

PLANNING COMMISSION MEETING
TUESDAY, November 14, 2023 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE September 12, 2023 PLANNING COMMISSION MEETING**

PUBLIC HEARING

- 3. ZONING CHANGE FOR 1725 Mt. Vernon Road, Newark, Ohio**

Application Number : PC-23-31
Owner: Cardinal Electric Newark LLC
Applicant: City of Newark Planning Commission
Current Zoning: Newark Township, B2
Proposed Zoning: GC - General Commercial District

- 4. ZONING CHANGE FOR 1572 & 1573 Lemae Avenue, Newark, Ohio**

Application Number : PC-23-32
Owner: Gary Lee Sr. and Mary Moffitt
Applicant: City of Newark Planning Commission
Current Zoning: Newark Township
Proposed Zoning: Single Family Residence - RM - Medium Density District

OLD BUSINESS

There is none this meeting

NEW BUSINESS

- 5. SITE PLAN REVIEW PC 23-33 - New Commercial Warehouse - 1580 East Main St.**
Application Number : PC-23-33
Owner: Scout Holdings, 2251 Weiant Rd, Newark, Oh 43056, David Finckel
Applicant: Scout Holdings, 2251 Weiant Rd, Newark, Oh 43056, David Finckel
- 6. FINAL PLAT REVIEW PC 23-35 - Willow Bend Subdivision, Phase 1**
Application Number : PC-23-35
Owner: Rockford Homes, 999 Polaris Pkwy, Suite 200, Columbus, Oh 43240, Justin Lowe
Applicant: ADR & Associates, 88 West Church St., Newark, Oh 43055, Brian Wood
- 7. SITE PLAN REVIEW PC 23-36 - New Commercial Wood Pallett Storage Bldg - 141 Union St.**
Application Number : PC-23-36
Owner: Hope Timber Properties LLC, 141 union St., Newark, oh 43055, Tom Harvey
Applicant: Ratai Builders, 17895 Nashport Rd., Nashport, Oh., 43830, Craig Ratai

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 12, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY NOVEMBER 20, 2023 4:30 P.M.



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

City of Newark
Planning Commission
Zoning District Change Application
www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only
 Zoning File # _____
 PC Application # 23-31
 Date Received: 8/24/23
 Received by: S.C.C.
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # _____ Cash
 Receipt # N/A

Rev 2/13

<input type="checkbox"/> District Change		<input checked="" type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: Cardinal Electric Newark LLC		Telephone: _____	
Address: 1725 Mt. Vernon Rd.		E-mail: _____	
City: Newark	State: OH	Zip: 43055	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: City of Newark Planning Commission		Same as above <input type="checkbox"/>	Telephone: 740-670-7727
Address: 40 W Main St		E-mail: _____	
City: Newark	State: OH	Zip: 43055	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: 1725 Mt Vernon Rd			
Parcel Tax ID #: 058-286716-00.000 & 058-286554-03.000		Number of Acres: .66 & 1.38	
Lot Number: (if applicable)		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
District Classification <small>(Zoning Code 08-33, see www.newarkohio.net)</small>			
Present Zoning District: Newton Township (B2)		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input checked="" type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use:

Commercial -Electrical Company

Proposed Use:

Commercial -Electrical Company

Additional Comments

Reason For Request: This newly annexed property needs to have it's zoning classification established. Based on use and density, General Commercial is the proper classification.

Required Documentation and Process Overview

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

Owner Acknowledgement

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

Property Owner Signature: _____ Date _____

Sworn and subscribed before me this _____ day of _____, 20_____

My Commission Expires: _____
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Representative Signature Sam Whal Date 8/30/2023

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions
(See Letter of Recommendation)

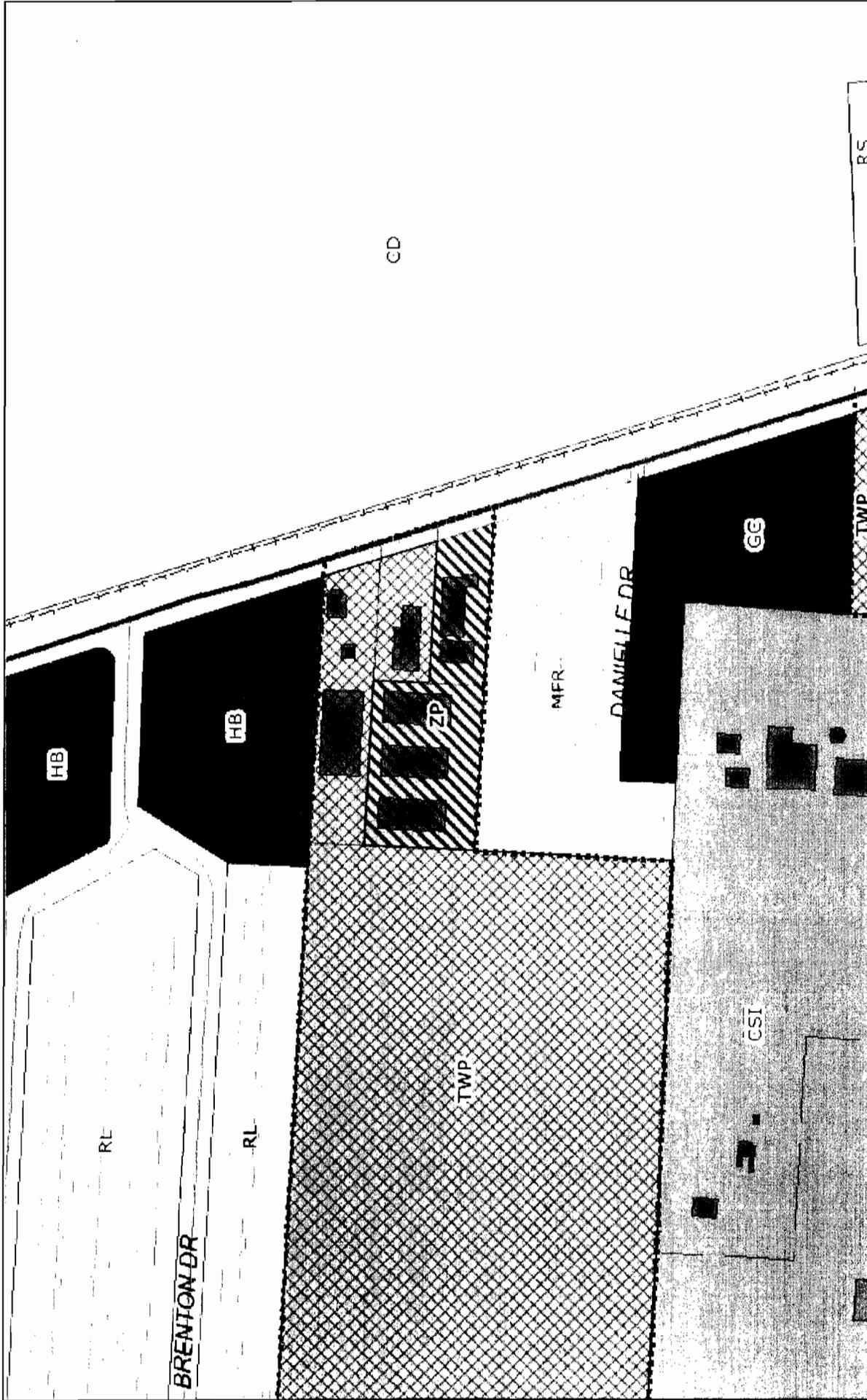
Planning Director Signature: _____ Date _____

Conditions: _____

After Planning Commission Recommendation:

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

Proposed Zoning Establishment - 1725 Mt Vernon Rd



August 30, 2023



EXHIBIT A

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

Being a part of the 1st and 2nd Quarters of Township 2, Range 12, United States Military Lands and situated in Newark Township, Licking County, Ohio and described as follows:

Parcel One:

Commencing at a point marked by an iron pin in the Southeast corner of Gregory Park Addition as the same is recorded in Vol. 8,, pages 74, 75 and 76 of the Plat Records of Licking County, Ohio; thence South 85 degrees 21' East, along said Gregory Park Addition South line a distance of 32.00 feet to a point in the centerline of State Route 13; thence South 15 degrees 38' 30" East, along the centerline of State Route 13 a distance of 213.22 feet to a point, which point is the true place of beginning of the tract of land described herein; thence South 15 degrees 38' 30" East, along the centerline of State Route 13 a distance of 106.61 feet to a point; thence North 85 degrees 21' West, parallel with said Gregory Park Addition South line a distance of 319.66 feet to a point marked by an iron pin, passing an iron pin at 32.00 feet; thence North 4 degrees 39' East, a distance of 100.00 feet to a point marked by an iron pin; thence South 85 degrees 21' East, a distance of 282.68 feet, passing an iron pin at 250.68 feet, to the place of beginning, containing 0.655 acres, more or less.

Parcel Two:

Commencing at a point marked by an iron pin in the Southeast corner of Gregory Park Addition as the same is recorded in Vol. 8, pages 74, 75 and 76 of the Plat Records of Licking County, Ohio; thence North 85 degrees 21' West, along said Gregory Park South line a distance of 476.49 feet to a point in said Gregory Park South line marked by an iron pin; thence South 4 degrees 39' West, a distance of 100.00 feet to a point marked by an iron pin, which point is the true place of beginning of the tract of land described herein; thence South 85 degrees 21' East, a distance of 299.77 feet to a point marked by an iron pin; thence South 4 degrees 39' West, a distance of 200.00 feet to a point marked by an iron pin, passing an iron pin at 100.00 feet; thence North 85 degrees 21' West, a distance of 299.77 feet to a point; thence North 4 degrees 39' East, a distance of 200.00 feet, to the place of beginning, containing 1.38 acres, more or less.

Parcel Numbers: 058-286554-03.000 & 058-286716-00.000

DESCRIPTION APPROVED FOR ZONING PURPOSES
By Bruce P. [Signature]
Div. of Engineering
City of Newark, Ohio



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

City of Newark
Planning Commission
Zoning District Change Application
www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only
 Zoning File # _____
 PC Application # PC-23-32
 Date Received: 8/24/23
 Received by: S. CC
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # _____ Cash
 Receipt # N/A

Rev 2/13

<input type="checkbox"/> District Change		<input checked="" type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: MOFFITT GARY LEE SR & MARY		Telephone: _____	
Address: 1572 LEMAE AVE		E-mail: _____	
City: Newark	State: OH	Zip: 43055	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: City of Newark Planning Commission		Same as above <input type="checkbox"/>	Telephone: 740-670-7727
Address: 40 W Main St		E-mail: _____	
City: Newark	State: OH	Zip: 43055	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: 1572 Lemae Ave & 1573 Lemae Ave			
Parcel Tax ID #: 096-288666-00.000 & 096-288534-00.000		Number of Acres: .34 & .31	
Lot Number: (if applicable) 4 & 5		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District: <u>NEWMAN TWP.</u> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		Proposed Zoning District: <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density <u>RM-Medium Density</u> RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	



Planning Commission
 c/o Engineering Department
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City of Newark
Planning Commission
Zoning District Change Application
www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only
 Zoning File # _____
 PC Application # 23-32
 Date Received: _____
 Received by: _____
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # _____ Cash
 Receipt # _____

Rev 2/13

<input type="checkbox"/> District Change		<input checked="" type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: PLAZA FINANCIAL GROUP LTD		(1573)	Telephone:
Address: 2825 LANCASTER RD		E-mail:	
City: Granville	State: OH	Zip: 43023	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: City of Newark Planning Commission		Same as above <input type="checkbox"/>	Telephone: 740-670-7727
Address: 40 W Main St		E-mail:	
City: Newark	State: OH	Zip: 43055	Fax:
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Property Location			
Street Address: 1572 Lemae Ave & 1573 Lemae Ave			
Parcel Tax ID #: 096-288666-00.000 & 096-288534-00.000		Number of Acres: .34 & .31	
Lot Number: (if applicable) 4 & 5		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
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Property Use

Present Use:
Residential

Proposed Use:
Residential

Additional Comments

Reason For Request: This newly annexed property needs to have it's zoning classification established. Based on use and density, Residential Medium Density (RM) is the proper classification.

Required Documentation and Process Overview

- Original Application Form – must contain notarized signature of the property owner
- Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the Licking County Engineer's Office for a tax map or visit <http://www.lcounty.com/Treasurer> to print out Real Estate Tax parcel information and a parcel map. Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.
- Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
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- Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
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Note: be prepared to answer Planning Commission and Council Member's questions regarding your application

Owner Acknowledgement

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

Property Owner Signature: _____ Date _____

Sworn and subscribed before me this _____ day of _____, 20_____

My Commission Expires: _____
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Representative Signature *[Signature]* Date 8/30/2023

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions
(See Letter of Recommendation)

Planning Director Signature: _____ Date _____

Conditions: _____

After Planning Commission Recommendation:

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

A



DESCRIPTION OF 0.871 ACRE
FOR ANNEXATION FROM THE TOWNSHIP OF NEWARK
INTO THE CITY OF NEWARK

02/22/2023

Page 1 of 2

Situated in the State of Ohio, County of Licking, Township of Newark, Quarter Township 2, Township 2, Range 12, United State Military Lands, and in Sines Addition as recorded in Plat Book 6, Page 170, being all of Lot 4, of said subdivision, conveyed to Plaza Financial Group Ltd. by Instrument Number 201103150005062 (Auditor's Parcel No. 058-288534-00.000), all of Lot 5, of said subdivision, conveyed to Gary Lee, Sr. and Mary Moffitt by Instrument Number 201507080014012 (Auditor's Parcel No. 058-288666-00.000), and part of Lemae Avenue (30' Wide) of said subdivision, references being of the Licking County Recorder's Office, and described as follows:

Beginning at the northwest corner of said Lot 4, the same being the southwest corner of Parma Allotment as recorded in Plat Book 4, Page 155, in the east line of Lot 7945 of Lyndenwald Acres Subdivision as recorded in Plat Book 5, Page 73 and in an existing corporation for the City of Newark as recorded in Instrument Number 195509109000001 (Ord. #55-103);

Thence, along the north line of said Lots 4 and 5, the same being the south line of said Parma Allotment, **South 85 degrees 00 minutes 00 seconds East, 246.10 feet** to the northeast corner of said Lot 5, the same being the northwest corner of Lot 11 of Buchman Addition as recorded in Plat Book 6, Page 139, in the south line of Lot 19 of said Parma Allotment;

Thence, along the east line of said Lot 5, the same being the west line of said Buchman Addition, **South 05 degrees 00 minutes 00 seconds West, 123.00 feet** to the southeast corner of said Lot 5, the same being the northeast corner of Lot 6 of said Sines Addition, in the west line of Lot 10 of said Buchman Addition;

Thence, along the south line of said Lot 5, the same being the north line of said Lot 6, **North 85 degrees 00 minutes 00 seconds West, 128.05 feet** to a common corner thereof, in the east right-of-way line for Lemae Avenue of said Sines Addition;

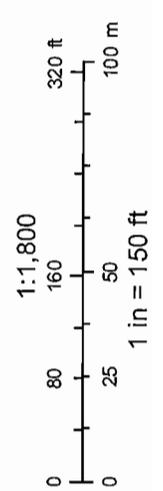
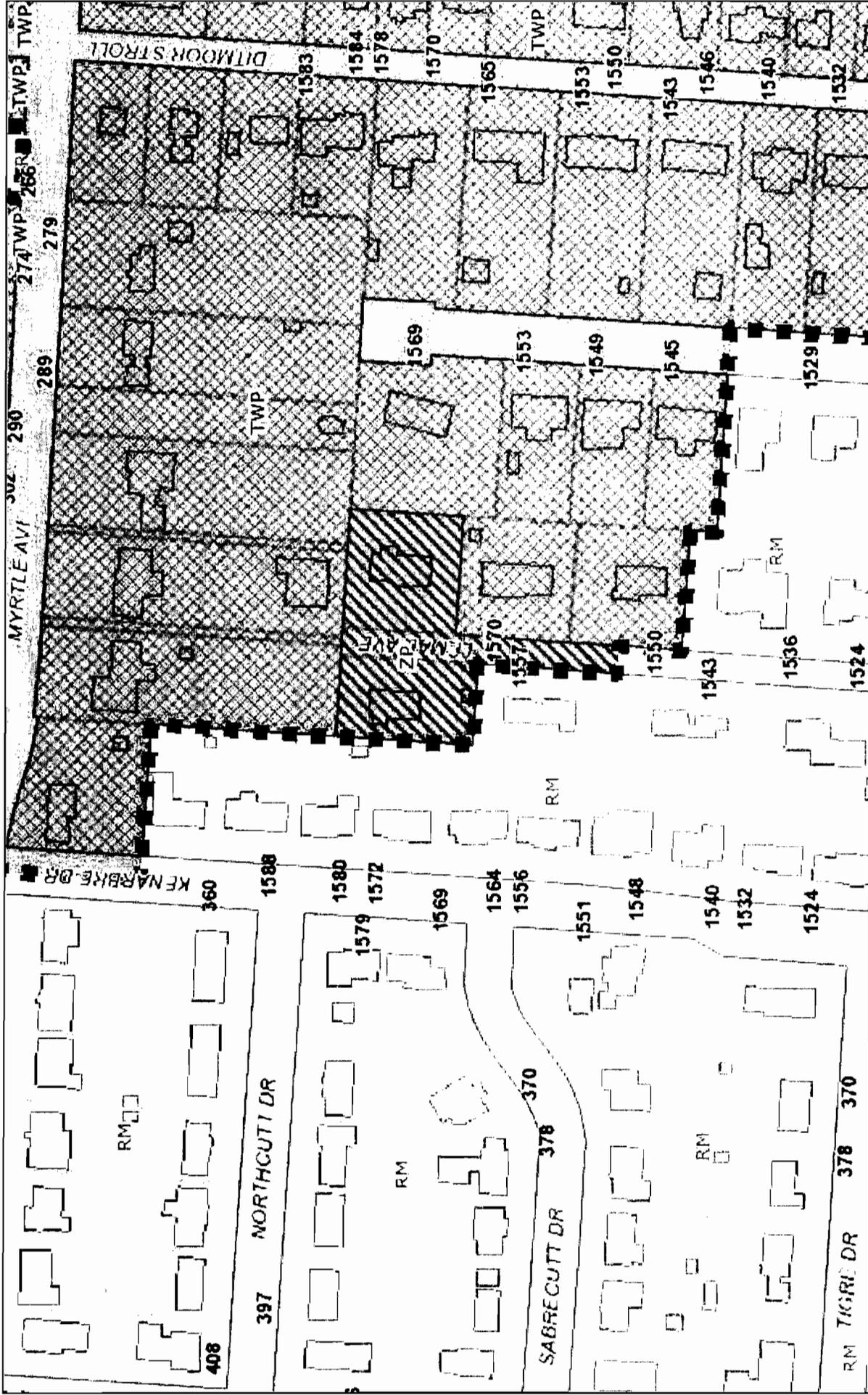
Thence, along said east right-of-way line, **South 05 degrees 00 minutes 00 seconds West, 177.00 feet** to the existing City of Newark corporation line as recorded in Instrument Number 198806239007787 (Ord. #88-27), in the west line of Lot 7 of said Sines Addition;

Thence, along said existing corporation line and across said Lemae Avenue, **North 85 degrees 00 minutes 00 seconds West, 30.00 feet** to the southeast corner of Lot 3 of said Sines Addition, in the west right-of-way line for said Lemae Avenue;

Thence, along an existing City of Newark corporation line as recorded in Instrument Number 200502240005393 (Ord. #91-7) and said west right-of-way line, **North 05 degrees 00 minutes 00 seconds East, 150.00 feet** to the southeast corner of said Lot 4, the same being the northeast corner of said Lot 3;

Thence, along said existing corporation line and the south line of said Lot 4, the same being the north line of said Lot 3, **North 85 degrees 00 minutes 00 seconds West, 88.05 feet** to a common corner thereof, in the east line of Lot 7943 of said Lyndenwald Acres Subdivision;

Proposed Zoning Establishment - 1572-1573 Lemae Ave





CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

NOVEMBER 14, 2023 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 23-33: SITE PLAN FOR NEW COMMERCIAL WAREHOUSE BUILDING, SCOUT HOLDINGS, 1580 EAST MAIN STREET***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 2240 SF new building at the above site.

The Site Plan Review Committee submitted comments on 11/6/2023 regarding this application. Reviewers included:

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

A. Zoning District:

This site is zoned General Commercial District (GC); the proposed use is a permitted use.

Flood Zones: There are flood zones identified on this entire site, particularly in the 500-year flood plain; construction will need to comply with all requirements of the City's Flood Insurance Ordinance, which are minimal in this zone.

B. Safety Division Review:

The Police Division has no issues with the proposed structure.

The Fire Division stated that Fire Dept access meeting the code requirements must be provided to and around the building. The drawing does not show any access from East Main Street directly to this building, so this will need to be resolved by the designer.

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

C. Height Restrictions:

There are no height restrictions in the GC District.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

D. Lot Area & Setbacks:

Parcel is approximately 294,901 S.F. +/-, with 6% building coverage, which meets the lot setback and area requirements of 35% maximum coverage.

The drawing seems to indicate a future lot split of the parcel, however nothing has been submitted to date.

E. Off-Street Parking & Loading:

Code requires 8 parking spaces for the new development on this site, and no new spaces are specifically proposed. Recognizing that a very large portion of the frontage is gravel lot, we find the parking as acceptable.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 3175 +/- SF of green space (Lawn) and greater than 795 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 4 trees are required on the site. A landscaping plan has not yet been submitted for review.

H. Public & Private Roadways – Access Management:

No new driveway approaches are planned with this structure.

I. Site Signage:

No additional signage has been submitted with the proposal.

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

No comments on these items.

K. Engineering / Utilities:

No 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, and the increase in impervious area with this addition is not considerable. Engineering will review this project to comply with the City's Stormwater Management requirements. There has been no stormwater management plan submitted, and this should be submitted and reviewed prior to zoning approval.

L. Other Standards/Regulations

No other comments at this time.



CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT

Recommendations:

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

1. Site plan with Fire Department access shown and approved.
2. Landscaping plan requirements shown on plan and met.
3. Compliance with City's Stormwater Management requirements.
4. Lot split documents submitted for approval.

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

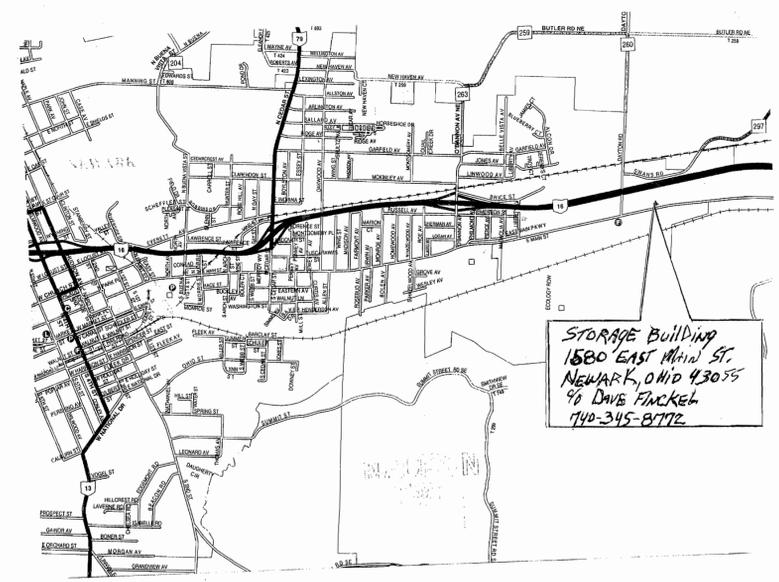
Planning Director

Date

NEW 40'x112'x12' BUILDING

1680 EAST MAIN STREET

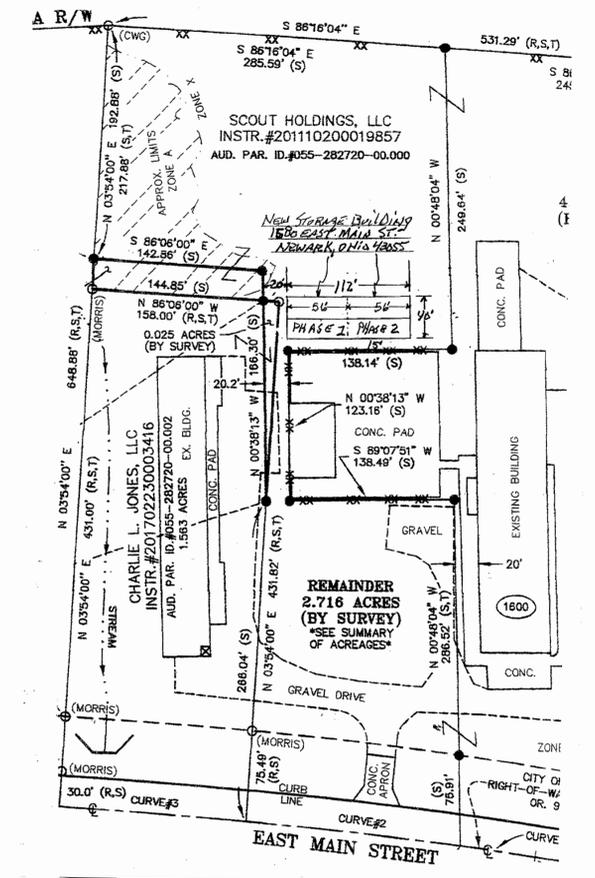
NEWARK, OHIO 43055



SITE MAP

STORAGE BUILDING
1680 EAST MAIN ST.
NEWARK, OHIO 43055
90 DAVE FINCKEL
740-345-8772

INDEX of DRAWING	
SHEET	DESCRIPTION
C-1	COVER TITLE
C-2	SITE SPECIFICATION
A-1	ELEVATION
F-1	FOUNDATION PLAN / DETAIL
A-2	FLOOR PLAN / DETAIL
RP-S-1	ROOF PLAN / SPECIFICATION
E-1	ELECTRIC PLAN / DETAIL



SITE PLAN

OBC INFORMATION

For the project:
Grand Monuments - New Storage Building

Project: The proposed project is to construct a new storage building at the Grand Monuments facilities located at 1680 East Main Street, Newark, Ohio. The building would include the following: post/frame style walls and footings, pre-engineered wood trusses, and a slab-on-grade concrete floor.

Applicable Code: - Ohio Building Code, 2017 Edition
 Use Group: - S2 - Low Hazard Storage
 Importance Category: - II
 Construction Type: - VB - Combustible unprotected wood framed construction.

New Building Parameters:

Main Building
 Length - 112'0"
 Width - 40'0"
 Area - 4,480 SF
 Roof / Slope - Gable 4 / 12, 18.435 degrees
 Eave Height - 12'0"
 Mean Roof Height - h - 15'6"

Structural Loads / Parameters:

Roof Loads
 Roof Design Live, (Top Chord) - 25.0 PSF
 Roof Dead Load, (Total) - 20.0 PSF
 Roof Design Snow, (Balanced) - 17.5 PSF
 Ground Snow Load - 25 PSF
 Snow Exposure factor - 1.0
 Importance factor - 1.0

Wind Design Data
 Importance Factor - 1.0
 Design Wind Speeds
 Ultimate - 115 MPH
 Nominal - 89 MPH
 Exposure Category - C

Wind Pressures - Nominal Wind Main Wind Force Resisting System
 Maximum horizontal diaphragm pressures acting normal to surface.
 Wall
 End Zone - + 20.7 PSF
 Inter Zone - + 13.8 PSF

Roof
 End Zone - +/- 10.0 PSF
 Inter Zone - +/- 10.0 PSF
 Maximum vertical pressures acting normal to roof surface.
 End Zone - - 18.5 PSF
 Inter Zone - - 12.9 PSF

Components and Cladding

Roof
 Interior Zones - + 10.0 / - 14.5
 End Zones - + 10.0 / - 21.6
 Corner Zones - + 10.0 / - 39.3

Wall
 Interior Zones - + 12.9 / - 14.5
 End Zones - + 15.7 / - 20.5

Seismic Design Data
 Importance Factor - 1.0
 Seismic Risk Category - II
 Spectral Resp. Accel. Ss - 13.49
 S1 - 5.53

Site Class
 Spectral Resp. Coef. Sss - 0.144
 Ss1 - 0.088

Seismic Design Category
 Seismic Force Resisting System - B
 - Light framed wood walls with structural wood shear panels

Design Base Shear
 Response Modification Factor R - 0.022 W
 Analysis Procedure - 6.5
 - Equivalent Lateral Force Procedure



NEW 40'x112'x12' STORAGE BUILDING 90 DAVE FINCKEL
1680 EAST MAIN STREET NEWARK, OHIO 43055 GRAND MONUMENTS

General Notes

- All work to conform to the requirements of the Ohio Building Code, 2017 Edition, and other state and local codes as may be applicable.
- All workmanship is to be done in a high quality manner, consistent with that of journeymen craftsmen experienced in their trade.
- All contractors are to coordinate their work with the other trades. All work is to be done in an orderly sequence being considerate of the work of other contractors.
- All work is subject to the approval of the Owner or his authorized representative.
- All materials and products are to be used in accordance with the manufacturer's recommendations unless directed otherwise by the Owner.
- Should a discrepancy become obvious during the course of the work in the dimensions, descriptions, or specifications, the more stringent interpretation shall govern, without additional cost to the Owner.
- The structure is designed to be self-supporting and stable after the building is completed. It is solely the contractor's responsibility to determine the erection procedures and sequences necessary to ensure the safety of the building and components. The contractor is responsible to provide whatever shoring, sheeting, temporary bracing, tie-downs, and guylines that may be required for the construction of the building. All such materials are to remain the property of the contractor and are to be removed from the work site following the completion of the work.
- The contractor (s) are to comply with the following:
 - Verify all dimensions and field conditions.
 - Report unforeseen conditions immediately upon discovery.
 - Provide submittals for all fabricated items to be provided by the contractor.
 - Plan and be responsible for the means methods, techniques, and sequences required to accomplish the work.
- Be totally responsible for jobsite safety, including the safety of his work force, the Owner and his authorized representative, and the general public.
- All work is to be guaranteed for a period of one year from the date of acceptance by the Owner.
- All work is to be done in accordance with the Contract Documents. Any deviations will be at the risk of the contractor.

(9/20)

Foundation Notes

- The contractor shall become familiar with the site and the sub-surface soil conditions prior to beginning any work.
- Set footings at elevations indicated, or on firm undisturbed soils with the minimum design bearing capacity, whichever is at the lowest elevation. The minimum depth of any footing is to be 3'8" below the finish floor slab-on-grade.
- As applicable all sub-surface soils are to be protected from freezing and frost action and are to be kept free of water during the course of construction.
- Footings shall be placed on clean undisturbed soils or compacted base. In no case may footing concrete be placed on muddy soils or in water.
- The contractor shall be responsible for the design, installation, and removal of any shoring, underpinning, or bracing that may be required to complete the work.
- Backfill and fill materials may be obtained from the on-site soils, provided they are free of clay debris, waste, organics, frozen or any other unacceptable materials. No rock or gravel larger than 3" in any dimension may be used.
- Soil backfills shall be compacted, by the appropriate method, in layers of 8" or less to a minimum of 98% of the maximum density.
- Any structural backfill in trenches or confined areas that is located under hard surface paving or building areas, is to be made with crushed limestone or gravel and is to be fully compacted.
- Porous fill base for under slabs-on-grade shall be a crushed limestone or gravel, free of fines, compacted, with a minimum thickness of 4". Drains are to be installed as necessary to insure no water can be trapped in the base.
- The Owner, at his option, may retain and will pay for the services of a testing agency. The testing agency shall be responsible to determine the acceptability of compacted backfills. Any backfill found to be not fully compacted or less than the required minimum density shall be recompact and/or replaced and retested at the contractor's expense.
- Any soil materials in excess of that required for the finish grade shall be removed from the site at no expense to the Owner.

(A/04)

Masonry Notes

- All masonry work shall be done in accordance with the following references and standards, as applicable and as referenced in the 2017 Edition of the Ohio Building Code:
 - American Concrete Institute 330
 - National Concrete Masonry Association
 - ASCE 5
 - The Masonry Society 402/1602
- Materials:
 - Concrete Block: ASTM C90, Minimum net area compressive strength: 1900 PSI.
 - Mortar:
 - Below grade/load bearing walls - Type M
 - Non load bearing walls - Type S
 - Bond beam and core fill grout: ASTM C476, course type, minimum compressive strength: 3000 PSI.
 - Grout: Grout for block fill to comply with ASTM C476.
 - Joint Reinforcing: Use minimum #2 gage ladder type, Mill galvanized finish for interior walls and hot dipped galvanized for exterior walls. Use prefabricated corners and "T"s.
 - Bar Reinforcing: ASTM A615, Grade 60.
- Reinforced Masonry: Where vertical bars are to be grouted into cores, the following requirements apply.
 - All splices in vertical reinforcing bars to be lapped a minimum of 48 bar diameters or use mechanical couplers, unless noted otherwise.
 - Provide a continuous vertical cavity, free of mortar droppings.
 - Provide rebar alignment devices at a maximum spacing of 4'.
 - Maximum height of grout lift = 4'-0".
- Miscellaneous:
 - Provide 100% solid bearing, minimum three courses below and 2'-0" of wall length, under all lintels, beams, and joists, unless noted otherwise.
 - Grout fill all subgrade masonry cores and cores around anchor bolts.
 - Vertical collar joints to be filled solid with mortar.
 - Hollow masonry units to be laid with full mortar coverage on horizontal and vertical face shells. Webs shall also be bedded in the starting course on footings, and when adjacent to cells or cavities to be reinforced or filled with concrete or grout.
 - Provide joint reinforcing at 8" c/c for subgrade load bearing walls and 16" c/c for all other walls.
 - Joint reinforcing laps are to be equal to wall width.

(C-18)

Cast-in-Place Concrete Notes

Concrete

- All cast-in-place concrete work to be done in accordance with the latest American Concrete Institute codes and standards. All concrete construction shall conform to ACI 301-318.
- Unless otherwise noted, all concrete to be provided for this project would be of a mix containing a minimum of 6 sacks of cement and would have a minimum compressive strength of 4000 PSI.
- Exterior concrete to be air entrained with an air content of 5% +/- 1%.
- No other admixtures are to be used in the concrete for this project unless authorized by the Owner.
- The concrete supplier and mix designs, with aggregate gradation reports are to be submitted and approved by the Owner prior to placing any concrete.
- All concrete must arrive at the site at no more than a 4 in. slump.
- All concrete must be discharged from the truck and placed in the forms within 90 minutes from the time water is added to the mix.
- Construction and control/contraction joints shall be located as indicated on the plan.
- Construction joints shall have a minimum thickness of twice the slab thickness, u.n.o., and shall have a 3 1/2" x 1 1/2" continuous keyway.
- Control joints shall be as per ACI and shall be saw cut a minimum of 25% of the slab thickness. Control joints are to be cut as soon as concrete has set significantly to prevent raveling of edges.
- A liquid membrane-curing compound shall be applied to the floorsurface within 2 hours following final finishing.
- Any deviations from these requirements must be issued in writing by the Owner or his authorized representative.

Reinforcing

- Unless otherwise noted, all concrete slabs-on-grade are to have welded wire mesh meeting ASTM185, with 10 Ga. wire at 6" spaces.
- All saw cut control joints cut every other wire of wire mesh reinforcing prior to placing concrete.
- Welded wire mesh reinforcing to be placed at mid depth of concrete slabs-on-grade.
- Splices in wire mesh reinforcing to be a minimum of one full 4" space.
- All reinforcing bars are to meet ASTM A615, grade 60 in sizes as indicated on the drawings.
- Reinforcing bar lap splices and anchor lengths to be a minimum of 48 bar diameters.
- All bends in reinforcing bars to meet the minimum radius as allowed by ACI. All horizontal footing bars are to be bent at the corners.
- All reinforcing, mesh and bars, are to be set a proper height by placing on concrete bricks or appropriate chairs and are to be maintained at the proper height through out the concrete pouring operation.

(A/04)

Wood Framing Notes

- Specifications and Standards: Design and detailing of wood framing and connections shall conform to the 2017 edition of the Ohio Building Code and the 2015 edition of the "National Design Specification for Wood Construction" issued by the National Forest Products Association referenced there-in.
- The materials used for the work of this project are to comply with the minimum standards of quality listed below; unless specifically noted otherwise in the contract documents.
 - Dimensional lumber for general framing - Stress grade lumber #2 southern pine or SPF (spruce-pine-fir), or better, with the following minimum properties.

Size	Bending stress - Fb	Modulus of Elast	Allowable shear Fv
single memb	repet memb	1,400 ksi	175 psi
2 x 4	1100 psi	1265 psi	1,400 ksi
2 x 6	1000 psi	1150 psi	1,300 ksi
2 x 8	925 psi	1060 psi	1,200 ksi
2 x 10	800 psi	920 psi	1,100 ksi
2 x 12	750 psi	860 psi	1,000 ksi
 - Dimensional lumber for beams, headers, joists, and other structural members - Stress grade #1 southern pine or better, with the following minimum properties.

Size	Bending stress - Fb	Modulus of Elast	Allowable shear Fv
single memb	repet memb	1,600 ksi	175 psi
2 x 8	1250 psi	1,600 ksi	175 psi
2 x 10	1050 psi	1,400 ksi	175 psi
2 x 12	1000 psi	1,300 ksi	175 psi
 - Studs

Structural light framing - non load bearing wall; #2 SPF, (spruce-pine-fir) or better.

Size	Bending stress - Fb	Modulus of Elast	Allowable shear Fv
single memb	repet memb	1,150 psi	70 psi
2 x 4	1000 psi	1,150 psi	70 psi
2 x 6	875 psi	1,000 psi	70 psi

Exterior/load bearing walls; #2 southern pine.

Size	Bending stress - Fb	Modulus of Elast	Allowable shear Fv
single memb	repet memb	1,400 ksi	175 psi
2 x 6	1000 psi	1,400 ksi	175 psi
2 x 8	925 psi	1,050 psi	1,400 ksi
 - Laminated Veneer Lumber (LVL), for beams and headers to be 2.0E by 1 3/4" thick, with the size specified on the drawings. The minimum bending stress for a nominal 12" deep member is to not be less than 2900 psi., unless noted otherwise.
 - All structural lumber shall be kiln dried to a maximum moisture content of 15%.
 - Light gage joist hangers and framing anchors are to be 16 or 18 ga. galvanized steel, sized for full load carrying capacity of connecting member. Provide Simpson products or approved equal.
 - Plywood sheathing:

Floors - 3/4" tongue & groove plywood APA C D w. ext. glue

Roofs - 5/8" plywood APA C D w. ext. glue, use plyclips at midspan.

Walls - 1/2" plywood APA C D w. ext. glue
- All wood members exposed to the elements shall be preservative pressure treated. All wood members secured to or placed against concrete, masonry, and/or earth are to be preservative pressure treated for ground contact.
 - Structural wood members are not to be cut, coped, or modified, other than cutting to length or making provisions for fasteners. Make all cuts true and square for full bearing at structural joints.
 - Connect all wood framing securely together using nails, spikes, framing angles, and etc., of a size, quantity, and spacing to meet or exceed that indicated by Table 2304.10.1 of the Ohio Building Code. Fasteners used to connect preservative pressure treated lumber shall be of stainless steel or hot dipped galvanized steel. Provide plywood nailing as recommended by the American Plywood Association, for bracing/shear walls.
 - Provide bridging in all floor, attic, and roof joist framing. Bridging may be diagonal 1 x 2 s, solid sections the same size as the joist, or steel equivalent. There shall not be less than one line of bridging for each eight feet of span.
 - Provide plywood fillers as required for wood lumber lintels. They shall be full size and continuous for the length of the lintel.
 - Provide, as a minimum requirement, double studs at all lintel and beam bearing. All multiple studs at lintel and beam bearing shall be nailed together each way with 10d nails at 12" c/c.
 - Provide solid blocking in floor construction under bearing walls, posts, multiple studs, or beam bearing.

Wood Truss Notes

- Specifications and standards: Unless specifically indicated otherwise, all design, detailing, fabrication, and erection of prefabricated wood trusses shall be governed by the latest editions of the following standards.
 - Truss Plate Institute - Design Specifications for Light Metal Plate Connected Wood Trusses.
 - American Institute of Timber Construction - Timber Construction Standards.
 - National Forest Products Association - National Design Specification for Wood Construction.
- Minimum design roof load criteria:

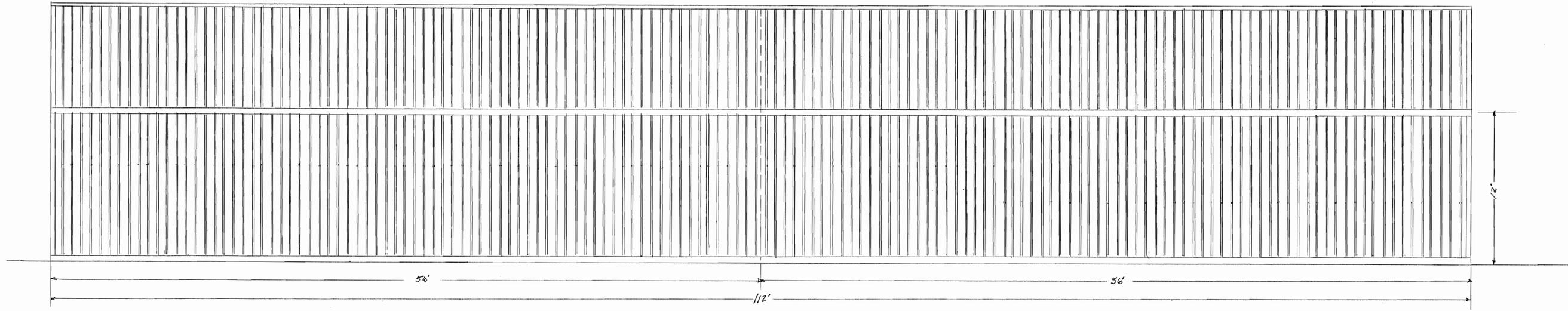
Top chord live load	25 PSF
Top chord dead load	10 PSF
Bottom chord dead load	10 PSF
Design wind load	90 MPH
Exposure	C
- Submittals: The manufacturer shall submit detailed shop drawings for approval. The shop drawings shall contain all design criteria, layout, member sizes and lumber grades, design stresses, connection details, and bracing requirements. The shop drawings shall bear the seal of a professional engineer registered in the State of Ohio.
 - Lumber - #2 Southern Pine or better.
 - Bolts - ASTM A307
 - Connectors - Truss member connector plates shall not be less than 20 gage galvanized steel plates.
 - Light gage joist hangers and framing anchors - Galvanized steel for the full load carrying capacity of the supported member.
- All members shall be cut to bear from straight lumber and butted tight. All members and connector plates shall be properly placed in jigs until the connector plates have been pressed into place.
- All trusses shall be braced during erection. Erection bracing shall hold trusses straight and plumb until sheathing and permanent bracing has been installed. Proper handling and erection bracing shall be the responsibility of the installing contractor.
- The contractor shall furnish and install the permanent truss bracing indicated on the plans and manufacturers shop drawings.
- The trusses may not be cut or modified in any way without the written approval of the manufacturer.

(I-05)

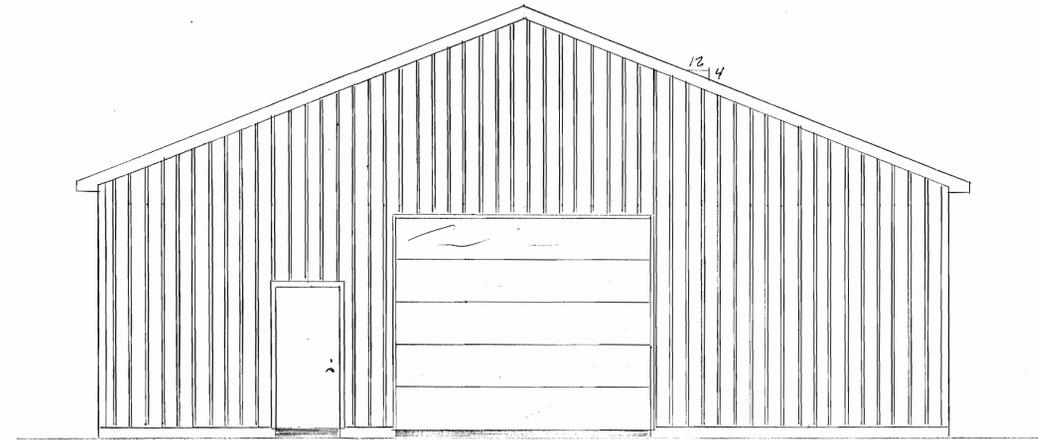


NEW 40'x12'x12' GARAGE BUILDING 50 DAVE FINCKEL
1580 EAST MAIN STREET
NEWARK, OH 43055

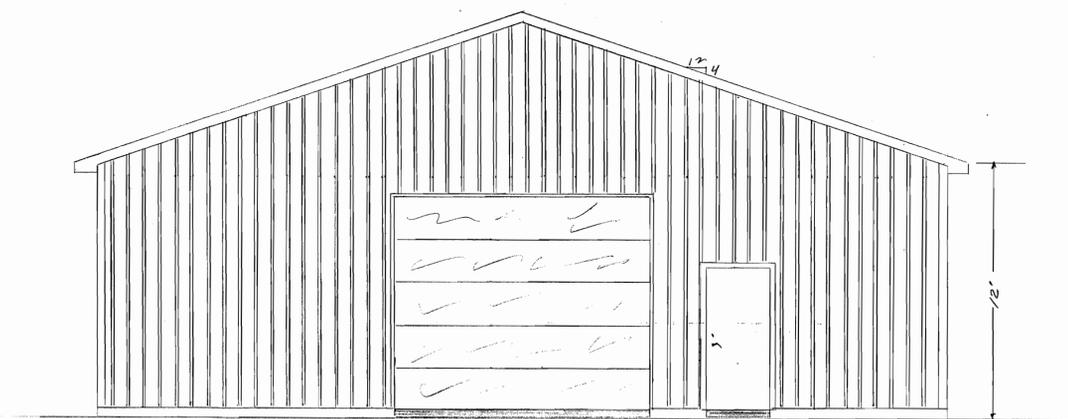
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DESCRIPTION	
AMOUNT	
TOTAL	



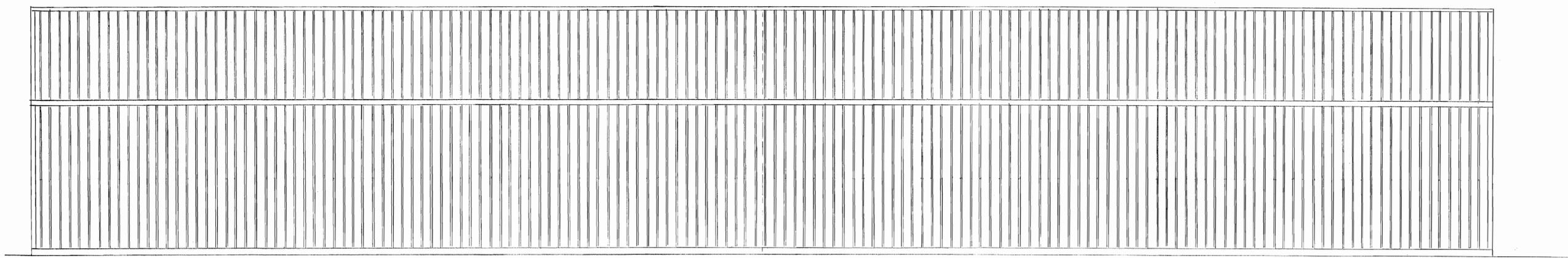
LEFT SIDE ELEVATION



REAR ELEVATION



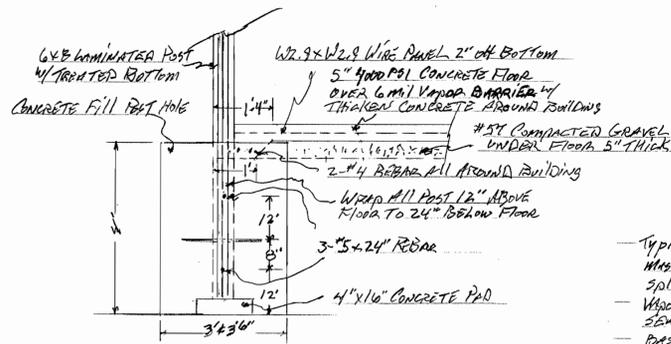
FRONT ELEVATION



RIGHT SIDE ELEVATION

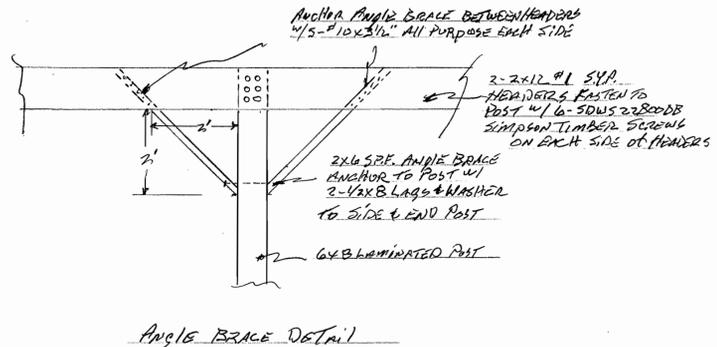
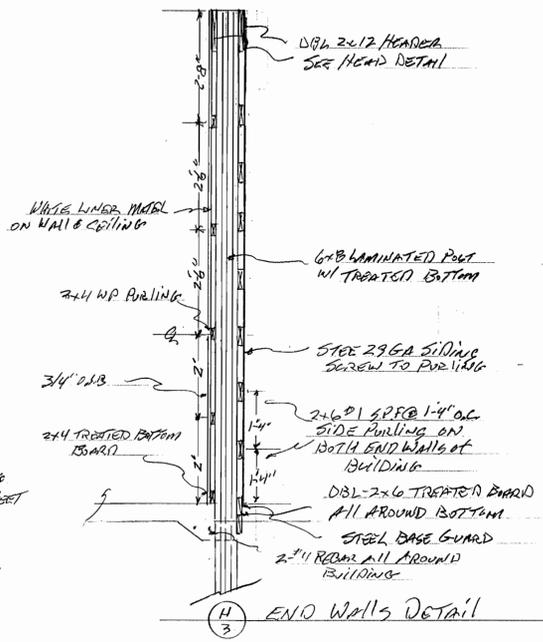


NEW 40'x12'x12' STORAGE BUILDING 40 Dave Derwacter
 1530 EAST MAIN STREET 740-345-8772
 NEWARK, OHIO 43055



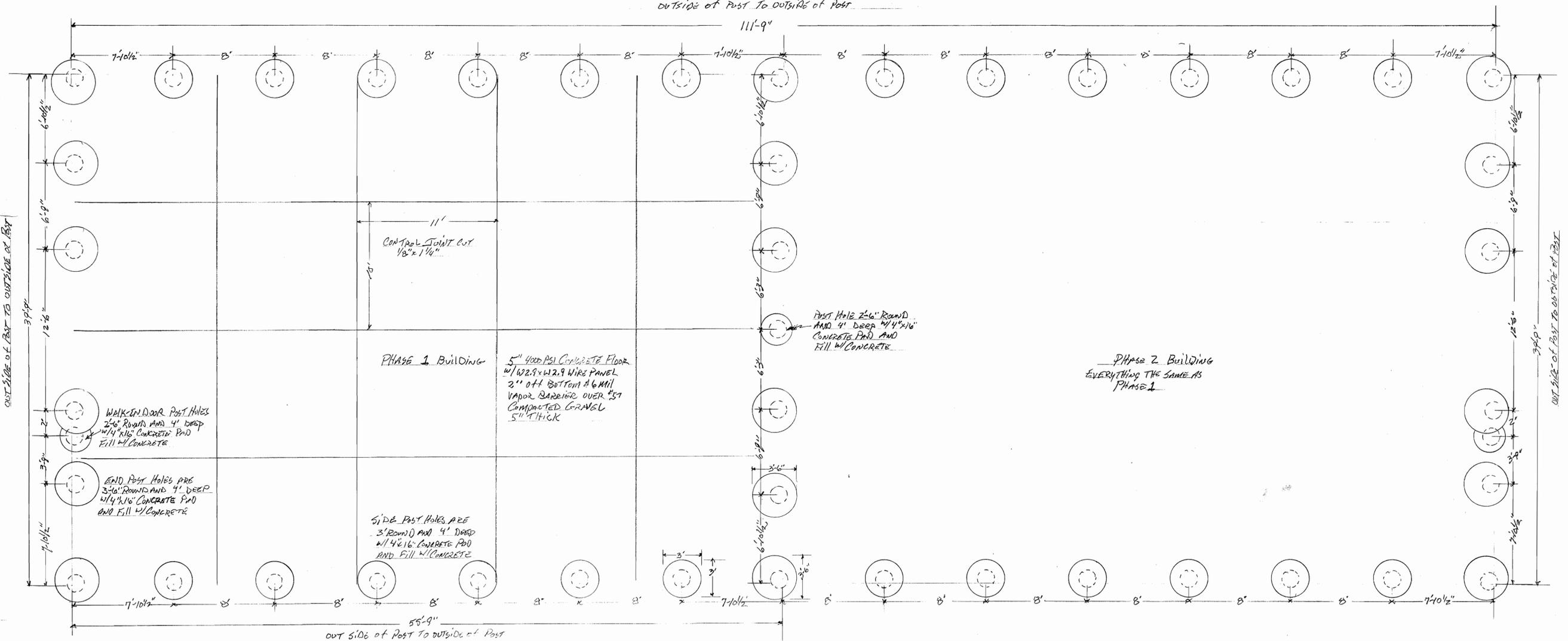
FOUNDATION PLAN FOR POST

- TYPICAL FLOOR REINFORCEMENT WELDED WIRE MESH W/ W2.9x12.9 (6 GA) OVER LAP SHEET SPACES MIN. OF 6"
- VAPOR BARRIER - 6 MIL POLYETH TAP OR SEAL ALL LAPS
- FLOOR IS TO BE COMPACTED CRUSHED STONE OR #57 GRAVEL



ANGLE BRACE DETAIL

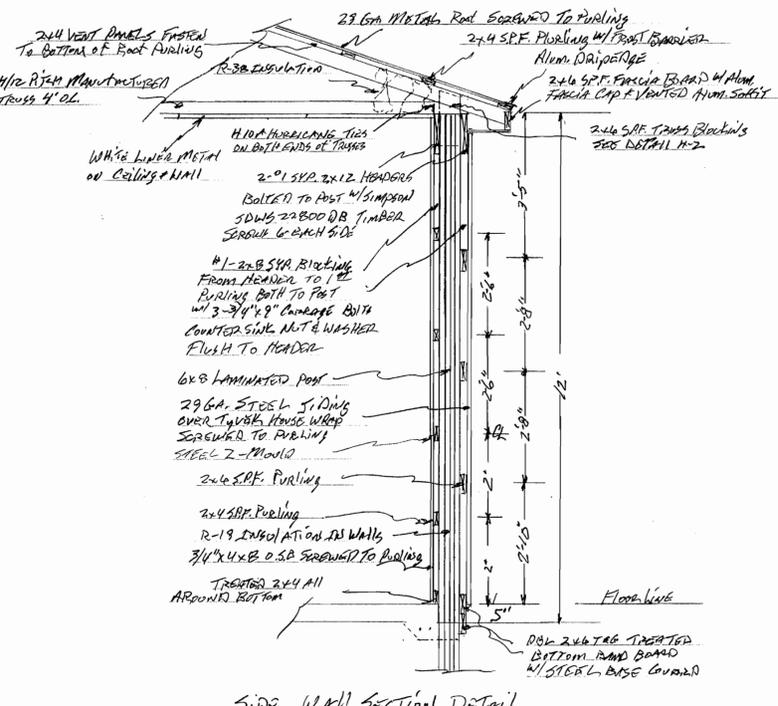
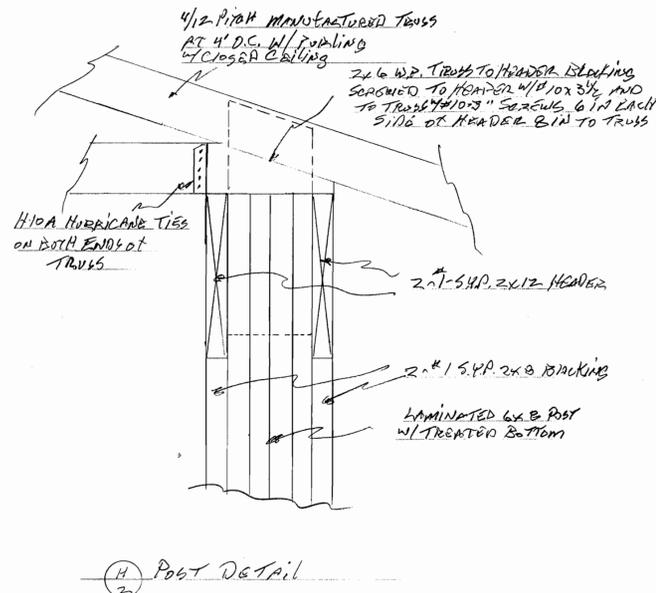
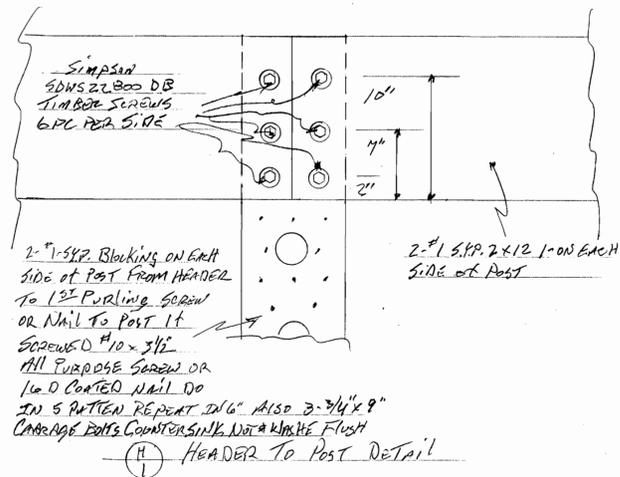
OUTSIDE OF POST TO OUTSIDE OF POST



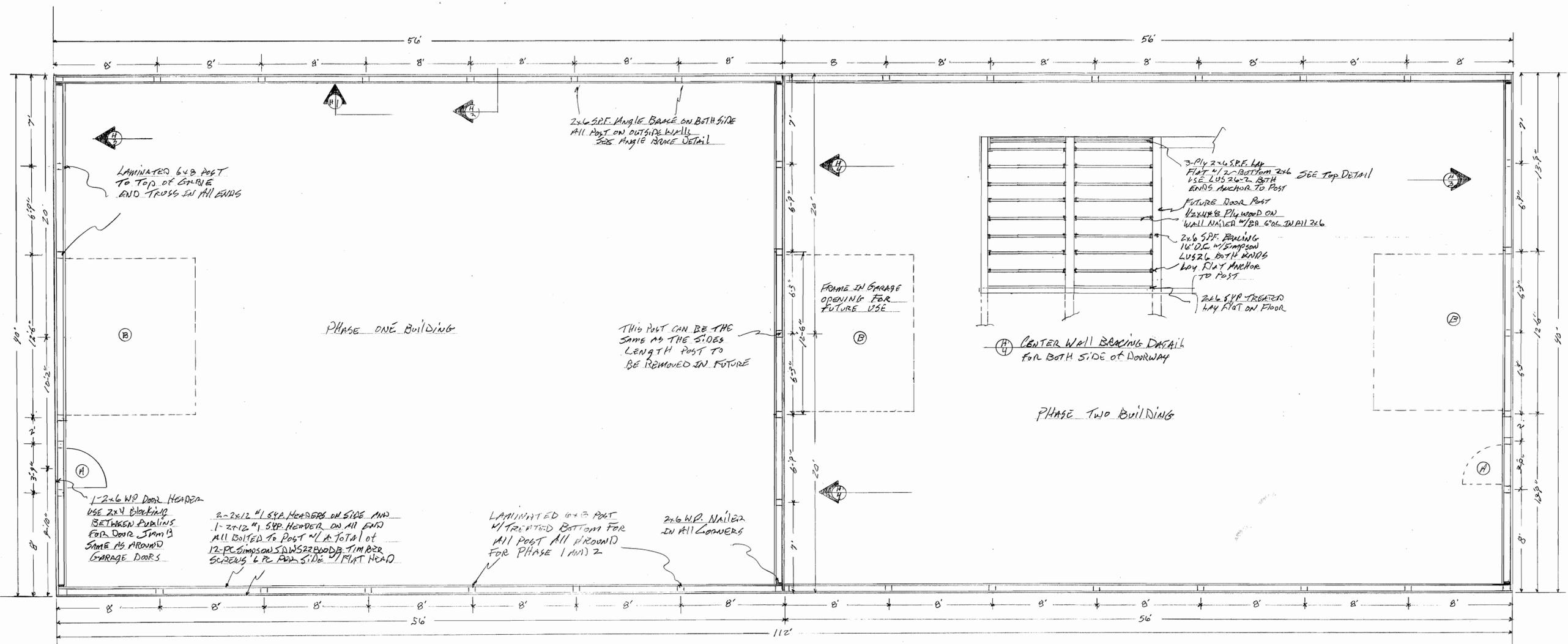
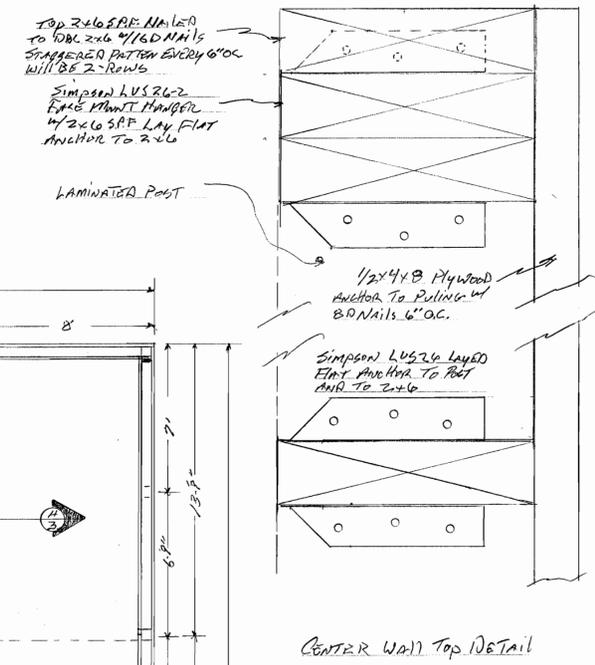
FOUNDATION PLAN
1/4" = 1'-0" SCALE



NEW 40'x24'x12' STORAGE BUILDING 90 DAVE FINCKEL
1580 EAST MAIN STREET NEWARK, OHIO 43055 740-345-8772

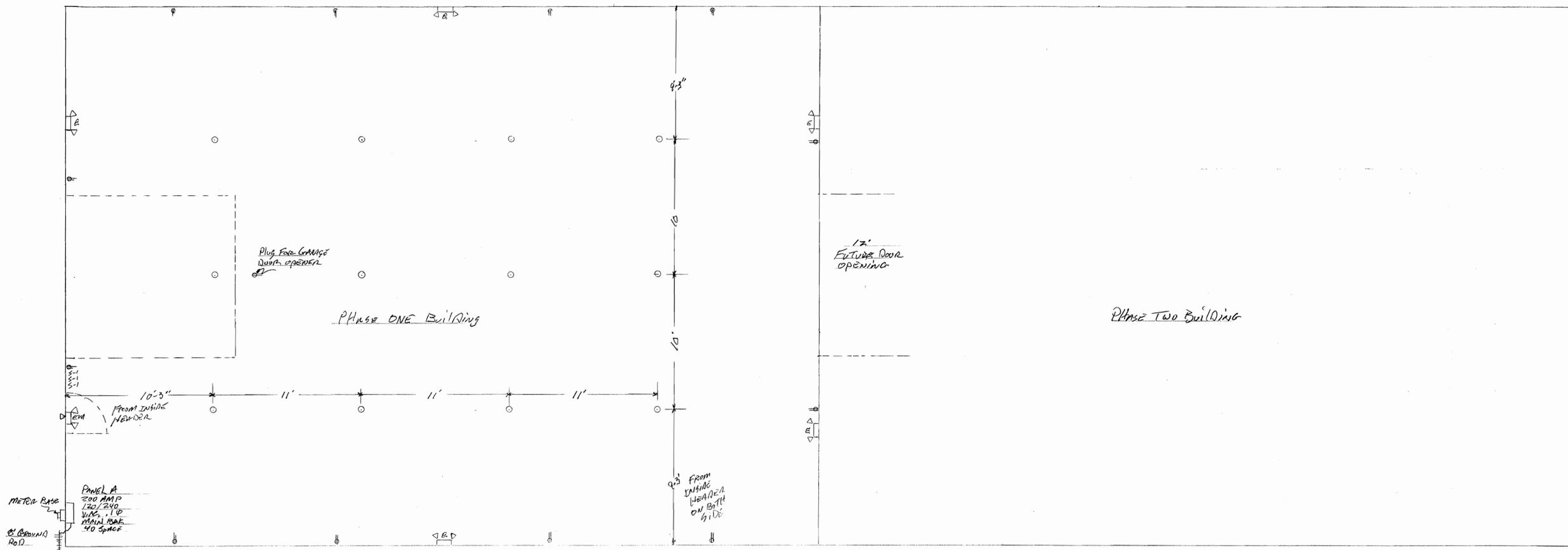


ROUGH OPENING EXTERIOR DOORS	
A-3/4" x 1/2" STEEL DOOR W/ BOLD FRAME	38 1/2" x 82 1/2"
1" LEVEL KEYS LOCK # DEADBOLT	
B-12x10 STEEL INSULATED DOOR	14 5/8" x 14 1/2"
1/2" DOOR JAMB & COVER	
1/4" = 1" SCALE	
PHASE ONE SQ FT	2240
PHASE TWO SQ FT	2240



NEW 40'x112'x12' STORAGE BUILDING 90 DAVE FINCKEL 1870 EAST MAIN STREET NEWARK, OHIO 43055 440-346-8072

ELECTRICAL LEGEND	
⊖	DUPLEX OUTLET (GROUND TYPE) TOP SET 42" OFF FLOOR
○	4" OBTAGONAL CEILING BOX
◁EM▷	EMERGENCY EXIT LIGHT
◁E▷	EMERGENCY EGRESS LIGHT
S-1	SINGLE POLE SWITCH
ALL WIRE TO BE RUN IN MC, CABLE OR CONDUIT	



ELECTRICAL PLAN



NEW 40'x112'x12' STORAGE BUILDING 40 DAVE FINCKEL
 1620 EAST MAIN STREET
 NEWARK, OHIO 43055

DATE	DESCRIPTION	BY

1500 EAST MAIN STREET
 NEWARK, OHIO 43055

City of Newark
Division of Engineering

MEMORANDUM

TO : NEWARK PLANNING COMMISSION
FROM: BRIAN R. MOREHEAD, CITY ENGINEER
DATE : 16 October 2023
RE: FINAL PLAT FOR WILLOW BEND PHASE 1 SUBDIVISION

Per your request, I have reviewed the Final Plat for the above subdivision, located in west Newark on River Road. The following comments are based on my review and compliance with the Subdivision Ordinance of The City of Newark.

SECTION 3.09

1. The Final Plat Fee of \$ 370.00 has not been paid and is still due, (37 lots). This will be billed by my office.
2. The street address numbers for all lots should be shown on the plat. Our past practice is to show the numbers within an ellipse facing the street, and added to the legend. Engineering will provide the needed address numbers.
3. The zoning note should be edited on Page 2: "This plat was developed in accordance with the current RL Single Family Residential Low Density Zoning guidelines."
4. The reference to City of Newark Health Department should be changed to Licking County Health Department.
5. After all corrections, etc., please submit 1 mylar copy of the Final Plat for signatures.

SECTION 4.07

6. Subdivision covenants or deed restrictions have been submitted with this Final Plat.
7. There is a note on the construction plans stating the following:
"A Blanket Easement will be provided within recorded open space to allow for the installation and maintenance of public sanitary sewer, storm sewer, stormwater management basins, and streams/watercourses."

It seems that this should also be noted on this plat, possibly under the "Legend" sections. It may also be best to include wording for this easement in the Dedication section as well.

Additionally, I believe this should be spelled out in Article 3, Section 8 of the Deed Restrictions, so the Home Owners Association is aware of these easements.

8. The ownership and maintenance of reserve areas and open space are detailed in the covenants or restrictions, and noted on the Final Plat. The proposed open space areas, the storm water detention areas and any water course easement will be maintained by the Home Owner's Association. The City will not take over ownership of these areas.

GENERAL

9. Since this construction is moving toward completion at this time, I ask the Developer's Engineer to review the as-built construction plans and notes to make sure all easements, etc. will coincide with what was actually built. With our current information, we don't know of any construction changes that would affect this plat. Any changes shall be made before recording the plat.
10. The Street Signage fee (\$4700.00) and inspection fees are due prior to releasing the plat for recording. Engineering will bill the Developer for these items.
11. The Developer shall provide the City with a copy of the final infrastructure construction costs, in order for the City to properly account for the new public infrastructure as a result of the development.
12. The City Administration has proposed to enter into a Development Agreement with the Developer of this site, similar to the agreements that we have done on prior subdivision developments. There are several issues not covered in the Subdivision Ordinance that will be addressed in such an agreement.

RECOMMENDATION

No development surety has been recommended for these improvements, since the on-site work is planned for completion in the next 2 months. The on-site work will need to be completed before the plat is released for recording, or a development surety will be required to cover the uncompleted work.

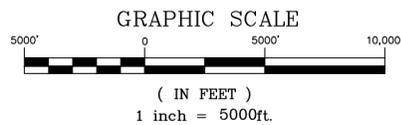
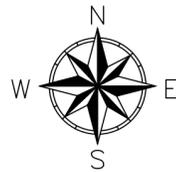
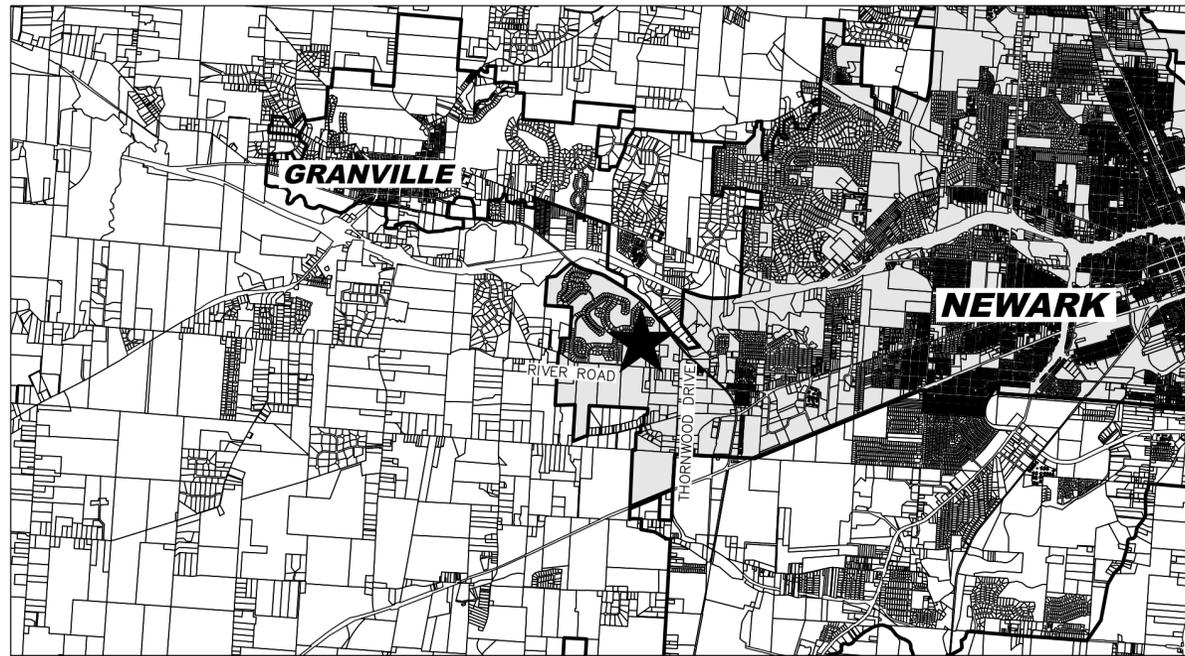
I recommend approval of this Final Plat, contingent upon the resolution of the items / corrections noted above. If approved by Planning Commission, I will prepare legislation for City Council to dedicate the streets, etc. When legislation is passed by City Council, and construction is completed, the Plat can be released for recording.

BRM

cc: Corey Theuerkauf, Rockford Homes, 999 Polaris Parkway, Suite 200,
Columbus, OH 43240
Brian Wood, ADR & Associates, Ltd., 88 West Church St., Newark, OH
43055
John Dodgion, Smart Services, 88 West Church St., Newark, OH 43055
Commission Members
Troy Warnock, LC Building Code Administrator
Chad Brown, LC Health Commissioner
George Carter, Zoning Inspector
PC File 23- , Engineering File 202125, City Engineer

WILLOW BEND SUBDIVISION, PHASE 1

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 13, U.S.M. LANDS
CITY OF NEWARK, LICKING COUNTY, OHIO



ACREAGE BREAKDOWN

TOTAL SUBDIVISION AREA = 20.132 ACRES
TOTAL IN RIGHT-OF-WAY = 3.930 ACRES
TOTAL IN LOTS = 9.582 ACRES
TOTAL IN OPEN SPACES = 6.620 ACRES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM NAD83(2011) OHIO SOUTH ZONE, BY STATIC GPS OBSERVATIONS MADE IN OCTOBER 2021, AND ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES.

FLOOD ZONE

THE SITE LIES IN FLOOD ZONE "X" NON-SHADED (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP FOR LICKING COUNTY, OHIO AS SHOWN ON FIRM MAP NO. 39089C0336H DATED MAY 2, 2007. NO SURVEYING WAS CONDUCTED TO DETERMINE THE LIMITS OF ZONES.

CERTIFICATE OF ACCURACY

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

WE DO HEREBY STATE THAT WE HAVE SURVEYED THE PREMISES, PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT, TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

DRAFT

JOHN C. DODGION OHIO REG. SURVEYOR NO. 8069
SMART SERVICES, INC., 88 W. CHURCH ST., NEWARK, OH.

DEDICATION

BEING PART OF LOT 2, IN QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 13, UNITED STATES MILITARY DISTRICT, IN THE CITY OF NEWARK, LICKING COUNTY, OHIO, CONTAINING 20.132 ACRES AND BEING A PORTION OF A PARCEL CONVEYED TO ROCKFORD HOMES INC., AS RECORDED IN INSTRUMENT NUMBER 202109280029539, (ALL PLAT, DEED, OFFICIAL RECORD, AND INSTRUMENT REFERENCES ARE FOUND IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO).

THE UNDERSIGNED COREY THEUERKAUF, MEMBER OF ROCKFORD HOMES INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "WILLOW BEND SUBDIVISION, PHASE 1", A SUBDIVISION OF LOTS 13664 TO 13700, OPEN SPACE A, AND OPEN SPACE B, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE FOREVER AS SUCH, ALL OR PARTS OF THE ROADS AND EASEMENTS AS SHOWN HEREON.

EASEMENTS WITHIN AREAS DESIGNATED ON THIS PLAT AS "UTILITY", ARE HEREBY GRANTED TO THE CITY OF NEWARK, OHIO, AND THE PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, OR OTHER UTILITY LINES OR SERVICES INCLUDING SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, SHRUBS, BUSHES, BUILDINGS, OR OTHER OBSTRUCTIONS ALONG WITH STORM WATER DRAINAGE TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

THE EASEMENT WITHIN THE AREA DESIGNATED ON THIS PLAT AS "CONSERVATION EASEMENT", IS HEREBY GRANTED TO THE CITY OF NEWARK, OHIO, FOR THE ON-SITE COMPENSATORY MITIGATION OF RE-ESTABLISHED STREAM AND ASSOCIATED RIPARIAN BUFFER. THIS PRESERVATION AREA SHALL NOT BE DISTURBED, EXCEPT BY THOSE ACTIVITIES THAT WILL NOT ADVERSELY AFFECT THE INTENDED EXTENT, CONDITION, AND FUNCTION OF THE COMPENSATORY MITIGATION PROJECT. TO THE EXTENT APPROPRIATE AND PRACTICABLE, PROHIBIT INCOMPATIBLE USES (E.G., CLEAR CUTTING) THAT MIGHT OTHERWISE JEOPARDIZE THE OBJECTIVES OF THE COMPENSATORY MITIGATION PROJECT. LIVESTOCK GRAZING, MOWING, AND SIMILAR ACTIVITIES ARE NOT ALLOWED EXCEPT AS NECESSARY TO SUPPORT MITIGATION ACTIVITIES.

THE EASEMENT WITHIN THE AREA DESIGNATED ON THIS PLAT AS "CHANNEL EASEMENT", IS HEREBY GRANTED TO THE CITY OF NEWARK, OHIO. NO LAND DISTURBING ACTIVITIES INCLUDING, BUT NOT LIMITED TO GRADING, FILLING, EXCAVATING, TREE CLEARING, AND/OR THE CONSTRUCTION OF STREAM CROSSINGS OR STRUCTURES SHALL BE CONDUCTED WITHIN THE CHANNEL EASEMENT. SAID AREA SHALL REMAIN IN AN UNDISTURBED NATURAL STATE. ONLY DEAD OR DISEASED TREES THAT CREATE A SAFETY HAZARD OR DRAINAGE ISSUE MAY BE REMOVED. FURTHERMORE, THIS EASEMENT PROVIDES A STREAM BUFFER FOR WATER QUALITY PROTECTION AND TO PROTECT THE STREAM FROM THE ADVERSE IMPACTS OF DEVELOPMENT IN ACCORDANCE WITH THE LICKING COUNTY SOIL EROSION AND STORMWATER REGULATIONS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF NEWARK, OHIO.

IN WITNESS THEREOF THIS ____ DAY OF _____, 202__

COREY THEUERKAUF, MEMBER OF ROCKFORD HOMES INC.

STATE OF OHIO
COUNTY OF LICKING
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED COREY THEUERKAUF, MEMBER OF ROCKFORD HOMES INC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS ____ DAY OF _____, 202__

APPROVALS

APPROVED THIS ____ DAY OF _____, 202__

CITY OF NEWARK ENGINEER

APPROVED THIS ____ DAY OF _____, 202__

CITY OF NEWARK PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 202__

CITY OF NEWARK HEALTH DEPARTMENT

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 202__, BY ORDINANCE NO. _____, THE STREETS AND EASEMENTS DEDICATED, HEREON, ARE HEREBY ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF NEWARK, OHIO.

IN WITNESS, THEREOF, I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 202__

CLERK OF COUNCIL, CITY OF NEWARK, OHIO

CERTIFICATE OF TRANSFER

TRANSFERRED THIS ____ DAY OF _____, 202__

LICKING COUNTY AUDITOR

CERTIFICATE OF RECORD

LICKING COUNTY RECORDER

DEVELOPER
ROCKFORD HOMES
999 POLARIS PKWY, SUITE 200
COLUMBUS, OHIO 43240
614-785-0015



SHEET

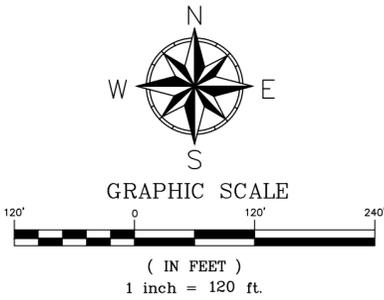
1
7

OCTOBER 6, 2023



WILLOW BEND SUBDIVISION, PHASE 1

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 13, U.S.M. LANDS
CITY OF NEWARK, LICKING COUNTY, OHIO



LEGEND

- PERMANENT MONUMENT - 1" x 30" REBAR SET (PUNCHED)
- 5/8" x 30" REBAR W/CAP "SMART SERVICES" SET
- ⊙ 1/2" REBAR FOUND
- ⊗ 5/8" REBAR FOUND
- ⊕ 3/4" PIPE W/CAP "EMHT" FOUND
- ▲ MAG NAIL SET

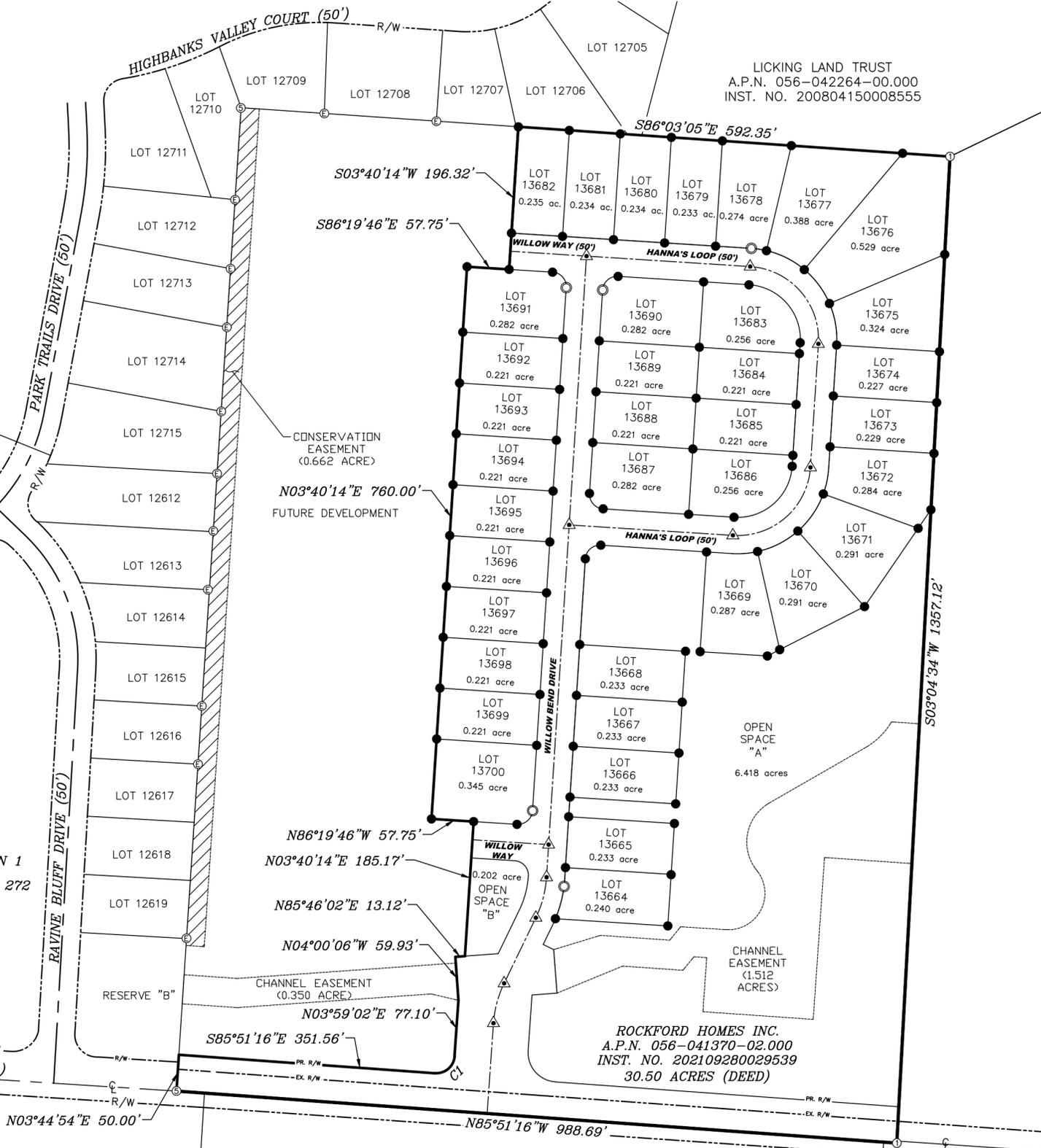
ZONING NOTE: "This plat was developed in accordance with the current RM Single Family Residential Medium Density Zoning guidelines."

PARK TRAILS SECTION 1
PLAT BOOK 16, PAGE 272

GALE L. AMACHER
RUTH E. AMACHER
A.P.N. 056-043506-00.000
INST. NO. 201607070014012

GALE L. AMACHER, JR.
MISTY L. AMACHER
A.P.N. 056-041376-00.000
INST. NO. 201305210013073

MOURAD ABDELMESS, TR.
HANAA ABDELMESS, TR.
A.P.N. 056-041376-00.001
INST. NO. 200307300036508



LICKING LAND TRUST
A.P.N. 056-042264-00.000
INST. NO. 200804150008555

NEWARK ONE LLC
A.P.N. 056-042264-00.355
INST. NO. 201307030017002

NEWARK TWO LLC
A.P.N. 056-041370-01.000
INST. NO. 201711070024120

ROCKFORD HOMES INC.
A.P.N. 056-041370-02.000
INST. NO. 202109280029539
30.50 ACRES (DEED)

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	CH. DIST.
C1	39.34'	25.00'	90°10'20"	N49°03'53"E	35.41'



WILLOW BEND SUBDIVISION, PHASE 1

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 13, U.S.M. LANDS
CITY OF NEWARK, LICKING COUNTY, OHIO



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

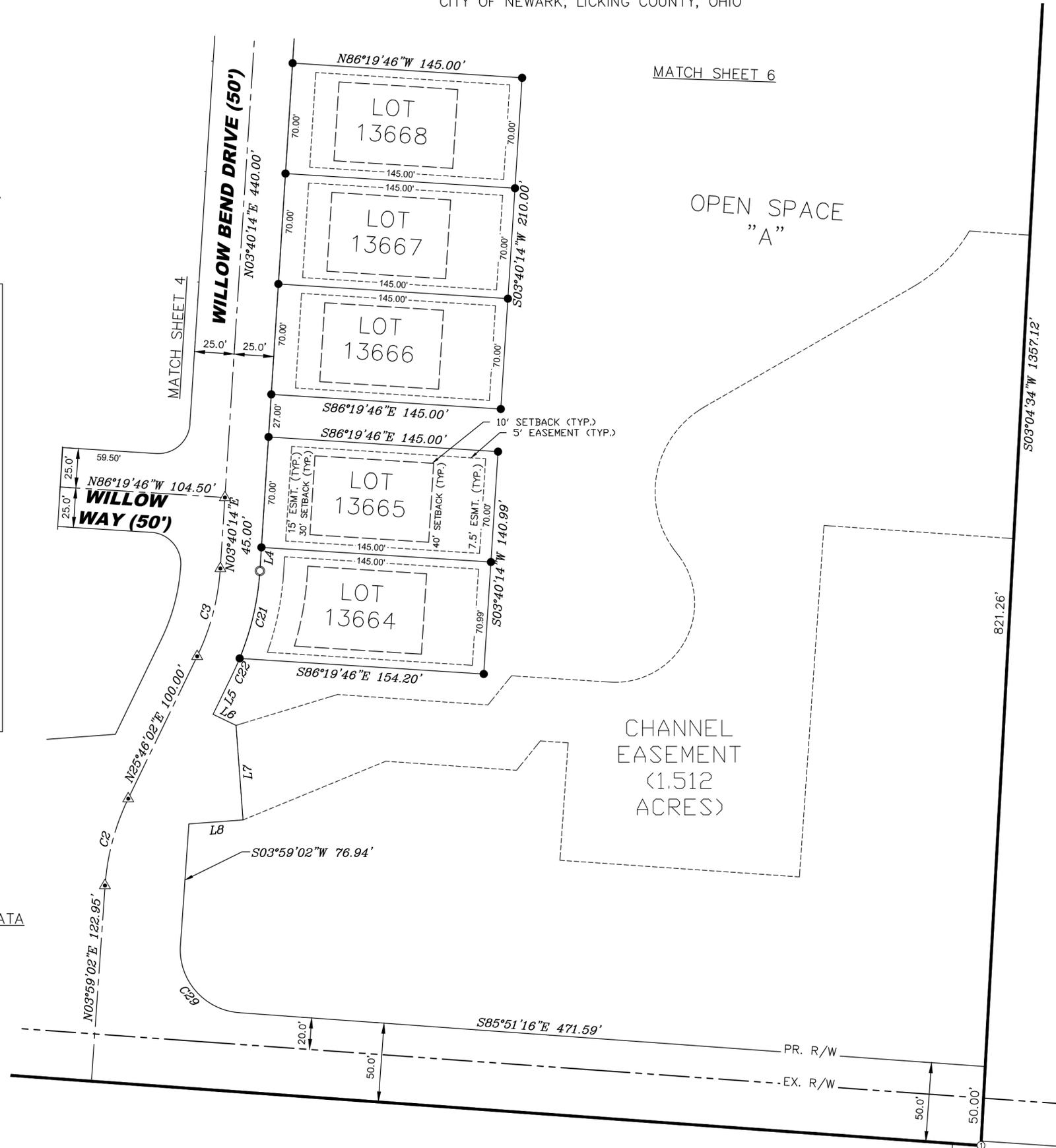
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- ⊗ 5/8" REBAR FOUND
- ⊕ 3/4" PIPE W/CAP "EMHT" FOUND
- ▲ MAG NAIL SET
- ⓧ STREET ADDRESS NUMBER

BUILDING SETBACKS:
30' FRONT*
40' REAR
10' SIDE

UTILITY EASEMENTS:
15' FRONT
7.5' REAR
5' SIDE

NOTE: EXISTING RIGHT-OF-WAY OF RIVER ROAD (T.R.131), AS SHOWN, WAS DETERMINED FROM SURVEYS BY OTHERS. NO RECORD COUNTY DOCUMENTATION WAS FOUND FOR ORIGINAL ESTABLISHMENT OF WIDTH OF RIGHT-OF-WAY.

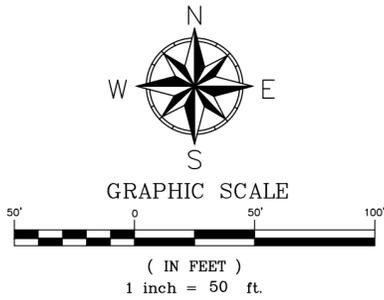
SEE SHEET 4 FOR LINE/CURVE DATA





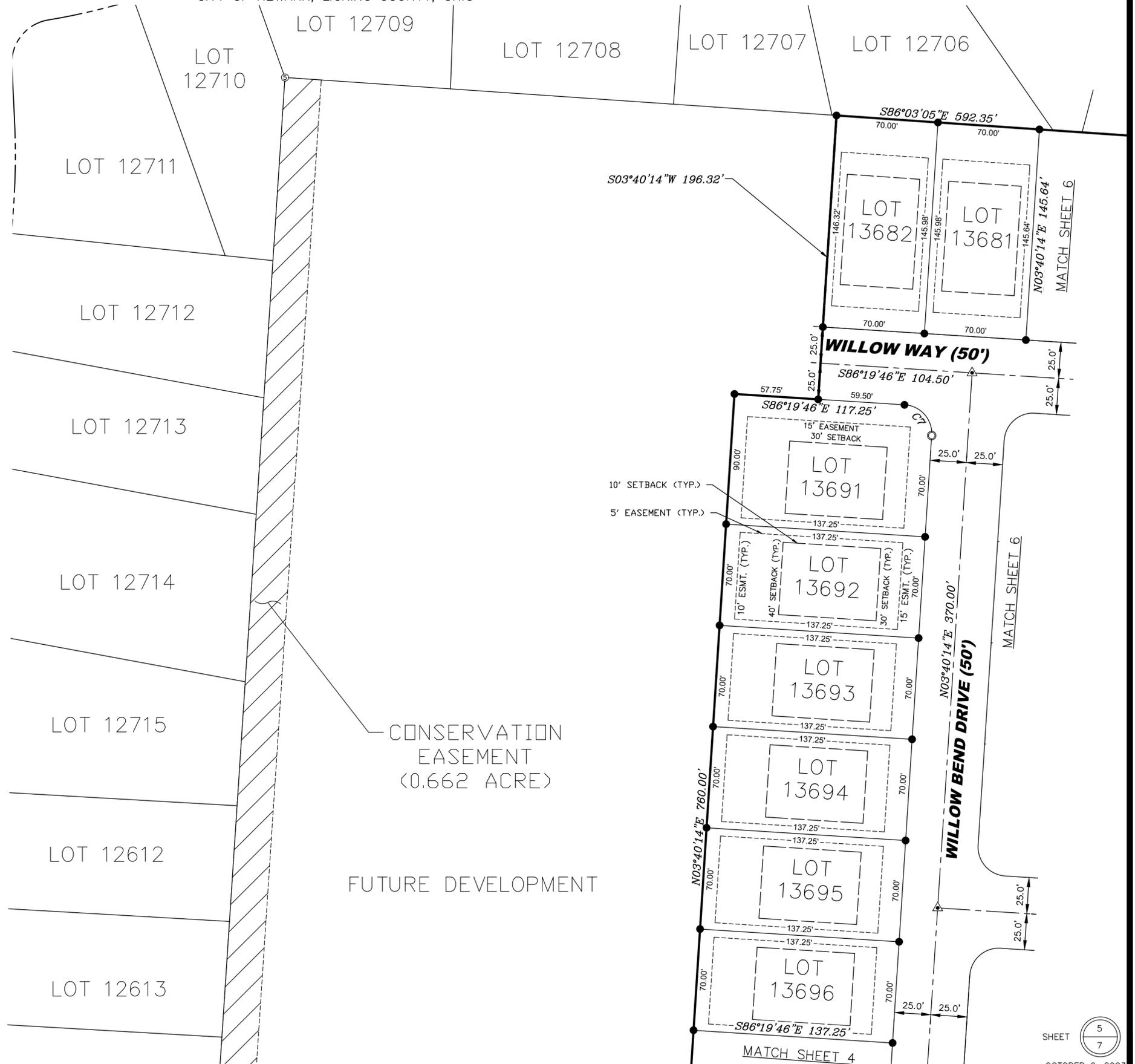
WILLOW BEND SUBDIVISION, PHASE 1

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 13, U.S.M. LANDS
CITY OF NEWARK, LICKING COUNTY, OHIO



LEGEND	
○	PERMANENT MONUMENT - 1" x 30" REBAR SET (PUNCHED)
●	5/8" x 30" REBAR W/CAP "SMART SERVICES" SET
⊙	1/2" REBAR FOUND
⊗	5/8" REBAR FOUND
⊕	3/4" PIPE W/CAP "EMHT" FOUND
▲	MAG NAIL SET
(XXXX)	STREET ADDRESS NUMBER
BUILDING SETBACKS:	
---	30' FRONT*
---	40' REAR
---	10' SIDE
UTILITY EASEMENTS:	
---	15' FRONT
---	7.5' REAR
---	5' SIDE

SEE SHEET 4 FOR LINE/CURVE DATA



WILLOW BEND SUBDIVISION, PHASE 1

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 13, U.S.M. LANDS
 CITY OF NEWARK, LICKING COUNTY, OHIO



GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

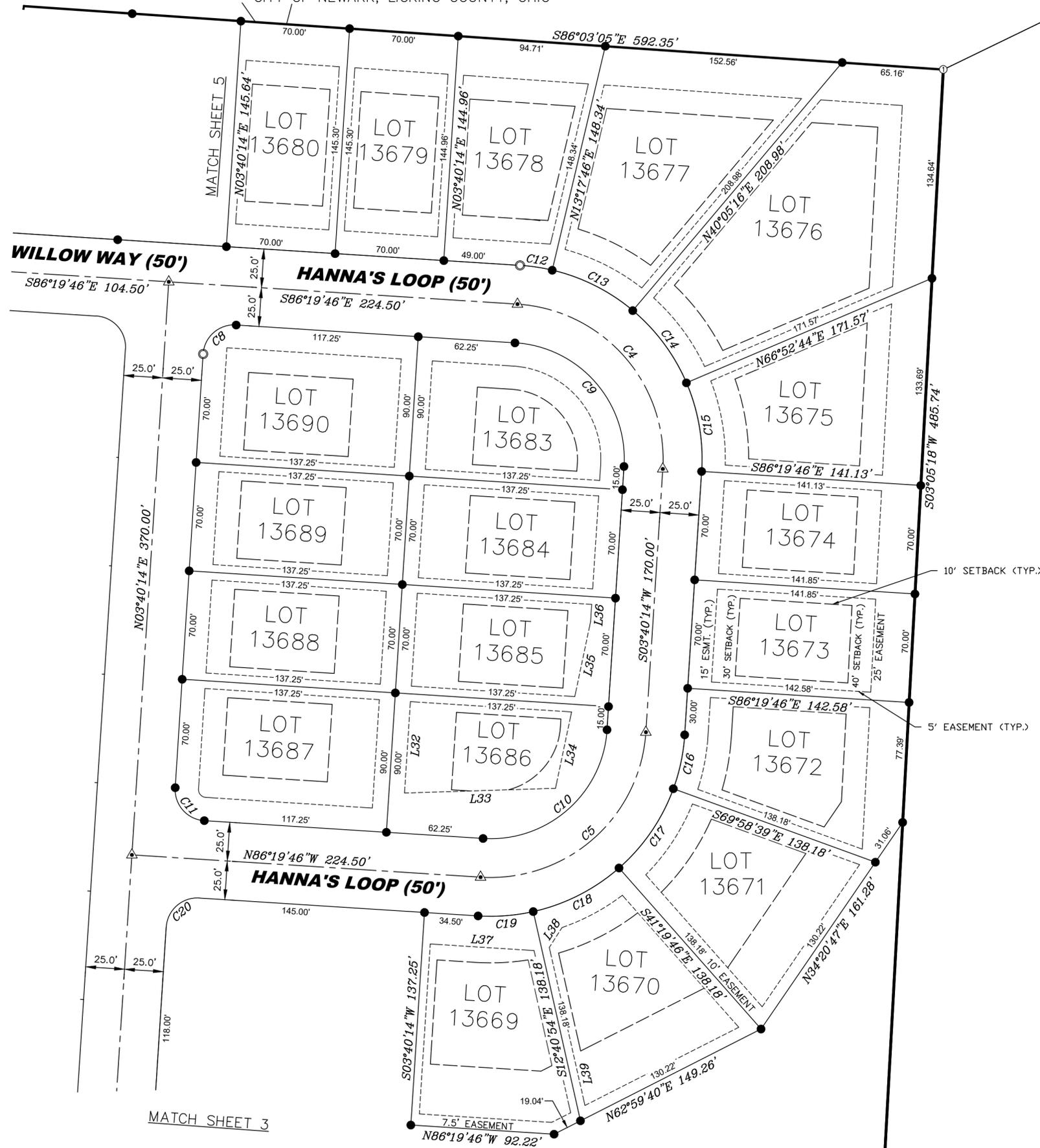
LEGEND

- PERMANENT MONUMENT - 1" x 30" REBAR SET (PUNCHED)
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- ⊕ 3/4" PIPE W/CAP "EMHT" FOUND
- ▲ MAG NAIL SET
- ⓧ STREET ADDRESS NUMBER

BUILDING SETBACKS:
 30' FRONT*
 40' REAR
 10' SIDE

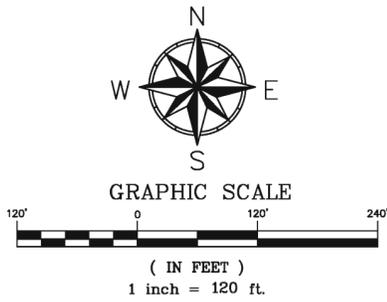
UTILITY EASEMENTS:
 15' FRONT
 7.5' REAR
 5' SIDE
 *10' MIN. EACH SIDE OF WATERLINE, SANITARY,
 & STORM SEWER

SEE SHEET 4 FOR LINE/CURVE DATA

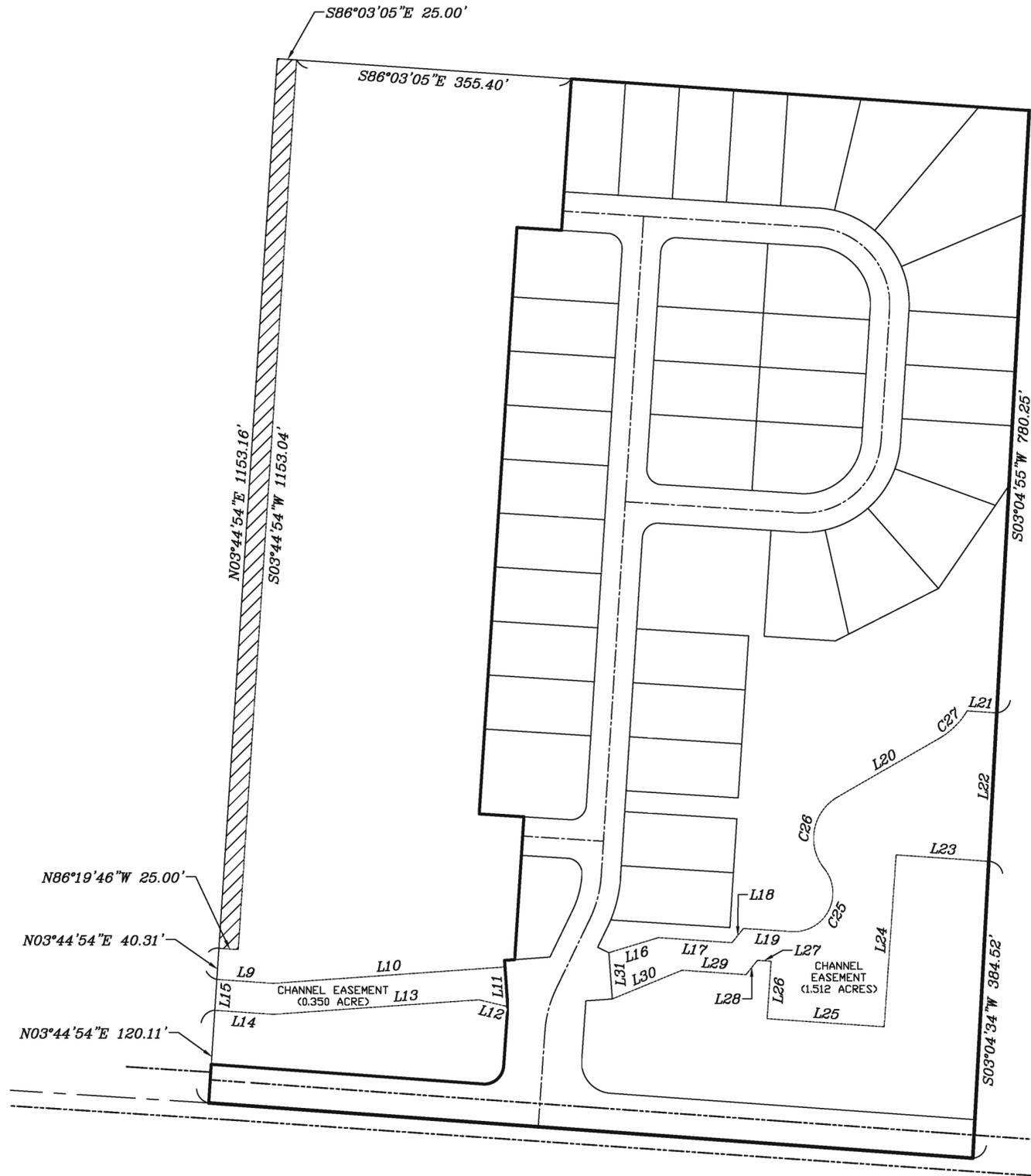


WILLOW BEND SUBDIVISION, PHASE 1

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 13, U.S.M. LANDS
 CITY OF NEWARK, LICKING COUNTY, OHIO



Curve #	Length	Radius	Delta	CH. BRG.	CH. DIST.
C25	115.76'	50.00'	132°39'22"	S27°20'37"E	91.59'
C26	107.10'	62.00'	98°58'27"	N10°30'09"W	94.27'
C27	51.18'	100.00'	29°19'20"	N45°19'42"E	50.62'



Line #	Direction	Length
L9	S86°00'56"E	73.02'
L10	N85°56'59"E	299.86'
L11	S04°00'06"E	51.41'
L12	N76°41'04"W	38.21'
L13	N85°56'59"E	266.15'
L14	S86°00'58"E	75.67'
L15	N03°44'54"E	40.00'
L16	S73°03'07"W	66.98'
L17	S86°00'54"E	95.00'
L18	N38°53'16"E	23.68'
L19	N86°19'42"W	62.38'
L20	N59°59'22"E	151.49'
L21	N86°00'54"W	38.30'
L22	S03°04'34"W	192.23'
L23	S86°00'54"E	119.88'
L24	S03°59'06"W	222.90'
L25	S86°00'54"E	151.35'
L26	S03°59'06"W	74.52'
L27	N86°19'42"W	17.60'
L28	N38°53'16"E	23.82'
L29	S86°00'54"E	82.65'
L30	N67°34'15"E	97.36'
L31	S04°13'58"E	60.00'



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

NOVEMBER 14, 2023 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 23-36: SITE PLAN FOR NEW COMMERCIAL WOOD PALLET STORAGE BUILDING, HOPE TIMBER, 141 UNION STREET***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 11,952 SF new wood pallet storage building at the above site.

The Site Plan Review Committee submitted comments on 11/6/2023 regarding this application. Reviewers included:

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

A. Zoning District:

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

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

B. Safety Division Review:

The Police Division has no comments with the proposed structure.

The Fire Division stated that Fire Dept access meeting the code requirements must be provided to and around the building. The drawing does not show any access from Union Street directly to this building, so this will need to be resolved by the designer.

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

C. Height Restrictions:

The proposed structure meets the height restrictions in the GI District.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

D. Lot Area & Setbacks:

Parcel is approximately 575,428 S.F. +/-, with 15% building coverage, which meets the lot setback and area requirements of 25% maximum coverage. The proposed building location meets the setback requirements.

E. Off-Street Parking & Loading:

Code requires 4 parking spaces for the new building on this site, and no new spaces are specifically proposed.

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

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

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

H. Public & Private Roadways – Access Management:

No new driveway approaches are planned with this structure.

I. Site Signage:

No additional signage has been submitted with the proposal.

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

No comments on these items.

K. Engineering / Utilities:

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

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

Additionally, it appears that the proposed building is planned in a location that was previously approved as a sediment basin, in order to receive Storm Water Utility billing credits. Contact Lindsey Brighton, Stormwater Coordinator, to resolve this issue going forward.

L. Other Standards/Regulations

No other comments at this time.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

Recommendations:

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

1. Site plan with Fire Department access shown and approved.
2. Submittal of construction plans detailing Water and Sewer details for each building.
3. Compliance with City's Stormwater Management requirements.
4. Resolution of Storm Water Utility billing credits based on infrastructure.

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



RATAI BUILDERS

HOPE TIMBER COMPANY

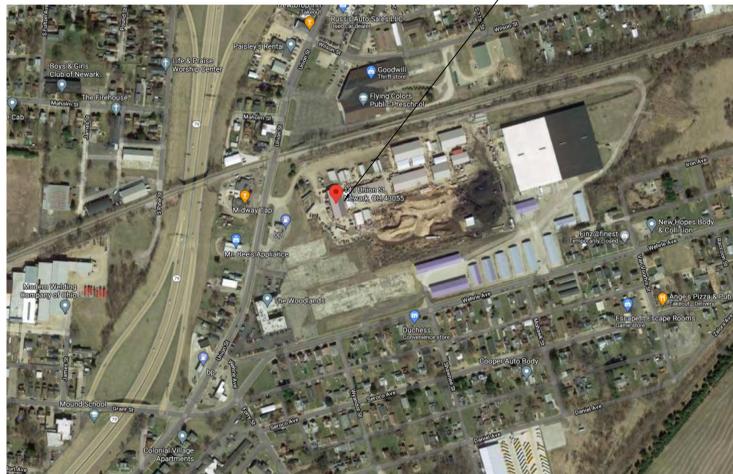
COMMERCIAL POLE BUILDING

141 UNION STREET
NEWARK, OHIO 43055

PERMIT SET

MAP LOCATION

141 UNION STREET, NEWARK, OHIO 43055



DRAWING INDEX

	<u>SHEET NO.</u>	<u>SHEET TITLE</u>
GENERAL:	G1.0	SITE PLAN
ARCHITECTURAL:	1 OF 5	COVER PAGE AND GENERAL NOTES
	2 OF 5	FOUNDATION PLAN
	3 OF 5	FLOOR PLAN
	4 OF 5	ROOF FRAMING PLAN
	5 OF 5	EXTERIOR ELEVATIONS
ELECTRICAL:	E1.0	ELECTRICAL GENERAL NOTES & SPECIFICATIONS
	E2.0	ELECTRICAL FLOOR PLAN & ONE-LINE DIAGRAM
	E3.0	ELECTRICAL COMCHECK



CEC GROUP, LLC

2550 CORPORATE EXCHANGE DRIVE, SUITE 350
COLUMBUS, OHIO 43231
PHONE: (614) 392-2902
FAX: (614) 392-2907
www.ceclimited.com

DATE	DRAWINGS ISSUED
09/29/2023	PERMIT SET



SITE PLAN
1/32" = 1'-0"

GENERAL NOTES
1. APPROXIMATE LOCATION FOR NEW POLE BUILDING SHOWN HATCHED ON THE SITE PLAN. CONTRACTOR TO CONFIRM EXACT LOCATION AND DIMENSIONS FOR NEW BUILDING FROM ADJACENT BUILDINGS AND PROPERTY LINES.



CEC GROUP, LLC
2550 CORPORATE EXCHANGE DRIVE, SUITE 350
COLUMBUS, OHIO 43231
PHONE: (614) 392-2992
FAX: (614) 392-2997
www.cecgroup.com

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HOPE TIMBER COMPANY
COMMERCIAL POLE BUILDING
141 UNION STREET
NEWARK, OHIO 43055

MARK	DATE	DESCRIPTION
	09/29/2023	PERMIT SET

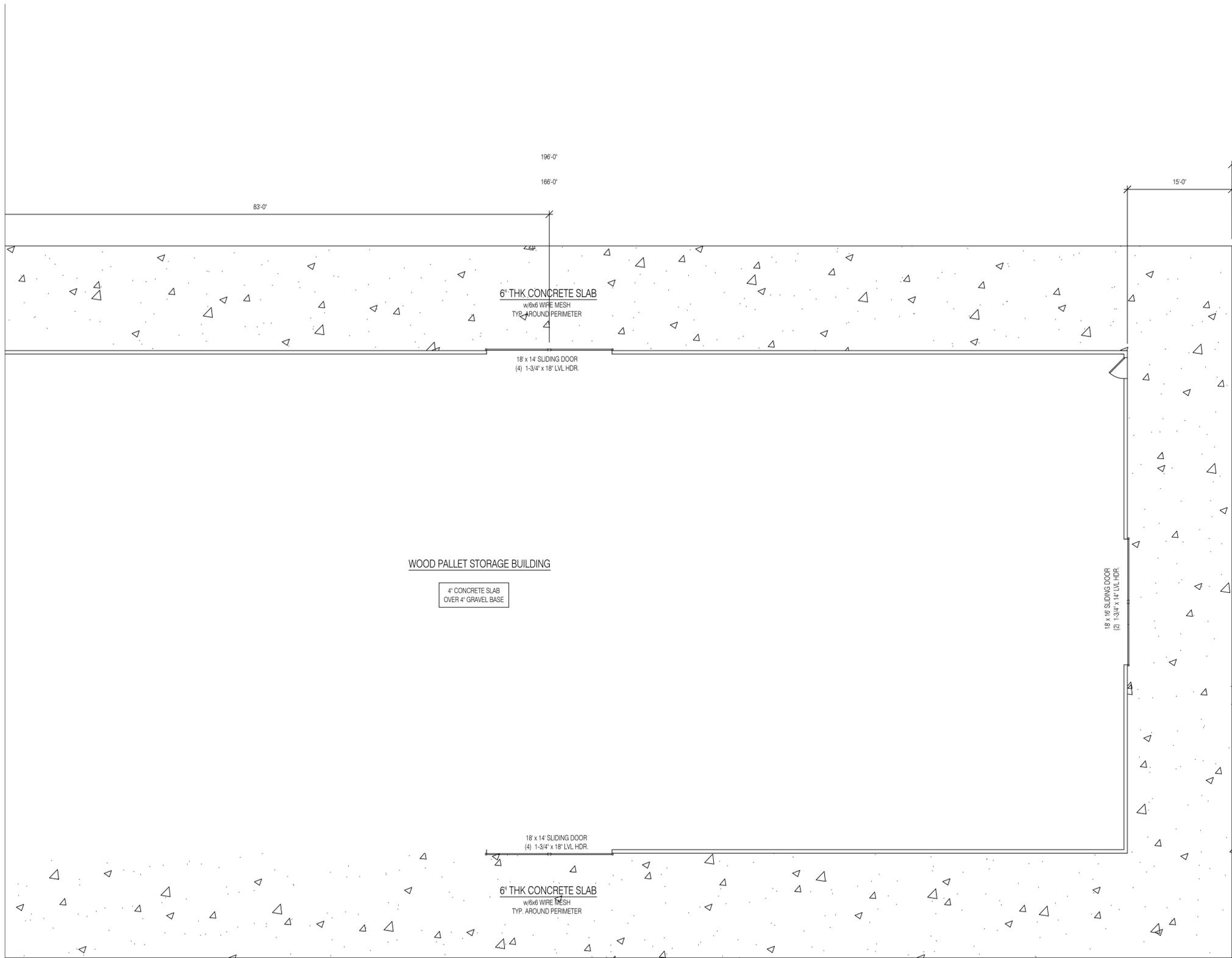
PROJECT NO: 23147
COMMISSION DATE: -
DESIGNED BY: ASR
DRAWN BY: ASR
CHECKED BY: HAH

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SHEET TITLE

SITE PLAN

G1.0



FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Legacy Engineer, LLC assumes no liability for structural adaptation or modification of the drawings. The certification on this drawing applies only to the building framing components for the scope and definition thereof as provided by the customer. Use of other than the drawings, including but not limited to any other drawings, specifications, or materials, may result in a building that does not conform to the drawings and specifications. All products shall be steel and wood members have been designed by others and shall be reviewed and approved by the architect/engineer of record. It is the responsibility of others to verify that these drawings meet the specifications of the building owner.

LEGACY ENGINEERING, LLC
START BUILDING YOUR LEGACY.
LEGACY ENGINEERING, LLC
P.O. BOX 340262
COLUMBUS, OH 43234
WWW.LEGACY-ENGINEERING.COM

Δ	REVISION COMMENTS

JEFFERY A. KUBALA
69068
REGISTERED PROFESSIONAL ENGINEER

Jeffery A. Kubala
9/26/2023

PROJECT:
NEW CONSTRUCTION - COMMERCIAL POLE BUILDING
HOPE TIMBER COMPANY
141 UNION STREET
NEWARK, OHIO

PREPARED FOR:
RATAI BUILDERS
NEWARK, OHIO

SHEET TITLE	
FLOOR PLAN	
PROJECT NO.	
69068-5629	
DATE: 9/26/2023	
DRAWN BY	REVIEWED BY
DC	JAK
3 of 5	

