North Canton City Council
Street and Alley Committee

ORDINANCE 35 - 2022

An ordinance accepting a preliminary plat of The Sanctuary Phase 5 located within the corporate limits of the City of North Canton.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That the preliminary plat of The Sanctuary Phase 5, known as being part of Out Lot 401 in the City of North Canton, and being situated in the Northeast Quarter of Section 8, Township 11 (Plain), Range 8, Stark County, Ohio, be, and is hereby accepted.

Section 2. That if a provision of this ordinance is or becomes illegal, invalid, or unenforceable, it shall not affect the validity or enforceability of any other provision of this ordinance.

Section 3. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

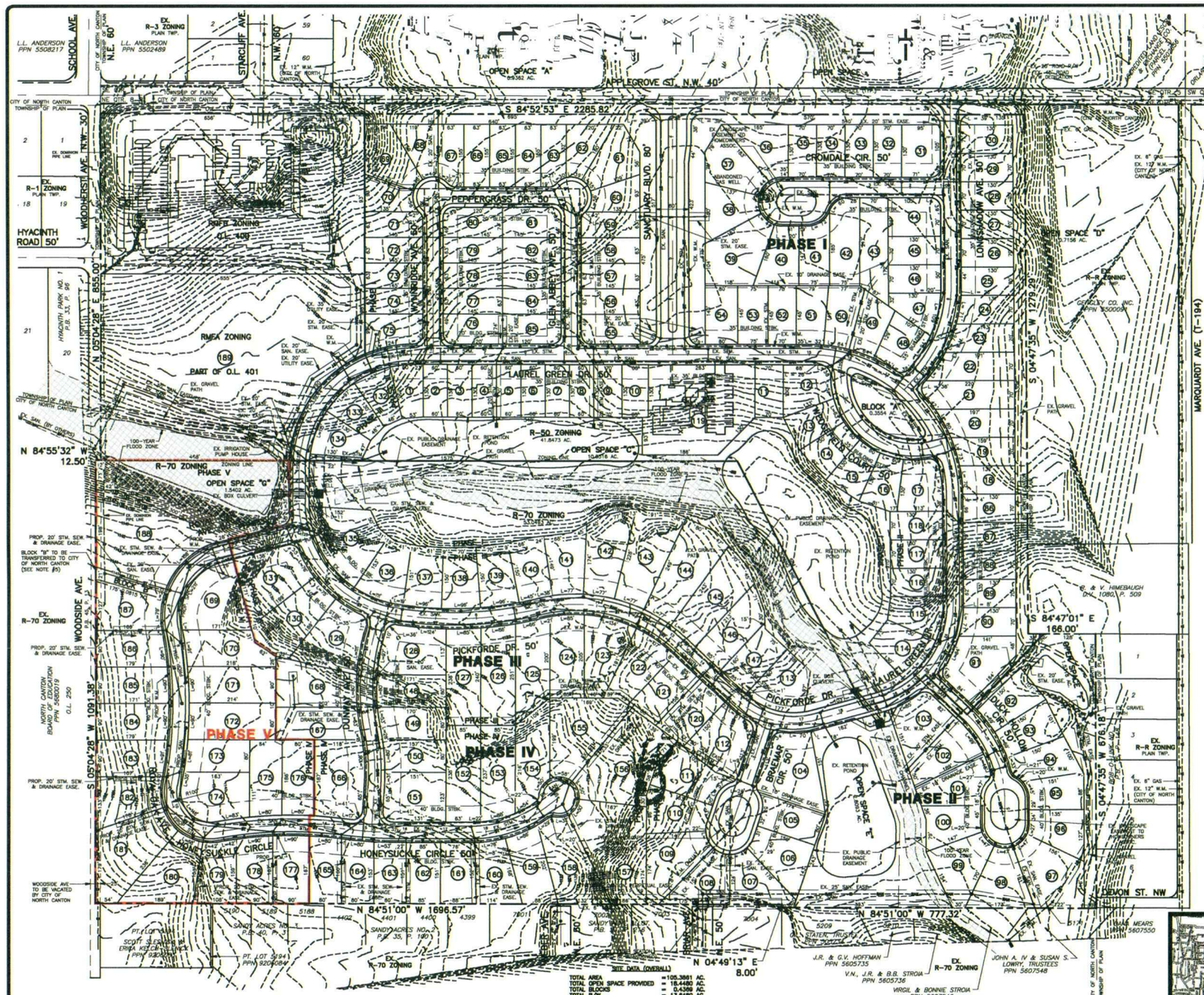
Passed in Council this 28th day of March, 2022.

Attest: Benjamin R. Young
Benjamin R. Young, Clerk of Council

Stephan B. Wilder
Stephan B. Wilder, Mayor

Signed on: 28 March 2022

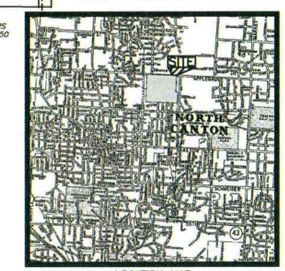
Ord. 35-2022 Exhibit A



S/L	CITY LOT	S/L	CITY LOT
1	6845	86	6930
2	6846	87	6931
3	6847	88	6932
4	6848	89	6933
5	6849	90	6934
6	6850	91	6935
7	6851	92	6936
8	6852	93	6937
9	6853	94	6938
10	6854	95	6939
11	6855	96	6940
12	6856	97	6941
13	6857	98	6942
14	6858	99	6943
15	6859	100	6944
16	6860	101	6945
17	6861	102	6946
18	6862	103	6947
19	6863	104	6948
20	6864	105	6949
21	6865	106	6950
22	6866	107	6951
23	6867	108	6952
24	6868	109	6953
25	6869	110	6954
26	6870	111	6955
27	6871	112	6956
28	6872	113	6957
29	6873	114	6958
30	6874	115	6959
31	6875	116	6960
32	6876	117	6961
33	6877	118	6962
34	6878	119	O.L. 382
35	6879		
36	6880		
37	6881		
38	6882		
39	6883		
40	6884		
41	6885		
42	6886		
43	6887		
44	6888		
45	6889		
46	6890		
47	6891		
48	6892		
49	6893		
50	6894		
51	6895		
52	6896		
53	6897		
54	6898		
55	6899		
56	6900		
57	6901		
58	6902		
59	6903		
60	6904		
61	6905		
62	6906		
63	6907		
64	6908		
65	6909		
66	6910		
67	6911		
68	6912		
69	6913		
70	6914		
71	6915		
72	6916		
73	6917		
74	6918		
75	6919		
76	6920		
77	6921		
78	6922		
79	6923		
80	6924		
81	6925		
82	6926		
83	6927		
84	6928		
85	6929		

LOT TABLE		
PARCEL	SQUARE FEET	ACRES
1	8,908	0.2045
2	7,800	0.1791
3	7,800	0.1791
4	7,800	0.1791
5	7,800	0.1791
6	7,800	0.1791
7	7,800	0.1791
8	7,800	0.1791
9	8,100	0.2089
10	8,450	0.1940
11	9,100	0.2089
12	12,589	0.2890
13	9,844	0.2280
14	10,008	0.2297
15	10,008	0.2297
16	10,237	0.2350
17	12,937	0.2970
18	9,283	0.2131
19	10,283	0.2361
20	12,351	0.2835
21	13,318	0.3017
22	13,556	0.3112
23	10,912	0.2505
24	9,513	0.2184
25	9,105	0.2090
26	9,096	0.2088
27	9,098	0.2088
28	9,098	0.2088
29	9,098	0.2088
30	9,144	0.2099
31	12,282	0.2815
32	9,100	0.2089
33	9,100	0.2089
34	9,100	0.2089
35	9,100	0.2089
36	14,492	0.3327
37	15,358	0.3526
38	13,052	0.2996
39	20,854	0.4787
40	12,968	0.2977
41	11,670	0.2679
42	13,793	0.3165
43	17,017	0.3906
44	12,214	0.2804
45	9,100	0.2089
46	9,095	0.2088
47	8,805	0.2021
48	12,010	0.2757
49	10,613	0.2437
50	11,759	0.2700
51	10,638	0.2442
52	10,150	0.2330
53	10,875	0.2497
54	11,600	0.2663
55	10,606	0.2435
56	9,135	0.2097
57	9,135	0.2097
58	9,135	0.2097
59	9,076	0.2084
60	8,924	0.2049
61	13,841	0.3177
62	10,600	0.2433
63	9,276	0.2129
64	9,765	0.2242
65	9,765	0.2242
66	9,765	0.2242
67	9,289	0.2132
68	10,572	0.2427
69	15,309	0.3515
70	8,924	0.2049
71	9,076	0.2084
72	9,135	0.2097
73	9,135	0.2097
74	9,135	0.2097
75	11,600	0.2664
76	10,606	0.2435
77	9,135	0.2097
78	9,135	0.2097
79	9,135	0.2097
80	10,606	0.2435
81	10,606	0.2435
82	9,135	0.2097
83	9,135	0.2097
84	9,135	0.2097
85	10,606	0.2435
86	9,100	0.2089
87	9,100	0.2089
88	9,100	0.2089
89	9,100	0.2089
90	9,365	0.2157
91	19,521	0.4436
92	12,639	0.2901
93	12,639	0.2901
94	12,684	0.2912
95	11,360	0.2608
96	12,887	0.2958
97	22,528	0.5172
98	16,540	0.3802
99	17,464	0.4009
100	12,214	0.2837

LOT TABLE		
PARCEL	SQUARE FEET	ACRES
101	14,802	0.3398
102	14,577	0.3347
103	16,309	0.3744
104	23,155	0.5316
105	12,352	0.2836
106	15,507	0.3560
107	14,811	0.3400
108	14,719	0.3379
109	18,386	0.4450
110	14,433	0.3313
111	16,389	0.3762
112	18,283	0.4197
113	15,246	0.3500
114	13,044	0.2995
115	11,057	0.2538
116	9,100	0.2089
117	9,100	0.2089
118	9,100	0.2089
119	55,548	1.2752
120	13,017	0.2988
121	13,903	0.3192
122	15,529	0.3565
123	17,779	0.4082
124	17,399	0.3994
125	19,146	0.4395
126	20,815	0.4778
127	20,375	0.4650
128	18,966	0.4354
129	20,508	0.4708
130	20,638	0.4738
131	22,514	0.5337
132	9,580	0.2199
133	9,580	0.2199
134	10,577	0.2428
135	24,134	0.5540
136	14,393	0.3304
137	13,199	0.3030
138	13,190	0.3028
139	13,189	0.3028
140	12,974	0.2979
141	14,187	0.3257
142	19,798	0.4545
143	24,206	0.5557
144	25,285	0.5805
145	21,898	0.5024
146	16,178	0.3714
147	12,903	0.2962
148	13,728	0.3152
149	13,141	0.3017
150	12,260	0.2814
151	18,777	0.4311
152	20,226	0.4643
153	19,480	0.4472
154	18,435	0.4232
155	27,218	0.6248
156	34,489	0.7918
157	35,937	0.8250
158	22,730	0.5218
159	15,536	0.3567
160	14,801	0.3398
161	13,010	0.2987
162	12,871	0.2955
163	12,137	0.2786
164	12,471	0.2863
165	13,129	0.3014
166	23,404	0.5373
167	18,564	0.3803
168	20,626	0.4735
169	22,183	0.5093
170	17,609	0.4042
171	19,397	0.4453
173	12,825	0.2898
174	19,092	0.4383
175	15,023	0.3449
176	14,888	0.3418
182	17,311	0.3974
183	15,671	0.3597
184	16,365	0.3762
185	16,348	0.3753
186	15,558	0.3572
187	16,634	0.3887
188	47,178	1.0831
189	287,098	6.1317



LOCATION MAP
SCALE: 1" = 3000'

NOTES:
1. ALL SUB-LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND PUBLIC WATER MAINS. WATER WELLS SHALL NOT BE PERMITTED.
2. ALL CORNER RADII AT INTERSECTIONS SHALL BE 25 FT.
3. ALL SUB-LOTS SHALL HAVE A STORM SEWER LATERAL STUBBED FOR ROOF DRAINS AND FOUNDATION DRAINS.
4. ALL OPEN SPACES, BLOCK "A", & LANDSCAPE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
5. BLOCK B WILL BE TRANSFERRED TO THE CITY OF NORTH CANTON FOR PURPOSES OF THE CITY'S CONSTRUCTION AND ON-GOING MAINTENANCE, REPAIR AND REPLACEMENT OF A CONCRETE ACCESS DRIVE FROM THE NORTH CANTON CITY SCHOOL DISTRICT HIGH SCHOOL PARKING LOT TO ROYAL OAK AVE.

SITUATED IN
THE CITY OF NORTH CANTON COUNTY OF STARK
STATE OF OHIO
AND KNOWN AS BEING PART OF THE NORTHEAST
QUARTER OF SECTION NO. 8
TOWNSHIP 11 (PLAIN),
RANGE NO. 8 ALSO BEING OUT LOT 337 & IN
THE CITY OF NORTH CANTON LOT 5171

THE NORTH CANTON PLANNING COMMISSION APPROVED THE FOLLOWING VARIENCES AT THEIR JANUARY 5, 2005 MEETING:
FROM THE PLANNING AND ZONING CODE

1. SECTION 1107.05(A)(5)–OMITING A STUB STREET THE GETIGLEY CO., INC. PROPERTY (PPN 5500091.
2. SECTION 1107.05(C)(4)–ALLOWING DOUBLE FRONTAGE FOR LOTS 181–190.

SITE DATA (OVERALL)

TOTAL AREA	=	105.3861 AC.
TOTAL OPEN SPACE PROVIDED	=	18.4480 AC.
TOTAL BLOCKS	=	0.4388 AC.
TOTAL R/W (EXCLUDING APPLEGROVE ST. N.W.)	=	13.8480 AC.

SINGLE FAMILY

TOTAL AREA	=	93.3129 AC.
TOTAL UNITS	=	188 LOTS

SINGLE FAMILY / R-50 ZONING

TOTAL AREA	=	40.2636 AC.
TOTAL UNITS	=	100 LOTS
OPEN SPACE REQUIRED	=	2.0132 AC. (5%)
OPEN SPACE PROVIDED	=	7.5663 AC. (19%)

SINGLE FAMILY / R-70 ZONING

TOTAL AREA	=	53.0493 AC.
TOTAL UNITS	=	88 LOTS
OPEN SPACE REQUIRED	=	2.6525 AC. (5%)
OPEN SPACE PROVIDED	=	10.8817 AC. (21%)

RMFA ZONING

TOTAL AREA	=	8.1317 AC.
TOTAL UNITS	=	N/A

RMFB ZONING

TOTAL AREA	=	5.9415 AC.
TOTAL UNITS	=	N/A

DEVELOPER:
McKINLEY–APPLEGROVE LTD.
8230 PITTSBURG AVE. N.W.
NORTH CANTON, OH. 44720
REP: WILLIAM J. LEMMON
PHONE.: (330) 497–8686

THIS PRELIMINARY PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH CANTON, OHIO PURSUANT TO 1050.1–15 REFLECTING REVISIONS TO THE "PHASE 6" AREA OF THE PRELIMINARY PLAT DATED 1–31–03

CHAIRMAN

THE SANCTUARY

THE SANCTUARY
CITY OF NORTH CANTON
STARK COUNTY, OHIO
PRELIMINARY PLAT – REVISED

DRAWN BY: T.G.M.
DATE: JUNE, 2002
PROJECT NO. 311368M
DRAWING NO. 1 OF 1

DESIGN CONSULTANTS, INC.
8180 Lake Avenue
Phone: 888-3882-4.00
Fax: 888-4189-4.00

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