CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

June 1, 2022

Rezoning Application ZON-21-005

Applicants:	Joe Clase – Plan 4 Land, LLC
Owner:	KEG Highlands, LLC
Location:	10391 Hollow Road SW (PID: 063-141936-00.000)
Acreage:	+/- 160.00
Zoning:	AG – Agricultural
Request:	requesting a recommendation to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course).

Description of the Request:
The Applicant is seeking a recommendation of approval to rezone the former Highlands Golf Course, approximately 160-acres, from AG – Agricultural to a PDD – Planned Development District titled "The Meadows at Highlands", pursuant to Section 1255.13 of the Pataskala Code.

Staff Summary:
The approximately 160-acre property located at 10391 Hollow Road SW, the southeast corner of the intersection of Hollow Road SW and Alward Road SW, was formerly occupied by the High Lands Golf Club. Currently, the site is occupied by an 18-hole golf course, with multiple cart trails, a large pond, and numerous tree stands. Also on the property is the approximately 6,500-square foot former clubhouse, with an in-ground pool and parking lot, and an approximately 5,800-square foot pole barn off the main access to the property from Hollow Road SW. Additionally, there is a smaller approximately 2,500-square foot maintenance building off a secondary access from Alward Road SW.

The Applicant and Staff met on September 1, 2021, to review a potential re-development proposal and give some initial feedback. Following that, the Applicant presented a concept plan to the Planning and Zoning Commission at an informal meeting on October 6, 2021. The first official hearing before the Planning and Zoning Commission was held on December 1, 2021 at which the Commission determined that insufficient information was provided to warrant a decision, and as such the Application was tabled to a later date. The Applicant has since revised their Application and has submitted it for the April 6, 2022 PZC hearing.

The Applicant's proposal is to re-develop the 160-acre High Lands Gold Club into "The Meadows at Highlands", a single-family planned residential development. A general summary of the proposed Preliminary Development Plan begins on the next page. Items which have changed from the previous iteration at in red.

Site Statistics:

- Number of Lots: 32 (up from 24)
- Total Acreage: +/- 160-acres
- Open Space: +/- 88-acres
- Density: +/- 0.20 units per acre

Minimum Lot Sizes

- Minimum Lot Width: 150-feet
- Minimum Lot Size: 2-acres

Minimum Dwelling Size

- 1,800-square feet without a basement.
- 1,600-square feet with an 800-square feet basement.
- Development Text also mentioned 2,500-square feet as a minimum. Staff needs clarification.

Minimum Setbacks

- Front: 80-feet from Access Easement
- Side: 30-feet
- Rear: 30-feet

Access

- Two (2) full access points on Hollow Road SW.
  - One (1) to serve main section of 29 lots.
  - One (1) to serve three (3) out-lots on "Yerevan Drive"
- One (1) Emergency Access to/from Alward Road SW.

Internal Roadways

- All roads are to be private and located within Common Driveway Easements.
  - Highland Meadows Drive, Apricot Court, Copper Court:
    - 20-feet wide pavement, drainage ditch both sides, 60-foot easement.
  - Brandy Court:
    - 12-foot wide pavement, drainage ditch both sides, 60-foot easement.
  - Emergency Only Access from Copper Court to Alward Road SW.
- All drives to be hard-surfaced with either asphalt or chip-seal and designed with a sufficient base to sustain an 80,000lb load.

Architectural Standards

- Incorporate design guidelines of the adjacent (East) Highland Estates Development.
  - Covenants do not specify which design guidelines will be carried over.
- Compliance with Residential Appearance Standards of Chapter 1296.

Landscaping

- Reserve 'A' – 30.38-acres
- Reserve 'B' – 46.30-acres
- Reserve 'C' – 1.80-acres
- Retain sections of existing cart paths through reserve areas and lots.
- All eventual property owners required to provide three (3) trees either on lot or in reserve area. Total of 96 trees.

- Install 82 trees on a six (6) foot high berm along several points of the frontage on Alward and Hollow Roads, as well as between easternmost lots and adjoining property.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

The Future Land Use Map recommends this property as "Conservation Suburban". The City's Comprehensive Plan, adopted July 2021, describes this as "characterized by a clustering of single-family homes at a higher density compared to Conservation Rural (One (1) unit per acre)". Rural character should be incorporated in elements such as landscape features, large setbacks, and open space. Development intensity is recommended at 50% of the site area *or* one (1) unit per two (2) acres (0.5 units per acre). Open space should make up at least 50% of the site, with recreational paths recommended and the recommend use is detached single-family homes.

As proposed, the development will feature 32 single-family lots at a density of approximately 0.20 units per acre. The proposal would be in line with the recommendations of the City's Comprehensive Plan (2021), which recommends single-family developments at a density of less than 0.50 units per acre.

Planning and Zoning Staff has drafted a full list of comments that is attached to this Staff Report. Staff would note that not all items are mentioned, merely what has been found during the review to either not meet Pataskala Code or would require more information to verify. Items from the previous hearing which have been addressed are ~~struck through~~, items which are remaining are left as-is, and additional comments are in red. Many of the Development Plan related items have been addressed, however, there are still some outstanding items relating to the Development Text.

The character of the existing conditions on the property as well as the nature of the proposed subdivision necessitate a number of Divergences that will be required. The Planning and Zoning Commission may approve Divergences from the Pataskala Code as part of a zoning amendment request for a Planned Development District. After reviewing the proposed Development Plan, Staff has determined the following Divergences will be required to be approved by the Planning and Zoning Commission:

(1) Divergence from Section 1113.07(j) of the Pataskala Code to omit a Traffic Impact Study for the Preliminary Development Plan
    a. Reasoning: Trip Generation Memo provided, Applicant believes traffic generated does not warrant a Traffic Impact Study.
(2) Divergence from Section 1117.05 for alternative street design standards.
(3) Divergence from Section 1117.09(a)
(4) Divergence from Section 1117.10(a) to allow for two (2) permeant dead-end streets (Bdoyan Court and Yerevan Court) in excess of 200-feet
(5) Divergence from Section 1117.15 of the Pataskala Code in order for a Major Subdivision to have no public sidewalks
(6) Divergence from Section 1117.17(c) of the Pataskala Code in order for all lots within the Major Subdivision to not have frontage on a public thoroughfare.
    a. An additional Divergence from Section 1117.17(f) was requested but will no longer be necessary.
(7) Divergence from Section 1121.12 of the Pataskala Code to allow for a street without curbs within a residential development.

    a. Appears this one was omitted from the list but is required.

(8) Divergence from Section 1121.15 of the Pataskala Code to allow for a Major Subdivision without streetlights or front yard pole-type lights.

(9) Divergence from Section 1121.16 of the Pataskala Code to allow for a Major Subdivision without street trees.

(10) Divergence from Section 1255.10(b)(1) to allow for more than 10% of the area dedicated to stormwater controls to be counted towards the minimum open space.

    a. By counting the stormwater controls as open space, only bumps up percentage of open space from 44% to 46%.

(11) Divergence from Section 1255.18(g)(16) of the Pataskala Code to allow for a Planned Development District to omit the tree preservation, tree survey, and tree replacement plan.

    a. Reasoning: The future property owners of each fee-simple lot will be required to undertake their own tree replacement survey at the time of construction of a new dwelling.

(12) Divergence from 1283.07(C) to allow for a residential subdivision to provide less than the required 60-feet of landscaped distance perpendicular to the right-of-way along Hollow Road SW.

    a. The use of existing vegetation in combination with proposed trees on pages L1 and L2 of the Plans as opposed to the four (4) to six (6) foot high berm with one (1) tree every 30-feet is subject to City Council approval.

Following a recommendation from the Planning and Zoning Commission, this application will go before City Council for final approval. The approved plan, specific to the Planned Development District designation shall remain valid for 12 months from the date of City Council approval.

<u>Public Service Director (Full comments attached):</u>

1. Previous comments have been addressed appropriately; further items can be addressed during the engineering review.

<u>City Engineer (Full comments attached)</u>

a. The minimum Center line radius is 150' per 1117.10. The first radius off Hollow Road does not meet these criteria. – Divergence requested
b. The Center Line angle does not meet the preferred recommend 90-degree angle per 1117.10. This criterion needs to be meet or the reasoning for not meeting provided. – Divergence requested

<u>Licking County Health Department (Full comments attached)</u>

- Project has been approved by the Licking County Board of Health. Letter of communication included in application by Applicant.

<u>Southwest Licking Community Water and Sewer District (Full comments attached)</u>

- Development Agreement will need to be executed with the District prior to commencement of construction.
- Ohio EPA Permit to Install will be needed prior to commencement of construction.

West Licking Joint Fire District (Full comments attached)

- All streets that are 28' or less in width shall have "no parking" signs posted on the hydrant side of the street.
- All cul-de-sacs shall have a minimum of 96' of unobstructed paved drivable surface, posted with "no parking" signs.
- Dead-end fire apparatus access roads in excess of 150-feet in length shall be provided with an approved area for turning around fire apparatus.
- Per Fire District regulations, maximum distance between hydrants is 500' in residential subdivisions.
- Fire District permit application shall be completed prior to commencement of construction.

Licking Heights Local Schools (Full comments attached)
School District met with the Applicant, no comments.

Surrounding Area:

Direction	Zoning	Land Use
North	AG - Agriculture	Agriculture/Single-Family Homes
East	PDD – Planned Development District	Highland Estates Single-Family Homes
South	AG - Agriculture	Single-Family Homes
West	AG – Agriculture	Agriculture/Single-Family Homes

Preliminary Development Plan Approval:
According to Section 1255.19 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a Preliminary Development Plan if the proposal:

a) The proposed development advances the general health, and safety of the City of Pataskala and is consistent with the purpose and intent of the Zoning Code.
b) The proposed development is in conformity with the Comprehensive Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network.
c) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of, and is otherwise compatible with, the surrounding areas.
d) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded.
e) The proposed developments will have sufficient open space areas that meet the objectives of the Comprehensive Plan.
f) That the benefits, improved arrangements, and the design of the proposed development justify the deviation from the standard development requirements included in the City of Pataskala Zoning Code.
g) That there are adequate public services (e.g. utilities, fire protection, emergency service, etc.) available to serve the proposed development.
h) The applicant's contributions to the public infrastructure are consistent with all adopted plans and are sufficient to service the new development.
i) That the proposed development will not create overcrowding and/or traffic hazards on existing roads and/or intersections.

j) That the arrangement of land uses on the site properly considered topography, significant natural features, and natural drainage patterns, views, and roadway access.
k) That the clustering of development sites is shown to preserve any natural or historic features and provides usable common open space.
l) The proposed road circulation system is integrated and coordinated to include a hierarchical interconnection of interior roads as well as adequate outer-connection of interior collector streets with off-site road systems, and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians.
m) That there are adequate buffers between incompatible land uses and the density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the City.
n) That the relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the Planned District and the larger community and maintains the rural-village character of Pataskala.
o) The proposed architectural character is compatible with that of surrounding properties and promotes and enhances the community values expressed in the Comprehensive Plan.
p) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, watercourses and drainage areas.
q) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to yield the intended overall development and to insure that public facilities and amenities are provided as planned.
r) That any other items shown in the preliminary development plan or in the accompanying text be addressed to the Planning and Zoning Commission's satisfaction.

Department and Agency Review

- Zoning Inspector – No Comments.
- City Engineer – See Attached.
- Public Service Director – See Attached.
- SWLCSWD – See attached.
- Police Department – No Comments.
- West Licking Joint Fire District – See Attached.
- Licking Heights Local Schools – See Attached.
- Licking County Health Department – See Attached.

Modifications:
Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall address all comments from Planning and Zoning Staff, Public Service Director, SWLCWSD, West Licking Joint Fire District, and the Licking County Health Department.

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 Application Number ZON-21-005 pursuant to Section 1255.19 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

CITY OF PATASKALA PLANNING & ZONING DEPARTMENT
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

The Meadows at Highlands
ZON-21-005 Review
June 1, 2022

General Comments

- ~~Application lists "City of Pataskala" as the water provider, this is part of the trade to SWL, so SWL should be checked instead.~~
- ~~Don't include the conceptual house locations on the plan (orange boxes). It tends to lead to confusion. Just include a building envelope from the proposed minimum setbacks.~~
- Include a Site Statistics Table on the Plan, ~~showing total acreage, acreage within lots~~, **acreage within common access easements/drives, acreage within stormwater facilities**, ~~acreage within open space, etc.~~

Development Text:

- In general, a Development Text should read like a Zoning Code. The Development Text that is ultimately approved by City Council becomes the governing document for the entire subdivision, and it is what Staff uses to administer the development of the site.
  - Not paragraphs, use numbers, subsections, etc.
- Page 10, "Development Restrictions": Change title to "Development Text for the Meadows at Highland Estates"
- Page 10, "Zoning Designation": Official zoning designation will be PDD (Planned Development District) on the map, not PRD.
- Page 10, "Permitted Uses": "…a structure of same or similar size 40' x 60'…" we need to quantify similar. Is it same square footage as the previous? 20% more? 50% more? What setbacks will that structure need to meet? they would differ as it is in the reserve not within a lot. Where could it go? Does it have to be in the same spot? Could they put it further north or south?
  - Recommend including in development text that any new maintenance building shall be no closer to the street than X-amount of feet ("X" being the current distance from the right-of-way to the existing building) and no closer than X-amount of feet to the single-family lots to the east. Put a building envelope on the plans showing where any replacement maintenance building could go.
- Page 10, "Conditional Uses": "Any conditional uses permitted by the City of Pataskala…" to open ended. Any conditional uses? In any zoning district? That includes things like gas stations and two-family dwellings. Also state that any Conditional Use must be approved by the Pataskala Board of Zoning Appeals pursuant to Chapter 1215 of the Pataskala Code.
- Page 10, "Minimum Lot Frontage": Change to "Minimum Lot Sizes" and include minimum lot size as stated on plans, minimum lot depth, and width.
- Page 11, "Building Setbacks": the way this is written would apply to all buildings, including detached garages and garden sheds. If this is your intention, that's okay, otherwise make two subsections of this section, one for Primary Structures (Dwellings) and one for Accessory Buildings.
- Page 11, "Minimum Square Footage": the value listed in this section directly contradicts the values stated in the Architectural Standards section.

- Page 11, “Permitted Density”: states density bonuses in accordance with Section 1255.10(a)(2) which may be awarded for providing community amenities. Any open spaces or facilities within this subdivision will be for the use of the residents of this subdivision, not for the general community, so I would argue that this section would not apply here however this is ultimately PZC’s decision.
    - May just remove this section entirely since the text already limits it to 32 lots as stated on Page 10, there really is no need for this section.
- Page 12, “Tree Survey & Replacement Zones”: as was discussed, tree surveys and replacements are no longer required to mete City Code. Just remove this section entirely. If the HoA wants to go above in beyond in preservation, I would but that in the HoA documents instead.
- Page 12, “Tree Replacement”: Again, we can’t enforce these anymore so I would just remove this section.
- Page 12, “Environmental Plan”
    - Mentions street trees again, there are no street trees in this subdivision. You’re asking for a divergence from that.
    - “A tree survey will be presented by individual lot owners at the time of permit…Tree replacement regulations will be enforced”. This is no longer the case, as discussed, all owners will be required to plant 3 trees regardless. Take this section out.
- Page 13, “Mitigation Statement”
    - Take out “in accordance with the tree replacement policy” and just state X number of trees will be planted at locations as depicted on the Preliminary Development Plan.
    - “…May be subject to a fee-in-lieu of planting in accordance with the City of Pataskala Zoning Ordinance” take this out, we can no longer enforce this as was discussed.
    - “A 4 to 6 foot berm will be included in perimeter screening where practical” this needs to be quantified more if you are going to leave it open ended. Does it have back up against a lot? How far from the street does it need to be?
- Page 14, “Private Construction Specifications”
    - City of Pataskala Public Works should be City of Pataskala Public Service Department.
    - Should say “Preliminary Development Plan” any time development plan is mentioned.
- Page 14, “Architectural Standards”
    - “…will incorporate architectural design guidelines similar to Highland Estates Development”. If you’re going to put this in the Development Text, we need to know which ones specifically. From our discussions it doesn’t appear that there are any available. You can include whatever you want in the HoA documents as it will be administer by the HoA but if it is in the Development Text, the City needs to administer it, and we can’t administer something when we don’t know what it is.
    - “…general compliance with City Ordinances”
        - what does this mean? What city ordinances?
    - “The finished floor area of each home will be 1,800 square feet or 1,600 square feet…”
        - Pick one. This also contradicts with the 2,500 square feet mentioned on page 10.
    - “…with a finished basement of at least 800 square feet”
        - What quantifies a finished basement? Just have it say basement and the HoA can require that it be finished to their standards.
    - “Façade appearance will be limited to brick, stone, and stucco” all facades? Just the front? No vinyl, hardie plank, wood or anything?

- Additional Information that is needed:
  - ~~Proposed Uses: Pataskala Code allows for Home Occupations, either a Type A (someone in a home office working from home) or a Type B (customers coming to the home), how do you want to address these? If not mentioned, then Pataskala's rules supersede. Even if it is in the HoA documents, put it in the Development Text as well. The City can only administer the Development Text, not the HoA.~~
  - Driveways? Will driveways from private access roads to homes be concrete, asphalt, gravel? Minimum widths? Minimum setbacks from side property lines? Needs to be spelled out in development text.
  - Accessory Buildings: can they build a detached garage? A garden shed? Do accessory buildings need to match the architectural designs of the houses to which they are accessory too?
  - ~~Architectural Standards: Text says it will be in compliance with Chapter 1296 which is fine, but it also states it will incorporate standards from the adjacent subdivision. What standards are those? We need to know.~~
  - ~~Signs: set standards for signage. Min/max square footage of entry signs, what will the sign be mounted on, will it be lighted, will it have landscaping around it. You can leave it opened ended up to a point but we as Staff need standards to administer the development properly.~~
  - Building height: max is 35', put it in the text.
  - ~~Existing Buildings:~~
    - ~~Clubhouse: Mark as being removed on plans.~~
    - ~~Maintenance building off Alward: Make sure the dimensions of the existing building and its permitted use are included on the plans and in text. What happens if the building ever needs expanded? What standards must they follow? Must the building be maintained in a good condition, what constitutes "good condition" in this case.~~
    - ~~Trails: who is maintaining them? Can more be added in the future? If more may be added, what is the minimum width? Paved? Need details in text.~~
    - ~~Reserve Area: who maintains? What is allowed?~~
  - ~~Tree Survey: Initial discussion was for each future owner to conduct their own Tree Survey and Replacement Plan at the time of construction for a new dwelling. The way it is worded in the development text "…will be submitted prior to construction drawings being approved…" makes it seem like it will be done at the time of the Construction Plans for the entire subdivision. Change the language to say, "A Tree Survey and Tree Replacement Plan conducted pursuant to Chapter 1283 of the Pataskala Code will be submitted by each fee-simple owner of the lots within this subdivision at the time of application for a New Residential Construction Permit". We also need to figure out where these trees are going. Again, initial discussion was for the trees needing to be replaced within one of the reserve areas, but if this is changing, we need to know and it needs to be in the text regardless of where they are going.~~
- Divergences: See Staff Report for list of Divergences.
- ~~Take the Comment response section out of the Development Text and just include it as a separate attachment to the Application. It won't need to be in the final Development Text. Also, for the Comment Responses (if another one is needed after the hearing) make sure to state *where* on the plans and/or text the additional information or revision is included. For Example "Added, see Exhibit B/Page 5". That will make back-checking quicker. If the requested information is provided on the Comment Response itself, then it must also be included on the Development Plan and in the Development Text.~~

- For the Development Text Staff has some reservations on the overall format and content. Again, it should be laid out like a Zoning Code. It should be titled "Development Text for the Meadows at Highlands" and then, for example:
    - Section 1 - Permitted Uses
        - 1(a): Single-Family Dwellings
        - 1(b): Type A Home Occupations
    - Section 2 - Minimum Lot Sizes
        - 2(a): Minimum lot size of 2-acres
        - 2(b): Minimum lot width of 150-feet.
    - So on and so forth…
- HoA Documents still mention an "Entry Feature Easement Area", but the plans do not show this anywhere that we can see.

Development Plans

- ~~Lots 11, 12, 13, 15 do not appear meet the proposed minimum lot widths.~~
    - ~~For minimum lot widths: For lots that are not at 90-degree angles (almost every lot in this subdivision) the lot width measurement is taken at the front building setback line. In this case, as proposed, it is 80-feet. So, we need to see the measurement of the width of the lot at 80-feet from the common access easement.~~
- ~~Lot 16 does not meet the minimum lot width at the rear of the lot.~~
- ~~Take the address under the title of page 1 off and just leave it on the side heading so we avoid any future confusion when the address inevitably changes.~~
- ~~Signature Lines and required statements should be on the first page of the plans. I would recommend making Page 1 become Page 2, then making a new first page that has the title, a shrunk down version of the site plan, the location map, signature lines and required statements.~~
    - ~~Signature lines will be for:~~
        - ~~Chairman, Planning and Zoning Commission, City of Pataskala~~
        - ~~City Administrator, City of Pataskala~~
        - ~~Planning Director, City of Pataskala~~
        - ~~Public Service Director, City of Pataskala~~
        - ~~City Engineer, City of Pataskala~~
        - ~~General Manager, SWLCWSD~~
        - ~~Licking County Health Department~~
- ~~Landscape Plans:~~
    - ~~The trees dispersed throughout the lots, are these planned replacement trees? If so, what trees are being removed that they are needing to be replaced. Are they just extra trees?~~
    - ~~The coded notes numbers are visible on these but the key to them is not present. I would recommend just removing all the coded notes numbers from the landscape plans to avoid any confusion. All we really need to see on the landscape plans is the general layout of the subdivision and where any landscape improvements are going.~~
- Need the acreage being dedicated to stormwater ponds. Only 10% of that acreage can be counted towards your open space acreage. For example, if within the 78.07-acre open space, 10 of those acres are dedicated to stormwater controls, only 1-acre of those facilities can be counted towards the overall open space total. So in reality the total open space would be 69.07-acres. Change "Total Conservation Area" on page 1 to "Total Reserve Area" so it is consistent throughout the plans.

- Listed as a divergence in the list. Isn't necessary as without it the open space percentage only 44% compared to 46% but I suppose PZC can grant it if they want.

Chapter 1113 – Major Subdivisions

1113.06 – Preliminary Development Plan Contents

- ~~1113.06(d): Names, addresses, and contact information of the property owner(s), the Subdivider, the Ohio Registered Engineer and/or the Ohio Registered Surveyor who prepared the plan and the appropriate seals and registration numbers of each,~~
- ~~1113.06(e): Date of survey, scale of plan and north arrow.~~
- ~~1113.06(f): Boundaries of the Major Subdivision, its acreage, and deed book and page number of lands within the proposed Major Subdivision.~~
    - ~~Don't see deed book and page number on the Plans. They are in the Text but need to be on the plans as well.~~
- ~~1113.06(h): Locations, widths, and names of existing streets, rail road rights of way, easements, parks, permanent buildings, corporation and township boundaries, wooded areas, natural features, drainage, 100-year flood plain, existing permanent and temporary structures, and burial grounds and other areas of archeological significance within and adjacent to the Major Subdivision for a minimum distance of 200 feet.~~
    - ~~Alward and Hollow should be "Alward Road SW" and "Hollow Road SW". Add name for Greenloch Court SW.~~
- 1113.06(i~~): Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property, or lack thereof, and certified by a professional engineer, registered in the State of Ohio. A note shall be placed on the plan if no naturally occurring watercourses exist on the property.~~ All naturally occurring water features shall include a minimum 25-foot buffer as measured from the edge of the water feature.
    - ~~25-foot buffer around water features is required to be shown on the plan, as well as a note included on the plan. Buffer was mentioned in text~~.
    - ~~Buffer shown, change identifier to state "Water Feature Buffer" Include language on plan and in text stating that areas within water feature buffer will remain clear of any obstruction, nuisance, or structure unless as approved by this plan". Also take into account future desires. Will they want another path around the pond? Will they want a small dock or anything like that? Need to think about these things.~~
    - ~~Add buffer around proposed stormwater ponds "Stormwater Buffer" or something like that with language on plan and in text stating "Stormwater Buffer to remain clear of obstructions to drainage and maintenance of pond area."~~
    - Put these buffer areas in the Development Text as well.
- ~~1113.06(j): Location, names and widths and typical cross section and right of way width of proposed streets. Street names shall not duplicate or closely resemble the name of any other street, highway or road in the City of Pataskala or Licking County.~~
- ~~1113.06(k): Location, widths and description of proposed easements. All lots shall have a minimum five (5) foot easement along the property line of the side and rear yards if determined to be necessary by the City Administrator or their designee.~~
    - ~~Development Text states 5-foot easements around property lines, needs to be shown on plan. Entry Feature Easement not shown on plan.~~
- ~~1113.06(l): Building setback lines with dimensions.~~
    - ~~There are a few lots with missing setback dimensions.~~

- ~~1113.06(m): Location and dimensions of all proposed public and private utilities, water, wastewater, storm drain lines, detention and/or retention facilities showing their locations and connections with the existing system. All new utilities shall be located underground.~~
    - ~~Need estimated acreage of proposed stormwater ponds.~~
- 1113.06(n): ~~Layout, lot number, acreage and dimensions of each lot~~. When a lot is located on a curved street, or when side lot lines are not at 90 degree angles, the width at the building line shall be shown.
    - Appears to be shown on some but not all lots that are on curved streets.
- 1113.06(o): Parcels of land in acres to be reserved for public use, or to be reserved by covenant for ~~residents of the subdivision.~~
    - ~~Rename Central Park and Preserve to "Reserve A" and "Reserve B", include note in Development Text and on Plan indicating proposed use, maintenance, etc.~~
    - ~~Added to plan but no language in Development Text.~~
- ~~1113.06(p): The location and width of sidewalks and paths.~~
    - ~~Assuming there will be no sidewalks, divergence needed.~~
- ~~1113.06(q): The location of all street lights. Street lights shall have a maximum spacing of 200 feet and be staggered on opposite sides of the street. At least one street light shall be located at an intersection.~~
    - ~~Assuming there will be no street lights, divergence needed.~~
    - ~~Public Service Director has indicated that a streetlight should be located at the intersection of the two access drives onto Hollow Road SW.~~
        - ~~Clarification on this: The street lights **within** the subdivision require a divergence (been requested). But, the street lights at the intersections of Hollow Road and accesses to the subdivision are within the ROW and are a public safety concern of the Public Service Director. Don't need a divergence for these, but ultimately needs to be worked out with PSD.~~
- ~~1113.06(r): A vicinity map at a scale of not less than 2,000 square feet to the inch. This map shall depict all existing subdivisions, roads, road rights of way, tract lines and the nearest existing intersections and thoroughfares. It shall also show the most advantageous connections between roads in the proposed Major Subdivision and those of the neighboring area.~~
    - ~~Scale appears to be less than the 2,000' to the inch required.~~
- ~~1113.06(s): A Tree Replacement Survey and Landscaping Plan pursuant to Chapter 1283.~~
    - ~~Divergence requested.~~
- 1113.06(t): Statement of proposed use of all lots, giving types, number of dwelling units and any type of commercial, industrial or institutional activity.
    - ~~Included in Development Text, needs to be on Plan as well.~~
    - ~~Include on Site Statistics table "Total Number of Single-Family Lots = 32" to cover this.~~
- ~~1113.06(v): Required statements and signatures to be affixed on the Preliminary Development Plan.~~
    - ~~Need to be on first page.~~

~~1113.07 – Preliminary Development Plan Supplementary Information~~

- ~~1113.07(b): Location and approximate dimensions of all existing buildings.~~
    - ~~Need dimensions, whether they are to remain or be removed.~~
- ~~1113.07(c): A copy of the proposed covenants and restrictions. Such covenants and restrictions must be acceptable to the Licking County Health Department, if applicable. Where central water and/or sewer is provided, a restriction requiring connection to such systems shall be included.~~
    - ~~Include language that owners must connect to SWL water.~~

- ~~During on-site meeting Applicant indicated that soil tests and proposed septic field locations have been sent to the health department and stated that the Health Department will send the City a Staff Report covering their findings. Has not been received yet as of March 29, 2022.~~

- ~~1113.07(d): A copy of the proposed Homeowner's Association bylaws, if applicable, to include a description of the areas to be maintained by the Homeowner's Association, a timeline for transfer of control from the Subdivider to the property owner's, the requirement that all lots owners shall be a member of the Homeowner's Association, an account of the powers the association shall have in collecting dues and a storm water facility management plan.~~
    - ~~Need stormwater facility management plan language.~~
- ~~1113.07(e) The extension or improvements, including any oversize requirements to the City of Pataskala Water and Wastewater Treatment Systems that may be required by the City, to be constructed by the Subdivider at the Subdivider's expense, and according to all City requirements~~
    - ~~In this case, replace "City" with "SWLCWSD"~~
- ~~1113.07(f): Calculations that develop the water and sanitary sewer demand rates for the subdivision.~~
- ~~1113.07(g): A statement indicating the proposed water and wastewater service including evidence of approval by the Licking County Health Department or appropriate authority.~~
    - ~~Need to see information from Health Department.~~
- ~~1113.07(h): A Storm Water Drainage Report indicating compliance with all current storm water regulations.~~
    - ~~To be done with Construction Plans.~~
- ~~1113.07(j): Traffic Impact Study~~
    - ~~Divergence requested.~~

Chapter 1117 – Design Standards

1117.07 – Horizontal Alignment

- When there is an angle of deflection of more than ten (10) degrees between two (2) centerline tangent sections of a street, a curve of adequate radius shall connect them. (See Sections 1117.05 to 1117.07, inclusive). Between reverse curves, a minimum tangent of 100 feet shall be introduced.
    - Public Service Director to Verify.

1117.08 – Vertical Alignment

- 1117.08(a): All changes of grade shall be connected by vertical curves of a minimum length in feet equal to 20 times the algebraic difference in the rate of grade for arterials and industrial streets; for collector and local streets, 15 times.
- 1117.08(b): Minimum vertical visibility shall conform to the Ohio Department of Highway's regulations in effect on the date of the approval of the preliminary plat.
- 1117.08(c): Minimum vertical visibility shall conform to the Ohio Department of Highway's regulations in effect on the date of the approval of the preliminary plat.
    - Public Service Director to Verify.

1117.10 – Special Street Types

- 1117.10(a): Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as part of a continuing street plan, and only if a temporary turn-around satisfactory to the Planning and Zoning Commission in design, is provided, and provisions for

maintenance, and removal are stipulated and approved. Temporary dead-end streets longer than 200 feet shall not be permitted.

- Divergence will be needed for dead-end streets. See Staff Report for Divergence list.

1117.15 – Public Sidewalks

- ~~No sidewalks proposed, Divergence needed~~

1117.17 – Lots

- ~~1117.17(c): Each lot shall front on a public thoroughfare~~
  - ~~Private streets, Divergence needed.~~

1117.18 – Easements

- ~~Easements at least 20 feet in width centered along rear or side lot lines shall be provided where necessary for sanitary sewers, gas mains, water lines, and electric lines. Easements shall also be provided along every watercourse, storm sewer, drainage channel, or stream within a subdivision, as provided for in Section 1117.19 of these regulations.~~

Chapter 1255 – Planned Development Districts

~~1255.08 – Permitted Uses/Conditional Uses~~

- ~~1255.08(a) Planned Residential Development~~
  - ~~Residential Planned Developments are a permitted use.~~

~~1255.10 – Development Standards~~

- ~~1255.10(b) – Common Open Space~~
  - ~~1255.10(b)(1) Area Required: Minimum of 35% depending upon type of feature being preserved for common open space and recreational facilities. No acreage associated with PDD property setbacks may be counted towards requirement. No more than 10% of the open space requirement may be comprised of stormwater detention, retentions, or quality structures.~~
    - ~~Likely exceeds requirement but will need site statistics table to confirm compliance. Note that you may exceed the 10% of acreage in stormwater threshold for stormwater facilities, just that that acreage beyond the 10% cannot count towards your open space requirements.~~
- ~~1255.10(g) – Minimum Lot Sizes~~
  - ~~1255.10(g)(1): Provide minimum lot size requirements in Development Text and on Plan (Min. acreage, Min. width, **Min. depth**).~~
- ~~1255.10(h) – Height Requirements~~
  - ~~Provide maximum height of structures permitted in Development Text and on Plan. Note that if this height exceeds 35-feet, then increased front and rear yard setbacks will be required pursuant to 1255.10(h)(1) and 1255.10(h)(2).~~

~~1255.17 – Contents of Zoning Amendment Application with Preliminary Development Plan~~

- ~~1255.17(a)(3)(C): A regional context map; indicating the proposed site and all areas within 2,000 feet in all directions; showing the basics of the proposed layout of the proposed project and property lines of the adjacent areas on a drawing of 11 inches X 17 inches in size.~~
- ~~1255.17(a)(3)(D):~~
- ~~1255.17(a)(3)(E): A map of existing conditions and features drawn to scale, with accurate boundaries of the entire project and north arrow, including:~~
  - ~~1255.17(a)(3)(E)(1): Boundaries of the area proposed for development, dimensions and total acreage~~
    - ~~Need dimensions, site statistics table.~~

- ~~1255.17(a)(3)(E)(3): Identification of any existing buildings or structures to be removed or demolished.~~
- ~~1255.17(a)(3)(E)(4): Existing zoning district boundaries and jurisdictional boundaries.~~
- ~~1255.17(a)(3)(E)(5): Existing utility systems and providers.~~
    - ~~Locations/dimensions of existing utility systems on plan.~~
- ~~1255.17(a)(3)(E)(6): The location of existing topography showing contour lines at vertical intervals of not more than 5 feet, highlighting ridges, rock outcroppings and other significant topographical features and identifying any areas with slopes over 5%.~~
    - ~~Need interval dimensions for contour lines that are shown.~~
- ~~1255.17(a)(3)(E)(7): Locations of all wooded areas, tree lines, hedgerows, and a *description of significant existing vegetation by type of species, health and quality.*~~
    - ~~Divergence requested to have property owner conduct tree survey at time of construction.~~

- ~~1255.17(a)(3)(F): Preliminary Development plan shall include:~~
    - ~~1255.17(a)(3)(F)(1): The proposed location, use and size of sub-areas of residential, retail, office, industrial uses, community facilities, parks, playgrounds, school sites and other public areas and open spaces with the *suggested ownership and maintenance provisions of such areas, and their related parking areas and access points.*~~
        - ~~Needs to be mentioned on Plan, in Development Text and Covenants.~~
        - ~~A playground in Reserve C was mentioned at some point, need some details on that.~~
    - ~~1255.17(a)(3)(F)(3): Any proposed off-site improvements and/or utility lines/extensions needed to serve the site.~~
        - ~~Going to need to know where the utilities will be coming from into the site, general idea of where they will be within the site. Easements? Will the water lines run with the private roads?~~
    - ~~1255.17(a)(3)(F)(6): Natural features to be altered or impacted by the development and areas where new landscaping will be installed, etc.~~
        - ~~Need landscaping plans~~
    - ~~1255.17(a)(3)(F)(7): A summary table showing total acres of the proposed development; the number of acres devoted to each type of land use, including streets and common areas; the number of dwelling units by type and density for each residential use area and the building height(s)~~
        - ~~Site Statistics Table~~
    - ~~1255.17(a)(3)(F)(8): The provision of water, sanitary sewer.~~
        - ~~Utility Correspondence only states that SWLCWSD will serve the site in the future. No plan for where utilities will enter the site, need to know general locations where these will be located as mentioned above.~~
    - ~~1255.17(a)(3)(F)(11): Included with the site plan shall be the proposed location and proposed character of all signs for the entire development (sign master plans are encouraged).~~
        - ~~No signage or standards identified~~
    - ~~1255.17(a)(3)(F)(12): A letter of communication from the appropriate school district regarding any residential development included in the Planned Development District, added to Development Text.~~

- ~~1255.17(a)(3)(F)(13): Space for signatures of the applicant and the Chair of the Planning and Zoning Commission, and for the dates of Planning and Zoning Commission and City Council approvals.~~

- 1255.17(a)(3)(G): Development Standards Text
  - ~~1255.17(a)(3)(G)(1): Architectural drawings demonstrating the prototypical design of the proposed buildings, to demonstrate the exterior design, character, and general elements in sufficient detail to indicate the proposed visual character of the development.~~
  - ~~1255.17(a)(3)(G)(2): Including signature and date lines for the applicant, certifying the text~~
  - ~~1225.17(a)(3)(G)(3): Dimensions and or acreages illustrated on the development plan shall be described in the development standards text.~~
  - ~~1255.17(a)(3)(G)(4): Any provisions that depart from applicable standards set forth in the City of Pataskala Zoning Code addressing signage, landscaping, appearance and parking will be described and justified.~~
    - ~~See Staff Report for list of divergences.~~

From: Alan Haines
To: Jack Kuntzman
Subject: RE: Pataskala PZC Review Memo for 06-01-2022
Date: Tuesday, May 24, 2022 4:20:20 PM

Jack,

Good afternoon. My comments regarding the applications at the subject meeting are as follows:

1. ZON-21-005
    a. My previous comments have been acknowledged and addressed appropriately. Any remaining items can be worked out during engineering plan review.
2. FP-22-003
    a. My previous comments have been acknowledged and addressed appropriately. Any remaining items can be worked out during engineering plan review.

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, May 11, 2022 1:55 PM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; kperkins@laca.org; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 06-01-2022

Good Afternoon Everyone,

You are receiving this email because one or more of the Applications submitted for the **July 1, 2022** Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

ZON-21-005 (REVISED PLANS): Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Scott Morris, CJ Gilcher, Alan Haines.

From:	Scott Haines
To:	Jack Kuntzman; Felix Dellibovi; Jim Roberts; Bruce Brooks; Doug White; Philip Wagner; kperkins@laca.org; Chris Sharrock; Alan Haines
Cc:	Scott Fulton; Lisa Paxton
Subject:	RE: Pataskala PZC Review Memo for 06-01-2022
Date:	Monday, May 23, 2022 9:10:09 AM

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Jack

Verdantas has reviewed the PZC Applications and offer the following comments:

1. **ZON-21-005**
    a. The minimum Center line radius is 150' per 1117.10. The first radius off Hollow Road does not meet these criteria.
    b. The Center Line angle does not meet the preferred recommend 90-degree angle per 1117.10. This criteria needs to be meet or the reasoning for not meeting provided.
    c. Comments from the Public Service Director from November still apply.
2. **FP-22-003**
    a. All engineering elated comments have been addressed.

Thank You

Scott R. Haines, PE,CPESC
Senior Project Manager
O. 740.344.5451 | D. 740.224.0839
59 Grant Street, Newark, Ohio 43055

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, May 11, 2022 1:55 PM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; kperkins@laca.org; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 06-01-2022

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon Everyone,

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.westlicking fire.org

May 19, 2022
Subject: Plan review / Meadows at Highland

Jack,
The West Licking Fire District has reviewed the plans for the Meadows at Highland and we have the following comments.

1) All streets that are 28' or less in width shall have "NO PARKING" signs posted on the fire hydrant side of the street.
2) All cul-de-sacs shall have a minimum of 96' of unobstructed paved drivable surface, posted with signs that states "NO PARKING".
3) Sheet 6: per the Fire Districts regulations section K note d: because Apricot Court is longer than 150', a hydrant shall be installed at the end of the cul-de-sac.
4) Per the Fire Districts regulations section K note h: where there are more than 2 hydrants on a water main, the water main shall be an 8" minimum in size.
5) The Fire Districts permit application shall be filled out and permit fee paid in full prior to the start of construction.

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

The Meadows at Highland
Rezoning & Preliminary Development Plan Application

May 10, 2022

Current Property Owners:
AV Investment LLC
656 Dark Star Ave.
Columbus, OH 43230

Jurisdiction:
City of Pataskala, Licking County

Parcel Number:
631-141936-00.000

Site Address:
10391 Hollow Road SW
Pataskala, Ohio 43062

Property Area:
159.45 acres

Applicant / Author:
Joe Clase, AICP
Plan 4 Land, LLC
1 South Harrison Street
P.O. Box 306
Ashley, Ohio 43003
(833) 752-6452 phone
joe@plan4land.net
www.plan4land.net

Existing Zoning District:
Agriculture (AG)

Proposed Zoning District:
Planned Development District (PDD)

Proposed Development:
32 single-family residential lots

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

PRELIMINARY PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information		
Address: **10391 Hollow Road SW, Pataskala, Ohio 43062**		
Parcel Number: **631-141936-00.000**		
Zoning: **Agriculture (AG)**	Acres: **160**	
Water Supply:		
☐ City of Pataskala	☑ South West Licking	☐ On Site
Wastewater Treatment:		
☐ City of Pataskala	☐ South West Licking	☑ On Site

Staff Use
Application Number:
Fee:
Filing Date:
Hearing Date:

Applicant Information		
Name: **Plan 4 Land, LLC - Joe Clase, AICP**		
Address: **1 South Harrison Street, P.O. Box 306**		
City: **Ashley**	State: **Ohio**	Zip: **43003**
Phone: **(833) 752-6452**	Email: **joe@plan4land.net**	

Documents
☑ Application
☑ Fee
☑ Preliminary Plan
☑ Supplementary Info
☑ Deed
☑ Address List
☑ Area Map

Owner Information		
Name: **KEG Highlands Golf LLC**		
Address: **2700 McKinley Ave., Suite 204**		
City: **Columbus**	State: **Ohio**	Zip: **43204**
Phone:	Email:	

Preliminary Plan Information
Describe the Project: **Proposed rezoning to PDD to allow for cluster designed residential neighborhood with**
twenty-four up to (24) single-family lots on private roadway(s) with at least 50% dedicated open space.
Additional details attached.

Documents to Submit

Preliminary Plan Application: Submit 14 copies of the preliminary plan application.

Preliminary Plan: Submit 14 copies of a preliminary plan 24 x 36 inches in size containing the following:

a) Proposed name of the subdivision
b) Location by section, range, township or other official surveys
c) Names, addresses and phone numbers of the owner, subdivider, an Ohio Registered Professional Engineer who prepared the plan, or Registered Surveyor who prepared the plan, and the appropriate registration numbers and seals of each.
d) Date of survey.
e) Scale of the plan, not less than 100 feet to the inch, and north arrow.
f) Boundaries of the subdivision, its acreage, and deed book and page number of lands within the proposed subdivision.
g) Names of adjacent subdivisions, owners of adjoin parcels of unsubdivided land, and the location of their boundary lines.
h) Locations, widths, and names of existing streets, railroad rights of way, easements, parks, permanent buildings, corporation and township lines, location of wooded areas and any other significant topographic and natural features within and adjacent to the plan for a minimum distance of 200 feet.
i) Zoning classification of the tract and adjoining properties and a description of the proposed zoning changes, if any.
j) Existing contours at an interval of not greater than two (2) feet if the slope of the ground is 15 percent or less, and not greater than five (5) feet where the slope is more than 15 percent.
k) Existing storm and sanitary sewers, water lines, culverts, and other public utilities underground structures, and power transmission poles and lines, within and adjacent to the tract.
l) Location, names and widths of typical cross section and right of way width of proposed streets and easements.
m) Building setback lines with dimensions.
n) Location and dimensions of all proposed public and private utilities, water, wastewater, storm drain lines, detention and/or retention facilities showing their locations and connections with existing system.
o) Layout, lot number of and approximate dimensions of each lot. When a lot is located on a curved street, or when side lot lines are not at 90 degree angles, the width of the building line shall be shown.
p) Parcels of land in acres and/or parts of acres to be preserved for public use, or to be reserved by covenant for residents of the subdivision.
q) The location and width of sidewalks and spacing of street lighting.
r) A vicinity map at a scale of not less than 2,000 feet to the inch shall show all existing subdivisions, roads, tract lines, nearest existing thoroughfares and the most advantageous connections between roads in the proposed subdivision and those of the neighboring area.

Supplementary Information: Submit 14 copies of a site plan to scale of the subject property indicating the following:

a) Statement of proposed use of all lots, giving types number of dwelling units and any type of business or industry.
b) Location and approximate dimensions of all existing buildings.
c) For commercial and industrial development, the location, dimensions, approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development and storm drainage detention of retention facilities.
d) Description of the proposed covenants and restrictions.
e) The extension or improvements of, including any oversize requirements to the City Central Water and Wastewater Treatment Systems that may be required by the City, to be constructed by the Subdivider at the Subdivider's expense, and according to all City ordinances. (See Section 1113.14)
f) *Calculations which develop the water and sanitary sewer demand rates for the subdivision.*

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

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. 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 preliminary plan request.

Applicant:	Date:
Owner:	Date:

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Project Team

Property Owner / Developer
AV Investment LLC, Adam Bdoyan
656 Dark Star Ave., Columbus, OH 43230
(646) 346-9521

Site Planner
Plan 4 Land, LLC, Joe Clase, AICP
1 South Harrison Street, P.O. Box 306,
Ashley, Ohio 43003
(740) 413-4084, http://www.plan4land.net

Civil Engineer
Brack Engineering, Nathan Harrington, PE
5659 Greystone Lane, Hilliard, Ohio 43026
(614) 506-3662

Traffic Engineer
Carpenter Marty Transportation, Gina Balsamo, PE
6612 Singletree Drive, Columbus, Ohio 43229
(614) 656-2424, http://www.cmtran.com/

Surveyor
Blue Church Surveying, Steven Newell, PS
5654 Township Road 211, Marengo, Ohio 43334
(419) 508-0951

Soil Scientist
Smart Services, Mitchel R. Strain, CPSS
(740) 345-4700, http://smartservices-inc.com/

P&Z Commission Approval

_____
Planning and Zoning Commission, Chair

_____
Date

Attest:

_____
Signature

_____
Printed Name

City Council Approval

_____
City Council, President

_____
Date

Attest:

_____
Signature

_____
Printed Name

Owner Certification

In accordance with the City of Pataskala Subdivision Regulations and Zoning Ordinance, the undersigned owner, Adam Bdoyan, managing member of AV Investment LLC, hereby certifies that the attached plans correctly represent the planned development, The Meadows at Highland, a subdivision of lots 1 to 32, inclusive, and does hereby accept the plans of same and dedicate to public (private) use as such all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of Pataskala, Ohio, for the benefit of himself and all other and subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof _____ day of 20_____.

Witness _____ Signed _____

STATE OF OHIO
CITY OF PATASKALA, OHIO

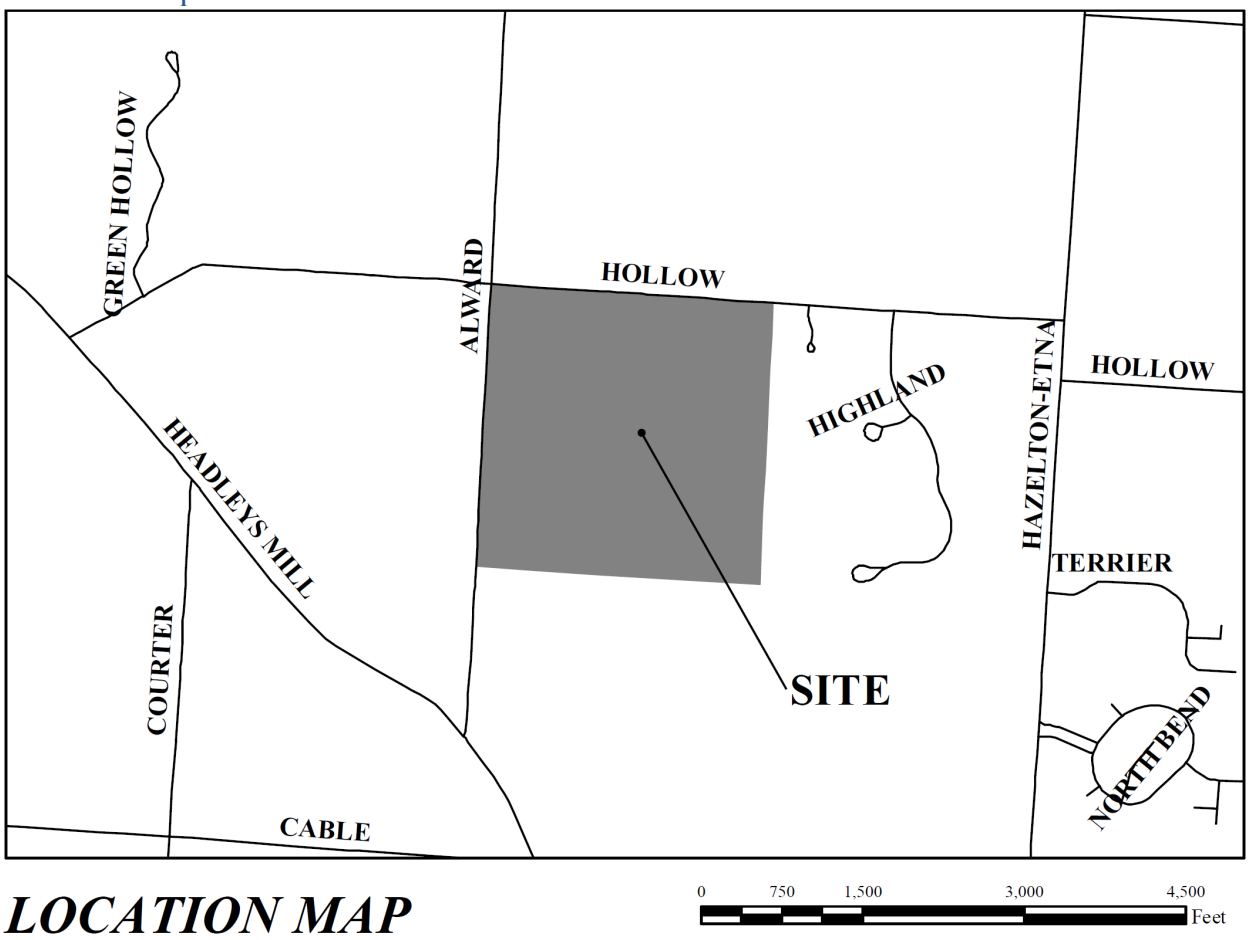
Before me a Notary Public in and for said City personally came Adam Bdoyan who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 20_____.

By _____

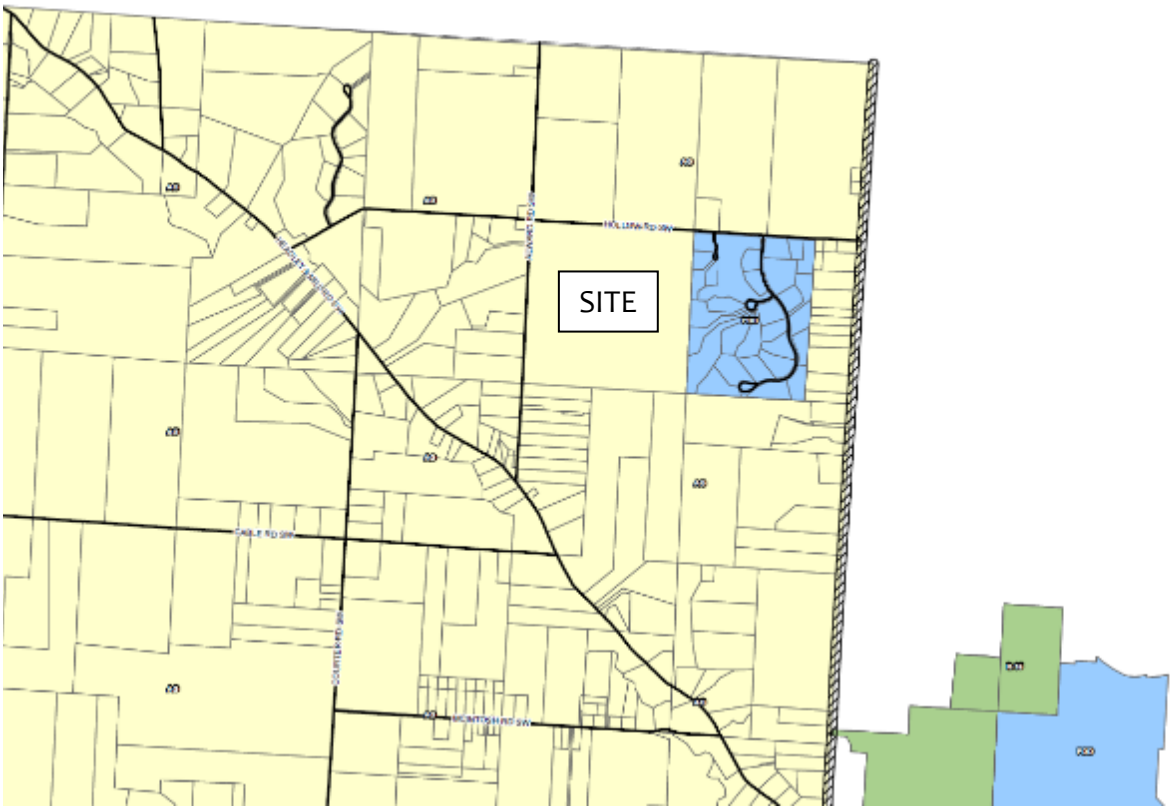
Property Information

Location Map



LOCATION MAP

Zoning Map



Aerial Map

Legal Description

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

Known and described as Lot Number Nine (9) in the First Quarter of the First Township in the Fifteenth (15) Range of the United States Military Lands; containing 160 acres, more or less, subject to all legal highways.

Property Address: 10391 Hollow Road, Pataskala, OH 43062
Property Area: 159.45 acres (per January 2022 survey by Steven Newell, P.S.)
Parcel Number: 063-141936-00.000

Floodplain Information

Floodplain: The site is located in Zone X (Area of Minimal Flood Hazard) on FIRM Panel No. 39089C02641 dated 5/2/2007.

Survey & Easement Reference

All existing permanent and temporary structures are shown on the Existing Conditions Plan on pages 3 and 4 of the preliminary development plan. There are no known burial grounds and other areas of archeological significance within and adjacent to the Major Subdivision for a minimum distance of 200 feet. The NWI wetlands, watercourses and waterbodies are included per Ohio GIS data. All naturally occurring water features include at least a minimum 25-foot no-build buffer as measured from the edge of the water feature and are included within dedicated open space or will otherwise be platted as no-build zones. See the development plan. All existing easements are subject to revocation or relocation. All lots will have a minimum five (5) foot easement along the property line of the side and rear yards, if determined to be necessary by the City Administrator or their designee. Easements are depicted on the plans to demonstrate compliance.

Development Restrictions

The following zoning text shall apply to the Meadows at Highland as the approved Planned Development District (PDD) restrictions. This text indicates clarification, divergence, or additional restrictions related to the development and maintenance of the Meadows at Highland subdivision. Unless specifically contradicted or modified herein, the provisions of the Zoning Resolution shall control this development.

Zoning Designation

In accordance with Section 1255.08, the official designation of the proposed zoning shall be Planned Residential Development (PRD). Per the city regulations all permitted, conditional, accessory, incidental and common area uses for the development, including whether or not those uses are confined to subareas of the development, shall be described and listed in the development text. Subareas shall be shown on the submitted Development Plan Drawings. Planned Residential Districts shall have a minimum of 60% of developable area devoted to residential uses.

Project Area

In compliance with Section 1255.09, the proposed site is approximately 160 acres in area.

Permitted Uses

One (1) Single Family Residential House shall be permitted individually on Lots 1-32.

The reserves shall contain no structural improvements beyond walking trails, recreational uses, the well house and maintenance building that are identified to be retained on the development plan. The maintenance facility may contain offices and warehouse space for the sole use of the developer, during the duration of construction and subsequently for use by the homeowners' association to maintain the grounds and service the residential neighborhood. If it is ever removed, a structure of the same or similar size 40' x 60' can be reconstructed in the same location and for the same use.

Recreational uses shall be permitted in the labled portion of Reserve B and within Reserve C as long as they meet a 20' setback from all roadway easements and property lines. Such recreational uses may include playground(s), sport court(s), fitness equipment and other similar structures as permitted by the homeowners' association.

Conditional Uses

Any conditional uses permitted by the City of Pataskala Zoning Resolution for this property may be considered for approval by the City without limitation, but only after a recommendation for approval was issued by the homeowners' association.

Minimum Lot Frontage

150'

Building Setbacks

80’ front setback from right-of-way and access easement (or at point of 150’ lot width), 30’ side setback, 30’ rear setback.

Minimum Square Footage

All residential homes shall be a minimum of 2,500 sq. ft. of living area.

Permitted Density

The overall development shall not exceed thirty-two residential lots at a gross density of 0.20 units per gross acre. This includes a density bonus in accordance with Section 1255.10(a)(2) which provides for an increased permitted density if additional costs are associated with community amenities, additional open pace, enhanced, landscaping and other best management practices for planning and construction of the development.

Signage

The existing monument sign at the entrance may be retained in its current location with a new signage blade identifying the community by name of up to four (4) feet in height by up to eight (8) feet in width that will be limited to two colors and contain a single font style of no more than two font sizes, with type at least 6” in height. The following is for illustration purposes only.

If the neighborhood identification sign is removed or replaced by more than half of it’s structural components at any point in the future, a new monument sign can be installed at least 10 feet outside of the road right-of-way and will be constructed of 2’ masonry columns, no more than six (6) feet tall with a signage blade as described above.

Dedicated Open Space

In accordance with the development plan, a total 76.46 acres of the property is being preserved in reserve lots with permanent open space, in excess of the requirements of Section 1255.10(b)(1). The following are descriptions of the proposed reserve lots:

1. Reserve A = 30.98 acres;
2. Reserve B = 43.68 acres, containing 1.30 acres for potential active recreation; and
3. Reserve C = 1.80 acres for potential active recreation.

All areas outside of wooded areas and water impoundments will be grassed and regularly mowed and maintained. Though, some no-mow areas may be maintained with less frequent mowing at the discretion of the homeowners' association, if they are within wooded areas or more than 50 feet from residential structures and roadways. The homeowners' association shall be responsible for ensuring noxious weeds are controlled so as to not spread to neighboring properties.

Existing trails that are labeled to be retained on the development plan, shall be maintained in compliance with the American's with Disabilities Act, to permit all ages of users. A path of no less than five (5) feet shall be regularly mowed at the edge of all trails to allow for safe usage and regular maintenance. All trails identified to remain on the development plan shall be at least eight (8) feet wide paved trails. Any new trails shall also be at least eight (8) feet wide paved trails.

Tree Survey & Preservation Zones

Existing trees have been monumented within the areas proposed for improvement by the developer, including tree diameter. Additional trees were monumented from the current aerial photograph for reference purposes. The depicted Reserve A, B and C shall be platted as preservation zones, in accordance with §1283.01(B) of the City of Pataskala Zoning Ordinance.

Tree Replacement

Each lot owner shall be responsible to plant at least three (3) trees within their lot or the reserve areas prior to occupancy of their residential unit. Any tree planted shall be of a size and species of tree approved by the City of Pataskala (per §1283.06). The following species are encouraged: White Spruce (Picea glauca) and Red Pine (Pinus resinoso).

Environmental Plan

The following is is summarizing the requirements of §1283.01(A)).

Description of the general nature of the proposed action/development

The site contains a significant number of mature trees that are to be preserved. Street trees and screening are proposed to minimize the impact on neighboring development as presented. Open space areas are to be preserved as open space with retention of existing vegetation. A tree survey will be presented by individual lot owners at the time of permit and tree replacement regulations will be enforced against any tree removal.

Description of the existing environmental features on the property including wetlands, ravines, flood plains, streams, lakes, ponds, and steep slopes (areas with an average slope of greater than 35%)

Smart services examined the site and found that no wetlands, ravines, flood plains or streams were being directly impacted by the proposed development. All lakes, ponds and slopes greater than 35% will be preserved in the open space reserves.

Description of the potential environmental impact of the action/development

The proposed development will internalize any environmental impacts of development by preserving a greenbelt where water will be detained prior to release from the site to help ensure the development preserves and potentially improves offsite drainage and environmental conditions.

Description of the alternatives and other proposed actions to avoid, minimize, and mitigate any potential short-term or long-term impacts on the existing environmental conditions.

The project was evaluated against large lot development which is permitted through the Agricultural district and this proposal appears to limit environmental impacts by preserving critical resources in common ownership where they can be regulated through a homeowners' association.

Impact Statement

The following is submitted in accordance with §1283.01(B).

Conservation Development is a dedicated proponent of responsible real estate development and land use, committed to maximizing the quality of the built environment while minimizing or eliminating negative impact to the natural environment. As a regenerative approach to preserving open space, this project will preserve critical natural resources and promote housing on portions of the property where it is more suitable.

Mitigation Statement

The following is submitted in accordance with §1283.01(C).

Mitigation of environmental impacts as a result of the development will be addressed through minimized grading and clearing of existing trees. The tree survey indicated 54 trees will need to be removed to facilitate this development including 30 trees that are 8" to 15" in diameter and 24 trees that are 15" or greater in dimeter. In accordance with the tree replacement policy depicted herein trees will be planted at appropriate locations around the perimeter of the site after grading is complete and individual lot owners will be responsible for planting trees in accordance with the requirements herein. Trees will be evaluated for replacement value and any trees that are not planted on-site may be subject to a fee-in-lieu of planting in accordance with the City of Pataskala Zoning Ordinance. A 4' to 6' high berm will be included in perimeter screening where practical when landscaping is depicted to supplement existing vegetation on the development plan.

Phasing

None

Proposed Drive Names

The main drive be called "Highland Meadows Drive" and the three smaller dead-end drives will be named the following, unless otherwise agreed with the Planning Commission or City Council:

1. Apricot Court
2. Brandy Court
3. Copper Court

Private Drive Construction Specifications

All private drives will be required to be paved in accordance with specifications of the development plan and at the discretion of the City of Pataskala Public Works Director at the specified width at the surface, being 20 feet wide. The drives shall be designed with sufficient base to sustain an 80,000 lb. load and any additional requirements put in place through the approval process.

Architectural Standards

The covenants of this development will incorporate the architectural design guidelines similar to Highland Estates development (located east of this project) and ensure compliance with the Residential Appearance Standards of Chapter 1296 of the Pataskala Code along with general compliance with the city ordinances. The minimum finished floor area of each home will be 1,800 square feet, or 1,600 square feet, with a finished basement of at least 800 square feet. All garages must be side or rear load. Façade appearance will be limited to brick, stone and stucco. Blank facades will be accented with differential roof pitches, materials and windows.

The following photographs are representative of the character proposed with this development:

List of Divergences from Zoning Resolution

The following divergences are being requested:

1113.07(j) - TRAFFIC IMPACT STUDY

1117.05 - STREET DESIGN STANDARDS FOR CUL-DE-SACS AND ALL LOCAL STREETS

1117.09(a) (TABLE 3) - INTERSECTION DESIGN STANDARDS

1117.10(a) - PERMANENT DEAD-END STREETS

1117.15 - PUBLIC SIDEWALKS

1117.17(c) - EACH LOT SHALL FRONT A PUBLIC THOROUGHFARE.

1117.17(f) - NO LOT SHALL HAVE AN AVERAGE DEPTH WHICH IS MORE THAN THREE (3) TIMES ITS AVERAGE WIDTH.

1121.15 - STREET AND WALKWAY LIGHTING (WITHIN DEVELOPMENT)

1121.16 - STREET TREES

1255.10(b)(1) - NO MORE THAN 10% OF OPEN SPACE REQUIREMENT MAY BE COMPRISED OF ACREAGE DESIGNED FOR STORM WATER DETENTION, RETENTION OR WATER QUALITY STRUCTURES.

1255.18(g)(16) - TREE PRESERVATION, TREE SURVEY, TREE REPLACEMENT.

1283.07(c) - LANDSCAPE STANDARDS FOR DEVELOPMENTS WITH FRONTAGE ON PUBLIC RIGHTS-OF-WAY.

While not a specific divergence, the applicant is seeking permission to transfer up to one (1) acre to adjoining owners prior to platting to resolve encroachment issues with some neighbors. The purchase of any such property will be subject to the same terms and conditions of the preserved open space and will include a deed restriction indicating it is not to contain buildings, fences or other enclosures.

The collective list of variances are justified with this proposal, due to the following rationale:

1. The project will unitize private roads;
2. A emergency entrance is being proposed off Alward Road NW;
3. The developer is extending water main along Hollow Road SW to serve this property and make it more accessible for neighbors;
4. A traffic memorandum was presented with projected trips per day that do not warrant a traffic study.
5. The committed open space is in excess of the required open space by over 40%; and
6. Due to the cumulative nature of the development commitments made with this plan.

Utility Feasibility

The SW Licking Water District has a contract to provide public water to this area. The site is currently served by the City of Pataskala through a limited-service line. The developer is working with SW Licking District to identify a plan for extending water service and will commit to working out a solution with them to service this site. The plans depict a 6” diameter water line extension along Hollow Road that is proposed at the developer’s expense.

Location of proposed water service is shown on the plan along with probable septic treatment system locations. All new utilities shall be located underground.

Soil evaluation was completed on February 15, 2022 and supplementary on April 28, 2022, by Smart Services, to evaluation soil feasibility for onsite treatment. Each lot was evaluated to ensure adequate area for at least a four (4) bedroom single-family home. Plans are being simultaneously submitted to Licking County Health Department to seek their approval.

The demand for water can be calculated at 120 gallons per day per bedroom. With an average household size of four bedrooms per unit, the demand for water and septic treatment areas would be 480 gallons per day per residential unit with an additional 140 gallons based on two employees utilizing the maintenance building at a total demand of 15,500 gallons per day.

According to the Public Utilities Commission of Ohio Licking Rural Electrification supplies electric service and UTO dba CenturyLink provides telecom services, which are both available along the frontage of Hollow Road (source PUCO, 2021)

Attachments

1. Preliminary Development Plan (11 pages)
2. Current Deed (2 pages)
3. Address List & Perimeter Map (4 pages)
4. Regional Context Map (1 pages)
5. Traffic Memo (11 pages)
6. Soil Evaluation Report (75 pages)
7. Draft Code of Regulations (9 pages)
8. Draft Deed Restrictions (24 pages)

PRELIMINARY DEVELOPMENT PLAN
FOR
THE MEADOWS AT HIGHLANDS

LOCATED IN:
TOWNSHIP 1 NORTH, RANGE 15 WEST, QUARTER 1
CITY OF PATASKALA, LICKING COUNTY, STATE OF OHIO

SITE STATISTICS TABLE

SITE ADDRESS:	SE CORNER OF HOLLOW ROAD SW & ALWARD RD SW, PATASKALA OHIO 43062
PARCEL:	PID: 631-141936-00.000
CURRENT ZONING:	AG - AGRICULTURE
PROPOSED ZONING:	PDD - PLANNED DEVELOPMENT DISTRICT

PROPERTY DESCRIPTION

ORIGINAL AREA:	159.45 AC.	
PROPOSED 30' PUBLIC RIGHT OF WAY DEDICATION (ALONG HOLLOW AND ALWARD ROAD	3.61 AC.	
PROPERTY AREA EXCLUDING PROPOSED ROW:	155.84 AC.	
AREA OF EXISTING WET POND:	5.60 AC.	10% ACREAGE COUNTED TOWARDS OPEN SPACE (5.60*0.1 = 0.56). (EXCLUDE 5.04 AC. FROM OPEN SPACE)
ESTIMATED AREA OF PROPOSED DRY PONDS:	3.60 AC.	*DIVERGANCE REQUESTED* TOTAL ACREAGE COUNTED TOWARDS OPEN SPACE
RESERVE AREA A:	31.32 AC.	TOTAL RESERVE AREA = 76.80 AC.
RESERVE AREA B:	43.68 AC.	
RESERVE AREA C:	1.80 AC.	
TOTAL OPEN SPACE PROVIDED:	71.76 AC. (76.80-5.04=71.76)	46% OPEN SPACE PROVIDED (71.76/155.84=0.46)
PROPOSED NUMBER OF SINGLE FAMILY LOTS:	32	
TOTAL AREA OF ALL LOTS:	79.04 AC.	
GROSS DENSITY	0.20	(32 / 159.45)
NET DENSITY	0.40	(32 / 79.04)

LOT SIZE:

MIN. LOT WIDTH	150 FEET
MIN. LOT DEPTH	200 FEET
MIN. LOT SIZE	2 ACRES

DWELLING SIZE:

MINIMUM BUILDING SIZE:	2,500 SQ.FT. MIN.
MAXIMUM BUILDING HEIGHT:	35'

SETBACKS:

BUILDINGS
FRONT: 80' FROM ACCESS EASEMENT LINE
REAR: 30'
SIDE: 30'

REFER TO DEVELOPMENT TEXT FOR DETAILED REQUIREMENTS AND SPECIFICATIONS

BENCHMARK INFORMATION

VERTICAL DATUM BASED ON NAVD 88.

PROJECT BM #1: MAG NAIL SET, NORTH SIDE OF POWER POLE
ELEVATION = 1200.489'
NORTHING = 742701.92
EASTING = 1916330.51

PROJECT BM #2: MAG NAIL SET, NORTH SIDE OF POWER POLE
ELEVATION = 1197.365'
NORTHING = 742685.83
EASTING = 1916536.83

FLOODPLAIN DATA

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED MAY 02, 2007), THE SUBJECT PARCELS LIE WITHIN ZONE "X", COMMUNITY PANEL NO. 39089C02641

DEVELOPMENT CONTACTS

PROPERTY OWNER/ DEVELOPER
AV INVESTMENTS LLC
656 DARK STAR AVE.
COLUMBUS, OHIO 43230
ADAM BDOYAN
PH: 646-346-9521

SITE PLANNER
PLAN 4 LAND LLC
1 SOUTH HARRISON ST. PO BOX 306 ASHLEY, OHIO 43003
JOE CLASE, AICP
PH: 740-413-4048

CIVIL ENGINEER
BRACK ENGINEERING LLC
5659 GREYSTONE LN
HILLIARD, OHIO 43026
NATHAN HARRINGTON, PE
PH: 614-506-3662

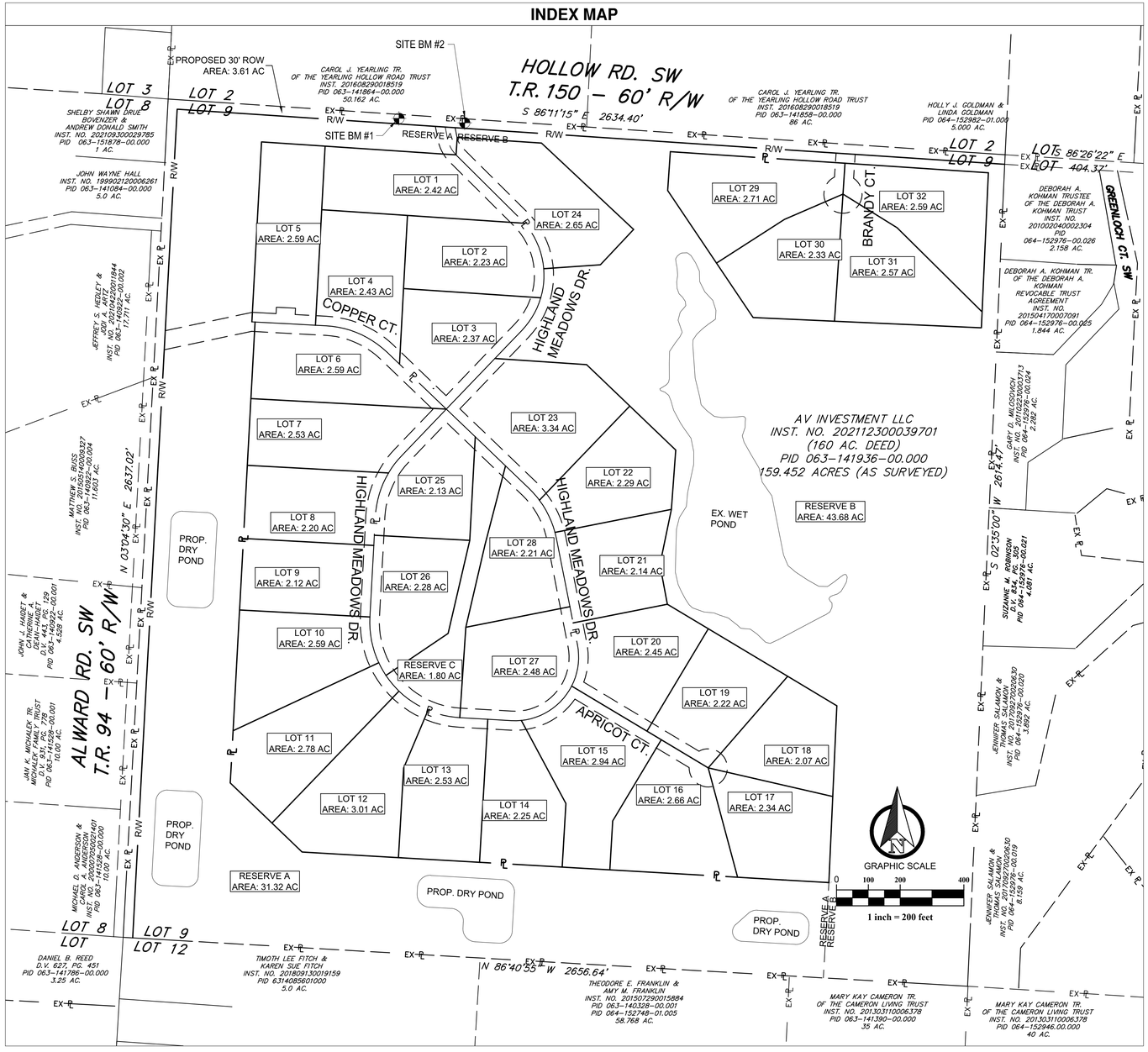
TRAFFIC ENGINEER
CARPENTER MARTY TRANSPORTATION
6612 SINGLETREE DRIVE
COLUMBUS, OH 43229
GINA BALSAMO, PE
PH: 614-656-2424

SURVEYOR
BLUE CHURCH SURVEYING
5654 TWP RD 211
MARENGO, OHIO 43334
STEVE NEWELL, PS
PH: 419-508-0951

SOIL SCIENTIST
SMART SERVICES INC.
88 W. CHURCH ST
NEWARK, OHIO 43055
MITCHEL STRAIN, CPSS
PH: 740-345-4700

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

INDEX MAP



LOCATION MAP SCALE: 1" = 2,000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	TYPICAL SECTIONS
3	EXISTING CONDITIONS PLAN - NORTH
4	EXISTING CONDITIONS PLAN - SOUTH
5	SITE PLAN - NORTH
6	SITE PLAN - SOUTH
7	GRADING & DRAINAGE PLAN - NORTH
8	GRADING & DRAINAGE PLAN - SOUTH
9	LANDSCAPING PLAN
10-11	SIGHT DISTANCE EXHIBIT

DIVERGENCES

1113.07(j) - TRAFFIC IMPACT STUDY

1117.05 - STREET DESIGN STANDARDS FOR CUL-DE-SACS AND ALL LOCAL STREETS

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1283.07(c) - LANDSCAPE STANDARDS FOR DEVELOPMENTS WITH FRONTAGE ON PUBLIC RIGHTS-OF-WAY.

SIGNATURES

CHAIRMAIN, PLANNING & ZONING COMMISSION, CITY OF PATASKALA	DATE
CITY ADMINISTRATOR, CITY OF PATASKALA	DATE
PLANNING DIRECTOR, CITY OF PATASKALA	DATE
PUBLIC SERVICE DIRECTOR, CITY OF PATASKALA	DATE
CITY ENGINEER, CITY OF PATASKALA	DATE
GENERAL MANAGER, SWLCWSD	DATE
LICKING COUNTY HEALTH DEPARTMENT	DATE

PLANS PREPARED FOR:
Plan 4 Land
1 SOUTH HARRISON STREET
PO BOX 306
ASHLEY, OHIO 43003
P 833.752.6452
PLAN4LAND.NET

PLANS PREPARED BY:
brack engineering
NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

TITLE SHEET

THE MEADOWS AT HIGHLAND
10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS NO.	DATE	DESCRIPTION

DATE: 05/07/2022
JOB NO.: 2022-03
DESIGN: NBH
CHECKED: NBH
SHEET NO.
1 / 11

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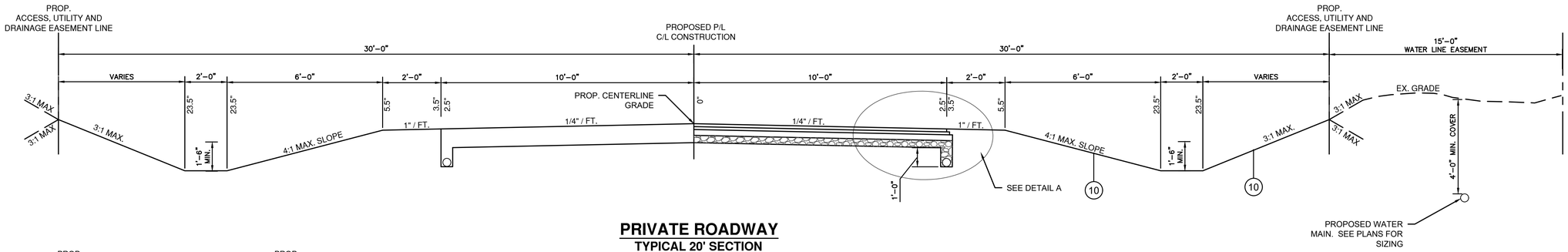
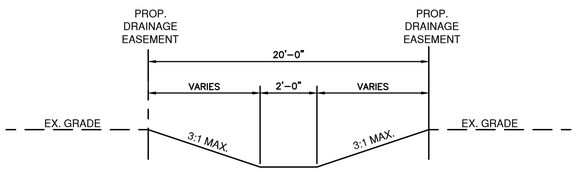
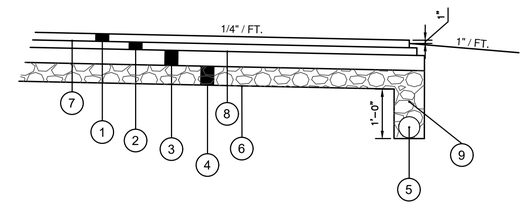


PRIVATE ROADWAY
TYPICAL 20' SECTION
(60' PRIVATE EASEMENT)
SCALE: N.T.S.



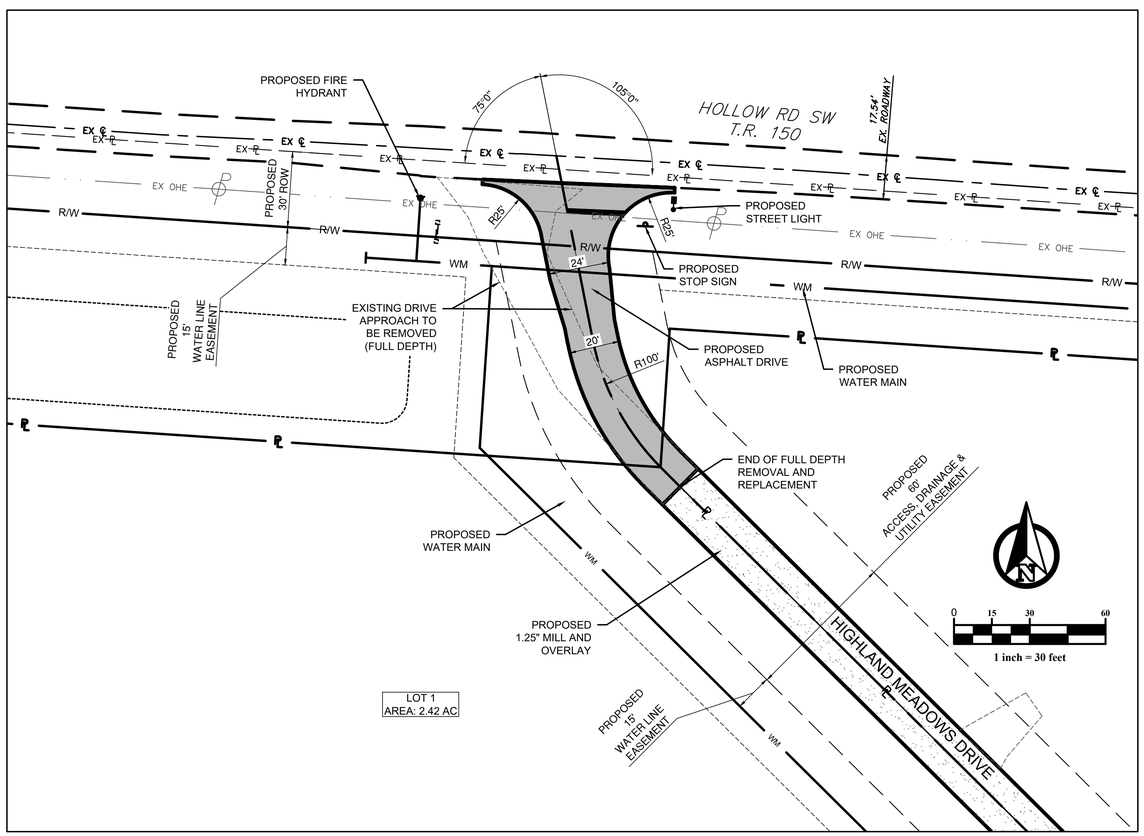
TYPICAL DITCH SECTION
SCALE: N.T.S.



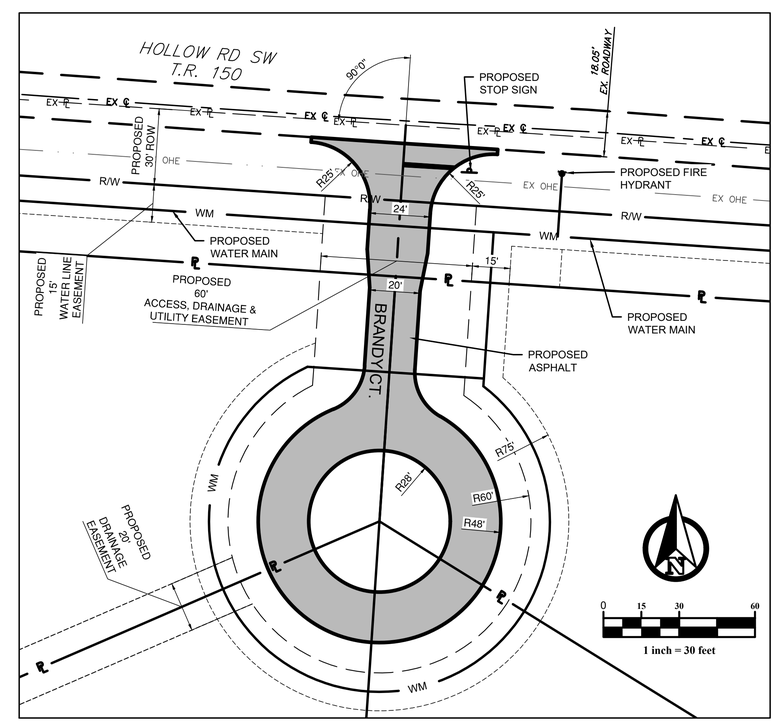
DETAIL A
SCALE: N.T.S.

CODED NOTES

1. 1-1/4" ASPHALT CONCRETE SURFACE COURSE, ITEM 404
2. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 402
3. 3.25" BITUMINOUS AGGREGATE BASE, ITEM 301
4. 6" CRUSHED AGGREGATE BASE, ITEM 304
5. 4" PIPE UNDERDRAIN, ITEM 605
6. COMPACTED SUBGRADE, ITEM 204
7. TACK COAT (0.05 GAL/SYD), ITEM 407
8. TACK COAT (0.075 GAL/SYD), ITEM 407
9. NO. 9 OR NO. 57 AGGREGATE
10. SEEDING AND MULCHING, ITEM 659



HOLLOW RD SW / HIGHLANDS MEADOW DRIVE INTERSECTION EXHIBIT
SCALE: 1" = 30'



HOLLOW RD SW / BRANDY COURT INTERSECTION EXHIBIT
SCALE: 1" = 30'

PLANS PREPARED FOR:

Plan 4 Land

1 SOUTH HARRISON STREET
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TYPICAL SECTIONS

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: 05/07/2022
JOB NO.: 2022-03
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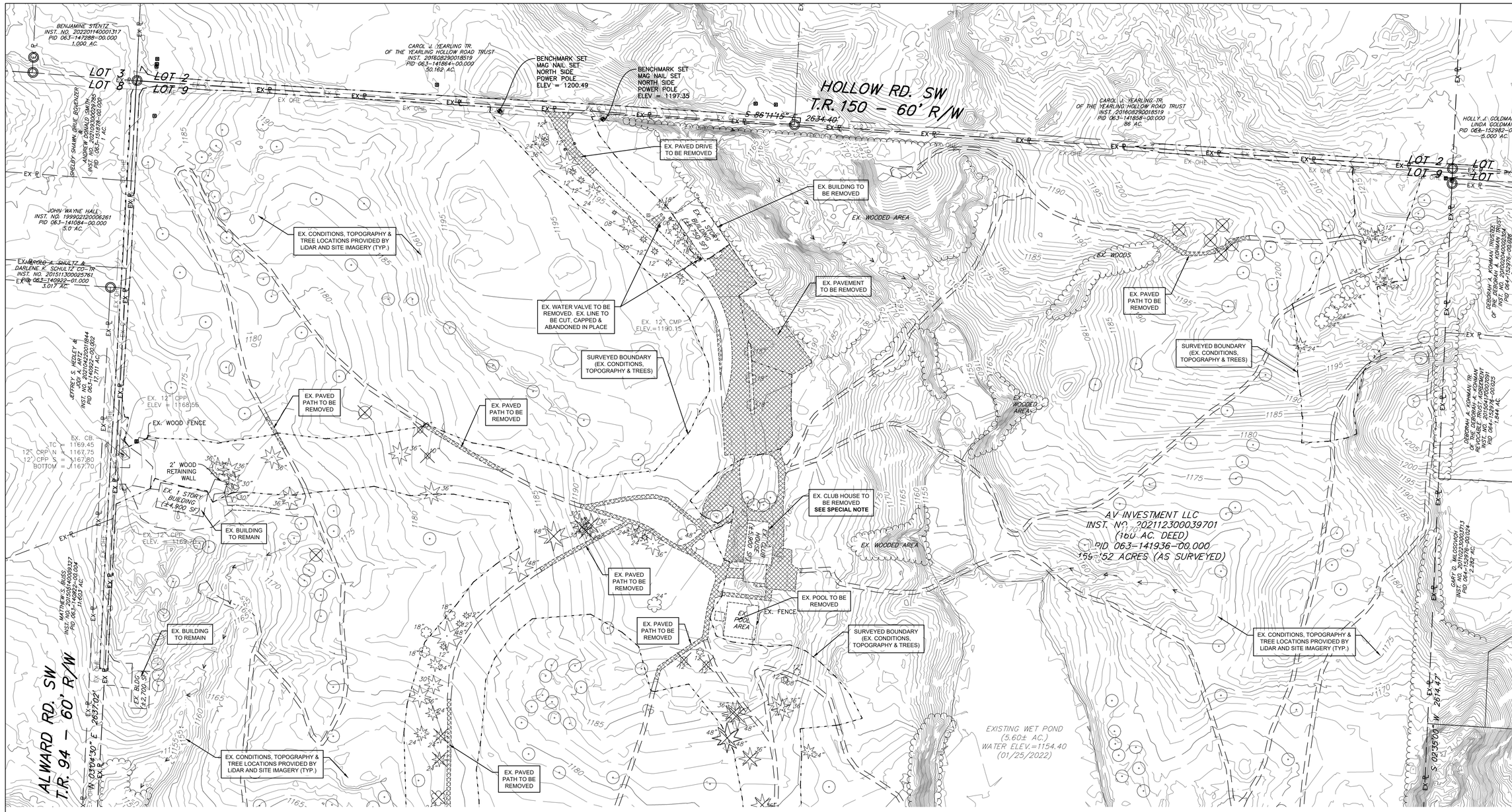
SHEET NO.
2 / 11



SPECIAL NOTE

LOCATION OF EXISTING WATER WELL UNKNOWN. CONTRACTOR TO FILED LOCATE AND REMOVED/ ABANDON PER LOCATE AND STATE REQUIREMENTS.

LOCATION OF EXISTING SEPTIC SYSTEM UNKNOWN. CONTRACTOR TO FILED LOCATE AND REMOVED/ ABANDON PER LOCATE AND STATE REQUIREMENTS.

EX. CONDITIONS LEGEND

	EXISTING TREE LINE
	EXISTING WATER COURSE
	EXISTING PAVEMENT LINE
	EXISTING PAVED CART PATH (WIDTH VARIES)
	BOUNDARY OF EX. CONDITIONS, TOPOGRAPHY AND TREE SURVEY
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING TREE PER SURVEY. SEE TREE REPLACEMENT PLAN FOR DETAILS
	EXISTING TREE PER IMAGERY (EXACT LOCATION, SIZE & TYPE UNKNOWN)
	EXISTING TREE TO BE REMOVED. SEE TREE REPLACEMENT PLAN FOR DETAILS

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLANS PREPARED FOR:

Plan 4 Land

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PLANS PREPARED BY:

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EX. CONDITIONS PLAN (NORTH)

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: 05/07/2022

JOB NO.: 2022-03

DESIGN: NBH

CHECKED: NBH

SHEET NO.

3 / 11

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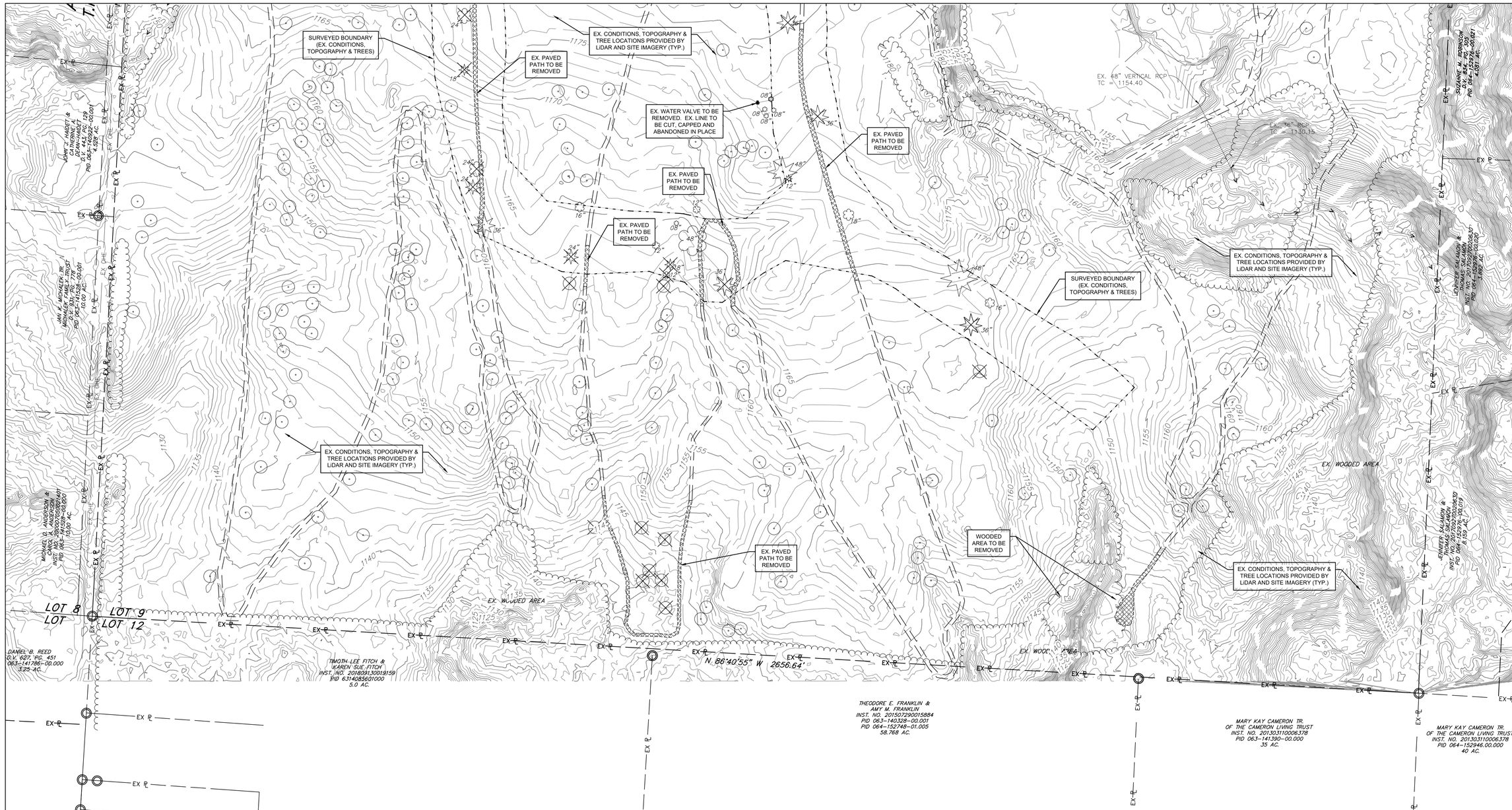

EX. CONDITIONS LEGEND

	EXISTING TREE LINE
	EXISTING WATER COURSE
	EXISTING PAVEMENT LINE
	EXISTING PAVED CART PATH (WIDTH VARIES)
	BOUNDARY OF EX. CONDITIONS, TOPOGRAPHY AND TREE SURVEY
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	EXISTING TREE PER IMAGERY (EXACT LOCATION, SIZE & TYPE UNKNOWN)
	EXISTING TREE TO BE REMOVED. SEE TREE REPLACEMENT PLAN FOR DETAILS

GRAPHIC SCALE

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1 inch = 100 feet

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P: 614.506.3662

EX. CONDITIONS PLAN (SOUTH)

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS NO.	DATE	DESCRIPTION

DATE: 05/07/2022

JOB NO.: 2022-03

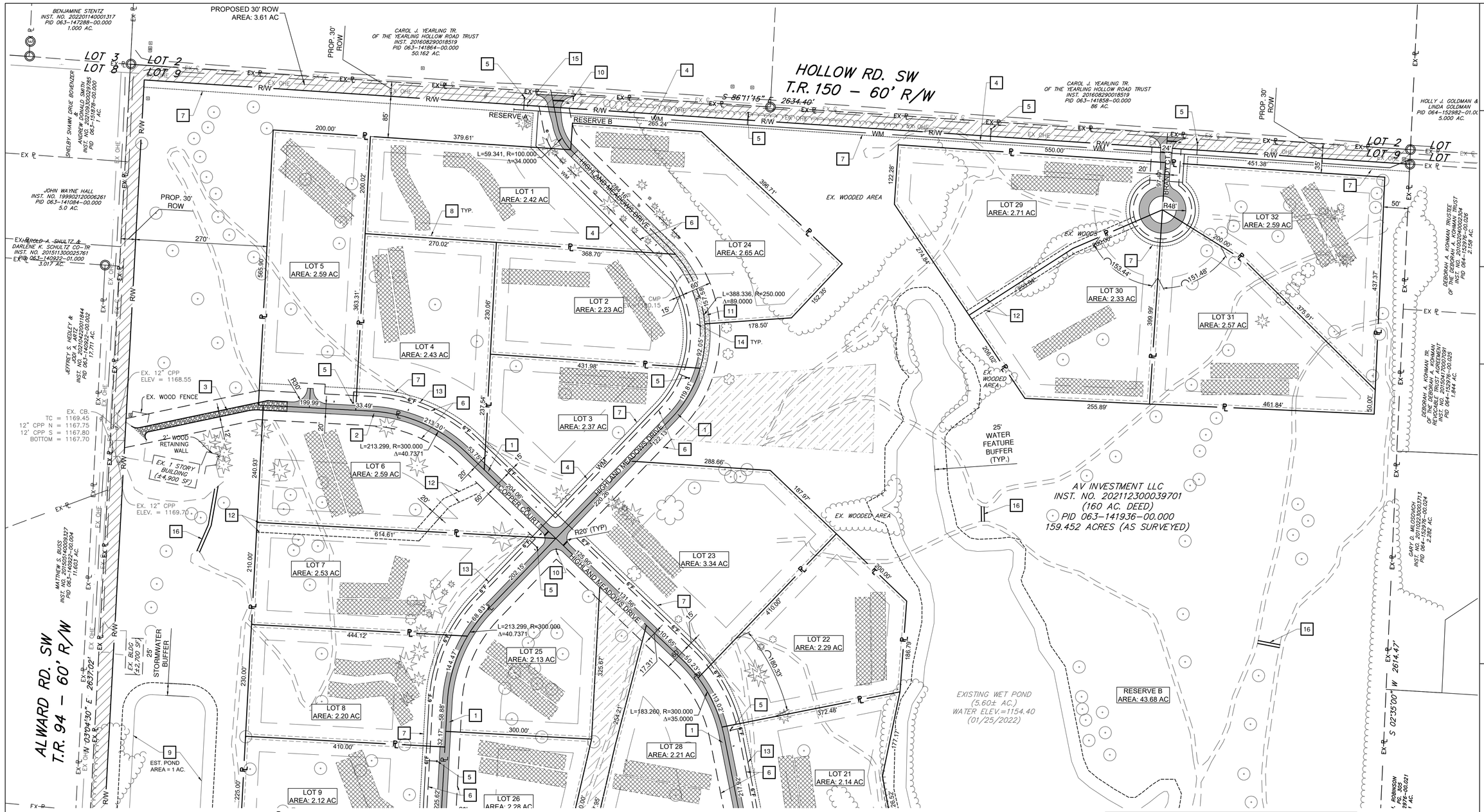
DESIGN: NBH

CHECKED: NBH

SHEET NO.

4 / 11

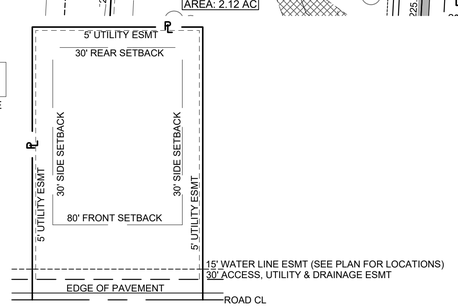
E:\CURRENT PROJECTS\2022\2022-03_PLAN4LAND-MEADOWS\02-CIVIL\DESIGN\C100 - EX CONDITIONS.DWG - 5/7/2022 1:34 PM



BUFFER NOTES

A AREAS WITHIN THE WATER FEATURE BUFFERS WILL REMAIN CLEAR OF ANY OBSTRUCTION, NUISANCE, OR STRUCTURE UNLESS AS APPROVED BY THIS PLAN.

B AREAS WITHIN THE STORMWATER BUFFER TO REMAIN CLEAR OF OBSTRUCTIONS TO DRAINAGE AND MAINTENANCE OF POND AREA.



TYPICAL LOT LAYOUT

SCALE: N.T.S.

KEYED NOTES

1. PROPOSED 20' ASPHALT ROADWAY. SEE TYPICAL CROSS SECTIONS ON SHEET 2
2. PROPOSED 12' ASPHALT ROADWAY. 20' BYPASS LANE TO BE PROVIDED AS SHOWN ON PLAN.
3. PROPOSED 12' GRAVEL ROAD FOR EMERGENCY ACCESS USE ONLY.
4. PROPOSED 8" WATER MAIN.
5. PROPOSED FIRE HYDRANT. HYDRANTS TO BE PLACED AT A MAXIMUM OF 500' SEPARATION.
6. PROPOSED 60' ACCESS, UTILITY AND DRAINAGE EASEMENT
7. PROPOSED 15' WATER LINE EASEMENT
8. PROPOSED 5' UTILITY EASEMENT. ALONG ALL SIDE AND REAR LOT LINES
9. PROPOSED DRY DETENTION BASIN. SEE GRADING PLANS FOR DETAILS
10. PROPOSED STREET LIGHT PER CITY OF PATASKALA SPECIFICATIONS.
11. EXISTING ASPHALT DRIVE TO REMAIN.
12. PROPOSED 20' DRAINAGE EASEMENT
13. PROPOSED 6" WATER MAIN.
14. PROPOSED "NO PARKING" SIGNS INSTALLED ON FIRE HYDRANT SIDE OF THE STREET. FIRE DEPARTMENT TO DETERMINE SPACING REQUIREMENTS.
15. EXISTING SIGN COLUMNS TO REMAIN, NEW SIGNAGE BLADE TO BE INSTALLED.
16. PROPOSED 6' ASPHALT PATH.

PLAN LEGEND

	EXISTING ASPHALT ROAD TO REMAIN
	PROPOSED ASPHALT ROAD
	POTENTIAL ACTIVE RECREATION AREA (WITHIN RESERVE B=±1.30 AC.,WITHIN RESERVE C=±1.80 AC.)
	30' RIGHT OF WAY DEDICATION
	EXISTING PAVED CART PATH (WIDTH VARIES). **PATH WITHIN LOTS REMOVED BY FUTURE OWNER**
	POTENTIAL 30' X 200' STS FIELD **(POTENTIAL FIELDS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN AND LOCATION TO BE DETERMINED BY FUTURE OWNER.)**
	EXISTING TREE PER SURVEY. **(FUTURE OWNER RESPONSIBLE FOR REPLACEMENT IF REMOVED)**
	EXISTING TREE PER IMAGERY (EXACT LOCATION, SIZE & TYPE UNKNOWN) **(FUTURE OWNER RESPONSIBLE FOR REPLACEMENT IF REMOVED)**

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLANS PREPARED FOR:

Plan 4 Land

1 SOUTH HARRISON STREET
PO BOX 306
ASHLEY, OHIO 43003
P 833.752.6452
PLAN4LAND.NET

PLANS PREPARED BY:

brack engineering

NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

STIE PLAN (NORTH)

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS NO.	DATE	DESCRIPTION

DATE: 05/07/2022

JOB NO.: 2022-03

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SHEET NO.

5 / 11

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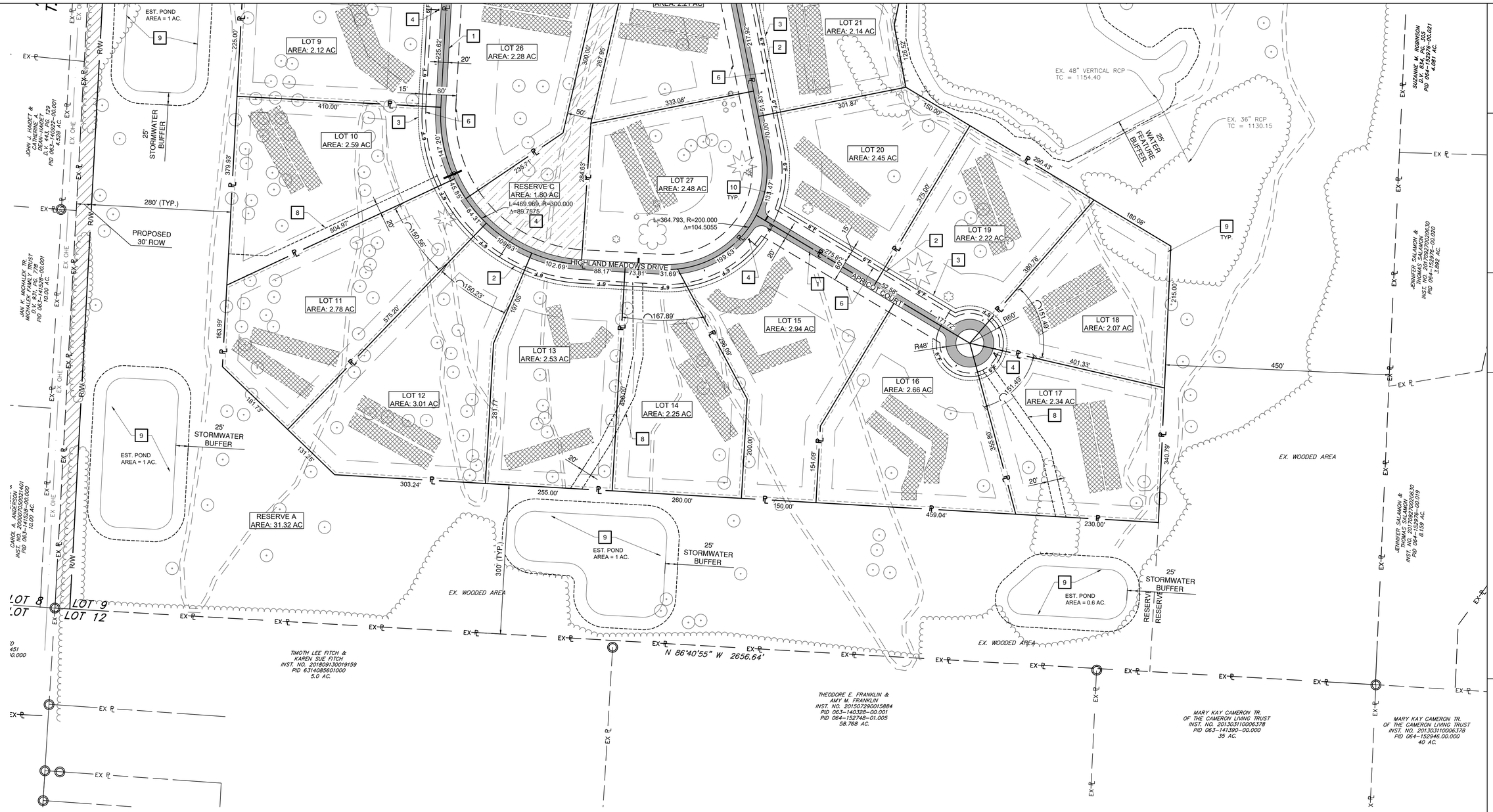

BUFFER NOTES

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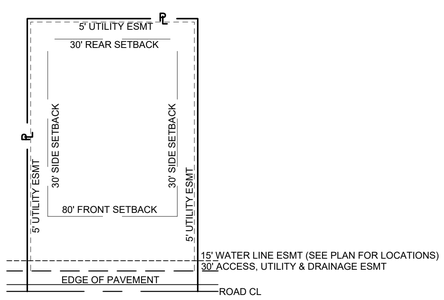
B AREAS WITHIN THE STORMWATER BUFFER TO REMAIN CLEAR OF OBSTRUCTIONS TO DRAINAGE AND MAINTENANCE OF POND AREA.



TYPICAL LOT LAYOUT

SCALE: N.T.S.

KEYED NOTES

1. PROPOSED 20' ASPHALT ROADWAY. SEE TYPICAL CROSS SECTIONS ON SHEET 2
2. PROPOSED 6" WATER MAIN.
3. PROPOSED 15' WATER LINE EASEMENT
4. PROPOSED FIRE HYDRANT. HYDRANTS TO BE PLACED AT A MAXIMUM OF 500' SEPARATION.
5. PROPOSED DRY DETENTION BASIN. SEE GRADING PLANS FOR DETAILS
6. PROPOSED 60' ACCESS, UTILITY AND DRAINAGE EASEMENT
7. PROPOSED 15' WATER LINE EASEMENT
8. PROPOSED 20' DRAINAGE / UTILITY EASEMENT
9. PROPOSED 5' UTILITY EASEMENT. ALONG ALL SIDE AND REAR LOT LINES
10. PROPOSED "NO PARKING" SIGNS INSTALLED ON FIRE HYDRANT SIDE OF THE STREET. FIRE DEPARTMENT TO DETERMINE SPACING REQUIRMENTS.

PLAN LEGEND

	PROPOSED ASPHALT ROAD
	30' RIGHT OF WAY DEDICATION
	POTENTIAL ACTIVE RECREATION AREA (WITHIN RESERVE B=±1.30 AC.,WITHIN RESERVE C=±1.80 AC.)
	EXISTING PAVED CART PATH (WIDTH VARIES). **PATH WITHIN LOTS REMOVED BY FUTURE OWNER**
	POTENTIAL 30' X 200' STS FIELD **(POTENTIAL FIELDS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN AND LOCATION TO BE DETERMINED BY FUTURE OWNER.)**
	EXISTING TREE PER SURVEY. **(FUTURE OWNER RESPONSIBLE FOR REPLACEMENT IF REMOVED)**
	EXISTING TREE PER IMAGERY (EXACT LOCATION, SIZE & TYPE UNKNOWN) **(FUTURE OWNER RESPONSIBLE FOR REPLACEMENT IF REMOVED)**

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLANS PREPARED FOR:

Plan 4 Land

1 SOUTH HARRISON STREET
PO BOX 306
ASHLEY, OHIO 43003
P 833.752.6452
PLAN4LAND.NET

PLANS PREPARED BY:

brack engineering

NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

SITE PLAN (SOUTH)

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS NO.	DATE	DESCRIPTION

DATE: 05/05/2022

JOB NO.: 2022-03

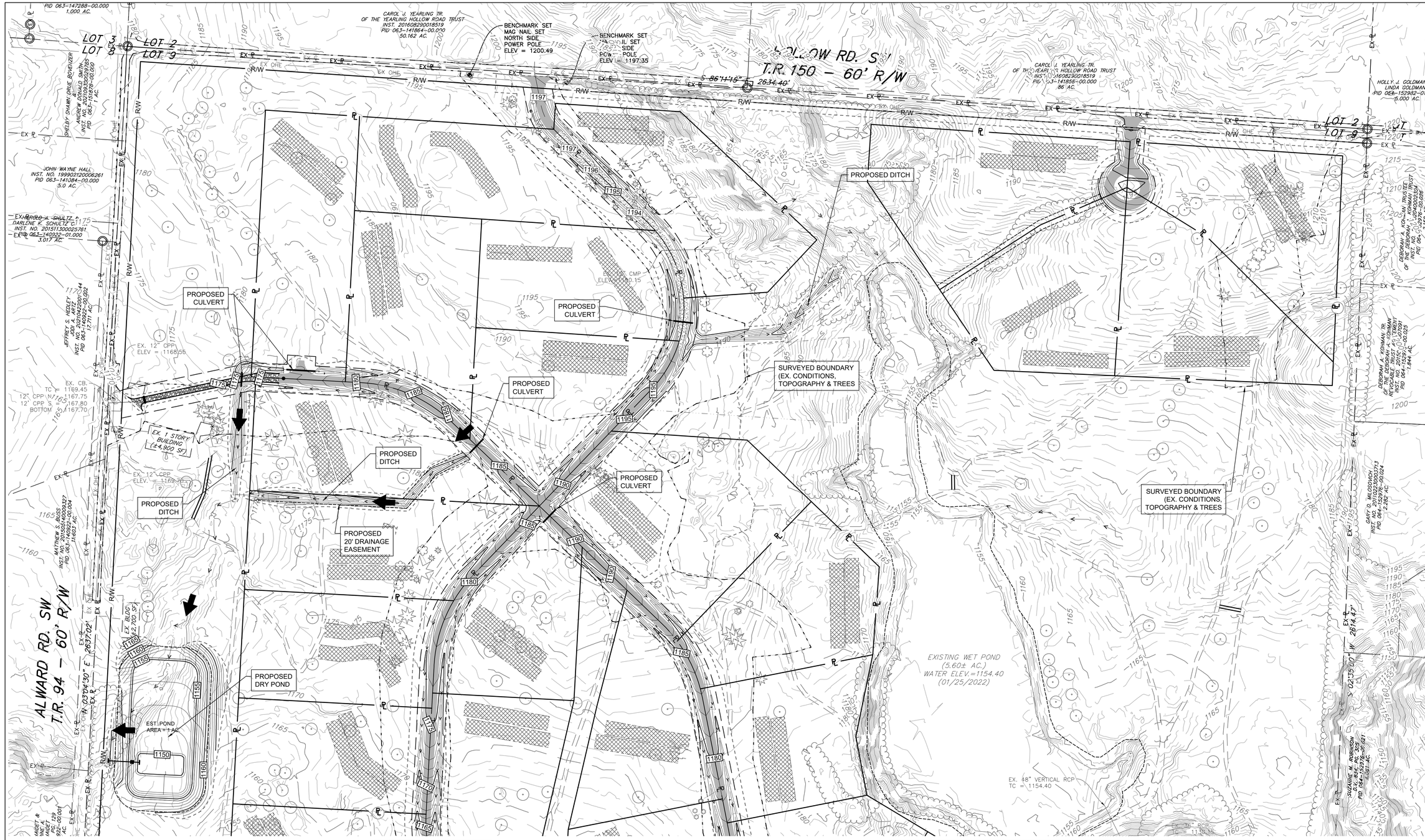
DESIGN: NBH

CHECKED: NBH

SHEET NO.

6 / 11

E:\CURRENT PROJECTS\2022\2022-03_PLAN4LAND-MEADOWS\02-CIVIL\DESIGN\C100 - SITE PLANS.DWG - 5/7/2022 1:50 PM



GRADING PLAN LEGEND

850	EXISTING CONTOURS		MAJOR FLOOD ROUTING
850	PROPOSED CONTOURS		PROPOSED PAVEMENT
XXX.XX	PROPOSED SPOT ELEVATION		PLANNED FUTURE SEPTIC FIELD LOCATION. **AREA TO REMAIN UNDISTURBED**. CONTRACTOR TO PROTECT DURING CONSTRUCTION
1.32%	PROPOSED SLOPE		
	PROPOSED SWALE		
	LIMITS OF CONSTRUCTION (LOC). **AREA OUTSIDE LOC TO REMAIN UNDISTURBED**		
SOIL TEST	SOIL TEST LOCATION		

STORMWATER NARRATIVE

THE PROPOSED SUBDIVISION WILL UTILIZE THE NATURAL TOPOGRAPHY OF THE LAND TO CONVEY STORM WATER RUNOFF. THE PROPOSED ROADWAY WILL UTILIZE VEGETATIVE SWALES ALONG THE ROADWAY TO CAPTURE AND CONVEY RUNOFF TO EXISTING WATER COURSES THOUGHT THE SITE. DRY DETENTION BASINS HAVE BEEN PROPOSED WITHIN THESE WATER COURSES LOCATED ALONG WEST AND SOUTH SIDES OF THE SITE. THESE DRY DETENTION BASINS WILL BE DESIGNED TO MEET THE OEPA STORM WATER REQUIREMENTS FOR QUANTITY AND QUALITY MEASURES. STORM WATER WILL BE CONTROLLED BY OUTLET STRUCTURES WITHIN THE DETENTION AREAS AND RELEASED AT (OR LESS THAN) PRE-DEVELOPED RELEASE RATES.

AN EXISTING 5.5 AC WET POND IS LOCATED ON THE EAST SIDE OF THE PROPERTY. THE EXISTING POND IS EQUIP WITH A 48" OUTLET PIPE ALONG THE SOUTH SIDE. PER PRELIMINARY CALCULATIONS, THE TRIBUTARY AREA (WITHIN THE PROPERTY) TO THE EXISTING POND IS 50.5 AC. THE PROPOSED IMPROVEMENTS WITHIN THIS TRIBUTARY AREA WILL INCREASE THE IMPERVIOUS AREA BY APPROXIMATELY 1.5 AC. THIS INCLUDES ROAD CONSTRUCTION AND FUTURE HOMES. BASED ON POND SIZE AND LARGE TRIBUTARY AREA, IS IT ANTICIPATED THAT THE PROPOSED IMPROVEMENTS WILL HAVE LITTLE AFFECT ON THE DOWNSTREAM SYSTEM, THEREFORE NO MODIFICATIONS ARE PROPOSED TO THE EXISTING POND OUTLET AT THIS TIME.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLANS PREPARED FOR:

Plan 4 Land

1 SOUTH HARRISON STREET
PO BOX 306
ASHLEY, OHIO 43003
P 833.752.6452
PLAN4LAND.NET

PLANS PREPARED BY:

brack engineering

NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

GRADING & DRAINAGE PLAN (NORTH)

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS NO.	DATE	DESCRIPTION

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JOB NO.: 2022-03
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7 / 11

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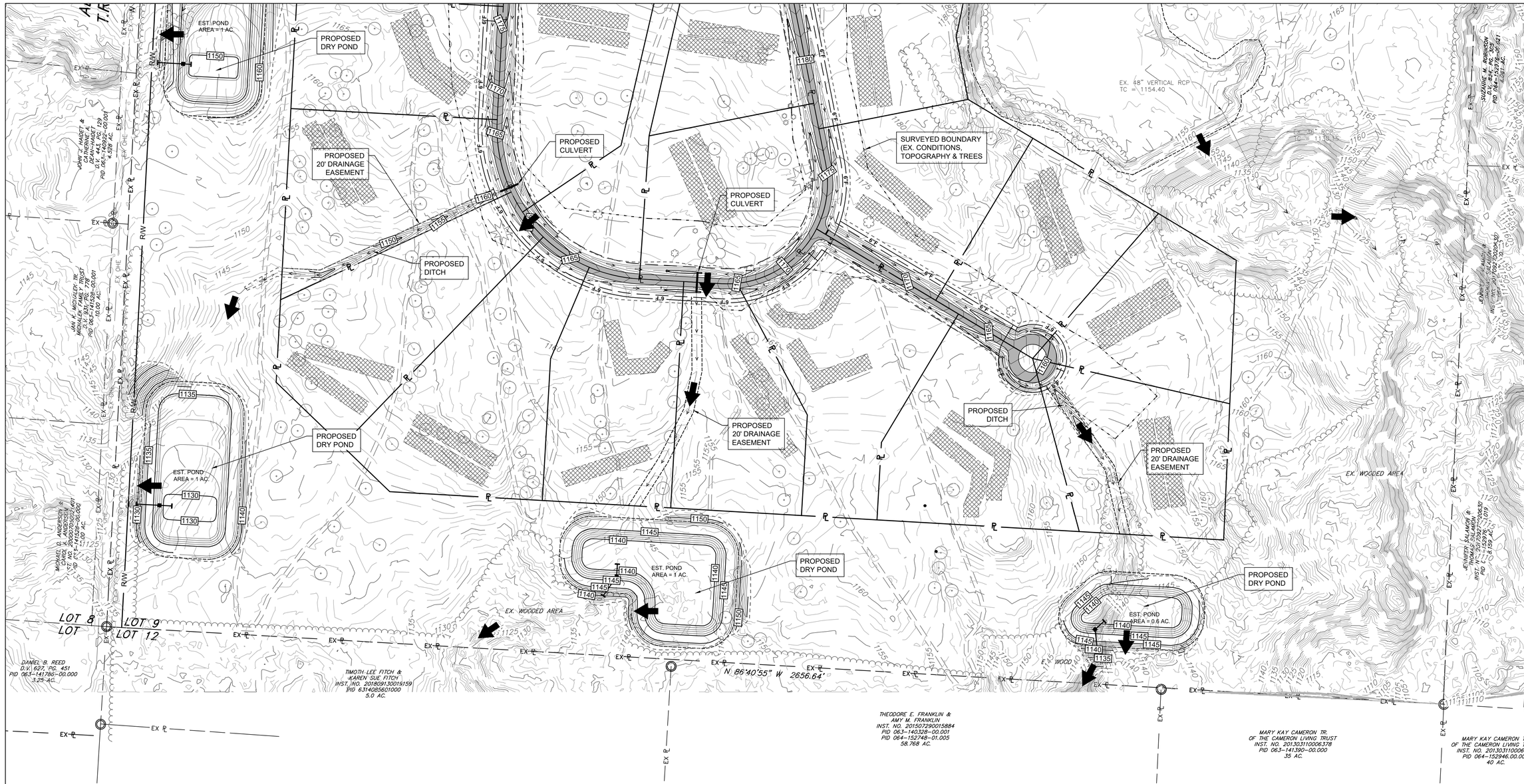

GRADING PLAN LEGEND

850	EXISTING CONTOURS		MAJOR FLOOD ROUTING
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XXX.XX	PROPOSED SPOT ELEVATION		
1.32%	PROPOSED SLOPE		
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GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLANS PREPARED FOR:

Plan 4 Land

1 SOUTH HARRISON STREET
PO BOX 306
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GRADING & DRAINAGE PLAN (SOUTH)

THE MEADOWS AT HIGHLAND

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REVISIONS NO.	DATE	DESCRIPTION

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8 / 11

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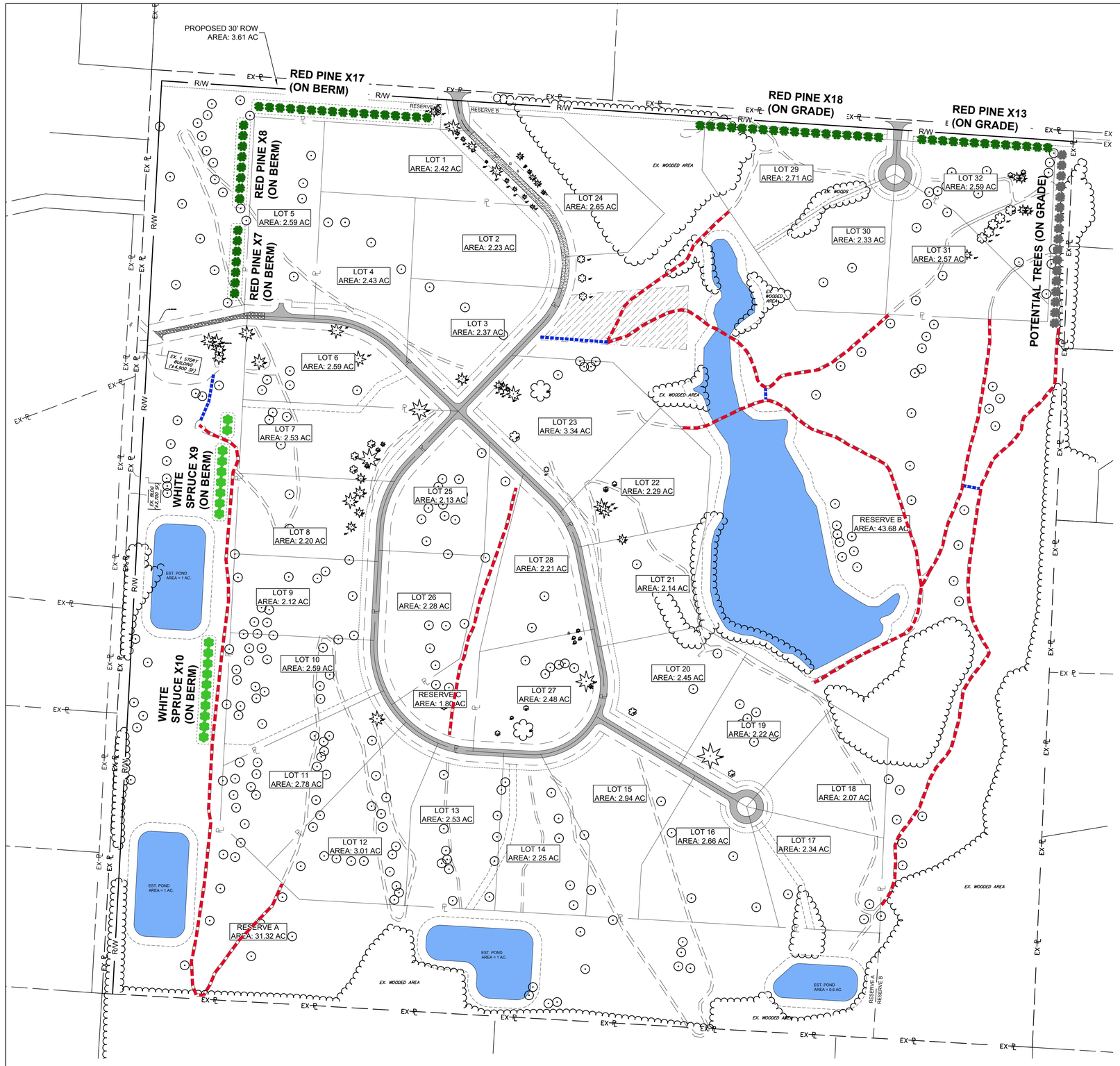

REFER TO DEVELOPMENT TEXT FOR DETAILED REQUIREMENTS, SPECIFICATIONS AND MAINTENANCE GUIDELINES

PLAN LEGEND

	PROPOSED RED PINE (PINUS RESINOSO)	HIGH SCREEN (L5) 30' ON CENTER ON BERM (PER 1283.06)	63
	PROPOSED WHITE SPRUCE (PICEA GLAUCA)	HIGH SCREEN (L5) 30' ON CENTER ON BERM (PER 1283.06)	19
	POTENTIAL WHITE SPRUCE OR RED PINE (DEVELOPER TO COORDINATE WITH ADJACENT LAND OWNERS FOR PLACEMENT OF NEW TREES		
	EXISTING TREE PER SURVEY		
	EXISTING TREE PER IMAGERY (EXACT LOCATION, SIZE & TYPE UNKNOWN)		
	EXISTING PATH TO REMAIN AND BE MAINTAINED BY THE DEVELOPER / HOME OWNERS ASSOCIATION		
	NEW 6' PATH TO INSTALLED AND BE MAINTAINED BY THE DEVELOPER / HOME OWNERS ASSOCIATION		

GRAPHIC SCALE

0 75 150 300

1 inch =150 feet

PLANS PREPARED FOR:

Plan 4 Land

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LANDSCAPE PLAN

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS NO.	DATE	DESCRIPTION

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9 / 11

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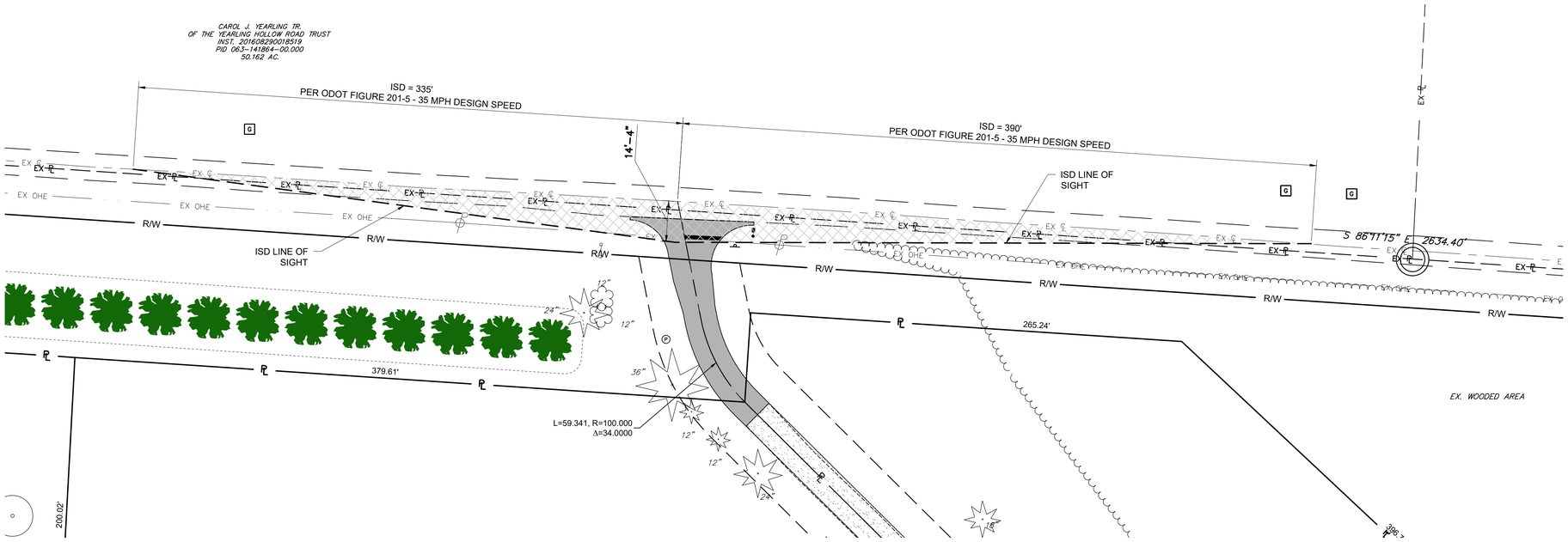

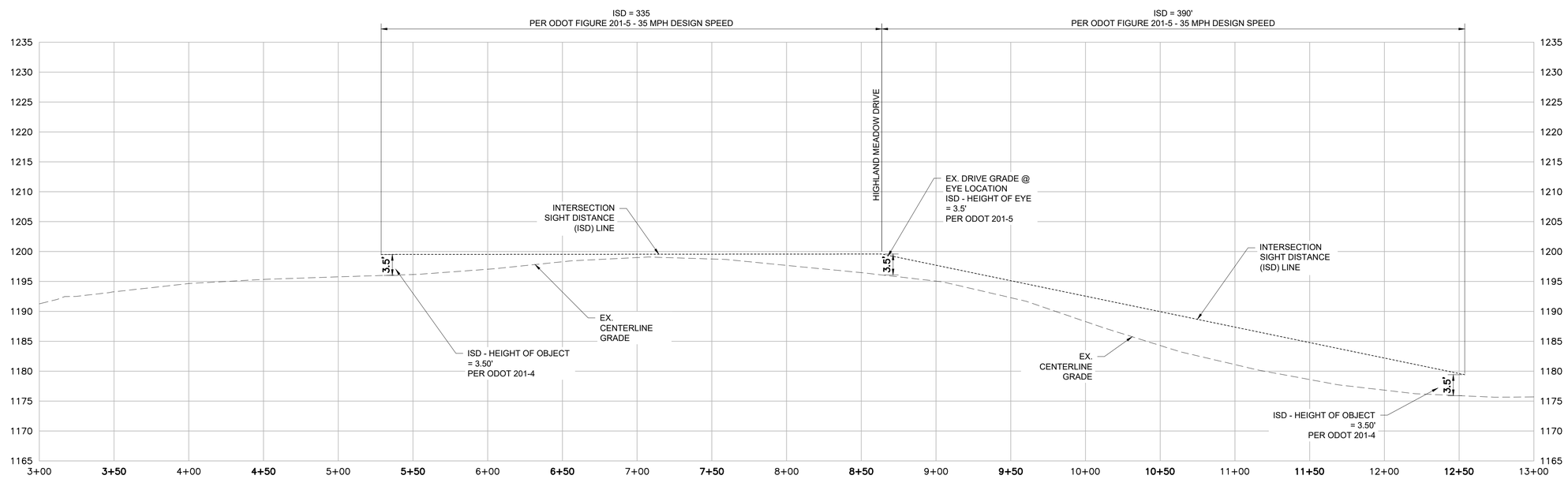

0 20 40 80
1 inch = 40 feet

HORIZONTAL 0 20 40 80
1 inch = 40 feet

VERTICAL 0 5 10 20
1 inch = 10 feet

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HIGHLAND MEADOWS - SIGHT DISTANCE EXHIBIT

THE MEADOWS AT HIGHLAND

10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS		
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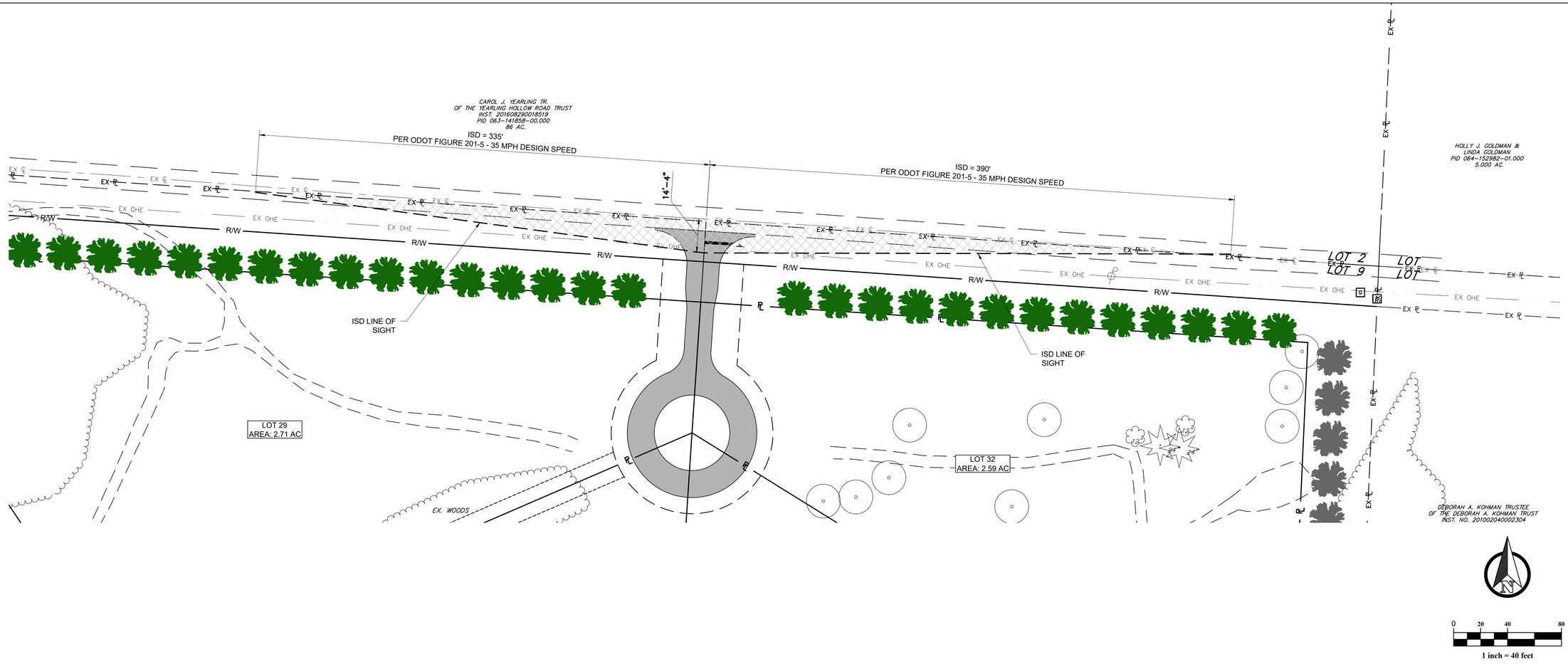

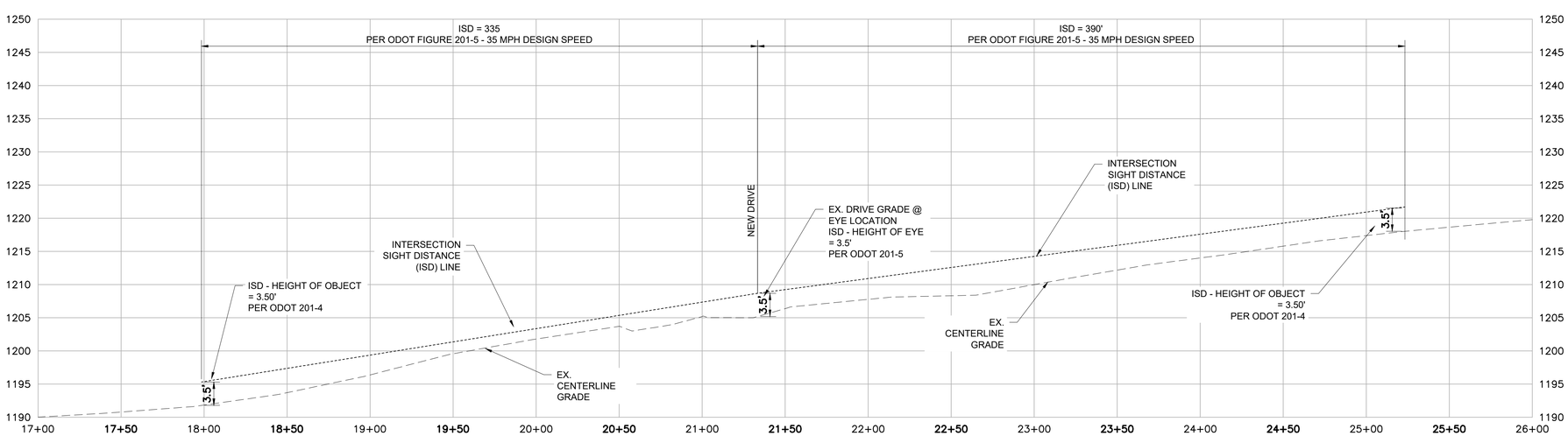

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P: 614.506.3662

BRANDY CT - SIGHT DISTANCE EXHIBIT

THE MEADOWS AT HIGHLAND

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REVISIONS

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11 / 11

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DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Dec 30, 2021
0115PA00100000022000

TRANSFERRED
Dec 30, 2021
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 7500.00

InstrID:202112300039701	12/30/2021
Pages:2 F: $34.00	10:14 AM
Bryan A. Long	T20210039027
Licking County Recorder	

GENERAL WARRANTY DEED

Know All People by These Presents:

KEG HIGH LANDS GOLF, LLC, an Ohio limited liability company (the "Grantor"), for good and valuable consideration paid by **AV INVESTMENT LLC, an Ohio limited liability company (the "Grantees")**, whose tax mailing address is 656 Dark Star Ave., Columbus, OH 43230, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey, with General Warranty Covenants, to the said Grantee, its successors, and assigns forever, the following described Real Property:

PLEASE SEE THE ATTACHED EXHIBIT "A"

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

Prior Instrument Reference: **Instrument Number 201405270009368 of the Licking County Records.**

and all the estate, right, title and interest of the said Grantor, either in law or equity, in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors, and assigns forever.

In Witness Whereof, **Thomas P. Werner, as General Manager of KEG HIGH LANDS GOLF, LLC,** has hereunto set his hand, this 20th **day of** December, **2021**

KEG HIGH LANDS GOLF, LLC

GM

Thomas P. Werner, General Manager

State of Ohio, County of Franklin, ss.

On this 20th day of December, **2021**, before me, a Notary Public, in and for said state and county, personally came, **Thomas P. Werner, General Manager of KEG HIGH LANDS GOLF, LLC,** the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

NOTARIAL SEAL STATE OF OHIO

DANIEL E. SIMON
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Notary Public, My Commission Expires —

Prepared by: Daniel E. Simon, Esq., Apex Title Agency, Ltd., 6500 Busch Blvd., Suite 150, Columbus, OH 43229

Exhibit A

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

Known and described as Lot Number Nine (9) in the First Quarter of the First Township in the Fifteenth (15) Range of the United States Military Lands; containing 160 acres, more or less, subject to all legal highways.

Subject to any valid and existing easements of record and particularly to grant of pole and wire easement from Lewis S. Rhodeback to Licking Rural Electrification, Inc., dated April 12, 1939 and recorded in Vol. 319, at page 575, of the Deed Records of Licking County, Ohio.

Being the same real estate conveyed by Charles S. Hubbard and Hazel Hubbard to Benton A. McCracken and Anna M. McCracken by deed dated September 6, 1950, and recorded in Vol. 423, at page 209, of the Deed Records of Licking County, Ohio.

Being the same premises conveyed by Benton A. McCracken and Anna M. McCracken, husband and wife, to Robert L. Cook and Anna Belle Cook by deed dated January 23, 1953 and recorded in Vol. 446, at page 371, Deed Records of Licking County, Ohio.

For informational purposes only.
Commonly Known as: 10391 Hollow Road, Pataskala, OH 43062
Parcel Number: 063-141936-00.000

File #: 210275

FITCH, TIMOTHY LEE
FITCH, KAREN SUE
3999 ALWARD RD
PATASKALA, OH 43062

SCHULTZ CO-TR, HAROLD A
SCHULTZ CO-TR, DARLENE K
3524 ALWARD RD
PATASKALA, OH 43062

HALL, JOHN W
7512 VERN PL
ORIENT, OH 43146

HEDLEY, JEFFREY S
ARTZ, JODI A
3698 ALWARD RD
PATASKALA, OH 43062

MICHALEK TR, JAN K
3762 ALWARD RD
PATASKALA, OH 43062

HAIDET, JOHN J
HAIDET, CATHERINE A DEAN
3750 ALWARD RD
PATASKALA, OH 43062

CAMERON, MARY KAY-TR
CAMERON LIVING TRUST
4108 HAZELTON-ETNA RD
PATASKALA, OH 43062

YEARLING, CAROL J-TR
YEARLING HOLLOW ROAD TRUST
10336 HOLLOW RD
PATASKALA, OH 43062

MCDERMOTT TR, WILLIAM F
MCDERMOTT TR, MAUREEN L
4037 ALWARD RD
PATASKALA, OH 43062

BUSS, MATTHEW S
3700 ALWARD RD
PATASKALA, OH 43062

YEARLING, SARAH E
547 CLARK STATE RD
GAHANNA, OH 43230

ANDERSON, MICHAEL D
ANDERSON, CAROL A
3850 ALWARD RD
PATASKALA, OH 43062

REED, DANIEL B
3954 ALWARD RD
PATASKALA, OH 43062

KING, DANNY LEE
KING, ANN F
4076 ALWARD RD
PATASKALA, OH 43062

KEG HIGHLANDS GOLF L L C,
K E G HIGHLANDS GOLF L L C,
7686 FISHEL DR N STE B
DUBLIN, OH 43016

MARTIN, SAMUEL W-TR
MARTIN, THERESA M-TR
3392 ALWARD RD
PATASKALA, OH 43062

YEARLING, CAROL J-TR
YEARLING HOLLOW ROAD TRUST,
10336 HOLLOW RD
PATASKALA, OH 43062

MILLER, DEAN H
MILLER, KRISTEN M
147 HIGHLAND HOLLOW DR
PATASKALA, OH 43062

CAUDILL, JOY A
CAUDILL, POLLY A
27 GREENLOCH CT
PATASKALA, OH 43062

KOHMAN, DEBORAH A-TR
DEBORAH A KOHMAN
AMENDED & RESTATED REVO,
10039 HOLLOW RD
PATASKALA, OH 43062

BOVENIZER, SHELBY SHAWN DRUE
SMITH, ANDREW DONALD
3476 ALWARD RD
PATASKALA, OH 43062

HIGHLAND ESTATES HOME OWNERS ASSN INC,
10039 HOLLOW RD
PATASKALA, OH 43062

SALAMON, JENNIFER
SALAMON, THOMAS
33 HIGHLAND CT
PATASKALA, OH 43062

SALAMON, JENNIFER
SALAMON, THOMAS
33 HIGHLAND CT
PATASKALA, OH 43062

ROBINSON, SUZANNE M
45 HIGHLAND CT
PATASKALA, OH 43062

HUHN, MARK L
HUHN, CHRISTINA M
51 HIGHLAND CT
PATASKALA, OH 43062

MILOSOVICH, GARY D
21 GREENLOCH CT
PATASKALA, OH 43062

CAMERON, MARY KAY-TR
CAMERON LIVING TRUST,
4108 HAZELTON-ETNA RD
PATASKALA, OH 43062

KOHMAN, DEBORAH A-TR
DEBORAH A KOHMAN TRUST,
10039 HOLLOW RD
PATASKALA, OH 43062

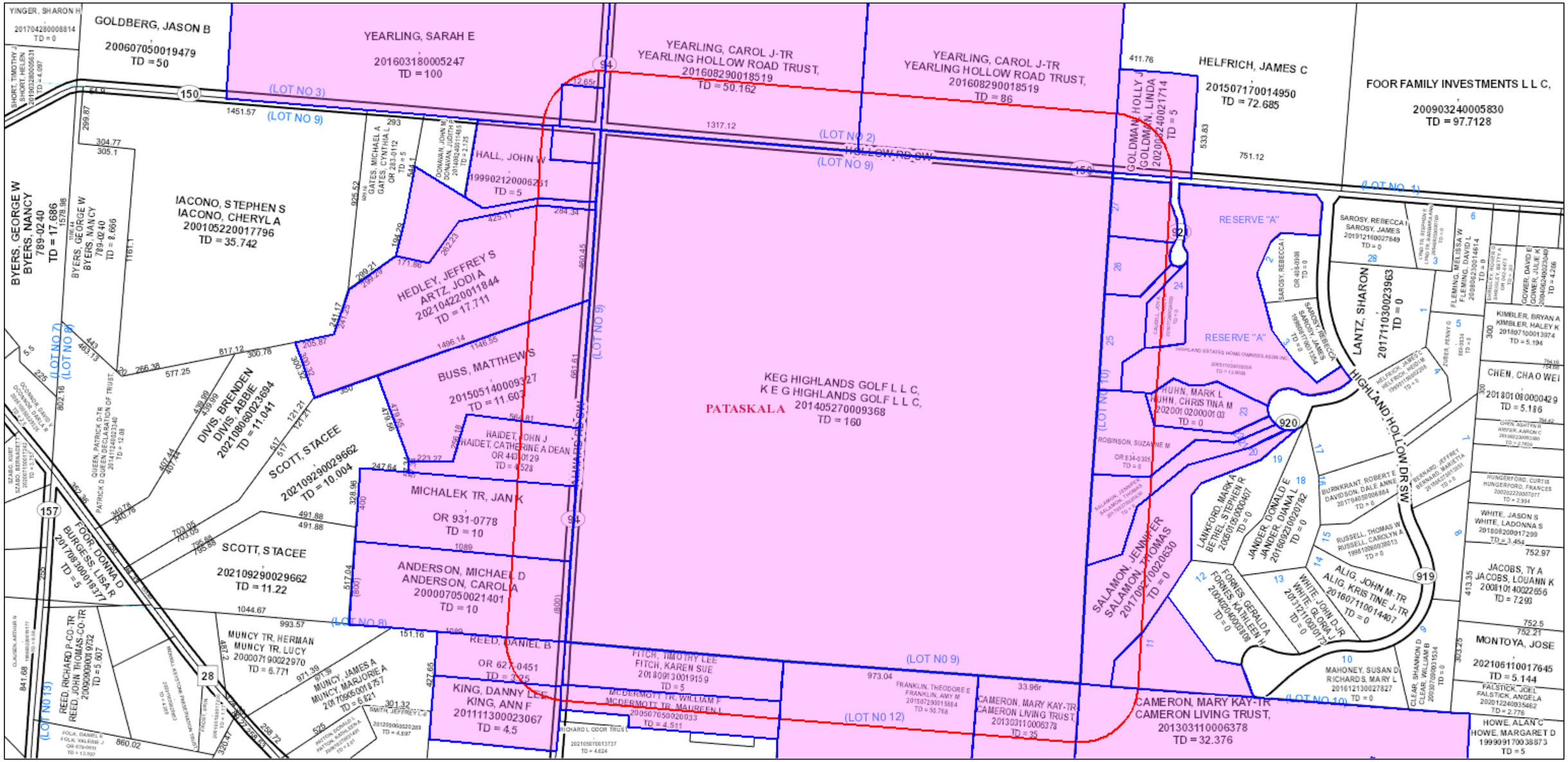
GOLDMAN, HOLLY J
GOLDMAN, LINDA
10024 HOLLOW RD
PATASKALA, OH 43062

FRANKLIN, THEODORE E
FRANKLIN, AMY M
4517 HEADLEYS MILL RD
PATASKALA, OH 43062

PLAN 4 LAND, LLC
JOE CLASE, AICP
1 S. HARRISON STREET
P.O. BOX 306
ASHLEY, OH 43003

KEG HIGHLANDS GOLF LLC
2700 MCKINLEY AVE., SUITE 204
COLUMBUS, OH 43204

300 ft buffer



November 4, 2021

N
W E
S

0 500 Feet
0.09 Miles

LICKING COUNTY TAX MAP

Licking County, OH
2013/2014

Property Report

Address		
N/A KEG HIGHLANDS GOLF L L C -- 10391 HOLLOW RD SW		
Engineer's Pin	**Owner**	**Auditor's PIN**
0115PA00100000022000	N/A KEG HIGHLANDS GOLF L L C	063-141936-00.000
Tax Acreage	**Deed Acreage**	**Official Record**
160	0	201405270009368

REGIONAL CONTEXT MAP

The Meadow at Highlands
10391 Hollow Road SW & 3699 Alward Road SW, Pataskala, Ohio 43062
Parcel No. 631-141936-00.000 | 160 acres

Legend

202202engineering
MUNICIPAL_AREA
Property Lines

N W E S

Plan 4 Land
WWW.PLAN4LAND.NET

Prepared by: JOE CLASE, AICP

Project Number: 21-145

Date: 3/4/2022

Sheet No. 1

Trip Generation Memo

RE: Hollow Road Single-Family Development
To: City of Pataskala
From: Carpenter Marty Transportation
Date: March 3, 2022

Carpenter Marty Transportation was retained to complete a trip generation analysis and turn lane warrant assessment for a proposed residential development located on the southeast corner of Hollow Road & Alward Road. The development is proposed to include 32 single-family houses with a full access along Hollow Road. A concept plan showing the proposed development is provided in the **Attachment**.

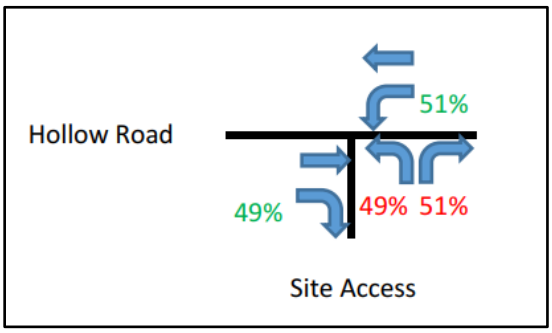
Trips for the proposed site were generated based on Institute of Transportation Engineers (ITE) practices and the Trip Generation Manual, 11th edition. Land use code (LUC) *210 – Single-Family Detached Housing* was utilized to generate trips for the proposed development. **Table 1** shows the trip generation of the expected entering/exiting trips for the AM and PM Peaks.

Table 1- Site Trip Generation Summary

Land Use	Size	AM Peak		PM Peak	
		Entry	Exit	Entry	Exit
210 – Single-Family Detached Housing	32 Units	7	20	21	13

Site traffic was distributed to/from the site based on peak hour turning movement counts obtained from StreetLight. StreetLight produces various data sets, including turning movement counts (TMCs) which are determined through origin-destination (OD) analyses utilizing cell phone location services which can be manipulated to track travel patterns using user-defined zones (gates). The OD data shows the relative amount of traffic that passes through a user-defined zone (the origin) and exits or passes through a separate zone (the destination). An average of 2019 data for a typical weekday (Tuesday through Thursday) was obtained. StreetLight data and distribution calculations are provided in the **Attachment.** The distribution utilized is shown in **Figure 1** below.

Figure 1 – Distribution of Non-Pass-By Trips



A turn lane warrant sensitivity analysis was conducted at the site access point for the eastbound right and westbound left turning movements using methodologies located in the ODOT Location & Design Manual (L&D). Using the generated trips and distribution, through volumes that would cause the left turn lane to warrant were calculated. Based on the distribution used, it was assumed that the advancing and opposing traffic along Hollow Road would be equal. These through volumes can be seen in **Table 2** below. Through volumes that would cause the right turn lane to warrant were not provided as the turning volumes at the site access are so low that no amount of advancing traffic would trigger a right turn lane to warrant. For comparison, combined advancing and opposing through volumes obtained from StreetLight are approximately 23 vehicles in the AM Peak and 47 vehicles in the PM Peak.

Table 2- Approximate Through Volumes Required to Warrant

	AM Peak		PM Peak	
	Advancing Traffic	Opposing Traffic	Advancing Traffic	Opposing Traffic
Westbound Left Turn Lane	760	760	750	750

Based on this analysis, and the anticipated through volumes along Hollow Road, it is not recommended that any turn lane improvements be constructed as a part of the proposed development. If you have any questions or comments, please contact Drew Laurent at 614-656-2421 or dlaurent@cmtran.com.

Sincerely,

Gina Balsamo, PE, PTOE
Project Manager
Carpenter Marty Transportation

Attachment

Attachment

CARPENTER MARTY transportation

PRELIMINARY DEVELOPMENT PLAN
FOR
THE MEADOWS AT HIGHLANDS
10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

GENERAL SUMMARY

SITE ADDRESS: 10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

PARCEL: PID: 631-141936-00.000

CURRENT ZONING: AG - AGRICULTURE

PROPOSED ZONING: XXXXXXXXXXXXXXXX

PROPERTY DESCRIPTION

ORIGINAL AREA:	159.45 AC.	
PROPOSED 30' PUBLIC RIGHT OF WAY DEDICATION (ALONG HOLLOW AND ALWARD ROAD	3.61 AC.	
RESERVE AREA A:	30.38 AC.	TOTAL CONSERVATION AREA = 78.07 AC.
RESERVE AREA B:	46.27 AC.	
RESERVE AREA C:	1.80 AC.	
PROPOSED NUMBER OF LOTS:	32	
TOTAL AREA OF ALL LOTS:	77.39 AC.	
GROSS DENSITY	0.20	(32 / 159.45)
NET DENSITY	0.41	(32 / 77.39)

MINIMUM LOT SIZE:

MIN. LOT WIDTH	150 FEET
MIN. LOT SIZE	2 ACRES

MINIMUM DWELLING SIZE:

1,450 SQ.FT.	WITHOUT BASEMENT
1,300 SQ.FT.	WITH 600 SQ.FT. BASEMENT

MINIMUM SETBACKS:

BUILDINGS

FRONT: 80' FROM CL OF PRIVATE ROAD
REAR: 30'
SIDE: 30'

BENCHMARK INFORMATION

VERTICAL DATUM BASED ON NAVD 88.

PROJECT BM #1: MAG NAIL SET, NORTH SIDE OF POWER POLE
ELEVATION = 1200.489'
NORTHING = 742701.92
EASTING = 1916330.51

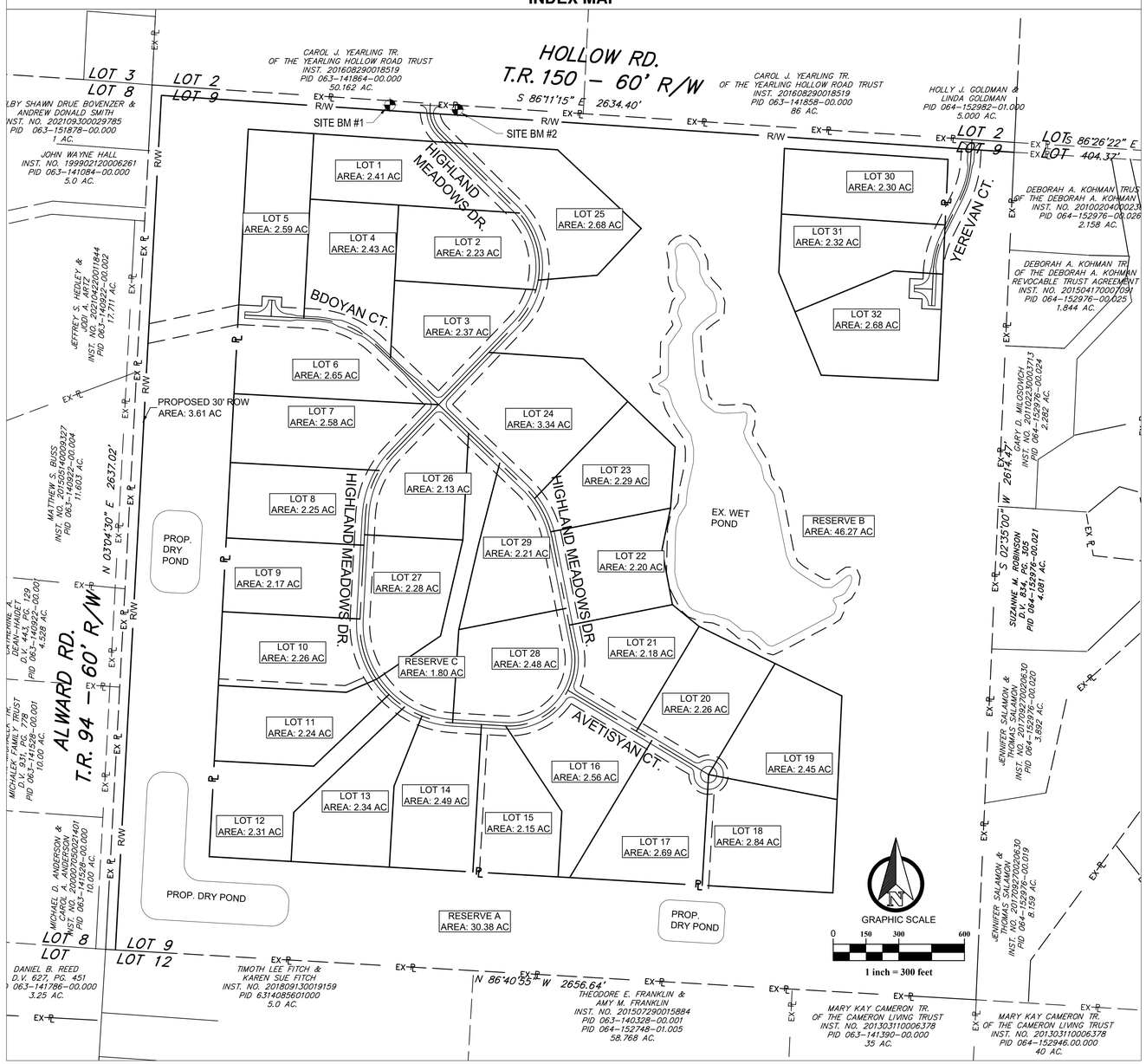
PROJECT BM #2: MAG NAIL SET, NORTH SIDE OF POWER POLE
ELEVATION = 1197.365'
NORTHING = 742685.83
EASTING = 1916536.83

FLOODPLAIN DATA

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED MAY 02, 2007), THE SUBJECT PARCELS LIE WITHIN ZONE "X", COMMUNITY PANEL NO. 39089C02641

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

INDEX MAP



LOCATION MAP SCALE: 1" = 2,000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN - NORTH
4	SITE PLAN - SOUTH
5	GRADING & DRAINAGE PLAN - NORTH
6	GRADING & DRAINAGE PLAN - SOUTH

DIVERGENCES

XXXXXXXXXXXXXXXX

PLANS PREPARED FOR:
Plan 4 Land
1 SOUTH HARRISON STREET
PO BOX 306
ASHLEY, OHIO 43003
P 833.752.6452
PLAN4LAND.NET

PLANS PREPARED BY:
brack engineering
NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

TITLE SHEET
THE MEADOWS AT HIGHLAND
10391 HOLLOW ROAD SW, PATASKALA OHIO 43062

REVISIONS NO.	DATE	DESCRIPTION

DATE: 02/05/2022
JOB NO.: 2022-03
DESIGN: NBH
CHECKED: NBH
SHEET NO.
1 / 8

2019 StreetLight Turning Movment Counts at Hollow Road & Alward Road

	North			East			South			West		
	Alward Road - N (Southbound)			Hollow Road - E (Westbound)			Alward Road - S (Northbound)			Hollow Road - W (Eastbound)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00am	0	4	0	0	5	0	0	3	1	0	0	0
7:15am	0	4	0	0	2	1	0	3	2	0	0	0
7:30am	0	3	0	0	2	1	0	2	2	0	0	0
7:45am	0	1	0	0	3	2	0	1	2	0	0	0
5:00pm	3	3	0	2	2	0	0	2	1	0	5	0
5:15pm	1	4	0	1	3	0	0	3	1	0	4	0
5:30pm	1	3	0	1	3	1	0	3	1	0	4	0
5:45pm	1	2	0	2	4	1	0	3	1	0	4	0
Grand Total	6	24	0	6	24	6	0	20	11	0	17	0

Scenario - 1

Scenario Name: AM Peak

User Group:

Dev. phase: 1

No. of Years to Project Traffic : 0

Analyst Note:

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
210 - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	32	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	7	20	27
Data Source: Trip Generation Manual, 11th Ed					Ln(T) =0.91Ln(X) + 0.12	26%	74%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
210 - Single-Family Detached Housing	100	100	1	1	26	74

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	7	20	0	0	7	20
	27		0		27	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
210 - Single-Family Detached Housing	7	20	27

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	7	20	27
External Vehicle Trips	7	20	27
New Vehicle Trips	7	20	27

Scenario - 2

Scenario Name: PM Peak

User Group:

Dev. phase: 1

No. of Years to Project Traffic : 0

Analyst Note:

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
210 - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	32	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	21	13	34
Data Source: Trip Generation Manual, 11th Ed					Ln(T) =0.94Ln(X) + 0.27	63%	37%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
210 - Single-Family Detached Housing	100	100	1	1	63	37

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	21	13	0	0	21	13
	34		0		34	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
210 - Single-Family Detached Housing	21	13	34

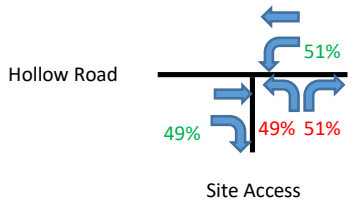
RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	21	13	34
External Vehicle Trips	21	13	34
New Vehicle Trips	21	13	34

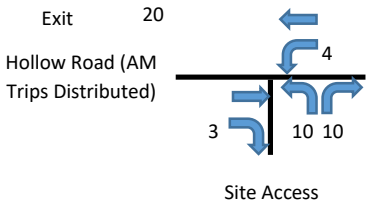
Hollow Road Single Family
Traffic Volume Calculations

CARPENTER MARTY transportation	Year	Period	Scenario	Plate
			Non-Pass-By Distribution	

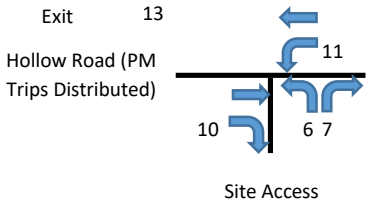
^
N



Entry 7
Exit 20



Entry 21
Exit 13

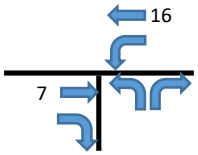


Hollow Road Single Family
Traffic Volume Calculations

CARPENTER MARTY transportation	Year	Period	Scenario	Plate
			Peak Hour Volumes and Non-Pass-By Distribution	

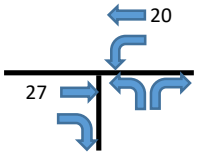
^
N

Hollow Road
(7:00- 8:00 AM)



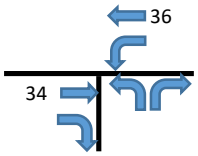
Site Access

Hollow Road
(5:00-6:00 PM)



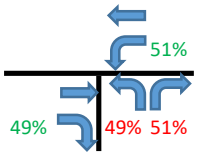
Site Access

Hollow Road
(AM Peak + PM Peak)



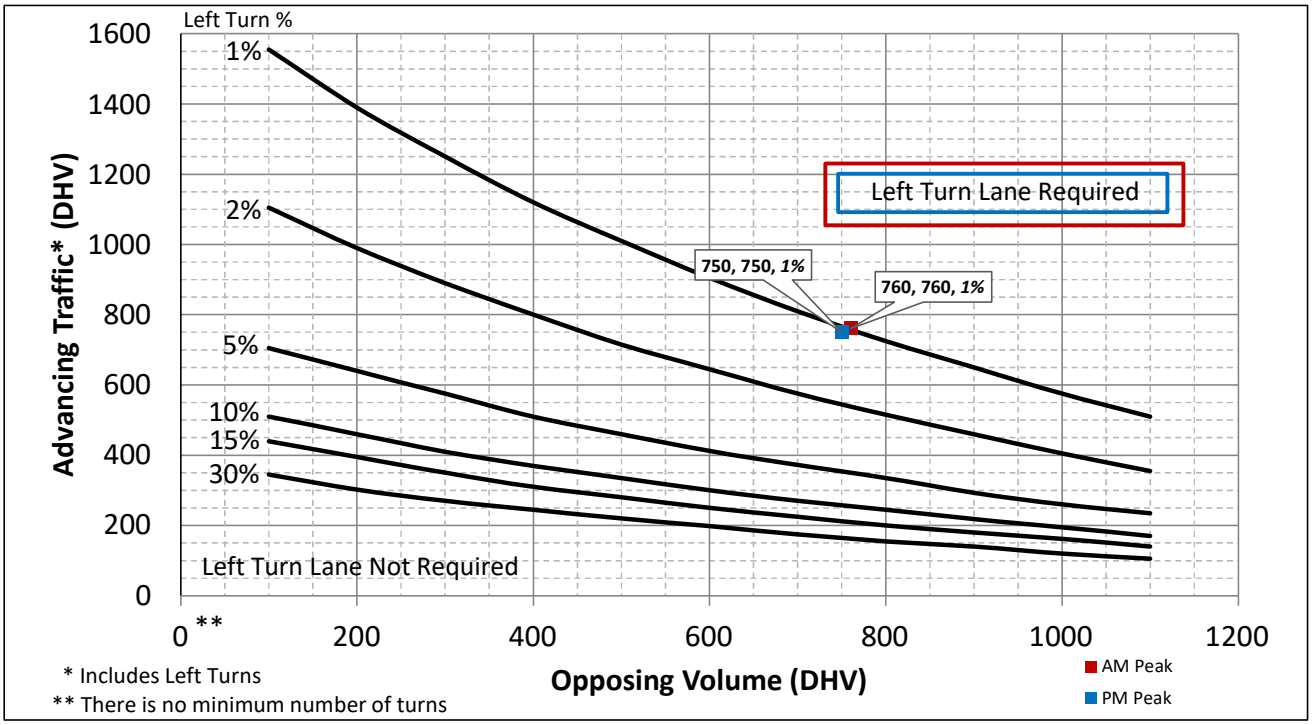
Site Access

Hollow Road
(Distribution)



Site Access

2-Lane Highway Left Turn Lane Warrant
(= < 40 mph or 70 kph Posted Speed)

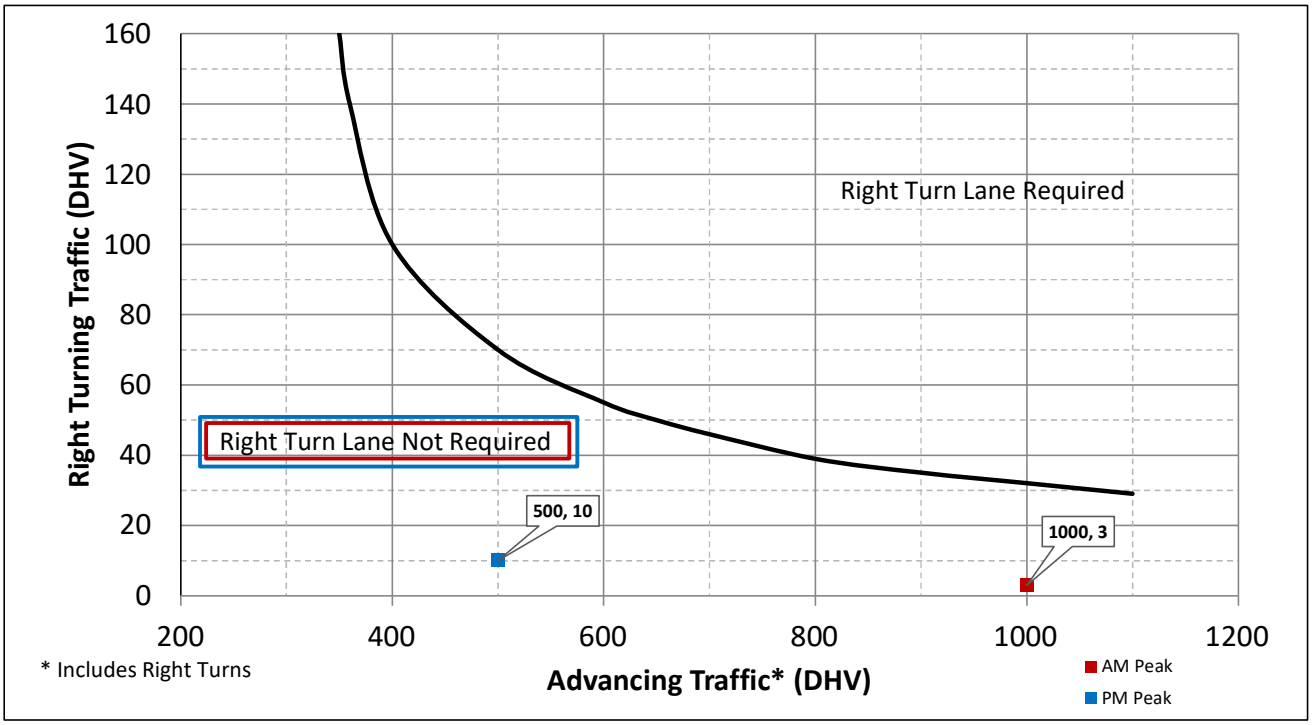


Turn Lane Length Calculations

AM Peak	Design Speed	40	mph	
	Traffic Control	Unsignalized		
	Cycle Length	Unsignalized		
	Cycles Per Hour	60	*Assume 60*	
	Turn Lane Volume	4	VPH	
	Advancing Traffic	760	VPH	
	Opposing Volume	760	VPH	
	Left Turn Percentage	1%		
	Location Type	Through Road		
	Condition	B		
	Vehicles/Cycle	1		
	Turn Lane Length	125		** Turn Lane Length includes 50 ft diverging taper*
	Offset Width	12		
	Approach Taper	320		
PM Peak	Design Speed	40	mph	
	Traffic Control	Unsignalized		
	Cycle Length	Unsignalized		
	Cycles Per Hour	60	*Assume 60*	
	Turn Lane Volume	11	VPH	
	Advancing Traffic	750	VPH	
	Opposing Volume	750	VPH	
	Left Turn Percentage	1%		
	Location Type	Through Road		
	Condition	B		
	Vehicles/Cycle	1		
	Turn Lane Length	125		** Turn Lane Length includes 50 ft diverging taper*
	Offset Width	12		
	Approach Taper	320		
Is Left Turn Warrant Met		No	No Left Turn Lane Required	

2-Lane Highway Right Turn Lane Warrant

(= < 40 mph or 70 kph Posted Speed)



* Includes Right Turns

Turn Lane Length Calculations

AM Peak	Design Speed	40	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	*Assume 60*
	Turn Lane Volume	3	VPH
	Advancing Traffic	1000	VPH
	Right Turn Percentage	0%	
	Location Type	Through Road	
	Condition	B	
	Vehicles/Cycle	1	
	Turn Lane Length	125	
PM Peak	Design Speed	40	mph
	Traffic Control	Unsignalized	
	Cycle Length	Unsignalized	
	Cycles Per Hour	60	*Assume 60*
	Turn Lane Volume	10	VPH
	Advancing Traffic	500	VPH
	Right Turn Percentage	2%	
	Location Type	Through Road	
	Condition	B	
	Vehicles/Cycle	1	
	Turn Lane Length	125	
Is Right Turn Warrant Met		No	No Right Turn Lane Required

** Turn Lane Length includes 50 ft diverging taper*

** Turn Lane Length includes 50 ft diverging taper*

SMART
SURVEYING · ENGINEERING · ENVIRONMENTAL
SERVICES

November 24, 2021

Joe Clase, AICP
Plan4 Land LLC
1 South Harrison St., P.O. Box 306
Ashley, Ohio 43003

Mr. Clase:

Please consider this a feasibility report for the property located at 10391 Hollow Road SW and 3699 Alward Road SW, Pataskala, Ohio 43062 (Property). Smart Services Inc. conducted a preliminary site investigation on November 19, 2021. It is our understanding the project consists of a 160 -acre parcel and proposed Planned Use Development (PUD) with 24 single family homes. The feasibility study consisted of a preliminary soil and Waters of the US (WOUS), including wetlands, evaluation to determine if the proposed lots have sufficient areas suitable for a primary and secondary Household Sanitary Treatment System (HSTS). Included with the report is a conceptual plan with the locations of the WOUS, if present.

Soils on the Property are in the Amanda catena, topographic sequence, and consist of very deep somewhat moderately well drained to well drained soils formed in loamy glacial till with expected perched seasonal high-water tables ranging from 10 to 35 inches or greater below the soil surface and no other restrictive features within 60 inches of the soil surface.

A perennial stream and pond were located along the eastern portion of the property with a couple of small intermittent streams associated with the pond too. No other WOUS were identified, however, small forested wetlands might be associated with the perennial stream and any adjacent floodplain.

In conclusion all the lots have sufficient area for HSTS. The specific HSTS have not been determined but could include spray irrigation, drip, or conventional leachfield. Any impacts to the above referenced WOUS may need Section 404 and 401 Clean Water Act Permits from the USACE and Ohio EPA.

If you have questions or need more information, please do not hesitate to contact me.

Sincerely,

SMART SERVICES, INC.

Mitchel R. Strain, CPSS
Director of Environmental Services

88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706
SMARTSERVICES-INC.COM

SMART
SURVEYING · ENGINEERING · ENVIRONMENTAL
SERVICES

March 11, 2022

Joe Clase, AICP
Plan4 Land LLC
1 South Harrison St., P.O. Box 306
Ashley, Ohio 43003

Mr. Clase:

Please consider this a feasibility report for the property located at 10391 Hollow Road SW and 3699 Alward Road SW, Pataskala, Ohio 43062 (Property). Smart Services Inc. conducted a soil evaluation on February 15, 2022. It is our understanding the project consists of a 160 -acre parcel and proposed Planned Use Development (PUD) with 32 single family homes. The evaluation was to determine if the proposed lots have sufficient areas suitable for primary and secondary Household Sanitary Treatment Systems (HSTS). Included with the report is a conceptual plan with the test pit locations identified.

Soils on the Property are in the Amanda catena, topographic sequence, and consist of very deep somewhat moderately well drained to well drained soils formed in loamy glacial till with expected perched seasonal high-water tables ranging from 8 to 23 inches below the soil surface and no other restrictive features within 60 inches of the soil surface.

All the lots have sufficient area for HSTS. The specific HSTS have not been determined but could include spray irrigation, drip, or conventional leachfield. Copies of this letter, soil profile description, aerial mapping, and an on-site sewage treatment system drawing should be submitted to the Licking County Health Department (LCHD) via your installer/designer of your on-site wastewater system. The LCHD will make the determination as to whether the soil and site area are suitable for HSTS.

If you have questions or need more information, please do not hesitate to contact me.

Sincerely,

SMART SERVICES, INC.

Mitchel R. Strain, CPSS
Director of Environmental Services

88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706
SMARTSERVICES-INC.COM

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 1
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Linear

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-18	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	18-23	10 YR 4/4	None	None	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	23	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 2
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Linear

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-18	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	18-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	18	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 3
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 4
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 5
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 6
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 7
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 03619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 8
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 9
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 10
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-16	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	16-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	16	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 11
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 12
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 13
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 14
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 15
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 16
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 17
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 18
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 19
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 20
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 21
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-14	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	14-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	14	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 22
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 23
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 24
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 25
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 26
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 27
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 28
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-14	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	14-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	14	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 29
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 30
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 31
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 32
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-14	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	14-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	14	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 33
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-18	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	18-23	10 YR 4/4	None	None	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	23	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 34
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 35
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 36
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 37
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 38
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 39
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 40
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 41
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-14	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	14-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	14	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 42
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 43
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 44
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 45
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 46
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/2	7.5YR 5/6	10YR 3/2	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/4	10YR 5/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/4	10YR 5/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 4/4	N5/	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Reduced Matrix	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 47
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 48
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-11	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	11-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	11	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 49
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 50
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 51
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-9	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	9-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	9-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 52
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	12	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 53
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Linear

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-17	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	17-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	17	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 54
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Linear

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-17	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	17-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	17	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 55
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Footslope
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-9	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	9-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	9-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	9	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 56
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Linear

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-18	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	18-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	18	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 57
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1-4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 58
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Flat
Percent Slope: 1 to 4
Shape of Slope: Concave

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-12	10 YR 5/4	7.5YR 5/6	10YR 6/1	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	12-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	8	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 59
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 60
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-9	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	9-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	9	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 61
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 62
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-14	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	14-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	14	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 63
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & Forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-7	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	7-10	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	10-23	10 YR 4/4	7.5YR 5/6	10YR 6/1	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	7.5YR 5/6	10YR 6/1	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 5/4	10YR 5/2	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	10	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 64
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 2/15/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-14	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	14-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	14	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Landforms
Upland*
Terrace
Flood Plain
Lake Pain
Beach Ridge
*Includes glacial till plain and end moraine

Position on Landform
Depression
Flat
Knoll
Crest
Hillslope
Footslope

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature

Master Horizons	
O	Predominantly organic matter (litter & humus)
A	Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay
E	Mineral, loss of Si, Fe, Al, clay, organic matter
B	Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of $CaCo_3$; subsurface soil structure
C	Little or no pedogenic alteration, unconsolidated earthy material, soft bedrock
R	Hard bedrock

Horizon Suffixes	
a	Highly decomposed organic matter
b	Buried genetic horizon
d	Densic layer (physically root restrictive)
e	Moderately decomposed organic matter
g	Strong gley
i	Slightly decomposed organic matter
p	Plow layer or artificial disturbance
r	Weathered or soft bedrock
t	Illuvial accumulation of silicate clay
w	Weak color or structure within B
x	Fragipan characteristics

Horizon Modifiers
Numerical Prefixes: Used to denote lithologic discontinuities.
Numerical Suffixes: Used to denote subdivisions within a master horizon.

Soil Texture

Texture Class Abbreviations		Textural Class Modifiers	
Course Sand	cos	Gravelly	GR
Sand	s	Fine Gravelly	FGR
Fine Sand	fs	Medium Gravelly	MGR
Very Fine Sand	vfs	Coarse Gravelly	CGR
Loamy Coarse Sand	lcos	Very Gravelly	VGR
Loamy Sand	ls	Extremely Gravelly	XGR
Loamy Fine Sand	lfs	Cobbly	CB
Loamy Very Fine Sand	lvfs	Very Cobbly	VCB
Coarse Sandy Loam	cosl	Extremely Cobbly	XCB
Sandy Loam	sl	Stony	ST
Fine Sandy Loam	fsl	Very Stony	VST
Very Fine Sandy Loam	vfsl	Extremely Stony	XST
Loam	l	Bouldery	BY
Silt Loam	sil	Very Bouldery	VBY
Silt	si	Extremely Bouldery	XBY
Sandy Clay Loam	scl	Channery	CN
Clay Loam	cl	Very Channery	VCN
Silty Clay Loam	sicl	Extremely Channery	XCN
Sandy Clay	sc	Flaggy	FL
Silty Clay	sic	Very Flaggy	VFL
Clay	c	Extremely Flaggy	XFL

*Estimate approximate clay percentage within 5 percent

Soil Structure

Grade		Size		Type (Shape)	
Structureless	0	Very Fine	vf	Granular	gr
Weak	1	Fine	f	Angular Blocky	abk
Moderate	2	Medium	m	Subangular Blocky	sbk
Strong	3	Coarse	co	Platy	pl
		Very Coarse	vc	Prismatic	pr
		Extr. Coarse	ec	Columnar	cpr
		Very Thin*	vn	Single Grain	sg
		Thin*	tn	Massive	m
		Thick*	tk	Cloddy	CDY
		Very Thick*	vk		

* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils" Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderson, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

SMART
SURVEYING · ENGINEERING · ENVIRONMENTAL
SERVICES

May 3, 2022

Joe Clase, AICP
Plan4 Land LLC
1 South Harrison St., P.O. Box 306
Ashley, Ohio 43003

Mr. Clase:

Please consider this an updated feasibility report for the property located at 10391 Hollow Road SW and 3699 Alward Road SW, Pataskala, Ohio 43062 (Property). Smart Services Inc. conducted another soil evaluation on April 28, 2022. The purpose of the updated soil evaluation was because Lots 29, 30, 31, and 32 were revised. It is our understanding the project consists of a 160 -acre parcel and proposed Planned Use Development (PUD) with 32 single family homes. The evaluation was to determine if the proposed lots have sufficient areas suitable for primary and secondary Household Sanitary Treatment Systems (HSTS). Included with the report is a conceptual plan with the test pit locations identified.

Soils on the Property are in the Amanda catena, topographic sequence, and consist of very deep somewhat moderately well drained to well drained soils formed in loamy glacial till with expected perched seasonal high-water tables ranging from 8 to 23 inches below the soil surface and no other restrictive features within 60 inches of the soil surface.

All the lots have sufficient area for HSTS. The specific HSTS have not been determined but could include spray irrigation, drip, or conventional leachfield. Copies of this letter, soil profile description, aerial mapping, and an on-site sewage treatment system drawing should be submitted to the Licking County Health Department (LCHD) via your installer/designer of your on-site wastewater system. The LCHD will make the determination as to whether the soil and site area are suitable for HSTS.

If you have questions or need more information, please do not hesitate to contact me.

Sincerely,

SMART SERVICES, INC.

Mitchel R. Strain, CPSS
Director of Environmental Services

88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706
SMARTSERVICES-INC.COM

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 67
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 4/28/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: ~~02619~~
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-15	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	15-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	15	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 69
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 4/28/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 70
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 4/28/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: ~~02619~~
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-14	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	14-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	14	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 71
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 4/28/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Licking
Township / Sec: Concord
Property Address/Location: 10391 Hollow Rd SW & 3699 Alward Road
Pataskala, Ohio 43062
Applicant Name: Joe Clase, AICP, Plan 4 Land LLC
Address: 1 S. Harrison St., P.O. Box 306
Ashley, Ohio 43003
Phone #: 833.752.6452
Parcel #: 631-141936-00000
Test Hole #: 72
Latitude/Longitude: N/A
Method: X Pit X Auger ___ Probe

Land Use / Vegetation: Recreational/Grass & forbs
Landform: Upland
Position on Landform: Hillslope
Percent Slope: 4-9
Shape of Slope: Convex

Date: 4/28/22
Evaluator: Mitchel R. Strain
Smart Services Inc.
88 W. Church St
Newark, Ohio

Certification Stamp or #: 02619
Signature:
Phone #: 614.202.8621

Soil Profile		Estimating Soil Saturation: Munsell Color (hue, value, chroma)			Estimating Soil Permeability							Other Soil Features
			Redoximorphic Features		Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
Ap	0-8	10YR 4/3	None	None	sil	15	0	2	f	gr	vfr	Few Fine Roots
Bt1	8-13	10 YR 5/4	None	None	sicl	30	2	2	m	sbk	fr	Few Fine Roots
Bt2	13-23	10 YR 4/4	10YR 5/4	2.5Y 5/2	sicl	35	5	2	m	sbk	fi	
Bt3	23-50	10YR 4/4	10YR 5/4	2.5Y 5/2	cl	40	5	1	co	sbk	fi	
C	50-60	10YR 5/4	10YR 2/1	None	cl	40	5	0	NA	m	vfi	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	13	Common Distinct Redox	
Apparent Water Table	None		
Highly Permeable Material	None		
Bedrock	>60		
Restrictive Layer	>60		

Note: The evaluation should include a complete site plan or site drawing.

SOIL EVALUATION MAP

The Meadow at Highlands
10391 Hollow Road SW & 3699 Alward Road SW, Pataskala, Ohio 43062
Parcel No. 631-141936-00.000 | 160 acres

Legend

Soil Evaluations

Property Lines

N W E S

Project Number: 21-145

Plan4Land
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Prepared by: JOE CLASE, AICP

Date: 3/3/2022

Sheet No. 1

LICKING COUNTY
HEALTH DEPARTMENT

04/27/2022

Joe Clase
P.O. Box 306
Ashley, OH 43003

Mr. Clase,

During their April 19th, 2022, meeting the Licking County Board of Health approved the plans submitted by your company for the Meadows at Highland Subdivision located in the City of Pataskala.

Please be advised, this approval is based on the information submitted and reviewed by this office. Any changes to the design of the subdivision will require to be reviewed by this office in order to determine if this approval will remain valid.

If you have any questions, feel free to contact our office at 740-349-6535.

Sincerely,

RS, MPH

Chad Brown, RS, MPH
Health Commissioner

Cc: Scott Morris, Environmental Health Director
File

CODE OF REGULATIONS FOR
MEADOWS AT HIGHLAND HOMEOWNER'S ASSOCIATION, INC.

Article I - General

Section 1 - Name and Nature of the Association

a. The name of the Association shall be Meadows at Highland Homeowner's Association, Inc. The Association is an Ohio Non-Profit Corporation consisting of the owners of the lots in Meadows at Highland, Part II (the "Subdivision"), a subdivision of single-family homes governed by Deed Restrictions.

b. Pursuant to the Deed Restrictions the Meadows at Highland Homeowner's Association, Inc. (the "Association") was established. The Association was incorporated as an Ohio non-profit corporation under R.C. Chapter 1702 on _____.

Section 2 - Definitions - All of the terms used herein shall have the same meanings as set forth in the Deed Restrictions for Meadows at Highland Part II Subdivision as recorded in the Recorder's Office, Licking County, State of Ohio, with respect to the real property described therein, as those Deed Restrictions ("Declaration") may be lawfully amended from time to time.

Article II – Name and Location

The name of the Association is Meadows at Highland Homeowner's Association, Inc.

The mailing address of the Meadows at Highland Homeowner's Association, Inc. is the address of the then current Treasurer of the Meadows at Highland Home Owner's Association Board, in Pataskala, Ohio, County of Licking.

Article III – Membership

Section 1 - Members Composition- Each Lot Owner, as defined in the Declaration, is a member of the Association. Such membership shall terminate upon the sale or other disposition by such member of his or her lot ownership, at which time the new owner of such lot shall automatically become a member of the Association.

Section 2 - Privileges of Membership - Membership shall entitle the holder thereof, or its representative in the event that the member is not an individual, to all the privileges of membership, including the right to vote and to hold office in accordance with the provisions hereof. Persons in the family of a member who lived with the member, tenants in possession of a lot and persons in the family of a tenant in possession of a lot who live with such tenant, but who are not themselves members, shall have all privileges of membership, except that they shall not have the right to vote or to hold office.

Any person entitled to membership shall make such fact known to the Association. Until such fact is made known to the Association, the member may not vote, receive notice of meetings, nor enjoy any other privileges or benefits of membership.

Section 3 - Voting Rights and Access to Common Areas

a. In order to secure their right to vote, each lot Owner's dues must be paid in full and the Lot Owner must be in good standing for 30 consecutive days prior to any vote. The recorded owner of any lot shall have one (1) vote for each lot owned by such owner. If more than one person or entity owns any single lot, then the owners shall determine among themselves who shall be entitled to exercise the single vote for each lot. If the joint owners cannot agree as to which of them shall be entitled to exercise the vote attributed to that lot, then the right to vote shall be forfeited until such time as the owners designate which of them shall exercise such vote.

b. In order to have access to the Meadows at Highland common areas, a Lot Owner must be in "Good Standing". This includes guests of the Lot Owner.

Section 4 - Annual Meetings - Regular annual meetings of the members shall be held in the second calendar quarter of each year hereafter, on a date, at an hour, and at a location in Licking County, Ohio established by the Meadows at Highland Board.

Section 5 - Special Meetings - Special meetings of the members may be called at any time by the President or by the Meadows at Highland Board or upon written request of members entitled to exercise one-fourth (1/4) or more of the voting power of members, and shall be held on such date, time and location within Licking County as specified by the person calling the meeting.

Section 6 - Notice of Meetings - Written notice of each meeting shall be given to all members entitled to vote, ten (10) days before such meeting, noting the date, time, and location of the meeting. In the case of a special meeting, the purpose of meeting shall be included in the notification.

Section 7 - Waiver of Notice - Waiver of notice of a meeting of the members shall be deemed the equivalent of proper notice. Any member may, in writing, waive notice of any meeting of the members, either before or after the holding of such meeting.

Attendance at the meeting by a member shall be deemed a waiver by such voting member of notice of the time, date and place thereof, unless such member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted at such meeting unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

Section 8 - Quorum - The members present, in person or by proxy, at any duly called and noticed meeting of members, shall constitute a quorum for such meeting.

Section 9 - Proxies - At any meeting of members, a member may vote in person or by proxy. All proxies shall be in writing and filed with any Meadows at Highland Board member prior to the meeting. A proxy is void if it is not dated or purports to be revocable without notice. All proxies are only good for the stated meeting and shall be revocable and shall automatically cease upon conveyance by a Lot Owner of their lot. Written notice to the Meadows at Highland Board or notice in a meeting of a revocation of a proxy designation shall not affect any vote or act previously taken.

Section 10 - Voting Power - Except as otherwise provided herein, in the Articles or in the Declaration or by law, a majority of the voting power of members voting on any matter that may be determined by the membership at a duly called and noticed meeting shall be sufficient to determine that matter.

Section 11 - Action in Writing Without Meeting - Any action that could be taken by members at a meeting may be taken without a meeting with a ten (10) day certified U.S. postal written notice to all members of the meeting and with the affirmative vote or approval in writing of members having not less than two-thirds (2/3) of the voting power of members.

Section 12 - Bids for Service - Any person(s) acting on behalf of the Meadows at Highland oard for the benefit of the Association shall be required to obtain a minimum of two (2) bids or estimates for services which exceed one thousand dollars ($1000). Such bids shall be submitted to the Meadows at Highland Board for approval prior to any services being performed. Any service less than or equal to one thousand dollars ($1000) can be approved by the Meadows at Highland Board.

Section 13 - Conduct of Meeting - The President or their designee shall preside over all meetings of the Association, and the Secretary or their designee shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transactions occurring thereat.

Article IV - Meadows at Highland Board of Trustees

Section 1 - Governing Body and Meadows at Highland Board of Trustees - Except as otherwise provided by law, the Articles of Incorporation, the Declaration or this Code of Regulations, all of the authority of the Association shall be exercised by or under the direction of the of Trustees ("the Meadows at Highland Board") consisting of at least three (3) Trustees, who are serving staggered terms. Trustees shall serve until the election of their successors. At the annual meeting of the members held in the first full calendar year of the association's existence, the members shall elect three (3) trustees for staggered terms, ending at the next three successive meetings. At each annual meeting, the members shall elect a Trustee to replace the Trustee whose term then expires for a term of three years.

Section 2 - Removal - Excepting only Trustees (including initial and substitute or additional Trustees) named in the Articles, any Trustee may be removed from the Meadows at Highland Board with or without cause, by a majority vote of the members. In the event of death, resignation or removal of a Trustee without the election of a successor Trustee at the same

meeting, that Trustee's successor shall be selected by the remaining members of the Meadows at Highland Board and shall serve until the next annual meeting of members, when a Trustee shall be elected to complete the term of such deceased, resigned or removed Trustee. The Meadows at Highland Board shall have the sole right to remove, with or without cause, any Trustee designated in the Articles or selected by it, and to select the successor of any Trustee who dies, resigns, *is* removed or leaves office for any other reason.

Section 3 - **Nominations** - Nominations can be made by the Meadows at Highland Board or from the floor at the annual meeting.

Section 4 - **Election** - Election to the Meadows at Highland Board by the members shall be made by secret written ballot or by a showing of hands or by voice. At such elections, the members or their proxies may exercise, in respect to each vacancy, such voting power, as they are entitled to exercise under the provisions hereof. Approval requires an affirmative vote by a majority of the Lot Owners present or by proxy at the meeting.

Section 5 - **Compensation** - Unless otherwise determined, no Trustee shall receive compensation for any service rendered to the Association as a Trustee. However, any Trustee may be reimbursed for actual expenses incurred in the performance of duties.

Section 6 - **Regular Meetings** - Regular meetings of the Meadows at Highland Board shall be held no less than annually and apart from the member's meetings, without notice, on such date and at such place and hour as may be fixed from time to time by resolution of the Meadows at Highland Board.

Section 7 - Special Meetings - Special meetings of the Meadows at Highland Board shall be held when called by the President of the Meadows at Highland Board, or by any two (2) Trustees, after not less than a three (3) day notice to each Trustee.

Section 8 - Quorum - The presence at any duly called and noticed meeting of Trustees entitled to exercise a majority of the voting power of trustees shall constitute a quorum for such meeting.

Section 9 - Voting Power - Except as otherwise provided in the Declaration or Articles, or by Law, vote of a majority of the Trustees voting on any matter that may be determined by the Trustees at a duly called and noticed meeting shall be sufficient to determine that matter.

Section 10 - Action in Writing Without Meeting - Any action that could be taken by Trustees at a meeting may be taken without a meeting with the affirmative vote or approval in writing of all of the Trustees. Any such writing shall be entered into the minute book of the Association.

Section 11- Powers - The Meadows at Highland Board shall exercise all powers and authority under the law, and under the provisions hereof and of the Articles and Declaration, that are not specifically and exclusively reserved to the lot Owners by law or by other provisions thereof and, without limiting the generality of the foregoing, the Highland Estates Board shall have the right, power and authority to:

a. Take all actions deemed or desirable to comply with all requirements of law, this Code, the Declaration and the Articles;
b. Obtain insurance coverage, and cause officers and employees having fiscal responsibilities to be bonded, as the Meadows at Highland Board deems appropriate;
c. Enforce the covenants, conditions and restrictions set forth in the Declaration;
d. Establish, enforce, levy and collect assessments as provided in the Declaration;
e. Suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Suspension may also occur if a member is not in "goodstanding" with the Association;
f. Declare the office of a member of the Meadows at Highland Board to be declared vacant in the event such Trustee shall be absent from three consecutive regular meetings of the Meadows at Highland Board;
g. Authorize the officers to enter into one or more management agreements with third parties in order to facilitate the efficient operation of the Association's affairs; and
h. As more fully provided in the Declaration, to:
    a. Give written notice of each assessment to every member subject thereto within the time limits set forth therein; and
    b. Foreclose the lien against any lot for which assessments are not paid within a reasonable time after they are authorized by the Declaration to do so, or bring an action at law against the members personally obligated to pay the same, or both;
    c. Do all things and take all actions permitted to be taken by the Association by law, hereby or by the Articles of Incorporation or Declaration, not specifically reserved thereby to others.

Section 12 - Duties - It shall be the duty of the Meadows at Highland Board to:

a. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of members or at any special meeting when such statement is requested in writing by members representing one-half (1/2) or more of the voting power of members;
b. Supervise all officers, agents and employees of the Association and see that their duties are properly performed;
c. Issue or cause an appropriate officer to issue demand by any person, a certificate setting forth whether or not any assessment has been paid;
d. If the Meadows at Highland Board deems it desirable, maintain liability insurance in such amount as it deemed sufficient by the Meadows at Highland Board;
e. Cause the property subject to the Association's scope of authority to be maintained within the scope of authority provided in the Declaration;
f. Cause the restrictions created by the Declaration to be enforced; and
g. Take all other actions required to comply with all requirements of law, the Articles, and the Declaration.

Section 13 - Trustee Advisor - The Meadows at Highland Board of Trustees shall have no more than three (3) and not less than one (1) advisor position. Trustee Advisor shall be elected by popular vote of the membership for a three year term. In the event of death, resignation, or removal, a successor need not be named unless the event has resulted in no Trustee Advisors.

The Trustee Advisor position is a non-voting member of the Meadows at Highland Board. Requirements for Trustee Advisor are:

a. An owner for at least seven (7) years
b. Held an office or been a trustee

Article V - Officers

Section 1- Enumeration of Officers - The officers of this association shall be President, Vice President, Secretary, Treasurer, and such officers as the Meadows at Highland Board may from time to time determine. At any time offices can be combined or split to ensure the continuation of the association.

Section 2 - Selection and Terms - The officers will be elected by a vote of the majority of the members in the manner set forth in Article IV, Section 4. The officers shall hold office for a term of three (3) years each.

Section 3 - Duties of Officers:

President - The President shall preside at all regular and special meetings of the association; appoint with approval of the Meadows at Highland Board officers not otherwise provided for; serve as ex-officio member of all committees, except the nominating committee; enforce observance of any rules and regulations; bring to the Meadows at Highland Board's attention all pertinent communications; and perform such other duties as custom and parliamentary usage require. The President shall have check signing authority.

Vice President - The Vice President, when called upon, shall assist the President and, in his/her absence, perform their duties, and shall succeed him/her in office in case of death, resignation, or removal. The Vice President shall be in charge of membership and social functions.

Secretary- The Secretary shall conduct all written correspondence; shall keep a record of proceedings and transactions of all meetings; and keep a roster of names and addresses of all Lot Owners/members. In the event or absence of the President and Vice President, the Secretary shall call the meeting to order and preside until they can resume their duties. The Office of Secretary may be held by the same person who holds the Office of Treasurer.

Treasurer-The Treasurer shall receive, write, and sign checks, as authorized by Association or Meadows at Highland Board action. The Treasurer shall keep account of all receipts and expenditures, making reports as requested. The Office of Treasurer may be held by the same person who holds the Office of Secretary. The Treasurer shall have check writing authority.

Section 4 - Vacancy - Any officer may resign at any time by giving written notice to any member of the Meadows at Highland Board of Trustees. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The Meadows at Highland Board may elect a replacement for the vacant position for the remainder of the term.

Article VI – Finances and Assessments

Dues shall be paid annually for the succeeding calendar year. Dues are to be paid within thirty (30) days of the invoice date. A member failing to pay such annual dues within thirty (30) days of the invoice date shall be classified as delinquent and shall be suspended from all association privileges, provided such suspended member has been notified in writing by the Meadows at Highland Board of such suspension.

All dues not paid within thirty (30) days of the invoice date will be assessed a late payment fee of $10.00 per month, or any part thereof, until dues have been paid in full, unless prior arrangements have been made with the Treasurer. Payment of dues and fines after suspension shall reinstate such member to active status of the Association.

Any Lot Owner having a check returned NSF will be responsible for any bank fees charged to the Association.

Any new owner of a lot will be responsible for payment of dues not paid by the previous owner on a pro-rated basis.

Article VII – Committees

The Meadows at Highland Board shall appoint committees as it deems appropriate in carrying out its purpose.

Article VIII – Administration

Section 1 - Books and Records - The books, records, and financial statements, when such are prepared, shall be available during normal business hours or under other reasonable circumstances, upon request to the Meadows at Highland Board, for inspection by members and the holders and insurers of first mortgages on lots. Likewise, during normal business hours or under other reasonable circumstances, the Meadows at Highland Board shall have available for inspection by members, lenders and their insurers, and prospective purchasers, current copies of the Association's organization documents and any rules and regulations. Records retention for the Meadows at Highland Homeowner's Association will be seven (7) years.

Section 2 - Budget - An annual budget will be proposed and discussed at the annual Association meeting.

Section 3 -Assessments - The annual general assessment for each Lot shall be determined by vote at the Meadows at Highland Home Owner's Association annual meeting. As more fully provided in the Declaration, each member is obligated to pay to the Association regular and special assessments which are secured to the full extent provided by law, by a continuing lien upon the lot against which the assessment is made. The collection and enforcement procedures shall be as set forth in the Declaration.

Section 4 - Enforcement –

a. Suspension of Privileges/Fines. In the event of a violation of the Declaration, Bylaws, or any rules and regulation of the Meadows at Highland Home Owner's Association, the Meadows at Highland Board of Trustees, acting on behalf of the Association, in addition to any other remedies provided by the Declaration, Bylaws, or rules and regulation and remedies available pursuant to State stature or other law, may:
    a. Suspend or condition the rights of a Lot Owner and any tenants, occupants, or guests to use of facilities (including all or part of any Common Areas) owned, operated, or managed by the Association;
    b. Suspend a Lot Owner's voting privileges in the Meadows at Highland Association as a Lot Owner, as further provided in the Declaration and Bylaws;
    c. Levy a damage assessment against a lot;
    d. Levy collection or deed restriction enforcement costs against a Lot Owner; and
    e. Assess a fine against the Lot and Lot Owner for the violation of the Lot Owner, his tenants, occupants, or guests in an amount outlined in the Declaration.
b. Any amounts charged to a Lot Owner under these procedures may be collected in the same manner as assessments under the Declaration, including lien and foreclosure rights to the extent permitted by law.

Section 5 - Delinquency - Any assessment shall become delinquent if not paid thirty (30) days after the invoice date as established by the Declaration or the Meadows at Highland Board. With respect to any assessment or violation fine not paid within thirty (30) days after the invoice date, the Meadows at Highland Board may, at its election, require the Lot Owner to pay a reasonable late charge, together with interest at the rate provided in Section 1343.03 of the Ohio Revised Code calculated from the date of delinquency to and including the date full payment is received by the Association.

Article IX – Records

Upon written request to the Meadows at Highland Home Owners Association by an institutional first mortgagee of a Lot, or its insurer, or by vote of the holders of a majority of the voting power of members, the Meadows at Highland Board shall cause the preparation and furnishing to those requesting a financial statement for the Association for the preceding fiscal year, provided that no such statement need be furnished earlier than ninety (90) days following the end of such fiscal year.

Article X - Fiscal Year

Unless otherwise changed by the Meadows at Highland Board, the fiscal year of the Association shall begin on the first day of January and end on the 31st day of December on every year.

Article XI – Amendments to the Code of Regulations

Any modification or amendment of this Code shall be made only in the manner and subject to the approvals, terms and conditions set forth in the Articles. Written notification must be given to

each Lot Owner with a copy of any proposed changes for review thirty (30) days prior to voting. An affirmative vote of a three-fourths (3/4) majority of the members in good standing, present at the meeting or represented by proxy, is required to pass any modification or amendment of this code.

DEED RESTRICTIONS FOR MEADOWS AT HIGHLAND
PATASKALA, OHIO

Meadows at Highland is a premiere subdivision located in Pataskala, Ohio. The subdivision is a beautiful, well-maintained wooded neighborhood, with lot sizes ranging from one and one-half to over eight acres in area. The Meadows at Highland Homeowner's Association, Inc. is comprised of single-family residences and vacant lots. The Association's address is the current address of the Treasurer.

The home owners take great pride in preserving the natural beauty and ascetic surroundings of the Meadows at Highland neighborhood. The Meadows at Highland Homeowner's Association, Inc. is governed by the Deed Restrictions and the Code of Regulations, which define the standard of living residents may expect in the subdivision. These documents are designed to protect the property rights and value of each Lot Owner. However, policy and procedure cannot replace courtesy and the need to communicate with each other. The documents are the foundation, but community spirit lies within each resident. The home owners support "A Good Neighbor Policy."

These Deed Restrictions are imposed on all the property located within the Meadows at Highland Part II subdivision and are governed by the Meadows at Highland Homeowner's Association, Inc. These Deed Restrictions are in keeping with a common plan and theme of development throughout Meadows at Highland and are to provide a mechanism for implementing that overall plan. Another purpose of these Deed Restrictions is to establish rules for land use in the subdivision and maintenance of common areas for the good of the residents. Owners in Meadows at Highland are assessed fees for the care of all common areas, and are to follow the Deed Restrictions and procedures for enforcement of these rules outlined in th is document. Clearly outlining the specifications required of each Lot Owner allows the Meadows at Highland Homeowner's Association, Inc. to protect the rights of all residents.

Updating governing documents from time to time is necessary to limit litigation, protect property values, and promote smooth operation of the Association.

DEFINITIONS

Unless the context otherwise specifies or requires. the following words and phrases shall have the meanings hereinafter specified:

1) **"Articles"** means the Articles of Incorporation of the Association.
2) **"Assessment"** means any charge made by the Association to a Lot Owner relating to the Association, including but not limited to annual assessments, lot assessments, special assessments, special costs or fees levied by the Association under the terms and provisions of this document or the Code of Regulations.
3) **"Association"** means the Meadows at Highland Homeowner's Association, Inc., which is an Ohio nonprofit corporation. The Association is a legal entity formed for the purpose of owning and/or maintaining any portion of the property on behalf of the owners in the subdivision.
4) **"Board" or "Meadows at Highland Board" or "Board of Trustees"** means the Board of Trustees of the Meadows at Highland Homeowner's Association, Inc.

5) **"Building Set-Back"** means all property that is fifteen (15) feet on each side of any lot and forty (40) feet from the front or the back of any lot.
6) **"Bylaws," "Deed Restrictions," "Code of Regulations," "Articles" or "Declaration"** means the documents of the Meadows at Highland Homeowner's Association, Inc. as adopted by the Meadows at Highland home owners and as amended from time to time. A copy the current deed restrictions at the time of adoption of this document are attached and may be amended or restated from time to time. "Declaration," "Deed restrictions" or "Restrictions" may be used interchangeably. "Bylaws" or "Code of Regulations" may also be used interchangeably.
7) **"Common Area" or "Reserves"** means all real and personal property leased, owned or maintained by the Association for the common use and benefit of the members of the Association. Common areas may include recreational areas, entrances, Reserve A, pond, dam and any other areas maintained by the Association within the subdivision.
8) **"Designee"** as used in the foregoing restrictions or bylaws shall mean any person, committee, firm or corporation expressly designated and nominated by the Meadows at Highland Board to act for it.
9) **"Family Gathering" and "One Time Events"** means a gathering of family, friends and/or acquaintances that lasts no longer than 48 hours or holiday week (7 days).
10) **"Good Standing"** means the Lot Owner within Meadows at Highland subdivision has complied with all their explicit obligations and having unabated powers to conduct their activities. All outstanding assessments must be paid current for a period of 30 consecutive days prior to any voting date.
11) **"Joint Driveway"** means any driveway that is shared by two (2) or more Lot Owners.
12) **"Landscape Waste"** means any plant waste materials, except garbage, including trees, tree trimming, branches, stumps, brush, weeds, leaves, grass, shrubbery, yard trimmings and crop residues.
13) **"Lawn Trees"** means trees that set specifically on the lawn (mowed/maintained portion) of any lot. Excludes any naturally wooded areas on the lot.
14) **"Lot," "Home" or "Property"** means any parcel of land within the subdivision shown as a subdivided lot on the plat of part or all of the subdivision, together with all improvements located thereon. Reference herein to "lot" or "lots" in the property refers to all lots on the entire property.
15) **"Member"** means any lot Owner or legal entity that has title to a lot in the Meadows at Highland subdivision.
16) **"Natural Screening" or "Natural Greenery"** means use of natural landscaping to include, but not be limited to, shrubs, pine trees, bushes, trees and other plants supported by nature.
17) **"Noxious or Offensive"** means an activity or action that is highly objectionable, annoying, tracts undue attention or is unpleasant.
18) **"Owners," "Lot Owners" or "Property Owners"** means any person or persons holding a fee simple interest in any portion of the subdivision.
19) **"Property Marker or Boundary"** means any natural shrubbery or trees used to notate a property line.
20) **"Screened from View"** means 100% screened, 100% of the time with natural greenery from all roads and adjoining properties.

21) **"Single Family Residence"** means a single property/lot used solely for single-family residential purposes. "Family" as used in this instrument shall mean one (1) or two (2) unrelated persons or two (2) or more persons related by blood marriage or adoption residing on the premises as a single housekeeping unit and including domestic servants, if any, as distinguished from a group occupying a boarding house, lodging, motel, fraternity or sorority house. It is intended to exclude all non-residential uses and exclude any group home, multi-family apartment, double, duplex, twin single, two-family, boarding house, commune, halfway house, or other non-single family use.
22) **"Subdivision"** means all of the land described as Meadows at Highland Part II subdivision, Pataskala, Ohio (See Exhibit A - attached plat map).
23) **"Temporary Structures"** means an assembly of materials forming a shelter, building, or enclosure to protect people, animals, products, materials, equipment or inventory not covered by the main residence.
24) **"Trailer"** means trailer coach, house trailer, mobile home, automobile trailer, camper car, camper and any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit occupancy thereof, or the storage of equipment, or animal transport whether resting on wheels, jacks, tires or other foundation.
25) **"Truck"** means any vehicle titled "Truck."
26) **"Trustee" or "Board Member"** means any member of the Meadows at Highland Homeowner's Association, Inc. board.

DEED RESTRICTIONS FOR MEADOWS AT HIGHLAND
PATASKALA, OHIO

In order to establish a general plan for the use, occupancy and enjoyment of the subdivision known as Meadows at Highland Part II, all lots and reserves within the subdivision shall be subject to the following restrictions, covenants, and easements which shall run with the land and inure to the benefit of all lot owners, their heirs and assigns.

ARTICLE I – PROTECTIVE COVENANTS AND RESTRICTIONS

Section 1. Land Use:

A. **Single Family Residences.** The property shall be used solely for single-family residential purposes. No portion of the property shall be used for the purpose of any business, trade or profession except that a business may be operated by any resident provided that it shall be conducted solely within the residence building and not in the garage or any other structure upon any other portion of the lot and provided further that the residence shall not have the outward appearance of a business and provided finally that no non-resident employee(s) are working on the property. Improvements constructed on the property shall be limited to single family residences and such other improvements as are appropriately appurtenant thereto. "Family" as used in this instrument shall mean one (1) or two (2) unrelated persons or two (2) or more persons related by blood, marriage or adoption residing on the premises as a single housekeeping unit and including domestic servants, if any, as distinguished from a group occupying a boarding house, lodging, motel, fraternity or sorority house. It is intended to exclude all non-residential uses and exclude any group home, multi-family apartment, double, duplex, twin single, two-family, boarding house, commune, halfway house, or other non-single family use. Such restriction shall not prohibit the rental of any property for use consistent with this section.

   No person or persons who are classified as a Tier Ill sexual offender/child-victim offender, or any future equivalent classification and/or who the county sheriff or other government entity must provide community notification of the sex offender's residence, may reside in or occupy a residence or remain in or on common areas within Meadows at Highland. The Association is not, however, liable to any owner, occupant, or visitor as a result of the Association's alleged failure, whether negligent, intentional or otherwise, to enforce the provisions of this restriction.

B. **Building Setback Lines.** No building may be erected closer to any of the lot lines than the building setback lines shown on the recorded plat of subdivision.

C. **Utility Easements.** Easements, as noted upon the recorded plat with the Licking County Recorder's Office for utility installation and maintenance of all utilities, public and private, including, but not limited to, electric, gas, telephone, water, septic system, storm water drainage and cable television for the benefit of all lots in the subdivision, are granted in strips of land ten (10) feet wide adjacent to every property line in the subdivision, except for the property lines which constitute the boundaries of the

subdivision in which case the strip of land shall be twenty (20) feet wide. Additional specific easements are also shown on the plat.

D. Drainage Easement. The Drainage Easement, as depicted upon the recorded plat of subdivision in the shaded areas, shall encumber such land with an easement in favor of the City of Pataskala, Licking County, all lots in the subdivision, and the Meadows at Highland Homeowner's Association, Inc. for the purpose of establishing and maintaining adequate watercourses. Watercourse means storm flow above the below ground level.

1. No structure or improvements of any kind including sheds, fences, flower beds and rock gardens (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse..

2. No owner shall take any action or permit any action to be taken that might change or divert the flow of the watercourse, nor shall be within the easement provided, alter the ground level or the course of the stream as shown on this plat. An owner may provide rip-rap, walls or other bank protection upon securing written approval from the Licking County Engineer's office or Licking County Flood Plain Administrator and Meadows at Highland Board.

3. Every owner of property along the watercourse shall maintain the portion of said watercourse in his property and keep the same free of debris and obstruction of all kind. Licking County or the City of Pataskala shall be free of any responsibility toward maintaining the watercourse. Any portion of the dam or appurtenances in Reserve A, which extend into adjoining lots, shall be the responsibility of the Meadows at Highland Homeowner's Association, Inc. to maintain.

4. These restrictions and agreement shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Licking County.

5. Said restriction and agreement may be enforced by Licking County and its successors and assigns, and are for the benefit of said County and owners of neighboring property in such proximity to the above described premises that the violation of said restriction and agreement would adversely affect the value of such property or the enjoyment of the use thereof.

6. The failure of said County to take prompt action by injunction or otherwise with regard to a violation of any of these restrictions and agreements shall not be deemed to be a waiver of its (County) rights to take action for said violation of any further violation of any said restrictions and agreements. If such maintenance is determined to be insufficient by the governmental body charged with the operation of the easement of the Homeowner's Association, the maintenance shall be assumed by the Meadows at Highland Homeowner's Association.

E. **Reserve B & C.** A portion of Reserve B and all of Reserve C are a recreational reserve on the recorded plat of the subdivision and shall be owned and maintained by the Meadows at Highland Homeowner's Association for the benefit of all Lot Owners in the subdivision. The purpose of this reserve shall be to provide a recreational area for the Lot Owners in Meadows at Highland and their guests in accordance with such rules and regulations as may be established by the Homeowner's Association. Guests must always be accompanied by a lot Owner.

Section 2. Temporary Non-Residential Structures:
No structure of a temporary character shall be used on any portion of the property for more than ninety-six (96) hours; however, this shall not prohibit the use of any temporary structures in connection with the construction of any subdivision improvements or the construction of a dwelling. The construction, design, location and exterior material utilized in any other nonresidential structure must be approved by the Meadows at Highland Board.

Section 3. Signs:

A. **Display Signs and Outdoor Advertising.** Generally, no sign of any kind shall be erected, posted or displayed on any portion of the property, except for a single sign not exceeding one (1) square foot of display surface, on a residential building, stating the residence address or security system in use.

B. **Real Estate Signs.** A single sign offering real estate for sale or rent may be erected and displayed upon any lot provided that such sign shall not exceed five (5) square feet of display surface; not exceed three (3) feet in height; not be located closer to the property line than five (5) feet; not be illuminated; nor shall it remain more than ten (10) days after sale or rental. One sign indicating that the building is open for inspection may be displayed only on the lot being sold, and only when the agent or owner is present, and only during the time the building is available for inspection.

C. **Contractor's Signs.** Signs announcing the names of the construction firm(s), the engineer, the architects, and/or the subcontractors, participating in the construction of a building on the property shall be permitted during the actual construction provided that only one (1) sign per lot is used which does not exceed five (5) square feet per side in display area, nor is higher than three (3) feet and provided further that it shall not be placed on the lot any closer to the street than five (5) feet from the property line.

D. **Political and Temporary Signs.**

1. Political signs may be displayed for thirty (30) days before and three (3) days after a public governmental election in which the Lot Owners are permitted to vote, expressing support for or opposition against an individual candidate or issue which is the subject of the current election. No such sign may be posted in the common area or within lot side setbacks.

2. Unless otherwise specifically addressed in this section, all other temporary signs may be displayed for a period of not more than forty-eight **(48)** hours, are not to be redisplayed for a period of at least one (1) month, and shall conform to the regulations of appropriate governmental authorities concerning temporary signs, and to those above.

Section 4. Nuisances:

A. **Activity.** No activity, noxious or offensive, shall be permitted on the property or within any dwelling located on the property, nor shall any use be made nor condition allowed to exist on any lot, which unreasonably disturbs or interferes with the quiet occupancy of any person residing on any other lot in the subdivision.

B. **Hobbies.** Hobbies or other activities which tend to detract from the aesthetic character of the subdivision and any improvements used in connection with such hobbies or activities shall not be permitted unless carried out or conducted within the building erected upon the lot and not viewable from either the street or adjoining properties. This restriction refers specifically, but not exclusively, to such activities as automobile, bicycle, moped, motorboat and sailboat repair longer than twenty-four (24) hours.

C. **Power Equipment.** No power mowers or any other tools or equipment, except for snow removal equipment, making undue noise shall be used before 8:00 A.M. or after 10:00 P.M.

Section 5. Domestic Animals:

A. **Animals.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the property, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. Animals shall not be permitted to run loose outside of the lot Owner's property. Not more than two (2) mature members of a given animal genus, other than dogs and not more than four (4) mature dogs may be maintained on the property. Any animal older than ninety (90) days shall be considered as mature. Any dogs, which are not prohibited by this restriction, must nonetheless be kept in a manner, which does not disturb other residents of the subdivision.

B. **Cages.** No external compound cages, kennels or hutches shall be permitted on the property. Pets shall not be permitted on the common areas unless accompanied by someone who can control the pet. Any owner or occupant who keeps or maintains any pet on any portion of the property shall be deemed to have indemnified and agreed to hold the Association harmless from any loss, claim or liability of any kind or character whatsoever arising by reason of keeping or maintaining such pet with the property. All pets must be inoculated as required by law.

Section 6. Garbage, Trash, Rubbish Disposal and Containers:

A. **Construction.** Except in connection with builder's construction activities, no burning of any trash and no accumulation or storage of litter, refuse, bulk materials, building materials, machinery or trash of any other kind shall be permitted on the property unless stored in the garage. No portion of the property shall be used or maintained as a dumping ground for rubbish or other similar material, and all materials from construction shall be picked up weekly. All garbage and other similar materials shall be kept in sanitary containers.

B. **Containers.** Trash containers should be no larger than the standard size provided by the Association or the City of Pataskala's selected trash hauling company. No dumpsters or portable toilets are permitted in the subdivision, except during approved construction periods. All equipment for the storage or disposal of garbage/trash/rubbish shall be kept in a clean sanitary condition and shall be stored no closer to the front of the lot than the front wall of the dwelling and shall be screened from view. The Association shall vote and select one (1) trash hauling company if the municipality does not mandate a specific company. Each lot Owner is responsible to pay their respective trash collection services.

Section 7. Antennas, Solar Panels and Whole House Generators:

A. **Antennas.** No radio, television, or other antenna shall be attached or affixed in any way to the exterior of any house or garage, any part of any fence, pole or structure, or tree, bush, or other living thing without the approval of the Meadows at Highland Homeowner's Association. Satellite dish receptors may not exceed four (4) feet in diameter and must be placed on the lots in such a manner as to be shielded from view of the street.

B. **Solar panels.** Solar panels must be approved by the Meadows at Highland Board.

C. **Whole house generators.** Whole house exterior generators must be 100% screened from view with natural greenery.

Section 8. Clothes Lines and Hanging Devices:
Articles such as clothes, diapers, towels, bedding, rugs, draperies, or other similar items shall not regularly be hung out in exposed view on any portion of the property to dry or air unless screened from the view of adjoining owners and the street. Nor, unless similarly screened, shall there be regularly maintained any exterior clothesline or other hanging device.

Section 9. Fuel Tanks and Hazardous Actions or Materials:
Fuel tanks or other similar storage receptacles may be installed only within the main dwelling structure or buried underground and shall not be exposed to view. It is the responsibility of the Lot Owner to be in compliance with the City of Pataskala and Licking County guidelines. Nothing shall be done, kept in or on any lot, or in or on any portion of the common area that is unlawful or hazardous or that might reasonably be expected to increase the cost of casualty or public liability insurance covering the common area or that might unreasonable disturb the quiet occupancy of any person residing on any other lot. This paragraph shall not be construed so as to

prohibit builder construction activities consistent with Meadows at Highland Homeowner's Association construction guidelines in this document.

Section 10. Outdoor Fires:
Open burning in the Meadows at Highland subdivision will follow the City of Pataskala's Codified Ordinance for open burning. (See City of Pataskala website for the entire "Fire Code Ordinance.")

Section 11. Pools and Exterior Lighting:

A. No above ground pools are allowed, with the exception of wading pools to be no larger than ten (10) feet in diameter and no deeper than two (2) feet.

B. The Meadows at Highland Board must approve separately mounted exterior pole lighting. Lighting directed towards other homeowners' properties is not allowed.

Section 12. Building Plans:

A. No building shall be erected unless the plans and specifications shall have the written approval of the Meadows at Highland Board or its designee.

B. Such design shall be submitted to the Meadows at Highland Board or its designee for approval, which shall have the right to approve or disapprove the plans and to designate permissible facing materials for all exteriors of structures and which will consider durability, form, color, and compatibility with the structures, terrain and neighborhood in determining the acceptability of said materials. Construction may not begin until said plans have been approved in writing by the Meadows at Highland Board or its designee.

C. Each property owner shall submit a basic site landscape plan for approval by the Meadows at Highland Board or its designee, which plan shall be carefully considered, taking into account the projected plans of the lot Owner and adjoining properties and project design objectives, and such plan shall designate the minimum landscaping to be completed thereon within the ensuing six (6) months after completion of the house and or structure.

D. Any modification of the exterior of any structure, including change of siding, change of color, substantial modification of landscaping, change of roof, must be approved by the Meadows at Highland Board or its designee, which shall take into consideration the compatibility of the proposed change with the terrain and surrounding neighborhood in determining the acceptability of said modification. Application will be made in writing and shall be deemed approved if not denied within twenty-one (21) days from application.

E. The following restriction as promulgated by the Licking County Health Department is incorporated herein: An onsite inspection for all lots in the subdivision must be conducted by the Licking County Health Department in the presence of the owner or his

agent. It is **IMPERATIVE** that the site inspection be conducted prior to any **CONSTRUCTION.** During this inspection, it will be determined if the construction plans will meet the minimum requirements, as shown on the licking County Board of Health's approved preliminary plan, for location of the dwelling, driveway, water well, septic tanks, curtain drain discharge lines and primary and secondary leach trench systems. If the construction plan requires a reasonable modification from the preliminary plan, such modification must be evaluated and approved by the Licking County Health Department. All lots in the subdivision will be served by public water and sewage systems consisting of aeration sewage tanks, leach trench systems with curtain drains or aeration system with chlorinators and polishing lines. All shared collecting lines designed to receive curtain drain discharges, must be shown on the preliminary plan, including easements, elevations and pipe specifications. The developer will be responsible for installing the shared collecting lines prior to the sale of any lots being served by said shared collecting lines. No permanent structures of any kind, including driveways, swimming pools, buildings, etc., shall be permitted in the area designated on the preliminary plan for primary or secondary leach systems. No outside privies will be permitted in the subdivision.

F. Each Lot Owner and builder is responsible to ensure that all construction, or any modifications, are in compliance with Meadows at Highland Deed Restrictions and the Meadows at Highland Board approved plans.

G. No more than one detached non-residential structure is allowed on any lot.

Section 13. Structure Requirements:

A. The minimum enclosed livable floor area of the residence to be constructed, exclusive of basement, garages, porches, and attics, shall not be less than two thousand five hundred (2,500) square feet for a one (1) story plan; two thousand seven hundred and fifty (2,750) square feet for a one and a half (1 ½) story plan; and three thousand (3,000) square feet for a (2) story plan. A two (2) car garage with an inside width not less than twenty (20} feet and a door opening(s) totaling not less than sixteen (16) feet must be integrated with or attached to all residences.

B. Exterior construction of all building in accordance with the plans and specifications shall be completed not later than fourteen (14) months after excavation has begun. Landscaping shall be completed within six (6) months after completion of the building.

C. Fences and gates must be approved by the Meadows at Highland Board or its designee. No permanent or temporary fences (except invisible pet fences) of any sort may be erected without prior approval of the Meadows at Highland Board. If approval is granted from the Meadows at Highland Board, it is the HomeOwner's sole responsibility to gain appropriate approval from the City of Pataskala and the County of Licking. The Lot Owner has full responsibility for the maintenance and upkeep of any approved fence(s). Approved fences must be maintained in as near original approved condition as age permits.

D. Boundary or property markers must be approved by the Meadows at Highland Board or its designee.

E. Driveways shall be constructed and completed with the residence and shall be of attractive permanent materials, including gravel, as approved by the Meadows at Highland Board or its designee.

F. Excavation.

1. Excavation on any site shall be back-filled as soon as possible consistent with good construction practice and the disturbed area shall be graded. Immediately upon grading, steps shall be taken to effectively minimize erosion, either through sodding, seeding, strawing, placement of straw bales or other approved methods. Erosion and its effects are the responsibility of the owner and builder, not the Meadows at Highland Homeowner's Association or the Meadows at Highland Board.

2. The Meadows at Highland Homeowner's Association or its designee may establish grades, slopes and swales on the lots and fix the grade at which any dwelling shall be erected or placed, so that these may conform to a general plan for the subdivision subject, however, to local building code restrictions.

G. All mailboxes shall be of a uniform design, style and color as established by the Meadows at Highland Board of Trustees and approved by a majority of the Meadows at Highland Homeowner's Association (See Exhibit B - attached). All Lot Owners shall be responsible for keeping the mailbox and mailbox post in good condition.

Section 14. Lot Maintenance:

A. No portion of the lots shall be used for any purpose other than that of a woods, lawn, landscaped area, vegetable garden or flower garden. Nothing herein contained, however, shall be construed as preventing the use of the premises for walks and drives, the planting of trees or shrubbery, the growing of flowers or ornamental plants, or the construction of children's outdoor playground or sport equipment (i.e.; play sets, basketball hoops, etc.) provided that they are approved by the Meadows at Highland Board and such equipment shall be colored dark browns or dark greens and that such equipment shall not exceed eight (8) feet in height nor be larger in area than twelve (12) feet by twelve (12) feet.

B. It shall be the duty of the Lot Owner to keep the property including lawns, shrubbery, and trees in a neat and well-maintained condition, or in the case of wooded lots, in a natural condition. Such duty for lawn and landscape maintenance shall extend to the edge of pavement and include the shoulder area between the edge of the pavement and the property line.

C. All grassed portions of developed lots will be mowed at least twice per month from April through October, unless grass is less than four (4) inches in height. All grassed areas and edge of lot pavement should be free of grass clippings, debris and clutter.

D. No modification of the natural characteristics of the herein described properties shall be made without express written approval of the Meadows at Highland Board or its designee, including the following modifications which are set forth here by ways of illustration and not by limitation: re-sculpting or modifying the terrain; cutting shrubs or evergreens; cutting any tree measuring three (3) inches in diameter or larger measuring at a point two (2) feet above ground level; cutting clumps of smaller trees which provide screening or enhances the wooded character of the community.

E. A Lot Owner may remove any trees that are dead, diseased or pose a threat to the health, safety or welfare of the Lot Owner. Trees shall be maintained by the homeowner in accordance with the standard generally prevailing throughout the neighborhood.

Section 15. Parking and Vehicles:

A. Except in connection with Lot Owner's or builder's construction activities, buses, trailers, campers, recreational vehicles, snowmobiles, jet skis, boats, lawn mowers, golf carts and other large vehicles may be parked on the property only if in garages, unless 100% screened from view. Any vehicle on which current registration plates are not displayed shall not be kept upon any portion of the property, unless stored in garages. Vehicle repairs and storage of vehicles are permitted on the property only if in garages. Recreational vehicles and boats may be parked in the driveways for a period not to exceed seventy-two (72) hours for the purpose of cleaning, loading or unloading. Overnight parking on the paved portion of the street is prohibited and parking on the shoulder is prohibited at all times, with the exception of "family gatherings" or "one-time events."

B. Any commercial vehicles which are licensed, painted, signed or used for commercial purposes must be kept within the confines of the residence garage, approved detached garage or screened from public view with natural landscaping at all times. All vehicles must be licensed and in good repair.

C. Disabled, inoperable or abandoned vehicles must be placed in a garage or screened from view.

Section 16. Utilities:
The Meadows at Highland Board or its designee reserves the right to grant easements for the construction and operation of electric light, telephone lines, gas piping, storm water sewers, sanitary sewers, cable television, water lines and other utilities, public or private, in and upon the property within the platted utility easement areas until such services are granted to all properties in the Meadows at Highland subdivision.

Section 17. Maintenance of Septic System:

A. The required Septic System equipment for each lot will be determined by the Licking County Board of Health.

B. Each Lot Owner will be required to pay for maintenance of his own system. Each Lot Owner will be required to schedule the maintenance of his system in accordance with Licking County and State of Ohio requirements.

Section 18. Septic System Specifications:
Septic Systems must adhere to the Licking County Board of Health requirements.

ARTICLE II HOMEOWNERS ASSOCIATION

Section 1. Membership and Voting:
Every Lot Owner shall be a member of the Meadows at Highland Homeowner's Association, Inc., a not for profit corporation. The Association shall meet once a year to elect a President, Vice President, Secretary and Treasurer. Every lot shall be entitled to one (1) vote in the affairs of the Association. Persons having the power to convey fee simple in a given lot shall constitute a unit having one (1) vote. The vote of any lot may not be split.

Section 2. Responsibilities:

A. **Maintenance.**

1. **General Maintenance.** The Association shall be responsible for maintenance of Reserve A, including the dam, the lake and the appurtenant structures, and the pathway in the Recreational Scenic Easement.

2. **Individual Maintenance.** In the event that a Lot Owner fails to maintain the following areas as required by these restrictions, then the Association shall undertake maintenance thereof: those portions of any lot lying within the Drainage Easement; the portion of any lot lying between any edge of a roadway and any property line; of any lot which is not mowed. The ponds upon all reserve lots shall be maintained solely by the Homeowner's Association. If the pond(s) are not properly maintained on individual lots, remediation action may be taken by the Association at the Lot Owner's expense.

B. **Construction.** The Association shall be responsible for construction of a path in the and Reserve **A, a** shelter on Reserve A, such parking area in Reserve A as determined by the Association. The pathway shall be constructed only of bark or gravel and shall be no wider than two (2) feet.

Section 3. Assessments:

A. General Assessments. The Association is empowered to levy a general assessment to be apportioned equally among the lots for those items identified above as General Maintenance, Construction, and Reserves. Such assessment may be proposed and voted upon at a regular annual meeting of the Association.

B. Specific Assessments. The Association is empowered to levy a specific assessment against any lot for the Association's cost of maintenance for those items identified above as Individual Maintenance and the Maintenance of Septic Systems, requirement of Article 1, Section 17. The manner of giving notice and its content shall be as set forth in the above paragraph. A two-third (2/3) majority vote of the lots represented at the meeting imposing the assessments will be needed to levy such an assessment.

C. **Interest, Fees and Costs. (All to the extent not prohibited by Ohio law)** If any assessment, or any installment or portion of any assessment is not paid within thirty (30) days from the invoice date, the entire unpaid balance shall immediately, without notice or demand, become due and payable, and the Meadows at Highland Board, at its option without notice or demand may charge additional amounts for:

1. Reasonable, uniform administrative late fees as set forth in advance in writing at the annual Meadows at Highland Homeowner's Association meeting;

2. Enforcement charges and collection costs (including, without limitation, attorney and paralegal fees) the Association incurs or estimates that it will incur in connection with the collection of the delinquency;

3. Interest on the entire unpaid balance of assessments, and costs incurred by the Association in connection with such collection as above; and

4. Any other charges authorized by the Deed Restrictions, Code of Regulations, or the Rules and Regulations promulgated by the Highlands Estates Board.

D. **Lien.** Either type of assessment, together with interest, fees, and costs, shall constitute a lien upon the real estate encumbered by the assessment only when a statement of same is filed in the Licking County Recorder's Office and indexed under the name(s) of the Lot Owner(s) who owned the lots encumbered by the assessment as of the date the assessment was enacted. Either the president or vice president and also the secretary of the Association shall execute the Statement of Lien. It may be released by an instrument similarly executed and recorded.

Article III – COVENANTS, RESTRICTION AND AMENDMENTS

Section 1. Individual Lot Owner Actions:
Any person, or persons, owning any real property situated in Meadows at Highland, may prosecute any proceedings in law or in equity against a person, or persons, violating or attempting to violate any covenants, restrictions, or agreements contained herein. If any individual Lot Owner takes it upon himself/herself to enforce the Amended and Restated Deed Restrictions or Code of Regulations, they are doing so at their own risk and cost without the authorization or agreement of the Meadows at Highland Board or the Association. All persons owning any real property situated in Meadows at Highland who take action under this Section 1 hereby voluntarily release, forever discharge, and agree to indemnify and hold harmless the Association and Board of Directors from any and all claims, demands, or causes of action for any such act taken under this Section 1.

Section 2. Waiver:
The failure of any party at any time to require performance of any covenant, restriction or agreement, or to resort to any remedy provided under this Amended and Restated Deed Restriction shall in no way affect the right of that party to require performance or to resort to a remedy at any time thereafter, nor shall the waiver by any party of a violation be deemed to be waiver of any subsequent violation.

Section 3. Lot Owner Responsibility:
The Lot Owner of record shall be responsible for any violation of the Code of Regulations, Bylaws or Amended and Restated Deed Restrictions by the Lot Owner, guests or occupants, including lessees of the residence.

Section 4. Deed Restriction Enforcement:

A. **Complaint Procedures.**

1. Complaints against a Lot Owner for violating the Amended and Restated Deed Restrictions are to be made to the Meadows at Highland Board, or its designee, in writing by certified U.S. postal mail to the address determined each year at the Annual Meeting and communicated to members through the meeting minutes and must contain the signature of the individual Lot Owner(s) filing the complaint.

2. The Meadows at Highland Board, or its designee, will investigate the complaint to determine if further action is needed. Further action, if taken by the Board, will be at the Board's sole discretion and notification of such action or non-action will be communicated to the Lot Owner(s) that filed the complaint.

B. **Enforcement Procedures.**

1. If the Meadows at Highland Board, or its designee, determines in its sole discretion that a violation has occurred, a good faith effort will be made to **gain** agreement by the Lot Owner to abate the violation to the satisfaction of the Board.

2. If good faith efforts to gain abatement are unsuccessful, the Lot Owner will be subject to the following:

    a. **Notice.** Written notice by certified mail, return receipt requested, or by regular mail will be delivered to the Lot Owner of record specifying:

        i. A description of the deed violation;

        ii. The date in which the deed violation must be corrected;

        iii. The dollar amount of the proposed enforcement assessment if the deed violation is not corrected on, or before, the date in Section 4(B)(2)(a)(ii);

        iv. A statement that the Lot Owner has a right to, and the procedure to, request a hearing with the Meadows at Highland Board, or its designee, to contest the proposed allegation, charge and/or enforcement assessment;

    b. **Enforcement Hearings.** To request a hearing, the Lot Owner must submit such request in writing by certified U.S. postal mail to the address determined each year at the Annual Meeting, and communicated to the members through the meeting minutes. The Lot Owner must submit their request no later than the tenth (10th) business day after receiving the complaint notice described in Section 4(B)(2)(a) above. If the Lot Owner fails to make a timely request for a hearing or to appear at the scheduled hearing, then the right to that hearing is waived. At the Enforcement Hearing, the Meadows at Highland Board and the Lot Owner will have the right to present any evidence. Proof of this meeting, evidence, written notice to the Lot Owner to abate action, and intent to impose an enforcement assessment shall become part of the meeting minutes. The Lot Owner will receive notice of the Meadows at Highland Board's decision within five (5) business days after the hearing. If the Board finds the Lot Owner to be in violation as specified by the complaint, the Notice sent above will remain in effect; however, the Board will have the sole discretion to extend the date in which the deed restriction violation must be corrected and such extension will be expressed in the board decision sent to the Lot Owner.

    c. **Liens.** The Meadows at Highland Board, or its designee, may file a lien for an enforcement assessment that remains unpaid for more than the number of days, as agreed to annually by the Membership, after the invoice date or by the defaults outlined below in Section 4(B)(2)(d).

d. **Schedule of Enforcement Actions.** The Board has the right to fine Lot Owners until abatement. The amount of such fines can be determined by the Membership at the annual meeting each year or will default to Article Ill, Section 4(B)(2)(d) below. Any changes at the annual meeting will be communicated to the Membership in the Annual Meeting Minutes. Such amounts to be determined can include, but are not limited to the following:

   i. The number of days a Lot Owner has to abate the violation, if not changed at the annual meeting, will default to thirty (30) consecutive calendar days.

   ii. The number of days a Lot Owner has to pay the enforcement invoice, if not changed at the annual meeting, will default to thirty (30) consecutive calendar days after the invoice date.

   iii. The per day dollar amount of the fine and the time frame for imposing the fine per violation until the violation is abated. If not changed at the annual meeting, the default fine will be twenty-five dollars ($25.00) per day until remediated. If not changed at the annual meeting, the time frame to impose the fine is thirty (30) consecutive calendar days after notice of violation.

   iv. The time frame in which enforcement invoices will be sent to Lot Owners. If not changed at the annual meeting, the default invoice time frame will be at the end of each quarter after the first invoice is sent.

   v. The Meadows at Highland membership may adopt, by majority vote at the Annual Meeting, an alternate or additional process to amend or replace the standard process outlined in this Section 4 (including a process for monetary violations) without the necessity of amending the Amended and Restated Deed Restrictions. Such changes require communication to all Lot Owners.

   vi. If a Lot Owner continues to repeat the violations for which they have been cited, fines will be assessed from the time the Lot Owner was sent the initial Board certified complaint notice.

   vii. **Abatement by Board.** After all due process has been exhausted, violation of any of the restrictions set forth in the Amended and Restated Deed Restrictions shall give the Meadows at Highland Board, or its designee, the right, but not the obligation, to enter onto property upon which such violation exists and to abate summarily, at the expense of its owner, anything or any condition that may violate these restrictions. The Meadows at Highland Board, or its designee, shall not thereby be deemed guilty of

trespass for such entry and abatement under this provision, having been adopted by the Association membership.

Section 5. Code of Regulations Legal Action/Remedy:
Notwithstanding anything contained in these Amended and Restated Deed Restrictions, the Meadows at Highland Board, or its designee, in its sole discretion shall have the right to proceed, immediately or otherwise, with legal action for any violations of Highland Estate's Deed Restrictions or Code of Regulations. In the event of any dispute or legal action over the applicability or enforcement of the Deed Restrictions or Code of Regulations, the Lot Owner shall pay all costs of dispute (including reasonable legal fees and disbursements of counsel for both parties, and including any expert witness fees or other reasonable costs incurred in such dispute).

Section 6. Term of Covenants and Restrictions:
The herein enumerated restrictions, rights, reservations, limitations, agreements, convents and conditions shall be deemed as covenants and shall run with the land and bind all Lot Owners, their successors, and their heirs, executor, administrator and assigns for forty (40) years and shall be automatically extended for successive periods of ten (10) years unless amended or repealed by a vote of a simple majority of all lots in the subdivision.

Section 7. Amendments:

A. **Amendments.** These restrictions may be amended at any time by an affirmative vote of a simple majority of all lots in the subdivision by the amendment procedure in Article Ill, Section 7(8). Each lot shall be entitled to one (1) vote. The vote of any lot cannot be split. Article I, Section 1, B, C, D, E and F; Article I, Section 12, E; and Article I, Sections 17 and 18 cannot be amended without approval of appropriate government authorities.

B. **Amendment Procedure.** There are two steps to the amendment process:

Step One:

1. Meadows at Highland Board determines a change is required or a Lot Owner submits a request for an amendment change.

2. The Meadows at Highland Board drafts or works with the Lot Owner to draft the change.

3. The Meadows at Highland Board reviews the proposed change with legal counsel.

4. The Meadows at Highland Board sends the change proposal to all Lot Owners for review and comment 30 days before a vote.

5. A meeting is held and a vote is taken. The proposal is approved or declined. The decision is registered in the meeting minutes of the Meadows at Highland

Homeowner's Association, Inc. The Meadows at Highland Board will notify all Lot Owners of the action. In the case of an approval, move to step two.

Step Two:

1. The meeting minutes of the Meadows at Highland Homeowner's Association, Inc. are so notated and Lot Owners are notified of the change.

2. The change is recorded with Licking County Recorder's Office.

Article IV GENERAL PROVISIONS

Section 1. Paragraph Headings:
The paragraph headings are intended for convenience only and are not intended to be a part of these restrictions or in any way to define, limit, describe the scope or intent of the particular section to which they refer.

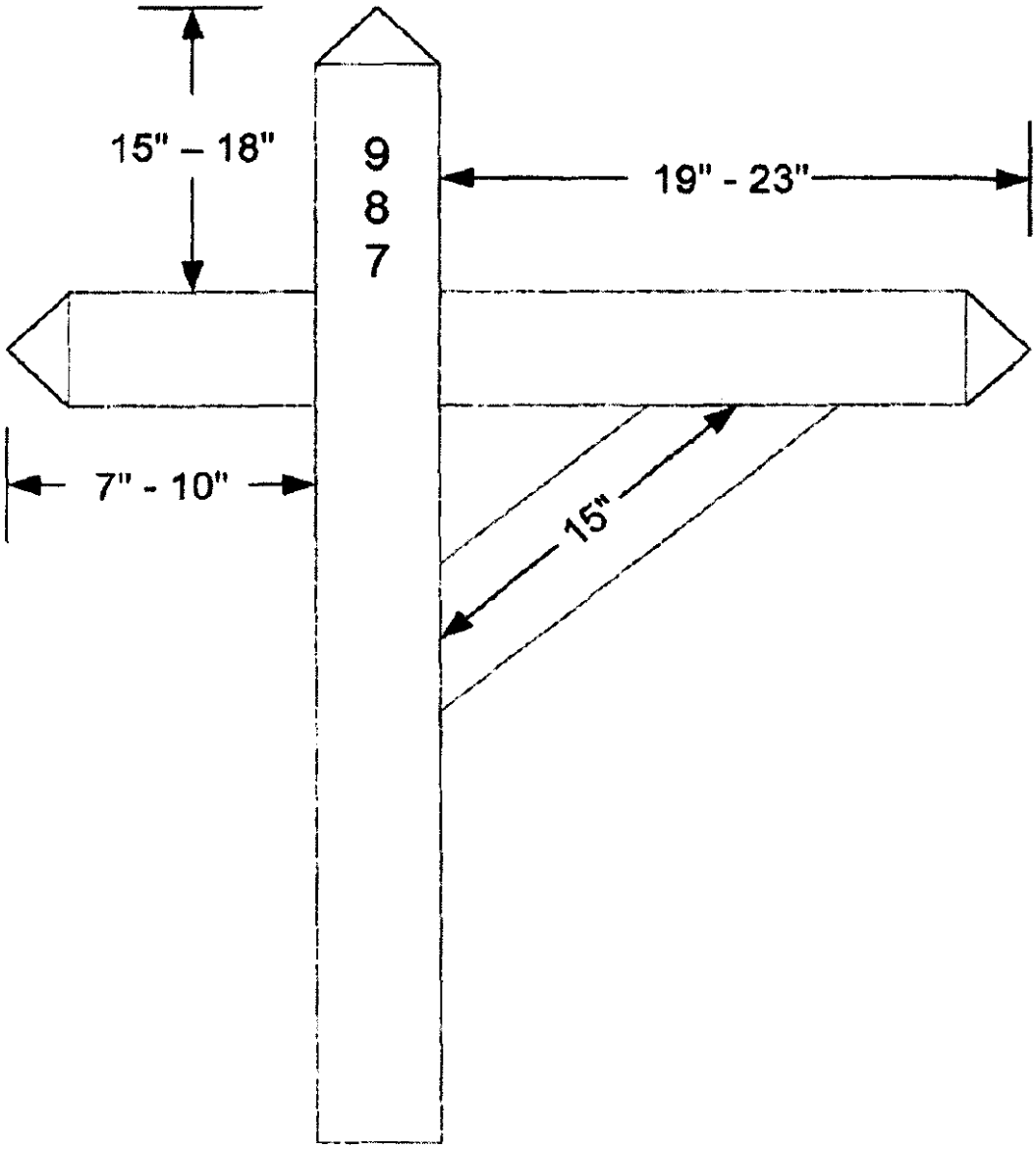
Section 2. Effect of Invalidation:
If any provision of these restrictions is held to be invalid by any court of competent jurisdiction, the invalidity of such provision shall not affect the validity of the remaining provisions.

Exhibit A – Subdivision Plat

Exhibit B - Mailbox
Meadows at Highland Subdivision in Pataskala, Ohio Mail Box

Description: Mailbox is to be "T2 or "T3" in size. T2 is approximately 6 inches wide by 7 inches tall by 191/2 inches long. T3 is approximately 8 inches wide by 11 ½ inches tall by 22 ½ inches long.

Post: HE 4x4 Western Red Cedar



Color: 2 coats of Fuller Obrien H-54 Silver Lining
http://www.myperfectcolor.com/en/color/54156_Fuller-08rien-H-54-Silver-Lining

House Numbers: 4" black raised numbers on both sides of the post, at the top.

Installation: USPS guidelines are to be followed for installing post for mailbox.