

**PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 11, 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 JANUARY 14, 2025 PLANNING COMMISSION MEETING**

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

3. Site Plan Review for PC-25-04 – Site Plan Review for proposed Equipment Garage building for Moundbuilders Country Club, 2250 Horns Hill Road

Owner: Moundbuilders Country Club
2250 Horns Hill Road
Newark, OH 43055

Applicant: Tom Harvey
Moundbuilders Country Club
2250 Horns Hill Road
Newark, OH 43055
tharvey@hopetimber.com

Architect: Luke Baus – Project Architecture Ltd.
149 East Main Street
Hebron, OH 43025
luke@projectconstructionco.com

4. Site Plan Review for PC-25-06 – Site Plan Review for New Equipment Wash Bay Building for LRC Group 2 LLC, 171 Riverside Drive

Owner: LRC Group 2 LLC
171 Riverside Dr
Newark, OH 43055
contact@univeracompany.com

Applicant: Northpoint Ohio Architecture
19 North 4th Street
Newark, OH 43055
Phil Claggett – phil@northpointohio.com

Engineer: Willis Engineering & Surveying
12512 West Bank Dr
Millersport, OH 43046
Todd Willis – todd.willis@willisengineer.com

5. PC 25-09 - Dedication Deed for Roadway for Heath-Newark-Licking County Port Authority

Owner: Heath-Newark-Licking County Port Authority
851 Irving Wick Drive W
Heath, OH 43056
John Vermaaten – jvermaaten@hnlcpa.com
Rick Platt – rplatt@hnlcpa.com

Engineer: ADR & Associates
88 West Church St
Newark, OH 43055
Brian Wood – bwood@adrinnovation.com

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

6. Reappointing Mark Mauter to the Community Reinvestment Area Housing Council (CRAHC). This three-year term commenced on January 1, 2025 and will expire on December 31, 2027.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 11, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, FEBRUARY 18, 2025, 4:30 P.M.



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

FEBRUARY 11, 2025 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 25-04: SITE PLAN FOR EQUIPMENT GARAGE BUILDING, MOUNDBUILDERS COUNTRY CLUB, 2250 HORNS HILL ROAD***

Staff Report & Recommendations:

Overview:

The applicant intends to build a new 4992 SF building, instead of converting 2 smaller garages into a larger 7,250 SF new building as previously submitted, to accommodate the new change in ownership.

The Site Plan Review Committee submitted comments on 2/6/2025 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, 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 Planned Unit Development District (PUD), reviewed as a General Commercial use; the proposed use is a permitted use.

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

B. Safety Division Review:

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

C. Height Restrictions:

There are no height restrictions in the PUD – GC District.

D. Lot Area & Setbacks:

Parcel is approximately 163.34 acres +/-, with 0.33% building coverage (23,280 sf), which meets the lot setback and area requirements of 25% maximum coverage.

E. Off-Street Parking & Loading:

No additional parking is required for this building, we find the existing parking as acceptable.



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping on the site will not change as a result of this proposal, and we do not feel that any changes are needed due to this addition.

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.

L. Other Standards/Regulations

No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends approval of the Site Plan for this structure.

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

Planning Commission Action on Recommendation:

_____ Approved As Submitted

_____ Approved As Noted, With Contingencies

_____ Denied

Planning Director

Date



12149 Gower Road, Glenford, OH 43739

(740) 659-1480 (740) 659-1481 (Fax)

www.grabersoakflooring.com

Hardwood Flooring • Pole Building Packages • Building Materials • Generators and Power Equipment • Kitchen Cabinets • Countertops • Vinyl Siding • Custom Wood Trim • 40 Year, Standing Seam, G-Rib and Corrugated Metal

December 18, 2024

48' x 104' x 10' Pole Building Package Estimate Quote # 17676

Details:

Vented Ridge

12" Roof Overhang on Eave Sides with Vented Steel Soffit

12" Roof Overhang on Gable Ends with Solid Steel Soffit

4/12 Pitch Roof

4' O.C. Trusses

Footers Not Included***

3-ply 2x6 Laminated Post 50yr Warranty, 8' o.c.

2x12 Top Headers, Double Plated

(2) Rows 2x6 T&G Ground Contact Grade Boards

24" O.C. 2X4 Nail Girths on sides

24" O.C. 2x4 Perlins on Roof

#1 40yr 29 Gauge G-Rib Metal Roofing

#1 40yr 29 Gauge G-Rib Metal Siding

Drip Stop Vapor Barrier under Metal Roof

(4) Garage Door, Insulated Metal Back, CHI Model 2283, 10' x 8'

(2) 36" Steel Entry Door 4-way U Swing, With Lock Set

(1) Uplift Anchors, Wall Braces, Hurricane Ties, and GRK Fasteners included for code

(1) Architectural Drawings for S1 Commercial Storage Building

Job Name: Tom Harvey

Phone: 740-404-1189

Email: tharvey@hopetimber.com

Location: Newark OH (Licking County-Commercial)

Materials \$43,562.04 Tax not included.

Delivered price if Semi Truck accessible!

Labor to Install \$21,000.00 Approx price. Site unseen.

Grabers Oak Flooring is Not a Contractor.

Contractors: TBD.

Customer is to Pay Contractors Directly on Completion.

Total Installed Building \$64,562.04

This is an estimate on the materials and labor named therein, is subject to the following conditions:

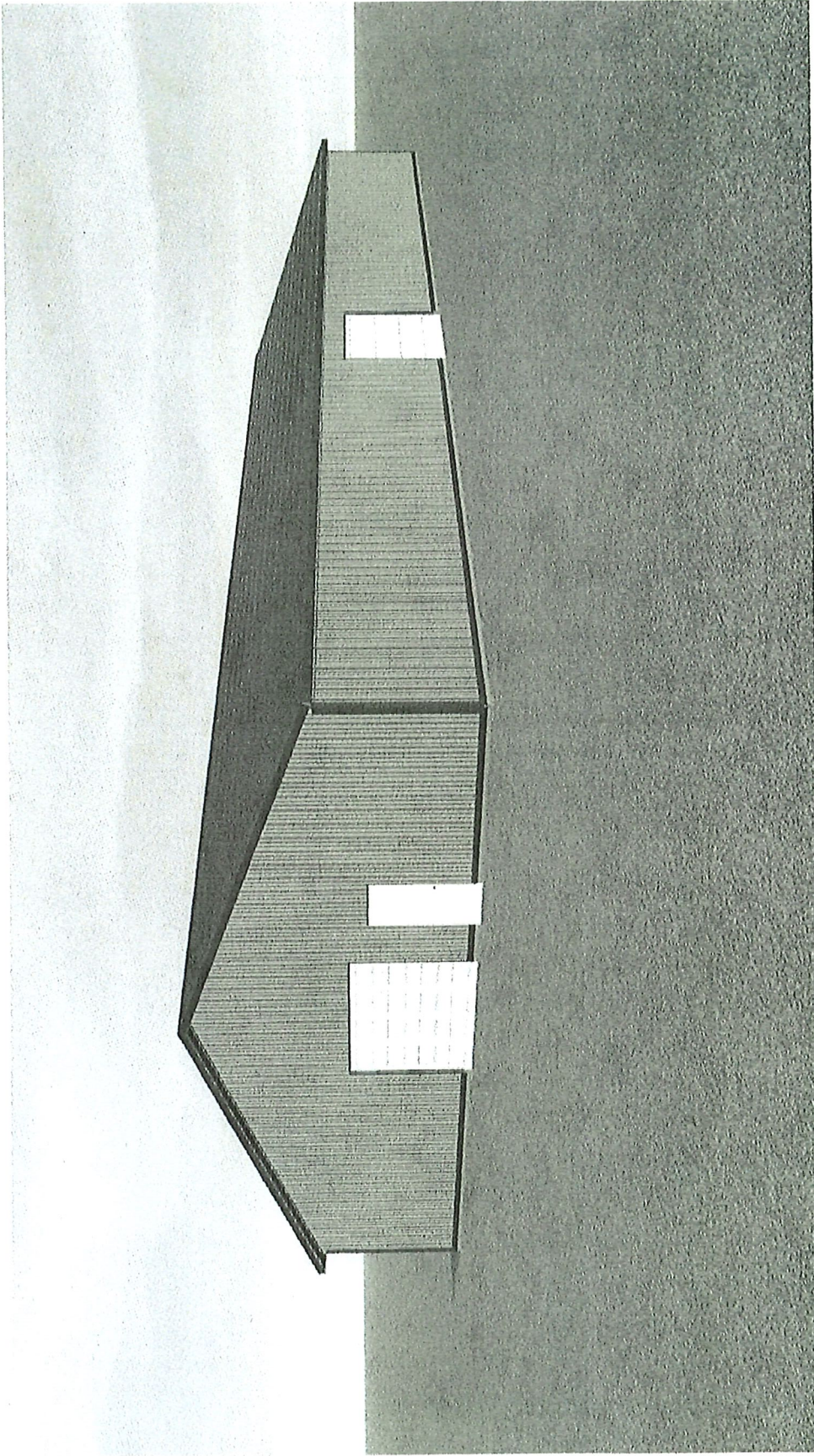
- 1. Payment terms:** a) Upon acceptance of estimate, full payment for cost of materials is required. A contract cannot be issued and work cannot be scheduled without a signed contract and payment received for materials. b) Customer is to pay building contractor for labor charges at completion of project. c) Additional payment is required if customer listed on this estimate changes the scope of work after creation of invoice. d) Graber's Oak Flooring and Pole Buildings does

not offer financing. e) This estimate is valid for 30 days after date on estimate.

2. **Building Use:** a) This building and the materials are not designed for any specific use. b) Graber's Oak Flooring and Pole Buildings is not responsible for obtaining building permits (See pricing and refund policy)
3. **Pricing and Refund Policy:** a) Prices are subject to change without prior notice depending on final drawings and specific code requirements b) Fixed pricing requires customer's signature on quote and accepted subsequent invoice. c) Graber's Oak Flooring and Pole Buildings is not responsible for clerical errors. d) All listed items are subject to cost increase from manufacturer. e) All metals are custom order and not refundable. All other items are subject to a restocking fee and additional items may not be returnable and refundable (please speak to your sales person for details on certain items). f) This estimate is terminated after 30 days of date on estimate and a subsequent invoice and contract is terminated if payment for materials is not received upon acceptance of said estimate and contract.
4. **Delivery** – a) Free delivery for complete pole building packages requires that a tractor trailer can access the job site b) Additional delivery costs depend on size of building package and distance from manufacturer c) Materials delivery, project start and completion dates are subject to availability of items on this estimate and subsequent invoice and are subject to change due to weather conditions, mechanical and equipment availability and conditions, and any and all unforeseen circumstances that could affect the same.
5. **Contractor Responsibility**** - Graber's Oak Flooring and Pole Buildings is not responsible for damages above and beyond the scope of materials described in this estimate. Graber's Oak Flooring and Pole Buildings is not a contractor, nor concrete provider, and is therefore not responsible for actions or negligence of building contractors, drivers, delivery vehicles, concrete providers, utility providers, excavators, and/or any and all service providers providing services for these materials in this estimate which may lead to a contract. Graber's can coordinate contractor services and arrange for services for this package but does not accept payment for services provided – only materials. Labor estimates are approximate prices based on historical data and a perfect building site that requires no preparation. Because Graber's cannot predict building needs at your site, a firm and final labor cost can only be provided by the actual builder once they have visited your job site and made proper determination in coordination with the customer. Concrete estimates are for reference purposes only – all concrete work must be coordinated directly with the builder. The customer reserves the right to make contractor/builder/provider arrangements outside of the scope of this estimate but must notify Graber's upon acceptance of said contract for materials and/or services.
6. **Other** – Gutters, plumbing, electrical, excavating, site preparation (but not limited to) are not included in this estimate. Please speak to your sales representative for recommendations if you need any of these services.

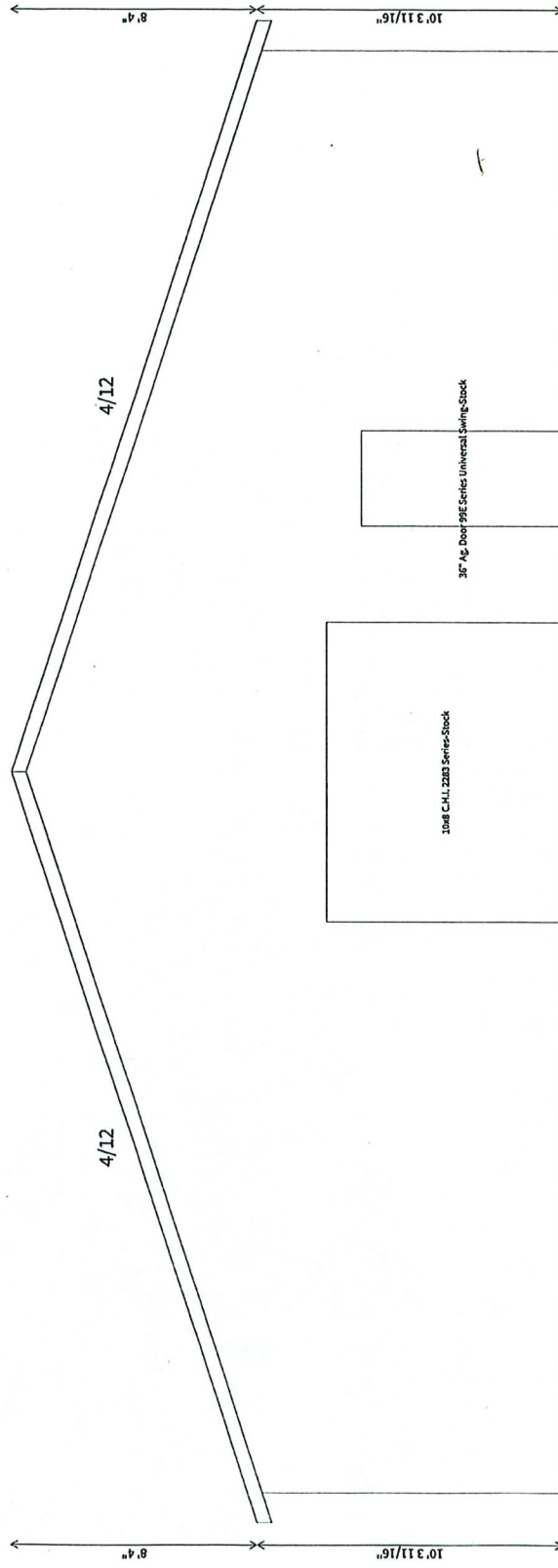


3d View for Tom Harvey

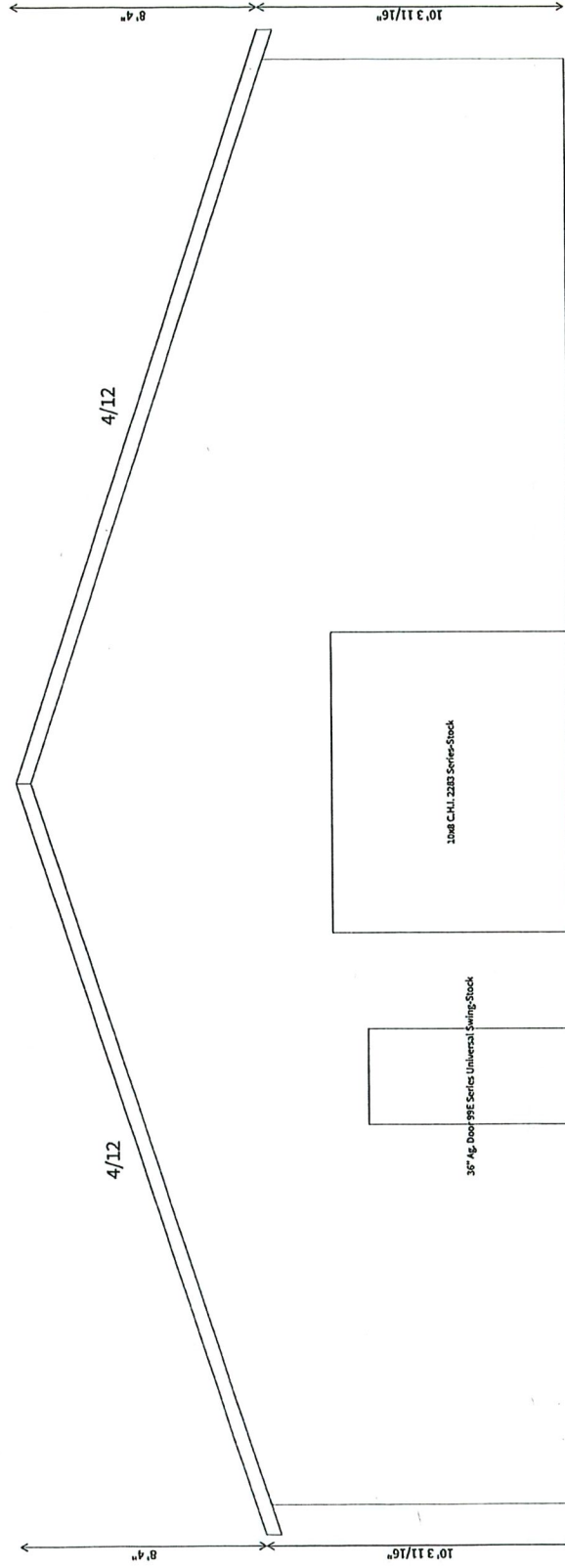


Job: Tom Harvey
Date: 12/18/2024
Time: 11:05 AM

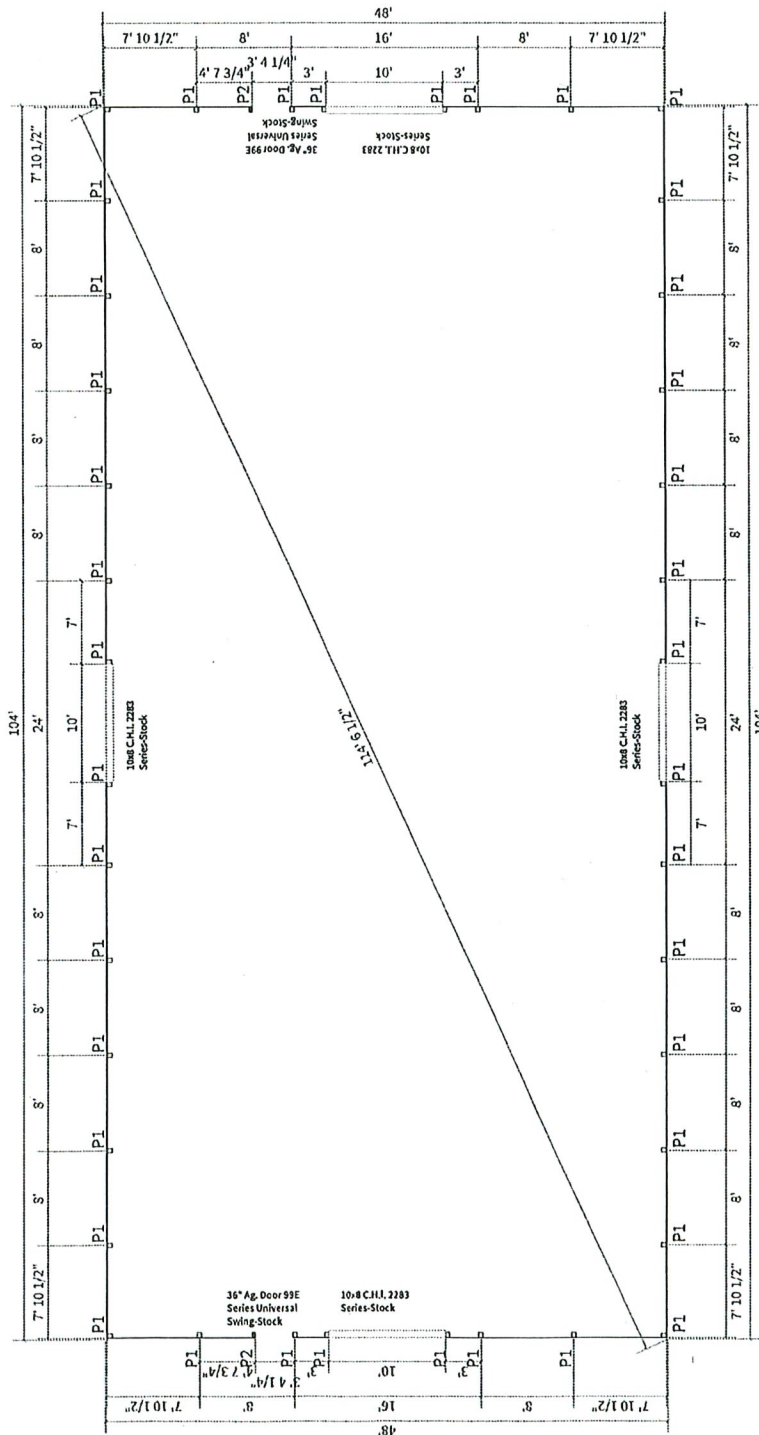
Front Elevation



Back Elevation

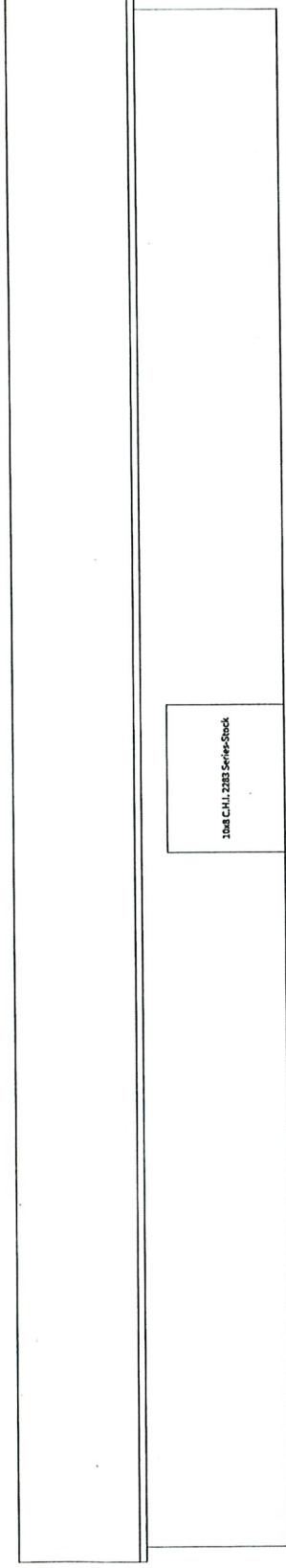


Post Layout



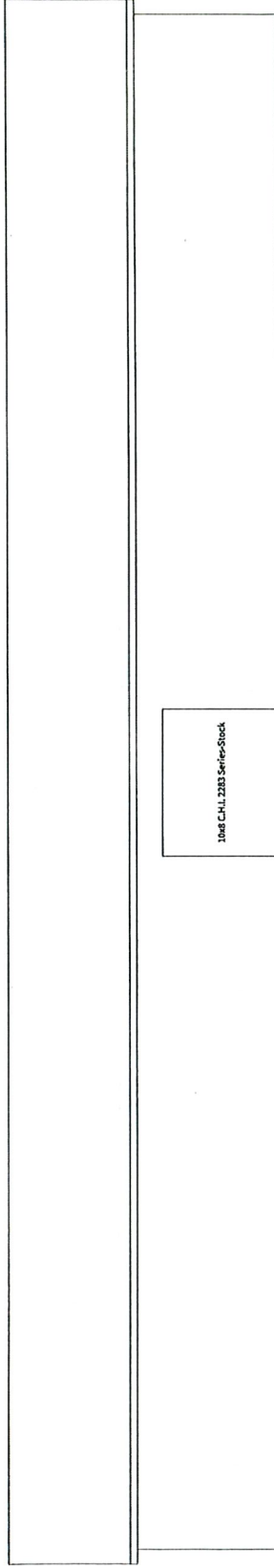
	3 Ply 2x6 Nail Lam
	15" Precast Concrete
	Cookie
P1	1' 4"x4' Hole Depth
	Treated 4x6
	15" Precast Concrete
	Cookie
P2	1' 4"x4' Hole Depth

Left Elevation

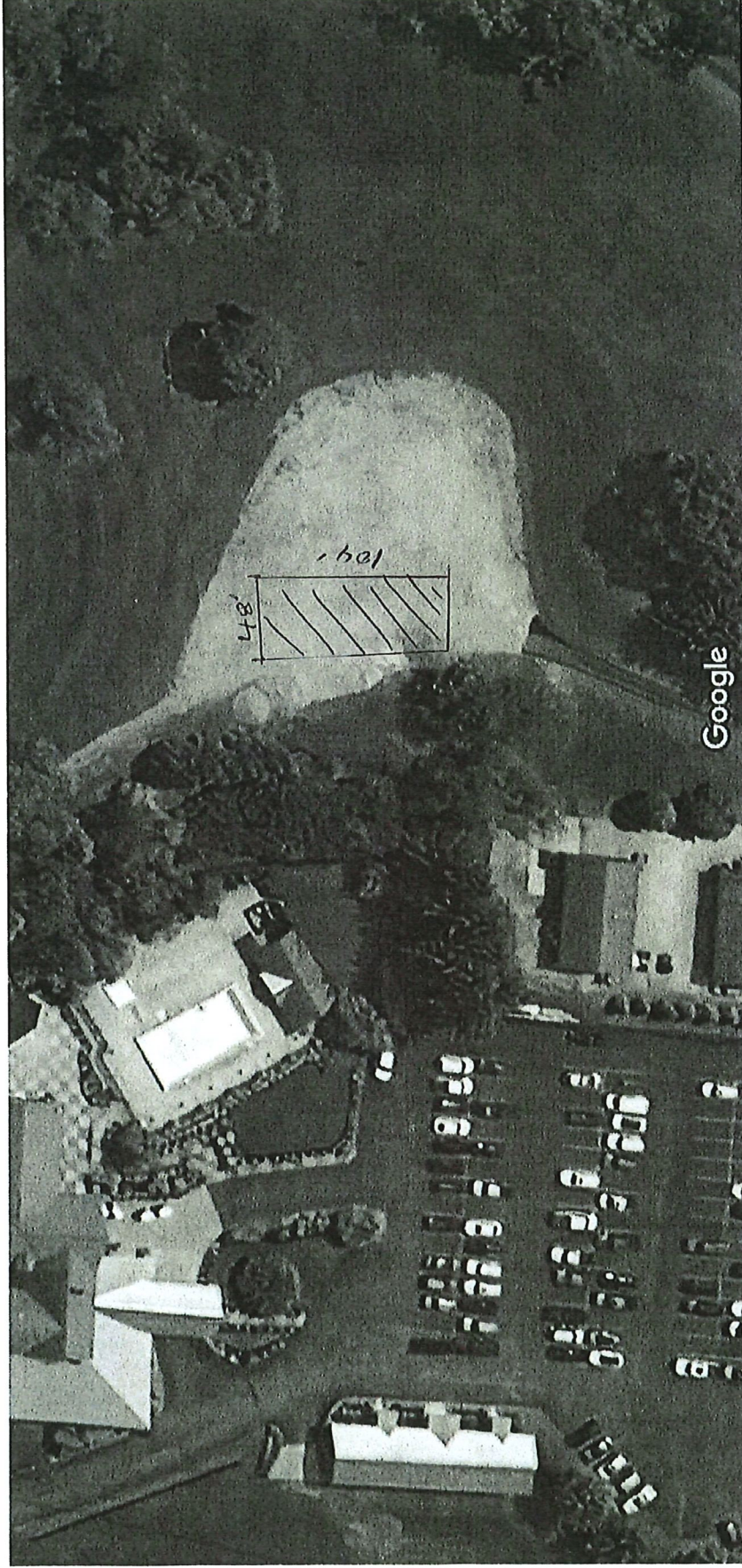


Job: Tom Harvey
Date: 12/18/2024
Time: 11:05 AM

Right Elevation



Google Maps



Imagery ©2025 Airbus, Map data ©2025 20 ft

48' x 104' Post Frame Storage Building
ON COMPACTED GRAVEL LOT.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

FEBRUARY 11, 2025 PLANNING COMMISSION MEETING

Application:

1. **PC FILE 25-06: SITE PLAN FOR NEW EQUIPMENT WASH BAY BUILDING FOR LRC GROUP 2 LLC, 171 RIVERSIDE DRIVE**

Staff Report & Recommendations:

Overview:

The applicant intends to build a 1,200 S.F. building, east of the existing buildings on this site.

The Site Plan Review Committee submitted comments on 2/6/2025 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 General Industrial District (GI); the proposed use is a permitted use.

Floodplain - The building site is located in the 1% Annual Chance (100 year) floodplain area, and a Floodplain Development Permit and associated requirements will need to be submitted for review.

B. Safety Division Review:

The Police Division has no concerns with this proposal.

The Fire Division has not submitted any review comments at this time. Any additional comments / requirements will be provided at the PC meeting.

C. Height Restrictions:

There are height restrictions in the GI District, and this proposal meets the requirements.

D. Lot Area & Setbacks:

Parcel is approximately 331,492 S.F. +/-, with 6.5% building coverage, which meets the lot area requirements.

E. Off-Street Parking & Loading:

Based on the proposed building area, 1 additional parking space is required. The plan submitted shows no specific spaces, but has a large gravel area surrounding the proposed building, which we feel is sufficient to meet this requirement.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

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. The landscaping on the site will not change



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

as a result of this proposal, and we do not feel that any changes are needed due to this addition.

- H. Public & Private Roadways – Access Management:
No changes to the driveway approaches are shown.
- I. Site Signage:
No additional signage has been submitted with the proposal.
- J. Traffic Control / Street / Right-of-Way Issues:
No other comments at this time.
- K. Engineering / Utilities:
Water and sanitary service line design for this site has been submitted for review. Engineering will follow up for compliance prior to construction. Because the site will have no change to the impervious area, no stormwater changes are expected. There are no concerns regarding providing services to this property.
- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

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

1. Resolution of Fire Dept comments and requirements, if any.
2. Submittal of Floodplain Development permit and requirements.
3. Construction plan approval for sanitary sewer, water and stormwater designs.
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 Recommendation:

- ☐ Approved As Submitted
- ☐ Approved As Noted, With Contingencies
- ☐ Denied

Planning Director

Date



Columbia, Boone County, Missouri

FINISH FLOOR COVERING.

5
3
1
2
5
2
5
5
3

ING

Columbia, Boone County, Missouri

DRAWING INCLUDES:

GENERAL STRUCTURAL DATA

DESIGNED: JAW

PROJECT NO.: 240231

SHEET:

INDEX OF SHEETS

COVER / GENERAL STRUCTURAL DATA
FOUNDATION PLAN & DETAILS

0015

0025

Columbia, Boone County, Missouri

EQUIPMENT
SHARE
5719 BULL RUN DR.
COLUMBIA, MISSOURI

CRACKETT
STRUCTURAL ENGINEERS
ENGINEERING CONSULTANTS
1000 N. MYING DR., Bldg. 1
CHAMPAIGN, ILLINOIS 61820
(312) 447-0991
www.crackettengineering.com
Crackett Engineering Consultants, LLC

PROCES
Not intended for
copy or construction

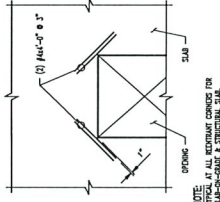
No.	Date
100	05/29/20

DESIGNED:	JWV
DRAWN:	SEH
PROJECT NO.:	24023
SHEET:	S200

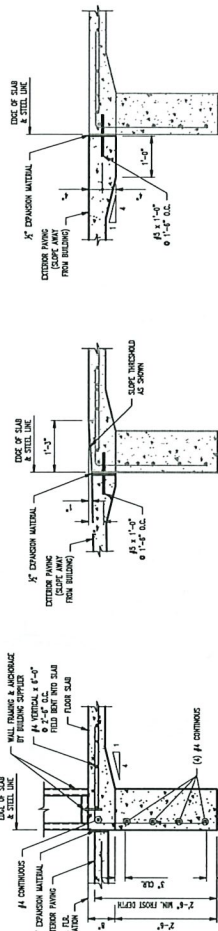
DRAWING INCLUDES:

FOUNDATION
PLAN & DETAILS

- ① REINFRANT CORNER BARS, REFER TO TYPICAL CRACK CONTROL REINFORCING DETAIL ON SHEET S200.
- ② WALK DOOR BY BUILDING MANUFACTURER.

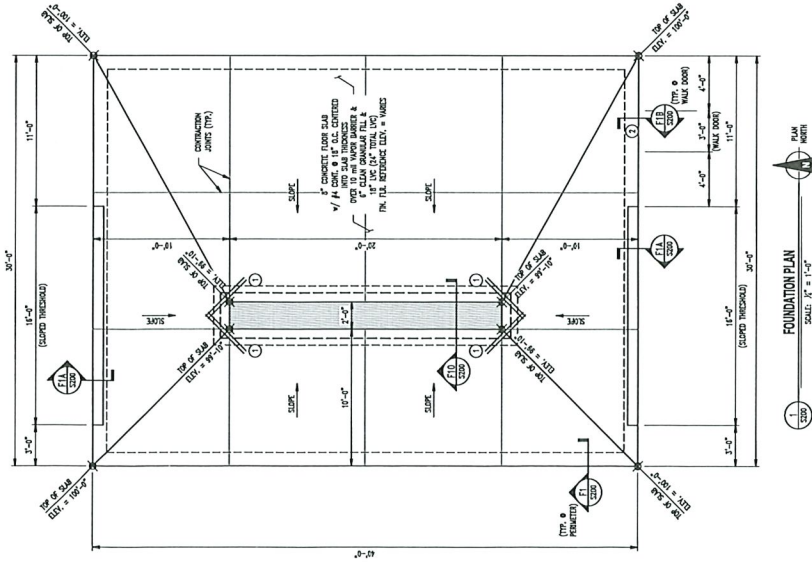
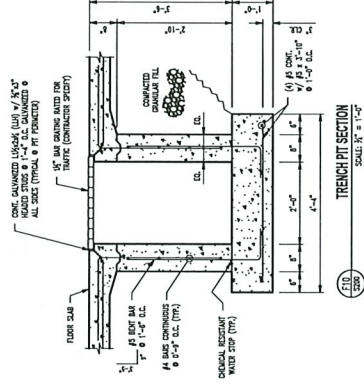


CRACK CONTROL REINFORCING



**SLOPED THRESHOLD DETAIL
(LOCATED @ GARAGE DOORS ONLY)**

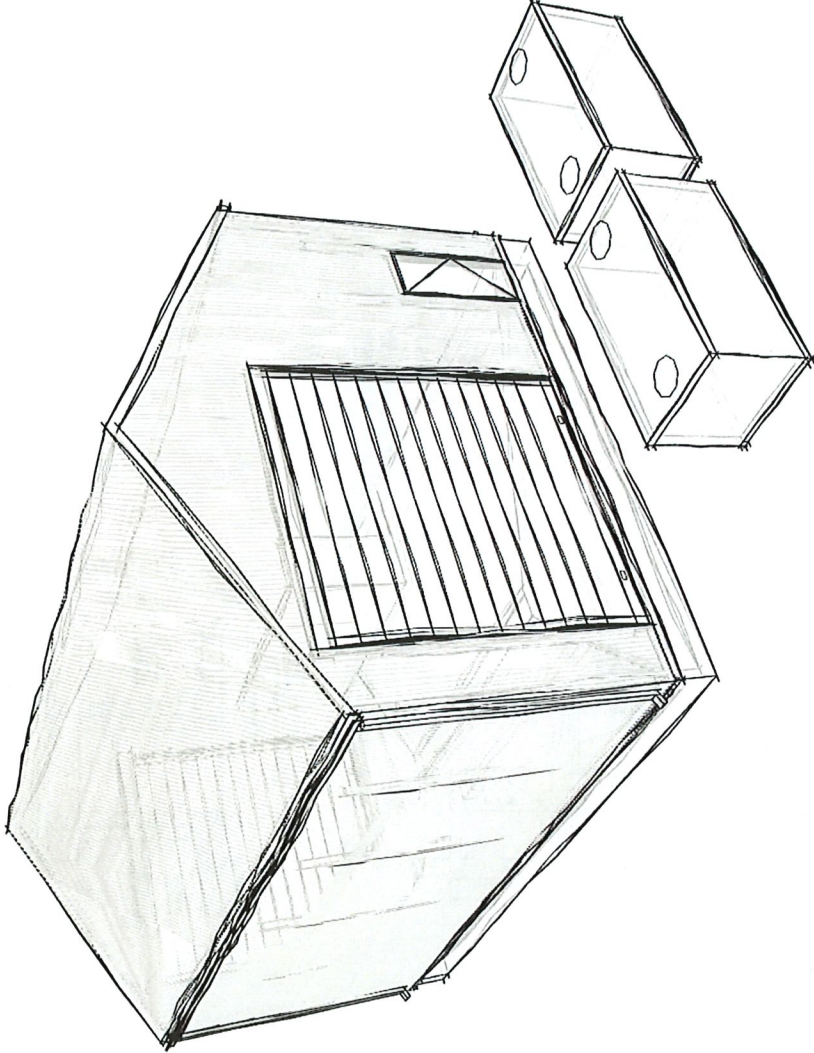
CONTINUOUS FOOTING DETAIL
SCALE: 1/4" = 1'-0"



Wash Bay

Cold Climate

General Layout for Pricing
2024 0617



Architectural Drawing Set

Drawing List - Wash Bay	
Sheet Number	Sheet Name
ARCHITECTURE	
A000	COVER SHEET
A001	GENERAL ARCHITECTURAL INFORMATION
A002	FLOOR PLAN AND BUILDING ELEVATIONS
A003	BUILDING SECTIONS & DETAILS

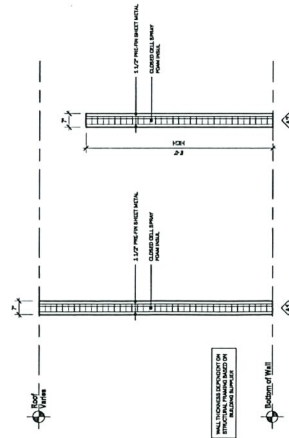


COVER SHEET

A000

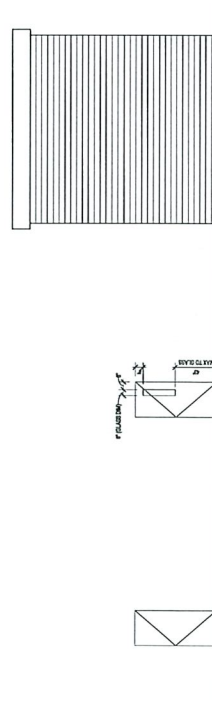


Architectural + Design
EquipmentShare
617-511-1111
617-511-1112

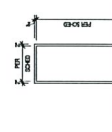


1

Number	DOOR		Frame			ALUMINUM GLAZING			Remarks
	Size	Type	Glass	Type	Material	Head	Sill	Throat	
ASD	5'0" x 7'0" x 13'4"		A	-	PM				- INCLD
ASCL	10'0" x 12'0"		-	-					- INCLD
ASD	10'0" x 12'0"		-	-					- INCLD

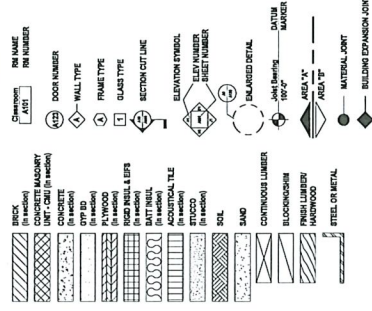


2 | DOOR TYPES



3 | Hollow Metal Frame Types

SYMBOL LEGEND



ABBREVIATIONS

[illegible]

ARCHITECT
Equipment/shed
5710 Bull Run Dr.
Columbia, MO 65203
673-2999-5322

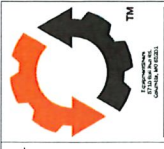
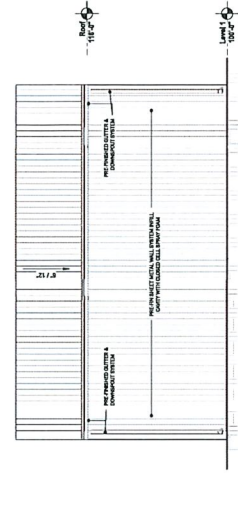
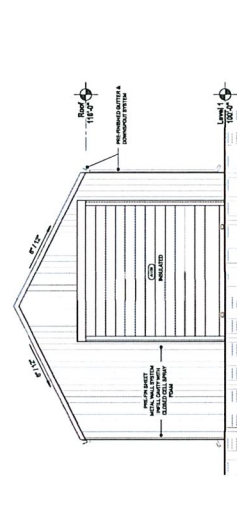
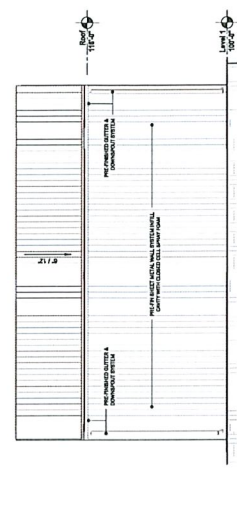
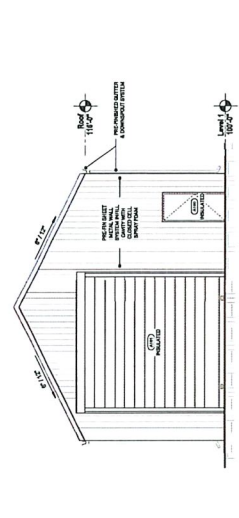
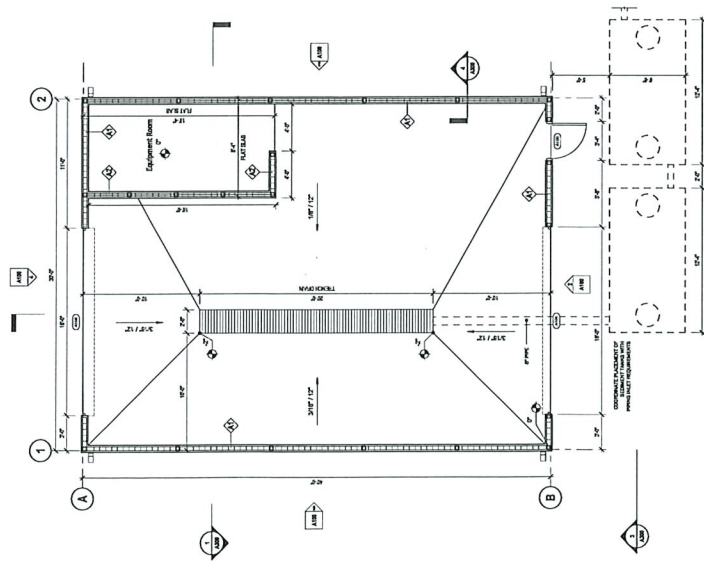
Architectural + Design
EquipmentShare

REVISIONS:	Description	Date
1		

GENERAL ARCHITECTURAL
INFORMATION

A001

SHEET KEYNOTE LEGEND



Architectural + Design
 EquipmentShare
 8715 Main Ave. 2nd Fl.
 Columbia, MD 21046
 410.326.2222

Architectural + Design
 EquipmentShare
 8715 Main Ave. 2nd Fl.
 Columbia, MD 21046
 410.326.2222

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2023

FLOOR PLANS AND BUILDING ELEVATIONS
A100

SHEET KEYNOTE LEGEND



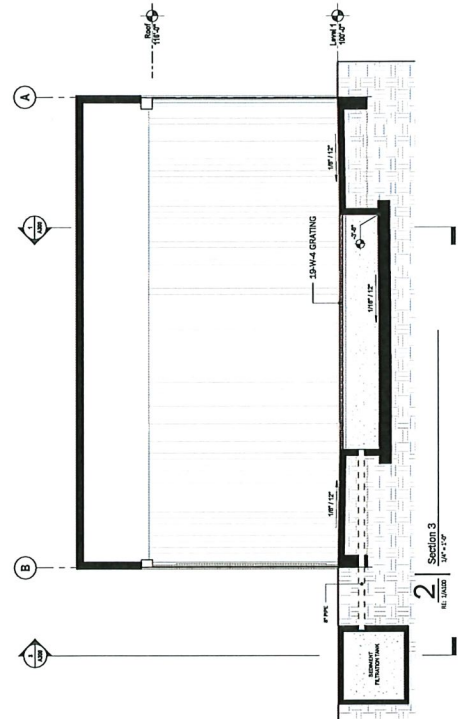
Architectural + Design
EquipmentShare
11000 1st Ave. S.W.
Burien, WA 98148
509.836.2222

Architectural + Design
EquipmentShare
11000 1st Ave. S.W.
Burien, WA 98148
509.836.2222

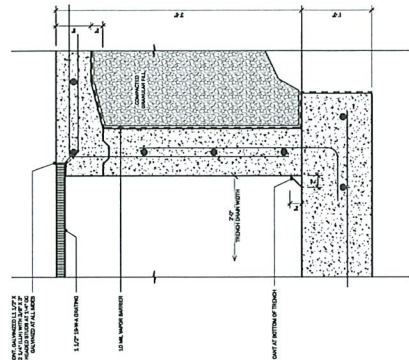
NO.	DESCRIPTION	DATE
1	REVISION	

BUILDING SECTIONS & DETAILS

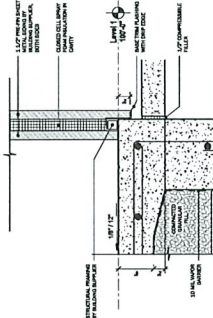
A300



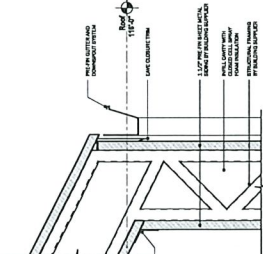
3 | Section 2
1/2" = 1'-0"
N.E. 1/4



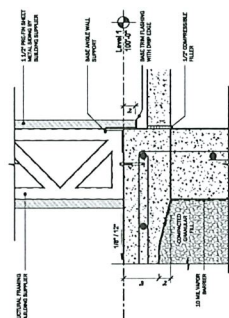
8 | TRENCH DRAIN
1/2" = 1'-0"
N.E. 1/4



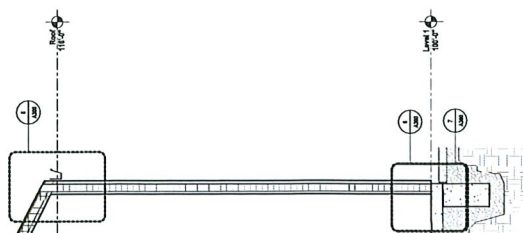
7 | SECTION DETAIL - SUB EDGE - WALL
1/2" = 1'-0"
N.E. 1/4



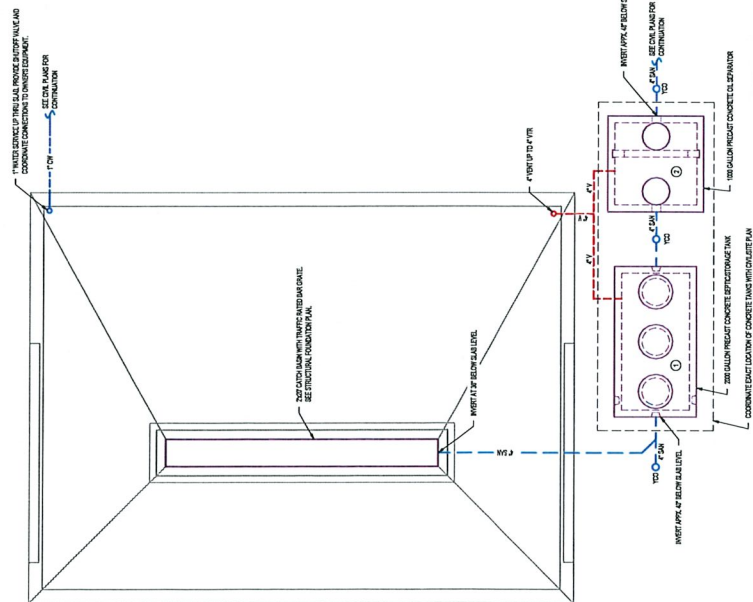
5 | SECTION DETAIL - ROOF
1/2" = 1'-0"
N.E. 1/4



6 | SECTION DETAIL - SUB EDGE - STRUCTURE
1/2" = 1'-0"
N.E. 1/4



4 | WALL SECTION
1/2" = 1'-0"
N.E. 1/4



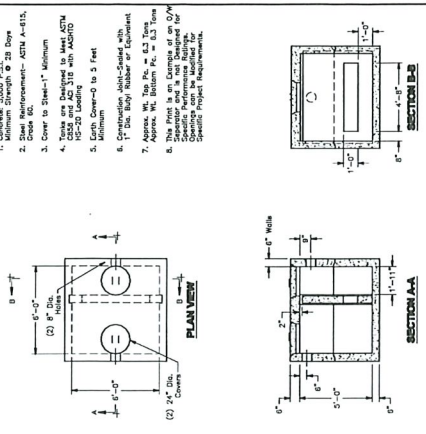
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

PLUMBING SPECIFICATIONS

- [illegible]

KEY NOTES

- ① PROVIDE 2,000 GALLON UNGLAZED PRECAST CONCRETE SPHERE TANK. PROVIDE CONCRETE REINFORCING REQUIRED FOR INSTALLATION OF HEAVY TRAFFIC 30"ITD RIM WALKERS AT GRADE. COORDINATE DRAIN LOCATION, BOTTOM AND PIPING ARRANGEMENT WITH ON-PLAN. SEE DETAIL FOR TYPICAL CONCRETE TANK DIRECTIONAL.
- ② PROVIDE 1,000 GALLON UNGLAZED PRECAST CONCRETE CILINDER TANK. PROVIDE CONCRETE REINFORCING REQUIRED FOR INSTALLATION OF HEAVY TRAFFIC 30"ITD RIM WALKERS AT GRADE. COORDINATE DRAIN LOCATION, BOTTOM AND PIPING ARRANGEMENT WITH ON-PLAN. SEE DETAIL FOR TYPICAL CONCRETE TANK DIRECTIONAL.

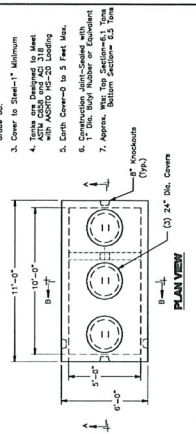


NOTES:

1. Concrete: 5,000 P.S.I.
Minimum Strength = 28 Days
2. Steel Reinforcement: ASTM A-615,
Grade 60.
3. Cover to Steel: 1" Minimum
4. Tanks are Designed to Meet
ASME and AS 316 with ASHTO
HS-20 Loading
5. Cover Concrete to 5 Feet
Minimum
6. Construction Joint-Graded with
1" Dia. Bubbly Rubber or Equivalent
7. Approx. Wt. Top Box = 0.3 Tons
8. Approx. Wt. Bottom Box = 0.3 Tons

This Print is an Example of an O/R
Superior is not designed for
Specific Performance Ratings.
Each job has its own
Specific Project Requirements.

 Oldomestic Procast®	OMW-1000	6'-0" x 6'-0" x 6'-0" LD. Oil/Water Separator 1,000 Gallon Capacity
	FILE NO. 12-00008-1000_DOTJING DATE: 04/01/2008	
	www.oldomesticprocast.com	Copyright © 2008 Oldomestic Procast



GENERAL NOTES:

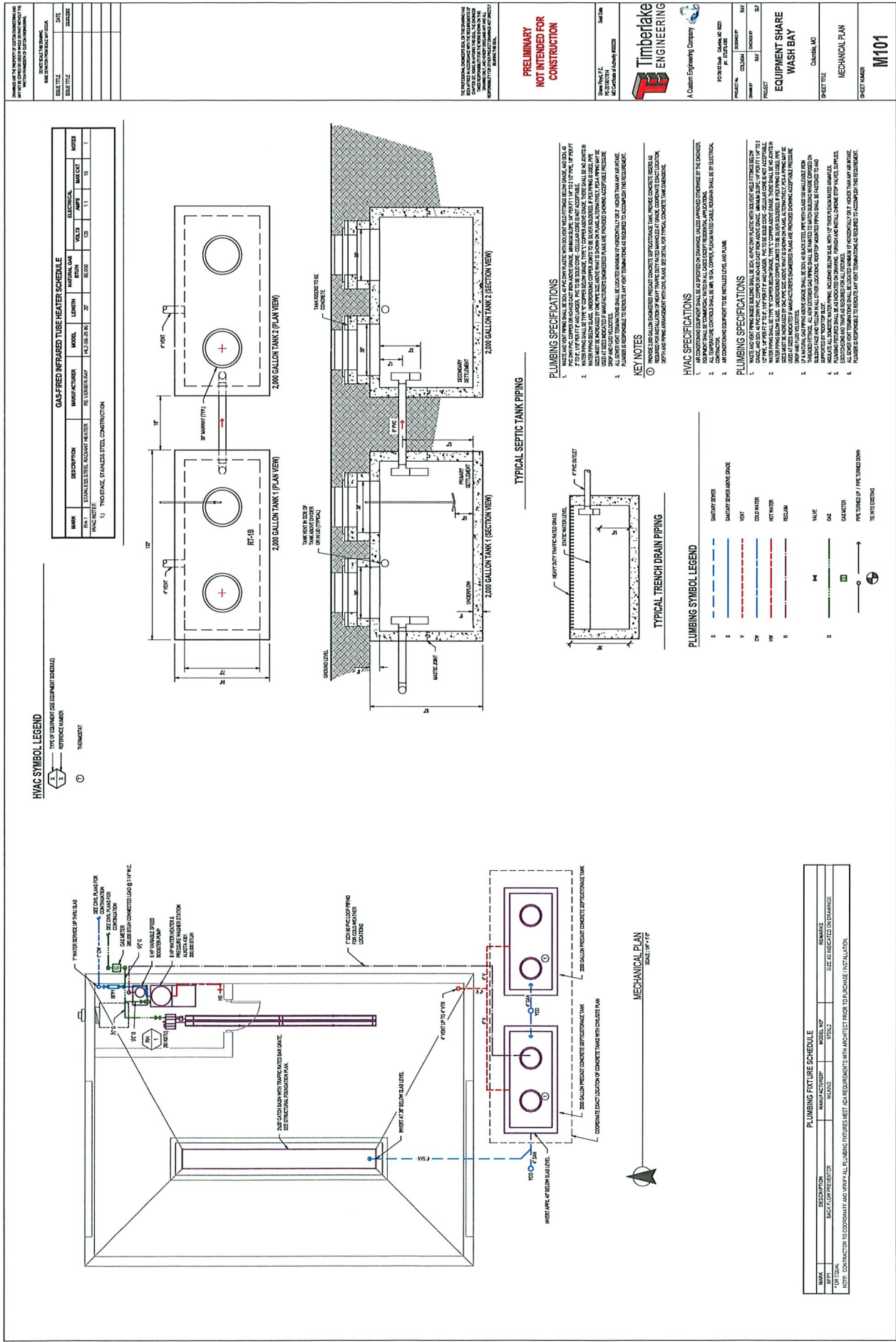
1. Concrete 3,000 P.S.I.
Minimum Strength \geq 28 Days
2. Steel Reinforcement: ASTM A-615,
Grade 60.
3. Cover to Steel-1" Minimum
4. Ties are Designed to Meet
ASTM C938 and ACI 311
with ASMTD HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Sealed with
1" Dia. Butyl Rubber or Equivalent
7. Approx. Weir Top Section=6.5 Tons
Bottom Section=6.5 Tons

Oldcastle Precast® **CST-2000** **5'-0" x 10'-0" x 6'-4" I.D.** **Septic Tank** **2,000 Gallon Capacity** **Copyright © 2020 Oldcastle Precast**

FILE NO. 324500372000_CST2WC
 DATE: 01/01/2020
www.oldcastleprecast.com



Sheet No. 222 Date: 03/01/2014 At: Columbia, KY By: J. A. Gentry, P.E.	 <p>Timberlake ENGINEERING</p> <p>A Custom Engineering Company</p>	 <p>PE 00016 Sub. No. 12251 P. E. STATE OF KY</p>	PROJECT NO. 120304 SHEET NO. 222	PROJECT EQUIPMENT SHARE WASH BAY	REV# 1 DATE 04/03/14	SHEET TITLE ELECTRICAL PLANS E100	SHEET NUMBER E100
---	---	--	-------------------------------------	--	-------------------------	---	----------------------



PLUMBING FIXTURE SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS	
BPT	BACK FLOW PREVENTER	WILSON	97542	SEE AS INDICATED ON DRAWINGS	
* OR EQUAL					
NOTE: CONTRACTOR TO COORDINATE AND VERIFY ALL PLUMBING FIXTURES MEET ALL REQUIREMENTS WITH ARCHITECT PRIOR TO PURCHASE / INSTALLATION.					

CITY OF NEWARK, LICKING COUNTY, OHIO
2025

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

CITY OF NEWARK ENGINEERS (7140) 870-7727
NEWARK DEPARTMENT OF PUBLIC WORKS (7140) 870-7727
NEWARK DEPARTMENT OF WATER AND STORM WATER DEPARTMENT (7140) 870-2783
NEWARK DEPARTMENT OF ENVIRONMENTAL CONSTRUCTION AND MATERIALS SPECIFICATIONS DATED 2012 SHALL GOVERN THIS PROJECT.

CITY OF NEWARK CONSTRUCTION AND MATERIALS SPECIFICATIONS, DATED AUGUST 1, 1990
CITY OF NEWARK DEPARTMENT OF WATER AND STORM WATER DEPARTMENT, DATED 2012 SHALL
GOVERN THIS PROJECT.

THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH ENFORCING 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.

NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL OCCUR WITHOUT A USE OF THE PUBLIC RIGHT-OF-WAY PERMIT APPROVED BY THE CITY ENGINEER AND CITY SERVICE DIRECTOR. THE PERMIT SHALL BE SUBMITTED NO LATER THAN FOUR (4) WEEKS FROM THE START DATE OF WORK WITHIN THE RIGHT OF WAY. IF ANY PORTION OF THE ROADWAY WILL BE RESTRICTED, THE CONTRACTOR SHALL DISCLOSE THIS ON THE PERMIT, AND SHALL BE RESPONSIBLE FOR

TWO-WAY TRAFFIC WILL BE MAINTAINED.

TRAFFIC CONTROL:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN TRAFFIC WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL DIRECT, MAINTAIN AND REMOVE THE NECESSARY TRAFFIC CONTROL DEVICES, BARRICADES, SIGNS, AND LIGHTS TO SAFELY MAINTAIN TRAFFIC THROUGH THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OHS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF NEWBURG'S TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.

IN NO CASE SHALL THE SPECIFICATIONS OF THESE TRAFFIC CONTROL NOTES WAIVE THE OHS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

IF PLANS PROVIDED FOR A PROPOSED CONDUIT TO BE CONNECTED TO OR CROSS OVER OR UNDER EXISTING UTILITIES, THE CONTRACT SHALL INCLUDE, WITHIN THE SPECIFICATIONS, THE FOLLOWING INFORMATION TO LINK AND CHARGE PROVIDED AS FOLLOWS:

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERFERE WITH EXISTING SEWER OR WATER LINES, THE CONTRACT SHALL INCLUDE THE FOLLOWING INFORMATION TO PROTECT THE UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN IN THE PLAN. THE CHAIRMAN SHALL BE NOTIFIED OF ANY INTERFERENCE WITH EXISTING UTILITIES BY THE CONTRACTOR. THE CONTRACT SHALL BE AMENDED TO REFLECT THE INTERFERENCE WITH AN EXISTING UTILITY.

PERMIT FOR ALL OPERATIONS ACCORDING ABOVE SHALL BE INCLUDED IN CONTRACT

GENERAL:

ALL NECESSARY PERMITS, OBTAIN ALL NECESSARY PERMITS AND PAY ALL NECESSARY FEES. ALL CONSTRUCTION STAKING REQUIRED FOR THIS PROJECT SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN RISK AND RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL NECESSARY FEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL NECESSARY FEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL NECESSARY FEES.

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

17" STONE BEDDING AND BACKFILL SHALL BE USED FROM 6" BELOW THE PIPE TO A MINIMUM OF 1' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL SHALL BE APPROVED BY THE CITY AND SHALL BE APPLIED TO STORM AND SANITARY. REPAIRS TO THE PIPE SHALL BE MADE IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD BACKFILL (SDB) (DO NOT FALL SHORT OF ANY REQUIREMENT OF REPAIR OF WATERLINES). THE BACKFILL SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS.

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

THE CONTRACTOR IS HEREBY NOTIFIED THAT HE/SHE SHALL BE RESPONSIBLE FOR CLEANING OF STREETS OR ANY MAJOR ROAD, DRIVE, SIDEWALK, OF ANY KIND AND MATERIALS THAT HAVE BEEN DEPOSITED AS A RESULT OF THE WORK OF THE CONTRACTOR'S PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF ANY MATERIALS MORE OFTEN AS DEMANDS 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 ADOPT NEAR SILENT WORKING PRACTICES. THE CONTRACTOR IS ADVISED THAT ANY NOISE THAT EXCEEDS A MAXIMUM PERMITTED LEVEL WILL BE SUBJECT TO A FINE OF \$500.00 PER DAY. PUNATIVE FOR EACH VIOLATION.

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.

[illegible][illegible]

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

CITY OF INDIANAPOLIS 1275 EAST MAIN ST INDIANAPOLIS, IN 46205 (317) 492-7772 ATTN: LUCRET BRIGHTON-Brighton@cityofindianapolis.org	CITY OF INDIANAPOLIS 34 SOUTH 3RD ST INDIANAPOLIS, IN 46205 (317) 470-7762 ATTN: LUCRET BRIGHTON-Brighton@cityofindianapolis.org
CITY OF INDIANAPOLIS 1185 EAST MAIN ST INDIANAPOLIS, IN 46205 (317) 470-7772 ATTN: LUCRET BRIGHTON-Brighton@cityofindianapolis.org	CITY OF INDIANAPOLIS 1185 EAST MAIN ST INDIANAPOLIS, IN 46205 (317) 470-7772 ATTN: LUCRET BRIGHTON-Brighton@cityofindianapolis.org

ATTN: WILL POLING - wpoling@hewlett.com
COLUMBIA GAS OF OHIO
2428 USHER AVE
ZANESVILLE, OH 43701
740-236-0701
ATTN: ROGAN ROJCEWICZ - rojanrojan@att.net
CHARTER COMMUNICATIONS
7377 HONOLU STREET
COLUMBIA, OH 43001
614-469-3065
ATTN: CALLE DAMPES - calle.dampes@charter.com

AMERICAN ELECTRIC POWER (DISTRIBUTION)
ATTN: JIMMY L. HARRIS - jimmy.harris@ape.com
KELSO, OH 43026
740-294-3631
ATTN: BILL BAILEY - bailey@ape.com
AMERICAN ELECTRIC POWER (TRANSMISSION)
700 MORRISON RD
GAHANNA, OH 43230
614-297-2200
ATTN: PAUL PATTER - jpatter@ape.com

[illegible]

WATERLINE:
WATER SERVICE LINES SHALL BE CONSTRUCTED AS PER CITY OF NEWARK STANDARD DRAWING 9000-WP-1.
WATER LINES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, CLASS 25, COATED LINED WITH BITUMINOUS COATING.
WATER MAINS SHALL BE AMERICAN DANKLING MODEL B-34-B WITH ANCHORING PIPE LENGTH AS REQUIRED TO PLACE TYPICAL JOINTS AT 10' ON CENTER. FIRST AND SECONDALY, AS SHOWN IN THE CITY OF NEWARK STANDARD DRAWING 9000-WP-1.

[illegible]

THE NORMAL WORKING PRESSURE IN THE WATERLINES WILL NOT BE LESS THAN 30 PSF AS FOR THE DESIGN OF THE CITY OF NEWARK.

THE MINIMUM COVER DEPTH FOR ALL WATERLINES SHALL BE 4 FEET UNLESS OTHERWISE SPECIFIED. THE WATERLINES SHALL BE LOCATED WITHIN A COVERED TUNNEL AND 10 FEET FROM THE EXISTING OR PROPOSED SIDEWALKS AND DRIVEWAYS. THE WATERLINES 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.

THE WATERLINES SHALL BE CONSTRUCTED TO MAINTAIN A MINIMUM OF 4.5 FEET AND A MAXIMUM OF 8.0 FEET OF COVER FROM TOP OF PIPE TO TOP ORIGNAL LINE, UNLESS OTHERWISE APPROVED BY THE UTILITIES DEPARTMENT.

[illegible]

SYSTEM ARE PROHIBITED AS PER CITY OF NEWARK ORDINANCE NUMBER 91-58 AS AMENDED.

ALL SANITARY SEWERS (HANDS AND LATRINES):

1. MATERIALS AND SPECIFICATIONS: ASTM D-3034-90N 30'
2. ALL SANITARY SEWERS WITH MORE THAN 15' OF COVER SHALL BE CONSTRUCTED WITH EXTRA STRENGTH PIPE.
3. JOINTS: JOINTS SHALL BE COVERED WITH JOINT COVERS.
4. BEDDING: CLASSIFICATION: #37 STONE (SEE PAGE 7) 3" DEPTH.
5. ALL SEWER MAINS SHALL HAVE A MINIMUM OF THREE (3) FEET OF COVER.
6. INSTALL A CLEAMOUT AT THE END OF ALL LATRINES. SEE DETAIL ON ARCHITECTURE PLAN PAGE PL-1.

ALL SANITARY MANHOLES
1. TYPE PRECAST, STD. DIA. 30"-42", 300'-2'
2. TYPE PRECAST, STD. DIA. 30"-42", 300'-2'
3. JOINT INFILTRATION: ASTM D-3339
TESTING (ALL SANITARY SEWERS - HANDS AND LATRALS)
1. MANHOLES: TEST THE CONTRACTOR SHALL MANHOLE. TEST ALL PVC SANITARY SEWER PIPES FOR
INFILTRATION A MINIMUM OF 30 DAYS AFTER INSTALLATION. THE COLLECTION SHALL NOT EXCEED 3%
INFILTRATION PER LINEAL FOOT OF PIPE. THE TEST SHALL BE CONDUCTED AT 150 P.S.I. FOR 2 HOURS.
INFILTRATION ON EXISTING SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY.
2. ALL TESTS P-417
3. ALL TESTING SHALL BE WITNESSED BY AN AUTHORIZED REPRESENTATIVE OF THE DIVISION OF
WATER.

[illegible]

ALL SANTARY SENSORS SHALL BE STAKED BY A REGISTERED SURVEYOR AT 25 FOOT STATIONS UNLESS A USER IS USED AND THEN THEY SHALL BE STAKED AT 100 FOOT STATIONS.

ALL SANTARY SENSORS SHALL BE TV CAMERA INSPECTED BY CITY PERSONNEL PRIOR TO ACCEPTANCE AND SHALL BE FREE OF SCUMPS AND STRUCTURAL DEFECTS.

A MEDIAN R-1642, EAST JORDAN 1947, OR EQUIVALENT COMBINATION RING AND LID SHALL BE USED ON ALL MANHOLES.

SANTARY SENSORS SHALL MAINTAIN A MINIMUM OF 18" VERTICAL, AND 10 FOOT HORIZONTAL CLEARANCE FROM ALL OBSTACLES.

ALL SANITARY TAPS SHALL BE CONSTRUCTED TO THE RIGHT OF WAY OR EASEMENT BY STATE UTILITY REGULATION. SANITARY TAPS SHALL NOT BE INSTALLED CLOSER THAN 8 FEET AWAY FROM EXISTING OR PROPOSED SANITARY MAINS AND OTHER LATERALS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES DURING CONSTRUCTION. METHODS FOR MAINTAINING FLOWS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. AT NO TIME WILL SANITARY SERVICE BE ALLOWED TO BE INTERRUPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING FLOWS BY THE ENGINEER TO MAINTAIN FLOWS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TO ACCURATELY PROVIDE FOR ALL FLOWS.

THE CONTRACTOR SHALL BE AWARE THAT THE EXISTING SERVICE MAY BE OPERATING UNDER _____

DRAINAGE

ALL STORM SEWER, COLLECTOR, SEWERAGE, CULVERT, MANHOLE, METHODS OF CONSTRUCTION, AND WORKMANSHIP FOR DRAINAGE AND APPURTENANCES SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF CHICAGO SPECIFICATIONS FOR SEWERAGE AND DRAINAGE, LATEST EDITION, AND CURRENT TO THE DATE OF CONTRACT. UNLESS THE REQUIREMENTS OF SUCH RULES AND A SET OF REGULATIONS ARE UPDATED BY THE FOLLOWING NOTES OR BY THE CONSTRUCTION DETAILS SET FORTH HEREON.

THE FLOW IN ALL SEWER, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES. ANY OBSTRUCTION OF THE FLOW OF SEWERAGE SHALL BE RESTORED OR DESTROYED DURING THE PROSECUTION OF THE WORK. THEY SHALL BE RESTORED TO THE ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.

THE CONTRACTOR AT HIS OWN EXPENSE TO A COMPLETE SATISFACTION TO THE CITY OF CHICAGO SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

CHICAGO, ILL. 60606

[illegible][illegible]

ADDENDUMS		
ADDENDUM NO.	ADDENDUM DATE	ISSUED BY

UNDERGROUND UTILITIES	
CONTACT SERVICE	_____
TWO WORKING DAYS	_____

OHIO811.org
Modernize Your 811g

811 OR 1-800-382-2764
(TOLL FREE)

REVISIONS	
REV. NO.	DESCRIPTION

			DRAWN	LP, TW
			CHECKED	
			Job No.	24372

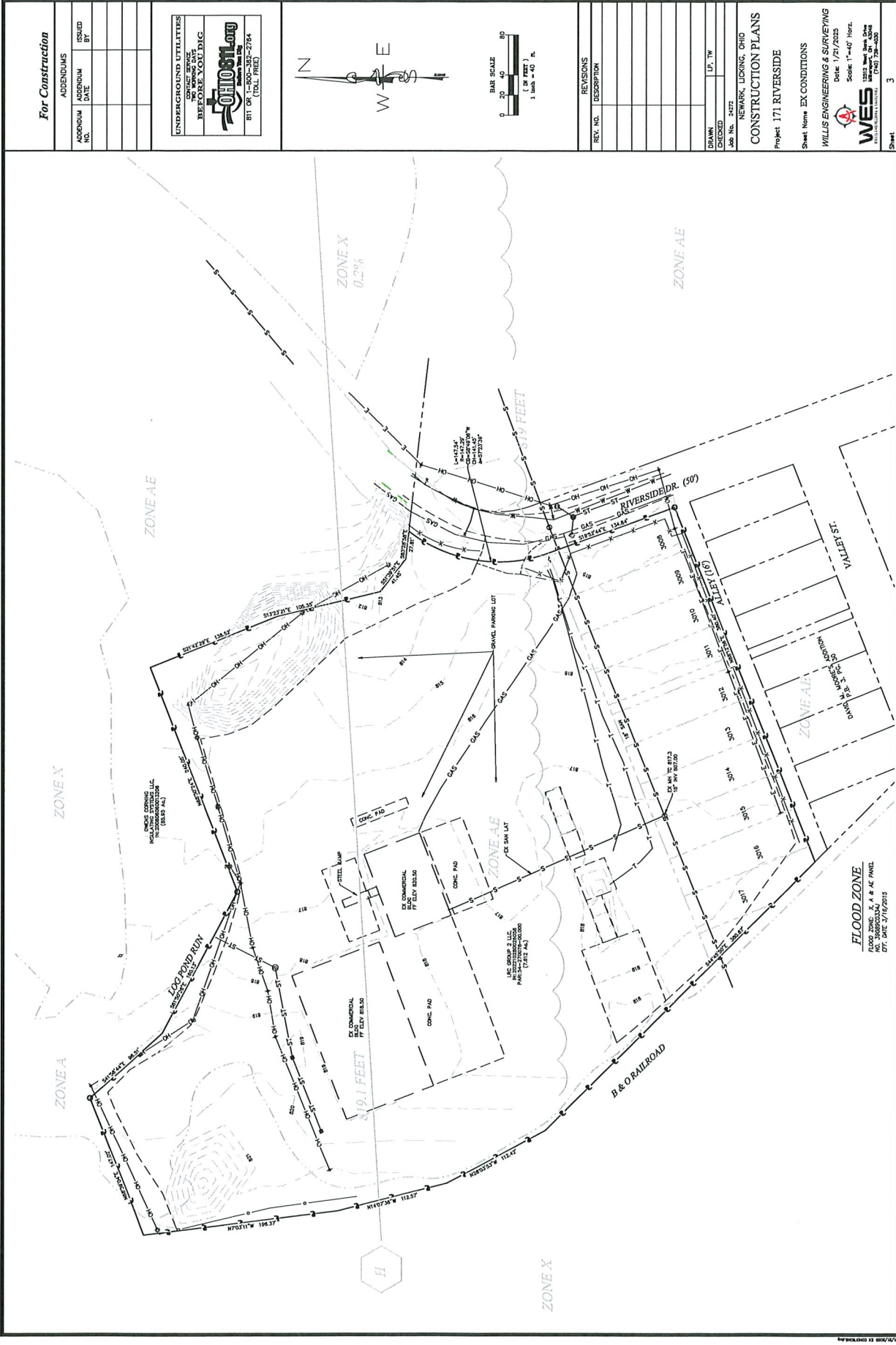
CONSTRUCTION PLANS
Project 171 RIVERSIDE
Sheet Name GEN NOTES
WILLIS ENGINEERING & SURVEYING

WES
EST. 1962 • CLONING & CONCEPTS

Scatter

12512 West North Lake
Mesa, CO 80446
(714) 738-0030

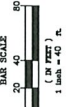
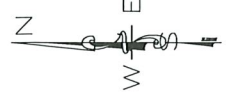
Sheet 2



For Construction

ADDENDUMS	
ADDENDUM NO.	ISSUED BY

UNDERGROUND UTILITIES
SHOWN AS EXISTING
BEFORE EXCAVATION
CHIOSTI
811 OR 1-800-362-2764
(TOLL FREE)



REVISIONS	
REV. NO.	DESCRIPTION

DRAWN	LP, TW
CHECKED	
DATE	

Job No. 2427
NEWARK, OHIO
CONSTRUCTION PLANS
Project 171 RIVERSIDE

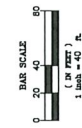
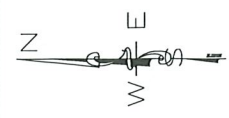
Sheet Name EX CONDITIONS
WILLIS ENGINEERING & SURVEYING
Date 1/21/2025
Scale 1"=40' Horiz.
13252 Main Hwy Drive
Newark, OH 43055
(740) 738-0020
Sheet 3

FLOOD ZONE
FLOOD ZONE X & AE PANEL
NO. 240202024
DTF DATE 3/14/2015

For Construction

ADDENDUMS	
ADDENDUM NO.	ISSUED BY

UNDERGROUND UTILITIES
NO WORKING TRENCHES
BEFORE YOU DIG
OHIO
811 OR 1-800-4-A-DIG
(TOL 1/25)



REV. NO.	DESCRIPTION

DRAWN	LP, TW
CHECKED	
DATE	

NEWARK, OHIO
Job No. 24272

CONSTRUCTION PLANS
Project: 171 RIVERSIDE

Sheet Name: SITE PLAN

WILLIS ENGINEERING & SURVEYING
Date: 1/21/2023
Scale: 1"=40' Horiz.
12513 Willis Lane, Dayton, OH 45424
937.272.0000



Sheet: 4



City of Newark
Division of Engineering

MEMORANDUM

TO : NEWARK PLANNING COMMISSION

FROM: BRIAN R. MOREHEAD, CITY ENGINEER

DATE : 6 FEBRUARY 2025

RE: DEDICATION DEED of New Street Right-of-Way – STEMFlex Way

I have reviewed the dedication documents for the above right-of-way, located on the west side of Mt. Vernon Road, between North 21st Street and Myrtle Avenue. The following comments are based on my review and compliance with the Subdivision Ordinance of The City of Newark.

This dedication is a confirmation of the new street right-of-way that was developed as a result of improvements to the Heath-Newark-Licking County Port Authority site at 1401 Mt. Vernon Road. The proposed name for the new street is STEMFlex Way.

Due to the complexity of the real estate transaction between HNLCPA and the adjacent property owners, The Condominium at Northpointe Association and The Condominium at Northpointe Association, the decision was made by legal to dedicate the right-of-way by deed rather than by plat, which we normally see.

RECOMMENDATION

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

BRM

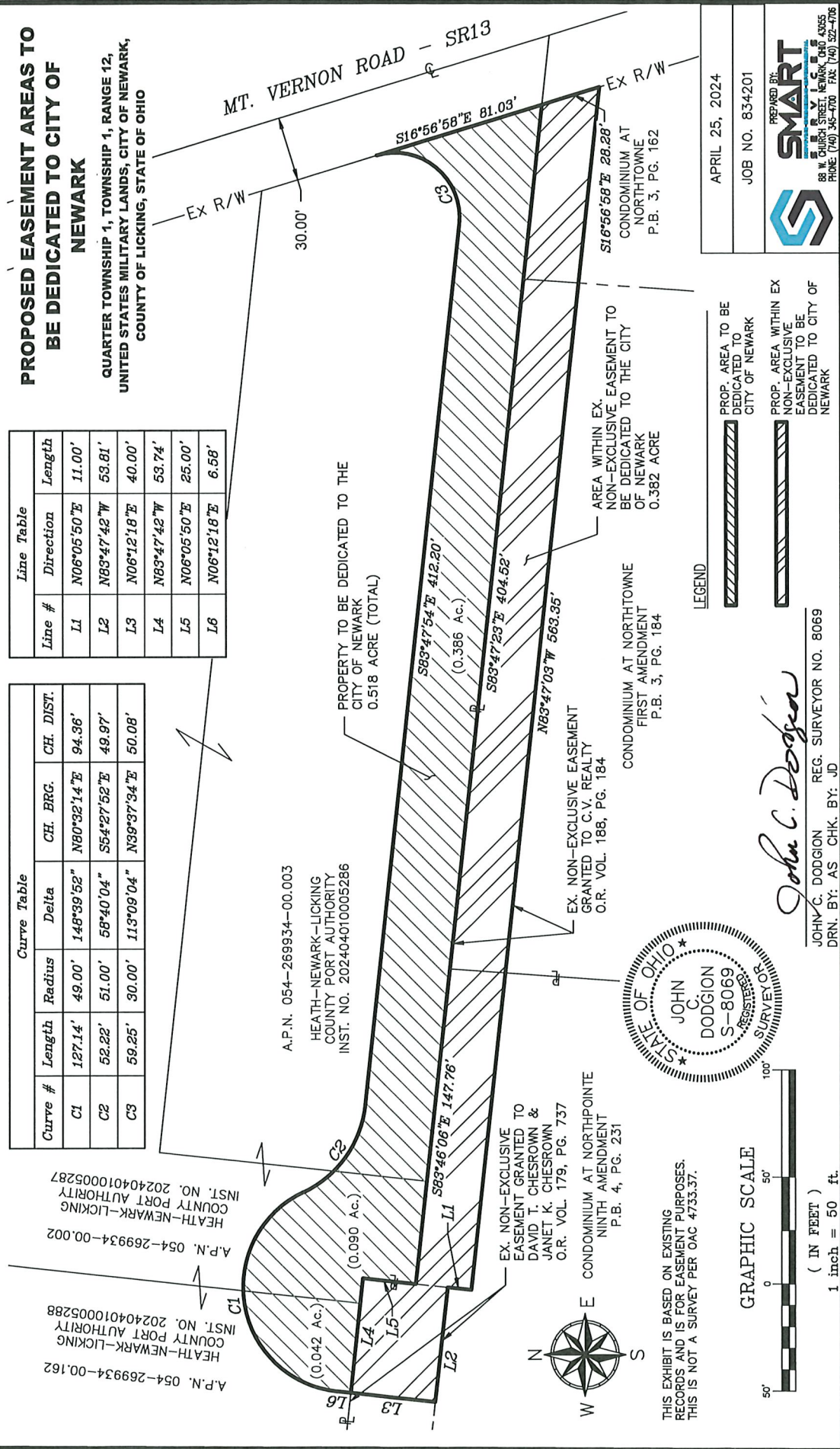
Cc: George Carter, Zoning Inspector
Zoning File PC-25-09
City Engineer

PROPOSED EASEMENT AREAS TO BE DEDICATED TO CITY OF NEWARK

QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 12,
UNITED STATES MILITARY LANDS, CITY OF NEWARK,
COUNTY OF LICKING, STATE OF OHIO

Line Table		
Line #	Direction	Length
L1	N06°05'50"E	11.00'
L2	N83°47'42"W	53.81'
L3	N06°12'18"E	40.00'
L4	N83°47'42"W	53.74'
L5	N06°05'50"E	25.00'
L6	N06°12'18"E	6.58'

Curve Table				
Curve #	Length	Radius	Delta	CH. BRG.
C1	127.14'	49.00'	148°39'52"	N80°32'14"E
C2	52.22'	51.00'	58°40'04"	S54°27'52"E
C3	59.25'	30.00'	113°09'04"	N39°37'34"E



APRIL 25, 2024

JOB NO. 834201

PREPARED BY:
SMART
88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 322-4706

PROP. AREA TO BE DEDICATED TO CITY OF NEWARK

PROP. AREA WITHIN EX. NON-EXCLUSIVE EASEMENT TO BE DEDICATED TO CITY OF NEWARK

JOHN C. DODGION
 REG. SURVEYOR NO. 8069
 DRN. BY: AS CHK. BY: JD

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

THIS EXHIBIT IS BASED ON EXISTING RECORDS AND IS FOR EASEMENT PURPOSES. THIS IS NOT A SURVEY PER OAC 4753.37.

DEED OF DEDICATION OF EASEMENT AND RIGHT OF WAY

Heath-Newark-Licking County Port Authority, a port authority organized under Chapter 4582 of the Ohio Revised Code, and **The Condominium at Northtowne Association**, an Ohio not-for-profit corporation, and **The Condominium at Northpointe Association**, an Ohio not-for-profit corporation, for \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant and dedicate to **The City of Newark**, an Ohio municipal corporation, an easement and right of way for public use on, over, across, under, and through the real estate being more fully described in Exhibit A (the "Property"), together with the right to install, construct, maintain, repair, replace, and relocate public streets, sidewalks, utilities, light poles, street signs, and traffic signals.

Reference is hereby made to Ordinance Number _____ / Resolution Number _____ whereby the Council of The City of Newark accepted the dedication of easement and right of way for public use on, over, across, under, and through the Property.

[*Signature Pages to Follow*]

EXECUTED this 12th day of July,
2024.

The Condominium at Northtowne Association

Signature: Dorothy Ferguson
Print Name: DOROTHY FERGUSON
Print Title: Board President

STATE OF OHIO)
) SS
COUNTY OF LICKING)

The foregoing instrument was acknowledged before me this 12th day of July,
2024, by DOROTHY FERGUSON, Board President of **The Condominium** at
Northtowne Association, an Ohio not-for-profit corporation, on behalf of said corporation.



ERIN GRIGSBY
Notary Public, State of Ohio
My Commission Expires 03/08/2026

Erin Grigsby
NOTARY PUBLIC

[Signature Page to Deed of Dedication of Easement and Right of Way]

EXECUTED this 24th day of April, 2024.

The Condominium at Northpointe Association

Signature: *Cheryl Grubough*

Print Cheryl Grubough Name:

Print Title: Board President

STATE OF OHIO)
) SS
COUNTY OF LICKING)

The foregoing instrument was acknowledged before me this 24th day of April, 2024, by CHERYL GRUBOUGH, Board President of **The Condominium at Northpointe Association**, an Ohio not-for-profit corporation, on behalf of said corporation.



KANDACE L WATKINS
Notary Public
State of Ohio
My Comm. Expires
April 5, 2028

Kandace Watkins
NOTARY PUBLIC

This instrument was prepared by:
Reese Pyle Meyer PLL
36 N. Second St., P.O. Box 919
Newark, Ohio 43058-0919
(740) 345-3431

[Signature Page to Deed of Dedication of Easement and Right of Way]

EXHIBIT A

1

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17

18

QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 12,
UNITED STATES MILITARY LANDS, CITY OF NEWARK,
COUNTY OF LICKING, STATE OF OHIO

Curve #	Length	Radius	Delta	CH. BRG.	CH. DIST.
C1	127.14'	49.00'	146°39'52"	N80°32'14"E	94.36'
C2	52.22'	51.00'	58°40'04"	S54°27'52"E	49.97'
C3	59.25'	30.00'	113°09'04"	N39°37'34"E	50.08'


Line Table		
Line #	Direction	Length
L1	N06°05'50"E	11.00'
L2	N83°47'42"W	53.81'
L3	N06°12'18"E	40.00'
L4	N83°47'42"W	53.74'
L5	N06°05'50"E	25.00'
L6	N06°12'18"E	6.58'

PROPERTY TO BE DEDICATED TO THE
CITY OF NEWARK
0.518 ACRE (TOTAL)

NON-EXCLUSIVE EASEMENT TO
BE DEDICATED TO THE CITY
OF NEWARK
0.382 ACRE

GRAPHIC SCALE

John C. Dodgion
JOHN C. DODGION REG. SURVEYOR
DRN. BY: AS CHK. BY: JD



PROP. AREA WITHIN EX
NON-EXCLUSIVE
EASEMENT TO BE
DEDICATED TO CITY OF
NEWARK

PREPARED BY:
SMART
88 W. CHURCH STREET, NEWARK, OHIO
PHONE: (714) 345-2700 FAX: (714)


APRIL 25, 2024


JOB NO. 834201

JOB NO. 834201



MARK MAUTER
DEVELOPMENT DIRECTOR

 740-670-7533

 MMauter@newarkohio.net

 NewarkOhio.net

February 11, 2025

Dear Planning Commission Members:

The Ohio Revised Code Section 3735.69 requires that the Planning Commission of any municipality that has a Community Reinvestment Area (CRA) appoint one member to a Community Reinvestment Area Housing Council (CRAHC):

3735.69 Community reinvestment area housing council - powers and duties.

(A) A community reinvestment area housing council shall be appointed for each community reinvestment area. When the area is located within a municipal corporation, the council shall be composed of two members appointed by the mayor of the municipal corporation, two members appointed by the legislative authority of the municipal corporation, and one member appointed by the planning commission of the municipal corporation. The majority of the foregoing members shall then appoint two additional members who shall be residents of the political subdivision. When the area is located within an unincorporated area of a county, the council shall be composed of one member appointed by each member of the board of county commissioners of the county where the area is located and two members appointed by the county planning commission. The majority of the foregoing members shall then appoint two additional members who shall be residents of the political subdivision. Terms of the members of the council shall be for three years. An unexpired term resulting from a vacancy in the council shall be filled in the same manner as the initial appointment was made.

The council shall make an annual inspection of the properties within the community reinvestment area for which an exemption has been granted under section 3735.67 of the Revised Code. The council shall also hear appeals under section 3735.70 of the Revised Code.

(B) On or before the thirty-first day of March each year, any municipal corporation or county that has created a community reinvestment area under section 3735.66 of the Revised Code shall submit to the director of development a status report summarizing the activities and projects for which an exemption has been granted in that area.

Effective Date: 01-13-1993

I respectfully request that the Planning Commission consider reappointing me to a three-year term, to this council in order to continue Newark's duties associated with the CRAs. This term will commence on January 1, 2025 and expire on December 31, 2027.

Sincerely,

Mark Mauter, Economic Development Director