



City of Canal Winchester
 36 South High Street
 Canal Winchester, Ohio 43110
 Development Department
 Phone (614) 837-7501 Fax (614) 837-0145

SITE DEVELOPMENT PLAN APPLICATION

rev. 09/24/2013

X Major _____ Minor

PROPERTY OWNER

Name 380 W. Muskegon LLC - Troy Kent

Address P.O. Box 327, Kent City, MI 49330

Daytime Phone 616-678-5775

Email tkent@kentpower.com

APPLICANT

Name Troy Kent

Address P.O. Box 327, Kent City, MI 49330

Daytime Phone 616-678-5775

Email tkent@kentpower.com

Address/Location of Subject Property 8010 Dove Parkway

Tax Parcel ID 0420376370

Current Zoning LM-Light Manufacturing Acreage 4.09

Proposed Use Commercial

Attach a current survey (within 2 years) of the subject property and all supporting materials as required by Chapter 1141 (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Property Owner's or Authorize Agent's Signature

[Handwritten Signature]

Date 03-19-2018

DO NOT WRITE BELOW THIS LINE

Date Received: 3/19/18

Fee: \$ 2,000

Historic District: Yes No

Paid

Preservation District: Yes No

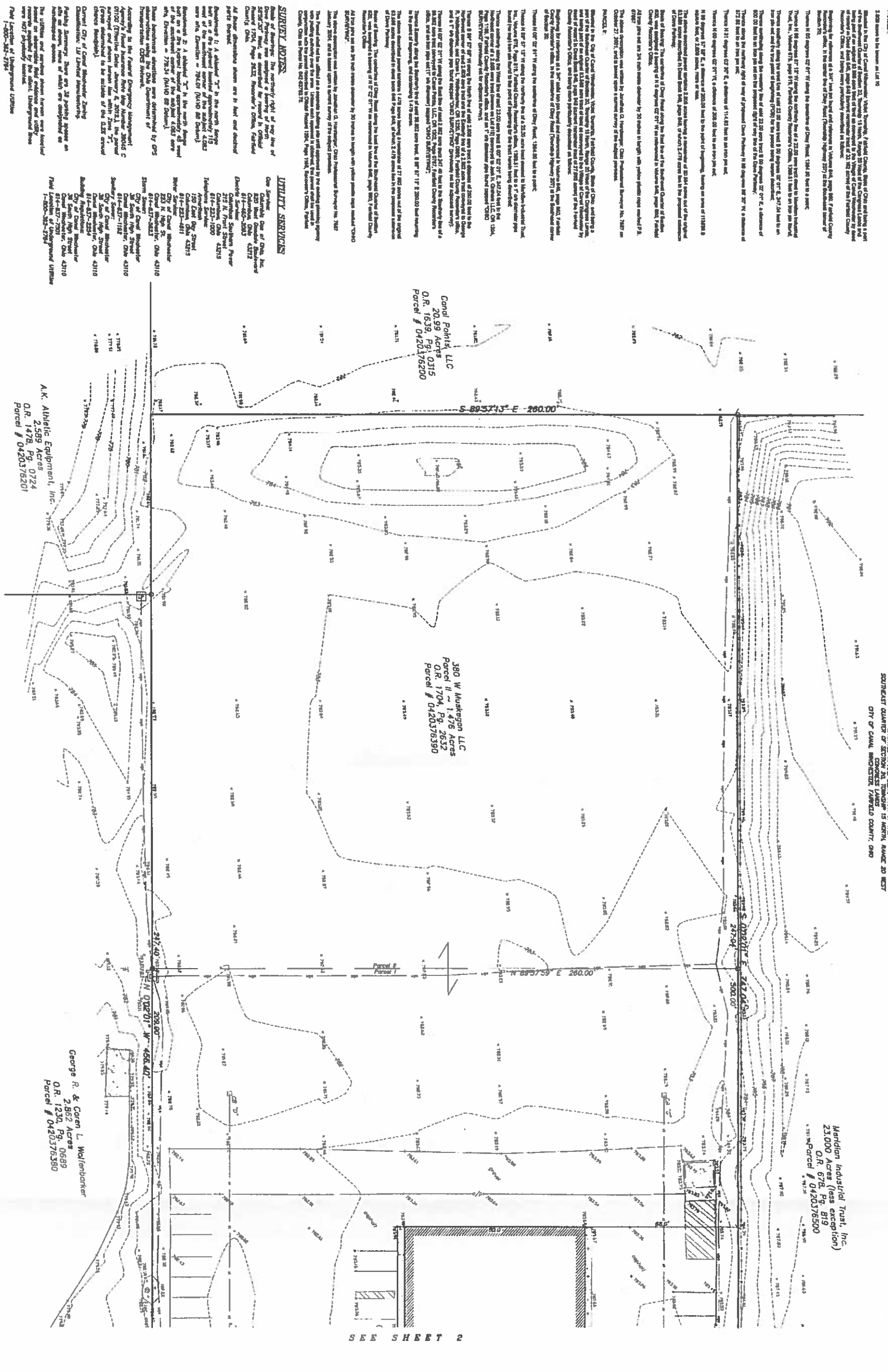
Date of Action: ___/___/___

Application Yes No

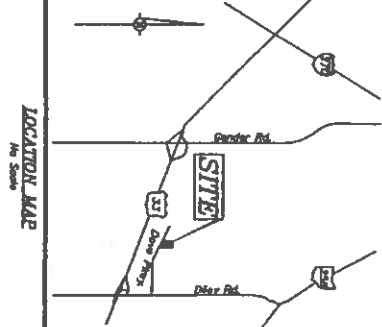
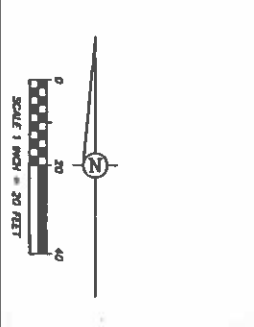
Expiration Date: ___/___/___

Approved: Yes No

Tracking Number: SDP - 18-003 Yes, with conditions



S H E E T 2



SURVEY NOTES:
The survey was conducted by Callan Engineering, Inc. on behalf of the City of Canal Winchester, Ohio. The survey was conducted in accordance with the Ohio Surveying Board rules and regulations. The survey was conducted on the 15th day of August, 2011. The survey was conducted by the following surveyors: [List of Surveyors]. The survey was conducted by the following assistants: [List of Assistants]. The survey was conducted by the following witnesses: [List of Witnesses]. The survey was conducted by the following witnesses: [List of Witnesses].

UTILITY SERVICES:
The utility services shown on this map were obtained from the following utility companies: [List of Utility Companies]. The utility services shown on this map were obtained from the following utility companies: [List of Utility Companies].

CONDI POPIK, LLC
20.99 Acres
Parcel # 0420376200
O.R. 1638, Pg. 0315

380 W. MUSTANG LLC
1.476 Acres
Parcel # 0420376390
O.R. 1704, Pg. 2632

George R. & Cora L. Wolfenbarger
2,962 Acres
Parcel # 0420376380
O.R. 1230, Pg. 0669

A.K. Athletic Equipment, Inc.
2,589 Acres
Parcel # 0420376201
O.R. 147B, Pg. 0724

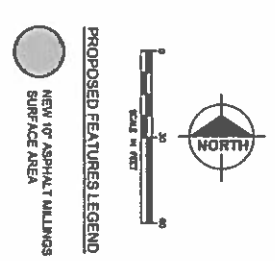
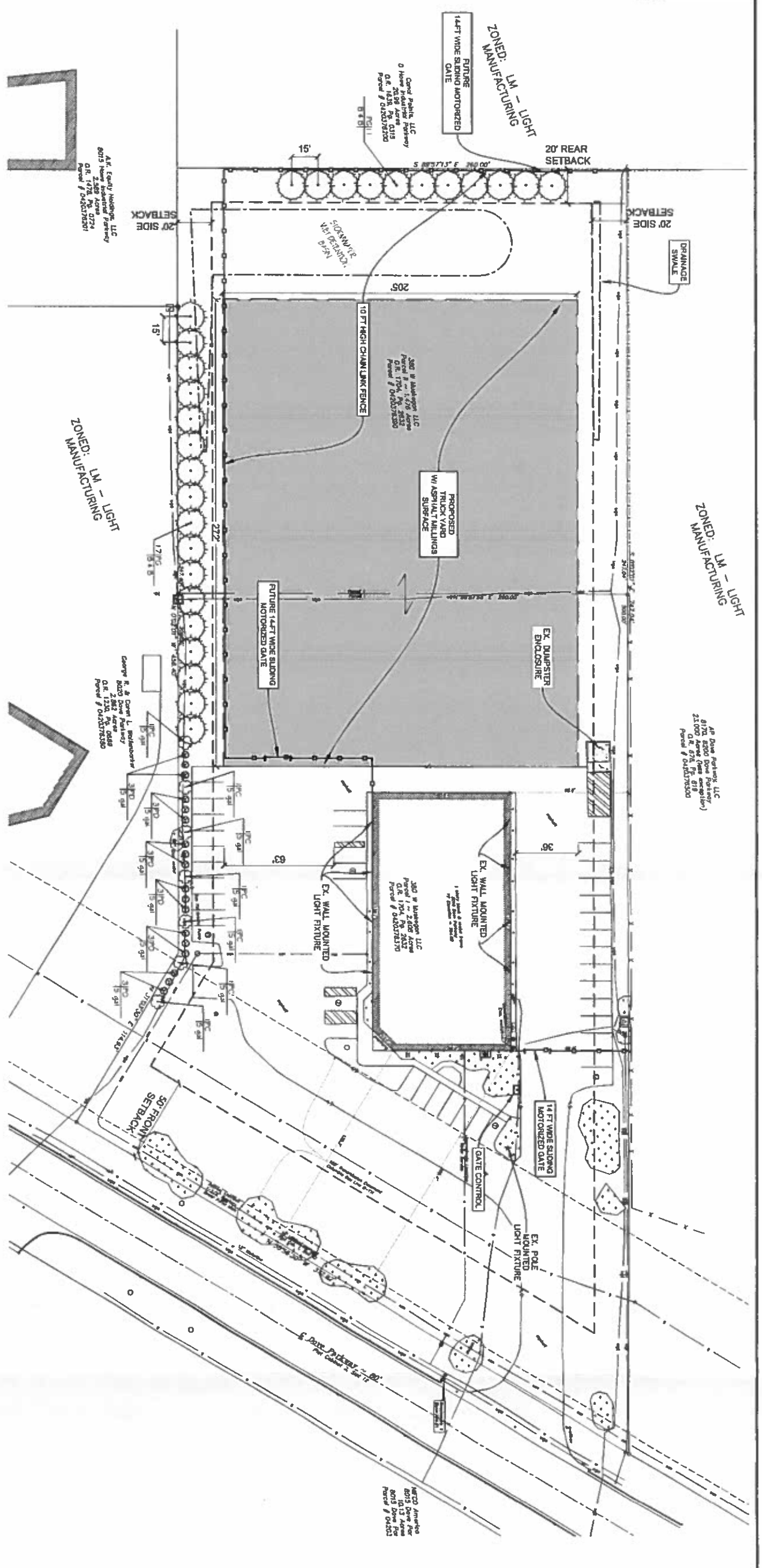
STATE OF OHIO
KENTIN IRECHIV
5-7-2011
ROAD RECONSTRUCTION

Ken Seely
5/11/16

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
2300 Northgate Blvd., Suite 200
Cincinnati, OH 45242
Tel: 513-251-2999
Fax: 513-251-2998

TOPOGRAPHIC SURVEY FOR
CALLAN ENGINEERING, INC.
4.089 ACRES ~ BOLO DOVE FARMWAY
CITY OF CANAL WINCHESTER
FAIRFIELD COUNTY, OHIO

DATE: 8/15/11
BY: [Signature]
CHECKED: [Signature]
SCALE: 1 inch = 20 feet



- PROPOSED FEATURES LEGEND**
- NEW 10' ASPHALT MILLINGS SURFACE AREA
- GENERAL NOTES**
- PROJECT INCLUDES CONSTRUCTION OF A NEW STORAGE YARD AND RELATED PARKING LANDSCAPING AND STORM WATER DRAINAGE FACILITIES.
 - STORM DRAINAGE SHALL BE DETAINED ON SITE AND RELEASED AT A CONTROLLED FLOW RATE TO AN EXISTING MUNICIPAL STORM SEWER SYSTEM.
 - STORAGE YARD AREA SHALL BE PAVED WITH BITUMINOUS MILLINGS.
 - LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE ZONING ORDINANCE.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
SHRUBS	SP	Botanical Name / Common Name	B & B	14"	6' x 6'	20
	PD	Physocarpus opulifolius 'Doris Gold' / Yellow Network	5 gal		6' x 6'	10
	PC	Physocarpus opulifolius 'Doris Gold' / Yellow Network	5 gal		28' x 2'	7

- LANDSCAPE NOTES**
- ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER.
 - CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK - PLANT MATERIALS SPECIFICATIONS" AND THE NATIONAL FLORICULTURAL ASSOCIATION (NFA) "NURSERY STOCK SPECIFICATIONS". ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM RENTURE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
 - ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
 - SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3. SEED MIXES SHALL BE AS FOLLOWS:
 10% TALL FESCUE
 20% PERENNIAL RYE GRASS
 20% BERMUDA GRASS
 20% KENTUCKY BLUEGRASS
 40% LBS PER 1000 SFT
 SEED MIXES SHALL BE BROUGHT TOLERANT @ 8 LBS PER 1,000 SFT.
 - ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.



Call Before You Dig
 800-362-2764 or 811
 www.oups.org

For protection of underground utilities, the CONTRACTOR shall call 811 or 1-800-362-2764 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to any excavation or drilling activity. The contractor shall be responsible for the accuracy of the utility records. The utility owners who may not be part of the "OUPS" alert system.



Plan Prepared By:
 Bruce A. Callen, P.E.
 Callen Engineering, Inc.
 113 W. Soudge St., Suite B
 Spring Lake, Michigan 49456
 Tel: 616-240-9080
 email: bruce@callenengineering.com

NO.	DATE	BY	REVISION / REVIEW
1.	06-24-17	A.A.B.	SITE PLAN REVIEW
2.	03-18-18	B.A.C.	MANAGE REQUEST

DESIGNED IN ACCORDANCE WITH CONSTRUCTION RECORDS

KENT POWER, INC.
 90 SPRING STREET
 KENT CITY, MICHIGAN 49319
 616-678-5775

Callen Engineering, Inc.
 Municipal - commercial - residential
 113 W. Soudge Street, Suite B
 Spring Lake, Michigan 49456
 Tel: 616-240-9080 Web: callenengineering.com

KPS - DOVE PARKWAY SITE
 8010 DOVE PARKWAY
 CITY OF CANAL WINCHESTER
 FAIRFIELD COUNTY, OHIO
SITE PLAN

C1.0

DATE OF PLAN: 02-26-18

SCALE: AS NOTED

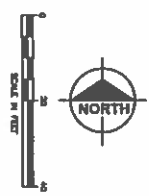
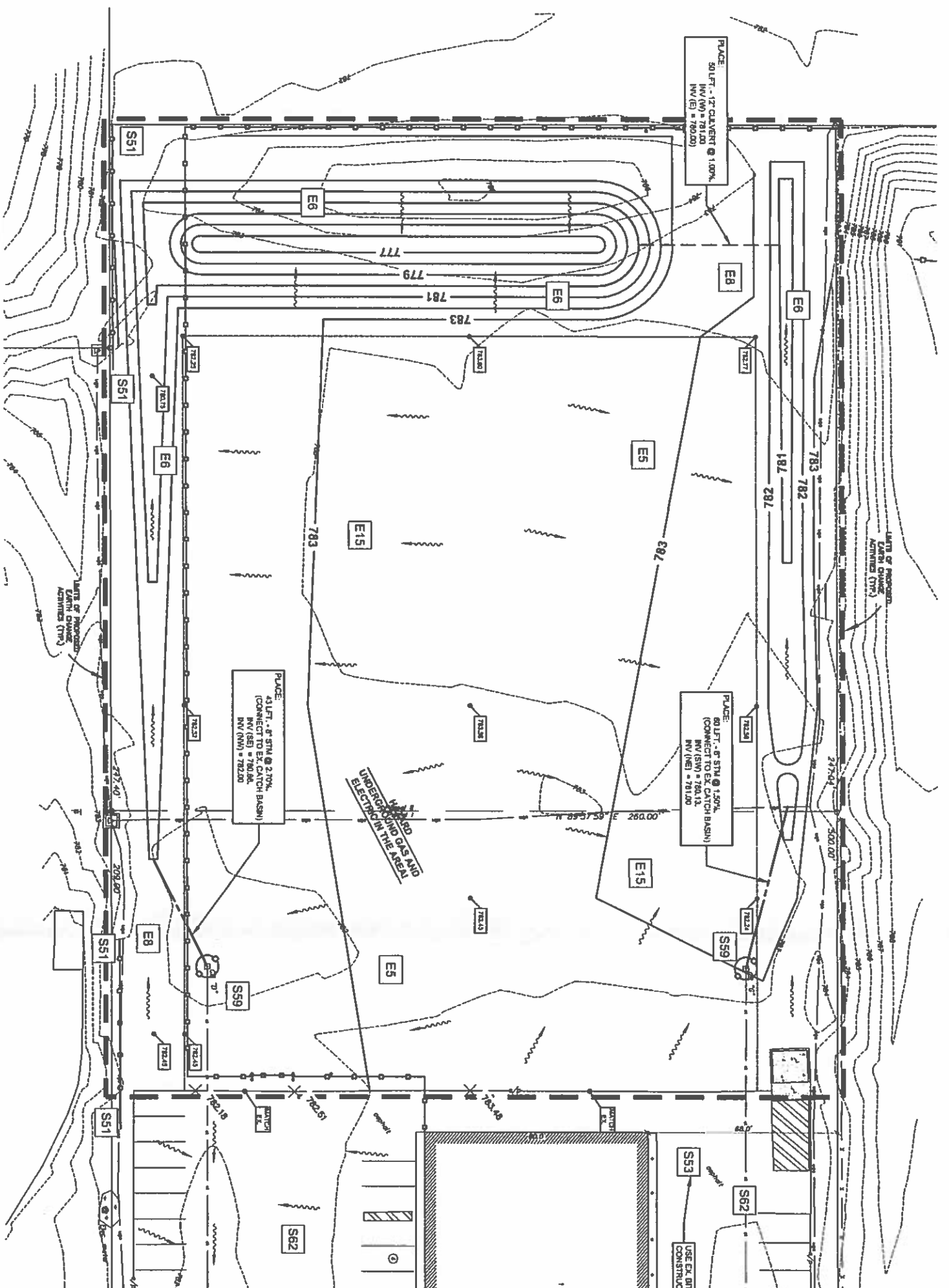
PROJECT: 018 KPS

DATE: MAY 17, 2017

BY: B.A.C.

CHECKED: B.A.C.

DATE: MAY 17, 2017



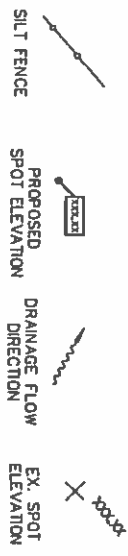
For protection of underground utilities, the CONTRACTOR shall call 811 or 1-800-368-2764 a minimum of three working days, excluding Saturdays, Sundays and holidays prior to excavation in the vicinity of utility lines. As CONTRACTOR's protecting measures will not be the responsibility of the utility owners, the utility owners who may not be part of the "One-Stop" plan system.

OHIO
Utilities Protection
SERVICE

Call Before You Dig
800-362-2764 or 811
www.oups.org



Plan Prepared By:
Bruce A. Callan, P.E.
Callan Engineering, Inc.
113 W. Seward St., Suite B
Spring Lake, Michigan 49456
Tel: 616-240-9000
email: bcallan@callanengineering.com



SEEC NOTE
Total disturbed area: 92,031 sq. ft. (2.13 Acres)
Additional erosion control measures not shown on the site plan may be necessary as the work progresses. Permittee is responsible for all measures necessary to prevent silt and sedimentation.
Grasside all fence and all catch basin protection measures shall be properly placed as shown on plan or as noted on site. No other measures shall be required for proper effectiveness. Stabilize site as soon as possible.
Construction is anticipated to begin MAY 2018 with substantial network completion (8) days from AUGUST 2018.

UNIFIED KEYING SYSTEM

KEY	DESCRIPTION	CONSTRUCTION METHOD / NOTES	APPROVED
E5	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
E6	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
E8	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
E15	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
S51	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
S53	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
S56	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
S59	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X
S62	Grass	NO USE OF CHEMICALS OR FERTILIZERS. MAINTAIN EXISTING SOIL COVER. PROTECT EXISTING VEGETATION. PROTECT EXISTING UTILITIES.	X

SUBSURFACE CONDITIONS
Soils generally consist of Calusa Silty Loam (USDA HNCSS Classification) consisting of (Silt/Clay) loam to a depth of 60 inches.

DATE OF PLAN: 05-24-17

KPS - DOVE PARKWAY SITE
8010 DOVE PARKWAY
CITY OF CANAL WINCHESTER
FAIRFIELD COUNTY, OHIO
GRADING AND DRAINAGE PLAN

NO.	REVISION / SERVICE	DATE
1	PRELIMINARY	05-24-17
2	FINAL	05-24-17

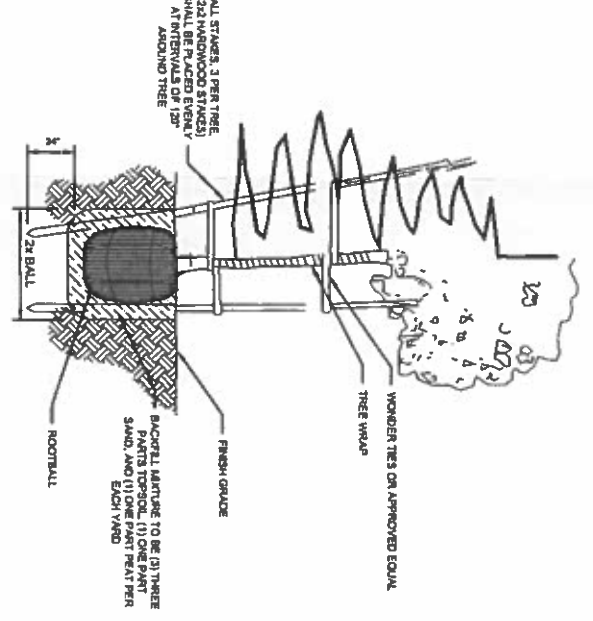
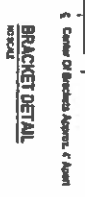
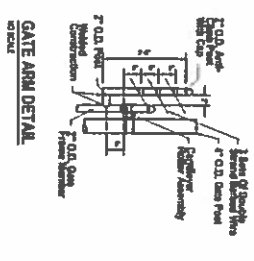
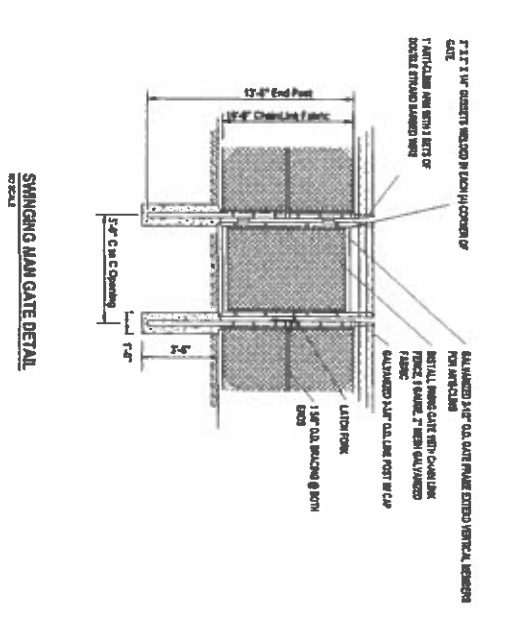
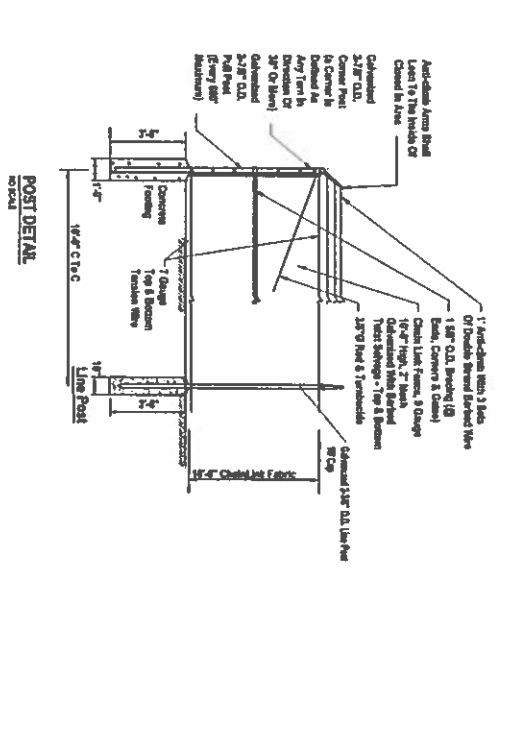
KENT POWER, INC.
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KENT CITY, MICHIGAN 49319
616-678-5775

Callan Engineering, Inc.
municipal - commercial - residential

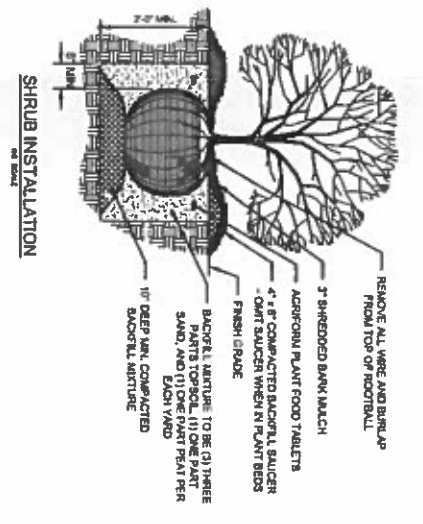
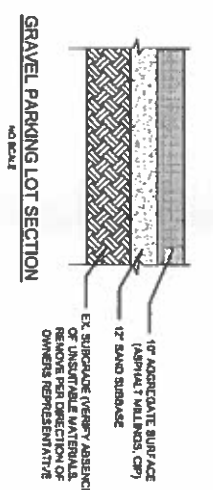
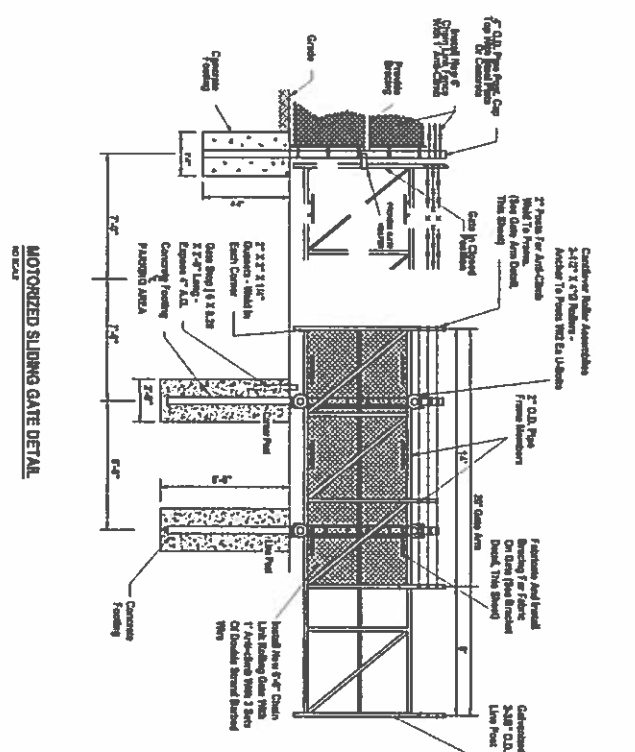
113 W. Seward Street, Suite B
Spring Lake, Michigan 49456
616-240-9000 www.callanengineering.com

C2.0

AS NOTED
DATE: MAY 17
DRAWN BY: BAC
CHECKED BY: BAC
SCALE: AS SHOWN



21 GALLON ACRYLIFORM PLANTING TABLETS AS FOLLOWS:
 2 TABLETS PER 1 GALLON PLANT
 4 TABLETS PER 2 GALLON PLANT
 8 TABLETS PER 4 GALLON PLANT
 16 TABLETS PER 8 GALLON PLANT
 32 TABLETS PER 16 GALLON PLANT



Call Before You Dig
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 www.oups.org

For protection of underground utilities, the CONTRACTOR shall call 811 or 1-800-362-2764 to determine the location of all utilities. The contractor shall be responsible for the protection of all utilities. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "Call Before You Dig" system.



Prepared By:
 Bruce A. Callen, P.E.
 Callen Engineering, Inc.
 113 W. Sandage St., Suite B
 Spring Lake, Michigan 49456
 Tel: 616-240-8080
 email: bcallen@callenengineering.com

DATE OF PLAN: 05-24-17

KPS - DOVE PARKWAY SITE
 8010 DOVE PARKWAY
 CITY OF CANAL WINCHESTER
 FAIRFIELD COUNTY, OHIO
 X-SECTIONS, NOTES AND DETAILS

NO.	DATE	REVISION / REVIEW
1	05-24-17	REV. PLAN REVIEW
2	05-24-17	VARIANCE REQUEST

KENT POWER, INC.
 90 SPRING STREET
 KENT CITY, MICHIGAN 49319
 616-678-5775

Callen Engineering, Inc. **CE**
 municipal - commercial - residential
 113 W. Sandage Street, Suite B
 Spring Lake, Michigan 49456
 Tel: 616-240-8080 Web: callenengineering.com

C3.0
 SHEET NO. 11
 SCALE: AS NOTED
 DATE: MAY '17
 DRAWN BY: S.A.C.
 CHECKED BY: S.A.C.
 APPROVED BY: S.A.C.