



**Robb Beckstedt**  
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## VIA EMAIL

June 28, 2021

Ms. Pat Mandrell  
JC Manny Logo Apparel  
169 N. Otterbein Ave  
Westerville, OH 43081

Subject: JC Manny Logo Apparel Conceptual Site Plan

Dear Ms. Mandrell,

This letter is in response to the conceptual site plan submitted to the City of Westerville and the curb cut location. The Right of Way is within the City of Westerville but the site is located outside the City of Westerville.

The City of Westerville accepts the location of the curb cut as shown on the submitted conceptual site plan, attached.

The following items are required before the Site Improvement Plans are signed/approved by the City of Westerville.

- Final Site Improvement Plans shall be submitted to the City of Westerville Engineering Division for review and approval. The plans shall be submitted to the City's plan review portal.
- Provide an estimate of trips using the latest Institute of Transportation Engineers' (ITE) trip generation methodology and definitions. This information includes Daily Trips and AM & PM Peak hour trips generated by the development.
- The drive approach shall be shared with the parcel(s) to the west if the parcel(s) to the west redevelop. A private access agreement shall be recorded before the City of Westerville approves the Site Improvement Plans.
- Use Delaware County Standard Drawing for the Commercial Drive Approach (DCED-R2203A, the maximum slope shall be 4% and plan for a 10' sidewalk/bike path area with 1.56% cross slope.

- If outletting storm water to the City's public storm sewer within the City's right of way, provide a stormwater management report for review and approval. The report shall be submitted to the City's plan review portal and follow Delaware County Engineer's requirements.
- Provide Right of Way (by Warranty Deed) that matches the alignment and width of Harris Automotive and the properties to the west. The Right of Way shall be provided to the City at no cost to the City. With the additional Right of Way being granted to the City, City will also require this area to be annexed into the City, an annexation plat will be required.
- The Site Improvement plans and requirements shall meet the satisfaction of the City Engineer.

Please contact me by email at [Robb.Beckstedt@westerville.org](mailto:Robb.Beckstedt@westerville.org) or by phone at (614) 901-6890 should you have any questions or comments.

Sincerely,



Robb Beckstedt



LEGEND

PAVEMENT

SIDEWALK

GREEN SPACE/  
DETENTION AREA



OFFICES

128 East Main Street  
Logan, Ohio 43138  
740-385-2140

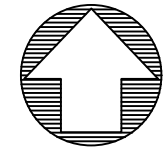
1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

NOT FOR  
CONSTRUCTION

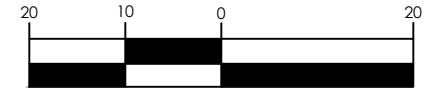


Know what's below.  
Call before you dig.



NORTH

GRAPHIC SCALE



1" = 20'

J.C. MANNY  
MAXTOWN RD.  
WESTERVILLE OHIO

06-07-2021

EXHIBIT

SITE LAYOUT OPTION 1

1 OF 1

SD PROJECT NO. 4231

S:\JC Manny 4231 Maxtown Rd Genoa Twp\Drawg\4231 JC Manny GIS Option 1.dwg 6/7/2021 11:45 AM

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