CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

January 9, 2018

Conditional Use Application CU-17-013

Applicant:	Foor Farms II, LLC
Owner:	Foor Farms II, LLC
Location:	Watkins Road – 064-068124-00.000
Acreage:	8.5 acres
Zoning:	RM – Multi-Family Residential
Request:	Requesting to amend a conditional use permit pursuant to Section 1239.04(4) of the Pataskala Code in order to amend the development plan.

Description of the Request:

The applicant is proposing to update the Foor Farms II plans to reflect landscaping changes that have been constructed, but not approved. Revisions to the November 14, 2017 Staff Report are highlighted in Red.

Staff Summary:

In 2005, Foor Farms Phase 1 & 2 was approved as a conditional use for condominiums in an R-M zone district encompassing 27 buildings with 4 units per building (108 total units) between the two phases. Phase one consists of 48 total units (12 buildings, 4 units each) whereas phase two consists of 60 total units (15 buildings, 4 units each). The final building in Phase 1 was completed in 2014; however, the conditional use permit for Phase 2 expired because it was dormant for over one (1) year. In 2015, the applicant reapplied for a conditional use for Phase 2 and was approved. The property in question is part of the Foor Farms Phase 2 with 20 units completed thus far.

The applicant has recently installed mounding along the west and north property lines contrary to the approved development plan that will affect drainage patterns on the abutting properties. What was approved on the north side of the property line is significantly different from what was installed. A swale was approved on the north property line whereas the applicant installed a roughly 6-foot mound. The mounding directs water on to the adjacent property instead of handling water on site as was designed and approved. On the west property line, a ridge was approved to be installed approximately half way along the property line starting from the southwest corner. The applicant has installed mounding on the entire length of the property line, increasing the height of the mounding roughly two feet higher than what was approved.

The applicant is also proposing to install landscaping that incorporates elements of L2 through L5 landscaping requirements by using the mounds and 6ft spruce trees in place of shrubs as the landscaping.

Section 1283.07 of the code requires L4 landscaping (6ft fence, one tree per 30 feet, and high shrubs) when abutting a lower density residential use along the rear and side property lines.

This application was tabled at the November 14, 2017 hearing at the request of the applicant in order to submit revised plans for review by the City. The applicant has since submitted a revised landscaping plan showing a 1/10" swale along the north and west property lines which has been reviewed by the City Engineer and Public Service Director.

Staff Review:

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

The applicant has stated that the mounds are intended to be part of the overall landscaping plan. The applicant further states that the minimum standards identified in Section 1283.06 of the Pataskala Code may be waived upon presentation of an equivalent plan subject to the approval of the Zoning Inspector. The applicant is questioning why an appearance before the Board of Zoning Appeals is necessary.

The appearance is necessary because the applicant is proceeding with construction contrary to the approved plans part of the conditional use. Therefore, the applicant is required to amend the plans from the conditional use. The applicant has not submitted a landscaping plan that would deviate from the requirements of the code for review by the Zoning Inspector. Furthermore, mounding was installed contrary to the approved plans that negatively affects drainage on adjacent properties. No plans were supplied for review and the City Engineer and Public Service Director did not have an opportunity to review any plans to see how drainage could be affected. As a result, the drainage pattern has been negatively impacted which has led to several complaints from neighbors. To date, the applicant did not supply revised plans detailing how drainage has been affected.

Staff would like to reiterate that the main issues are as follows:

1. Proposed berm on the north property line and changes in drainage pattern.
2. Proposed berm on the west property line and changes in drainage pattern.
3. Proposed landscaping along north and west property lines.

Staff is willing to consider a landscaping plan that deviates from the minimum standards pursuant to Section 1283.06.

The City Engineer has commented that there is not a clear plan for how drainage will be handled with the new mound height. The mound will force stormwater to flow along the neighboring properties to the south which can cause issues. A note has been added to the site plan stating that the developer will work with adjacent property owners to develop a solution that will work. The City Engineer notes that there is no guarantee to this approach and there is no confirmation that the drainage along the property line will work. The Engineer recommends that a formal revision to the construction plan is required to clarify the intent for the north and side property lines. After review of the revised plans, the City Engineer has commented that all grading and drainage improvements must remain on the applicant's property and that erosion control measures shall be modified as needed to ensure proper control.

The Public Service Director has commented that he concurs with the City Engineer's comments. The Public Service Director has added that the revisions made to the grading plan appear as though they will address the issues of standing water on neighboring properties. Field inspection of the revised grading will be required once complete to ensure adequacy.

The Zoning Inspector has commented that there have been several repeated code and EPA violations at the Foor Farms II site for failure to maintain sediment and erosion control measures which have resulted in two stop work orders, one Mayor's Court summons, and multiple complaints from residents being effected by the construction site. The Zoning Inspector recommends that, if approved, the applicant shall abide by the local and state laws and build as per approved site plans.

Surrounding Area:

Direction	Zoning	Land Use
North	RM – Multi-Family Residential	Multi-Family Homes
East	RM – Multi-Family Residential	Multi-Family Homes
South	R-10 – Medium-High Density Residential	Single-Family Homes
West	R-10 – Medium-High Density Residential	Single-Family Homes

Conditional Use Requirements:
According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
2. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
3. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*

8. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
9. *Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-17-013:

A. Protection of Surrounding Properties and Neighborhoods
   5. Such uses should be properly landscaped to be harmonious with surrounding residential uses in accordance with Chapter 1283.
   6. The area of use shall be completely enclosed by a fence sufficient for screening and appropriately landscaped to be harmonious with surrounding properties.

Department and Agency Review

- Zoning Inspector – See attached
- Public Service – See attached
- City Engineer – See attached
- Police Department – No comments
- SWLWSD – No comments
- West Licking Joint Fire District – No comments
- Southwest Licking School District – No comments

Supplementary Conditions:

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

1. The applicant shall submit a landscaping plan detailing the proposed landscaping and any mounding to be reviewed by the Planning and Zoning Department.
2. The applicant shall abide all local, state, and federal laws regarding stormwater management and erosion and sediment control measures.
3. Erosion and Sediment Control measures shall be modified as needed to ensure proper control.
4. The applicant shall submit a complete set of mylar plans which include the proposed revisions.
5. Field inspection of the revised grading shall be required once complete to ensure adequacy by the Public Service Director and/or City Engineer.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a conditional use pursuant to Section 1239.04(4) of the Pataskala Code for application CU-17-013 ("with the following supplementary conditions" if supplementary conditions are to be placed on the approval)."

Zachary Cowan

From: Jim Roberts <jroberts@hullinc.com>
Sent: Wednesday, November 01, 2017 10:55 PM
To: Zachary Cowan; Alan Haines
Cc: Scott Fulton; Scott Haines
Subject: November 14 BZA Agenda Comments

Zack, below are our comments on the items for the November 14 BZA Agenda.

Alan/Scott, it would be good if you took a look at the Foor Farms item to make sure you concur with our comments.

Case VA-17-025 - 516 South Main Street

1. Our only engineering comment on this case is to ensure no drainage issues occur as a result of the work.

Case CU-17-013 - Foor Farms II, LLC

1. We do not take exception to a good landscape plan being developed for this project. However, with the information provided, we offer the following comments:'
    1. The as-built survey of the mounds on the west and north sides of the project clearly shows the mounding to be far above the design level. This would be acceptable, but there is not a clear plan for how the drainage will be handled.
    2. A note has been added to the plan on the west side that says drainage will be maintained, but there is no plan to indicate how this will work. It appears the mound will force stormwater from off the property that previously drained onto the property will now flow along the neighbors property line to the south. This can cause issues or concerns on the abutting properties, which is not acceptable. It is also not clear if water will flow to structures 19 and 20
    3. The note for the north side is even more vague. It states that the developer will work with the adjacent property owner to develop a solution that will work. What happens if they do not agree on the solution. There is no guarantee this approach will work. Again, the as-built survey shows the mounding to be nowhere near the approved design elevations. There is also no confirmation that the drainage along this area will work.
    4. It is our opinion that a formal revision to the construction plans is required to clarify the intent for these two areas. These plans would need to be reviewed and approved by the city.

Case CU-17-014 - 122 Christylee Drive

1. The only concern we have with this case is parking. If the property will function as a business, there will be the potential for more than one vehicle to need to access it at the same time. Also, is there

From: Alan Haines
To: Zachary Cowan
Cc: Scott Fulton; Scott Haines; Jim Roberts
Subject: RE: November 14 BZA Agenda Comments
Date: Monday, November 06, 2017 10:01:09 AM

Zach,

My concerns on these applications mirror those of Mr. Roberts, and I do not have any further comments to add.

Regards,

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

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

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

From: Jim Roberts [mailto:jroberts@hullinc.com]
Sent: Wednesday, November 01, 2017 10:55 PM
To: Zachary Cowan <zcowan@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>
Subject: November 14 BZA Agenda Comments

Zack, below are our comments on the items for the November 14 BZA Agenda.

Alan/Scott, it would be good if you took a look at the Foor Farms item to make sure you concur with our comments.

Case VA-17-025 - 516 South Main Street

1. Our only engineering comment on this case is to ensure no drainage issues occur as a result of the work.

Case CU-17-013 - Foor Farms II, LLC

November 1, 2017

Re: Conditional Use Application CU-17-013
Foor Farms II, LLC Villas at Foor Farms Condominiums

Planning and Zoning Department

To Whom It May Concern,

There have been several repeated Code and EPA Violations which I have had to address with Foor Farms II LLC at the Villas at Foor Farms Condominium construction site.

Since I began as Zoning Inspector in September of 2015, I have issued multiple violations at the Foor Farms construction site in addition to the following.

- 5 EPA Violation letters for failure to maintain Sediment and Erosion Control.
- 10 Violation Letters by Zoning for failure to maintain Sediment and Erosion Control.
- 2 Stop Work Orders by Zoning for failure to maintain Sediment and Erosion Control.
- 1 Mayor's Court Summons by Zoning for failure to obey Stop Work Order issued.
- 1 Violation Letter from the city engineer.
- Multiple complaints from residents being effected by work at the Foor Farms construction site.

Currently a large portion of my time is being required at the Foor farms construction site due to the continuous erosion and sediment control issues. I do not believe it is fair to the other residents of our community that I should have to take time away from my other responsibilities for a developer that knowingly disregards the rules and fails to follow approved site plans.

I would hope that the Board would consider a condition, if approved, that will require the applicant to abide by the local and state laws, build as per approved site plans and be a responsible member of this community.

Respectfully submitted,

Steven Blake
Zoning Inspector, City of Pataskala

From: Alan Haines
To: Zachary Cowan
Cc: Jim Roberts; Scott Haines
Subject: BZA - 1-9-17
Date: Wednesday, December 27, 2017 4:01:57 PM

Zach,

I have the following comments regarding the January 9, 2018 BZA hearing:

1. CU-17-013
    a. The revisions made to the grading plan appear as though they will address the issues of standing water on neighboring properties. Field inspection of the revised grading will be required once complete to ensure adequacy.
2. VA-18-001
    a. No comment

Let me know if questions or concerns.

Regards,

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

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

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

From:	Scott Haines
To:	Jim Roberts; Zachary Cowan
Cc:	Alan Haines; Scott Fulton
Subject:	RE: Board of Zoning Appeals comments
Date:	Thursday, December 28, 2017 8:57:30 PM

Zack

I offer the following comments for the Board of Zoning on January 8, 2018.

1. CU-17-013
    a. All grading and drainage improvements must remain on the applicants property.
    b. Erosion control measures shall be modified as needed to ensure proper control.
2. VA-18-001
    a. No Comment

Please le t me know if you have any questions or concerns. I can be available for the meeting on January 9th if needed.

Have a Happy New Year.

Thanks

Scott R. Haines, P.E., CPESC
PROJECT MANAGER
Jobes Henderson
A HULL COMPANY

59 Grant Street | Newark, Oh 43055
PH: (740) 344-5451 | FAX: (740) 344-8659
shaines@hullinc.com
www.jobeshenderson.com

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From: Jim Roberts
Sent: Wednesday, December 27, 2017 10:59 PM
To: Zachary Cowan <zcowan@ci.pataskala.oh.us>
Cc: Scott Haines <shaines@hullinc.com>; Alan Haines <ahaines@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: Re: Board of Zoning Appeals comments

Thanks, Zack. I think Scott is taking this one, but I will make sure one of us gets you comments. I was thinking the deadline was Friday, but we will make it work regardless.

CITY OF PATASKALA BOARD OF ZONING APPEALS

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

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1213)

Property Information		
Address: WATKINS ROAD		
Parcel Number: 064-068124-00.197		
Zoning: RM	Acres: 8.516	
Water Supply: ☐ City of Pataskala	☑ South West Licking	☐ On Site
Wastewater Treatment: ☐ City of Pataskala	☑ South West Licking	☐ On Site

Staff Use
Application Number: CU-17-013
Fee: $300
Filing Date: 10-13-17
Hearing Date: 11-14-17
Receipt Number: 20720

Applicant Information		
Name: FOOR FARMS II LLC		
Address: 13584 CHURCH VIEW DRIVE		
City: PICKERINGTON	State: OH	Zip: 43147
Phone: 614.571-4769	Email: CARNSPIGER1 @GMAIL.COM	

Documents	
☑ Application	
☑ Fee	
☑ Narrative	
☐ Site Plan	
☑ Deed	
☑ Address List	
☑ Area Map	

Owner Information		
Name: FOOR FARMS II LLC		
Address: 13584 CHURCH VIEW DRIVE		
City: PICKERINGTON	State: OH	Zip: 43147
Phone: 614.571-4769	Email: CARNSPIGER1 @GMAIL.COM	

Conditional Use Information
Request (Include Section of Code): SEE ATTACHED
Describe the Project: 108 HOME CONDOMINIUM COMMUNITY UNDER CONSTRUCTION, 68 HOMES COMPLETED, PREPARING FOR COMPLETION IN 2018 & 2019, PLANNING TO PROVIDE HARMONIUS LANDSCAPE BUFFER ALONG ADJOINING DEVELOPMENTS LEGACY ESTATES AND CATALINA CLUB APARTMENTS

Revised March 1, 2017

Additional Information on Back of Page

Documents to Submit

Conditional Use Application: Submit 1 copy of the conditional use application.

Narrative Statement: Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
  1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
  2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
  3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
  4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
  5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
  7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
  8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
  9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.

Site Plan: Submit 1 copy of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the conditional use request

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 1 copy 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 conditional use request.

Applicant: FOOR FARMS II LLC BY Curt E Arnspiger MANAGER	Date: 10/11/2017
Owner: FOOR FARMS II LLC BY Curt E Arnspiger MANAGER CURT E. ARNSPIGER	Date: 10/11/2017

Conditional Use Information continued

Request:

Regarding Code Sections 1283.06 Landscaping and Screening Standards and Section 1283.07 Application of Landscaping Standards, We are requesting approval of a field enhancment of the Approved Site Plan along with extensive landscaping in order to meet and exceed the Purpose and intent of the Standards.

Narrative Statement:

The reason the conditional use has been requested is to meet and exceed the stated Purpose of the Standards:

- Promote the reestablishment of vegetation in urban areas for aesthetic and health reasons;
- Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;
- Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting uses;
- Unify development, and enhance and define public and private spaces;
- Promote the retention and use of existing vegetation;
- Restore natural communities through re-establishment of native plants; and • Mitigate for loss of natural resource values.

Applicant intends to thoughtfully use elements from Standards L1 thru L5, including berms, decorative fence and plant materials, to create an esthetic and appealing buffer between The Villas at Foor Farms condominiums and the adjoining developments, Legacy Estates (zoned R10 High Density Residential) and Catlina Club Apartments (zoned RM Multi-Family Residential)

A strict reading of the code requires an L4 High Wall standard on the South and West property lines of the subject property adjoining Legacy Estates. Our desire is to use both an earth berm along with natural topography and extensive landscaping to accomplish the screening intended in the Standards. There are currently 16 single family homes along the South and West property lines. After having spoken to a majority of the home owners (12 of 16) and showing them our vision for the property line, the consensus is that they much prefer the berm and landscaping to a 6 ft fence. Many of the homeowners already have fenced backyards, and felt that an additional fence accomplishes nothing of benefit to them. The remaining homeowners interviewed felt the berm with extensive landscaping would be preferable to a 6 ft fence.

This Request can be addressed in three parts

1. Approve the field modification of the berm along the West property line.
2. Approve the field modification of the the berm along the North Property line with changes.
3. Approve the Landscape Plan submitted herewith as meeting the required Landscape & Screening Standards.

OVER.1.

The Specific Reasons why the approval of the request is appropriate:

1. Conditional use as a multifamily condominium community has been established. The approvals requested will meet and exceed the minimum Standards
2. The approvals requested are harmonious with and in accordance with the general objectives of this Code.
3. The approvals requested are for elements designed and to be constructed and maintained to be harmonious in appearance with the existing character of the general area and will not change the general character.
4. The approvals requested will not be hazerdous or disturbing to existing and future neigboring uses. The majority of homeowners and all contacted so far voiced support for the proposal.
5. The approvals will not require additional service by any public facilities. Existing storm drainage will be maintained and unchanged.
6. The approvals will not create additional requirements at public cost and will not be detrimental to the economic welfare of the community.
7. The approvals will not involve uses activities processes,material equipment and conditions that will be detrimental to any persons property or general welfare.
8. N/A
9. The approvals will not result in destruction loss or damage or a natural, scenic, or historical feature of major importance.

Additional Information:

The engineering firm of the Approved Site Plan, EMH&T, has done a site survey of the as built berms and will provide a site plan comparing the original plan with the existing as built berms. EMH&T will provide a statement relating to the effect on storm water. The berm on the west property line has no significant effect on the disposition of storm water. The berm on the north property line may require modification or agreements with the owners of Catalina Club Apartments to address storm water issues. We are in the process of contacting the correct party in the organization that owns Catalina Club Apartments to schedule discussions that may satisfy all parties.

The landscape firm Eddiebrook Tree Farm & Landscaping has prepared a landscape plan that in conjunction with the as build berm, incorporates elements from L1thruL5 Landscape Standards that benefits all parties and meets or exceeds the minimum standards.

Respectfully Submitted,

Curt E Arnspiger, Manager
Foor Farms II, LLC

Additional Information
Re: Foor Farms BZA Hearing Submittal

There is a difference of opinion regarding the language contained in the Application of Standards. Our interpretation of the Application of Standards is that either an L3 or L4 Standard is what is technically required along the South and West property lines. Our understanding of the City's opinion is that an L4 Standard is required. We interpret the absence of a comma after L3 in the "L3 or L4 if abutting a residential use" language is that either one is appropriate. Also if one reads the other requirements for say R10, we find "L2;
L3 or L4 if abutting a residential use" which also validates our interpretation.

The Standards in general seem designed to require higher level standards between significantly differing uses and densities. In spite of the fact that the adjoining single family home subdivision is zoned R10, it is not significantly different in actual use and density when compared with the RM zoned Villas at Foor Farms single story condominium community. Maximum Density according to the RM allows up to 10 units per acre. Actual density of the Villas at Foor Farms is 4.4 homes per acre. Legacy Estates' R10 density allows up to 4 units per acre. The West property line is bounded by 6 single family homes in Legacy Estates which adjoin 8 single story condominium homes in Villas at Foor Farms. The slight difference in use and density is much more comparable and compatible than say the RM zoned Catalina Club multi story apartments of 10 units per acre adjoining the North property line of Legacy Estates.

This argues against L4 or L3 requirement for Villas at Foor Farms. More appropriate would be L2 which allows a 3ft berm.

Our proposal makes use of the berms permitted in L2 and required in L5, along with our taller 6ft Norway Spruce in place of shrubs does a better job of meeting the needs and desires of the adjoining home owners and fulfilling the intent and purpose of Landscape and Screening Standards than either the L3 or L4 Standards.

We are not sure a BZA hearing should be required in this matter. According to The Codified Ordinances of Pataskala, Part 12 - Zoning, Title 5 - Additional Zoning Standards, Chapter 1283 - Landscaping and Screening, Section .06, Subsection 7, The minimum standards identified in this section may be waived upon presentation of an equivalent landscape plan subject to the approval of the Zoning Inspector.

Curt Arnspiger, Manager

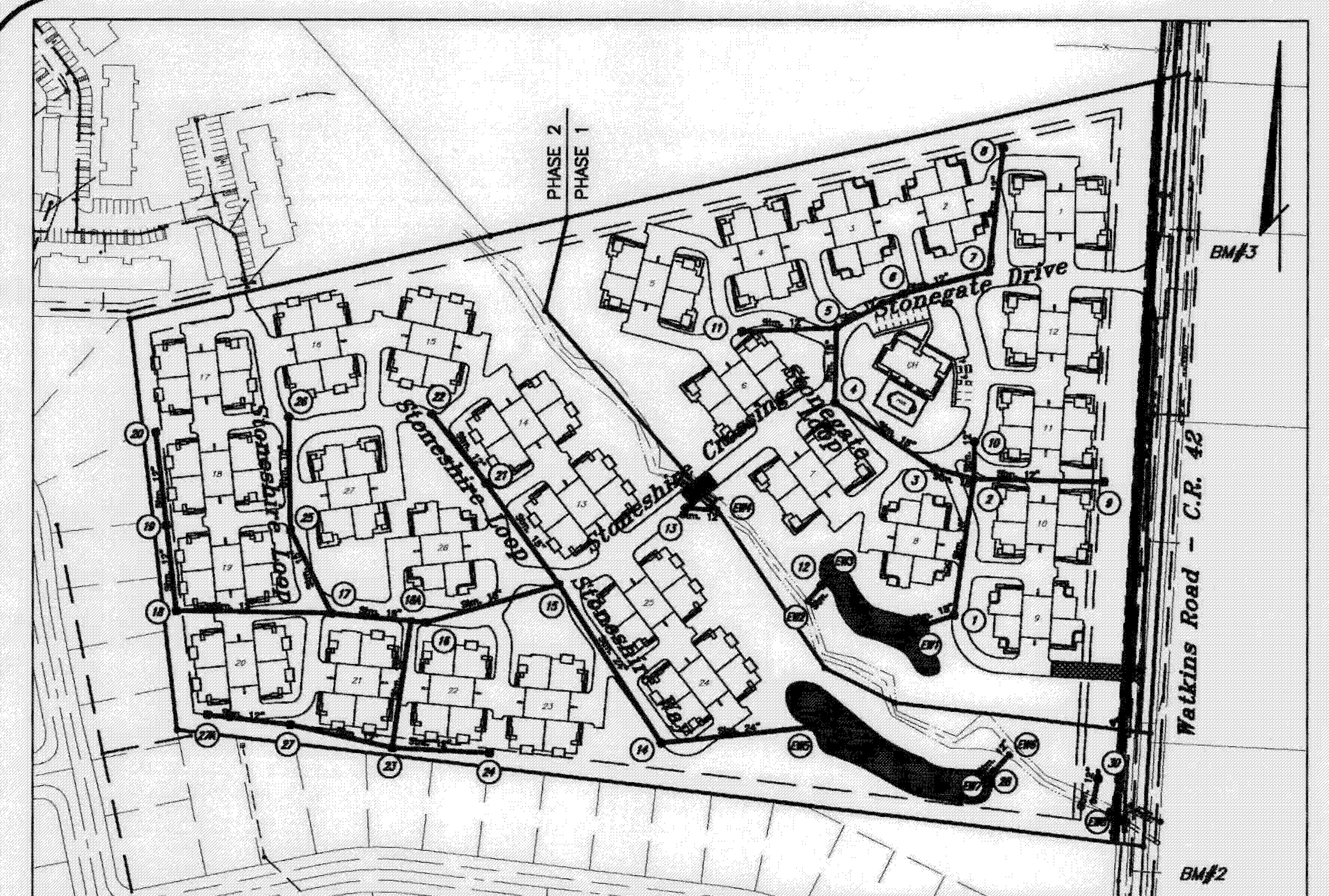
Rev.	ITEM	QUANTITIES PHASE 1	QUANTITIES PHASE 2	QUANTITIES TOTAL	UNIT	DESCRIPTION
						ESTIMATE OF QUANTITIES
						SITE
	201	Lump	Lump	Lump	Sum	Clearing & Grubbing
	203	Lump	Lump	Lump	Sum	Excavation Including Embankment Construction
	204	Lump	Lump	Lump	Sum	Subgrade Compaction
	301	185	–	185	Tons	8" Bituminous Aggregate Base
	304	70	–	70	Cu.Yds.	6" Aggregate Base
	304	1220	1400	2620	Cu.Yds.	4" Aggregate Base
	402	600	760	1360	Tons	3" Asphalt Concrete
	402	790	890	1680	Tons	2" Asphalt Concrete
	402	45	–	45	Tons	1 3/4" Asphalt Concrete
	404	890	1050	1940	Tons	1 1/2" Asphalt Concrete
	404	30	–	30	Tons	1 1/4" Asphalt Concrete
	605	2230	2675	4905	Lin.Ft.	4" Perforated Pipe Underdrain
	605	280	525	805	Lin.Ft.	4" Solid Wall Pipe Underdrain
	607	60	–	60	Lin.Ft.	Fence Misc.: Wood Pedestrian Fence
	608	3800	–	3800	Sq. Ft.	Concrete Walk
	608	2	–	2	Each	Handicap Ramp
	609	2035	2895	4930	Lin.Ft.	Extruded Concrete Curb
	642	Lump	Lump	Lump	Sum	Signage and Striping
	SPEC.	1220	1400	2620	Cu.Yds.	4" No. 2 Stone
						ALTERNATE PAVEMENT QUANTITIES
	407	1065	1255	2320	Gal.	Bituminous Tack Coat (Applied at a rate of 0.10 Gal/S.Y.)
	SPEC.	7080	8000	15,080	S.Y.	Roller Compacted Concrete Base (5 1/2") (Supp. Spec. 1523)
	SPEC.	3575	4555	8130	S.Y.	Roller Compacted Concrete Base (6") (Supp. Spec. 1523)
						WATER
	801	40	40	80	Lin.Ft.	6" Waterline w/Appurtenances (PVC Cl.150, AWWA C900) (Hydrant Leads)
	801	76	–	76	Lin.Ft.	8" Ductile Iron Water Pipe, Class 54
	801	1635	1260	2895	Lin.Ft.	8" Waterline w/Appurtenances (PVC Cl.150, AWWA C900)
	802	4	5	9	Each	6" Valve & Appurtenances (Hydrant Valves)
	802	4	3	7	Each	8" Valve & Appurtenances
	802	1	–	1	Each	8" Post Indicator Valve
	803	2	–	2	Each	12" x 8" Tapping Sleeve and Valve
△1	805	495	~~440~~ 425	~~935~~ 920	Lin.Ft.	1 1/2" Water Service Tubing
△1	805	205	~~565~~ 570	~~770~~ 775	Lin.Ft.	2" Water Service Tubing
	805	12	11	23	Each	1 1/2" Water Service Tap, Complete
	805	1	4	5	Each	2" Water Service Tap, Complete
	809	4	5	9	Each	Fire Hydrant, Type "A"
	Spec.	45	–	45	Lin.Ft.	4" Meter Drain
	Spec.	1	–	1	Each	Meter Pit, Complete
						STORM SEWER
	601	5	13	18	Cu.Yd.	Rock Channel Protection, Type "C"
	601	–	10	10	Cu.Yd.	Rock Channel Protection, Type "A"
△1	604	5	~~7~~ 8	~~12~~ 13	Each	Std. Catch Basin (AA-S133)
	604	1	–	1	Each	Std. Catch Basin (Modified)
	604	7	7	14	Each	Std. Catch Basin (Grate & Frame: NEENAH R-3405)
	604	1	2	3	Each	Catch Basin ODOT CB 2-3 w/ NEEHAH R-3405 Grate
△1	604	1	~~–~~ 1	~~1~~ 2	Each	Manhole Type "A"
△1	604	1	~~–~~ 1	~~1~~ 2	Each	Endwall for 8" Pipe (AA-S169)
△1	604	2	~~2~~ 1	~~4~~ 3	Each	Endwall for 12" Pipe (AA-S169)
	604	1	–	1	Each	Endwall for 18" Pipe (AA-S169)
	604	–	1	1	Each	Endwall for 24" Pipe (AA-S169)
	604	–	2	2	Each	Headwall, Wingwalls & Associated Footings for 54" Pipe (ODOT HW 1.1)
	901	10	–	10	Lin.Ft.	6" Pipe (720.01 or 707.16) w/Type 1 Bedding
△1	**901**	**–**	**1065**	**1065**	**Lin.Ft.**	**8" PVC Pipe w/Type 1 Bedding (Roof Drains)**
	901	20	–	20	Lin.Ft.	8" Pipe (720.01 or 707.16) w/Type 1 Bedding w/ Rubber Gasket Joints (ASTM C-361)
△1	901	910	~~1100~~ 1195	~~2010~~ 2105	Lin.Ft.	12" Pipe (720.01, 707.16 or 706.02 Cl. IV) w/Type 1 Bedding
	901	0	10	10	Lin.Ft.	12" Pipe (720.01, 707.16 or 706.02 Cl. IV) w/Type 1 Bedding w/ Rubber Gasket Joints (ASTM C-361)
	901	100	440	540	Lin.Ft.	15" Pipe (720.01, 707.16 or 706.02 Cl. IV) w/Type 1 Bedding
	901	440	315	755	Lin.Ft.	18" Pipe (720.01, 707.16 or 706.02 Cl. III) w/Type 1 Bedding
	901	–	455	455	Lin.Ft.	24" Pipe (720.01, 707.16 or 706.02 Cl. III) w/Type 1 Bedding
	901	–	108	108	Lin.Ft.	54" Pipe (720.01, 707.16 or 706.02 Cl. III) w/Type 1 Bedding
△1	**915**	**–**	**11**	**11**	**Each**	**Cleanout (Roof Drains)**
	SPEC.	2	2	4	Each	Orifice Plate
	SPEC.	2	1	3	Each	Anti-Seep Collar
	SPEC.	620	–	620	Sq.Yd.	Erosion Control Blanket, Per Item 712.11
△1	**671**	**–**	**105**	**105**	**Sq.Yd.**	**Erosion control Matting, Type I**
						EROSION CONTROL QUANTITIES – SEE SHEET 12

Calculated By: J.R.A. Date: 3-31-05 | Checked By: C.J.M. Date: 4-01-05

INDEX OF SHEETS △1

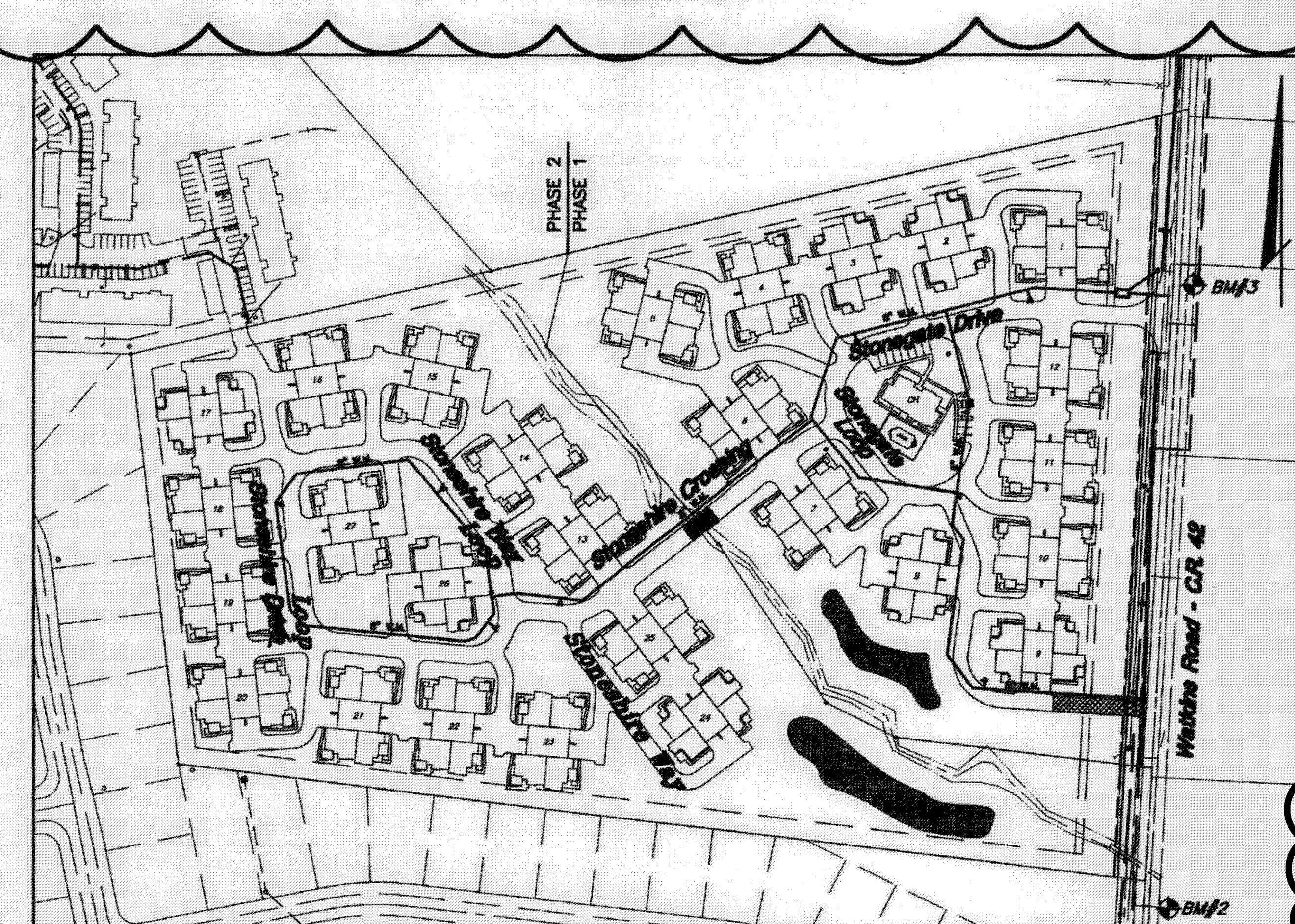
Face Sheet 1
General Notes 2
Miscellaneous Details 3–3A
Storm Sewer and Grading Plan 4, 4A
Waterline Plan 5, 5A
Site Dimension Plan 6, 6A
Address Plat 6B
Existing Tree Removal Plan 7
Underdrain Plan 8
Storm Sewer Profiles 9–11
Revised Culvert Detail & Outlet Structure Details 11A
Stormwater Pollution Prevention Plan 12
Stormwater Pollution Prevention Details 13

CITY OF PATASKALA, LICKING COUNTY, OHIO
PRIVATE STORM SEWER, GRADING, DETENTION AREAS, WATER & SITE IMPROVEMENT PLAN
FOR
VILLAS AT FOOR FARMS
PHASE 1 & 2
2005



△1

STORM SEWER INDEX MAP
Scale: 1"=200'



WATER INDEX MAP
Scale: 1"=200'

PREPARED BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO

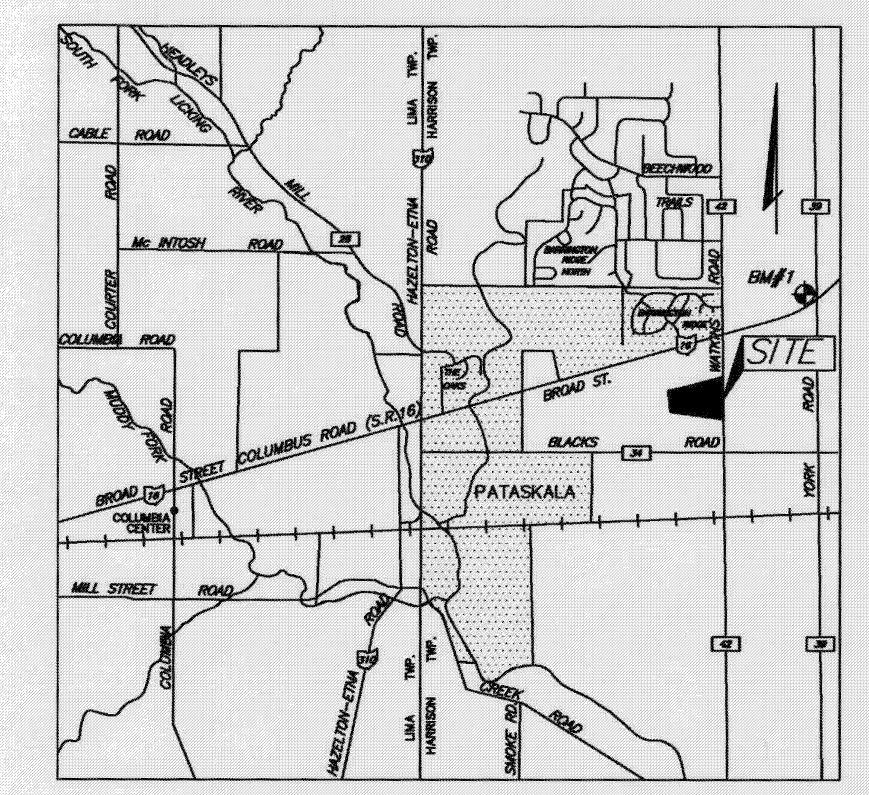
STATE OF OHIO – CHRISTOPHER J. MANN 66927 – REGISTERED PROFESSIONAL ENGINEER

(signature) 4-1-05
Registered Engineer No. 66927 Date

OWNER/DEVELOPER

Arnspiger Development Group
745 Bering Court
Westerville, Ohio 43081
Phone: (614) 571–4769
Contact: Mr. Curt Arnspiger

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



LOCATION MAP
No Scale

BENCH MARKS
BASED ON 1988 NAVD
(1929 DATUM)

BM #1: Harrison Twp. 2
The station is located in Harrison Township in Licking County, Ohio about 5.8 miles (9.3 KM) southwest of the town of Granville. To reach the station from the intersection of Worthington Road (S.R. 37) and Columbus Road (S.R. 16) proceed southwest along Columbus Road (S.R. 16) a distance of 5.8 miles (9.3 KM) to its intersection with York Road (C.R. 39) and the station on the right in the northwest corner of the intersection. The station is a standard 3 ½ inch Licking County survey disk set in a poured in place concrete monument flush with the ground surface and stamped Harrison Twp. 2 1998. The Station is 77.7 feet (23.7 M) azimuth 30 degress to a fire hydrant, 65.7 feet (20.0 M) azimuth 80 degrees to a stop sign, 77.9 feet (23.7 M) azimuth 260 degrees to a power pole with the number 131FR 200 90, and 24.6 feet (7.5 M) azimuth 77 degrees to a manhole.
Elev. = 1160.56
(Elev. = 1161.11)

BM #2 Railraod spike in west side of utility pole on the east side of Watkins Road at the southwest corner of residence #6145.
Elev. = 1064.90
(Elev. = 1065.45)

BM #3 Railraod spike in west side of utility pole on the east side of Watkins Road at the southwest corner of residence #5895.
Elev. = 1081.69
(Elev. = 1082.24)

STANDARD CONSTRUCTION DRAWINGS
The Standard Construction Drawings listed on these plans shall be considered a part thereof.

City of Columbus

AA-S100	AA-S139	2190 Dr.A
AA-S112	AA-S145	2220 Dr.A
AA-S117	AA-S149	
AA-S119	AA-S150	
AA-S133	AA-S151	
AA-S134	AA-S169	

Southwest Licking Community Water & Sewer District

W-1	W-6	W-18	W-35.1
W-2	W-7	W-19	W-35.2
W-3	W-10	W-20	W-35.3
W-4	W-12	W-21	
W-4	W-14	W-30	
W-5	W-15	W-31	

ODOT
CB 1.2
HW 1.1

Signatures below signify only concurrence with the general purposes and general location of the project. All technical details remain the responsibility of the Engineer preparing the Plan.

APPROVED:

(signature) 4/15/05
City Administrator, Pataskala, Ohio — Date

(signature) 4-14-05
Director of Public Services, Pataskala, Ohio — Date

(signature) 4-12-05
City Engineer, Pataskala, Ohio — Date

(signature) 4-13-05
Southwest Licking Community Water and Sewer District — Date

REVISION
△2 2017-11-22 Revised Phase 2 Mounding
Added Sheets 4B
Revised Sheets 1, 4A

REVISIONS
△1 2015-09-28 Revised Phase 2
Added Sheets 4A, 5A, 6A, 6B & 11A.
Revised Sheets 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, & 13.

APPROVED:
(signature) 10/7/15
City Engineer, Pataskala, Ohio — Date
(signature) 10-7-15
Director of Planning, Pataskala, Ohio — Date
D.J.S. Rector, P.E. 10-7-15
Southwest Licking Community Water and Sewer District — Date

\\CMHDATA1\MCCLINTO\PROJECT\20041710\DWG\SITE PLAN\41710M01.DWG<LAYOUT1> – 3 XREFS: 41710XER, 41710XPR, 41710XPU – PLOTTED BY: LVANOVER – FRIDAY, APR 1 2005 – 9:36:17 AM

20041710

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SEE SHEET 9, 10 & 11 FOR STORM SEWER PROFILES

Phase 2 Phase 1

STORMWATER MANAGEMENT SUMMARY TABLE							
STORM EVENT	1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
Peak Outflow (cfs)	0.44	0.81	2.57	2.79	3.08	6.87	8.80
Allowable Release Rate (cfs)	3.53	3.53	3.53	3.53	3.53	15.13	16.27
Pond Elevation (ft)	1063.63	1063.69	1064.09	1064.54	1065.00	1065.18	1065.27
Storage (ac-ft)	0.605	0.633	0.807	1.021	1.254	1.347	1.395

ROOF DRAIN SCHEDULE							
	STRUCTURE TYPE	RIM	LOW INVERT	HIGH INVERT	LENGTH (FT)	PIPE SIZE (IN)	SLOPE
RD4	Cleanout	1075.50	1071.76				
					141.43	8	0.75%
RD3	Cleanout	1073.00	1070.70	1070.70			
					148.01	8	0.80%
RD2	Cleanout	1074.50	1069.52	1069.52			
					51.78	8	0.75%
RD1	Cleanout	1075.00	1069.13	1069.13			
					30.10	8	0.75%
22		1073.10	1068.90	1068.90			
RD5	Cleanout	1074.50	1071.46				
					101.51	8	0.75%
RD3	Cleanout	1073.00	1070.70	1070.70			
RD8	Cleanout	1073.40	1070.39				
					84.79	8	0.75%
RD7	Cleanout	1073.50	1069.75	1069.75			
					137.79	8	0.80%
RD6	Cleanout	1073.80	1068.65	1068.65			
					27.81	8	0.80%
21		1073.10	1067.73	1068.43			
RD9	Cleanout	1074.70	1071.30				
					103.07	8	1.50%
RD7	Cleanout	1073.50	1069.75	1069.75			
RD11	Cleanout	1073.00	1070.02				
					114.77	8	0.80%
RD10	Cleanout	1073.00	1069.10	1069.10			
					119.99	8	5.50%
EP1			1062.50	1062.50			

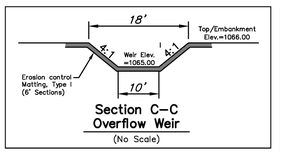
Inspection Item	Maintenance Procedures	Frequency of Inspection
Inlet/Outlet Structure & Side Slopes	• Do not fertilize vegetation surrounding basin. • Remove accumulated sediment and debris from inlet and outlet structures. • Mow side slopes.	Monthly
Basin Embankment	• Repair undercut/eroded areas and stabilize.	Every 6 months
Storm Sewer System	• Remove debris from the sewer system to ensure positive flow to the basin.	Every 6 months
Stormwater Basin	• Inspect for damage, paying particular attention to the outlet control structure • Check for signs of eutrophic conditions (algae buildup) • Note signs of hydrocarbon build-up, remove appropriately • Monitor sediment accumulation in the facility • Examine to ensure inlet and outlet devices are free of debris and are operational. • Inspect for invasive vegetation if wetland components included.	Annually
Stormwater Basin Sediment Accumulation	• Monitor sediment accumulations, and remove sediment when the pool volume has become reduced significantly (25% of permanent pool volume lost), or the pond becomes eutrophic.	5 to10 years

The Developer or subsequent future home owners association shall be responsible for the inspection and maintenance of the stormwater basin, associated outlet structure and all other maintenance procedures listed above. Inspections and maintenance that are conducted shall be documented and filed for future reviews by the City of Pataskala. These responsibilities are for perpetuity and apply to this subdivision and its residents or any future owners.

Stormwater Basins treat incoming stormwater runoff by physical, biological, and chemical processes. The primary removal mechanism is the gravitational settling of particulates, organic matter, metals, bacteria and organics as stormwater runoff resides in the basin. Another mechanism for pollutant removal is uptake by algae and wetland plants in the wet basin permanent pool, particularly removing nutrients. Other contaminants such as hydrocarbons are broken down and eliminated by volatilization and chemical activity. Stormwater Basins are utilized to remove 80% of the total suspended solids load in typical urban post-development runoff when designed and maintained properly.

Stormwater basins naturally collect sediment, including gravel, sand, and mud, as well as other debris like litter. To maintain its capacity and function, a basin should be kept free of excessive debris, litter, and sediment. The permanent pool for the proposed basin is designed to be between five and eight feet in depth. This design depth should be verified every 5-10 years to ensure that the basin will continue to function properly. Property owners or contracted personnel shall use a boat, canoe, kayak, or similar means to position themselves in the middle of the stormwater basin. Several measurements around center of the stormwater basin shall be taken using a Stadia Rod to determine the depth of the permanent pool. Measurements taken when basin water level is at N.P. Elevation (Min. 72 hours after rain event. Once the depth of the stormwater basin reaches four feet or less, the accumulated sediment shall be excavated to restore the permanent pool depth to eight feet in depth. The stormwater basin is to be temporarily drained/pumped down so that the accumulated sediment can be removed. Sediment excavated from stormwater basin is required to be tested to determine where to appropriately dispose the material offsite. Sediment removed from the stormwater basin should be stored properly until disposal to ensure no exposure to stormwater runoff and properly disposed of per local guidelines.

INSPECTION AND MAINTENANCE



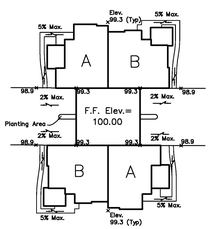
Section C-C
Overflow Weir
(No Scale)

STORM SEWER DATA (PHASE 2)			
LINE	BEARING	DISTANCE	SIZE
EW5-CB14	S83°50'23"W	200.26'	24"
CB14-CB15	N33°00'47"W	251.49'	24"
CB15-CB16	S74°10'40"W	184.40'	18"
CB16-CB16A	N84°27'20"W	20.00'	18"
CB16A-CB17	N84°27'20"W	106.95'	18"
CB17-CB18	N89°05'16"W	207.06'	12"
CB18-CB19	N06°38'01"W	114.00'	12"
CB19-CB20	N06°38'01"W	125.33'	12"
CB15-CB21	N35°43'07"W	166.87'	15"
CB21-CB22	N38°02'38"W	117.38'	12"
CB16A-CB23	N08°22'45"E	171.10'	12"
CB23-CB24	N86°58'13"W	130.49'	12"
CB17-CB25	N26°16'35"W	123.73'	15"
CB25-CB26	N00°56'59"W	150.23'	15"
CB23-CB27	S77°13'49"E	139.32'	12"
CB27-CB27A	S83°15'53"E	111.45'	12"
EW6-CB28	S42°47'42"W	31.64'	12"
CB28-EW7	N42°55'40"E	14.00'	8"
EW8-CB30	N12°47'17"E	31.23'	12"

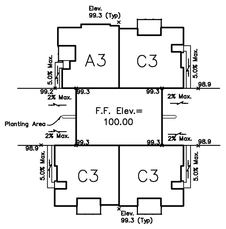
LEGEND

- Prop. Stm. — Proposed Storm Sewer
- Prop. San. — Proposed Sanitary Sewer
- Prop. Wat. — Proposed Watermain
- ×1015.00 — Proposed Top of Curb
- × 1015.00 — Proposed Spot Elevation
- 895 — Proposed Contour Line
- 895 — Existing Contour Line
- Overland Flow
- Flood Routing Path
- H.P. — High Point
- Rock Channel Protection (R.C.P.)
- Proposed Ponding Area (See Stormwater Management Report for Details)
- Erosion Control Matting
- 100 Yr Ponding Limits (See Stormwater Management Report for Details)

NOTE:
Contractor shall utilize Erosion Control Matting, Type A and ground cover such as crown vetch, or approved equal, on slopes greater than 3:1 along south property line.

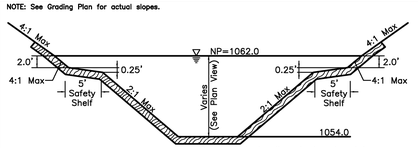


CATHEDRAL
TYPICAL BUILDING GRADING
No Scale



A3/C3
TYPICAL BUILDING GRADING
No Scale

NOTE: See Grading Plan for actual slopes.



Phase 2
Pond Detail
(No Scale)

Erosion Control Matting, Type I

Prop. Detention Basin Outlet Structure Detail See Sheet No. 11

⚠2 2017-11-22 Revised Phase 2 Mounding. See Sheet 4B.

⚠1 2015-09-28 Revised Phase 2.

CITY OF PATASKALA, LICKING COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLANS
FOR
VILLAS AT FOOR FARMS PHASE 1 & 2
STORM SEWER & GRADING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date: September, 2015
Scale: 1"=50'
Job No: 2004-1710
Sheet: 4A of 13

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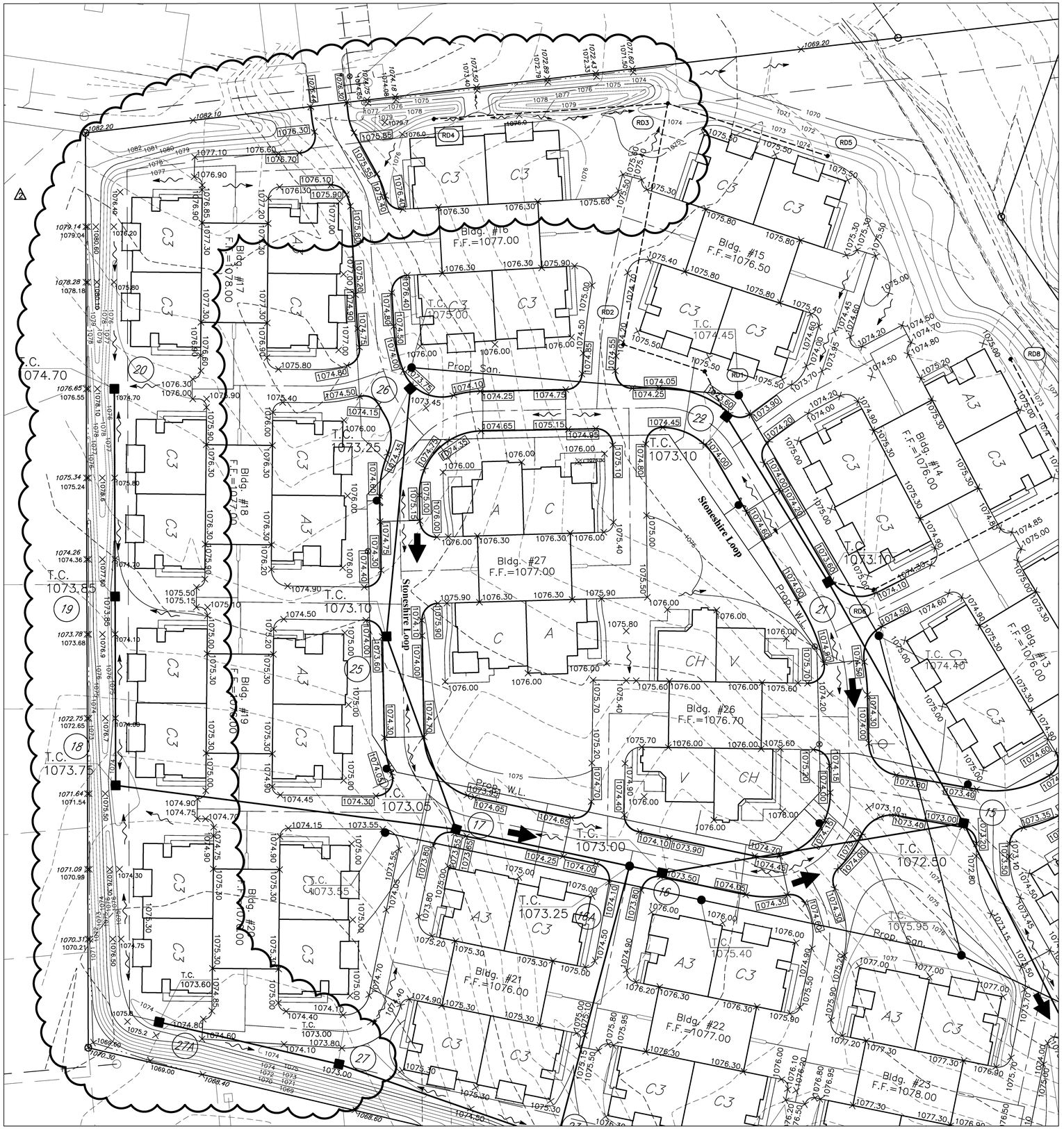

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTE:
Center of proposed swale along west and south portion of property shall be 1' inside ℞.

2 2017-11-22 Revised Phase 2 Mounding.

CITY OF PATASKALA, LICKING COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLANS
FOR
VILLAS AT FOOR FARMS PHASE 1 & 2
STORM SEWER & GRADING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date:	November, 2017
Scale:	1"=30'
Job No:	2004-1710
Sheet:	4B of 13

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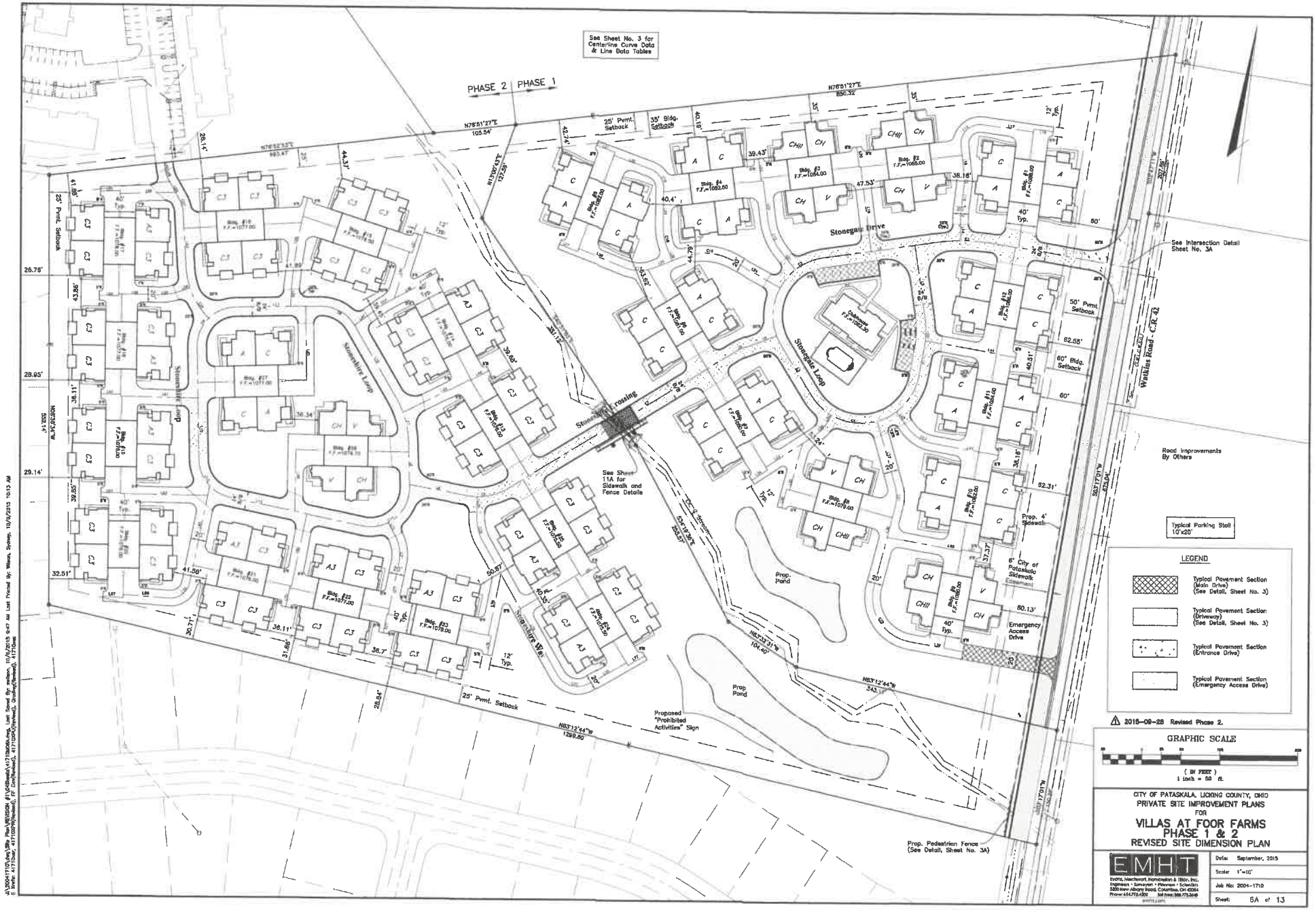
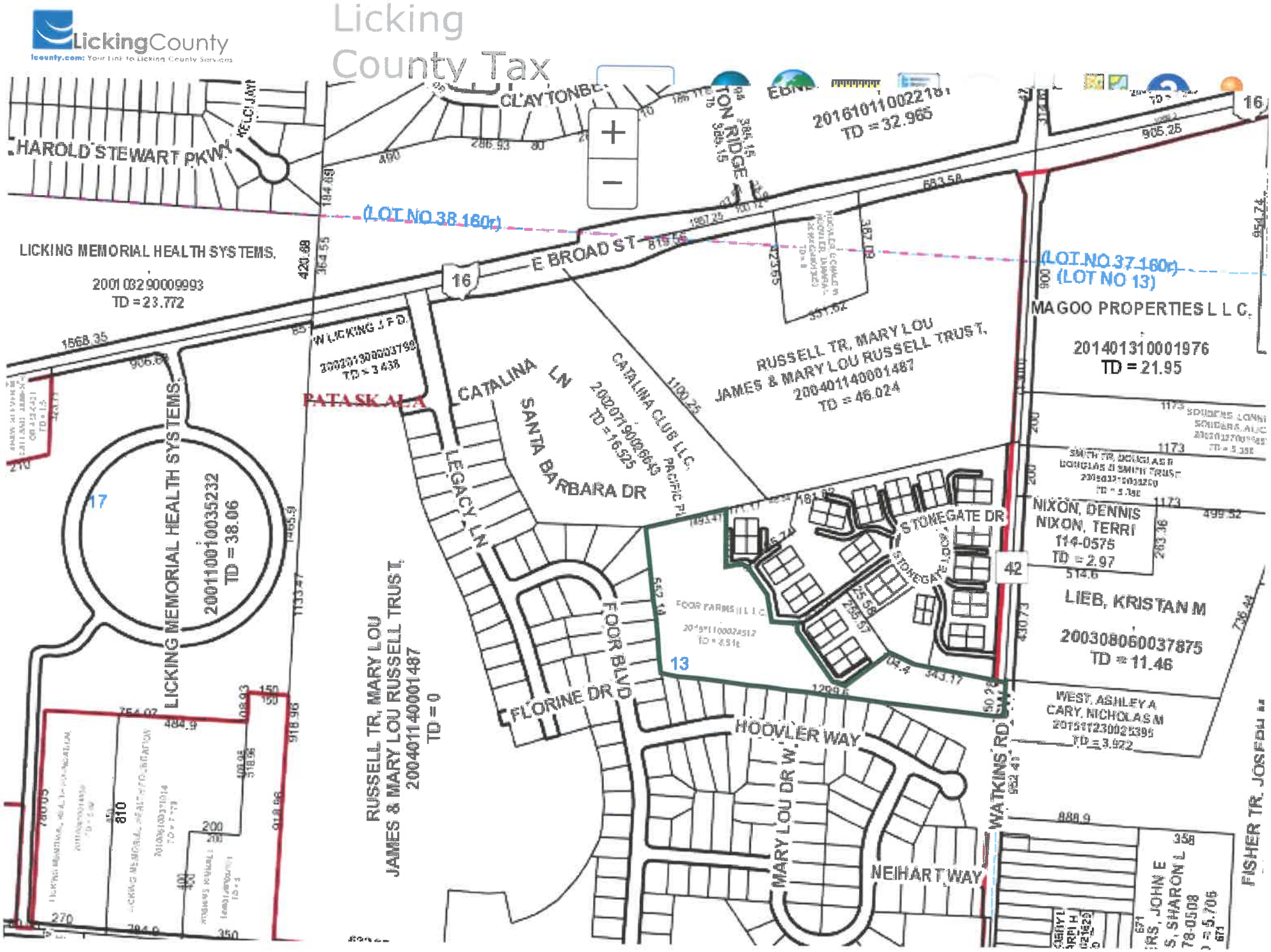
6 Xrefs: 41710xer, 41710XPR(Revised), FF Elev(Revised), 41710XPU(Revised), Grading(Revised), 41710xec

ORIGINAL SITE PLAN

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Licking County Tax
HAROLD STEWART PKWY
CLAYTONBE
TON RIDGE
20161011002218
TD = 32.965
(LOT NO 38 160r)
LICKING MEMORIAL HEALTH SYSTEMS,
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TD = 23.772
E BROAD ST
16
(LOT NO 37 160r)
(LOT NO 13)
MAGOO PROPERTIES L L C,
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W LICKING J F D,
PATASKALA
CATALINA LN
CATALINA CLUB LLC,
SANTA BARBARA DR
RUSSELL TR, MARY LOU
JAMES & MARY LOU RUSSELL TRUST,
200401140001487
TD = 46.024
LEGACY LN
LICKING MEMORIAL HEALTH SYSTEMS,
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TD = 38.06
17
STONEGATE DR
NIXON, DENNIS
NIXON, TERRI
114-0575
TD = 2.97
42
LIEB, KRISTAN M
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TD = 11.46
FOOR BLVD
FLORINE DR
13
HOOVLER WAY
WEST, ASHLEY A
CARY, NICHOLAS M
TD = 3.922
RUSSELL TR, MARY LOU
JAMES & MARY LOU RUSSELL TRUST,
200401140001487
TD = 0
MARY LOU DR W
WATKINS RD
NEIHART WAY
FISHER TR, JOSEPH
810

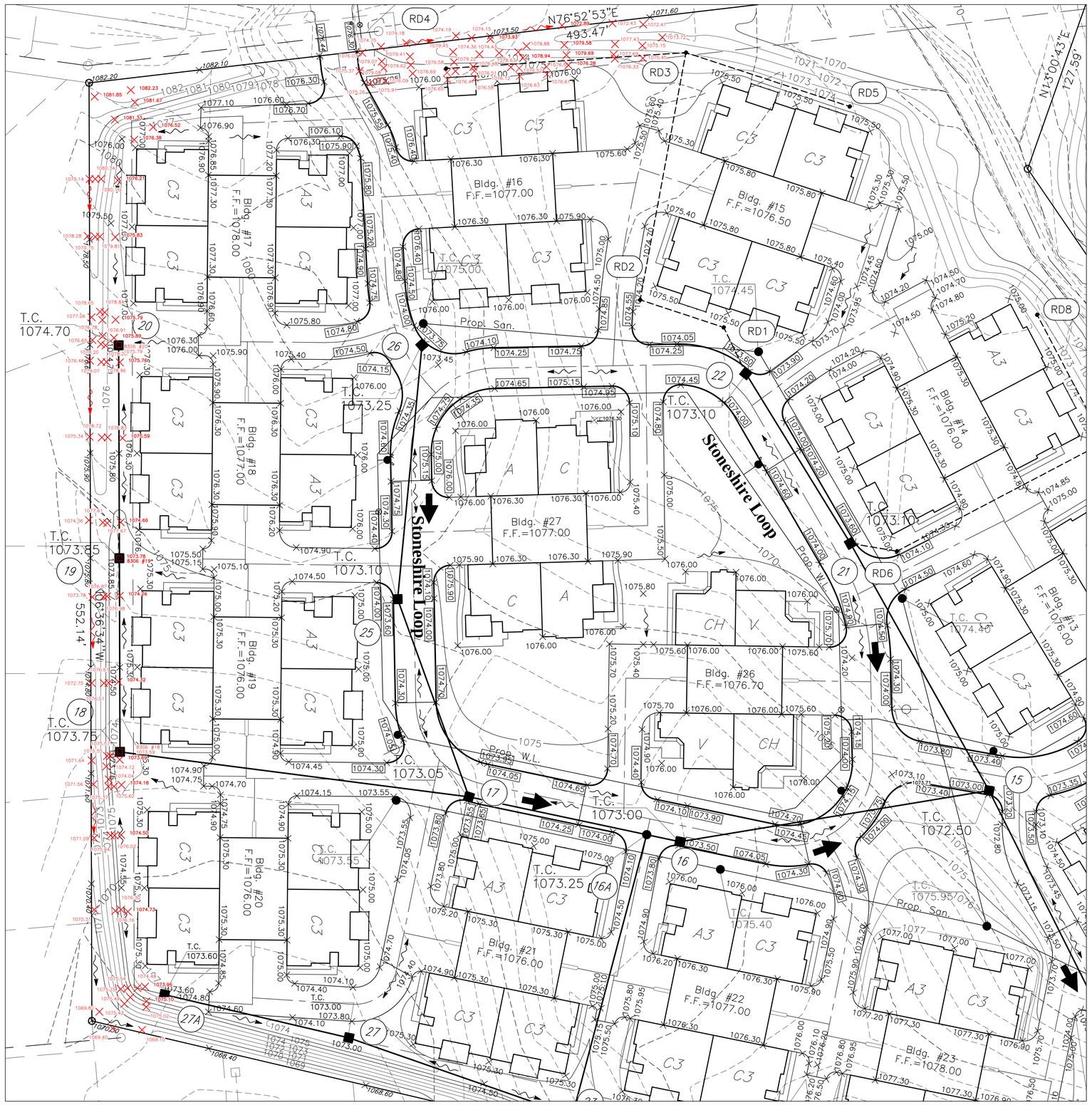
The Developer shall coordinate with the adjacent property owner to the north regarding the as constructed survey shown as the proposed swale straddles the property line. The Contractor shall ensure that positive drainage is maintained to the east both along the property line and between the mounding and proposed buildings. The drainage in this area is not negatively impacted by the mounding, provided that positive drainage is maintained in the swales, which meets the intent of the approved grading plan. The intent of the approved grading plan was to provide a drainage swale to convey stormwater in this area to the east to the existing stream.

The as constructed mounding per survey shown along the west property line provides for positive drainage to the south along the property line, which meets the intent of the approved grading plan. The drainage in the area along the west property line is not negatively impacted. The intent of the approved grading plan was to provide landscape mounding with a swale between the mound and buildings, draining to proposed storm inlets and a swale along the property line draining to the south to the existing catch basin located just south of the property line near the southwest corner. Contractor/Developer shall ensure that any final grading/stabilization, both at the property line and between the mounding and proposed buildings, continues to ensure that positive drainage is being maintained.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



Prop. Stm.	Proposed Storm Sewer
Prop. San.	Proposed Sanitary Sewer
Prop. Wat.	Proposed Watermain
	Proposed Top of Curb
1015.00	Proposed Spot Elevation
895	Proposed Contour Line
895	Existing Contour Line
	Overland Flow
	Flood Routing Path
H.P.	High Point

2 2017-10-13 As Constructed Mounding per Topo. Survey Completed 9/26/17

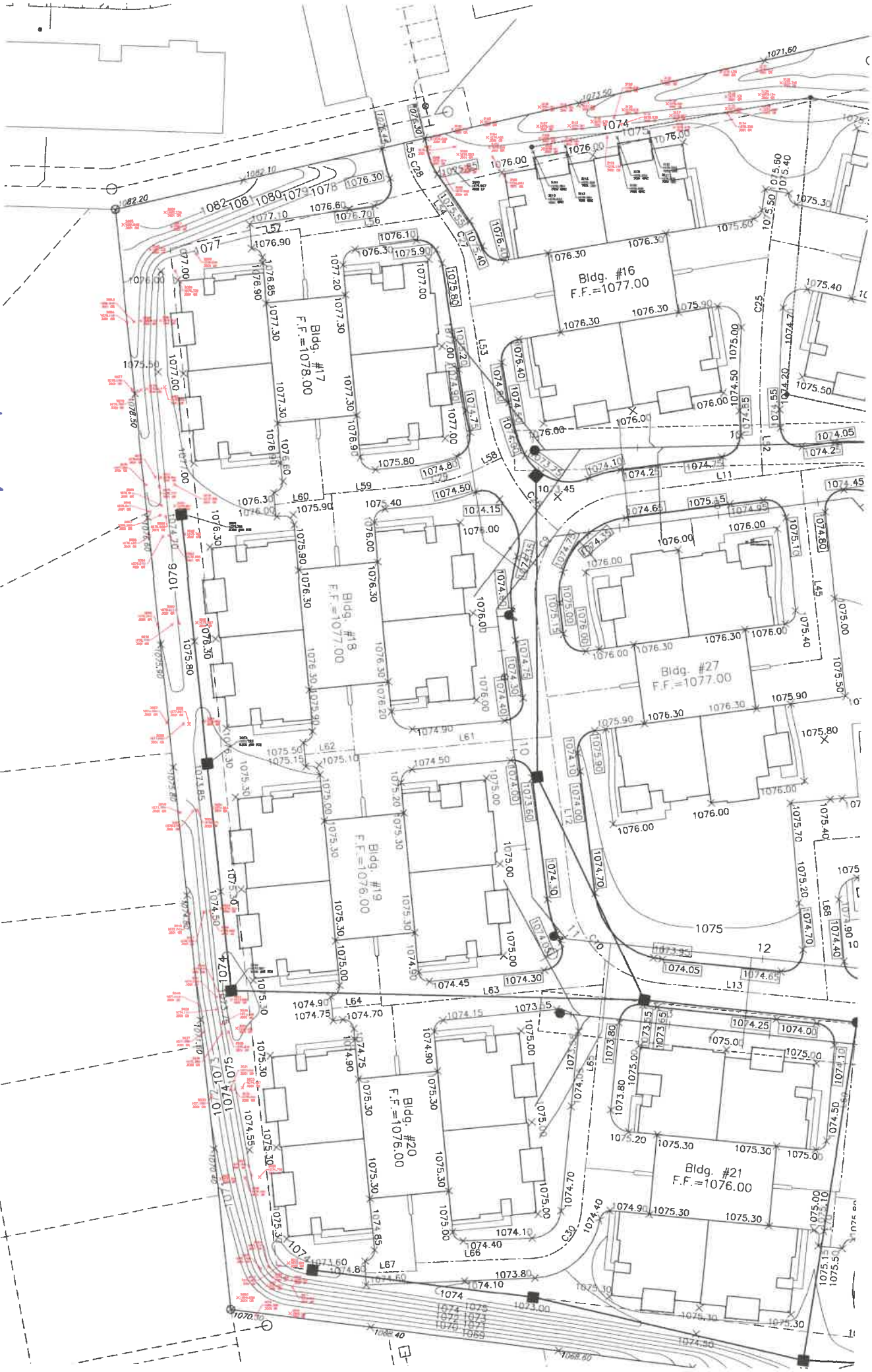
CITY OF PATASKALA, LICKING COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLANS
FOR
VILLAS AT FOOR FARMS PHASE 1 & 2
STORM SEWER & GRADING PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date:	October, 2017
Scale:	1"=30'
Job No:	2004-1710
Sheet:	4B of 13

J:\2004\1710\dwg\Site Plan\REVISION #1\04Sheets\41710M048.dwg, Last Saved By: smassella, 10/13/2017 11:32 AM Last Printed By: Massella, Sarah, 10/13/2017 11:33 AM
X-refs: 41710ttlr, 41710XPL-Elev(Revised), 41710XPU(Revised), Grading(Revised), 41710xbc

As Built Top Survey of Berms



Bldg. #16
F.F.=1077.00

Bldg. #17
F.F.=1078.00

Bldg. #18
F.F.=1077.00

Bldg. #19
F.F.=1076.00

Bldg. #20
F.F.=1076.00

Bldg. #21
F.F.=1076.00

Bldg. #27
F.F.=1077.00

BERM AS BUILT TOPO SURVEY
LARGE FORMAT

LANDSCAPE PLAN OVERVIEW

Fence Along Property Line

1 CRIMSON KING NORWAY MAPLE

Serbian Spruce

7 SERBIAN SPRUCE

23 NORWAY SPRUCE

2 APPLE SERVICEBERRY

Fence Along Property Line

14 GRACILLIMUS MAIDEN GRASS

9 APPLE SERVICEBERRY

4 CRIMSON KING NORWAY MAPLE

45 NORWAY SPRUCE

7 SERBIAN SPRUCE

Serbian Spruce

45 NORWAY SPRUCE

7 SERBIAN SPRUCE

Serbian Spruce

CRIMSON KING NORWAY MAPLE

9 CANADIAN HEMLOCK

25 LEATHERLEAF VIBURNUM

25 GRACILLIMUS MAIDEN GRASS

EDDYBROOK
TREE FARM & LANDSCAPING

The Villas At Foor Farms		
115 Stonegate Dr.		
client: Pataskala, Ohio 43062		
scale	date	revision
1" = 35'	October 1, 2015	1
drawn by	checked by	drawing #
Brad Eddy	Curt Arrspiger	1 of 1

NORTH PROPERTY LINE DETAIL

EDDYBROOK
TREE FARM & LANDSCAPING

The Villas At Foor Farms: North

115 Stonegate Dr.
Pataskala, Ohio 43062

client:		
scale: 1" = 20'	date: October 11 2015	revision: 1
drawn by: Brad Eddy	checked by: Curt Arnspiger	drawing #: 2 of 4

Fence Along Property Line

©2016 Horticopia, Inc.

CRIMSON KING NORWAY MAPLE

Serbian Spruce

©2016 Horticopia, Inc.

NORWAY SPRUCE

©2016 Horticopia, Inc.

APPLE SERVICEBERRY

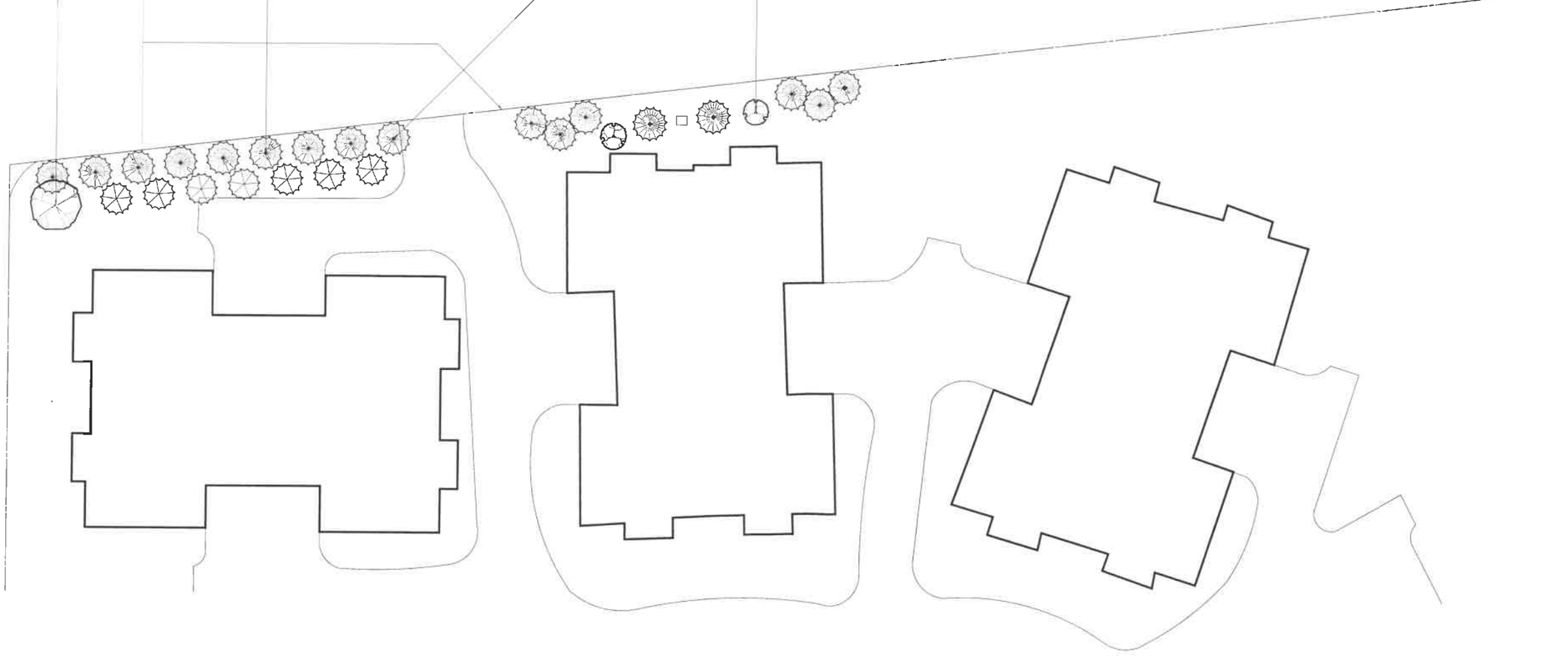
1 CRIMSON KING NORWAY MAPLE

7 SERBIAN SPRUCE

23 NORWAY SPRUCE

2 APPLE SERVICEBERRY

N



WEST P. LINE DETAIL

The Villas At Foor Farms: West

115 Stonegate Dr.
Pataskala, Ohio 43062

client:		
scale: 1" = 20'	date: October 11 2017	revision: 1
drawn by: Brad Eddy	checked by: Curt Arnspiger	drawing #: 3 of 4

Fence Along Property Line

GRACILLIMUS MAIDEN GRASS

14 GRACILLIMUS MAIDEN GRASS

8 APPLE SERVICEBERRY

4 CRIMSON KING NORWAY MAPLE

CRIMSON KING NORWAY MAPLE

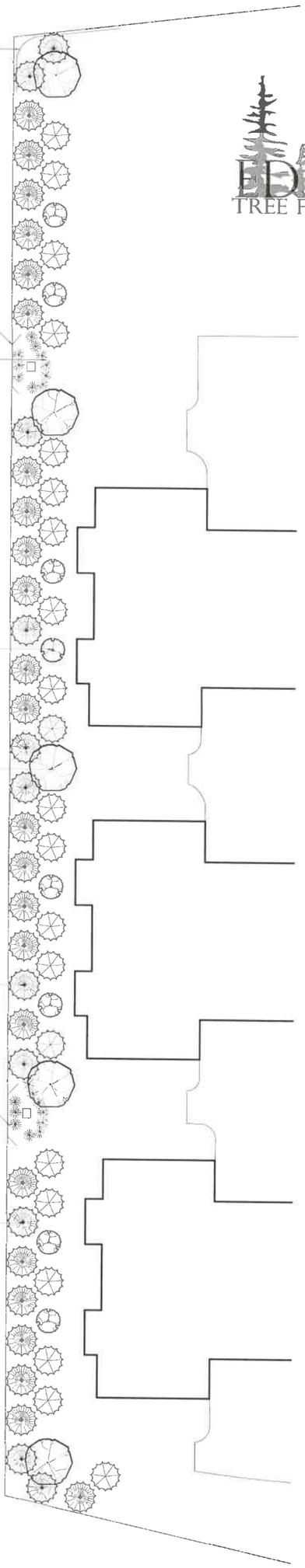
43 NORWAY SPRUCE

NORWAY SPRUCE

7 SERBIAN SPRUCE

Serbian Spruce

EDDYBROOK
TREE FARM & LANDSCAPING



SOUTH PROPERTY LINE DETAIL

EDDYBROOK
TREE FARM & LANDSCAPING

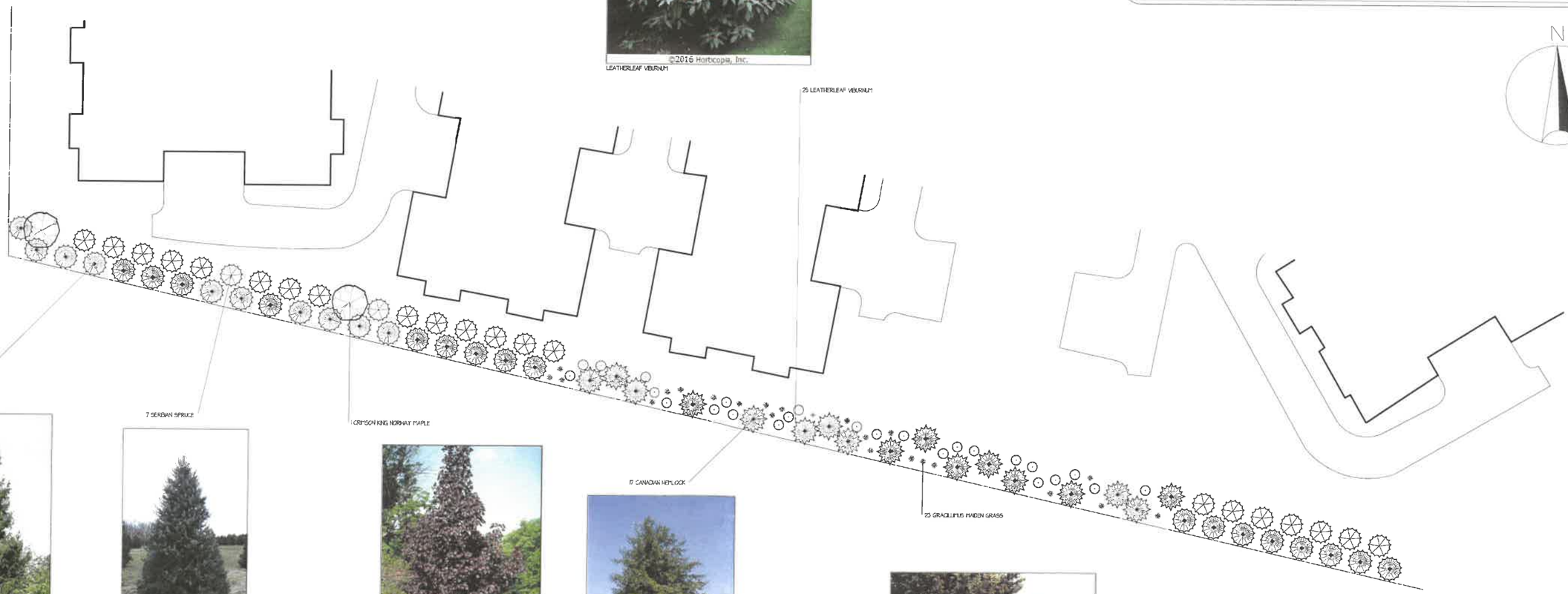
The Villas At Foor Farms: South

115 Stonegate Dr.
Pataskaia, Ohio 43062

client:

scale	date	revision
1" = 25'	October 11 2015	1
drawn by: Brad Eddy	checked by: Curt Arnspiger	drawing #: 4 of 4

N



LEATHERLEAF VIBURNUM

25 LEATHERLEAF VIBURNUM

NORWAY SPRUCE

Serbian Spruce

CRIMSON KING NORWAY MAPLE

CANADIAN HEMLOCK

GRACILLIMUS MAIDEN GRASS

LICKING COUNTY ENGINEER
APPROVED BY
11-10-15

Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL A. SMITH, AUDITOR
BY: 600.00

201511100024512
Pgs: 5 $52.00 T20150027229
11/10/2015 2:00PM BXTITLE SEARC
Bryan A. Long
Licking County Recorder

15-14416

GENERAL WARRANTY DEED

TITLE SEARCH SERVICES BOX

TAMARA L. HOOVLER, married, and DONNA F. ANDERSON, married, of Licking County, Ohio, for valuable consideration paid, grant with general warranty covenants, to FOOR FARMS II, LLC, an Ohio limited liability company, whose tax mailing address is 13584 Church View Drive, Pickerington, OH 43147, the following **REAL PROPERTY:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR PROPER LEGAL DESCRIPTION.

EXCEPT FOR the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and further subject to all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

PARCEL NUMBER: Master 064-068-124-00.000, New 064-068124-00.197
Prior Instrument: 201509080019288 AS TO 2/3 INTEREST

PROPERTY ADDRESS: 12.875 Acre Tract - Watkins Road, Pataskala, OH 43062

DONALD W. HOOVLER, Husband of TAMARA L. HOOVLER, Grantor, hereby releases all rights of dower therein.

TERRY R. ANDERSON, Husband of DONNA F. ANDERSON, Grantor, hereby releases all rights of dower therein.

EXECUTED BY Grantors this 23 day of OCTOBER 2015.

Tamara L. Hoovler
TAMARA L. HOOVLER

Donald W. Hoovler
DONALD W. HOOVLER

01140000500000015130

EXECUTED by Grantors this 23rd day of October, 2015.

DONNA F. ANDERSON

TERRY R. ANDERSON

STATE OF OHIO, COUNTY OF Licking, ss:

BE IT REMEMBERED, that on this 23rd day of October, 2015, before me, the subscriber, a Notary Public in and for said County and State, personally came TAMARA L. HOOVLER and DONALD W. HOOVLER, wife and husband, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their/his/her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Debra J. Hutchison
Notary Public

NOTARIAL SEAL
STATE OF OHIO

Debra J. Hutchison
Notary Public, State of Ohio
My Commission Expires 10-01-2018

STATE OF OHIO, COUNTY OF Licking, ss:

BE IT REMEMBERED, that on this 23rd day of October, 2015, before me, the subscriber, a Notary Public in and for said County and State, personally came DONNA F. ANDERSON and TERRY R. ANDERSON, wife and husband, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their/his/her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARIAL SEAL STATE OF OHIO

Debra J. Hutchison
Notary Public, State of Ohio
My Commission Expires 10-01-2018

Debra J. Hutchison
Notary Public

This Instrument Prepared By: BRUCE H. BURKHOLDER, ESQ.; Isaac, Wiles, Burkholder & Teetor LLC, Two Miranova Place, Suite 700, Columbus, Ohio 43215 (614)221-2121.

Situated in the State of Ohio, County of Licking, City of Pataskala, Lot 13, Third Quarter Township 1, Range 14, United States Military Lands and being part of that 87.821 acre tract conveyed to Mary Lou Russell, Trustee by deed of record in Instrument Number 200401140001487, (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of State Route 16 and Watkins Road (County Road 42);

thence South 02° 47' 11" West, with the centerline of said Watkins Road (C.R. 42), (passing a magnetic nail found at 1092.31 feet) a total distance of 1300.00 feet to a magnetic nail set;

thence South 03° 17' 01" West, continuing with said centerline of Watkins Road (C.R. 42), a distance of 675.04 feet to a magnetic nail set at the southeasterly corner of that 11.645 acre tract conveyed to The Villas at Foor Farms, LLC by deeds of record in Instrument Numbers 200504110010448 and Instrument Number 200504110010449, in the westerly line of that 11.46 acre tract conveyed to Kristian M. Lieb by deed of record in Instrument Number 200308060037875, the TRUE POINT OF BEGINNING;

thence South 03° 17' 01" West, continuing with said centerline of Watkins Road (C.R. 42), the westerly lines of said 11.46 acre tract and that 3.92 acre tract conveyed to Glen M. Malick and Donna M. Malick by deed of record in Official Record 718, Page 915, a distance of 150.28 feet to a magnetic nail set at the southeasterly corner of that subdivision entitled "Legacy Estates Phase III" of record in Instrument Number 200605110013246;

thence North 87° 12' 44" West, with the northerly lines of said "Legacy Estates Phase III" and that subdivision entitled "Legacy Estates Phase II" of record in Instrument Number 200401160001827, (passing a 5/8 inch rebar, capped PS7900, found at 29.86 feet) a total distance of 1299.60 feet to a 5/8 inch rebar, capped PS7900, found at a northwesterly corner of said "Legacy Estates Phase II", in the easterly line of Lot 39 of that subdivision entitled "Legacy Estates Phase I" of record in Instrument Number 200405200004649;

thence North 04° 38' 34" West, with the easterly lines of said "Legacy Estates Phase I" and "Legacy Estates Phase II", a distance of 332.14 feet to an iron pin set at the northeasterly corner of Lot 39 of said "Legacy Estates Phase II", in the southerly line of that 16.535 acre tract conveyed to Catalina Club, LLC by deed of record in Instrument Number 200207190026643;

thence North 78° 32' 53" East, with the southerly line of said 16.535 acre tract, a distance of 495.47 feet to a 5/8 inch rebar found at the southeasterly corner of said 16.535 acre tract;

thence North 78° 37' 37" East, across said 87.821 acre tract, a distance of 105.54 feet to an iron pin set at the southwesterly corner of "The Villas at Foor Farms Condominium Second Amendment" of record in Instrument Number 200605170018178;

thence South 11° 09' 42" West, with the westerly line of said "The Villas at Foor Farms Condominium Second Amendment", a distance of 127.59 feet to an iron pin set;

thence South 40° 51' 03" East, continuing with the westerly line of said "The Villas at Foor Farms Condominium Second Amendment" and with the westerly line of "The Villas at Foor Farms Condominium Third Amendment" of record in Instrument Number 200702220004554, a distance of 351.12 feet to an iron pin set;

thence South 24° 19' 36" East, continuing with said westerly line of said "The Villas at Foor Farms Condominium Third Amendment" and with the westerly line of "The Villas at Foor Farms Condominium Fifth Amendment" of record in Instrument Number 201408040014625, a distance of 255.57 feet to an iron pin set;

thence South 63° 32' 31" East, with the southerly line of said "The Villas at Foor Farms Condominium Fifth Amendment", a distance of 104.40 feet to an iron pin set;

thence South 83° 12' 44" East, with said southerly line of "The Villas at Foor Farms Condominium Fifth Amendment", the southerly line of "The Villas at Foor Farms Condominium Fourth Amendment" of record in Instrument Number 200807290017215 and the southerly line of said 11.645

poor copy

acre tract, a distance of 343.17 feet to the TRUE POINT OF BEGINNING, containing 12.875 acres, more or less, all of which lies within Auditors Parcel Number 064-068124 and 0.069 acre of which lies within the current right-of-way of Watkins Road (C.R. 42).

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

poor copy

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone as per NAD83 (1995 Adjustment). Control for bearings was from coordinates of monuments Harrison Township 2 and Pataskala City 4, established by the Licking County Engineer, using Global Positioning System procedures and equipment.

This description is based on an actual field survey.

STATE OF OHIO
HEATHER L KING
8-8307
REGISTERED PROFESSIONAL SURVEYOR

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King — Date 7/30/15
Professional Surveyor No. 8307

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

Signature

9-1-15
Date

CU-17-013

OWNER1	OWNER2	Address	City	State	Zip Code
ACKERMAI	ACKERMAI	3966 BRO\	HILLIARD	OH	43026
AFIADEMA	SEWAVI, AI	3966 BRO\	HILLIARD	OH	43026
AH4R PROPERTIES L L (		1245 FOOI	PATASKALA	OH	43062
ALSPACH, ERIC J		1425 HOO	PATASKALA	OH	43062
ARNSPIGER DEVELOPM		null	null	null	
ARTHURS, PAULA J		1372 FLOR	PATASKALA	OH	43062
BARR, THO	BARR, SHA	1405 HOO	PATASKALA	OH	43062
BARRELL, A	BARRELL, T	221 STONI	PATASKALA	OH	43062
BATDORF,	BATDORF, .	1416 HOO	PATASKALA	OH	43062
BAUCUM, BRENDA A		138 STONI	PATASKALA	OH	43062
BEMILLER,	BEMILLER,	1256 FOOI	PATASKALA	OH	43062
BETH CONI	BARTON, B	227 STONI	PATASKALA	OH	43062
BOBO, JOH	BOBO, SHARON L	null	null	null	
BRESSLER, JAMIE R		1260 FOOI	PATASKALA	OH	43062
CATALINA CLUB LLC,		1225 DUBI	COLUMBUS	OH	43215
CLARK, ALICE ANN		3966 BRO\	HILLIARD	OH	43026
COFFIELD,	COFFIELD, JUDITH	null	null	null	
CONLEY, W	CONLEY, P/	231 STONI	PATASKALA	OH	43062
CURTIS, STI	CURTIS, SHIRLEY M	null	null	null	
DECHERT, WENDY D		null	null	null	
DOUGHTY,	DOUGHTY,	1547 MAR	PATASKALA	OH	43062
DUNN, AARON B		1376 FLOR	PATASKALA	OH	43062
FISHER TR,	FISHER, M/	1897 HANI	LONDONDI	OH	45647
FLEGLE, ANN		235 STONI	PATASKALA	OH	43062
FOOR FARMS II L L C,		13584 CHU	PICKERING	OH	43147
FOOR FARMS II LLC,		null	null	null	
FORDING, I	FORDING, S	1429 HOO	PATASKALA	OH	43062
FREEZE CAIN, CYNDI		1221 FOOI	PATASKALA	OH	43062
GILES, JERC	GILES, ROBERTA J	null	null	null	
GILLILAND,	GILLILAND,	3966 BRO\	HILLIARD	OH	43026
GUY, JAME	GUY, HOPE E	null	null	null	
HAGAN, JA	HAGAN, DEBORAH A	null	null	null	
HANSIS, JEI	HANSIS, AS	1241 FOOI	PATASKALA	OH	43062

HARRIS, WI	HARRIS, M/	133	STONI	PATASKALA	OH	43062
HENDERSO	HENDERSON, LINDA L	null		null	null	
HIMMELSP	HIMMELSP	237	STONI	PATASKALA	OH	43062
HUSCH, RO	HUSCH, JUI	243	STONI	PATASKALA	OH	43062
HUTCHINS(	HUTCHINS(	1548	MAR	PATASKALA	OH	43062
JAROS, FLORA JOYCE		213	STONI	PATASKALA	OH	43062
JOHNSON, KAY J		229	STONI	PATASKALA	OH	43062
JONES, JOI	JONES, KIMBERLY A	null		null	null	
KENNEDY, MICHAEL W		219	STONI	PATASKALA	OH	43062
KLEMPIN, T	KLEMPIN, I	217	STONI	PATASKALA	OH	43062
KRUEGER, CHRISTINE M		null		null	null	
LAWSHEA,	LAWSHEA,	3966	BROV	HILLIARD	OH	43026
LAWSON, I	LAWSON, I	1217	FOOI	PATASKALA	OH	43062
LEGACY ESTATES HOM		5550	BLAZ	DUBLIN	OH	43017
LIEB, KRISTAN M		6095	WAT	PATASKALA	OH	43062
LIEBFREUN	LIEBFREUND, GLORIA J	null		null	null	
LITTLE, MA	LITTLE, WE	3966	BROV	HILLIARD	OH	43026
LITTLETON,	LITTLETON,	1252	FOOI	PATASKALA	OH	43062
LOCKSHAV	LOCKSHAV	1253	FOOI	PATASKALA	OH	43062
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES IN(		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES,		3966	BROV	HILLIARD	OH	43026
MARONDA HOMES,		3966	BROV	HILLIARD	OH	43026

MCCLOY, V	MCCLOY, D	239	STONI	PATASKALA	OH		43062
MCKNIGHT	MCKNIGHT	3966	BROV	HILLIARD	OH		43026
MILHOAN,	MILHOAN,	1409	HOO	PATASKALA	OH		43062
MOYE, ANT	MOYE, CAR	3966	BROV	HILLIARD	OH		43026
MURRAY, A	MURRAY, C	3966	BROV	HILLIARD	OH		43026
NACE, MAR	MARCIA A	NACE PERSO	null		null		null
NAUMOV, DUSKO		215	STONI	PATASKALA	OH		43062
OLSON, JEF	OLSON, MA	1551	MAR	PATASKALA	OH		43062
PANTHANA	PANTHANA	1404	HOO	PATASKALA	OH		43062
RAMSEY, R	RAMSEY, C	1412	HOO	PATASKALA	OH		43062
REITER, RO	REITER, JAI	233	STONI	PATASKALA	OH		43062
RODRIGUE	RODRIGUE	1225	FOOI	PATASKALA	OH		43062
RUSSELL TF	JAMES & M	8249	BROA	PATASKALA	OH		43062
SAUNDERS	SAUNDERS, PATTI J		null		null		null
SEITZ, EDW	SEITZ, SHEI	245	STONI	PATASKALA	OH		43062
SHELPMAN	SHELPMAN	1249	FOOI	PATASKALA	OH		43062
SMITH, JANET M		1229	FOOI	PATASKALA	OH		43062
SPAHR IRREVOCABLE I		223	STONI	PATASKALA	OH		43062
STOFFEL, HERMAN A			null		null		null
STUMP, DC	DEFILIPPO,	241	STONI	PATASKALA	OH		43062
TILSON, SANDRA K		225	STONI	PATASKALA	OH		43062
VANHORN,	VANHORN,	1400	HOO	PATASKALA	OH		43062
VILLAS	AT FOOR FARMS CONDOM		null		null		null
VILLAS AT FOOR FARMS CONDO,			null		null		null
VILLAS AT FOOR FARMS CONDOM			null		null		null
VILLAS AT FOOR FARMS CONDOM			null		null		null
VILLAS AT FOOR FARMS CONDOM			null		null		null
VITULLO, N	VITULLO, RHONDA R		null		null		null
WEBER, JO	ZEMBRZUS	1408	HOO	PATASKALA	OH		43062
WEST, ASH	CARY, NICH	6145	WAT	PATASKALA	OH		43062
WOLFE, WI	WOLFE, SONDRA C		null		null		null
YOUST, RO	YOUST, TERESA A		null		null		null

ACKERMAN, JONATHAN PAUL
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

AFIADEMANYO, KOMIVI EVENYO
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

AH4R PROPERTIES L L C,
1245 FOOR BLVD
PATASKALA, OH 43062

ALSPACH, ERIC J
1425 HOOVLER WAY
PATASKALA, OH 43062

ARNSPIGER DEVELOPMENT GROUP,
null, null null

ARTHURS, PAULA J
1372 FLORINE DR
PATASKALA, OH 43062

BARR, THOMAS M
1405 HOOVLER WAY
PATASKALA, OH 43062

BARRELL, ANTHONY J
221 STONEGATE LOOP
PATASKALA, OH 43062

BATDORF, DOUGLAS P-JR
1416 HOOVLER WAY
PATASKALA, OH 43062

BAUCUM, BRENDA A
138 STONEGATE DR
PATASKALA, OH 43062

BEMILLER, SHAUN L
1256 FOOR BLVD
PATASKALA, OH 43062

BETH CONRAD BARTON LIVING TRUST,
227 STONEGATE LOOP
PATASKALA, OH 43062

BOBO, JOHN M
null, null null

BRESSLER, JAMIE R
1260 FOOR BLVD
PATASKALA, OH 43062

CATALINA CLUB LLC,
1225 DUBLIN RD
COLUMBUS, OH 43215

CLARK, ALICE ANN
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

COFFIELD, HERBERT
null, null null

CONLEY, WILLIAM T
231 STONEGATE LOOP
PATASKALA, OH 43062

CURTIS, STEVEN R
null, null null

DECHERT, WENDY D
null, null null

DOUGHTY, GREGORY L
1547 MARY LOU DR
PATASKALA, OH 43062

DUNN, AARON B
1376 FLORINE DR
PATASKALA, OH 43062

FISHER TR, JOSEPH M
1897 HANNA LN
LONDONDERRY, OH 45647

FLEGLE, ANN
235 STONEGATE LOOP
PATASKALA, OH 43062

FOOR FARMS II L L C,
13584 CHURCH VIEW DR
PICKERINGTON, OH 43147

FOOR FARMS II LLC,
null, null null

FORDING, BENJAMIN T
1429 HOOVLER WAY
PATASKALA, OH 43062

FREEZE CAIN, CYNDI
1221 FOOR BLVD
PATASKALA, OH 43062

GILES, JEROME C
null, null null

GILLILAND, MICHAEL ANDREW
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

GUY, JAMES A-JR
null, null null

HAGAN, JAMES D
null, null null

HANSIS, JEFFREY J
1241 FOOR BLVD
PATASKALA, OH 43062

HARRIS, WILLIAM E
133 STONEGATE DR
PATASKALA, OH 43062

HENDERSON, DAVID J
null, null null

HIMMELSPACH JR, CHARLES F
237 STONEGATE LOOP
PATASKALA, OH 43062

HUSCH, ROBERT H
243 STONESHIRE XING
PATASKALA, OH 43062

HUTCHINSON, ERIC W
1548 MARY LOU DR
PATASKALA, OH 43062

JAROS, FLORA JOYCE
213 STONEGATE LOOP
PATASKALA, OH 43062

JOHNSON, KAY J
229 STONEGATE LOOP
PATASKALA, OH 43062

JONES, JOHN J
null, null null

KENNEDY, MICHAEL W
219 STONEGATE LOOP
PATASKALA, OH 43062

KLEMPIN, THOMAS M
217 STONEGATE LOOP
PATASKALA, OH 43062

KRUEGER, CHRISTINE M
null, null null

LAWSHEA, BERNARD N
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

LAWSON, RONNIE A
1217 FOOR BLVD
PATASKALA, OH 43062

LEGACY ESTATES HOMEOWNERS ASSN INC,
5550 BLAZER PKWY STE 175
DUBLIN, OH 43017

LIEB, KRISTAN M
6095 WATKINS RD SW
PATASKALA, OH 43062

LIEBFREUND, SAMUEL H
null, null null

LITTLE, MATTHEW L
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

LITTLETON, MICHELLE L
1252 FOOR BLVD
PATASKALA, OH 43062

LOCKSHAW, PAUL R
1253 FOOR BLVD
PATASKALA, OH 43062

MARONDA HOMES INC OF OHIO,
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

MARONDA HOMES INC OF OHIO,
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

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HILLIARD, OH 43026

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HILLIARD, OH 43026

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HILLIARD, OH 43026

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HILLIARD, OH 43026

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3966 BROWN PARK DR STE E
HILLIARD, OH 43026

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HILLIARD, OH 43026

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HILLIARD, OH 43026

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HILLIARD, OH 43026

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3966 BROWN PARK DR STE E
HILLIARD, OH 43026

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3966 BROWN PARK DR STE E
HILLIARD, OH 43026

MARONDA HOMES,
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

MARONDA HOMES,
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

MCCLOY, WALTER L
239 STONEGATE DR
PATASKALA, OH 43062

MCKNIGHT, BRITTANY LYNN
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

MILHOAN, RYAN G
1409 HOOVLER WAY
PATASKALA, OH 43062

MOYE, ANTHONY LEON
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

MURRAY, ARTHUR A
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

NACE, MARCIA A-TR
null, null null

NAUMOV, DUSKO
215 STONEGATE LOOP
PATASKALA, OH 43062

OLSON, JEREMIAH D
1551 MARY LOU DR
PATASKALA, OH 43062

PANTHANA, JEFFREY
1404 HOOVLER WAY
PATASKALA, OH 43062

RAMSEY, ROBERT K-II
1412 HOOVLER WAY
PATASKALA, OH 43062

REITER, ROBERT L
233 STONEGATE LOOP
PATASKALA, OH 43062

RODRIGUEZ, STEPHEN D
1225 FOOR BLVD
PATASKALA, OH 43062

RUSSELL TR, MARY LOU
8249 BROAD ST SW
PATASKALA, OH 43062

SAUNDERS, ROGER E
null, null null

SEITZ, EDWARD A
245 STONESHIRE CROSSING
PATASKALA, OH 43062

SHELPMAN, WILLIAM E
1249 FOOR BLVD
PATASKALA, OH 43062

SMITH, JANET M
1229 FOOR BLVD
PATASKALA, OH 43062

SPAHR IRREVOCABLE HERITAGE TRUST,
223 STONEGATE LOOP
PATASKALA, OH 43062

STOFFEL, HERMAN A
null, null null

STUMP, DONALD E
241 STONESHIRE CROSSING
PATASKALA, OH 43062

TILSON, SANDRA K
225 STONEGATE LOOP
PATASKALA, OH 43062

VANHORN, TODD W
1400 HOOVLER WAY
PATASKALA, OH 43062

VILLAS AT FOOR FARMS CONDOMINIUM,
null, null null

VILLAS AT FOOR FARMS CONDO,

null, null null

VILLAS AT FOOR FARMS CONDOMINIUM,

null, null null

VILLAS AT FOOR FARMS CONDOMINIUM,

null, null null

VILLAS AT FOOR FARMS CONDOMINIUM,

null, null null

VITULLO, NICHOLAS A-JR

null, null null

WEBER, JOHN A

1408 HOOVLER WAY

PATASKALA, OH 43062

WEST, ASHLEY A

6145 WATKINS RD

PATASKALA, OH 43062

WOLFE, WILLIAM B

null, null null

YOUST, ROY A

null, null null

ACKERMAN, JONATHAN PAUL
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

AFIADEMANYO, KOMIVI EVENYO
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

AH4R PROPERTIES L L C,
1245 FOOR BLVD
PATASKALA, OH 43062

ALSPACH, ERIC J
1425 HOOVLER WAY
PATASKALA, OH 43062

ARNSPIGER DEVELOPMENT GROUP,
null, null null

ARTHURS, PAULA J
1372 FLORINE DR
PATASKALA, OH 43062

BARR, THOMAS M
1405 HOOVLER WAY
PATASKALA, OH 43062

BARRELL, ANTHONY J
221 STONEGATE LOOP
PATASKALA, OH 43062

BATDORF, DOUGLAS P-JR
1416 HOOVLER WAY
PATASKALA, OH 43062

BAUCUM, BRENDA A
138 STONEGATE DR
PATASKALA, OH 43062

BEMILLER, SHAUN L
1256 FOOR BLVD
PATASKALA, OH 43062

BETH CONRAD BARTON LIVING TRUST,
227 STONEGATE LOOP
PATASKALA, OH 43062

BOBO, JOHN M
null, null null

BRESSLER, JAMIE R
1260 FOOR BLVD
PATASKALA, OH 43062

CATALINA CLUB LLC,
1225 DUBLIN RD
COLUMBUS, OH 43215

CLARK, ALICE ANN
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

COFFIELD, HERBERT
null, null null

CONLEY, WILLIAM T
231 STONEGATE LOOP
PATASKALA, OH 43062

CURTIS, STEVEN R
null, null null

DECHERT, WENDY D
null, null null

DOUGHTY, GREGORY L
1547 MARY LOU DR
PATASKALA, OH 43062

DUNN, AARON B
1376 FLORINE DR
PATASKALA, OH 43062

FISHER TR, JOSEPH M
1897 HANNA LN
LONDONDERRY, OH 45647

FLEGLE, ANN
235 STONEGATE LOOP
PATASKALA, OH 43062

FOOR FARMS II L L C,
13584 CHURCH VIEW DR
PICKERINGTON, OH 43147

FOOR FARMS II LLC,
null, null null

FORDING, BENJAMIN T
1429 HOOVLER WAY
PATASKALA, OH 43062

FREEZE CAIN, CYNDI
1221 FOOR BLVD
PATASKALA, OH 43062

GILES, JEROME C
null, null null

GILLILAND, MICHAEL ANDREW
3966 BROWN PARK DR STE E
HILLIARD, OH 43026

GUY, JAMES A-JR
null, null null

HAGAN, JAMES D
null, null null

HANSIS, JEFFREY J
1241 FOOR BLVD
PATASKALA, OH 43062

HARRIS, WILLIAM E
133 STONEGATE DR
PATASKALA, OH 43062

HENDERSON, DAVID J
null, null null

HIMMELSPACH JR, CHARLES F
237 STONEGATE LOOP
PATASKALA, OH 43062

HUSCH, ROBERT H
243 STONESHIRE XING
PATASKALA, OH 43062

HUTCHINSON, ERIC W
1548 MARY LOU DR
PATASKALA, OH 43062

JAROS, FLORA JOYCE
213 STONEGATE LOOP
PATASKALA, OH 43062

JOHNSON, KAY J
229 STONEGATE LOOP
PATASKALA, OH 43062

JONES, JOHN J
null, null null

KENNEDY, MICHAEL W
219 STONEGATE LOOP
PATASKALA, OH 43062

KLEMPIN, THOMAS M
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KRUEGER, CHRISTINE M
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VILLAS AT FOOR FARMS CONDO,

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VILLAS AT FOOR FARMS CONDOMINIUM,

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VILLAS AT FOOR FARMS CONDOMINIUM,

null, null null

VILLAS AT FOOR FARMS CONDOMINIUM,

null, null null

VITULLO, NICHOLAS A-JR

null, null null

WEBER, JOHN A

1408 HOOVLER WAY

PATASKALA, OH 43062

WEST, ASHLEY A

6145 WATKINS RD

PATASKALA, OH 43062

WOLFE, WILLIAM B

null, null null

YOUST, ROY A

null, null null