

PLANNING COMMISSION MEETING
TUESDAY, MARCH 12, 2024 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055

AGENDA

1. CALL TO ORDER
2. APPROVAL OF MINUTES FOR THE FEBRUARY 13, 2024 PLANNING COMMISSION MEETING

PUBLIC HEARING

3. ZONING CHANGE FOR 326 BELLE VISTA AVE., Newark, Ohio

Application Number : PC-23-40

Owner: LP168 Property LLC

Applicant: Lei Yang

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

Proposed Zoning: MFR - Multi-Family Residence

4. ZONING CHANGE FOR 994 MT VERNON RD., Newark, Ohio

Application Number : PC-24-08

Owner: Jacob Jones

Applicant: Jacob Jones

Current Zoning: Single-Family Residence, RM - Medium Density District

Proposed Zoning: MFR - Multi-Family Residence

OLD BUSINESS

There is none this meeting

NEW BUSINESS

5. SITE PLAN REVIEW for PC-24-10 Five level Parking Structure at 32 South 4th Street

Application Number : PC-24-10

Owner: Newark Development partners - Fred Ernest

Applicant: Dugan & Meyers - Ben Sayre, 1110 Kenwood Rd. Cincinnati, Oh. 45242

Engineer: MODE Architects, 275 College St. Groveport, Oh. 43215

SMBH Inc., 1166 Dublin Rd. Suite 200, Columbus, Oh. 43215

6. SITE PLAN REVIEW for PC-24-11 Two Industrial Building Additions for Anomatic Corp., 1650 Tamarack Road

Application Number : PC-24-11

Owner: American Industrial Buildings LLC

Applicant: EMH&T - Jackson Seiple, 5500 New Albany Road, Columbus, Oh. 43054

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 9, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MARCH 18, 2024 4:30 P.M.

BY: 

ORDINANCE NO. 24-01

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 326 BELLE VISTA AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-191040-00.000 AND PARCEL TAX ID #054-191046-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

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

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

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

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

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

Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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

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

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

Passed this _____ day of _____, 20____.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED:  _____
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Oct 13, 2022
0211120193A276021000 0211120193A276022000
0211120193A276023000 0211120193A276022100

TRANSFERRED

Oct 13, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: AB 111.00

InstrID:202210130024807	10/13/2022
Pages:2	F: \$34.00 12:03 PM
Bryan A. Long	T20220026610
Licking County Recorder	

GENERAL WARRANTY DEED
(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Jeffrey Findlay, married**, of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **LP168 Property LLC**, an Ohio limited liability company,

whose tax mailing address is 1719 Hill Rd N, Pickerington, OH 43147

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

Being Lots Numbers 98, 99 and 100 in Bellevista, a Subdivision now in the said City of Newark, as shown on the Plat of said Subdivision recorded in Vol. 3, at Page 276, of the Plat Records in the Office of the Recorder of Licking County, Ohio. Included 5' x 150' of the vacated alley ordinance number 97-65 adjacent to the Lots 98, 99 and 100.

Parcel Nos.: 054-191046-00.000 and 054-191040-00.000

Property Address: 326 Belle Vista Avenue, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument Number 202104190011463, Recorder's Office, Licking County, Ohio.

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

Brenda Findlay, spouse of grantor, releases all rights of dower therein.

(Continued on next page)

Description

APPROVED

For Zoning Purposes

By

[Signature]

Div. of Engineering
City of Newark, Ohio



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

City of Newark
Planning Commission
Zoning District Change Application

PC Application # PC-23-40
 Date Received: GCC / 12/13/03
 Received by: _____
 Amount Due: \$300.00
 Paid By: (circle one) _____
 Check # 300.00 Cash
 Receipt # 162857

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

District Change District Establishment (Newly Annexed)

Owner

Property Owner: LP 169 Property, LLC Telephone: 614-886-5885
 Address: 1719 Hill Rd N E-mail: EVALIKESWINE@Gmail.com
 City: Pickerington State: OH Zip: 43147 Fax: _____

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

Applicant/Representative

Representative: LEI YANG Same as above Telephone: 614-886-5885
 Address: 1719 Hill Rd N E-mail: _____
 City: Pickerington State: OH Zip: _____ Fax: _____

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

Property Location

Street Address: 326 Belle Vista Ave Newark, OH 43055
 Parcel Tax ID #: 054-191040-00.00 / 054-11046-00.00 Number of Acres: 0.68
 Lot Number: (if applicable) 98 199 / 100 Property Platted? Yes No

District Classification

(Zoning Code 08-33, see www.newarkohio.net)

Present Zoning District:

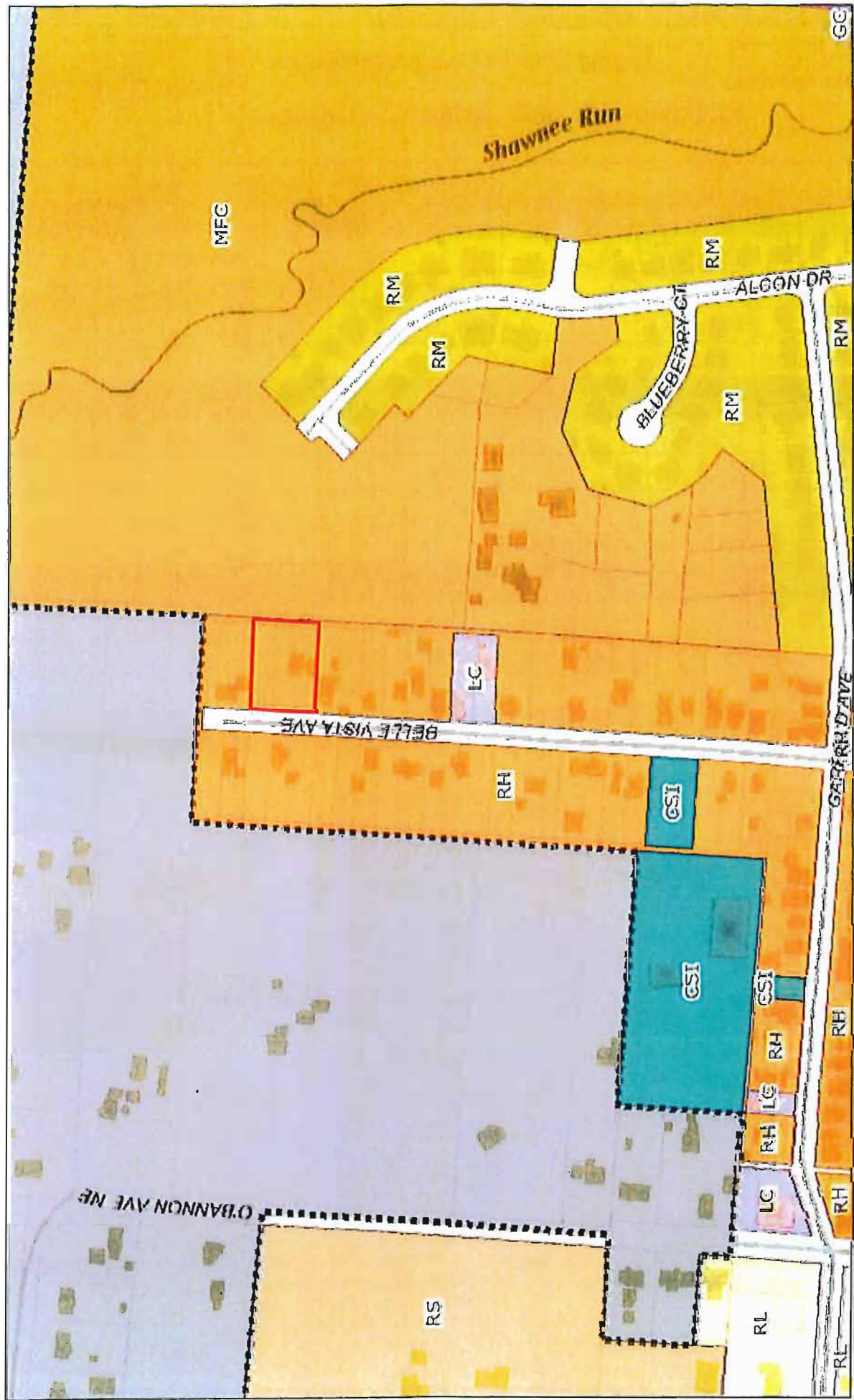
- AD Agricultural
- CD Conservation
- CSI Church School Institutional
- DC Downtown
- GB General Business
- GC General Commercial
- GI General Industrial
- GO General Office
- HB High Intensity Business
- LB Limited Intensity Business
- LC Limited Commercial
- LI Limited Industrial
- LO Limited Office
- MB Medium Intensity Business
- MFC Multi-Family Condo
- MFH Multi-Family High Rise
- MFR Multi-Family Residence
- Overlay Historic
- Planned Unit Development
- RMH Single-Family Residence Manufactured Home
- Single-Family Residence (Circle one)**
 RS-Suburban RL-Low Density RM-Medium Density RH-High Density
- RZL Single-Family Residence Zero Lot Line
- SFC Single-Family Condo
- TFR Two-Family Residence

Proposed Zoning District:

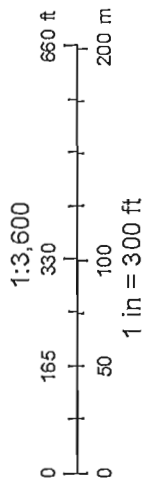
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- CD Conservation
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- SFC Single-Family Condo
- TFR Two-Family Residence

Flood Zone: X

Proposed Zoning Change - 326 Belle Vista Ave



December 28, 2023





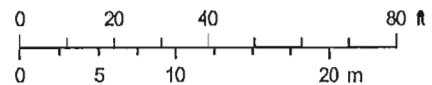
December 15, 2023

1:480



Parcels

County Mask



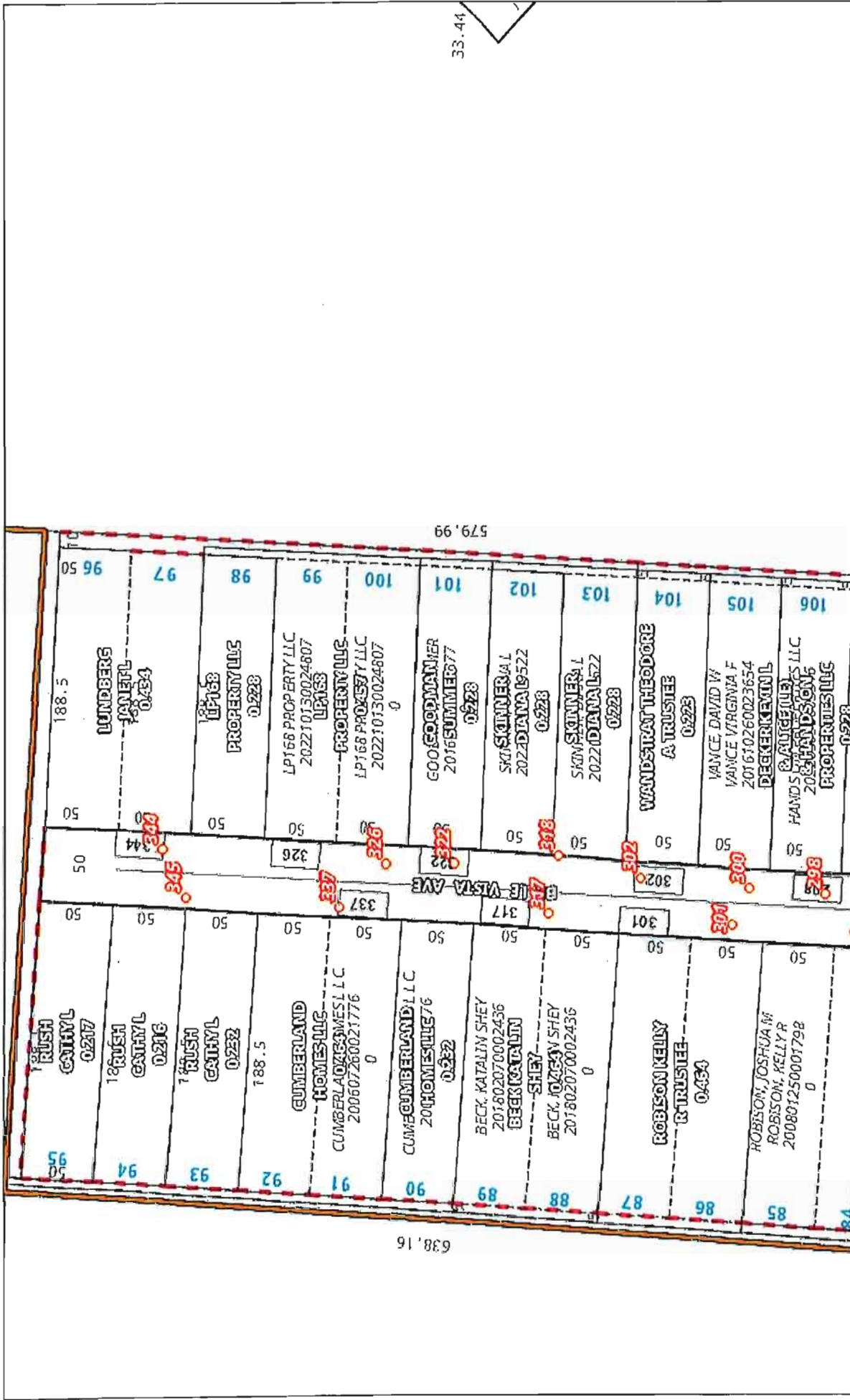
Street Labels

1 in = 40 ft

Hydrolines

- ArtificialPath; Connector; StreamRiver
- RailRoads

OnTrac Property Map



December 15, 2023



- Street Number Only
- Owner Name & Acres
- Interstate/US/State Route
- County Road
- Centerline Labels
- Interstate/US/State Route
- County Road

- 0 94 Feet Township Road
- 0.02 Miles Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 994 MT VERNON ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-274176-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

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

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

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

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

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Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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

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

Passed this _____ day of _____, 20__.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: 

Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

EXHIBIT "A"

Situated in the State of Ohio, County of Licking, City of Newark and being in Quarter 1, Township 2, Range 12, United States Military Lands and being a part of Lot 3 of Albert S. Stephan's Riverview Addition recorded in Plat Book 4, Page 93 and being all of Tract Three conveyed to ASP Construction Corp., An Ohio Corporation, in Official Record Volume 722, page 839, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for references at a 5/8" uncapped rebar found at the intersection of the southerly right-of-way of Riverview Drive (38 feet in width) with the easterly right-of-way of Mt Vernon Road (State Route 13) (60 feet in width), said rebar also being the northwesterly corner of Lot 4 of said Subdivision;

Thence, with the easterly right-of-way of said Mt. Vernon Road, South 18 degrees 26 minutes 00 seconds East, 140.00 feet to a 5/8" uncapped rebar found at the southwesterly corner of said Lot 4, the northwesterly corner of Lot 3 of said Subdivision and BEING THE PRINCIPAL PLACE OF BEGINNING of herein described tract;

Thence, leaving said easterly right-of-way and with the common line between said Lots 3 & 4, North 88 degrees 18 minutes 06 seconds East, 173.29 feet to an iron pin set on said line;

Thence, leaving said common line and crossing said Lot 3 with the following two (2) courses:

- 1) South 29 degrees 10 minutes 05 seconds East, 75.56 feet to an iron pin set;
- 2) South 88 degrees 18 minutes 06 seconds West, (parallel to the northerly line of said Lot 3), 187.99 feet to an iron pin set in the easterly right-of-way of said Mt. Vernon Road.

Thence, with the easterly right-of-way of said Mt. Vernon Road, North 18 degrees 26 minutes 00 seconds West, 70.00 feet to THE PLACE OF BEGINNING, CONTAINING 0.278 acres more or less, subject to all legal easements and rights-of-way of record and records in their respective utility offices.

Iron pins set are 30" x 1" O.D. with yellow plastic caps inscribed "HYDE P.S. 7529".

Basis of bearings is the easterly right-of-way of Mt. Vernon Road (State Route 13) as North 18 degrees 26 minutes 00 seconds West per Plat Book 4, page 93 and is for angular purposes only.

PPN: 54-274176-00.000

DESCRIPTION

APPROVED *FOR ZONING PURPOSES*

By *[Signature]*

Div. of Engineering
City of Newark, Ohio



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

City of Newark
Planning Commission
Zoning District Change Application

Zoning File # _____
 PC Application # PC-24-08
 Date Received: 1-12-24
 Received by: pkemp
 Amount Due: \$300.00 ✓
 Paid By: (circle one)
 Check # 334 Cash _____
 Receipt # 162868

CITY OF NEWARK, OHIO | PLANNING COMMISSION

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Jacob Jones</u>		Telephone: <u>740-973-4448</u>	
Address: <u>8370 Stickle Rd</u>		E-mail: <u>JonesJake740@gmail.com</u>	
City: <u>Saint Louisville</u>	State: <u>Ohio</u>	Zip: <u>43071</u>	Fax: <u>-</u>
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative:		Same as above <input checked="" type="checkbox"/>	Telephone:
Address:		E-mail:	
City:	State:	Zip:	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: <u>994 Mount Vernon Rd</u>			
Parcel Tax ID #: <u>054-274176-00-000</u>		Number of Acres: <u>.2810</u>	
Lot Number: (if applicable) <u>3</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification <small>(Zoning Code: 08.33 see www.newarkohio.net)</small>			
Present Zoning District:		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density <u>RM</u>-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use:

Vacant lot

Proposed Use:

Triplex

Additional Comments

Reason For Request:

Required Documentation and Process Overview

- Complete Application Form** – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned**
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a Legal Description of parcels to be re-zoned.** (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels**
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review**
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- Submit Application and required documentation**
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- Attend the Planning Commission Meetings and Council Meetings**
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application

Owner Acknowledgement

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

Property Owner Signature: [Signature] Date: 01/12/2024

Sworn and subscribed before me this 12th day of January, 2024

My Commission Expires: 5-11-2024 [Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 1/19/2024

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES.

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Conditions: _____

After Planning Commission Recommendation:
 Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.



January 16, 2024

Parcels

Hydrolines

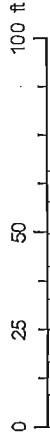
Street Labels

ArtificialPath; Connector; StreamRiver

RailRoads

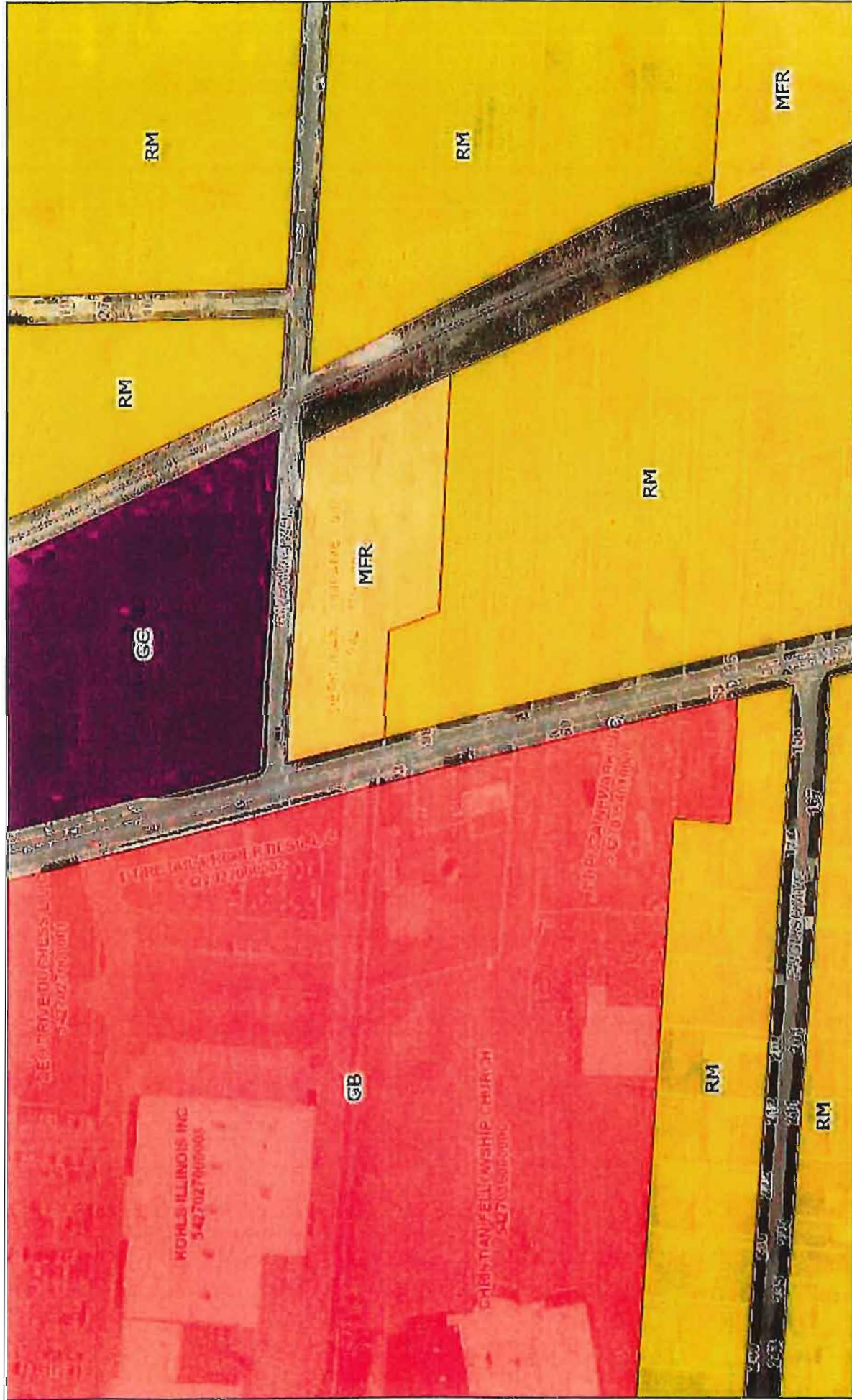
County Mask

1:600



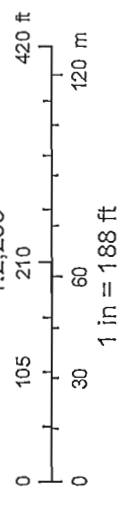
1 in = 50 ft

994 Mt. Vernon Rd.



January 16, 2024

1:2,256





CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

MARCH 12, 2024 PLANNING COMMISSION MEETING

Application:

1. **PC FILE 24-10: SITE PLAN FOR NEW FIVE LEVEL PARKING STRUCTURE AT 32 SOUTH 4TH STREET**

Staff Report & Recommendations:

Overview:

The applicant intends to build a new five level parking structure that would hold approximately 400 vehicles.

Our staff has been continuously working with the designers of this project, and have reviewed several plan submittals over the last few months, generally working out most of the details to this point. The site plan originally submitted to Zoning was not the final version, so this review centers on the final site plans dated 1/25/2024, which are most current.

The Site Plan Review Committee submitted comments on 3/1/2024 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 Downtown Commercial District (DC); the proposed use is a permitted use.

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

B. Safety Division Review:

The Police Division has no issues with the proposed development. The Fire Division has had prior discussions with the designer, and provided requirements needed for the development.

C. Height Restrictions:

There are no height restrictions on any principal building in the DC District.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

D. Lot Area & Setbacks:

Parcel is approximately 39,204 S.F. +/-, with 70% building coverage, which meets the lot setback and area requirements. The buildings meet the setback requirements of the code.

A lot combination is also needed to conform with the proposed site plan. The current proposal is spanning 2 separate parcels with 1 structure.

E. Off-Street Parking & Loading:

There are no parking requirements in the DC District.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

There are no landscaping requirements in the DC District.

H. Public & Private Roadways – Access Management:

A new driveway approach is planned with this development, and we have worked out the details of this approach on the construction plans.

I. Site Signage:

No additional signage has been submitted with the proposal. The exterior building elevations are shown with the various building layouts. Any other signage will need to be submitted and reviewed separately for a zoning permit.

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

No additional issues identified.

K. Engineering / Utilities:

Engineering and Water staff has reviewed the detailed water, sanitary and stormwater management plans, and has approved moving forward to construction.

L. Other Standards/Regulations

No additional issues identified.

Recommendation:

At this time, our recommendation is for CONDITIONAL approval of this site plan, contingent upon the resolution of the outstanding issues listed below:

1. Lot combination is submitted and approved.

The Conditional Approval would allow the engineering and design of the site to



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

progress over the next several months, while the outstanding issues are resolved.

When 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

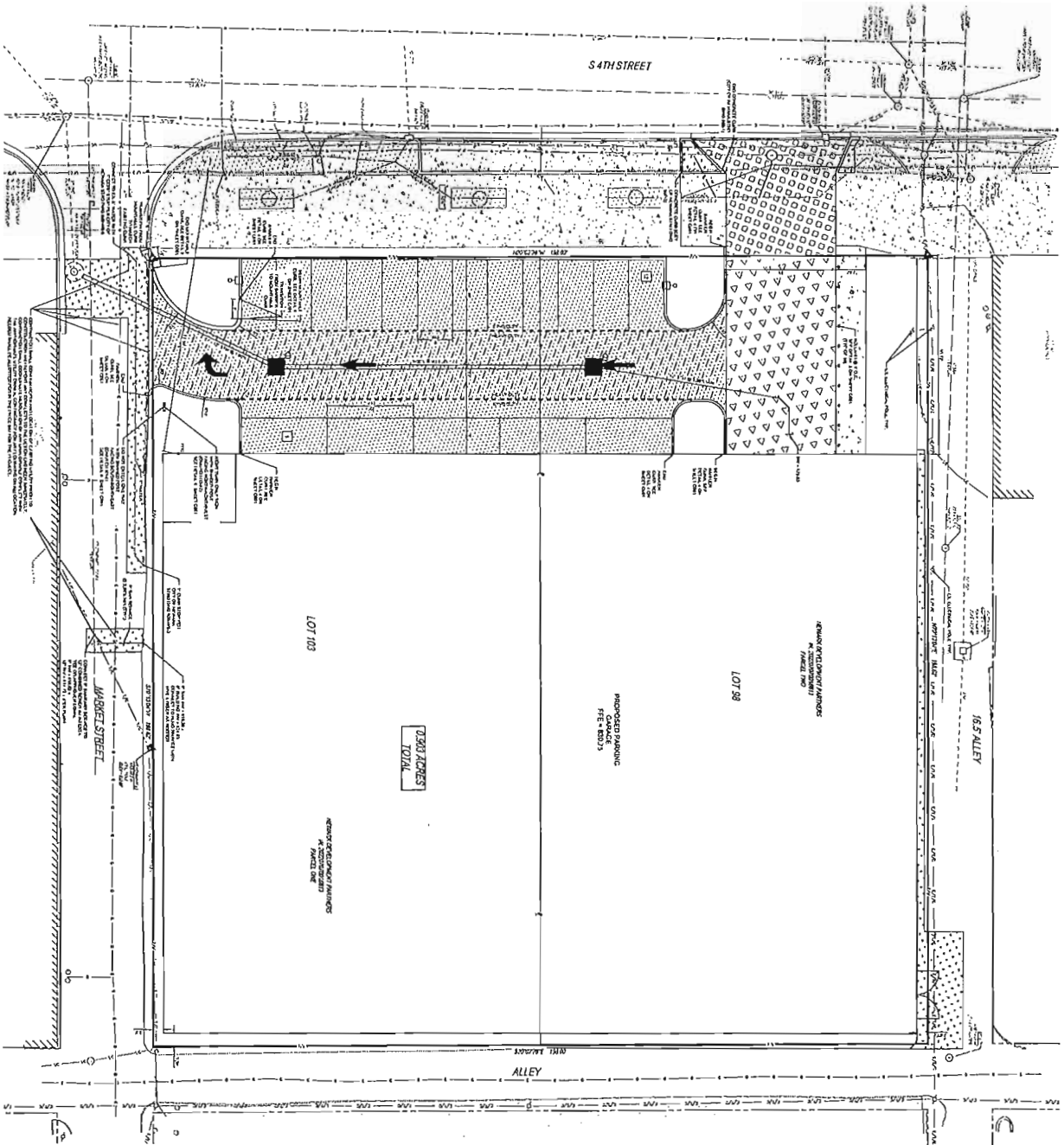
_____ Approved As Noted, With Contingencies

_____ Denied

_____ Tabled for future meeting

Planning Director

Date



LOT 103

LOT 99

0.240 ACRES
TOTAL

PROPOSED PARKING
GARAGE
PFE + 800.3

1ST ALLEY

ALLEY

MARGARET STREET

S 4TH STREET

PROPOSED LEGEND

- 1. PROPOSED CONSTRUCTION
- 2. EXISTING CONSTRUCTION
- 3. EXISTING UTILITIES
- 4. EXISTING ELEVATIONS
- 5. EXISTING DIMENSIONS
- 6. EXISTING AREA
- 7. EXISTING PERIMETER
- 8. EXISTING CURB
- 9. EXISTING DRIVE
- 10. EXISTING SIDEWALK
- 11. EXISTING DRIVE
- 12. EXISTING SIDEWALK
- 13. EXISTING DRIVE
- 14. EXISTING SIDEWALK
- 15. EXISTING DRIVE
- 16. EXISTING SIDEWALK
- 17. EXISTING DRIVE
- 18. EXISTING SIDEWALK
- 19. EXISTING DRIVE
- 20. EXISTING SIDEWALK

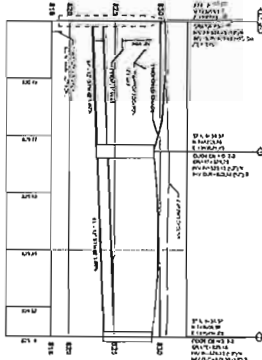
SITE LAYOUT NOTES

1. PROPOSED CONSTRUCTION
2. EXISTING CONSTRUCTION
3. EXISTING UTILITIES
4. EXISTING ELEVATIONS
5. EXISTING DIMENSIONS
6. EXISTING AREA
7. EXISTING PERIMETER
8. EXISTING CURB
9. EXISTING DRIVE
10. EXISTING SIDEWALK
11. EXISTING DRIVE
12. EXISTING SIDEWALK
13. EXISTING DRIVE
14. EXISTING SIDEWALK
15. EXISTING DRIVE
16. EXISTING SIDEWALK
17. EXISTING DRIVE
18. EXISTING SIDEWALK
19. EXISTING DRIVE
20. EXISTING SIDEWALK

NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROFILE VERTICAL DATA - MARG M



NOTE TO CONTRACTOR

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OHIO811.org
KLEINGERS GROUP
DUGAN METERS

NEWARK PARKING GARAGE

S. FOURTH ST.
NEWARK, OHIO 43055

C501

DUGAN METERS
SMRB
madentech

03/27 1:25:38A



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

MARCH 12, 2024 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 24-11: SITE PLAN FOR 2 NEW INDUSTRIAL BUILDING ADDITIONS AT ANOMATIC CORPORATION, 1650 TAMARACK ROAD***

Staff Report & Recommendations:

Overview:

The applicant intends to build 2 new additions totaling 7,631 SF to the existing building.

The Site Plan Review Committee submitted comments on 3/1/2024 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 Limited Industrial District (LI); the proposed use is a permitted use.

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

B. Safety Division Review:

The Police Division has no issues with the proposed development. The Fire Division has not provided comments at the time of this writing.

C. Height Restrictions:

The proposed additions meet the requirements of the LI District.

D. Lot Area & Setbacks:

Parcel is approximately 412,077 S.F. +/-, with 34% building coverage, which exceeds the lot density requirement of 25% maximum coverage; the existing building is non-conforming before the additions are added into the calculation. This issue would seem to need some action by BZA for approval.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

The building setbacks are not shown, so these need further review to see if the additions and existing building meets the setback requirements of the code. However, the additions do not protrude toward the property lines any further than the existing building.

E. Off-Street Parking & Loading:

The minimal size of these additions

Code requires 118 parking spaces for the development on this site, and 283 spaces exist on the current site, which exceeds the requirements.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The existing green space and tree counts meet the code requirements, with the new additions factored into the calculation.

There is no change in the impervious area of the site, as the additions are located in areas that are currently paved. Our view at this site is that additional landscaping is not required for these minor additions.

H. Public & Private Roadways – Access Management:

No new driveway approaches are planned with this development.

I. Site Signage:

No additional signage has been submitted with the proposal.

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

No issues identified.

K. Engineering / Utilities:

Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans; these have not yet been submitted for review. Engineering will follow up for compliance prior to construction.

L. Other Standards/Regulations

We have some concerns from our Stormwater and Industrial Pretreatment reviews of the project. This project would remove sloped truck dock approaches that also serve as spill containment areas, and the additions would be built in these areas instead. With the large volume and number of deliveries of the caustic chemicals used in the manufacturing process, this passive spill containment that the downward slopes of the truck dock provided is important. We will need to see additional details how this will be resolved, and I'd suggest a meeting with Stormwater Coordinator Lindsey Brighton to discuss the issue.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

Recommendation:

At this time, our recommendation is for **CONDITIONAL** approval of this site plan, contingent upon the resolution of the outstanding issues listed below:

1. BZA variance / decision for density needs resolved. Setbacks need to be shown on the plans.
2. Fire Department comments, if any.
3. Discussion with Stormwater / Industrial Pretreatment to resolve spill containment issues.
4. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City's Stormwater Management requirements.

When 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
 Tabled for future meeting

Planning Director

Date

CITY OF NEWARK, LICKING COUNTY, OHIO SITE IMPROVEMENT PLAN FOR ANOMATIC NEWARK RENOVATION 1650 TAMARACK RD 2024

SHEET INDEX	
1	TITLE SHEET
2	GENERAL NOTES
3	DETAILS
4	EXISTING CONSTRUCTION & TOPO PLAN
5	PROPOSED PLAN
6	UTILITY & CHIMNEY PLAN
7	PROPOSED CONSTRUCTION PLAN
8	PROPOSED CONSTRUCTION PLAN
9	PROPOSED CONSTRUCTION PLAN
10	STORMWATER & DRAINAGE CONTROL DETAILS

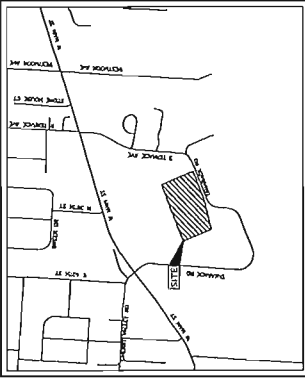
U.S. SURVEY FOOT		
POINT	NORTHING (GROUND)	EASTING (GROUND)
* F203	742416216	1137 4201 1829/OSP
* F204	742416216	1137 4201 1829/OSP
* F205	742416216	1137 4201 1829/OSP
* F206	742416216	1137 4201 1829/OSP

VERTICAL DATUM
The elevations shown on this map are based on the North American Coordinate System, South Zone, NAD 83 (2011). Said coordinates are based on vertical ellipsoids defined from RTK GNSS observations on the ground surface. The Ohio State Survey System (OSSS) Department of Transportation's Ohio Real Time Network equipment and software are used to collect and process the GNSS observations. The vertical datum is defined as the mean sea level from the mean tide surface of the National Oceanic and Atmospheric Administration's (NOAA) datum, which is the datum used for the National Geodetic Survey's (NGS) datum. (Franklin, completed 08/2023).

HORIZONTAL DATUM
The coordinates shown on this map are based on the North American Coordinate System, South Zone, NAD 83 (2011). Said coordinates are based on vertical ellipsoids defined from RTK GNSS observations on the ground surface. The Ohio State Survey System (OSSS) Department of Transportation's Ohio Real Time Network equipment and software are used to collect and process the GNSS observations. The horizontal datum is defined as the mean sea level from the mean tide surface of the National Oceanic and Atmospheric Administration's (NOAA) datum, which is the datum used for the National Geodetic Survey's (NGS) datum. (Franklin, completed 08/2023).

BENCH MARKS

- (NAD 83)
- BM1: (4570 1380) - Located on the north side of the building, near the northeast corner of the building. Elevation: 457.00 ft.
 - BM2: (4570 1380) - Located on the north side of the building, near the northeast corner of the building. Elevation: 457.00 ft.
 - BM3: (4570 1380) - Located on the north side of the building, near the northeast corner of the building. Elevation: 457.00 ft.



LOCATION MAP
Not to Scale

DEVELOPER/OWNER
Anomatic
8885 Inland Center Way
New Albany, Ohio 43131
Tel: (740) 755-3531
jef@anomatic.com

ENGINEER
EMHT Inc.
Katie Bauman
5500 Inland Center Blvd
Columbus, Ohio 43234
Tel: (614) 775-4340
anomatic@emht.com

PROJECT DESCRIPTION

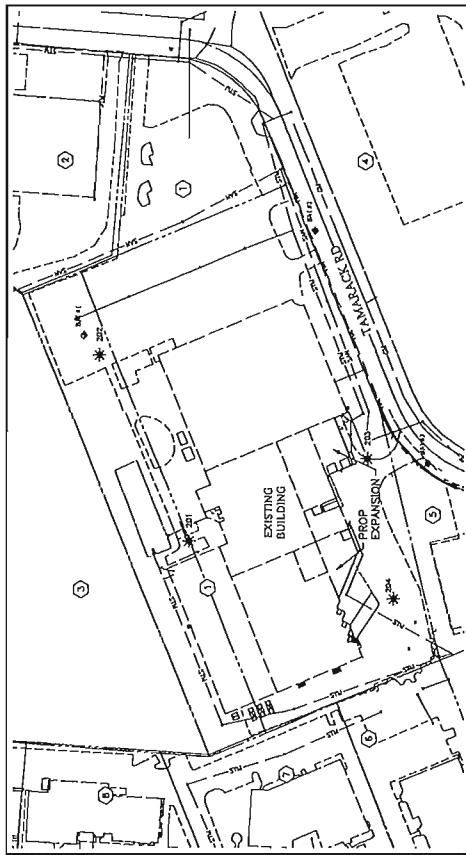
Project includes a proposed addition (7,431 sq ft) with associated parking and site work. The total site area with 0.1 acre of impervious area added to the existing site.

PROJECT DATA TABLE	
Total Site Area:	0.4 acres
Total Site Area Impervious:	0.31 acres
Pre-Developed Impervious Area:	7.00 acres
Post-Developed Impervious Area:	7.31 acres
Detached Area Within R/F:	0.00 acres

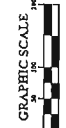
PREPARED BY:



EMHT
Engineering, Mapping, & Technology
15000 Inland Center Blvd
Columbus, Ohio 43234
Tel: (614) 775-4340
anomatic@emht.com



INDEX MAP
Scale 1" = 160'



**PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
February 21, 2024

- OWNERSHIP LEGEND**
- 1 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082
 - 2 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082
 - 3 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082
 - 4 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082
 - 5 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082
 - 6 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082
 - 7 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082
 - 8 ANOMATIC NEWARK, LICKING COUNTY, OHIO
ADDRESS: 1650 TAMARACK RD
NEWARK, OHIO 43082

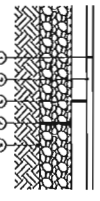
NO.	REVISIONS	DATE	DESCRIPTION

ANOMATIC

CITY OF NEWARK, LICKING COUNTY, OHIO
SITE IMPROVEMENT PLAN
FOR
ANOMATIC NEWARK RENOVATION
1650 TAMARACK RD
LICKING COUNTY, OHIO
TITLE SHEET

DATE: February 21, 2024
SCALE: 1" = 160'
PROJECT NO.: 1650-2024
SHEET NO.: 1/10

EMHT
Engineering, Mapping, & Technology
15000 Inland Center Blvd
Columbus, Ohio 43234
Tel: (614) 775-4340
anomatic@emht.com



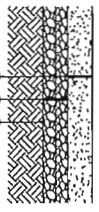
- ① OACR Item 412, 1.5" Asphalt Concrete, Surface Course
- ② OACR Item 407, 1.5" Hot Coat, Applied at a Rate of 0.10 OAC Per Sq. Yd.
- ③ OACR Item 412, 1.5" Asphalt Concrete, Intermediate Course
- ④ OACR Item 304, 1" Aggregate
- ⑤ OACR Item 304, Subgrade Compaction

A DETAIL
HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



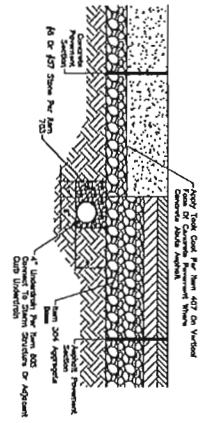
- ① OACR Item 410, 1.5" Asphalt Concrete, Surface Course, Type 1, (40) to 60-20
- ② OACR Item 407, Hot Coat, Applied at a Rate of 0.10 OAC Per Sq. Yd.
- ③ OACR Item 411, 1.5" Asphalt Concrete, Intermediate Course, Type 2, (40)
- ④ OACR Item 304, 1" Aggregate Base
- ⑤ OACR Item 304, Subgrade Compaction

B DETAIL
LIGHT DUTY ASPHALT PAVEMENT
NOT TO SCALE



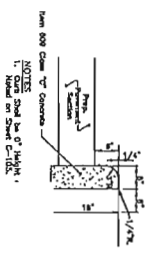
- ① OACR Item 411, 8" Concrete Pavement (Class C)
- ② OACR Item 304, 6" Crushed Aggregate Base
- ③ OACR Item 304, Subgrade Compaction

C DETAIL
CONCRETE PAVEMENT
NOT TO SCALE

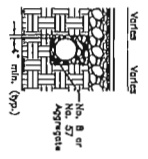


- NOTE
- 1. Contractor shall provide suitable surface support and structure of overall base preparation.

D DETAIL
ASPHALT/CONCRETE TURNDOWN W/ UNDERDRAIN
NOT TO SCALE



E DETAIL
CURB, 18" STRAIGHT
NOT TO SCALE



- 1. This Perforated Pipe shall be Protected from Heavy Traffic
- 2. After Installation, Prior to Placement of Proposed Pavement, the Underdrain shall be covered with 18" of 3/4" Aggregate, 18" of 1/2" Aggregate, and 18" of 3/4" Aggregate.

F DETAIL
TYPICAL 4" UNDERDRAIN
NOT TO SCALE

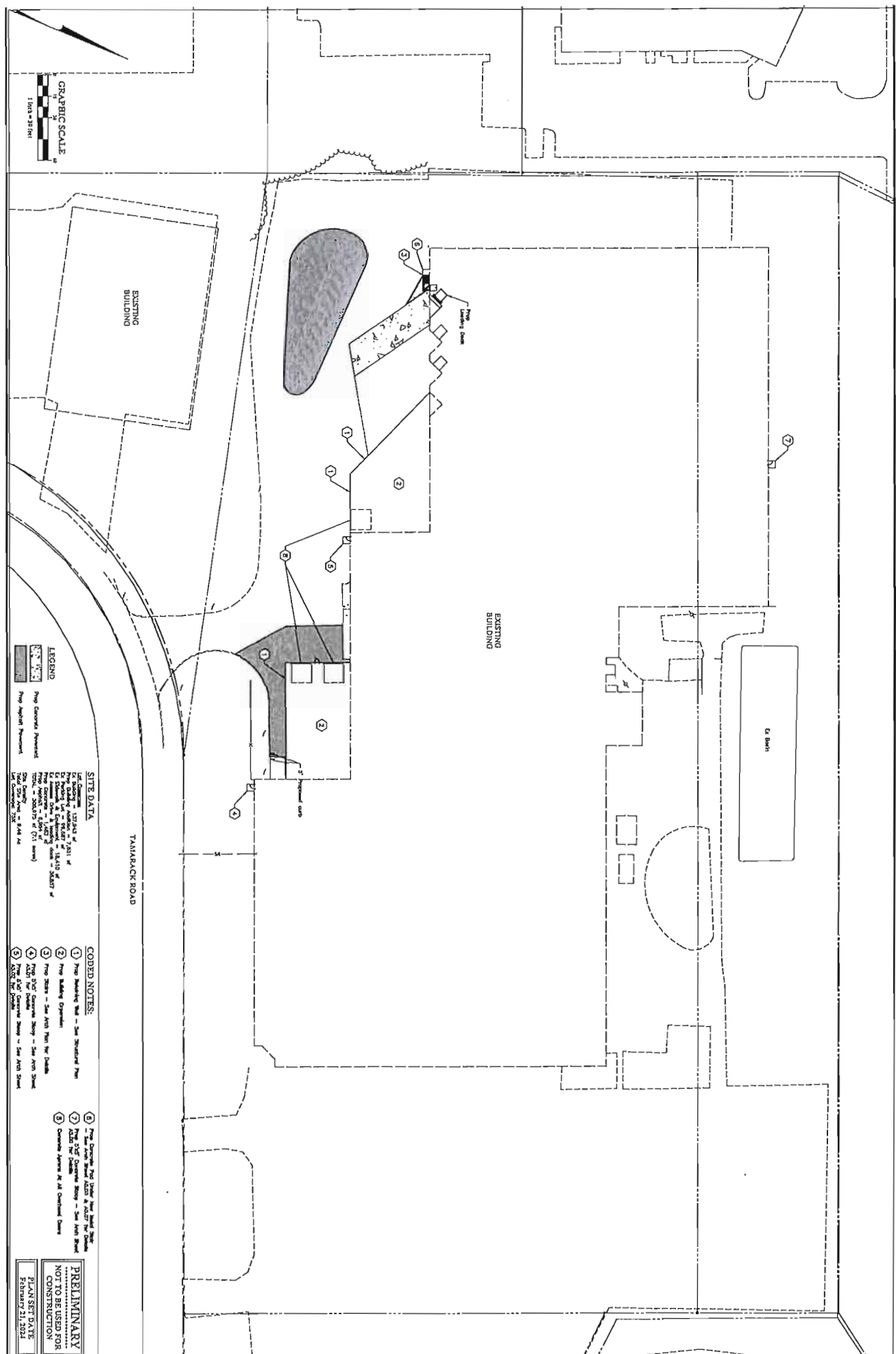
REVISIONS		
DATE	BY	DESCRIPTION

ANOMATIC

CITY OF NEWARK, LICKING COUNTY, OHIO
SITE IMPROVEMENT PLAN
FOR
**ANOMATIC NEWARK RENOVATION
SITE IMPROVEMENT PLAN**
DETAILS

Engineering, Measurement & Construction
10000 North Central Expressway, Suite 1000, Columbus, OH 43240
Phone: 614.762.1000 Fax: 614.762.1001
www.emht.com

DATE	2/24/2024
SCALE	NONE
PROJECT	310



GRAPHIC SCALE
1 inch = 20 feet

LEGEND

- Proposed Pavement
- Proposed Planting

SITE DATA

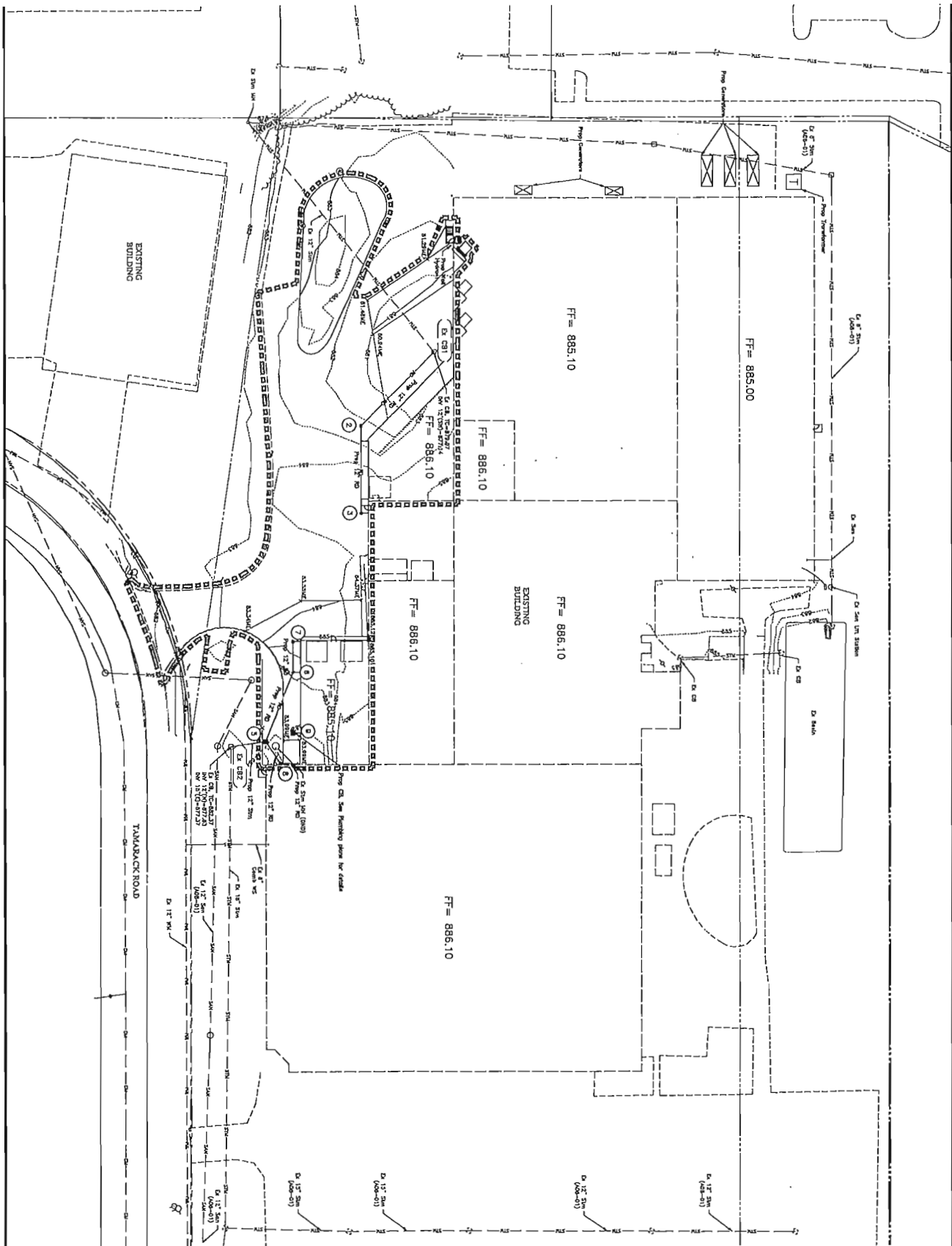
Lot Dimensions: 127' x 142' of
 Proposed Building: 127' x 142' of
 Existing Building: 127' x 142' of
 Proposed Area: 127' x 142' of
 Existing Area: 127' x 142' of
 Proposed Area: 127' x 142' of
 Existing Area: 127' x 142' of

CODED NOTES:

- 1) Prop. Paved Area - See Attached Plan
- 2) Prop. Building Operation
- 3) Prop. Area - See Attached Plan for Details
- 4) Prop. 30" Concrete Slab - See Attached Plan for Details
- 5) Prop. 6" Concrete Slab - See Attached Plan for Details
- 6) Prop. 30" Concrete Slab - See Attached Plan for Details
- 7) Prop. 6" Concrete Slab - See Attached Plan for Details
- 8) Prop. 30" Concrete Slab - See Attached Plan for Details
- 9) Prop. 6" Concrete Slab - See Attached Plan for Details

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PREPARED BY:
 FEBRUARY 21, 2024

NO.	DATE	DESCRIPTION



LEGEND

EXISTING

- 1/4" = 1'-0"
- 1" = 10'-0"
- 2" = 20'-0"
- 3" = 30'-0"
- 4" = 40'-0"
- 5" = 50'-0"
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- 120" = 1200'-0"

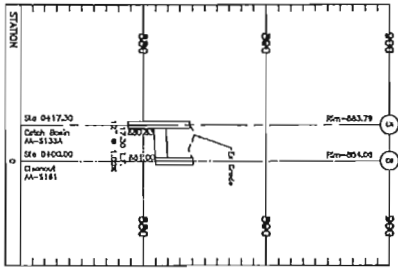
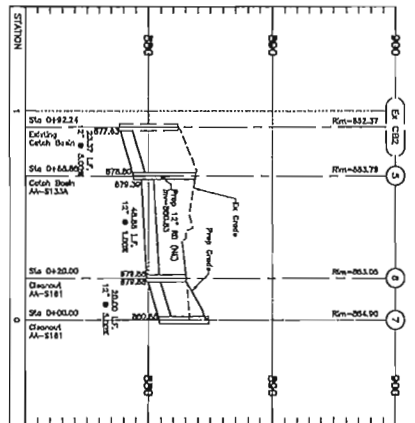
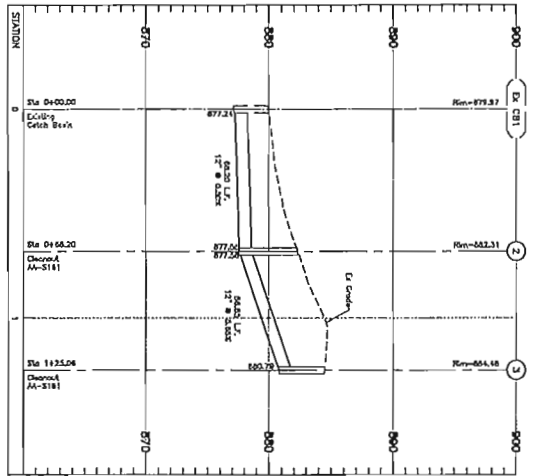
PROPOSED

- 1/4" = 1'-0"
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- 102" = 1020'-0"
- 108" = 1080'-0"
- 114" = 1140'-0"
- 120" = 1200'-0"



NOTES:

- All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.
- All bedding shall be compacted to the density of the material from which it was taken.
- (+) Pipe man holes to be installed per (attached) C-443 and trench done per 901.11
- Structure and pipe candidate tables on sheet 19.
- Compacted Bedfill, Per Item 911
- ** J (Dry)
- Bedfill shall be compacted in horizontal lifts, which shall be compacted to the maximum dry density as determined by the standard compaction test (Q918.0-98).
- Contractor shall install a 1/2" minimum vertical clearance between the top of the pipe and the top of all utility crossings unless otherwise noted.
- † Contractor to verify invert and location of existing utility before construction.
- § If plastic pipe is used, concrete surround from structure to structure must be provided where depth of bedding above the top of pipe cannot be met.
- Place 10' per Item 903 prior to construction of storm sewers. (See 223 above top of P/P).
- Demolish structure.



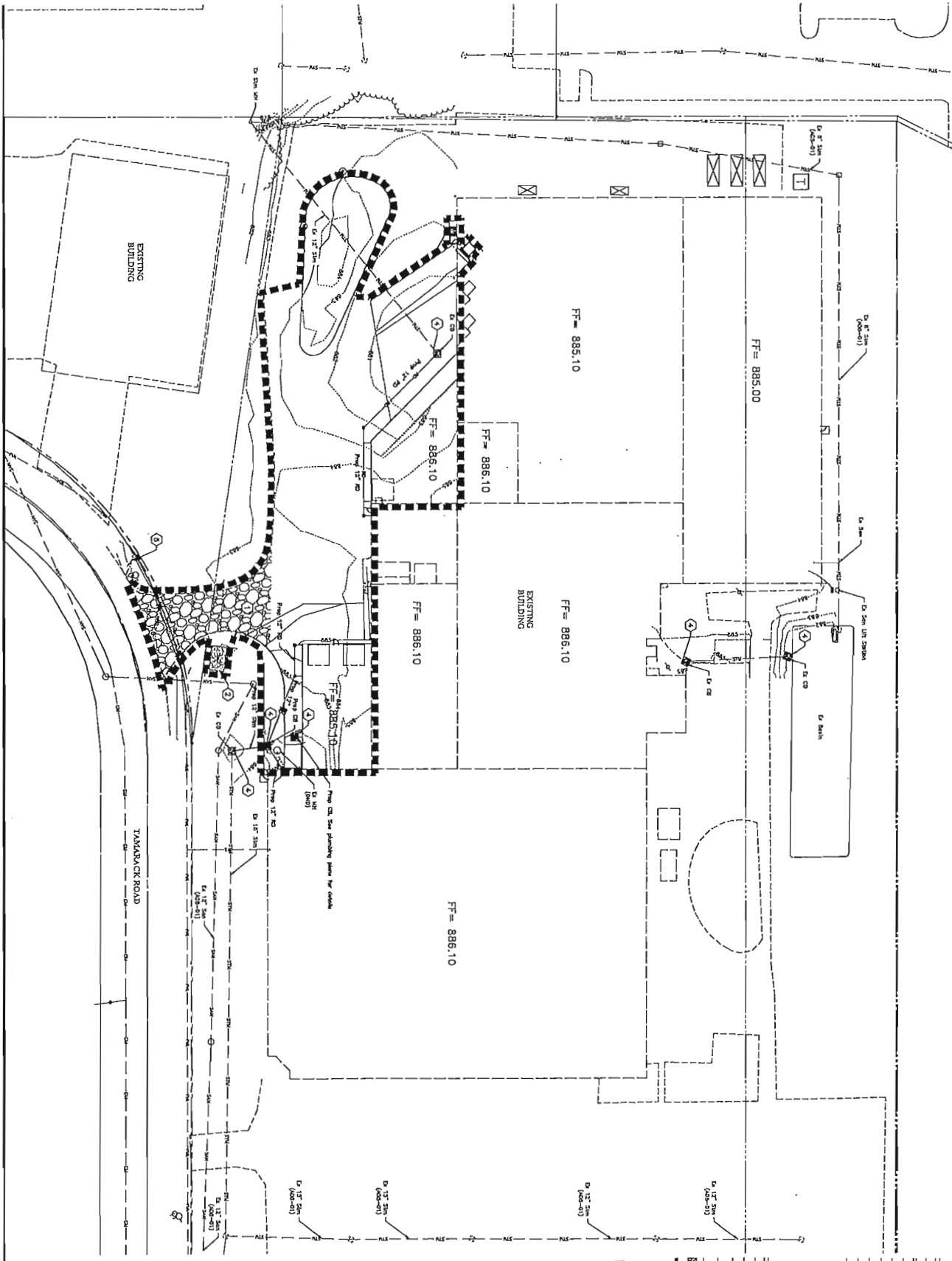
DATE: February 21, 2024
 SCALE: 1" = 30'
 VERTICAL: 1" = 5'
 JWB: JWB
 2024.02.20
 8/10



CITY OF NEWARK, CLACK COUNTY, OHIO
 SITE IMPROVEMENT PLAN
 ANOMATIC NEWARK RENOVATION
 SITE IMPROVEMENT PLAN
 PLAN & PROFILE

ANOMATIC

REVISIONS		
MARK	DATE	DESCRIPTION



EXISTING

- Contour
- Edge of Pavement
- Curb
- Sidewalk
- Storm Sewer
- Sanitary Sewer
- Water Main
- Overhead Electric Line
- Underground Electric Line
- Manhole
- Catch Basin
- Catch Basin
- Catch Basin
- Spot Driveway

PROPOSED

- Contour
- Storm Sewer
- Sanitary Sewer
- Water Main
- Overhead Electric Line
- Underground Electric Line
- Manhole
- Catch Basin
- Catch Basin
- Catch Basin
- Spot Driveway

PROPOSED

- Catchment
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- Sanitary Sewer
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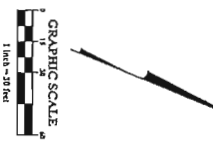
PROPOSED

- Catchment
- Storm Sewer
- Sanitary Sewer
- Water Main
- Overhead Electric Line
- Underground Electric Line
- Manhole
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- Catch Basin
- Catch Basin
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PROPOSED

- Catchment
- Storm Sewer
- Sanitary Sewer
- Water Main
- Overhead Electric Line
- Underground Electric Line
- Manhole
- Catch Basin
- Catch Basin
- Catch Basin
- Spot Driveway

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 February 21, 2024



- CODED NOTES:**
- 1 Proposed Construction, Existing
 - 2 Proposed Existing, Existing
 - 3 Proposed Existing, Existing
 - 4 Proposed Existing, Existing
 - 5 Proposed Existing, Existing
 - 6 Proposed Existing, Existing

DATE	DESCRIPTION

CITY OF NEWARK, LICKING COUNTY, OHIO
 SITE IMPROVEMENT PLAN
 FOR
ANOMATIC NEWARK RENOVATION
 SITE IMPROVEMENT PLAN
 EROSION CONTROL PLAN

EMHT
 ENGINEERS, ARCHITECTS, PLANNERS & DESIGNERS, INC.
 10000 N. STATE ROAD, SUITE 100, NEWARK, OHIO 43082
 PHONE: (614) 763-1111 FAX: (614) 763-1112
 WWW.EMHT.COM

DATE: February 21, 2024
 SCALE: 1" = 30'
 SHEET: 9/10

Ernst & Seifried, Centex, Newark
 Plan (Drawing)

Owner: Newark, Newark in Title, Inc.
 2000 West Orange Road
 Newark, NJ 07102-3400
 Project: 2000 West Orange Road
 Project No. 2000-0011

Design: 2000 West Orange Road
 Design No. 2000-0011
 Date: 10/10/00

Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00

Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00

Contract: 2000 West Orange Road
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 Date: 10/10/00

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Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00

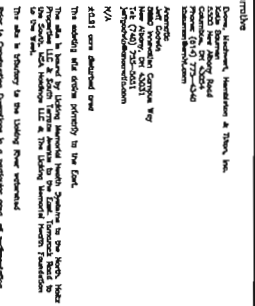
Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00

Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00

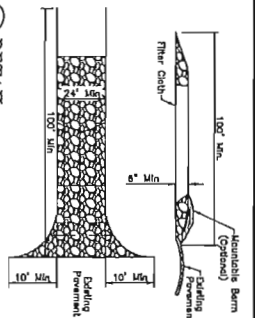
Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00

Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00

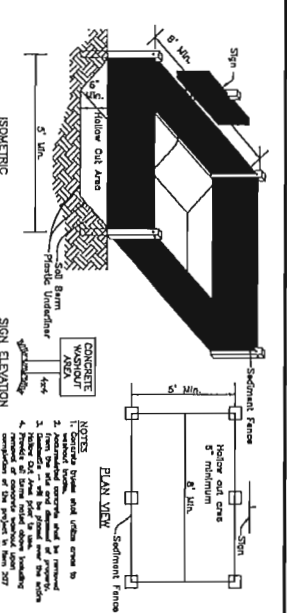
Contract: 2000 West Orange Road
 Contract No. 2000-0011
 Date: 10/10/00



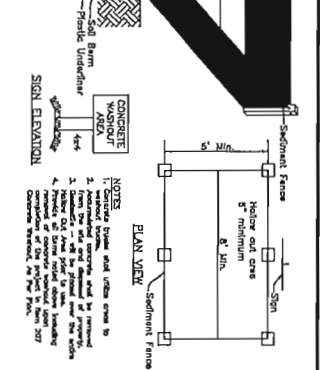
A DETAIL
 STABILIZED CONSTRUCTION ENTRANCE



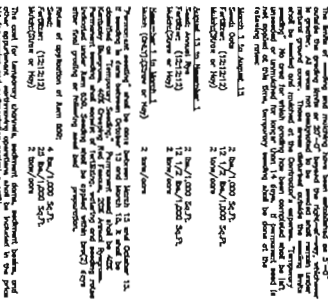
- CONSTRUCTION SPECIFICATION NOTES**
1. The riprap shall be placed in a continuous and uniform manner.
 2. The riprap shall be placed in a continuous and uniform manner.
 3. The riprap shall be placed in a continuous and uniform manner.
 4. The riprap shall be placed in a continuous and uniform manner.
 5. The riprap shall be placed in a continuous and uniform manner.
 6. The riprap shall be placed in a continuous and uniform manner.
 7. The riprap shall be placed in a continuous and uniform manner.
 8. The riprap shall be placed in a continuous and uniform manner.
 9. The riprap shall be placed in a continuous and uniform manner.
 10. The riprap shall be placed in a continuous and uniform manner.



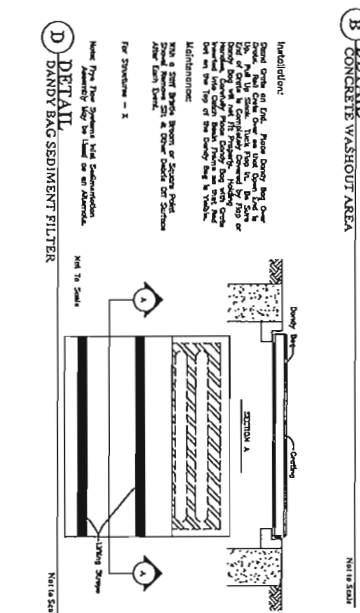
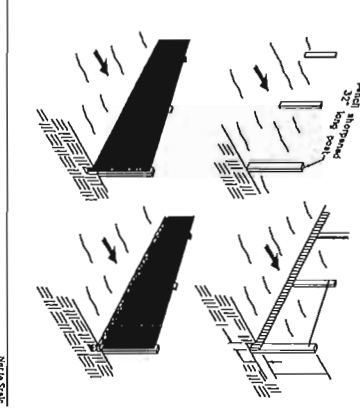
B DETAIL
 CONCRETE WASHOUT AREA



- NOTES**
1. The concrete washout area shall be constructed in accordance with the specifications.
 2. The concrete washout area shall be constructed in accordance with the specifications.
 3. The concrete washout area shall be constructed in accordance with the specifications.
 4. The concrete washout area shall be constructed in accordance with the specifications.



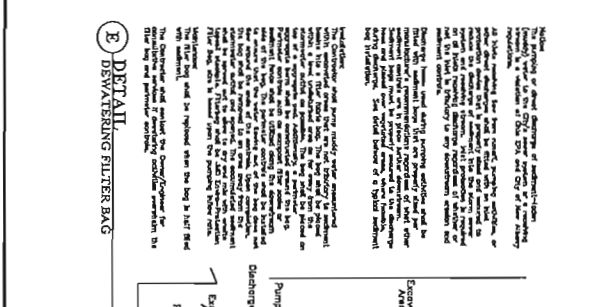
C DETAIL
 SEDIMENT FENCE



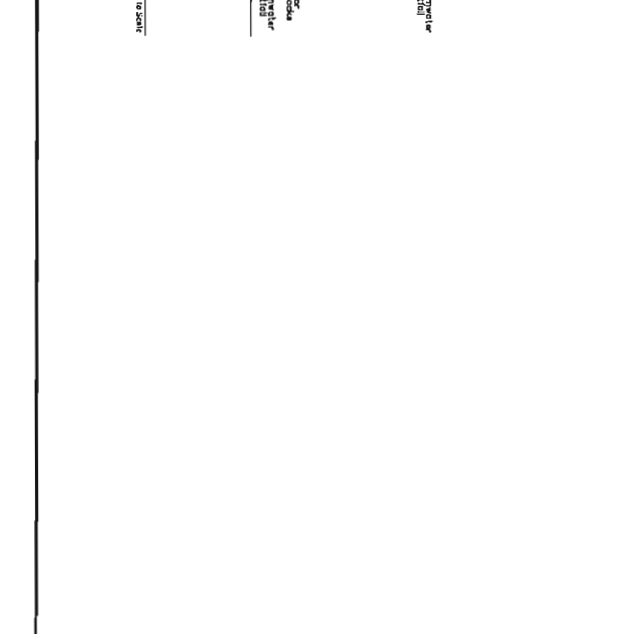
- NOTES**
1. The dandy bag sediment filter shall be constructed in accordance with the specifications.
 2. The dandy bag sediment filter shall be constructed in accordance with the specifications.
 3. The dandy bag sediment filter shall be constructed in accordance with the specifications.
 4. The dandy bag sediment filter shall be constructed in accordance with the specifications.

CONSTRUCTION SPECIFICATION NOTES

1. The riprap shall be placed in a continuous and uniform manner.
2. The riprap shall be placed in a continuous and uniform manner.
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4. The riprap shall be placed in a continuous and uniform manner.
5. The riprap shall be placed in a continuous and uniform manner.
6. The riprap shall be placed in a continuous and uniform manner.
7. The riprap shall be placed in a continuous and uniform manner.
8. The riprap shall be placed in a continuous and uniform manner.
9. The riprap shall be placed in a continuous and uniform manner.
10. The riprap shall be placed in a continuous and uniform manner.



E DETAIL
 DEWATERING FILTER BAG



- NOTES**
1. The dewatering filter bag shall be constructed in accordance with the specifications.
 2. The dewatering filter bag shall be constructed in accordance with the specifications.
 3. The dewatering filter bag shall be constructed in accordance with the specifications.
 4. The dewatering filter bag shall be constructed in accordance with the specifications.