

202400005518
Filed for Record in WAYNE County, Ohio
Jane Carmichael
Rec Fees: \$440.00
COND OR Vol 34 Pgs 123 - 133

08/14/2024 01:33 PM
202400005519
Filed for Record in WAYNE County, Ohio
Jane Carmichael
Rec Fees: \$170.00
DAB OR Vol 984 Pgs 4515 - 4532

THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 4
PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL. 25, PG. 113
CITY OF WOOSTER
WAYNE COUNTY, OHIO

EASEMENT NOTES:
ALL PUBLIC EASEMENTS ARE FOR THE PURPOSE OF UTILITY MAINTENANCE, REPAIR AND/OR REPLACEMENT.

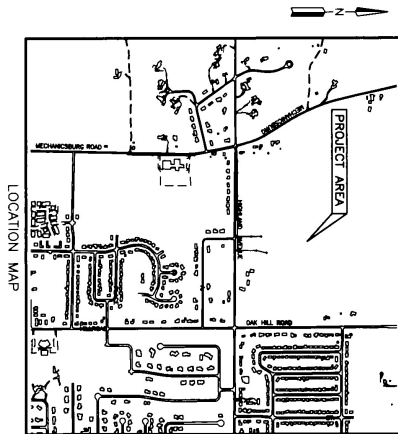
"UTILITY EASEMENT" DESIGNATES THE EASEMENT IS INTENDED FOR USE BY THE AMERICAN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND AFFILIATES AND DOMINION COMPANIES AND ARE TO BE PRIVATE EASEMENTS UNLESS OTHERWISE LABELED.

THERE ARE TO BE NO PRIVATE STRUCTURES, PLANTINGS, FENCING, CULVERTS OR OTHER MATERIALS PLACED OR PERMITTED TO REMAIN ON THE LOT WHICH MAY OBSTRUCT, RETARD OR DIVERT THE FLOW OF WATER THROUGH THE PUBLIC OR PRIVATE EASEMENTS. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ANY AND ALL EROSION, SLOPE STABILIZATION AND GENERAL GRADING OF THEIR PROPERTY ENCOMPASSED BY THE VARIOUS EASEMENTS.

STORM WATER NOTE:
ALL DEVELOPMENT WIDE OR SITE SPECIFIC PERMANENT STORMWATER CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) PERTAINING TO GENERAL UPGRADE, ROUTING AND MAINTENANCE OF THE STORMWATER SYSTEMS. PERFORMING REQUIRED INSPECTIONS AND ANNUAL REPORTING REQUIREMENTS.

SURVEYOR'S DECLARATION: I declare that this plan was prepared from an actual survey. That the same shows graphically, insofar as possible, the location of the boundaries, the layout, location and dimensions of units and of the buildings, the location and layout of limited common areas and facilities, the location and layout of common areas and facilities, and the location of appurtenant easements, if any.

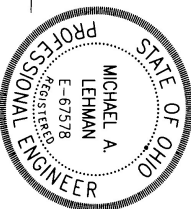
Mark E. Purdy
Mark E. Purdy, P.S. #7307
5-1-24
Date



LOCATION MAP

ENGINEER'S DECLARATION: I declare that this plan shows graphically, insofar as possible, the layout and dimensions of units and of the buildings.

Michael A. Lehman
Michael A. Lehman, P.E. 67578
5-8-24
Date



Approved June day of June, 20 24
This 13th day of June, 20 24
Approved June day of June, 20 24
This 14th day of June, 20 24
Transferred June day of June, 20 24

AUDITOR:	\$4.00
RECORDER:	\$440.00
TOTAL:	\$444.00

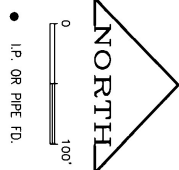
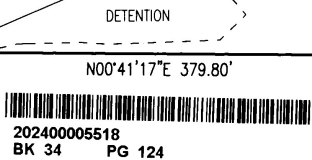
John Rice
John Rice, PE
City of Wooster, Planning
VINCE MARRON
Wayne County Map Office
STACY PEPARD
June Smith
Wayne County Auditor Teresa Smith
Filed for record in Wayne Co., Ohio
6/14/24 AT 1:33pm.
INSTRUMENT # 202400005518
PLAT VOL. 34 PAGE 123
FEE \$ 440.00

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. Consulting Engineers & Surveyors 3477 Commerce Parkway, Suite C Wooster, Ohio 44691 TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sj@sjh-inc.com	
DWG NO: EW-2074B-EE C. F&B	CHECKED 1" = 100' DATE 05/09/2024
JOB NO: EW-2074B-EE SHEET 1 OF 3	

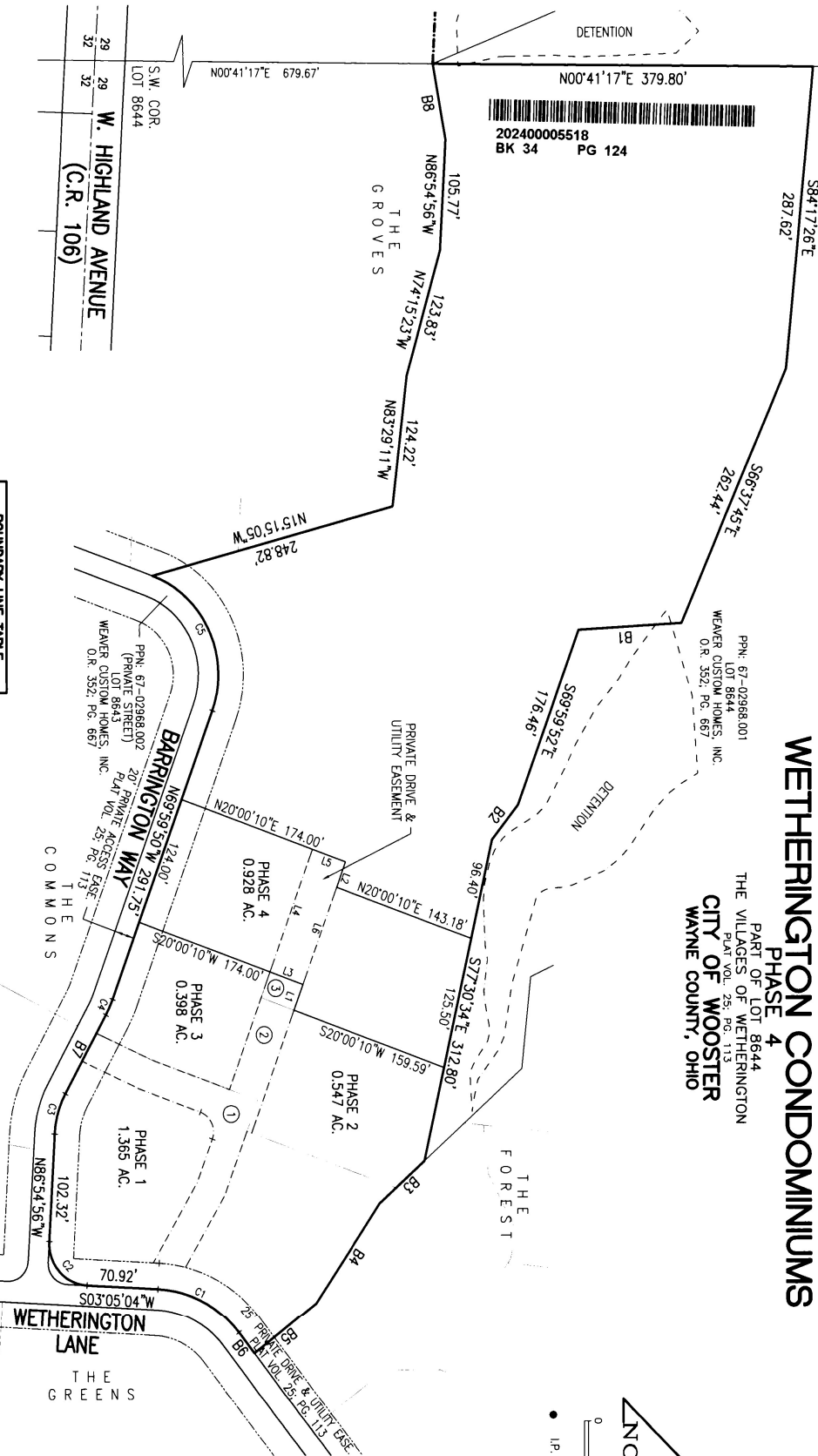
THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 4
PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL. 25, PG. 113
CITY OF WOOSTER
WAYNE COUNTY, OHIO

Sheet 245



- PRIVATE DRIVE & UTILITY EASE.
- ① O.R. 937; PG. 2033-2093
 - ② O.R. 950; PG. 1153-1165
 - ③ O.R. 955; PG. 210-224



PROPERTY LINE CURVE TABLE				
NO.	ARC.	RADIUS	DELTA	BEARING
C1	94.26'	110.00'	49.05.54"	S27.38.01"W
C2	62.83'	40.00'	90.00.00"	S46.05.04"W
C3	39.92'	90.00'	25.25.00"	N74.12.26"W
C4	16.32'	110.00'	08.29.54"	N65.44.53"W
C5	157.08'	100.00'	90.00.00"	S65.00.10"W

BOUNDARY LINE TABLE		
NO.	BEARING	DIST.
B1	S03.27.29"E	102.86'
B2	S51.19.93"E	42.06'
B3	S47.04.25"E	60.24'
B4	S56.23.03"E	114.24'
B5	S37.49.02"E	78.73'
B6	S27.10.58"W	25.00'
B7	N61.29.56"W	84.89'
B8	S80.16.56"W	73.26'

PHASE 4 LINE TABLE		
NO.	BEARING	DIST.
L1	N69.59.50"W	25.98'
L2	S89.59.50"E	25.56'
L3	S20.00.10"W	35.06'
L4	N69.59.50"W	124.00'
L5	N20.00.10"E	35.00'
L6	S89.59.50"E	124.00'

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Consulting Engineers & Surveyors

3477 Commerce Parkway, Suite C
Wooster, Ohio 44691

TEL (330) 345-6377 FAX (330) 345-6725 EMAIL: sjl@sjl-inc.com

DRAWN: C. Fairb

CHECKED: 1" = 100'

DATE: 05/06/2024

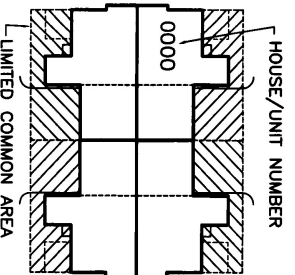
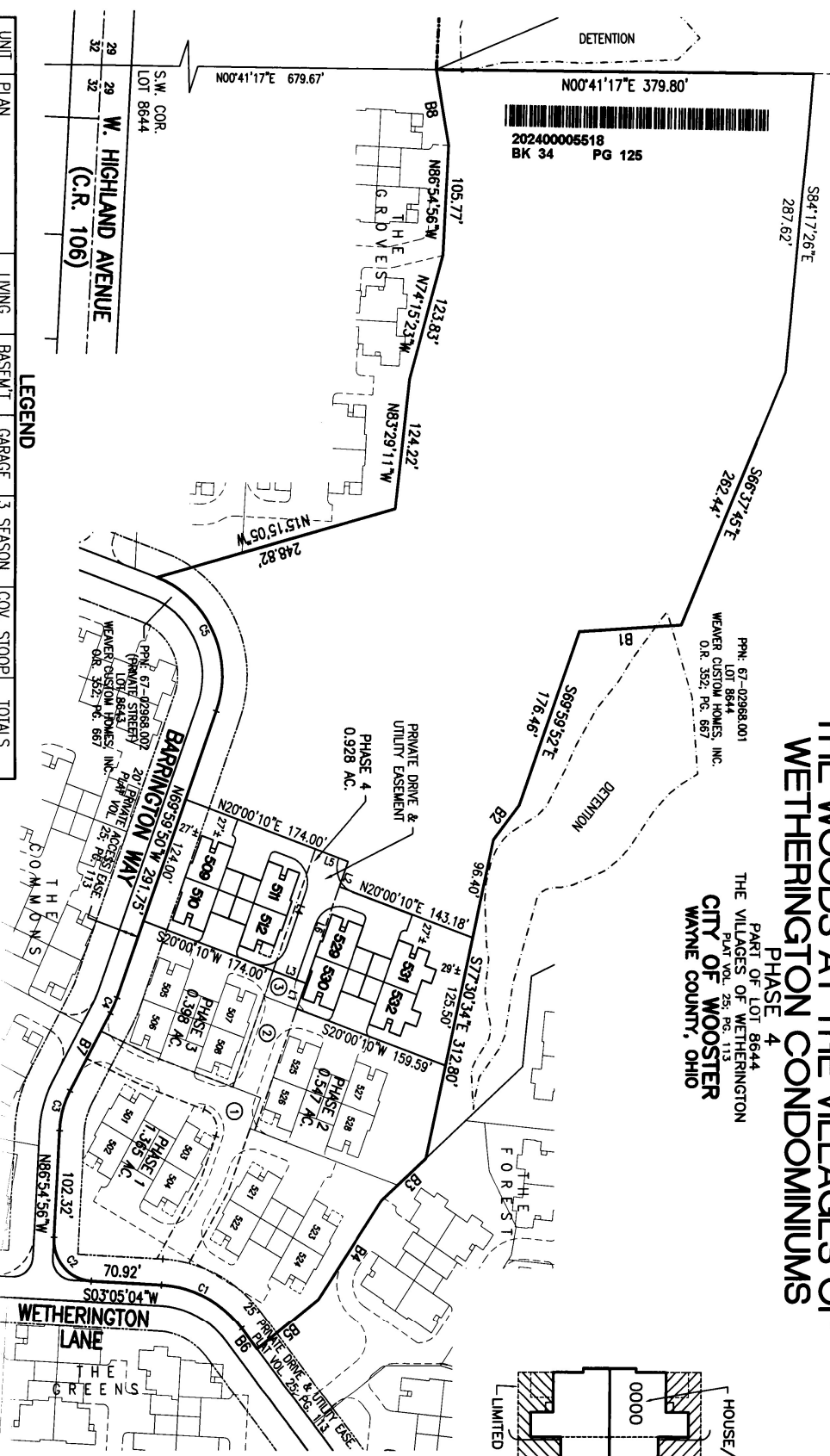
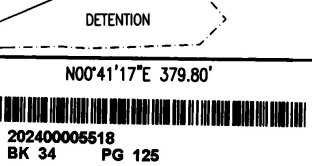
DWG NO: EW-2074B-EE JOB NO: EW-2074B-EE SHEET 2 OF 3

THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 4

PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL. 25, PG. 113
CITY OF WOOSTER
WAYNE COUNTY, OHIO

Sheet 245

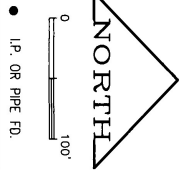


- 1 O.R. 937, PG. 2033-2093
- 2 O.R. 950, PG. 1153-1185
- 3 O.R. 955, PG. 210-224

WOODS 9.715 AC.
- PHASE 1 1.365 AC.
- PHASE 2 0.547 AC.
- PHASE 3 0.398 AC.
- PHASE 4 0.928 AC.
RESIDUE 6.477 AC.

UNIT	PLAN	LIVING	BASEMENT	GARAGE	3 SEASON	COV. STOOP	TOTALS
529	Bxley Slab w/Sunroom	1401 SF.	---	437 SF.	---	23 SF.	1861 SF.
530	Windsor Slab w/Sunroom	1401 SF.	---	437 SF.	---	23 SF.	1861 SF.
531	Easton Basement w/Sunroom	1401 SF.	1401 SF.	437 SF.	168 SF.	23 SF.	3430 SF.
532	Windsor Basement w/Sunroom	1401 SF.	1401 SF.	437 SF.	168 SF.	23 SF.	3430 SF.
509	Windsor Basement w/Sunroom	1401 SF.	1401 SF.	437 SF.	---	23 SF.	3262 SF.
510	Easton Basement w/Sunroom	1401 SF.	1401 SF.	437 SF.	---	23 SF.	3262 SF.
511	Windsor Basement w/Sunroom	1401 SF.	1401 SF.	437 SF.	---	23 SF.	3262 SF.
512	Easton Basement	1225 SF.	1225 SF.	437 SF.	---	23 SF.	2910 SF.

LEGEND



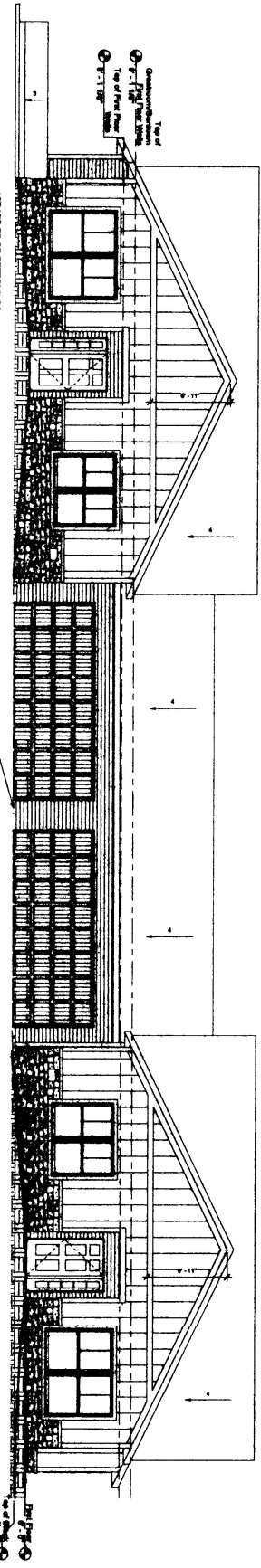
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Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
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DRAWN
C. Fieb

CHECKED

DATE
05/06/2024

DWG. NO.: EW-2074B-EE JOB NO.: EW-2074B-EE SHEET 3 OF 3



GRADE TO BE DETERMINED

[illegible]

Not Clear Window Opening

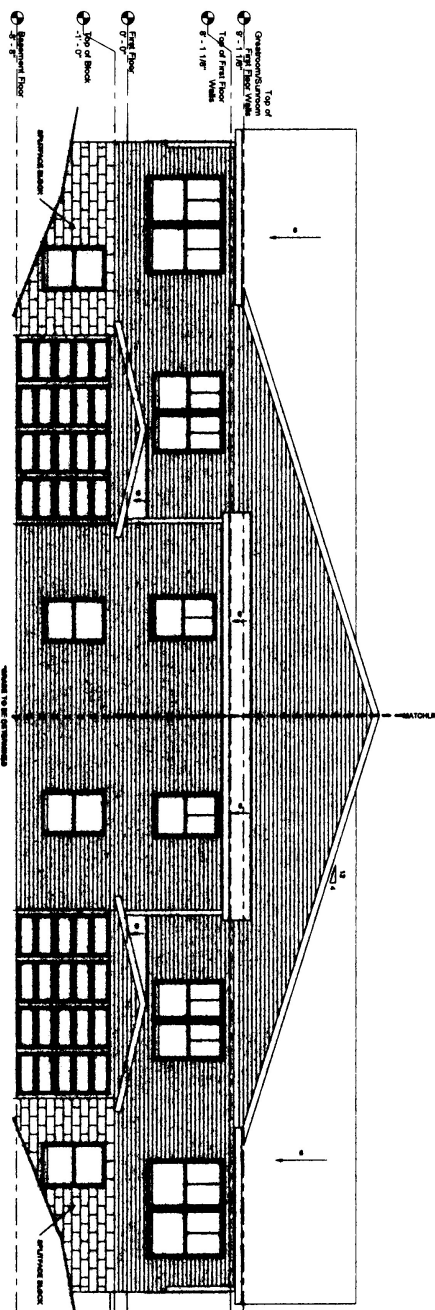
The DASH2000 has a net clear opening of 4.60 m (15 ft x 14.63 ft). The DASH2000 has a net clear opening of 4.57 m (15 ft x 14.34 ft). The DASH8000 (which is noted as DASH17200) is double DASH2000 in design and is twice the size. Thus, the required net clear opening is 9.14 m (30 ft).

- | Drawing List | |
|--------------|--------------------------|
| Sheet Number | Sheet Name |
| A1.1 | Front & Rear Elevations |
| A1.2 | Side Elevations |
| A2.1 | Floor Plan |
| A2.2 | Foundation Plan |
| A2.3 | Finished Basement Plan |
| A3.1 | Sections |
| A4.2 | Showered Details |
| A4.1 | Floor Plan |
| A4.1 | Roof |
| A4.1 | Electrical Lighting Plan |
| A4.2 | Electrical Power Plan |

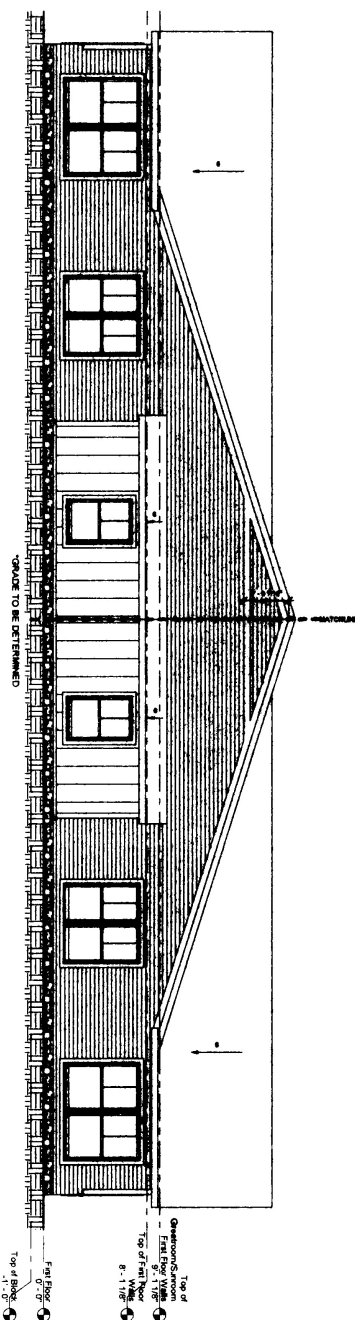
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WOOSTER, OH 44691
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202400005518
BK 34 PG 127



① Front Side
1/4" = 1'-0"



② Left Side
1/4" = 1'-0"

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A1.2

Sheet

Side Elevation

NOTED

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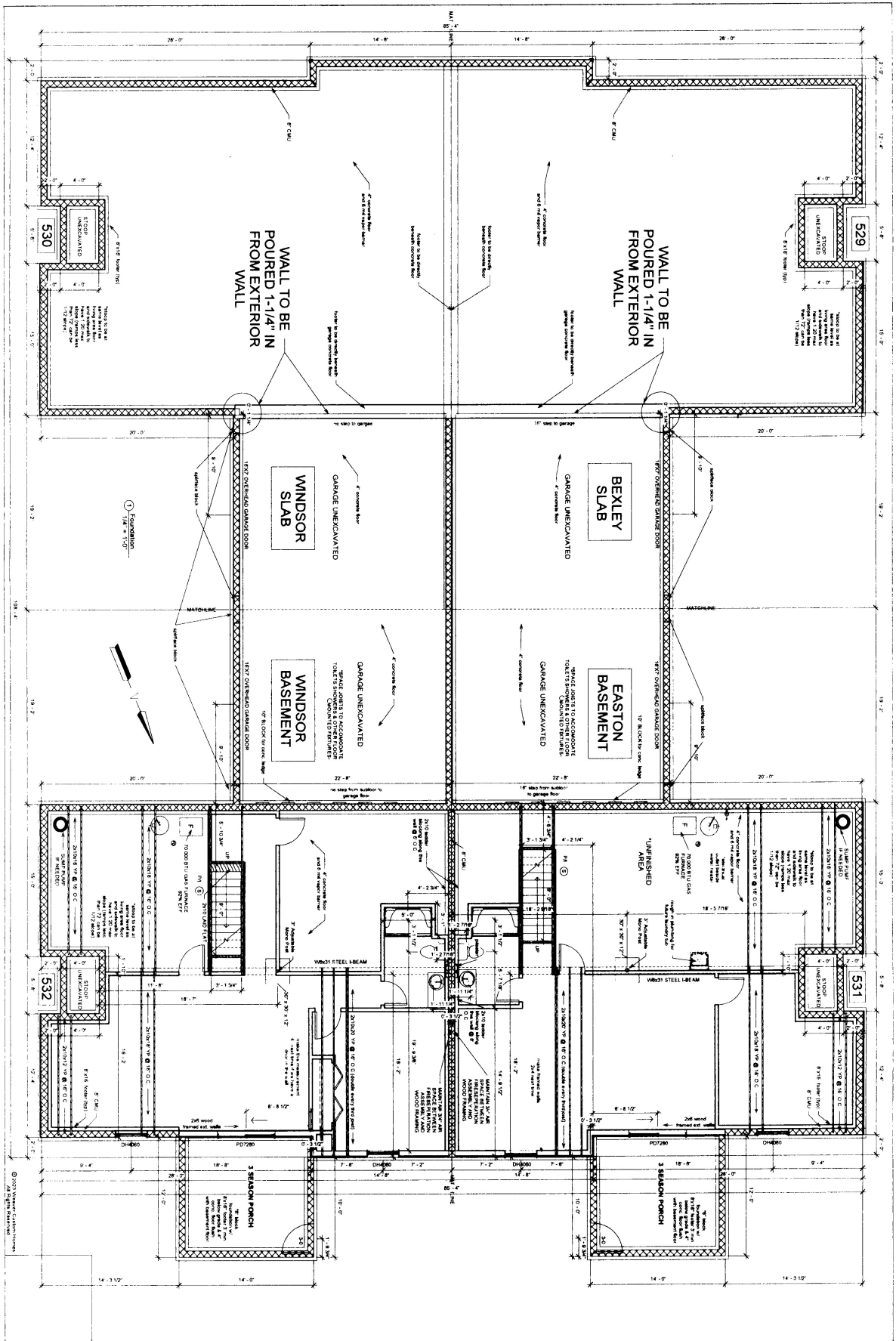
BY

4 UNIT CONDO #35
THE WOODS
WOOSTER OHIO

124 EAST LIBERTY ST.
WOOSTER, OH 44691
PH: 330-294-2444







FINAL ELEVATIONS TO BE DETERMINED AT SITE

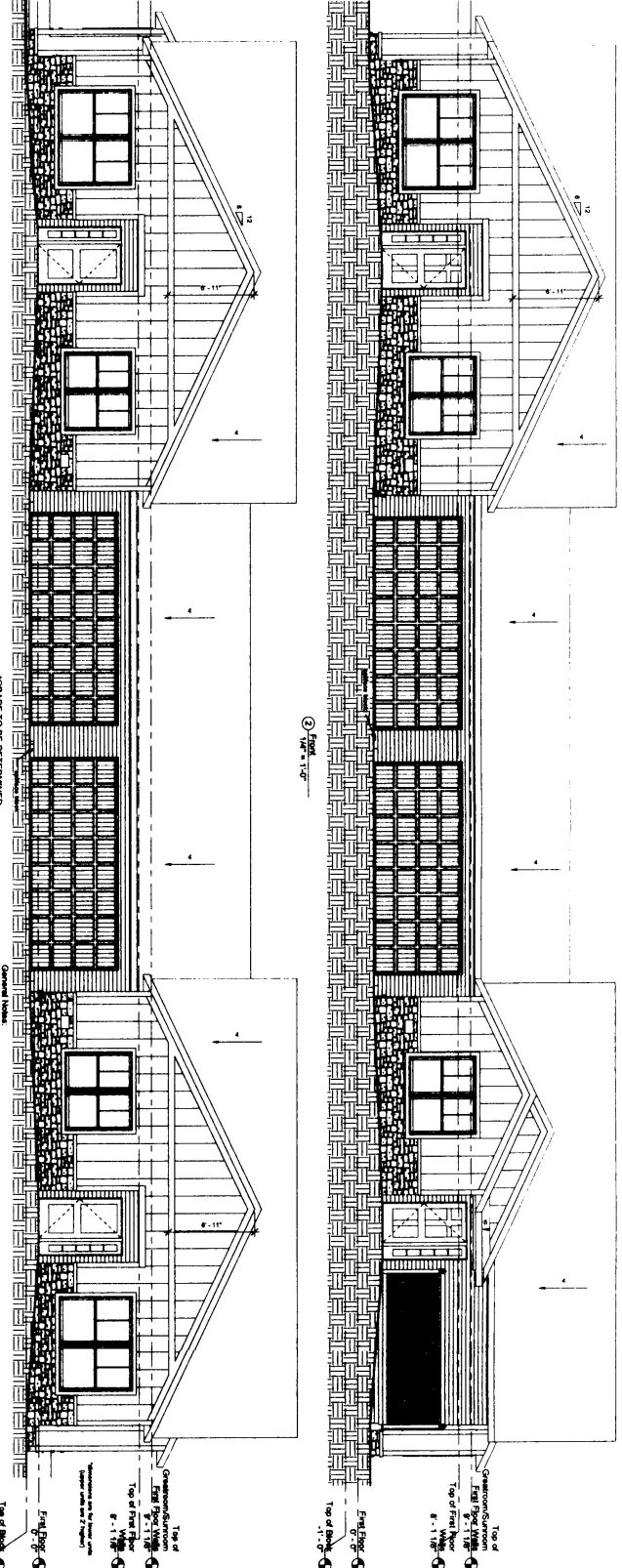


FIGURE 1
1'-0" = 1'-0"

FIGURE 2
1'-0" = 1'-0"

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 OHIO BUILDING CODE (OBC) AND THE 2017 INTERNATIONAL CODE OF BUILDING (ICC) IN ACCORDANCE WITH OBC 310.5.6, CHAPTERS 2 TO 10 AND 44 OF THE ICC.
2. THE OBC IS PERMITTED TO BE USED IN PLACE OF THE ICC FOR GROUP R-3.
3. THE OBC IS PERMITTED TO BE USED IN PLACE OF THE ICC FOR GROUP R-3.
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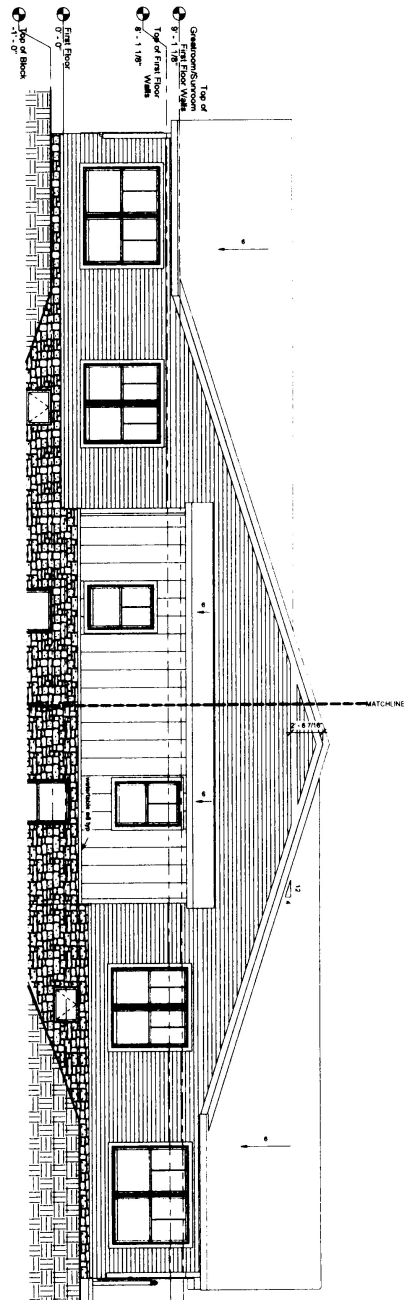
Building of Rising	Minimum Required
1 to 10	10
11 to 20	20
21 to 30	30
31 to 40	40
41 to 50	50
51 to 60	60
61 to 70	70
71 to 80	80
81 to 90	90
91 to 100	100

Minimum Required	Maximum Allowed
10	10
20	20
30	30
40	40
50	50
60	60
70	70
80	80
90	90
100	100

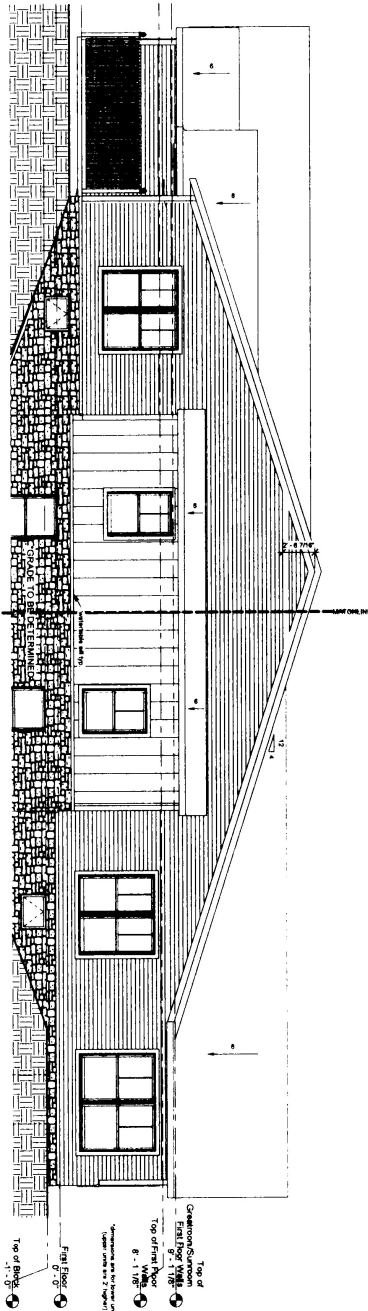
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15. THE OBC IS PERMITTED TO BE USED IN PLACE OF THE ICC FOR GROUP R-3.

Sheet Number	Sheet Name
A1.1	Front Elevation
A1.2	Side Elevation
A1.3	Foundation Plan
A1.4	Section
A1.5	Section
A1.6	Section
A1.7	Section
A1.8	Section
A1.9	Section
A1.10	Section
A1.11	Section
A1.12	Section
A1.13	Section
A1.14	Section
A1.15	Section
A1.16	Section
A1.17	Section
A1.18	Section
A1.19	Section
A1.20	Section
A1.21	Section
A1.22	Section
A1.23	Section
A1.24	Section
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A1.29	Section
A1.30	Section
A1.31	Section
A1.32	Section
A1.33	Section
A1.34	Section
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A1.93	Section
A1.94	Section
A1.95	Section
A1.96	Section
A1.97	Section
A1.98	Section
A1.99	Section
A1.100	Section

PROJECT: 4 UNIT CONDO #36
THE WOODS
WOOSTER OHIO
GENERAL CONTRACTOR: 134 EAST LIBERTY ST. WOOSTER, OH 44691 PH: 330-334-6444
WEAVER CUSTOM HOMES
PORTED FROM A1.1
SHEET



② Elev. Scale
1/4" = 1'-0"



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A1.2

SHEET

DATE: 10/24/24

BY: [Signature]

FOR: [Signature]

PROJECT: 4 UNIT CONDO #36

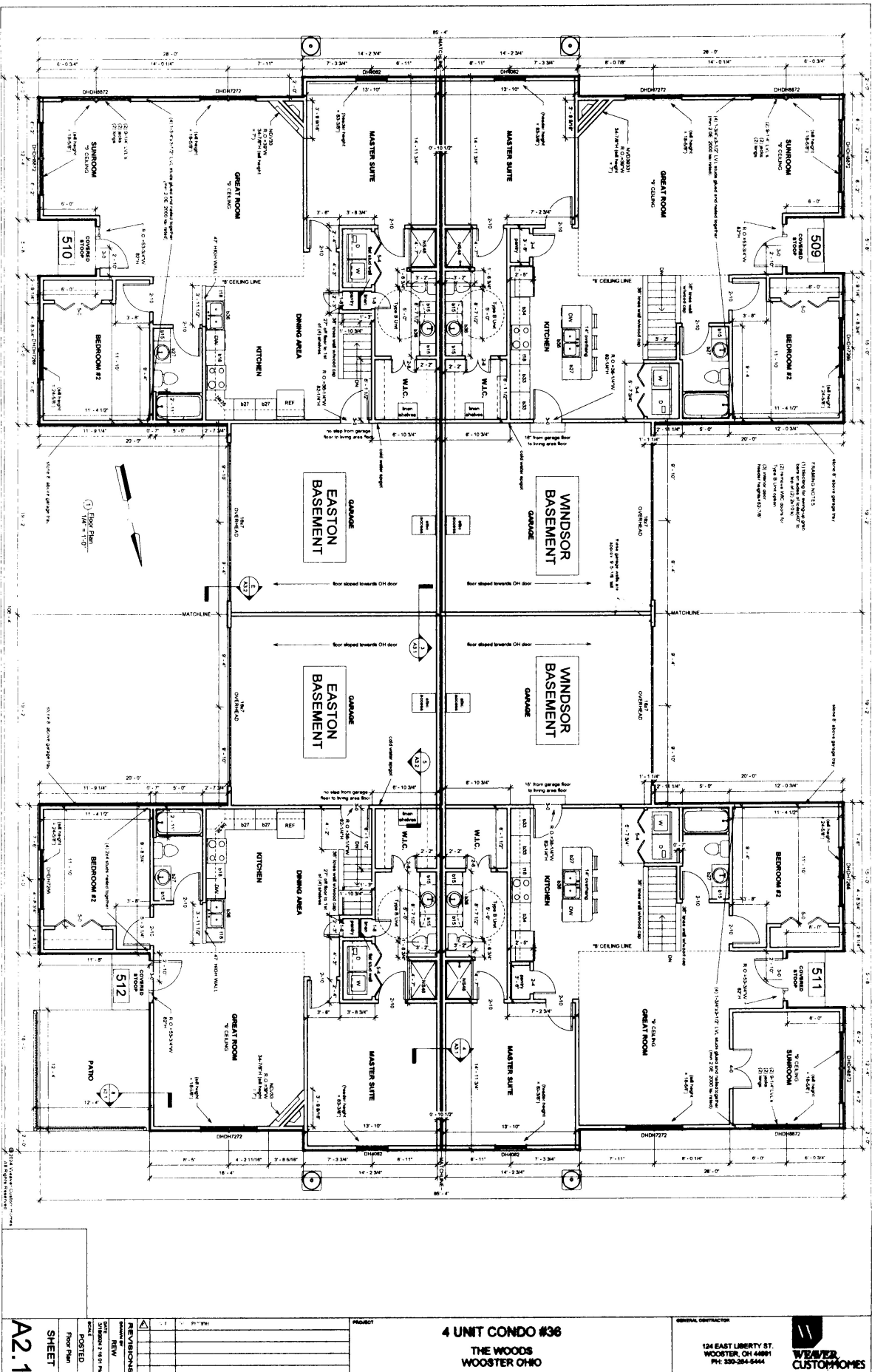
LOCATION: THE WOODS, WOOSTER, OH

GENERAL CONTRACTOR: [Signature]

124 EAST LIBERTY ST.
WOOSTER, OH 44691
PH: 330-284-6444

WEAVER
CUSTOM HOMES

4 UNIT CONDO #36
THE WOODS
WOOSTER OHIO



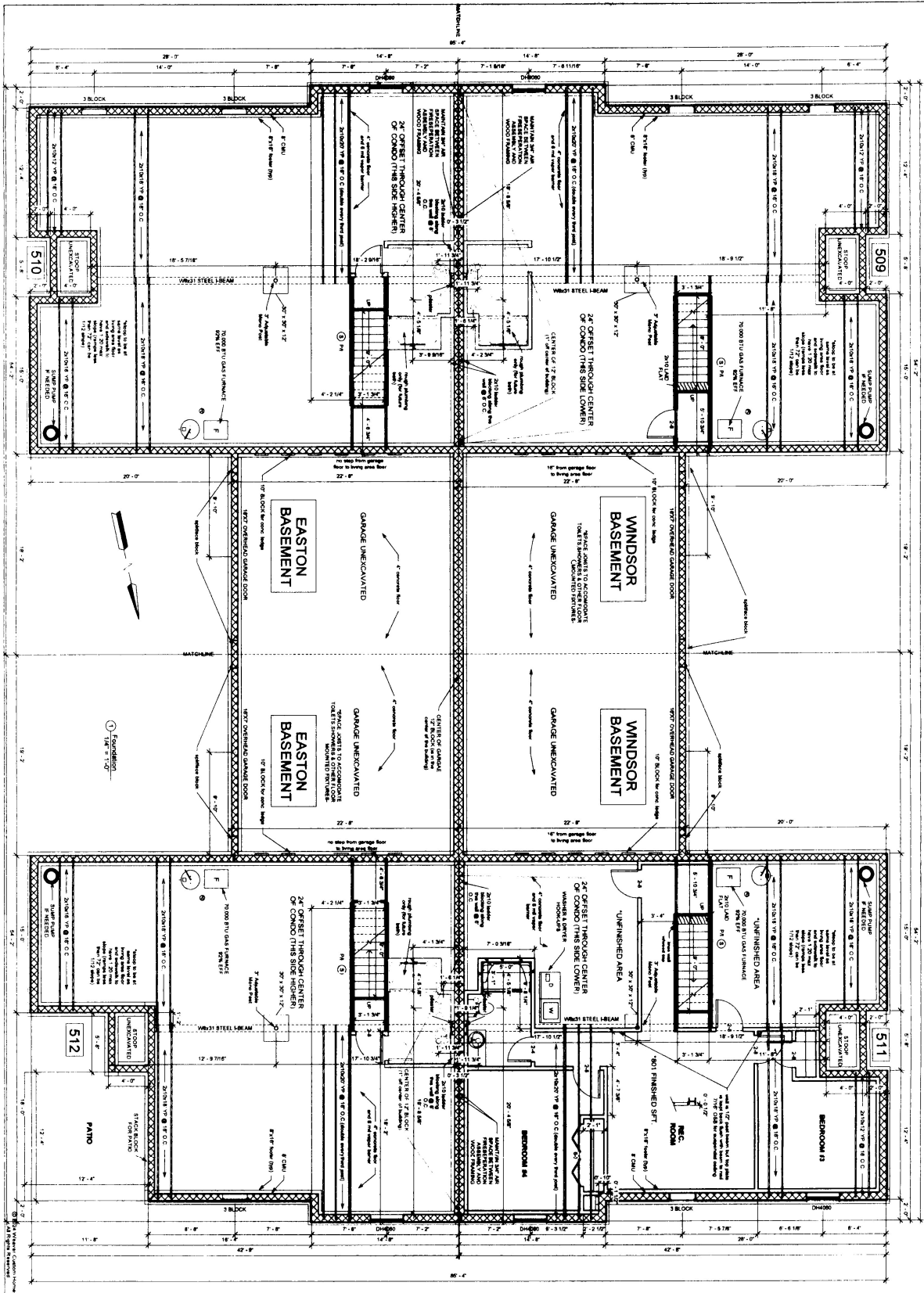
A2.1

REVISIONS
DATE
BY
POSTED
SHEET

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	01/15/2024	JD
2	ISSUED FOR CONSTRUCTION	02/15/2024	JD

PROJECT
4 UNIT CONDO #36
THE WOODS
WOOSTER OHIO

GENERAL CONTRACTOR
WEAVER CUSTOM HOMES
124 EAST LIBERTY ST.
WOOSTER, OH 44691
PH: 330-204-5444



REVISIONS	1	REVISED	12/1/20
	2	REVISED	12/1/20
	3	REVISED	12/1/20
	4	REVISED	12/1/20
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WOOSTER OHIO			
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WEBER CUSTOM HOMES			
A2.2			