

**PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 8, 2022 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 11, 2021 PLANNING COMMISSION MEETING**

PUBLIC HEARING

3. ZONING CHANGE FOR 26 VINE STREET

Application Number : PC-21-54
Owner: Crawford Rentals LLC
Applicant: Kevin Crawford
Current Zoning: RH – Single-Family Residence, High Density District
Proposed Zoning: HB – High Intensity Business District

4. ZONING CHANGE FOR 404 RIDGE AVE. LOT 3975

Application Number : PC-21- 59
Owner: Asset 1 Investments LLC
Applicant: Kyle Hall
Current Zoning: RH – Single-Family Residence, High Density District
Proposed Zoning: MFR – Multi-Family Residence District

5. ZONING CHANGE FOR 404 RIDGE AVE. LOT 3976

Application Number : PC-21- 60
Owner: Asset 1 Investments LLC
Applicant: Kyle Hall
Current Zoning: RH – Single-Family Residence, High Density District
Proposed Zoning: MFR – Multi-Family Residence District

OLD BUSINESS

6. REVIEW OF PRELIMINARY PLAT FOR WILLOW BEND

Application Number: PC-21-52
Applicant: Rockford Homes, 999 Polaris Pkwy, Suite 200, Columbus, Oh 43240 – Justin Lowe
Engineer: ADR & Associates, Ltd., 88 West Church Street, Newark, Oh 43055 – Ryan Badger

NEW BUSINESS

7. SITE PLAN REVIEW FOR FOX RUN APARTMENTS, PHASE 2

Application Number: PC-21-62
Applicant: ADR & Associates – Ryan Badger, 88 West Church St, Newark, Oh 43055
Owner: HM/King Rd LLC, 4393 Arbor Lake Dr., Groveport, Oh., 43125

8. LOT SPLIT FOR 425 SENIOR DRIVE

Application Number: PC-22-03
Owner: Newark Ohio Investors, LLC., 50 W. Fifth Ave., Columbus, Oh 43201
Representative: Jeremy VanOstran, Verdantas (Hull Inc.)

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 8, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, FEBRUARY 22, 2022 4:30 P.M.

City of Newark
Division of Engineering

MEMORANDUM

TO : NEWARK PLANNING COMMISSION
FROM: BRIAN R. MOREHEAD, CITY ENGINEER
DATE : 6 JANUARY 2022
RE : PRELIMINARY PLAT FOR WILLOW BEND SUBDIVISION

Per your request, I have reviewed the Preliminary Plat for the above-mentioned subdivision. The following comments are based on my review and compliance with the Subdivision Ordinance of The City of Newark.

The City has existing zoning for this site as the Single Family Residential – Low Density district - RL for this development; there are references and dimensions shown on the plat that refer to RM zoning district, which is incorrect.

The City Administration wishes 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 could be addressed in such an agreement.

This review is being made to allow the developer to submit the construction plans for this site, and some construction concepts will be necessary to finalize the negotiations regarding this development.

SECTION 3.06

- 1.C.3.b.** Regarding the existing private utility easements showing on the ALTA survey, the City will need to be briefed on the terms of what improvements are allowed in these areas, and any other encumbrances on this property. We will not sign construction plans without adequate assurance that the improvements can be built across these easements.
- 2.C.3.e.** On Page 3, Schematic Plan, there are several corrections needed:
- a. the Zoning information shown is incorrect; this parcel is zoned in the RL district.
 - b. the waterways should be shown on the drawing, and a no-development buffer needs to surround these areas.
 - c. the street name at the Willow Bend Drive needs corrected to show Willow Way to the west. Shows up correctly in the Plan and Profile sheets.

- 3.C.4.a.** On Page 2, Typical Sections, the street names are incorrect, from another subdivision in Newark. Also, the pavement width at the intersection of River Road and Willow Bend Drive will need to be widened, and the design and right-of-way should anticipate a future mini-roundabout or turn lanes at this intersection, as has previously been discussed.
- 4.C.4.b.** On Page 4, Plan & Profile, an additional 20' of right-of-way is shown along the north side of River Road, which matches the previously platted right-of-way in adjacent Park Trails Subdivision, to be used for roadway and utility improvements.
- 5.C.4.d.** On Page 2, Typical Sections, the Typical Lot Plan is incorrect, the setbacks reflect those of the RM zoning district, not the RL district as currently zoned. All of the subsequent sheets should be checked for RL compliance, as there are no dimensions given on the later sheets.
- 6.C.4.d.** Official addresses from City Engineering will need to be added to any future plan or plat submittals.
- 7.C.4.e.** The proposed open space areas, the storm water detention areas and any water course easement will need to be designed with the thought in mind that it will need to be maintained by a private source, such as a Home Owner's Association. The City will not take over ownership of these areas. This will need to be noted on the future plan or plat submittals.
- 8.C.4.e.** The ownership and maintenance of reserve areas and open space should be detailed in the Development Agreement and noted on the Final Plat, as with the items previously noted.
- 9.C.4.e.** On Page 4, details and easements will be needed around the culvert structure, as it would become public infrastructure for ownership and maintenance.
- 10.C.4.h.** There is an issue that the City is working to resolve regarding providing improved water pressure and fire protection for this development with the current water supply system. Roger Loomis, Utilities Supt., is working to make the improvements / changes that are needed to our system to accommodate this project and to buffer the existing developments. We have previously discussed this with the developer.
- 11.C.4.h.** There is no gravity sanitary sewer immediately available to this site, however a future extension of gravity sewer is in the planning stages. Until that is available, sanitary sewer will need to be directed to the pumping station in Park Trails Subdivision, with a future connection to the gravity sewer provided when the pump station is abandoned.

SECTION 4.02

12.G. There are several locations where the change in grade of the street is less than the 300' spacing requirement; given the topography and to eliminate massive earth moving to meet the requirement, we find this acceptable.

SECTION 4.03

13.A. Sidewalks are shown on this plat, and will be on both sides of the street. A future sidewalk or pedestrian path along River Road should be addressed in the Development Agreement, due to the current planning for improvements to the roadway.

SECTION 4.07

14. No covenants or deed restrictions have been filed with this plat.

SECTION 4.09

15. The storm drainage system is to be designed to meet the requirements of the City's Stormwater Design Manual, and this submittal will be fully reviewed as part of the construction plan development.

GENERAL

16. The Developer should be aware of the agreements between the City and M/I Homes regarding the establishment of a special assessment district to help pay the oversize cost of the existing sanitary sewer in Park Trails Subdivision.

In addition, the City has had discussions with the Granville Exempted Village School District to discuss the existing Newark/Granville Community Authority, which would provide benefits to the school district as land in this area is developed. The Developer shall make contact with these entities to discuss the details of these items, and inform Planning Commission of the results.

RECOMMENDATION

Based on my review, I recommend a resolution of the technical corrections needed on this Preliminary Plat, with the plat then resubmitted for final approval by Planning Commission at a future meeting.

Some of these items may be addressed on the construction plans, but the zoning items listed above are troubling. The City and Developer also need to meet soon to begin crafting a Development Agreement. Our policy is that construction plans will not be signed until these issues have an adequate resolution.

BRM

cc: Rockford Homes – Justin Lowe, 999 Polaris Parkway, Suite 200,
Columbus, OH 43240
Ryan Badger, ADR & Associates, Ltd., 88 West Church St., Newark, OH
43055
Commission Members
Troy Warnock, LC Building Code Administrator
Chad Brown, LC Health Commissioner
George Carter, Zoning Inspector
File
City Engineer



ADR & Associates, Ltd.
88 West Church St.
Newark, Ohio 43055
740-345-1921
Fax 740-345-4994

Clientcentric Consulting
Design . Engineering . Innovation

November 15, 2021

Brian Morehead, PE
George Carter, Deputy Code Admin. & Zoning Insp.
City of Newark
40 West Main Street
Newark, OH 43055

Re: Willow Bend., Residential Subdivision, Preliminary Plat Plan

Gentlemen,

Enclosed you will find the following information for your zoning approval:

- One (1) digital .pdf of the Preliminary Plat and Stormwater Management Report
- One (1) Preliminary Plat Application and supporting property owner information

If you have any questions, comments, or concerns, please feel free to contact myself.

ADR & Associates, LTD.

R. Ryan Badger
Director of Development

c: 21-098

APPLICATION
APPROVAL OF PRELIMINARY PLAT
CITY OF NEWARK
LICKING COUNTY, OHIO

Date: _____

1. Name of Applicant _____

Address _____

Telephone _____

2. Name of Surveyor _____

Address _____

Telephone _____

3. Engineer _____

Address _____

Telephone _____

4. Name of Subdivision _____

5. Present Zoning District _____

6. School District _____

Name of Schools serving the Subdivision area

High School _____

Junior High or Middle School _____

Elementary School _____

7. Proposed Subdivision will be serviced by:

Newark Water	Yes _____	No _____
Newark Sanitary Sewer	Yes <input checked="" type="checkbox"/> _____	No _____
Ohio Power Co.	Yes <input checked="" type="checkbox"/> _____	No _____
Licking Rural Electrification	Yes _____	No _____
Alltel Telephone	Yes _____	No _____
Cable Television - Company Name:	_____	

8. Proposed Subdivision:

Total Acres _____

Total Acres in Lots 16.798

Total Acres in Roadway _____

Total Acres other than Lots or Roadways _____

9. Proposed Escrow Agent (Per Section 6.03) _____

10. Proposed Deed Covenants or Restrictions Submitted Yes _____ No _____

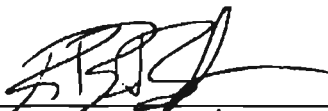
11. Six Sets of Drawings (prints) Submitted Yes _____ No _____

12. Fee of \$ _____ paid Yes _____ No _____

13. Legal Description of Boundary of Proposed Subdivision Submitted Yes _____ No _____



Applicant's Signature



Surveyor or Engineer's Signature

Date Received: _____

Date of Meeting to be considered at: _____

Action by Planning Commission: _____

Date

Signature

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
09/27/2021 JR

TRANSFERRED
Date September 28, 2021
Murdh Smt
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: 19 3065.40



202109280029539

Pgs:3 \$42.00 T20210028989
9/28/2021 3:10 PM BXSTIMSON HO
Bryan A. Long Licking County Recorder

GENERAL WARRANTY DEED

Roger R. Harris and Bridget B. Harris, husband and wife ("Grantors"), for valuable consideration, grant with general warranty covenants to **Rockford Homes, Inc.**, an Ohio Corporation ("Grantee"), whose tax mailing address is 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240, the following described property (the "Property"):

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

See attached Exhibit A

Parcel Number: 056-041370-02.000
Property Address: 2811 River Road, Granville, Ohio 43023
Prior Reference: Instrument No.: 201706060011757

The Property is conveyed subject to: (i) conditions, restrictions, reservations, covenants, rights of way, leases, and easements of record, (ii) zoning and building laws, ordinance and regulations; (iii) legal streets and highways; and (iv) real estate taxes and assessments that are a lien upon the parcel as of the closing but are not then due and payable.

IN WITNESS WHEREOF, Grantors have caused this general warranty deed to be executed as of the 14th day of September, 2021.

Roger R. Harris

Bridget B. Harris

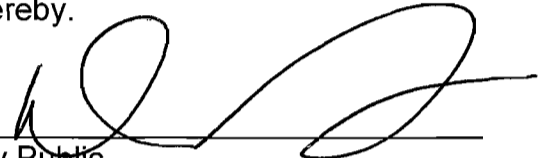
ACKNOWLEDGMENTS ON NEXT PAGE



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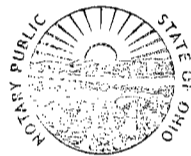
STATE OF OHIO)
COUNTY OF Licking) SS:

The foregoing instrument was acknowledged before me this 15 day of September 2021 by Roger R. Harris and Bridget B. Harris, Grantors. The Notarial act certified hereby is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act certified to hereby.



Notary Public

This Deed was prepared by:
Mike Whitehead, Esq.
Reese Pyle Meyer PLL
36 N. Second Street
Newark, Ohio 43055



DEREK SANNER
Notary Public
State of Ohio
My Comm. Expires
February 9, 2025

EXHIBIT A

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

Being part of Lot 2 in the 4th Quarter of Township 2 and Range 13 of the U.S.M. Lands and further bounded and described as follows:

Beginning at a point at the intersection of the centerline of Township Road 131 and the westerly line of said Lot 2;

Thence North 6 degrees 30 minutes 12 seconds East, passing along an existing fence line and passing along said westerly line of Lot 2 and the easterly line of the Gebard W. Keny property (deed reference, Volume 656 at page 638 of the Deed Records of Licking County, Ohio), passing an iron pin at 30.00 feet, a total distance of 1354.10 feet to an iron pin;

Thence South 83 degrees 15 minutes East, 973.54 feet to an iron pin;

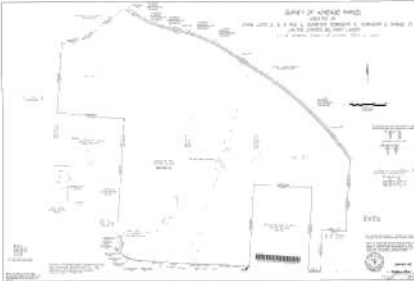
Thence South 5 degrees 52 minutes West, passing existing iron pins at 664.54 feet and 1324.25 feet, a total distance of 1354.25 feet to a point in the said centerline of Township Road 131;

Thence North 83 degrees 15 minutes West, passing along the said centerline of Township Road 988.59 feet to the place of beginning: Containing 30.50 acres, more or less.

The above description prepared by Alvin R. Jobs, Registered Surveyor #5006, dated December 8, 1975.

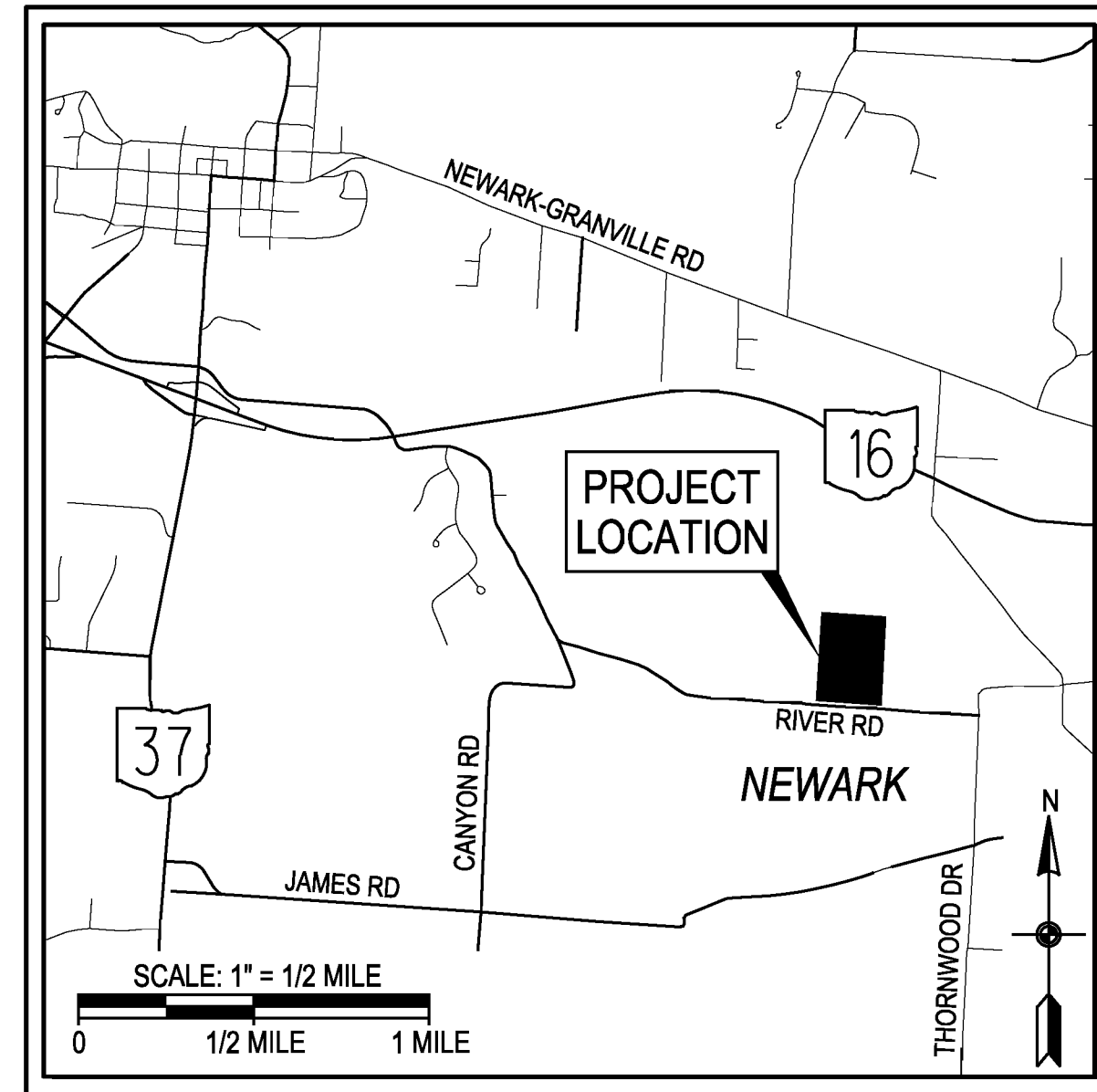
MAP OF AVERAGE HEIGHT

FOR THE
THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
AS OF JANUARY 1, 1977



1977
CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

2021 WILLOW BEND SUBDIVISION PRELIMINARY PLAT SITUATED IN THE CITY OF NEWARK, LICKING COUNTY, OHIO



PROJECT DESCRIPTION

THIS SUBDIVISION LOCATED ALONG RIVER ROAD IN THE CITY OF NEWARK INCLUDES 67 LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. ROADWAY IMPROVEMENTS SHALL CONSIST OF COMBINED CURB & GUTTER FOR APPROXIMATELY 3,585'.

OWNER/DEVELOPER
ROCKFORD HOMES
ATTN: JUSTIN LOWE
999 POLARIS PARKWAY, SUITE 200
COLUMBUS, OH 43240
614-785-0015
jlowe@rockfordhomes.net

INDEX OF SHEETS

TITLE SHEET	1
TYPICAL SECTIONS	2
SCHEMATIC PLAN	3
PLAN & PROFILES (WILLOW BEND DRIVE)	4-6
PLAN & PROFILES (WILLOW WAY)	7-10
PLAN & PROFILES (HANNAH'S LOOP)	10-12
GRADING PLAN	13-14
ATTACHMENT 1:	ALTA SURVEY (BY OTHERS)

**UNDERGROUND
UTILITIES**



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

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

PLANNING COMMISSION _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY SERVICE DIRECTOR _____ DATE _____

CITY STORMWATER UTILITY _____ DATE _____

CITY UTILITIES SUPERINTENDENT _____ DATE _____

DRAWN BY
CHECKED RRB
REVIEWED RE
BCK



REVISIONS

TITLE SHEET

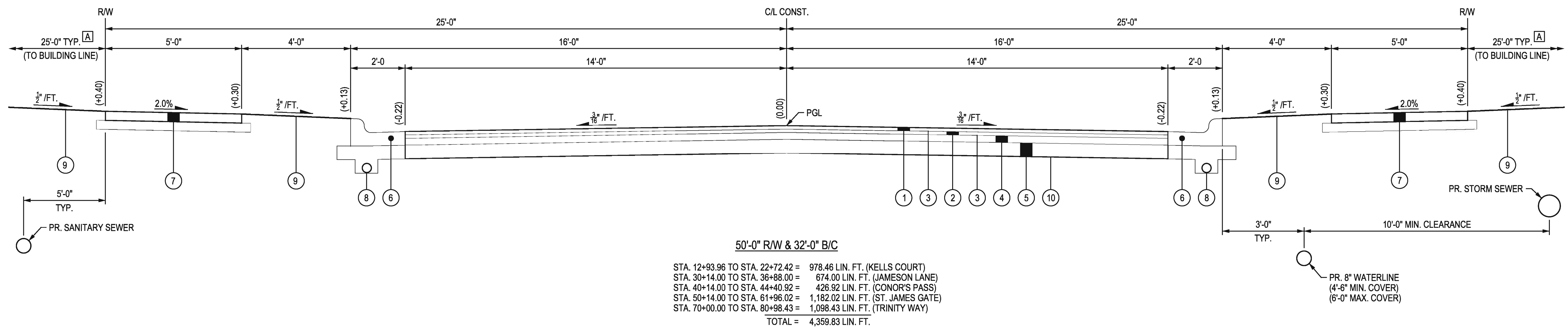
WILLOW BEND SUBDIVISION
PRELIMINARY PLAT
CITY OF NEWARK, OHIO

JAN 11, 2022
JOB #21-098

1
14

TYPICAL SECTIONS

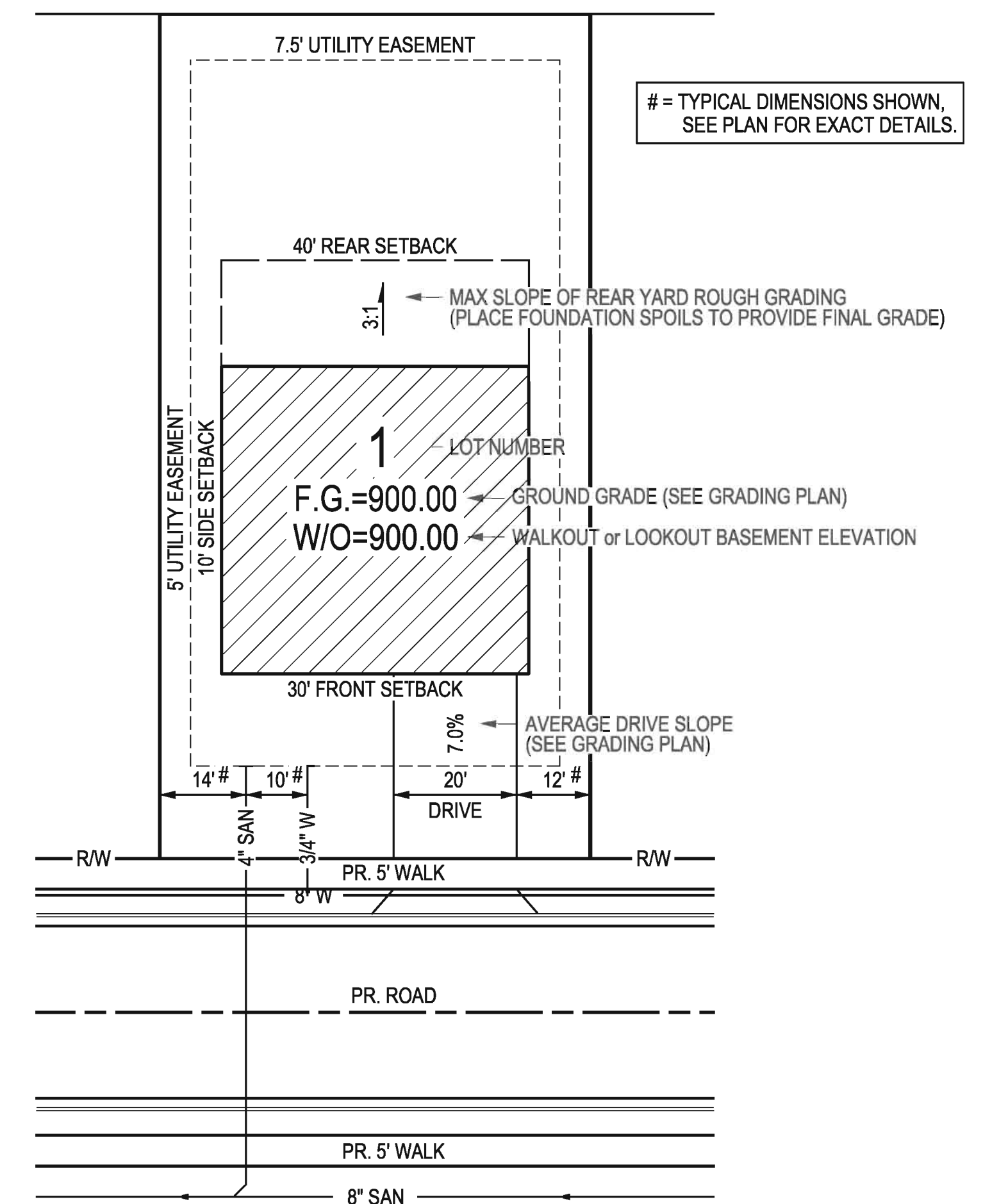
PROPOSED DRIVEWAY APRONS SHALL MEET THE REQUIREMENTS OF CITY OF NEWARK STANDARD DRAWINGS 400-3 (SECTION) & 400-4 (PLAN).



50'-0" R/W & 32'-0" B/C

STA. 12+93.96 TO STA. 22+72.42 =	978.46 LIN. FT. (KELLS COURT)
STA. 30+14.00 TO STA. 36+88.00 =	674.00 LIN. FT. (JAMESON LANE)
STA. 40+14.00 TO STA. 44+40.92 =	426.92 LIN. FT. (CONOR'S PASS)
STA. 50+14.00 TO STA. 61+96.02 =	1,182.02 LIN. FT. (ST. JAMES GATE)
STA. 70+00.00 TO STA. 80+98.43 =	1,098.43 LIN. FT. (TRINITY WAY)
TOTAL =	4,359.83 LIN. FT.

TYPICAL LOT PLAN



PAVEMENT DETAIL LEGEND

- ① ITEM 441 1 1/2" ASPHALT CONCRETE, SURF. COURSE, TYPE 1, (448) PG64-22
- ② ITEM 441 1 1/2" ASPHALT CONCRETE, INT. COURSE, TYPE 2, (448)
- ③ ITEM 407 TACK COAT (@ 0.055 GAL/SY)
- ④ ITEM 301 3" ASPHALT CONCRETE BASE
- ⑤ ITEM 304 6" AGGREGATE BASE
- ⑥ ITEM 609 CURB & GUTTER (PER STD. DWG 600-0)
- ⑦ ITEM 608 4" CONCRETE WALK (w/ 4" ITEM 304, AGGREGATE BASE)
- ⑧ ITEM 605 4" SHALLOW PIPE UNDERDRAIN
- ⑨ ITEM 659 SEEDING AND MULCHING
- ⑩ ITEM 204 SUBGRADE COMPACTION

PAY ITEM NOTES

ITEM 608 - CURB RAMP, TYPE A2, AS PER PLAN: IN ADDITION TO THE REQUIREMENTS SPECIFIED IN ITEM 608, ALL CURB RAMPS SHALL BE CONSTRUCTED WITH 6 INCH CONCRETE DEPTH.

ALL CURB RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).

CURB RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2% AND A RUNNING SLOPE NOT TO EXCEED 8%.

CURB RAMPS AND SIDEWALKS WILL BE CHECKED FOR COMPLIANCE BY THE CITY ENGINEER BOTH BEFORE CONCRETE IS PLACED AND AFTER FORMS ARE REMOVED.

THE CITY REQUIRES THE INSTALLATION OF REMOVEABLE, CAST-IN-PLACE, VITRIFIED POLYMER COMPOSITE DETECTABLE WARNING TILES, COLOR 'BRICK RED' AND INSTALLED ACCORDING TO THE DRAWINGS AND SPECIFICATIONS OF THE MANUFACTURER.

ALL COSTS ABOVE SHALL BE INCLUDED WITH PAY ITEM 608 - CURB RAMP, TYPE A2, AS PER PLAN.

PLAN NOTES

- [A] 30'-0" SETBACK FOR LOTS ON CUL-DE-SACS

DRAWN	CHECKED	REVIEWED
B/W	R/B	B/C



REVISIONS

TYPICAL SECTIONS

WILLOW BEND SUBDIVISION
ROADWAY & WATERLINE PLANS
CITY OF NEWARK, OHIO

JAN.11.2022
JOB #21-098

SCHEMATIC PLAN

SURVEY INFORMATION

SURVEY INFORMATION BASED ON FIELD OBSERVATION BY AMERICAN STRUCTUREPOINT, INC.

FOR MORE INFORMATION CONTACT:
 BRIAN P. BINGHAM
 AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DR., STE. 300
 COLUMBUS, OH 43231
 (614) 901-2236

CONTROL POINTS

POINT	NORTHING	EASTING	ELEV.
PT #21418	1972489.307	745242.523	921.63
PT #21428	1972972.501	745248.284	920.21
PT #21443	1971752.905	745340.879	928.27
BM #100	1972963.845	745244.586	921.73
BM #101	1972457.638	745279.101	923.38
BM #102	1972103.326	745304.025	924.84
BM #103	1971788.218	745394.043	928.25

DATE(S) OF FIELD SURVEY: 3/2/2021
 COORDINATE SYSTEM: OHIO STATE PLANE (SOUTH ZONE)
 HORIZONTAL REFERENCE DATUM: NAD83(2011)
 ELLIPSOID: -
 GRID TO GROUND MULTIPLIER (1/CSF): -
 ORIGIN OF COMBINED SCALE FACTOR: -
 VERTICAL REFERENCE DATUM: -
 GEOID MODEL: -
 UNITS: -
 ORIGINAL SURVEY SUBDIVISION: UNITED STATES MILITARY LANDS
 TOWNSHIP: 4th QTR., TWP. 2, RANGE 13

UTILITIES

OUPS NOTIFICATION RESPONSES: - (MARKINGS)
 - (PLANS)

UTILITIES IDENTIFIED: AEP OHIO
 COLUMBIA GAS OF OHIO - NEWARK
 ENTERPRISE PRODUCTS OPERATING
 ASPIRE ENERGY (FORMERLY GATHER)
 CITY OF NEWARK
 CHARTER COMM (SPECTRUM/TIME WARNER)
 WINDSTREAM OHIO

FLOOD INFORMATION:

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

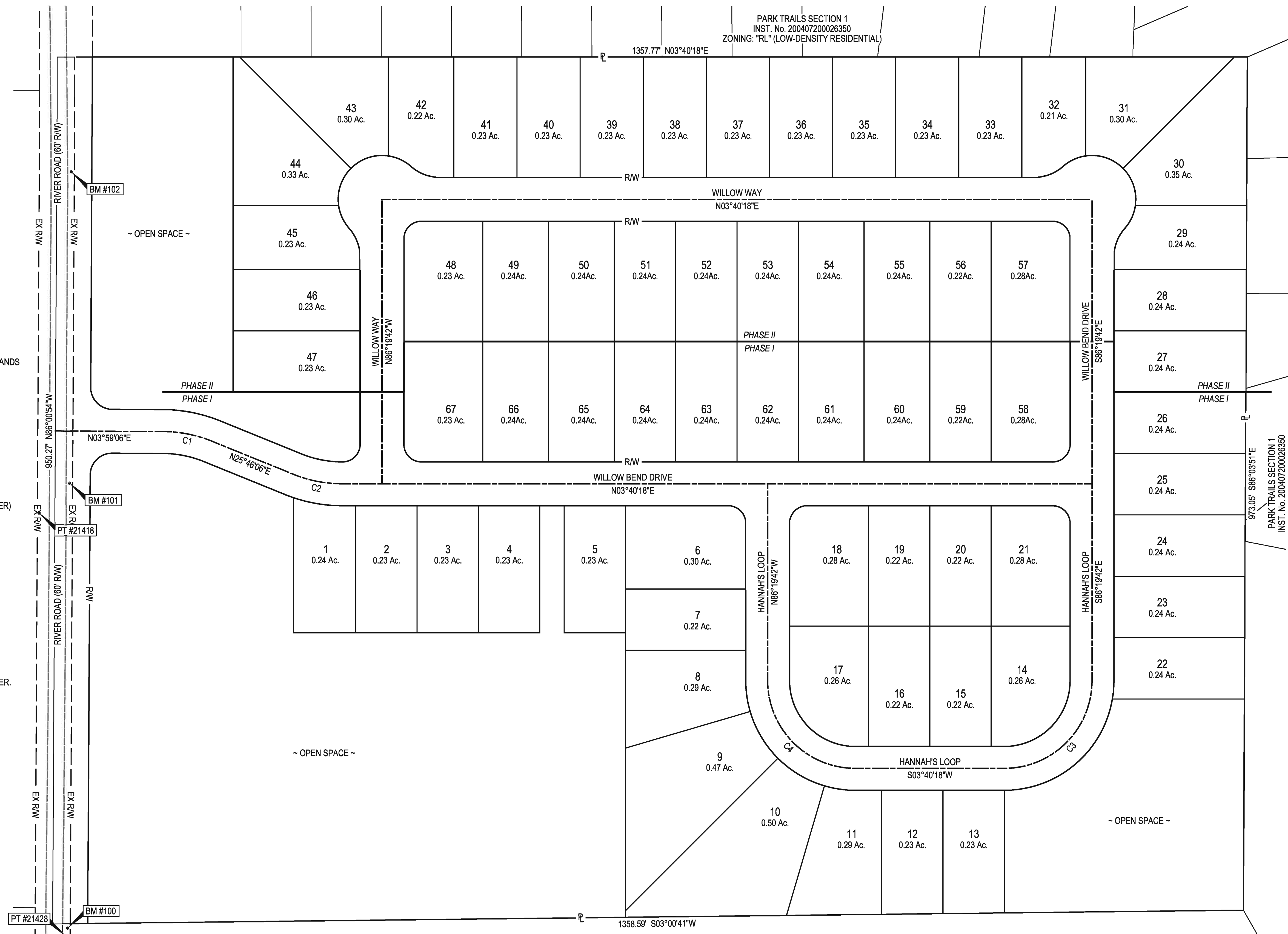
ZONING INFORMATION:

LOW DENSITY RESIDENTIAL DISTRICT (RL)
 BUILDING SETBACKS: 30' FRONT
 8' SIDE (1 & 1.5 STORIES)
 10' SIDE (2 STORIES)
 40' REAR
 UTILITY EASEMENTS: 15' FRONT*
 5' SIDE
 7.5' REAR
 * 10' MIN. EACH SIDE OF WATERLINE, SANITARY, & STORM SEWER.

SITE INFORMATION

TOTAL AREA:	30.125 Ac.	(100.0%)
LOT AREA:	16.798 Ac.	(55.8%)
OPEN SPACE:	8.731 Ac.	(29.0%)
RIGHT-OF-WAY:	4.596 Ac.	(15.2%)

CENTERLINE CURVE TABLE								
No.	DELTA	RADIUS	TANGENT	LENGTH	Ch. BEARING	Ch. DISTANCE	PC STATION	PT STATION
C1	21°47'01"	150.00'	28.86'	57.03'	N14°52'36"E	56.69'	11+22.95	11+79.98
C2	22°05'49"	150.00'	29.29'	57.85'	N14°43'12"E	57.49'	12+79.98	13+37.83
C3	90°00'00"	100.00'	100.00'	157.08'	S41°19'42"E	141.42'	66+83.50	68+40.58
C4	90°00'00"	100.00'	100.00'	157.08'	S48°40'18"W	141.42'	70+10.58	71+67.66



0 60 120
HORIZONTAL SCALE IN FEET

DRAWN	CHECKED	REVIEWED	BCK
BWB	RRB	RWB	BCK

ADR
 88 West Church Street, Newark, OH 43055 - (740) 344-1921

REVISIONS

No.	Description

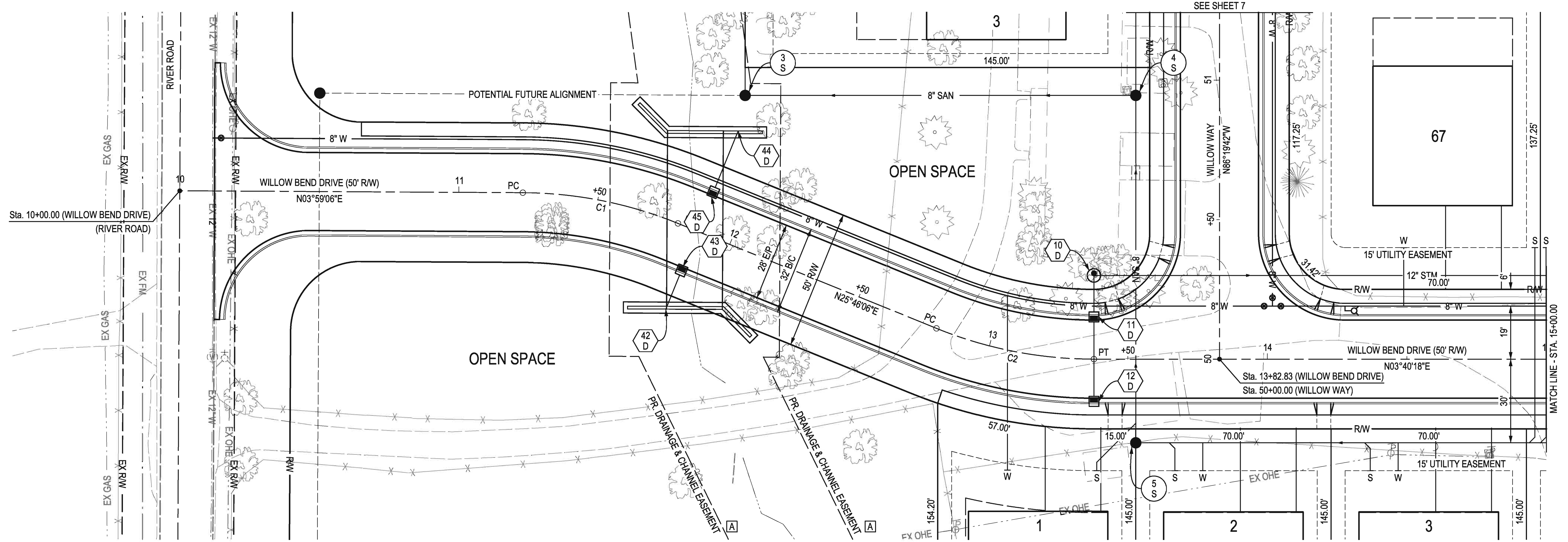
SCHEMATIC PLAN

WILLOW BEND SUBDIVISION
 PRELIMINARY PLAN
 CITY OF NEWARK, OHIO

JAN.11.2022
 JOB #21-098

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PLAN & PROFILE - WILLOW BEND DRIVE

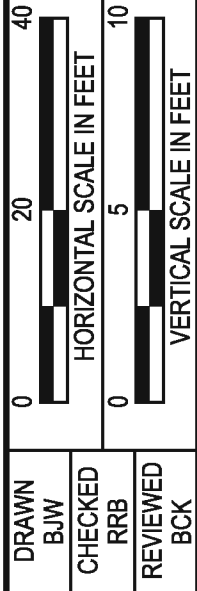
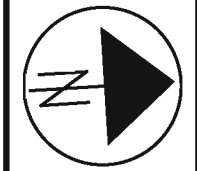
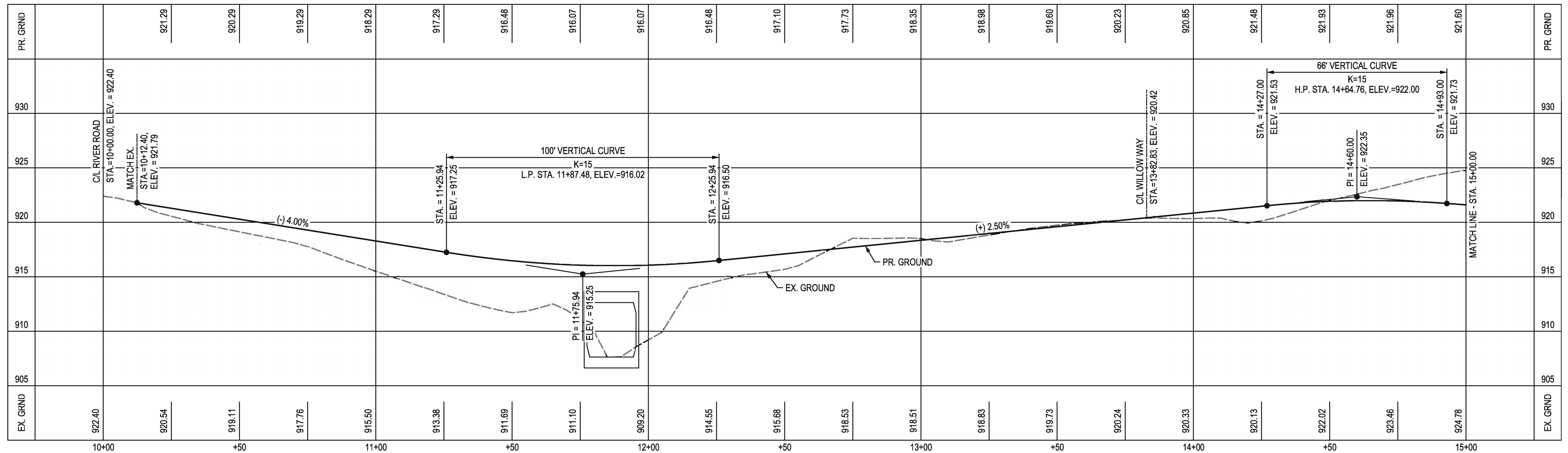


DRAINAGE & CHANNEL EASEMENT

A 40' MINIMUM WIDTH SHOWN, EXACT WIDTH TO BE PROVIDED BY PLANNING COMMISSION PER SECTION S4.04.B.

CENTERLINE CURVE TABLE

No.	DELTA	RADIUS	TANGENT	LENGTH	Ch. BEARING	Ch. DISTANCE	PC STATION	PT STATION
C1	21°47'01"	150.00'	28.86'	57.03'	N14°52'36"E	56.69'	11+22.95	11+79.98
C2	22°05'49"	150.00'	29.29'	57.85'	N14°43'12"E	57.49'	12+79.98	13+37.83



REVISIONS

No.	Description
1	
2	
3	

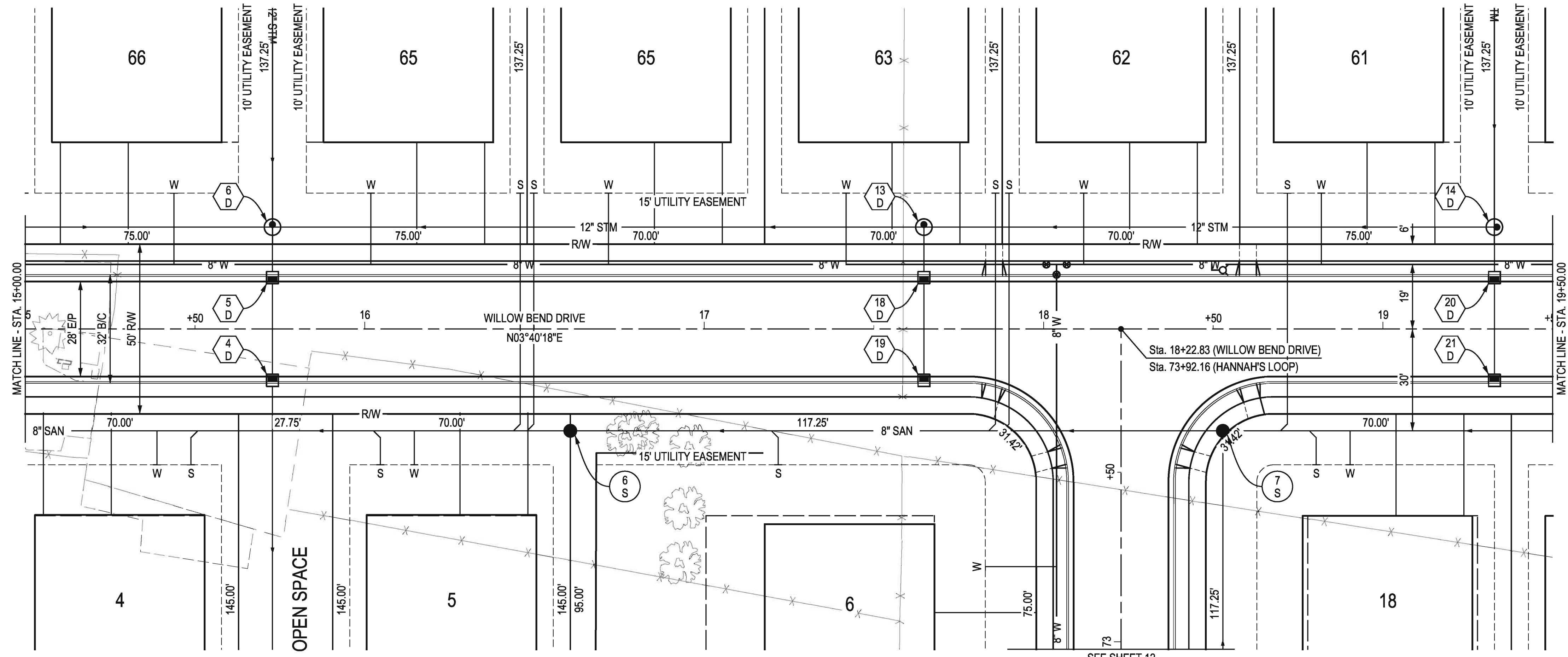
PLAN & PROFILE WILLOW BEND DRIVE

WILLOW BEND SUBDIVISION PRELIMINARY PLAN CITY OF NEWARK, OHIO

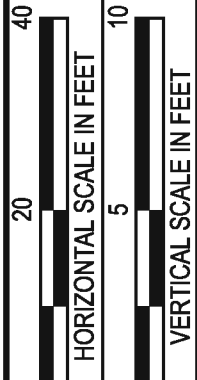
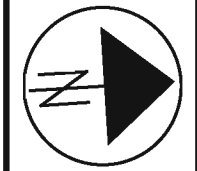
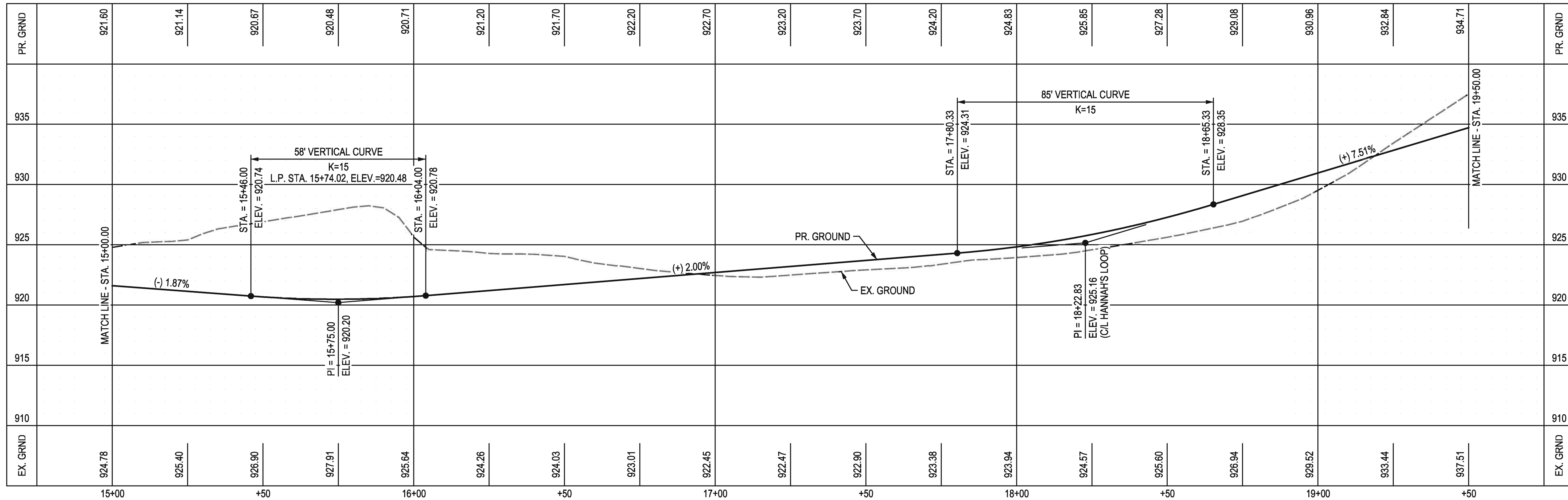
JAN. 11, 2022
JOB #21-098



PLAN & PROFILE - WILLOW BEND DRIVE



SEE SHEET 12



DRAWN: B/W
CHECKED: RRB
REVIEWED: BCK



REVISIONS

PLAN & PROFILE
WILLOW BEND DRIVE

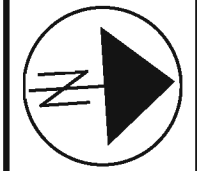
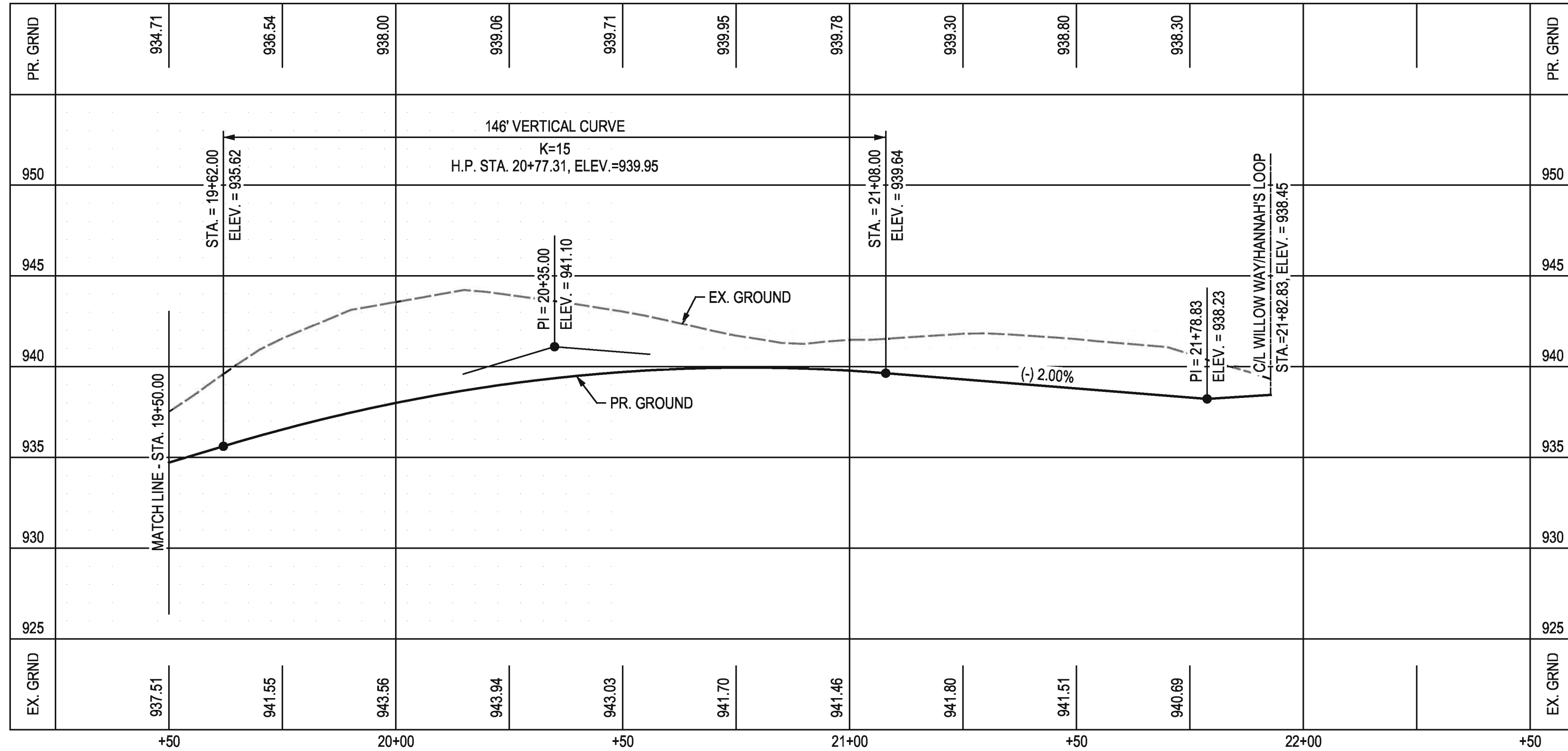
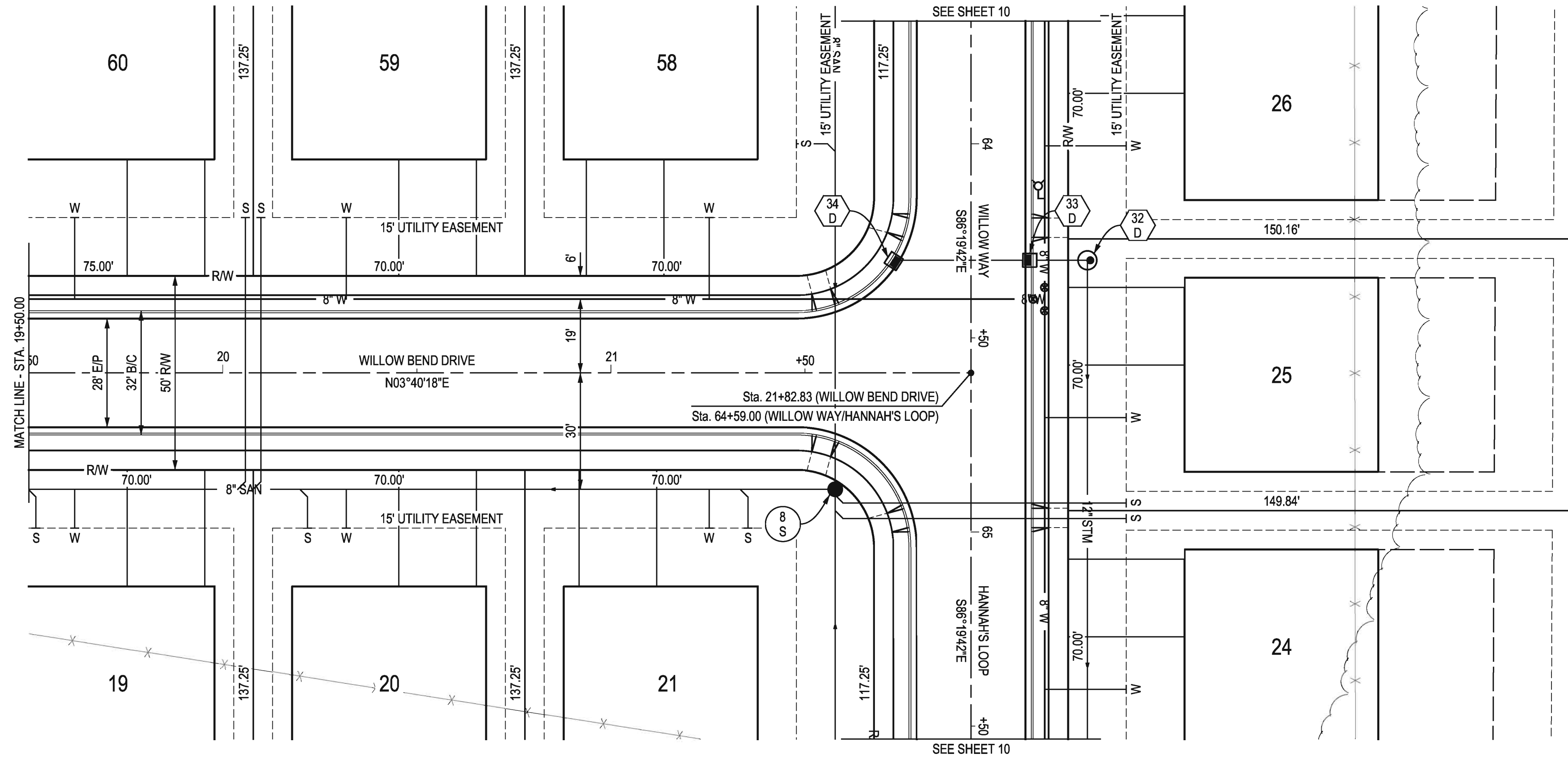
WILLOW BEND SUBDIVISION
PRELIMINARY PLAN
CITY OF NEWARK, OHIO

JAN. 11, 2022
JOB #21-098

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PLAN & PROFILE - WILLOW BEND DRIVE



DRAWN	B.W.
CHECKED	R.R.B.
REVIEWED	B.C.K.



REVISIONS

PLAN & PROFILE
WILLOW BEND DRIVE

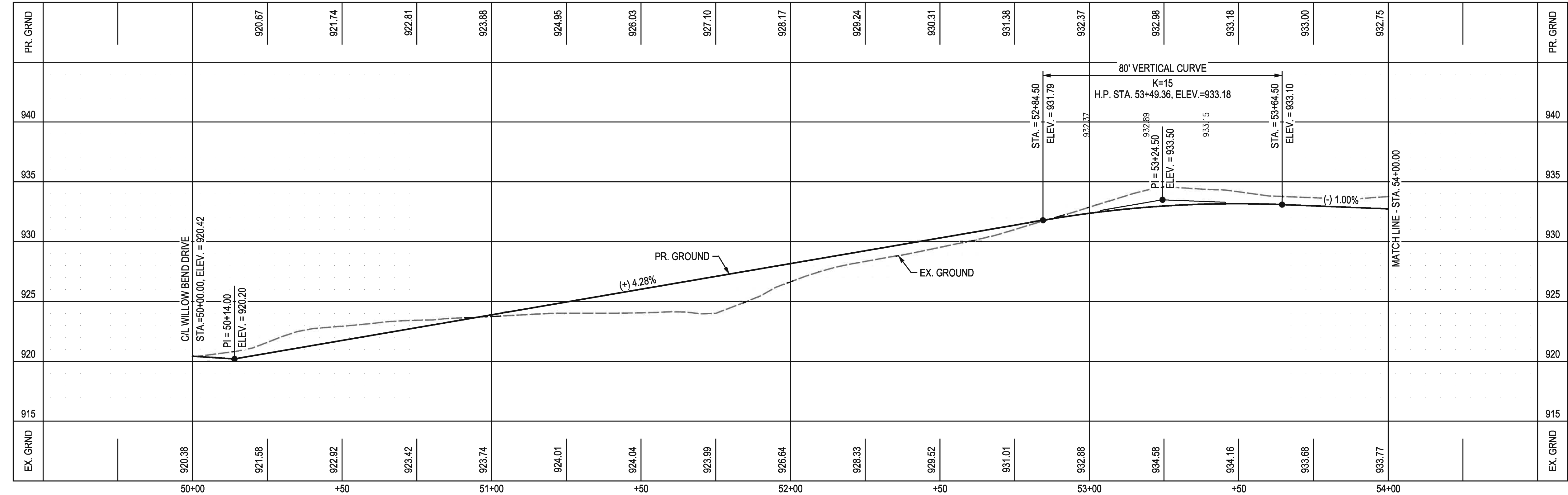
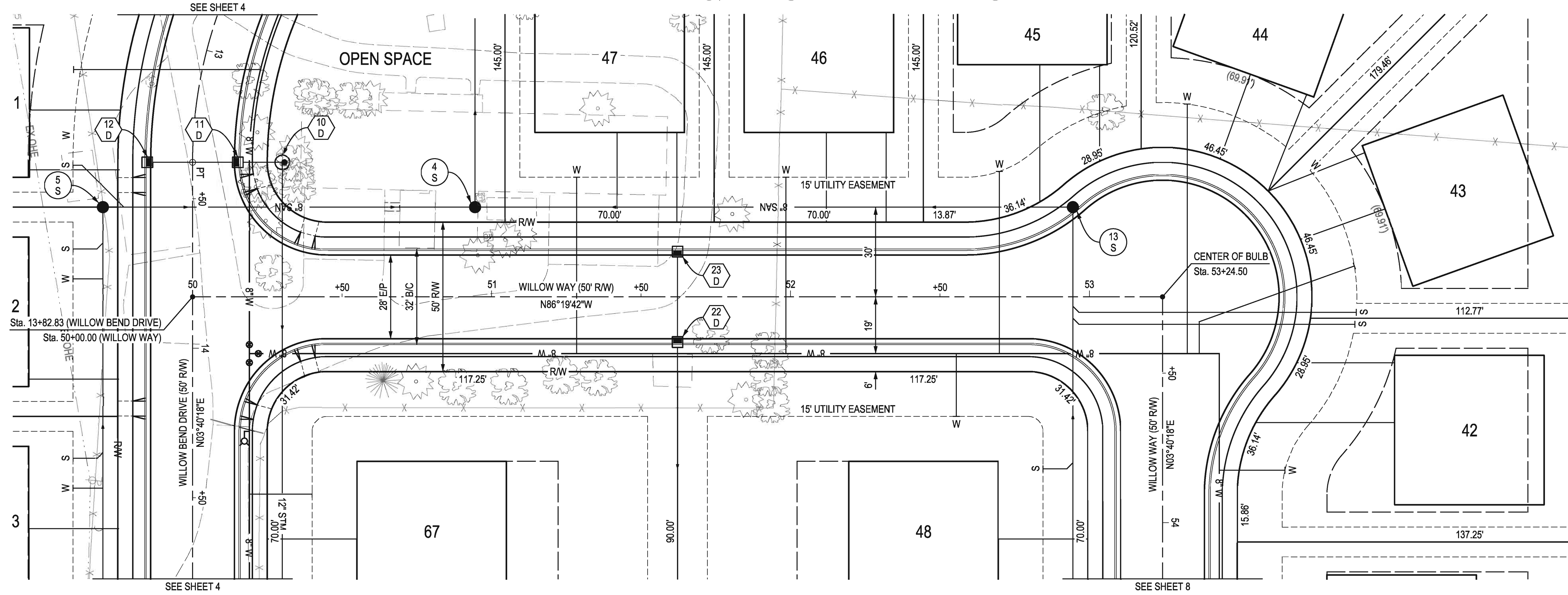
WILLOW BEND SUBDIVISION
PRELIMINARY PLAT
CITY OF NEWARK, OHIO

JAN. 11, 2022
JOB #21-098



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PLAN & PROFILE - WILLOW WAY



DRAWN: B.W.
CHECKED: R.R.B.
REVIEWED: B.C.K.



88 West Church Street, Newark, OH 43055 - (740) 344-1921

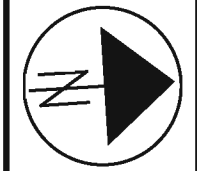
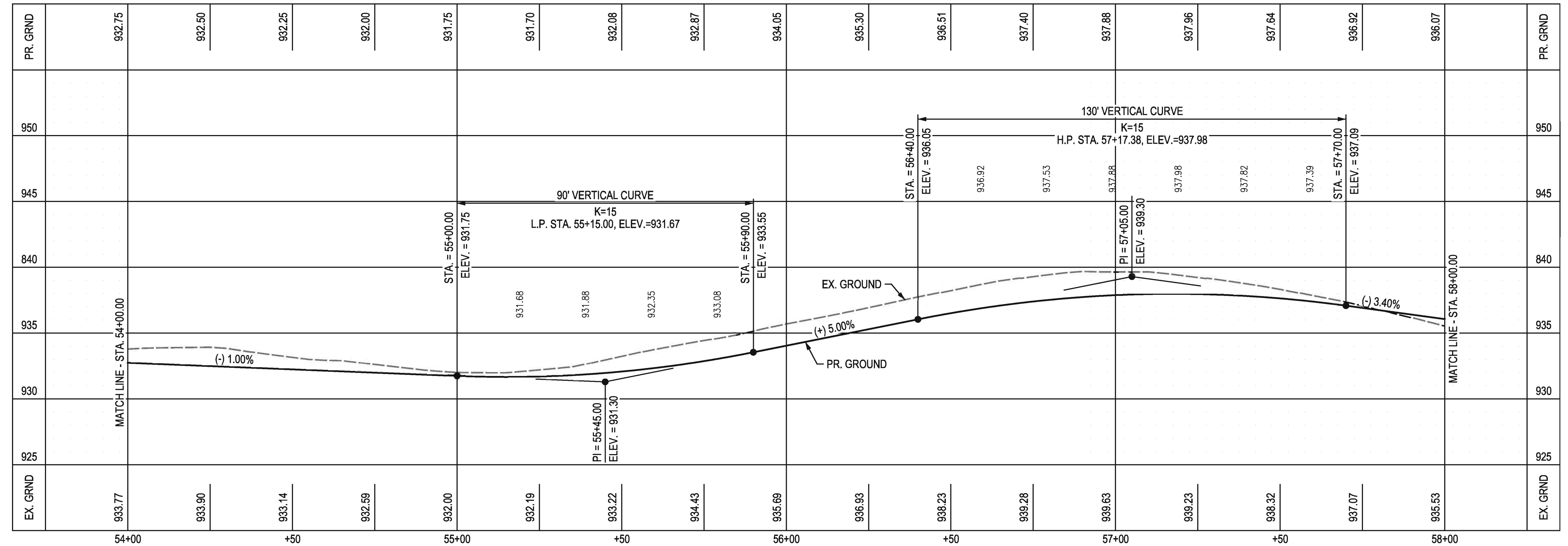
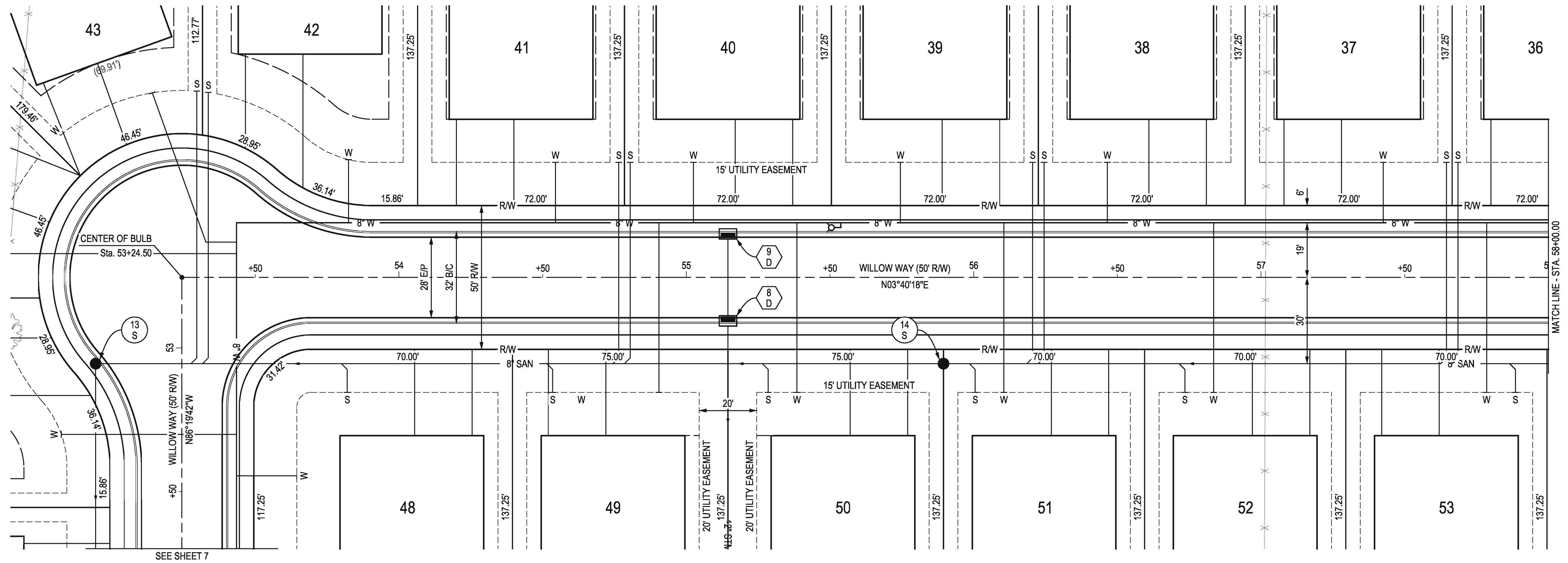
REVISIONS

PLAN & PROFILE WILLOW WAY

WILLOW BEND SUBDIVISION PRELIMINARY PLAN CITY OF NEWARK, OHIO

JAN. 11, 2022
JOB #21-098

PLAN & PROFILE - WILLOW WAY



DRAWN	BBW
CHECKED	RRB
REVIEWED	BCK



88 West Church Street, Newark, OH 43055 - (740) 344-1921

REVISIONS

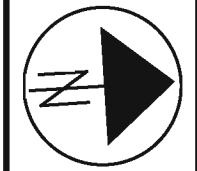
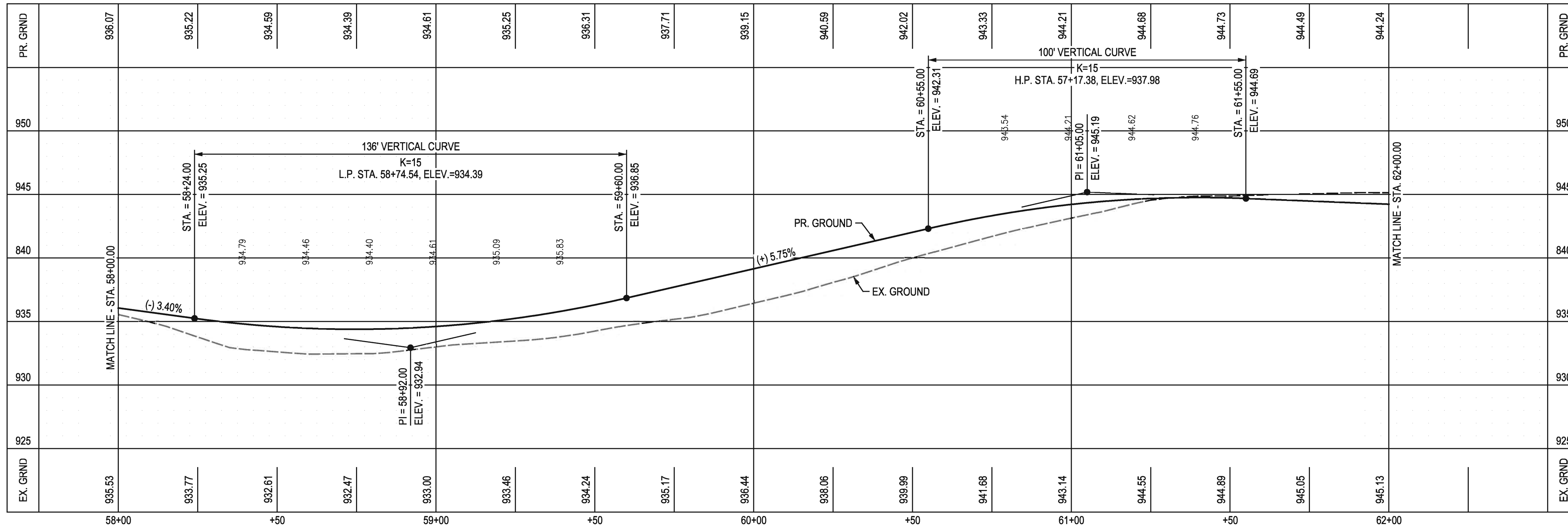
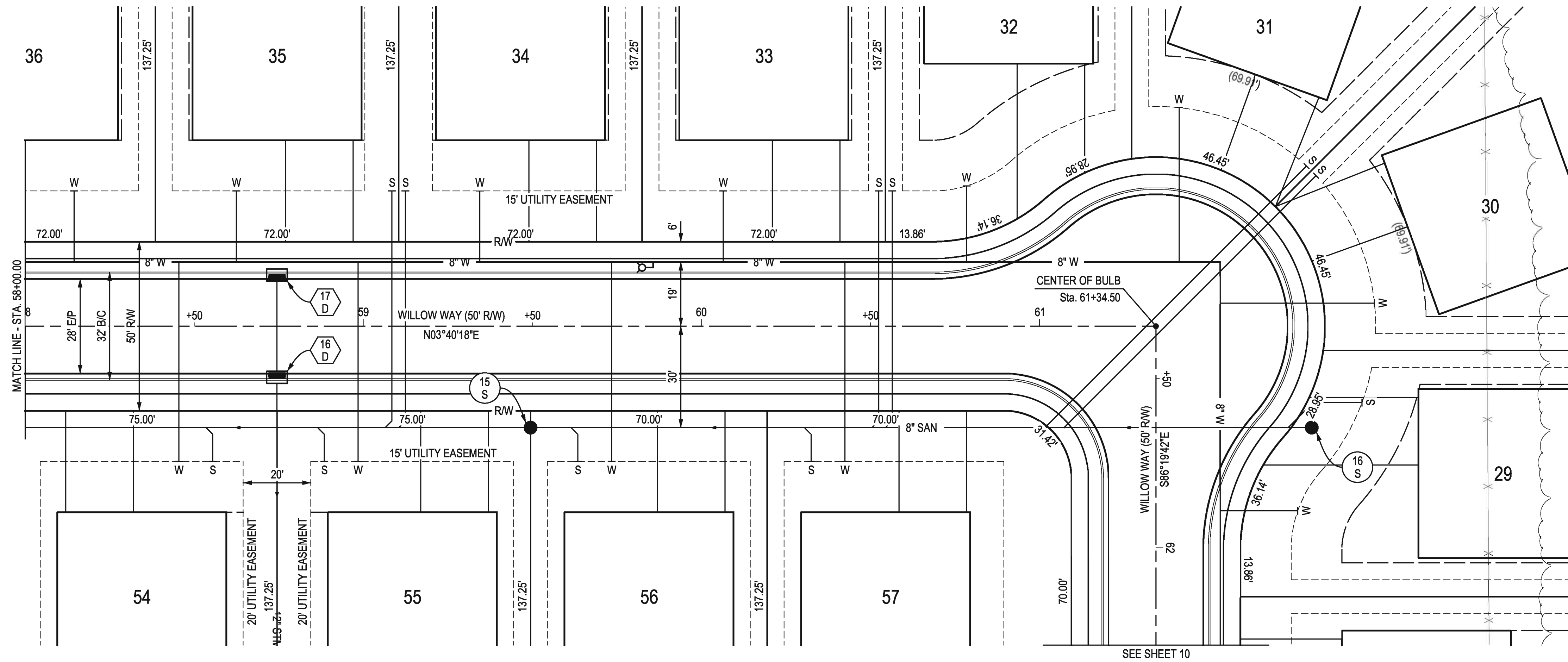
PLAN & PROFILE WILLOW WAY

WILLOW BEND SUBDIVISION PRELIMINARY PLAN CITY OF NEWARK, OHIO

JAN. 11, 2022
JOB #21-098



PLAN & PROFILE - WILLOW WAY



DRAWN: B/W
CHECKED: RRB
REVIEWED: BCK



88 West Church Street, Newark, OH 43055 - (740) 344-1921

NO.	DATE	REVISIONS
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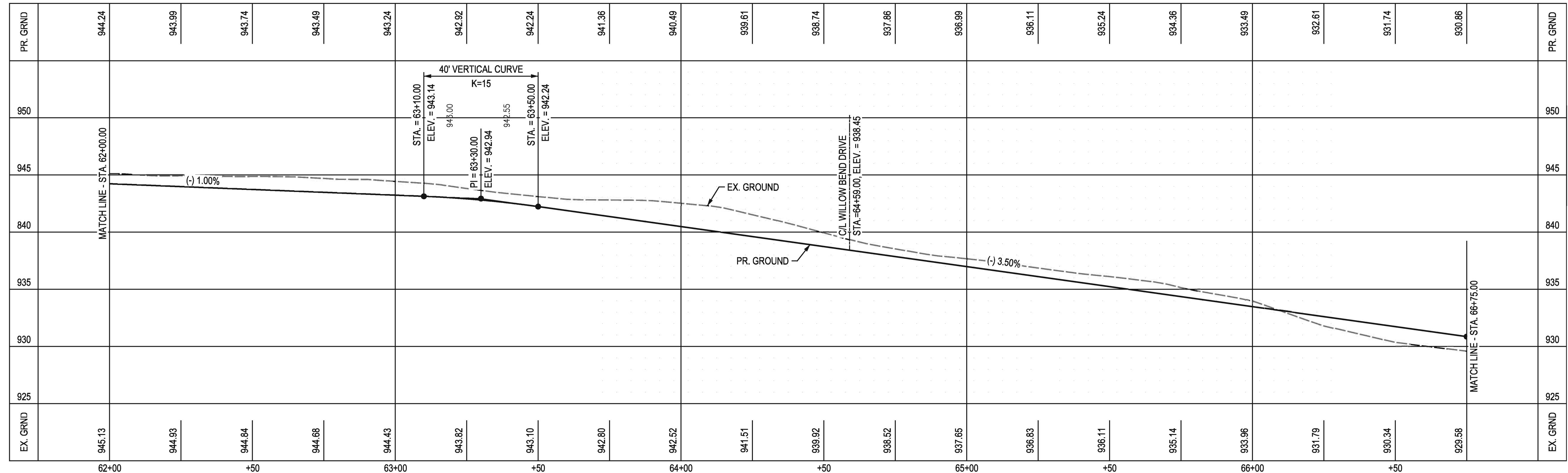
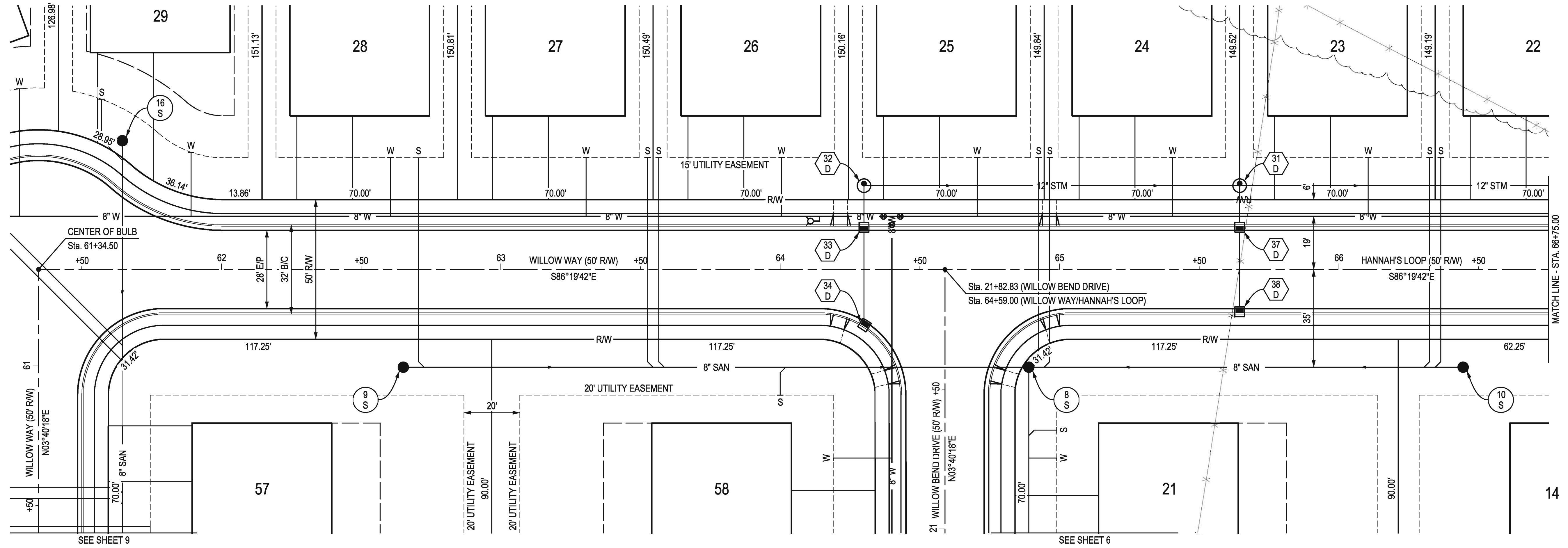
PLAN & PROFILE
WILLOW WAY

WILLOW BEND SUBDIVISION
PRELIMINARY PLAN
CITY OF NEWARK, OHIO

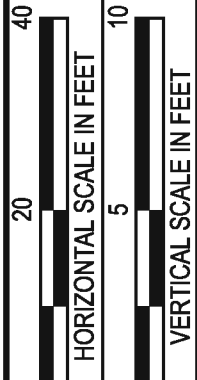
JAN. 11, 2022
JOB #21-098

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PLAN & PROFILE - WILLOW WAY & HANNAH'S LOOP



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DRAWN: BAW
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REVIEWED: BCK



REVISIONS

PLAN & PROFILE
WILLOW WAY &
HANNAH'S LOOP

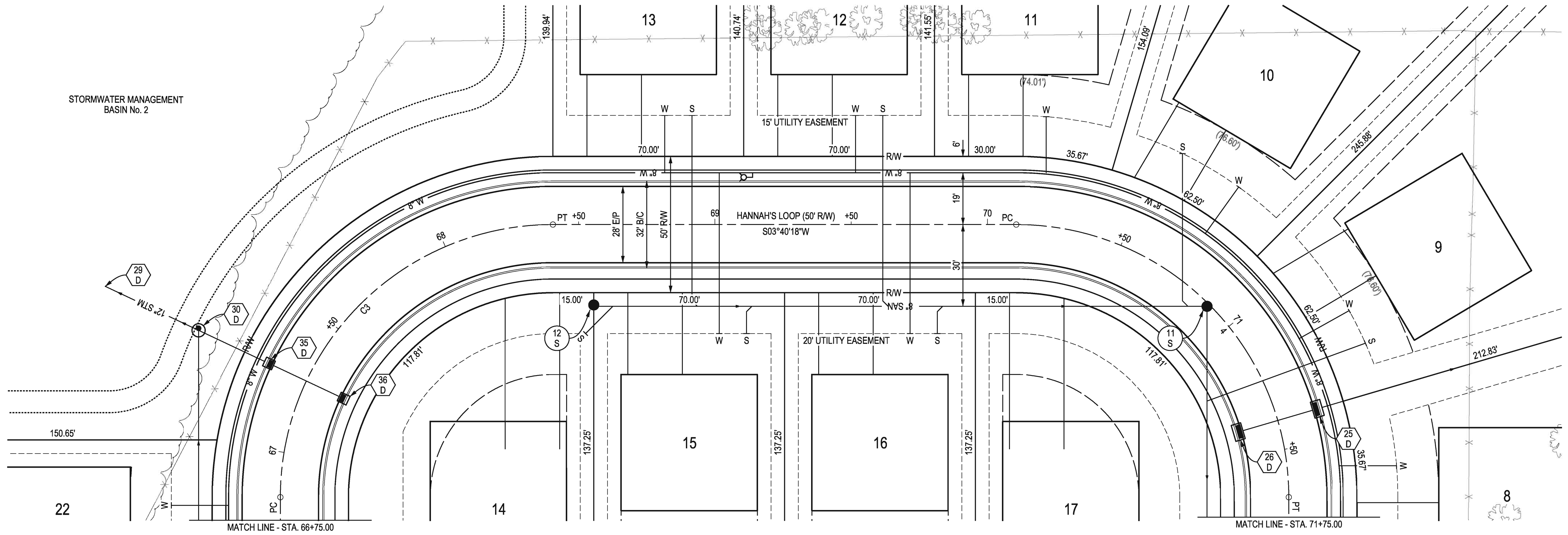
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PRELIMINARY PLAT
CITY OF NEWARK, OHIO

JAN. 11, 2022
JOB #21-098

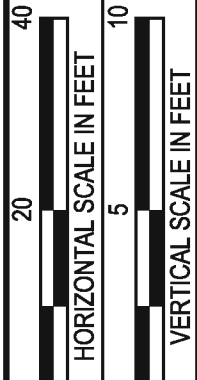
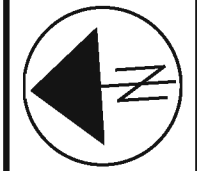
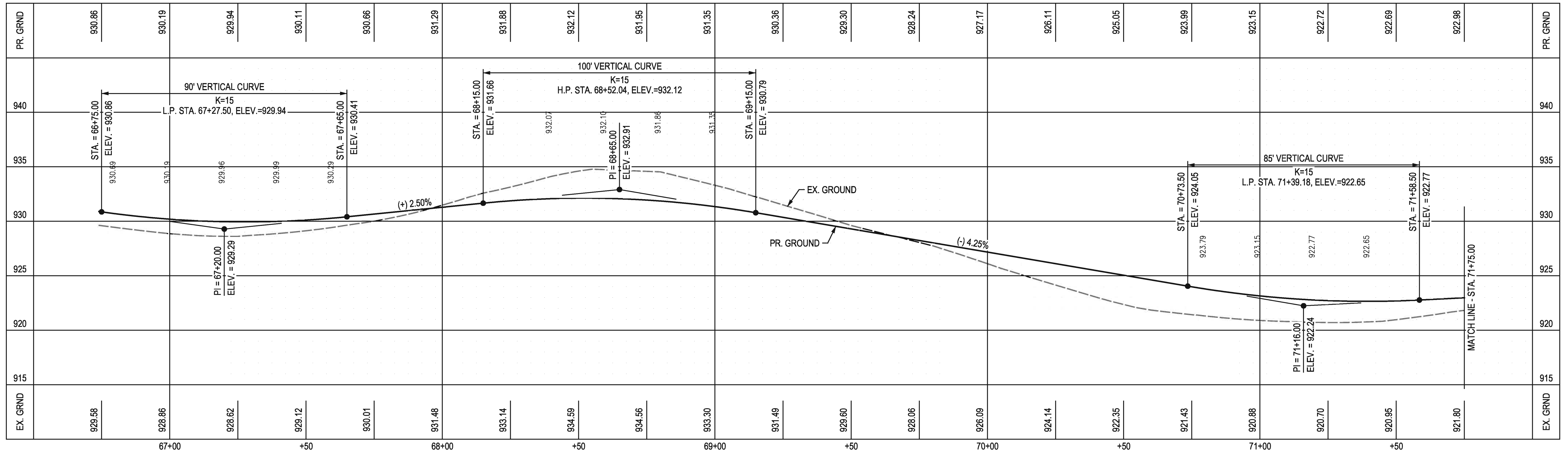
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PLAN & PROFILE - HANNAH'S LOOP



CENTERLINE CURVE TABLE								
No.	DELTA	RADIUS	TANGENT	LENGTH	Ch. BEARING	Ch. DISTANCE	PC STATION	PT STATION
C3	90°00'00"	100.00'	100.00'	157.08'	S41°19'42"E	141.42'	66+83.50	68+40.58
C4	90°00'00"	100.00'	100.00'	157.08'	S48°40'18"W	141.42'	70+10.58	71+67.66



DRAWN: B.W.
CHECKED: R.R.B.
REVIEWED: B.C.K.



REVISIONS

PLAN & PROFILE
HANNAH'S LOOP

WILLOW BEND SUBDIVISION
PRELIMINARY PLAN
CITY OF NEWARK, OHIO

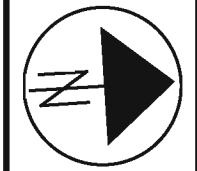
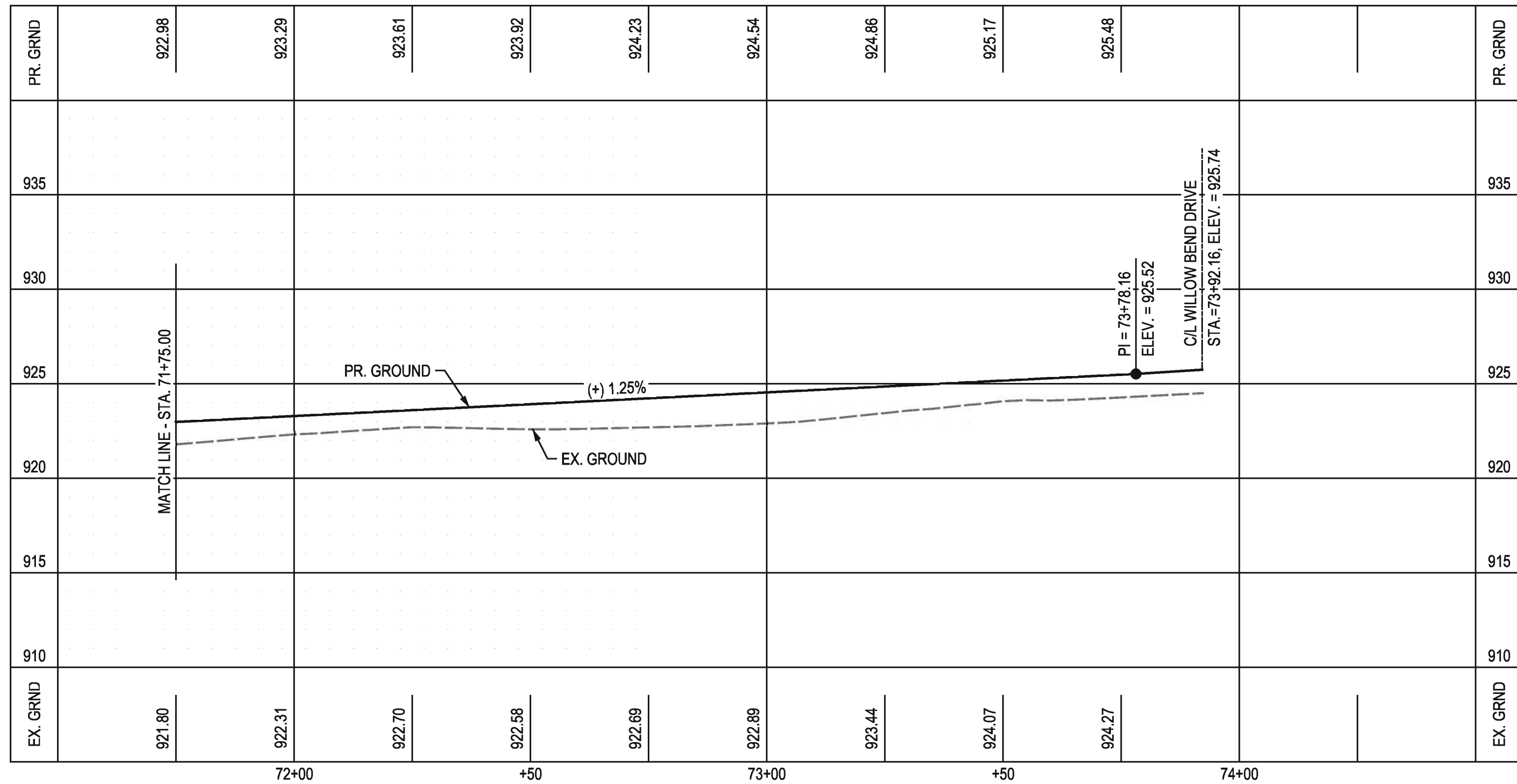
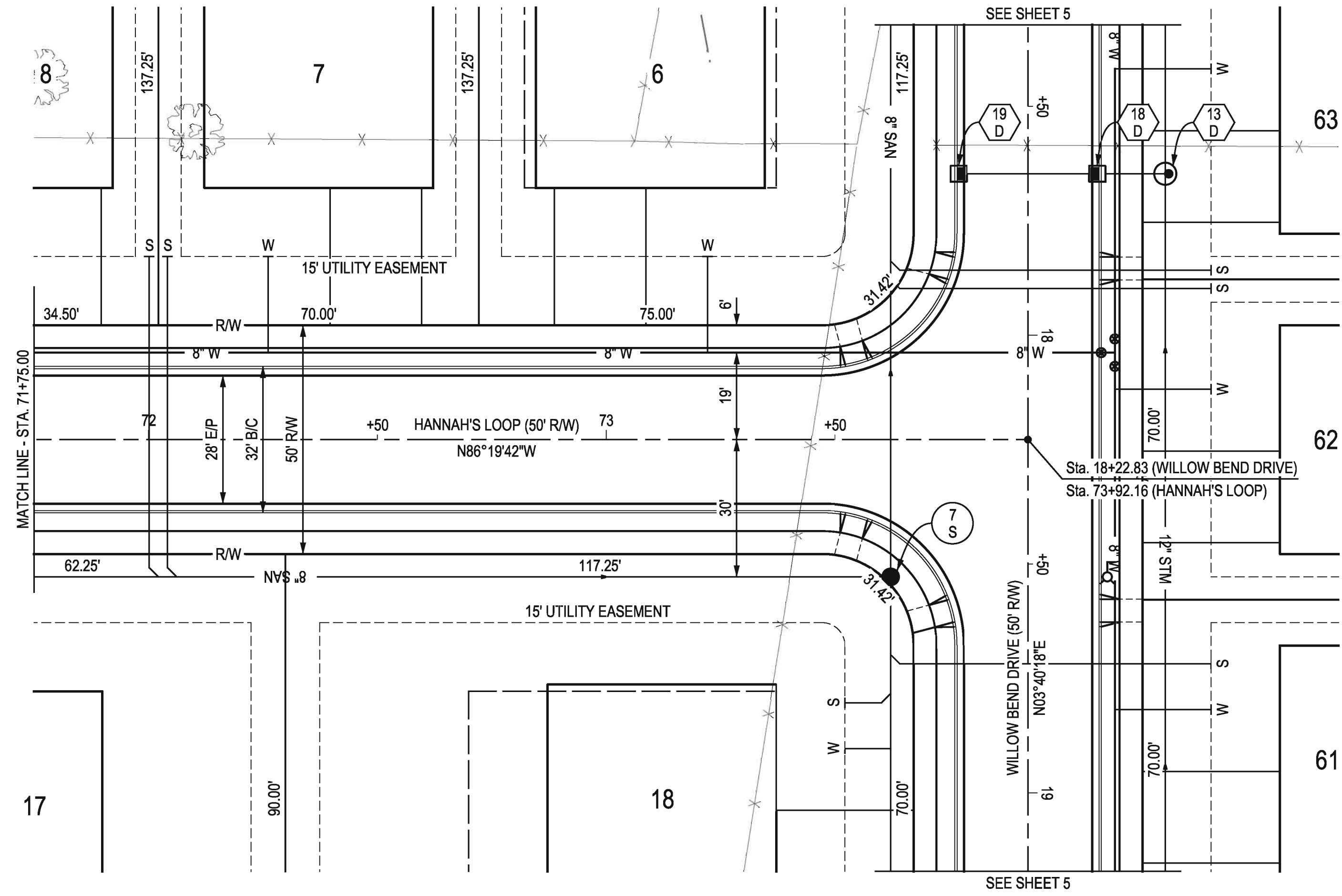
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JOB #21-098

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PLAN & PROFILE - HANNAH'S LOOP



DRAWN: B/W
CHECKED: RRB
REVIEWED: BCK



REVISIONS

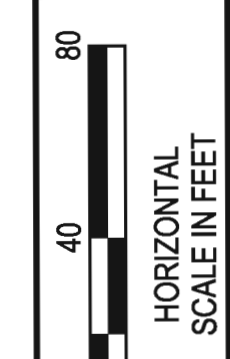
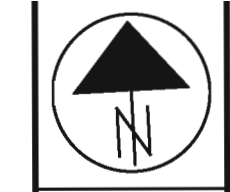
PLAN & PROFILE
HANNAH'S LOOP

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT
CITY OF NEWARK, OHIO

JAN. 11, 2022
JOB #21-098

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GRADING PLAN



HORIZONTAL
SCALE IN FEET

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

NO.	DATE	REVISIONS
1		
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GRADING PLAN

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT
CITY OF NEWARK, OHIO

JAN. 11, 2022
JOB #21-008

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LEGEND:

- - - - - = EXISTING CONTOUR
- — — — — = PROPOSED CONTOUR
- x 000.00 = PROPOSED SPOT GRADE ELEVATION
- = FLOOD ROUTING
- ~ ~ ~ ~ ~ = SURFACE FLOW DIRECTION
- = PROPOSED BREAK LINE

NEWARK ONE LLC
INST. No. 201307030017002
ZONING: "MFR" (MULTI-FAMILY RESIDENTIAL)

GRADING PLAN

PARK TRAILS SECTION 1
 INST. No. 200407200026350
 ZONING: "RL" (LOW-DENSITY RESIDENTIAL)



HORIZONTAL SCALE IN FEET

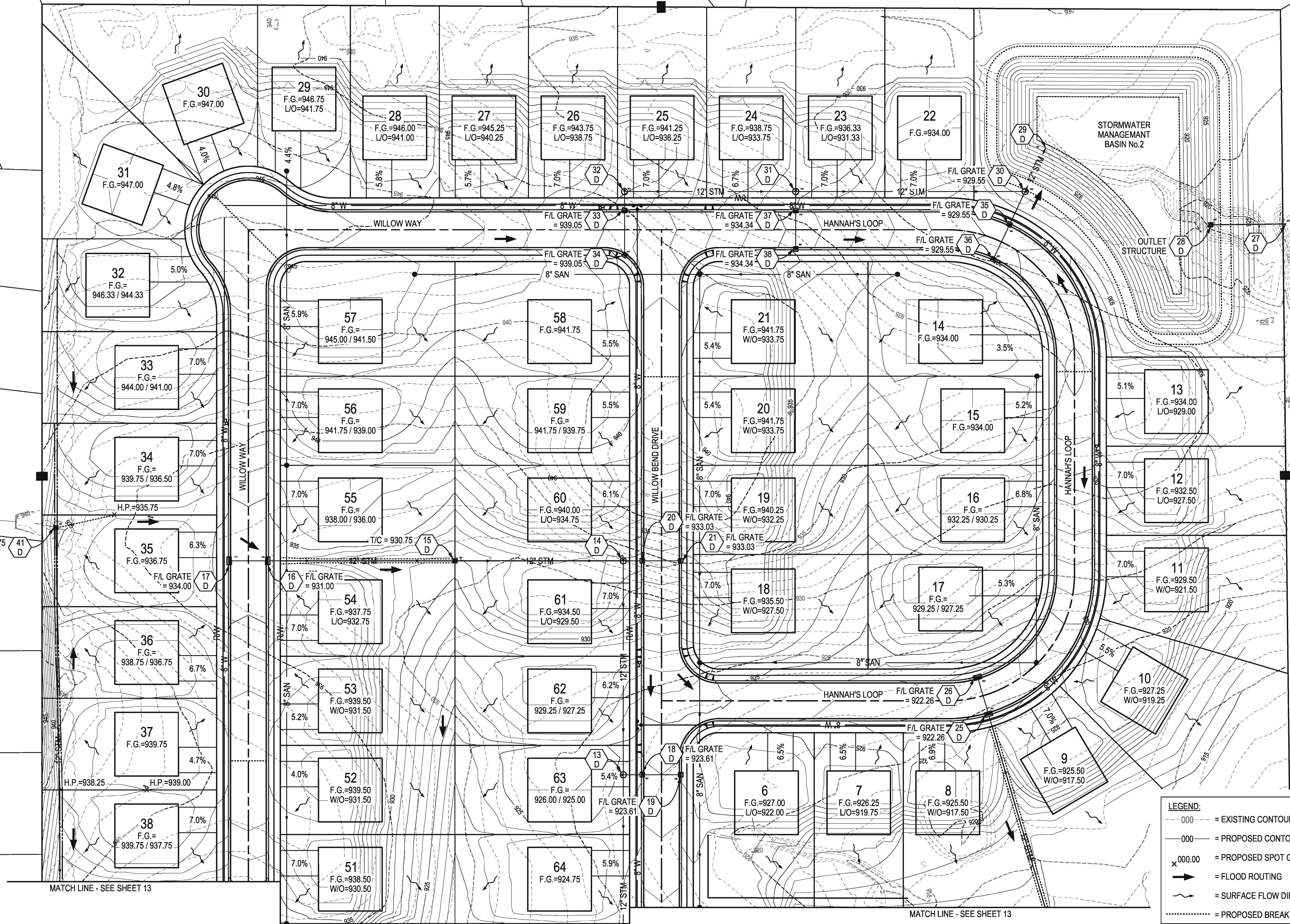


REVISIONS

GRADING PLAN

WILLOW BEND SUBDIVISION PRELIMINARY PLAT CITY OF NEWARK, OHIO

JAN. 11, 2022
 JOB #21-008



LEGEND:

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- x — — — — — = PROPOSED SPOT GRADE ELEVATION
- = FLOOD ROUTING
- ~ ~ ~ ~ ~ = SURFACE FLOW DIRECTION
- = PROPOSED BREAK LINE

PARK TRAILS SECTION 1
 INST. No. 200407200026350
 ZONING: "RL" (LOW-DENSITY RESIDENTIAL)

NEWARK ONE LLC
 INST. No. 201307030017002
 ZONING: "MFR" (MULTI-FAMILY RESIDENTIAL)

MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 13

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ALTANS/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF LICKING, CITY OF NEWARK

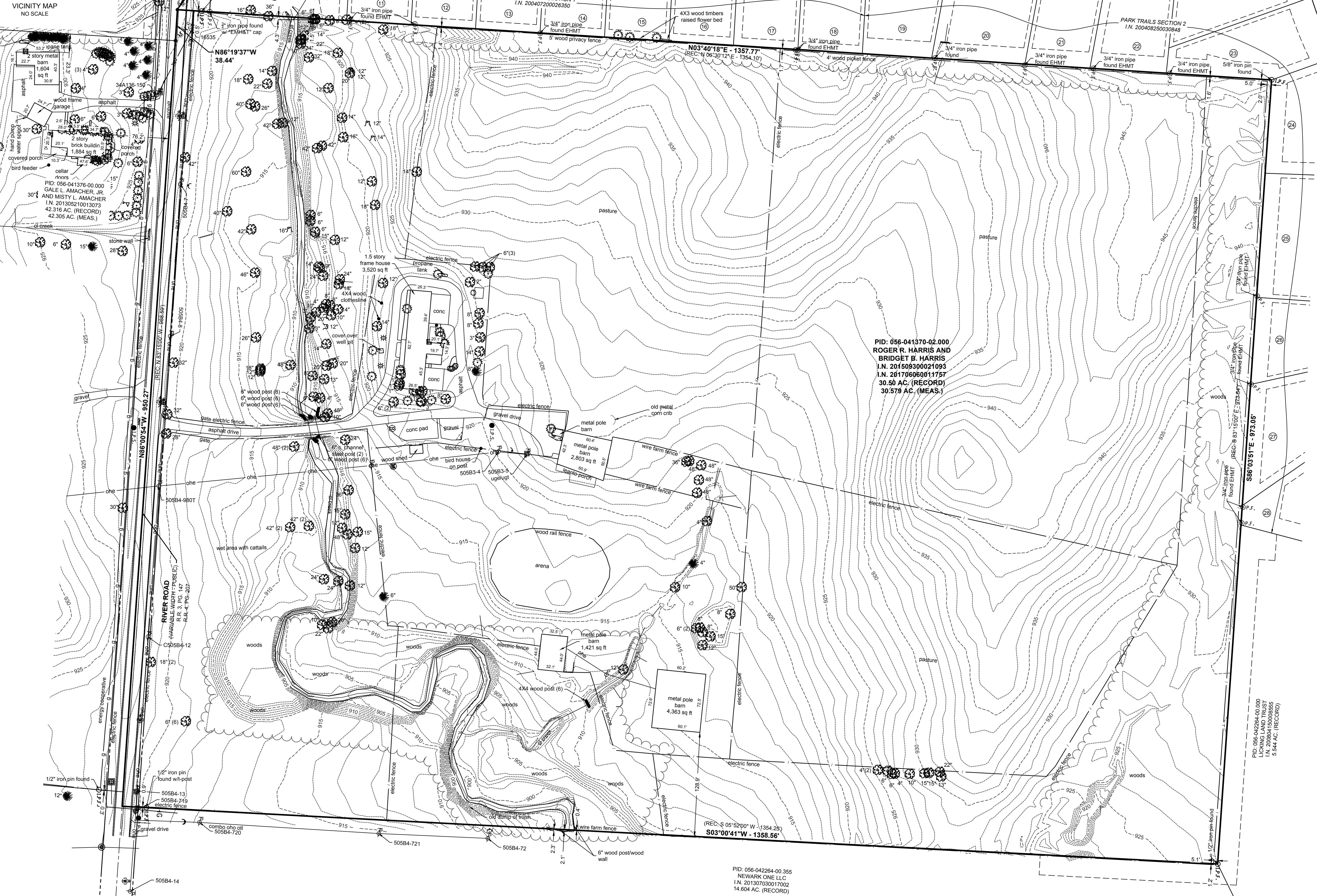
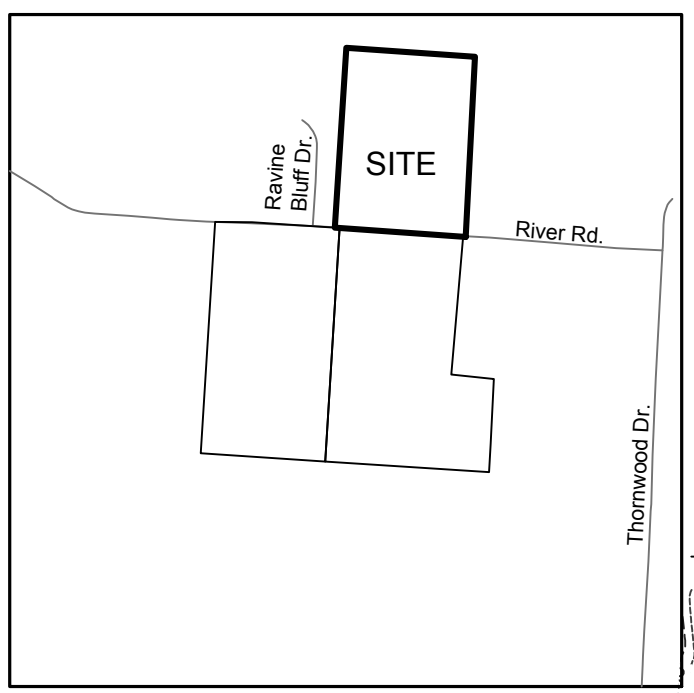
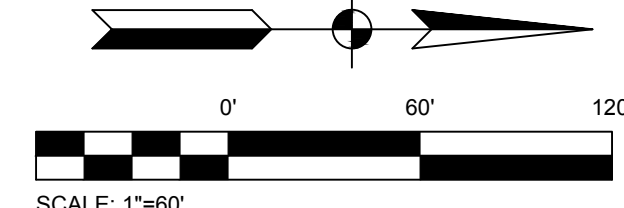
QUARTER SECTION 4, TOWNSHIP 2, RANGE 13

UNITED STATES MILITARY LANDS

GENERAL PROPERTY INFORMATION

Owners of Record: Roger R. & Bridget B Harris
 Current Tax PIDs: 056-041370-02.000
 Current Tax District: Newark City -Granville EVSD
 Current Deed Reference: I.N. 201509300021093, I.N. 201706060011757
 Current Site Address: 2811 River Road, Granville, OH 43023

- | | | | | |
|---|--|--|--|---|
| <ul style="list-style-type: none"> ⊕ Air Conditioner ⊕ Bench Mark Found ⊕ Bush ⊕ Clean Out ⊕ Drainage Inlet Round ⊕ Drainage Inlet Square ⊕ Electric Box ⊕ Electric Meter ⊕ Electric Transformer ⊕ Fire Hydrant ⊕ Flag Pole ⊕ Gas Marker ⊕ Gas Meter | <ul style="list-style-type: none"> ⊕ I.P.F. ⊕ I.P.F. ⊕ I.P.F. ⊕ M.N.F. ⊕ M.N.S. ⊕ Mailbox ⊕ Monument Box Found ⊕ Pine Tree ⊕ Post ⊕ Power & Light Pole ⊕ Power & Telephone Pole | <ul style="list-style-type: none"> ⊕ Guy Wire ⊕ Iron Pin & Cap Found ⊕ Iron Pin Found ⊕ Iron Pipe Found ⊕ Light Pole ⊕ Mag Nail Found ⊕ Mag Nail Set ⊕ Monument Box Found ⊕ Pine Tree ⊕ Power & Telephone Pole | <ul style="list-style-type: none"> ⊕ Power Pole ⊕ Rock ⊕ Sanitary Manhole ⊕ Satellite Dish ⊕ Septic Tank ⊕ Sign ⊕ Storm Manhole ⊕ Stump ⊕ Telephone Light Pole ⊕ Telephone Pedestal ⊕ Telephone Pole ⊕ Tree ⊕ Water Marker ⊕ Water Meter | <ul style="list-style-type: none"> ⊕ Water Valve ⊕ Water Well Drilled ⊕ Yard Light |
|---|--|--|--|---|



PLOT SCALE: 1"=60' AM. EDITED BY: J. W. MANS. DRAWING FILE: 0:202001839D. DRAWINGS SURVEY: 202001839. SV: 2021-04-19.XTP.DWG

Corridor Development
Company, LLC

**AMERICAN
STRUCTUREPOINT
INC.**

2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43231
TEL: 614.901.2235 | FAX: 614.901.2236
www.structurepoint.com

ALTANS/NSPS LAND TITLE SURVEY
FOR
CARRIAGE TRAILS AT THE HEIGHTS
CITY OF NEWARK, LICKING COUNTY, OHIO

REVISIONS	DATE	DESCRIPTION	APPROVED	DATE

DATE:	05/27/2021
DRAWN BY:	CRH
CHECKED BY:	BPB
JOB NUMBER:	2020.01839

EXHIBIT "A" - LEGAL DESCRIPTION

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

Being part of Lot 2 in the 4th Quarter of Township 2 and Range 13 of the U.S.M. Lands and further bounded and described as follows:

Beginning at a point at the intersection of the centerline of Township Road 131 and the westerly line of said Lot 2;

Thence North 6 degrees 30 minutes 12 seconds East, passing along an existing fence line and passing along said westerly line of Lot 2 and the easterly line of the Gebard W. Keny property (deed reference, Volume 656 at page 638 of the Deed Records of Licking County, Ohio), passing an iron pin at 30.00 feet, a total distance of 1354.10 feet to an iron pin;

Thence South 83 degrees 15 minutes East, 973.54 feet to an iron pin;

Thence South 5 degrees 52 minutes West, passing existing iron pins at 664.54 feet and 1324.25 feet, a total distance of 1354.25 feet to a point in the said centerline of Township Road 131;

Thence North 83 degrees 15 minutes West, passing along the said centerline of Township Road 131, 988.59 feet to the place of beginning; Containing 30.50 acres, more or less.

The above description prepared by Alvin R. Jobs, Registered Surveyor #5006, dated December 8, 1975.

BASIS OF BEARINGS

Bearings described hereon are measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

SURVEYOR'S NOTES

- This plat of an ALTA/NSPS LAND TITLE SURVEY is based upon the Old Republic National Title Insurance Company commitment for title insurance having Commitment No.24-634 and the effective date of June 24, 2020 at 8:30 AM issued by Stimson House Title nc..
- No comment is made regarding the following Exceptions in Schedule BII of the commitment for title insurance: Items 1-12 and 15-16.
- The following notes are keyed the Exceptions in Schedule B - Section II of the above reference commitment for title insurance and pertain only to the location of the item in relation to the subject premises. The undersigned makes no assumptions or assertions as to what rights exist or do not exist as described in the below documents.
 - Item 13: Pipeline Right of Way to W.W. & A.T. Wehrle appearing of record in Lease Volume 40, at page 396, Licking County records.
 - Assigned to The National Gas Company in Deed Volume 339, at page 95
 - Assigned to A.T. Wehrle, Cecilia Wehrle Rank and Laura W. Wehrle in Deed Volume 403, at page 294 and Lease Volume 78, at page 539.
 - Assigned to The Clinton Oil Company in Deed Volume 403, at page 369 and Lease Volume 78, at page 576.
 - Releases appear of record in Deed Volume 523, at page 551 and Deed Volume 573, at page 533. (undetermined if captioned property is included)
 - Assigned to Newzane Gas Company in Deed Volume 743, at page 220.
 - Last Assigned to National Gas and Oil Corporation in Official Record 27, at page 293.

Surveyor's Notes: May affect subject property. Location and width of easement and release not included in instruments. Not plotted on plat.

- Item 14: Poleline Easement granted to The Ohio Power Company appearing of the record in Deed Volume 291, at page 150, Licking County records.
 - Partial Release of 92.24 acres appearing of record in Deed Volume 722, at page 916.
 - Release of Easement with retention of a 15 foot wide easement appearing of record as Instrument Number 200003310010008.
- Surveyor's Notes:** Affects subject property. Located along River Road. No further location or width provided. Unable to plot.

- The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.
- This plat of an ALTA/NSPS LAND TITLE SURVEY represents the conditions of the site on: March 2, 2021 (date of latest field activity)
- The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 39089C0336H (effective date May 2, 2007) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).
- The following encroachments were observed on the subject property:
 - Wood wall crossing creek along east property line.
- The subject property is adjacent to River Rd (Township Hwy 131). The subject property has vehicular access to River Rd (Township Hwy 131) in the form of one (1) asphalt drive.
- Discussion of Certain ALTA Table A Items:
 - Item 6: No zoning information provided by client.
 - Item 7: 6 permanent structures currently exist on the subject property.
 - Item 9: There are currently no delineated parking spaces on the subject property.

- The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) or plan information provided by the utility owners and are speculative in nature. There may be underground utilities for which there is no above ground evidence, for which the above ground evidence was not observed (i.e. buried or paved over), or for which no plans were provided.

Observed evidence of Gas, Electric, Water, Telecommunications (which may or may not include telephone, cable TV and fiber optic lines), Sanitary Sewer and Storm Drainage exist on or adjacent to the subject property.

- No observed evidence of building construction or earth moving work currently exists on site.
- The undersigned has not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.
- The undersigned is aware of the following offsite easements or servitudes:

- American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

- This Plat of an ALTA/NSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.

To: Roger R. Harris and Bridget B. Harris; Carriage Trail at the Heights; Corridor Development Company, LLC; Old Republic National Title Insurance Company; Stimson House Title, Inc; and all of their respective successors and/or assigns as their interests may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The original field work was completed on March 2, 2021

Date of Plat or Map: May 27, 2021
This document is not valid unless imprinted with a land surveyor's seal.

Brian P. Bingham Date
Professional Land Surveyor 8438

ADJOINER TABLE

10	PID: 056-042264-00.002 PARK TRAILS HOMEOWNERS' ASSOCIATION, INC. I.N. 200604160014415 RESERVE B	20	PID: 056-042264-00.151 WILLIAM S. KOPPERT AND JULIE A. KOPPERT I.N. 200609180014162 LOT 12714
11	PID: 056-042264-00.066 BENJAMIN A. DILS AND DENISE M. DILS I.N. 201609230020742 LOT 12619	21	PID: 056-042264-00.150 KERI L. VRADENBURG AND ERIK L. VRADENBURG I.N. 201910110022240 LOT 12713
12	PID: 056-042264-00.065 MICHELLE D. SMITH AND ALAN C. SMITH I.N. 200604050009504 LOT 12618	22	PID: 056-042264-00.149 BRIAN C. PITCHER AND INGRID E. PITCHER I.N. 200208120029319 LOT 12712
13	PID: 056-042264-00.064 BOYD B. MCCAMISH AND CHRISTINA D. MCCAMISH I.N. 201510150022380 LOT 12617	23	PID: 056-042264-00.147 JEROD SCOTT UNTIED AND MICHELLE UNTIED I.N. 202104010009503 LOT 12710
14	PID: 056-042264-00.063 SCOTT H. DUTHIE, TRUSTEE OF THE SCOTT H. DUTHIE REVOCABLE TRUST AND RITA L. DUTHIE, TRUSTEE OF THE RITA L. DUTHIE REVOCABLE TRUST I.N. 200911120024493 LOT 12616	24	PID: 056-042264-00.146 BRIAN BLODGETT AND LISA D. BLODGETT I.N. 200707300019749 LOT 12709
15	PID: 056-042264-00.062 STEVEN D. BARNARD AND GAYLE L. BARNARD I.N. 201606270013072 LOT 12615	25	PID: 056-042264-00.145 JEFFREY M. AULET I.N. 201705090009564 LOT 12708
16	PID: 056-042264-00.061 JONATHAN K. BAFFORD AND TIFFANY A. BAFFORD I.N. 200112040043538 LOT 12614	26	PID: 056-042264-00.144 CHRISTOPHER C. FRANKS AND STACI FRANKS I.N. 201505280010516 LOT 12707
17	PID: 056-042264-00.060 TROY A. MELICK I.N. 200802130003382 LOT 12613	27	PID: 056-042264-00.143 JASON S. SMITH AND LORA M. SMITH I.N. 202104070010159 LOT 12706
18	PID: 056-042264-00.059 JEFFREY L. SALTER AND ANGELA R. SALTER I.N. 200106260022793 LOT 12612	28	PID: 056-042264-00.142 RICHARD P. MESERVE AND MEGAN MESERVE I.N. 201807300015583 LOT 12705
19	PID: 056-042264-00.152 CAROL SUSAN BALSLEY I.N. 202102100004513 LOT 12715		

PLOT SCALE: 1" = 40' DATE: 8/17/21 - 9:49 AM EDITED BY: JVOUMANS DRAWING FILE: O:\2020\018390.D DRAWINGS\SURVEY\2020\018390.SV 2021-04-16 10:11 PM DWG

Corridor Development Company, LLC



ALTA/NSPS LAND TITLE SURVEY FOR CARRIAGE TRAILS AT THE HEIGHTS CITY OF NEWARK, LICKING COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

To: Roger R. Harris and Bridget B. Harris; Carriage Trail at the Heights; Corridor Development Company, LLC; Old Republic National Title Insurance Company; Stimson House Title, Inc; and all of their respective successors and/or assigns as their interests may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The original field work was completed on March 2, 2021

Date of Plat or Map: May 27, 2021
This document is not valid unless imprinted with a land surveyor's seal.

Brian P. Bingham Date
Professional Land Surveyor 8438



**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

FEBRUARY 8, 2022 PLANNING COMMISSION MEETING

Application:

1. ***PC-21-62, FILE 21-562: SITE PLAN FOR FOX RUN APARTMENTS, PHASE 2, KING ROAD***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 60-unit multi-family apartment (30 – 2 bedroom units, 30 – 3 bedroom units) development at the west side of King Road, north of Goosepond Road

The Site Plan Review Committee submitted comments on 2/2/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Bruce Gossett, Aaron Holman - NFD
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned Multi Family Condominium District (MFC); the opinion of the Zoning Inspector is the proposed use is a permitted use.

Flood Zones:

There are no flood zones on this site.

B. Safety Division Review:

The Police Department have expressed no concerns.

The Fire Division commented that the designer needs to ensure proper turning radius into the individual driveways off the main entrance road allowing access to the parking lots.

C. Height Restrictions:

No building elevation drawings are provided, so this item will still need reviewed prior to zoning approval.

D. Lot Area & Setbacks:

Parcel is approximately 489,745 S.F. +/-, and 435,600 S.F. is required for a 60 unit development, which meets the lot area requirements. The frontage requirement is a minimum of 80', which meets the requirement. Setbacks meet the requirements as well.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

E. Off-Street Parking & Loading:

Code requires 180 parking spaces, and 158 spaces are proposed, which does not meet the requirements, so this construction would require a variance approval from the Board of Zoning Appeals.

F. Corner Lots:

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

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 11,750 +/- SF of green space (Lawn) and greater than 2,950 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 20 trees are required on the site. A landscaping plan has not been submitted for review.

H. Public & Private Roadways – Access Management:

All of the proposed streets and driveways are privately owned and maintained by the development. The new private driveway into the development from King Road is shown 22' wide, Fire generally requires the drives must ensure a minimum of 24 feet (26 feet suggested) of unobstructed path to and around each of these buildings.

Our thought is that on King Road, a left turn lane will be needed. Additional right-of-way should be provided to accommodate this and a bike path as well, which is planned to connect to LC Health Dept.

Sidewalk should be considered within the development.

I. Site Signage:

No development sign locations are shown on the site plan. Any development sign shall be submitted and will be reviewed separately.

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

Signage is needed to be installed to prohibit on-street parking, in order to provide clear access for emergency vehicles, fire lanes, etc.

K. Engineering / Utilities:

There is currently no access to water and sanitary sewer to this property. Easements will need to be made available to extend lines from the existing development across King Road. Ownership of lines in the development needs to be determined, as well as the water metering to determine the capacity fees. Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans; these have not yet been submitted. Engineering will follow up for review of the construction plans and compliance prior to construction.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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

L. Other Standards/Regulations

The Developer and City should consider a Development Agreement to detail sewer and water extensions, roadway improvements, etc. The previous phase of this development has such an agreement.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of this Site Plan in order to grant Zoning approval of the site, provided the following issues are addressed:

1. Fire Department comments on traffic access design are addressed.
2. BZA variance approval for parking space count.
3. Landscaping plan and building elevations submitted and approved.
4. Resolution of the water, sanitary and stormwater design requirements.
5. Compliance with City's Stormwater Management requirements, including post-construction.
6. Development Agreement at discretion of administration.

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



ADR & Associates, Ltd.
88 West Church St.
Newark, Ohio 43055
740-345-1921
Fax 740-345-4994

Clientcentric Consulting
Design . Engineering . Innovation

December 13, 2021

Brian Morehead, PE
George Carter, Deputy Code Admin. & Zoning Insp.
City of Newark
40 West Main Street
Newark, OH 43055

Re: Fox Run, Phase 2 – Multi-Family Condominiums - Site Compliance Plan

Gentlemen,

Enclosed you will find the following information for your zoning approval:

- Four (4) Copies of the Site Compliance Plans
- One (1) Copy of the Site Application and fee, in the amount of \$472.50

If you have any questions, comments, or concerns, please feel free to contact myself.

ADR & Associates, LTD.

R. Ryan Badger
Director of Development

c: 21-100



Engineering & Zoning
 40 W. Main St.
 Newark, OH 43055
 (740) 670-7729
 Fax (740) 349-5911
www.newarkohio.net

City of Newark
Zoning/Sign/Fence
Application for Certificate of
Plan Approval

Office Use Only

Application # _____
 Application Date: _____
 Date Paid: _____
 Paid: Check Cash
 (Circle one)
 Check Number _____
 Amount \$ _____

Project	Nature of Project: <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Change of Occupancy/Use <input type="checkbox"/> Sign <input type="checkbox"/> Fence <i>Please note, demolitions require a separate application. Upon completion, print to .pdf prior to printing to your printer to ensure proper formatting.</i>			
	Description of Project: Fox Run, Phase 2			
	Address of Project (Number & Street): King Road			Auditor's Parcel #: 096-286524-01.004
	Current Zoning District: MFR-Multi-Family Condominiums	Lot #:	Subdivision Name:	Entrance to Subdivision is off of: King Road
	On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of street: Between the intersection of: (give streets) Price Rd. to the North and Goose Pond Rd. to the south			Site Telephone: N/A
	Flood Hazard area? <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Floodway <input type="checkbox"/> 100 Yr <input type="checkbox"/> 500 Yr			Sewer System: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Flood Zone: <u>X</u>		Airport: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Water System: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Is this property part of a Homeowners Association? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, has the HOA been notified of this Plan? Yes <input type="checkbox"/> No <input type="checkbox"/>			

Board	Has there been a Board of Zoning Appeals (BZA) variance granted for this project?	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, BZA Application # _____	Date: _____

Owner	Property Owner: HM/King Rd, LLC			Telephone: 614-206-2778
	Address: 4393 Arbor Lake Dr.			E-mail: Smurphy@midohiodevelopme nt.com
	City: Groveport	State: OH	Zip: 43125	Fax:

Applicant	Applicant Name: ADR & Associates – Ryan Badger Same as above: <input type="checkbox"/>			Telephone: 740-345-1921
	Address: 88 West Church Street			E-mail: rbadger@adrinnovation.com
	City: Newark	State: OH	Zip: 43055	Fax: 740-345-4994

Contractor	Contractor Name: Same as above: <input type="checkbox"/>			Telephone:
	Address:			E-mail:
	City:	State:	Zip:	Fax:



Engineering & Zoning
 40 W. Main St.
 Newark, OH 43055
 (740) 670-7727
 Fax (740) 349-5911
www.newarkohio.net

City of Newark
 Zoning/Sign/Fence
 Application for Certificate of
 Plan Approval

Z - _____ Application #

<i>Use</i>	Last or present Occupancy or Use: Vacant Lot
	Proposed Occupancy or Use: Multi-Family Condo

<i>Project Floor Area</i>	Calculate building area as follows:	New Construction, Additions, Alterations, Change of Use	Project Floor Area (Sq Ft)
	- Measure to outside of walls for dimensions	Basement (excluding garage)	
	- Include supported canopies as measured from the center lines of the furthest columns or supports	First Floor (excluding garage)	(15x)6605=99,075
	- Do not include roof or canopies which cantilever from the building	Floor 2,3,4, etc.	
		Subtotal	99,075
		Garage / Porch / Deck / Shed	
		Total Project Floor Area	99,075

<i>Sign</i>	This Application for a Sign Certificate must include the following:		
	<input type="checkbox"/> Plan for each sign indicating the type, size and description. <input type="checkbox"/> Site Plan, indicating the location of each sign. <input type="checkbox"/> Insert the information for each sign, selecting all applicable details in the boxes on this form. <input type="checkbox"/> Label the sign on the Site Plan with the appropriate Sign # from the box below. <input type="checkbox"/> Payment of all applicable fees as given in the Application for Certificate of Plan Approval <p style="text-align: center; color: blue;">For additional signs, use the supplemental sheet provided by this office.</p>		
	Sign 1: Sign Face Area: _____ sq ft	Sign height above grade _____ feet	
	<input type="checkbox"/> Freestanding <input type="checkbox"/> Monument <input type="checkbox"/> Building <input type="checkbox"/> On-premises	<input type="checkbox"/> Off-premises <input type="checkbox"/> Variable Message Electronic <input type="checkbox"/> Variable Message Mechanical	<input type="checkbox"/> Illuminated <input type="checkbox"/> Non-illuminated <input type="checkbox"/> Other _____ <small>(Per Definitions - Ord. 08-33 Art 135)</small>
Sign 2: Sign Face Area: _____ sq ft	Sign height above grade _____ feet		
<input type="checkbox"/> Freestanding <input type="checkbox"/> Monument <input type="checkbox"/> Building <input type="checkbox"/> On-premises	<input type="checkbox"/> Off-premises <input type="checkbox"/> Variable Message Electronic <input type="checkbox"/> Variable Message Mechanical	<input type="checkbox"/> Illuminated <input type="checkbox"/> Non-illuminated <input type="checkbox"/> Other _____ <small>(Per Definitions - Ord. 08-33 Art 135)</small>	

Required Documentation	
<input checked="" type="checkbox"/> Original Application <input checked="" type="checkbox"/> Site Plans showing the location and uses of all existing buildings as well as any new construction covered under this Certificate Application. 2 copies of the Site Plan are required for 1, 2 and 3-family residential drawings as well as other accessory uses. 4 copies of the Site Plan are required for all other uses. <input checked="" type="checkbox"/> Payment of applicable fees. Make check payable to "City of Newark."	

<i>Signature</i>	I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed until the certificate applied for herein has been approved and issued by the City of Newark. Property pins must be present prior to inspection.
	I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE LISTED INSTRUCTIONS
	Signature of Applicant: _____ Date: <u>12/13/2021</u>



Engineering & Zoning
 40 W. Main St.
 Newark, OH 43055
 (740) 670-7727
 Fax (740) 349-5911
www.newarkohio.net

City of Newark
Zoning/Sign/Fence
Application for Certificate of
Plan Approval
Zoning Fees

Z - _____ Application #

		Project floor area - sq ft	Fee per sq ft	Fees
Structures	Application Fee (Minimum for all Certificates)			\$22.50
	Residential - 1, 2 & 3 Family Dwellings (Maximum Fee \$225)		\$0.09	
	Commercial, All other Structures (Maximum Fee \$450)		\$0.09	\$450.00
	Residential - Accessory Structures Fee \$7.50 - Fences, Garages, Sheds, Decks***	enter fee or 0		
	Change of Occupancy/Use		\$0.00	\$0.00
	TOTAL(tab out of last field to auto-calculate)			Total Structure Fee \$472.50

***Fences, Garages, Sheds, Decks (detached), Porch (with no roof or sidewalls). \$7.50 fee will show in the total if box is checked.

		# of signs this size	Fee per sign	Fees
Signs	Application Fee (Minimum for all Certificates)			\$22.50
	Sign Face Area = 1 – 10 Sq Ft		\$30.00	
	Sign Face Area = 11 – 40 Sq Ft		\$120.00	
	Sign Face Area = 41 – 100 Sq Ft		\$180.00	
	Sign Face Area = 101 - 300 Sq Ft		\$255.00	
	TOTAL(tab out of last field to auto-calculate)			Total Sign Fee

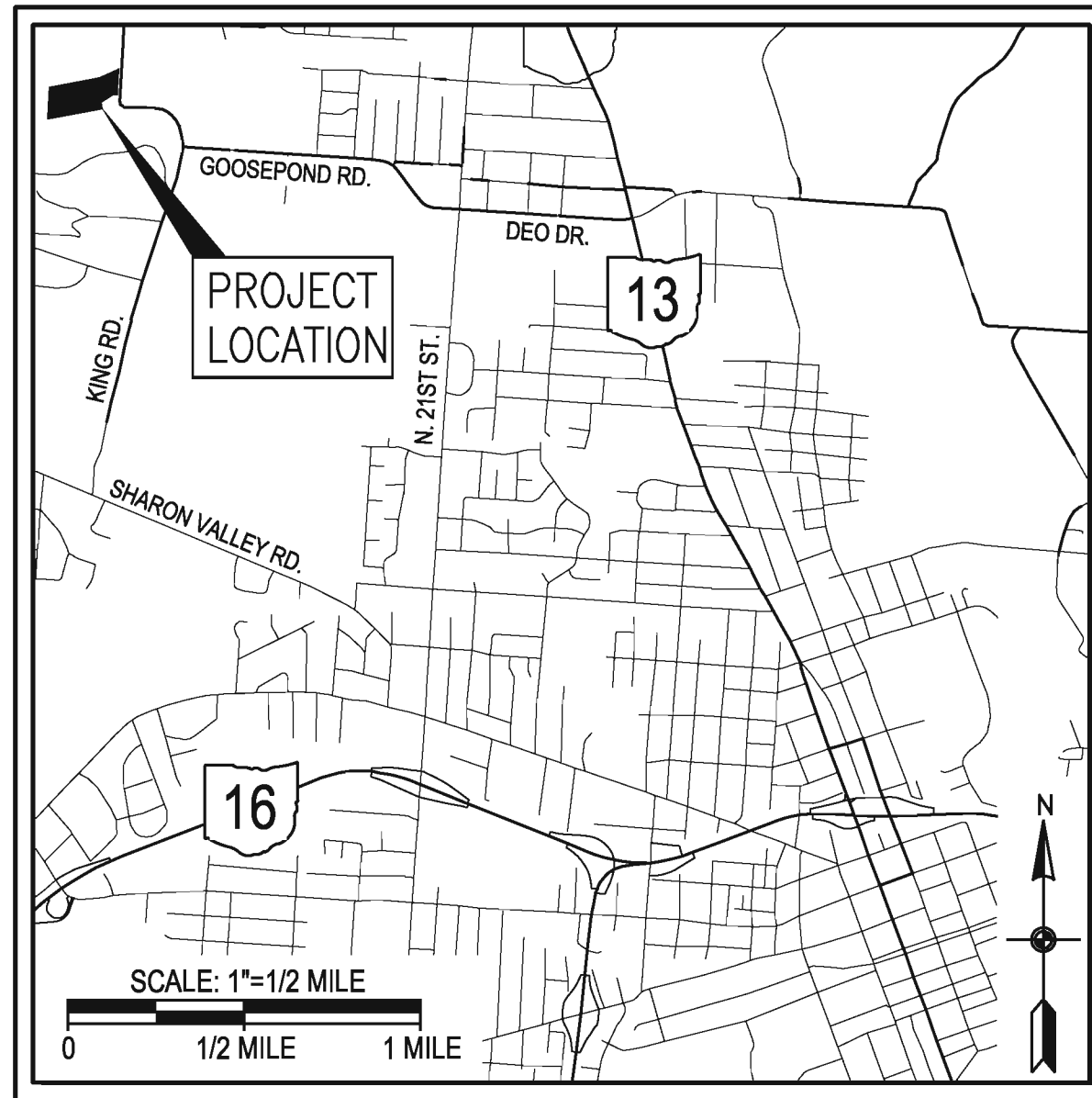
DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status	Date	Examiner Signature	Date Notified
<input type="checkbox"/> Incomplete			
<input type="checkbox"/> Disapproved			
<input type="checkbox"/> Approved			
<input type="checkbox"/> Hold		Reason:	

FOX RUN APARTMENTS, PHASE II

SITE COMPLIANCE PLANS

SITUATED IN THE CITY OF NEWARK,
LICKING COUNTY, OHIO



SITE INFORMATION:

OWNER: H M / KING RD LLC
 ADDRESS: KING ROAD
 AUDITORS PAR. NO.: 096-286524-01.004
 PROPOSED SITE AREA: 11.243 Ac. (TOTAL)
 LOT AREA: 10.960 Ac.
 RAW: 0.2834 Ac.
 PROPOSED BUILDING AREA: 99,075 SQ. FT.
 PROPOSED DENSITY: 9,040 SQ. FT./Ac.

ZONING INFORMATION:

EXISTING ZONING: MFC - MULTI-FAMILY COMMERCIAL
 EXISTING USE: VACANT LOT
 PROPOSED ZONING: UNCHANGED
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 BUILDING SETBACKS:
 30' FRONT
 30' SIDE
 40' REAR

FLOOD INFORMATION:

THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 39089C0329H DATED MARCH 16, 2015.

SURVEY INFORMATION

SURVEY INFORMATION BASED ON FIELD OBSERVATION BY SMART SERVICES, INC.

FOR MORE INFORMATION CONTACT:
 SMART SERVICES, INC.
 88 W CHURCH STREET
 NEWARK, OH 43055
 (740) 345-4700

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
CNPT #1	762184.410	1983728.561	886.67	5/8" REBAR W/ CAP "TRAVERSE"
CNPT #2	761554.171	1983732.206	889.77	5/8" REBAR W/ CAP "TRAVERSE"

VARIANCE REQUESTED:

VARIANCE FROM SECTION 125.2, PARKING SPACES REQUIRED (2 SPACES PER ONE BEDROOM UNIT, 2.5 SPACES PER TWO BEDROOM UNIT, 3.5 SPACES PER THREE BEDROOM UNIT). PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 2 (AP) SPACES PER UNIT REGARDLESS OF BEDROOMS. 120 (PRIVATE)
 30 EA. X 2.5 = 75 SPACES 158 TOTAL PROVIDED
 30 EA. X 3.5 = 105 SPACES
180 TOTAL REQUIRED

VARIANCE REQUESTED:

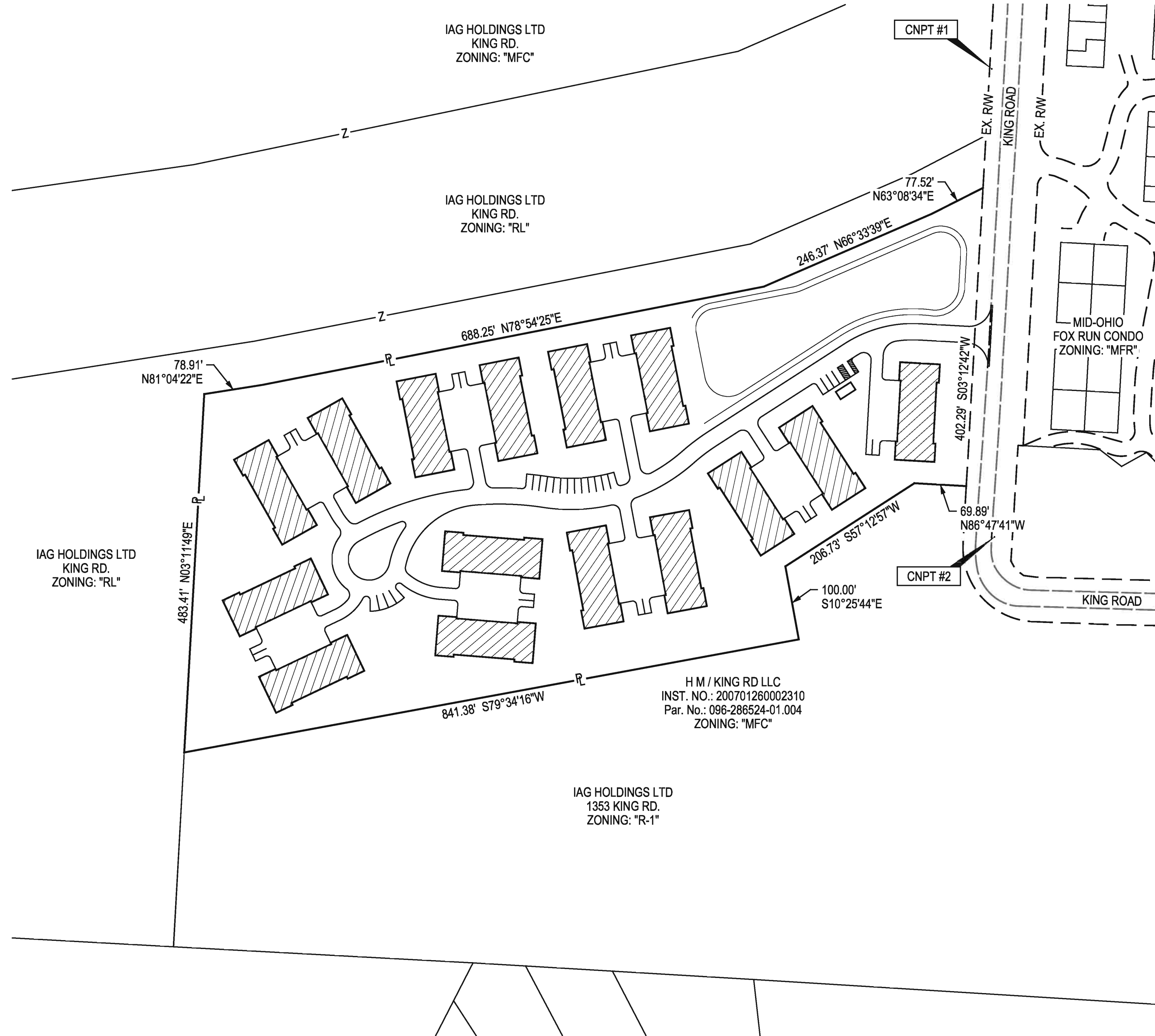
VARIANCE FROM SECTION 125.2, PARKING SPACES REQUIRED (2.5 SPACES PER TWO BEDROOM UNIT, 3.5 SPACES PER THREE BEDROOM UNIT). PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 1 SPACE PER BEDROOM. (150 TOTAL BEDROOMS, 158 TOTAL SPACES)



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

DEVELOPER
 SHAWN MURPHY
 MID-OHIO DEVELOPMENT
 4393 ARBOR LAKE DRIVE
 GROVEPORT, OHIO 43125
 (740) 403-4824
 smurphy@midohiodevelopment.com

ARCHITECT
 DAVID EFAW
 RED ARCHITECTS + PLANNER
 589 W NATIONWIDE BLVD, SUITE B
 COLUMBUS, OH 43215
 (614) 487-8770



PROJECT DATA

TOTAL AREA:	10.960 ACRES
PROJECT EARTH DISTURB AREA:	7.800 ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.000 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	7.800 ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.00 ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	4.320 ACRES
RECEIVING WATERS:	UN-NAMED TRIBUTARY TO LOG POND RUN

100 YEAR DETENTION TABLE

DESCRIPTION	VOLUME REQUIRED (C.F.)	ELEVATION REQUIRED	VOLUME PROVIDED (C.F.)	ELEV. FOR PROVIDED VOLUME
RETENTION BASIN (WET POND)	120,858	889.00	150,148	890.00

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2
BOUNDARY SURVEY	(BY OTHERS)

UNDERGROUND UTILITIES



SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ENGINEER _____ DATE _____

CITY SERVICE DIRECTOR _____ DATE _____

CITY UTILITIES SUPERINTENDENT _____ DATE _____

CITY STORMWATER COORDINATOR _____ DATE _____

DRAWN BY
CHECKED RRB
REVIEWED BCK



REVISIONS

SITE COMPLIANCE PLAN
TITLE SHEET

FOX RUN APARTMENTS
PHASE II
CITY OF NEWARK, OHIO

DEC. 13, 2021
JOB #21-100

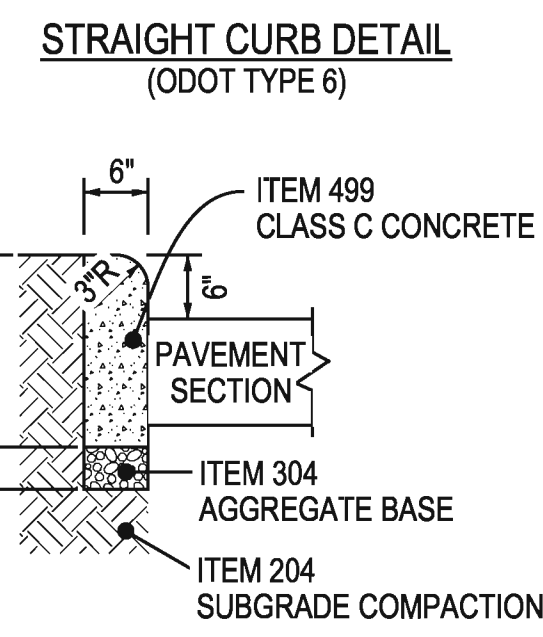
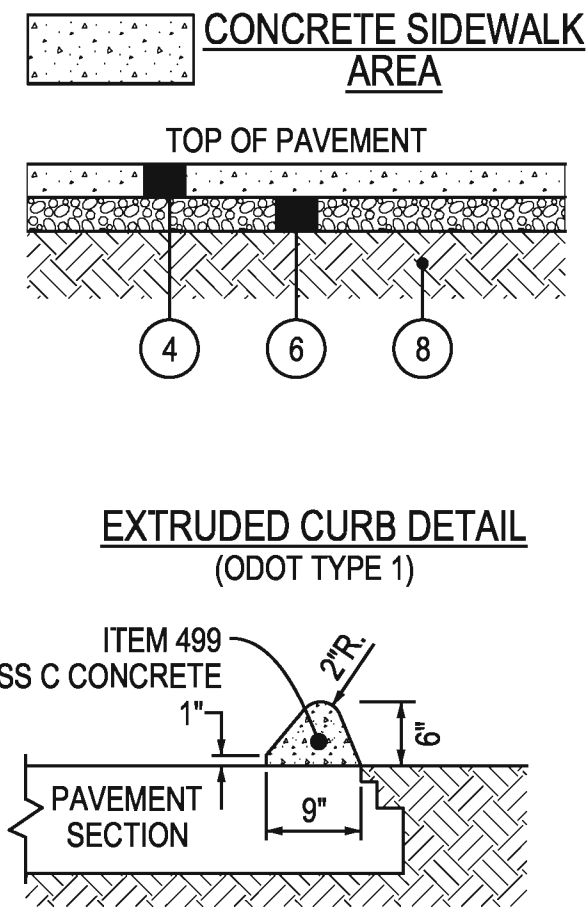
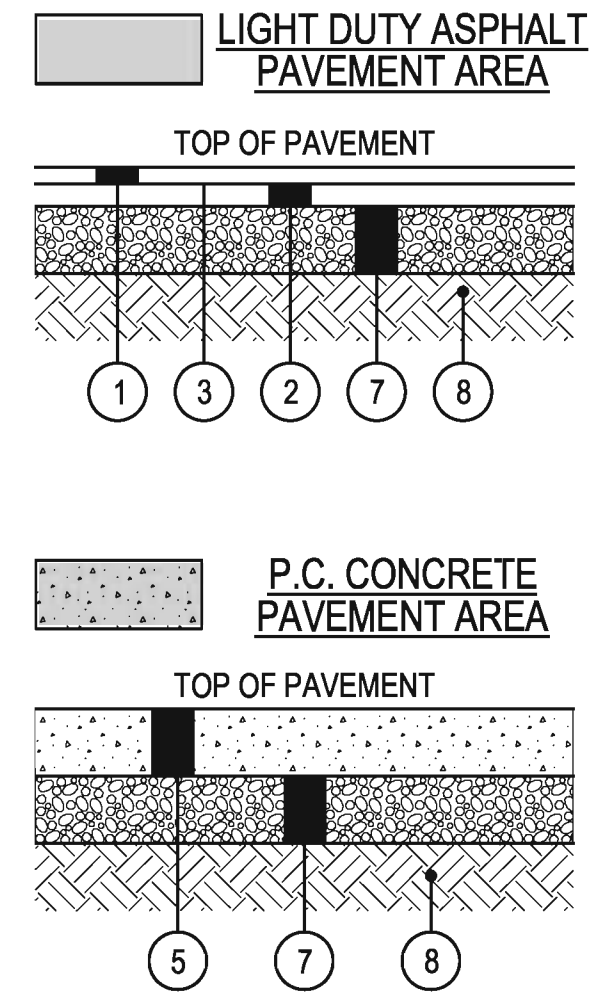
1
2

SITE PLAN

WATER AND SANITARY SEWER CONNECTIONS FROM THE EXISTING MAINS WITHIN THE EXISTING FOX RUN SITE. DETAILS TO BE PROVIDED AS PART OF THE FINAL CONSTRUCTION PLANS.

PAVEMENT DETAIL LEGEND

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



DRAWN BY: []
CHECKED BY: []
REVIEWED BY: []



NO.	REVISIONS

SITE PLAN

FOX RUN APARTMENTS
PHASE II
CITY OF NEWARK, OHIO

DEC. 13. 2021
JOB #21-100



PRINTED 12/13/2021 2:22:50 PM P:\ADRs\2021\12-100 Fox Run Condo - Newark\kdp\Site Compliance Plan\02_Site.dgn

SURVEY OF A 11.243 ACRE TRACT

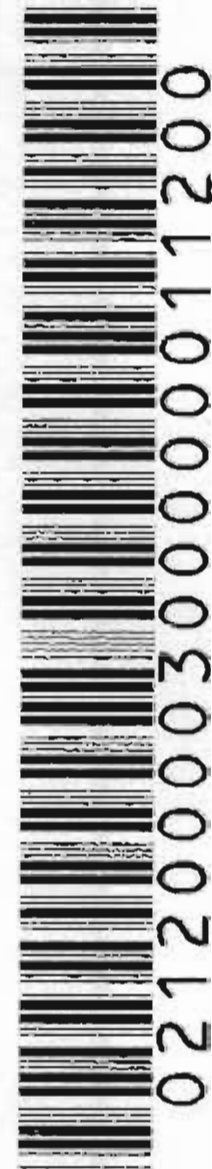
SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, TOWNSHIP OF NEWARK,
AND BEING A PART OF LOT 5 LOCATED IN TOWNSHIP-2, RANGE-12,
UNITED STATES MILITARY LANDS

DANIEL D. & NORMA J. RAUCH
O.R. 824, PG. 3
T.D. 6.803 AC.

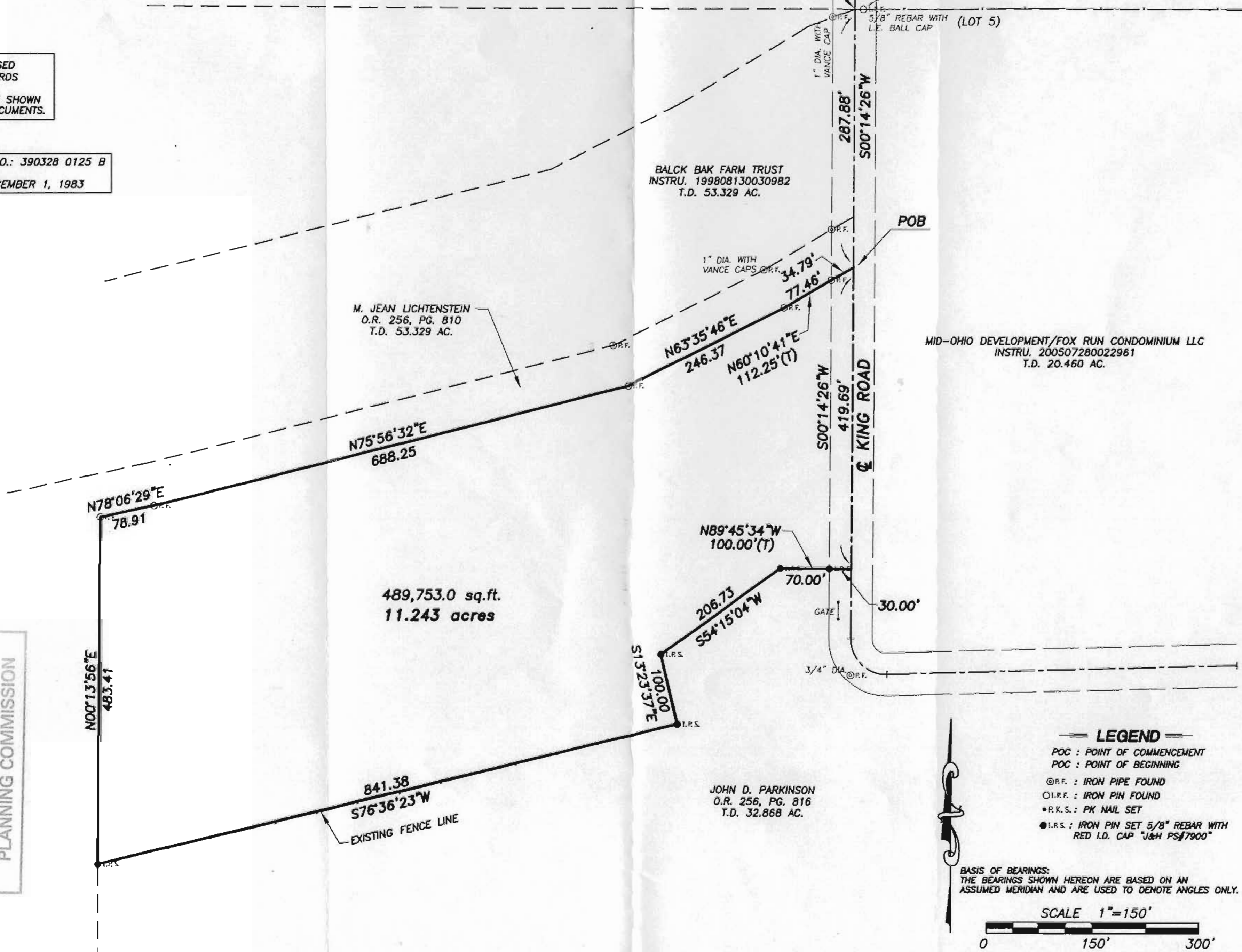
PERTINENT DOCUMENTS USED
LICKING COUNTY PLAT RECORDS
LICKING COUNTY TAX MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

COMMUNITY PANEL NO.: 390328 0125 B
FLOOD ZONE: "C"
EFFECTIVE DATE: DECEMBER 1, 1983

Newark Twp



Approved - No Plat Required
No. 2006 106 Date 3-23-06
Co. Board of Health/Water Sewer Rep.
LC PC
Co. Engineer
LICKING CO.
PLANNING COMMISSION



LEGEND

- POC : POINT OF COMMENCEMENT
- POB : POINT OF BEGINNING
- ⊙R.F. : IRON PIPE FOUND
- ⊙I.R.F. : IRON PIN FOUND
- *R.K.S. : PK NAIL SET
- I.R.S. : IRON PIN SET 5/8" REBAR WITH RED I.D. CAP "J&H PS#7900"

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

SCALE 1"=150'

This Survey Prepared For: MID OHIO DEVELOPMENT COMPANY

RECEIVED	Final Survey
Foundation Survey	Ord. No.
Date:	Date:
Drawing	Date:
S: /06/06-030/dwg/06-030.dwg	JLK
REVISED	CHECKED: SLM
	F.B.



Steven L. Mullaney
STEVEN L. MULLANEY

59 GRANT STREET
NEWARK, OHIO 43055

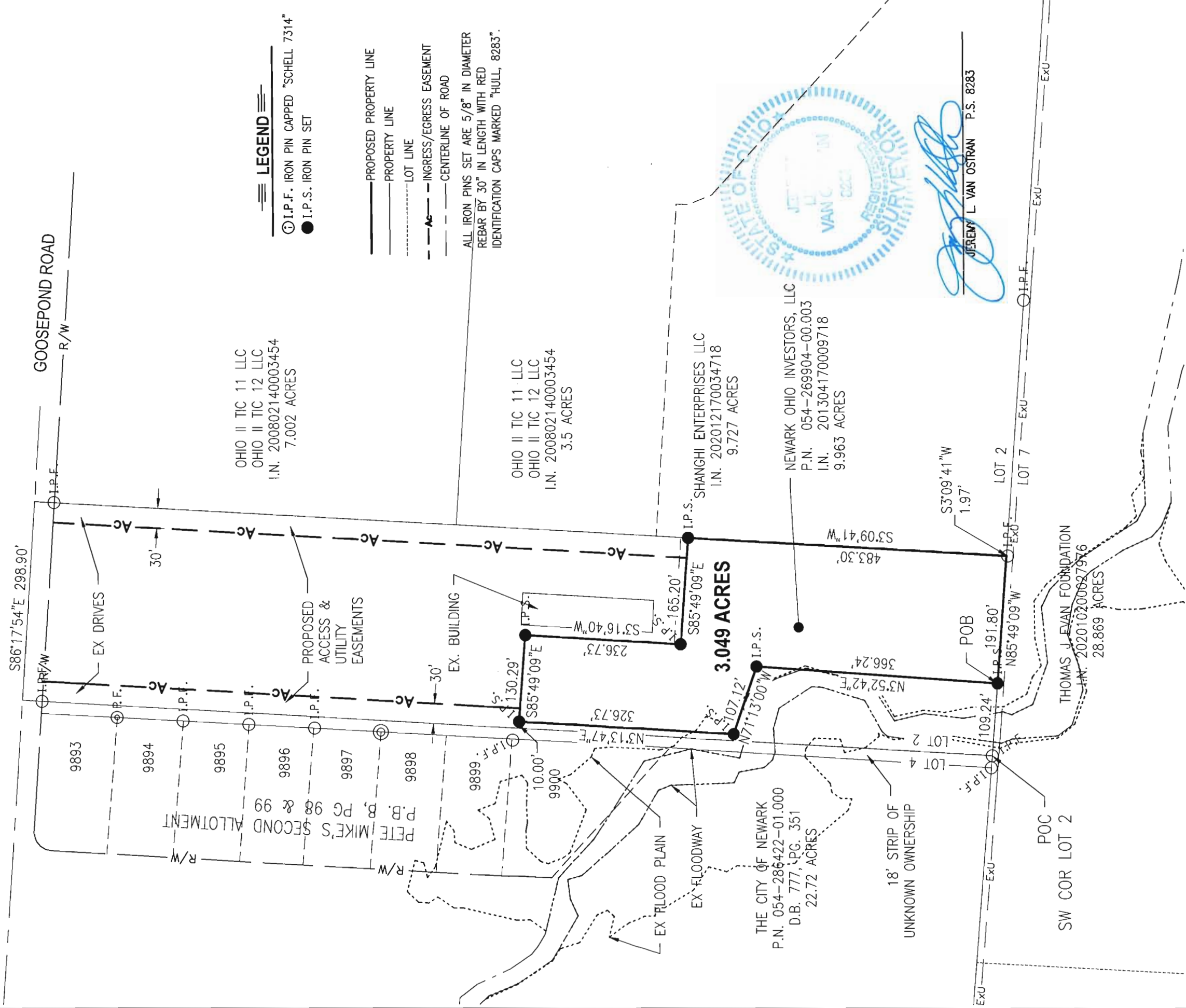
JOBS HENDERSON & ASSOCIATES INC.
CIVIL ENGINEERING & LAND SURVEYING

TEL. (740)344-5451
FAX (740)344-5746

DATE: 02-27-06

ORDER NO. 06-030

Situated in the State of Ohio, County of Licking, City of Newark,
and being a part of Lot 2, Township 2, Range 12,
United States Military Lands



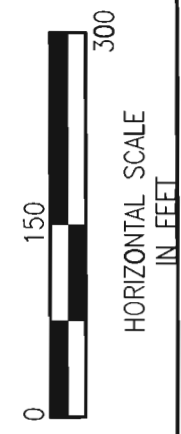
LEGEND

- ⊙ I.P.F. IRON PIN CAPPED "SCHELL 7314"
- I.P.S. IRON PIN SET
- PROPOSED PROPERTY LINE
- PROPERTY LINE
- - - LOT LINE
- - - AC INGRESS/EGRESS EASEMENT
- - - CENTERLINE OF ROAD

ALL IRON PINS SET ARE 5/8" IN DIAMETER
REBAR BY 30" IN LENGTH WITH RED
IDENTIFICATION CAPS MARKED "HULL, 8283".



Jeremy L. Van Ostran
JEREMY L. VAN OSTRAN P.S. 8283



THE BASIS OF BEARINGS IS THE
OHIO STATE PLANE COORDINATES
SYSTEM, SOUTH ZONE, NAD83.

NOTE:
THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE POLICY. THERE
MAY BE EASEMENTS OR RIGHT-OF-WAY
WHICH EXIST THAT ARE NOT SHOWN.

Licking County Tax Maps
All Recorded Documents shown
were used as source documents.

DRAWN: JLV	CHECKED: JLV	JOB NUMBER: NO1001
REVISIONS	DATE	DATE: 09/17/2021

HULL
Environment / Energy / Infrastructure

Hull & Associates, Inc.
59 Grant Street
Newark, OH 43055
Phone: (740) 344-5451
Fax: (740) 344-8659
www.hullinc.com



Planning Commission
40 West Main St
Newark, Ohio 43055
(740) 670-7516

City of Newark Planning Commission Lot Split/Combination/Replat Application

Office Use Only
Zoning File # N/A
PC Application# PC-22-03
Date Received 1-19-22
Received By PKemp
Amount Due: \$20.00 ✓
Paid By: (Circle One)
Check # 2437 Cash

Rev 2/13

www.newarkohio.net/government/boards/commissions/planning-commission

Application Type

Lot Split Lot Combination Replat

Owner

Property Owner: Newark Ohio Investors, LLC Telephone: 614-530-4663
Address: 50 W Fifth Ave E-mail: mbanasik@omnillfe.org
City: Columbus State: OH Zip: 43201 Fax:

I would prefer to have Agendas mailed rather than e-mailed

Applicant/Representative

Representative: Jeremy Van Ostran Same as above Telephone: 740-344-5451
Address: 59 Grant Street E-mail: jvanostran@hullinc.com
City: Newark State: OH Zip: 43055 Fax:

I would prefer to have Agendas mailed rather than e-mailed

Property Location (P1 is Parcel #1, etc.)

Street Address: 425 Senior Drive Current Zone: (P1) MFR (P2) (P3)
(abbreviated Zoning Classification from Zoning Code 08-33)
Parcel Tax ID(s) #: (P1) 054-269904-00.003 (P2) (P3)
Lot Number(s): (if applicable) (P1) 2 (P2) (P3) # of acres: 3.049 Property Platted?
Yes No

Property Use (P1 is Parcel #1, etc.)

Present Use: (Please indicate which property).					Proposed Use: (Please indicate which property).				
Property Type	P1	P2	P3	Structure?	Property Type	P1	P2	P3	Structure?
Vacant Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Vacant Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes
Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes

Additional Comments

Reason for Request: To separate the vacant property from the existing structures for refinance

Flood: A/AE; FLWY

Required Documentation and Process Overview

- Obtain a Tax Map and Auditor's Parcel Numbers. Contact the [Licking County Engineer's Office](#) or visit <http://www.lcounty.com/Treasurer> to printout Real Estate Tax parcel information and a parcel map. The Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.
- Contact a [Registered Surveyor](#) to obtain a Survey Drawing with Legal Description for the proposed new parcels.
Note: the survey should show the property as if the proposed split/combo were approved.
- Call the [Newark City Engineering/Zoning Department](#) to schedule a Zoning Review. (740) 670-7727. The Newark City Engineering/Zoning Department is located at 40 W. Main Street (2nd Floor) Newark, OH 43055
Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.
- Submit all application materials and fee to the [Newark City Engineering/Zoning Department](#) for inclusion on a Planning Commission Agenda.
Note: a \$20.00 fee must accompany this application. Make checks payable to "City of Newark."
- Attend the [Planning Commission Meeting](#) held in Newark City Council Chambers, 40 W. Main Street (1st Floor) to request approval of the split/combination/replat. (If approved, a signed copy of this application will be e-mailed to you unless you indicated you prefer mailed correspondence.)
Note: be prepared to answer Planning Commission 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: _____

Representative Signature:  _____ Date: 1/19/22

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: _____ Date: _____

Comments/Conditions: _____

Planning Commission Authorization – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Comments/Conditions: _____

After Planning Commission Approval:

- Contact a [Title Company or Attorney](#) to draw up new deed(s) for the new or changed parcels.
- Visit the [Licking County Engineer's Office](#) to begin the instrument recording process. The Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.

DESCRIPTION FOR A 3.049 ACRE TRACT

Situated in the State of Ohio, County of Licking, City of Newark, being a part of Lot 2, Township 2, Range 12, United States Military Lands, and being a part of that 9.963 acre tract (Parcel Number 054-269904-00.003) conveyed to Newark Ohio Investors, LLC in Instrument Number 201304170009718, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 3.049 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Lot 2, also being the southwesterly corner of said 9.963 acre tract;

Thence along the southerly line of said Lot 2, South 85° 49' 09" East, 109.24 feet to an iron pin set at the Point of Beginning for the 3.049 acre tract herein described;

Thence leaving said southerly line and across said 9.963 acre tract the following six (6) courses and distances:

North 3° 52' 42" East, 366.24 feet to an iron pin set;

North 71° 13' 00" West, 107.12 feet to an iron pin set;

North 3° 13' 47" East, 326.73 feet to an iron pin set;

South 85° 49' 09" East, 130.29 feet to an iron pin set;

South 3° 16' 40" West, 236.73 feet to an iron pin set;

South 85°49'09" East, 160.20 feet to an iron pin set on the westerly line of that 9.727 acre tract as conveyed to Shanghi Enterprises LLC by deed of record in Instrument 202012170034718;

Thence along said westerly line **South 03°09'41" West, 483.30 feet** to a point on the southerly line of Lot 2, witness a 5/8" iron pin found at South 03°09'41" West, 1.97 feet;

Thence along the southerly line of said Lot 2 and the southerly line of said 9.963 acre tract, **North 85°49'09" West, 191.80 feet** to the **Point of Beginning** and containing **3.049 acres**, more or less, according to a survey made by Hull & Associates in August of 2021.

DESCRIPTION FOR A 3.049 ACRES TRACT

Together with a 30 foot ingress/egress and utility easements located 30 feet east of and parallel to the western property line and 30 feet west of and parallel to the eastern property line of said 9.963 acre tract from the southern right-of-way of Goosepond Road south to the proposed property described above;


The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "HULL, 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

January 19, 2022

F:\Clients\Active\NOR\NOI001\survey\legals



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283