

APPLICATION FOR ZONING CERTIFICATE

Application No. PS-15-2023

Date 5-23-2023

Jersey Township, Licking County to the Board of Township Trustees.

The Undersigned hereby applies for a Zoning Certificate for the following use, to be issued on the basis of the Representations contained herein, all of which applicant swears to be true.

1) Location of the Property 12345 Worthington Rd Jersey Township, Licking County, Ohio

2) Name of the Land Owner 3<sup>rd</sup> Gen Properties II LLC

3) Occupant Interior Supply

4) Proposed use: General Business (X); Residence ( ); Number of families ( ); Garage( ) Accessory Building( ); Sign Board( ); Size sq.ft.; New( ); Remodeling( ); Manufacturing ( ); Kind GB-I

5) Is this application for a "Temporary Visitors" Certificate? (yes)  (no)

6) Is this application for a "Temporary Residence" permit? (yes)  (no)

7) Sketch a lot, showing existing buildings and proposed construction or use for which this application is made. (See Reverse Side). Fill in all directions and indicate which direction is North with an arrow.

- A. Main Road Frontage 236.6 ft
- B. Set back from side of right of way 15' pavement setback, 60' building setback
- C. Side yard Clearance 15' pavement setback, 30' building setback
- D. Rear Yard Clearance 15' pavement setback, 60' building setback
- E. Depth of lot from right of way 795 ft
- F. Dimensions of building Width 180 ft  
Depth 130 ft
- G. Highest point of building above established grade 1183.50ft
- H. Width and length of driveway 36, 50 ft
- I. Off street parking space 10,353 sq.ft.

8) Buildings Use: Business/Storage  
number of stories 1 Basement N/A sq.ft.  
Usable floor space designed for use as living quarters exclusive of basements, porches, garages, breezeways, terraces, attics, or partial stories. First floor N/A sq.ft.; Second floor N/A sq.ft.  
Garage N/A sq.ft ; Off street parking space 10,353 sq.ft.

9) Have you a "Sewage Disposal Permit" from the Licking County Health Department?  (yes)  (no)

10) Will you have your own private well or water supply? (yes)  (no)

11) Cost Valuation \$ 2,200,000

12) Remarks: Existing water well on site and existing sanitary septic on site. Proposed building is for storage and does not utilize the existing water or septic

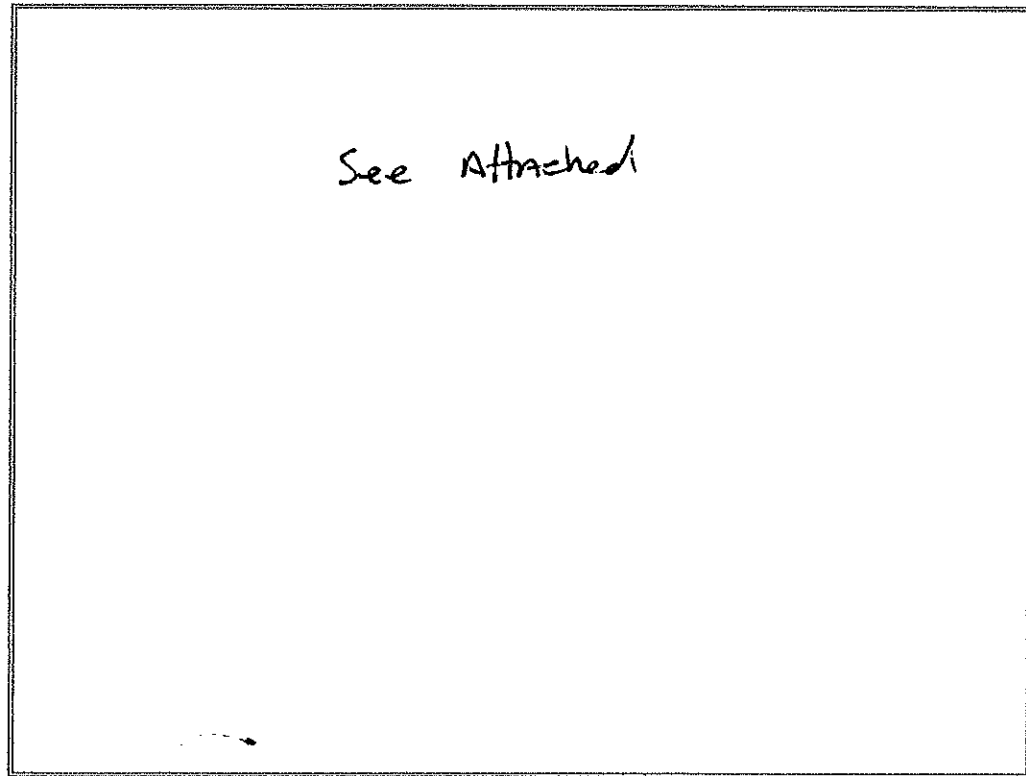
Applicant Dublin Building Systems  
(Contact: Chris John  
cjohn@dublinbuilding.com)

County Permits Required:  
Licking County Health Department  
Sewer Permit # 2017207  
Well Permit # 582121

NOTE: This permit expires 18 months after date of application. NOT TRANSFERABLE

Inspector Carl G. Whitney  
 (Approved) or (Denied) on 8/24/2023

This property (  is,  is not ) in an identified Flood Plain.



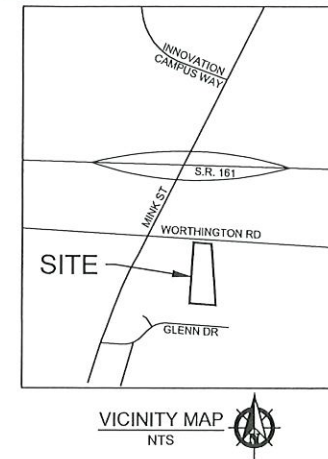
Sketch See No. 7

**SHEET INDEX**

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 C002 - GENERAL NOTES & DETAILS  
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 C100 - EXISTING CONDITIONS  
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CONSTRUCTION DOCUMENTS  
**INTERIOR SUPPLY, INC**  
 12345 WORTHINGTON RD  
 JERSEY TOWNSHIP, LICKING COUNTY, OHIO



**SITE DATA**

**ZONING:**

PROPERTY OWNER: 3RD GEN PROPERTIES II LLC  
 PARCEL ID: 082-107442-00-002  
 SITE ACREAGE: 5.28 ACRES  
 ZONING: GB-1  
 FEMA FLOODPLAIN: 39089C0280H, ZONE X (EFF. 05/02/2007)

**SITE LAYOUT DATA:**

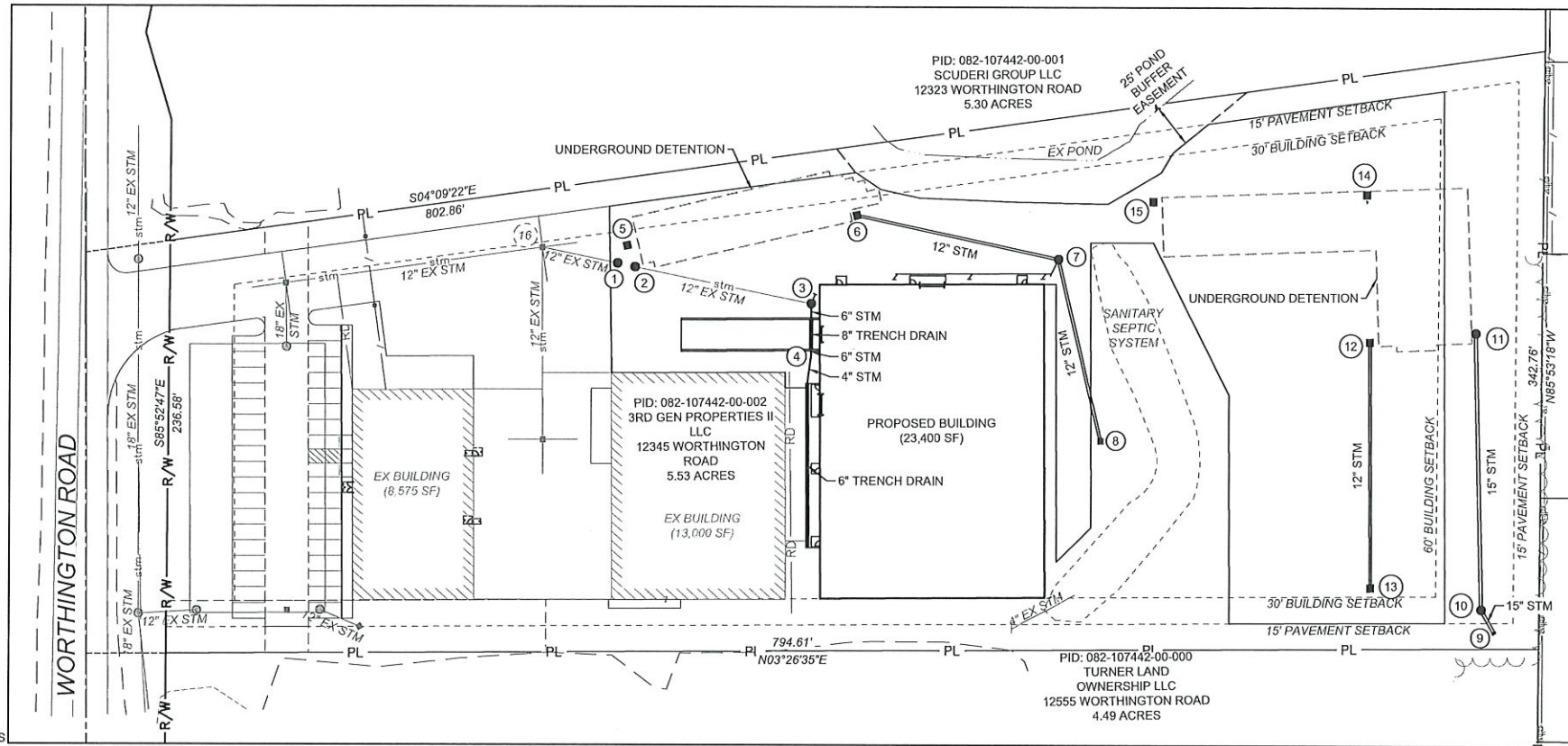
SIDE BUILDING SETBACK: 30'  
 SIDE PAVEMENT SETBACK: 15'  
 REAR BUILDING SETBACK: 60'  
 REAR PAVEMENT SETBACK: 15'

**BUILDING DATA:**

TOTAL AREA: 23,400 SF

**LANDSCAPE DATA:**

EXISTING IMPERVIOUS AREA: 3.54 AC  
 PROPOSED IMPERVIOUS AREA: 3.61 AC  
 OPEN SPACE: 1.67 AC (32%)  
 LOT COVERAGE: 68%  
 DISTURBED AREA: 3.42 AC



**NOTE:**

A PRE-CONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING INDIVIDUALS TO SCHEDULE THE PRE-CONSTRUCTION MEETING AND IT SHALL INCLUDE, AT MINIMUM: OWNER/DEVELOPER, SITE GENERAL CONTRACTOR, DESIGN ENGINEER, LICKING COUNTY PLANNING COMMISSION (BRAD MERCER 740-670-5203 OR ANGELA FARLEY 740-670-5209), LICKING COUNTY ENGINEER (RYAN APPLGARTH 740-670-5289), LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT (LINDA NICODEMUS AND JOE JARVIS 740-670-5330), AND JERSEY TOWNSHIP (BUD WITNEY 614-226-6635).

AS-BUILT DRAWINGS ARE REQUIRED IN ACCORDANCE WITH APPENDIX XXVII, PAGE 277. PLANS SHALL BE PROVIDED TO LICKING COUNTY PLANNING COMMISSION AND LICKING COUNTY ENGINEER'S OFFICE WITHIN THIRTY (30) CALENDAR DAYS OF THE COMPLETION OF CONSTRUCTION.

THERE SHALL BE A FINAL WALKTHROUGH INSPECTION WITH THE LICKING COUNTY PLANNING COMMISSION AND ALL LICKING COUNTY TECHNICAL REVIEW COMMITTEE (TRC) INSPECTORS TO ENSURE ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND APPLICABLE REGULATIONS AND OBTAIN FINAL APPROVAL OF THE CONSTRUCTION PHASE. PRIOR TO SUBMITTING A REQUEST TO THE LICKING COUNTY PLANNING COMMISSION FOR A FINAL WALKTHROUGH INSPECTION AS REQUIRED BY LINE ITEM NUMBER 17 ON THE LICKING COUNTY DEVELOPMENT INSPECTION SCHEDULE HEREIN, THE CONTRACTOR SHALL CONTACT THE OWNER/DEVELOPER TO CONDUCT A FINAL WALKTHROUGH INSPECTION WITH THE OWNER/DEVELOPER TO ENSURE THAT ALL IMPROVEMENTS ARE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN. ONCE THE DEVELOPER IS SATISFIED THAT ALL IMPROVEMENTS ARE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS, THE DEVELOPER SHALL THEN OBTAIN A "FINAL WALKTHROUGH INSPECTION REQUEST FORM" TO REQUEST AND SCHEDULE A FINAL WALKTHROUGH INSPECTION WITH LICKING COUNTY PLANNING COMMISSION AND OTHER NECESSARY AGENCIES. THE "FINAL WALKTHROUGH INSPECTION REQUEST FORM" IS AVAILABLE ONLINE AT [HTTPS://LICKINGCOUNTY.GOV/CIVICA/X/FILEBANK/LOAD.ASPX?BLOBID=104875](https://lickingcounty.gov/civica/x/filebank/blobdownload.aspx?blobid=104875). THE DEVELOPER MAY ALSO REQUEST A FORM BY CONTACTING THE LICKING COUNTY PLANNING COMMISSION OFFICE, BRAD MERCER, PLANNING MANAGER OR ANGELA FARLEY, DEVELOPMENT AND DESIGN MANAGER (740) 670-5200.

THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER, OR HIS REPRESENTATIVE, AND THE FOLLOWING AGENCIES A MINIMUM OF 48-HOURS BEFORE BEGINNING WORK, HOLIDAYS AND WEEKENDS EXCLUDED:  
 BRAD MERCER AT (740) 670-5203, NEVILLE WATSON AT (740) 670-5216, ANGELA FARLEY AT (740) 670-5209, OR JAY FISHER AT (740) 670-5204 WITH THE LICKING COUNTY PLANNING COMMISSION;  
 RYAN APPLGARTH AT (740) 670-5289 WITH THE LICKING COUNTY ENGINEER'S OFFICE;  
 JOE JARVIS AT (740) 670 5330 WITH LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT

PUBLIC WATERLINE EXTENSION TO FOLLOW SWLCS STANDARD DRAWINGS AND SPECIFICATIONS. PRIVATE STORM SEWER AND SANITARY SERVICE TO BE INSTALLED PER CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS.

**ELEVATION DATUM**  
 ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED UTILIZING A LEVEL CIRCUIT ORIGINATING OF CP 1500.

**BENCHMARKS**  
 BM 100  
 MAG SPIKE SET IN UTILITY POLE, LOCATED IN THE NORTHWEST CORNER OF JERSEY MOTORS LOT. SET BY ASI ON MARCH 23, 2017  
 ELEVATION = 1183.51

INDEX MAP  
 1" = 50'

**DEVELOPER**  
 DUBLIN BUILDING SYSTEM  
 5600 BLAZER PKWY, SUITE 110  
 DUBLIN, OHIO 43017  
 CONTACT: CHRISTOPHER P. JOHN  
 PHONE: 614.889.1445  
 EMAIL: CJOHN@DUBLINBUILDING.COM

**ENGINEER**  
 AMERICAN STRUCTUREPOINT  
 2550 CORPORATE EXCHANGE DRIVE, SUITE 300  
 COLUMBUS, OHIO 43231  
 CONTACT: GARRETT BAKER  
 PHONE: 614-901-2235  
 EMAIL: GBAKER@STRUCTUREPOINT.COM

**UTILITY CONTACTS**  
 COLUMBIA GAS OF OHIO  
 920 WEST GOODALE BLVD, COLUMBUS OH, 43215  
 PH:614.460.2169  
 TIME WARNER CABLE  
 1266 DUBLIN RD, COLUMBUS, OH 43215  
 PH:614.481.5262

SOUTHWEST LICKING WATER AND SEWER  
 P.O. BOX 215, ETNA, OH 43018  
 PH:740.927.0410 EXT 110  
 AEP  
 850 TECH CENTER DR, GAHANNA, OH 43230  
 CONTACT: RICK ECKLE  
 PH:614.883.8829

REGISTERED ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

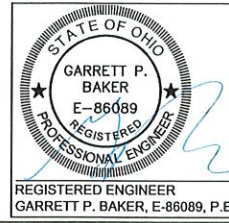
AS THE OWNER/DEVELOPER OF THIS DEVELOPMENT, I HEREBY CERTIFY THAT ALL EARTH DISTURBANCE, CONSTRUCTION, AND DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED CONSTRUCTION PLANS HEREIN.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**MUNICIPALITY**  
 SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

LICKING COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

LICKING COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



05/11/2023  
 DATE

DATE:	05/08/2023
DRAWN BY:	LG
CHECKED BY:	GPB
JOB NUMBER:	2017.00611

**C001**

REVISIONS	DATE	SHEET NO.	DESCRIPTION

CONSTRUCTION DOCUMENTS  
 FOR  
**INTERIOR SUPPLY, INC**  
 JERSEY TOWNSHIP, LICKING COUNTY, OHIO  
**TITLE SHEET**

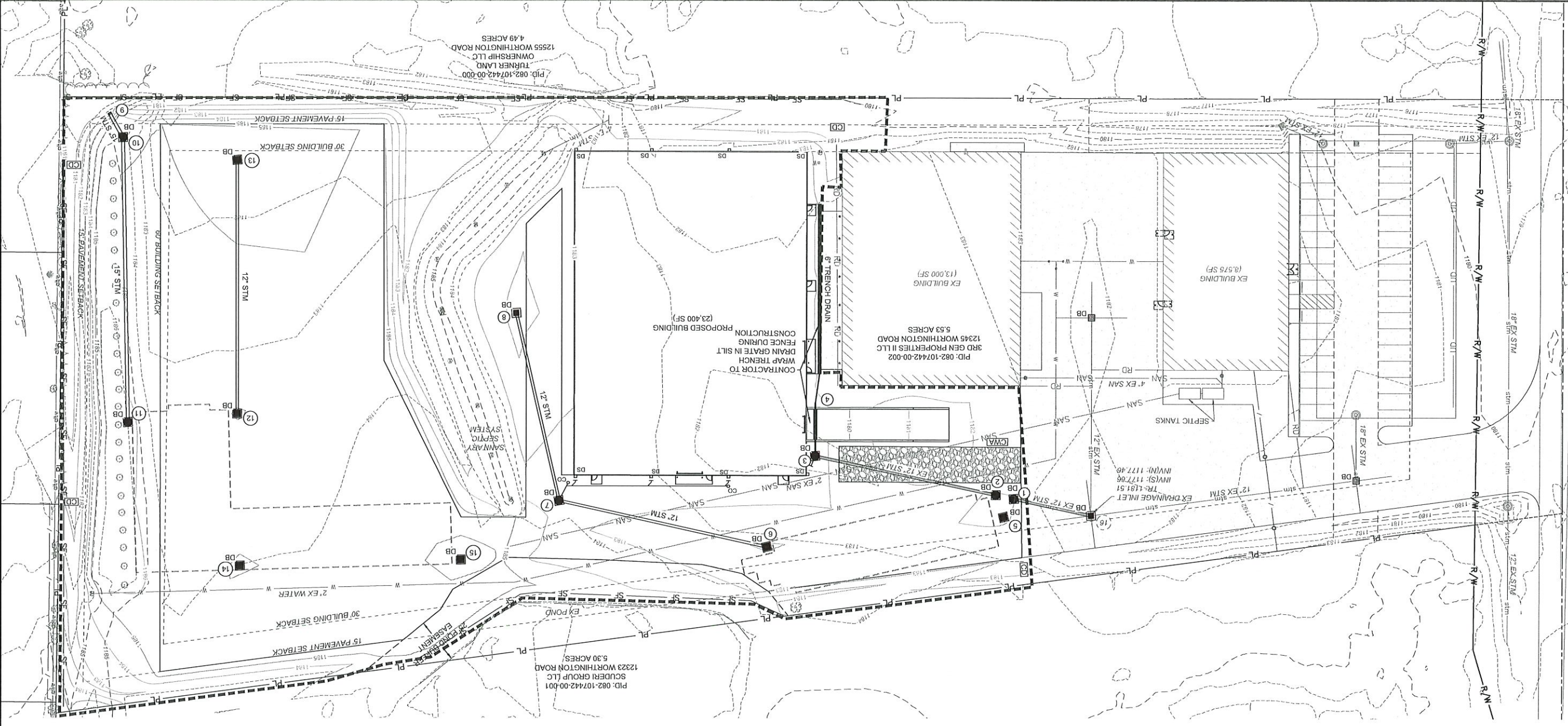


2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43231  
 TEL 614.901.2235 | FAX 614.901.2236  
 www.structurepoint.com

PLOT SCALE: 1:1; EDIT DATE: 5/9/23 - 9:53 AM; EDITED BY: MILLIE; DRAWING FILE: C:\001\00611.D; DRAWINGS:\CIVIL\002 INTERIOR SUPPLY DBS\CONSTRUCTION DOCUMENTS\CONSTRUCTION DOCUMENTS\2017.00611.002.TS.DWG



WORTHINGTON ROAD



C700

DATE: 05/08/2023  
 DRAWN BY: LG  
 CHECKED BY: GPB  
 JOB NUMBER: 2017.00611

REVISIONS	DATE	SHEET NO.	DESCRIPTION

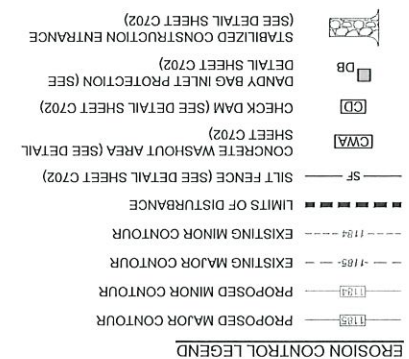
CONSTRUCTION DOCUMENTS  
 FOR  
**INTERIOR SUPPLY, INC**  
 JERSEY TOWNSHIP, LICKING COUNTY, OHIO

**EROSION CONTROL PLAN**

AMERICAN  
**STRUCTUREPOINT**  
 INC.

2650 Corporate Exchange Dr., Ste 2001, Columbus, Ohio 43231  
 TEL: 614.501.2251 FAX: 614.501.2256  
 www.americanstructurepoint.com

Dublin Building Systems

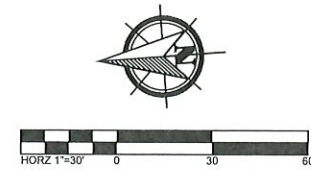


**NOTES:**

- CONTRACTOR SHALL NOT SEND SEDIMENT LADEN WATER TO UNDERGROUND DETENTION UNITS.
- ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.



PLOT SCALE: 1:1 EDIT DATE: 06/23 - 5:53 PM EDITED BY: MILLIE DRAWING FILE: C:\0017\00611.D DRAWING: CIVIL\002 INTERIOR SUPPLY DBS\CONSTRUCTION DOCUMENTS\2017\00611\_002.LIP.DWG



**UTILITY LEGEND**

STM	STORM SEWER
■	CATCH BASIN
●	STORM MANHOLE
□ DS	STORM DOWNSPOUT
○ CO	STORM CLEANOUT

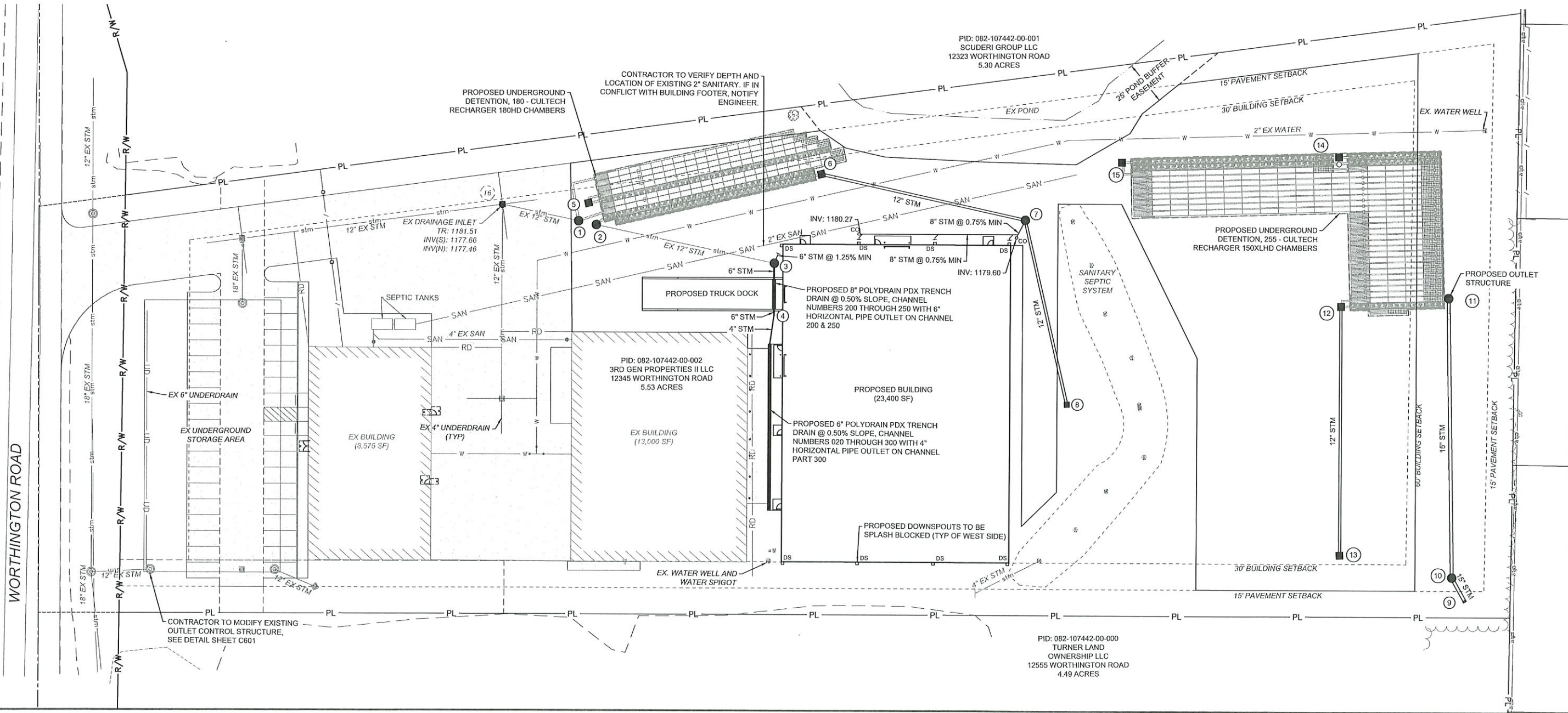
**NOTE:**  
NO UTILITIES SHALL BE PLACED WITHIN SIX FEET (6') OF THE BOTTOM OF ANY STORM DRAINAGE DITCH AS SHOWN PER STANDARD TYPICAL DITCH DRAWINGS. ALL OPEN STORM DITCHES UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE LICKING COUNTY PLANNING COMMISSION AND THE LICKING COUNTY ENGINEER SHALL HAVE MINIMUM TWO-FOOT (2') DITCH BOTTOM WIDTH.

AMERICAN STRUCTUREPOINT INC.  
Dublin Building Systems

2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43231  
TEL 614.307.2255 FAX 614.907.2256  
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CONSTRUCTION DOCUMENTS FOR  
**INTERIOR SUPPLY, INC**  
JERSEY TOWNSHIP, LICKING COUNTY, OHIO

**UTILITY PLAN**

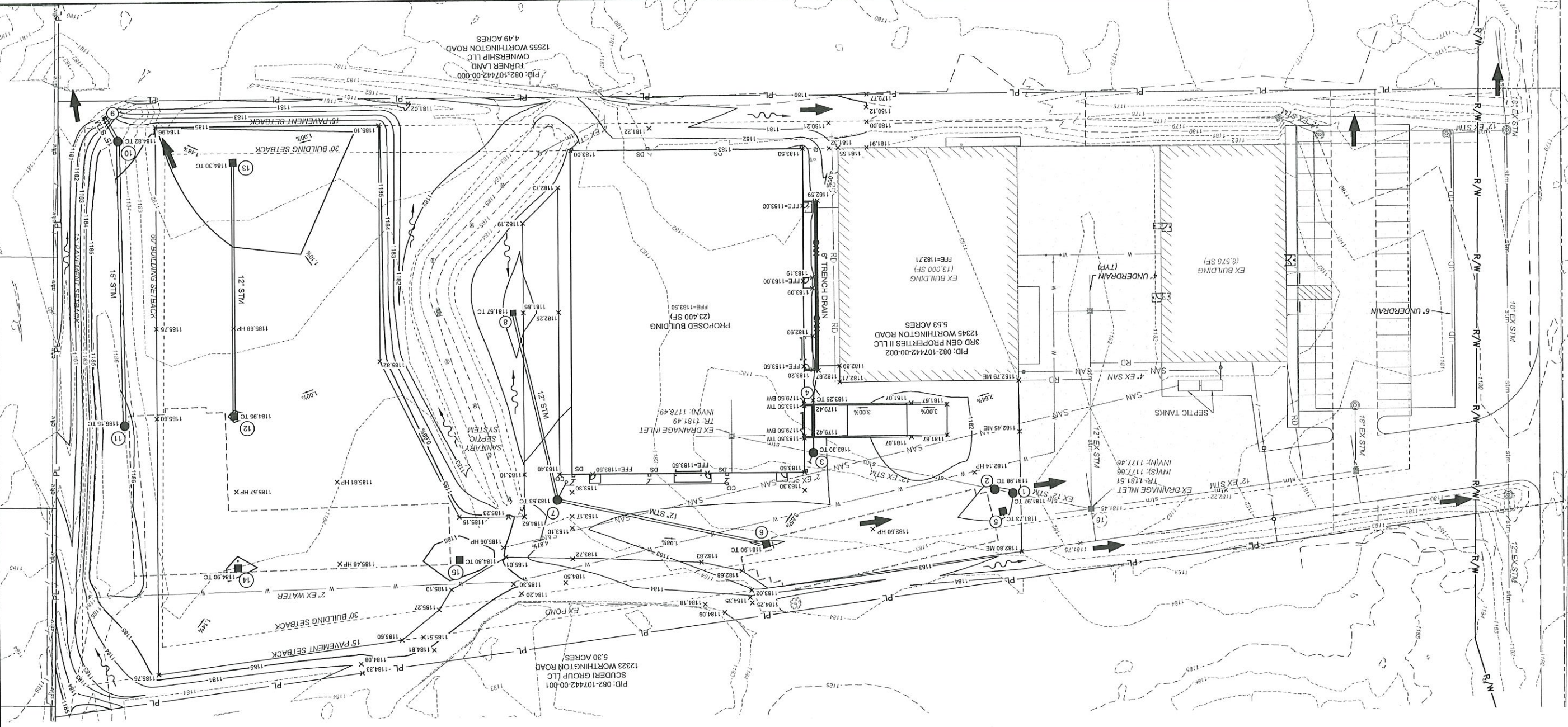


REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	05/08/2023
DRAWN BY:	LG
CHECKED BY:	GPB
JOB NUMBER:	2017.00611

**C400**

WORTHINGTON ROAD



**C500**

DATE: 05/08/2023  
 DRAWN BY: LG  
 CHECKED BY: GFB  
 JOB NUMBER: 2017.00611

REVISIONS	DATE	SHEET NO.	DESCRIPTION

CONSTRUCTION DOCUMENTS  
 FOR  
**INTERIOR SUPPLY, INC**  
 JERSEY TOWNSHIP, LICKING COUNTY, OHIO

**GRADING PLAN**

**AMERICAN STRUCTUREPOINT INC.**

2550 Corporate Exchange Dr., Ste. 3001, Columbus, Ohio 43231  
 TEL: 614.901.2255 | FAX: 614.901.2256  
 www.structurepoint.com

**Dublin Building Systems**

**GRADING LEGEND**

- 1:85 ——— PROPOSED MAJOR CONTOUR
- 1:84 - - - - - PROPOSED MINOR CONTOUR
- 1:85 - - - - - EXISTING MAJOR CONTOUR
- 1:84 - - - - - EXISTING MINOR CONTOUR
- --- --- EXISTING FLOOR ELEVATION
- FFE=1183.50
- X 1185.15 SPOT ELEVATION
- X 1184.95 TC TOP OF CASTING ELEVATION
- X 1185.08 HP HIGH POINT ELEVATION
- X 1183.50 TW TOP OF WALL ELEVATION
- X 1179.50 BW BOTTOM OF WALL ELEVATION
- 1.00% SLOPE ARROW
- SWALE
- FLOOD ROUTE

HORIZ 1"=30'

