



CITY OF PATASKALA PLANNING & ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

April 7, 2021

TCOD Application PM-21-003

Applicant:	TPA Ventures, LLC.
Owner:	Magoo Properties, LLC.
Location:	8065, 7621, 7625 Mink St SW, Pataskala, OH 43062 (PIDs: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001)
Acreage:	93.79-acres total
Zoning:	PDD – Planned Development District, R-87 – Medium-Low Density Residential, GB – General Business
Request:	Requesting approval of a Planned Manufacturing District application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of an industrial building and associated site improvements

Description of the Request:

The applicant is seeking approval of a Planned Manufacturing application to allow for the construction of a warehouse/distribution building and associated site improvements.

Staff Summary:

The project site is comprised of three (3) properties totaling 93.79-acres. They are as follows:

1. 8065 Mink Street SW (PID: 063-141516-00.000)
 - Acreage: 53.79
 - Zoning: Split Zoned GB – General Business/ R-87 – Medium-Low Density Residential. Southwest corner of property currently occupied by the single-family home and barns is zoned GB – General Business.
 - Summary: Currently occupied by a single-family home, 2,556-square feet in size and built in 1863. Six (6) accessory buildings and barns totaling approximately 86,000-square feet in size in the southwest corner of the property. Remaining acreage used as agricultural field. Two frontages: Mink Street SW, to the west, and Refugee Road SW to the south.
2. 7621 Mink Street SW (PID: 063-140682-00.000)
 - Acreage: 38.00
 - Zoning: PDD – Planned Development District
 - Summary: Planned Development District approved approximately ~10 years ago for small industrial buildings. Currently occupied by a 2,206-square foot single-family home built in 1876 and several small accessory buildings. Lot has frontage along Mink Street SW to the west and encompasses 7625 Mink Street SW. Currently used as agricultural field.
3. 7625 Mink Street SW (PID: 063-140682-00.001)
 - Acreage: 2.00-acres
 - Zoning: PDD – Planned Development District

- Summary: Planned Development District approved approximately ~10 years ago for small industrial buildings. Currently occupied by 1,404-square foot single-family home built in 1992 and two (2) small accessory buildings. Lot has frontage along Mink Street SW to the west and is surrounded by 7621 Mink Street SW to the north, east and south.

The applicant is requesting approval of their Planned Manufacturing application to allow for the construction of a warehouse/distribution building along with associated site improvements. Approval of a Planned Manufacturing application is required for construction within a PM – Planned Manufacturing district pursuant to Section 1253.07. Due to the property's location on Mink Street, approval of a Transportation Corridor Overlay District application is also required pursuant to Section 1259.03 of the Pataskala Code. The applicant is currently in the process of rezoning the properties to PM – Planning Manufacturing (second of three readings will occur on April 5, 2021) and received variance approval from the Board of Zoning Appeals to allow the loading docks to be located along Mink Street on March 9, 2021.

Below is a general summary of the proposed project:

Building

- General
 - Dimensions: 587 feet x 2,174 feet
 - Square Footage: 1,276,138 square feet
 - Height: Maximum of 50 feet

Setbacks (50-foot minimum per PM - Planned Manufacturing)

- Front (Mink Street): 300 ± feet – 550 ± feet
- Front (Refugee Road): 400 ± feet
- Side (East): 400 ± feet
- Rear (North): 250 ± feet

Access

- Refugee Road – One truck access
- Mink Street – Two passenger vehicle accesses
- Access/Roadway improvements to be installed, per code, following completion of the regional traffic study.

Parking

- Required: 640 parking spaces
- Provided: 252 parking spaces (842 total parking spaces with future additions)
 - 11 ADA spaces provided (19 total ADA spaces with future additions)
- Additional spaces to be provided based upon need of future tenant(s).
- Pursuant to Section 1259.05(G)(3), parking shall be approved by the Planning and Zoning Commission.
- Parking lot lighting will meet the requirements of Section 1291.03 of the Pataskala Code.

Loading

- Located on east and west side of building

- Variance for loading spaces on the front of the building (west side) approved by the BZA on March 9, 2021
- Required: 128 loading spaces
- Provided: 252 loading spaces

Pedestrian Access

- Path or fee-in-lieu along Mink Street and Refugee Road

Signage

- Development
 - None proposed at this time as the buildings are speculative.
- Building
 - None proposed at this time as the buildings are speculative.

Trash

- Waste disposal facilities must be located behind the building (east side) and screening on all four sides pursuant to Section 1259.05(D) of the Pataskala Code.

Landscaping

- Combination of two to three-foot mounding with two to six-foot (at time of planting) evergreen vegetation on top along Mink Street.
- Combination of six to eight-foot mounding with evergreen (6-foot at time of planting) and deciduous (2.5-inch caliper at time of planting) trees on top along Refugee Road.
- Combination of two to three-foot mounding with evergreen (6-foot at time of planting) and deciduous (2.5-inch caliper at time of planting) trees along north property line.
- Combination of six to ten-foot mounding topped with a minimum six-foot fence and code required vegetation along eastern property line.
 - Enhanced buffering plan agreed to by the applicant and property owner to the east (DeRolf). Full agreement attached to the Staff Report
 - Agreed upon buffering plan to be included as part of the rezoning
- Street trees to be provided along Mink Street and Refugee Road.
- Parking lot landscaping provided pursuant to 1259.05(G)(4)
- Code compliant landscaping provided adjacent to building
- Tree Removal/Replacement
 - Removed: 106 trees
 - Replaced: 320 trees

Staff Review:

The following review does not constitute recommendations but merely conclusions and suggestions based on the summary

Planning and Zoning:

The applicant is currently involved in the creation of a multi-jurisdictional regional traffic study. Due to the multiple projects proposed in the immediate area this will provide a better idea of what improvements are necessary, costs, and the responsible parties. If each project were to conduct their own individual

study, without taking into account the other projects, it would not provide the full scope of what improvements are necessary. The Public Service Director mentioned the regional traffic study in his comments.

Similar to the Red Rock applications approved on March 3, 2021, staff is recommending that the provisions in Section 1255.14(c) for Planned Development Districts be included as a condition. This will allow staff to have the ability to work with the developer moving forward to address any outstanding items. Section 1255.14(c) has been attached to the staff report.

Section 1253.06 outlines four performance standards that must be met for any lot located within the PM – Planned Manufacturing District. The proposed facility will meet all four requirements in addition to the requirements of the PM – Planned Manufacturing District. Section 1253.07 states that the Planning and Zoning Commission will review the application and provide a recommendation to the Planning Director. The Planning Commission shall recommend approval if the requirements of the Code have been met.

Public Service Director

The Public Service Director indicated that stormwater controls, access management, traffic improvements and right-of-way dedication shall be addressed during the engineering review phase of the development. Full comments are attached.

City Engineer:

The engineer has requested additional labeling of features on the site plan. Full comments are attached.

West Licking Joint Fire District

The Fire District has outlined a number of items that will be required as part of the engineering/construction plans. Full comments are attached.

Other Departments and Agencies:

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	PM – Planned Manufacturing	Agriculture
East	R-87 – Medium-Low Density Residential PM – Planned Manufacturing	Single-Family Home Agriculture
South	Etna Township (M-1 – Light Manufacturing)	Warehouse/Distribution Facility (Under Construction)
West	R-87 – Medium-Low Density Residential GB – General Business	Single-Family Homes Agriculture

Department and Agency Review

- Zoning Inspector – No comments
- City Engineer – See attached
- SWLCWSD – No comments

- Police Department – No comments
- Public Service Director – See attached
- West Licking Joint Fire District – See attached
- Licking Heights School District – No comments

Conditions:

Should the Commission choose to approve the applicant's request, the following conditions may be considered:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, SWLCWSD and the West Licking Joint Fire District.
3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
4. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.
5. The applicant shall update the plans to show the agreed upon buffering plan along the eastern property line.
6. The properties shall be rezoned to the PM – Planned Manufacturing District.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to recommend approval of a Planned Manufacturing Application PM-21-003 pursuant to Section 1253.07 of the Pataskala Code ("with the following conditions" if conditions are to be placed on the approval)."

ZONING APPLICATION ZON-21-001

Rezoning of three (3) properties to Planned Manufacturing (PM)

Pursuant to Section 1217 of the Pataskala Code

For 8065, 7621, 7625 Mink St. SW

Parcel Nos.: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001

(the "Property")

The Owner and Applicant request the recommendation for approval of the rezoning from the City of Pataskala Planning and Zoning Commission be amended to add the following conditions to the PM District Zoning of the Property:

When all or any portion of the Property is developed under the PM District, if all or any portion of the adjacent property known as Parcel No. 063-140394-00.00, aka 12520 Refugee Rd. SW, Pataskala, Ohio, is zoned and/or used for residential purposes, or if no residents reside on the property but it is marketed for sale for residential purposes, the Property must be developed with the following requirements:

1. None of the existing trees on or within ten feet of the property line shared by the Property and 12520 Refugee Rd. ("Shared Property Line") shall be removed/cut down/timbered unless they are diseased or dead. Trimming of falling or broken branches shall be permitted.

2. A ten foot (10') high berm beginning at the southeast corner of the Property and continuing north adjacent to the Shared Property Line for approximately 1,150 feet shall be constructed. Beginning at the north end of the 10' berm and extending to the northeast corner of the Property adjacent to the Shared Property Line, a six foot (6') high berm will be constructed except in the locations of existing wetlands and all required setbacks and buffers thereto. Both the 10' berm and the 6' berm will be installed prior to vertical construction of any building/structure on the Property (footers and foundations are not considered vertical construction). Except for these requirements, all other applicable landscaping and screening required by Section 1283 of the Pataskala Code shall apply.

3. Fencing on top of the 10' berm and 6' berm shall be required to be installed prior to the first tenancy of a structure on the Property. Fencing shall be as follows: A minimum six foot (6') high black vinyl coated chain link galvanized fence with slats. Except for this requirement, all other applicable fencing required by Section 1279 of the Pataskala Code shall apply.

Philip J. DeRolf
Philip J. DeRolf

AGREEMENT BETWEEN

TPA VENTURES LLC

&

PHIL & EILEEN DEROLF

This "Agreement" is made and entered into on this 15TH day of MARCH, 2021, by and between TPA VENTURES LLC, whose address is 1776 Peachtree St. NW Suite 100, Atlanta, Georgia 30309 ("TPA"), and PHIL & EILEEN DEROLF, whose address is 12520 Refugee Road, Pataskala, Ohio, 43062 ("DeRolf's").

WHEREAS, DeRolf's own property located at 12520 Refugee Road, Pataskala, Ohio where they reside and have a stable for horses ("DeRolf's Property");

WHEREAS, TPA is in contract to purchase real property adjacent to the DeRolf's property located at 8065 Mink Street SW, 7621 Mink Street SW, and 7625 Mink Street SW, for development of a warehouse and distribution facility ("Facility");

WHEREAS, the parties agree that on-site preparation for the Facility will produce dust and noise for an approximate three to four month term;

WHEREAS, DeRolf's have concerns that their horse will be negatively affected by said dust and noise and have requested TPA provide funds to DeRolf's for an alternative boarding site not located on DeRolf's Property ("Alternative Boarding");

WHEREAS, While TPA is not certain that such negative affects will or can occur, in consideration of the DeRolf's concerns, TPA has agreed to provide funds to DeRolf's for Alternative Boarding for a certain term during on-site preparation.

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the parties agree to the following:

1. In the event TPA purchases the property for the Facility and prepares to initiate on-site preparation and at such time the DeRolf's reside on the DeRolf property and have a horse, TPA shall give notice to the DeRolf's at least twenty (20) days prior to initiating on-site preparation during which time DeRolf's will confirm Alternative Boarding for their horse ("Notice Date").
2. TPA agrees to pay up to \$4,200 to DeRolf's for Alternative Boarding. Said amount was calculated by estimating \$700 per month boarding fee for up to six (6) months. Beginning on the Notice Date, DeRolf's agree to provide copies of invoices ("Invoices") for Alternative Boarding fees to TPA and within twenty (20) days of receipt of said Invoices, TPA shall provide payment to DeRolf's. Said payments shall continue until TPA has paid DeRolf's, in the aggregate, \$4,200 toward Alternative Boarding, at which point this Agreement shall terminate.
3. Notice of Invoices from DeRolf's to TPA shall be delivered to TPA as follows:

Contact Person: Jeb Brees and Alexandra Logan

Email Address: jbrees@tpa-grp.com and alogan@tpa-grp.com

Phone: (770) 436-7650

4. DeRolf's agree that TPA is not liable for the health of their horse, the services or status of Alternative Boarding, or any costs arising from boarding their horse at the Alternative Boarding facility exceeding \$4,200.

5. This Agreement shall be binding upon and inure to the benefit of TPA, its successors and assigns, and the DeRolf's. This Agreement shall be governed by and construed under the laws of the State of Ohio. This Agreement supersedes any and all other agreements, either oral or in writing, between the DeRolf's and TPA with respect to the matters contained in this Agreement and is the complete agreement between TPA and the DeRolf's regarding said matters.

TPA Ventures, LLC

By: _____

Its: _____ AUTHORIZED SIGNATORY

Date: _____ 3/15/21

Phil DeRolf

Phil DeRolf _____ 3/15/21

Date

Eileen DeRolf

Eileen DeRolf _____ 3/15/21

Date

(c) Modifications to approved final development plans. Applicant requests to modify approved final development plans will be reviewed according to the following:

- (1) Administrative approval. The Director of Planning, in administering approved final development plans may authorize minor design modifications, subject to the limitation of subsections (c)(2) or (3) below, that are required to correct any undetected errors and/or that are consistent with the purpose of the approved final development plan.
- (2) Such administrative modifications shall not allow increases in intensity of development or additions to the list of permitted or conditional uses. Such modifications shall be limited to:
 - A. Minor adjustments in lot lines provided no additional lots are created.
 - B. Minor adjustments in location of building footprints and parking lots provided the perimeter setbacks, yards and buffers remain in compliance.
 - C. Minor adjustments in building heights.
 - D. Substitution of landscaping materials.
 - E. Redesigning and/or relocating stormwater management facilities.
 - F. Redesigning and/or relocating mounds.
 - G. Minor modifications to the design of signs, including the sign face, and sign lighting, provided the color palette, maximum sign area and maximum sign height, approved in the final development plan are not exceeded.
 - H. Minor changes in building material that are similar to and have the same general appearance as the material approved on the final development plan.
- (3) The Director of Planning shall report any administrative approved modifications to the Planning and Zoning Commission.

(d) Planning and Zoning Commission. Modifications other than those listed in part (c)(1), or (c)(2) above shall be submitted to the Planning and Zoning Commission. If during their review they determine that the modifications are compatible with the surrounding development and that they are not requirements that are necessary to ensure consistency with the preliminary development plan, the Planning and Zoning Commission may approve such change.

(e) Zoning and Building Permits. Following the approval of the final development plan, and recording of the final subdivision plat if applicable, the applicant may proceed with the application process for certificate of zoning compliance and building permit process, consistent with approval as granted, including any conditions and modifications made by the Planning and Zoning Commission.

- (1) After approval of the final development plan, the applicant shall obtain a certificate of zoning compliance and building permits, prior to construction of any structures.
- (2) However, a certificate of zoning compliance shall not be issued until the appropriate final plat has been recorded and the City has accepted any applicable land areas that are to be dedicated to the City, including streets and utility improvements. No zoning certificate of occupancy shall be granted prior to the City's acceptance of public infrastructure serving that



March 19, 2021

Scott Fulton
Director of Planning
City of Pataskala
621 W. Broad Street – Suite 2-A
Pataskala, OH 43062

**RE: Magoo Properties – 1st Review
PM & TCOD Applications**

Dear Mr. Fulton:

Please find below our comment disposition for the Planned Manufacturing (PM) and Transportation Corridor Overlay District (TCOD) Applications for the Magoo Properties proposed development, submitted by Hull & Associates, Inc. and G2 Planning and Design. The engineering design review was performed in a manner consistent with the degree of care and skill ordinarily exercised

PM Application 21-003 Magoo Properties

- Per the application requirements, the locations of signage and lighting shall be shown on the site plan
- The height of the proposed building shall be shown on the plans

TCOD Application 21-003 Magoo Properties

- Per the application requirements, the expected movements for all transportation through and between the parking lot areas shall be shown
- The locations and dimensions of any signage shall be shown on the plan

Should you have any questions, please feel free to call (614) 901-2235 or you may also contact via email at bmiller@structurepoint.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Miller", with a long horizontal flourish extending to the right.

Benjamin J. Miller, P.E.
Team Leader – Civil Department

A handwritten signature in blue ink, appearing to read "S. Goodwin", with a long horizontal flourish extending to the right.

Shawn L. Goodwin, P.E.
Regional Services Director

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 04-07-2021
Date: Monday, March 29, 2021 4:04:51 PM

Jack,

My comments for the subject PZC Meeting are as follows:

1. TCOD-21-002
 - a. The turn-lane as shown satisfies the Public Service Department for both TCOD and access management requirements, with final layout to be addressed during final engineering review.
 - b. Stormwater design to be provided for final engineering review.
 - c. The ultimate ROW width for Broad St. is planned for 120' (60' from CL), please show accordingly.
 - d. It seems appropriate for this location for the payment of a fee-in-lieu for sidewalk/path instead of installing pedestrian facilities with no connection.
2. TCOD-21-003/PM-21-003
 - a. Traffic
 - i. Final layout/required improvements/payments for partnering for access management, traffic impacts, and TCOD improvements to be determined in accordance with the final TIS review and associated Refugee Road Improvements project.
 - b. Stormwater
 - i. Stormwater design to be provided for final engineering review.
 - c. Right-of-way widths on both Refugee Road and Mink Street are planned for 100' (50' from CL) to accommodate future and planned improvements to both roadways.

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad St.
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Wednesday, March 10, 2021 1:04 PM

To: Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Doug White <DWhite@westlickingfire.org>; Bruce Brooks

<bbrooks@pataskalapolice.net>; Alan Haines <ahaines@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Philip Wagner <pwagner@lhschools.org>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>

Subject: Pataskala PZC Review Memo for 04-07-2021

Importance: High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the April 7, 2021 Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

TCOD-21-002: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

***TCOD-21-003:** Steven Blake, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

***PM-21-003:** Steven Blake, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

***NOTE:** These applications require both TCOD and PM approvals, but the site plans/landscape plans/sign plan/etc. for each application are the same. Jim Roberts/Scott Haines, you will not be reviewing this one, it will go to Structurepoint.

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, March 29th.

-

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo: https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman_ci_pataskala_oh_us/Esf1A0AlwUpDgQC0zPQ9_AsB-aXDAsLhB_MjWWhMacmeqg?e=L384IL

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street
Pataskala, Ohio 43062
740-927-8600 [Office]
740-964-6621 [Fax]
www.westlickingfire.org

March 11, 2021

Subject: TPA Ventures / TCOD-21-003 & PM-21-003

Jack,

The West Licking Fire District has reviewed the plans for TPA Ventures and we have the following comments.

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue. **This comment shall be added to the detail page of the construction plans.**
- 2) Each project shall provide 1 spare "screw on" type Stortz fitting for every (5) fire hydrants installed on the water line to be used at the discretion of the Fire District. They shall be delivered to the Fire District prior to the final acceptance of the project. **This comment shall be added to the detail page of the construction plans.**
- 3) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. **This comment shall be added to the detail page of the construction plans.**
- 4) Per the Fire Districts regulations section J note (b): All fire hydrants shall be installed every 300' and out of the collapse zone. i.e. 1 ½ times the height of the building.
- 5) All threads provided for the FDC's shall be a 5" Stortz fitting with a 30 degree angle towards the ground and at a height of 36" off of finish grade. **This comment shall be added to the detail page of the construction plans.**
- 6) The FDC shall be marked with a red aluminum sign, 18" in height and 24" wide. The sign shall have white letters reading "FDC" that are 6" in height and 1" stroke width. **This comment shall be added to the detail page of the construction plans.**
- 7) The water line shall be a minimum of 6" diameter line from the 5" Stortz fitting to the sprinkler riser. **This comment shall be added to the detail page of the construction plans.**
- 8) All fire hydrants, PIV's and FDC's that are in areas subject to vehicular traffic, impact bollards shall be installed per the 2017 edition of the Ohio Fire Code section 312 guidelines. **This comment shall be added to the detail page of the construction plans.**
- 9) FDC's shall be painted fire protection red. **This comment shall be added to the detail page of the construction plans.**
- 10) The following requirements are in addition to NFPA 24, and the Water Department jurisdiction that work is to be performed. Installation requirements: All clamps, rods, rod couplings or turnbuckles, bolts, washers and straps used below ground level shall be stainless steel. **This comment shall be added to the detail page of the construction plans.**
- 11) The Fire District requires a 48 hour notice for any inspections and testing.
- 12) The Fire District's regulations can be found on our website at westlickingfire.org

WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

This concludes our comments at this time. If you have any questions please feel free to contact me.

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org





CITY OF PATASKALA PLANNING AND ZONING COMMISSION

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

PLANNED MANUFACTURING DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1253)

Property Information		
Address: 7625 Mink Street SW; 7621 Mink Street SW; 8065 Mink Street SW Pataskala, OH 43062		
Parcel Number: 063-140682-00.001; 063-140682-00.000; 063-141516-00.000		
Zoning: PDD, R-87, GB - rezoning to PMD	Acres: 93.79 total	
Water Supply:		
☐ City of Pataskala	☒ South West Licking	☐ On Site
Wastewater Treatment:		
☐ City of Pataskala	☒ South West Licking	☐ On Site

Applicant Information		
Name: TPA Ventures, LLC		
Address: 1776 Peachtree St. NW Suite 100		
City: Atlanta	State: GA	Zip: 30309
Phone: 770-436-7650	Email: jbres@tpa-grp.com	

Property Owner Information		
Name: Magoo Properties, LLC.		
Address: PO Box 09764		
City: Bexley	State: OH	Zip: 43209
Phone:	Email:	

Staff Use
Application Number: PM-21-003
Fee: 1000
Filing Date: 3-5-21
Hearing Date: 4-7-21
Receipt Number: 21707

Documents
☒ Application
☒ Fee
☒ Building Elevations
☒ Site Plan
☒ Deed
☒ Area Map

Planned Manufacturing District Information
Describe the Project:
The proposed development will construct a single industrial building with associated parking areas for employees and truck dock areas with trailer parking stalls and necessary utilities and storm water facilities.

Documents to Submit

Planned Manufacturing District Application: Submit 1 copy of the application.

Site Plan: Submit 14 copies of a development plan including the following:

- All proposed structures including square footage, dimensions, setbacks, entrances, service and pedestrian areas.
- All property lines and dimensions of the lot.
- All points of ingress and egress onto public roadways, traffic flow patterns, traffic control points and traffic safety measures.
- A traffic study of the affected area according to Ohio Department of Transportation standards if applicable.
- A parking layout including vehicular and pedestrian routes.
- All proposed landscaping including type, size, materials, locations and berms in accordance with Section 1253.05(I).
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Location and screening of dumpsters.
- Location, dimensions and design of all signage and lighting.
- The proposed use of all parts of the lot and structures.

Building Elevations: Submit 14 copies of a site plan to scale of the subject property indicating the following:

- Location and dimensions (length, width, height) of all proposed buildings and structures.
- Total square footage of each structure.
- The proposed use of all parts of the structures.
- Location and screening of dumpsters.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Area Map: Submit 1 copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Planned Manufacturing District request.

Applicant (required):

Date:

Brian Kach

3/5/21

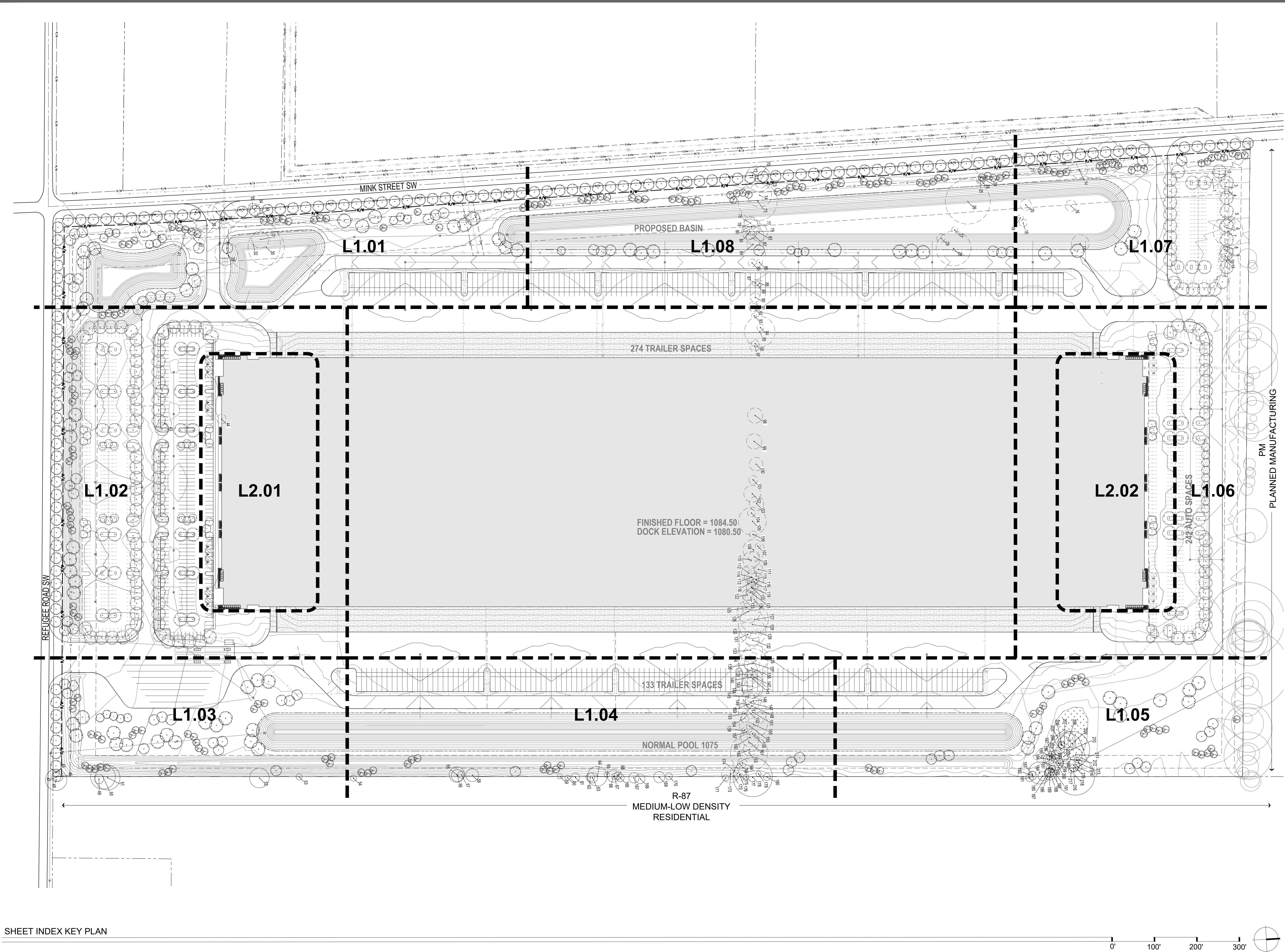
Property Owner (required):

Date:

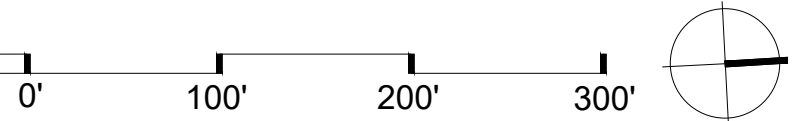
M. J. T. D. member

3/5/21

Z:\G2 Planning and Design\G2 Projects\Hull\21003_Magoo\CAD\21003_Magoo_L_P01.dwg Mar 05, 2021 12:59pm pmorehead



SHEET INDEX KEY PLAN



PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING
+ DESIGN

SEAL

CHECK SET

Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO PROPERTY

Mink Road,
Pataskala, Ohio

REVISIONS

date issued

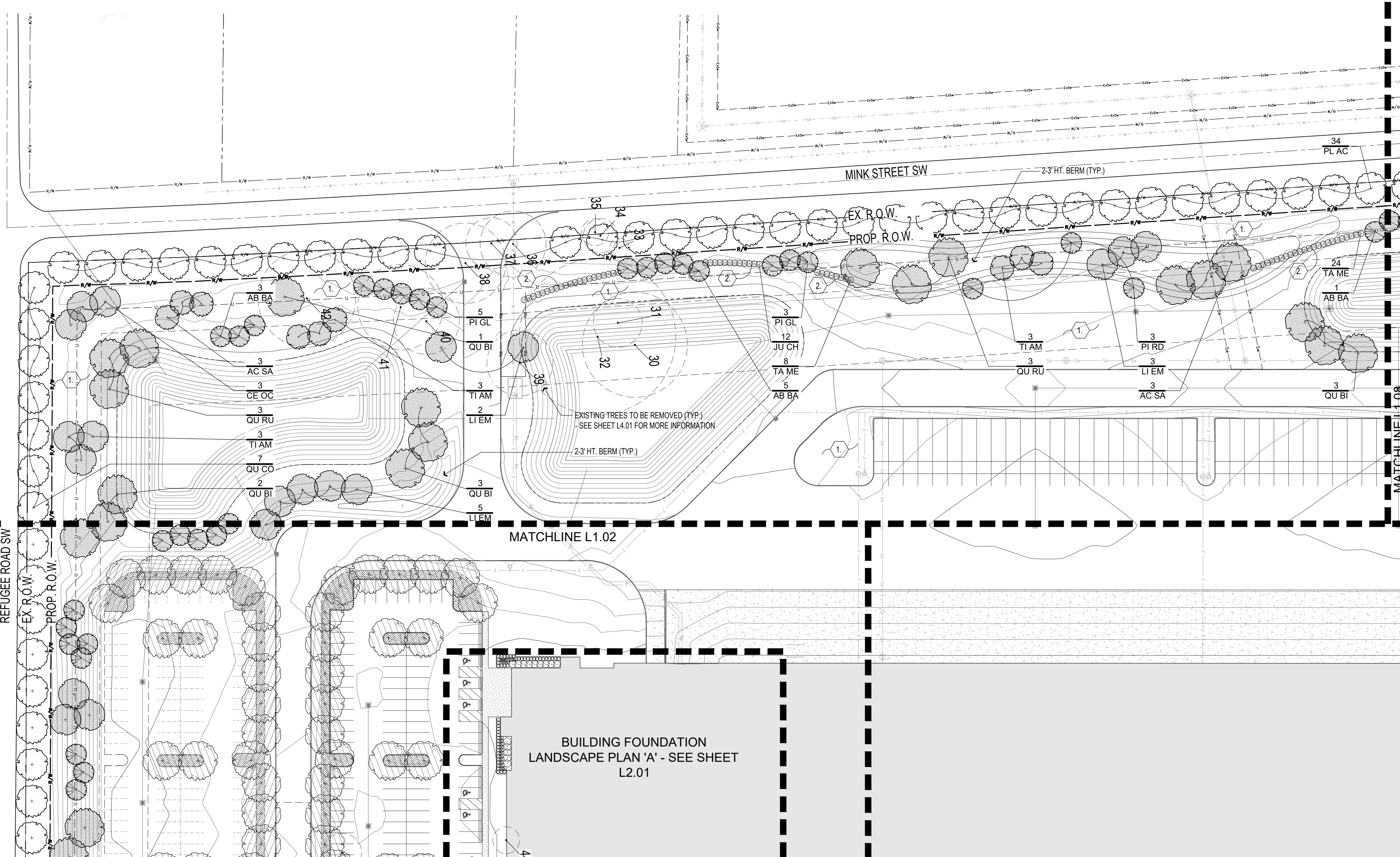
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1	XXXXXXX	NOTES

drawn by: pem
issue date: 03.05.21
checked by: gs
PROJECT NO. 21003

SHEET INDEX

L0.01

Z:\G2 Planning and Design\G2 Projects\Hull\21006 Magoo CAD\21003_MAGOO_L_P1.dwg Mar 05, 2021, 12:59pm:pmorehead



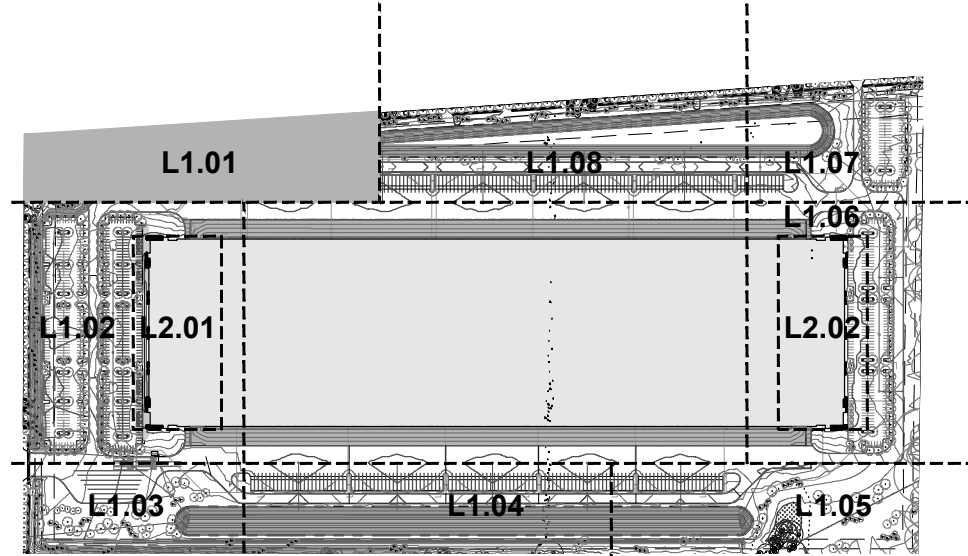
PLANT KEY		
SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA	
	1259.05 G. 4. b. (1) TREES	
	1283.03 B. 2. a. REPLACEMENT TREES	
	1283.05 A. STREET TREES	
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	

PLANT LABEL KEY		
	1	QUANTITY
	XX XX	CODE

TREE PRESERVATION KEY	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PRESERVED
*SEE SHEET L4.01 FOR EXISTING TREE INDEX - USE TREE # FOR CROSS-REFERENCE	

CODED LANDSCAPE NOTES	
	1. TURF AREA - SOD OR SEED PER OWNER DIRECTION
	2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LIST					
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo' Flamethrower Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
AE AR	Aesculus x amoldiana 'Autumn Splendor' Autumn Splendor Buckeye	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CA NF	Carpinus caroliniana 'JFS-KW6' Native Flame Hornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CE OC	Celtis occidentalis 'Magnifica' Magnifica Hackberry	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
CL LU	Ciadrasitis lutea Yellowwood	1.75" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM
GY DI	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	1.75" CAL.	B+B	PER PLAN	MATCH FORM
LI SS	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B+B	PER PLAN	MATCH FORM
LI EM	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	MATCH FORM
OS VI	Ostrya virginiana 'JFS-KW5' Autumn Treasure Hophornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
PL AC	Platanus x acerifolia London Planetree	2" CAL.	B+B	PER PLAN	MATCH FORM
QU CO	Quercus Coccinea Scarlet Oak	2" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra Red Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
QU BI	Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B+B	PER PLAN	MATCH FORM
EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6" HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6" HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6" HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6" HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6" HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6" HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI ST	Pinus strobus White Pine	6" HT.	B+B	PER PLAN	MATCH FORM
SMALL / ORNAMENTAL TREES					
CE CA	Cercis canadensis Redbud	8-10" HT.	B+B	PER PLAN	MATCH FORM
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	8-10" HT.	B+B	PER PLAN	MATCH FORM
BE NI	Betula nigra 'Cully' Heritage River Birch	8-10" HT.	B+B	PER PLAN	MATCH FORM
SHRUBS					
TA ME	Taxus x media 'Densiformis' Dense Yew	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Hydrangea paniculata 'Jane' Little Lime Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 CONT.	PER PLAN	-
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 CONT.	PER PLAN	-
IT VI	Itea virginica 'Henry's Garnet' Virginia Sweetspire	18" HT.	#3 CONT.	PER PLAN	-
GRASSES, GROUNDCOVERS, & VINES					
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
HO EM	Hosta x 'Shadowland®' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stoncrop	12" HT.	#1 CONT.	8" O.C.	-



PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING
+ DESIGN

SEAL

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DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO
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Mink Road,
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REVISIONS

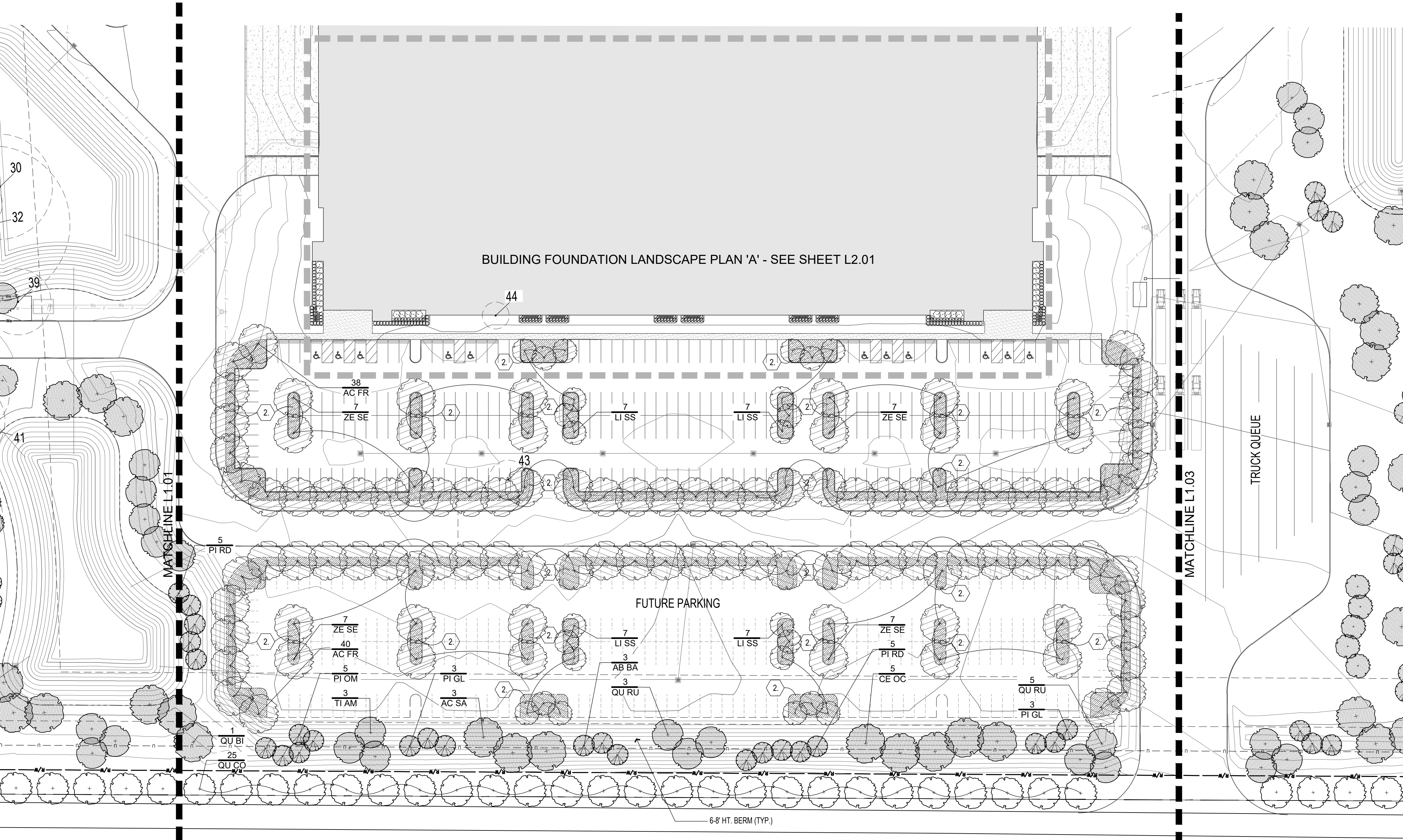
date	issued
	XXXX.XXXX NOTES

drawn by: pEm
issue date: 03.05.21
checked by: gS
PROJECT NO.: 21003

LANDSCAPE PLAN

L1.01

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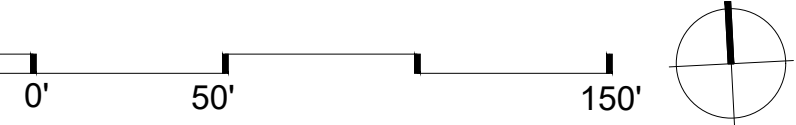
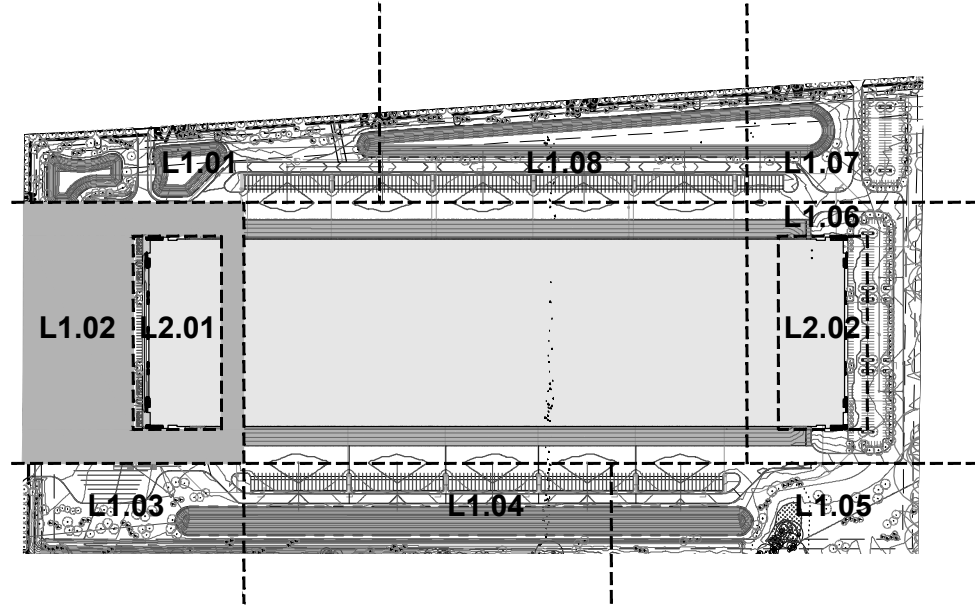
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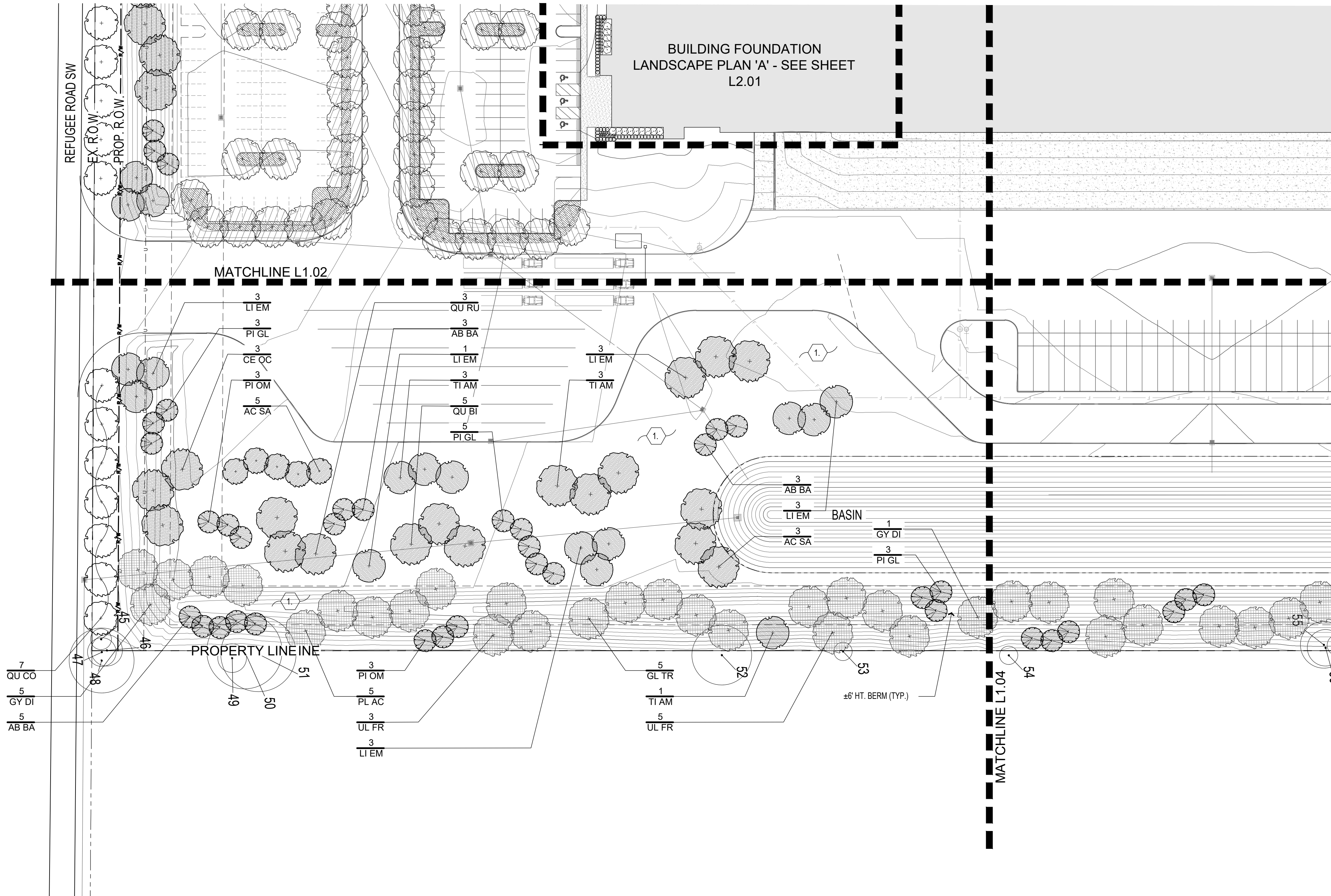
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drawn by: pfm
issue date: 03.05.21
checked by: g5
PROJECT NO.: 21003

LANDSCAPE PLAN

L1.02

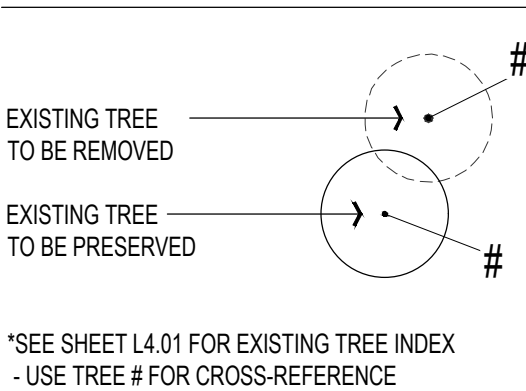
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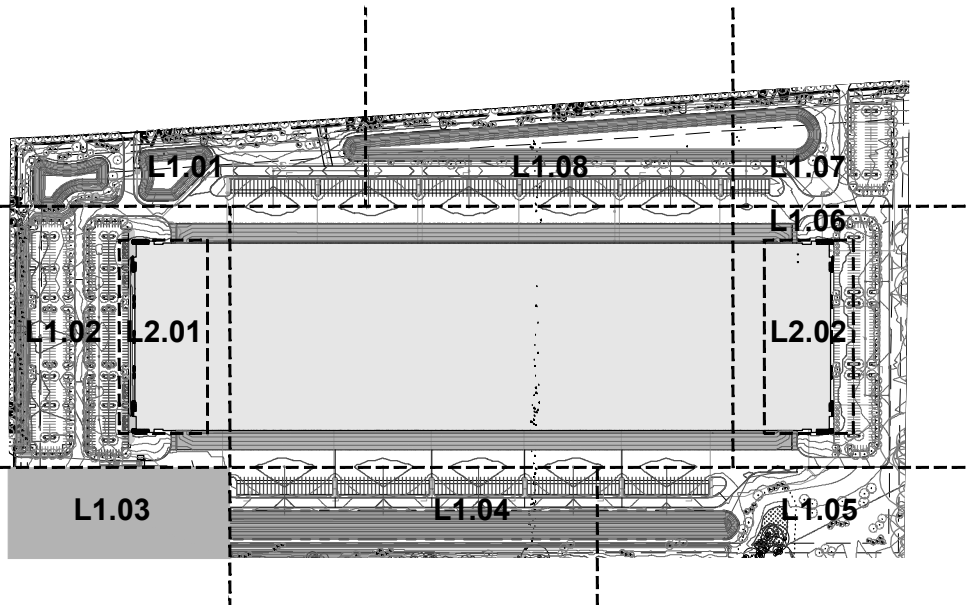
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CODED LANDSCAPE NOTES

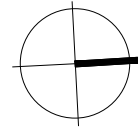
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Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO
PROPERTY
Mink Road,
Pataskala, Ohio

REVISIONS

date issued

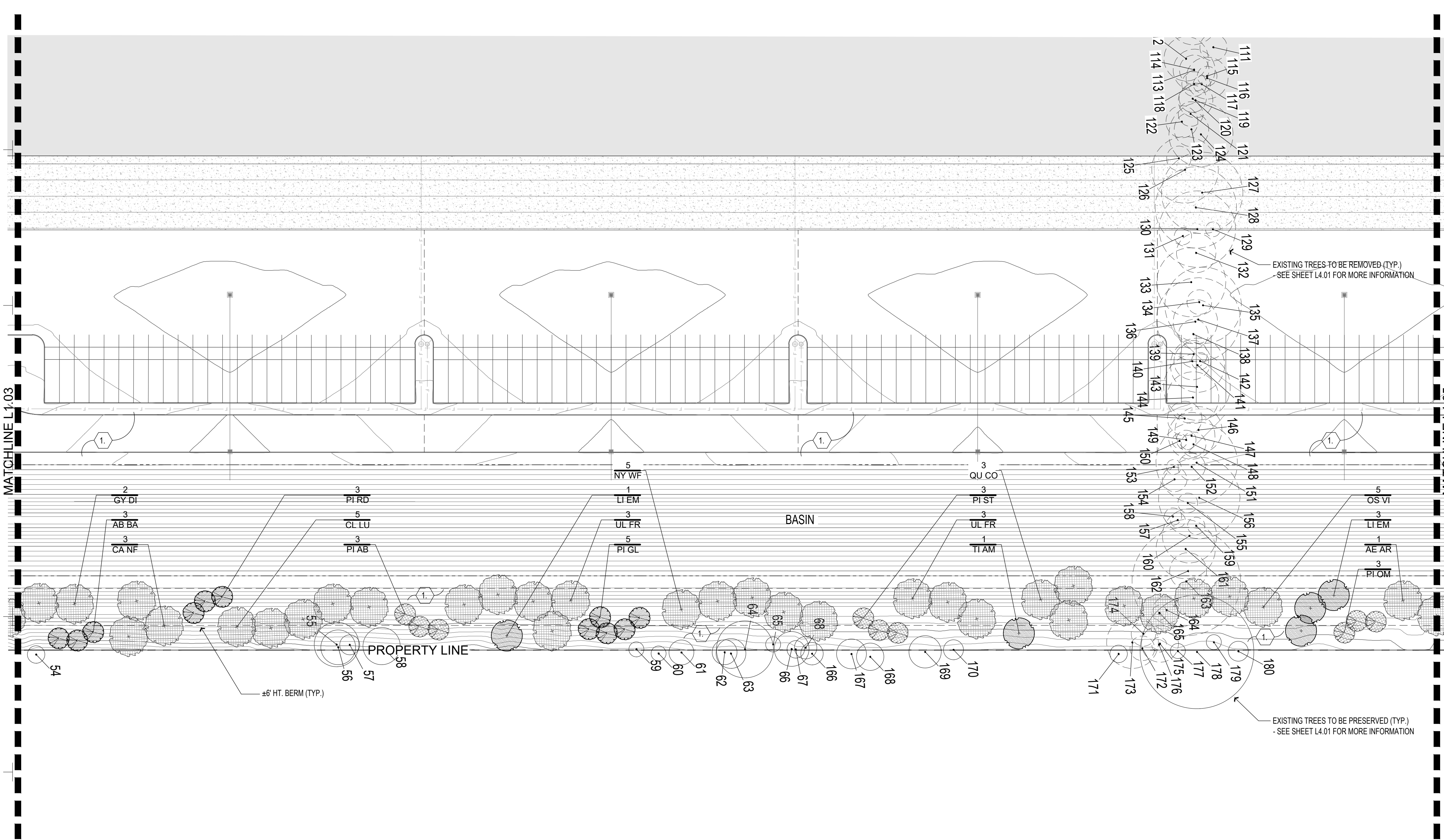
	XXXX.XXXX	NOTES
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drawn by: pfm
issue date: 03.05.21
checked by: g5
PROJECT NO.: 21003

LANDSCAPE PLAN

L1.03

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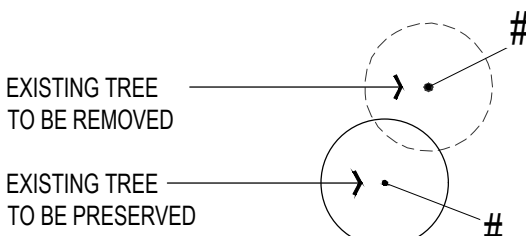
PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA	
	1259.05 G. 4. b. (1) TREES	
	1283.03 B. 2. a. REPLACEMENT TREES	
	1283.05 A. STREET TREES	
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	

PLANT LABEL KEY

$\frac{1}{XX\ XX} \left(\begin{array}{c} \text{QUANTITY} \\ \text{CODE} \end{array} \right)$

TREE PRESERVATION KEY



*SEE SHEET L4.01 FOR EXISTING TREE INDEX
- USE TREE # FOR CROSS-REFERENCE

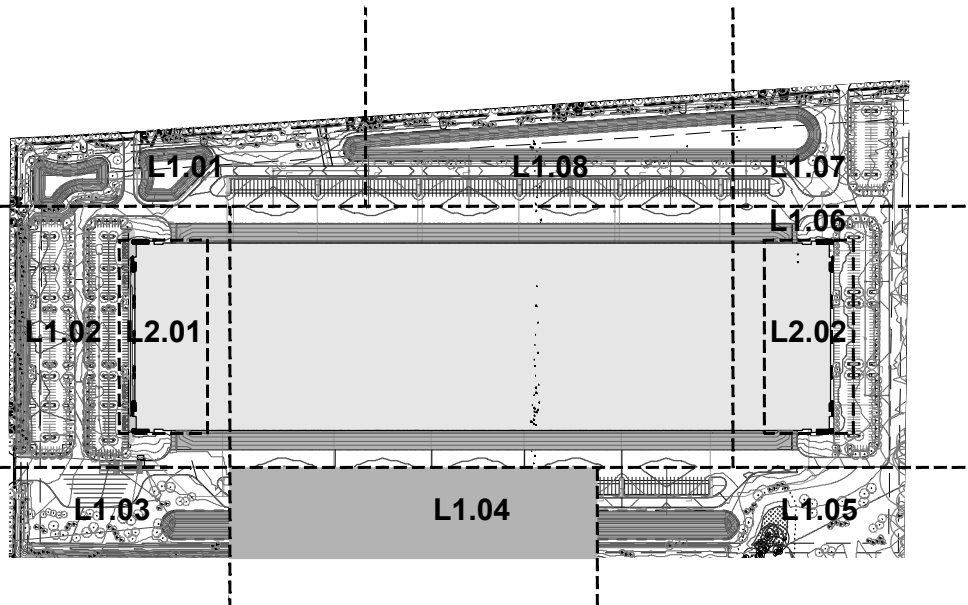
CODED LANDSCAPE NOTES

1. TURF AREA
- SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED
- PROVIDE 3" DEPTH HARDWOOD MULCH,
POSITIVE DRAINAGE IN ALL DIRECTIONS.
HAND SPADE EDGE.

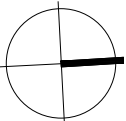
LANDSCAPE PLAN

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo' Flamitree Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
AE AR	Aesculus x arnoldiana 'Autumn Splendor' Autumn Splendor Buckeye	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CA NF	Carpinus caroliniana 'JFS-KW6' Native Flame Hornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CE OC	Celtis occidentalis 'Magnifica' Magnifica Hackberry	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
CL LU	Cladrastis lutea Yellowwood	1.75" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM
GY DI	Gymnocladus dioica 'Espresso-JFS' Espresso Kentucky Coffee Tree	1.75" CAL.	B+B	PER PLAN	MATCH FORM
LI SS	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B+B	PER PLAN	MATCH FORM
LI EM	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	MATCH FORM
OS VI	Ostrya virginiana 'JFS-KW5' Autumn Treasure Hophornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
PL AC	Platanus x acerifolia London Planetree	2" CAL.	B+B	PER PLAN	MATCH FORM
QU CO	Quercus Coccinea Scarlet Oak	2" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra Red Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
QU BI	Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	MATCH FORM
UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B+B	PER PLAN	MATCH FORM
EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI ST	Pinus strobus White Pine	6' HT.	B+B	PER PLAN	MATCH FORM
SMALL / ORNAMENTAL TREES					
CE CA	Cercis canadensis Redbud	8-10' HT.	B+B	PER PLAN	MATCH FORM
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	8-10' HT.	B+B	PER PLAN	MATCH FORM
BE NI	Betula nigra 'Cully' Heritage River Birch	8-10' HT.	B+B	PER PLAN	MATCH FORM
SHRUBS					
TA ME	Taxus x media 'Densiformis' Dense Yew	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Hydrangea paniculata 'Jane' Little Lime Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 CONT.	PER PLAN	-
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 CONT.	PER PLAN	-
IT VI	Itea virginica 'Henry's Garnet' Virginia Sweetspire	18" HT.	#3 CONT.	PER PLAN	-
GRASSES, GROUNDCOVERS, & VINES					
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
HO EM	Hosta x 'Shadowland®' 'Empress Wu' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	-



0' 50' 150'



PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING
+ DESIGN

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

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LANDSCAPE PLAN

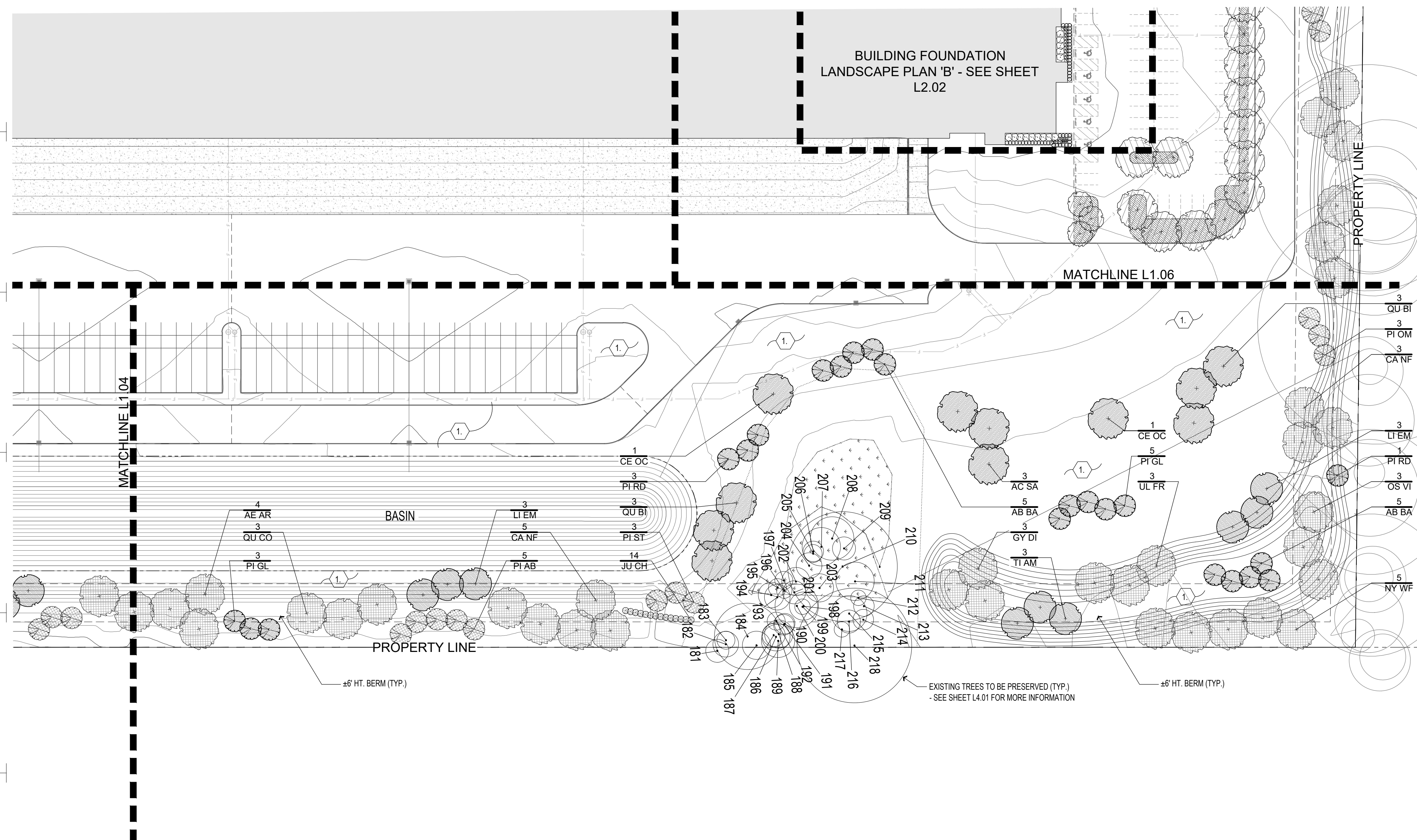
L1.04

[illegible]

drawn by: pem checked by: gs
issue date: 03.05.21 PROJECT NO. 21003

LANDSCAPE PLAN

L1.05



SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA	
	1259.05 G. 4 b. (1) TREES	
	1283.03 B. 2 a. REPLACEMENT TREES	
	1283.05 A. STREET TREES	
	1283.06 3. LOW SCREENING (L2) LANDSCAPING	

*SEE SHEET L4.01 FOR EXISTING TREE INDEX
- USE TREE # FOR CROSS-REFERENCE

$$\frac{1}{XX XX} \left(\frac{\text{QUANTITY}}{\text{CODE}} \right)$$

1. TURF AREA
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2. LANDSCAPE BED
- PROVIDE 3" DEPTH HARDWOOD MULCH.
POSITIVE DRAINAGE IN ALL DIRECTIONS.
HAND SPADE EDGE.

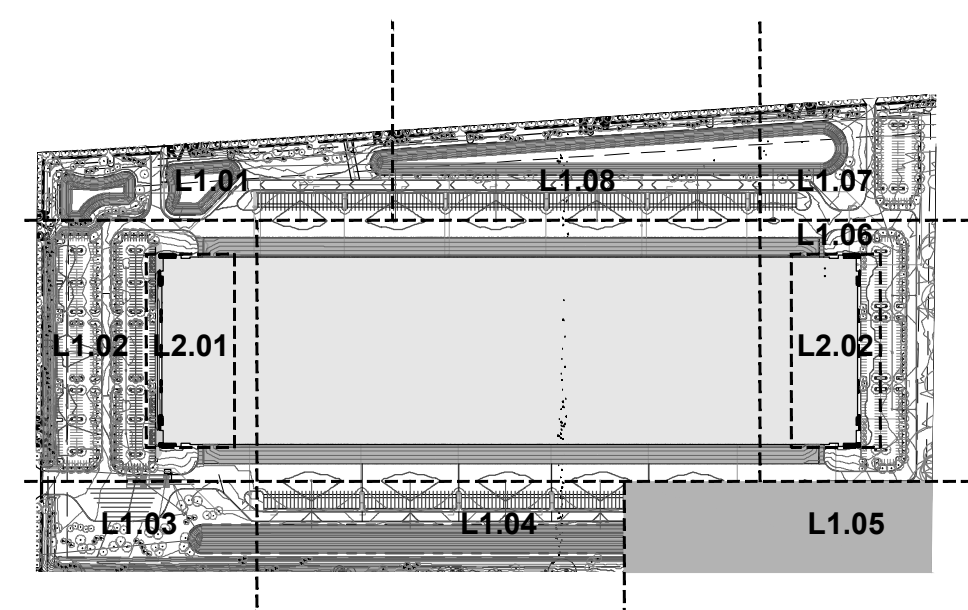
PLANT LIST						
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES	
DECIDUOUS TREES						
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5' CAL.	B+B	PER PLAN	PER SMLAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATAKALA	
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM	
AE AR	Aesculus x amoldiana 'Autumn Splendor' Autumn Splendor Buckeye	1.75" CAL.	B+B	PER PLAN	MATCH FORM	
CA NF	Carpinus caroliniana 'JFS-KW6' Hornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM	
CE OC	Celtis occidentalis 'Magnifica' Magnifica Hackberry	2.5' CAL.	B+B	PER PLAN	PER SMLAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATAKALA	
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GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM	
GY DI	Gymnocladus dioica 'Espresso-JFS' Espresso Kentucky Coffee Tree	1.75" CAL.	B+B	PER PLAN	MATCH FORM	
LI SS	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B+B	PER PLAN	MATCH FORM	
LI EM	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2.5' CAL.	B+B	PER PLAN	PER SMLAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATAKALA	
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	MATCH FORM	
OS VI	Ostrya virginiana 'JFS-KW5' Autumn Treasure Hophornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM	
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QU BI	Quercus bicolor 'JFS-KW12' American Drom Swamp White Oak	2.5' CAL.	B+B	PER PLAN	PER SMLAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATAKALA	
TI AM	Tilia americana 'McSentry' American Sentry Linden	2.5' CAL.	B+B	PER PLAN	PER SMLAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATAKALA	
UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM	
ZE SE	Zeakova serrata 'Green Vase'	2" CAL.	B+B	PER PLAN	MATCH FORM	

EVERGREEN TREES						
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATAKOLA	
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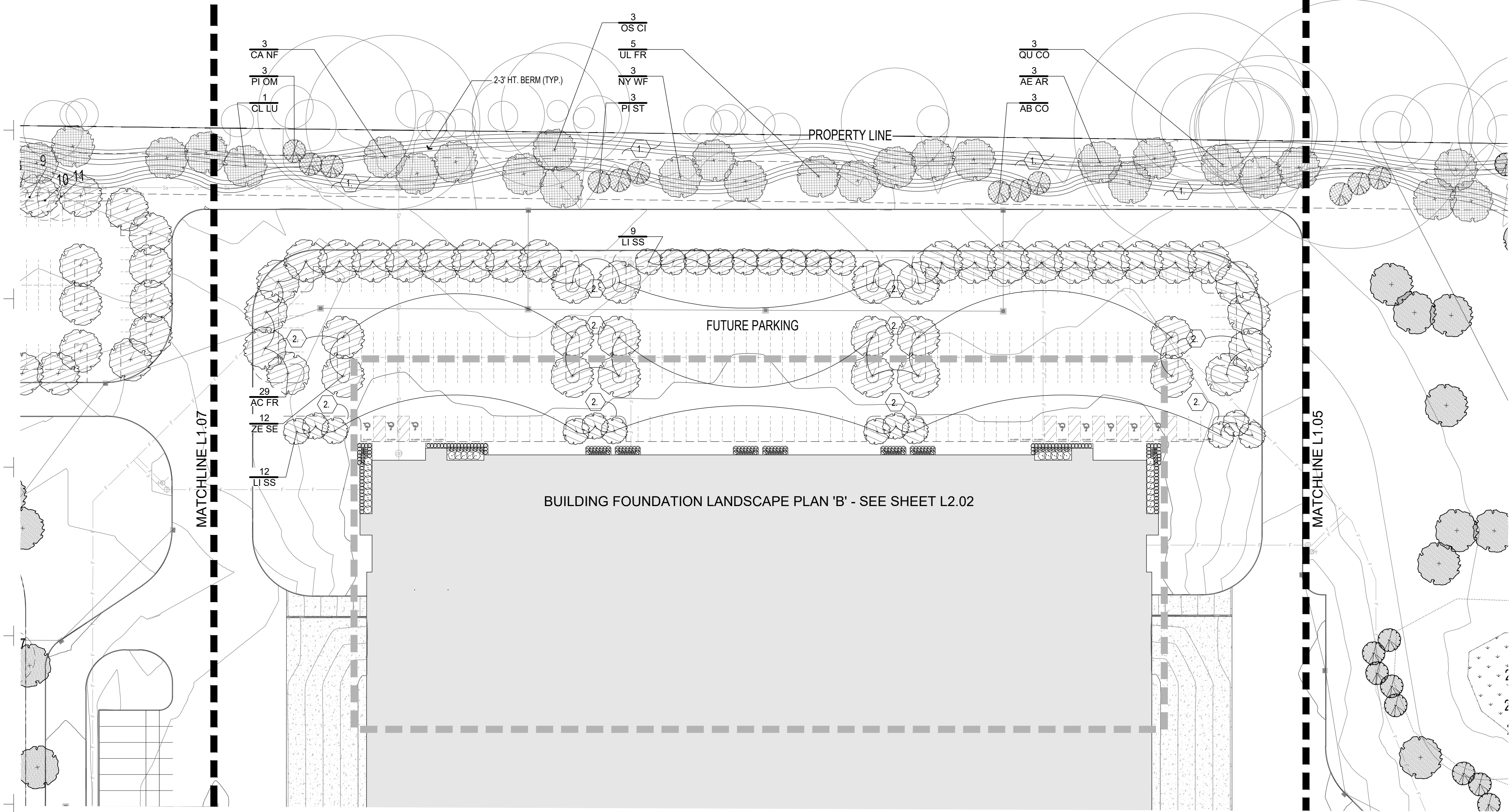
SMALL / ORNAMENTAL TREES					
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BE NI	Betula nigra 'Cully' Heritage River Birch	8-10' HT	B+B	PER PLAN	MATCH FORM

SHRUBS						
TA ME	Taxus x media 'Densiformis' Dense Yew	24" HT.	B+B OR #3 CONT.	PER PLAN	-	
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.	B+B OR #3 CONT.	PER PLAN	-	
HY PA	Hydrangea paniculata 'Jade' Little Lime Hydrangea	18" HT.	#3 CONT.	PER PLAN	-	
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 CONT.	PER PLAN	-	
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spiraea	18" HT.	#3 CONT.	PER PLAN	-	
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 CONT.	PER PLAN	-	
IT VI	Itea virginica 'Henry's Garnet' Henry's Garnet	18" HT.	#3 CONT.	PER PLAN	-	

GRASSES, GROUNDCOVERS, & VINES						
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-	
EC PU	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-	
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-	
HO EM	Hosta x Shadowland® 'Empress Wu' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-	
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#1 CONT.	24" O.C.	-	
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.		PER PLAN	
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-	
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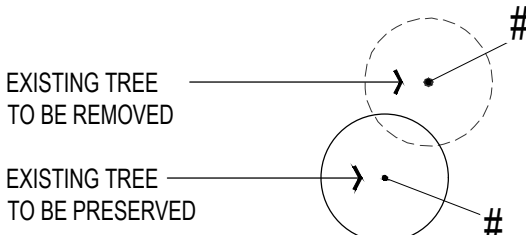
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LANDSCAPE PLAN

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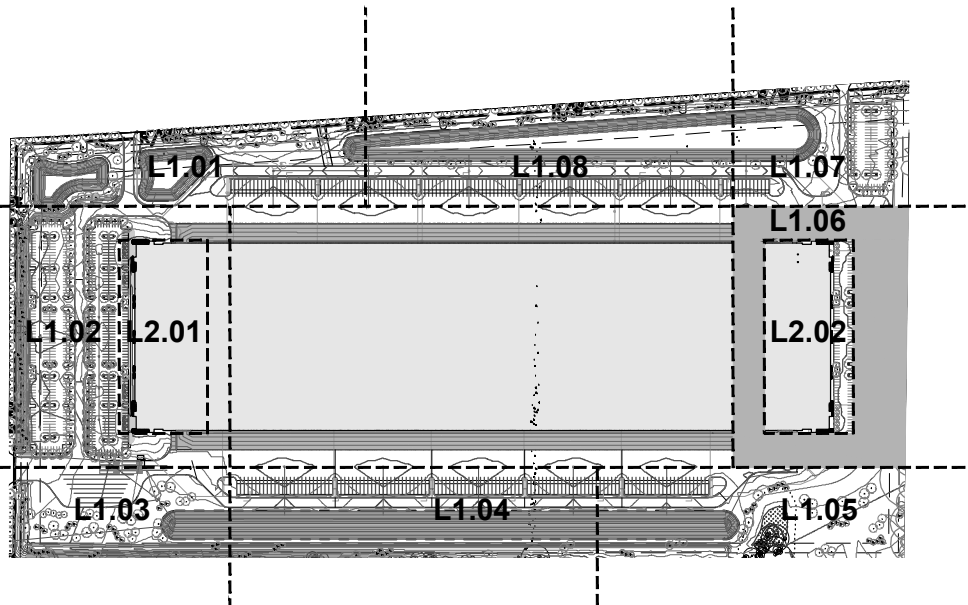
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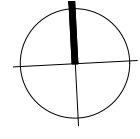
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0' 50' 150'



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+ DESIGN

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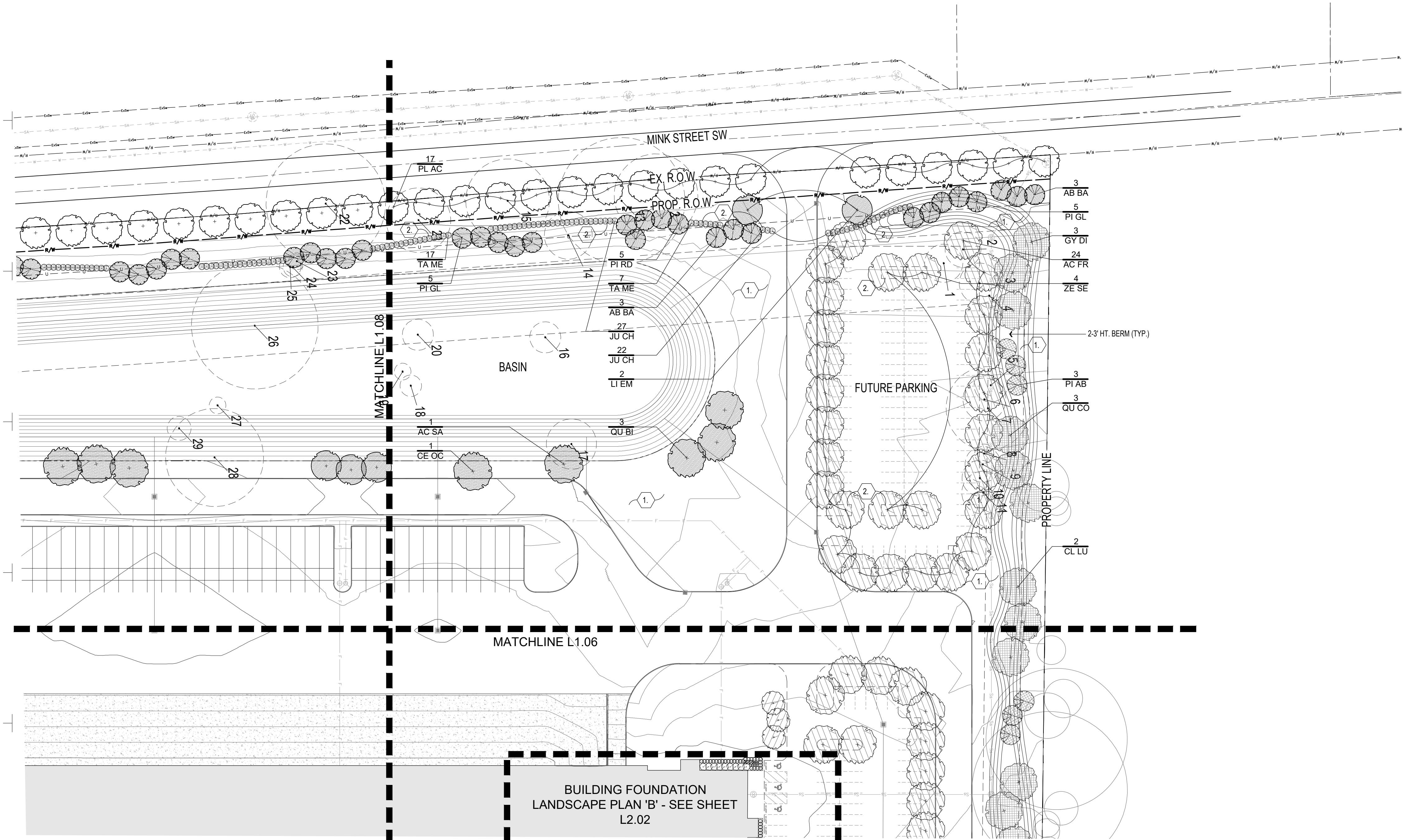
XXXX.XXXX NOTES

drawn by: pfm
issue date: 03.05.21
checked by: gs
PROJECT NO.: 21003

LANDSCAPE PLAN

L1.06

Z:\G2 Planning and Design\G2 Projects\Hull\21006 Magoo\CAD\21003_MAGOO_L1.dwg Mar 05, 2021, 1:00pm gmoorehead



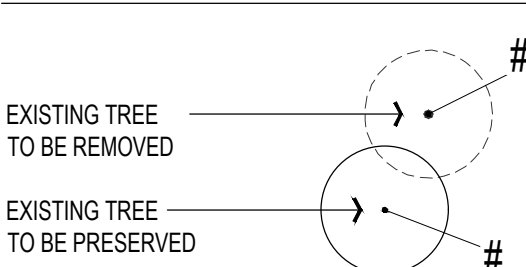
PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA	
	1259.05 G. 4. b. (1) TREES	
	1283.03 B. 2. a. REPLACEMENT TREES	
	1283.05 A. STREET TREES	
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	

PLANT LABEL KEY

$\frac{1}{XX\ XX} \left(\begin{matrix} \text{QUANTITY} \\ \text{CODE} \end{matrix} \right)$

TREE PRESERVATION KEY



*SEE SHEET L4.01 FOR EXISTING TREE INDEX
- USE TREE # FOR CROSS-REFERENCE

CODED LANDSCAPE NOTES

- TURF AREA
- SOD OR SEED PER OWNER DIRECTION
- LANDSCAPE BED
- PROVIDE 3" DEPTH HARDWOOD MULCH,
POSITIVE DRAINAGE IN ALL DIRECTIONS.
HAND SPADE EDGE.

LANDSCAPE PLAN

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo2' Flamethro Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
AE AR	Aesculus x amoldiana 'Autumn Splendor' Autumn Splendor Buckeye	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CA NF	Carpinus caroliniana 'JFS-KW6' Native Flame Hornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CE OC	Celtis occidentalis 'Magnifica' Magnifica Hackberry	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
CL LU	Cladrastis lutea Yellowwood	1.75" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM
GY DI	Gymnocladus dioica 'Espresso-JFS' Espresso Kentucky Coffee Tree	1.75" CAL.	B+B	PER PLAN	MATCH FORM
LI SS	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B+B	PER PLAN	MATCH FORM
LI EM	Liriodendron tulipifera 'JFS-Orz' Emerald City Tulip Tree	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	MATCH FORM
OS VI	Ostrya virginiana 'JFS-KW5' Autumn Treasure Hophornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
PL AC	Platanus x acerifolia London Planetree	2" CAL.	B+B	PER PLAN	MATCH FORM
QU CO	Quercus Coccinea Scarlet Oak	2" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra Red Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
QU BI	Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	MATCH FORM
UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B+B	PER PLAN	MATCH FORM

EVERGREEN TREES

AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI ST	Pinus strobus White Pine	6' HT.	B+B	PER PLAN	MATCH FORM

SMALL / ORNAMENTAL TREES

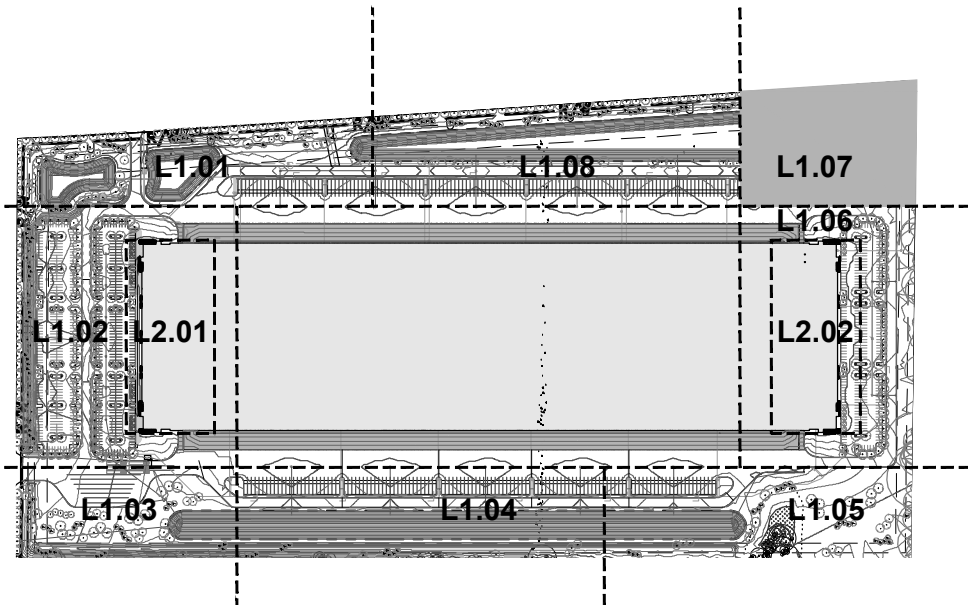
CE CA	Cercis canadensis Redbud	8-10' HT.	B+B	PER PLAN	MATCH FORM
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	8-10' HT.	B+B	PER PLAN	MATCH FORM
BE NI	Betula nigra 'Cully' Heritage River Birch	8-10' HT.	B+B	PER PLAN	MATCH FORM

SHRUBS

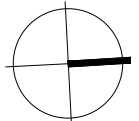
TA ME	Taxus x media 'Densiformis' Dense Yew	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Hydrangea paniculata 'Lane' Little Lime Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 CONT.	PER PLAN	-
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 CONT.	PER PLAN	-
IT VI	Itea virginica 'Henry's Garnet' Virginia Sweetspire	18" HT.	#3 CONT.	PER PLAN	-

GRASSES, GROUNDCOVERS, & VINES

CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
HO EM	Hosta x 'Shadowland®' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	-



0' 50' 150'



PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING
+ DESIGN

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO
PROPERTY
Mink Road,
Pataskala, Ohio

REVISIONS

date issued

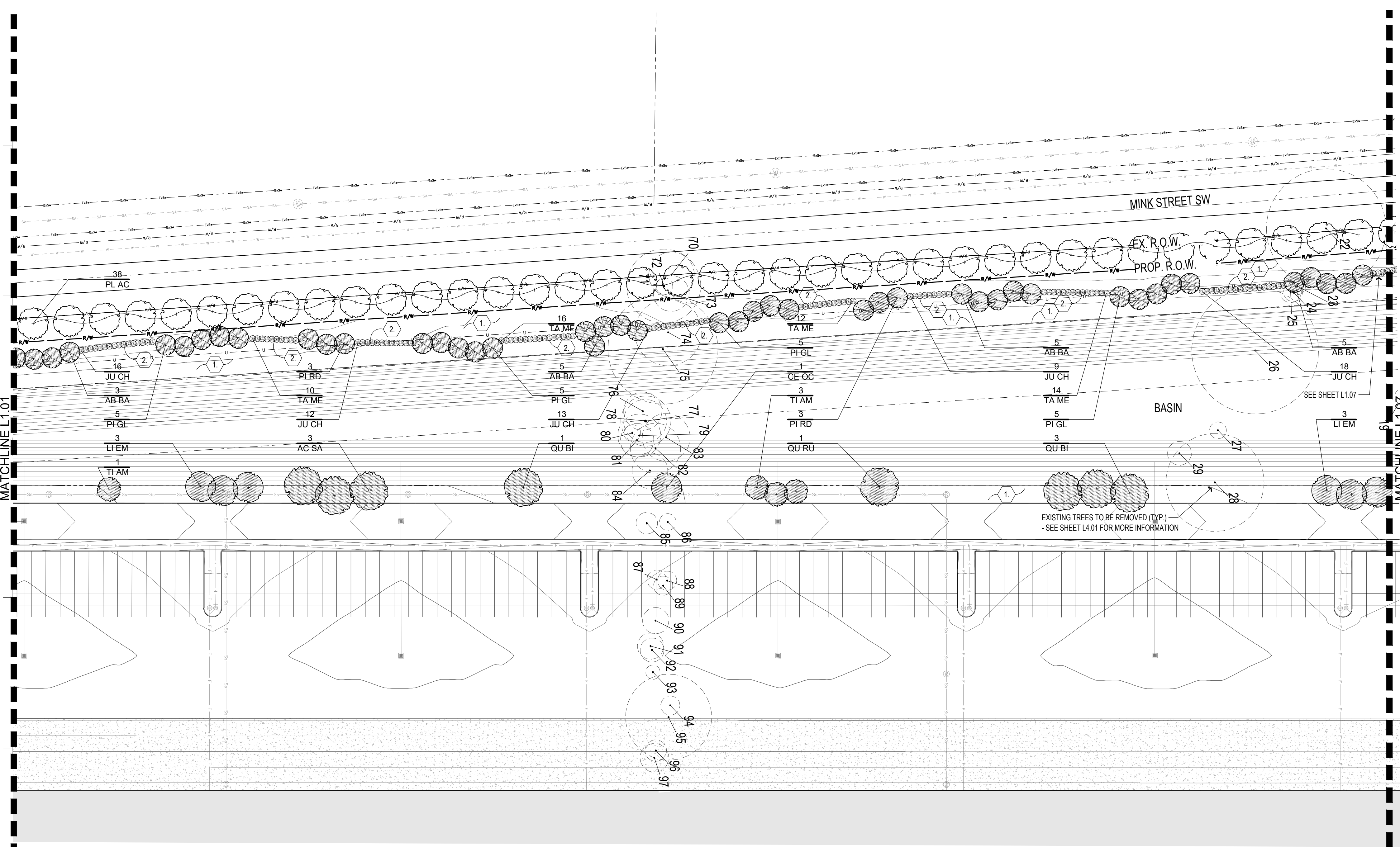
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drawn by: pfm
issue date: 03.05.21
checked by: gs
PROJECT NO.: 21003

LANDSCAPE PLAN

L1.07

Z:\G2 Planning and Design\G2 Projects\Hull\21008 Magoo CAD\21003_MAGOO_LP.dwg Mar 05, 2021, 1:01pm gmoorehead



PLANT KEY		
SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA	
	1259.05 G. 4. b. (1) TREES	
	1283.03 B. 2. a. REPLACEMENT TREES	
	1283.05 A. STREET TREES	
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	

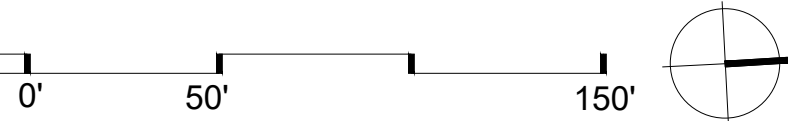
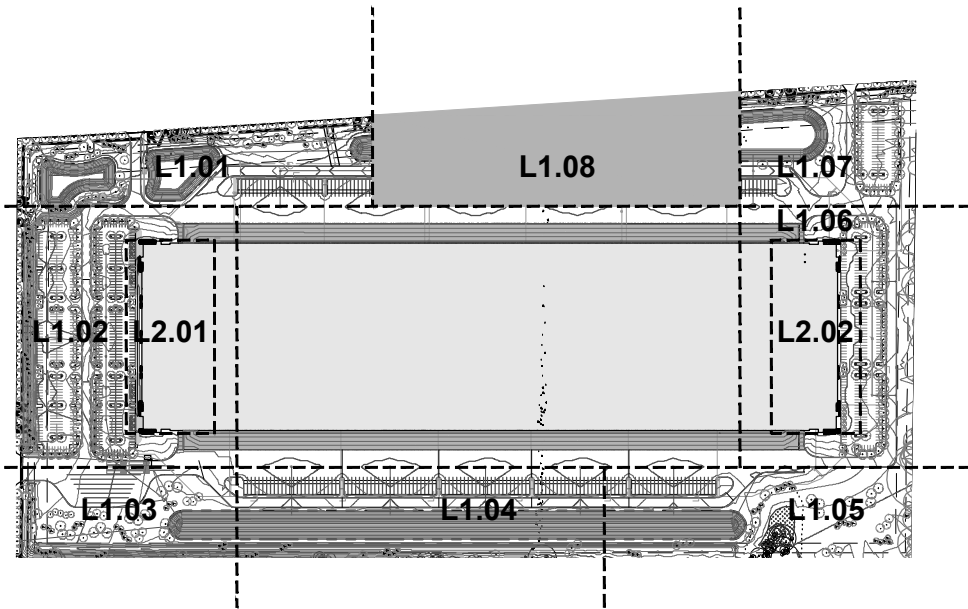
PLANT LABEL KEY	
	1
	XX XX
	QUANTITY CODE

TREE PRESERVATION KEY	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PRESERVED
*SEE SHEET L4.01 FOR EXISTING TREE INDEX - USE TREE # FOR CROSS-REFERENCE	

CODED LANDSCAPE NOTES	
	1. TURF AREA - SOD OR SEED PER OWNER DIRECTION
	2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

LANDSCAPE PLAN

PLANT LIST					
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo' Flahtree Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
AE AR	Aesculus x arnoldiana 'Autumn Splendor' Autumn Splendor Buckeye	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CA NF	Carpinus caroliniana 'JFS-KW6' Native Flame Hornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
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LI SS	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B+B	PER PLAN	MATCH FORM
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OS VI	Ostrya virginiana 'JFS-KW5' Autumn Treasure Hophornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
PL AC	Platanus x acerifolia London Planetree	2" CAL.	B+B	PER PLAN	MATCH FORM
QU CO	Quercus Coccinea Scarlet Oak	2" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra Red Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
QU BI	Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
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UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
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EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6" HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6" HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6" HT.	B+B	PER PLAN	MATCH FORM
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PI OM	Picea omorika Serbian Spruce	6" HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6" HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI ST	Pinus strobus White Pine	6" HT.	B+B	PER PLAN	MATCH FORM
SMALL / ORNAMENTAL TREES					
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BE NI	Betula nigra 'Cully' Heritage River Birch	8-10" HT.	B+B	PER PLAN	MATCH FORM
SHRUBS					
TA ME	Taxus x media 'Densiformis' Dense Yaw	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Hydrangea paniculata 'Jane' Little Lime Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 CONT.	PER PLAN	-
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 CONT.	PER PLAN	-
IT VI	Itea virginica 'Henry's Garnet' Virginia Sweetspire	18" HT.	#3 CONT.	PER PLAN	-
GRASSES, GROUNDCOVERS, & VINES					
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
HO EM	Hosta x 'Shadowland®' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stoncrop	12" HT.	#1 CONT.	8" O.C.	-



PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING
+ DESIGN

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO
PROPERTY
Mink Road,
Pataskala, Ohio

REVISIONS

date issued

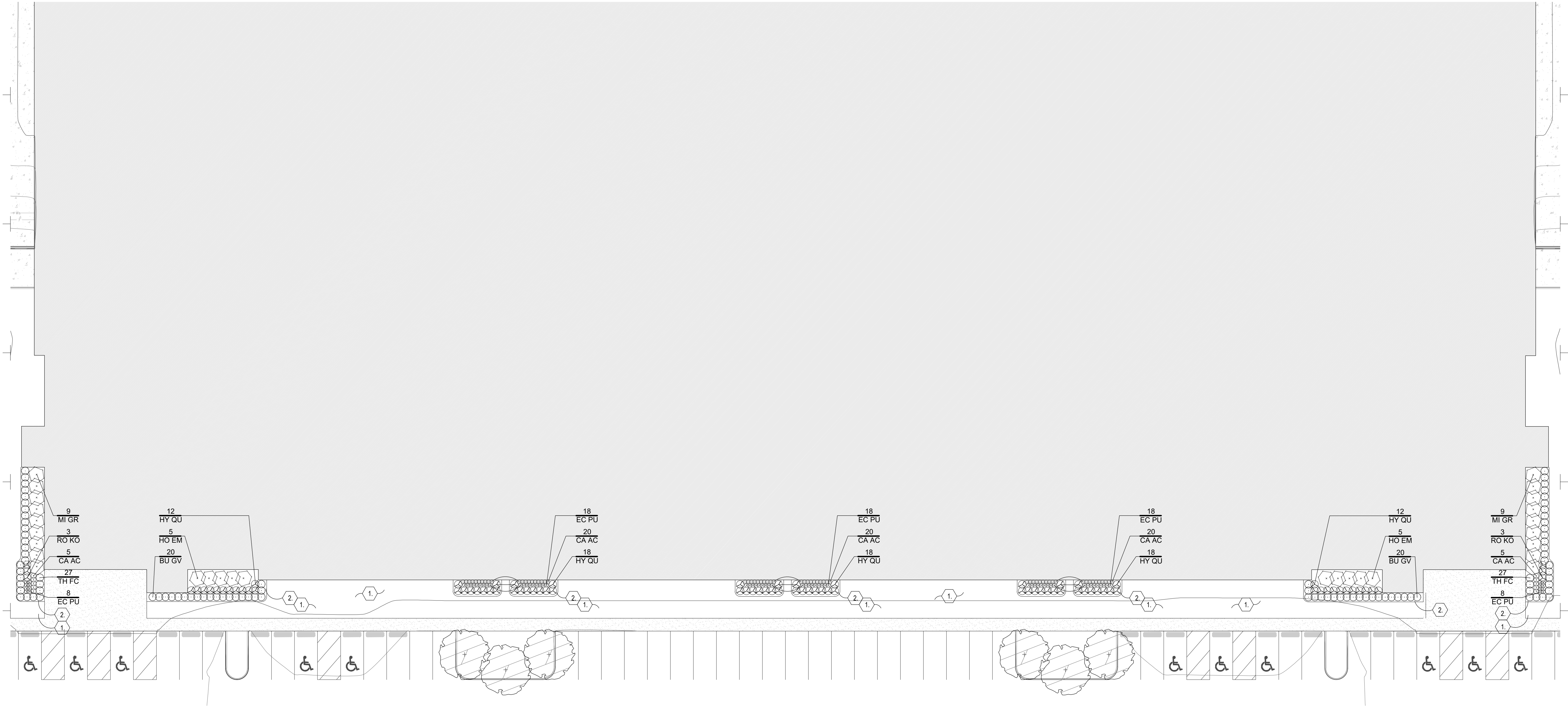
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drawn by: pem
issue date: 03.05.21
checked by: gs
PROJECT NO.: 21003

LANDSCAPE PLAN

L1.08

Z:\G2 Planning and Design\G2 Projects\Hull\21003 Magoos\CAD\21003_MAGOO_LP.mdw Mar 05, 2021 - 1:01pm gmorehead



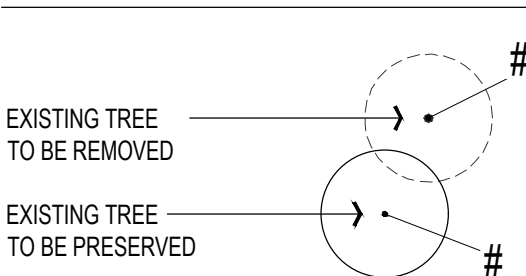
PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA	
	1259.05 G. 4. b. (1) TREES	
	1283.03 B. 2. a. REPLACEMENT TREES	
	1283.05 A. STREET TREES	
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	

PLANT LABEL KEY

1
XX XX (QUANTITY
CODE)

TREE PRESERVATION KEY



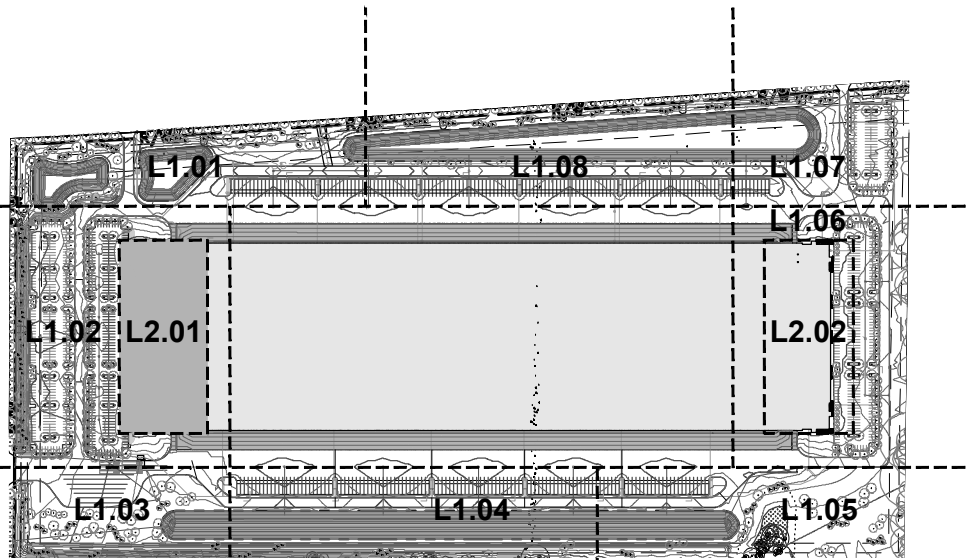
*SEE SHEET L4.01 FOR EXISTING TREE INDEX
- USE TREE # FOR CROSS-REFERENCE

CODED LANDSCAPE NOTES

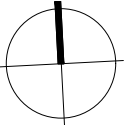
1. TURF AREA
- SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED
- PROVIDE 3" DEPTH HARDWOOD MULCH,
POSITIVE DRAINAGE IN ALL DIRECTIONS.
HAND SPADE EDGE.

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SHRUBS					
BU GV	Buxus x 'Green Velvet' Green Velvet Boxwood	18" HT.	#3 CONT.	PER PLAN	-
TA ME	Taxus x media 'Densiflora' Dense Yew	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Hydrangea paniculata 'Jane' Little Lime Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
HY QU	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
RO KO	Rosa x 'Radiko' Double Red Knockout Rose	18" HT.	#3 CONT.	PER PLAN	-
TH FC	Thuja occidentalis 'Congabe' Fire Chief Arborvitae	18" HT.	#3 CONT.	PER PLAN	-
GRASSES, GROUNDCOVERS, & VINES					
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
HO EM	Hosta x 'Shadowland®' 'Empress Wu' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stoncrop	12" HT.	#1 CONT.	8" O.C.	-



0' 20' 60'



BUILDING FOUNDATION LANDSCAPE PLAN 'A' (SOUTH)

PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING
+ DESIGN

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO
PROPERTY
Mink Road,
Pataskala, Ohio

REVISIONS

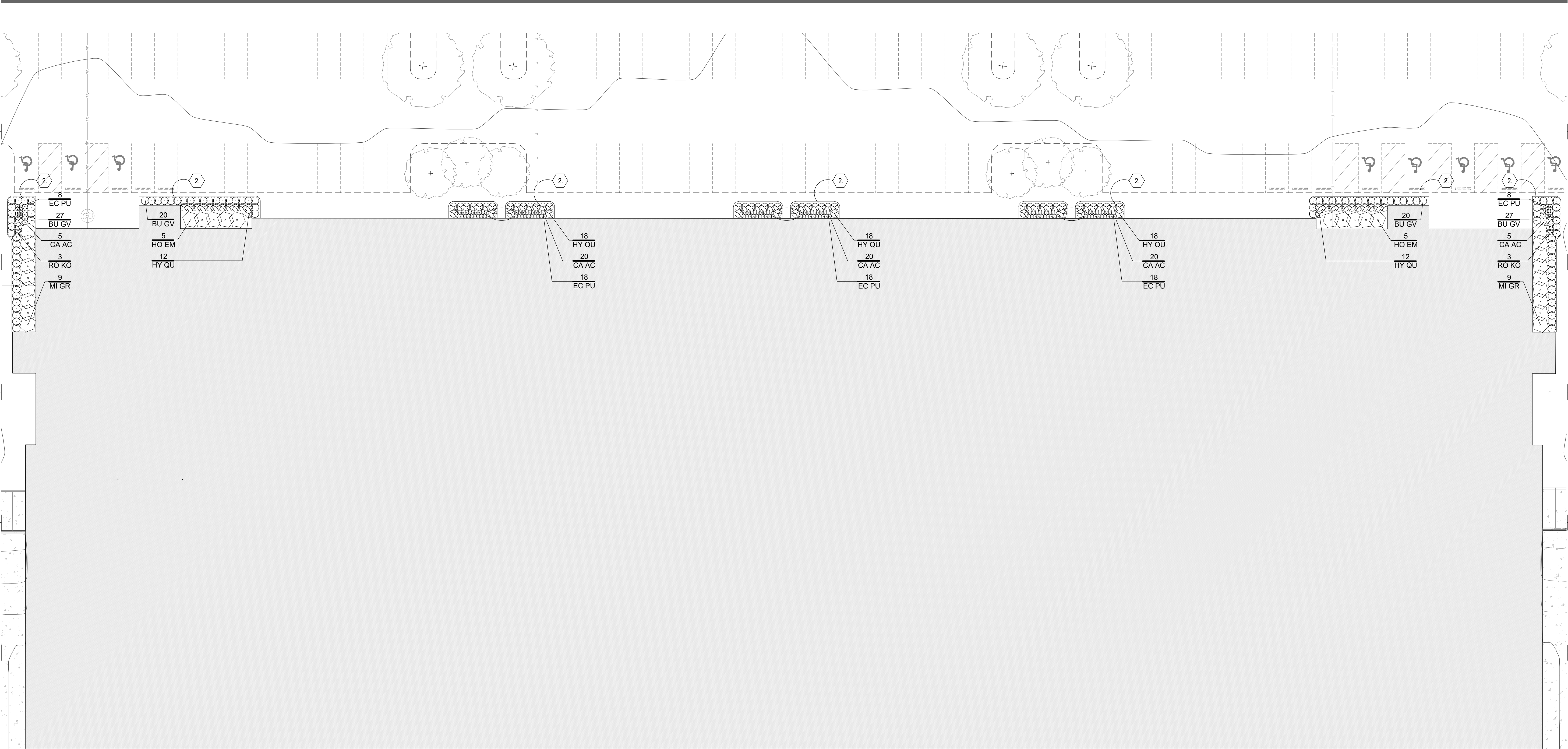
date issued

	XXXXXXX	NOTES

drawn by: pem
issue date: 03.05.21
checked by: g5
PROJECT NO.: 21003

BUILDING
FOUNDATION
LANDSCAPE PLAN 'A'

L2.01



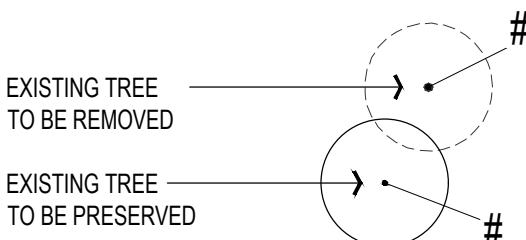
PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA	
	1259.05 G. 4. b. (1) TREES	
	1283.03 B. 2. a. REPLACEMENT TREES	
	1283.05 A. STREET TREES	
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	

PLANT LABEL KEY

$\frac{1}{XX\ XX} \left(\begin{array}{c} \text{QUANTITY} \\ \text{CODE} \end{array} \right)$

TREE PRESERVATION KEY



*SEE SHEET L4.01 FOR EXISTING TREE INDEX
- USE TREE # FOR CROSS-REFERENCE

CODED LANDSCAPE NOTES

- 1. TURF AREA
- SOD OR SEED PER OWNER DIRECTION
- 2. LANDSCAPE BED
- PROVIDE 3" DEPTH HARDWOOD MULCH,
POSITIVE DRAINAGE IN ALL DIRECTIONS.
HAND SPADE EDGE.

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SHRUBS					
BU GV	Buxus x 'Green Velvet' Green Velvet Boxwood	18" HT.	#3 CONT.	PER PLAN	-
TA ME	Taxus x media 'Densiflora' Dense Yew	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Hydrangea paniculata 'Jane' Little Lime Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
HY QU	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	18" HT.	#3 CONT.	PER PLAN	-
RO KO	Rosa x 'Radiko' Double Red Knockout Rose	18" HT.	#3 CONT.	PER PLAN	-
TH FC	Thuja occidentalis 'Congabe' Fire Chief Arborvitae	18" HT.	#3 CONT.	PER PLAN	-
GRASSES, GROUNDCOVERS, & VINES					
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
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PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	-

BUILDING FOUNDATION LANDSCAPE PLAN 'A' (NORTH)

PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING
+ DESIGN

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO
PROPERTY
Mink Road,
Pataskala, Ohio

REVISIONS

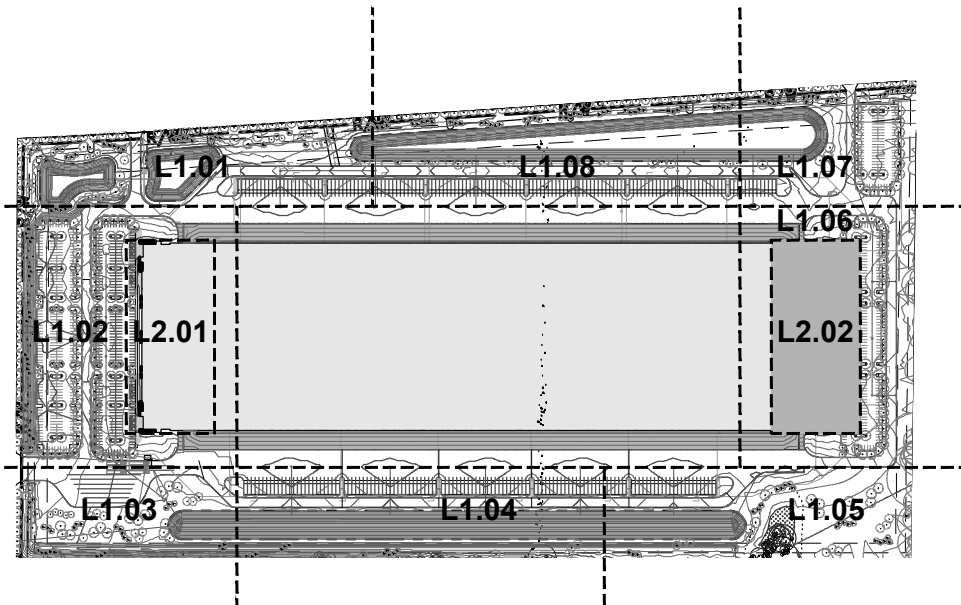
date issued

	XXXX.XXXX	NOTES
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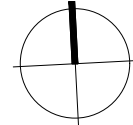
drawn by: pkm
issue date: 03.05.21
checked by: g5
PROJECT NO.: 21003

BUILDING
FOUNDATION
LANDSCAPE PLAN B

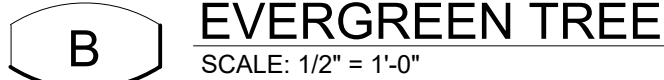
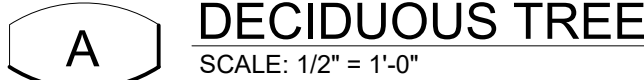
L2.02



0' 20' 60'



XX.XX.XXXX	NOTES
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1. Contractor shall be responsible for becoming familiar with drawings for all divisions of work.
2. Contractor shall familiarize himself/herself with the project site prior to bidding the work.
3. The base mapping/survey was provided by the civil engineer. Contractor shall field verify all existing conditions and report any discrepancies to the Owner's Representative prior to commencing with work.
4. Contact Ohio Utility Protection Service (OUPS) 1-800-362-2764 and all local utility services for utility locations prior to commencing with work.
5. Contractor shall obtain all required permits prior to commencing with work.
6. The Contractor shall coordinate all work and be responsible for all methods, means, sequence and procedures of work.
7. Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
8. Contractor is required to take due precautionary measures to protect the utility lines shown on the drawings as well as any discovered during the construction process.
9. Contractor shall coordinate access and staging areas with the Owner's Representative.
10. The limit of construction line shown defines the limits of work in this contract. There may be instances where erosion protection devices and utility systems extend beyond the project limits line in order to successfully complete operations and/or tie into adjacent systems.
11. The Contractor shall keep all drainage facilities affected by his construction operations clean and fully operational at all times.
12. Maintain all existing erosion and sediment control measures (silt fence, orange Geo fence and/or other measures) during construction. Provide additional measures as necessary to minimize adverse impacts to the adjacent water bodies, surfaces and storm sewers according to all applicable federal/state laws and regulations.
13. Contractor shall verify existing conditions prior to commencing with work. Notify Owner's Representative of any discrepancy between the plans and actual site conditions. No work shall be done in areas where such discrepancies exist. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
14. Report all existing damage of existing site improvements to the Owner's Representative prior to beginning work. Contractor shall be responsible for all subsequent damage.
15. Contractor shall protect, by whatever means necessary, the existing site improvements to remain. All damaged items shall be replaced or repaired at no additional cost to the Owner. Notify Owner's Representative immediately if any damage occurs.
16. All areas within the driplines of existing trees shall remain free of construction materials, debris, vehicles and foot traffic at all times. Contractor shall provide temporary fencing, barricades and/or other suitable guards outside drip line (outside perimeter of branches) to protect trees and plant material to remain. No work shall be performed within the dripline of existing trees unless indicated. All work indicated to be performed within the dripline of trees shall be done by hand and care shall be taken to minimize disturbance to the tree roots.
17. Contractors shall coordinate all work with related trades and the general construction of the project so as not to impede the progress of the work of others or the Contractor's own work.
18. Each Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the Owner's Representative if any site conditions are incomplete, missing or damaged.
19. All construction debris and removed items shall be disposed of legally off-site unless otherwise indicated on the drawings.
20. Notify Owner's Representative 72 hours in advance of any planned utility interruption.
21. Contractor shall clean the work areas at the end of each working day. All materials, products and equipment shall be stored in an organized fashion.
22. The plans assume that the layout and staking will be accomplished using total stationing / digital methods. Any information provided is intended to support information already contained in CAD files used for documenting layout and staking. CAD files delineating all grading and hardscape elements shown in these plans can be provided to the Contractor upon request.
23. Contractor shall employ skilled personnel and use equipment necessary to ensure that all work is professionally and properly installed and in full compliance with the plans and details.

1. Stake all bed lines and tree locations for the Architect or owners review prior to installation. All planting procedures are subject to the review of the Landscape Architect and the Contractor shall correct any deficiencies found at no additional cost to the Owner.
2. Secure plant material as specified on plans. In the event that plant materials specified are not available, contact Landscape Architect for approved substitutions. No substitutions for plant materials will be allowed without prior approval by the Landscape Architect.
3. Verify that all planting products, plant material, and plant quantities delivered to the site match what is indicated on the plans and specifications.
4. Protect all plant material during delivery to prevent damage to root balls, trunks, branches and the desiccation of leaves. Protect all plant material during shipping with shade cloth or ship with enclosed transport. Maintain protections and health of plant material stored on site. Handle all trees with nylon straps. No chains or cables will be allowed. Remove unacceptable plant material immediately from the site.
5. All plant material shall be nursery grown, well formed, true to species, hardened off with vigorous root systems, full crown and canopies, and free from disease, pests and insects, and defects such as knots, sun scald, windburn, leaf dis-coloration, irregular branching or injuries.
6. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
7. All plant material delivered to the site is subject to the review of the Landscape Architect or owner before, during and after installation. Landscape Architect or Owner shall have the right to reject any plant material found to be insufficient.
8. Test fill all tree and planting pits with water, prior to planting, to assure proper soil percolation. Pits which do not adequately drain shall be further excavated to a depth sufficient for drainage to occur and/or backfilled with suitable drainage gravel. No allowances shall be made for plant material loss due to improper drainage. Contractor shall replace lost plant material with same size and species at no additional cost to Owner.
9. All plant materials, including relocated plant material, shall be planted in a professional manner typical to the industry standards of the area to assure complete survivability of all installed plant materials as well as to provide an aesthetically approved project. Contractor shall refer to the planting details for minimum size and width of planting pits and beds, guying and staking, mulching, and other planting requirements.
10. All planting areas shall be weed free prior to planting installation.
11. Mulch all hedges in a continuous bed.
12. Remove all planting and landscape debris from the project site and sweep and wash clean all paved and finished surfaces affected by the landscape installation.

2. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED. COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

Z:\G2 Planning and Design\G2 Projects\Hull\21006 Magoo CAD\21003_Magoo_L4.dwg Mar 05, 2021, 1:01pm gmoorehead

TREE #	DIAMETER	SPECIES	CONDITION	STATUS
1	16	MULBERRY	FAIR	REMOVE
2	15	ASH	FAIR	REMOVE
3	17	MULBERRY	FAIR	REMOVE
4	10	ASH	POOR	REMOVE
5	14	ELM	FAIR	REMOVE
6	18	MAPLE	GOOD	REMOVE
7	35	COTTONWOOD	GOOD	REMOVE
8	8	MULBERRY	FAIR	REMOVE
9	15	MULBERRY	FAIR	REMOVE
10	15	MAPLE	FAIR	REMOVE
11	18	MULBERRY	FAIR	REMOVE
12	35	MAPLE	GOOD	REMOVE
13	53	MAPLE	GOOD	REMOVE
14	20	MULBERRY	FAIR	REMOVE
15	35	MAPLE	GOOD	REMOVE
16	13	PEAR	FAIR	REMOVE
17	21	MAPLE	FAIR	REMOVE
18	9	MULBERRY	FAIR	REMOVE
19	7	MULBERRY	FAIR	REMOVE
20	13	MAPLE	FAIR	REMOVE
21	27	MULBERRY	FAIR	REMOVE
22	50	MAPLE	GOOD	REMOVE
23	7	PEAR	FAIR	REMOVE
24	8	PEAR	FAIR	REMOVE
25	9	APPLE	POOR	REMOVE
26	53	MAPLE	GOOD	REMOVE
27	7	MAPLE	GOOD	REMOVE
28	41	MULBERRY	FAIR	REMOVE
29	10	MULBERRY	FAIR	REMOVE
30	43	HACKBERRY	GOOD	REMOVE
31	20	SPRUCE	FAIR	REMOVE
32	64	MAPLE	FAIR	REMOVE
33	8	RED CEDAR	GOOD	REMOVE
34	14	HACKBERRY	GOOD	REMOVE
35	11	HACKBERRY	GOOD	REMOVE
36	27	CHERRY	FAIR	REMOVE
37	21	MULBERRY	FAIR	REMOVE
38	33	MAPLE	GOOD	REMOVE
39	27	MAPLE	FAIR	REMOVE
40	27	MAPLE	FAIR	REMOVE
41	35	MAPLE	FAIR	REMOVE
42	40	MAPLE	GOOD	REMOVE
43	16	COTTONWOOD	GOOD	REMOVE
44	11	COTTONWOOD	GOOD	REMOVE
45	8	ELM	FAIR	REMOVE
46	12	OAK	GOOD	REMOVE
47	11	CHERRY	FAIR	OFF-SITE
48	25	OSAGE ORANGE	FAIR	OFF-SITE
49	11	OAK	GOOD	OFF-SITE
50	29	OAK	GOOD	REMOVE
51	29	OAK	GOOD	OFF-SITE
52	23	OAK	GOOD	OFF-SITE
53	7	OAK	GOOD	REMOVE
54	7	OAK	FAIR	OFF-SITE
55	18	OAK	FAIR	REMOVE
56	14	OAK	FAIR	REMOVE
57	8	OAK	FAIR	REMOVE
58	15	OAK	GOOD	REMOVE
59	6	HICKORY	GOOD	REMOVE
60	6	OAK	GOOD	OFF-SITE
61	10	OAK	FAIR	OFF-SITE
62	10	OAK	GOOD	OFF-SITE
63	12	OAK	GOOD	OFF-SITE
64	23	OAK	GOOD	REMOVE
65	6	OAK	FAIR	REMOVE
66	14	OAK	GOOD	REMOVE
67	7	OAK	FAIR	REMOVE
68	9	OAK	FAIR	REMOVE
70	19	MULBERRY	FAIR	REMOVE
71	31	MULBERRY	FAIR	REMOVE
72	7	OSAGE ORANGE	FAIR	REMOVE
73	15	ELM	FAIR	REMOVE
74	28	OSAGE ORANGE	FAIR	REMOVE
75	46	BOXELDER	FAIR	REMOVE
76	16	COTTONWOOD	FAIR	REMOVE

77	21	COTTONWOOD	FAIR	REMOVE
78	18	COTTONWOOD	FAIR	REMOVE
79	18	COTTONWOOD	FAIR	REMOVE
80	7	BOXELDER	FAIR	REMOVE
81	14	HACKBERRY	FAIR	REMOVE
82	21	ASH	POOR	REMOVE
83	20	OAK	GOOD	REMOVE
84	15	ASH	POOR	REMOVE
85	9	OAK	GOOD	REMOVE
86	7	MULBERRY	GOOD	REMOVE
87	8	OAK	GOOD	REMOVE
88	8	CHERRY	GOOD	REMOVE
89	8	CHERRY	FAIR	REMOVE
90	11	ELM	GOOD	REMOVE
91	11	ELM	GOOD	REMOVE
92	10	ELM	GOOD	REMOVE
93	6	OAK	GOOD	REMOVE
94	8	ASH	POOR	REMOVE
95	36	MULBERRY	FAIR	REMOVE
96	9	ELM	GOOD	REMOVE
97	12	ELM	FAIR	REMOVE
98	18	MULBERRY	FAIR	REMOVE
99	18	MULBERRY	GOOD	REMOVE
100	16	OAK	GOOD	REMOVE
101	10	OAK	GOOD	REMOVE
102	20	MULBERRY	GOOD	REMOVE
103	17	OAK	GOOD	REMOVE
104	9	OAK	FAIR	REMOVE
105	33	OAK	GOOD	REMOVE
106	8	OAK	FAIR	REMOVE
107	6	OAK	FAIR	REMOVE
108	25	OAK	GOOD	REMOVE
109	13	OAK	FAIR	REMOVE
110	20	OAK	GOOD	REMOVE
111	11	OAK	FAIR	REMOVE
112	18	OAK	FAIR	REMOVE
113	17	OAK	GOOD	REMOVE
114	12	OAK	FAIR	REMOVE
115	8	OAK	FAIR	REMOVE
116	17	OAK	FAIR	REMOVE
117	7	OAK	GOOD	REMOVE
118	10	OAK	FAIR	REMOVE
119	14	OAK	FAIR	REMOVE
120	11	OAK	POOR	REMOVE
121	10	OAK	FAIR	REMOVE
122	13	OAK	FAIR	REMOVE
123	14	OAK	FAIR	REMOVE
124	26	OAK	GOOD	REMOVE
125	10	OAK	GOOD	REMOVE
126	27	OAK	GOOD	REMOVE
127	33	OAK	FAIR	REMOVE
128	33	OAK	GOOD	REMOVE
129	6	ELM	GOOD	REMOVE
130	31	OAK	FAIR	REMOVE
131	7	OAK	FAIR	REMOVE
132	16	OAK	FAIR	REMOVE
133	28	OAK	FAIR	REMOVE
134	10	OAK	POOR	REMOVE
135	31	OAK	GOOD	REMOVE
136	18	OAK	GOOD	REMOVE
137	34	OAK	FAIR	REMOVE
138	12	OAK	GOOD	REMOVE
139	11	OAK	FAIR	REMOVE
140	15	OAK	GOOD	REMOVE
141	22	OAK	GOOD	REMOVE
142	7	HAWTHORN	FAIR	REMOVE
143	27	OAK	GOOD	REMOVE
144	21	OAK	GOOD	REMOVE
145	14	OAK	GOOD	REMOVE
146	19	HICKORY	GOOD	REMOVE
147	19	OAK	GOOD	REMOVE
148	10	OAK	FAIR	REMOVE
149	8	OAK	FAIR	REMOVE
150	6	OAK	FAIR	REMOVE
151	33	OAK	FAIR	REMOVE

TREE #	DIAMETER	SPECIES	CONDITION	STATUS
152	11	OAK	POOR	REMOVE
153	6	OAK	FAIR	REMOVE
154	10	OAK	FAIR	REMOVE
155	8	OAK	FAIR	REMOVE
156	33	OAK	FAIR	REMOVE
157	6	OAK	FAIR	REMOVE
158	7	OAK	FAIR	REMOVE
159	7	HAWTHORN	POOR	REMOVE
160	22	OAK	GOOD	REMOVE
161	24	OAK	FAIR	REMOVE
162	15	OAK	GOOD	REMOVE
163	44	OAK	FAIR	REMOVE
164	11	OAK	GOOD	REMOVE
165	6	OAK	FAIR	REMOVE
166	9	ELM	FAIR	OFF-SITE
167	12	OAK	GOOD	OFF-SITE
168	11	OAK	GOOD	OFF-SITE
169	13	OAK	GOOD	PRESERVE
170	8	OAK	FAIR	PRESERVE
171	7	OAK	FAIR	OFF-SITE
172	10	OAK	FAIR	REMOVE
173	21	OAK	GOOD	REMOVE
174	10	HICKORY	GOOD	REMOVE
175	15	OAK	GOOD	REMOVE
176	6	ELM	GOOD	REMOVE
177	6	ELM	FAIR	PRESERVE
178	46	OAK	FAIR	OFF-SITE
179	6	OAK	FAIR	PRESERVE
180	8	OAK	FAIR	OFF-SITE
181	9	MAPLE	GOOD	PRESERVE
182	10	MAPLE	GOOD	PRESERVE
183	7	MAPLE	GOOD	PRESERVE
184	26	COTTONWOOD	FAIR	PRESERVE
185	11	OAK	GOOD	PRESERVE
186	11	OAK	GOOD	PRESERVE
187	9	OAK	GOOD	PRESERVE
188	11	OAK	GOOD	PRESERVE
189	13	OAK	GOOD	PRESERVE
190	8	OAK	GOOD	PRESERVE
191	8	OAK	GOOD	PRESERVE
192	7	MAPLE	GOOD	PRESERVE
193	10	ASH	POOR	PRESERVE
194	10	OAK	GOOD	PRESERVE
195	7	ELM	FAIR	PRESERVE
196	6	ELM	POOR	PRESERVE
197	7	OAK	FAIR	PRESERVE
198	11	OAK	GOOD	PRESERVE
199	6	OAK	GOOD	PRESERVE
200	17	OAK	GOOD	PRESERVE
201	9	OAK	GOOD	PRESERVE
202	11	OAK	GOOD	PRESERVE
203	11	OAK	GOOD	PRESERVE
204	10	OAK	GOOD	PRESERVE
205	7	OAK	GOOD	PRESERVE
206	8	OAK	FAIR	PRESERVE
207	15	OAK	FAIR	PRESERVE
208	17	OAK	GOOD	PRESERVE
209	9	OAK	FAIR	PRESERVE
210	43	OAK	FAIR	PRESERVE
211	15	OAK	FAIR	PRESERVE
212	6	HICKORY	GOOD	PRESERVE
213	8	OAK	FAIR	PRESERVE
214	8	OAK	FAIR	PRESERVE
215	14	OAK	GOOD	PRESERVE
216	9	OAK	GOOD	PRESERVE
217	6	OAK	GOOD	PRESERVE
218	45	OAK	GOOD	PRESERVE
TREE REPLACEMENT CALCULATIONS				
TREE CATEGORY		TREES REMOVED	REPLACEMENTS REQ'D	
replace with 2 native trees @ 2.5" cal. min. for ea. removed		52TREES	104TREES @ 2.5" MIN. CAL.	
replace with 4 native trees @ 2.5" cal. min. for ea. removed		54TREES	216TREES @ 2.5" MIN. CAL.	
TOTAL REPLACEMENT TREES REQUIRED* (ACHIEVED WITH 2.5" MIN CAL. TREES)			320TREES	

PROJECT FOR:



SEAL

CHECK SET

Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
p 614.362.7010

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

MAGOO PROPERTY

Mink Road,
Pataskala, Ohio

REVISIONS

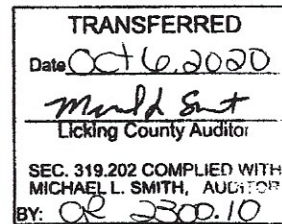
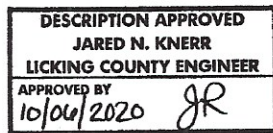
date issued

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△	
△	
1	XX.XX.XXXX NOTES

drawn by: pem
issue date: 03.05.21
checked by: gs
PROJECT NO.: 21003

EXISTING TREE INDEX

L4.01



202010060026336

Pgs:3 \$42.00 T20200023224
10/6/2020 10:53 AM MEPTITLE CO. L.
Bryan A. Long Licking County Recorder

53.793

[RESERVED FOR COUNTY AUDITOR'S/RECORDER'S USE]

FIDUCIARY DEED

GEORGE VERNON SLONAKER, TRUSTEE OF THE GEORGE VERNON SLONAKER LIVING TRUST AND DARLENE ELOISE SELLS SLONAKER, TRUSTEE OF THE DARLENE ELOISE SELLS SLONAKER LIVING TRUST, by the power conferred by the Trust and every other power, for valuable consideration paid, grant(s) with fiduciary covenants, all right, title and interest of grantor(s), to MAGOO PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, whose tax-mailing address is P.O. Box 09764, Columbus, Ohio 43209

_____, the real property described on Exhibit A, attached hereto and incorporated herein.

Prior Instrument References: Instrument No. 200405200017929, Instrument No. 200405200017930, Instrument No. 200405200017931, Instrument No. 200405200017932 and rerecorded in Instrument No. 200406110021210, Instrument No. 200406110021211, Instrument No. 200406110021212 and Instrument No. 200406110021213, Licking County Recorder
Street Address: 8065 and 8062 Mink Street, SW, Pataskala, Ohio 43062
Permanent Parcel Nos.: Part of 063-141516-00.000

Subject to (i) restrictions, covenants, conditions, reservations, easements, if any, (ii) zoning ordinances, if any, and (iii) taxes and assessments, both general and special, which are a lien but not yet due and payable.

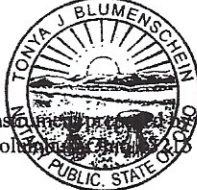
IN WITNESS WHEREOF, pursuant to RC. 147.011, the signer(s) below hereby acknowledges that the signer(s) has/have signed the document, that the signer(s) understands the document, and that the signer(s) is/are aware of the consequences of executing the document by signing it.

George Vernon Slonaker
George Vernon Slonaker, Trustee of
the George Vernon Slonaker Living
Trust

Darlene E. Slonaker
Darlene Eloise Sells Slonaker,
Trustee of the Darlene Eloise Sells
Slonaker Living Trust

STATE OF OHIO)
) SS:
COUNTY OF Clark)

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, on this 5 day of October, 2020, by George Vernon Slonaker, Trustee of the George Vernon Slonaker Living Trust and Darlene Eloise Sells Slonaker, Trustee of the Darlene Eloise Sells Slonaker Living Trust. No oath or affirmation was administered to the signer(s) with regard to this notarial act.



TONYA J. BLUMENSCHIEIN
Notary Public
STATE OF OHIO

This instrument is acknowledged before me, a Notary Public in and for said County and State, on this 5 day of October, 2020, by J. Bradford Linville, Esq., Sikora Law LLC, 175 South Third Street, Suite 870, Columbus, Ohio 43215. Telephone: 614.466.7772



0115PA00600000015000

DESCRIPTION OF 53.793 ACRES
EAST SIDE OF MINK STREET
NORTH SIDE OF REFUGEE ROAD
PATASKALA, LICKING COUNTY, OHIO

Situated in the State of Ohio, County of Licking, City of Pataskala, being located in Lot No. 1, Quarter Township 3, Township 1, Range 15, United States Military Lands, being part of that 104.412-acre tract of land (Licking County parcel number 063-141516-00.000) as described in a deed to George Vernon Slonaker, Trustee, of record in Instrument Number 200406110021212, all references herein being to the records of the Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Beginning at a Mag Nail set at the centerline intersection of Mink Street, 60 feet in width, with Refugee Road, 40 feet in width, being also in the southerly Corporation Line of the City of Pataskala and in the line between the United States Military Lands and the Refugee Lands, being also at the southeasterly corner of Parcel No. 1 as described in a deed also to George Vernon Slonaker, Trustee, of record in Instrument Number 200406110021213 (also as an exception in the referenced source deed);

Thence North $0^{\circ}16'22''$ West, along the centerline of Mink Street and the easterly lines of Parcels No. 1, 3 and 2, a distance of 553.33 feet to a Mag Nail set at the northeasterly corner of Parcel No. 2;

Thence North $0^{\circ}42'54''$ West, continuing along said centerline, a distance of 1125.01 feet to a Mag Nail set in the northerly line of said 104.412-acre tract, at the southeasterly corner of that 98.539-acre tract of land as described in a deed to Mink Street Investments LLC, of record in Instrument Number 200309240046380 and at the southwesterly corner of that 38-acre tract of land as described in a deed to Magoo Properties, LLC, of record in Instrument Number 201401310001978;

Thence South $86^{\circ}14'19''$ East, along the southerly line of said 38-acre tract, passing an iron pin set in the easterly right-of-way line of Mink Street at a distance of 30.10 feet, a total distance of 1464.27 feet to an iron pin set in the westerly line of that 38.33-acre tract, less exception, as described in a deed to The DeRolf Keystone Inheritance Trust, of record in Instrument Number 201007140013413 and as restated in an Affidavit of Facts, of record in Instrument Number 201710030021157;

Thence South $3^{\circ}26'22''$ West, along said westerly line, passing an iron pin set in the northerly right-of-way line of Refugee Road at a distance of 1643.57, a total distance of 1663.57 feet to an iron pin found with an unreadable cap in the centerline;

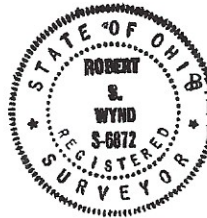
Description of 53.793 acres, page 2

Thence North 86°39'50" West, along said centerline, a distance of 1346.92 feet to the place of beginning and containing 53.793 acres of land, 1.761 acres of which lie within the rights-of-way of Mink Street and Refugee Road.

Bearings herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), establishing a bearing of North 86°39'50" West for Refugee Road.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group, based on information obtained from an actual field survey of the premises performed in August and September 2020.



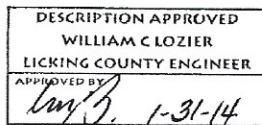
Robert S. Wynd 9/10/20
 Robert S. Wynd Date
 Registered Surveyor No. 6872

Approved by the City of Pataskala
 Planning and Zoning Commission
 No Plat Required

At Hk
 Signature

9-25-20
 Date #LOT-20-007

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED ☒	CONDITIONAL ☐
APPROVED BY:	<i>GR</i>
DATE:	09/11/2020



201401310001977
PES: 2 \$48.00 T20140002155
01/31/2014 11:37AM MEPCUYAHOGA T
Bryan A. Long
Licking County Recorder

2.00

GENERAL WARRANTY DEED

TRANSFERRED
Date JANUARY 31, 2014
LICKING County Auditor: TH

KNOW ALL MEN BY THESE PRESENTS, That

Sean Brogan and Barbara Brogan, husband and wife, for their joint lives, remainder to the survivor of them

SEC 319 202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
TH EXM.

of the City of Pataskala, County of Licking, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to

Magoo Properties, LLC, an Ohio Limited Liability Company

Whose tax-mailing address is: **P.O. Box 09764, Bexley, OH 43209**

The following REAL PROPERTY:

LOCATED IN PATASKALA
CITY

Being a part of Lot 2, Section 3, Township 1, Range 15 of the United States Military Lands and also being a part of the Charles L. and Ruth M. Gieseck Property as described in Vol. 98 pg. 277 of the Official Records of Licking County Deed Records and being more particularly bounded and described as follows:

Beginning at a point marking the intersection of the south line of Lot 2 and the centerline of County Road 41, said point being the Southwest corner of the aforementioned Gieseck property; thence N 05 degrees 00 inches W, along the centerline of County Road 41, 425.88 feet to a P. K. nail (set) said nail being the True Place of Beginning of the herein described tract.

Thence N 05 degrees 00 W. 200.00 feet, along the centerline of County Road 41, to P.K. nail (set).

Thence N 87 degrees 38 feet 06 inches E. passing an iron pin (set) at 30.03 feet, a total distance of 435.60 feet to an iron pin (set);

Thence S 05 degrees 00 feet E. 200.00 feet to an iron pi (set);

Thence S 87 degrees 38 feet 06 inches W. 435.60 feet passing an iron pin (set) at 405.57 feet, to the True Place of Beginning, containing 2.00 acres.

The bearings are based on an assumed bearing on the centerline of County Road 41. All ironpins set are 5/8 inches by 30 inches rebar with an identification cap.

The above description was prepared by Curry Hawk Willis and Grove Inc and based on a survey made by same in Dec., 1991.

Tax district and Parcel No.: 63-140682-00.001
Property Address: 7625 SW Mink St Pataskala OH 43062
Prior instrument reference: 200707170018484
Filed 7/17/2007

Executed this 23 day of December, 2013.

Sean Brogan
Sean Brogan

Barbara Brogan
Barbara Brogan

STATE OF OHIO ss:
COUNTY OF Wyahoga



BE IT REMEMBERED, That on this 23 day of December, 2013, before me, a Notary Public, in and for said county and state, personally appeared, **Sean & Barbara Brogan** who represented to me to be said person(s) and who signed the foregoing instrument and acknowledged the same as (his/her/their) voluntary act and deed.

MC

Richard M. Weinberg, Attorney at Law
2000 Auburn Dr. Ste. 330
Cleveland, OH 44122

A circular library stamp from the University of Illinois at Chicago. The text "UNIVERSITY OF ILLINOIS AT CHICAGO" is arranged in a circle around the perimeter. In the center, the year "1974" is printed. The stamp is slightly tilted and has some ink bleed-through from the reverse side of the page.

CONDITIONAL APPROVAL FOR THIS TRANSFER
CORRECTION REQUIRED FOR NEXT TRANSFER
WILLIAM C. LOZIER, LICKING COUNTY ENGINEER

W.C. Lozier 1-31-14

GENERAL WARRANTY DEED

201401310001978
Pgs: 2 \$48.00 T20140002156
01/31/2014 11:39AM MEPCUYAHOGA T
Bryan A. Long
Licking County Recorder

38.00

KNOW ALL MEN BY THESE PRESENTS, That **Sean Brogan and Barbara Brogan, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to **Magoo Properties, LLC, an Ohio Limited Liability Company** whose tax-mailing address is: **P.O. Box 09764, Bexley, OH 43209** the following REAL PROPERTY:

Situated in the State of Ohio, County of Licking and in the township of Lima:

See the attached Exhibit A for legal description, which is incorporated as part of this deed.

Parcel Numbers: 63-140682-00.000

Prior Instrument Reference: Instrument -Number 199711060006101, Recorder's Office, Licking County, Ohio. Filed 11/06/1997

Subject to: a) Unpaid taxes and assessments, which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Executed this 23 day of December, 2013.

Sean Brogan
Sean Brogan

Barbara Brogan
Barbara Brogan

TRANSFERRED
Date JANUARY 31, 2014
Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY *TH* *EXM*

STATE OF OHIO, ss:
COUNTY OF *Licking*

BE IT REMEMBERED, That on this 23 day of December, 2013, before me, a Notary Public, in and for said county and state, personally appeared, **Sean & Barbara Brogan** who represented to me to be said person(s) and who signed the foregoing instrument and acknowledged the same as (his/her/their) voluntary act and deed.

Richard M. Weinberg
Notary Public

RICHARD M. WEINBERG, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission expires 12/31/2016
Section 147.03 H.O.

This instrument was prepared by:

Richard M. Weinberg, Attorney at Law
2000 Auburn Dr. Ste. 330
Cleveland, OH 44122

AC 1976

0115PA00600000013000

Situated in the County of Licking, State of Ohio, and in the Village of Pataskala, and bounded and described as follows:

being in Range 15, Township 1 and Section 3, U.S.M. LANDS AND BEING IN Lot No. 2, and being all of said Lot No. 2 that lies East of the public road running North and South through said Lot No. 2, excepting twenty (20) acres off of the North end of the said part of Lot No. 2, lying East of said public road, said excepted twenty acres being now (or formerly) owned by one George Wickliff.

The land hereby intended to be conveyed being about forty (40 A) acres out of the Southeast corner of said Lot No. 2, and being all of the land lying East of the said public road, which was conveyed to Henry Gieseck by deed from Smith Osborn and wife, recorded in Volume 86, page 380 (&c), and here referred to. See Volume 138, Pages 48 and 49, Licking County Deed Records.

Subject to all legal highways, all limitations of access to public roads or highways, leases and rights of way, zoning regulations, easements of record and restrictive covenants.

SAVE AND EXCEPT THEREFROM two (2) acres situated in the State of Ohio, County of Licking and in the Village of Pataskala and bounded and described as follows:

Being a part of Lot 2, Section 3, Township 1, Range 15 of the United States Military Lands and also being a part of the Charles L. and Ruth M. Gieseck property as described in Volume 98, Page 277 of the Official Records of Licking County Deed Records and being more particularly bounded and described as follows:

Beginning at a point marking the intersection of the South line of Lot 2 and the centerline of County Road 41, said point being the Southwest corner of the aforementioned Gieseck property; thence N. 05° 00' W., along the centerline of County Road 41, 425.88 feet to a P.K. nail (set) said nail being the True Place of Beginning of the herein described tract;

Thence N. 05° 00' W., 200.00 feet, along the centerline of County Road 41, to a P.K. nail (set);

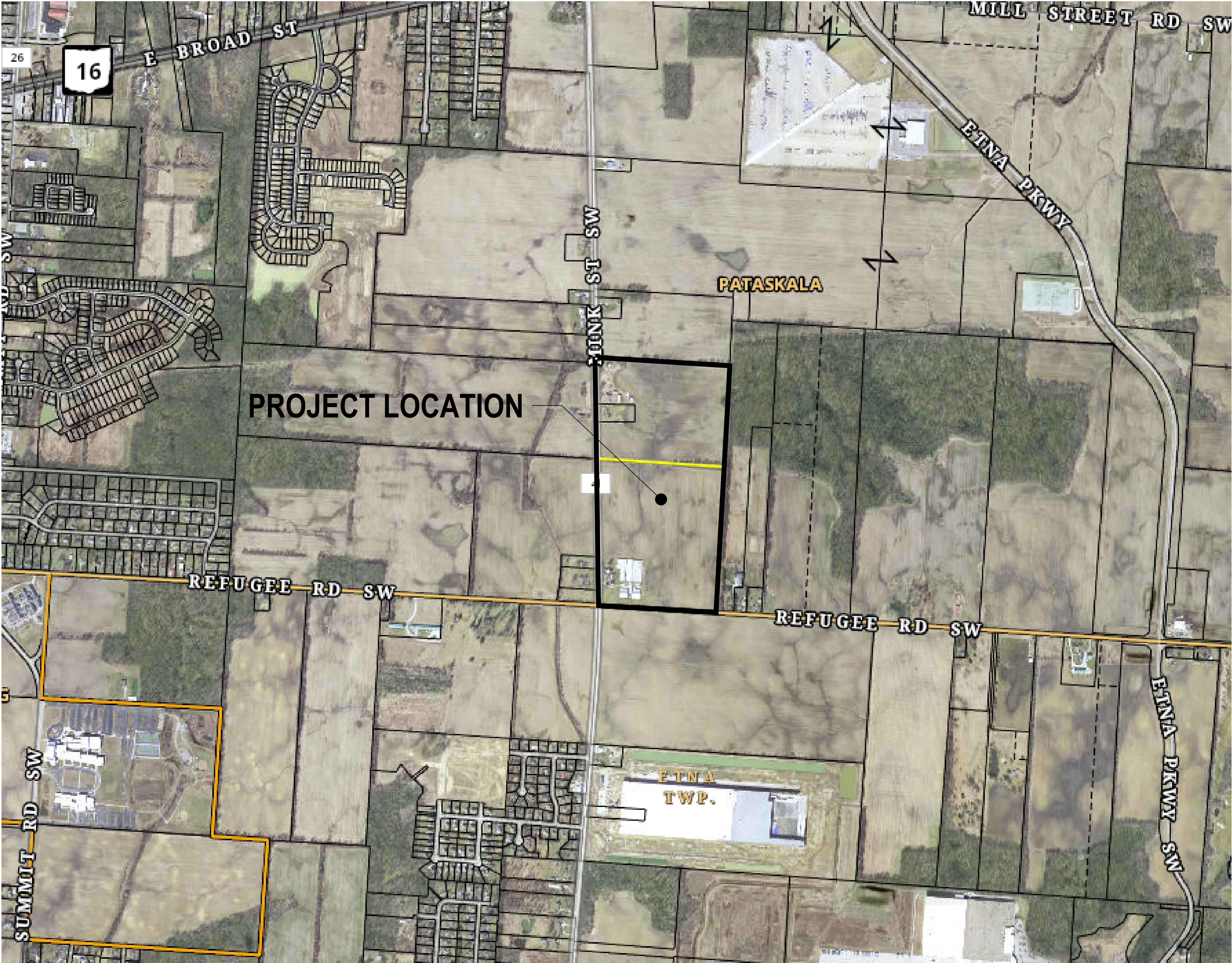
Thence N. 87° 38' 06" E., passing an iron pin (set) at 30.03 feet, a total distance of 435.60 feet to an iron pin (set);

Thence S. 05° 00' E., 200.00 feet to an iron pin (set);

Thence S. 87° 38' 06" W., 435.60 feet, passing an iron pin (set) at 405.57 feet, to the True Place of Beginning, containing 2.00 acres, more or less.

Subject to all legal and existing right of ways, easements, leases, conditions and regulations of record. The bearings are based on an assumed bearing on the centerline of County Road 41. All iron pins set are 5/8" x 30" rebar with an identification cap.

The above description was prepared by Curry Hawk Willis and Grove, Inc. and based on a survey made by same in December, 1991.



3		JOB NUMBER: TGP004		MINK ST. & REFUGEE RD. PATASKALA, LICKING COUNTY, OHIO		HULL Environment / Energy / Infrastructure		HULL & ASSOCIATES, Inc. 58 Grant Street Pataskala, Ohio 43084 Phone: (740) 344-4451 www.hullinc.com		NO.		PLAN ISSUE/REVISION		REV. BY		DATE		DRAWN VRM		CHECKED AES		DATE 03/05/2021		NOT TO SCALE			
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