF NEWARK, LICKING CO., OHIO

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CHERRY BEND APARTMENTS

Sheet Name Storm Sewer Details

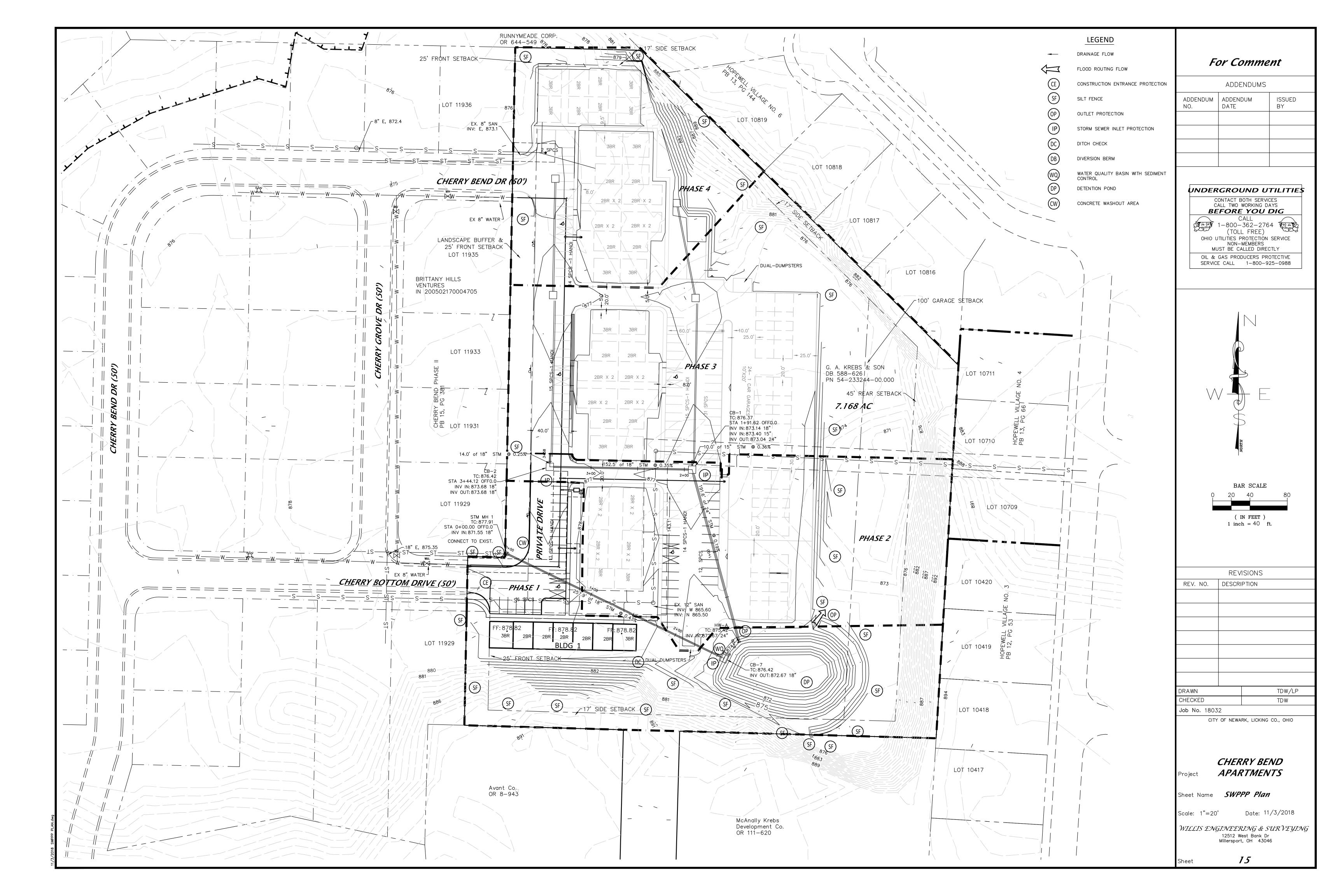
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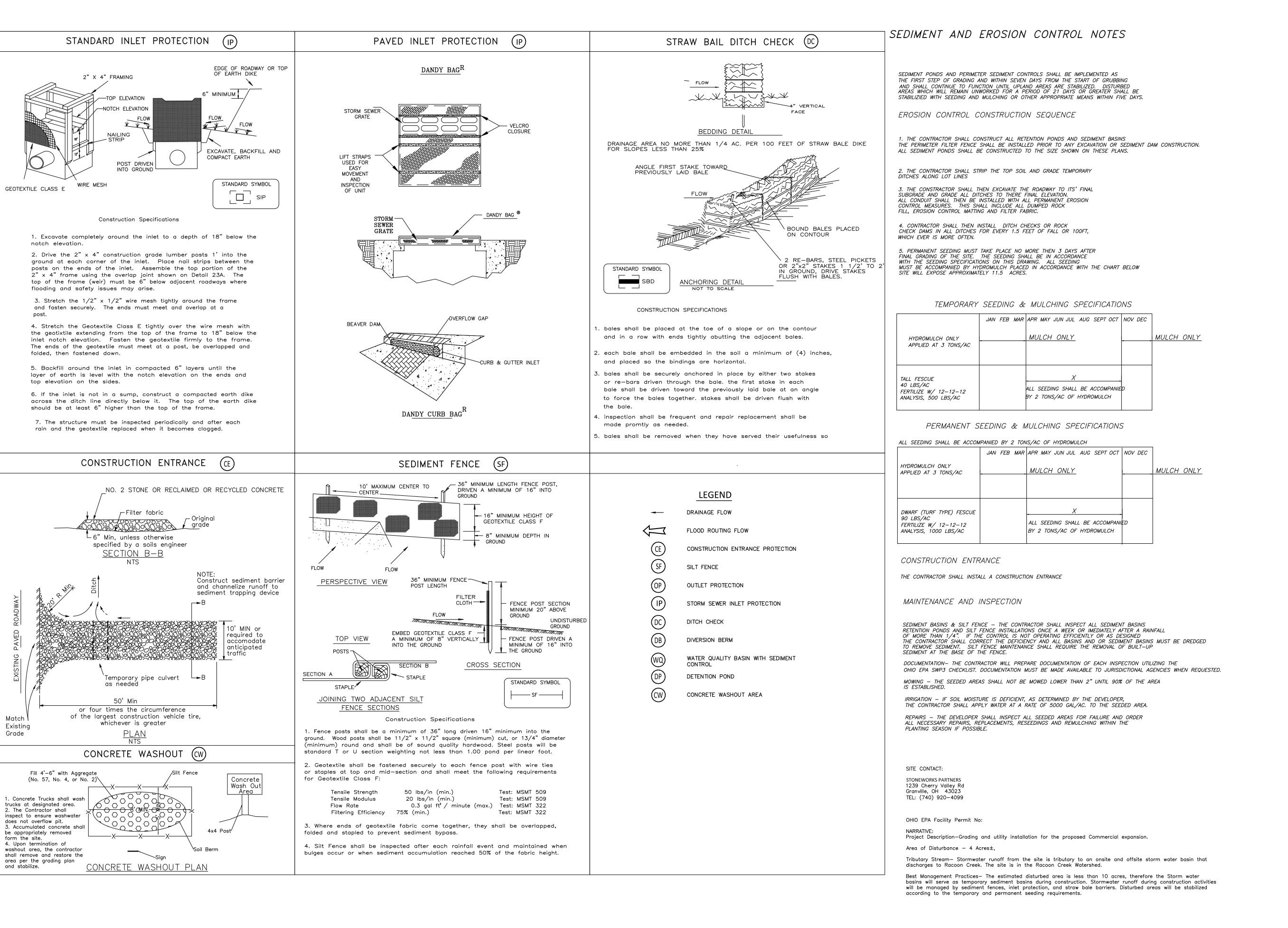
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Sheet 10

10/12/2018 STORM SEWER DET





ISSUED FOR REVIEW NOV 2018

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**UNDERGROUND UTILITIES** CONTACT BOTH SERVICES CALL TWO WORKING DAYS BEFORE YOU DIG CALL 1-800-362-2764 (TOLL FREE) (TOLL FREE) OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECTLY OIL & GAS PRODUCERS PROTECTIVE SERVICE CALL 1-800-925-0988

Construction Plan

DRAWN TW/LP CHECKED Job No. 18032

CITY OF NEWARK, LICKING CO, OHIO

CHERRY BEND APARTMENTS PHASE 1

*SWPPP* Sheet Name NOTES AND DETAILS

Date: 10/9/2018 Scale: None

WILLIS ENGINEERING & SURVEYING 12512 West Bank Dr. Millersport, OH 43046 740-739-4030

Sheet

#### OCTOBER 10, 2025 PLANNING COMMISSION MEETING

#### **Application:**

1. PC FILE 24-42: SITE PLAN FOR THE RETREAT AT NEWARK CONDOMINIUM DEVELOPMENT, 2236 RIVER ROAD

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

#### Overview:

The applicant intends to build a 132-unit multi-family condominium development north of of River Road at this location.

The Site Plan Review Committee submitted comments on 10/9/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director
Brandon Metzger, Fire Chief
Aaron Holman, NFD
Erik McKee, Police Chief

Adam Bernard, Utilities Engineer
Lindsey Brighton, Stormwater Utility
Nick Shultz, Street and Traffic Engineer
Don Hiltner, Senior Engineer

Erik McKee, Police Chief
Craig Riley, Deputy Police Chief
Brandon Fox, Water Administrator

Don Hiltner, Senior Engineer
Brian Morehead, City Engineer
George Carter, Zoning Inspector

#### A. Zoning District:

This site is zoned Multi-Family Condominium District (MFC); the proposed use is a permitted use.

Flood Zones: There are no flood zones located on this property.

#### B. Safety Division Review:

The Police Division has no issues with the proposed structure.

The Fire Division has no issues with the proposed structure.

#### C. Height Restrictions:

The proposed units are 3 stories which is permitted in the MFC District.

#### D. Lot Area & Setbacks:

Parcel is approximately 872,245 S.F. +/-, which would permit 120 units to be constructed. This calculation includes the 1.3 acre parcel on the south side of relocated River Road, which is also owned by the Developer, but is not currently proposed for development. With 132 units proposed, a request for a BZA variance has been submitted for approval of the additional units.

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

Code requires 297 parking spaces for the development, and 264 spaces are specifically proposed. A request for a BZA variance has been submitted for approval of a reduced number of spaces.

#### F. Corner Lots:

There are no corner lot issues with this development.

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

The landscaping requirement consists of 21,000 +/- SF of green space and 5,250 SF of ground cover required by the Zoning Code. In addition, 38 trees are required on the site. No landscaping calculations have been submitted at this time, and need to be added to the plan.

H. Public & Private Roadways – Access Management:

All of the proposed streets and driveways are privately owned and maintained by the development. The new private driveway approaches from River Road. The Developer has submitted a traffic impact study based on a previous 200-unit complex, and the study recommended a left-turn lane into the site.

#### I. Site Signage:

No additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.

J. Traffic Control / Street / Right-of-Way Issues: No street or right-of-way issues are anticipated.

#### K. Engineering / Utilities:

Engineering and Water staff will need to review the detailed water, sanitary and stormwater management plans; these have not been submitted for review as part of this package, however some comments were provided:

- 1. The project will require a Permit To Install for water and sanitary services from Ohio EPA. This submittal will require the detailed plans mentioned above.
- 2. The drainage from the new Thornwood Crossing roundabout project includes a drainage easement that crosses this property; this drainage will need to be accounted for through this development. The proposal shows buildings, parking lots, and pool in the existing easement area.

Engineering will follow up for compliance prior to construction.

#### L. Other Standards/Regulations

- This development should include a multi-use path connection to the existing path. We would be glad to investigate / coordinate such an improvement with the T.J. Evans Foundation or Reddington Village Condominiums, as easements may be needed to accomplish this improvement.
- 2. The City Administration will 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 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.

#### Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends <u>conditional approval</u> of the Site Plan for this multi-family development, provided the following issues are addressed:

- 1. Landscaping calculations for green space and ground cover.
- 2. BZA variances and conditions are approved and addressed.
- 3. Traffic Impact Study recommendations and roadway improvement agreement
- 4. Resolution of the water, sanitary and stormwater design requirements and OEPA -



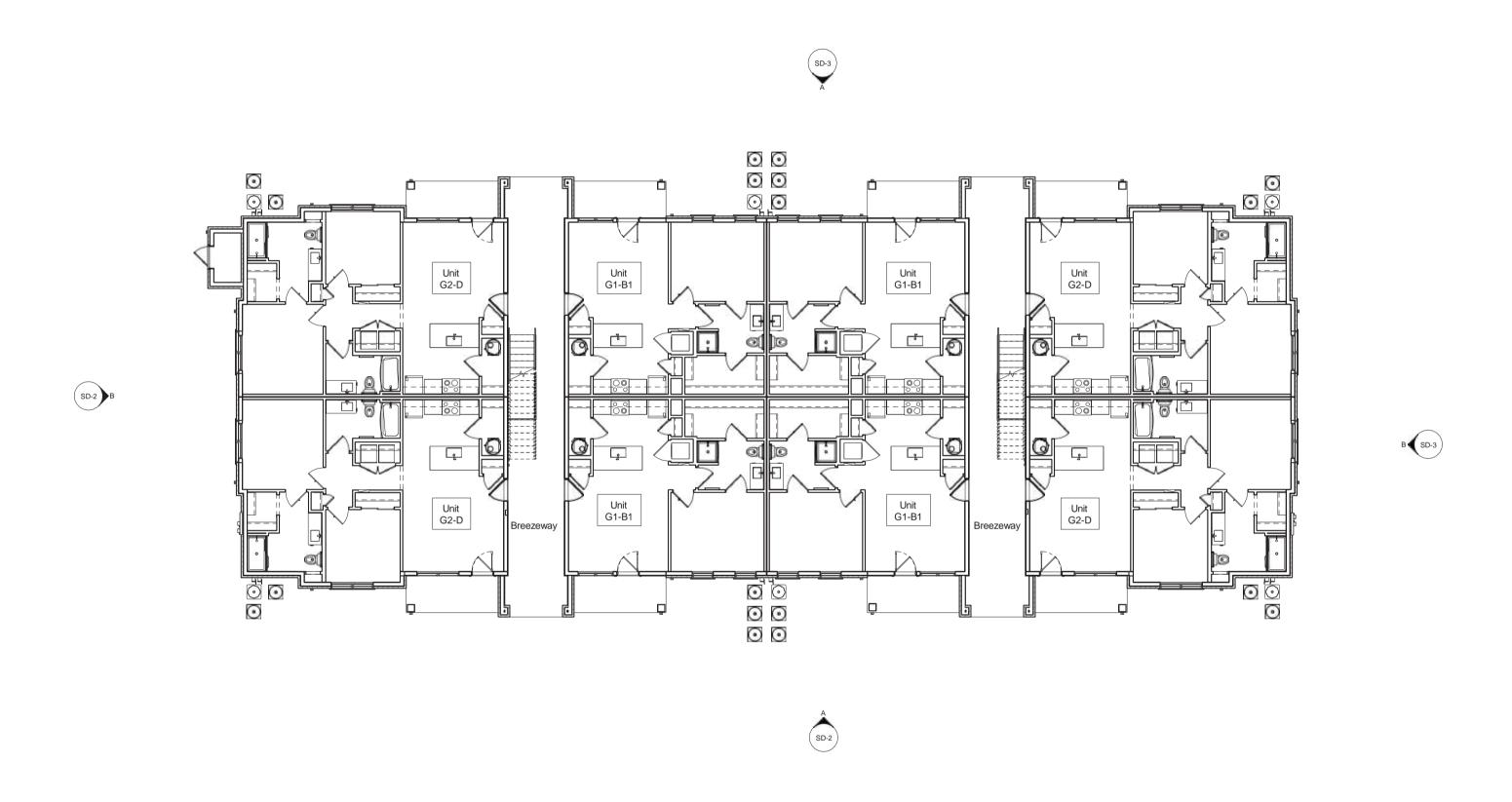
PTI submittal.

- 5. Compliance with City's Stormwater Management requirements, including post-construction.
- 6. Connection to existing multi-use path is included in development plans.
- 7. Development Agreement to address any other issues.

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				

# RETREAT AT NEWARK NEWARK, OHIO



Building Type A - 24 Units

# RETREAT AT NEWARK NEWARK, OHIO



+/- 32'

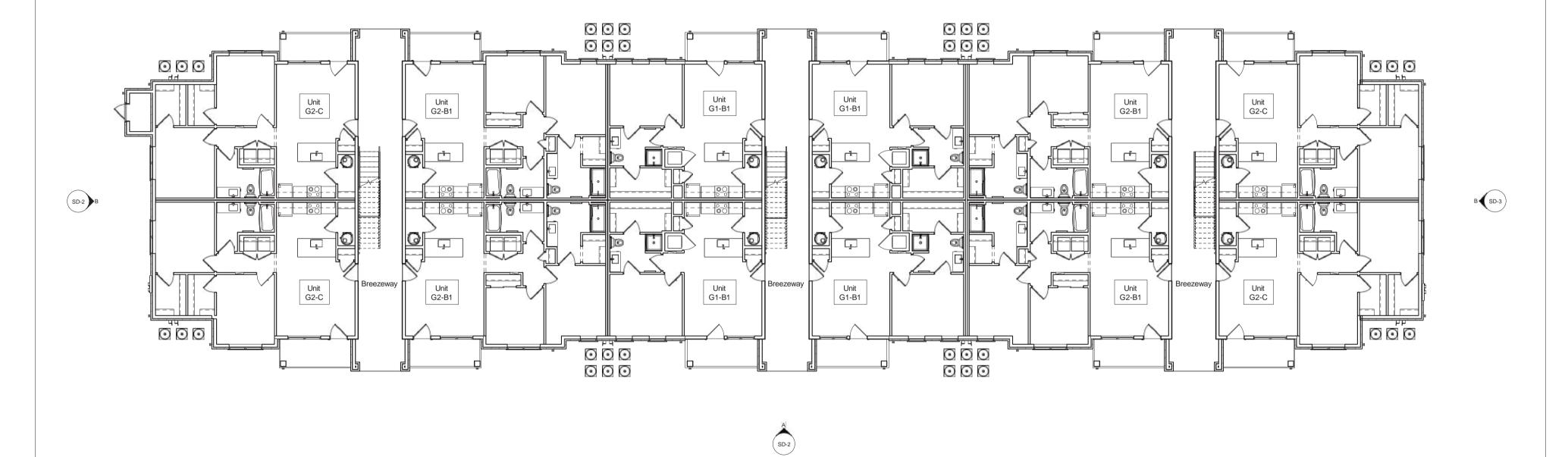
+/- 61′ 6″

# RETREAT AT NEWARK NEWARK, OHIO









Building Type B - 36 Units



+/- 230′



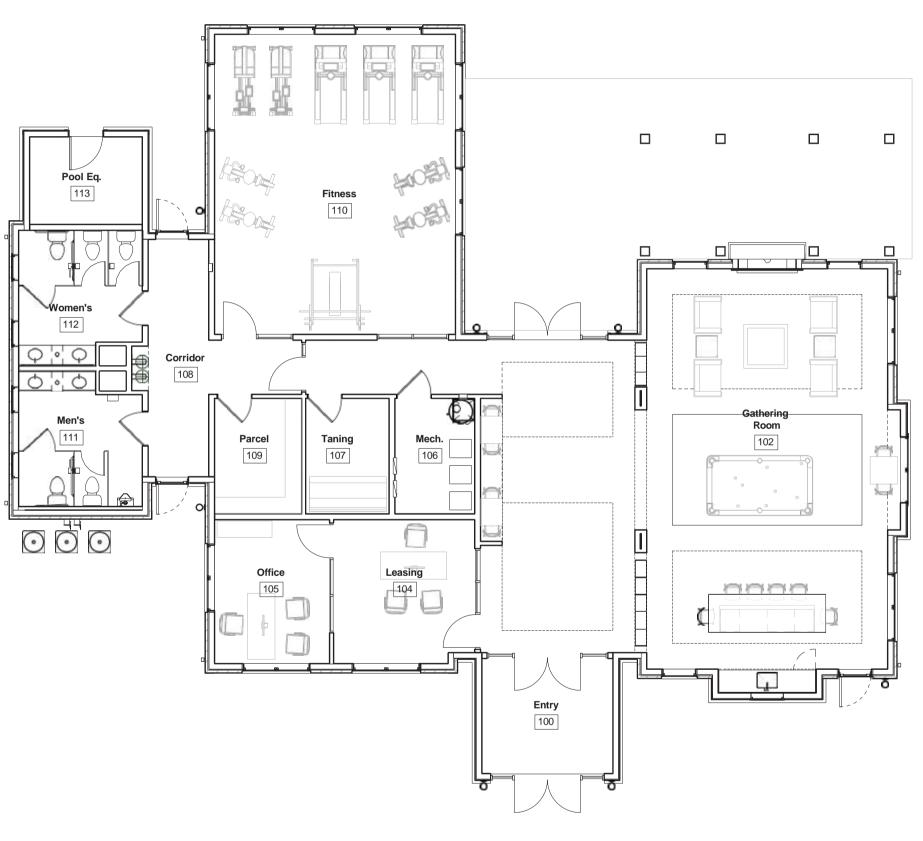
Building Type B



A Rear Elevation
1/8" = 1'-0"



Building Type B



Clubhouse



+/- 80′ 6″



B Schematic East Elevation 3/16" = 1'-0"

+/- 69′

Clubhouse



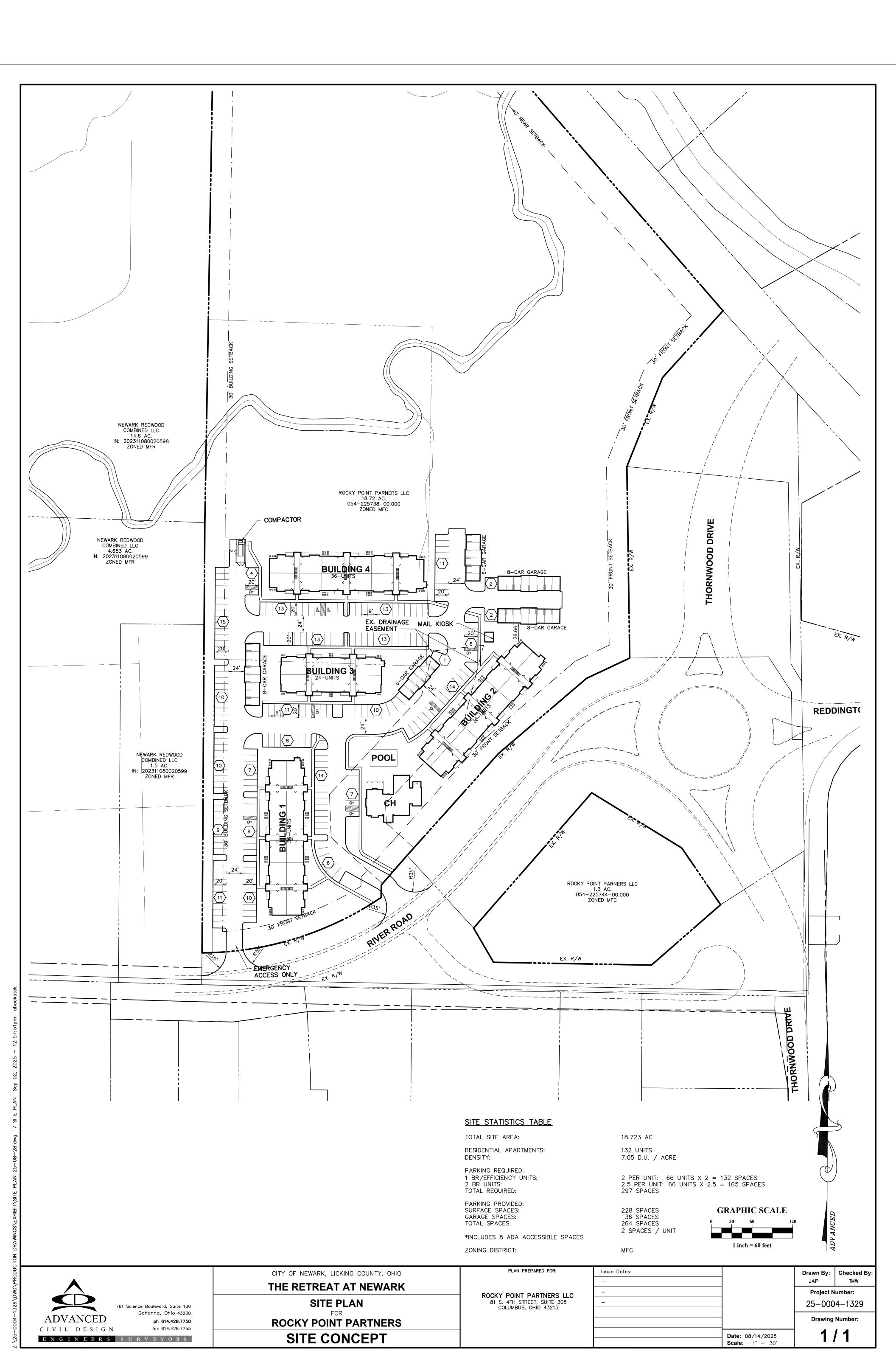
+/- 80′ 6″



D Schematic West Elevation 3/16" = 1'-0"

+/- 69′

Clubhouse



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

#### OCTOBER 10, 2025 PLANNING COMMISSION MEETING

#### **Application:**

1. PC FILE 24-46: SITE PLAN FOR WALMART SUPERCENTER BUILDING EXPANSION, 1315 NORTH 21<sup>ST</sup> STREET

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

#### Overview:

The applicant intends to build an 8,096 SF addition to be used for Online Pickup and Delivery Services.

The Site Plan Review Committee submitted comments on 10/9/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director
Brandon Metzger, Fire Chief
Aaron Holman, NFD
Erik McKee, Police Chief
Don Hiltner, Senior Engineer
Don Hiltner, Senior Engineer
Don Hiltner, Senior Engineer

Craig Riley, Deputy Police Chief
Brandon Fox, Water Administrator

Bon Fillitier, Schlor Engineer
George Carter, Zoning Inspector

#### A. Zoning District:

This site is zoned General Business District (GB); the proposed use is a permitted use.

**Flood Zones:** There are flood zones located on this property. This development will be required to meet the regulations of the Flood Insurance Ordinance of the City. A floodplain permit will need to be issued for this site.

#### B. Safety Division Review:

The Police Division has no issues with the proposed structure.

The Fire Division has no issues with the proposed structure.

#### C. Height Restrictions:

The proposed addition meets the requirements of the GB district, as there are no height restrictions in this district.

#### D. Lot Area & Setbacks:

Parcel is approximately 943,400 S.F. +/- with 23% building coverage, which meets the lot area requirements.

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

Code requires 715 parking spaces for the development, and 742 spaces are specifically proposed, which meets the requirements.

#### F. Corner Lots:

There are no corner lot issues with this development.

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

The landscaping requirement consists of 6548 +/- SF of green space and 1637 SF of ground cover required by the Zoning Code. In addition, 3 trees are required on the site. No landscaping calculations have been submitted at this time, and need to be added to the plan.

## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

H. Public & Private Roadways – Access Management:

The existing driveways are privately owned and maintained by the development, however they connect to the Log Pond Drive intersection, which is a public street. The City's Access Management and Traffic Impact Study regulations apply to this development, and a traffic analysis is needed to determine the impacts of the added traffic at this intersection, and the need for improvements there.

#### I. Site Signage:

Additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.

J. Traffic Control / Street / Right-of-Way Issues: No street or right-of-way issues are anticipated.

#### K. Engineering / Utilities:

No new water and sanitary sewer service lines are proposed; any additional service is to be extended from the existing internal building plumbing.

There has not been a stormwater management plan submitted, however the increase in impervious area with this addition is not considerable. The design needs to manage the stormwater on this site. At the minimum, grading will need to be done to keep runoff from impacting the adjacent properties.

Engineering will follow up for compliance prior to construction.

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

#### Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends <u>conditional approval</u> of the Site Plan for this multi-family development, provided the following issues are addressed:

- 1. Compliance with Floodplain Development / Flood Insurance Ordinance requirements.
- 2. Landscaping compliance / calculations for green space and ground cover.
- 3. Traffic analysis at Log Pond Drive and implementation of recommendations.
- 4. Compliance with City's Stormwater Management requirements, including post-construction.

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

Planning Commission Action on Recomme	endation:	
Approved As Submitted		
Approved As Noted, With Contingencie	es	
Denied		
Planning Director	Date	



## City of Newark Zoning Application

**Reference #** Z-2025-0137

**Date Entered**: 10/1/2025 8:50:00 AM

#### **Property Details**

Property Address: 1315 N 21ST ST, NEWARK, OH 43055

Auditor's Parcel # 054-269904-00.088 Property Type: Business/Commercial

Zone: GB

Flood Hazard Area? 100 Year Flood Zone: AE

Board of Zoning Appeals (BZA) variance granted for this project?

If Yes, BZA Application #

**BZA Date:** 

#### **Property Owner's Details**

**Complete Name:** WALMART R E BUSINESS TRUST, **Address:** PO BOX 8050, BENTONVILLE, AR 72712

**Phone** # (479) 270-7024

Email: Mike.Rutherford@walmart.com

#### **Applicant's Details**

Is the applicant the owner? No

Name: Dewberry Engineering, Inc. (Emily Ragsdale) Address: 551 Piney Forest Road, Danville, VA 24540

Phone # (276) 263-2606

Email: eragsdale@dewberry.com

#### **Contractor's Details**

Is the contractor the applicant? No

Name: TBD Address: , , Phone # Email:

#### **Architect's Details**

Name: Address: , ,

#### Phone #

Email:

#### **Engineer's Details**

Name: Dewberry Engineering, Inc. (Derek Marshall) Address: 551 Piney Forest Road Danville VA 24540

Phone # Email:

#### **Project Details**

Nature of Project: Addition

Last or present Occupancy or Use: Retail (Walmart)
Proposed Occupancy or Use: Retail (Walmart)

**Description of Project:** Construct an 8,096 s.f addition to be used for Online Pickup and Delivery (OPD) services. Resurface and restripe parking lot as necessary to relocate OPD dedicated

parking and install associated directional signage per the site plan.

#### **Project Floor Area**

Basement (excluding garage)

First Floor (excluding garage) 8096

Floor 2, 3, 4, etc.

**Total Project Floor Area** 8096.00

#### **Attachments**

Site Plans showing the location and uses of all existing buildings as well as any new construction covered under this Certificate Application.

Residential properties: 2 physical copies of the Site Plan are required.

Business/Commercial properties: 1 physical copy of the Site Plan and 1 digital copy of the Site Plan are required.

#### <u>Fee</u>

**Application Fee** \$150.00

#### Acknowledgement

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

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

# JPERCENTER #03580-276

# 1315 N 21ST ST EWARK, OH 43055



## ALERT TO CONTRACTOR:

THE SITEWORK FOR THE WAL-MART PORTION OF THIS PROJECT SHAL MEET OR EXCEED THE "WAL-MART STANDARD SITEWORK SPECIFICATIONS."

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.



VICINITY MAP

**DETTY**neers Inc.

Dewberry Engineers Inc 551 PINEY FOREST ROAD DANVILLE, VA 24540-3353 434.797.4497



3055

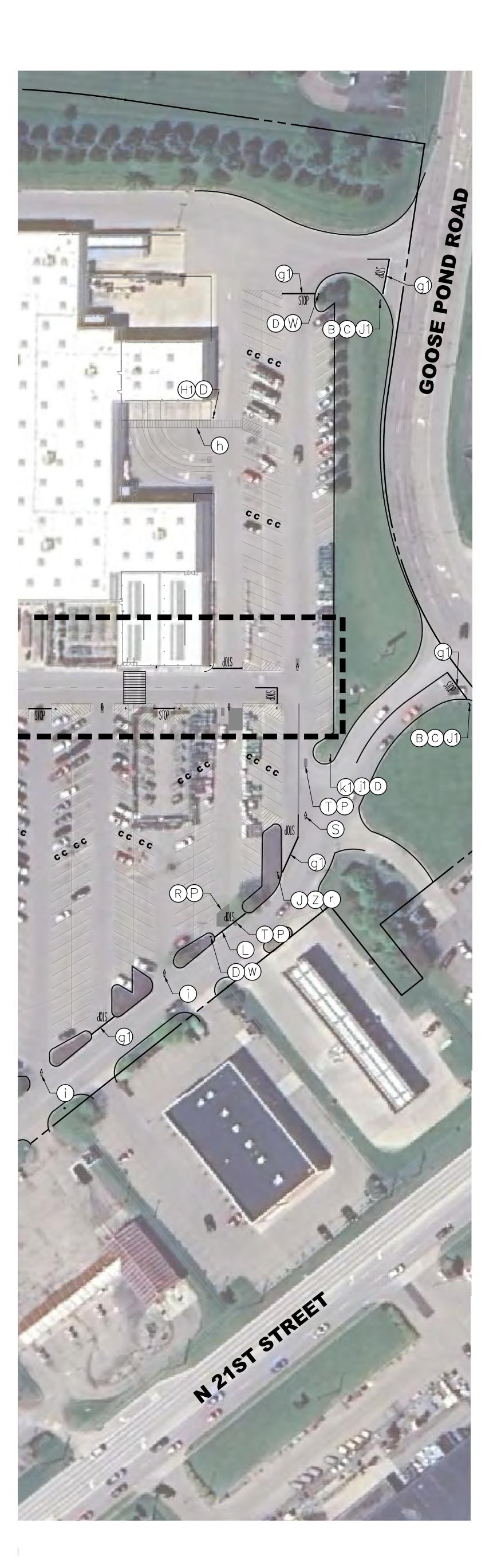
SUPERCENTER #03580-276

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1315 N 21ST ST - NEWARK, OH 430

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- APPLY NEW STOP BAR AND STOP TEXT TO ALL DRIVE AISLES CONNECTING TO OCR AND CROSS AISLES PER SITE PLAN.
- 3. IF STOP BARS, SIGNS, AND TEXT EXIST ON SITE, REVISE AS NEEDED TO MATCH CURRENT DETAILS SHOWN, INCLUDING THE 4'x4' SIGN OFFSET FROM TRAVEL WAY IN PARKING AISLE OR EDGE OF BFR/OCR. WHERE EXISTING STOP SIGNS ARE DAMAGED, POORLY LOCATED, AND/OR ARE NOT VIVID IN COLOR OR RETROREFLECTIVITY, CONTACT CONSTRUCTION MANAGER, IF NECESSARY.
- 4. CONTRACTOR SHALL REFERENCE DETAIL SHEETS FOR REQUIRED SIGNAGE AND STRIPING LOCATIONS AND DIMENSIONS.
- CONTRACTOR TO EXECUTE COMPLETE PARKING LOT RESTRIPING. STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, AND REAR OF STORE).
- 6. PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF LIGHT POLE BASE IS OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS.
- 7. PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
- ALL SIGNS TO BE MOUNTED AT A MINIMUM OF 4' FROM FACE OF CURB AND TRIM LANDSCAPING FOR SIGN VISIBILITY IF NEEDED.

## **LEGEND**

REFERENCE DETAIL SHEET

(A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.

(A1) EXISTING PEDESTRIAN CROSSING SIGN TO REMAIN.

(B) EXISTING STOP SIGN TO BE REMOVED. C) EXISTING SIGN POST AND BASE TO BE REMOVED.

EXISTING SIGN POST AND BASE TO REMAIN.

E) EXISTING CROSSWALK STRIPING TO BE REMOVED. F ) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.

EXISTING CENTERLINE STRIPING TO REMAIN AND BE REFRESHED.

G1) EXISTING CENTERLINE STRIPING TO BE REMOVED. G1) NEW CENTERLINE STRIPING.

(H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.

(H1) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN TO REMAIN. (J) NEW 30"X30" STOP SIGN.

(J1) NEW 36"X36" STOP SIGN WITH DOUBLE BREAK AWAY POST.

J2) NEW "STOP AHEAD" SIGN.

(K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.

NEW "STOP" AND/OR "ONLY" TEXT AND/OR STOP BAR M NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.

(M1) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C. TO REMAIN / BE

M2 NEW 4" YELLOW STRIPING 2'-0" O.C. (TYP.) OR COLOR AS SPECIFIED BY LOCAL CODES. NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS

(P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED.

NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALL SHALL BE

NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.

APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.

 $\mathbb{R}$  EXISTING STOP BAR AND STOP TEXT PAVEMENT MARKINGS TO BE REMOVED.

NEW OPEN ARROW PAVEMENT MARKINGS. S1) NEW CLOSED ARROW PAVEMENT MARKINGS.

T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.

NEW FIRE LANE STRIPING.

(U1) EXISTING FIRE LANE STRIPING AND/OR TEXT TO REMAIN / BE REFRESHED. ( $\bigvee$ ) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE STRIPE.

( $\bigvee$ 1) EXISTING MISCELLANEOUS TRAFFIC TEXT STRIPING TO REMAIN / BE REFRESHED TO MATCH

 $\widehat{V2}$  NEW 4" WIDE SINGLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE STRIPE. (W) EXISTING STOP SIGN TO REMAIN.

 $(\chi)$  EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES. EXISTING BOLLARD AND SIGN POST TO BE REPAINTED.

NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST

NEW SIGN MOUNTING AND BASE WITH DOUBLE BREAK AWAY POST

(a) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED. (b) EXISTING YIELD SIGN TO BE REMOVED.

2) NEW YIELD SIGN.

NEW ACCESSIBLE SIGN.

NEW OGP CROSSWALK MARKING. (e) EXISTING ISLAND STRIPING TO BE REMOVED.

TO ALLOW SIGN VISIBILITY, LANDSCAPING TO BE TRIMMED.

(f) NEW CHANNELIZATION AT OGP DOOR. SEE DETAIL. g) EXISTING STOP PAVEMENT MARKINGS "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISED /

REFRESHED TO MATCH CURRENT DETAILS.

(g1) EXISTING STOP BAR TO REMAIN / BE REFRESHED.

(h) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.

( i ) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH

(j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN / BE REUSED.

(j1) EXISTING OPD SIGNAGE TO BE REMOVED.

NEW PICKUP BANNER

NEW OPD SIGNAGE.

NEW ALL WAY PLAQUE. n) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.

NEW TRAFFIC FROM LEFT DOES NOT STOP PLAQUE.

EXISTING PARKING STALL STRIPING TO BE REMOVED.

PROPOSED OPD PARKING STALL STRIPING.

NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.

NEW CROSS TRAFFIC DOES NOT STOP PLAQUE. (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH

(u) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN / BE

(u1) EXISTING 4" WIDE DOUBLE YELLOW AND/OR DOUBLE WHITE STRIPE TO BE REMOVED.

(u2) Existing 4" wide single yellow and/or single white stripe to be removed.

(u3) EXISTING CHEVRON MARKINGS WITH CHANNELIZATION LINES TO REMAIN / BE REFRESHED. PROPOSED STANARD STALL STRIPING TO MATCH EXISTING, CONTRACTOR TO FIELD VERIFY COLOR AND LENGTH OF EXISTING PARKING STALLS.

( w ) NEW SOLID ARROW PAVEMENT MARKING.

(x) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN.  $\times 1$ ) NEW NO PARKING FIRE LANE SIGN.

( Y ) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO REMAIN (NOT

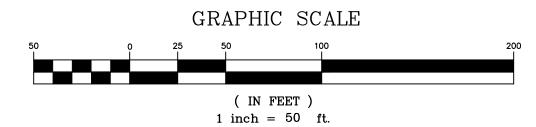
(y1) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO BE REMOVED.

y2) EXISTING OPD PAVEMENT MARKINGS TO BE REMOVED.

EXISTING PICKUP DIRECTIONAL SIGN TO REMAIN.

EXISTING SPEED HUMP SIGN TO REMAIN

EXISTING SPEED HUMP AND PAVMENT MARKINGS TO REMAIN / BE REFRESHED

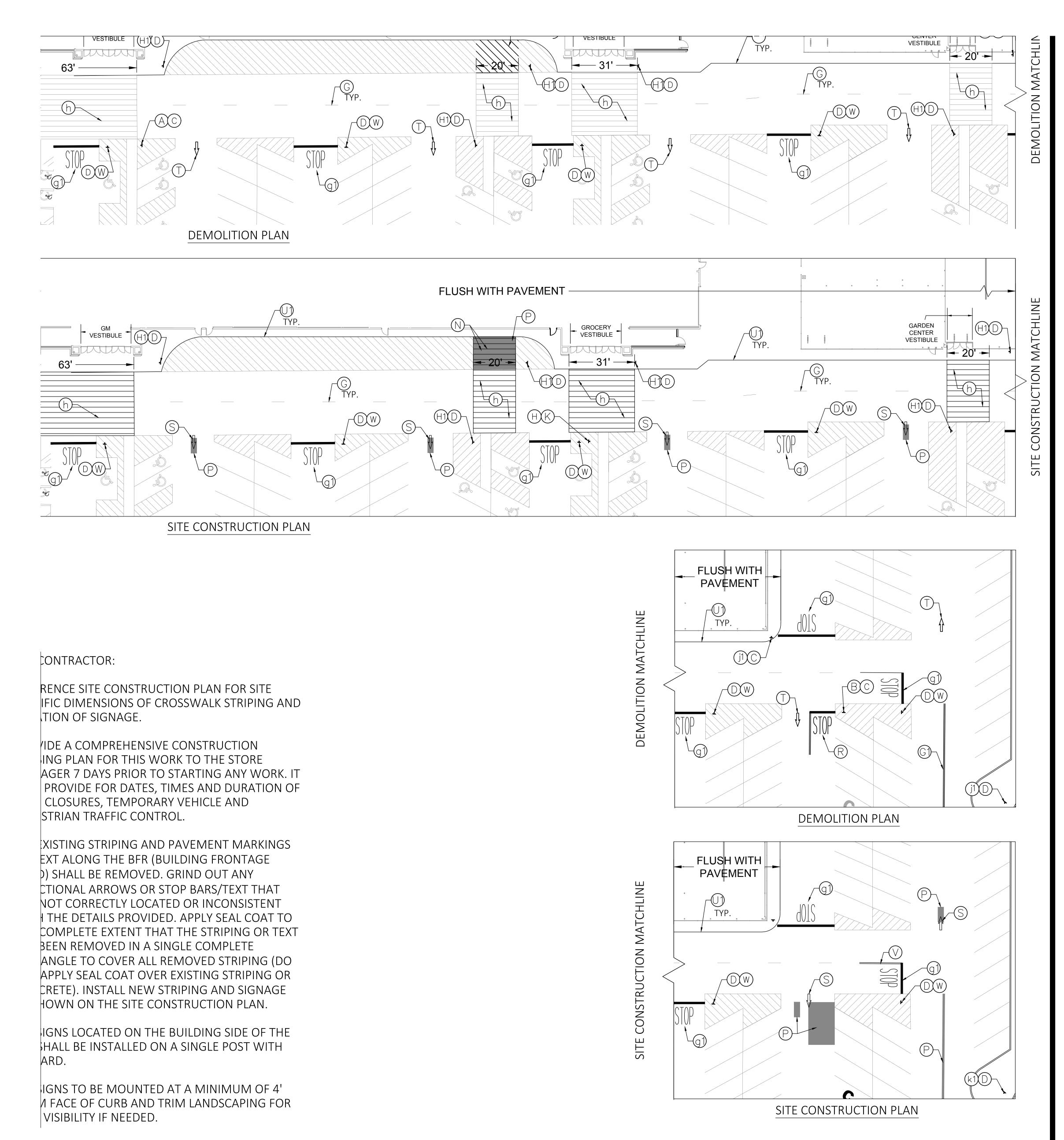


STOP SIGNS AND MARKINGS PLAN





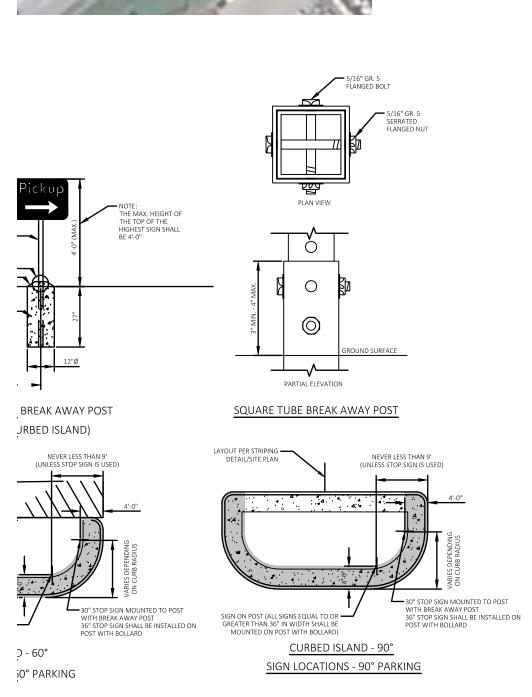




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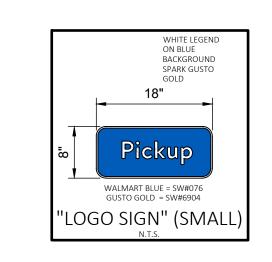


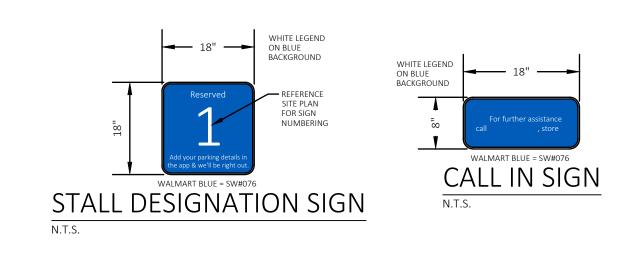


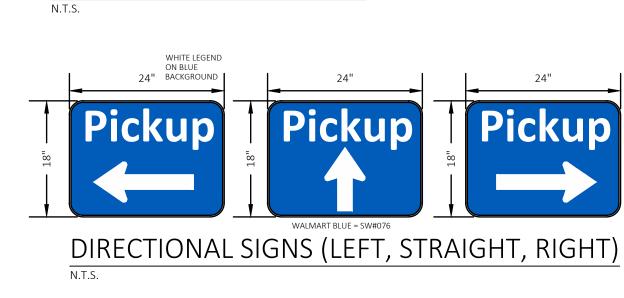


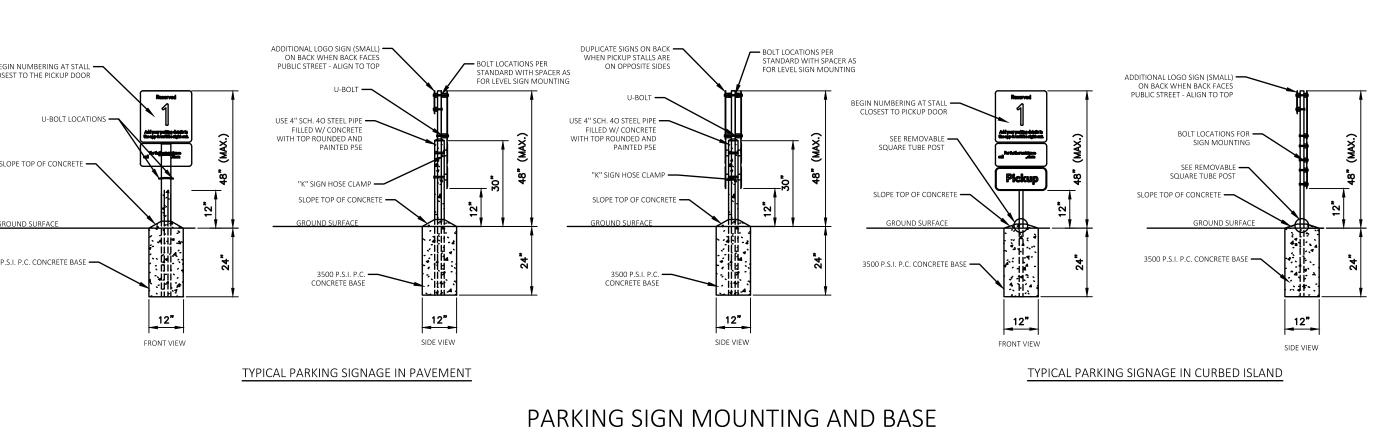
INSET "A"





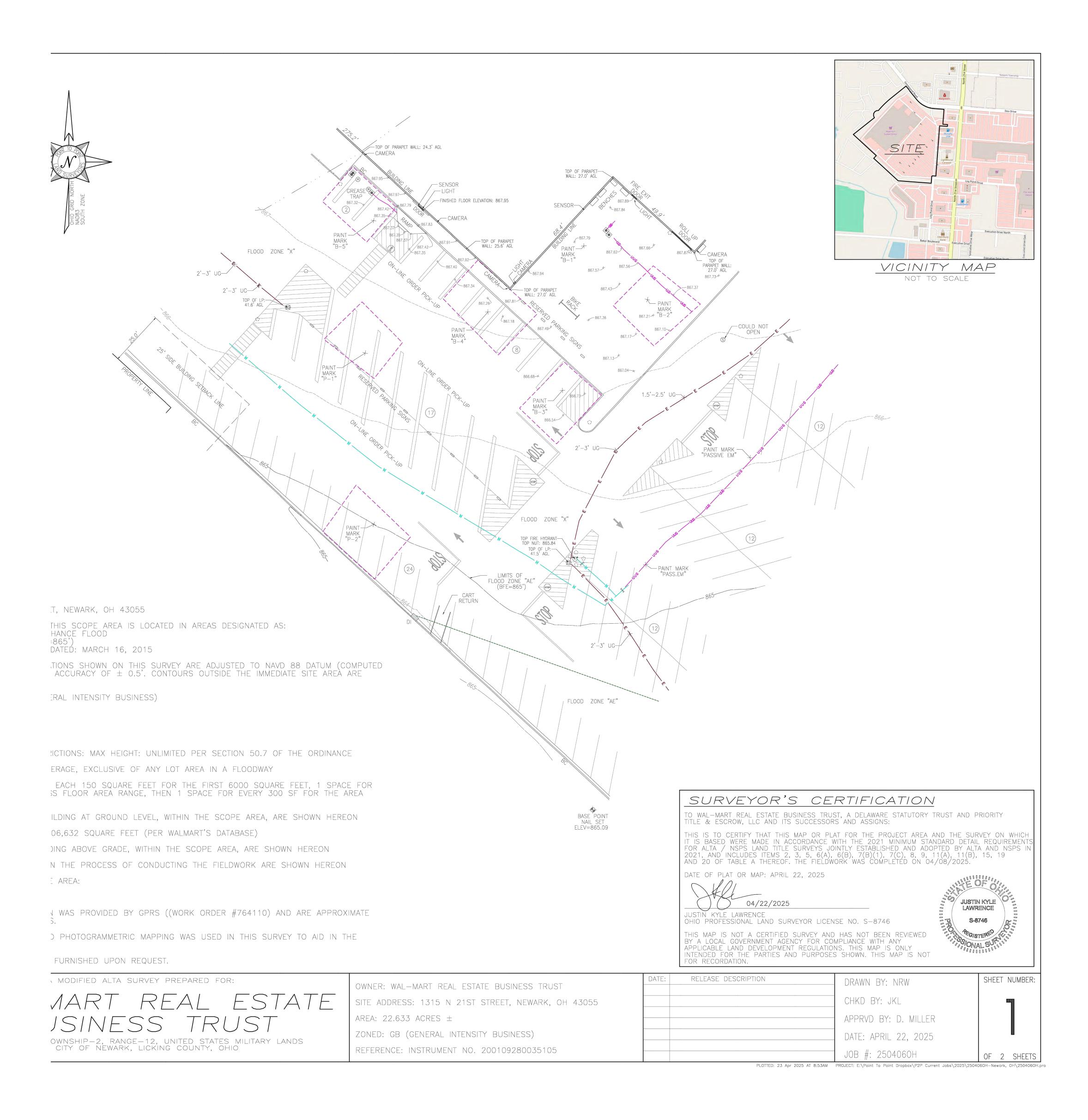






SCALE

PICKUP SIGNAGE PLAN



Dewberry Fngineers Inc.

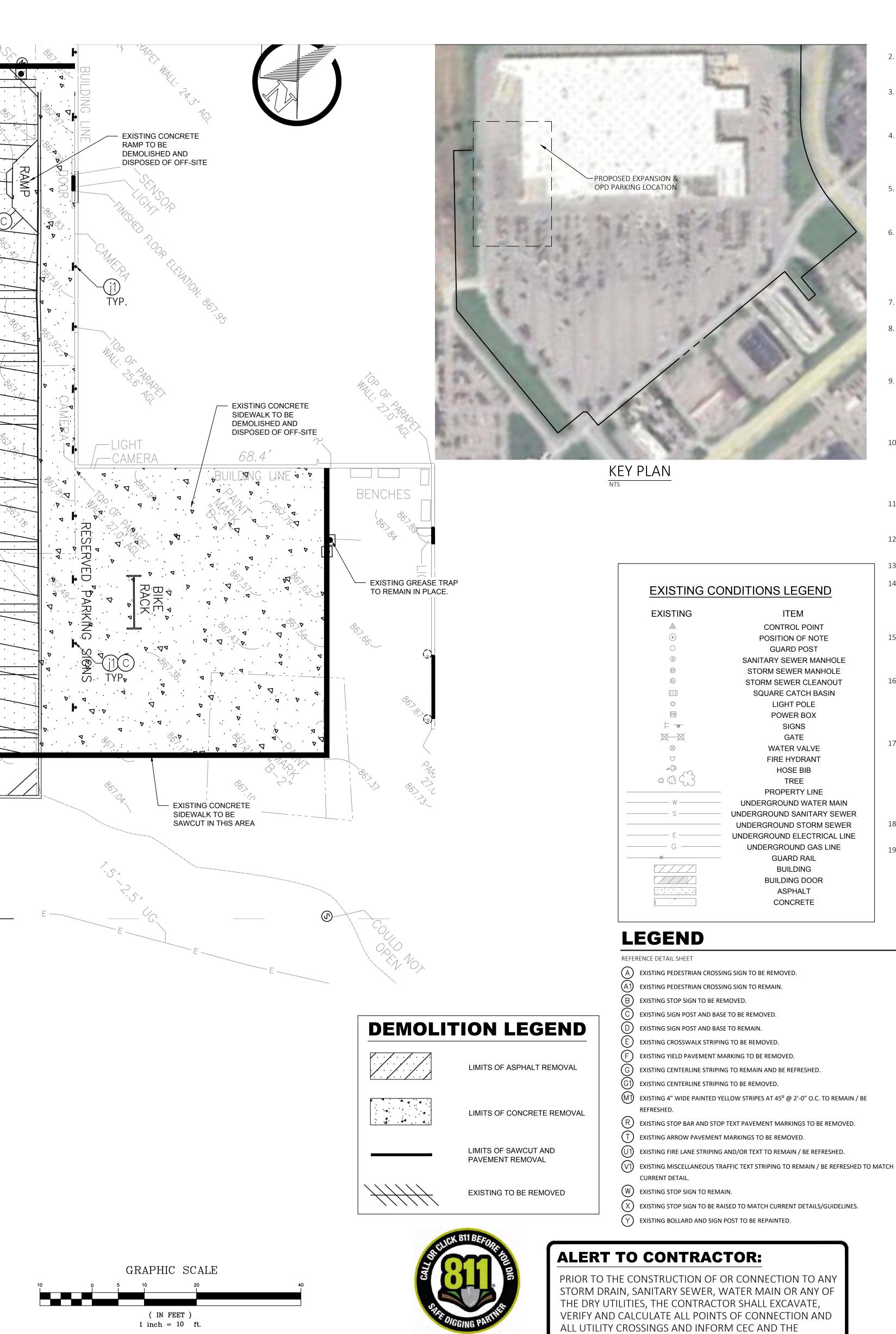
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CONTRACTOR SHALL CONTACT 81

FOR LOCATION OF ALL UTILITIES,

AT LEAST 72 HOURS PRIOR TO

BEGINNING CONSTRUCTION

. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING WAL-MART/ SAM'S AND OUTLOT AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION THROUGH THE STORE MANAGER OR OUTLOT USERS.

4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY

FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION

ALL EXISTING PAINT STRIPING TO BE REMOVED FIRST. CONTRACTOR WILL THEN RESEAL THE PARKING LOT WITH AN APPROVED SEALER PER SPECIFICATION. THEN THE PARKING LOT WILL BE RE-STRIPED WITH 2 COATS OF PAINT PER THE PLANS AND SPECIFICATIONS. THIS WORK SHOULD BE COORDINATED WITH THE STORE MANAGER. THE PARKING LOT SHALL BE DONE IN SECTIONS SO THAT IT DOES NOT INTERRUPT THE STORE OPERATIONS, SEE PHASING PLAN. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR WORK TO BE PERFORMED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.

8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.

10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.

11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.

12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

14. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CART CORRAL LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS

15. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S

16. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERRUPTIONS WITH THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO STORE OPERATION AND THE CUSTOMERS.

17. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.

18. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S

19. CONTRACTOR MUST COORDINATE WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

(a) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.

(e1) TO ALLOW SIGN VISIBILITY, LANDSCAPING TO BE TRIMMED.

g) existing stop pavement markings "stop" text and/or "only" text to be revised /

(i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH

(j) Existing miscellaneous traffic and/or information sign to remain / be reused.

 $\left(\begin{smallmatrix}t\end{smallmatrix}\right)$  EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH

(u) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN / BE

(u1) EXISTING 4" WIDE DOUBLE YELLOW AND/OR DOUBLE WHITE STRIPE TO BE REMOVED.

(u3) EXISTING CHEVRON MARKINGS WITH CHANNELIZATION LINES TO REMAIN / BE REFRESHED.

EXISTING YIELD SIGN TO BE REMOVED.

e ) EXISTING ISLAND STRIPING TO BE REMOVED.

REFRESHED TO MATCH CURRENT DETAILS.

(g1) EXISTING STOP BAR TO REMAIN / BE REFRESHED.

(j1) EXISTING OPD SIGNAGE TO BE REMOVED.

(h) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.

(P) EXISTING PARKING STALL STRIPING TO BE REMOVED.

(F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.

OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED

CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD

HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO

MADE A MINIMUM OF 48 HOURS PRIOR TO

MAKE SUCH NOTIFICATION.

DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE

(U1) EXISTING FIRE LANE STRIPING AND/OR TEXT TO REMAIN / BE REFRESHED.

(X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.

(y) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO REMAIN (NOT

(y1) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO BE REMOVED.

(y2) EXISTING OPD PAVEMENT MARKINGS TO BE REMOVED.

(x) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN.

(Z) EXISTING PICKUP DIRECTIONAL SIGN TO REMAIN.

(z1) EXISTING SPEED HUMP SIGN TO REMAIN. (z2) EXISTING SPEED HUMP AND PAVMENT MARKINGS TO REMAIN / BE REFRESHED.

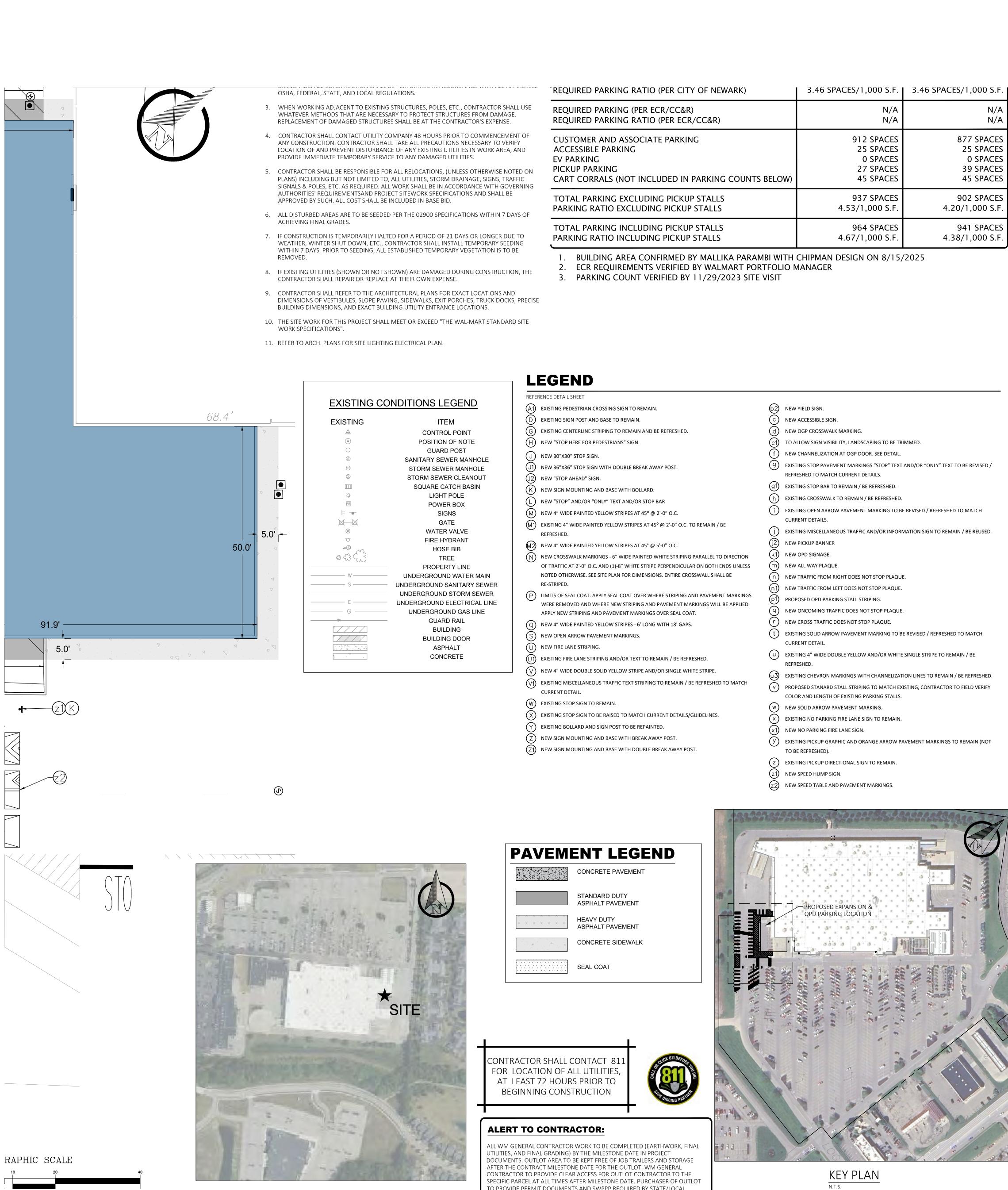
JDEMOLITION PLAN





TDK 09/29/2025 SCALE AS NOTED JOB No. 50169779

DM-1



SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL

REQUIREMENTS FOR SPECIFIC OUTLOT.

 $\frac{\text{VICINITY MAP}}{\text{N.T.S.}}$ 

( IN FEET

1 inch = 10 ft.

DEREK RYAN:

MARSHALL

25 SPACES

0 SPACES

**39 SPACES** 

**45 SPACES** 

TDK 09/29/2025 SCALE AS NOTED JOB No.

SITE PLAN

50169779

- 3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- 4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- 5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: (SEE MASTER SITE SPECIFICATIONS SECTION 02630 FOR ALLOWED MATERIALS. CEC TO LIST SPECIFIC PIPE MATERIALS ON THIS PLAN IF REQUIRED.)
- 6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- 8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- 9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO
- 10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- 11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- 12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WAL-MART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WAL-MART BUILT PROJECTS ONLY.
- 13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- 14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- 16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- 17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- 19. ALL SPOT ELEVATIONS REFLECT FINISHED ELEVATIONS. SUBGRADE ELEVATIONS SHALL BE DETERMINED FROM INDIVIDUAL SECTIONS ON DETAILS.

## **PAVEMENT LEGEND**

CONCRETE PAVEMENT STANDARD DUTY ASPHALT PAVEMENT HEAVY DUTY

ASPHALT PAVEMENT CONCRETE SIDEWALK

SITE BUILDING AREA-FOUNDATION SUBSURFACE PREPARATION EXPANSION OF WAL-MART- JOB NO. #03580-276

TERRACON PROJECT NO. N4255074

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GREENHOUSE CANOPIES, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. APPURTENANCES SHALL ALSO INCLUDE SCREENWALLS AT THE COMPACTOR, TRUCK DOCK AND THE BALE/PALLET STORAGE AREA(S). THE INTERIOR SLAB-ON-GRADE BASE AND THE VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB, BASE, AND SUBBASE (IF SUBBASE IS REQUIRED BELOW). REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE, THE 6" THICK BASE MATERIAL SHALL CONFORM TO ODOT 703.17 COARSE AGGREGATE. FOR APPURTENANCE SLABS (EXTERIOR SLABS), THE 6" THICK BASE MATERIAL SHALL CONFORM TO ODOT ITEM 304 AGGREGATE BASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE OR SUBBASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING ADDITION AREA. REMOVE SURFACE VEGETATIONS, ASPHALT, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, AND SOFT OR OTHERWISE UNSATISFACTORY MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSATISFACTORY AREAS WITH SATISFACTORY MATERIAL. BORINGS PERFORMED AT THIS SITE ENCOUNTERED UNCONTROLLED FILL TO DEPTHS RANGING FROM ABOUT 4 TO 6 FEET BELOW EXISTING GROUND SURFACE. WE RECOMMEND THAT THESE UNCONTROLLED FILL SOILS BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL (OPTION 1 IN TERRACON GEOTECHNICAL REPORT). THEN SHALLOW FOUNDATIONS AND SLAB-ON-GRADE FLOOR SLABS CAN BE USED FOR SUPPORTING THE PROPOSED BUILDING. FOR OPTION 2 THE FOUNDATION CAN BE SUPPORTED ON HELICAL PIERS BEARING WITHIN NATIVE SOILS. FOR OPTION 2 THE OWNER WOULD HAVE TO ACCEPT THE RISK OF LEAVING EXISTING BENEATH THE FLOOR SLAB AREAS, UNLESS STRUCTURAL SLAB COMPLETELY SUPPORTED ON HELICAL PIERS IS USED. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING

LOCATION WITH RESPECT TO FINAL GRADE BUILDING AREA, BELOW UPPER 4 FEET BUILDING AREA, UPPER 4 FEET

P.I. L.L. <22 MAX.> <40 MAX.> <22 MAX.> <40 MAX.>

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM FOR COHESIVE SOIL AND WITHIN 3 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM FOR COHESIONLESS SOIL.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM GEOTECHNICAL REPORT N4255074 PREPARED BY TERRACON CONSULTANTS, INC DATED JUNE 6, 2025 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

## **EXISTING CONDITIONS LEGEND**

CONTROL POINT POSITION OF NOTE **GUARD POST** SANITARY SEWER MANHOLE STORM SEWER MANHOLE STORM SEWER CLEANOUT SQUARE CATCH BASIN LIGHT POLE POWER BOX SIGNS WATER VALVE FIRE HYDRANT HOSE BIB PROPERTY LINE UNDERGROUND WATER MAIN UNDERGROUND SANITARY SEWER UNDERGROUND STORM SEWER

UNDERGROUND ELECTRICAL LINE UNDERGROUND GAS LINE BUILDING **BUILDING DOOR** ASPHALT

**ALERT TO CONTRACTOR:** 

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT

STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM

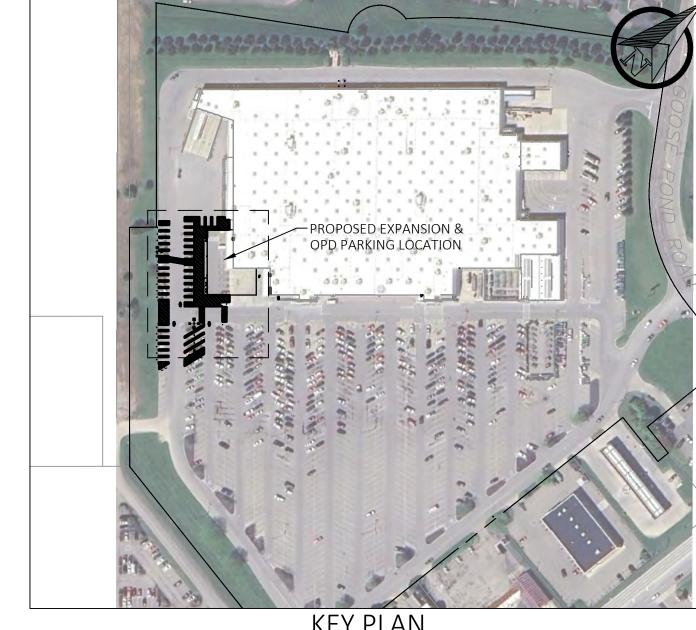
CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE

DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND

SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND

GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT



**DEWATERING NOTE:** 

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

REFER TO MASTER SITE SPECIFICATIONS.

CONTRACTOR SHALL CONTACT 81 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION



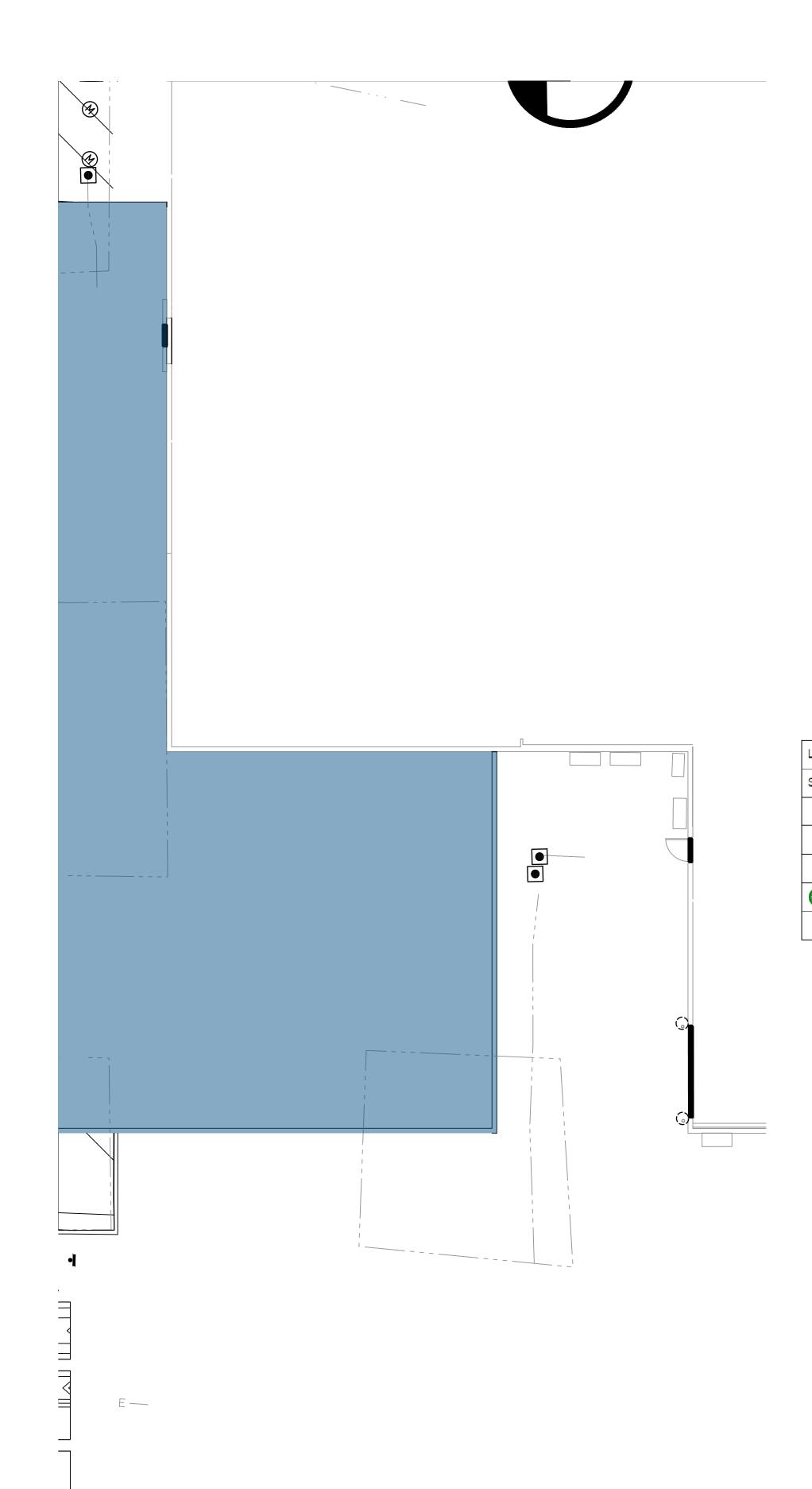
## GRADING & DRAINAGE PLAN



TDK SCALE AS NOTED

JOB No.

50169779



GRAPHIC SCALE

( IN FEET )

1 inch = 10 ft.

- 3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- 4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- 5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
- 6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18"

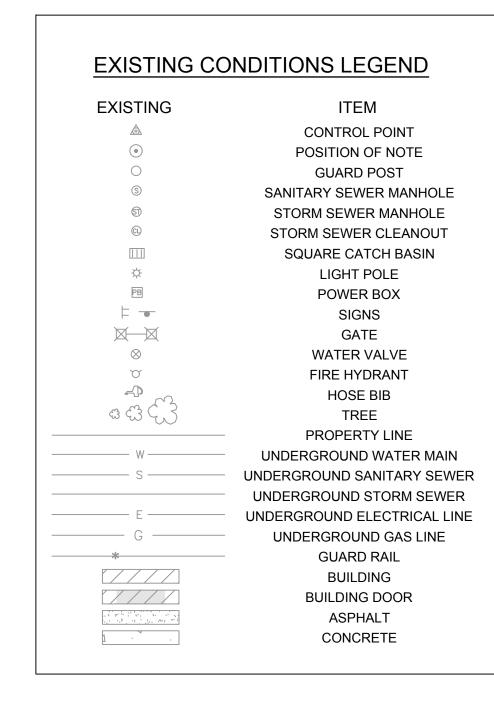
MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.

- VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)

  7. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER
- 8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- 9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- 10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITH WATER TIGHT LIDS.
- 11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- 12. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- 13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- 14. REFER TO ARCHITECTURAL PLANS FOR TIE-IN OF ALL UTILITIES.
- 15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- 16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE

- 18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- 19. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
- 20. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
- 21. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- 22. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER. SEE O.C.G.A. TITLE 25-11-7-(a). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
- 23. UTILITY WORK TO BE DONE IN FRONT OF STORE TO BE COORDINATED WITH CONSTRUCTION MANAGER. FRONT UTILITY WORK WILL BE DONE AT NIGHT IF NOT LOCATED BEHIND CONSTRUCTION FENCE.
- 22. CONTRACTOR TO RELOCATE LIGHT POLE AND REPLACE LUMINAIRES AS INDICATED. CONTRACTOR TO BUILD NEW POLE BASE AND STUB WIRE AS NEEDED.
- 23. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

uminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	18	Q160L-175_35	4 @ 90°	0.855	URB-XXX-26-160L-175-5K7-5QW 32ft pole on 3ft base	722.6	86292	B5-U0-G3
-	17	WC4_16	SINGLE	0.837	1-EWAS010C4AF740N1FMBLCK mounted at 16ft	56	7500	B1-U0-G2
	5	S160L-175_35	SINGLE	0.855	1-URB-XXX-26-160L-175-5K7-4F 32ft pole on 3ft base	180.65	21772	B3-U0-G3
	3	D1160L-175_35	BACK-BACK	0.855	URB-XXX-26-160L-175-5K7-5QW 32ft pole on 3ft base	361.3	43146	B5-U0-G3
+	1	FEFC106_20	SINGLE	0.828	1-EFC10100633740ADS1BLCK mounted at 20ft	46	6000	N.A.





KEY PLAN

## ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

UTILITY PLAN



CONTRACTOR SHALL CONTACT 81 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

**C-3** 

TDK

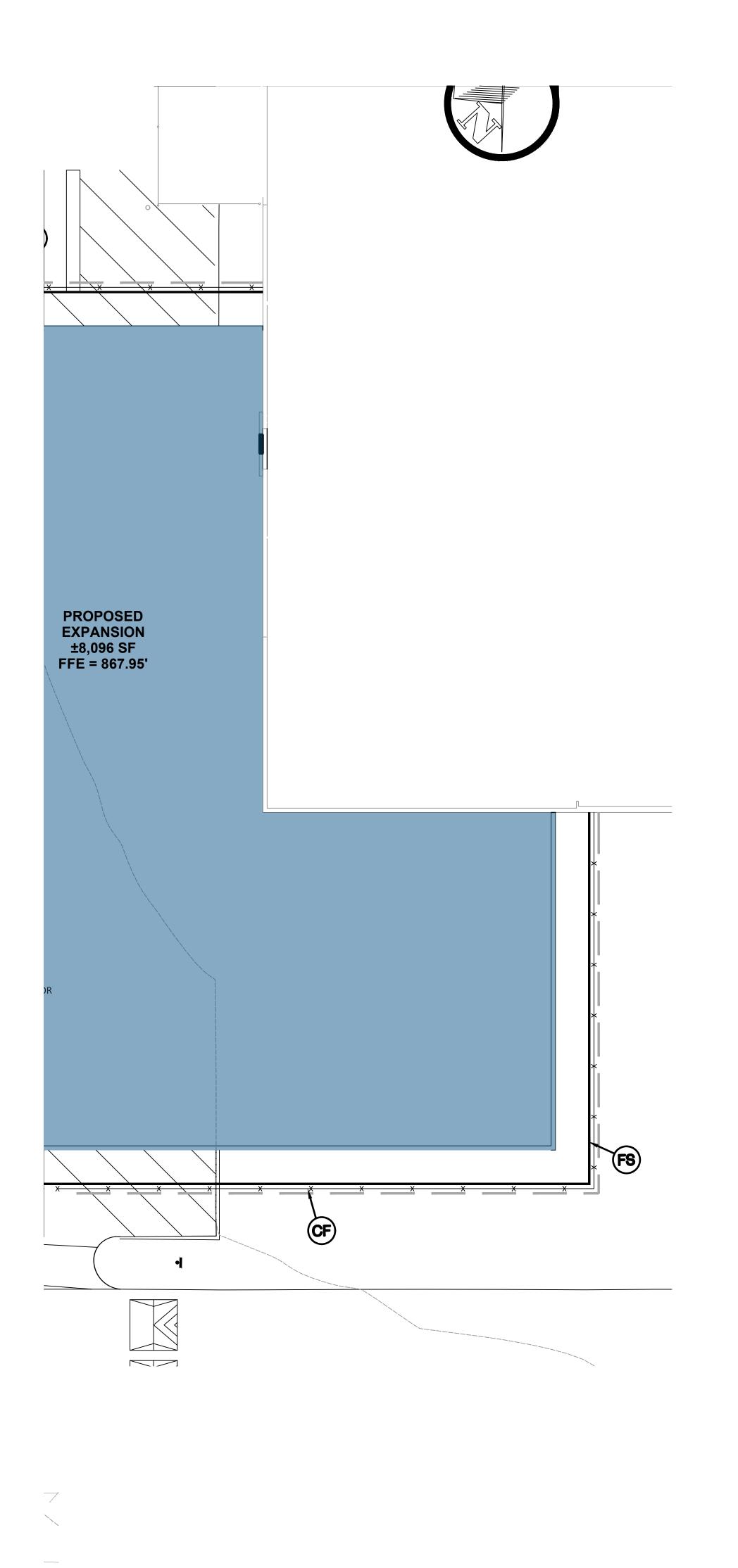
09/29/2025

SCALE

JOB No.

50169779

AS NOTED



GRAPHIC SCALE

- 3. INSTALL PERIMETER CONSTRUCTION FENCE AND TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT. TEMPORARY EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO ALL LAND DISTURBING ACTIVITIES.
- 4. ALL SPECIFIC LOCATIONS FOR CONSTRUCTION FENCE ARE NOT SHOWN ON THE APPROVED PLANS. THE NEED FOR ADDITIONAL E&S CONTROL MEASURES IS TO BE DETERMINED IN THE FIELD BY THE PROJECT ENGINEER AND THE EROSION CONTROL DIRECTOR.
- 5. TEMPORARY SEEDING SHALL OCCUR AS CONSTRUCTION PROGRESSES. NO SECTION OF DISTURBANCE LONGER THAN 1000' SHALL BE LEFT UNSEEDED. TEMPORARY SEEDING SHALL COMPLY W/ DEP.
- 6. REMOVE EROSION AND SEDIMENT CONTROL MEASURES UPON SITE STABILIZATION.
- 7. CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE MEASURES UNTIL THE SITE IS STABILIZED.
- 8. ALL DENUDED AREAS SHALL BE SHAPED TO PROMOTE POSITIVE DRAINAGE.
- 9. CONTRACTOR SHALL MAINTAIN ACCESS TO THE STORE AT ALL TIMES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM CEC, WALMART CONSTRUCTION MANAGER, AND STORE MANGER PRIOR TO ANY WORK WHICH MAY DISRUPT NORMAL
- 10. CONTRACTOR MUST ADHERE TO ANY HOURS OF WORK, NOISE LEVEL, AND OTHER CONSTRUCTION RELATED RESTRICTIONS THAT MAY BE IMPLEMENTED BY THE LOCALITY.

## **EROSION & SEDIMENT CONTROL UPDATES & AMENDMENTS:**

THE GC MUST UPDATE SITE MAPS TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATE SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (PAVING, FOOTING INSTALLATION, ETC.), CLEARING OR GRADING, OR TEMPORARY OR PERMANENT

THE GC MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

- 1. ADDING OR DELETING EROSION AND SEDIMENT CONTROL BMPS.
- 2. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE.
- 3. PERFORMING AND ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE CONSTRUCTION PLANS.

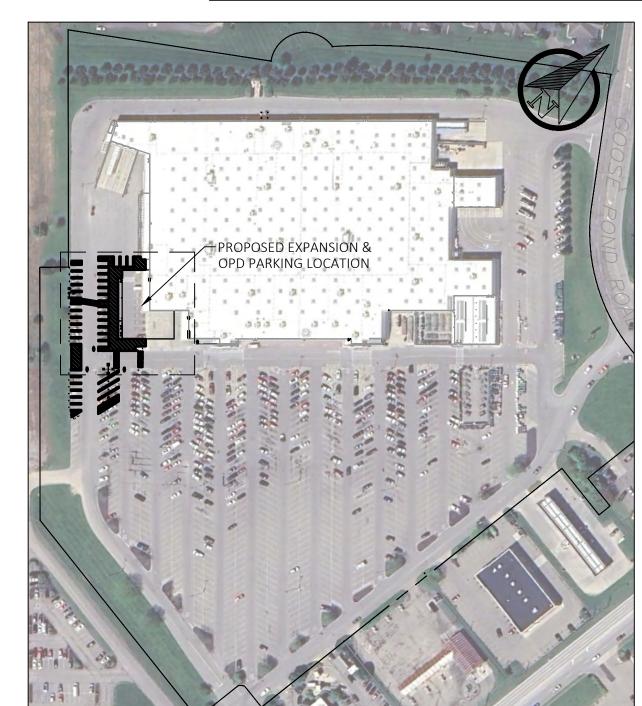
THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS POSSIBLE AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM AREAS.

### EXISTING CONDITIONS LEGEND ITEM CONTROL POINT POSITION OF NOTE

**GUARD POST** SANITARY SEWER MANHOLE STORM SEWER MANHOLE STORM SEWER CLEANOUT SQUARE CATCH BASIN LIGHT POLE POWER BOX SIGNS GATE WATER VALVE FIRE HYDRANT HOSE BIB TREE

PROPERTY LINE UNDERGROUND WATER MAIN UNDERGROUND SANITARY SEWER UNDERGROUND STORM SEWER UNDERGROUND ELECTRICAL LINE UNDERGROUND GAS LINE

**GUARD RAIL** BUILDING **BUILDING DOOR** ASPHALT CONCRETE



 $\frac{\text{KEY PLAN}}{\text{N.T.S.}}$ 

## **E&S LEGEND**

CEMENT AND CONCRETE WASHOUT (NOT SHOWN ON PLAN. GC TO DETERMINE LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION)

DUST CONTROL (ENTIRE SITE - NOT SHOWN ON PLAN)

DEWATERING (ENTIRE SITE - NOT SHOWN ON PLAN) ON-SITE DEWATERING FROM ALL EXCAVATIONS MUST FOLLOW THESE REQUIREMENTS.

EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREA (EWA) (NOT SHOWN ON PLAN - GC TO DETERMINE LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION)

FUEL AND PETROLEUM STORAGE AND USE (NOT SHOWN ON PLAN -FPSU GC TO DETERMINE LOCATION SPECIFIC TO EACH PHASE OF HAZARDOUS WASTE DISPOSAL (NOT SHOWN ON PLAN - GC TO

DETERMINE LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION PAINT AND STUCCO WASHOUT (NOT SHOWN ON PLAN - GC TO

(PSW) DETERMINE LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION) MASONS AREA (NOT SHOWN ON PLAN - GC TO DETERMINE

LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION) OPC OTHER POLLUTANT CONTROLS (ENTIRE SITE - NOT SHOWN ON PLAN)

SANITARY FACILITIES (NOT SHOWN ON PLAN - GC TO DETERMINE LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION)

STOCKPILES (NOT SHOWN ON PLAN - GC TO DETERMINE LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION)

SURFACE ROUGHENING (ENTIRE SITE - NOT SHOWN ON PLAN)

SOLID WASTE DISPOSAL (NOT SHOWN ON PLAN - GC TO (SWD) DETERMINE LOCATION SPECIFIC TO EACH PHASE OF CONSTRUCTION)

FILTER SOCK

**INLET PROTECTION** CONSTRUCTION FENCING

LIMITS OF CONSTRUCTION

LIMITS OF DISTURBANCE = ±0.26 ACRES

## **ALERT TO CONTRACTOR:**

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

BEGINNING CONSTRUCTION



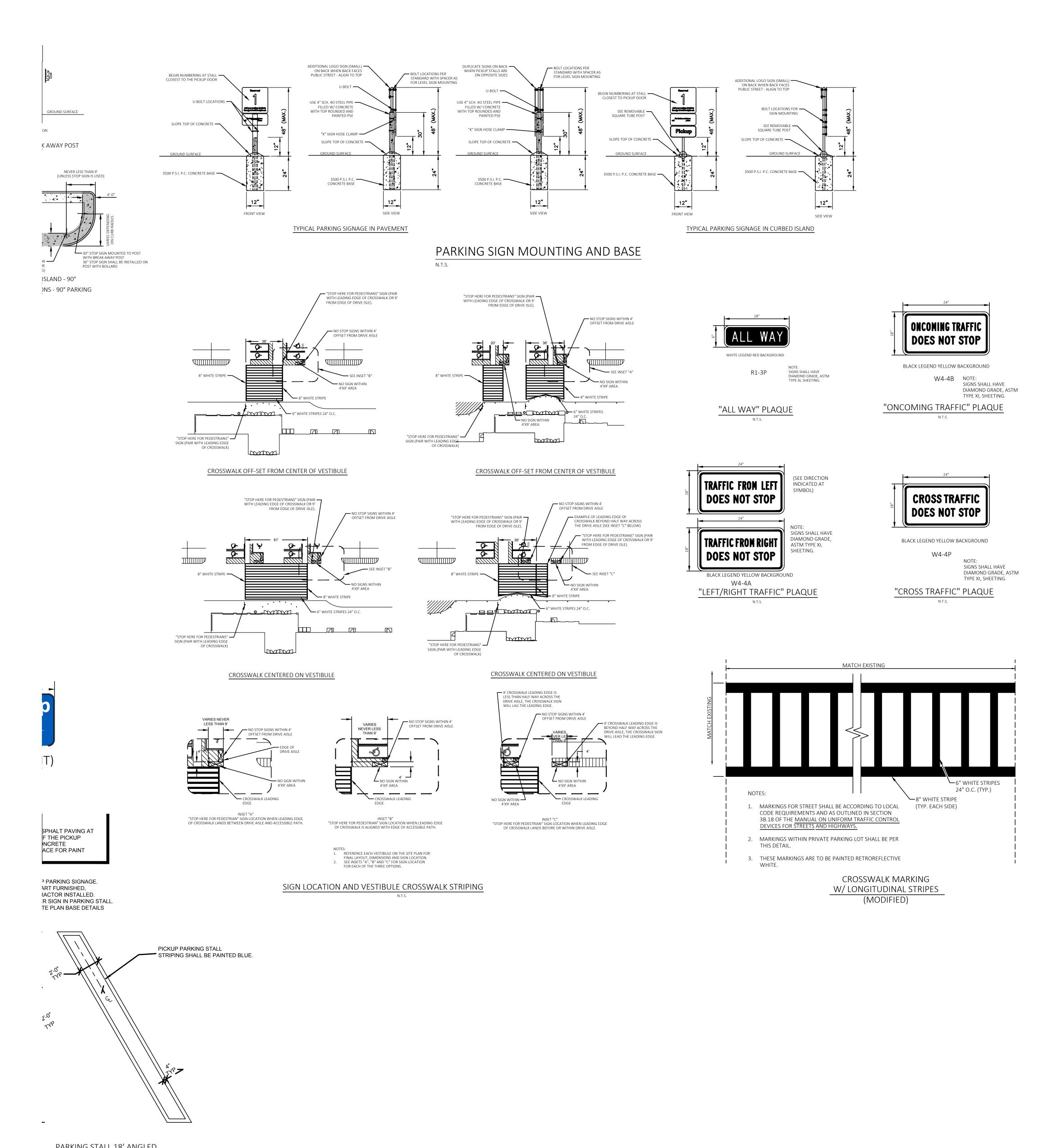
EROSION & SEDIMENT CONTROL PLAN



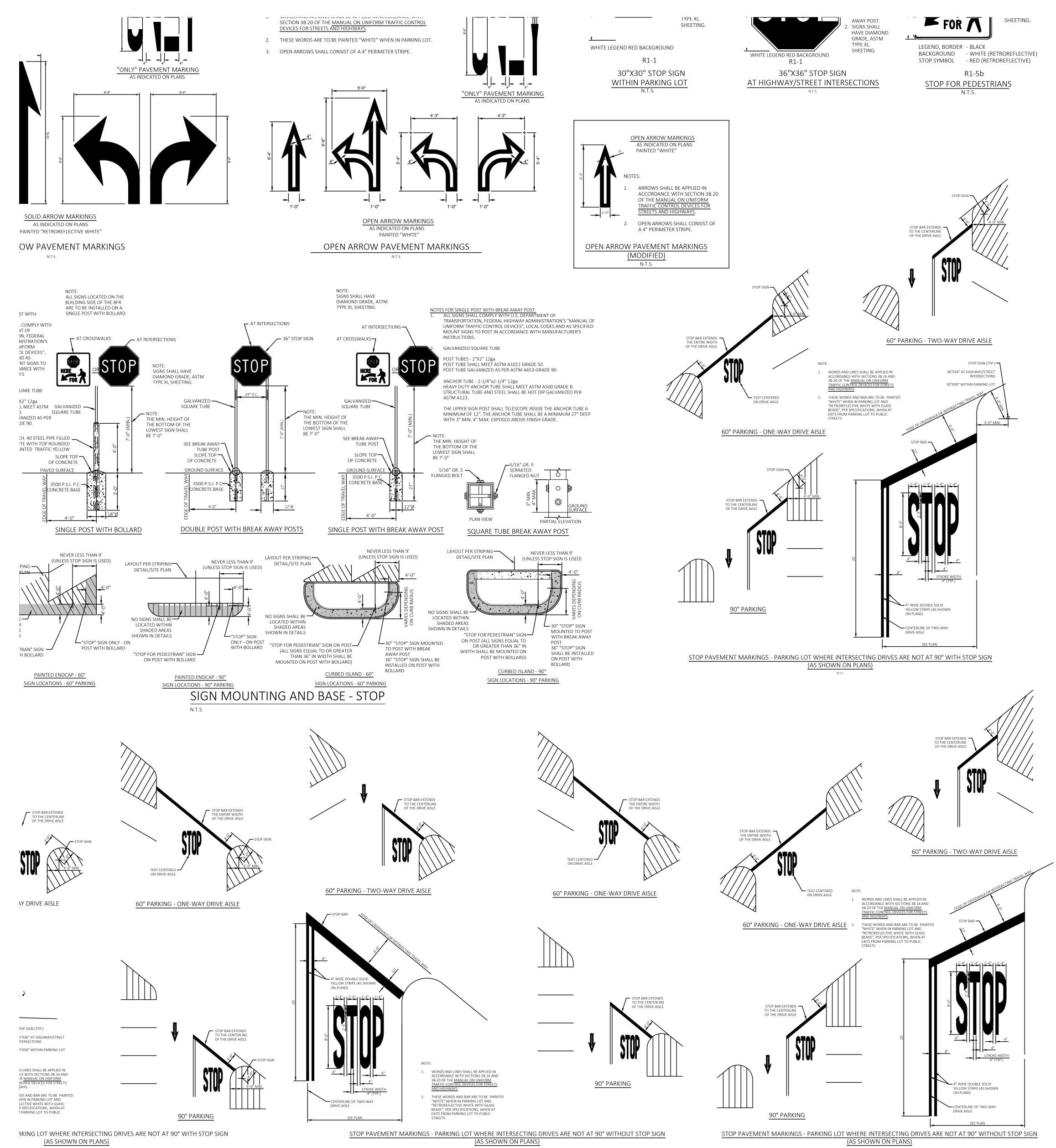
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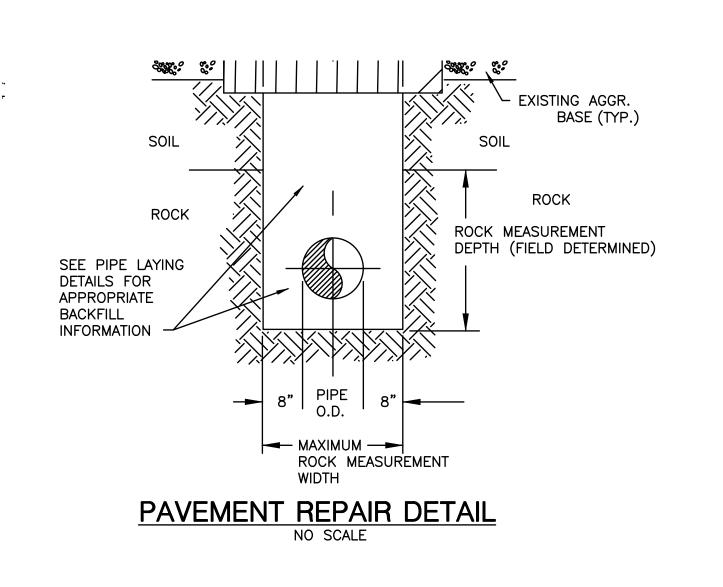
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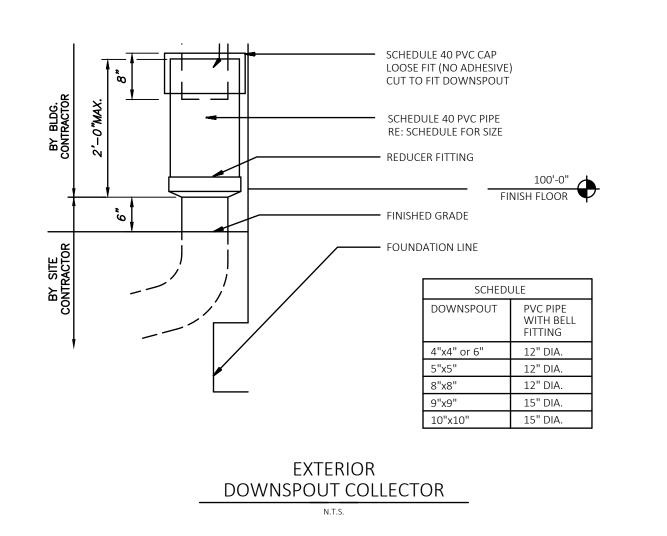


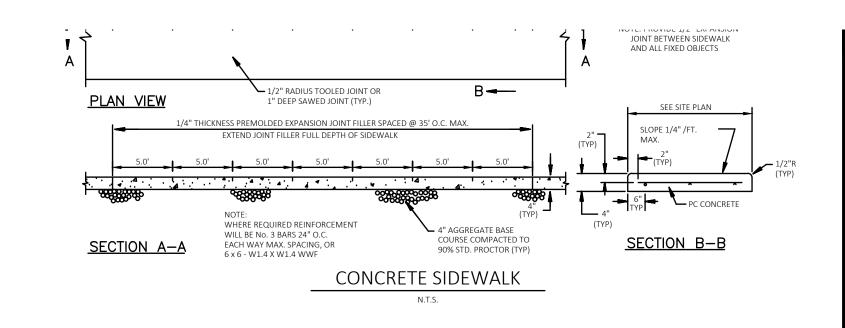
CONSTRUCTION DETAILS 2

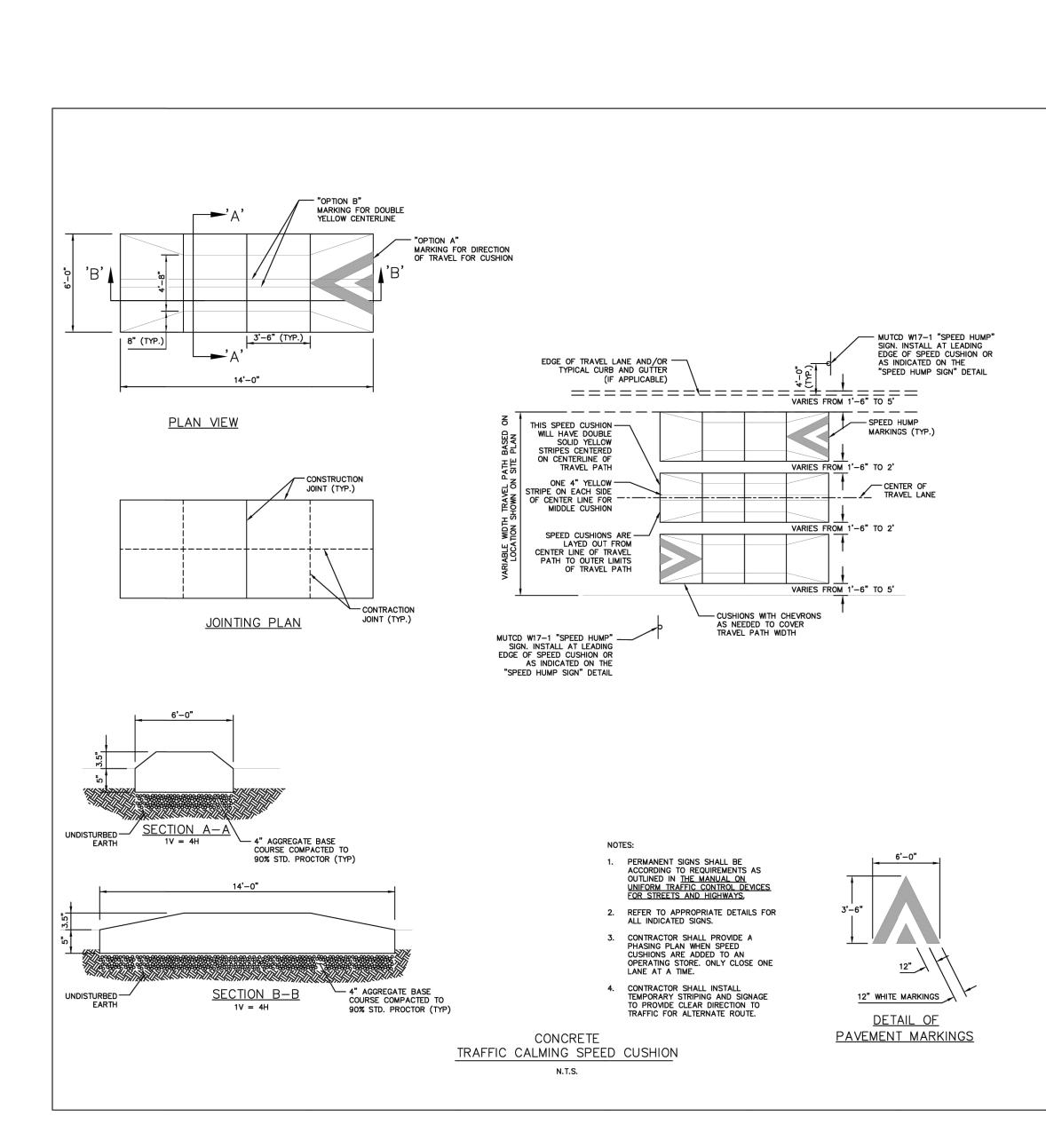


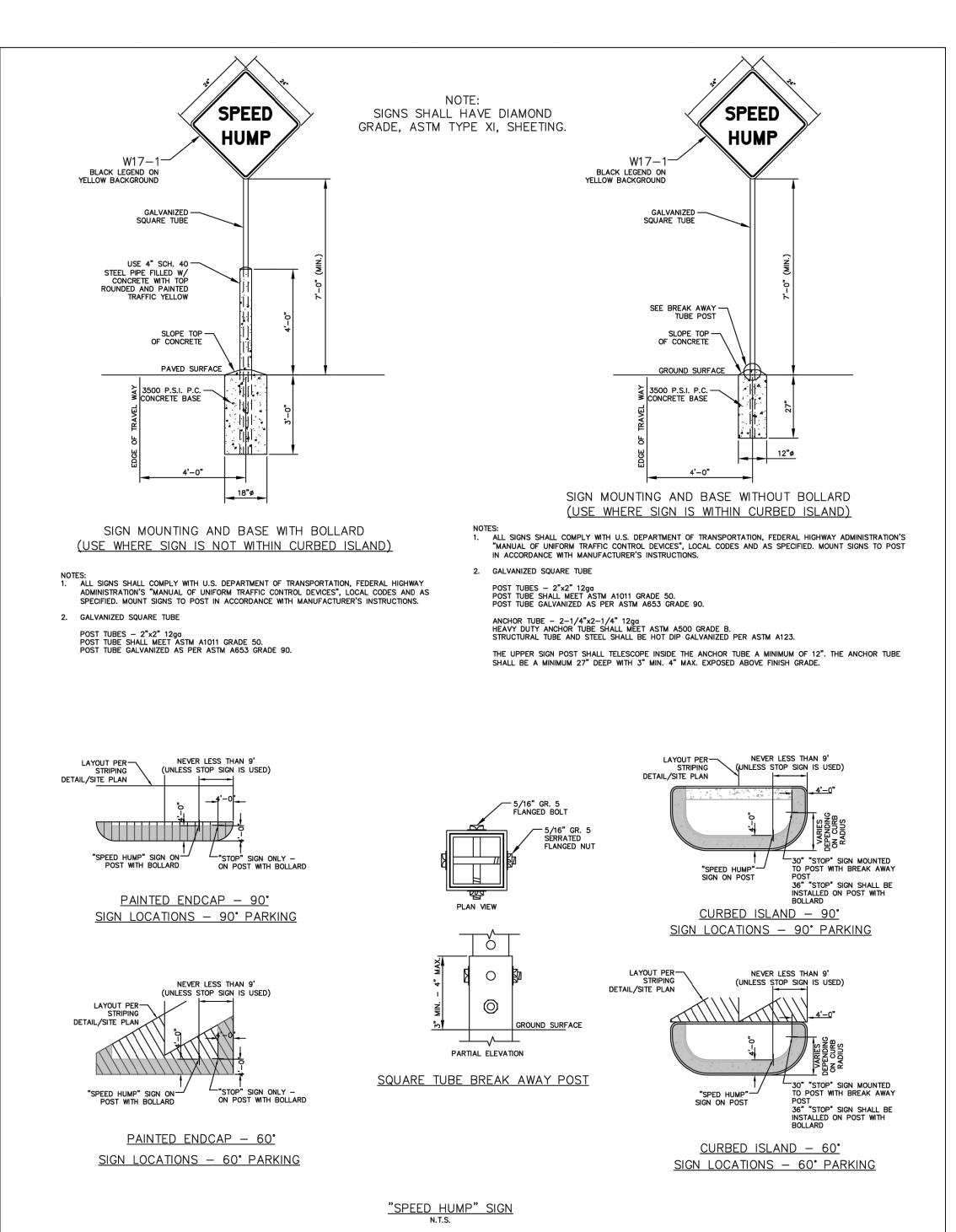
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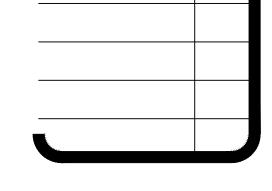












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Dewberry Engineers Inc 551 PINEY FOREST ROAD DANVILLE, VA 24540-3353



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EEL OVER THE FLOCMAT AREA. SECOND EEL ADJACENT TO THE LOCATION (DOWNSLOPE) TO DDITIONAL WEIGHT AS A BUTTRESS

· K: STABILIZING PROCEDURE FOR OVER HARD SURFACE (PAVED, ROCK, ETC.)

IROL APPLICATIONS SHALL HAVE A SPECIFICATION IBER SHREDS. THE RUBBER SHALL BE DERIVED FROM O PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. RE COMPRISED OF 100% SHREDDED RUBBER DERIVED FROM 9. ±2 INCHES. 2. LENGTHS OF EROSION EELS™ SHALL BE I CHES FOR CHECK DAM APPLICATIONS. TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO ITY, RELEASE THE RUNOFF AS SHEET FLOW AND NG THE GROUND CONTOUR, AT THE TOE OF SLOPES, T FLOW AS A DIVERSION BERM, AROUND INLET M TO HELP REDUCE SUSPENDED SOLIDS LOADING AND ER FOR ANY DISTURBED SOIL AREA. LION OF EROSION EELS™. REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL N EELS™ CAN ALSO BE PLACED OVER PAVED SURFACES NO SURFACE PREPARATION REQUIRED. 13. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS 3Y DRAG HARROW.

+12 N/A

\* DUAL STACK REFERS TO TWO EELS STACKED ATOP ONE ANOTHER OR ONE EEL STACKED ATOP OF TWO AND STABILIZED WITH T-POSTS. SEE DETAIL E2-E AND E2-F ON SHEET E-2.

+ PLACE STAKES BEHIND EELS @ 24" C/C SPACING. SEE SHEET E-2 FOR STAKING DETAILS. EMBED STAKES MINIMUM 3' INTO GROUND ON SLOPE APPLICATIONS.

DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A JUTE MESH CRADLE PER THE DETAILED DRAWINGS. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 1.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES 10. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, PREPARE JOINTS PER DETAIL E1-B1. EROSION EELS SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS). 12. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR

COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS

SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS

THROUGH EROSION EELS . T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 3 FT. INTO GROUND ON STEEP SLOPES GREATER THAN 25%.

3. DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE. UNDER NO CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE

4. IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.

5. DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE

6. DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE CEC AND RECEIVE WRITTEN

1	2	3	4
GOVERNING AGENCY	PERMIT NAME/TYPE	PERMIT NO. (GC TO COMPLETE)	DATE PERMIT WAS ISSUED BY AGENCY (GC TO COMPLETE)

- 1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
- 2. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ONLY COMMERCIALLY AVAILABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
- 3. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR LIRING THAT THESE PROCEDURES. APPLICABLE LAWS. AND ENVIRONN REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.



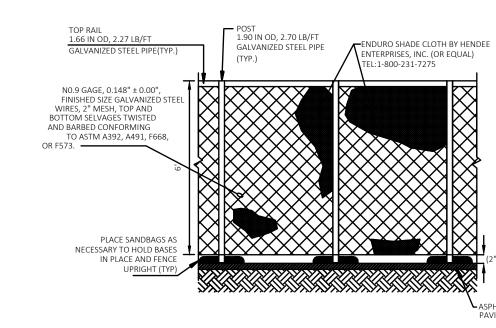
- 1. PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER
- 2. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY. 3. PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO

ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

PAINT AND STUCCO WASHOUT

- 1. CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
- 2. HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED ACCESS.
- 3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- 4. HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT

## HAZARDOUS WASTE DISPOSAL



TEMPORARY FENCE WITH SCREENING DETAIL

- 3. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST
- 4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- 5. IN ADDITION TO BMPS, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER



1. THIS SECTION INCLUDES THE CONTROLS OF POLLUTANTS OTHER THAN SEDIMENT AND ADDITIONAL REQUIREMENTS OF THE GENERAL PERMIT.



- 1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.
- 2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
- 3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
- 4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).



- 1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
- 2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.



- 1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE
- 2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE



1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE



DEREK RYAN

MARSHALL

CONSTRUCTION DETAILS 4

